

CREEKSIDE TOWNHOMES AND RESIDENCES

El Camino Real, Palo Alto

30.10.2026

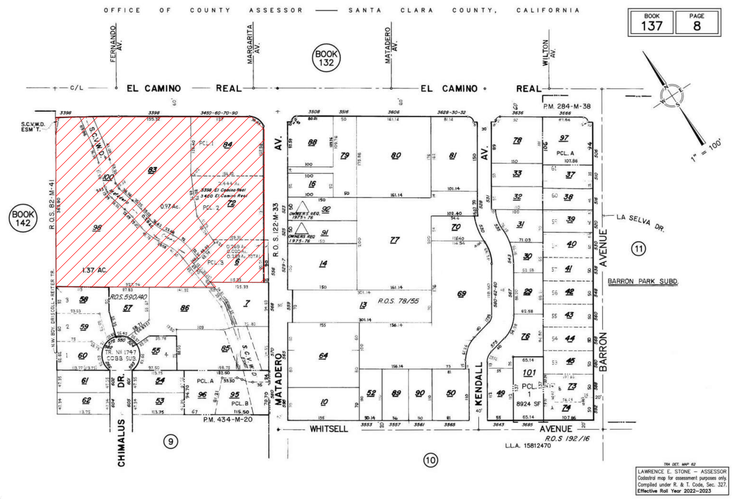
lowney arch

Oxford Capital Group, LLC

AERIAL VICINITY MAP



PARCEL MAP



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ARCHITECTURAL: 34	
JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH INTENT
JOINT TRENCH: 2	
SHEET TOTAL: 91	

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:
156,838.3 SF / 3.6 ACRES

UNIT COUNT SUMMARY:

BUILDING B		TOWNHOMES	
GROUND FLOOR	9		
LEVEL 2 - R1	21		
LEVEL 3 - R1	35		
LEVEL 4 - R1	38	TH A - 4BD	16
LEVEL 5 - R1	38	TH A (ALT) - 4BD	1
LEVEL 6 - R1	38	TH A (Side Entry) - 4BD	1
LEVEL 7 - R1	38	TH B1 - 4BD	9
LEVEL 8 - R1	38	TH B (ALT) - 4BD	1
BLDG B total	255	TH C1 - 3BD	12
		TH C (ALT) - 3BD	2
		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 AUTOMATED PARKING STALLS. 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 INTENDED 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.

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 - 255 units/(62,228.34sf) 1.43acre: 178.32
LOT 3 - 16 units/(34,531sf) 0.79acre: 20.3

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
RETAIL: 2 SHORT TERM SPACES

REQUIRED: 255 (LONG TERM) 28 (SHORT TERM)
PROVIDED: 260 (BIKE ROOM) 31 (SHORT TERM)

BIKE PARKING SCHEDULE

Model	Count
Dero Decker 4 Bikes	65
Grand total: 65	

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: 255 SPACES
REQUIRED RETAIL PARKING 5 SPACES
[2,582 SF CS ZONE BUILDING B]
1 SPACE / 200 SF = 2,398-1,500 / 200 = 4.5 PARKING REQ.
**THE FIRST 1,500 SF OF GF RETAIL USES SHALL NOT BE COUNTED TOWARD THE VEHICLE PARKING REQUIREMENT.

BUILDING PARKING SCHEDULE

TYPE	COUNT
PARKING BP1	
STANDARD	71
STANDARD ADA	2
	73
PARKING P1	
COMPACT	2
STANDARD	29
STANDARD ADA	4
	35
PARKING P2	
AUTOMATED PARKING STALL	10
STANDARD	41
STANDARD ADA	3
	54
PARKING P3	
AUTOMATED PARKING STALL	113
	113
Grand total: 275	275

PROJECT DIRECTORY

OWNER: OXFORD CAPITAL GROUP, LLC
SF CREEKSIDE LLC
3400 EL CAMINO REAL
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CONSULTANT: EXPLORE REAL ESTATE
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PROJECT SITE WITH ADJACENT LAND USES



PROPOSED PROJECT

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Oxford Capital Group, LLC

NEIGHBORHOOD CONTEXT - AERIAL

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A1.1



STREET VIEW FROM EL CAMINO REAL



STREET VIEW FROM FERNANDO AVE



STREET VIEW FROM EL CAMINO REAL



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



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

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0 30' 60'

STREETSCAPE WITH PROJECT

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

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 AND BE SPRINKLERED.

PROJECT INFORMATION

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

TOTAL SITE AREA: 156,838.3 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

FIRE SEPARATION DISTANCE

BUILDING B : SPRINKLERED (P) PER TABLE 705.8
0' TO <3' FSD: NOT PERMITTED
3' TO <5' FSD: 15%
5' TO <10' FSD: 25%
10' TO <15' FSD: 45%
15' TO <20' FSD: 75%
TOWNHOMES : UNPROTECTED, NON-SPRINKLERED
0' TO <3' FSD: NOT PERMITTED
3' TO <5' FSD: NOT PERMITTED
5' TO <10' FSD: 10%
10' TO <15' FSD: 15%

UNIT PER FLOOR - BUILDING B

Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

BUILDING PARKING SCHEDULE

TYPE	COUNT
PARKING BP1	
STANDARD	71
STANDARD ADA	2
	73
PARKING P1	
COMPACT	2
STANDARD	29
STANDARD ADA	4
	35
PARKING P2	
AUTOMATED PARKING STALL	10
STANDARD	41
STANDARD ADA	3
	54
PARKING P3	
AUTOMATED PARKING STALL	113
	113
Grand total: 275	275

UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

BMR UNIT SCHEDULE

Level	Name	Area
GROUND FLOOR	1 BD BMR	521 SF
GROUND FLOOR	1 BD BMR	521 SF
GROUND FLOOR: 2		1,041 SF
LEVEL 2 - R1	1 BD BMR	525 SF
LEVEL 2 - R1: 1		525 SF
LEVEL 3 - R1	1 BD BMR	525 SF
LEVEL 3 - R1	1 BD BMR	536 SF
LEVEL 3 - R1	1 BD BMR	543 SF
LEVEL 3 - R1	1 BD BMR	543 SF
LEVEL 3 - R1	1 BD BMR	543 SF
LEVEL 3 - R1	2 BD BMR	784 SF
LEVEL 3 - R1: 6		3,474 SF
LEVEL 4 - R1	1 BD BMR	543 SF
LEVEL 4 - R1	1 BD BMR	543 SF
LEVEL 4 - R1	1 BD BMR	543 SF
LEVEL 4 - R1	1 BD BMR	525 SF
LEVEL 4 - R1	1 BD BMR	536 SF
LEVEL 4 - R1	2 BD BMR	787 SF
LEVEL 4 - R1: 6		3,477 SF
LEVEL 5 - R1	1 BD BMR	525 SF
LEVEL 5 - R1	1 BD BMR	543 SF
LEVEL 5 - R1	1 BD BMR	543 SF
LEVEL 5 - R1	1 BD BMR	543 SF
LEVEL 5 - R1	1 BD BMR	536 SF
LEVEL 5 - R1	2 BD BMR	787 SF
LEVEL 5 - R1: 6		3,477 SF
LEVEL 6 - R1	1 BD BMR	501 SF
LEVEL 6 - R1	1 BD BMR	543 SF
LEVEL 6 - R1	1 BD BMR	543 SF
LEVEL 6 - R1	1 BD BMR	544 SF
LEVEL 6 - R1	1 BD BMR	536 SF
LEVEL 6 - R1	2 BD BMR	800 SF
LEVEL 6 - R1: 6		3,467 SF
LEVEL 7 - R1	1 BD BMR	501 SF
LEVEL 7 - R1	1 BD BMR	543 SF
LEVEL 7 - R1	1 BD BMR	543 SF
LEVEL 7 - R1	1 BD BMR	544 SF
LEVEL 7 - R1	1 BD BMR	536 SF
LEVEL 7 - R1	2 BD BMR	800 SF
LEVEL 7 - R1: 6		3,467 SF
LEVEL 8 - R1	1 BD BMR	501 SF
LEVEL 8 - R1	1 BD BMR	543 SF
LEVEL 8 - R1	1 BD BMR	543 SF
LEVEL 8 - R1	1 BD BMR	544 SF
LEVEL 8 - R1	1 BD BMR	536 SF
LEVEL 8 - R1	2 BD BMR	800 SF
LEVEL 8 - R1: 6		3,467 SF
39		22,395 SF

UNIT TYPE MIX - TOWNHOMES

UNIT TYPES	Count
TH A - 4BD	16
TH A (ALT) - 4BD	1
TH A (Side Entry) - 4BD	1
TH B1 - 4BD	9
TH B (ALT) - 4BD	1
TH C1 - 3BD	12
TH C (ALT) - 3BD	2
Grand total	42

COMMERCIAL B FLOOR AREA- ZONING

Level	Area
LEVEL 1 - R1	2,398 SF
GRAND TOTAL SB330 AREA - BUILDING B	2,398 SF

BUILDING B GROSS FLOOR AREA- ZONING

Level	Area
PARKING BP1	538 SF
PARKING P1	406 SF
LEVEL 1 - R1	18,345 SF
LEVEL 2 - R1	25,014 SF
LEVEL 3 - R1	50,850 SF
LEVEL 4 - R1	40,878 SF
LEVEL 5 - R1	40,723 SF
LEVEL 6 - R1	40,796 SF
LEVEL 7 - R1	39,748 SF
LEVEL 8 - R1	38,807 SF
GRAND TOTAL SB330 AREA - BUILDING B	296,105 SF

TOWNHOMES FLOOR AREA- ZONING

Level	Area
TOWNHOME GROUND LEVEL	31,928 SF
TOWNHOME LEVEL 2	32,291 SF
TOWNHOME LEVEL 3	32,290 SF
Grand total: 184	96,509 SF

OPEN SPACE - BUILDING B

Level	Area
LOT 2	
LEVEL 1 - R1	1,511 SF
LEVEL 3 - R1	10,557 SF
LEVEL 4 - R1	508 SF
LEVEL 5 - R1	507 SF
LEVEL 6 - R1	1,748 SF
LEVEL 7 - R1	385 SF
LEVEL 8 - R1	581 SF
	15,796 SF

OPEN SPACE - TOWNHOMES

Level	Area
LOT 1	
TOWNHOME GROUND LEVEL	5,415 SF
TOWNHOME LEVEL 2	621 SF
TOWNHOME LEVEL 3	621 SF
	6,657 SF
LOT 3	
TOWNHOME GROUND LEVEL	3,199 SF
TOWNHOME LEVEL 2	955 SF
TOWNHOME LEVEL 3	934 SF
	5,088 SF
	11,745 SF

FLOOR AREA (ZONING) BREAKDOWNS **AREAS**

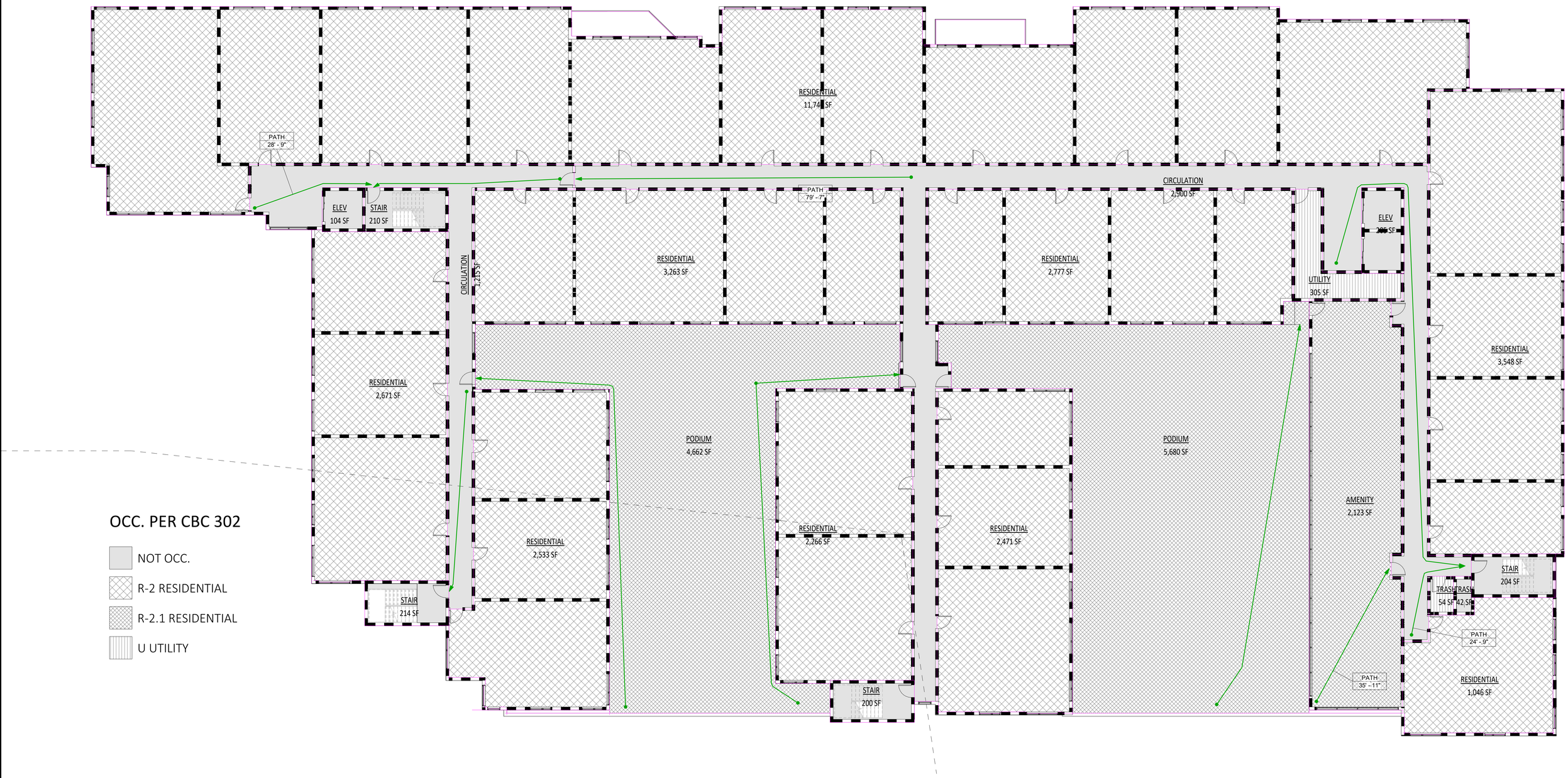
RESIDENTIAL BUILDING B:	296,105 SF
TOWNHOMES:	96,685 SF
TOTAL RESIDENTIAL FLOOR AREA (ZONING):	**392,790 SF**
TOTAL NON RESIDENTIAL FLOOR AREA (ZONING):	2,398 SF
TOTAL ALL FLOOR AREA (ZONING):	395,188 SF
TOTAL LOT AREA:	**156,838.3 SF**
PROPOSED FAR (FLOOR AREA ZONING):*	**2.5**

