

CREEKSIDE TOWNHOMES AND RESIDENCES

El Camino Real, Palo Alto

07.10.2026

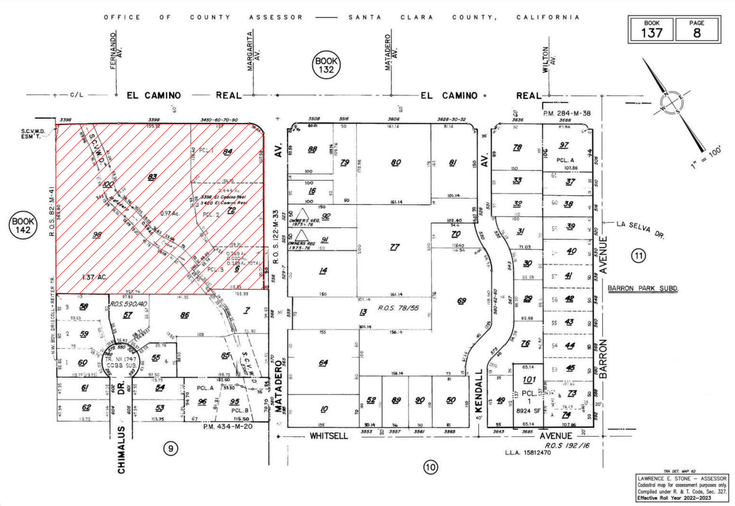
lowney arch

Oxford Capital Group, LLC

AERIAL VICINITY MAP



PARCEL MAP



SHEET LIST

SHEET NUMBER	SHEET NAME
A0	COVER SHEET
A1	PROJECT DATA
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A1.2	NEIGHBORHOOD CONTEXT
A1.3	STREETSCAPE WITH PROJECT
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A3-T	FAR - TOWNHOMES
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A5.2	LOT COVERAGE CALCULATIONS
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A6.2	CALGREEN
A6.3	CALGREEN
A6.4	CALGREEN
A6.5	CALGREEN
A6.6	CALGREEN
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A-B8	BUILDING B - LEVEL 6
A-B9	BUILDING B - LEVEL 7
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A-B12	BUILDING B - ELEVATIONS / MATERIALS
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A-B14	BUILDING B - SECTIONS
A-B15	BUILDING B - SECTIONS
A-B16	BUILDING B - UNITS
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A-T21	TOWNHOME TYPE A - PLANS & SECTIONS
A-T22	TOWNHOME TYPE B1 - PLANS & SECTIONS
A-T23	TOWNHOME TYPE B2 - PLANS & SECTIONS
A-T24	TOWNHOME TYPE C1 - PLANS & SECTIONS
A-T25	TOWNHOME TYPE C2 - PLANS & SECTIONS
A-T26	TOWNHOMES - GROUND LEVEL
A-T27	TOWNHOMES - LEVEL 2
A-T28	TOWNHOMES - LEVEL 3
A-T29	TOWNHOMES - ROOF PLAN
A-T30	TOWNHOMES - ELEVATIONS
A-T31	TOWNHOMES - ELEVATIONS
A-T32	TOWNHOMES - ELEVATIONS
A-T50	MATERIAL AND LIGHTING

ARCHITECTURAL: 57
SHEET TOTAL: 57

PROJECT DATA

SITE LOCATION:
3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306
556 MATADERO, PALO ALTO, CA 94306

ZONING DISTRICT:
RM-20
CS
CS (H)

APN:
137-08-098, 137-08-083, 137-08-084,
137-08-072, 137-08-006, 137-08-100

LOT AREA:
153,920 SF / 3.53 ACRES

UNIT COUNT SUMMARY:

BUILDING B		**TOWNHOMES**	
Ground Floor	9		
LEVEL 2 - R1	21		
LEVEL 3 - R1	34		
LEVEL 4 - R1	37		
LEVEL 5 - R1	37	TH A - 3BD	17
LEVEL 6 - R1	37	TH A2 - 3BD	1
LEVEL 7 - R1	37	TH B1 - 3BD	10
LEVEL 8 - R1	37	TH C1 - 3BD	14
BLDG B total	249	TH total	42

PROJECT SUMMARY

THE PROPOSED PROJECT WILL REPLACE OLDER BUILDINGS LOCATED AT THE CORNER OF MATADERO AVENUE AND EL CAMINO REAL. THE OVERARCHING PROJECT GOALS INCLUDE MAINTAINING RESPECT FOR THE EXISTING MATADERO CREEK WHILE REPLACING A NUMBER OF EXISTING, LOWER DENSITY COMMERCIAL BUILDINGS WITH LOW AND MID-RISE RESIDENTIAL BUILDINGS INCLUDING SOME SUBTERRANEAN AND ENCLOSED PARKING.

THE PROJECT WILL INCLUDE RECONSTRUCTION AND RELOCATION OF DRIVEWAYS ALONG BOTH STREET FRONTAGES AND STRAIGHTENING OF THE EL CAMINO REAL CROSS WALK NEAREST MATADERO AVENUE. THE PROJECT WILL INCLUDE OUTDOOR OPEN SPACE ALONG THE CREEKSIDE AVAILABLE FOR RESIDENT USE WITH SOME VISIBILITY FROM PUBLICALLY OFFERED OUTDOOR SEATING (ASSOCIATED WITH THE COMMERCIAL RETAIL SPACE). THE PROJECT WILL FOLLOW THE GUIDELINES OF THE EL CAMINO REAL CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE.

A NUMBER OF EXISTING LOW-RISE BUILDING WILL BE DEMOLISHED TO ACCOMMODATE THE PROJECT ALONG WITH EXCAVATION AND OFF-HAUL OF SOILS IN ORDER TO CONSTRUCT SUBTERRANEAN PARKING AND A LIMITED NUMBER OF MECHANIZED PARKING "STACKERS." THE EXISTING HOTELS WILL BE REMOVED.

THE PROJECT'S NEW CONSTRUCTION IS ALL MID-RISE RANGING FROM THREE TO EIGHT STORIES, PODIUM-STYLE CONSTRUCTION. TOWNHOMES WILL BE ALL WOOD CONSTRUCTION. THE MID-RISE RESIDENTIAL BUILDING INCLUDES A NUMBER OF AMENITIES INCLUDING INDOOR FITNESS AND GATHERING, OUTDOOR OPEN SPACE AND ROOF DECK / POOL AREA. THE TOWNHOMES ARE INTENEDED TO BE INDIVIDUALLY OWNED WITH SEPARATE VEHICULE GARAGES AT THEIR REAR, MAIN DOOR ENTRY FACING OPEN, SEMI-SHARED SPACES. THE PROPOSED PROJECT PROPOSES TO ADJUST THE MATADERO EASEMENT CURRENTLY HELD FOR THE BENEFIT OF CITY SIDEWALK/STREET IMPROVEMENTS.

FOR REFERENCE ONLY- ZONING INFORMATION

OPEN SPACE CALCULATION
(Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area:
100 sq. ft./unit (any combination of common and/ or private)
Required Open Space:
SEE SHEETS A4-A, A4-B, A2-C, A4-D, A4-H, A2-F FOR DETAILED OPEN SPACE CALCULATIONS AND DIAGRAMS.

SETBACKS
(Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area:
Front: 0 - 10' (12' SIDEWALK)
Rear: 10' (ABUTTING RESIDENTIAL)
Interior side: 10'
Street side: 5'

ALLOWABLE DENSITY
(Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area:
No maximum

PROVIDED DENSITY:
LOT 1 - 26 units/(60,080sf) 1.38acre: 18.8
LOT 2 - 246 units/(90,232sf) 2.07acre: 118.8
LOT 3 - 16 units/(34,190sf) 0.78acre: 20.5

FAR
(Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area:
SEE DETAILED FAR CALCULATIONS AND DIAGRAMS.

ALLOWABLE HEIGHT
(Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area:
Residential: 85 ft

LOT COVERAGE
(Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area:
Lot size => 10,000 sq. ft.: 80%

LOADING CALCULATIONS

RESIDENTIAL USES: [18.52.040]
LOADING SPACES REQUIRED: 0

BICYCLE PARKING CALCULATIONS

REQUIRED BICYCLE PARKING: [PER 18.52.040]
RESIDENTIAL: 1 LONG TERM SPACE / UNIT
1 SHORT TERM SPACE / 10 UNITS

PROVIDED: 271 TOTAL LT SPACES
30 TOTAL ST SPACES

PARKING CALCULATIONS

REQUIRED RESIDENTIAL AUTO PARKING:
(Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area:
RESIDENTIAL 1 SPACE/ UNIT

TOTAL AUTO SPACES REQUIRED: **246 SPACES**
TOTAL AUTO SPACES PROVIDED: **276 SPACES**
(INCL. RETAIL SPACES)
INCLUDING ADA **10 SPACES**
INCLUDING EV(EVSE AND EV READY) **246 SPACES**
PARKING TO UNIT RATIO: **1 : 12**

REQUIRED RETAIL PARKING [2,546 SF CS ZONE BUILDING B]:
1 SPACE / 200 SF = 2,546-1,500 / 200 = 5.23 PARKING STALLS REQUIRED*
*THE FIRST 1,500 SF OF GF RETAIL USES SHALL NOT BE COUNTED TOWARD THE VEHICLE PARKING REQUIREMENT.

TOTAL AUTO SPACES PROVIDED: **9 SPACES**

PROJECT DIRECTORY

OWNER:
OXFORD CAPITAL GROUP, LLC
SF CREEKSIDE LLC
3400 EL CAMINO REAL
ATTN: SAR PERURI
speruri@oxford-capital.com
415.723.1516

CIVIL ENGINEER:
BKF ENGINEERS
1730 N. FIRST STREET
SAN JOSE, CA 95112
ATTN: JACOB NGUYEN
JNGUYEN@BKF.COM
408.315.9550

LANDSCAPE ARCHITECT:
PGA DESIGN
444 17TH STREET
OAKLAND, CA 94612
ATTN: PETRA MARAR
MARAR@PGADESIGN.COM
510.550.8856

CONSULTANT:
EXPLORE REAL ESTATE
2625 MIDDLEFIELD ROAD, #101
PALO ALTO, CA 95306
ATTN: TED O'HANLON
tedohanlon@gmail.com
415.317.5070

ARCHITECT:
LOWNEY ARCHITECTURE
360 17th STREET, SUITE 100
OAKLAND, CA 94612
ATTN: ERIC PRICE
eric@lowneyarch.com
510.836.5400

lowney arch

Oxford Capital Group, LLC

THE PROPERTY BOUNDARY AND EASEMENTS, BASED ON THE ALTA SURVEY PROVIDED TO BKF, WERE CONDUCTED BY MORAN ENGINEERING, DATED JULY 6, 2020.

EL CAMINO REAL (120' WIDE)

MATADERO AVE. (40' WIDE)

MATADERO CREEK

PARCEL ONE PER DOC. 24745372

PARCEL TWO PER DOC. 24745372

PARCEL FIVE PER DOC. 24745372

PARCEL SIX PER DOC. 24745372

PARCEL SEVEN PER DOC. 24745372

PARCEL EIGHT PER DOC. 24745372

PARCEL FOUR PER DOC. 24745372

EXISTING BUILDING

EXISTING HOTEL TOWER "D"

EXISTING HOTEL BUILDING

EXISTING RESIDENTIAL BUILDING "C"

POOL

FOUNTAIN

PEDESTRIAN BRIDGE

TRASH ENCLOSURE

PUBLIC UTILITY EASEMENT PER DOC. 0.RA.226

ACCESS STRIP PER DOC. 0.RA.226

PUBLIC UTILITY EASEMENT PER DOC. 25819

SANITARY SEWER EASEMENT PER 1949 O.R. 149

PUBLIC STREET AND ROAD EASEMENT PER 1949 O.R. 149

SANTA CLARA VALLEY WATER DISTRICT APN 137-08-900

THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY APN 142-20-046

MARINARO APN 137-08-007

LEGEND

AC		ASPHALTIC CONCRETE
AD		AREA DRAIN
ANODE	Ⓐ	ANODE
BFP		BACKFLOW PREVENTOR
BOL	⊗	BOLLARD
CLF		CHAINLINK FENCE
CMB		COMMUNICATION BOX
CMH	Ⓒ	COMMUNICATION MANHOLE
CO		UTILITY CLEANOUT
CONC		CONCRETE
DET		DETECTOR
EB		ELECTRICAL BOX
ECB		ELECTRICAL CABINET
EMH	Ⓔ	ELECTRICAL MANHOLE
ET		ELECTRICAL TRANSFORMER
EV		ELECTRICAL VALVE
EVT		ELECTRICAL VAULT
FDC		FIRE DEPARTMENT CONNECTION
FH		FIRE HYDRANT
FL		FLOW LINE
GV		GAS VALVE
GUY		GUY WIRE
LG		LIP OF GUTTER
LP		LIGHT POLE
MH		MANHOLE
MON		MONUMENT
OVHG		BUILDING OVERHANG
PIV		POST INDICATOR VALVE
SCM		SECURITY CAMERA
SDDI		STORM DRAIN DROP INLET
SIGN		SIGN
SLB		STREET LIGHT BOX
SSMH	Ⓢ	SANITARY SEWER MANHOLE
TC		TOP OF CURB
TCAM		TRAFFIC CAMERA
TG		TOP OF GRATE
TOE		BOTTOM OF SLOPE
TS		TRAFFIC SIGNAL
TSB		TRAFFIC SIGNAL BOX
TVT		TELEPHONE VAULT
UB		UTILITY BOX
VG		VALLEY GUTTER
WF		WOOD FENCE
WM		WATER METER
WV		WATER VALVE
WVT		WATER VAULT
XING		CROSSWALK BUTTON

FENCE LINE
TRAFFIC STRIPING
BUILDING PERIMETER
TOP OF SLOPE/TOP OF BANK
BOUNDARY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE

ELEVATION DATUM

SANTA CLARA VALLEY WATER DISTRICT
BENCHMARK NO. 046

BRASS DISK ON THE TOP AND CENTER OF SOUTHWESTERLY HEADWALL AT EL CAMINO REAL AND MATADERO CREEK.

ELEVATION = 40.21 FEET (NAVD88)

BASIS OF BEARING

THE BEARING N33°21'00"E OF THE CENTERLINE OF HANSEN WAY, AS SAID BEARING IS SHOWN ON TRACT NO. 7506, FILED FOR RECORD ON FEBRUARY 9, 1984 IN BOOK 524 OF MAPS AT PAGE 31, RECORDS OF SANTA CLARA COUNTY.

FLOOD HAZARD INFORMATION

THIS SITE IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0017H EFFECTIVE DATE MAY 18, 2009. THE FIRM SHOWS THE PROPERTY IS WITHIN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

THE FIRM SHOWS THE MATADERO CREEK IS WITHIN THE SPECIAL FLOOD AREAS ZONE A WITH NO BASE FLOOD ELEVATIONS DETERMINED. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD (100-YEAR FLOOD).

GRAPHIC SCALE
20 0 20 40

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EXISTING CONDITIONS C1.0

Creekside Hotel, Palo Alto, CA - Jul. 10, 2026

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

LEGEND

- REMOVE BUILDING INCLUDING FOUNDATION
- REMOVE AC PAVEMENT INCLUDING CONCRETE CURB, AC BERM AND AGGREGATE BASE
- REMOVE CONCRETE PAVEMENT INCLUDING CONCRETE CURB, GUTTER AND AGGREGATE BASE
- REMOVE UTILITY LINE

KEY NOTES

1. FIRE HYDRANT TO REMAIN
2. TRAFFIC SIGNAL AND APPURTENANCES TO REMAIN
3. ELECTRICAL/COMMUNICATION STRUCTURE AND LINE TO REMAIN
4. STORM DRAIN STRUCTURE AND PIPE TO REMAIN
5. REMOVE WATER/FIRE SERVICE, STRUCTURE AND APPURTENANCES, SEE NOTE 7 AND 8
6. WATER STRUCTURE TO REMAIN
7. CONCRETE WALK, CURB AND GUTTER TO REMAIN
8. REMOVE STORM DRAIN STRUCTURE AND PIPE
9. REMOVE LIGHT POLE, FIXTURE AND FOUNDATION INCLUDING ELECTRICAL BOX
10. SIGN TO REMAIN
11. REMOVE ELEC/COMM VAULT, TRANSFORMER AND APPURTENANCES
12. REMOVE GAS METER AND APPURTENANCES
13. SCREEN WALL TO REMAIN
14. REMOVE SIGN, POST AND FOUNDATION

DEMOLITION NOTES

1. SEE LANDSCAPE PLAN AND ARBORIST REPORT FOR TREE DISPOSITION, PROTECTION AND AREAS TO BE CLEARED AND GRUBBED OF EXISTING VEGETATION AND TOP SOIL.
2. WORK OUTSIDE OF THE PROPERTY LINE SHOULD BE PERFORMED AS NEEDED, ON SCHEDULE. SUCH AREAS ARE NOT TO BE CLOSED FOR THE ENTIRE DURATION OF CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT EXISTING DRY UTILITY INSTALLATIONS, POLES, TRANSFORMERS, LINES AND UTILITY VAULTS UNTIL THEY ARE REMOVED. CONTRACTOR SHALL COORDINATE ALL DRY UTILITY DEMOLITION WITH ELECTRICAL AND/OR JOINT TRENCH PLANS.
4. ITEMS SHOWN TO BE REMOVED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. THE PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION AND INCLUDED IN THE BASE CONTRACT PRICE.
5. ALL UTILITIES NOT INDICATED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED IN PLACE AND THEIR RIMS ADJUSTED TO NEW FINISHED GRADE.
6. FOR ELECTRICAL LINES TO BE ABANDONED, PULL OUT CABLE AND ABANDON CONDUIT IN PLACE.
7. SERVICE LATERALS INCLUDING BACKFLOW DEVICES AND CLEANOUTS SHALL BE PROTECTED IN PLACE. REMOVAL SHALL NOT OCCUR UNTIL AFTER CITY OF PALO ALTO UTILITY (CPAU) DISCONNECTION AND ABANDONMENT OF THE SERVICE LATERALS.
8. CONTRACTOR SHALL COORDINATE WITH CPAU TO DISCONNECT AND REMOVE EXISTING WATER, SANITARY SEWER, GAS, ELECTRIC AND FIBER SERVICE.
9. CONTRACTOR SHALL COORDINATE WITH THE COMMUNICATION PROVIDER TO DISCONNECT AND REMOVE ANY EXISTING FIBER, CABLE TELEVISION AND TELEPHONE SERVICES.
10. CONTRACTOR SHALL CALL U.S.A. (811) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ACTIVITIES.
11. CONTRACTOR SHALL RECYCLE ON-SITE MATERIALS PER CITY OF PALO ALTO REQUIREMENTS.
12. ALL WORK WITHIN EL CAMINO REAL IS PER CALTRANS PERMIT.
13. ALL DEBRIS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

DESCONSTRUCTION AND CONSTRUCTION MATERIALS MANAGEMENT REQUIREMENTS

1. REQUIRED DECONSTRUCTION IN CONFORMANCE WITH PAMC 5.24, DECONSTRUCTION AND SOURCE SEPARATION ARE REQUIRED FOR ALL RESIDENTIAL AND COMMERCIAL PROJECTS WHERE STRUCTURES (OTHER THAN A GARAGE OR ADU) ARE BEING COMPLETELY REMOVED. DEMOLITION IS NO LONGER ALLOWED. DECONSTRUCTION TAKES LONGER THAN TRADITIONAL DEMOLITION, IT IS IMPORTANT TO PLAN AHEAD. FOR MORE INFORMATION, VISIT WWW.CITYOFPALOALTO.ORG/DECONSTRUCTION.
2. SALVAGE SURVEY FOR REUSE. A SALVAGE SURVEY IS REQUIRED FOR DECONSTRUCTION PERMIT APPLICATIONS. THE SURVEY SHALL BE CONDUCTED BY A CITY APPROVED REUSE VENDOR. THE SURVEY SUBMITTAL SHALL INCLUDE AN ITEMIZED LIST OF MATERIALS THAT ARE SALVAGEABLE FOR REUSE FROM THE PROJECT. THE APPLICANT SHALL SOURCE SEPARATE AND DELIVER MATERIALS FOR REUSE. CERTIFICATION IS REQUIRED INDICATING THAT ALL MATERIALS IDENTIFIED IN THE SURVEY ARE PROPERLY SALVAGED. CONTACT THE REUSE PEOPLE TO SCHEDULE THIS FREE SURVEY BY PHONE (888) 588-9490 OR EMAIL INFO@THEREUSEPEOPLE.ORG. PLEASE UPLOAD A COMPLETED COPY TO THE DECONSTRUCTION PERMIT.
3. SOURCE SEPARATION FOR RECYCLING. THE APPLICANT SHALL SOURCE SEPARATE DECONSTRUCTION MATERIALS INTO SPECIFIC CATEGORIES FOR RECYCLING. ADDITIONAL STAGING AREAS FOR SOURCE SEPARATED MATERIALS WILL NEED TO BE CONSIDERED. ALL MATERIALS SHALL BE DELIVERED TO ONE OF THE CITY APPROVED MATERIALS RECOVERY FACILITIES LISTED IN GREEN HALO. ALL RECORDS SHALL BE UPLOADED TO WWW.GREENHALOSYSTEMS.COM. FOR MORE INFORMATION, REFER TO WWW.CITYOFPALOALTO.ORG/DECONSTRUCTION

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GRAPHIC SCALE
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PRELIMINARY DEMOLITION PLAN C2.0

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LEGEND

- AC PAVEMENT (TYPE A AC OVER CALTRANS CL. 2 AB)
- NEW PUBLIC SIDEWALK EASEMENT
- SILVA CELL STORMWATER BIORETENTION
- EDGE OF BELOW GROUND PARKING STRUCTURE
- ABOVE GROUND FLOW-THROUGH PLANTER
- NEW PUBLIC ROADWAY EASEMENT
- NEW PAD MOUNTED TRANSFORMER
- BOUNDARY LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT LINE
- NEW UTILITY EASEMENT
- LOT LINE

KEY NOTES

1. CONCRETE VERTICAL CURB
2. CONCRETE CURB AND GUTTER
3. CONCRETE FLUSH CURB
4. CITY STANDARD DRIVEWAY
5. CITY STANDARD SIDEWALK
6. CITY STANDARD CURB RAMP
7. CITY STANDARD CURB AND GUTTER
8. CALTRANS STANDARD DRIVEWAY
9. PEDESTRIAN BRIDGE
10. VEHICULAR BRIDGE
11. ABOVE GROUND FLOW-THROUGH PLANTER
12. CONCRETE VALLEY GUTTER
13. PRIVATE WALK, S.L.D.
14. TRAFFIC SIGNAL TO REMAIN
15. POWER POLE AND GUY WIRES TO REMAIN
16. PERVIOUS DECOMPOSED GRANITE, S.L.D.
17. EDGE OF BELOW GROUND PARKING STRUCTURE, S.A.D.
18. SILVA CELL STORMWATER BIORETENTION

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GRAPHIC SCALE
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PRELIMINARY SITE PLAN C3.0

Creekside Hotel, Palo Alto, CA - Jul. 10, 2026

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LEGEND

- OVER LAND RELEASE
- ABOVE GROUND FLOW-THROUGH PLANTER
- BIORETENTION BASIN
- SELF-RETAINING AREA
- SILVA CELL STORMWATER BIORETENTION
- BOUNDARY LINE
- ADJACENT LOT LINE
- LOT LINE

ABBREVIATIONS

FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
GB	GRADE BREAK
GRD	FINISHED GRADE
PV	FINISHED PAVEMENT ELEVATION
RL	RIDGE LINE
TC	TOP OF CURB ELEVATION

EARTHWORK QUANTITIES

CUT: 19,320 CY

FILL: 0 CY

BALANCE: 19,320 CY

EARTHWORK QUANTITIES SHOWN ARE FOR PERMITTING PURPOSE ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATION AND USE THEIR QUANTITIES FOR BIDDING AND COST ESTIMATES.

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PRELIMINARY GRADING PLAN

Creekside Hotel, Palo Alto, CA - Jul. 10, 2026

C4.0

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EL CAMINO REAL (120' WIDE)

CENTERLINE

MATADERO AVE. (40' WIDE)

MATADERO CREEK

PUBLIC ROADWAY STORMWATER TREATMENT

DUE TO SITE CONSTRAINTS IMPOSED BY THE EL CAMINO REAL PUBLIC FRONTAGE DESIGN GUIDELINES AND EXISTING INFRASTRUCTURES, THE PROJECT APPLICANT PROPOSES TO PAY AN IN-LIEU FEE FOR STORMWATER TREATMENT IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

CONSTRUCTION NOTE:

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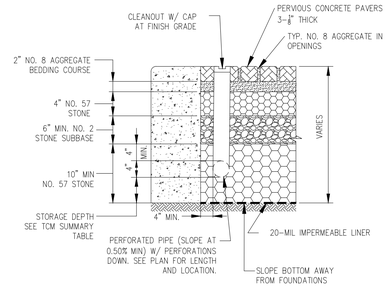
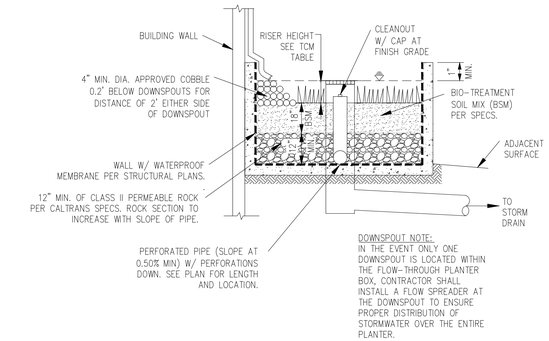
LEGEND

- NEW PERVIOUS PAVEMENT
- EDGE OF BELOW GROUND PARKING STRUCTURE
- PERVIOUS CONCRETE PAVEMENT
- ABOVE GROUND FLOW-THROUGH PLANTER
- BIORETENTION BASIN
- SELF-RETAINING AREA
- DRAINAGE MANAGEMENT AREA (DMA)



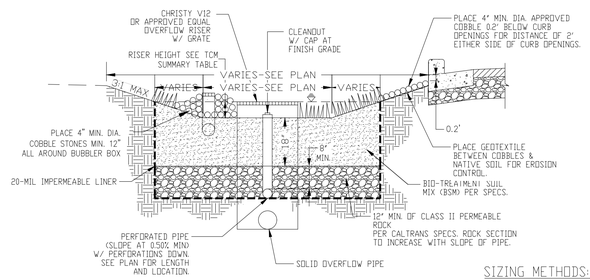
3 PERVIOUS PAVEMENT (SELF RETAINING)

SCALE: NTS



2 FLOW-THROUGH PLANTER (ABOVE GRADE)

SCALE: NTS



SIZING METHODS:
4%

1 BIORETENTION BASIN W/ LINER

SCALE: NTS

BKF ENGINEERS
160 W. SANTA CLARA STREET
SUITE 800
SAN JOSE, CA 95113
(408) 467-9100
www.bkf.com

GRAPHIC SCALE
20 0 20 40

PRELIMINARY STORMWATER CONTROL PLAN

Creekside Hotel, Palo Alto, CA - Jul. 10, 2026

C5.0

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EL CAMINO REAL (120' WIDE)

MATADERO AVE. (40' WIDE)

MATADERO CREEK

CENTERLINE

CONNECT TO PUBLIC MAIN

REGRADE FH TO CURRENT CPAU WGW STANDARDS

WATER METER

FH TO REMAIN

DN

UP

SSCO

GREASE INTERCEPTOR

SD OUTLET INV27.50

SD OUTLET INV28.00

CONNECT TO EX. SSMH

CONNECT TO PUBLIC MAIN

CONNECT TO EX. SS LINE

6"SS S=2% MIN

8"FW

6"W

FH

EV READY

ADWSM A3

CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

LEGEND

- SD — UNTREATED STORM DRAIN LINE
- TREATED STORM DRAIN LINE
- PERFORATED SD LINE
- SS — SANITARY SEWER LINE
- W — DOMESTIC WATER
- FW — FIRE PROTECTION WATER
- RPPA/RPDA BACKFLOW DEVICE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SD INLET/OVERFLOW/BUBBLER
- CO — SD/SS CLEANOUT
- TRANSFORMER

RPPA/RPDA BACKFLOW NOTES

1. REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA) AND REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) SHALL CONFORM TO CPAU REQUIREMENTS.
2. RPPA AND RPDA SHALL BE INSTALLED ON PRIVATE PROPERTY AND DIRECTLY BEHIND THE WATER METER.
3. FIRE SERVICE SHALL CONFORM TO CPAU STANDARD DETAIL WD-11A AND WD-12A.
4. SCREENING TO MINIMIZE VISIBILITY OF THE DEVICES IS REQUIRED AND SUBJECT TO REQUIREMENTS OF THE PLANNING DIVISION.

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GRAPHIC SCALE
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PRELIMINARY UTILITY PLAN

Creekside Hotel, Palo Alto, CA - Jul. 10, 2026

C6.0

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EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACEMENT TREES*
1	ULMUS PARVIFOLIA	CHINESE ELM	20.1	GOOD	YES	REMOVE	6 - 24" BOX
2	PYRUS CALLERYANA	CALLERY PEAR	13.5	FAIR		REMOVE	3 - 24" BOX
3	PYRUS CALLERYANA	CALLERY PEAR	12.7	FAIR		REMOVE	3 - 24" BOX
4	PYRUS CALLERYANA	CALLERY PEAR	17.9	FAIR	YES	REMOVE	3 - 24" BOX
5	PYRUS CALLERYANA	CALLERY PEAR	11.3	FAIR		REMOVE	3 - 24" BOX
6	ULMUS PARVIFOLIA	CHINESE ELM	22.9	GOOD	YES	REMOVE	6 - 24" BOX
7	PISTACIA CHINENSIS	CHINESE PISTACHE	5.9	FAIR		REMOVE	3 - 24" BOX
8	PYRUS CALLERYANA	CALLERY PEAR	5.9	FAIR		REMOVE	3 - 24" BOX
9	PYRUS CALLERYANA	CALLERY PEAR	8.6	FAIR		REMOVE	3 - 24" BOX
10	LAGERSTROEMIA SP.	CRAPE MYRTLE	9.7	FAIR		REMOVE	3 - 24" BOX
11	LAGERSTROEMIA SP.	CRAPE MYRTLE	9.8	FAIR		REMOVE	3 - 24" BOX
12	LAGERSTROEMIA SP.	CRAPE MYRTLE	8.3	FAIR		REMOVE	3 - 24" BOX
13P	PLATANUS X HISPANICA	LONDON PLANE	15.5	FAIR	YES	PRESERVE	N/A
14P	PLATANUS X HISPANICA	LONDON PLANE	21.7	FAIR	YES	PRESERVE	4 - 24" BOX
15	PINUS THUNBERGII	JAPANESE BLACK PINE	9.9	FAIR		REMOVE	3 - 24" BOX
16	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.3	POOR		REMOVE	3 - 24" BOX
17P	QUERCUS PALUSTRIS	PIN OAK	5.3	POOR	YES	REMOVE	2 - 24" BOX
18P	GINKGO BILOBA	GINKGO	16.5	GOOD	YES	PRESERVE	3 - 24" BOX
19	PYRUS KAWAKAMII	EVERGREEN PEAR	17.4	FAIR	YES	REMOVE	3 - 24" BOX
20	PYRUS KAWAKAMII	EVERGREEN PEAR	19.5	FAIR	YES	REMOVE	4 - 24" BOX
21	PYRUS CALLERYANA	CALLERY PEAR	18.9	FAIR	YES	REMOVE	3 - 24" BOX
22	PYRUS CALLERYANA	CALLERY PEAR	15.8	FAIR	YES	REMOVE	3 - 24" BOX
23	PYRUS CALLERYANA	CALLERY PEAR	13.9	FAIR		REMOVE	3 - 24" BOX
24	PLATANUS X HISPANICA	LONDON PLANE	24.5	GOOD	YES	REMOVE	4 - 24" BOX
25	SEQUOIA SEMPERVIRENS	REDWOOD	13.2	GOOD		PRESERVE	N/A
26	LIGUSTRUM LUCIDUM	PRIVET	20.2	POOR		REMOVE	3 - 24" BOX
27	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	9.0	FAIR		REMOVE	3 - 24" BOX
28	CORNUS SP.	DOGWOOD	3.0	POOR		REMOVE	2 - 24" BOX
29	PRUNUS SERRULATA	CHERRY	10.7	FAIR		REMOVE	3 - 24" BOX
30	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.0	GOOD		REMOVE	3 - 24" BOX
31	PRUNUS SERRULATA	CHERRY	10.3	FAIR		REMOVE	3 - 24" BOX
32	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
33	PRUNUS SERRULATA	CHERRY	6.6	FAIR		PRESERVE	3 - 24" BOX
34	SEQUOIA SEMPERVIRENS	REDWOOD	7.5	POOR		REMOVE	3 - 24" BOX
35	SEQUOIA SEMPERVIRENS	REDWOOD	8.3	FAIR		REMOVE	3 - 24" BOX
36	SEQUOIA SEMPERVIRENS	REDWOOD	14.9	FAIR		REMOVE	3 - 24" BOX
37	SEQUOIA SEMPERVIRENS	REDWOOD	14.7	FAIR		REMOVE	3 - 24" BOX
38	QUERCUS AGRIFOLIA	COAST LIVE OAK	10.8	FAIR		REMOVE	3 - 24" BOX
39	PITTOSPORUM TOBIRA	PITTOSPORUM	13.2	GOOD		PRESERVE	3 - 24" BOX
40	PYRUS CALLERYANA	CALLERY PEAR	13.5	GOOD		REMOVE	3 - 24" BOX
41	PYRUS CALLERYANA	CALLERY PEAR	9.2	DEAD		REMOVE	N/A
42	PYRUS CALLERYANA	CALLERY PEAR	14.1	FAIR		REMOVE	3 - 24" BOX
43	PYRUS CALLERYANA	CALLERY PEAR	15.4	FAIR	YES	REMOVE	3 - 24" BOX
44	PYRUS CALLERYANA	CALLERY PEAR	13.8	FAIR		REMOVE	3 - 24" BOX
45	PYRUS CALLERYANA	CALLERY PEAR	12.8	FAIR		REMOVE	3 - 24" BOX
46	PYRUS CALLERYANA	CALLERY PEAR	15.8	FAIR	YES	REMOVE	3 - 24" BOX
47P	QUERCUS LOBATA	VALLEY OAK	13.2	FAIR	YES	PRESERVE	N/A
48	ACER MACROPHYLLUM	BIG LEAF MAPLE	18.8	GOOD	YES	PRESERVE	N/A
49	ARAUCACIA HETEROPHYLLA	NORFOLK ISLAND PINE	8.0	FAIR		PRESERVE	3 - 24" BOX
50	ARBUTUS UNEDO	STRAWBERRY MADRONE	14.1	POOR		REMOVE	3 - 24" BOX
51	ACER PALMATUM	JAPANESE MAPLE	10.5	FAIR		PRESERVE	3 - 24" BOX
52	MAYTENUS BOARIA	MAYTEN	8.4	POOR		REMOVE	3 - 24" BOX
53	MAYTENUS BOARIA	MAYTEN	4.6	FAIR		REMOVE	3 - 24" BOX
54PX	SEQUOIA SEMPERVIRENS	REDWOOD	27.4	DEAD	YES	REMOVE	N/A
55	MAYTENUS BOARIA	MAYTEN	7.0	FAIR		REMOVE	3 - 24" BOX
56	MAYTENUS BOARIA	MAYTEN	6.3	FAIR		REMOVE	3 - 24" BOX
57	MAYTENUS BOARIA	MAYTEN	6.6	POOR		REMOVE	2 - 24" BOX
58	MAYTENUS BOARIA	MAYTEN	5.8	POOR		REMOVE	2 - 24" BOX
59	PRUNUS SERRULATA	CHERRY	5.3	FAIR		REMOVE	2 - 24" BOX
60	PYRUS CALLERYANA	CALLERY PEAR	15.4	POOR	YES	REMOVE	3 - 24" BOX
61	ACER PALMATUM	JAPANESE MAPLE	27.0	GOOD	YES	REMOVE	4 - 24" BOX
62	MAYTENUS BOARIA	MAYTEN	4.4	POOR		REMOVE	2 - 24" BOX
63	MAYTENUS BOARIA	MAYTEN	9.1	POOR		REMOVE	3 - 24" BOX
64	MAYTENUS BOARIA	MAYTEN	8.1	POOR		REMOVE	3 - 24" BOX
65	PITTOSPORUM TOBIRA	PITTOSPORUM	8.8	POOR		REMOVE	3 - 24" BOX
66	CORDYLINE AUSTRALIS	CABBAGE PALM	4.4	FAIR		PRESERVE	2 - 24" BOX
67	CORDYLINE AUSTRALIS	CABBAGE PALM	4.4	FAIR		PRESERVE	2 - 24" BOX
68	ACER PALMATUM	JAPANESE MAPLE	5.5	FAIR		PRESERVE	3 - 24" BOX
69P	SEQUOIA SEMPERVIRENS	REDWOOD	40.9	FAIR	YES	REMOVE	3 - 24" BOX
70	LIGUSTRUM LUCIDUM	PRIVET	15.4	FAIR		REMOVE	3 - 24" BOX
71	LIGUSTRUM LUCIDUM	PRIVET	11.0	FAIR		REMOVE	3 - 24" BOX
72	LIGUSTRUM LUCIDUM	PRIVET	5.5	FAIR		REMOVE	3 - 24" BOX
73	LIGUSTRUM LUCIDUM	PRIVET	7.7	FAIR		REMOVE	3 - 24" BOX
74	LIGUSTRUM LUCIDUM	PRIVET	13.8	FAIR		REMOVE	3 - 24" BOX
75	LIGUSTRUM LUCIDUM	PRIVET	5.5	FAIR		REMOVE	3 - 24" BOX
76	LIGUSTRUM LUCIDUM	PRIVET	10.5	FAIR		REMOVE	3 - 24" BOX
77	LIGUSTRUM LUCIDUM	PRIVET	5.5	FAIR		REMOVE	3 - 24" BOX
78	LIGUSTRUM LUCIDUM	PRIVET	9.9	FAIR		REMOVE	3 - 24" BOX
79	LIGUSTRUM LUCIDUM	PRIVET	9.9	FAIR		REMOVE	3 - 24" BOX
80	LIGUSTRUM LUCIDUM	PRIVET	8.3	FAIR		REMOVE	3 - 24" BOX

EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACEMENT TREES*
81	LIGUSTRUM LUCIDUM	PRIVET	6.6	FAIR		REMOVE	3 - 24" BOX
82	LIGUSTRUM LUCIDUM	PRIVET	4.7	FAIR		REMOVE	3 - 24" BOX
83	LIGUSTRUM LUCIDUM	PRIVET	5.7	FAIR		REMOVE	3 - 24" BOX
84	LIGUSTRUM LUCIDUM	PRIVET	4.7	FAIR		REMOVE	3 - 24" BOX
85	LIGUSTRUM LUCIDUM	PRIVET	7.4	FAIR		REMOVE	3 - 24" BOX
86	ACACIA MELANOXYLON	BLACK ACACIA	9.2	GOOD		REMOVE	3 - 24" BOX
87	LIGUSTRUM LUCIDUM	PRIVET	3.4	FAIR		REMOVE	3 - 24" BOX
88	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	13.2	FAIR		REMOVE	3 - 24" BOX
89	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	52.8	FAIR		REMOVE	3 - 24" BOX
90	OLEA EUROPAEA	OLIVE	9.1	FAIR		REMOVE	3 - 24" BOX
91X	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	60	DEAD		REMOVE	N/A
92	ACACIA MELANOXYLON	BLACK ACACIA	20.8	FAIR		REMOVE	3 - 24" BOX
93	MAGNOLIA GRANDIFLORA	MAGNOLIA	14.0	FAIR		REMOVE	3 - 24" BOX
94	AFROCARPUS FALCATUS	AFRICAN FERN PINE	24.8	FAIR	YES	REMOVE	4 - 24" BOX
95X	ACACIA DEALBATA	ACACIA	15	DEAD		REMOVE	N/A
96X	ACACIA DEALBATA	ACACIA	14.7	DEAD		REMOVE	N/A
97X	ACACIA DEALBATA	ACACIA	6.7	DEAD		REMOVE	N/A
98	ILEX AQUIFOLIUM	HOLLY	9.0	FAIR		REMOVE	3 - 24" BOX
99	OLEA EUROPAEA	OLIVE	3.9	FAIR		PRESERVE	2 - 24" BOX
100	OLEA EUROPAEA	OLIVE	8.8	FAIR		PRESERVE	3 - 24" BOX
101P	QUERCUS LOBATA	VALLEY OAK	19.8	POOR	YES	REMOVE	6 - 24" BOX
102P	QUERCUS AGRIFOLIA	COAST LIVE OAK	22.0	GOOD	YES	PRESERVE	N/A
103	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.0	FAIR		PRESERVE	N/A
104	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	60.5	FAIR		REMOVE	6 - 24" BOX
105	ACER PALMATUM	JAPANESE MAPLE	8.8	GOOD		REMOVE	3 - 24" BOX
106	ALNUS RUBRA	ALDER	8.8	FAIR		REMOVE	3 - 24" BOX
107	PYRUS CALLERYANA	CALLERY PEAR	21.3	FAIR	YES	REMOVE	4 - 24" BOX
108	PRUNUS CAROLINIANA	CHERRY LAUREL	5.9	FAIR		REMOVE	3 - 24" BOX
109	ACER PALMATUM	JAPANESE MAPLE	6.6	GOOD		REMOVE	3 - 24" BOX
110	ACER PALMATUM	JAPANESE MAPLE	26.4	GOOD	YES	REMOVE	3 - 24" BOX
111	PYRUS CALLERYANA	CALLERY PEAR	14.6	FAIR		REMOVE	3 - 24" BOX
112	LEPTOSPERMUM LAEVIGATUM	TEA TREE	11.3	FAIR		REMOVE	3 - 24" BOX
113	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24.2	GOOD		REMOVE	2 - 24" BOX
114	EUCALYPTUS BOTRYOIDES	EUCALYPTUS	49.9	POOR	YES	REMOVE	6 - 24" BOX
114	EUCALYPTUS BOTRYOIDES	EUCALYPTUS	49.9	POOR	YES	REMOVE	6 - 24" BOX
115	BETULA PENDULA	BIRCH	13.2	FAIR		REMOVE	3 - 24" BOX
116	BETULA PENDULA	BIRCH	9.4	FAIR		REMOVE	3 - 24" BOX
117	BETULA PENDULA	BIRCH	9.2	FAIR		REMOVE	3 - 24" BOX
118	BETULA PENDULA	BIRCH	9.9	FAIR		REMOVE	3 - 24" BOX
119	BETULA PENDULA	BIRCH	9.9	FAIR		REMOVE	3 - 24" BOX
120	BETULA PENDULA	BIRCH	8.6	FAIR		REMOVE	3 - 24" BOX
121	BETULA PENDULA	BIRCH	8.5	FAIR		REMOVE	3 - 24" BOX
122	BETULA PENDULA	BIRCH	13.5	FAIR		REMOVE	3 - 24" BOX
123	ACER PALMATUM	JAPANESE MAPLE	5.5	GOOD		REMOVE	3 - 24" BOX
124	BETULA PENDULA	BIRCH	13.0	FAIR		REMOVE	3 - 24" BOX
125	BETULA PENDULA	BIRCH	7.8	FAIR		REMOVE	3 - 24" BOX
126	ACER PALMATUM	JAPANESE MAPLE	9.5	FAIR		REMOVE	3 - 24" BOX
127	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	23.1	FAIR		REMOVE	4 - 24" BOX
128	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	16.7	FAIR		REMOVE	4 - 24" BOX
129P	SEQUOIA SEMPERVIRENS	REDWOOD	29.5	GOOD	YES	PRESERVE	N/A
130	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	18.4	FAIR		REMOVE	6 - 24" BOX
131	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	17.3	FAIR		REMOVE	6 - 24" BOX
132	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	17.8	FAIR		REMOVE	6 - 24" BOX
133	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	20.2	FAIR		REMOVE	6 - 24" BOX
134	PRUNUS CAROLINIANA	CHERRY LAUREL	11.0	POOR		REMOVE	3 - 24" BOX
135	ACER PALMATUM	JAPANESE MAPLE	7.6	FAIR		REMOVE	3 - 24" BOX
136	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	14.0	POOR		REMOVE	4 - 24" BOX
137P	SEQUOIA SEMPERVIRENS	REDWOOD	29.7	GOOD	YES	PRESERVE	N/A
138P	SEQUOIA SEMPERVIRENS	REDWOOD	20.4	GOOD	YES	PRESERVE	N/A
139X	ACACIA MELANOXYLON	BLACK ACACIA	17	DEAD		REMOVE	N/A
140X	PINUS HALEPENSIS	ALEPPO PINE	33.3	DEAD		REMOVE	N/A
141	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	22.9	FAIR		REMOVE	4 - 24" BOX
142	LIGUSTRUM LUCIDUM	PRIVET	8.8	POOR		PRESERVE	3 - 24" BOX
143	ACACIA MELANOXYLON	BLACK ACACIA	22	FAIR		PRESERVE	6 - 24" BOX
144	SAMBUCUS NIGRA	ELDERBERRY	11	FAIR		PRESERVE	N/A
145	ACACIA MELANOXYLON	BLACK ACACIA	3.3	FAIR		PRESERVE	3 - 24" BOX
146	ACACIA MELANOXYLON	BLACK ACACIA	10.6	FAIR		PRESERVE	3 - 24" BOX
147	GREVILLIA ROBUSTA	SILK OAK	26.4	POOR		REMOVE	6 - 24" BOX
148	ACACIA MELANOXYLON	BLACK ACACIA	26.4	POOR		REMOVE	6 - 24" BOX
149	ACACIA MELANOXYLON	BLACK ACACIA	6.6	POOR		REMOVE	3 - 24" BOX
150	ACACIA MELANOXYLON	BLACK ACACIA	4.4	POOR		REMOVE	3 - 24" BOX
151*P	QUERCUS LOBATA	VALLEY OAK	70.4	FAIR	YES	PRESERVE	N/A
152P	QUERCUS AGRIFOLIA	COAST LIVE OAK	26.4	GOOD	YES	PRESERVE	N/A
153	ACACIA MELANOXYLON	BLACK ACACIA	11	FAIR		PRESERVE	3 - 24" BOX
154	OLEA EUROPAEA	OLIVE	5.5	POOR		REMOVE	3 - 24" BOX
155	ACER PALMATUM	JAPANESE MAPLE	8.8	GOOD		PRESERVE	3 - 24" BOX
156	PRUNUS SERRULATA	CHERRY	5.5	FAIR		REMOVE	3 - 24" BOX
157	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
158	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
159P	QUERCUS LOBATA	VALLEY OAK	13.7	FAIR	YES	PRESERVE	N/A

EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACEMENT TREES*
160	FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	11.2	FAIR		REMOVE	3 - 24" BOX
161	FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	9.9	POOR		REMOVE	3 - 24" BOX
162	ACACIA MELANOXYLON	BLACK ACACIA	16	POOR		REMOVE	3 - 24" BOX
163	ACACIA MELANOXYLON	BLACK ACACIA	6.6	POOR		REMOVE	3 - 24" BOX
164	ACACIA DEALBATA	ACACIA	8.9	POOR		REMOVE	3 - 24" BOX
165	ACACIA DEALBATA	ACACIA	13.1	POOR		REMOVE	3 - 24" BOX
166P	QUERCUS AGRIFOLIA	COAST LIVE OAK	25.7	GOOD	YES	PRESERVE	N/A
167*P	QUERCUS AGRIFOLIA	COAST LIVE OAK	14.3	GOOD	YES	PRESERVE	N/A
168*	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	GOOD		PRESERVE	N/A
169	SEQUOIA SEMPERVIRENS	REDWOOD	7.2	FAIR		REMOVE	3 - 24" BOX
170*	ACACIA DEALBATA	ACACIA	20.9	POOR		PRESERVE	N/A
171P*	QUERCUS AGRIFOLIA	COAST LIVE OAK	16.5	FAIR	YES	PRESERVE	N/A
172*	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	FAIR		PRESERVE	N/A
173*	PINUS HALEPENSIS	ALEPPO PINE	8.8	GOOD	YES	PRESERVE	N/A
174P*	PINUS HALEPENSIS	ALEPPO PINE	39.6	FAIR	YES	PRESERVE	6 - 24" BOX
175P*	EUCALYPTUS SIDEROXYLON	RED IRON BARK	39.6	POOR	YES	REMOVE	6 - 24" BOX
176P*	PINUS RADIATA	MONTEREY PINE	16.5	POOR	YES	REMOVE	4 - 24" BOX

EXISTING TREE INVENTORY KEY

P PROTECTED TREE
* ON NEIGHBORING PROPERTY
X FAILED DURING STORM AND REMOVED (7 TOTAL)

*TREE REPLACEMENT NOTES

1. SEE ARBORIST REPORT (JUNE 24, 2024, REVISED MARCH 5, 2025) FOR TREE REPLACEMENT RECOMMENDATIONS.

TREE PRESERVATION & REMOVAL NOTES

1. PROJECT ARBORIST TO BE KIELTY ARBORIST SERVICES LLC. PROJECT ARBORIST TO MEET WITH THE CONTRACTOR, LANDSCAPE ARCHITECT AND CITY'S ARBORIST ON SITE TO DISCUSS TREE PRESERVATION, REVIEW THE LOCATION OF THE TREE PROTECTION FENCING, OTHER TREE PROTECTIONS AND WORK PROCEDURES AROUND TREES PRIOR TO CONSTRUCTION AND BE PRESENT ON SITE FOR ALL WORK WITHIN TREE PROTECTION ZONE OF EXISTING TREES.
2. ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC ON JUNE 24, 2024, REVISED MARCH 5, 2025, TITLED "3398, 3400, 3450 EL CAMINO REAL, PALO ALTO, CA ARBORIST REPORT 2025." CONTRACTORS TO REVIEW REPORT PRIOR TO BEGINNING WORK AND IMPLEMENT PROTECTION STRATEGIES. REQUEST COPIES OF REPORT FROM OWNER'S REPRESENTATIVE.
3. BEFORE ANY DEMOLITION OR CONSTRUCTION ACTIVITY BEGINS COMPLETELY ENCLOSE THE TREE PROTECTION ZONE (TPZ) AS SHOWN ON TREE PRESERVATION PLAN AND ARBORIST REPORT, INSTALL ALL SPECIFIED TRUNK PROTECTION AND ROOT BUFFERS. FENCING AND OTHER PROTECTIONS TO REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION IS COMPLETED.
4. CONTRACTOR NOT TO ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TPZ WITHOUT THE APPROVAL OF THE PROJECT ARBORIST OF LANDSCAPE ARCHITECT INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING OR STAGING SUPPLIES OR MATERIALS. DO NOT PERMIT EMPLOYEES TO ENTER FENCED AREAS.
5. DO NOT OPERATE OR PARK VEHICLES OR HEAVY EQUIPMENT WITHIN THE TPZ.
6. STRICTLY MINIMIZE GRADING, CONSTRUCTION AND DEMOLITION WORK TO OCCUR WITHIN THE TPZ. ALL WORK WITHIN TPZ MUST BE MONITORED AND APPROVED BY THE PROJECT ARBORIST.
7. ALL EXCAVATION AND OR TRENCHING WORK DONE WITHIN THE TPZ IS TO BE DONE BY HAND OR AIR TOOLS ONLY.
8. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING AND STUMP REMOVAL IS TO BE DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
9. IMMEDIATELY REPORT ANY INJURY DONE TO A TREE DURING CONSTRUCTION TO THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
10. TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
11. ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES MUST RECEIVE THE PRIOR APPROVAL OF, AND BE SUPERVISED BY THE PROJECT ARBORIST.
12. CONTRACTOR TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS ON SITE. OUTSIDE OF THE TPZ, ANY ROOT LARGER THAN 1" OBSTRUCTING CONSTRUCTION TO BE CUT CLEANLY WITH A SAW. IF ANY ROOTS GREATER THAN 2" ARE ENCOUNTERED STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT/PROJECT ARBORIST IMMEDIATELY.
13. ALL TRENCHING AROUND TREES IS TO BE COMPLETED WITH THE USE OF AN AIRSPADE TO A DEPTH NEEDED TO EXPOSE ROOTS FOR REVIEW.
14. ALL AIRSPADE WORK IS TO BE COMPLETED BY AN EXPERIENCED TREE COMPANY UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
15. SOIL FROM AIRSPADE WORK IS TO BE COLLECTED AND STORED ON SITE TO BE RETURNED TO THE EXPOSED ROOT AREAS ONCE TRENCHING WORK IS COMPLETED.
16. REQUIRED CUTTING OF ANY ROOTS ENCOUNTERED DURING THE TRENCHING PROCESS IS ONLY TO BE DONE AFTER A CERTIFIED ARBORIST HAS MADE A VISUAL ASSESSMENT AND GIVEN DIRECTION ON THE CUTTING.
17. ROOTS EXPOSED DURING THE TRENCHING PROCESS MUST BE PROTECTED AS MUCH AS POSSIBLE. COVER EXPOSED ROOTS WITH BURLAP AND KEEP MOIST. ONCE THE TRENCHING WORK HAS BEEN COMPLETED, RETURN THE EXCAVATED SOIL TO THE EXPOSED ROOTS AND INSTALL MULCH AS A PROTECTIVE LAYER.
18. TREE PROTECTION PROCEDURES TO FOLLOW CITY OF PALO ALTO TREE TECHNICAL MANUAL.