395,188 SF/ 156,838.3 SF
(FLOOR AREA ZONING/
LOT AREA)
1.5*

*PROPOSED FAR EXCLUDES ALL PARKING AREAS

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	16,555	27.6%
UNCOVERED	35,303	58.8%
	51,858	
	60,080	
LOT 2		
CS		
BLDG B	67,901	74.8%
UNCOVERED	6,780	7.5%
	74,681	
RM-20		
BLDG B	11,701	12.9%
UNCOVERED	4,421	4.9%
	16,122	
	90,803	
LOT 3		
CS		
TOWNHOME	5,803	17.3%
UNCOVERED	5,936	17.7%
	11,739	
RM-20		
TOWNHOME	7,434	22.2%
UNCOVERED	14,355	42.8%
	21,790	
	33,529	



OCC. PER CBC 302

- NOT OCC.
- R-2 RESIDENTIAL
- R-2.1 RESIDENTIAL
- U UTILITY

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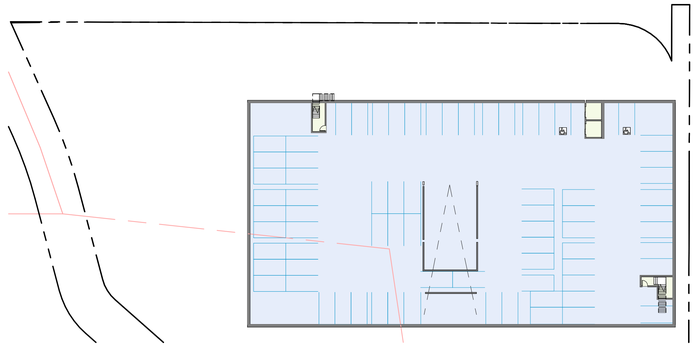
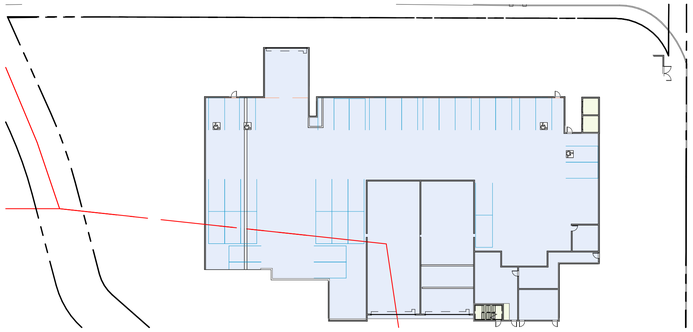
EGRESS PLAN - LEVEL 3 PODIUM

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A2-1



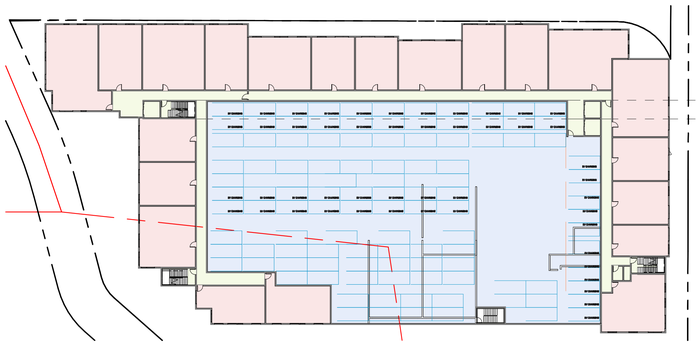
1 BUILDING B - AREA PLAN BASEMENT 2
1" = 40'-0"



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



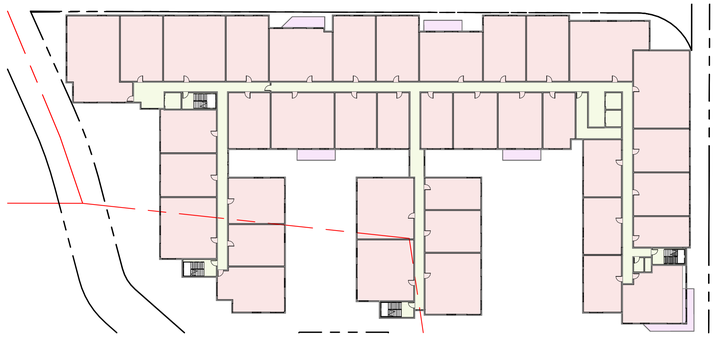
3 BUILDING B - AREA PLAN LEVEL 1
1" = 40'-0"



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



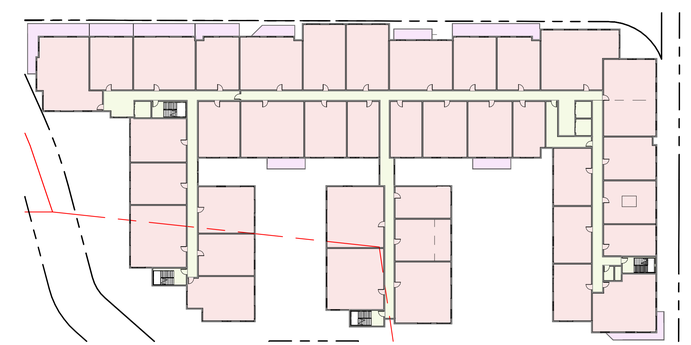
5 BUILDING B - AREA PLAN LEVEL 3
1" = 40'-0"



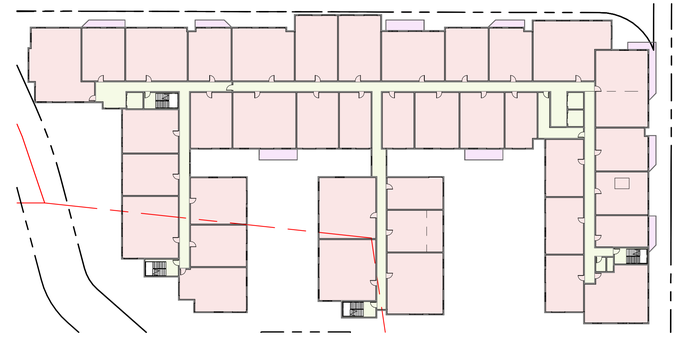
6 BUILDING B - AREA PLAN LEVEL 4
1" = 40'-0"



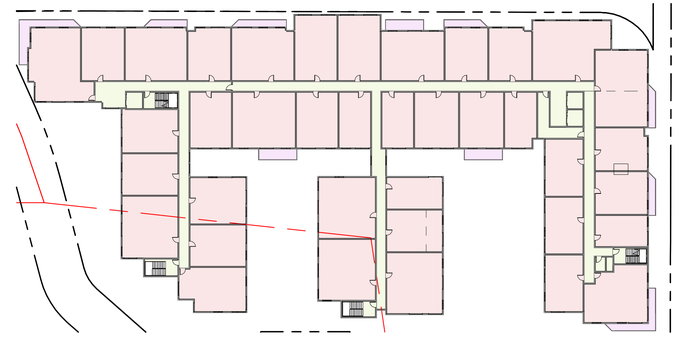
7 BUILDING B - AREA PLAN LEVEL 5
1" = 40'-0"



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	
ELEV	217 SF
STAIR	142 SF
STAIR	180 SF
PARKING	28,945 SF
	29,483 SF
PARKING P1	
ELEV 2	205 SF
STAIR 3	201 SF
PARKING	25,091 SF
	25,497 SF
LEVEL 1 - R1	
RETAIL	2,398 SF
CORRIDOR	657 SF
CORRIDOR	1,193 SF
CORRIDOR	521 SF
ELEV 1	102 SF
ELEV 2	205 SF
FIRE COMMAND	591 SF
STAIR 1	210 SF
STAIR 2	216 SF
STAIR 4	168 SF
TRASH	1,168 SF
UTILITY	762 SF
LOBBY	418 SF
LOBBY	1,623 SF
R-2 RESIDENTIAL	2,703 SF
R-2 RESIDENTIAL	2,650 SF
R-2 RESIDENTIAL	1,569 SF
AMENITY	1,928 SF
BIKE	1,664 SF
PARKING	25,490 SF
	46,233 SF
LEVEL 2 - R1	
CORRIDOR	3,186 SF
ELEV 1	104 SF
ELEV 2	205 SF
STAIR 1	210 SF
STAIR 2	215 SF
STAIR 3	169 SF
STAIR 4	208 SF

GROSS AREA - BUILDING - B	
Name	Area
TRASH	99 SF
R-2 RESIDENTIAL	15,150 SF
R-2 RESIDENTIAL	2,710 SF
R-2 RESIDENTIAL	1,085 SF
R-2 RESIDENTIAL	1,673 SF
PARKING	25,380 SF
	50,395 SF
LEVEL 3 - R1	
BOH	326 SF
CORRIDOR	3,695 SF
ELEV 1	103 SF
ELEV 2	205 SF
STAIR 1	211 SF
STAIR 2	214 SF
STAIR 3	199 SF
STAIR 4	208 SF
TRASH	99 SF
AMENITY	2,155 SF
PODIUM	5,697 SF
PODIUM	4,662 SF
R-2 RESIDENTIAL	15,486 SF
R-2 RESIDENTIAL	2,710 SF
R-2 RESIDENTIAL	2,574 SF
R-2 RESIDENTIAL	2,826 SF
R-2 RESIDENTIAL	3,324 SF
R-2 RESIDENTIAL	2,519 SF
R-2 RESIDENTIAL	2,292 SF
R-2 RESIDENTIAL	1,088 SF
	50,592 SF
LEVEL 4 - R1	
BOH	309 SF
CORRIDOR	3,642 SF
ELEV 1	102 SF
ELEV 2	205 SF
STAIR 1	212 SF
STAIR 2	214 SF

GROSS AREA - BUILDING - B	
Name	Area
STAIR 3	200 SF
STAIR 4	208 SF
TRASH	99 SF
AMENITY	2,199 SF
R-2 RESIDENTIAL	15,486 SF
R-2 RESIDENTIAL	2,826 SF
R-2 RESIDENTIAL	3,324 SF
R-2 RESIDENTIAL	2,292 SF
R-2 RESIDENTIAL	2,519 SF
R-2 RESIDENTIAL	2,711 SF
R-2 RESIDENTIAL	2,577 SF
R-2 RESIDENTIAL	1,004 SF
	40,126 SF
LEVEL 5 - R1	
BOH	309 SF
CORRIDOR	3,645 SF
ELEV 1	102 SF
ELEV 2	205 SF
STAIR 1	210 SF
STAIR 2	214 SF
STAIR 3	200 SF

GROSS AREA - BUILDING - B	
Name	Area
STAIR 4	208 SF
TRASH	99 SF
R-2 RESIDENTIAL	15,486 SF
R-2 RESIDENTIAL	2,709 SF
R-2 RESIDENTIAL	3,324 SF
R-2 RESIDENTIAL	2,826 SF
R-2 RESIDENTIAL	2,576 SF
R-2 RESIDENTIAL	2,292 SF
R-2 RESIDENTIAL	2,519 SF
R-2 RESIDENTIAL	3,285 SF
	40,208 SF
LEVEL 6 - R1	
BOH	311 SF
CORRIDOR	3,624 SF
ELEV 1	104 SF
ELEV 2	205 SF
STAIR 1	210 SF
STAIR 2	214 SF
STAIR 3	200 SF
STAIR 4	208 SF
TRASH	99 SF