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT 6,643
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

MIG | PGA
800 HEARST AVE
BERKELEY, CA 94710
TEL 510.845.7549
www.migcom.com

3398, 3400, 3450 El Camino Real
Palo Alto, Ca
Arborist Report 2025

Prepared For:
James Gulson
Senior Development Manager
Oxford Capital Group, LLC

Site: 3398, 3400, 3450 El Camino Real
Palo Alto CA

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

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

Date: June 24, 2024, Revised March 5th, 2025

Attn: James Gulson
Senior Development Manager
Oxford Capital Group, LLC
Site: 3398, 3400, 3450 El Camino Real, Palo Alto CA

Subject: Tree protection plan for 3398, 3400, 3450 El Camino Real, Palo Alto CA

Dear Mr. Gulson,

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC visited the property at 3398, 3400, 3450 El Camino Real on 4/7/2022 and again on 6/11/2024 to evaluate the trees present with respect to the proposed construction project. The report below contains the analysis of the site visit conducted on 4/7/2022 and again on 6/11/2024. 176 trees were surveyed on site. Trees with a condition rating under 50 are considered to be poor trees and not well suited for preservation within the landscape. These trees should be either removed or mitigated where possible. Trees on the adjacent neighboring site will need to be protected where needed depending on the scope of work.

Oxford Capital Group, LLC is planning to replace a number of older buildings located at the corner of Matadero Avenue and El Camino Real in Palo Alto, California. Replacing a number of existing, lower density buildings with new mid-rise buildings and subterranean parking. The project will include reconstruction and relocation of driveways along both street frontages and straightening of the El Camino Real cross walk nearest Matadero Avenue. The project will include outdoor open space along the creekside available for resident use with some visibility from publically offered outdoor seating (associated with the commercial retail space). A number of existing low-rise buildings will be demolished to accommodate the project along with excavation and offhaul of soils in order to construct subterranean parking and a limited number of mechanized parking "stackers." The existing, multi-story hotel tower will largely remain as-is, incorporated into the project with minor updates such as stair access, accessibility, limited interior improvements. The project will "convert" some covered parking into usable, enclosed utility and back-of-house space.

The findings and recommendations presented in this report are based on the site plans titled "CREEKSIDE HOTEL AND RESIDENCES" by Lowney arch (sheets A1 through A55). These plans were electronically provided to us via email and are dated 10/18/2024. Landscape drawings L1.0 through L3.3 and civil drawings C1.0-C6.0 both dated 3/7/25 were also reviewed. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

There are 176 trees initially surveyed on the property, 7 of which have failed in a recent storm and have since been removed. 37 trees are protected (1, 4, 6, 13p, 14p, 17p, 18p, 19, 20, 21, 22, 24, 43, 46, 47p, 48, 60, 61, 69p, 94, 101p, 102p, 107, 110, 114, 129p, 137p, 138p, 151*p, 152p, 159P, 166p, 167*p, 171*p, 174*, 175*, 176*).

Data Summary:

Total Trees	Protected Trees	Exempt from Protection	Failed Tree	Proposed for Removal	Number of 24" box replacement trees
176	37	64	7	148	482

148 trees are proposed for removal, 24 of which are protected. These trees are in decline or conflict with proposed project features. All other protected trees are in fair to good condition and should be retained and protected as detailed in the recommendations below. The only protected trees given a poor condition rating are neighboring red ironbark eucalyptus tree #175 and neighboring Monterey pine tree #176. The red iron bark tree #175 has lost many limbs and will likely continue to do so as this poor strucutre of the tree will result in more limb failures. Monterey pine tree #176 is in poor condition as the vigor of the tree is in decline. Bark beetles have likely led the decline of the tree. With proper protection and cultural practices, all retained protected trees (except trees #175 and #176) are expected to survive and thrive during and after construction.

ASSIGNMENT

At the request of Oxford Capital Group, LLC, Kielty Arborists Services LLC conducted a site visit on 6/11/24 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of Palo Alto. The analysis in this report is based on site plans titled "CREEKSIDE HOTEL AND RESIDENCES" by Lowney arch (sheets A1 through A55). These plans were electronically provided to us via email and are dated 10/18/2024. Landscape drawings L1.0 through L3.3 and civil drawings C1.0-C6.0 both dated 3/7/25 were also reviewed.

The primary focus of this report is as follows:

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

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

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

LIMITS OF THE ASSIGNMENT

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

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

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

METHOD OF INSPECTION

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

EVALUATION FIELDS

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

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

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

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

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

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

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
1	Chinese Elm	*Ulmus parvifollia*	30/40	20.1	Yes	-	(R)	No	6	70%	Good vigor, good form, in small planting strip.
2	Callery Pear	*Pyrus calleryana*	20/20	13.5	No	-	(R)	No	3	50%	Fair vigor, fair form, codominant at 7', decay at root crown.
3	Callery Pear	*Pyrus calleryana*	20/15	12.7	No	-	(R)	No	3	50%	Fair vigor, fair form, codominant at 7', decay at root crown.
4	Callery Pear	*Pyrus calleryana*	30/25	17.9	Yes	-	(R)	No	3	40%	Fair vigor, poor form, codominant at 6', decay at union from past failure due to included bark.
5	Callery Pear	*Pyrus calleryana*	20/15	11.3	No	-	(R)	No	3	45%	Fair to poor vigor, fair form, codominant at 7', in decline.
6	Chinese Elm	*Ulmus parvifollia*	35/45	22.9	Yes	-	(R)	No	6	70%	Good vigor, good from, in small planting strip.
7	Chinese pistache	*Pistacia chinensis*	18/12	5.9	No	-	(R)	No	3	60%	Fair vigor, fair form, surrounded by hardscape.
8	Callery Pear	*Pyrus calleryana*	18/15	5.9	No	-	(R)	No	3	50%	Fair vigor, fair form, close to foundation.
9	Callery Pear	*Pyrus calleryana*	18/15	8.6	No	-	(R)	No	3	60%	Fair vigor, fair form, close to foundation.
10	Crape myrtle	*Lagerstroemia sp.*	15/15	9.7	No	-	(R)	No	3	70%	Fair vigor, fair form.

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4043
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

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TEL 510.845.7549
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TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
11	Crape myrtle	*Lagerstroemia sp.*	20/15	9.8	No	-	(R)	No	3	70%	Fair vigor, fair form.
12	Crape myrtle	*Lagerstroemia sp.*	20/15	8.3	No	-	(R)	No	3	70%	Fair vigor, fair form.
13	London Plane	*Platanus x hispanica*	40/35	15.5	Yes	-	(P)	No	0	70%	Fair vigor, fair form, **Street tree,** close to underground utilities.
14	London Plane	*Platanus x hispanica*	45/35	21.7	Yes	-	(R)	No	4	70%	Fair vigor, fair form, **Street tree.**
15	Japanese Black Pine	*Pinus thunbergii*	20/15	9.9	No	-	(R)	No	3	50%	Fair vigor, fair form, suppressed.
16	Coast Live Oak	*Quercus agrifolia*	15/25	11.3	No	-	(R)	No	3	30%	Poor vigor, poor form, suppressed, in decline.
17	Pin Oak	*Quercus palustris*	10/8	5.3	Yes	-	(R)	No	2	30%	Poor vigor, poor form, topped, in decline,**street tree**
18	Ginkgo	*Ginkgo biloba*	30/20	16.5	Yes	-	(P)	No	0	70%	Good vigor, fair form, codominant at 5' **Street tree.**
19	Evergreen pear	*Pyrus kawakamii*	25/20	17.4	Yes	-	(R)	No	3	40%	Fair vigor, poor form, leans horizontally.
20	Evergreen pear	*Pyrus kawakamii*	30/30	19.5	Yes	-	(R)	No	4	50%	Fair vigor, fair form, dead wood.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
21	Callery Pear	*Pyrus calleryana*	30/25	18.9	Yes	-	(R)	No	3	40%	Fair vigor, poor form, large codominant leader failure at 5', decay.
22	Callery Pear	*Pyrus calleryana*	20/20	15.8	Yes	-	(R)	No	3	50%	Fair vigor, poor form, multi leader at 7' with included bark.
23	Callery Pear	*Pyrus calleryana*	20/20	13.9	No	-	(R)	No	3	45%	Fair to poor vigor, poor form, multi leader at 6' with included bark.
24	London Plane	*Platanus x hispanica*	35/35	24.5	Yes	-	(R)	No	4	70%	Good vigor, fair form.
25	Redwood	*Sequoia sempervirens*	35/15	13.2	No	-	(P)	No	0	80%	Good vigor, good form.
26	Privet	*Ligustrum lucidum*	40/20	20.2	No	-	(R)	**Yes**	3	30%	Poor vigor, poor form, in decline, decay on trunk, **exempt from protection.**
27	Tree of Heaven	*Ailanthus altissima*	35/12	9.0	No	-	(R)	**Yes**	3	45%	Fair vigor, fair form, invasive, **exempt from protection.**
28	Dogwood	*Cornus sp.*	20/8	3.0	No	-	(R)	**Yes**	0	30%	Poor vigor, fair form, suppressed in decline, **under 4"**
29	Cherry	*Prunus serrulata*	15/12	10.7	No	-	(R)	No	3	45%	Fair to poor vigor, fair form, against building.
30	Coast Live Oak	*Quercus agrifolia*	20/20	11.0	No	-	(R)	No	3	65%	Good vigor, fair form, suppressed.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
31	Cherry	*Prunus serrulata*	20/15	10.3	No	-	(R)	No	3	45%	Fair to poor vigor, poor form, topped.
32	Cherry	*Prunus serrulata*	15/12	6.6	No	-	(R)	No	3	40%	Fair to poor vigor, poor ofrm, codominant with decay at union.
33	Cherry	*Prunus serrulata*	15/20	6.6	No	-	(R)	No	3	45%	Fair viogr, poor form, suppressed by pine.
34	Redwood	*Sequoia sempervirens*	20/10	7.5	No	-	(R)	No	3	20%	Poor vigor, poor form, suppressed, drought stressed, in decline.
35	Redwood	*Sequoia sempervirens*	20/10	8.3	No	-	(R)	No	3	65%	Fair vigor, fair form, suppressed.
36	Redwood	*Sequoia sempervirens*	35/15	14.9	No	-	(R)	No	3	65%	Fair vigor, good form, drought stressed.
37	Redwood	*Sequoia sempervirens*	35/15	14.7	No	-	(R)	No	3	65%	Fair vigor, good form, drought stressed.
38	Coast Live Oak	*Quercus agrifolia*	20/15	10.8	No	-	(R)	No	3	40%	Fair vigor, poor form, topped, bleeding canker, sycamore borer, sprinkler at root crown
39	Pittosporum	*Pittosporum tobira*	15/20	13.2	No	-	(R)	No	3	65%	Good vigor, fair form.
40	Callery Pear	*Pyrus calleryana*	30/20	13.5	No	-	(R)	No	3	60%	Good vigor, poor form, codominant at 7' with included bark.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
41	Callery Pear	*Pyrus calleryana*	30/15	9.2	No	-	(R)	No	0	0%	Dead, **no replacement required**
42	Callery Pear	*Pyrus calleryana*	35/25	14.1	No	-	(R)	No	3	60%	Good vigor, poor form, codominant at 6' with included bark.
43	Callery Pear	*Pyrus calleryana*	35/25	15.4	Yes	-	(R)	No	3	60%	Good vigor, poor form, codominant at 6' with included bark.
44	Callery Pear	*Pyrus calleryana*	35/25	13.8	No	-	(R)	No	3	60%	Good vigor, poor form, codominant at 6' with included bark.
45	Callery Pear	*Pyrus calleryana*	35/25	12.8	No	-	(R)	No	3	60%	Good vigor, poor form, codominant at 6' with included bark.
46	Callery Pear	*Pyrus calleryana*	35/25	15.8	Yes	-	(R)	No	3	60%	Good vigor, poor form, codominant at 6' with included bark.
47	Valley Oak	*Quercus lobata*	30/35	13.2	Yes	-	(P)	No	0	65%	Good vigor, fair form, on creek bank.
48	Big Leaf Maple	*Acer macrophyllum*	40/35	18.8	Yes	-	(P)	No	0	70%	Goo vigor, fair form, multi leader at 10'.
49	Norfolk Island Pine	*Araucaria heterophylla*	25/12	8.0	No	-	(R)	No	3	60%	Good vigor, fair form, suppressed.
50	Strawberry madrone	*Arbutus unedo*	12/15	14.1	No	-	(R)	No	3	45%	Good vigor, fair form, decay at root crown, on slope.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
51	Japanese maple	*Acer palmatum*	20/12	10.5	No	-	(R)	No	3	55%	Fair vigor, fair form, sun scald, minor die back.
52	Mayten	*Maytenus boaria*	10/12	8.4	No	-	(R)	No	3	45%	Poor vigor, fair form, die back, in decline.
53	Mayten	*Maytenus boaria*	10/10	4.6	No	-	(R)	No	3	50%	Fair vigor, fair form, suppressed.
54	N/A	N/A	N/A	N/A	N/A	Yes	N/A	**Yes**	0	N/A	Failed during winter storms.
55	Mayten	*Maytenus boaria*	15/10	7.0	No	-	(R)	No	3	50%	Fair vigor, poor form, suppressed.
56	Mayten	*Maytenus boaria*	15/10	6.3	No	-	(R)	No	3	50%	Fair vigor, poor form, suppressed.
57	Mayten	*Maytenus boaria*	15/8	6.6	No	-	(R)	No	2	45%	Fair to poor vigor, poor form, suppessed, in decline.
58	Mayten	*Maytenus boaria*	12/8	5.8	No	-	(R)	No	2	40%	Poor vigor, poor form, suppressed.
59	Cherry	*Prunus serrulata*	8/8	5.3	No	-	(R)	No	2	50%	Fair vigor, fair form, young.
60	Callery Pear	*Pyrus calleryana*	20/15	15.4	Yes	-	(R)	No	3	45%	Fair to poor vigor, poor form, topped in past.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
61	Japanese maple	*Acer palmatum*	30/30	27.0	Yes	-	(R)	No	4	70%	Good vigor, fair form, aesthetically pleasing.
62	Mayten	*Maytenus boaria*	10/8	4.4	No	-	(R)	No	2	30%	Poor vigor, poor form, in decline.
63	Mayten	*Maytenus boaria*	12/10	9.1	No	-	(R)	No	3	30%	Poor vigor, poor form, in decline.
64	Mayten	*Maytenus boaria*	12/12	8.1	No	-	(R)	No	3	30%	Poor vigor, poor form, in decline.
65	Pittosporum	*Pittosporum tobira*	20/15	8.8	No	-	(R)	No	3	45%	Fair vigor, poor form, leans at 45 degrees.
66	Cabbage palm	*Cordyline australis*	15/5	4.4	No	-	(R)	**Yes**	2	50%	Fair vigor, fair form, **exempt from protection.**
67	Cabbage palm	*Cordyline australis*	20/3	4.4	No	-	(R)	**Yes**	2	50%	Fair vigor, fair form, **exempt from protection.**
68	Japanese maple	*Acer palmatum*	12/12	5.5	No	-	(R)	No	3	60%	Fair vigor, fair form, history of limb loss.
69	Redwood	*Sequoia sempervirens*	65/25	40.9	Yes	-	(R)	No	3	50%	Fair vigor, poor form, codominant at 6', drought stressed,
70	Privet	*Ligustrum lucidum*	20/20	15.4	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

T-3

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
71	Privet	*Ligustrum lucidum*	20/15	11.0	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
72	Privet	*Ligustrum lucidum*	15/10	5.5	No	-	(R)	**Yes**	3	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
73	Privet	*Ligustrum lucidum*	15/15	7.7	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
74	Privet	*Ligustrum lucidum*	20/20	13.8	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
75	Privet	*Ligustrum lucidum*	15/15	5.5	No	-	(R)	**Yes**	3	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
76	Privet	*Ligustrum lucidum*	15/15	10.5	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
77	Privet	*Ligustrum lucidum*	20/15	5.5	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
78	Privet	*Ligustrum lucidum*	20/15	9.9	No	-	(R)	**Yes**	3	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
79	Privet	*Ligustrum lucidum*	20/15	9.9	No	-	(R)	**Yes**	3	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
80	Privet	*Ligustrum lucidum*	20/15	8.3	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
81	Privet	*Ligustrum lucidum*	15/15	6.6	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
82	Privet	*Ligustrum lucidum*	12/10	4.7	No	-	(R)	**Yes**	3	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
83	Privet	*Ligustrum lucidum*	12/12	5.7	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
84	Privet	*Ligustrum lucidum*	14/10	4.7	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
85	Privet	*Ligustrum lucidum*	14/12	7.4	No	-	(R)	**Yes**	3	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
86	Black Acacia	*Acacia melanoxylon*	25/20	9.2	No	-	(R)	**Yes**	3	45%	Good vigor, fair form, invasive species, **exempt from protection.**
87	Privet	*Ligustrum lucidum*	10/10	3.4	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, suppressed, **exempt from protection.**
88	Blue gum Eucalyptus	*Eucalyptus globulus*	50/10	13.2	No	-	(R)	**Yes**	3	40%	Fair vigor, poor form, topped, **exempt from protection.**
89	Blue gum Eucalyptus	*Eucalyptus globulus*	50/15	52.8	No	-	(R)	**Yes**	3	40%	Fair vigor, poor form, topped, **exempt from protection**
90	Olive	*Olea europaea*	20/20	9.1	No	-	(R)	**Yes**	3	50%	Fair vigor, fair form, suppressed by eucalyptus, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
91	N/A	N/A	N/A	N/A	N/A	Yes	N/A	**Yes**	0	N/A	Failed during winter storms.
92	Black Acacia	*Acacia melanoxylon*	30/20	20.8	No	-	(R)	**Yes**	3	45%	Fair vigor, fair form, invasive, surrounded by hardscape, **exempt from protection**
93	Magnolia	*Magnolia grandiflora*	30/25	14.0	No	-	(R)	No	3	65%	Fair vigor, fair form, surrounded by hardscape.
94	African fern pine	*Afrocarpus falcatus*	45/35	24.8	Yes	-	(R)	No	4	60%	Fair vigor, fair form, leans away from building.
95	N/A	N/A	N/A	N/A	N/A	Yes	N/A	**Yes**	0	N/A	Failed during winter storms.
96	N/A	N/A	N/A	N/A	N/A	Yes	N/A	**Yes**	0	N/A	Failed during winter storms.
97	N/A	N/A	N/A	N/A	N/A	Yes	N/A	**Yes**	0	N/A	Failed during winter storms.
98	Holly	*Ilex aquifolium*	25/15	9.0	No	-	(R)	**Yes**	3	60%	Fair vigor, fair form, **exempt from protection.**
99	Olive	*Olea europaea*	15/8	3.9	No	-	(R)	**Yes**	2	50%	Fair vigor, poor form, suppressed, **exempt from protection.**
100	Olive	*Olea europaea*	25/20	8.8	No	-	(R)	**Yes**	3	50%	Fair vigor, poor form, suppressed, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
101	Valley Oak	*Quercus lobata*	45/45	19.8	Yes	-	(R)	No	6	45%	Fair to poor vigor, poor form, suppressed, dead leader, ivy.
102	Coast Live Oak	*Quercus agrifolia*	35/40	22.0	Yes	-	(P)	No	0	60%	Good vigor, fair form, close to structure, suppressed, leans.
103	Coast Live Oak	*Quercus agrifolia*	30/30	11.0	No	-	(P)	No	0	45%	Fair vigor, poor form, suppressed, dead wood.
104	Blue gum Eucalyptus	*Eucalyptus globulus*	75/40	60.5	No	-	(R)	**Yes**	6	40%	Fair vigor, poor form, topped, **exempt from protection.**
105	Japanese Maple	*Acer palmatum*	20/25	8.8	No	-	(R)	No	3	70%	Good vigor, good form.
106	Alder	*Alnus rubra*	30/20	8.8	No	-	(R)	**Yes**	3	70%	Fair vigor, fair form, **exempt from protection.**
107	Callery Pear	*Pyrus calleryana*	35/35	21.3	Yes	-	(R)	No	4	50%	Fair vigor, poor form, codominant at 7'.
108	Cherry laurel	*Prunus caroliniana*	12/10	5.9	No	-	(R)	No	3	50%	Fair to poor vigor, fair form.
109	Japanese maple	*Acer palmatum*	15/20	6.6	No	-	(R)	No	3	70%	Good vigor, good form.
110	Japanese maple	*Acer palmatum*	20/25	26.4	Yes	-	(R)	No	3	70%	Good vigor, fair form, multi leader at grade, decay on leaders.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
111	Callery Pear	*Pyrus calleryana*	25/25	14.6	No	-	(R)	No	3	45%	Fair vigor, poor form, topped, girdled, codominant at 7'.
112	Tea tree	*Leptospermum laevigatum*	10/20	11.3	No	-	(R)	No	3	50%	Fair vigor, fair form, suppressed
113	Mexican fan palm	*Washingtonia robusta*	50/8	24.2	No	-	(R)	**Yes**	2	70%	Good vigor, good form, **exempt from protection.**
114	Eucalyptus	*Eucalyptus botryoides*	50/45	49.9	Yes	-	(R)	No	6	30%	Poor vigor, poor form, topped, surrounded by hardscape.
115	Birch	*Betula pendula*	30/20	13.2	No	-	(R)	**Yes**	3	65%	Fair vigor, fair form, **exempt from protection.**
116	Birch	*Betula pendula*	30/15	9.4	No	-	(R)	**Yes**	3	65%	Fair vigor, fair form, **exempt from protection.**
117	Birch	*Betula pendula*	35/15	9.2	No	-	(R)	**Yes**	3	65%	Fair vigor, fair form, **exempt from protection.**
118	Birch	*Betula pendula*	35/15	9.9	No	-	(R)	**Yes**	3	65%	Fair vigor, fair form, **exempt from protection.**
119	Birch	*Betula pendula*	35/15	9.9	No	-	(R)	**Yes**	3	65%	Fair vigor, fair form, **exempt from protection.**
120	Birch	*Betula pendula*	35/15	8.6	No	-	(R)	**Yes**	3	65%	Fair vigor, fair form, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
121	Birch	*Betula pendula*	35/15	8.5	No	-	(R)	**Yes**	3	65%	Fair vigor, fair form, **exempt from protection.**
122	Birch	*Betula pendula*	35/15	13.5	No	-	(R)	**Yes**	3	65%	Fair vigor, fair form, **exempt from protection.**
123	Japanese maple	*Acer palmatum*	12/12	5.5	No	-	(R)	No	3	70%	Good vigor, good form.
124	Birch	*Betula pendula*	40/20	13.0	No	-	(R)	**Yes**	3	65%	Good vigor, fair form, **exempt from protection.**
125	Birch	*Betula pendula*	30/15	7.8	No	-	(R)	**Yes**	3	50%	Fair vigor, fair form, dead wood at top, **exempt from protection.**
126	Japanese Maple	*Acer palmatum*	12/12	9.5	No	-	(R)	No	3	60%	Good vigor, poor form, topped.
127	Tree of Heaven	*Ailanthus altissima*	45/35	23.1	No	-	(R)	**Yes**	4	50%	Good vigor, fair form, invasive species, **exempt from protection.**
128	Tree of Heaven	*Ailanthus altissima*	45/35	16.7	No	-	(R)	**Yes**	4	50%	Good vigor, fair form, invasive species, **exempt from protection.**
129	Redwood	*Sequoia sempervirens*	60/30	29.5	Yes	-	(P)	No	0	70%	Fair vigor, good form.
130	Tree of Heaven	*Ailanthus altissima*	45/40	18.4	No	-	(R)	**Yes**	6	50%	Fair vigor, fair form, invasive, **exempt from protection.**

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

T-4

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
131	Tree of Heaven	*Ailanthus altissima*	45/40	17.3	No	-	(R)	**Yes**	6	50%	Fair vigor, fair form, invasive, **exempt from protection.**
132	Tree of Heaven	*Ailanthus altissima*	45/40	17.8	No	-	(R)	**Yes**	6	50%	Fair vigor, fair form, invasive, **exempt from protection.**
133	Tree of Heaven	*Ailanthus altissima*	45/40	20.2	No	-	(R)	**Yes**	6	50%	Fair vigor, fair form, invasive, **exempt from protection.**
134	Cherry laurel	*Prunus caroliniana*	20/25	11.0	No	-	(R)	No	3	30%	Poor vigor, poor form, topped.
135	Japanese Maple	*Acer palmatum*	20/12	7.6	No	-	(R)	No	3	60%	Fair vigor, fair form, suppressed.
136	Tree of Heaven	*Ailanthus altissima*	45/30	14.0	No	-	(R)	**Yes**	4	45%	Fair vigor, poor form, suppressed, history of limb loss, invasive, **exempt from protection.**
137	Redwood	*Sequoia sempervirens*	65/25	29.7	Yes	-	(P)	No	0	70%	Fair vigor, good form, minor drought stress.
138	Redwood	*Sequoia sempervirens*	55/25	20.4	Yes	-	(P)	No	0	70%	Fair vigor, good form, minor drought stress.
139	N/A	N/A	N/A	N/A	N/A	Yes	N/A	**Yes**	0	N/A	Failed during winter storms.
140	N/A	N/A	N/A	N/A	N/A	Yes	N/A	**Yes**	0	N/A	Failed during winter storms.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
141	Tree of Heaven	*Ailanthus altissima*	40/30	22.9	No	-	(R)	**Yes**	4	50%	Fair vigor, fair form, codominant at 7', invasive, **exempt from protection.**
142	Privet	*Ligustrum lucidum*	15/12	8.8	No	-	(R)	**Yes**	3	30%	Poor vigor, poor form, in decline, **exempt from protection.**
143	Black Acacia	*Acacia melanoxylon*	35/45	22.0	No	-	(R)	**Yes**	6	50%	Fair vigor, fair form, invasive, **exempt from protection.**
144	Elderberry	*Sambucus nigra*	20/20	11.0	No	-	(P)	No	0	60%	Fair vigor, fair form.
145	Black Acacia	*Acacia melanoxylon*	20/10	3.3	No	-	(R)	**Yes**	3	50%	Fair vigor, fair form, invasive, **exempt from protection.**
146	Black Acacia	*Acacia melanoxylon*	30/20	10.6	No	-	(R)	**Yes**	3	50%	Fair vigor, fair form, invasive, **exempt from protection.**
147	Silk Oak	*Grevillia robusta*	55/40	26.4	No	-	(R)	No	6	30%	Poor vigor, poor form, in decline.
148	Black Acacia	*Acacia melanoxylon*	40/40	26.4	No	-	(R)	**Yes**	6	30%	Fair vigor, poor form, invasive, leans at 45 degrees, **exempt from protection.**
149	Black Acacia	*Acacia melanoxylon*	30/15	6.6	No	-	(R)	**Yes**	3	45%	Fair vigor, fair form, invasive, **exempt from protection.**
150	Black Acacia	*Acacia melanoxylon*	12/12	4.4	No	-	(R)	**Yes**	3	30%	Fair vigor, fair form, invasive, leans, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
151*	Valley Oak	*Quercus lobata*	55/55	70.4	Yes	-	(P)	No	0	50%	Fair vigor, fair form, root rot scars at grade, grade changes due to being located at creek.
152	Coast Live Oak	*Quercus agrifolia*	45/60	26.4	Yes	-	(P)	No	0	70%	Good vigor, fair form, close to building.
153	Black Acacia	*Acacia melanoxylon*	40/20	11.0	No	-	(R)	**Yes**	3	50%	Fair vigor, fair form, invasive, **exempt from protection.**
154	Olive	*Olea europaea*	10/15	5.5	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, suppressed, leans, **exempt from protection.**
155	Japanese Maple	*Acer palmatum*	15/25	8.8	No	-	(R)	No	3	70%	Good vigor, fair form.
156	Cherry	*Prunus serrulata*	12/10	5.5	No	-	(R)	No	3	65%	Fair vigor, fair form.
157	Cherry	*Prunus serrulata*	12/10	6.6	No	-	(R)	No	3	65%	Fair vigor, fair form.
158	Cherry	*Prunus serrulata*	12/10	6.6	No	-	(R)	No	3	65%	Fair vigor, fair form.
159	Valley Oak	*Quercus lobata*	35/30	15.1	Yes	-	(P)	No	0	65%	Fair vigor, fair form, against retaining wall.
160	Raywood ash	*Fraxinus angustifolia*	30/20	11.2	No	-	(R)	No	3	65%	Fair vigor, fair form, **Street tree,** under utilities.

TREE INVENTORY SURVEY

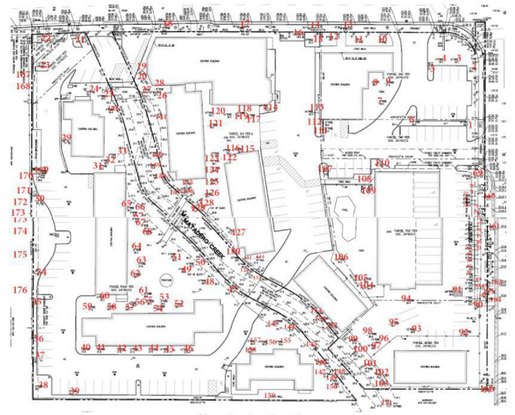
Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
161	Raywood ash	*Fraxinus angustifolia*	25/15	9.9	No	-	(R)	No	3	45%	Fair to poor vigor, fair form, sun scald, die back, **Street tree,** under utilities.
162	Black Acacia	*Acacia melanoxylon*	25/20	16.0	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, topped, **street tree,** under utilities, **exempt from protection.**
163	Black Acacia	*Acacia melanoxylon*	20/12	6.6	No	-	(R)	**Yes**	3	45%	Fair vigor, poor form, invasive, suppressed, **exempt from protection.**
164	Acacia	*Acacia dealbata*	20/15	8.9	No	-	(R)	**Yes**	3	30%	Fair vigor, poor form, topped, leans, **exempt from protection.**
165	Acacia	*Acacia dealbata*	15/15	13.1	No	-	(R)	**Yes**	3	30%	Fair vigor, poor form, mulit leader at grade, suppressed, **exempt from protection.**
166	Coast Live Oak	*Quercus agrifolia*	30/40	25.7	Yes	-	(P)	No	0	70%	Good vigor, fair form, near utilities.
167*	Coast Live Oak	*Quercus agrifolia*	30/30	14.3	Yes	-	(P)	No	0	70%	Good vigor, fair form, 6' from property line.
168*	Coast Live Oak	*Quercus agrifolia*	25/20	11.0	No	-	(P)	No	0	70%	Good vigor, fair form, 3' from properyt line.
169	Redwood	*Sequoia sempervirens*	25/10	7.2	No	-	(R)	No	3	60%	Fair vigor, good form, drought stressed.
170*	Acacia	*Acacia dealbata*	35/45	20.9	No	-	(P)	**Yes**	0	30%	Poor vigor, poor form, multi leader at grade, invasive, in decline, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Failed During Storm & Removed	Preserve or Remove	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
171*	Coast Live Oak	*Quercus agrifolia*	30/25	16.5	Yes	-	(P)	No	0	60%	Fair vigor, fair form, suppressed.
172*	Coast Live Oak	*Quercus agrifolia*	20/20	11.0	No	-	(P)	No	0	65%	Fair vigor, fair form, 8' from property line.
173*	Aleppo pine	*Pinus halepensis*	30/15	8.8	No	-	(P)	No	0	70%	Fair vigor, fair form, young, 5' from propery line.
174*	Aleppo pine	*Pinus halepensis*	60/55	39.6	Yes	-	(R)	No	6	50%	Fair vigor, fair form, minor dead wood, 5' from property line, end of life span
175*	Red Iron Bark	*Eucalyptus sideroxylon*	55/45	39.6	Yes	-	(R)	No	6	40%	Fair vigor, poor fom, history of limb loss, codominant at 12'
176*	Monterey Pine	*Pinus radiata*	35/35	16.5	Yes	-	(R)	No	4	45%	Poor vigor, fair form, in decline, 5' from property line.

*** - Indicates a neighboring tree**

TREE MAP



Showing tree locations

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT 4,923
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

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800 HEARST AVE
BERKELEY, CA 94710
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OBSERVATIONS

Summary of protected trees on site to be retained:
London plane sycamore tree #13 is a protected street tree. The tree was given a good condition rating. London plane tree #13 is close to existing underground utilities. Street trees are required to be protected in the city of Palo Alto.

Ginkgo tree #18 is a protected street tree. The tree is in good condition. Street trees are required to be protected in the city of Palo Alto.

Non-protected redwood tree #25 and big leaf maple tree #48 are in good condition.

Valley oak tree #47 is a protected tree. The tree is located on the edge of Matadero Creek bank. The tree is young and likely more tolerable to construction impacts than an older tree of the same species. This tree will require type 1 tree protection.

Coast live oak tree #102 is in fair condition. The tree is close to an existing structure and grows at a lean heavy into the site. It is recommended to perform crown reduction pruning to reduce risk of limb failure in association with the tree's lean.

Non-protected elderberry #144 is in fair condition.

Redwood trees #129, 137, and 138 are in good condition. Minor drought stress symptoms were observed within the tree canopies. These trees are recommended to be irrigated every other week during the dry season. Deep water fertilizing the trees is also recommended.

Valley oak tree #151 is located off-site within the creek area and was given a fair condition rating. The tree is located at the bottom of the creek and the grade has changed around the tree in the past due to sediment changes caused by creek flow. Root rot scars were observed at the tree's root crown. This tree is recommended to have its root crown exposed and examined.

Coast live oak tree #152 was given a good condition rating. The tree is close to an existing structure and is at the edge of the creek bank. Crown reduction pruning is recommended.

Valley oak tree #159 is in fair condition. The tree was not found on the site survey. The tree is located up against an existing retaining wall. The root zone of the tree likely only exist on the property and not the neighboring property due to the retaining wall acting as a root barrier.

Coast live oak tree #166 is in good condition. The tree is located near utility lines and will need pruning for line clearance in the future.

Coast live oak trees #167, #168 and #171 are in fair to good condition. These trees are located on the neighboring property.

Trees Proposed For Removal:

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
148	23	125

Protected Trees 1, 4, 6, 14p, 17p, 19, 20, 21, 22, 24, 43, 46, 60, 61, 69p, 94, 101p, 107, 110, 114, 174-176 and non-protected trees 2, 3, 5, 7-12, 15, 16, 23, 26-42, 44, 45, 49-53, 55-59, 62-68, 70-90, 92, 93, 98-100, 104-106, 108, 109, 111-113, 115-128, 130-136, 141-143, 145-150, 153-158, 160-165, and 169 are proposed for removal to facilitate construction.

Protected trees to be removed:
In accordance with City Code 8.10.050, the removal of the protected trees listed in the inventory survey is necessary due to specific conditions outlined in the code, which have been confirmed by a designated arborist. Each tree listed for removal meets one or more criteria justifying its removal, as detailed below:

Tree Tag #1 - Chinese Elm (*Ulmus parvifollia*)
This Chinese Elm, despite its good vigor and form, is located in a small planting strip which limits its long-term sustainability and potential growth. As such, its removal is justified under 8.10.050(a)(1)(ii) due to the detrimental impact on its growth conditions and the inability to maintain its health in a constrained environment. Replacement with six new trees in a 24" box will mitigate the loss.

Tree Tag #4 - Callery Pear (*Pyrus calleryana*)
The Callery Pear is in fair condition but exhibits poor form with a significant decay at the union due to included bark. This structural deficiency categorizes the tree as hazardous under 8.10.050(a)(1)(i), necessitating its removal. Three replacement trees will be planted to compensate for this removal.

Tree Tag #6 - Chinese Elm (*Ulmus parvifollia*)
Similar to Tree #1, this Chinese Elm is also planted in a restrictive small strip, hindering its long-term health and growth. Removal is supported under 8.10.050(a)(1)(ii), with six new replacement trees planned.

Tree Tag #14p - London Plane (*Platanus x hispanica*)
London Plane tree #14, although in fair condition, is a street trees close to underground utilities, posing potential risks and structural concerns. Removal is justified under 8.10.050(a)(1)(ii) as they are considered a detriment to the adjacent infrastructure. Four replacement trees will be planted for this tree to be removed.

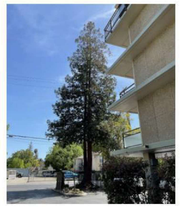
Tree Tag #17p - Pin Oak (*Quercus palustris*)
This tree displays poor vigor and form, is topped, and in decline, meeting the hazardous condition criterion under 8.10.050(a)(1)(i). Due to its poor health and potential risk, it will be removed and replaced with two new trees.

Tree Tag #19 & 20 - Evergreen Pear (*Pyrus kawakamii*)
Both Evergreen Pear trees have structural issues and fair to poor vigor, with one leaning horizontally and the other containing significant dead wood. These conditions deem them hazardous under 8.10.050(a)(1)(i). Their removal and replacement with three and four new trees respectively are necessary.

Tree Tag #21, 22, 43, 46 & 60 - Callery Pear (*Pyrus calleryana*)
These Callery Pear trees exhibit poor form, with structural defects like included bark and past topping. These conditions classify them as hazardous under 8.10.050(a)(1)(i). Each will be removed and replaced with three new trees each.

Tree Tag #24 - London Plane (*Platanus x hispanica*)
This London Plane, though of good vigor, has fair form and its location as a street tree poses potential issues. Its removal is justified under 8.10.050(a)(1)(ii), with four replacement trees to be planted.

Tree Tag #61 & 110 - Japanese Maple (*Acer palmatum*)
These trees, despite their good vigor, have fair form with structural issues. They will be removed under 8.10.050(a)(1)(ii) due to potential long-term health impacts and replaced with four new trees each.



Tree Tag #69- Redwood (*Sequoia sempervirens*)
This Redwood tree, although of fair to good vigor, has poor structure and is drought-stressed, meeting the removal conditions under 8.10.050(a)(1)(ii). The tree is located in a small planting strip which limits its long-term sustainability and potential growth. As such, its removal is justified under 8.10.050(a)(1)(ii) due to the detrimental impact on its growth conditions and the inability to maintain its health in a constrained environment. Three replacement trees will be planted for this tree to be removed.

Showing Tree #69

Tree Tag #94 - African Fern Pine (*Afrocarpus falcatus*)
This tree, leaning away from a building, poses potential hazards and structural concerns. Its removal is justified under 8.10.050(a)(1)(ii) and will be replaced with four new trees.

Tree Tag #101p - Valley Oak (*Quercus lobata*)
This Valley Oak is in poor form with dead leaders and is ivy-covered, meeting hazardous criteria under 8.10.050(a)(1)(i). Six replacement trees will be planted following its removal.

Tree Tag #114 - Eucalyptus (*Eucalyptus botryoides*)
This Eucalyptus, with poor vigor and surrounded by hardscape, is structurally compromised. Its removal under 8.10.050(a)(1)(i) is necessary, and it will be replaced with six new trees.

Tree Tag #107 - Callery Pear (*Pyrus calleryana*)
This Callery Pear, with poor form and codominant leaders, meets hazardous conditions under 8.10.050(a)(1)(i). It will be removed and replaced with four new trees.

The removal of these trees, as detailed, follows the city code and ensures that replacement and mitigation measures are in place to maintain the urban forest's health and safety.

Neighboring trees to be removed:
Neighboring trees #174-176 are recommended to be removed as they are either in decline or too close to the proposed construction. Red ironbark tree #175 has lost many limbs and is codominant at 12'. The tree is expected to continue to lose limbs regardless of any possible mitigation measures and is therefore considered a high-risk tree. This structural deficiency categorizes the tree as hazardous under 8.10.050(a)(1)(i), necessitating its removal. Six replacement trees will be planted to compensate for this removal.

Monterey pine tree #176 is in decline and likely infested with bark beetles. The tree is at the end of its natural lifespan and is recommended to be removed. The tree constitutes as a public nuisance and is therefore proposed for removal. Four replacement trees will be planted to compensate for this removal.

Neighboring aleppo pine #174 is in fair condition. The mature Aleppo pine (Pinus halepensis) in question, located on the neighbor's property, is approximately 80 years old, which places it at the end of its typical lifespan for this species in this region. Aleppo pines generally live 80 to 100 years in the Bay Area, and as they age, their health and structural integrity naturally decline, posing potential risks. Several factors support the need for removal:

Advanced Age and Decline: At 80 years old, the Aleppo pine is nearing the end of its life expectancy. Although currently in fair condition, it is expected to deteriorate, increasing the likelihood of hazardous limb failure or tree collapse.

Root Zone Coverage: Hardscapes cover 35% of the tree's root zone, restricting access to vital nutrients and water. This exacerbates the stress on the tree, likely accelerating its decline and reducing its structural stability.

Safety and Property Concerns: The tree's proximity to a creekside property presents safety concerns. The owner of this property is also addressing two additional trees (#175 and #176) in poor condition that overhang his property. Removing these trees preemptively addresses potential hazards, especially during storms or adverse weather conditions.

Proactive and Compliant Proposal: The creekside property owner has offered to fund the removal of the Aleppo pine and the other two trees. He has also committed to planting the required replacement trees, ensuring adherence to Palo Alto's tree removal and replacement regulations.

Considering these points, the removal of the Aleppo pine is a responsible action to mitigate future risks and maintain safety. This approach aligns with Palo Alto's guidelines, emphasizing public safety and the health of the urban forest.
(1) The tree is so close to the proposed development that construction would result in the death of the tree, and there is no financially feasible design alternative that would permit the preservation of the tree. Six replacement trees will be planted for the loss of this tree.

Non-Protected Trees to be Removed:
In addition to the protected trees, a total of 125 non-protected trees are scheduled for removal to accommodate the proposed construction activities. These trees, although not falling under the category of protected trees as defined by city code, still require consideration due to their environmental impact and contribution to the local landscape.

The removal of these non-protected trees is necessitated by the need to clear space for the construction site, ensuring that the development can proceed without obstruction. This decision has been made following a thorough site assessment and in accordance with relevant city planning regulations and guidelines.

While these trees do not require the same stringent permit process as protected trees, their removal is still conducted with careful planning and consideration for potential environmental mitigation measures. The goal is to balance the needs of urban development with environmental stewardship, ensuring that any adverse impacts on the local ecosystem are minimized and properly addressed through appropriate replanting and landscaping efforts.

The removal of these 125 non-protected trees is a necessary step to facilitate the planned construction, aligning with city development policies and ensuring that the project progresses smoothly while maintaining a commitment to environmental responsibility.

Replacement Tree Plan:
The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual will need to be used to establish the number of replacement trees required on site.

The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual was used to establish the number of replacement trees required on site. Using the standards, a total of 482 - 24" box trees are needed on site. If there is no room for this many trees to be planted on site, then in-lieu fees are recommended to be paid.

Tree Canopy - Replacement Standard

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

Showing tree canopy replacement standard used

Planting Guide for Relocation:
If any tree is to be relocated to a more suitable area where it can thrive without interference from construction activities, the following guide is recommended. This relocation should be conducted under the supervision of the project arborist to ensure the tree's health and structural integrity are maintained during the process.

- Site Selection: Choose a location that provides adequate sunlight, appropriate soil conditions, and sufficient space for the tree to grow to its full potential.
- Preparation: Dig a hole twice the width of the tree's root ball and just as deep. Ensure the sides of the hole are rough to prevent root circling.
- Transplanting: Carefully remove the tree from its current location, preserving as much of the root ball as possible. Place the tree in the new hole, ensuring it is at the same depth as it was previously.
- Backfilling: Amend the backfilling soil with a soil conditioner to improve drainage. Fill the hole with the soil, gently tamping it down but not too hard. Irrigate thoroughly to help settle the soil.
- Mulching: Apply a layer of mulch around the base of the tree, extending to the drip line, to retain moisture and regulate soil temperature. Keep mulch away from the trunk.
- Watering: Water the tree deeply immediately after planting and continue to water regularly, especially during dry periods, to establish a strong root system.
- Staking: If necessary, stake the tree to provide support during the establishment period, ensuring the stakes are removed after one year to allow natural movement and strengthening of the trunk.

PROJECT PLAN REVIEW

Plan Review for Oxford Capital Group, LLC
Site: 3398, 3400, 3450 El Camino Real
Project: Creekside Hotel and Residences

This plan review evaluates the potential impacts of the proposed construction activities on the specified trees at the site and provides recommendations to minimize damage to these trees.

Street trees #13 and #18
Trees #13 and #18 which are protected, will be affected by sidewalk work within ten times the tree diameters and the construction of a new multi-family residence B structure and Hotel H structure. A water line is also proposed within the tree protection zone of tree #18. The anticipated impact on Trees #13 and #18 is moderate due to potential root system disturbance. Mitigation measures include hand-digging the excavation for the sidewalk and foundation work using air knives, rotary hammers with clay spade attachments, and shovels under the supervision of the Project Arborist. All roots encountered within the sidewalk aggregate section shall be retained. It is recommended to use Structural Soil (CU- Mix) as aggregate for the sidewalk when within 10x the diameter of the two street trees. The structural soil shall be packed around and in between roots with the sidewalk built up on top of the tree roots. Irrigation shall take place before, during and after the replacement of the sidewalk. This work is required to be inspected by the project arborist. The first 3' of excavation for structures when within 10x the diameter of trees #13 and #18 shall be done by hand under the project arborist's supervision. Roots larger than 1.5 inches in diameter should be retained and inspected before being cleanly cut, and cut root ends should be covered with wetted-down burlap to prevent desiccation. The tree protection zones should be irrigated every other week during the dry season to mitigate minor impacts, and all demolition within ten times the diameter should be conducted by hand. Treatments of Nutriroot are also recommended as additional mitigation.

The water line when within the tree protection zone of tree #18 is recommended to be excavated by hand in combination with an air knife and other hand tools such as a rotary hammer with a clay spade attachment and shovels. This work shall be done under the direct supervision of the project arborist when working within 10x the diameter of the tree. All encountered roots are required to be left exposed and as damage-free as possible while getting to the required depth of the trench. Roots to be left exposed are recommended to be covered/wrapped in layers of wetted-down burlap. The contractor is required to soak down the burlap daily with water to help avoid root desiccation. The water line is then recommended to be tunneled underneath or beside roots where possible to avoid the need to cut tree roots. While highly discouraged, any root that needs to be cut measuring 1.5" in diameter or larger shall first be shown to the project arborist before being cleanly cut with loppers or a handsaw. All roots to be cut are required to be documented by the project arborist. Once the work is complete, the trench is recommended to be immediately backfilled and irrigated until the top 3' of soil is saturated. Following a soil test, it is recommended to deep water fertilize the tree with Nutriroot once the work has been completed as an additional mitigation measure for any minor impacts and to maintain irrigation for the tree.

Pathway work near trees #25, #47, #129, #137, #138, #144, and #166

Autodesk Docs://OAK25-CU-003 - Creekside Townhomes and Residences/Creekside-Landscape-R24.rvt
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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A pathway is proposed within the tree protection zones of trees #25, #47, #129, #137, #138, #144, and #166. The pathway is recommended to be built up on top of grade and only require rough surface grading not to exceed more than 8" into grade when within 10x the diameter of the trees. The rough surface grading will need to be done by hand when within 10x the diameter of the trees. The entire pathway construction when within 10x the diameter of the trees will be required to be constructed by hand in combination with an air spade while under the supervision of the Project Arborist. Any roots encountered within the minor surface grading measuring 1.5" in diameter or larger are recommended to be retained by raising the grade of the pathway to keep the tree roots or packing the required base rock around the tree roots. All exposed roots during this process are recommended to be kept moist by wrapping/covering roots in layers of wetted down burlap to help avoid root desiccation. Impacts from the pathway construction are expected to be minor to non-existent if constructed in this manner. Following a soil test, these trees are recommended to be deep water fertilized during the beginning of the growing season as a mitigation measure for the expected minor impacts.

Tree #47
A new bridge is proposed within the tree protection zone of tree #47. The entire proposed bridge foundation, when within 10x the diameter of the tree, is recommended/required to be excavated by hand in combination with hand tools such as an air knife, rotary hammer with clay spade attachment, or shovels while under direct supervision of the Project Arborist. All roots encountered within the bridge foundation area measuring 1.5" in diameter or larger are recommended to be retained for the Project Arborist to inspect before being cleanly cut. Once inspected and documented, the roots will need to be cleanly cut using a hand saw or loppers. Cut root ends on the tree side are recommended to be covered by 3 layers of wetted-down burlap to help avoid root desiccation. The contractor shall wet down the burlap daily while exposed. The area between the tree and the bridge (tree protection zone) is recommended to be irrigated every other week during the dry season until the top foot of the soil is saturated. This will act as a mitigation measure for the minor impacts. This work will be required to be documented by the city of Palo Alto, and a letter will be sent to the city arborist.

Tree #48
A new patio (hardscape) is proposed within the tree protection zone of tree #48. When working within 10x the diameter of this tree, the proposed hardscape shall require no more than 8" of excavation. The rough surface grading will need to be done by hand when within 10x the diameter of the tree. The entire hardscape construction when within 10x the diameter of the tree, will be required to be constructed by hand in combination with an air spade while under the supervision of the Project Arborist. Any roots encountered within the minor surface grading measuring 1.5" in diameter or larger are recommended to be retained by raising the grade of the hardscape to keep the tree roots or packing the required base rock around the tree roots. All exposed roots during this process are recommended to be kept moist by wrapping/covering roots in layers of wetted down burlap to help avoid root desiccation. Impacts from the hardscape construction is expected to be minor if constructed in this manner. This tree is recommended to be irrigated once a month using 50 gallons of water applied within the tree protection zone during the dry season as a mitigation measure for the expected minor impacts.

A new storm drain line is proposed within the tree protection zone of tree #48. The storm drain line when within the tree protection zone of tree #48 (10x diameter) is recommended to be excavated by hand in combination with an air knife and other hand tools such as a rotary hammer with a clay spade attachment and shovels. This work shall be done under the direct supervision of the project arborist when working within 10x the diameter of the tree. All encountered roots are required to be left exposed and as damage-free as possible while getting to the required depth of the trench. Roots to be left exposed are recommended to be covered/wrapped in layers of wetted-down burlap. The contractor is required to soak down the burlap daily with water to help avoid root desiccation. The storm drain line is then recommended to be tunneled underneath or beside roots where possible to avoid the need to cut tree roots. While highly discouraged, any root that needs to be cut measuring 1.5" in diameter or larger shall first be shown to the project arborist before being cleanly cut with loppers or a handsaw. All roots to be cut are required to be documented by the project arborist. Once the work is complete, the trench is recommended to be immediately backfilled and irrigated until the top 3' of soil is saturated. The recommended irrigation will act as a mitigation measure.

Trees #102, #103, and #151
Town homes are proposed within the tree protection zones of trees #102, #103, and #151. The proposed town homes are within the same footprint as an existing structure. The existing structure has likely acted as a root barrier and impacts from the building of the town homes are expected to be non-existent. The proposed patio off of the town homes slightly encroaches into an area that is undeveloped and roots are expected to be encountered. The patio construction where outside the existing structure footprint must be constructed with care as the work is within the tree protection zones. When working within 10x the diameter of these trees, the proposed hardscape shall require no more than 8" of excavation. The rough surface grading will need to be done by hand when within 10x the diameter of the trees. The entire hardscape construction when within 10x the diameter of the trees, will be required to be constructed by hand in combination with an air spade while under the supervision of the Project Arborist. Any roots encountered within the minor surface grading measuring 1.5" in diameter or larger are recommended to be retained by raising the grade of the hardscape to keep the tree roots or packing the required base rock around the tree roots. All exposed roots during this process are recommended to be kept moist by wrapping/covering roots in layers of wetted down burlap to help avoid root desiccation. Impacts from the hardscape construction is expected to be minor if constructed in this manner.

A storm drain line is also proposed within the tree protection zones of trees #102, #103, and #151. The storm drain line when within the tree protection zone of the trees (10x diameter), is recommended to be excavated by hand in combination with an air knife and other hand tools such as a rotary hammer with a clay spade attachment and shovels. This work shall be done under the direct supervision of the project arborist when working within 10x the diameter of the trees. All encountered roots are required to be left exposed and as damage-free as possible while getting to the required depth of the trench. Roots to be left exposed are recommended to be covered/wrapped in layers of wetted-down burlap. The contractor is required to soak down the burlap daily with water to help avoid root desiccation. The storm drain line is then recommended to be tunneled underneath or beside roots where possible to avoid the need to cut tree roots. While highly discouraged, any root that needs to be cut measuring 1.5" in diameter or larger shall first be shown to the project arborist before being cleanly cut with loppers or a handsaw. All roots to be cut are required to be documented by the project arborist. Once the work is complete, the trench is recommended to be immediately backfilled and irrigated until the top 3' of soil is saturated. The recommended irrigation will act as a mitigation measure.

Tree #129
Residential building B is shown within the tree protection zone of tree #129. All excavation for the building foundation must be done by hand for the first 3' of excavation when working within 10x the diameter of this tree. Hand excavation shall consist of hand tools such as an air knife, rotary hammer with clay spade attachment, or shovels, while under the direct supervision of the Project Arborist. All roots encountered within the foundation area measuring 1.5" in diameter or larger are recommended to be retained for the Project Arborist to inspect before being cleanly cut. Once inspected and documented, the roots will need to be cleanly cut using a hand saw or loppers. Cut root ends on the tree side are recommended to be covered by 3 layers of wetted-down burlap to help avoid root desiccation. The contractor shall wet down the burlap daily while exposed. The area between the tree and the foundation (tree protection zone) is recommended to be irrigated every other week during the dry season until the top foot of the soil is saturated. This will act as a mitigation measure for the minor impacts. This work will be required to be documented by the city of Palo Alto with a letter sent to the city arborist.

A storm drain line is also proposed within the tree protection zones of tree #129. The storm drain line when within the tree protection zone of the tree (10x diameter), is recommended to be excavated by hand in combination with an air knife and other hand tools such as a rotary hammer with a clay spade attachment and shovels. This work shall be done under the direct supervision of the project arborist when working within 10x the diameter of the tree. All encountered roots are required to be left exposed and as damage-free as possible while getting to the required depth of the trench. Roots to be left exposed are recommended to be covered/wrapped in layers of wetted-down burlap. The contractor is required to soak down the burlap daily with water to help avoid root desiccation. The storm drain line is then recommended to be tunneled underneath or beside roots where possible to avoid the need to cut tree roots. While highly discouraged, any root that needs to be cut measuring 1.5" in diameter or larger shall first be shown to the project arborist before being cleanly cut with loppers or a handsaw. All roots to be cut are required to be documented by the project arborist. Once the work is complete, the trench is recommended to be immediately backfilled and irrigated until the top 3' of soil is saturated. The recommended irrigation will act as a mitigation measure.

Tree #137
Proposed residential building B is proposed within the tree protection zone of tree #137. The existing building is in the same place near this tree and no impacts are expected as the existing building has likely acted as a root barrier.

Tree #152
Coast live oak tree #152 is very close to the existing building. When demolishing this building, the existing foundation must be carefully removed when within 10x the diameter of the tree. The project arborist is recommended to meet with the demolition contactor before demolishing this structure. Foundation materials when within 10x the diameter of the tree are recommended to be jackhammered to break the material into hand manageable sized pieces. This will avoid putting upward pressure on the tree's root crown and will avoid destabilizing the tree. The wall of the structure must be carefully removed so that no sections of the existing structure fall toward the tree. The proposed hotel "E"is recommended to be no closer than the existing foundation when working within 10x the diameter of the tree to avoid cutting any roots as the existing structure has likely acted as a root barrier. Roots are expected to be growing parallel to the foundation. By constructing the foundation of hotel "E" to be no closer than the existing structure, impacts are expected to be minor to non-existent.

Tree #159
The proposed foundation of building "A" is shown within the tree protection of valley oak #159. The entire proposed foundation, when within 10x the diameter of the tree, is recommended/required to be excavated by hand in combination with hand tools such as an air knife, rotary hammer with clay spade attachment, or shovels while under the direct supervision of the Project Arborist. All roots encountered within the foundation area measuring 1.5" in diameter or larger are recommended to be retained for the Project Arborist to inspect before being cleanly cut. Once inspected and documented, the roots will need to be cleanly cut using a hand saw or loppers. Cut root ends on the tree side are recommended to be covered by 3 layers of wetted-down burlap to help avoid root desiccation. The contractor shall wet down the burlap daily while exposed. The area between the tree and the foundation (tree protection zone) is recommended to be irrigated once a month during the dry season until the top foot of the soil is saturated. This will act as a mitigation measure for the minor impacts. This work will be required to be documented by the city of Palo Alto, and a letter will be sent to the city arborist.

Trees #167, #168, #170-173
Trees 167, 168, 170, and 171 are neighboring trees and will have a new structure (building "A") located within ten times their diameter measurements. An existing driveway is situated adjacent to the trees and has likely resulted in roots being discouraged to grow on the property side and impacts are expected to be minor. The entire proposed foundation when within 10x the diameter of the tree is recommended/required to be excavated by hand in combination with hand tools such as an air knife, rotary hammer with clay spade attachment, or shovels while under the direct supervision of the Project Arborist for the first 3' of excavation. All roots encountered within the foundation area measuring 1.5" in diameter or larger are recommended to be retained for the Project Arborist to inspect before being cleanly cut. Once inspected and documented, the roots will need to be cleanly cut using a hand saw or loppers. Cut root ends on the tree side are recommended to be covered by 3 layers of wetted-down burlap to help avoid root desiccation. The contractor shall wet down the burlap daily while exposed. The area between the tree and the foundation (tree protection zone) is recommended to be irrigated once a month during the dry season until the top foot of the soil is saturated. This will act as a mitigation measure for the minor impacts. This work will be required to be documented by the city of Palo Alto with a letter sent to the city arborist.

Tree #166
Tree 166, a protected tree, will experience demolition of the existing structure within ten times its diameter, and the proposed town homes are in the same location as the existing structure. The existing structure has likely acted as a root barrier and no roots of significance are expected to be found under the existing foundation. However, sidewalk work within ten times its diameter will require protective measures. Mitigation measures include hand-digging the excavation for the sidewalk using air knives, rotary hammers with clay spade attachments, and shovels under the supervision of the Project Arborist. All roots encountered within the sidewalk aggregate section shall be retained. It is recommended to use Structural Soil (CU- Mix) as aggregate for the sidewalk when within 10x the diameter of the street trees. The structural soil shall be packed around and in between roots with the sidewalk built up on top of the tree roots. Irrigation shall take place before, during, and after the replacement of the sidewalk. This work is required to be inspected by the project arborist. The tree protection zone shall be irrigated once a month during the dry season to mitigate minor impacts, and all demolition within ten times the diameter should be conducted by hand. Treatments of Nutriroot are also recommended as additional mitigation measures for the minor impacts expected as well as aeration of the soil with an air knife as existing soil between the existing structure and tree appears to be compacted.

A new water line, sewer line, and storm drain line are proposed within 10x the diameter of oak tree #166. The utility lines, when within the tree protection zone of the tree (10x diameter), are recommended to be excavated by hand in combination with an air knife and other hand tools such as a rotary hammer with a clay spade attachment and shovels. This work shall be done under the direct supervision of the project arborist when working within 10x the diameter of the tree. All encountered roots are required to be left exposed and as damage-free as possible while getting to the required depth of the trench. Roots to be left exposed are recommended to be covered/wrapped in layers of wetted-down burlap. The contractor is required to soak down the burlap daily with water to help avoid root desiccation. The utility lines are then recommended to be tunneled underneath or beside roots where possible to avoid the need to cut tree roots. While highly discouraged, any root that needs to be cut measuring 1.5" in diameter or larger shall first be shown to the project arborist before being cleanly cut with loppers or a handsaw. All roots to be cut are required to be documented by the project arborist. Once the work is complete, the trench is recommended to be immediately backfilled and irrigated until the top 3' of soil is saturated. The recommended irrigation will act as a mitigation measure.

Pre And Post-Construction Care:
If the project is approved, a comprehensive soil test is recommended to assess and address any nutrient deficiencies for trees where construction is to be located within the tree protection zones. The soil test shall take place before the start of construction.

Pre-Construction Care:
In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. Depending on the recommended soil test analysis, fertilizing may be needed. Within the tree protection zones, it is recommended that an inline drip emitter system be installed in a grid-like manner to provide deep irrigation during the dry season. The irrigation system should be placed on top of the existing grade and require no excavation. The irrigation system shall be turned on by the project arborist as seen fit during the required monthly inspections. Regardless of the soil test results, the use of NutriRoot is still strongly advisable for trees that will be impacted by construction activities. The stresses caused by construction, such as root disturbance, soil compaction, and changes in water availability, can severely affect a tree's health. NutriRoot provides essential nutrients, promotes root growth, and enhances water management, helping trees withstand and recover from these stresses. Importantly, NutriRoot is low in macronutrients, which means it should not cause issues associated with over-fertilization, such as nutrient runoff or root burn. This makes it a safe and effective option for supporting the resilience and vitality of trees during and after construction, ensuring their long-term health and stability.

Post-Construction Care:
Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Annual inspections by a Certified Arborist are recommended to ensure the trees remain in existing health. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. Oak trees should be deep-watered during the months of May and September to combat drought stresses. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.

By adopting this dual-phase approach, (pre- and post-construction) leveraging a combination of deep watering, nutritional support, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

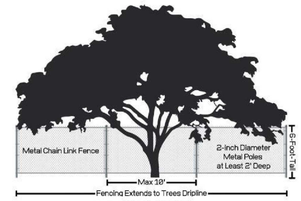
TREE PROTECTION PLAN

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

Fencing Specifications:
The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

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

Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. Trees #25, 47, 48, 102, 103, 129, 137, 138, 144, 151, 152, 159, 166-168, and 170-173 are recommende to be protected by type 1 tree protection fencing.



Type 1 Fencing

Type II Tree Protection:
Description: This fencing type is specifically designed for trees located within narrow planting strips generally between a sidewalk and street.
Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4049
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

MIG | PGA
800 HEARST AVE
BERKELEY, CA 94710
TEL 510.845.7549
www.migcom.com

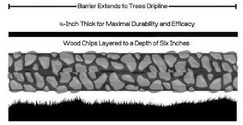
SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

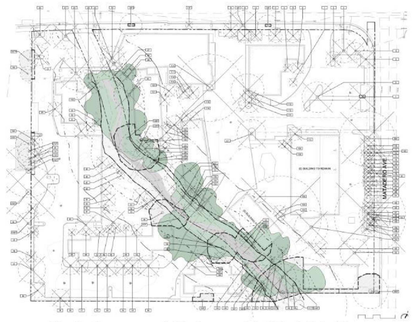
T-7

Specifications: The fencing specifications shall be identical to that of Type I in terms of the material used and installation method. The 6-foot-tall metal chain link fence should be installed in a way that completely encloses the planting strip between the sidewalk and street when within the TPZ. This will keep the sidewalk and street open for public use. Trees #13, and #18 are to be protected by Type II tree protection fencing.

Landscape Barrier Zone
If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.



Landscape Barrier Zone



Showing the recommended fencing areas in bold black dashed lines

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

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

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

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

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

Native oak trees- Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

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

Roots and Foundations
Recognize that tree roots typically do not grow under existing houses or buildings due to compacted soil and limited moisture availability during foundation installation. Ensure that foundations are correctly installed to minimize the risk of tree root intrusion. Avoid situations where trees are planted too close to existing or planned structures, as this can result in potential conflicts between roots and foundations. If tree roots are in direct contact with a foundation, consult with a certified arborist to assess the situation and recommend appropriate measures to protect both the tree and the structure.

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

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

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

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

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

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

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

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

PURPOSE & USE OF THE REPORT

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

TESTING & ANALYSIS

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

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

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

TREE WORK STANDARDS AND QUALIFICATIONS

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

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

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

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

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

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

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

ASSUMPTIONS AND LIMITING CONDITIONS

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

ARBORIST DISCLOSURE STATEMENT

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

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

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

CERTIFICATION

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

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified March 5, 2025

INTERNATIONAL SOCIETY OF ARBORICULTURE
DAVID BECKHAM
WE- 10724A
David Beckham
CERTIFIED ARBORIST

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4043
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

MIG | PGA
800 HEARST AVE
BERKELEY, CA 94710
TEL 510.845.7549
www.migcom.com

SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

T-8

TREE PRESERVATION AND REMOVAL LEGEND

- EXISTING TREE AND CANOPY
- EXISTING TREE TO BE REMOVED, REMOVE STUMP TO 2' BELOW FINISH GRADE
- TREE PROTECTION FENCING, TYPE I OR TYPE II AS SHOWN ON PLANS AND AS DESCRIBED IN ARBORIST REPORT
- TREE PROTECTION ZONE (TPZ) - ALL DEMOLITION, GRADING, EXCAVATION, CONSTRUCTION AND STAGING TO BE APPROVED BY PROJECT DESIGNATED ARBORIST
- MATADERO CREEK TOP OF BANK (TOB)
- STREAMSIDE REVIEW AREA (50' FROM TOB)
- EXTENTS OF OBSERVED RIPARIAN VEGETATION (WITHIN 100' FROM TOB)
- OBSERVED RIPARIAN VEGETATION TO REMAIN
- OBSERVED RIPARIAN VEGETATION TO REMOVE
- MATADERO CREEK ORDINARY HIGH WATER MARK (OHWM)

SEE L1.0 FOR EXISTING TREE INVENTORY.
SEE T-1 THROUGH T-9 FOR SPECIAL TREE PROTECTION INSTRUCTIONS AND ARBORIST REPORT.

(E) BUILDING TO BE REMOVED

MATADERO AVE.

0 10 20 30 50ft

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4043
Signature
MAY 31, 2026
Renewal Date
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Date
STATE OF CALIFORNIA

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TEL 510.845.7549
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TREE PRESERVATION & REMOVAL PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

L1.1

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 preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.**

For detailed information on Palo Alto's protected trees and tree protection during development, review the **City's Tree and Landscape Technical Manual** (TLTM) found at www.cityofpaloalto.org/trees *

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org 650-496-5953

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

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 tree disclosure statement must accompany all applications for development that include exterior work, all demolition or grading permit applications, or other development activity that may impact protected trees.

PROPERTY ADDRESS: 3398, 3400, 3450 El Camino Real

1. **Are there any trees over 4" in trunk diameter being proposed for removal?** ☒ **YES** ☐ **NO**
2. **Are there Protected [1] trees on the property or on adjacent property within 30 feet of the proposed building footprint/ area of work?** ☒ **YES** (continue form) ☐ **NO** (proceed to question 6)
3. Where are the trees located? Check all that apply. **(Plans submitted must show all trees over 4" in diameter)**
   - ☑ On the property or in the adjacent public right-of-way** and within 30 feet of the proposed building footprint or
   - ☑ On adjacent property within 30 feet of proposed building footprint/area of work or
   - ☑ Close enough that its canopy overhangs the project site

   Street trees on the property or within 30ft of proposed work require special protection by a fenced enclosure per the instructions on the T-1 Sheet. Prior to beginning any work, you must schedule a Street Tree Protection Verification inspection by calling Public Works Operations at 650-496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605). **NOTE: ADU only projects (including Table 1/589) are not exempt.
4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees [1] ?

   ☒ **YES** (Check below) ☐ **NO**

   - ☑ **Protected Native Species Trees** - *Acer macrophyllum*, *Calocedrus decurrens*, *Quercus agrifolia*, *Quercus douglasii*, *Quercus kelloggii*, or *Quercus lobata* 11.5" DBH or more or *Sequoia sempervirens* 18" DBH or more
   - ☑ **Protected Mature Trees** - Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users)
   - ☐ **Designated Trees** - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan
   - ☐ **Heritage Trees** - Specific individual trees designated by Council. See the Heritage Tree List
5. Is there activity or grading within the TPZ of these trees? TPZ = radius of 10 times the diameter. ☒ **YES** ☐ **NO**

   If Yes, a ***Tree Preservation Report*** *must be prepared by an ISA certified arborist and submitted for staff review (see TLTM. Section 5.3.3).* [2]
   *Attach this report to Sheet T-2,: "Tree Protection, its Part of the Plan", per Site Plan Requirements.**
6. **Are the Site Plan Requirements completed? (See below)** ☒ **YES** ☐ **NO**

***For ADU Only Projects:** this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/589 projects are not exempt from tree disclosure.

For All Projects the following is required: Plans (drawn by architect, contractor or arborist) must show the tree species, measured trunk DBH, and Dripline of each tree 4" DBH or larger. ADU only projects may indicate species and tree sizes are estimated/approximate.

For Projects with Trees Requiring Tree Protection: the following is required: 1) Plans (drawn by architect, contractor or arborist) must show the measured trunk DBH and TPZ of each Protected Tree; 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM ,; Section 3.3 for additional information).

For Projects with Activity or Grading Within the TPZ of a Protected Tree, A Tree Preservation Report is required and must be included in the T-1 set.

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. (Note: Applicants signing for ADU only projects will not be penalized for incorrect reporting of tree size or identification of tree species.)

Signature: *David Beckham* Print: David Beckham ISA#: WE-10724A Date: 3/6/2025

[1] **Protected Trees -** Includes any trees belonging to the following categories: **a) Public Trees (Street Trees) -** Trees growing in the city right of way or on public property; **b) Protected Native Species Trees -** Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley Oaks which are 11.5" in diameter or larger and Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; **c) Protected Mature Trees -** All other species of trees with DBH of 15" or larger when measured 54" above natural grade (Excluding invasive species and high water users); d) Heritage Trees - Individual trees designated by City Council (See Heritage Tree List); and **e) Designated Trees -** mitigation trees or commercial and non-residential property trees, which are/were part of an approved landscape plan.

[2] Palo Alto Tree and Landscape Technical Manual (TLTM) contains instructions for all requirements on this form. It is available on our website at: https://www.cityofpaloalto.org/treeordinance

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

Palo Alto Municipal Codes, Chapters 12.32.040, 16.14, and 18.40.130 requires compliance with the State Model Water Efficient Landscape Ordinance (MWELO). Disclosure of square footage of landscaped area for all projects will assist both the applicant and the city with compliance and reporting requirements. Refer to the city's MWELO Submittal & Guidelines document for further details.

PROPERTY ADDRESS: 3398, 3400, 3450 EL CAMINO REAL, PALO ALTO, CA

1. **Is there any new or rehabilitated landscape area included in this project?**

   ☒ **YES** (continue form) ☐ **NO** (form requirements complete)
2. If new landscape is included, enter the square footage: New Landscape square footage* = 1,962 SF

   *If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.
3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* = 32,273 SF

   *If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.
4. Enter the total combined square footage of all landscaping included in the project*= 34,235 SF

   *If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

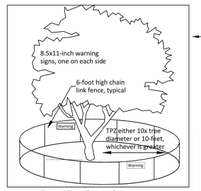
I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: _____ Print: CHRISTOPHER KENT Date: 3/6/2025

Revised 09/26/2023

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

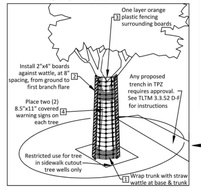
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.



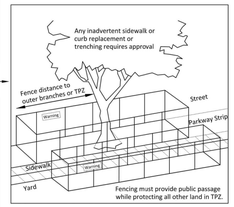
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.



Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

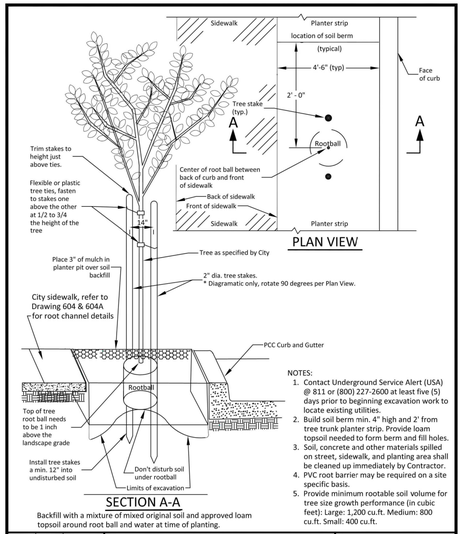
Rev	By	Date
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	02/14/24

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

Approved by: P. GOLLINGER
PE No. ISA-WE: 7320BM
Date 02/14/2024
Dwg No. 605



NOTES:
1. Contact Underground Service Alert (USA) @ 811 or (800) 227-2600 at least five (5) days prior to beginning excavation work to locate existing utilities.
2. Build soil berm min. 4" high and 2' from tree trunk planter strip. Provide loam topsoil needed to form berm and fill holes.
3. Soil, concrete and other materials spilled on street, sidewalk, and planting area shall be cleaned up immediately by Contractor.
4. PVC root barrier may be required on a site specific basis.
5. Provide minimum rootable soil volume for tree size growth performance (in cubic feet): Large: 1,200 cu.ft. Medium: 800 cu.ft. Small: 400 cu.ft.

Backfill with a mixture of mixed original soil and approved loam topsoil around root ball and water at time of planting.

Rev	By	Date
1	Ron L	04/15/03
2	JT	08/14/06
3	HQN	03/19/07
4	RTN	06/11/17

Scale: NTS

Tree Detail Planter Strip

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 603

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements are provided for supplemental guidance, recommendation and/or best practices. Any applicable items shall be addressed in any permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc.

TREE PROTECTION COMPLIANCE: The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the Tree Preservation Report and/or Sheet T-1 and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project.

PLAN CHANGES: Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Development Services Department for review by Planning, Public Works or Urban Forestry.

TREE DAMAGE: Tree Damage, Injury Mitigation and Inspections apply to the Contractor. Reporting, injury mitigation measures and arborist inspection schedule apply pursuant to TLTM, Section 5.3. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree and Landscape Technical Manual, Section 3.3.5 - 4.

URBAN FORESTRY GENERAL: The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree protection zone (TPZ). The ground under and around the tree canopy area shall not be altered. No waste material or construction byproducts allowed within the TPZ. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.3.5 - 2e: Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then CPA Standard Detail #504 shall be printed on the final plans to be implemented by Contractor. Any excavation within 10-feet of street trees must be approved in advance by the Urban Forestry Section at (650) 496-5953.

NO NET LOSS OF CANOPY: In order to comply with the city's no net loss of canopy policy (PAMC 8.10.055; Urban Forest Master Plan Goals 6.A, 6.B, & 6.C; Comprehensive Plan, Natural Environment Chapter Goal N-2) all trees 4" DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 4-2 in the Tree and Landscape Technical Manual, Section 4.3. New landscape tree plantings (24" box or larger) count towards the replacement total. Screening trees may also count toward the total depending on size and species selected. If unable to plant the required number of trees on site (our preferred solution) there is the option of paying in-lieu fees per each 24" box tree into the forestry fund. [Note: Replacement at 1:1 ratio for trees listed as exempt species under PAMC 8.10.020 is recommended but not required.]

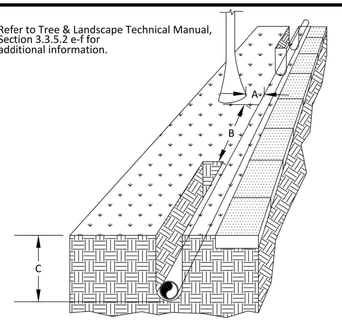
PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

a. SHEET T-1, The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website. A certified arborist shall complete and sign the Tree Disclosure Statement.

b. TREE PRESERVATION REPORT (TPR), if indicated by Tree Disclosure Statement, All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-2, T-3, etc.) and added to the sheet index.

c. TREE PROTECTION FENCING, The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Protected Tree, using a bold dashed line enclosing the Tree Protection Zone (CPA Standard Detail #605).

NOTE: Refer to Tree & Landscape Technical Manual, Section 3.3.5.2 e-f for additional information.



Tree trunk diameter	Distance of bore from each side of treetrunk "A"	Distance of open trench from tree-trunk "B"	Depth of bore or trench "C"
in	in	ft	ft
2	2	3	3.00
3	3	6	3.25
6	5	10	3.33
12	6	12	3.67
18	7	14	4.00
24	8	16	4.33
30	9	18	4.67
36	10	20	4.83
42	12	22	5.00

Rev	By	Date
1	MMN	3/15/05
2	JT	08/14/06
3	RTN	06/11/17
4	PGG	11/23/22

Scale: NTS

Utility Trenching Near Trees

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 504

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

The following conditions, inspection schedules or reporting requirements will be required when checked by city staff during Urban Forestry Review of development applications.

☐ **PSR1 - TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Uriel Hernandez at 650-690-0258 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until completion of urban forestry final inspection.

☐ **PSR2 - MWELO INSPECTION REQUIRED:** Prior to building final, applicant must contact Urban Forestry at trees@cityofpaloalto.org for landscape final (MWELO Inspection). Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled. See MWELO guidelines for details on any required third party water audits.

☐ **PSR3 - TREE PERMIT REQUIRED:** Plans indicate that protected trees will be removed as part of this project. Please contact Urban Forestry at trees@cityofpaloalto.org to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.

☐ **PSR4 - PROJECT ARBORIST:** The property owner shall hire a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees.

☐ **PSR5 - PROJECT ARBORIST CERTIFICATION LETTER:** When required, a letter certifying that the project arborist has reviewed the building permit plan set with regards to trees as well as the Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged with the contractor or owner. Project Arborist Certification Letters should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Letter, TLTM Section 5.3.5).

☐ **PSR6 - MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures (see Monthly Inspection Report, TLTM Section 5.3.6).

☐ **PSR7 - SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).

☐ **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TPZ:** Work in the Tree Protection Zone of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).

---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

Apply Tree Preservation Report on sheet(s) T-2 when required

Use additional "T" sheets as needed

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT 4,843
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

MIG | PGA
800 HEARST AVE
BERKELEY, CA 94710
TEL 510.845.7549
www.migcom.com

Autodesk Docs://CWK23-CrOc003 - Creekside Townhomes and Residences/Creekside-Landscape-R24.rvt
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GENERAL LEGEND

- PROPERTY LINE
- EASEMENTS, S.C.D.
- MATADERO CREEK
- MATADERO CREEK TOP OF BANK (TOB)
- SLOPE STABILITY PROTECTION AREA (20' FROM TOB)
- STREAMSIDE REVIEW AREA (50' FROM TOB)
- 10' SETBACK FROM TOP OF EXISTNG BANK

HARDSCAPE MATERIALS LEGEND

- ASPHALT, S.C.D.
- STANDARD CONCRETE, S.C.D.
- DECORATIVE CONCRETE - PEDESTRIAN GRADE
- DECORATIVE UNIT PAVERS
- PERVIOUS DECOMPOSED GRANITE

SOFTSCAPE MATERIALS LEGEND

- PLANTING AREA - SEE PLANTING PLAN
- BIORETENTION PLANTING, S.C.D.
- TREE - (E) TO REMAIN, SEE L1.0-L1.1
- TREE - PROPOSED, SEE L2.0 FOR PLANT LIST



LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4419
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2005
Date
STATE OF CALIFORNIA

MIG | PGA
800 HEARST AVE
BERKELEY, CA 94710
TEL 510.845.7549
www.migcom.com

LANDSCAPE MATERIALS PLAN GROUND LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

L2.1

Autodesk Docs://OAK23-CO-033 - Creekside Townhomes and Residences/Creekside-Landscape-R24.rvt
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ZONE 1 - MATADERO CREEK PLANTING - BETWEEN TOP OF BANKS

QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE (SOURCE: WUCOLS)	DROUGHT TOLERANT	CA NATIVE
SHRUB						
26	CEANOTHUS CUNEATUS	BUCKBRUSH	5 GAL	VERY LOW	Yes	Yes
33	DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	5 GAL	VERY LOW	Yes	Yes
31	FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL	LOW	Yes	Yes
23	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	Yes	Yes
37	HOLODISCUS DISCOLOR	OCEAN SPRAY	5 GAL	LOW	Yes	Yes
28	LONICERA INVOLUCRATA	BLACK TWINBERRY	5 GAL	LOW	Yes	Yes
30	LUPINUS ALBIFRONS	SILVER LUPINE	1 GAL	VERY LOW	Yes	Yes
26	LUPINUS NANUS	SKY LUPINE	1 GAL	LOW	Yes	Yes
26	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1GAL	LOW	Yes	Yes
30	SYMPHORICARPOS ALBUS 'TILDEN PARK'	SNOWBERRY	5 GAL	LOW	Yes	Yes
26	SYMPHORICARPOS MOLLIS	SNOWBERRY	5 GAL	LOW	Yes	Yes
PERENNIAL						
60	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW	Yes	Yes
72	ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	1 GAL	LOW	Yes	Yes
87	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	5 GAL	VERY LOW	Yes	Yes
62	LUPINUS BICOLOR	MINIATURE LUPINE	5 GAL	LOW	Yes	Yes
67	STACHYS BULLATA	CALIFORNIA HEDGENETTLE	1 GAL	LOW	Yes	Yes
GRASS						
36	BROMUS CARINATUS	CALIFORNIA BROME GRASS	1 GAL	MODERATE	No	Yes
54	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW	Yes	Yes
50	KOELERIA MACRANTHA	JUNE GRASS	1 GAL	LOW	No	Yes
43	LEYMUS GLAUCUS	BLUE WILDRYE	1 GAL	LOW	Yes	Yes
49	MELICA CALIFORNICA	CALIFORNIA MELIC GRASS	1 GAL	VERY LOW	Yes	Yes
30	MELICA IMPERFECTA	COAST RANGE MELIC	1 GAL	VERY LOW	Yes	Yes
38	STIPA LEPIDA	FOOTHILL NEEDLE GRASS	1 GAL	VERY LOW	Yes	Yes
48	STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GAL	VERY LOW	Yes	Yes

ZONE 2 - STREAMSIDE REVIEW AREA PLANTING (50' FROM TOP OF BANK)

QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE (SOURCE: WUCOLS)	DROUGHT TOLERANT	CA NATIVE
SHRUB						
85	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GAL	LOW	Yes	Yes
76	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	5 GAL	LOW	Yes	Yes
98	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	LOW	Yes	Yes
78	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW	Yes	Yes
GRASS						
98	BOUTELOUA GRACILIS 'BLONDE AMBITION'	MOSQUITO GRASS	1 GAL	LOW	Yes	Yes
FERN						
60	POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY FERN	1 GAL	VERY LOW	Yes	Yes

ORNAMENTAL PLANTING (BEYOND STREAMSIDE REVIEW AREA)

QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE (SOURCE: WUCOLS)	DROUGHT TOLERANT	CA NATIVE
SUCCULENT						
30	AGAVE BLUE FLAME	BLUE FLAME AGAVE	5 GAL	LOW	Yes	No
SHRUB						
76	ACACIA COGNATA COUSIN ITT	LITTLE RIVER WATTLE	5 GAL	LOW	Yes	No
53	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GAL	LOW	Yes	Yes
57	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	5 GAL	LOW	Yes	Yes
33	PHORMIUM 'TONY TIGER'	DWARF VERIGATED NEW ZELAND FLAX	5 GAL	LOW	Yes	No
54	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	LOW	Yes	Yes
76	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW	Yes	Yes
PERENNIAL						
49	ANIGOZANTHOS 'BUSH DEVIL'	KANGAROO PAW		LOW	Yes	No
GROUNDCOVER						
71	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	Yes	No
76	STACHYS BYZANTINA 'BIG EARS'	LAMB'S EARS	1 GAL	LOW	Yes	No
GRASS						
143	BOUTELOUA GRACILIS 'BLONDE AMBITION'	MOSQUITO GRASS	1 GAL	LOW	Yes	Yes
78	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW	Yes	No
89	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH		LOW	Yes	No
49	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE AWN MUHLY	1 GAL	LOW	Yes	No
FERN						
97	POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY FERN	1 GAL	VERY LOW	Yes	Yes

TREES

QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE (SOURCE: WUCOLS)	DROUGHT TOLERANT	CA NATIVE	PLANT ZONE
TREE								
1	ACER NEGUNDO	BOX ELDER	24" BOX	24'-0"	MODERATE	No	No	ZONE 1
4	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	25'-0"	VERY LOW	Yes	Yes	ZONE1, ZONE 2
12	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	8'-0"	LOW	Yes	No	ORNAMENTAL PLANTING
31	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24" BOX	8'-0"	LOW	Yes	No	ORNAMENTAL PLANTING
23	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'-0"	VERY LOW	Yes	Yes	ZONE1, ZONE 2, BIORETENTION
1	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15'-0"	VERY LOW	Yes	Yes	ORNAMENTAL PLANTING
1	CITRUS LATIFOLIA	BEARSS LIME	15 GAL	8'-0"	MODERATE	No	No	ORNAMENTAL PLANTING
2	CITRUS LIMON 'MEYER IMPROVED'	IMPROVED MEYER LEMON	15 GAL	15'-0"	MODERATE	No	No	ORNAMENTAL PLANTING
1	FRAXINUS LATIFOLIA	OREGON ASH	24" BOX	40'-0"	MODERATE	No	Yes	ZONE 1
2	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	20'-0"	MODERATE	No	No	ORNAMENTAL PLANTING
15	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	18'	MODERATE	No	No	ZONE1
4	PHOENIX ROEBELENII	PIGMY DATE PALM	24" BOX	8'-0"	LOW	Yes	No	ORNAMENTAL PLANTING
7	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24" BOX	30'-0"	MODERATE	No	No	ORNAMENTAL PLANTING
1	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	24" BOX	18'-0"	MODERATE	No	Yes	ZONE 1
2	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	40'-0"	VERY LOW	Yes	Yes	ZONE1, ZONE 2
2	QUERCUS LOBATA	VALLEY OAK	24" BOX	40'-0"	LOW	Yes	Yes	ZONE1, ZONE 2
4	UMBELLULARIA CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	25'-0"	VERY LOW	Yes	Yes	ZONE 1

BIOFILTRATION PLANTING- SHRUBS & GROUNDCOVER

QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE (SOURCE: WUCOLS)	DROUGHT TOLERANT	CA NATIVE
SHRUB						
34	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	Yes	Yes
24	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	Yes	Yes
36	RHAMNUS CALIFORNICUS 'SEA VIEW'	SEA VIEW COFFEEBERRY	15 GAL	LOW	Yes	Yes
20	RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	LOW	Yes	Yes
GROUNDCOVER						
23	SALVIA SONOMENSIS	CREEPING SAGE	1 GAL	LOW	Yes	Yes
GRASS						
36	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	VERY LOW	Yes	Yes
34	MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	LOW	Yes	Yes

PLANT QUANTITY COUNT SUMMARY PERCENTAGE	65% OF PROPOSED PLANT QUANTITY IS A CALIFORNIA NATIVE SPECIES	35% OF PROPOSED PLANT QUANTITY IS A DROUGHT-TOLERANT, NON-CALIFORNIA NATIVE SPECIES

NOTES:
1. RIPARIAN PLANTING TREES, SHRUBS, GRASSES AND PERENNIALS ARE FROM DESIGN MEMORANDUM PREPARED BY WRA ENVIRONMENTAL CONSULTANTS SPECIFICALLY FOR THIS SITE.

STATEMENT OF LANDSCAPE DESIGN INTENT

THE DESIGN FOR THE CREEKSIDE TOWNHOMES AND RESIDENCES CREATES OUTDOOR SPACES THAT SERVE THE RESIDENTS RETAIL VISITORS, AND WILDLIFE. THE SPACES ARE DESIGNED TO BE VISUALLY APPEALING, FUNCTIONAL, AND SUSTAINABLE. THE LANDSCAPE WILL BLEND PLANTING, NEW AND EXISTING TREES, HARDSCAPE, FURNISHINGS, LIGHTING, AND FENCING.

MATADERO CREEK: THE CREEK IS THE SIGNIFICANT FEATURE OF THE SITE, CURRENTLY CHARACTERIZED BY STEEP BANKS OVERGROWN WITH INVASIVE IVY WITH LARGE CHUCKS OF CONCRETE IN THE STREAM BED. THE PROJECT WILL REHABILITATE THE CREEK BY REMOVING INVASIVE PLANTS AND REPLACING THEM WITH NATIVE RIPARIAN SPECIES, ENHANCING WILDLIFE HABITATS, PARTICULARLY FOR BIRDS. EMBRACING THE CREEK AS A CENTRAL DESIGN ELEMENT, THE PROJECT, APTLY NAMED 'CREEKSIDE TOWNHOMES AND RESIDENCES,' WILL TRANSFORM IT INTO A FOCAL POINT OF THE SITE. A DESIGNATED CREEKSIDE TRAIL, ALLOW RESIDENTS AND VISITORS TO ENJOY THE BEAUTY OF THE CREEK. THIS APPROACH NOT ONLY ENHANCES THE AESTHETIC AND ECOLOGICAL VALUE OF THE SITE BUT WILL ALSO STRENGTHEN THE CONNECTION BETWEEN THE RESIDENCES. AND THE NATURAL ASPECTS OF THE CREEK. FENCING WILL BE KEPT 5 FEET OR FURTHER AWAY FROM THE TOP OF BANK, PER MUNICIPAL CODE.

RECREATIONAL SPACES: THE DESIGN INCLUDES VARIOUS RECREATIONAL AREAS SUCH AS THE CREEKSIDE WALKING PATH, SOCIALIZING SPACES, LARGE FLEXIBLE OUTDOOR AREAS, AND SPACES FOR GAMES LIKE PING-PONG. SPACES WILL BE THOUGHTFULLY DESIGNED TO CATER TO THE DIVERSE NEEDS OF RESIDENTS, PROMOTING RELAXATION, SOCIAL INTERACTION, AND PHYSICAL ACTIVITY.

PLANTING: THE PLANTING WILL REHABILITATE AND EXPAND UPON THE RIPARIAN HABITAT AROUND THE CREEK - CURRENTLY SEVERELY DIMINISHED- TO HAVE YEAR-ROUND BEAUTY AND A HABITAT FOR COMPATIBLE CREEK WILDLIFE. ALL PLANTINGS WILL BE DROUGHT TOLERANT AND REQUIRE MINIMAL IRRIGATION. A MAJORITY OF THE SPECIES USED WILL BE NATIVE TO CALIFORNIA. ONLY NATIVE, NON-INVASIVE SPECIES WILL BE PLANTED WITHIN THE STREAMSIDE REVIEW AREA. ONLY NATIVE, RIPARIAN VEGETATION WILL BE PLANTED BETWEE TOP OF BANKS.

PRIVACY AND SECURITY: THE PATH AND ALL OUTDOOR USABLE SPACES WILL HAVE LIGHTING.

IRRIGATION: THE PROPOSED LANDSCAPE WILL HAVE A WATER-EFFICIENT IRRIGATION SYSTEM TO COMPLY WITH CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE SYSTEM WILL UTILIZE ADVANCED DRIP IRRIGATION TECHNOLOGY TO DELIVER WATER DIRECTLY TO THE ROOT ZONES OF PLANTS, SIGNIFICANTLY REDUCING WATER WASTE DUE TO EVAPORATION AND RUNOFF. SMART CONTROLLERS WITH WEATHER-BASED SENSORS WILL ADJUST WATERING SCHEDULES IN REAL TIME BASED ON LOCAL WEATHER CONDITIONS, ENSURING OPTIMAL WATER USAGE THROUGHOUT THE YEAR. SOIL MOISTURE SENSORS WILL ENHANCE EFFICIENCY BY PROVIDING PRECISE DATA TO PREVENT OVERWATERING.

LIGHTING: THE LANDSCAPE LIGHTING WILL ENSURE APPROPRIATE ILLUMINATION LEVELS FOR VARIOUS SPACES, ADHERING TO THE CORRECT FOOT CANDLE REQUIREMENTS FOR WALKING PATHS, EATING AREAS, POOLSIDE AREAS, GENERAL SOCIALIZING SPACES, AND PROXIMITY TO THE STREAMSIDE REVIEW AREA AND CREEK. EACH AREA WILL BE LIT TO PROVIDE BOTH SAFETY AND AMBIANCE, ENHANCING THE OVERALL AESTHETIC OF THE LANDSCAPE. THE SYSTEM WILL COMPLY WITH CALIFORNIA'S DARK SKY INITIATIVE BY MINIMIZING LIGHT POLLUTION AND PRESERVING THE NATURAL NIGHT ENVIRONMENT. LOW-VOLTAGE LED TECHNOLOGY WILL BE EMPLOYED THROUGHOUT, OFFERING ENERGY EFFICIENCY, LONG-LASTING PERFORMANCE, AND REDUCED MAINTENANCE COSTS. THESE LEDS WILL BE CAREFULLY SELECTED AND POSITIONED TO DIRECT LIGHT WHERE NEEDED, AVOIDING GLARE AND SPILLAGE, THUS CREATING A WELCOMING AND ENVIRONMENTALLY FRIENDLY OUTDOOR ENVIRONMENT FOR ALL USERS.

SUSTAINABILITY: SUSTAINABILITY IS A KEY FOCUS, WITH NATIVE AND DROUGHT-TOLERANT PLANTS REDUCING WATER USAGE, EFFICIENT IRRIGATION SYSTEMS, AND RAINWATER HARVESTING. THE LANDSCAPE WILL ALSO SERVE ENVIRONMENTAL GOALS BY ENHANCING BIODIVERSITY, REDUCING POLLUTION, AND MITIGATING THE URBAN HEAT ISLAND EFFECT. COMMUNITY ENGAGEMENT WILL BE ENCOURAGED THROUGH GARDENING AREAS AND EDUCATIONAL SPACES, FOSTERING A SENSE OF BELONGING AND WELL-BEING AMONG RESIDENTS.

PUBLIC BIKE PARKING
SHORT TERM BIKE PARKING FACILITIES WILL BE INCORPORATED FOLLOWING CODE 18.54.060 BICYCLE PARKING FACILITIES

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4843
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

MIG
800 HEARST AVE
BERKELEY, CA 94710
TEL 510.845.7549
www.migcom.com
PGA

LANDSCAPE DESIGN STATEMENT & PLANT LIST

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

GENERAL LEGEND

- MATADERO CREEK TOP OF BANK (TOB)
- 5' OFFSET FROM TOB (MINIMUM DISTANCE FOR FENCING)

CIRCULATION LEGEND

- BICYCLE CIRCULATION
- PEDESTRIAN CIRCULATION

FENCING AND GUARDRAIL LEGEND

- BRIDGE VEHICLE RAILING
- 42" HIGH GUARDRAIL
- RETAIN EXISTING 8' SOUNDWALL

BIKE RACK, TYP. - (10) BIKE RACKS IN RESATURANT FURNISHING ZONE, S.A.D. FOR BIKE RACK CALCULATIONS

MICROMOBILITY INFRASTRUCTURE: SEATING AREA (WITHIN 30' OF MAIN ENTRANCES)

LANDSCAPE/ FURNITURE AREA

BIKE RACK, TYP. - (21) BIKE RACKS IN EL CAMINO REAL FURNISHING ZONE, S.A.D. FOR BIKE RACK CALCULATIONS

MICROMOBILITY INFRASTRUCTURE: SEATING AREA (WITHIN 30' OF MAIN ENTRANCE)

6'-0" CLR.

CLEAR PATH WIDTH

EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

LOT 1

LOT 3

RETAIL

LOBBY

AMENITY

56 STANDARD

DRIVEWAY

LOADING ZONE NO PARKING

(E) PEDESTRIAN BRIDGE WITH NEW GUARDRAIL

(E) VEHICULAR BRIDGE WITH NEW GUARDRAIL

0 10 20 30 50ft

NOTES

1. ALL BIKE PARKING SHOWN ON THIS SHEET IS SHORT-TERM BIKE PARKING. FOR THE FOUR REMAINING COVERED SHORT TERM BIKE PARKING SPACES REQUIRED FOR BUILDING A, SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS IN PARKING GARAGE.

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT MIG
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

MIG | PGA
800 HEARST AVE
BERKELEY, CA 94710
TEL 510.845.7549
www.migcom.com

PEDESTRIAN & BICYCLE CIRCULATION, GUARDRAIL & FENCING PLAN GROUND LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

L2.3

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HARDSCAPE MATERIAL LEGEND - ROOF DECKS

DECORATIVE UNIT PAVERS

WOODEN DECKING

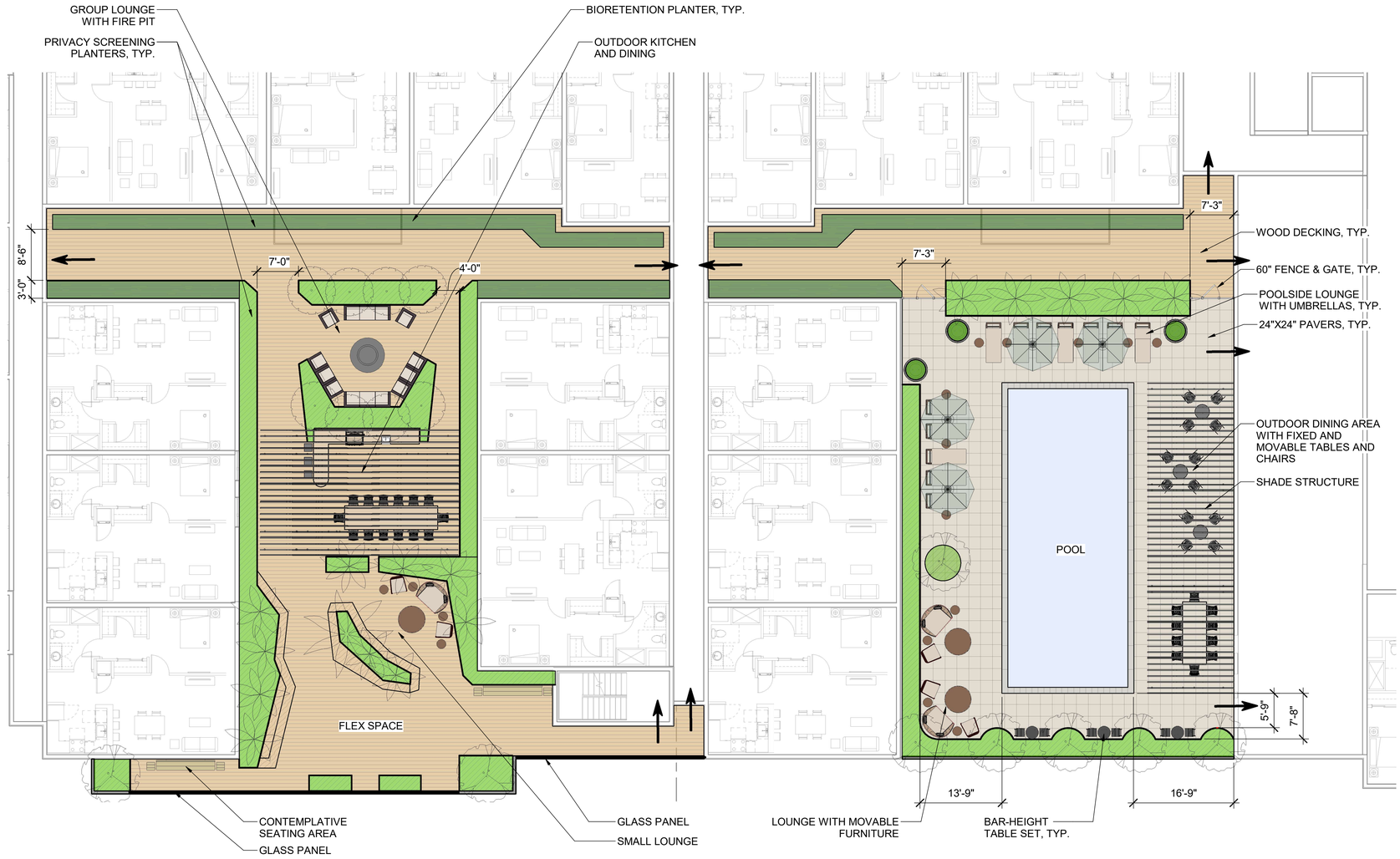
SOFTSCAPE MATERIAL LEGEND - ROOF DECKS

ORNAMENTAL PLANTING
(BEYOND STREAMSIDE REVIEW AREA)

STORMWATER TREATMENT AREA, S.C.D.

TREES, SEE L2.0 FOR PLANT LIST

BUILDING ENTRY



1 L2.2 CREEKSIDE RESIDENCIES ROOF DECK MATERIALS AND PLANTING
1" = 10'-0"

0 5 10 15 25ft

N

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4013
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

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LANDSCAPE MATERIALS AND PLANTING PLAN UPPER LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

L2.2

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LEGEND - GENERAL

- PROPERTY LINE
- EASEMENTS, S.C.D.
- MATADERO CREEK
- MATADERO CREEK TOP OF BANK (TOB)
- SLOPE STABILITY PROTECTION AREA (20' FROM TOB)
- STREAMSIDE REVIEW AREA (50' FROM TOB)

LANDSCAPE PLAN LEGEND

- ZONE 1 - MATADERO CREEK PLANTING (BETWEEN TOPS OF BANKS)
- ZONE 2 - STREAMSIDE REVIEW AREA PLANTING (50' FROM TOP OF BANK)
- ORNAMENTAL PLANTING (BEYOND STREAMSIDE REVIEW AREA)
- BIORETENTION PLANTING, S.C.D.
- WOOD MULCH
- (E) TREE TO REMAIN, SEE L1.0-1.1
- PROPOSED TREES

SEE L2.0 FOR PLANT LIST

SEE L2.2 FOR UPPER LEVEL PLANTING AREAS



LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4043
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
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LANDSCAPE PLANTING PLAN GROUND LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

L2.4

Motive Area Light

landscapeforms

Spec Sheet | AJ500



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts to a tenon on the top of pole and is secured with three stainless steel set screws. Top cover is secured by three magni-coated cap screws on top of the luminaire.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver, 0-10V dimming, -40°C start temperature. Available with optional ANSI C136.41 twist lock receptacle Motive area light ships prewired.