Building Area Legend

- B BUSINESS
- NOT OCC.
- R-2 RESIDENTIAL
- R-2.1 RESIDENTIAL
- S-2 STORAGE LOW HAZARD

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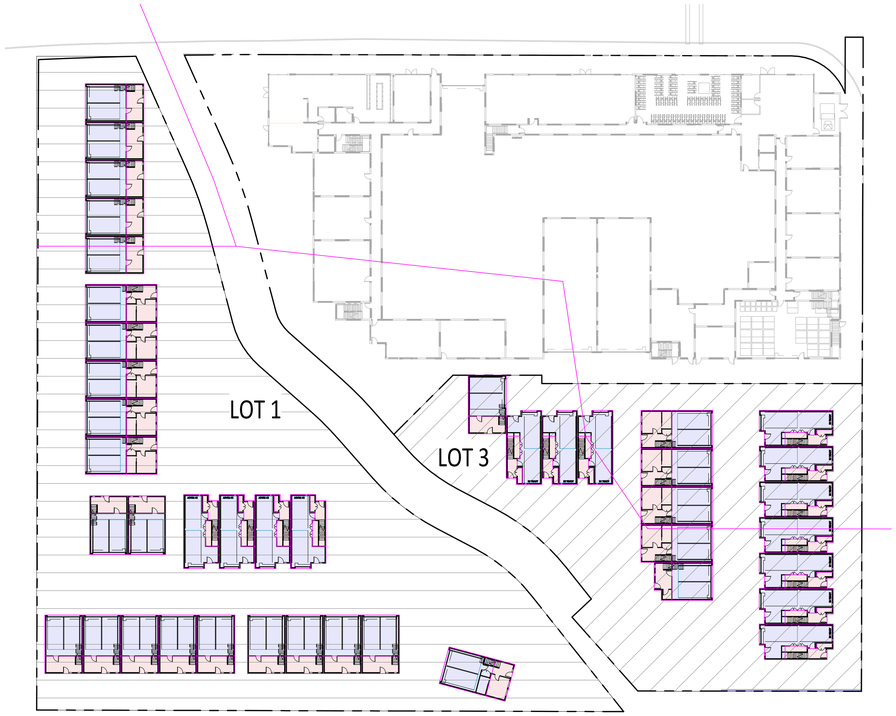
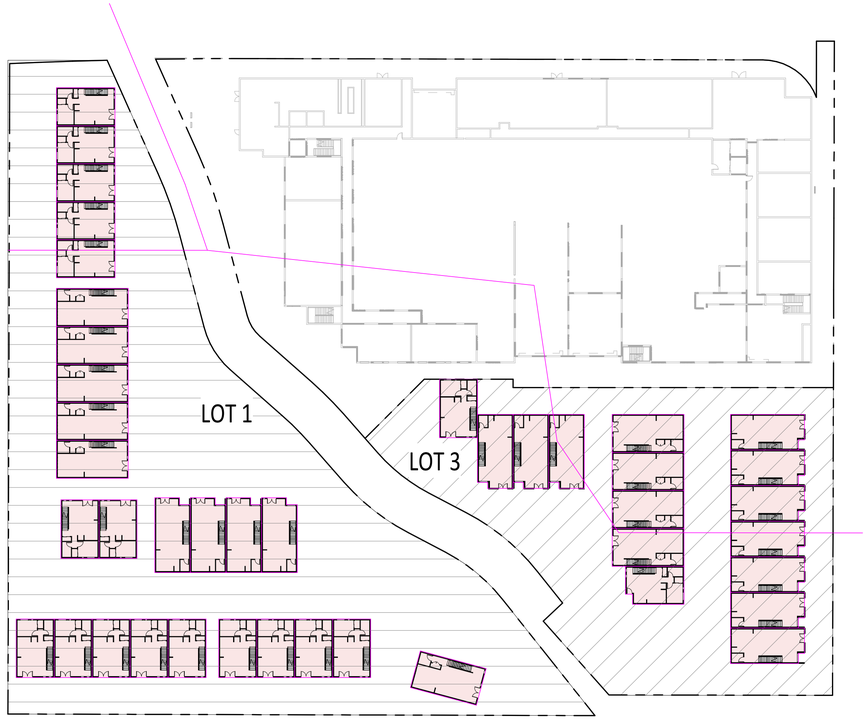
GROSS FLOOR AREA - BUILDING B

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

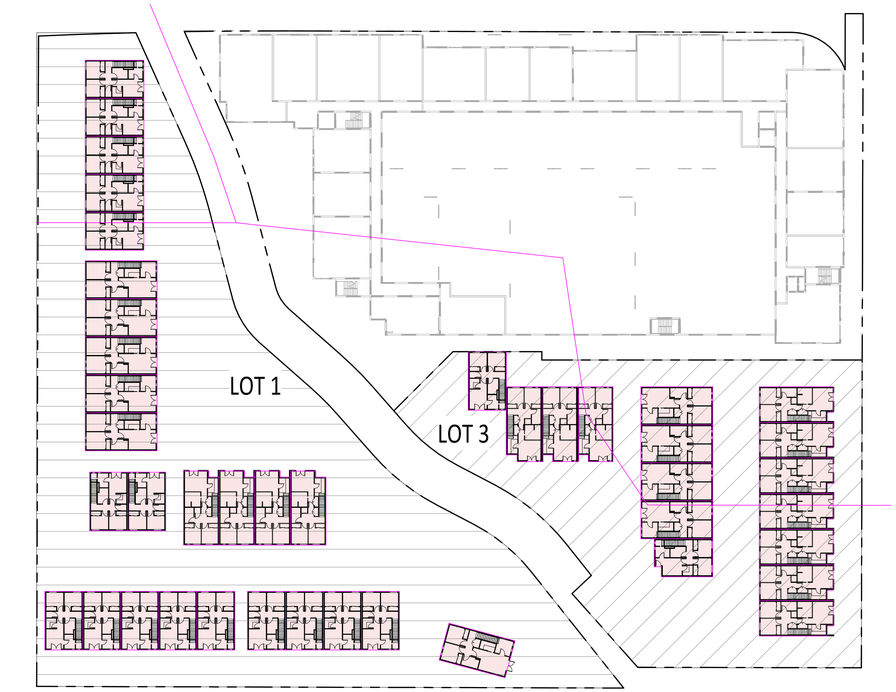
A2-B



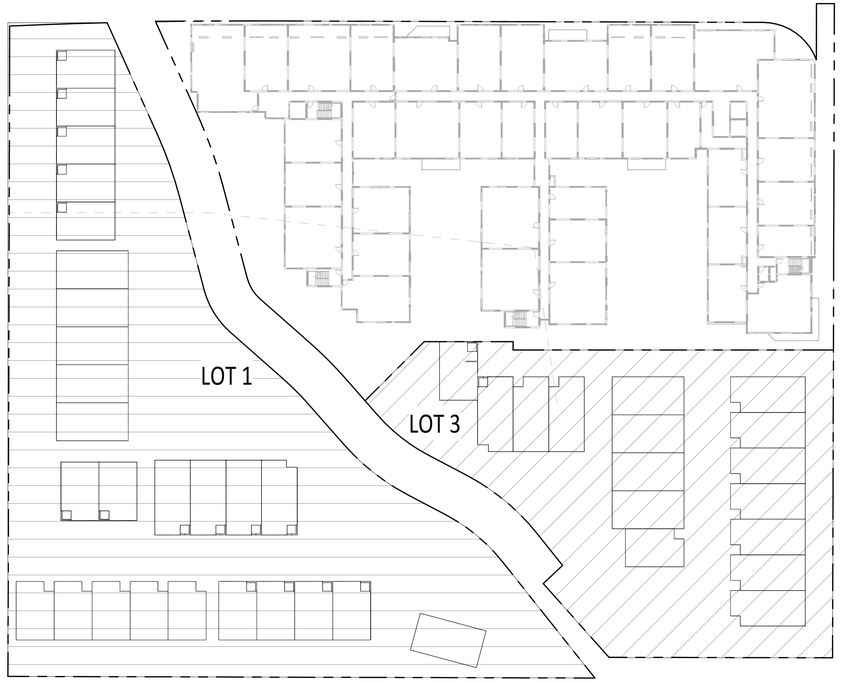
2 TOWNHOME GROUND LEVEL - GROSS FLOOR AREA
1" = 40'-0"