Light Engine
Cast aluminum light cartridge with high powered LEDs mounted to a RoHS compliant circuit board delivers indirect lighting in conjunction with the spun aluminum reflector (not available on Lambertian). Replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

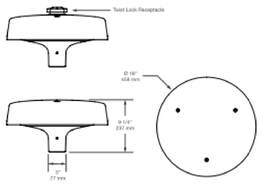
Distributions


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 27 lbs (luminaire only)
EPA: 0.69 ft²

TM21 L70(10k): 60,000 hrs
Protection Class: IP66

1 POLE LIGHT
L3.2 12" = 1'-0"

Motive Wall Mount Light

landscapeforms

Spec Sheet | AJ200



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts to standard junction box (by others) with included wall mount plate and gasket. The luminaire's cast lid is secured with three socket head set screws. All hardware is magni-coated.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver. -40°C start temperature., leading edge and trailing edge phase-cut dimmable. Motive path light ships prewired.

Light Engine
Cast aluminum light cartridge features high powered LEDs mounted to a RoHS compliant circuit board delivering indirect lighting. Motive Wall Mount Light can be configured with a short Type V (Lambertian) distribution. The replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

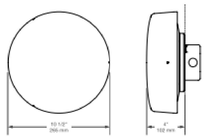
Distribution


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 7 lbs

TM21 L70(10k): 60,000 hrs
Protection Class: IP66

2 IN- WALL LIGHT
L3.2 12" = 1'-0"

Motive Pendant Light

landscapeforms

Spec Sheet | AJ300



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts to junction box (by others) with either a rigid 16 gauge steel stem or 18/3 SOOW cord and ceiling mount plate and gasket. The luminaire's cast lid is secured with three socket head set screws. All hardware is magni-coated.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver. -40°C start temperature., leading edge and trailing edge phase-cut dimmable. Motive pendant light ships prewired.

Light Engine
Cast aluminum light cartridge features high powered LEDs mounted to a RoHS compliant circuit board delivering indirect lighting. Motive Pendant Light can be configured with a short Type V (Lambertian) distribution. The replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

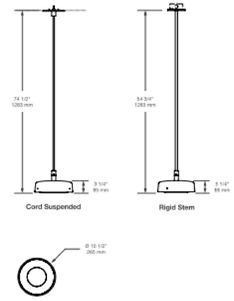
Distribution


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 7 lbs (luminaire only)

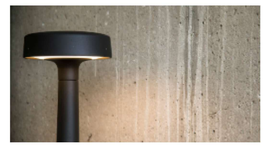
TM21 L70(10k): 60,000 hrs
Protection Class: IP66

3 PENDANT LIGHT
L3.2 12" = 1'-0"

Motive Path Light

landscapeforms

Spec Sheet | AJ100



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts via a cast aluminum hub bolted directly to the top of cast aluminum pole. The luminaire's cast lid is secured with three socket head set screws. All hardware is magni-coated.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver. -40°C start temperature., leading edge and trailing edge phase-cut dimmable. Motive path light ships prewired.

Light Engine
Cast aluminum light cartridge features high powered LEDs mounted to a RoHS compliant circuit board delivering indirect lighting in conjunction with semi-specular aluminum reflector. Motive Path Light can be configured with a Type IV or Type V distribution. The replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

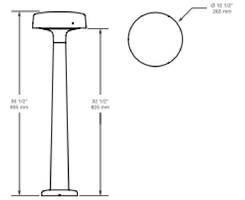
Distributions


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 16 lbs

TM21 L70(10k): 60,000 hrs
Protection Class: IP66

4 PEDESTRIAN BOLLARD LIGHT
L3.2 12" = 1'-0"

WPX0 LED
Wall Pack

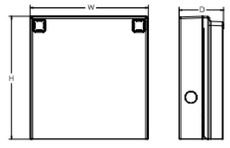


Catalog Number
Notes
Type

Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Specifications
Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.5lbs



Ordering Information
EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO — 850 - 1,650 Lumens	SWW2 — 3000K / 4000K / 5000K	MVOLT — 120V - 277V	PE — Photocell (On/Off)	DDBXD — Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66-rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66-Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.lithonia.com/support/commercial-warranty-terms-and-conditions-sales

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

5 BRIDGE SCONCE LIGHT
L3.2 12" = 1'-0"

WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

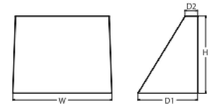


Catalog Number
Notes
Type

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Reflective	10W	10W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—
WDGE3 LED	Precision Reflective	15W	10W	Standalone / nLight	—	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	Precision Reflective			Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1] P1SW P2[1] P2SW P3[1] P3SW P4[1] Door with small window (DW) is required to accommodate sensors. See page 2 for more details. P5[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[2] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[3] 480[3]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) **Shipped separately** AWS 12/Inch Architectural wall spacer PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

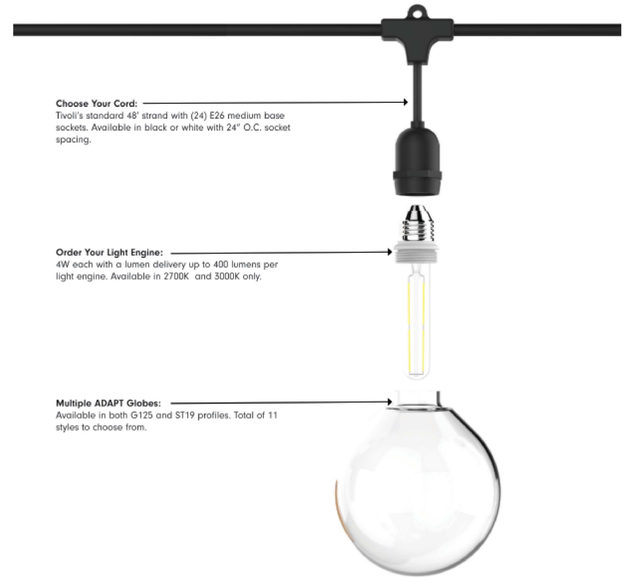
Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	**Standalone Sensors/Controls** (only available with P1SW, P2SW & P3SW)	DDBXD Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD Natural aluminum
PE[1]	Photocell, Button Type	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
DS[1]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone
DMG[1]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	**Networked Sensors/Controls** (only available with P1SW, P2SW & P3SW)	DDBTXD Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD Textured black
BAA	Buy American Act Compliant	NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD Textured natural aluminum
		See page 4 for out of the box functionality	DWHGXD Textured white
			DSSTXD Textured sandstone

6 BUILDING SCONCE LIGHT
L3.2 12" = 1'-0"

ADAPT | Commercial String Light

tivoli

ADAPT COMMERCIAL STRING LIGHT- How it works
Choose your cord color, light engine, and multiple globe options to create a unique experience for any personal or public space.



Choose Your Cord:
Tivoli's standard 48' strand with (24) E26 medium base sockets. Available in black or white with 24" O.C. socket spacing.

Order Your Light Engine:
4W each with a lumen delivery up to 400 lumens per light engine. Available in 2700K and 3000K only.

Multiple ADAPT Globes:
Available in both G125 and ST19 profiles. Total of 11 styles to choose from.

Tivoli, LLC. reserves the right to modify this specification without prior notice.
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7 OVERHEAD ACCENT LIGHTING
L3.2 12" = 1'-0"

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MIG
800 HEARST AVE
BERKELEY, CA 94710
TEL 510.845.7549
PGA
www.migcom.com

NOTE: ALL EXISTING LIGHITNG ON SITE IS TO BE REMOVED AND REPLACED WITH THE LIGHTING SHOWN IN THESE PLANS.

LIGHTING CUT SHEETS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

L3.2

KORNEGAY DESIGN® — Fine precast concrete amenities

a landscapeforms® company

Aspect Series LANDSCAPE PLANTERS

Fine precast concrete landscape planter.



TO SPECIFY

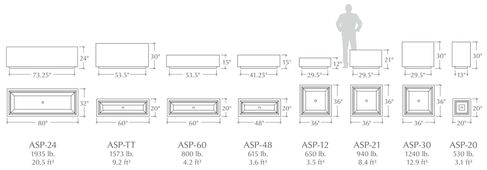
Select the ASP product number along with the options below.

Drainage
- Standard diameter hole: approximately 2-3/8"
- Custom size to function with irrigation & drainage (note size of plumbing fixture to be used)

Concrete Color
- Natural gray concrete
- 9 standard color options available
- Additional color mixing available

Finishing
- Bituminous sealer (suggested for interior applications)
- Sandblast finish

Notes
- See website to download CSI specifications
- Prices vary based on color, sandblasting, sealer and extra drain holes



ASP-24	ASP-TT	ASP-60	ASP-48	ASP-12	ASP-21	ASP-30	ASP-20
1935 lb. 20.5 ft³	1573 lb. 9.2 ft³	800 lb. 4.2 ft³	615 lb. 3.6 ft³	650 lb. 3.5 ft³	940 lb. 8.4 ft³	1240 lb. 12.9 ft³	530 lb. 3.1 ft³

All weights are approximate. Volume is calculated 1" down from the top surface of the planter.

In 2018, Larry Kornegay designed the Aspect Series exclusively for Kornegay Design® LLC, a Landscape Forms® company

v. 2022.09.13

KornegayDesign.com | info@kornegaydesign.com | phone 800.430.6209

1 L3.3 RAISED PLANTER
12" = 1'-0"

21 Chair

landscapeforms

Product Data Sheet



Designed for anywhere and anyone, the stackable 21 chair's roomy seat pan and subtly curved back and seat slats invite you to settle in and relax. The chair's metal tube frame, chamfered edges of the die-cast aluminum slatted seat and back, and 21-inch-wide seat create comfortable surfaces that invite multiple postures. The chair's arms are angled for natural support. 21's simplicity–a bent metal frame and five slats–lends a casual personality to outdoor spaces. The 21 chair comes with or without arms and can be stacked up to four chairs high.

Chair
- The 21 chair is designed to accommodate a variety of postures.
- 21 is a freestanding chair available with or without arms.
- The frame of the 21 chair is formed of steel tubing.
- The seat and back panels are constructed of die-cast aluminum slats.
- Seat pan is 21-inches-wide.
- Seat pan depth is 17-inches-deep.
- Chairs are stackable, up to four high.
- Bumpers/glides are made of tough nylon to resist damage from dragging on rough surfaces.

21 Chair	Style	Depth	Length	Height	Product Weight
	With Arms	25.5"	28"	32.75"	25 lbs
	Without Arms	25.5"	25.75"	32.75"	23 lbs

Finishes
- All metal is finished with Landscape Forms' proprietary Pangard II polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- The 21 chair comes standard in one color, but can be customized in color combinations.
- Visit landscapeforms.com for standard color chart.

To Specify
- Specify 21 chair, select with or withut arms, and choose powdercoat color. Chair comes standard freestanding and ships fully assembled.

Designed by Modello USA

Click here for patent information relateed to this product.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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landscapeforms.com | specify@landscapeforms.com

2 L3.3 CAFE CHAIR
12" = 1'-0"

Table

landscapeforms

Product Data Sheet



Landscape Forms tables are durable, weather-resistant furniture solutions for courtyards, campuses and cafes, parks anc private outdoor settings. Powdercoated Catena table tops come in square and round sizes. Stainless steel Catena tops have a handsome random-patterned matte finish and smooth, rolled edge. Steelhead tops sport a tubular frame that lends them a distinctive profile. Marneaux tops, made from a 100% acrylic resin solid surface, are good looking and scratch-stain-chip, and crack-resistant. Four base styles enable tables to be freestanding, surface mounted or embedded, to meet individual project requirements.
All tables work and play well with Landscape Forms chairs for outdoor environments.

Table Tops

Catena and Steelhead Metal Tabletops
- Catena and Steelhead tabletops are formed of heavy gauge steel with reinforced steel channels beneath.
- Powdercoat tables are available with a round or square table top.
- Catena round tables feature a rolled edge and are available in 30", 36" or 42" diameters, in powdercoat or stainless steel metal.
- Square table tops are available in 30", 36", or 42".
- Stainless steel is only available as a round table top.
- Steelhead is available with a solid or perforated metal tabletop framed by a 1-1/2" diameter tube.
- Steelhead is available in 36" or 42" diameters.
- Perforated metal top available in 42" diameter only.

Catena		Steelhead Metal		Marneaux
Powdercoat	Stainless Steel	Solid	Perforated	
				
	—	—	—	

Marneaux® Solid Surface Tabletops
- Marneaux tabletops are made from a 100% acrylic resin solid surface material.
- It's been a designer-preferred material for countertops because it resists scratching, staining, chipping and cracking.
- Weather, harsh chemicals, and UV rays have virtually no effect on the "through-body" color or structural integrity.
- Marneaux is available in 24", 30", 36" or 42" diameter; 30" or 36" square; and 30" x 24" or 30" x 48" rectangle.

Supports			
Single Embedded	Single Surface Mount	quad surface mount or freestanding	catena surface mount or freestanding
			

Supports
- Embedded, surface mount or freestanding support options may be specified.
- Supports are formed of metal.
- Catena base is formed of cast iron.
- When umbrella is specified with 24" or 30" round or 30" square table, support must be surface mounted or embedded to safely anchor table.
- When metal umbrella is specified with table, all tables must surface mounted.
- All quad supports with any umbrella must be surface mounted.

Supports			
Single Embedded	Single Surface Mount	quad surface mount or freestanding	catena surface mount or freestanding
			

3 L3.3 CAFE TABLE
12" = 1'-0"

Harpo Lounge Chair

landscapeforms

Product Data Sheet



The Harpo lounge chair takes the minimal form and international appeal of the Harpo bench into a more casual realm. The lounge chair has arms and a high backrest for exceptional comfort, while its robust bent and welded steel structure with slatted wood seats and backs provide performance and durability in high use public, corporate, campus and healthcare settings.

Lounge Chair
- Lounge chair is available with freestanding, surface mount, or embedded supports.
- Steel supports are powdercoated.
- Available only in jarrah, ipe, or domestically sourced thermally modified ash (DSTMA) 3½" wide wood slats.
- Supports have arms welded on.
- Wood boards are available in either exterior or interior finishes.

Backed	Style	Depth	Length	Height	Weight
	Lounge Chair	32.25"	24.5"	35.5"	77 lb

**Weights shown are in Jarrah*

Finishes
- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- A wide range of standard. optional and custom colors are available.

To Specify
Specify Harpo Lounge Chair. Select wood type and powdercoat color. Specify surface mount, embedded or freestanding. Lounge Chair ships fully assembled.

Designed by Miguel Milá for Urbidermis

Click here for patent information related to this product.

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4 L3.3 UPRIGHT LOUNGE CHAIR
12" = 1'-0"

Harpo Chaise Lounge

landscapeforms

Product Data Sheet



Harpo chaise lounge takes Harpo seating into full relaxation mode. The chaises share the clean, minimal form and architectural clarity of all Harpo seating elements, but with attitudes all their own. The single and double chaises are both generous in scale, simply comprised of a subtly angled plane resting elegantly atop a metal bar frame. The robust bent and welded steel structure with slatted wood seats and backs belie the casual demeanor. Harpo single and double chaise lounges are designed for rigorous public use in parks and college and corporate campuses.

Chaise Lounge
- Chaise lounges are available in single and double units.
- Single chaise lounges are available with freestanding/surface mount supports.
- Double chaise lounges are available with only surface mount supports.
- Supports will ship with glides pre-installed. These glides are removed for surface mounting.
- Supports are freestanding/surface mount.
- Steel supports are powdercoated.
- The single chaise is available in jarrah, ipe, or domestically sourced themally modified ash (DSTMA) 3½" wide wood slats.
- The double chaise is available in jarrah or ipe, 3½" wide wood slats.
- Wood boards are available in either exterior or interior finishes.

Backed	Style	Depth	Length	Height	Weight
	Chaise Lounge	59.5"	24.5"	37.5"	107 lb
	Double Chaise Lounge	59.25"	47"	37.5"	138 lb

**Weights shown are in Jarrah*

Finishes
- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- A wide range of standard, optional and custom colors are available.

To Specify
Specify Harpo chaise lounge, and select option - single or double. Choose wood type and powdercoat color. Chaise lounges ship fully assembled. All chaise lounges are available surface mount only.

Designed by Miguel Milá for Urbidermis

Click here for patent information related to this product.

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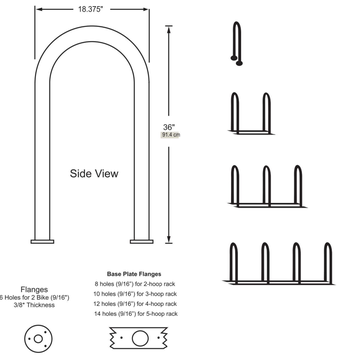
5 L3.3 CHAISE LOUNGE CHAIR
12" = 1'-0"

BIKEPARKING.COM™

Tel: 415.335.0626 Tel: 888.764.2453 E: info@bikeparking.com
Palmer Group LLC : 8050 Mukilteo Speedway #1656 Mukilteo WA 98275 USA

Welle™ Series Rack
Round Pipe
Surface Flange
WSH36xx-SF



MATERIAL AND FINISH

REGULAR STEEL

HOOPS
2.375" O.D. X 0.154" Wall Schedule 40 Pipe

FLANGE (2 bike capacity)
(2) 5.5" Dia 3/8" Thick Steel Plates each with (3) 9/16" Mounting Holes

FLAT BAR FLANGE (4-10 bike capacity)
3" x 3/8" Flat Bar

FINISH:
-G Hot-Dipped Galvanized
-P Powder Coat (color)_____
-GP Hot-Dipped Galvanized with Powder Coat (color) Top-Coat_____

OPTIONS
Inground Grouped (-IGG)
Diagonal Hoop Alignment

WELLE™ SERIES ROUND PIPE SURFACE FLANGE BIKE RACK

Model	Hoops	Bikes	Length			Mounting Holes	Front View
			24" Centers	30" Centers (STANDARD)	36" Centers		
WSH3602-SF	1	2	N/A	N/A	N/A	6	
WSH3604-SF	2	4	30"	36"	42"	8	
WSH3606-SF	3	6	54"	66"	78"	10	
WSH3608-SF	4	8	78"	96"	114"	12	

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6 L3.3 BIKE RACK
12" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4343
Signature
MAY 31, 2026
Renewal Date
JULY 10, 2026
Date
STATE OF CALIFORNIA

MIG
800 HEARST AVE
BERKELEY, CA 94710
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PGA

FURNISHING CUT SHEETS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

L3.3



PROJECT SITE WITH ADJACENT LAND USES



PROPOSED PROJECT

lowney arch

Oxford Capital Group, LLC

NEIGHBORHOOD CONTEXT - AERIAL

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A1.1



1 FACING MATADERO (EAST)
1" = 30'-0"



2 FACING CAMINO REAL (NORTH)
1" = 30'-0"

lowney arch

Oxford Capital Group, LLC

0 30' 60'

STREETSCAPE WITH PROJECT

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A1.3

PROJECT CONSTRUCTION SUMMARY

RESIDENTIAL BUILDING B WILL BE CONSTRUCTED AS TYPE IIIA WOOD FRAMED ABOVE TYPE IA CONCRETE PODIUM CONSTRUCTION, FULLY SPRINKLERED WITH FIRE WALLS. ROOF DECKS WILL BE SIZED AND OCCUPANCY TO QUALIFY AS RESIDENTIAL (R-2) USES (NOT A-2 ASSEMBLY).

THE NEW TOWNHOMES WILL BE CONSTRUCTED AS TYPE VA CONSTRUCTION.

PROJECT INFORMATION

APN: 137-08-098; 137-08-083; 137-08-084; 137-08-072; 137-08-006; 137-08-100

TOTAL SITE AREA: 184,502 SF

ZONING: RM-20, CS

ADDRESS: 3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306

CBC CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE DESIGNATION

BUILDING B
PRIMARY USE: RESIDENTIAL GROUP R-2 (MULTIFAMILY)
SEE UNIT PLANS FOR FURTHER INFORMATION

OTHER/ANCILLARY USES: B, S-2, A-3, U
INCLUDES: SUBTERRANEAN PARKING, ABOVE GROUND LEVEL PARKING, BIKE STORAGE, COMMON AREAS (LOBBY, AMENITIES), RETAILS, UTILITY, CIRCULATION, TRASH, POOL.

TOWNHOMES
PRIMARY USE: RESIDENTIAL GROUP R-3
INCLUDES: GROUND LEVEL GARAGE PARKING, RESIDENTIAL UNITS

UNIT PER FLOOR - BUILDING B

Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

PARKING SCHEDULE

TYPE	COUNT
PARKING BP1	
STANDARD	83
STANDARD ADA	1
	84
PARKING P1	
STANDARD	35
STANDARD ADA	4
	39
LEVEL 1 - R1	
STANDARD	2
	2
PARKING P2	
STANDARD	48
STANDARD ADA	4
	52
PARKING P3	
STANDARD	84
	84
Grand total: 261	261

UNIT TYPE MIX - TOWNHOMES

Type - Mark	Count
TH A - 3BD	17
TH A2 - 3BD	1
TH B1 - 3BD	10
TH C1 - 3BD	14
Grand total	42

COMMERCIAL B FLOOR AREA- ZONING

Level	Area
LEVEL 1 - R1	2,546 SF
GRAND TOTAL SB330 AREA - BUILDING B	2,546 SF

BUILDING B GROSS FLOOR AREA- ZONING

Level	Area
PARKING BP1	1,433 SF
PARKING P1	1,984 SF
LEVEL 1 - R1	18,909 SF
LEVEL 2 - R1	23,557 SF
LEVEL 3 - R1	49,657 SF
LEVEL 4 - R1	39,283 SF
LEVEL 5 - R1	39,049 SF
LEVEL 6 - R1	39,110 SF
LEVEL 7 - R1	39,126 SF
LEVEL 8 - R1	37,892 SF
GRAND TOTAL SB330 AREA - BUILDING B	289,999 SF

TOWNHOMES FLOOR AREA- ZONING

Level	Area
TOWNHOME GROUND LEVEL	32,175 SF
TOWNHOME LEVEL 2	32,337 SF
TOWNHOME LEVEL 3	32,337 SF
Grand total: 183	96,849 SF

OPEN SPACE - BUILDING B

Level	Area
LOT 2	
LEVEL 1 - R1	3,768 SF
LEVEL 3 - R1	10,998 SF
LEVEL 4 - R1	785 SF
LEVEL 5 - R1	787 SF
LEVEL 6 - R1	1,199 SF
LEVEL 7 - R1	993 SF
LEVEL 8 - R1	1,736 SF
	20,267 SF

OPEN SPACE - TOWNHOMES

Level	Area
LOT 1	
TOWNHOME GROUND LEVEL	8,035 SF
TOWNHOME LEVEL 2	2,481 SF
TOWNHOME LEVEL 3	2,481 SF
	12,997 SF
LOT 3	
TOWNHOME GROUND LEVEL	5,056 SF
TOWNHOME LEVEL 2	799 SF
TOWNHOME LEVEL 3	799 SF
	6,654 SF
	19,650 SF

FLOOR AREA (ZONING) BREAKDOWNS — AREAS

RESIDENTIAL BUILDING B:	289,999 SF
TOWNHOMES:	96,849 SF
TOTAL RESIDENTIAL FLOOR AREA (ZONING):	**386,848 SF**
TOTAL NON RESIDENTIAL FLOOR AREA (ZONING):	2,546 SF
TOTAL ALL FLOOR AREA (ZONING):	389,394 SF
TOTAL SITE AREA:	**184,502 SF**
PROPOSED FAR (FLOOR AREA ZONING):*	**SF**
	275,470 SF/ 184,502 SF (FLOOR AREA ZONING/ LOT AREA)
	1.5*

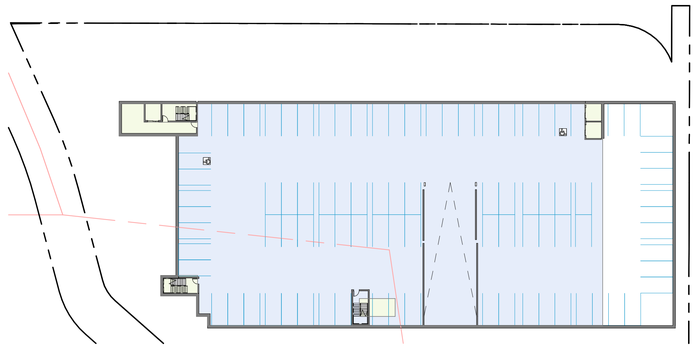
*PROPOSED FAR EXCLUDES ALL PARKING AREAS

lowney arch

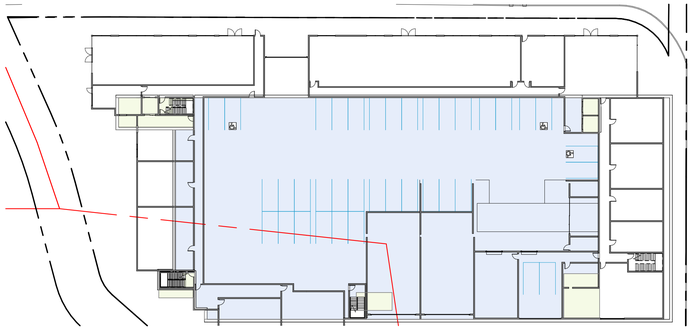
Oxford Capital Group, LLC

AREA CALCULATIONS

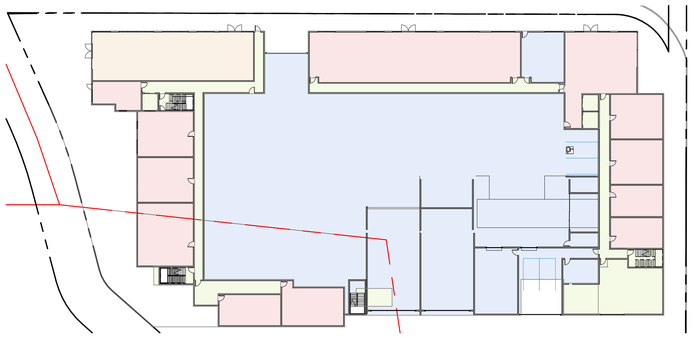
CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026



1 BUILDING B - AREA PLAN BASEMENT 2
1" = 40'-0"



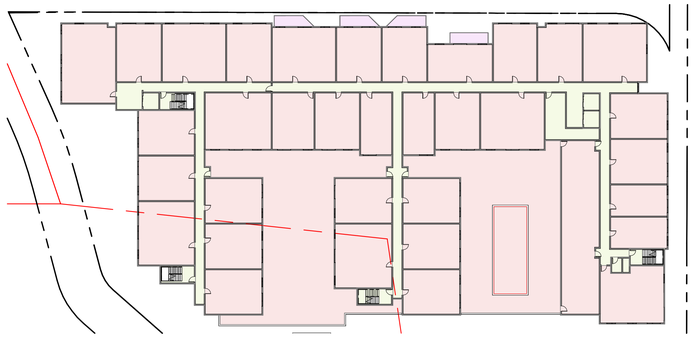
2 BUILDING B - AREA PLAN BASEMENT 1
1" = 40'-0"



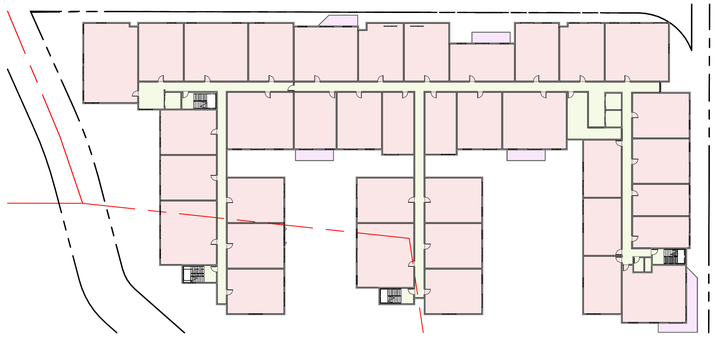
3 BUILDING B - AREA PLAN LEVEL 1
1" = 40'-0"



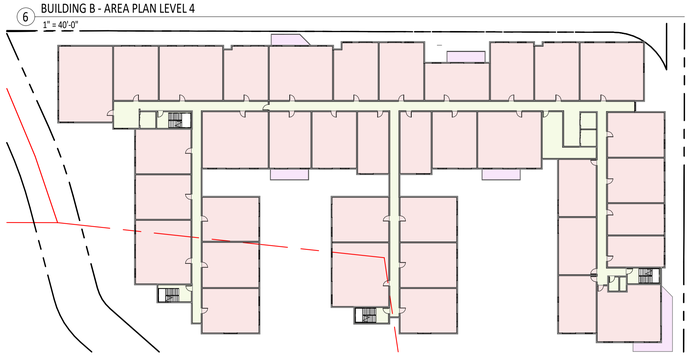
4 BUILDING B - AREA PLAN LEVEL 2
1" = 40'-0"



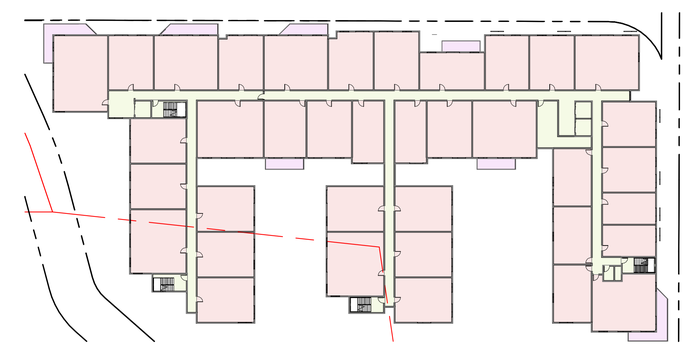
5 BUILDING B - AREA PLAN LEVEL 3
1" = 40'-0"



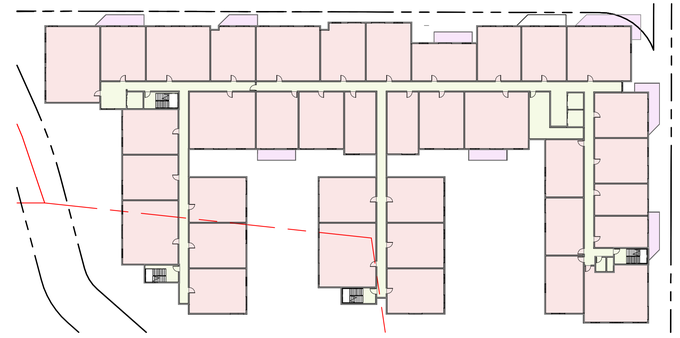
6 BUILDING B - AREA PLAN LEVEL 4
1" = 40'-0"



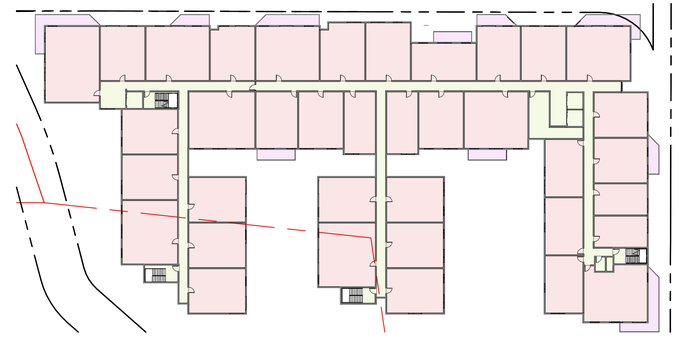
7 BUILDING B - AREA PLAN LEVEL 5
1" = 40'-0"



8 BUILDING B - AREA PLAN LEVEL 6
1" = 40'-0"



9 BUILDING B - AREA PLAN LEVEL 7
1" = 40'-0"



10 BUILDING B - AREA PLAN LEVEL 8
1" = 40'-0"

GROSS AREA - BUILDING - B	
Name	Area
PARKING BP1	
CORRIDOR	484 SF
ELEV	100 SF
ELEV	202 SF
STAIR	208 SF
STAIR	200 SF
STAIR	239 SF
PARKING	28,552 SF
	29,985 SF
PARKING P1	
CORRIDOR	525 SF
ELEV 1	86 SF
ELEV 2	202 SF
NOT OCC	181 SF
STAIR 2	279 SF
STAIR 3	200 SF
UTILITY	510 SF
PARKING	28,061 SF
	30,045 SF
LEVEL 1 - R1	
RETAIL	2,546 SF
CORRIDOR	867 SF
CORRIDOR	1,708 SF
CORRIDOR	664 SF
ELEV 1	97 SF
ELEV 2	196 SF
STAIR 1	201 SF
STAIR 2	243 SF
STAIR 3	200 SF
STAIR 4	231 SF
TRASH	1,031 SF
UTILITY	346 SF
AMENITY	3,449 SF
LOBBY	426 SF
LOBBY	1,646 SF
R-2 RESIDENTIAL	2,813 SF
R-2 RESIDENTIAL	2,608 SF
R-2 RESIDENTIAL	1,494 SF
BIKE	688 SF
PARKING	24,998 SF
	46,452 SF

GROSS AREA - BUILDING - B	
Name	Area
LEVEL 2 - R1	
CORRIDOR	3,500 SF
ELEV 1	98 SF
ELEV 2	203 SF
STAIR 1	203 SF
STAIR 2	200 SF
STAIR 3	207 SF
STAIR 4	196 SF
TRASH	99 SF
R-2 RESIDENTIAL	10,673 SF
R-2 RESIDENTIAL	2,834 SF
R-2 RESIDENTIAL	2,802 SF
R-2 RESIDENTIAL	1,110 SF
R-2 RESIDENTIAL	1,431 SF
PARKING	25,645 SF
	49,202 SF
LEVEL 3 - R1	
BOH	443 SF
CORRIDOR	4,036 SF
ELEV 1	104 SF
ELEV 2	202 SF
STAIR 1	214 SF
STAIR 2	214 SF
STAIR 3	203 SF
STAIR 4	201 SF
TRASH	99 SF
AMENITY	2,131 SF
PODIUM	5,518 SF
PODIUM	5,198 SF
R-2 RESIDENTIAL	10,687 SF
R-2 RESIDENTIAL	2,838 SF
R-2 RESIDENTIAL	2,782 SF
R-2 RESIDENTIAL	2,520 SF
R-2 RESIDENTIAL	2,646 SF
R-2 RESIDENTIAL	3,469 SF
R-2 RESIDENTIAL	2,521 SF

GROSS AREA - BUILDING - B	
Name	Area
R-2 RESIDENTIAL	2,022 SF
R-2 RESIDENTIAL	1,132 SF
	49,179 SF
LEVEL 4 - R1	
BOH	443 SF
CORRIDOR	3,941 SF
ELEV 1	104 SF
ELEV 2	201 SF
STAIR 1	215 SF
STAIR 2	214 SF
STAIR 3	203 SF
STAIR 4	200 SF
TRASH	99 SF
AMENITY	2,162 SF
R-2 RESIDENTIAL	10,777 SF
R-2 RESIDENTIAL	2,647 SF
R-2 RESIDENTIAL	3,463 SF
R-2 RESIDENTIAL	2,021 SF
R-2 RESIDENTIAL	2,522 SF
R-2 RESIDENTIAL	2,846 SF
R-2 RESIDENTIAL	2,781 SF

GROSS AREA - BUILDING - B	
Name	Area
R-2 RESIDENTIAL	2,519 SF
R-2 RESIDENTIAL	1,139 SF
	38,497 SF
LEVEL 5 - R1	
BOH	447 SF
CORRIDOR	3,953 SF
ELEV 1	103 SF
ELEV 2	202 SF
STAIR 1	215 SF
STAIR 2	214 SF
STAIR 3	203 SF
STAIR 4	200 SF
TRASH	99 SF
R-2 RESIDENTIAL	10,541 SF
R-2 RESIDENTIAL	2,761 SF
R-2 RESIDENTIAL	3,480 SF
R-2 RESIDENTIAL	2,645 SF
R-2 RESIDENTIAL	2,520 SF
R-2 RESIDENTIAL	2,022 SF
R-2 RESIDENTIAL	2,520 SF
R-2 RESIDENTIAL	2,838 SF

Building Area Legend

- B BUSINESS
- NOT OCC.
- R-2 RESIDENTIAL
- S-2 STORAGE LOW HAZARD

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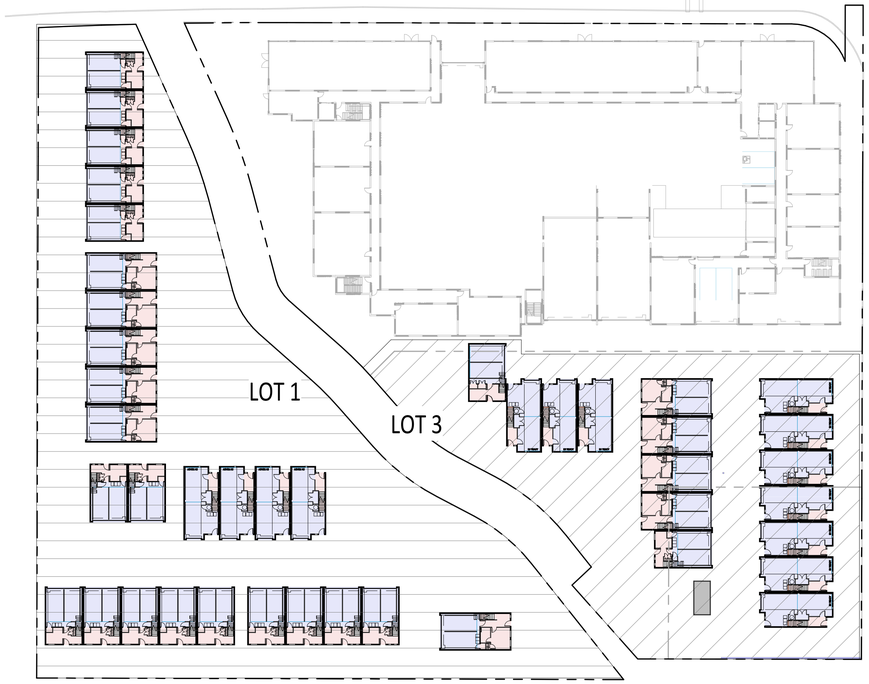
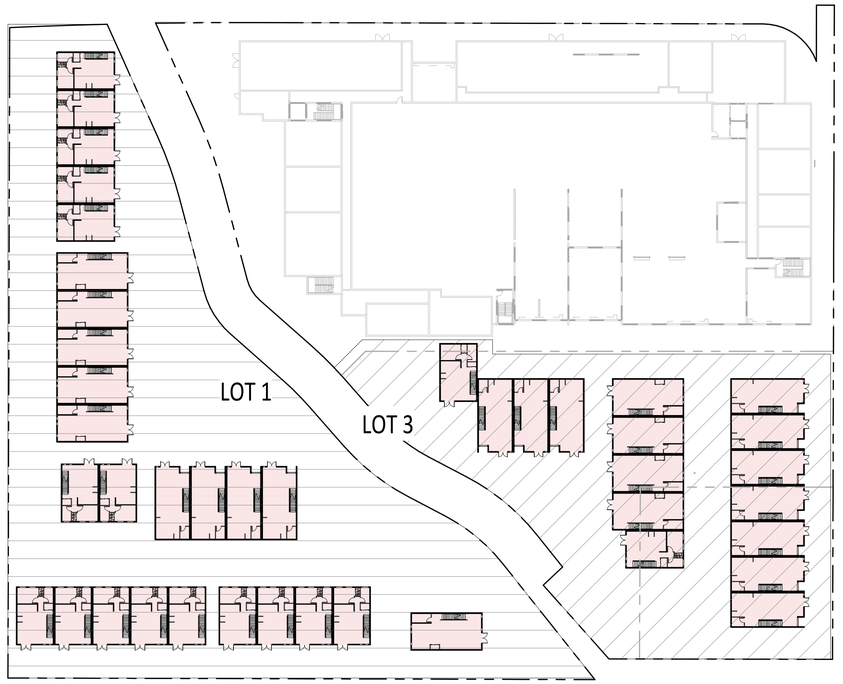
GROSS FLOOR AREA - BUILDING B

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

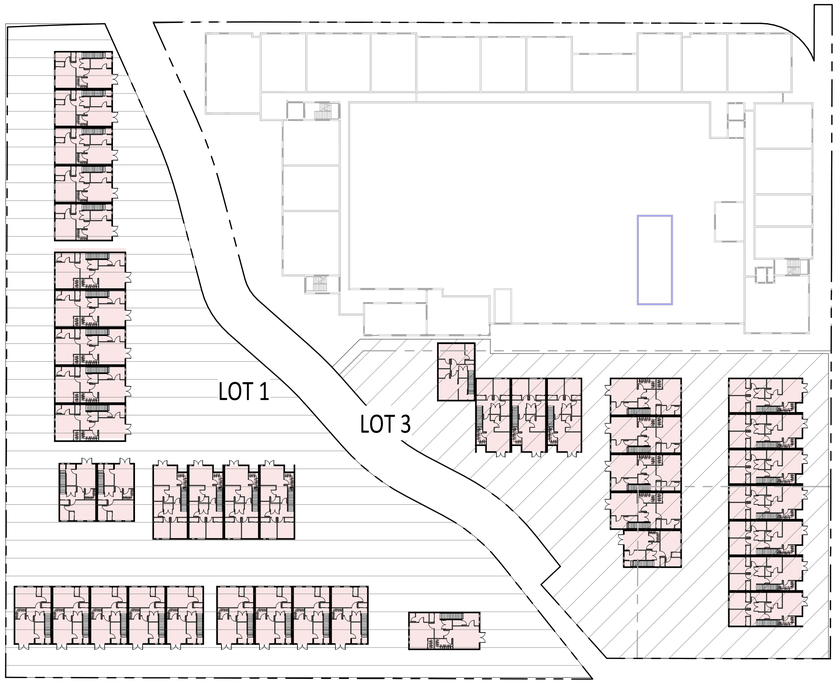
A2-B



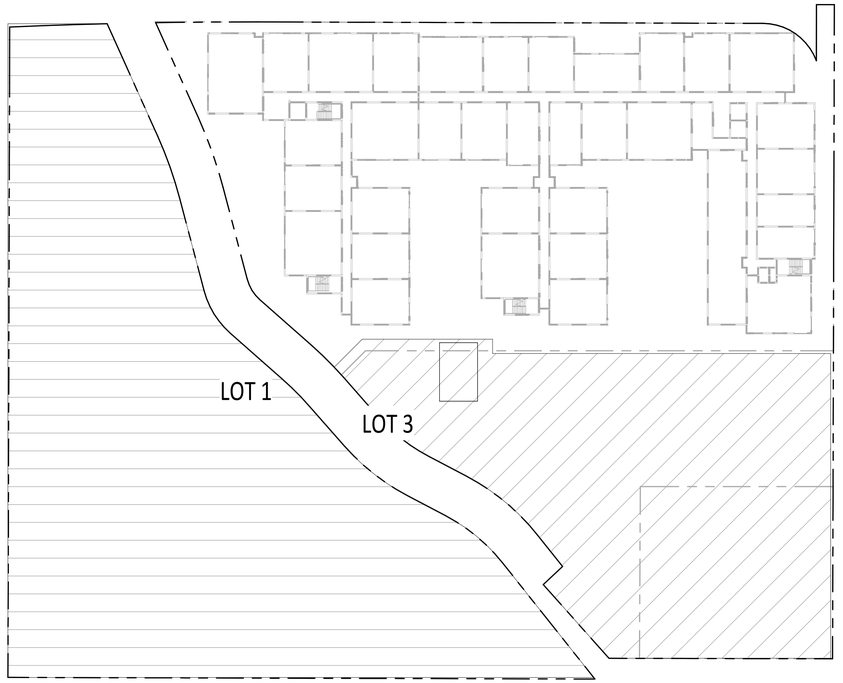
2 TOWNHOME GROUND LEVEL - GROSS FLOOR AREA
1" = 40'-0"



1 TOWNHOME LEVEL 2 - GROSS FLOOR AREA
1" = 40'-0"



3 TOWNHOME LEVEL 3 - GROSS FLOOR AREA
1" = 40'-0"



4 TOWNHOME ROOF - GROSS FLOOR AREA
1" = 40'-0"

LOT 1 - GROSS AREA - TOWNHOMES

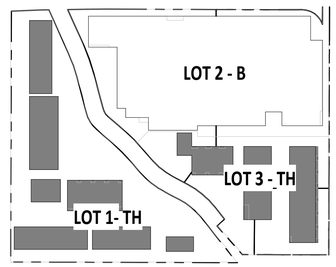
Occupancy	Area	Usable %
TOWNHOME GROUND LEVEL		
GARAGE	12,972 SF	22%
R-2 RESIDENTIAL	6,408 SF	11%
	19,380 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	19,478 SF	33%
	19,478 SF	
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	19,478 SF	33%
	19,478 SF	
	58,337 SF	

LOT 3 - GROSS AREA - TOWNHOMES

Occupancy	Area	Usable %
TOWNHOME GROUND LEVEL		
GARAGE	9,603 SF	25%
NOT OCC.	182 SF	0%
R-2 RESIDENTIAL	3,011 SF	8%
	12,795 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	12,858 SF	33%
	12,858 SF	
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	12,858 SF	33%
	12,858 SF	
	38,512 SF	

Building Area Legend

- GARAGE
- NOT OCC.
- R-2 RESIDENTIAL



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GROSS FLOOR AREA - TOWNHOMES

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

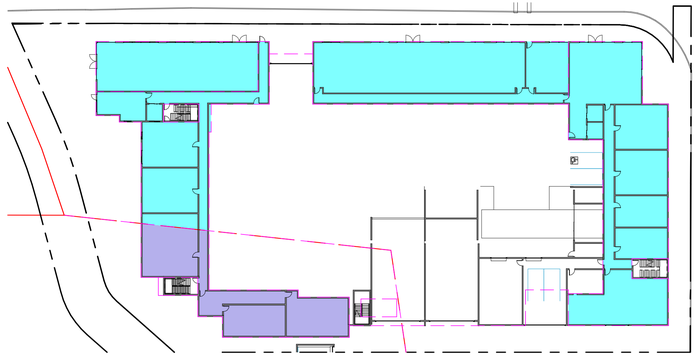
A2-T



2 PARKING BP1
1" = 40'-0"



1 PARKING P1
1" = 40'-0"



3 LEVEL 1 - R1
1" = 40'-0"



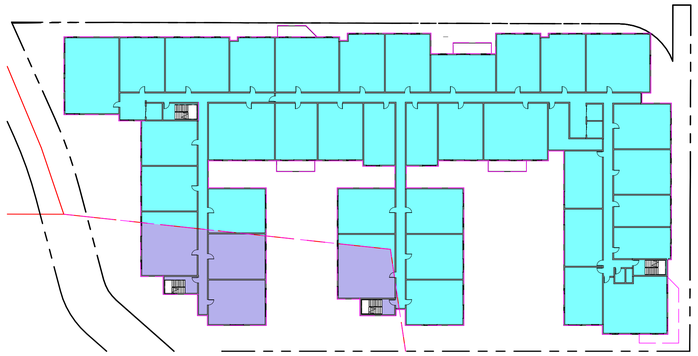
4 LEVEL 2 - R1
1" = 40'-0"



5 LEVEL 3 - R1
1" = 40'-0"



6 LEVEL 4 - R1
1" = 40'-0"



7 LEVEL 5 - R1
1" = 40'-0"



8 LEVEL 6 - R1
1" = 40'-0"



9 LEVEL 7 - R1
1" = 40'-0"



10 LEVEL 8 - R1
1" = 40'-0"

LOT 2 - FAR - RESIDENTIAL B	
Level	Area
LOT 2	
CS	
PARKING BP1	995 SF
PARKING P1	995 SF
LEVEL 1 - R1	17,555 SF
LEVEL 2 - R1	20,319 SF
LEVEL 3 - R1	34,243 SF
LEVEL 4 - R1	34,279 SF
LEVEL 5 - R1	34,040 SF
LEVEL 6 - R1	33,691 SF
LEVEL 7 - R1	33,691 SF
LEVEL 8 - R1	33,691 SF
	243,499 SF
RM-20	
PARKING BP1	448 SF
PARKING P1	247 SF
LEVEL 1 - R1	3,089 SF
LEVEL 2 - R1	3,087 SF
LEVEL 3 - R1	4,211 SF
LEVEL 4 - R1	4,016 SF
LEVEL 5 - R1	4,219 SF
LEVEL 6 - R1	4,218 SF
LEVEL 7 - R1	4,218 SF
LEVEL 8 - R1	4,218 SF
	31,972 SF
	275,470 SF

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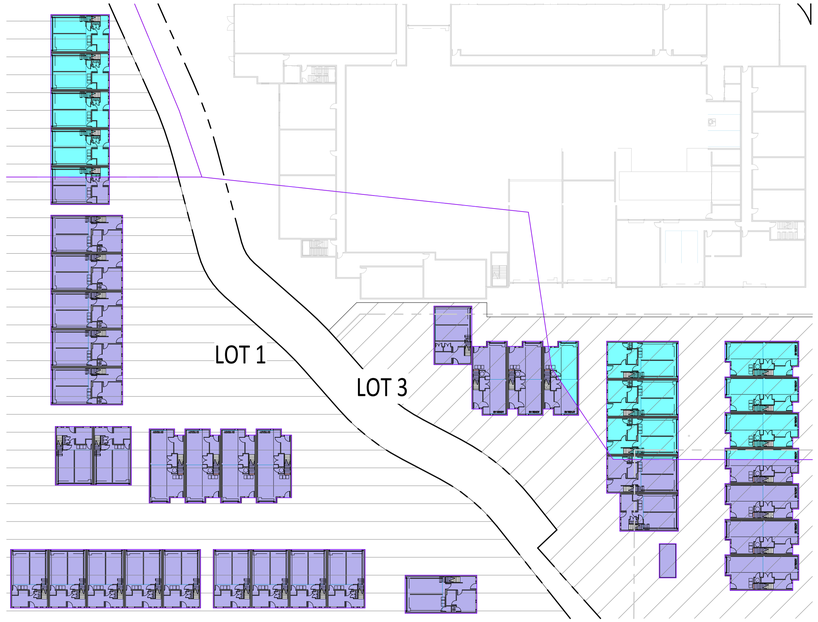
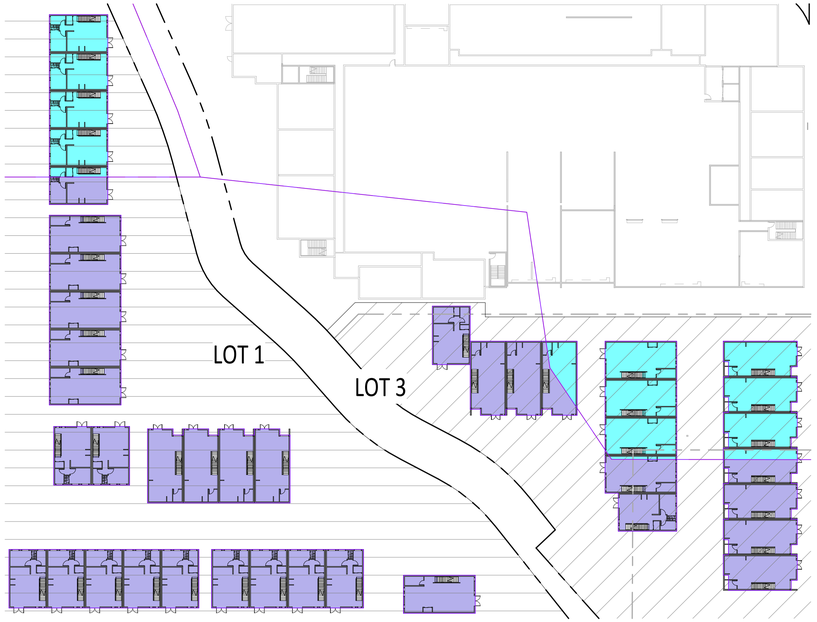
FAR - BUILDING B

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

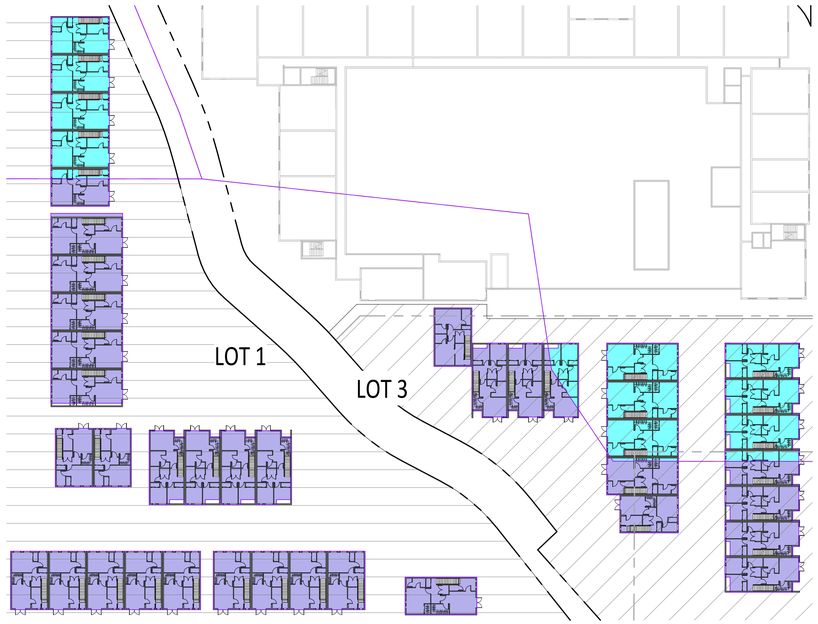
A3-B



1 TOWNHOME FAR GROUND LEVEL
1" = 40'-0"



2 TOWNHOME FAR LEVEL 2
1" = 40'-0"



3 TOWNHOME FAR LEVEL 3
1" = 40'-0"

LOT 1 - FAR - TOWNHOMES

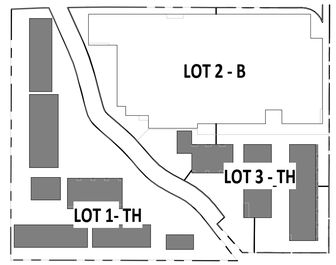
Level	Area
CS	
TOWNHOME GROUND LEVEL	2,976 SF
TOWNHOME LEVEL 2	2,976 SF
TOWNHOME LEVEL 3	2,976 SF
	8,927 SF
RM-20	
TOWNHOME GROUND LEVEL	16,404 SF
TOWNHOME LEVEL 2	16,503 SF
TOWNHOME LEVEL 3	16,404 SF
	49,311 SF
	58,238 SF

LOT 3 - FAR - TOWNHOMES

Level	Area
CS	
TOWNHOME GROUND LEVEL	5,654 SF
TOWNHOME LEVEL 2	5,671 SF
TOWNHOME LEVEL 3	5,654 SF
	16,980 SF
RM-20	
TOWNHOME GROUND LEVEL	7,143 SF
TOWNHOME LEVEL 2	7,018 SF
TOWNHOME LEVEL 3	6,961 SF
	21,122 SF
	38,102 SF

ZONES LEGEND

- CS
- RM-20



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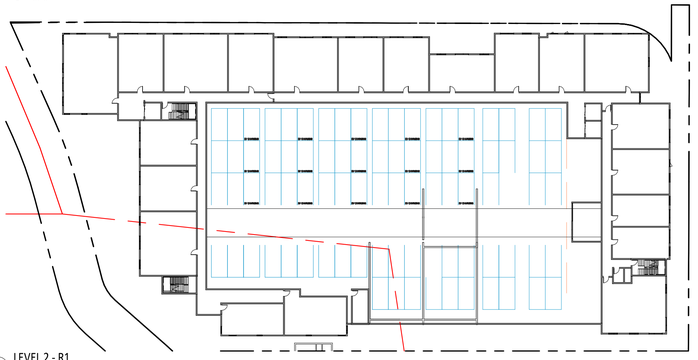
FAR - TOWNHOMES

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

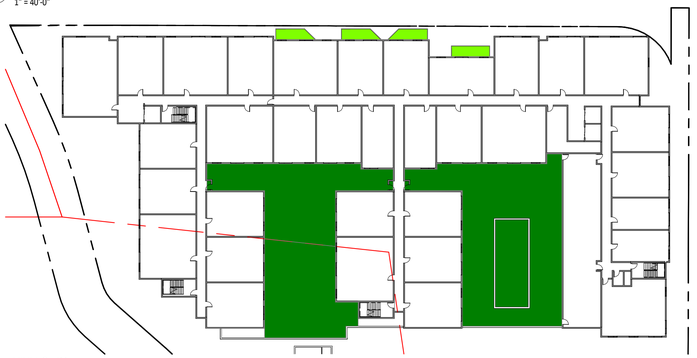
A3-T



1 LEVEL 1 - R1
1" = 40'-0"



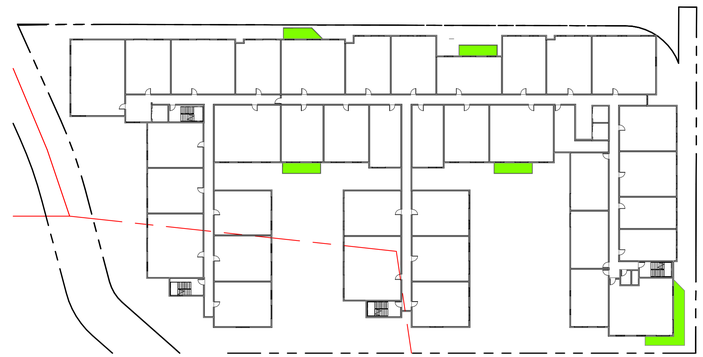
2 LEVEL 2 - R1
1" = 40'-0"



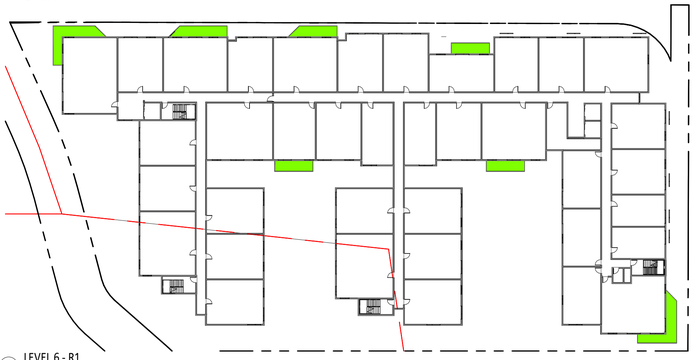
3 LEVEL 3 - R1
1" = 40'-0"



4 LEVEL 4 - R1
1" = 40'-0"



5 LEVEL 5 - R1
1" = 40'-0"



6 LEVEL 6 - R1
1" = 40'-0"



7 LEVEL 7 - R1
1" = 40'-0"



8 LEVEL 8 - R1
1" = 40'-0"

BUILDING B - OPEN SPACE

Level	Area	ZONE
LOT 2		
PRIVATE OPEN SPACE		
LEVEL 3 - R1	478 SF	CS
LEVEL 4 - R1	785 SF	CS
LEVEL 5 - R1	787 SF	CS
LEVEL 6 - R1	1,199 SF	CS
LEVEL 7 - R1	993 SF	CS
LEVEL 8 - R1	1,736 SF	CS
	5,979 SF	
PUBLIC OPEN SPACE		
LEVEL 1 - R1	2,422 SF	CS
LEVEL 3 - R1	8,198 SF	CS
LEVEL 1 - R1	1,347 SF	RM-20
LEVEL 3 - R1	2,322 SF	RM-20
	14,288 SF	
Grand total: 44	20,267 SF	

OPEN SPACE LEGEND

PRIVATE OPEN SPACE

PUBLIC OPEN SPACE

OPEN SPACE CALCULATION (RM-20)

REQUIRED Open Space [Per 18.13.040]:

USABLE OPEN SPACE:	150 SF/ UNIT
COMMON OPEN SPACE:	75 SF/ UNIT
PRIVATE OPEN SPACE:	50 SF/ UNIT

Min. Landscape/Open Space Coverage: 35%

approx. 30 units on LOT 3 RM-20 portion:

USABLE OPEN SPACE:	4,500 SF
COMMON OPEN SPACE:	2,250 SF
PRIVATE OPEN SPACE:	1,500 SF

OPEN SPACE CALCULATION (CS)H

REQUIRED Open Space [Per 18.16.060 (b)]:

USABLE OPEN SPACE:	150 SF/ UNIT

Min. Landscape/Open Space Coverage: 30%

approx. 94 units on LOT 3 CS(H) portion:

USABLE OPEN SPACE:	14,100 SF

approx. 106 units on LOT 4 CS(H) portion:

USABLE OPEN SPACE:	15,900 SF

OPEN SPACE PROVIDED:	**19,506 SF**
PRIVATE OPEN SPACE:	5,826 SF
CS(H) COMMON OPEN SPACE:	9,864 SF
RM-20 COMMON OPEN SPACE:	3,779 SF

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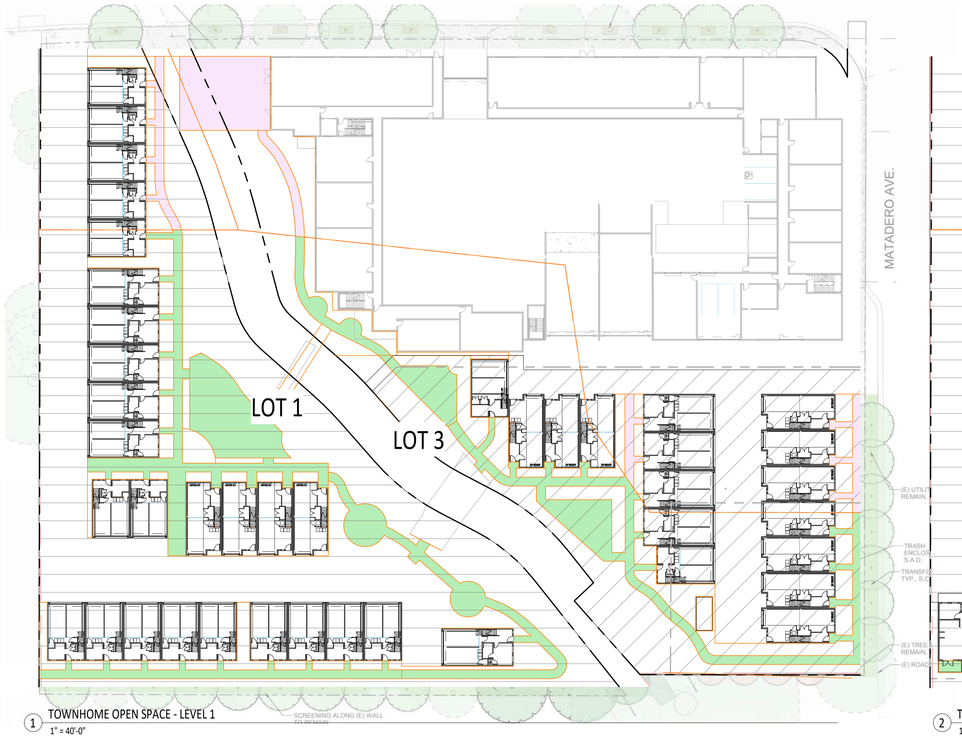
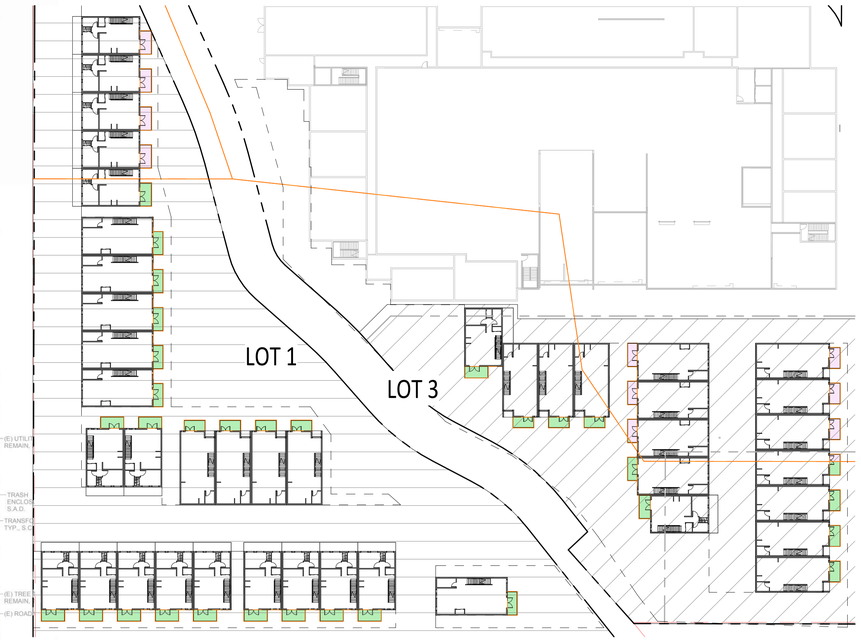
OPEN SPACE - BUILDING B

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

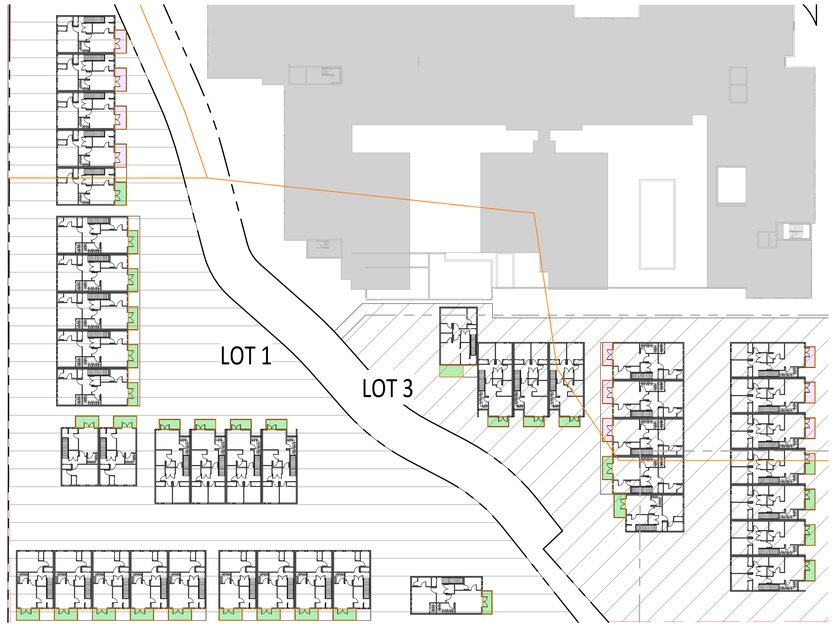
A4-B



1 TOWNHOME OPEN SPACE - LEVEL 1
1" = 40'-0"



2 TOWNHOME OPEN SPACE LEVEL 2
1" = 40'-0"



3 TOWNHOME OPEN SPACE LEVEL 3
1" = 40'-0"

OPEN SPACE - TOWNHOMES

Level	Area	ZONE
LOT 1		
PRIVATE OPEN SPACE		
TOWNHOME LEVEL 2	2,481 SF	RM-20
TOWNHOME LEVEL 3	2,481 SF	RM-20
PUBLIC OPEN SPACE		
TOWNHOME GROUND LEVEL	573 SF	CS
TOWNHOME GROUND LEVEL	7,462 SF	RM-20
	12,997 SF	
LOT 3		
PRIVATE OPEN SPACE		
TOWNHOME LEVEL 2	799 SF	CS
TOWNHOME LEVEL 3	799 SF	CS
PUBLIC OPEN SPACE		
TOWNHOME GROUND LEVEL	841 SF	CS
TOWNHOME GROUND LEVEL	4,215 SF	RM-20
	6,654 SF	
Grand total	19,650 SF	

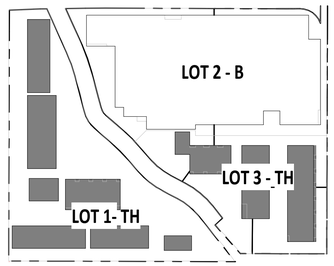
OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]

USABLE OPEN SPACE:	150 SF/ UNIT = 600 sf (4)
COMMON OPEN SPACE:	75 SF/ UNIT = 300 sf (4)
PRIVATE OPEN SPACE:	50 SF/ UNIT = 200 sf (4)
Min. Landscape/Open Space Coverage:	35%

PROVIDED OPEN SPACE:

TOTAL PRIVATE OPEN SPACE:	2,004 SF
MIN. LANDSCAPED AREA	35%



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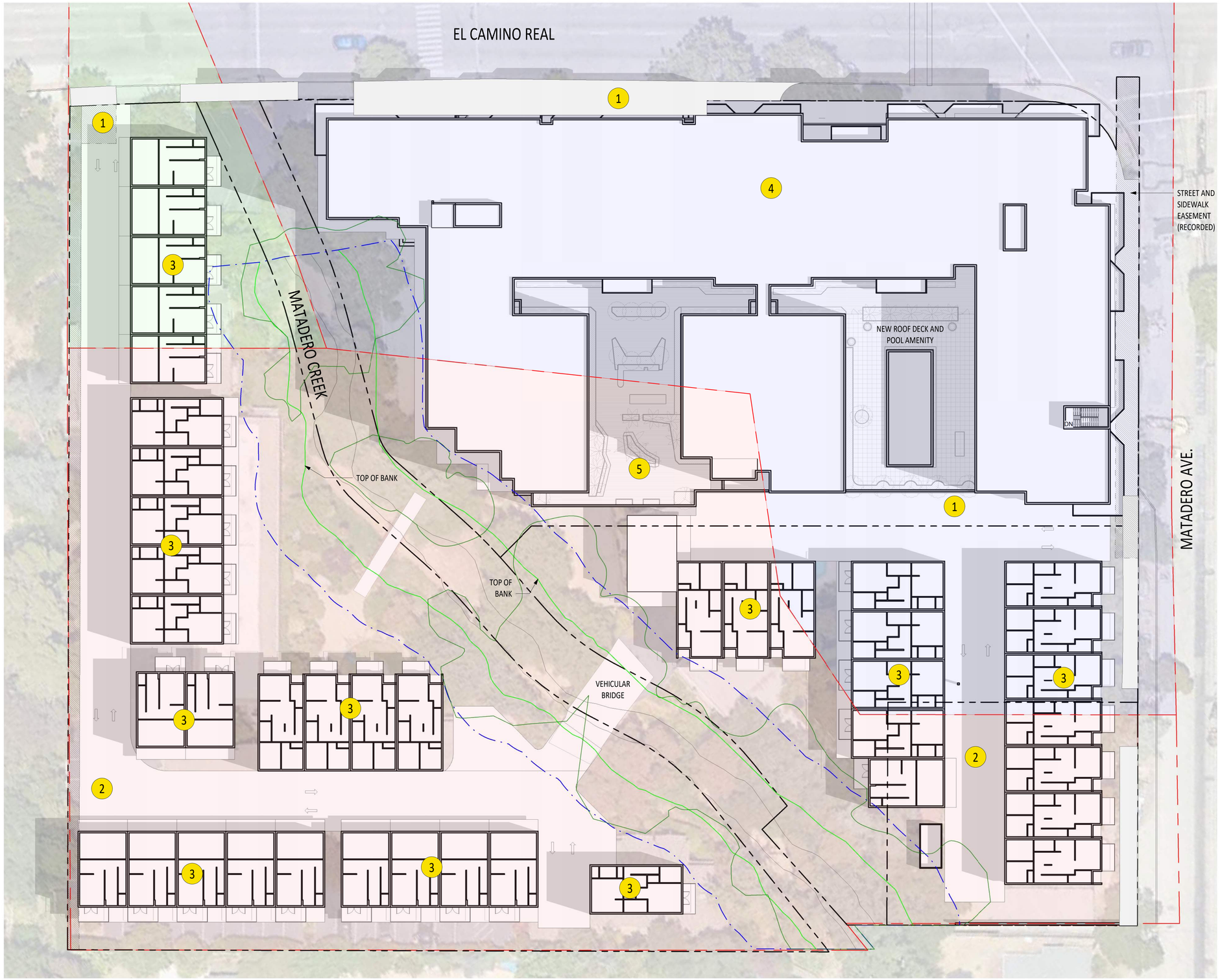
OPEN SPACE - TOWNHOMES

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A4-T



SITE LEGEND

1. DRIVEWAY
2. DRIVE AISLE
3. PROPOSED TOWNHOMES
4. PROPOSED MULTI-FAMILY BUILDING
5. ROOF DECK / AMENITY SPACE

LEGEND

- RM-20 ZONE
- CS (H) ZONE
- CS ZONE
- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT

0 20' 40'

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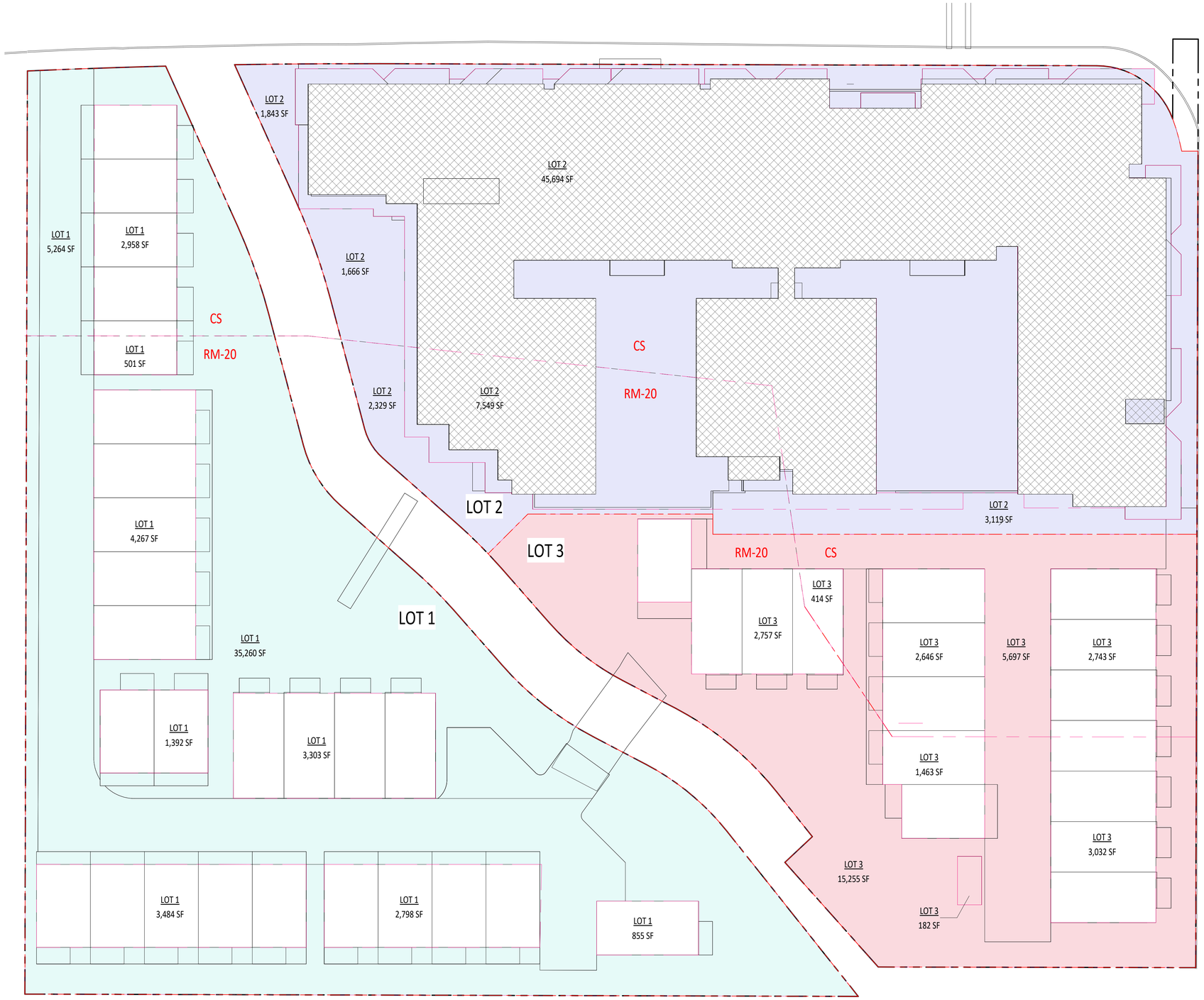
AERIAL ZONING PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A5.1



LOT COVERAGE CALCULATIONS

Comments	Area (SF)	Lot Coverage
LOT 1		
CS		
TOWNHOME	2,958	4.9%
UNCOVERED	5,264	8.8%
	8,221	
RM-20		
TOWNHOME	16,599	27.6%
UNCOVERED	35,260	58.7%
	51,858	
	60,080	
LOT 2		
CS		
BLDG B	68,382	75.8%
UNCOVERED	6,628	7.3%
	75,009	
RM-20		
BLDG B	12,894	14.3%
UNCOVERED	2,329	2.6%
	15,223	
	90,232	
LOT 3		
CS		
TOWNHOME	5,803	17.0%
UNCOVERED	5,697	16.7%
	11,500	
RM-20		
TOWNHOME	7,434	21.7%
UNCOVERED	15,255	44.6%
	22,689	
	34,190	
TOTAL LOT AREA	184,502	

PARCEL LEGEND

- LOT 1
- LOT 2
- LOT 3

LEGEND

- ZONING LINES
- BUILT/PROPOSED STRUCTURES
- PROPERTY LINE

LOT COVERAGE (Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area: Lot size => 10,000 sq. ft.: 80%

TOTAL LOT COVERAGE (all zones and lots):
95,755 sf / 156,838 sf = 61%

LOT COVERAGE [PAMC 18.13.040]:

For RM-20 Zone:	max 35% + 5% (add. for overhangs etc)
For CS Zone (non -residential):	none required
For CS Zone (residential):	max 50%

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LOT COVERAGE CALCULATIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A5.2

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.1 Planning and Design			**Code Section**	**Y**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2			□							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3			□							
	Mandatory	Grading and paving	4.106.3										
	Mandatory	EV Charging for additions and alterations of parking facilities serving existing multifamily buildings *[AA][MF]*	4.106.4.3			□							
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC 16.14.090 / 4.106.5										
	Tier 2 Mand.	Water Permeble Surface for 30%	A4.106.4										
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5			□							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.160 / A4.106.8			□							
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.160/ A4.106.8.1			□							
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.160/ A4.106.8.2			□							
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3			□							
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9			□							
	Mandatory	Reinforcement for grab bars *[N]*	CBSC R327.1.1			□							
Electives (choose 4)	**Elective**	Site selection	A4.103.1			□							
	Elective	Community connectivity	A4.103.2			□							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1			□							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1			□							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2			□							
	Elective	Soil analysis	A4.106.2.1			□							
	Elective	Soil protection	A4.106.2.2			□							
	Elective	Landscape design	A4.106.3			□							
	Elective	Vegetated roof	A4.106.6			□							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7			□							
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10			□							
	Elective	Innovative concepts and local environmental conditions	A4.108.1			□							
4.2 PAMC 16.17 Energy Reach Code													
Mandatory	**Mandatory**	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Single-family EDR1 of at least 8 (with exceptions), Low-rise MF source energy margin 9%, High-rise MF source energy margin 1%)	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6			□							
	Mandatory	Effective Date 10/4/2024: Electric-Readiness The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u) Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when the applicable system is included in the remodel.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6			□							
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1			□							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2			□							
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1			□							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2			□							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1			□							
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2			□							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3			□							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4			□							
	Mandatory	Indoor Water Use: Submeters for multifamily and mixed use buildings *[MF]*	4.303.2			□							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.3			□							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1			□							
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.3			□							
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306			□							
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1			□							
	Elective	Alternate water sources for nonpotable applications	A4.303.2			□							
	Elective	Appliances	A4.303.3			□							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4			□							
	Elective	Hot water recirculation systems	A4.303.5			□							
	Elective	Rainwater catchment systems	A4.304.1			□							
	Elective	Potable water elimination	A4.304.2			□							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3			□							
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1			□							
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2			□							
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3			□							
	Elective	Innovative concepts and local environmental conditions	A4.306.1			□							
4.4 Material Conservation and Resource Efficiency													
	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1			□							
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2			□							
Mandatory	**Mandatory**	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1			□							
	Tier 2 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of	PAMC 16.14.250/ 4.408.1			□							
	Mandatory	Construction waste management plan in Green Halo	PAMC 16.14.250/Section A4.408.1			□							
	Mandatory	Waste management company	4.408.3			□							
	Mandatory	Documentation	4.408.5										
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1			□							
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2			□							
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4.404.1			□							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2			□							
	Elective	Efficient framing techniques - Building systems	A4.404.3			□							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4			□							
	Elective	Prefinished building materials	A4.405.1			□							
	Elective	Concrete floors	A4.405.2			□							
	Elective	Use of building materials from rapidly renewable sources	A4.405.4			□							
	Elective	Drainage around foundations	A4.407.1			□							
	Elective	Roof drainage	A4.407.2			□							
	Elective	Flashing details	A4.407.3			□							
	Elective	Material protection	A4.407.4			□							
	Elective	Door protection	A4.407.6			□							
	Elective	Roof overhangs	A4.407.7			□							
	Elective	Innovative concepts and local environmental conditions	A4.411.1			□							

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.5 Environmental Quality			**Code Section**	**Y**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type	PAMC 16.14.090/ 4.503.1			□							
	Mandatory	Covering of duct openings, protection of mechanical equipment during constructio	4.504.1			□							
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1			□							
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2			□							
	Mandatory	Aerosol paints and coatings	4.504.2.3			□							
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4			□							
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3			□							
	Mandatory	Carpet cushion	4.504.3.1			□							
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2			□							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2			□							
	Mandatory	Composite wood products	4.504.5			□							
	Mandatory	Composite wood products: documentation	4.504.5.1			□							
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2			□							
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1			□							
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3			□							
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following: 1. ENERGY STAR fans ducted to outside of building. 2. Humidity controlled OR functioning as a component of a whole-house ventilation system 3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	4.506.1			□							
	Mandatory	Heating and air conditioning system design	4.507.2			□							
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.390/5.506.4			□							
Electives (1)	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1			□							
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3			□							
	Elective	Construction filters *[HR]*	A4.506.2			□							
	Elective	Direct-vent appliances	A4.506.3			□							
	Elective	Innovative concepts and local environmental conditions.	A4.509.1			□							

Legend:

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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

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

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

Signature (Certified Energy Analyst)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2).

I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section C1).

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

CITY STAMPS ONLY

Project Address:

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

CITY OF PALO ALTO

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

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

Version 10/24

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

GB-1
Mandatory +Tier 2

lowney arch

Oxford Capital Group, LLC

CALGREEN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A6.1

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.1 Planning and Design			**Code Section**	**Y**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2			□							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3			□							
	Mandatory	Grading and paving	4.106.3										
	Mandatory	EV Charging for additions and alterations of parking facilities serving existing multifamily buildings *[AA][MF]*	4.106.4.3			□							
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC 16.14.090 / 4.106.5										
	Tier 2 Mand.	Water Permeble Surface for 30%	A4.106.4										
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5			□							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.160 / A4.106.8			□							
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.160/ A4.106.8.1			□							
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.160/ A4.106.8.2			□							
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3			□							
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9			□							
	Mandatory	Reinforcement for grab bars *[N]*	CBSC R327.1.1			□							
Electives (choose 4)	**Elective**	Site selection	A4.103.1			□							
	Elective	Community connectivity	A4.103.2			□							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1			□							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1			□							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2			□							
	Elective	Soil analysis	A4.106.2.1			□							
	Elective	Soil protection	A4.106.2.2			□							
	Elective	Landscape design	A4.106.3			□							
	Elective	Vegetated roof	A4.106.6			□							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7			□							
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10			□							
	Elective	Innovative concepts and local environmental conditions	A4.108.1			□							
4.2 PAMC 16.17 Energy Reach Code													
Mandatory	**Mandatory**	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Single-family EDR1 of at least 8 (with exceptions), Low-rise MF source energy margin 9%, High-rise MF source energy margin 1%)	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6			□							
	Mandatory	Effective Date 10/4/2024: Electric-Readiness The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u) Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when the applicable system is included in the remodel.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6			□							
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1			□							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2			□							
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1			□							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2			□							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1			□							
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2			□							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3			□							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4			□							
	Mandatory	Indoor Water Use: Submeters for multifamily and mixed use buildings *[MF]*	4.303.2			□							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.3			□							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1			□							
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.3			□							
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306			□							
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1			□							
	Elective	Alternate water sources for nonpotable applications	A4.303.2			□							
	Elective	Appliances	A4.303.3			□							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4			□							
	Elective	Hot water recirculation systems	A4.303.5			□							
	Elective	Rainwater catchment systems	A4.304.1			□							
	Elective	Potable water elimination	A4.304.2			□							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3			□							
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1			□							
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2			□							
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3			□							
	Elective	Innovative concepts and local environmental conditions	A4.306.1			□							
4.4 Material Conservation and Resource Efficiency													
	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1			□							
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2			□							
Mandatory	**Mandatory**	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1			□							
	Tier 2 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of	PAMC 16.14.250/ 4.408.1			□							
	Mandatory	Construction waste management plan in Green Halo	PAMC 16.14.250/Section A4.408.1			□							
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	Mandatory	Documentation	4.408.5										
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1			□							
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2			□							
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4.404.1			□							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2			□							
	Elective	Efficient framing techniques - Building systems	A4.404.3			□							
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	Elective	Drainage around foundations	A4.407.1			□							
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	Elective	Material protection	A4.407.4			□							
	Elective	Door protection	A4.407.6			□							
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Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type	PAMC 16.14.090/ 4.503.1			□							
	Mandatory	Covering of duct openings, protection of mechanical equipment during constructio	4.504.1			□							
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1			□							
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2			□							
	Mandatory	Aerosol paints and coatings	4.504.2.3			□							
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4			□							
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3			□							
	Mandatory	Carpet cushion	4.504.3.1			□							
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2			□							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2			□							
	Mandatory	Composite wood products	4.504.5			□							
	Mandatory	Composite wood products: documentation	4.504.5.1			□							
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2			□							
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1			□							
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3			□							
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following: 1. ENERGY STAR fans ducted to outside of building. 2. Humidity controlled OR functioning as a component of a whole-house ventilation system 3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	4.506.1			□							
	Mandatory	Heating and air conditioning system design	4.507.2			□							
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.390/5.506.4			□							
Electives (1)	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1			□							
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3			□							
	Elective	Construction filters *[HR]*	A4.506.2			□							
	Elective	Direct-vent appliances	A4.506.3			□							
	Elective	Innovative concepts and local environmental conditions.	A4.509.1			□							

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

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

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

Signature (Certified Energy Analyst)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

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Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

CITY STAMPS ONLY

Project Address:

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

CITY OF PALO ALTO

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

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

Version 10/24

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

GB-1
Mandatory +Tier 2

lowney arch

Oxford Capital Group, LLC

CALGREEN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A6.2

5.1 Planning and Design		Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Reuse of existing building for projects ≥ 100,000 square feet *[AA]* (Project must choose one compliance pathway: 5.105.2, 5.409.2, or 5.409.3)	5.105.1			□							
	Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of Land	PAMC 16.14.290/ 5.106.1										
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2			□							
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1			□							
	Mandatory	Best management practices	5.106.1.2			□							
	Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4										
	Mandatory	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)	5.106.4.1.1			□				□		□	
	Mandatory	Long term bicycle parking	5.106.4.1.2										
	Mandatory	Existing buildings or parking areas without previously installed EV capable infrastructure *[AA]*	5.106.5.4.1										
	Mandatory	Existing buildings or parking areas with previously installed EV capable infrastructure *[AA]*	5.106.5.4.2			□				□		□	
	Tier 1 Mand.	Designated parking - 35% of Parking Capacity	A5.106.5.1.1			□				□		□	
	Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8			□				□		□	
	Mandatory	Grading and paving, (exception for additions and alterations not altering the drainage path)	5.106.10										
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC16.14.300/5.106.13			□							
	Tier 1 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & .080/ A5.106.11.2			□				□			
Electives (choose 1)	Electives	Community connectivity	A5.103.1			□							
	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2			□							
	Electives	Reduce development footprint and optimize open space	A5.104.1			□							
	Electives	Reuse 75% of the existing building primary structural elements *[AA]*	A5.105.2.2			□							
	Electives	Salvage	A5.105.1.3			□							
	Electives	Storm water design	A5.106.2			□							
	Electives	Low impact development (LID)	A5.106.3			□							
	Electives	Greyfield or infill site	A5.106.3.2			□							
	Electives	Changing rooms	A5.106.4.3			□							
	Electives	Parking capacity	A5.106.6			□							
	Electives	Reduce parking capacity	A5.106.6.1			□							
	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1			□							
	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2			□							
	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2			□							
	Electives	Heat island effect: Hardscape alternatives	A5.106.11.1										
	Electives	Shade Trees	A5.106.11.3										
	Electives	Bird Friendly design	A5.107			□							

5.2 PAMC 16.17 Energy Reach Code													
Mandatory	Mandatory	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Office/Mercantile 10%, Hotel/Motel 7%, Restaurant 15%, Industrial/ Non-Refrigd 0%, All other Nonresidential Occupancies 9%)	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6			□							
	Mandatory	Effective Date 10/4/2024: Electric-Readiness Electric readiness requirements for systems using gas or propane apply to newly constructed buildings and substantial remodels.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6			□							

5.3 Water Efficiency and Conservation													
Mandatory	Mandatory	Meters, separate submeters or metering devices shall be installed as follows:	5.303.1			□		□					
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1			□		□					
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2			□		□					
	Tier 1 Mand.	Indoor Water Use Reduction - 12% (Table A5.303.2.3.1)	A5.303.2.3.1			□				□		□	
	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	5.303.3.1			□				□		□	
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1			□				□		□	
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2			□				□		□	
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1			□				□		□	
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	5.303.3.3.2			□				□		□	
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1			□				□		□	
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2			□				□		□	
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3			□				□		□	
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/cycle)	5.303.3.4.4			□				□		□	
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/cycle)	5.303.3.4.5			□				□		□	
	Mandatory	Commercial kitchen equipment	5.303.4			□				□		□	
	Mandatory	Food waste disposers	5.303.4.1			□				□		□	
	Mandatory	Indoor water use: Areas of addition or alteration	5.303.5			□				□		□	
	Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035			□				□		□	
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 Cal Plumbing Code)	5.303.6			□				□		□	
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1			□				□		□	
	Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2			□				□		□	
	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306			□				□		□	
	Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307										
Electives (1)	Electives	Water reduction - 25%	A5.303.2.3.3			□				□		□	
	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4			□				□		□	
	Electives	Appliances and fixtures for commercial application	A5.303.3			□				□		□	
	Electives	Nonwater supplied urinals	A5.303.4.1			□				□		□	
	Electives	Outdoor Water Use: Restore all landscape disturbed during construction	A5.304.6			□				□		□	
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7			□				□		□	
	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8			□				□		□	
	Electives	Nonpotable water systems	A5.305.1			□				□		□	
	Electives	Irrigation system: Recycled water	A5.305.2			□				□		□	

5.4 Material Conservation and Resource Efficiency													
	Tier 1 Mand.	Recycled content: 10% of materials based on estimated total cost or two products from Table A5.405.4 for 75% by cost	PAMC 16.14.070 & .080/ A5.405.4			□				□			
Mandatory	Mandatory	Weather protection	5.407.1			□				□		□	
	Mandatory	Moisture Control-sprinklers	5.407.2.1							□			
	Mandatory	Moisture Control - Entries and Openings	5.407.2.2							□			
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1			□				□		□	
	Mandatory	Moisture control: Flashing	5.407.2.2.2			□				□		□	
	Mandatory	Construction waste management	5.408.1			□							
	Mandatory	Construction waste management plan	5.408.1.1			□							
	Mandatory	Waste management company	5.408.1.2			□							
	Mandatory	Waste stream reduction alternative	5.408.1.3			□							
	Mandatory	Documentation- Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4			□							
	Mandatory	Universal Waste *[AA]*	5.408.2										
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3			□							
	Mandatory	Whole building life cycle assessment	5.409.2			□							
	Mandatory	Product GWP compliance—prescriptive path	5.409.3			□							
	Tier 1 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000, less than $25,000 must meet state standards of 65%)	PAMC 16.14.410/ A5.408.3.1			See www.greenhalosystems.com							
	Mandatory	Recycling by occupants (with exceptions)	5.410.1			□							
	Mandatory	Recycling by occupants: Additions (with exceptions)	5.410.1.1			□							
	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations *[N] [AA]*	5.410.4			□				□			
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2			□				□			
	Mandatory	Testing and adjusting: Procedures	5.410.4.3			□				□			
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1			□				□			
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4			□				□			
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5			□				□			
	Mandatory	Inspection and reports	5.410.4.5.1			□				□			
	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)	PAMC 16.14.360/ 5.410.4.6			□				□			
	Mandatory	Performance Review - Energy (For projects over 10,000 SF)	PAMC 16.14.370/ 5.410.4.7			□				□			
	Mandatory	Performance reviews - Water (sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8			□				□			

5.4 Material Conservation and Resource Efficiency, continued													
Electives (choose 1)	Electives	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1			□				□			
	Electives	Wood Framing: Framing specifications	A5.404.1.2			□				□			
	Electives	Regional materials	A5.405.1			□				□			
	Electives	Bio-based materials: Certified wood components—sustainability standards	A5.405.2.1										
	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2			□							
	Electives	Reused materials (5% of total value)	A5.405.3										
	Electives	Alternate method for concrete	A5.405.4.5			□							
	Electives	Cement and concrete: Cement	A5.405.5.1										
	Electives	Cement and concrete: Concrete	A5.405.5.2			□							
	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1			□							
	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2			□							
	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1			□							
	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2			□							
	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3			□							
	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4			□							
	Electives	Choice of materials: Service life	A5.406.1.1			□				□			
	Electives	Choice of materials: Reduced maintenance	A5.406.1.2			□				□			
	Electives	Choice of materials: Recyclability	A5.406.1.3			□				□			
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1			□				□			
	Electives	Whole building life cycle assessment	A5.409.2			□				□			
	Electives	Materials and system assemblies	A5.409.3			□				□			
	Electives	Whole building life cycle assessment of additional impacts.	A5.409.4										

5.5 Environmental Quality													
Mandatory	Mandatory	Fireplaces	5.503.1			□				□		□	
	Mandatory	Temporary ventilation (MERV 8)	5.504.1			□		□		□			
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3			□		□		□			
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 & 5.504.4.2 for VOC limits)	5.504.4.1			□				□			
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3			□				□			
	Mandatory	Aerosol paints and coatings	5.504.4.3.1			□				□			
	Mandatory	Verification, for paints and coatings	5.504.4.3.2			□				□			
	Mandatory	Carpet systems	5.504.4.4			□				□			
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1			□				□			
	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2			□				□			
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5			□				□			
	Mandatory	Composite wood products: Documentation	5.504.4.5.3			□				□			
	Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1			□				□			
	Mandatory	Acoustical ceiling and wall panels	5.504.4.8										
	Tier 1 Mand.	Resilient flooring system - 90%	PAMC 16.14.070 & .080/ A5.504.4.7			□				□			
	Tier 1 Mand.	Thermal Insulation- No added formaldehyde	PAMC 16.14.070 & .080/ A5.504.4.8			□				□			
	Mandatory	Filters: Labeling (MERV 13, with exceptions)	5.504.5.3			□				□			
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7			□							
	Mandatory	Indoor moisture control	5.505.1			□							
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1			□				□			
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2			□				□		□	
	Mandatory	Indoor Air Quality Management Plan (locally amended)	PAMC 16.14.390/5.506			□				□		□	
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4			□							
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1			□							
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1			□							
	Mandatory	Exterior noise transmission, performance method	5.507.4.2			□							
	Mandatory	Site features	5.507.4.2.1			□							
	Mandatory	Documentation of compliance	5.507.4.2.2			□							
	Mandatory	Interior sound transmission (with note)	5.507.4.3			□							
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1			□							
	Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1			□							
	Mandatory	Halons	5.508.1.2			□							
	Mandatory	Supermarket refrigerant leak reduction	5.508.2			□				□			
	Mandatory	Refrigerant piping	5.508.2.1			□				□			
	Mandatory	Refrigerant piping valves	5.508.2.2			□				□			
	Mandatory	Refrigerant piping access valves	5.508.2.2.2			□				□			
	Mandatory	Refrigerated service cases	5.508.2.3			□				□			
	Mandatory	Refrigerant receivers	5.508.2.4			□				□			
	Mandatory	Pressure testing	5.508.2.5			□				□			
	Mandatory	Evacuation after pressure testing	5.508.2.6			□				□			
	Electives	Indoor air quality (IAQ) during construction: Temporary ventilation	A5.504.1.1			□		□					
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2			□		□					
	Electives	IAQ postconstruction	A5.504.2			□				□			
	Electives	Noncompliying building areas	A5.504.2.1.3			□				□			
	Electives	Composite wood products: No added formaldehyde	A5.504.4.5.1			□				□			
	Electives	Entryway systems	A5.504.5.1			□				□			
	Electives	Acoustical ceiling and wall panels	A5.504.4.9			□				□			
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2			□							
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/ A5.507.1.2			□							
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2			□							
	Electives	Daylight: Toplighting and sidelighting	A5.507.2			□							
	Electives	Views: Interior office spaces	A5.507.3.1			□							
	Electives	Views- Multi-occupant spaces	A5.507.3.2			□							
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3			□							
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4			□							

Required Additional Electives (Choose 1 additional Elective from any category)													
Mandatory	Tier 1 Mand.		A5.601.2.4			□							

Legend:

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

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

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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

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

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

Signature (Certified Energy Analyst)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2).

I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section C1).

Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

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

Print Name

Date

CITY STAMPS ONLY

Project Address:

2022 **NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 1**

Title 24, Part 11, California Green Building Code (CALGreen) https://www.dgs.ca.gov/BSC/CALGreen

City of Palo Alto Green Building Program and Resources https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance

City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

CITY OF PALO ALTO

2022 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY+ TIER 1**

Version 10/24

Application: This plan sheet is for use by nonresidential alterations (including tenant improvements or renovations) of 5,000 SF that include replacement of at least two of the following: HVAC system, building envelope, hot water system, or lighting system.

GB-1
Mandatory
+Tier 1

lowney arch

Oxford Capital Group, LLC

CALGREEN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A6.3

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	
5.1 Planning and Design		**Code Section**	**Y**	**N**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Reuse of existing building for projects ≥ 100,000 square feet *[AA]* (Project must choose one compliance pathway: 5.105.2, 5.409.2, or 5.409.3)	5.105.1			□							
	Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of Land	PAMC 16.14.290/ 5.106.1										
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2			□							
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1			□							
	Mandatory	Best management practices	5.106.1.2			□							
	Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4										
	Mandatory	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)	5.106.4.1.1			□				□		□	
	Mandatory	Long term bicycle parking	5.106.4.1.2										
	Mandatory	Existing buildings or parking areas without previously installed EV capable infrastructure *[AA]*	5.106.5.4.1										
	Mandatory	Existing buildings or parking areas with previously installed EV capable infrastructure *[AA]*	5.106.5.4.2			□				□		□	
	Tier 1 Mand.	Designated parking - 35% of Parking Capacity	A5.106.5.1.1			□				□		□	
	Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8			□				□		□	
	Mandatory	Grading and paving, (exception for additions and alterations not altering the drainage path)	5.106.10										
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC16.14.300/5.106.13			□							
	Tier 1 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & .080/ A5.106.11.2			□				□			
Electives (choose 1)	**Electives**	Community connectivity	A5.103.1			□							
	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2			□							
	Electives	Reduce development footprint and optimize open space	A5.104.1			□							
	Electives	Reuse 75% of the existing building primary structural elements *[AA]*	A5.105.2.2			□							
	Electives	Salvage	A5.105.1.3			□							
	Electives	Storm water design	A5.106.2			□							
	Electives	Low impact development (LID)	A5.106.3			□							
	Electives	Greyfield or infill site	A5.106.3.2			□							
	Electives	Changing rooms	A5.106.4.3			□							
	Electives	Parking capacity	A5.106.6			□							
	Electives	Reduce parking capacity	A5.106.6.1			□							
	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1			□							
	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2			□							
	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2			□							
	Electives	Heat island effect: Hardscape alternatives	A5.106.11.1										
	Electives	Shade Trees	A5.106.11.3										
	Electives	Bird Friendly design	A5.107			□							
5.2 PAMC 16.17 Energy Reach Code													
Mandatory	**Mandatory**	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Office/Mercantile 10%, Hotel/Motel 7%, Restaurant 13%, Industrial/ Non-Refrigd 0%, All other Nonresidential Occupancies 9%)	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6			□							
	Mandatory	Effective Date 10/4/2024: Electric-Readiness Electric readiness requirements for systems using gas or propane apply to newly constructed buildings and substantial remodels.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6			□							
5.3 Water Efficiency and Conservation													
Mandatory		Meters, separate submeters or metering devices shall be installed as follows:	5.303.1			□		□					
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1			□		□					
		Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2			□		□					
	Tier 1 Mand.	Indoor Water Use Reduction - 12% (Table A5.303.2.3.1)	A5.303.2.3.1			□				□		□	
	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	5.303.3.1			□				□		□	
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1			□				□		□	
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2			□				□		□	
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1			□				□		□	
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	5.303.3.3.2			□				□		□	
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1			□				□		□	
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2			□				□		□	
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3			□				□		□	
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/cycle)	5.303.3.4.4			□				□		□	
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/cycle)	5.303.3.4.5			□				□		□	
	Mandatory	Commercial kitchen equipment	5.303.4			□				□		□	
	Mandatory	Food waste disposers	5.303.4.1			□				□		□	
	Mandatory	Indoor water use: Areas of addition or alteration	5.303.5			□				□		□	
	Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035			□				□		□	
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 Cal Plumbing Code)	5.303.6			□				□		□	
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1			□				□		□	
	Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2			□				□		□	
	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306			□				□		□	
	Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307							□		□	
Electives (1)	**Electives**	Water reduction - 25%	A5.303.2.3.3			□				□		□	
	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4			□				□		□	
	Electives	Appliances and fixtures for commercial application	A5.303.3			□				□		□	
	Electives	Nonwater supplied urinals	A5.303.4.1			□				□		□	
	Electives	Outdoor Water Use: Restore all landscape disturbed during construction	A5.304.6			□				□		□	
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7			□				□		□	
	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8			□				□		□	
	Electives	Nonpotable water systems	A5.305.1			□				□		□	
	Electives	Irrigation system: Recycled water	A5.305.2			□				□		□	
5.4 Material Conservation and Resource Efficiency													
	Tier 1 Mand.	Recycled content: 10% of materials based on estimated total cost or two products from Table A5.405.4 for 75% by cost	PAMC 16.14.070 & .080/ A5.405.4			□				□			
	Mandatory	Weather protection	5.407.1			□				□		□	
	Mandatory	Moisture Control-sprinklers	5.407.2.1							□			
	Mandatory	Moisture Control - Entries and Openings	5.407.2.2							□			
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1			□				□		□	
	Mandatory	Moisture control: Flashing	5.407.2.2.2			□				□		□	
	Mandatory	Construction waste management	5.408.1			□							
	Mandatory	Construction waste management plan	5.408.1.1			□							
	Mandatory	Waste management company	5.408.1.2			□							
	Mandatory	Waste stream reduction alternative	5.408.1.3			□							
	Mandatory	Documentation- Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4			□							
	Mandatory	Universal Waste *[AA]*	5.408.2										
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3			□							
	Mandatory	Whole building life cycle assessment	5.409.2			□							
	Mandatory	Product GWP compliance—prescriptive path	5.409.3			□							
	Tier 1 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000, less than $25,000 must meet state standards of 65%)	PAMC 16.14.410/ A5.408.3.1			See www.greenhalosystems.com							
	Mandatory	Recycling by occupants (with exceptions)	5.410.1			□							
	Mandatory	Recycling by occupants: Additions (with exceptions)	5.410.1.1			□							
	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations *[N] [AA]*	5.410.4			□				□			
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2			□				□			
	Mandatory	Testing and adjusting: Procedures	5.410.4.3			□				□			
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1			□				□			
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4			□				□			
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5			□				□			
	Mandatory	Inspection and reports	5.410.4.5.1			□				□			
	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)	PAMC 16.14.360/ 5.410.4.6			□				□			
	Mandatory	Performance Review - Energy (For projects over 10,000 SF)	PAMC 16.14.370/ 5.410.4.7			□				□			
	Mandatory	Performance reviews - Water (sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8			□				□			

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	
5.4 Material Conservation and Resource Efficiency, continued		**Code Section**	**Y**	**N**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Electives (choose 1)	**Electives**	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1			□				□			
	Electives	Wood Framing: Framing specifications	A5.404.1.2			□				□			
	Electives	Regional materials	A5.405.1			□				□			
	Electives	Bio-based materials: Certified wood components—sustainability standards	A5.405.2.1										
	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2			□							
	Electives	Reused materials (5% of total value)	A5.405.3										
	Electives	Alternate method for concrete	A5.405.4.5			□							
	Electives	Cement and concrete: Cement	A5.405.5.1										
	Electives	Cement and concrete: Concrete	A5.405.5.2			□							
	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1			□							
	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2			□							
	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1			□							
	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2			□							
	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3			□							
	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4			□							
	Electives	Choice of materials: Service life	A5.406.1.1			□				□			
	Electives	Choice of materials: Reduced maintenance	A5.406.1.2			□				□			
	Electives	Choice of materials: Recyclability	A5.406.1.3			□				□			
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1			□				□			
	Electives	Whole building life cycle assessment	A5.409.2							□			
	Electives	Materials and system assemblies	A5.409.3			□				□			
	Electives	Whole building life cycle assessment of additional impacts.	A5.409.4										
5.5 Environmental Quality													
Mandatory	**Mandatory**	Fireplaces	5.503.1			□				□		□	
	Mandatory	Temporary ventilation (MERV 8)	5.504.1			□		□		□			
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3			□		□		□			
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 & 5.504.4.2 for VOC limits)	5.504.4.1			□				□			
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3			□				□			
	Mandatory	Aerosol paints and coatings	5.504.4.3.1			□				□			
	Mandatory	Verification, for paints and coatings	5.504.4.3.2			□				□			
	Mandatory	Carpet systems	5.504.4.4			□				□			
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1			□				□			
	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2			□				□			
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5			□				□			
	Mandatory	Composite wood products: Documentation	5.504.4.5.3			□				□			
	Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1			□				□			
	Mandatory	Acoustical ceiling and wall panels	5.504.4.8			□				□			
	Tier 1 Mand.	Resilient flooring system - 90%	PAMC 16.14.070 & .080/ A5.504.4.7			□				□			
	Tier 1 Mand.	Thermal Insulation- No added formaldehyde	PAMC 16.14.070 & .080/ A5.504.4.8			□				□			
	Mandatory	Filters: Labeling (MERV 13, with exceptions)	5.504.5.3			□				□			
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7			□							
	Mandatory	Indoor moisture control	5.505.1			□							
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1			□				□			
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2			□				□		□	
	Mandatory	Indoor Air Quality Management Plan (locally amended)	PAMC 16.14.390/5.506			□				□		□	
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4			□							
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1			□							
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1			□							
	Mandatory	Exterior noise transmission, performance method	5.507.4.2			□							
	Mandatory	Site features	5.507.4.2.1			□							
	Mandatory	Documentation of compliance	5.507.4.2.2			□							
	Mandatory	Interior sound transmission (with note)	5.507.4.3			□							
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1			□							
	Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1			□							
	Mandatory	Halons	5.508.1.2			□							
	Mandatory	Supermarket refrigerant leak reduction	5.508.2			□				□			
	Mandatory	Refrigerant piping	5.508.2.1			□				□			
	Mandatory	Refrigerant piping valves	5.508.2.2			□				□			
	Mandatory	Refrigerant piping access valves	5.508.2.2.2			□				□			
	Mandatory	Refrigerated service cases	5.508.2.3			□				□			
	Mandatory	Refrigerant receivers	5.508.2.4			□				□			
	Mandatory	Pressure testing	5.508.2.5			□				□			
	Mandatory	Evacuation after pressure testing	5.508.2.6			□				□			
Electives (Choose 1)	**Electives**	Indoor air quality (IAQ) during construction: Temporary ventilation	A5.504.1.1			□		□					
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2			□		□					
	Electives	IAQ postconstruction	A5.504.2			□				□			
	Electives	Noncomplying building areas	A5.504.2.1.3			□				□			
	Electives	Composite wood products: No added formaldehyde	A5.504.4.5.1			□				□			
	Electives	Entryway systems	A5.504.5.1			□				□			
	Electives	Acoustical ceiling and wall panels	A5.504.4.9			□				□			
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2			□							
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/ A5.507.1.2			□							
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2			□							
	Electives	Daylight: Toplighting and sidelighting	A5.507.2			□							
	Electives	Views: Interior office spaces	A5.507.3.1			□							
	Electives	Views- Multi-occupant spaces	A5.507.3.2			□							
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3			□							
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4			□							
Required Additional Electives (Choose 1 additional Elective from any category)													
Mandatory	**Tier 1 Mand.**		A5.601.2.4			□							

Legend:

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

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

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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

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

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

Signature (Certified Energy Analyst)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2).