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 LEVEL 3		
R-2 RESIDENTIAL	19,436 SF	33%
	19,436 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	19,455 SF	33%
	19,455 SF	
TOWNHOME GROUND LEVEL		
GARAGE	13,083 SF	22%
R-2 RESIDENTIAL	6,254 SF	11%
	19,338 SF	
	58,229 SF	

LOT 3 - GROSS AREA - TOWNHOMES

Occupancy	Area	Usable %
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	12,854 SF	34%
	12,854 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	12,836 SF	34%
	12,836 SF	
TOWNHOME GROUND LEVEL		
GARAGE	8,820 SF	23%
R-2 RESIDENTIAL	3,771 SF	10%
	12,591 SF	
	38,280 SF	

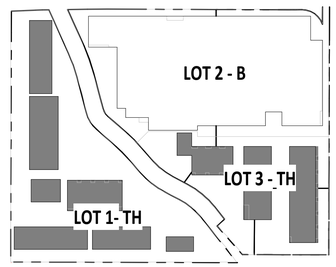
TOWNHOME TOTAL GROSS AREA(S)

Occupancy	Area	Usable %
GARAGE	21,903 SF	23%
R-2 RESIDENTIAL	74,606 SF	77%
	96,509 SF	

Building Area Legend

GARAGE

R-2 RESIDENTIAL



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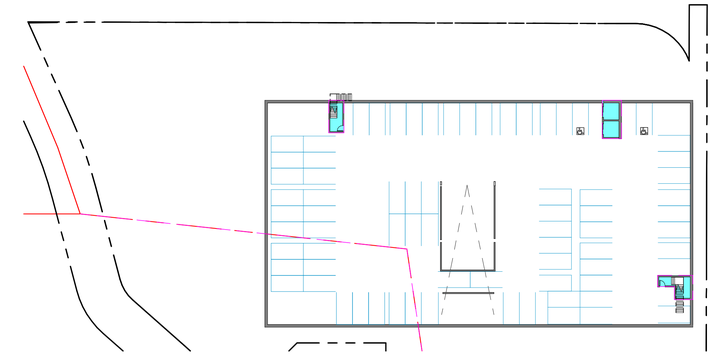
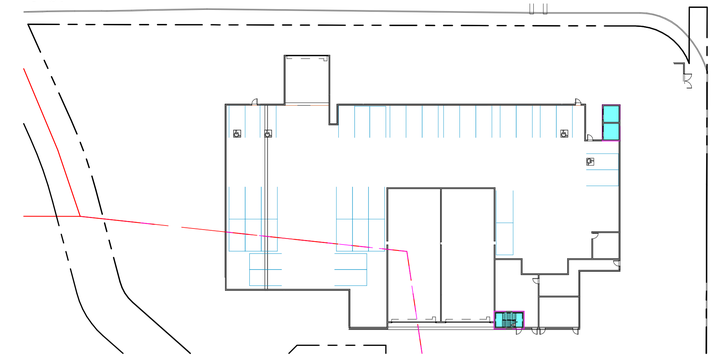
GROSS FLOOR AREA - TOWNHOMES

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

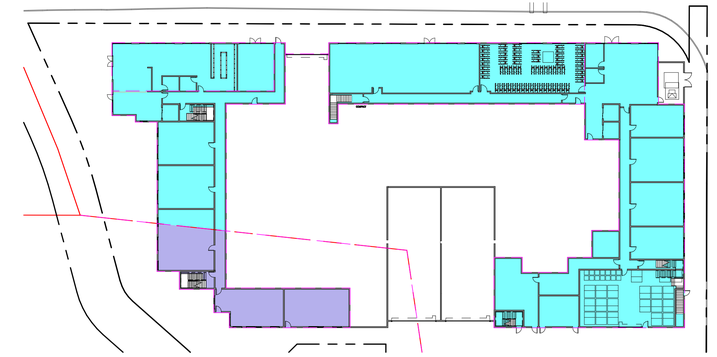
A2-T



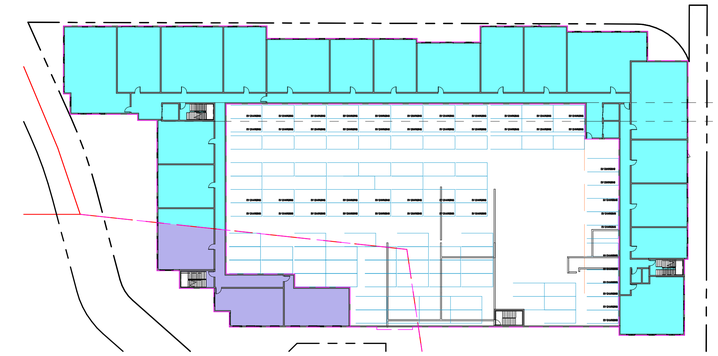
2 PARKING BP1
1" = 40'-0"



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"

FAR - RESIDENTIAL B	
Level	Area
LOT 2	
CS	
PARKING BP1	588 SF
PARKING P1	374 SF
LEVEL 1 - R1	20,368 SF
LEVEL 2 - R1	22,062 SF
LEVEL 3 - R1	35,908 SF
LEVEL 4 - R1	35,893 SF
LEVEL 5 - R1	35,891 SF
LEVEL 6 - R1	34,491 SF
LEVEL 7 - R1	34,479 SF
LEVEL 8 - R1	34,491 SF
	254,544 SF
RM-20	
LEVEL 1 - R1	2,844 SF
LEVEL 2 - R1	3,129 SF
LEVEL 3 - R1	4,329 SF
LEVEL 4 - R1	4,329 SF
LEVEL 5 - R1	4,327 SF
LEVEL 6 - R1	4,329 SF
LEVEL 7 - R1	4,329 SF
LEVEL 8 - R1	4,329 SF
	31,944 SF
	286,488 SF

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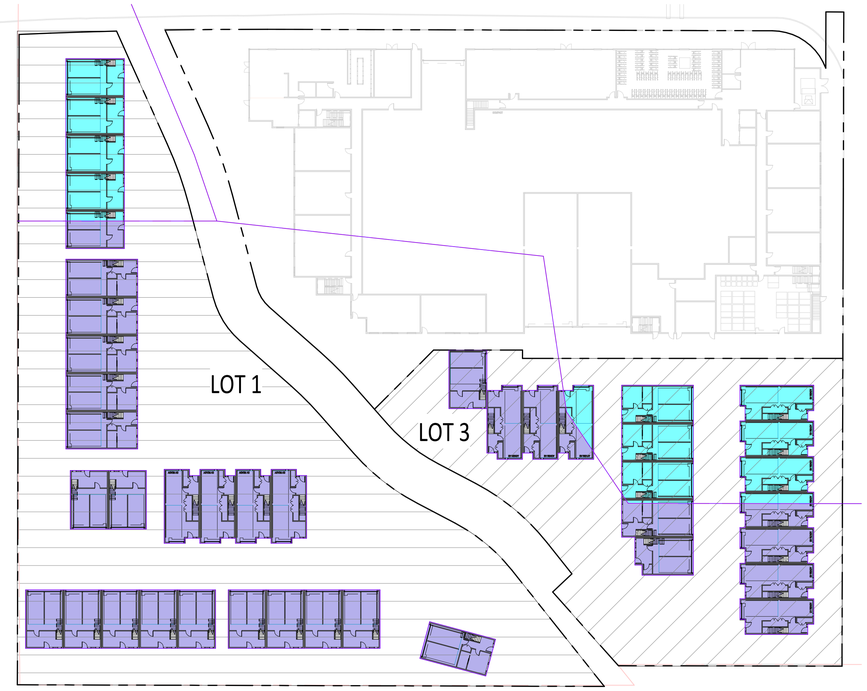
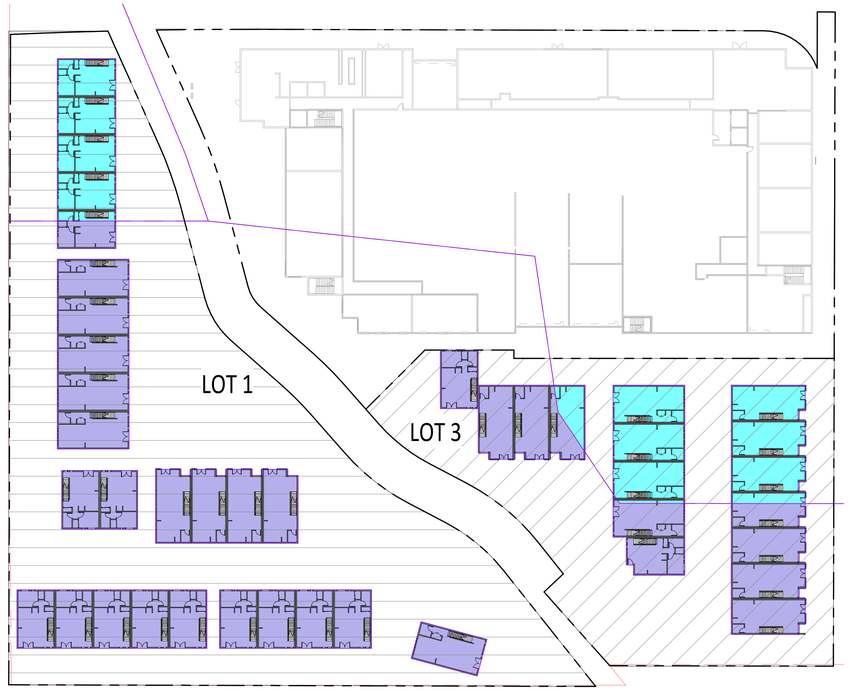
FAR - BUILDING B

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

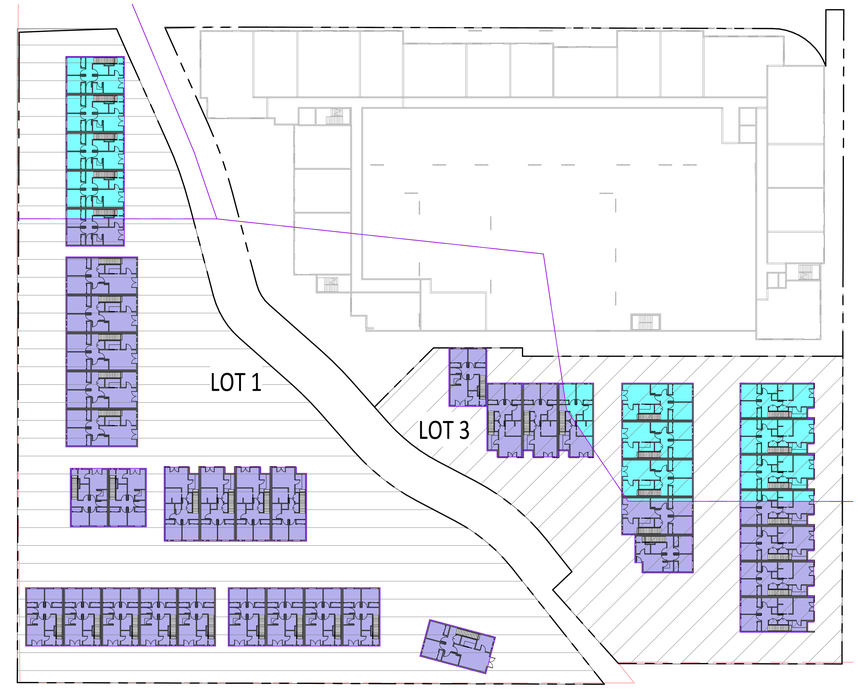
A3-B



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



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



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

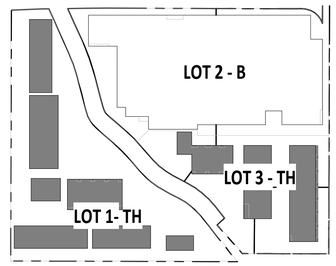
LOT 1 - FAR - TOWNHOMES	
Level	Area
CS	
TOWNHOME GROUND LEVEL	2,976 SF
TOWNHOME LEVEL 2	2,976 SF
TOWNHOME LEVEL 3	2,976 SF
	8,927 SF
RM-20	
TOWNHOME GROUND LEVEL	16,362 SF
TOWNHOME LEVEL 2	16,460 SF
TOWNHOME LEVEL 3	16,457 SF
	49,279 SF
	58,206 SF

LOT 3 - FAR - TOWNHOMES	
Level	Area
CS	
TOWNHOME GROUND LEVEL	5,654 SF
TOWNHOME LEVEL 2	5,744 SF
TOWNHOME LEVEL 3	5,744 SF
	17,143 SF
RM-20	
TOWNHOME GROUND LEVEL	6,938 SF
TOWNHOME LEVEL 2	7,093 SF
TOWNHOME LEVEL 3	7,092 SF
	21,123 SF
	38,266 SF