I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section C1).

Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

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

Print Name

Date

CITY STAMPS ONLY

2022 NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 1

Project Address:

Title 24, Part 11, California Green Building Code (CALGreen) https://www.dgs.ca.gov/BSC/CALGreen

City of Palo Alto Green Building Program and Resources https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance

City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

2022 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY+ TIER 1**

Application: This plan sheet is for use by nonresidential alterations (including tenant improvements or renovations) of 5,000 SF that include replacement of at least two of the following: HVAC system, building envelope, hot water system, or lighting system.

Version 10/24

GB-1
Mandatory
+Tier 1

lowney arch

Oxford Capital Group, LLC

CALGREEN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A6.4

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.1 Planning and Design			**Code Section**	**Y**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2			□							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3			□							
	Mandatory	Grading and paving	4.106.3										
	Mandatory	EV Charging for additions and alterations of parking facilities serving existing multifamily buildings *[AA][MF]*	4.106.4.3			□							
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC 16.14.090 / 4.106.5										
	Tier 2 Mand.	Water Permeble Surface for 30%	A4.106.4										
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5			□							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.160 / A4.106.8			□							
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.160/ A4.106.8.1			□							
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.160/ A4.106.8.2			□							
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3			□							
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9			□							
	Mandatory	Reinforcement for grab bars *[N]*	CBSC R327.1.1										
Electives (choose 4)	**Elective**	Site selection	A4.103.1			□							
	Elective	Community connectivity	A4.103.2			□							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1			□							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1			□							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2			□							
	Elective	Soil analysis	A4.106.2.1			□							
	Elective	Soil protection	A4.106.2.2			□							
	Elective	Landscape design	A4.106.3			□							
	Elective	Vegetated roof	A4.106.6			□							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7			□							
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10			□							
	Elective	Innovative concepts and local environmental conditions	A4.108.1			□							
4.2 PAMC 16.17 Energy Reach Code													
Mandatory	**Mandatory**	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Single-family EDR1 of at least 8 (with exceptions), Low-rise MF source energy margin 9%, High-rise MF source energy margin 1%)	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6			□							
	Mandatory	Effective Date 10/4/2024: Electric-Readiness The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u) Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when the applicable system is included in the remodel.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6			□							
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1			□							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2			□							
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1			□							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2			□							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1			□							
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2			□							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3			□							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4			□							
	Mandatory	Indoor Water Use: Submeters for multifamily and mixed use buildings *[MF]*	4.303.2			□							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.3			□							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1			□							
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.3			□							
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306			□							
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1			□							
	Elective	Alternate water sources for nonpotable applications	A4.303.2			□							
	Elective	Appliances	A4.303.3			□							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4			□							
	Elective	Hot water recirculation systems	A4.303.5			□							
	Elective	Rainwater catchment systems	A4.304.1			□							
	Elective	Potable water elimination	A4.304.2			□							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3			□							
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1			□							
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2			□							
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3			□							
	Elective	Innovative concepts and local environmental conditions	A4.306.1			□							
4.4 Material Conservation and Resource Efficiency													
	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1			□							
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2			□							
Mandatory	**Mandatory**	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1			□							
	Tier 2 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of	PAMC 16.14.250/ 4.408.1			□							
	Mandatory	Construction waste management plan in Green Halo	PAMC 16.14.250/Section A4.408.1			□							
	Mandatory	Waste management company	4.408.3			□							
	Mandatory	Documentation	4.408.5										
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1			□							
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2			□							
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4.404.1			□							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2			□							
	Elective	Efficient framing techniques - Building systems	A4.404.3			□							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4			□							
	Elective	Prefinished building materials	A4.405.1			□							
	Elective	Concrete floors	A4.405.2			□							
	Elective	Use of building materials from rapidly renewable sources	A4.405.4			□							
	Elective	Drainage around foundations	A4.407.1			□							
	Elective	Roof drainage	A4.407.2			□							
	Elective	Flashing details	A4.407.3			□							
	Elective	Material protection	A4.407.4			□							
	Elective	Door protection	A4.407.6			□							
	Elective	Roof overhangs	A4.407.7			□							
	Elective	Innovative concepts and local environmental conditions	A4.411.1			□							

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.5 Environmental Quality			**Code Section**	**Y**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type	PAMC 16.14.090/ 4.503.1			□							
	Mandatory	Covering of duct openings, protection of mechanical equipment during constructio	4.504.1			□							
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1			□							
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2			□							
	Mandatory	Aerosol paints and coatings	4.504.2.3			□							
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4			□							
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3			□							
	Mandatory	Carpet cushion	4.504.3.1			□							
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2			□							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2			□							
	Mandatory	Composite wood products	4.504.5			□							
	Mandatory	Composite wood products: documentation	4.504.5.1			□							
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2			□							
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1			□							
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3			□							
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following: 1. ENERGY STAR fans ducted to outside of building. 2. Humidity controlled OR functioning as a component of a whole-house ventilation system 3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	4.506.1			□							
	Mandatory	Heating and air conditioning system design	4.507.2			□							
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.390/5.506.4			□							
Electives (1)	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1			□							
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3			□							
	Elective	Construction filters *[HR]*	A4.506.2			□							
	Elective	Direct-vent appliances	A4.506.3			□							
	Elective	Innovative concepts and local environmental conditions.	A4.509.1			□							

Legend:

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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

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

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

Signature (Certified Energy Analyst)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2).

I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section C1).

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

CITY STAMPS ONLY

Project Address:

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

CITY OF PALO ALTO

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

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

Version 10/24

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

GB-1
Mandatory +Tier 2

lowney arch

Oxford Capital Group, LLC

CALGREEN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A6.5

				Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
5.1 Planning and Design															
Mandatory	Mandatory	Reuse of existing building for projects ≥ 100,000 square feet *[AA]* (Project must choose one compliance pathway: 5.105.2, 5.409.2, or 5.409.3)		5.105.1											
	Mandatory	Stormwater pollution prevention for projects that disturb < 1 acre of land		PAMC 16.14.290/ 5.106.1				□							
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land		PAMC 16.14.290/ 5.106.2											
	Mandatory	Local storm water pollution prevention		PAMC 16.14.290/ 5.106.1.1				□							
	Mandatory	Best management practices (BMP's)		5.106.1.2				□							
	Mandatory	Bicycle parking for additions or change of use that results in increased parking		PAMC 18.54.060/ 5.106.4				□							
	Mandatory	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)		PAMC 18.54.060/ 5.106.4.1.1				□				□		□	
	Mandatory	Long term bicycle parking		PAMC 18.54.060/ 5.106.4.1.2				□				□		□	
	Mandatory	Existing buildings or parking areas without previously installed EV capable infrastructure *[AA]*		5.106.5.4.1											
	Mandatory	Existing buildings or parking areas with previously installed EV capable infrastructure *[AA]*		5.106.5.4.2											
	Tier 2 Mand.	Designated parking - 50% of Parking Capacity		A5.106.5.1.2				□				□		□	
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) with 10-20 spaces shall provide 20% EV Capable or EVSE-Ready and 20% Level 2 EVSE Installed. (Buildings w/ more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE Installed).		PAMC 16.14.400/ A5.106.5.3				□		See EVSE Checklist					
	Mandatory	Electric vehicle (EV) charging: medium-duty and heavy-duty (grocery stores, retail, office buildings, manufacturing facilities, and warehouse		5.106.5.4				□				□		□	
	Mandatory	Light pollution reduction		PAMC 16.14.295/5.106.8				□				□		□	
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)		5.106.10				□		PW					
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues		PAMC16.14.300/5.106.13											
	Tier 2 Mand.	Cool roof for reduction of heat island effect		PAMC 16.16.070 & 16.14.080/ A5.106.11.2				□				□		□	
Electives (choose 3)	Electives	Community connectivity		A5.103.1				□							
	Electives	Brownfield or greyfield site redevelopment or infill area development		A5.103.2				□							
	Electives	Reuse 75% of existing building primary structural elements and 30% of existing non-structural elements *[AA]*		A5.105.22				□							
	Electives	Existing building structure (75%)		A5.105.1.1				□							
	Electives	Existing non-structure elements (50%)		A5.105.1.2				□							
	Electives	Salvage		A5.105.1.3				□							
	Electives	Storm water design		A5.106.2				□							
	Electives	Low impact development (LID)		A5.106.3				□							
	Electives	Greyfield or infill site		A5.106.3.2				□							
	Electives	Changing rooms		A5.106.4.3				□							
	Electives	Parking capacity		A5.106.6				□							
	Electives	Reduce parking capacity		A5.106.6.1				□							
	Electives	Exterior wall shading: Fenestration- East and west walls		A5.106.7.1.1				□							
	Electives	Exterior wall shading: Fenestration- South walls		A5.106.7.1.2				□							
	Electives	Exterior wall shading: Opaque wall areas		A5.106.7.2				□							
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction		A5.106.11				□							
	Electives	Shade Trees		A5.106.11.3				□							
	Electives	Bird Friendly design		A5.107				□							
5.2 PAMC 16.17 Energy Reach Code															
Mandatory	Mandatory	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Office/Mercantile 10%, Hotel/Motel 7%, Restaurants 12%, Industrial/ Manufacturing 0%, All other Nonresidential Occupancies 9%)		PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6				□							
	Mandatory	Effective Date 10/4/2024: Electric-Readiness Electric readiness requirements for systems using gas or propane apply to newly constructed buildings and substantial remodels.		PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6				□							
5.3 Water Efficiency and Conservation															
Mandatory	Mandatory	Meters, separate submeters or metering devices installed as follows:		5.303.1				□		□					
	Mandatory	New buildings or additions in excess of 50,000 square feet		5.303.1.1				□		□					
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)		5.303.1.2				□		□					
	Tier 2 Mand.	Indoor Water Use Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1		A5.303.2.3.2				□		□					
	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)		5.303.3.1				□				□		□	
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)		5.303.3.2.1				□				□		□	
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)		5.303.3.2.2				□				□		□	
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)		5.303.3.3.1				□				□		□	
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)		5.303.3.3.2				□				□		□	
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)		5.303.3.4.1				□				□		□	
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)		5.303.3.4.2				□				□		□	
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)		5.303.3.4.3				□				□		□	
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)		5.303.3.4.4				□				□		□	
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)		5.303.3.4.5				□				□		□	
	Mandatory	Commercial kitchen equipment		5.303.4				□				□		□	
	Mandatory	Food waste disposers		5.303.4.1				□				□		□	
	Mandatory	Indoor water use: Areas of addition or alteration *[AA]*		5.303.5				□				□		□	
	Mandatory	Dual plumbing (locally amended)		PAMC 16.12.035				□				□		□	
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)		5.303.6				□				□		□	
	Mandatory	Outdoor potable water use in landscape areas (MWELO)		5.304.1				□				□		□	
	Mandatory	Recycled water supply systems		PAMC 16.12.030				□				□		□	
	Mandatory	Invasive species prohibited		PAMC 16.14.330 Section 5.304.2				□				□		□	
	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day		PAMC 16.14.340 Section 5.306				□				□		□	
	Mandatory	Cooling Tower Water Use (locally amended)		PAMC 16.14.350 Section 5.307				□				□		□	
Electives (choose 3)	Electives	Indoor water use: 25% reduction		A5.303.2.3.3				□				□		□	
	Electives	Nonpotable water systems for indoor water use		A5.303.2.3.4				□				□		□	
	Electives	Appliances and fixtures for commercial application		A5.303.3				□				□		□	
	Electives	Nonwater supplied urinals		A5.303.4.1				□				□		□	
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction		A5.304.6				□							
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area		A5.304.7				□							
	Electives	Outdoor Water Use: Graywater irrigation system		A5.304.8				□							
	Electives	Nonpotable water systems		A5.305.1				□							
	Electives	Irrigation system: Recycled water		A5.305.2				□				□		□	
5.4 Material Conservation and Resource Efficiency															
	Tier 2 Mand.	Recycled content: 15% of materials based on estimated total cost or use two products from Table A5.405.4 for at least 75% by cost		A5.405.4				□						□	
	Mandatory	Weather protection		5.407.1				□		See Foundation Inspection checklist.					
	Mandatory	Moisture control: Sprinklers		5.407.2.1				□						□	
	Mandatory	Moisture control: Entries + Openings		5.407.2.2				□						□	
	Mandatory	Moisture control: Exterior door protection		5.407.2.2.1				□						□	
	Mandatory	Moisture control: Flashing		5.407.2.2.2				□						□	
	Mandatory	Construction waste management		5.408.1				□							
	Mandatory	Construction waste management plan		5.408.1.1				□							
	Mandatory	Waste management company		5.408.1.2				□							
	Mandatory	Waste stream reduction alternative		5.408.1.3				□							
	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative		5.408.1.4				□							
	Mandatory	Universal Waste *[AA]*		5.408.2											
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)		5.408.3											
	Mandatory	Whole building life cycle assessment		5.409.2				□							
	Mandatory	Product GWP compliance—prescriptive path		5.409.3				□							
	Tier 2 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000, less than $25,000 must meet state standards of 65%)		PAMC 16.14.430/ A5.408.3.1.1				□		See www.greenhalosystems.com					
	Mandatory	Recycling by occupants (with exceptions)		5.410.1				□		□					
	Mandatory	Commissioning (≥ 10,000 SF) *[N]*		5.410.2				□							
	Mandatory	Commissioning plan *[N]*		5.410.2.3				□							
	Mandatory	Functional performance testing *[N]*		5.410.2.4				□							
	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)		PAMC 16.14.360 / 5.410.4.6				□							
	Mandatory	Performance Review- For projects over 10,000 SF		PAMC 16.14.370 / 5.410.4.7				□							
	Mandatory	Performance Review (For sites > 1 acre)		PAMC 16.14.380/ 5.410.4.8				□							
	Mandatory	Documentation and Training: Systems manual		5.410.2.5.1				□							
	Mandatory	Documentation and Training: Systems operations training *[N]*		5.410.2.5.2				□							
	Mandatory	Commissioning report *[N]*		5.410.2.6				□							
	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations *[N] [AA]*		5.410.4				□							
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse		5.410.4.2				□							
	Mandatory	Testing and adjusting: Procedures		5.410.4.3				□							
	Mandatory	Testing and adjusting: HVAC balancing		5.410.4.3.1				□							
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing		5.410.4.4				□							
	Mandatory	Operation and maintenance (O&M) manual		5.410.4.5				□							
	Mandatory	Performance reviews- Water (sites > 1 acre)		PAMC 16.14.380/ Sect 5.410.4.8				□							
	Mandatory	Inspection and reports (new buildings / additions and alterations < 10,000 SF) *[AA] + [N]*		5.410.4.5.1				□							

				Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
5.4 Material Conservation and Resource Efficiency, continued															
Electives (choose 3)	Electives	Wood Framing: Structural or fire-resistance integrity		A5.404.1.1				□				□			
	Electives	Wood Framing: Framing specifications		A5.404.1.2				□				□			
	Electives	Regional materials		A5.405.1				□				□			
	Electives	Bio-based materials: Certified wood components—sustainability standards		A5.405.2.1											
	Electives	Bio-based materials: Rapidly renewable materials		A5.405.2.2				□							
	Electives	Reused materials		A5.405.3				□							
	Electives	Alternate method for concrete		A5.405.4.5				□							
	Electives	Cement and concrete: Cement		A5.405.5.1				□							
	Electives	Cement and concrete: Concrete		A5.405.5.2				□							
	Electives	Additional means of compliance- Cement: Alternative fuels		A5.405.5.3.1.1				□							
	Electives	Additional means of compliance- Cement: Alternative power		A5.405.5.3.1.2				□							
	Electives	Additional means of compliance- Concrete: Alternative energy		A5.405.5.3.2.1				□							
	Electives	Additional means of compliance- Concrete: Recycled aggregate		A5.405.5.3.2.2				□							
	Electives	Additional means of compliance- Concrete: Mixing water		A5.405.5.3.2.3				□							
	Electives	Additional means of compliance- Concrete: High strength concrete		A5.405.5.3.2.4				□							
	Electives	Choice of materials: Service life		A5.406.1.1				□							
	Electives	Choice of materials: Reduced maintenance		A5.406.1.2				□				□			
	Electives	Choice of materials: Recyclability		A5.406.1.3				□				□			
	Electives	Life Cycle Assessment shall be ISO 14044 compliant		A5.409.1				□				□			
	Electives	Whole building life cycle assessment		A5.409.2				□							
	Electives	Materials and system assemblies		A5.409.3				□				□			
	Electives	Whole building life cycle assessment of additional impacts.		A5.409.4											
5.5 Environmental Quality															
Mandatory	Mandatory	Fireplaces		5.503.1				□				□		□	
	Mandatory	Temporary ventilation (MERV 8)		5.504.1				□				□		□	
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction		5.504.3				□				□		□	
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC		5.504.4.1				□						□	
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)		5.504.4.3											
	Mandatory	Aerosol paints and coatings		5.504.4.3.1				□						□	
	Mandatory	Verification, for paints and coatings		5.504.4.3.2				□						□	
	Mandatory	Carpet Systems		5.504.4.4											
	Mandatory	Carpet systems: Carpet cushion		5.504.4.4.1											
	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)		5.504.4.4.2											
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)		5.504.4.5											
	Mandatory	Composite wood products: Documentation		5.504.4.5.3											
	Mandatory	Verification of compliance, for resilient flooring systems		5.504.4.6.1											
	Tier 2 Mand.	Resilient flooring system - 100%		PAMC 16.16.070 & 16.14.080/ A5.504.4.7.1											
	Tier 2 Mand.	Thermal Insulation: No added formaldehyde		PAMC 16.16.070 & 16.14.080/ A5.504.4.8.1				□				□			
	Mandatory	Acoustical ceiling and wall panels		5.504.4.8											
	Mandatory	Filters: Labelling (MERV 13, with exceptions)		5.504.5.3											
	Mandatory	Environmental tobacco smoke (ETS) control		5.504.7				□							
	Mandatory	Outside air delivery (For Indoor Air Quality)		5.506.1				□							
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)		5.506.2				□				□		□	
	Mandatory	Indoor Air Quality Management Plan		PAMC 16.14.390				□				□		□	
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)		5.507.4				□							
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)		5.507.4.1				□							
	Mandatory	Noise exposure where noise contours are not readily available		5.507.4.1.1				□							
	Mandatory	Exterior noise transmission, performance method		5.507.4.2				□							
	Mandatory	Site features		5.507.4.2.1				□							
	Mandatory	Documentation of compliance		5.507.4.2.2				□							
	Mandatory	Interior sound transmission (with note)		5.507.4.3				□							
	Mandatory	Ozone depletion and greenhouse gas reductions		5.508.1				□							
	Mandatory	Chlorofluorocarbons (CFC's)		5.508.1.1				□							
	Mandatory	Halons		5.508.1.2				□							
	Mandatory	Supermarket refrigerant leak reduction		5.508.2				□				□			
	Mandatory	Refrigerant piping		5.508.2.1				□				□			
	Mandatory	Refrigerant piping valves		5.508.2.2				□				□			
	Mandatory	Refrigerant piping access valves		5.508.2.2.2				□				□			
	Mandatory	Refrigerated service case		5.508.2.3				□				□			
	Mandatory	Refrigerant receivers		5.508.2.4				□				□			
	Mandatory	Pressure testing		5.508.2.5				□				□			
	Mandatory	Evacuation (after pressure testing)		5.508.2.6				□				□			
Electives (Choose 3)	Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation		A5.504.1.1				□				□			
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures		A5.504.1.2				□				□			
	Electives	IAQ postconstruction		A5.504.2				□						□	
	Electives	IAQ testing		A5.504.2.1				□						□	
	Electives	Maximum levels of contaminants		A5.504.2.1.1				□						□	
	Electives	Test protocols		A5.504.2.1.2				□						□	
	Electives	Noncomplying building areas		A5.504.2.1.3				□						□	
	Electives	Entryway systems (to control pollutants)		A5.504.5.1				□						□	
	Electives	Isolation of pollutant sources (to control pollutants)		A5.504.5.2				□							
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort		A5.507.1.1.1/A5.507.1.2				□							
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces		A5.507.1.2				□							
	Electives	Daylight: Toplighting and sidelighting		A5.507.2				□							
	Electives	Views: Direct line of sign to outdoors: interior office spaces		A5.507.3.1				□							
	Electives	Views- Multi-occupant spaces		A5.507.3.2				□							
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)		A5.508.1.3				□							
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)		A5.508.1.4				□							
Required Additional Electives (Choose 3 additional Electives from any category)				**A5.601.3.1**											
Mand.	Tier 2 Mand.			A5.601.3.4				□							
	Tier 2 Mand.			A5.601.3.4				□							
	Tier 2 Mand.			A5.601.3.4				□							

Legend:

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

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

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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

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

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

Signature (Certified Energy Analyst)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2).

I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section C1).

Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

Date

CITY STAMPS ONLY

2022 NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

Project Address:

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) https://www.dgs.ca.gov/BSC/CALGreen

City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance

City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72069

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

Version 10/24

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

GB-1
MANDATORY
+TIER 2

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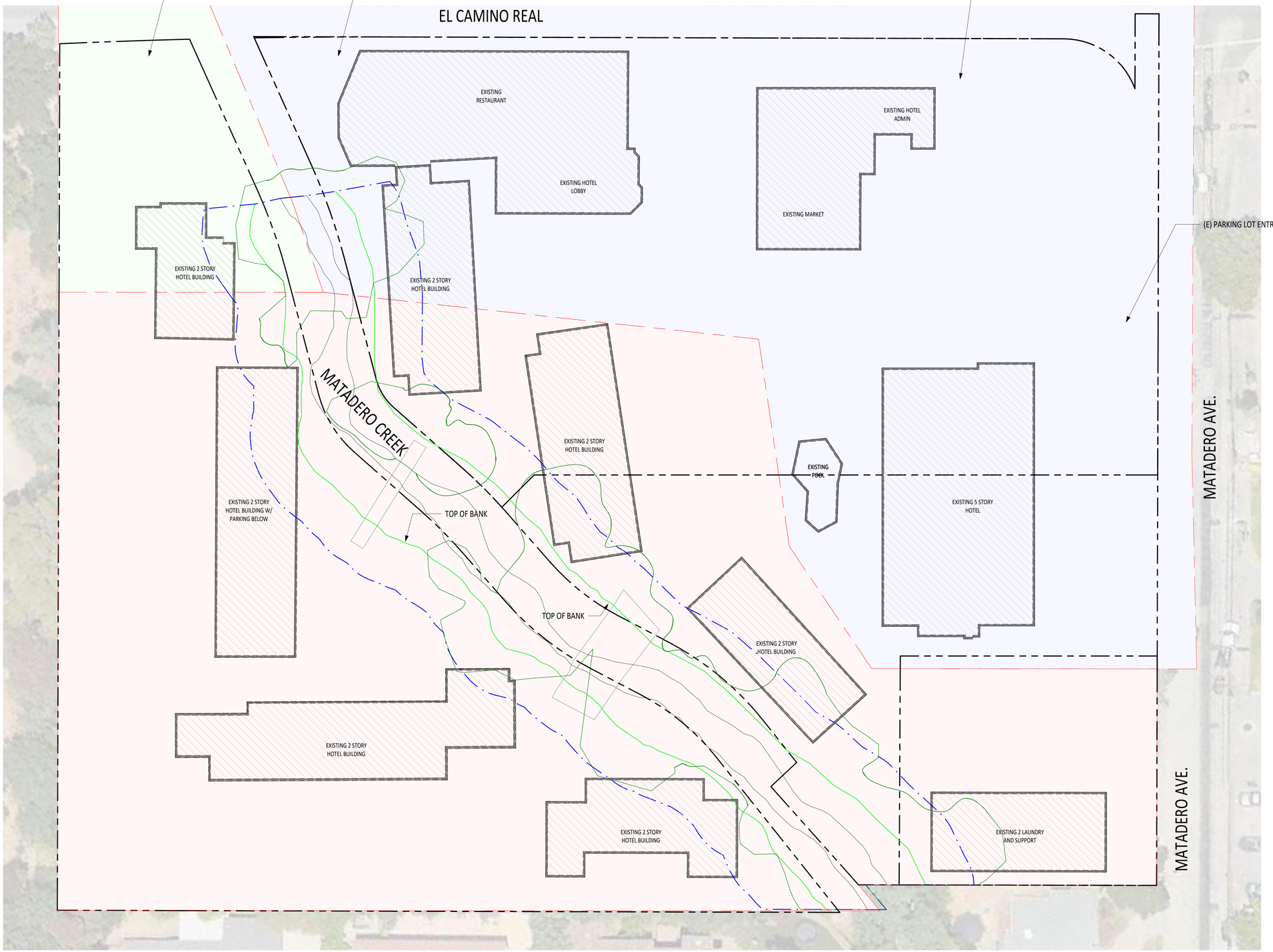
CALGREEN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A6.6



TOTAL SITE AREA: **156,838 SF**

EXISTING FAR*: 89,247 SF/ 156,838 SF
(FLOOR AREA PER PAMC) (FLOOR AREA ZONING/ LOT AREA)
0.57*

*PROPOSED FAR EXCLUDES ALL PARKING AREAS AND INCLUDES EXISTING HOTEL TO REMAIN

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK

0 20' 40'

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EXISTING SITE PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A7



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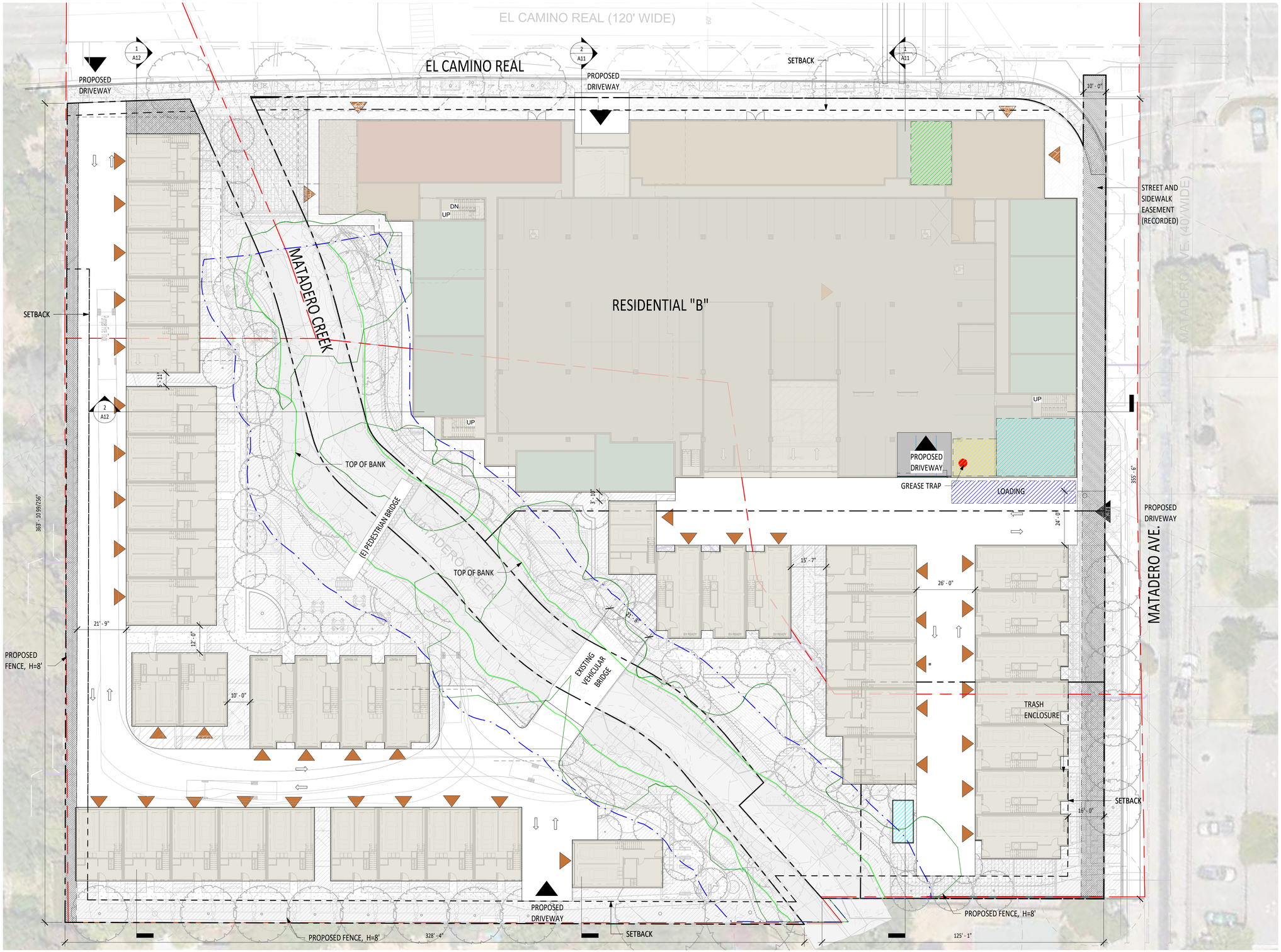
AERIAL SITE PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A8



PARKING CALCULATIONS
(Ordinance 5657- 18.14.020 Table 3)

El Camino Real Focus Area:
Required Residential Auto Parking: 1 stall/unit

BUILDING B

Total auto spaces required:	**246** spaces
Total auto spaces provided:	203 spaces
Including ADA:	11 spaces
Parking to unit ratio:	1.09 : 1

TOWNHOMES

Total auto spaces required:	___ spaces
Total auto spaces provided:	___ spaces
Parking to unit ratio:	2 : 1

Total auto spaces required (new): **___spaces**
Total auto spaces provided (new): **___ spaces**

OVERALL PARKING SCHEDULE

TYPE	COUNT
STANDARD	252
STANDARD ADA	9
	261
TOWNHOMES	
STANDARD	88
	88
Grand total: 349	349

LEGEND

- ZONING LINE
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK
- PROPERTY LINE
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT
- ELECTRICAL ROOM WITH METER
- BIKE PARKING - LONG TERM, CLASS I (MORE BIKE STORAGE ON LEVEL 2)
- TRASH ENCLOSURE
- LOADING ZONE
- VEHICULAR ENTRY / BUILDING ENTRY
- TRANSFORMER
- SANITARY SEWER DRAINS

0 20' 40'

NOTE: 1. NO EXISTING FENCE TO REMAIN.
2. FOR DETAILED SITE INFORMATION, REFER TO THE CIVIL AND LANDSCAPE SETS.

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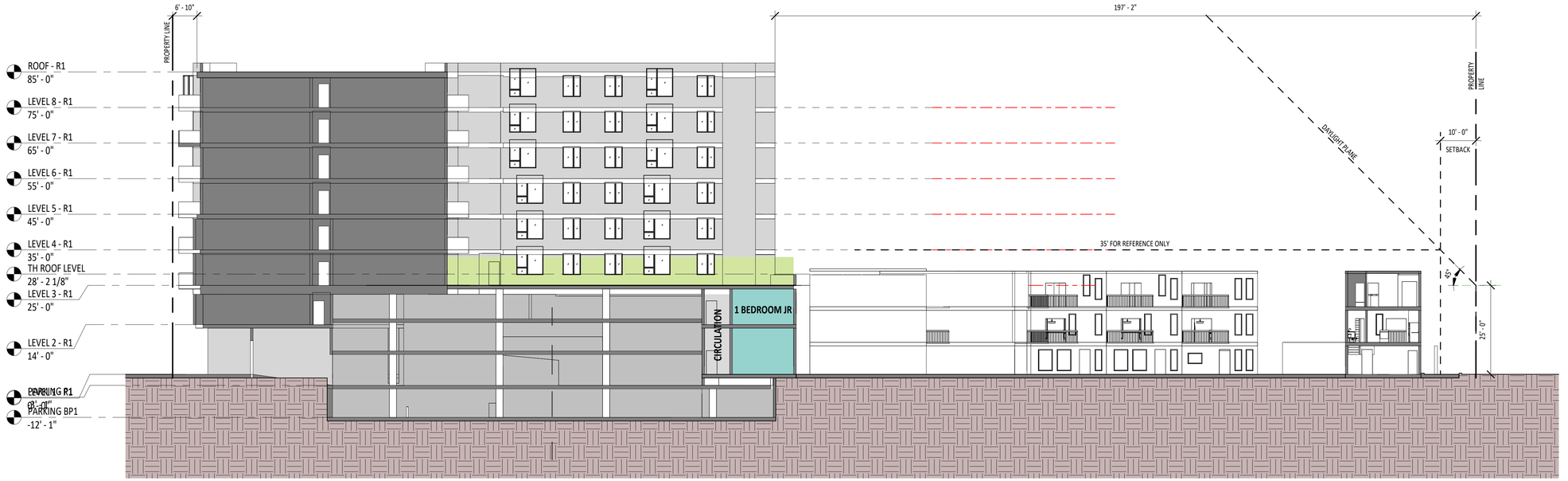
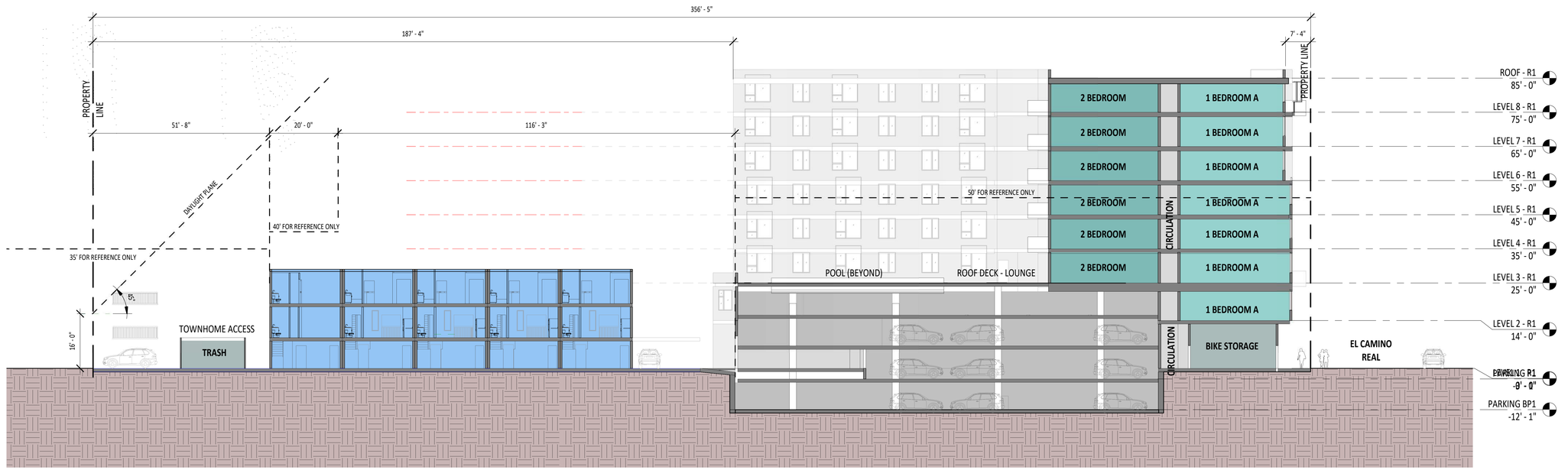
SITE PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A9



2 SITE SECTION THROUGH EL CAMINO REAL RESIDENTIAL BUILDING B
1/16" = 1'-0"



1 SITE SECTION THROUGH BUILDING B AND TOWNHOMES
1/16" = 1'-0"

0 16' 32'

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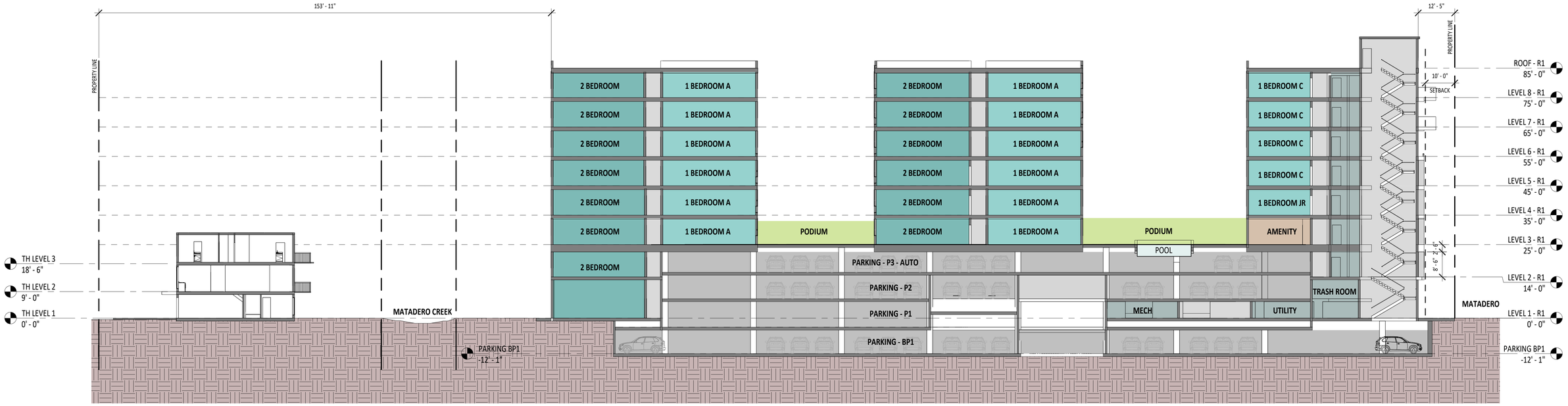
SITE SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A11



2 SITE SECTION - EAST WEST
1/16" = 1'-0"



1 SITE SECTION THROUGH EL CAMINO REAL RESIDENTIAL BUILDING A AND PARKING
1/16" = 1'-0"

0 16' 32'

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SITE SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A12



VIEW FROM ACROSS EL CAMINO REAL



VIEW FROM EL CAMINO REAL



VIEW OF RESIDENCES FROM EL CAMINO REAL AND MATADERO



VIEW FROM THE CORNER OF MATADERO AND EL CAMINO REAL

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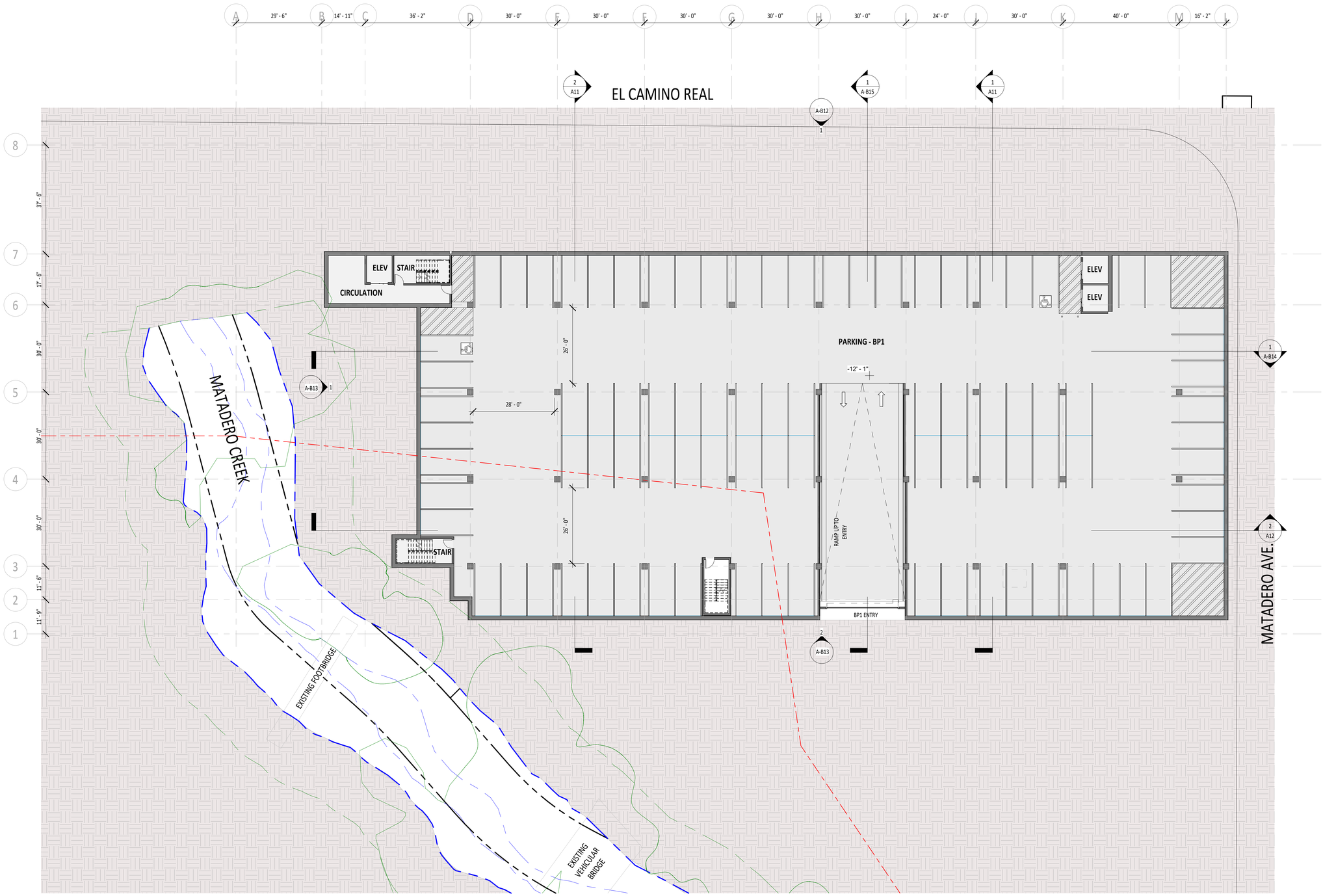
PROJECT STREET VIEW RENDERINGS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026



VIEW FROM ACROSS MATADERO



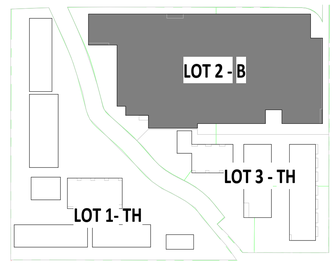
PARKING SCHEDULE

TYPE	COUNT
PARKING BP1	
STANDARD	83
STANDARD ADA	1
	84
PARKING P1	
STANDARD	35
STANDARD ADA	4
	39
LEVEL 1 - R1	
STANDARD	2
	2
PARKING P2	
STANDARD	48
STANDARD ADA	4
	52
PARKING P3	
STANDARD	84
	84
Grand total: 261	261

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK
- CIRCULATION
- PARKING

0 20' 40'



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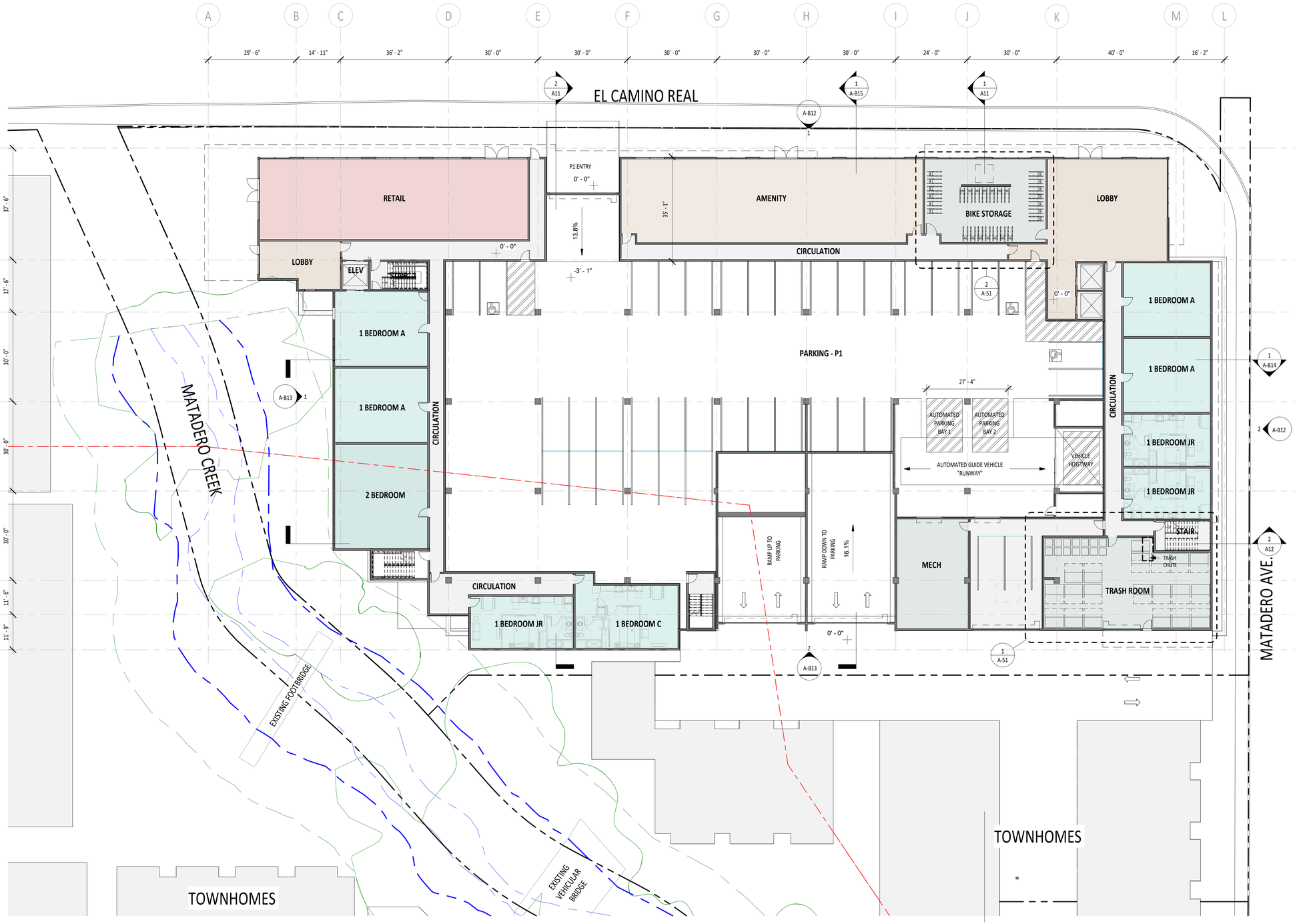
BUILDING B - PARKING BP1

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B1



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

PARKING SCHEDULE

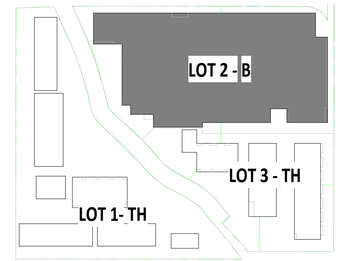
TYPE	COUNT
PARKING BP1	
STANDARD	83
STANDARD ADA	1
	84
PARKING P1	
STANDARD	35
STANDARD ADA	4
	39
LEVEL 1 - R1	
STANDARD	2
	2
PARKING P2	
STANDARD	48
STANDARD ADA	4
	52
PARKING P3	
STANDARD	84
	84
Grand total: 261	261

UNIT PER FLOOR - BUILDING B

Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- CIRCULATION
- PARKING
- RESIDENTIAL LOBBY
- RETAIL
- UTILITY



0 16' 32'

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BUILDING B - GROUND FLOOR & P1 PARKING

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B2

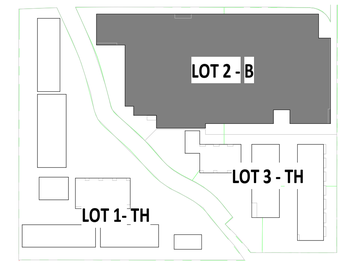


LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

- CIRCULATION
- PARKING
- UTILITY



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

PARKING SCHEDULE

TYPE	COUNT
PARKING BP1	
STANDARD	83
STANDARD ADA	1
	84
PARKING P1	
STANDARD	35
STANDARD ADA	4
	39
LEVEL 1 - R1	
STANDARD	2
	2
PARKING P2	
STANDARD	48
STANDARD ADA	4
	52
PARKING P3	
STANDARD	84
	84
Grand total: 261	261

UNIT PER FLOOR - BUILDING B

Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

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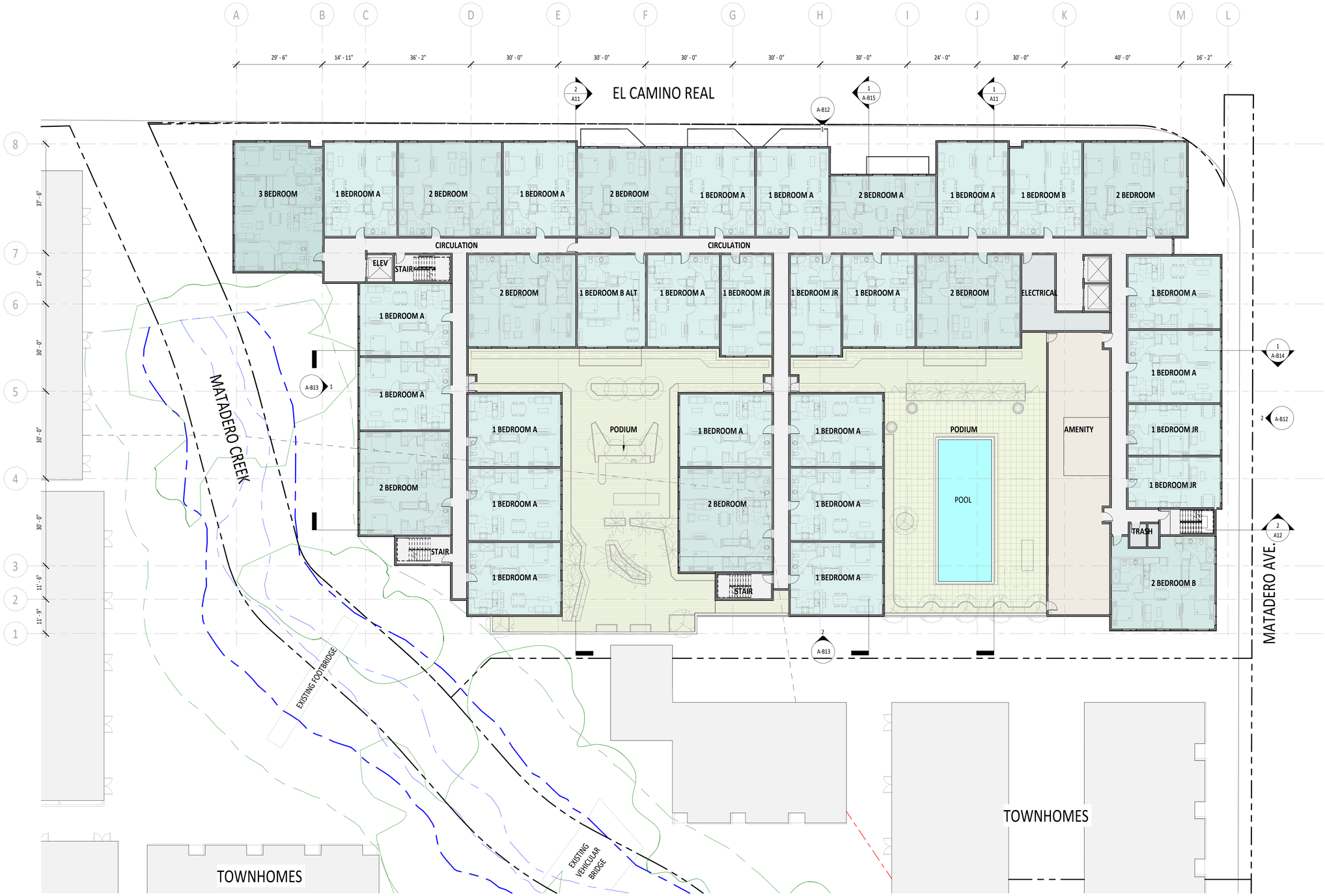
Oxford Capital Group, LLC

BUILDING B - LEVEL 2 & P3 PARKING

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B4



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

UNIT PER FLOOR - BUILDING B

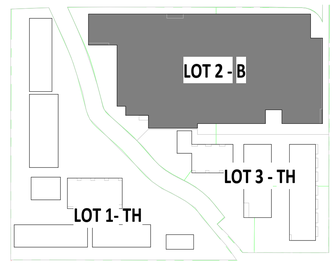
Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- OPEN SPACE
- PARKING
- UTILITY

0 20' 40'



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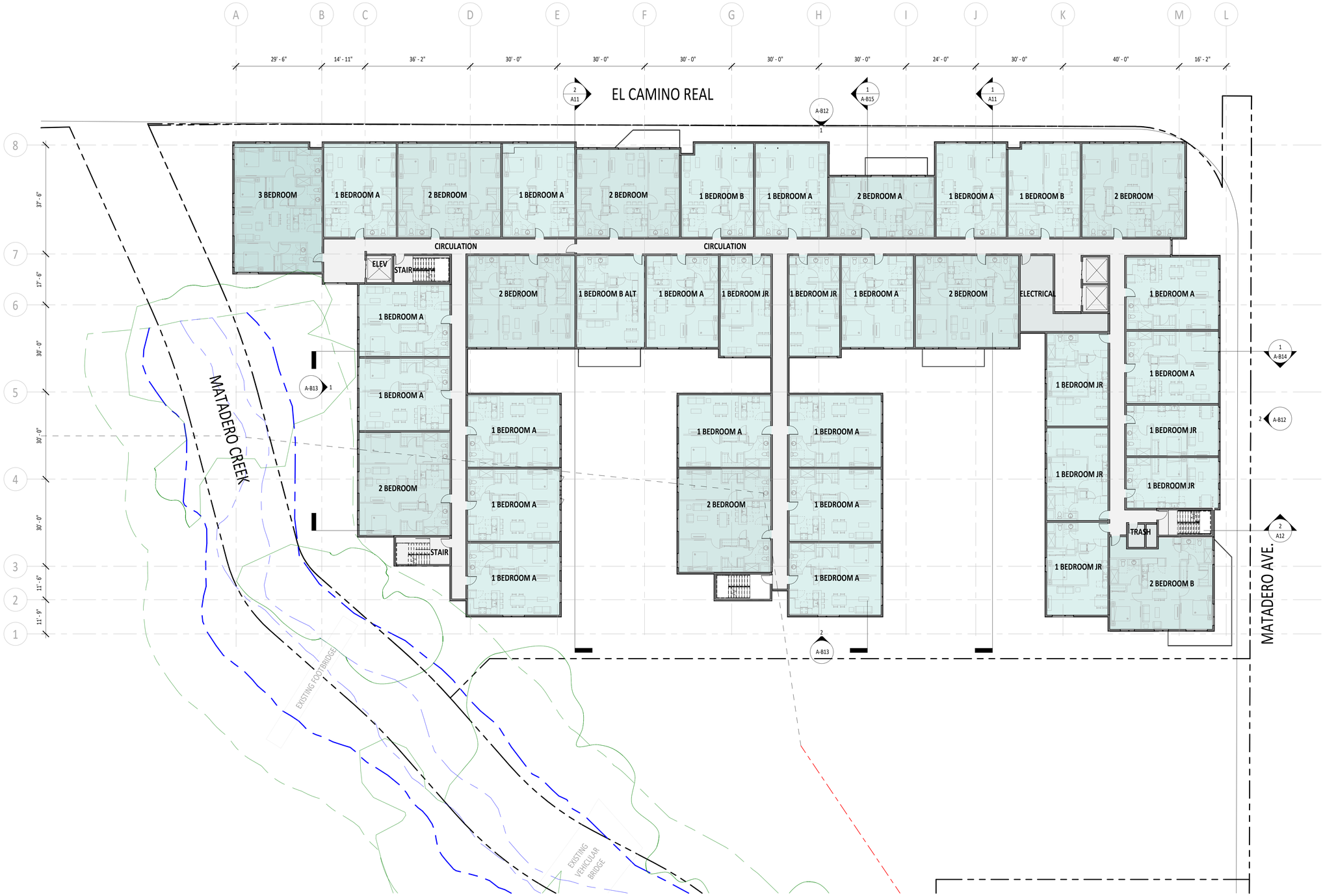
Oxford Capital Group, LLC

BUILDING B - LEVEL 3

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B5



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

UNIT PER FLOOR - BUILDING B

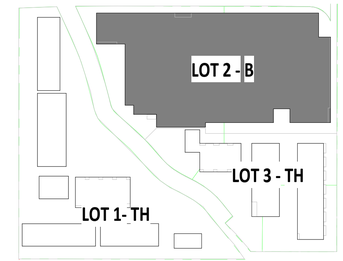
Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

- CIRCULATION
- UTILITY



0 20' 40'

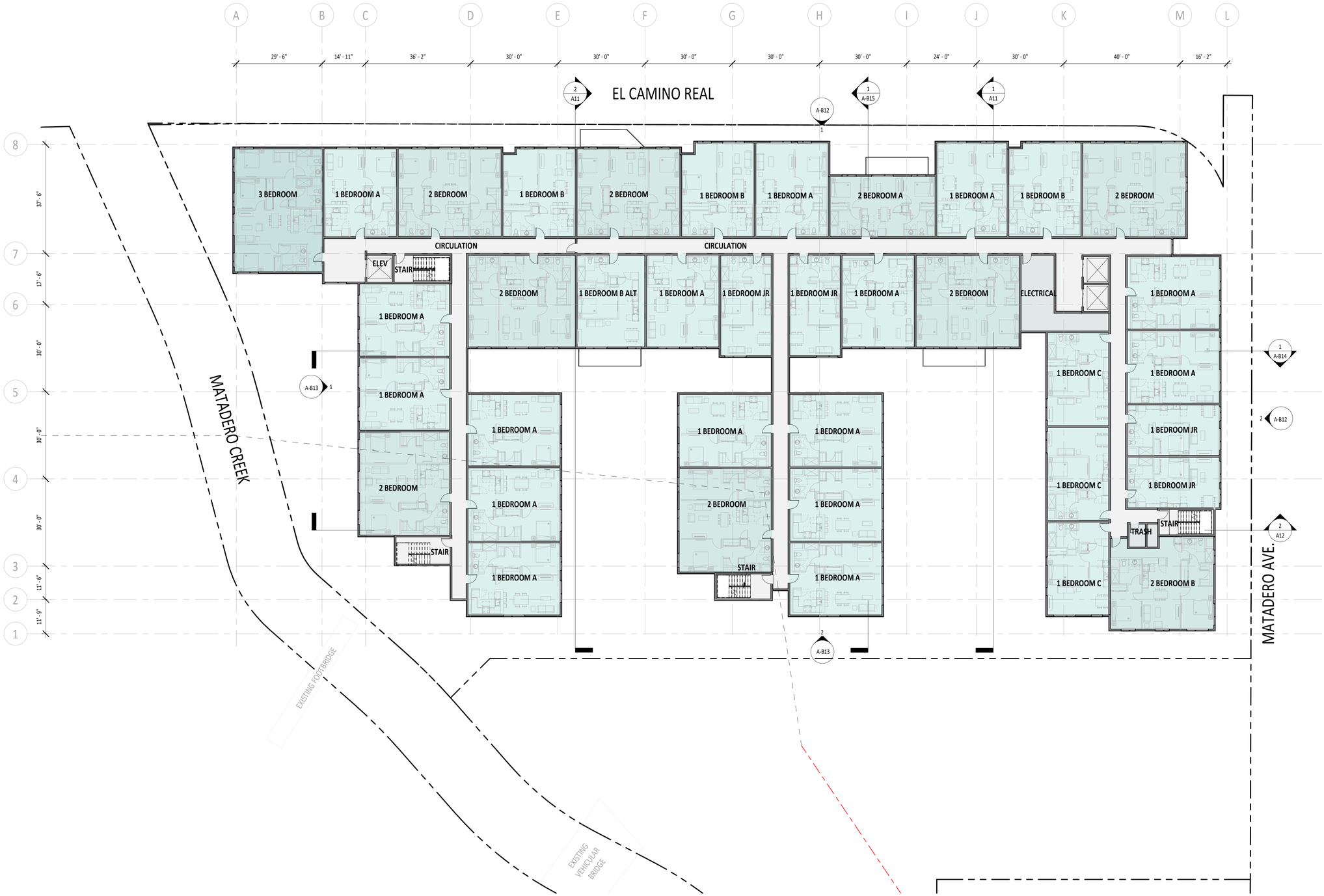
lowney arch

Oxford Capital Group, LLC

BUILDING B - LEVEL 4

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B6



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

UNIT PER FLOOR - BUILDING B

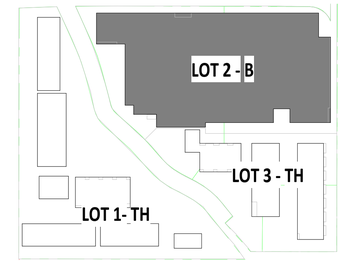
Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

- CIRCULATION
- UTILITY



0 20' 40'

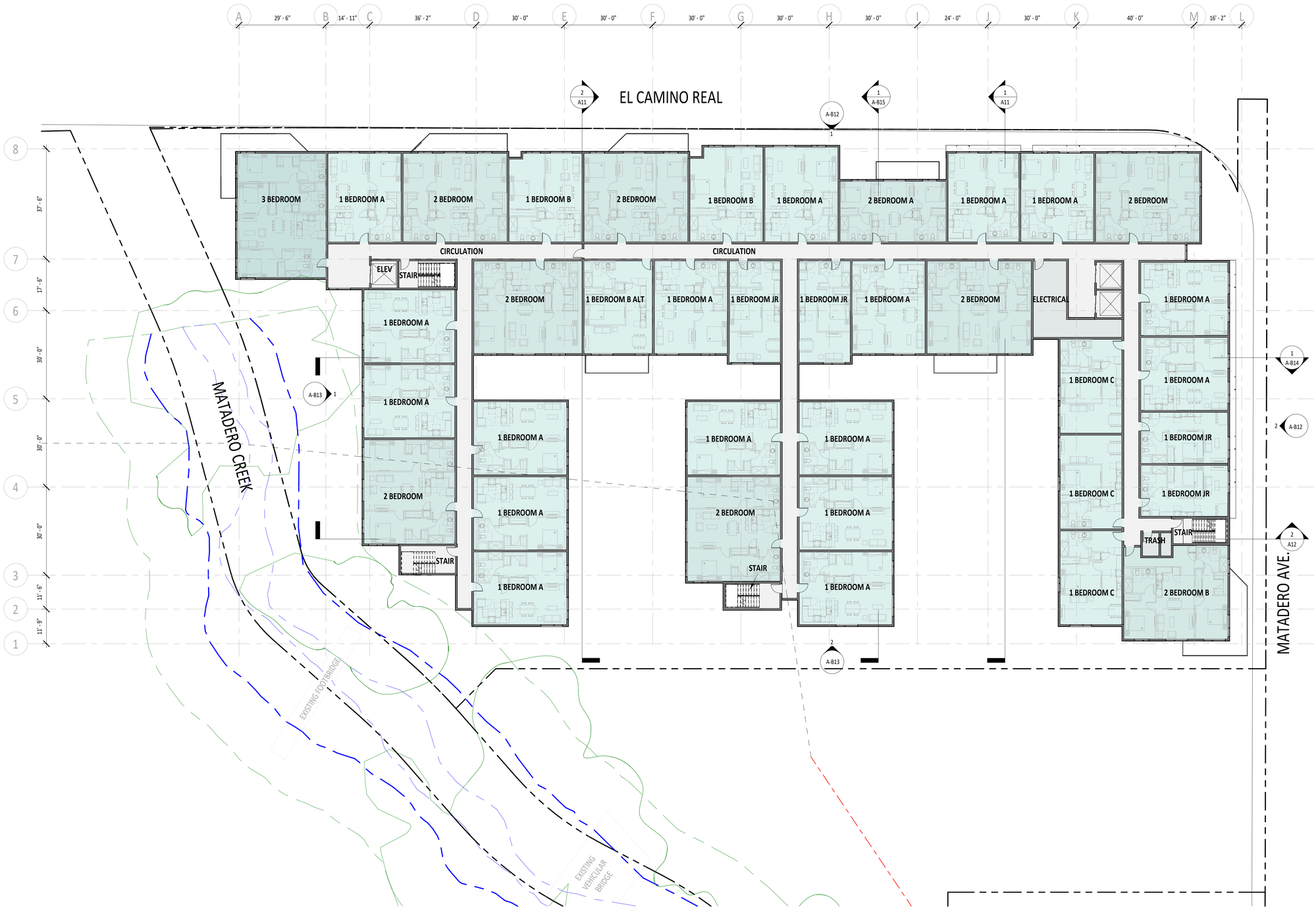
lowney arch

Oxford Capital Group, LLC

BUILDING B - LEVEL 5

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B7



UNIT TYPE MIX - BUILDING B

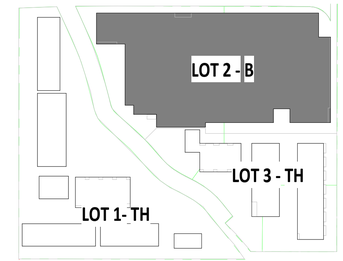
Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

UNIT PER FLOOR - BUILDING B

Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- UTILITY



0 20' 40'

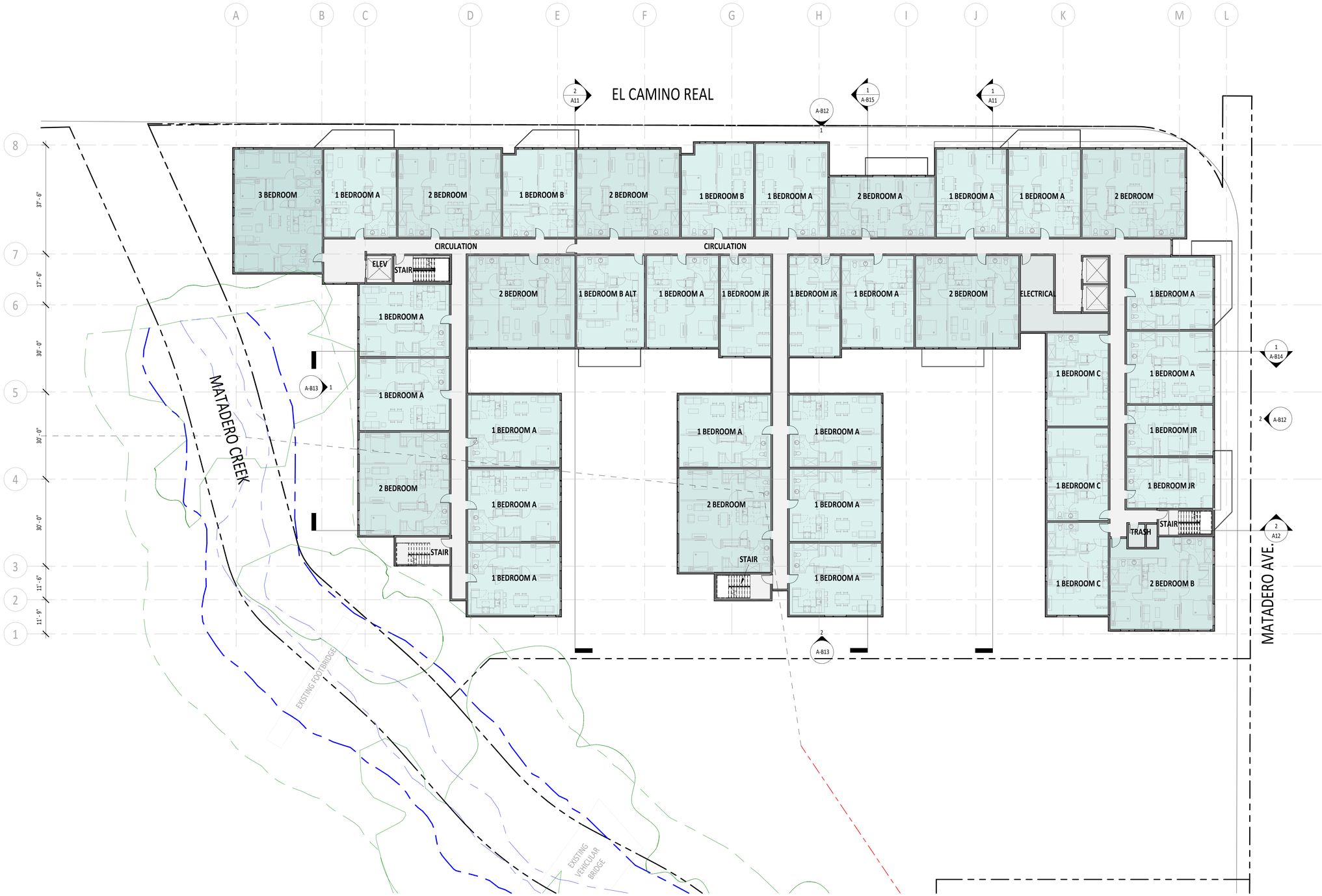
lowney arch

Oxford Capital Group, LLC

BUILDING B - LEVEL 6

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B8



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

UNIT PER FLOOR - BUILDING B

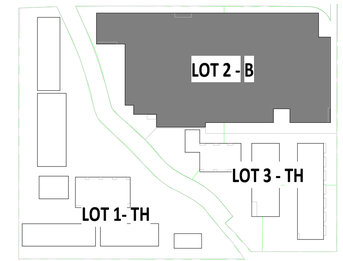
Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

- CIRCULATION
- UTILITY



0 20' 40'

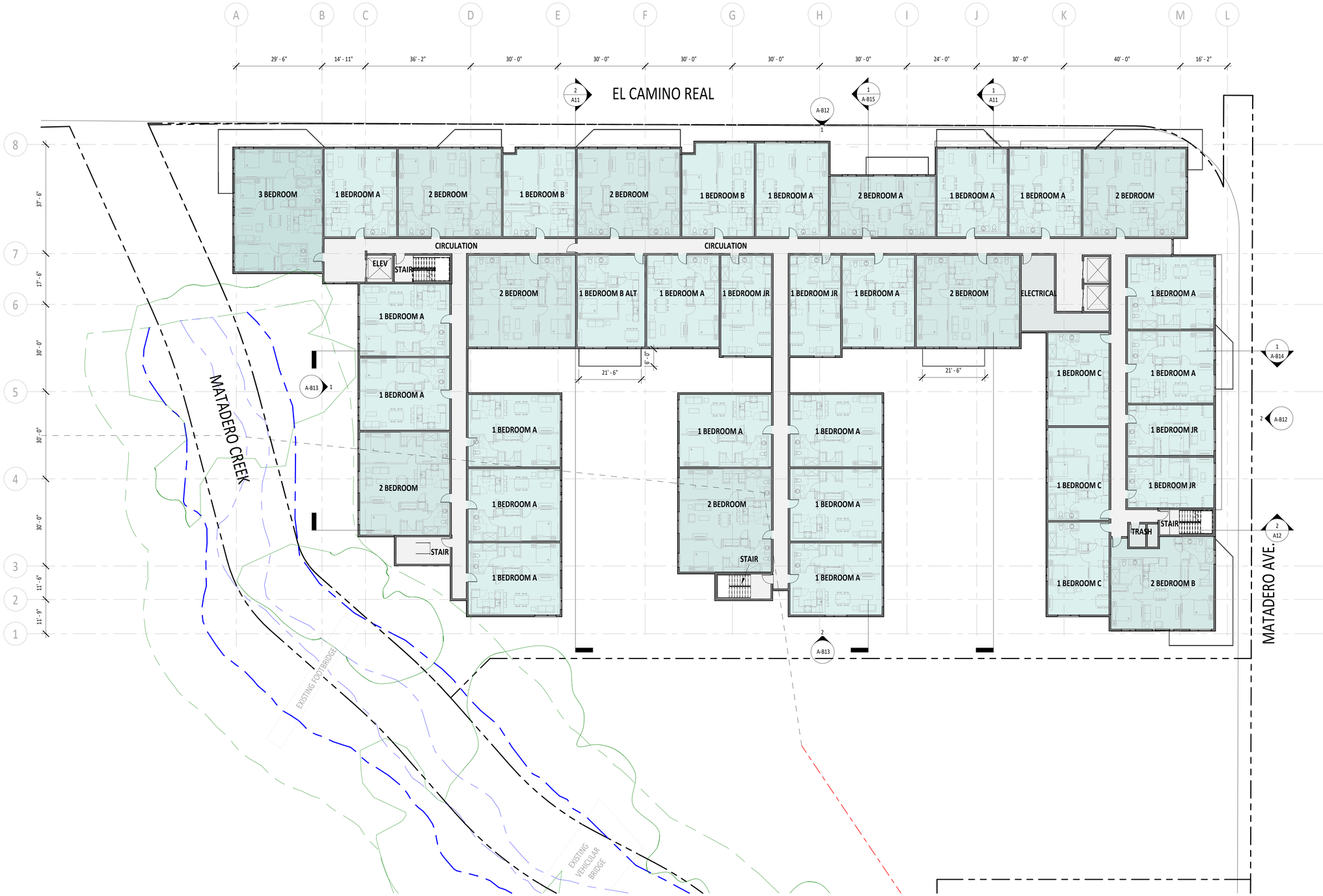
lowney arch

Oxford Capital Group, LLC

BUILDING B - LEVEL 7

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B9



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

UNIT PER FLOOR - BUILDING B

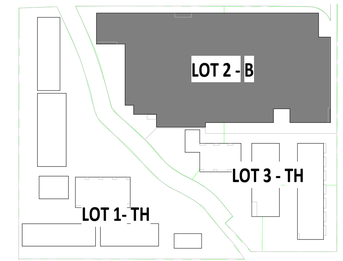
Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
Grand total: 249	249

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

- CIRCULATION
- UTILITY



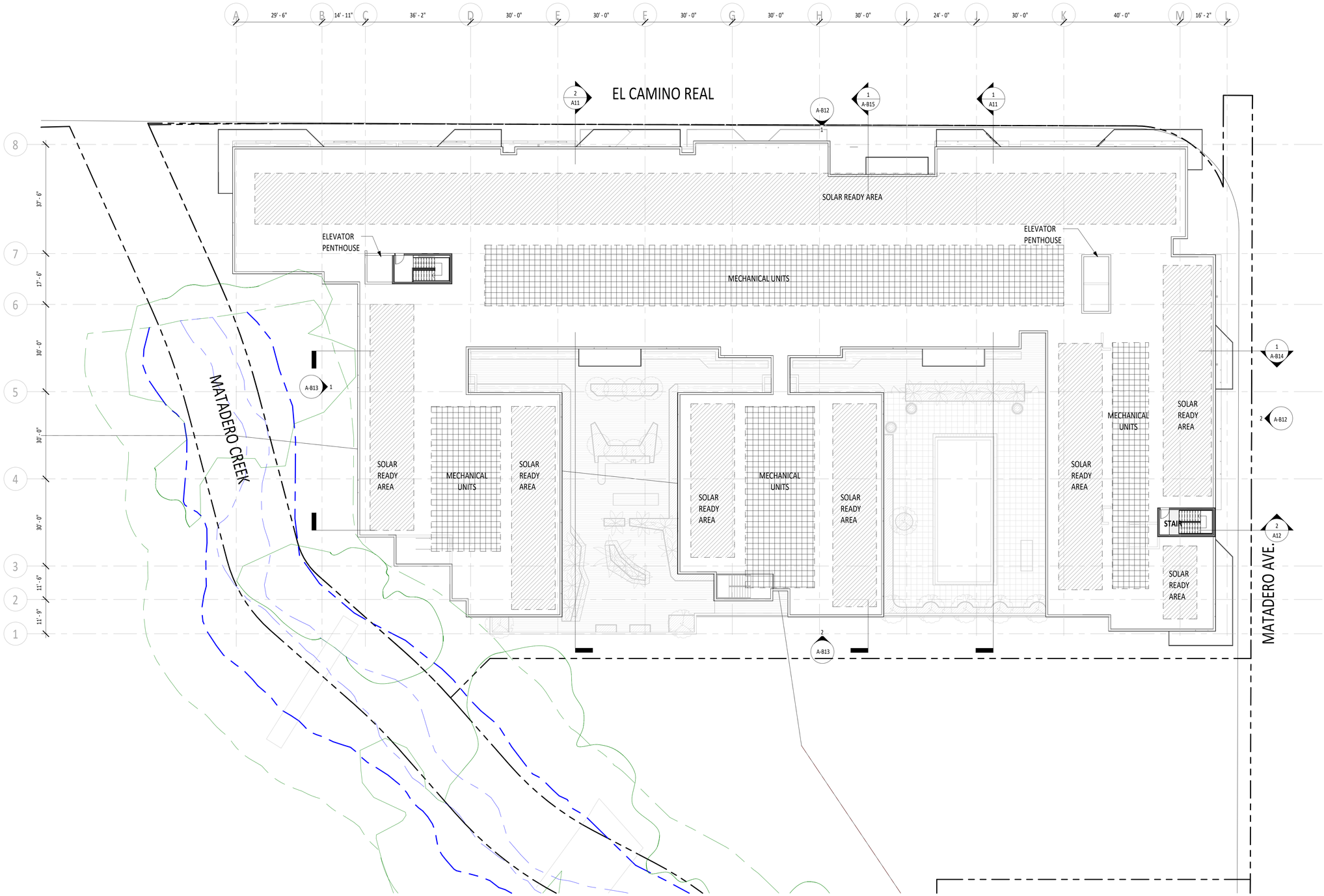
0 20' 40'

lowney arch

Oxford Capital Group, LLC

BUILDING B - LEVEL 8 A-B10

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BEDROOM A	115
1 BEDROOM B	13
1 BEDROOM B ALT	6
1 BEDROOM C	14
1 BEDROOM JR	33
2 BEDROOM	
2 BEDROOM	47
2 BEDROOM A	7
2 BEDROOM B	7
3 BEDROOM	
3 BEDROOM	7
Grand total: 249	249

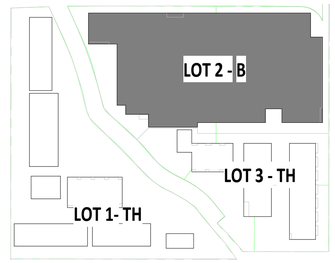
UNIT PER FLOOR - BUILDING B

Name	Count
Ground Floor	
1 BEDROOM A	4
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	1
	9
LEVEL 2 - R1	
1 BEDROOM A	9
1 BEDROOM B	1
1 BEDROOM C	1
1 BEDROOM JR	3
2 BEDROOM	4
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	21
LEVEL 3 - R1	
1 BEDROOM A	18
1 BEDROOM B	1
1 BEDROOM B ALT	1
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	34
LEVEL 4 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM JR	7
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 5 - R1	
1 BEDROOM A	16
1 BEDROOM B	3
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 6 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 7 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
	37
LEVEL 8 - R1	
1 BEDROOM A	17
1 BEDROOM B	2
1 BEDROOM B ALT	1
1 BEDROOM C	3
1 BEDROOM JR	4
2 BEDROOM	7
2 BEDROOM A	1
2 BEDROOM B	1
3 BEDROOM	1
Grand total: 249	37
	249

0 20' 40'

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK BANK
- SETBACK
- CIRCULATION



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Oxford Capital Group, LLC

BUILDING B - ROOF PLAN A-B11

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026



1 NORTH ELEVATION
1/16" = 1'-0"

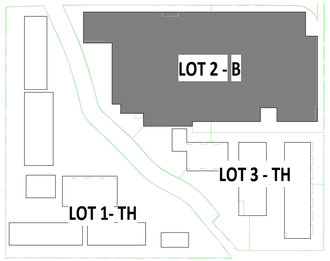


2 EAST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
3. ALUMINUM WINDOW
4. GLASS HANDRAIL
5. SLIDING GLASS DOOR
6. ROLL UP GARAGE DOOR

NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



0 16' 32'

lowney arch

Oxford Capital Group, LLC

BUILDING B - ELEVATIONS / MATERIALS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B12



2 SOUTH ELEVATION
1/16" = 1'-0"

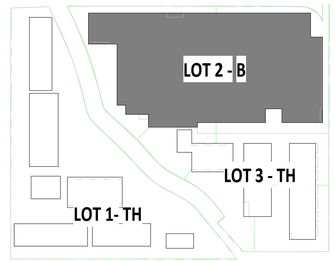


1 WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
3. ALUMINUM WINDOW
4. GLASS HANDRAIL
5. SLIDING GLASS DOOR
6. ROLL UP GARAGE DOOR

NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



0 16' 32'

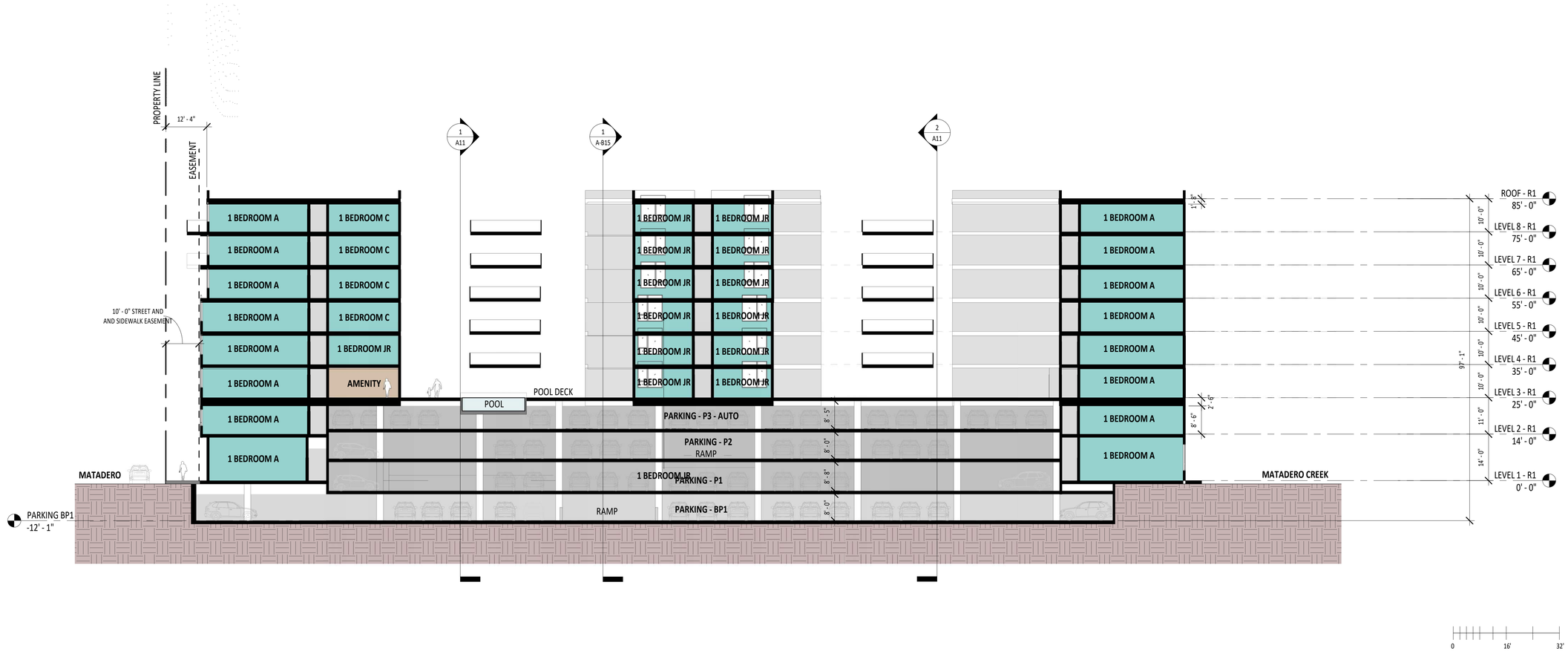
lowney arch

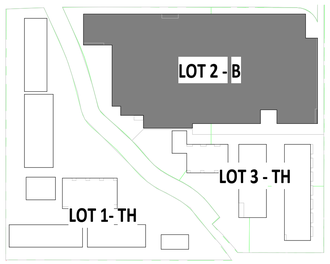
Oxford Capital Group, LLC

BUILDING B - ELEVATIONS / MATERIALS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B13





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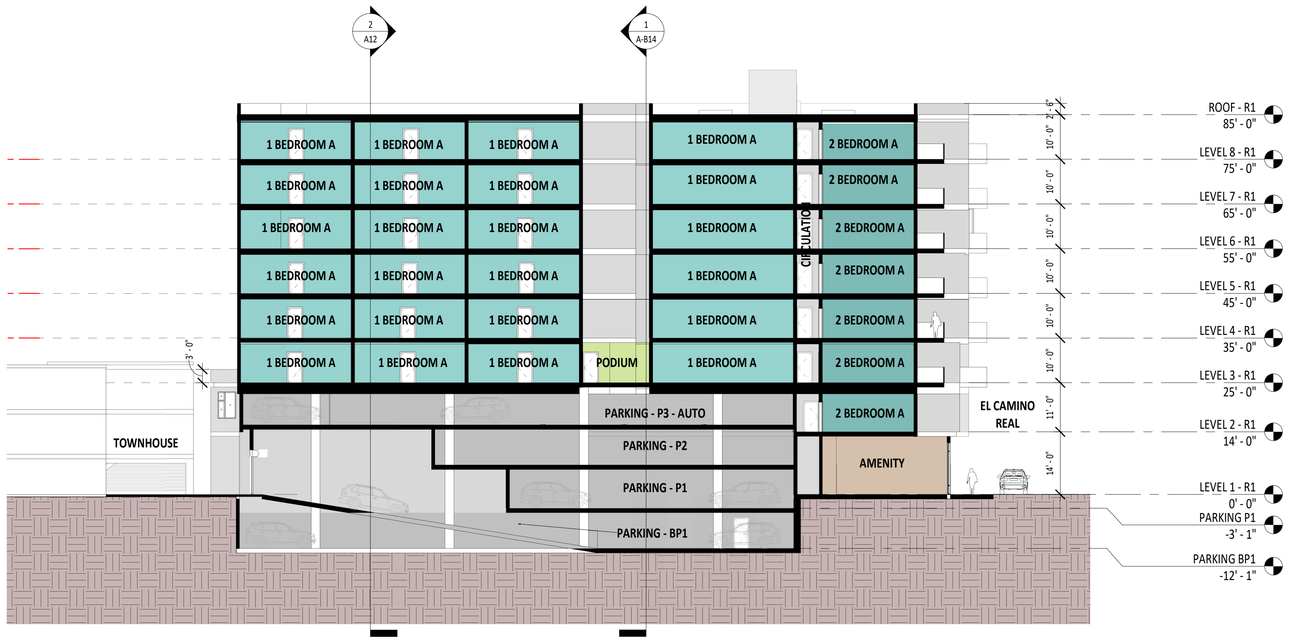
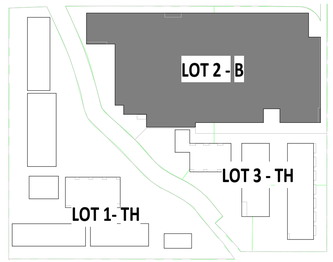
Oxford Capital Group, LLC

BUILDING B - SECTIONS A-B14

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026



0 16' 32'



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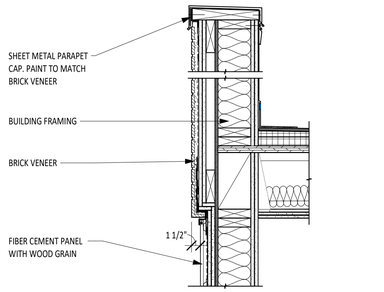
Oxford Capital Group, LLC

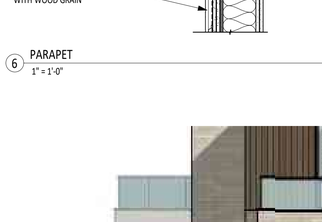
BUILDING B - SECTIONS A-B15

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026



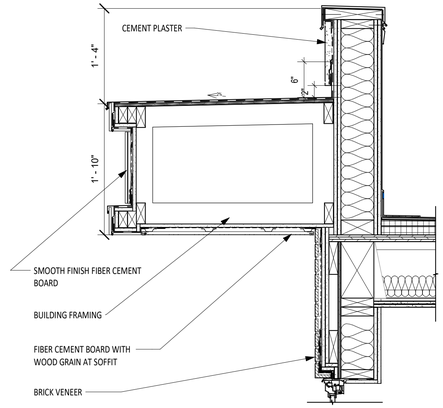
6 PARAPET
1" = 1'-0"



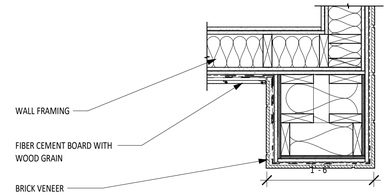


8 WINDOW - HEAD/ SILL
1" = 1'-0"

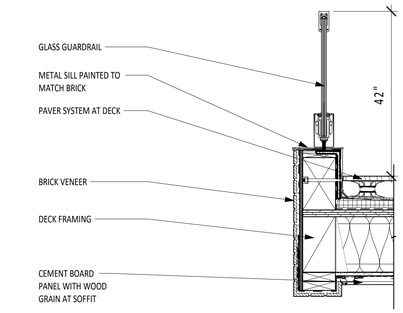




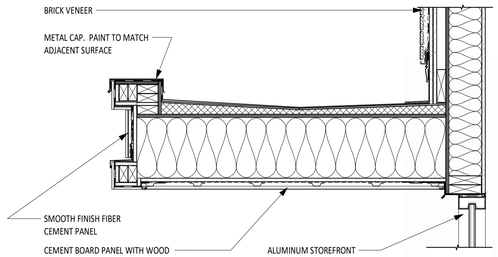
1 PROJECTED CORNICE
1" = 1'-0"



2 PILASTER
1" = 1'-0"



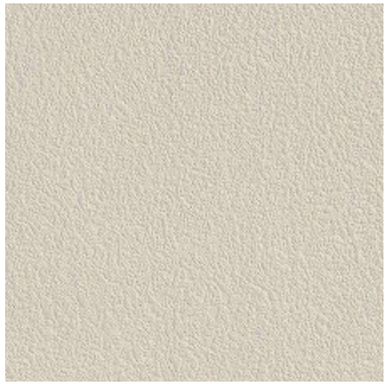
3 BALCONY
1" = 1'-0"



4 CANOPY - RESIDENTIAL
1" = 1'-0"



3 STUCCO- DARK GREY



5 STUCCO- WHITE

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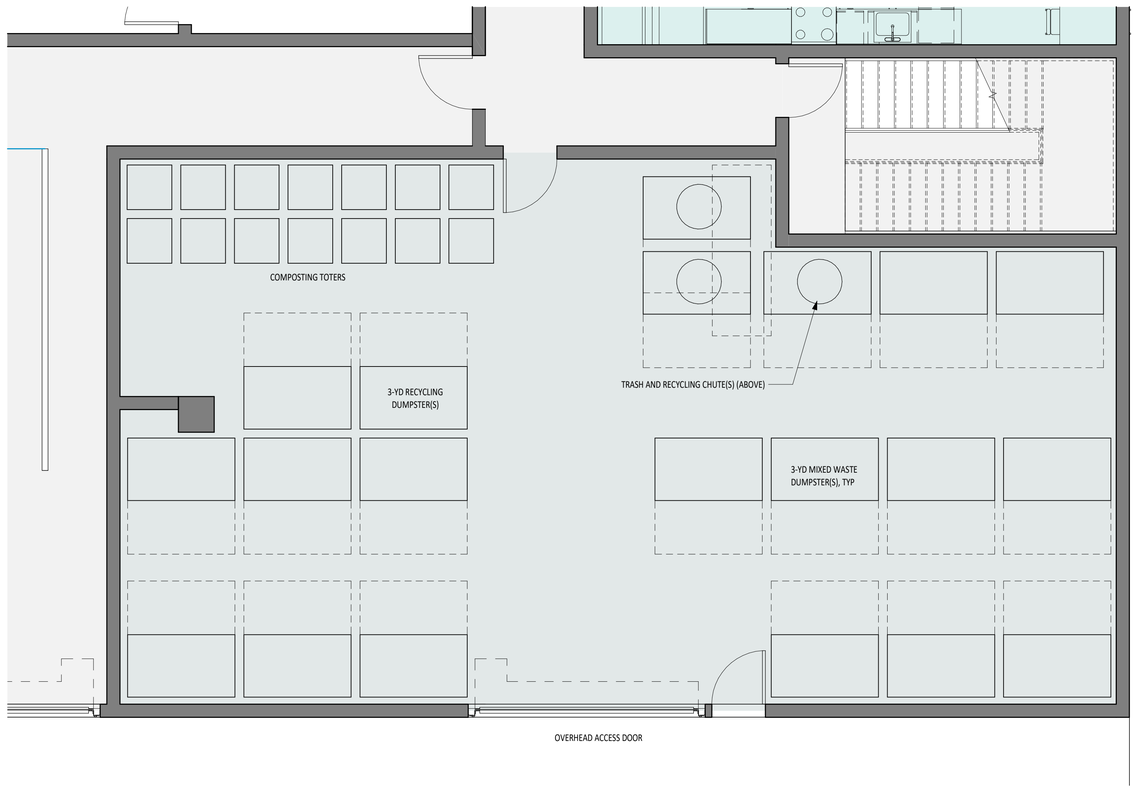
Oxford Capital Group, LLC

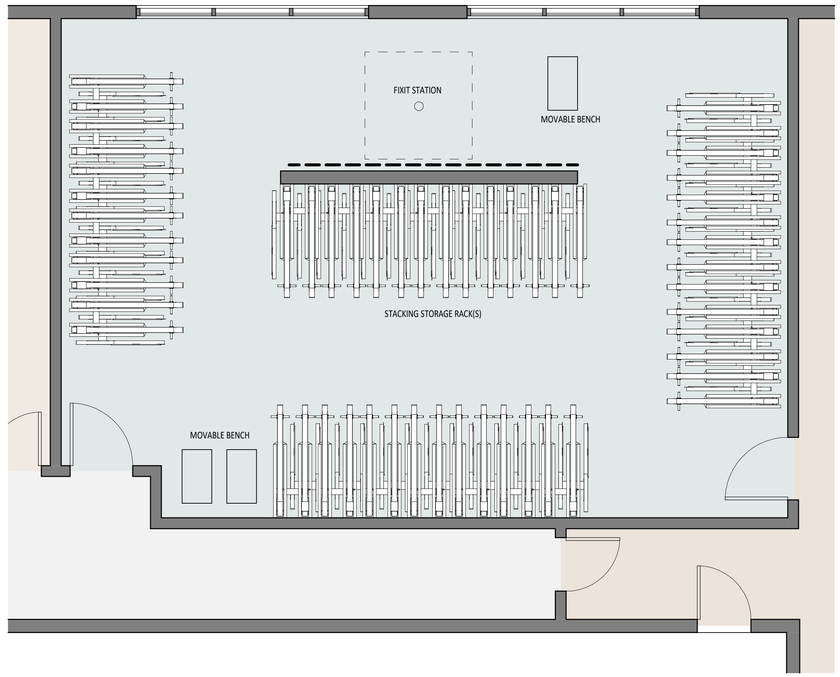
MATERIAL AND LIGHTING

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-B50



1 ENLARGED TRASH ROOM PLAN
1/4" = 1'-0"



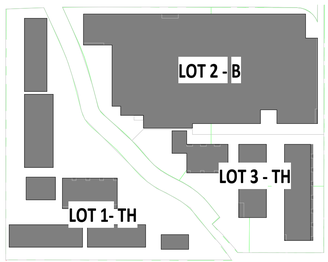
2 ENLARGED BIKE ROOM PLAN
1/4" = 1'-0"



DENSE BIKE PARKING (IMAGE COURTESY OF DERO MANUFACTURING)

BIKE TUNE-UP STATION (IMAGE COURTESY OF DERO MANUFACTURING)





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Oxford Capital Group, LLC

ENLARGED TRASH AND BIKE ROOM PLANS

CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026

A-B51



12 GARAGE DOORS



2 PERFORATED METAL PANEL







3 STUCCO- DARK GREY



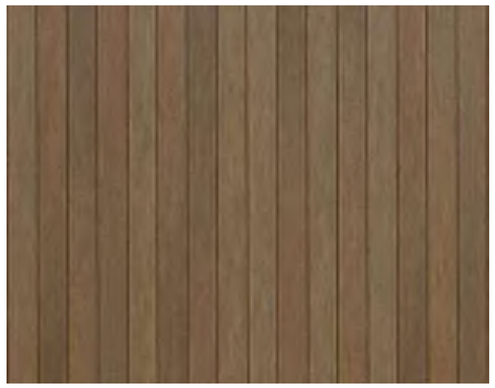
4 STUCCO- MEDIUM GREY



5 STUCCO- WHITE



6 BRICK VENEER



1 7 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT

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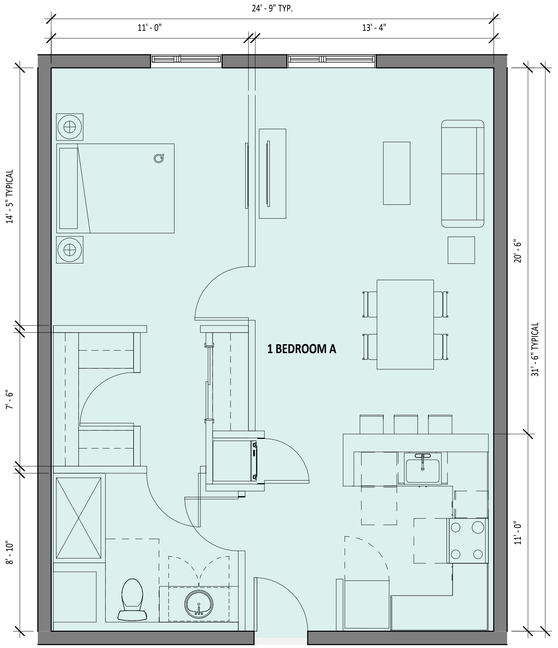
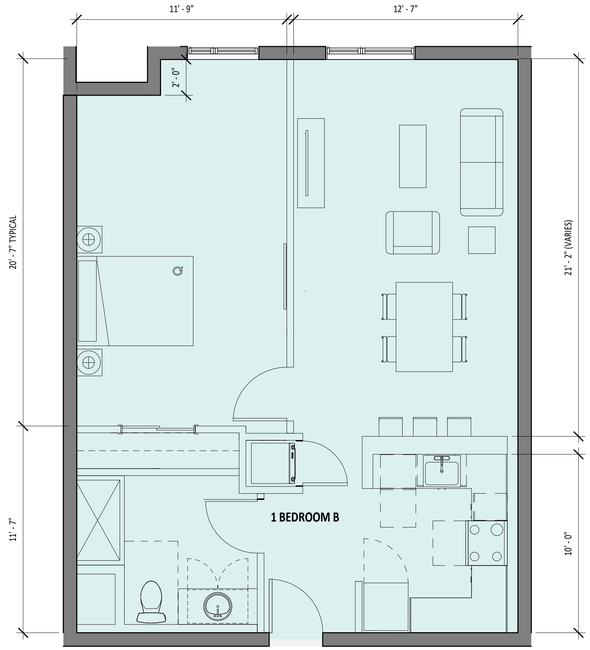
Oxford Capital Group, LLC

RESIDENTIAL MATERIAL BOARD A-B52

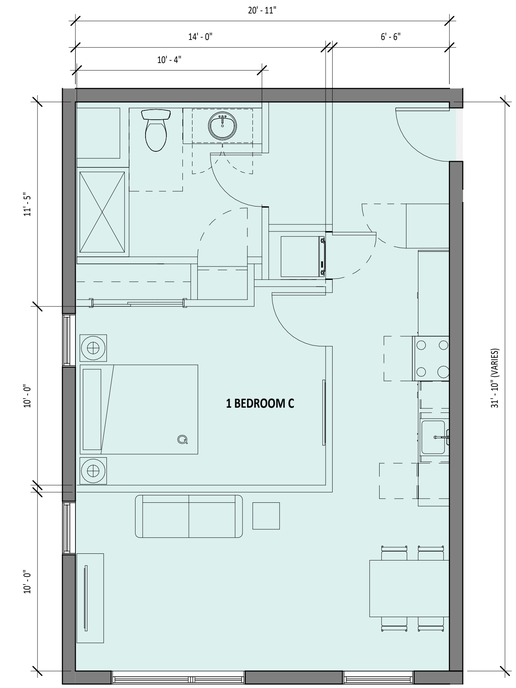
CREEKSIDE HOTEL AND RESIDENCES - 10.13.2025



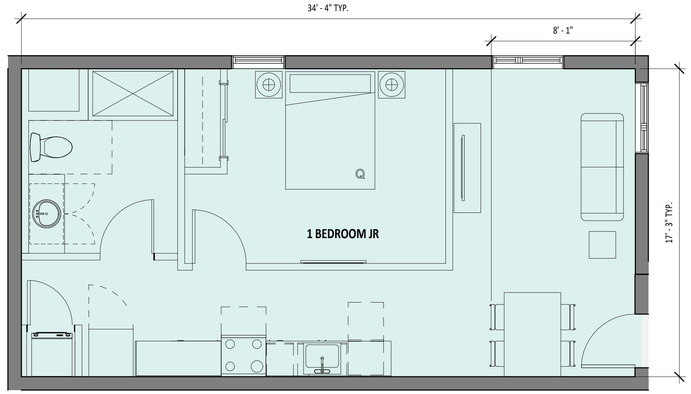
1 UNIT PLAN - 1 BEDROOM A
1/4" = 1'-0"



2 UNIT PLAN - 1 BEDROOM B
1/4" = 1'-0"

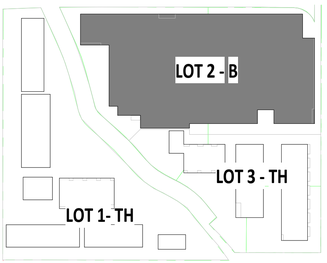


3 UNIT PLAN - 1 BEDROOM C
1/4" = 1'-0"



4 UNIT PLAN - 1 BEDROOM jr
1/4" = 1'-0"

0 4' 8'



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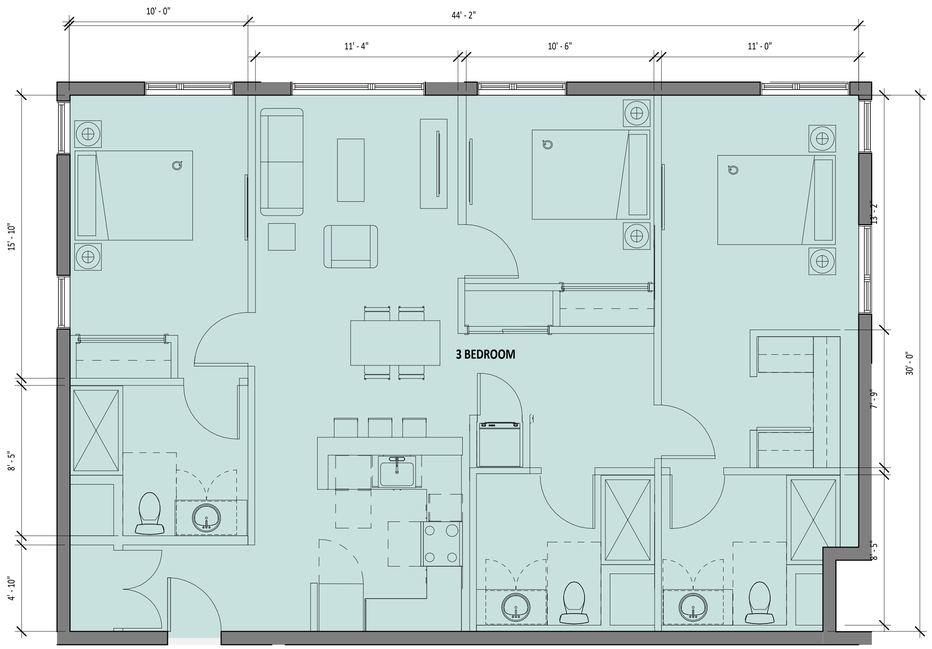
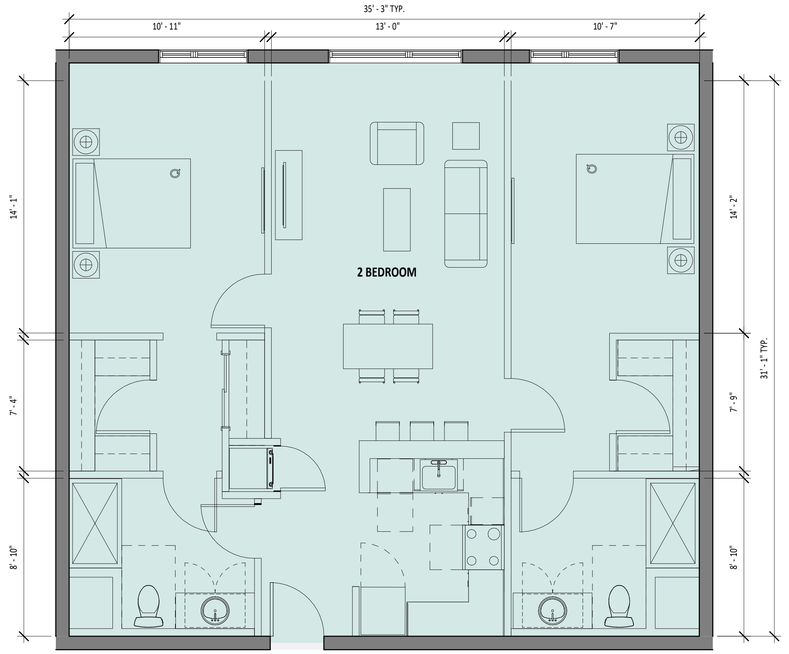
Oxford Capital Group, LLC

BUILDING B - UNITS A-B16

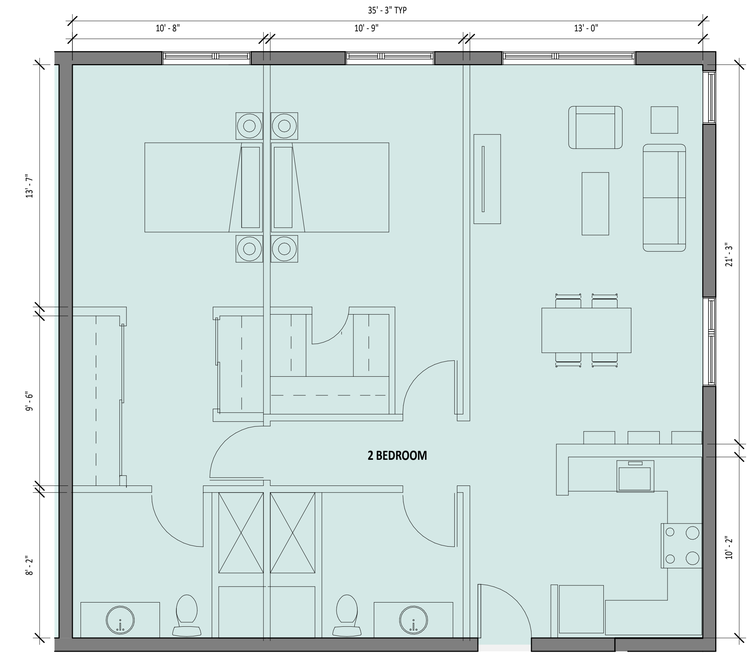
CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026



1 UNIT PLAN - 3 BEDROOM
1/4" = 1'-0"

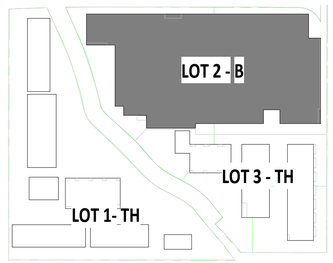


2 UNIT PLAN - 2 BEDROOM
1/4" = 1'-0"



3 UNIT PLAN - 2 BEDROOM CORNER
1/4" = 1'-0"

0 4' 8'



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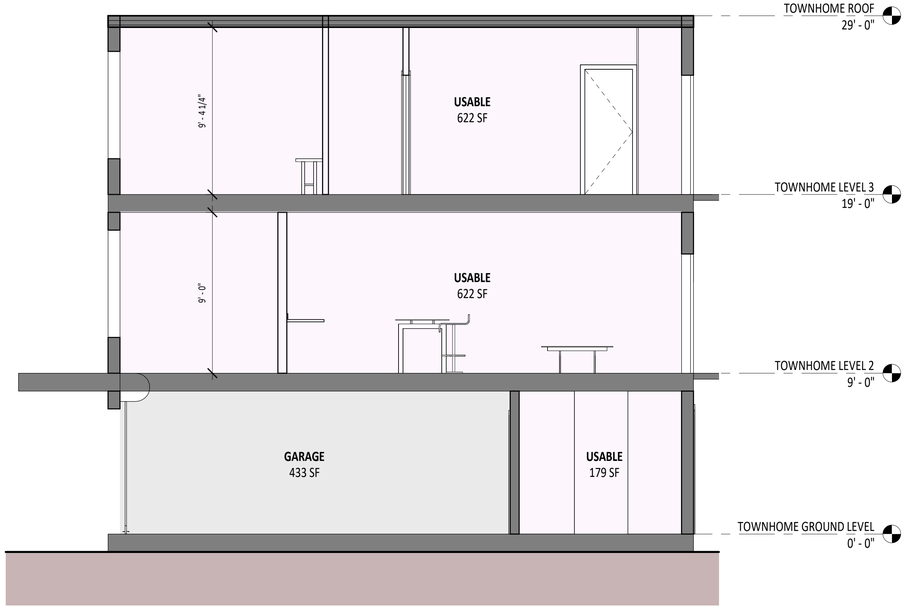
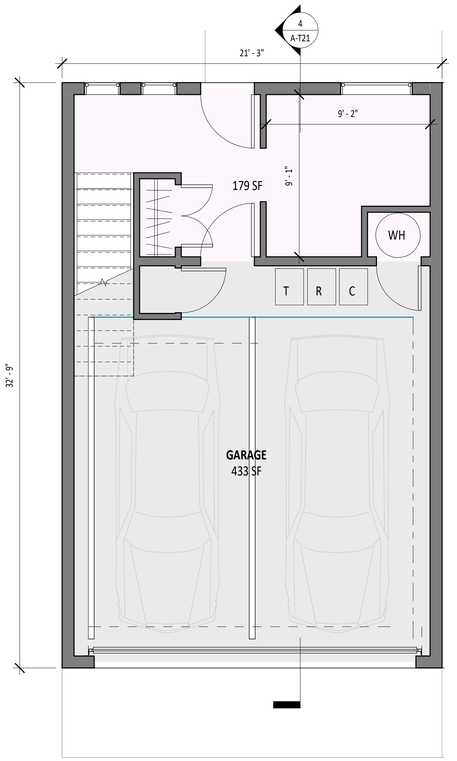
Oxford Capital Group, LLC

BUILDING B - UNITS A-B17

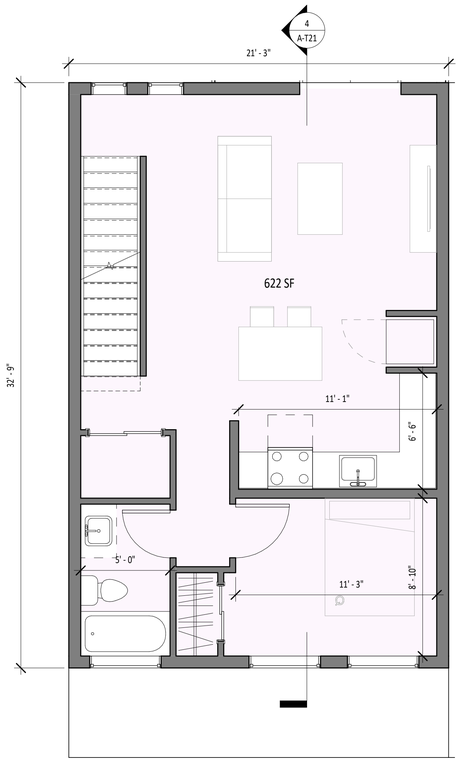
CREEKSIDE TOWNHOMES AND RESIDENCES - 07.10.2026



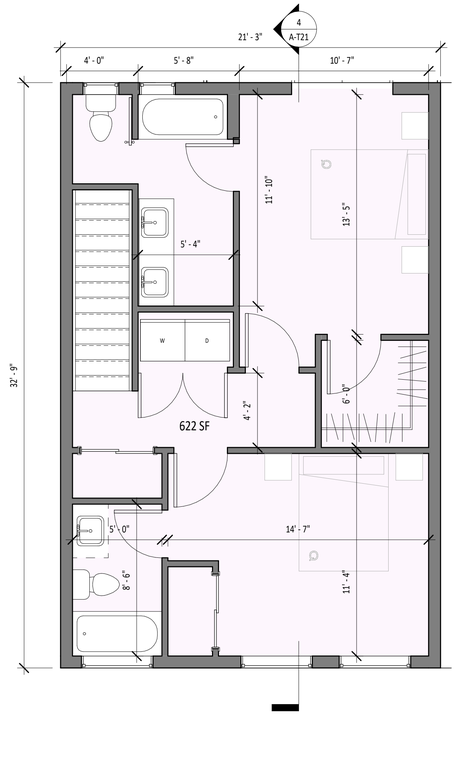
4 TOWNHOME A SECTION 1
1/4" = 1'-0"



1 TOWNHOME A - ENLARGED PLAN - level 1
1/4" = 1'-0"



2 TOWNHOME A - ENLARGED PLAN - level 2
1/4" = 1'-0"



3 TOWNHOME A - ENLARGED PLAN - level 3
1/4" = 1'-0"

UNIT GROSS AREA - TOWNHOMES

LEVEL	Area
TH A	
LEVEL 1	211 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,603 SF
TH A2	
LEVEL 1	213 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,604 SF
TH B	
LEVEL 1	370 SF
LEVEL 2	854 SF
LEVEL 3	854 SF
	2,077 SF
TH C	
LEVEL 1	111 SF
LEVEL 2	806 SF
LEVEL 3	806 SF
	1,722 SF
	7,006 SF

USEABLE AREA - TOWNHOMES

Name	Area
TH A	
GARAGE	433 SF
USABLE	1,423 SF
	1,856 SF

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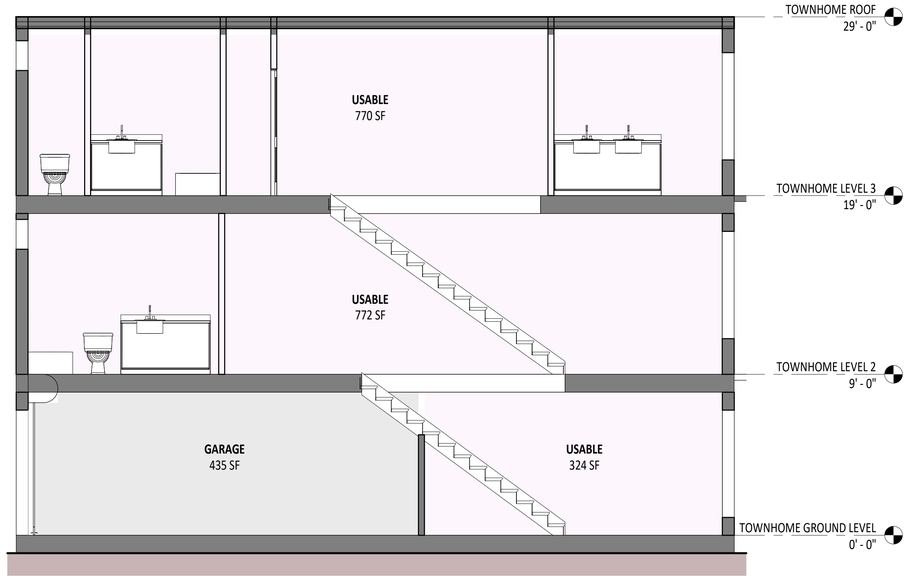
Oxford Capital Group, LLC

TOWNHOME TYPE A - PLANS & SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T21



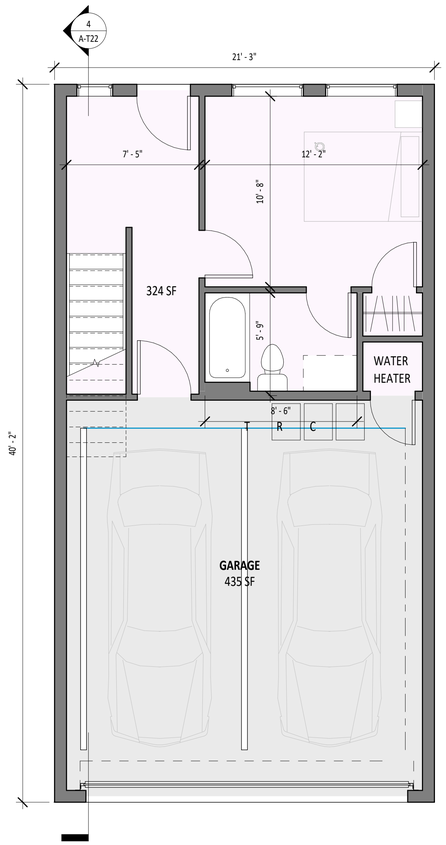
4 TOWNHOME B1 SECTION 1
1/4" = 1'-0"

UNIT GROSS AREA - TOWNHOMES

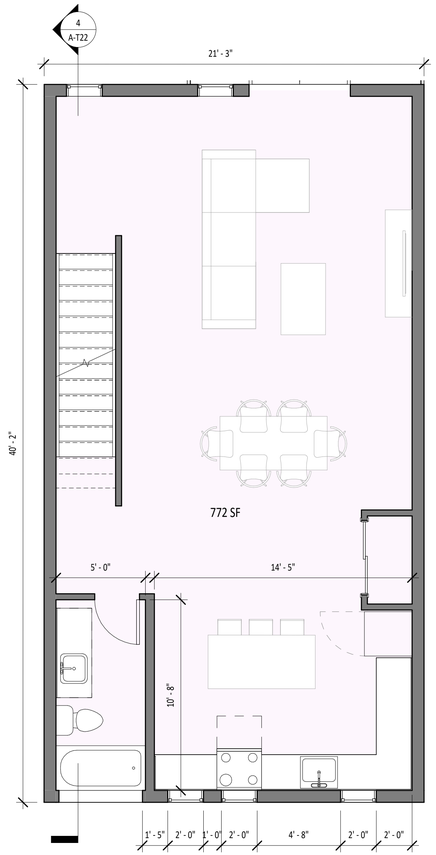
LEVEL	Area
TH A	
LEVEL 1	211 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,603 SF
TH A2	
LEVEL 1	213 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,604 SF
TH B	
LEVEL 1	370 SF
LEVEL 2	854 SF
LEVEL 3	854 SF
	2,077 SF
TH C	
LEVEL 1	111 SF
LEVEL 2	806 SF
LEVEL 3	806 SF
	1,722 SF
	7,006 SF

USEABLE AREA - TOWNHOMES

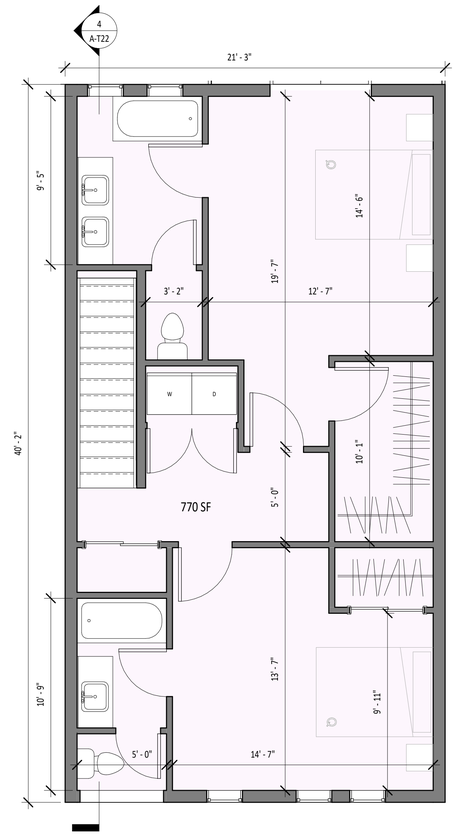
Name	Area
TH B	
GARAGE	435 SF
USABLE	1,865 SF
	2,300 SF



2 TOWNHOME B - ENLARGED PLAN - level 1
1/4" = 1'-0"



1 TOWNHOME B - ENLARGED PLAN - level 2
1/4" = 1'-0"



3 TOWNHOME B - ENLARGED PLAN - level 3
1/4" = 1'-0"

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Oxford Capital Group, LLC

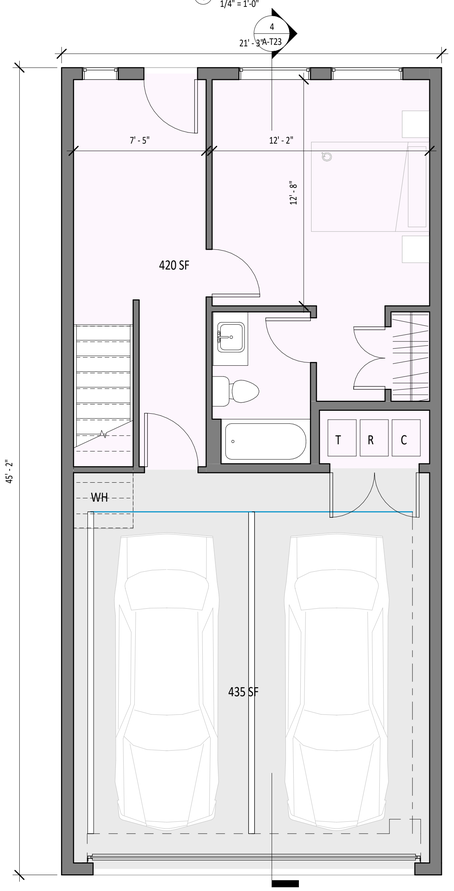
TOWNHOME TYPE B1 - PLANS & SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

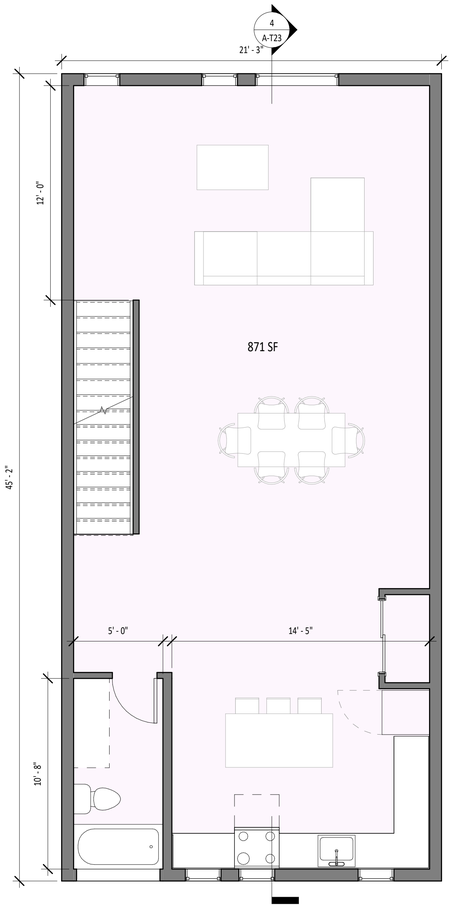
A-T22



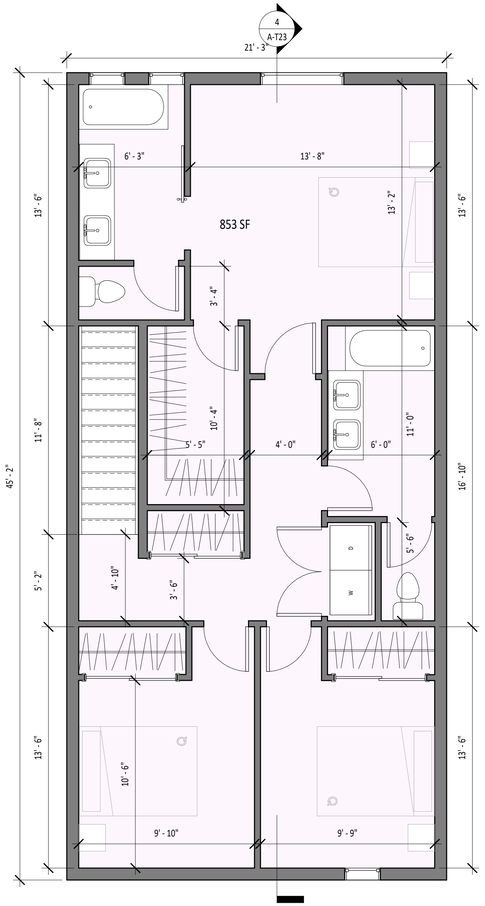
4 TOWNHOME B2 SECTION 1
1/4" = 1'-0"



1 TOWNHOME B2 - ENLARGED PLAN - LEVEL 1
1/4" = 1'-0"



2 TOWNHOME B2 - ENLARGED PLAN - LEVEL 2
1/4" = 1'-0"



3 TOWNHOME B2 - ENLARGED PLAN - LEVEL 3
1/4" = 1'-0"

UNIT GROSS AREA - TOWNHOMES

LEVEL	Area
TH A	
LEVEL 1	211 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,603 SF
TH A2	
LEVEL 1	213 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,604 SF
TH B	
LEVEL 1	370 SF
LEVEL 2	854 SF
LEVEL 3	854 SF
	2,077 SF
TH C	
LEVEL 1	111 SF
LEVEL 2	806 SF
LEVEL 3	806 SF
	1,722 SF
	7,006 SF

USEABLE AREA - TOWNHOMES

Name	Area
TH B2	
GARAGE	435 SF
USABLE	2,144 SF
	2,579 SF

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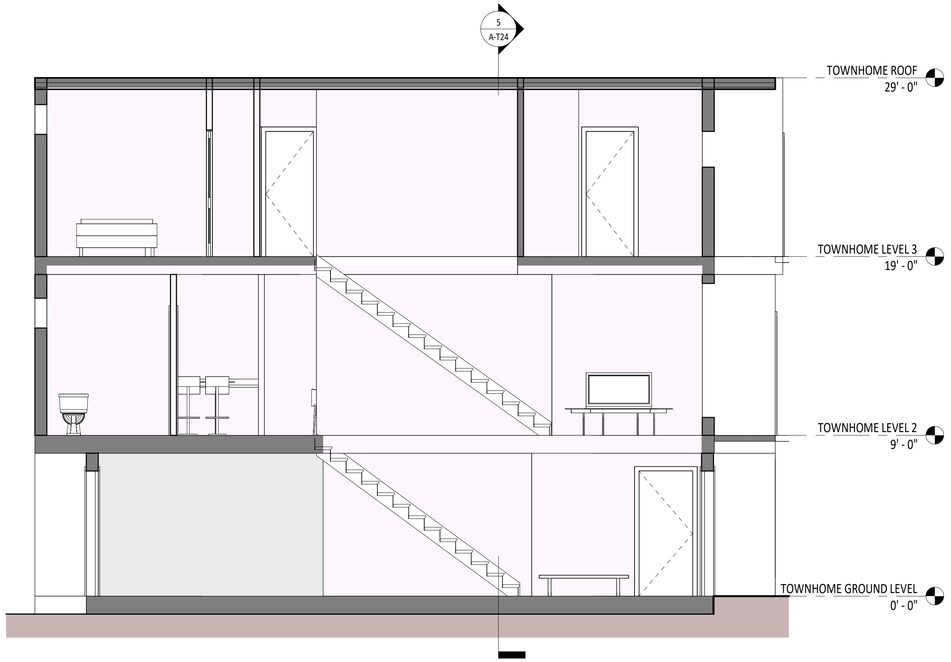
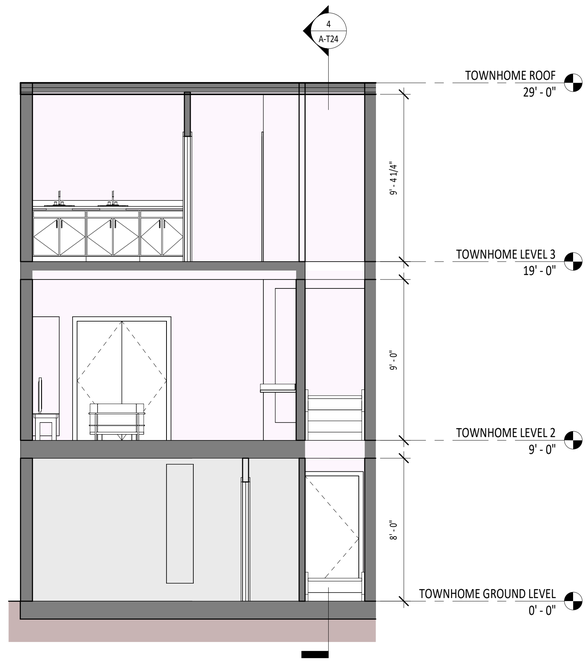
TOWNHOME TYPE B2 - PLANS & SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

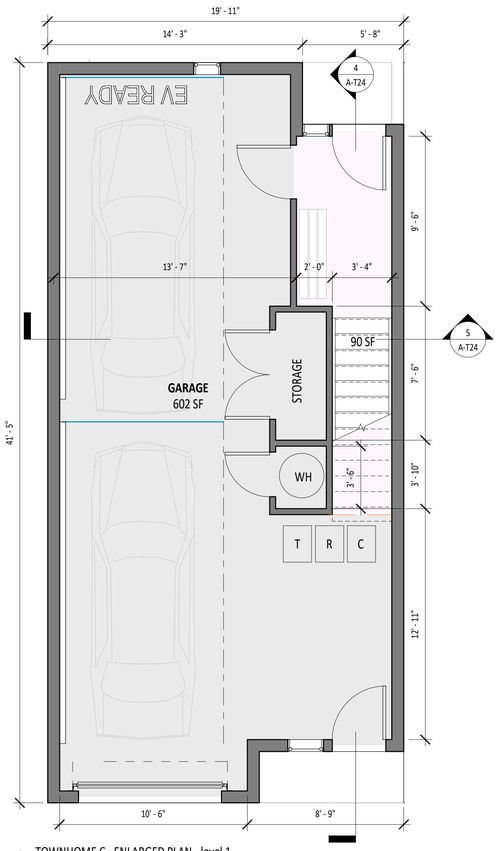
A-T23



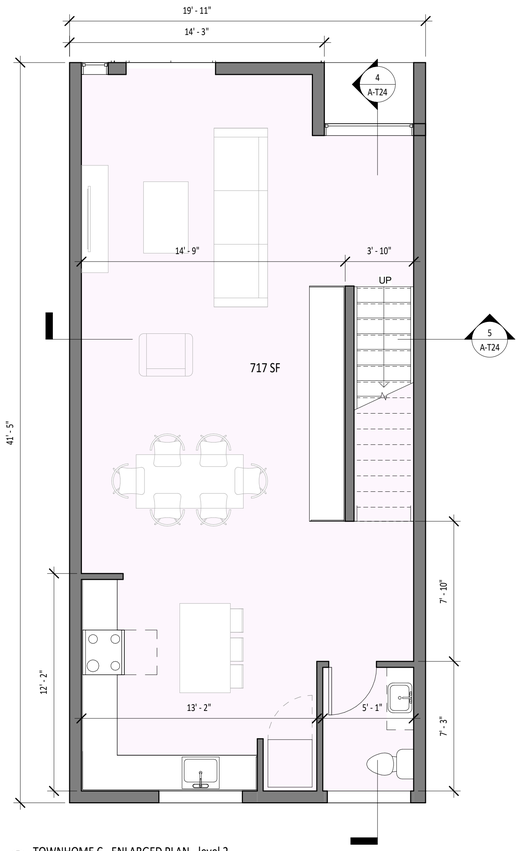
4 TOWNHOME C1 SECTION 1
1/4" = 1'-0"



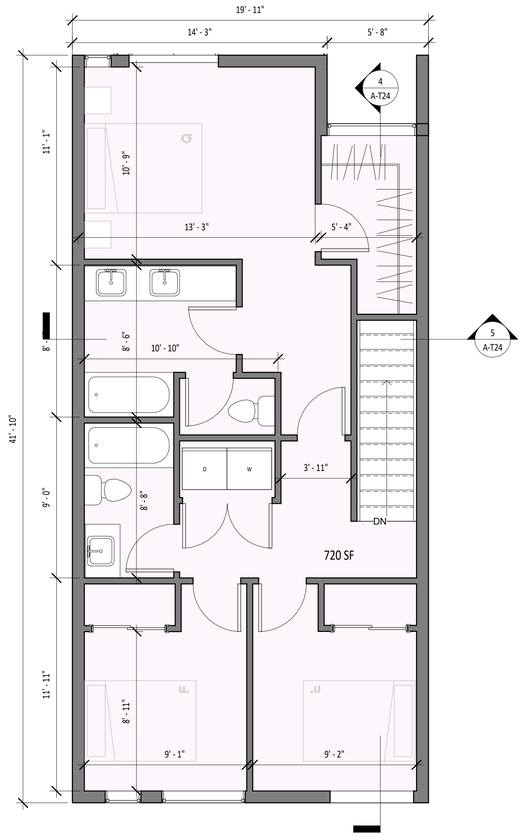
5 TOWNHOME C1 SECTION 2
1/4" = 1'-0"



2 TOWNHOME C - ENLARGED PLAN - level 1
1/4" = 1'-0"



1 TOWNHOME C - ENLARGED PLAN - level 2
1/4" = 1'-0"



3 TOWNHOME C - ENLARGED PLAN - level 3
1/4" = 1'-0"

UNIT GROSS AREA - TOWNHOMES

LEVEL	Area
TH A	
LEVEL 1	211 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,603 SF
TH A2	
LEVEL 1	213 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,604 SF
TH B	
LEVEL 1	370 SF
LEVEL 2	854 SF
LEVEL 3	854 SF
	2,077 SF
TH C	
LEVEL 1	111 SF
LEVEL 2	806 SF
LEVEL 3	806 SF
	1,722 SF
	7,006 SF

USEABLE AREA - TOWNHOMES

Name	Area
TH C	
GARAGE	602 SF
USABLE	1,526 SF
	2,129 SF

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TOWNHOME TYPE C1 - PLANS & SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T24

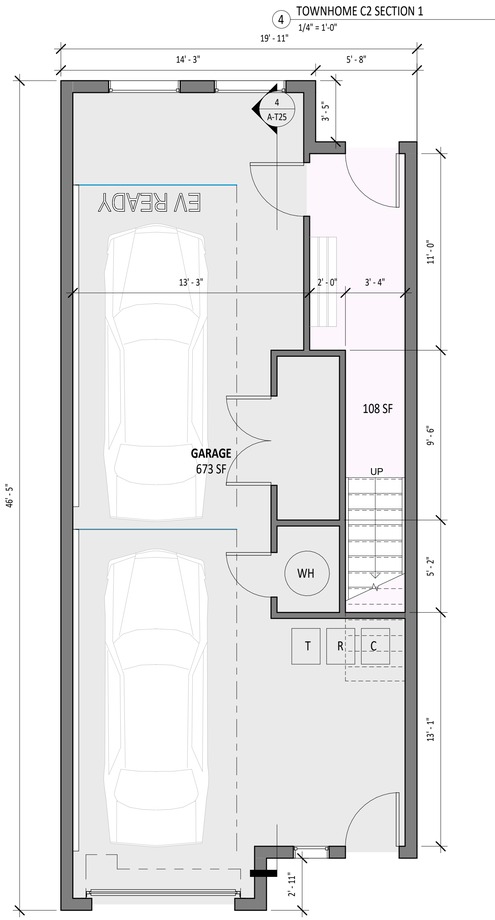


UNIT GROSS AREA - TOWNHOMES

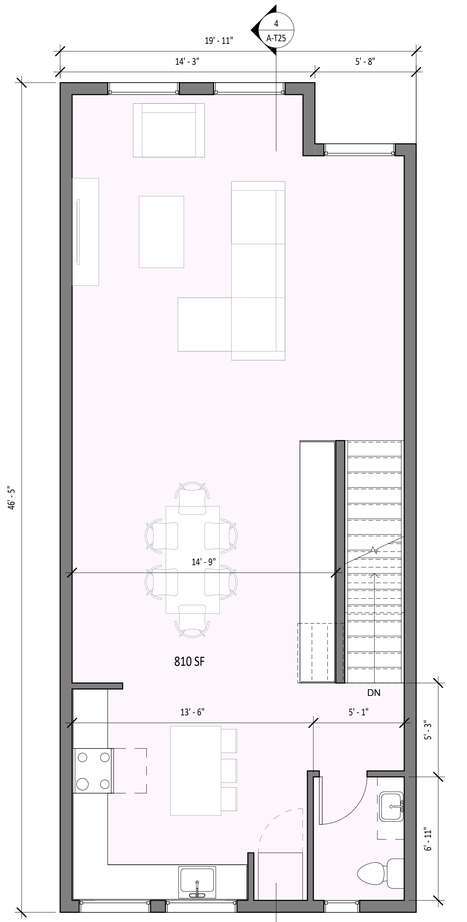
LEVEL	Area
TH A	
LEVEL 1	211 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,603 SF
TH A2	
LEVEL 1	213 SF
LEVEL 2	696 SF
LEVEL 3	696 SF
	1,604 SF
TH B	
LEVEL 1	370 SF
LEVEL 2	854 SF
LEVEL 3	854 SF
	2,077 SF
TH C	
LEVEL 1	111 SF
LEVEL 2	806 SF
LEVEL 3	806 SF
	1,722 SF
	7,006 SF

USEABLE AREA - TOWNHOMES

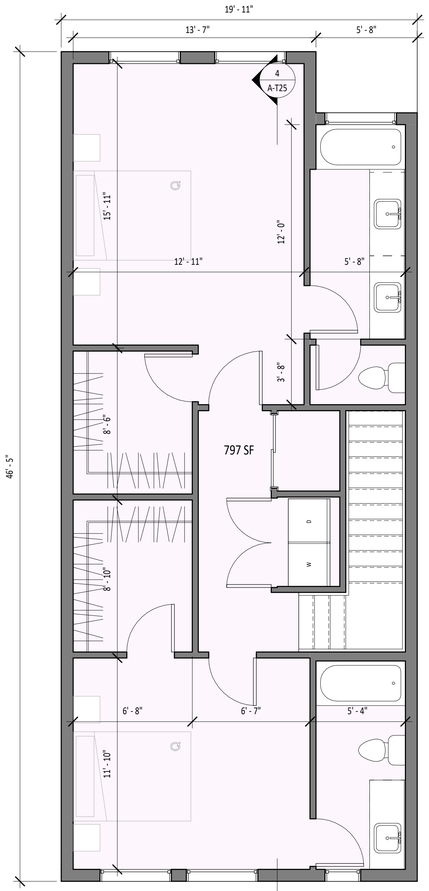
Name	Area
TH C2	
GARAGE	673 SF
USABLE	1,714 SF
	2,387 SF



1 TOWNHOME C2 - ENLARGED PLAN - LEVEL 1
1/4" = 1'-0"



2 TOWNHOME C2 - ENLARGED PLAN - LEVEL 2
1/4" = 1'-0"



3 TOWNHOME C2 - ENLARGED PLAN - LEVEL 3
1/4" = 1'-0"

4 TOWNHOME C2 SECTION 1
1/4" = 1'-0"

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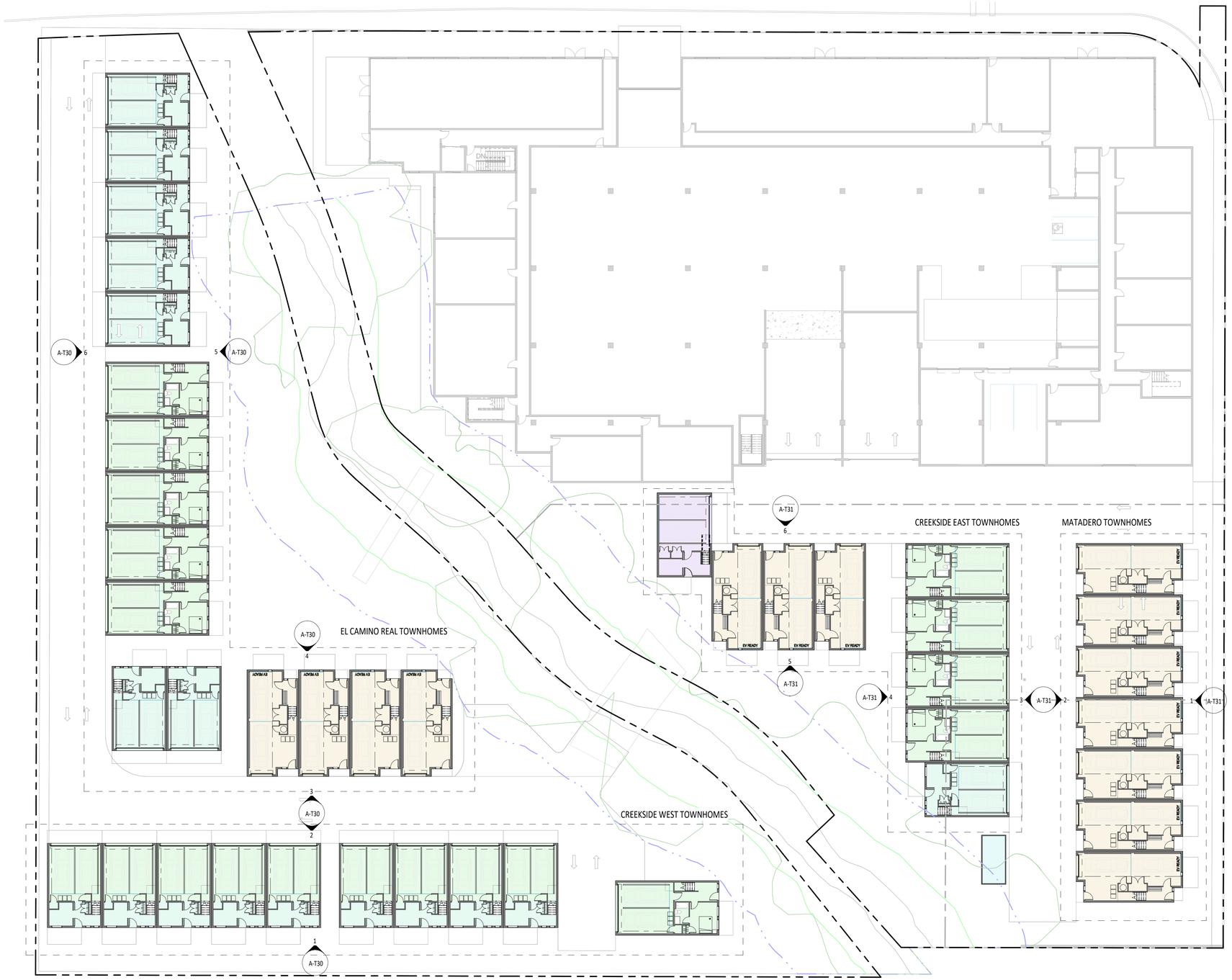
TOWNHOME TYPE C2 - PLANS & SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T25



UINTS TYPE MIX - TOWNHOMES	
UNIT TYPE	COUNT
TH A - 3BD	17
TH A2 - 3BD	1
TH B1 - 3BD	10
TH C1 - 3BD	14
Grand total: 42	

UNIT TYPE LEGEND

- TH A
- TH A2
- TH B
- TH C
- TRASH

1 TOWNHOME GROUND LEVEL
1" = 20'-0"

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TOWNHOMES - GROUND LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T26



UINTS TYPE MIX - TOWNHOMES	
UNIT TYPE	COUNT
TH A - 3BD	17
TH A2 - 3BD	1
TH B1 - 3BD	10
TH C1 - 3BD	14
Grand total: 42	

UNIT TYPE LEGEND

- TH A
- TH A2
- TH B
- TH C

1 TOWNHOME LEVEL 2
1" = 20'-0"

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TOWNHOMES - LEVEL 2

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T27



UINTS TYPE MIX - TOWNHOMES	
UNIT TYPE	COUNT
TH A - 3BD	17
TH A2 - 3BD	1
TH B1 - 3BD	10
TH C1 - 3BD	14
Grand total: 42	

UNIT TYPE LEGEND

- TH A
- TH A2
- TH B
- TH C

1 TOWNHOME LEVEL 3
1" = 20'-0"

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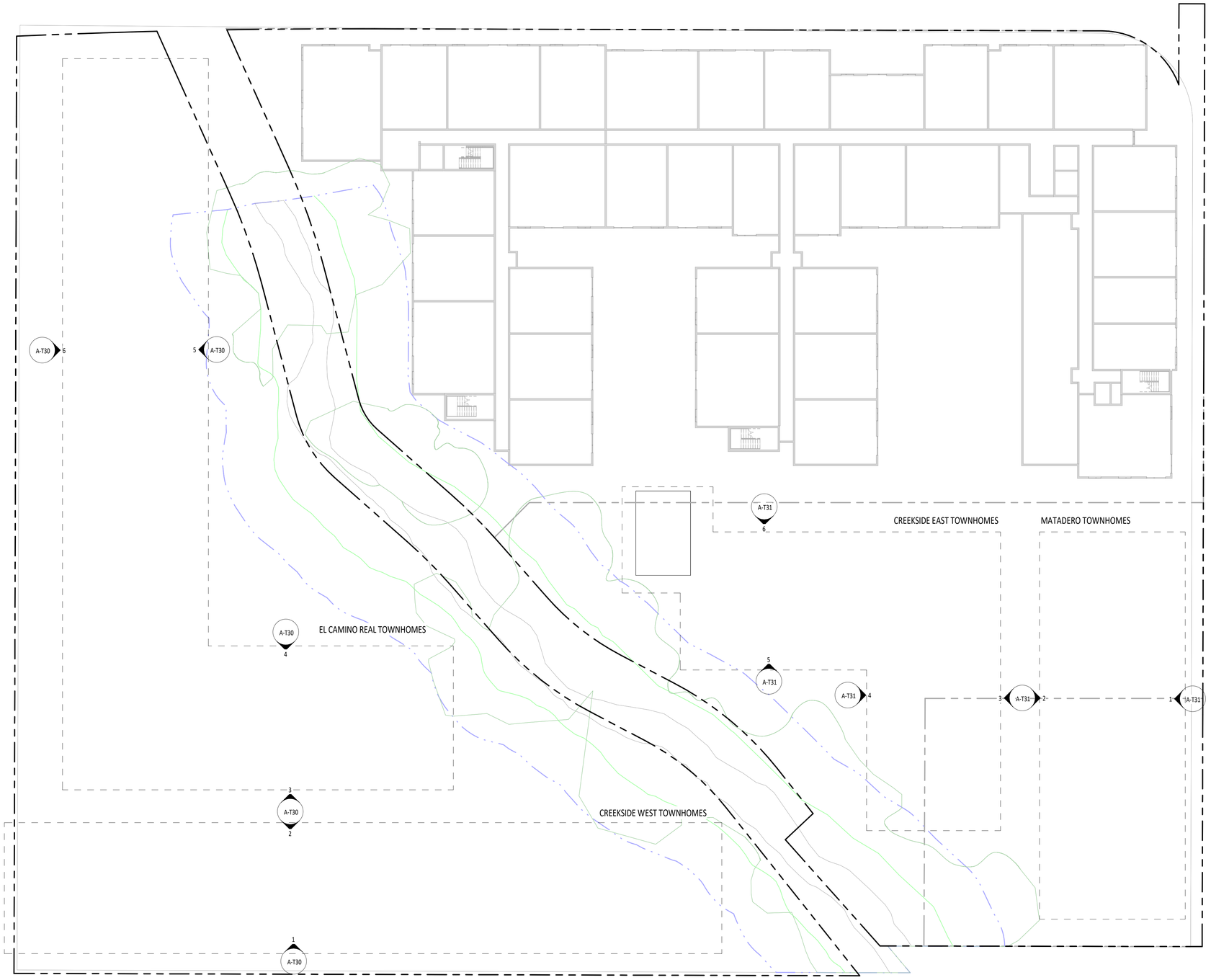
TOWNHOMES - LEVEL 3

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T28



UINTS TYPE MIX - TOWNHOMES	
UNIT TYPE	COUNT
TH A2 - 3BD	1
Grand total: 1	

1 TOWNHOME ROOF
1" = 20'-0"

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TOWNHOMES - ROOF PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T29



3 EL CAMINO REAL - SOUTH ELEVATION
1/16" = 1'-0"



6 EL CAMINO REAL - WEST ELEVATION
1/16" = 1'-0"



4 EL CAMINO REAL - NORTH ELEVATION
1/16" = 1'-0"



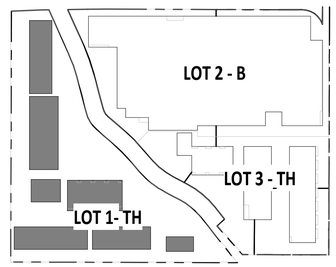
5 EL CAMINO REAL - EAST ELEVATION
1/16" = 1'-0"



2 CREEKSIDE WEST - NORTH ELEVATION
1/16" = 1'-0"



1 CREEKSIDE WEST - SOUTH ELEVATION
1/16" = 1'-0"



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TOWNHOMES - ELEVATIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T30



4 CREEKSIDE EAST - WEST ELEVATION
1/16" = 1'-0"



6 CREEKSIDE EAST - NORTH ELEVATION
1/16" = 1'-0"



3 CREEKSIDE EAST - EAST ELEVATION
1/16" = 1'-0"



5 CREEKSIDE EAST - SOUTH ELEVATION
1/16" = 1'-0"



2 MATADERO - WEST ELEVATION
1/16" = 1'-0"

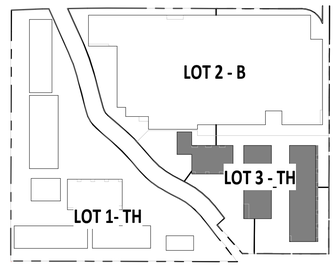


1 MATADERO - EAST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
3. ALUMINUM WINDOW
4. GLASS HANDRAIL
5. SLIDING GLASS DOOR
6. ROLL UP GARAGE DOOR

NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



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TOWNHOMES - ELEVATIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T31