ZONES LEGEND

CS

RM-20



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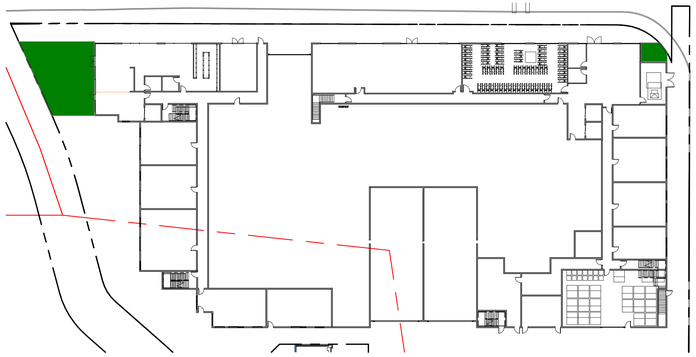
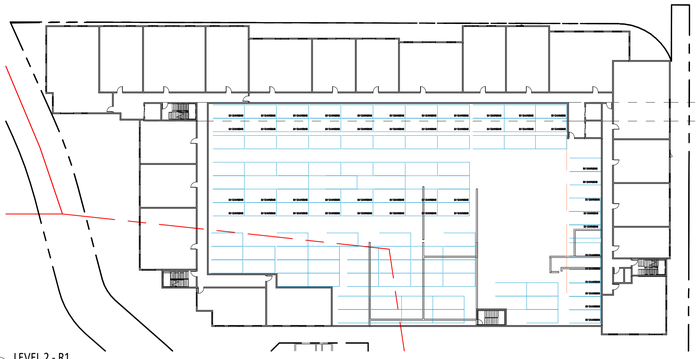
FAR - TOWNHOMES

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	257 SF	CS
LEVEL 4 - R1	508 SF	CS
LEVEL 5 - R1	507 SF	CS
LEVEL 6 - R1	1,748 SF	CS
LEVEL 7 - R1	385 SF	CS
LEVEL 8 - R1	581 SF	CS
	3,985 SF	

PUBLIC OPEN SPACE

LEVEL 1 - R1	1,369 SF	CS
LEVEL 3 - R1	8,321 SF	CS
LEVEL 1 - R1	142 SF	RM-20
LEVEL 3 - R1	1,979 SF	RM-20
	11,811 SF	

OPEN SPACE PROVIDED BY CREEK
(EL CAMINO REAL FOCUS AREA - TABLE 3)
14,600 sqft - *AREA APPROXIMATE FROM TOP OF BANK DOWN TO CREEK FLOW*

OPEN SPACE CALCULATION (CS)H
REQUIRED Open Space [Per 18.16.060 (b)]:
USABLE OPEN SPACE:
LOT 2 150 SF/ UNIT = 33,750 sf (225)

Min. Landscape/Open Space Coverage: 30%

OPEN SPACE CALCULATION (RM-20)
REQUIRED Open Space [Per 18.13.040]:
USABLE OPEN SPACE:
LOT 2 150 SF/ UNIT = 4,500 sf (30)
COMMON OPEN SPACE:
LOT 2 75 SF/ UNIT = 2,250 sf (30)
PRIVATE OPEN SPACE:
LOT 2 50 SF/ UNIT = 1,500 sf (30)

Min. Landscape/Open Space Coverage: 35%

OPEN SPACE LEGEND

PRIVATE OPEN SPACE

PUBLIC OPEN SPACE

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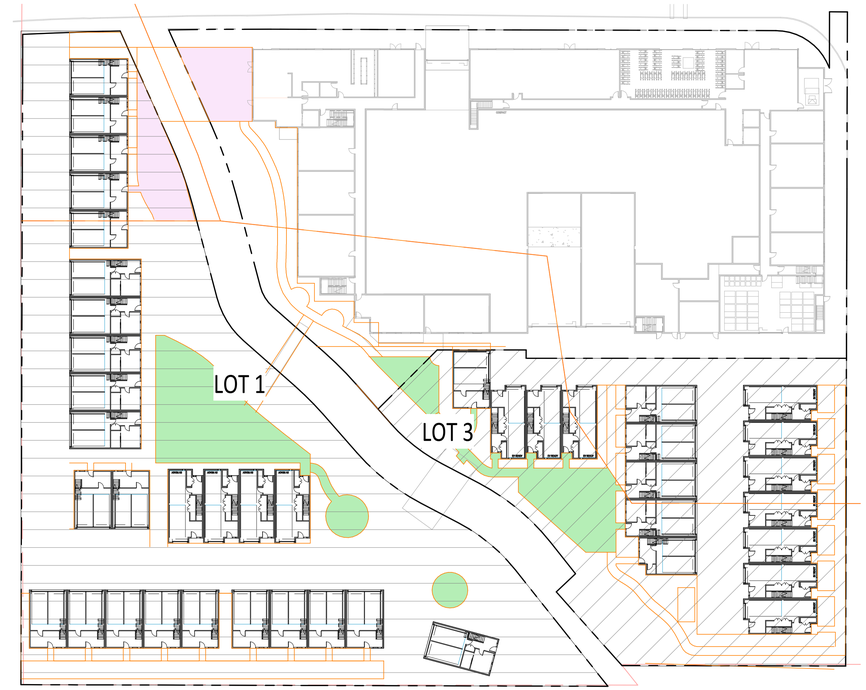
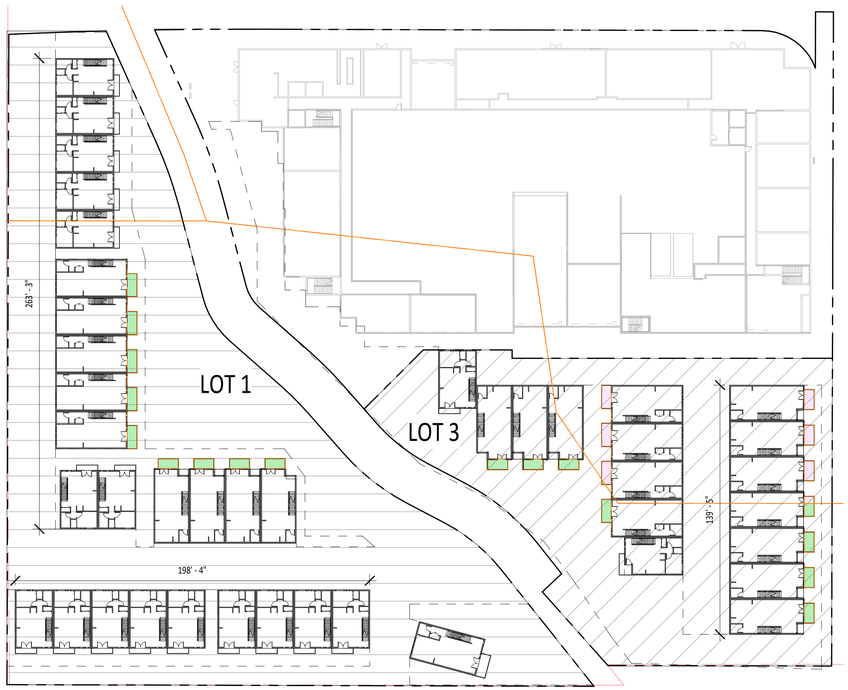
OPEN SPACE - BUILDING B

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

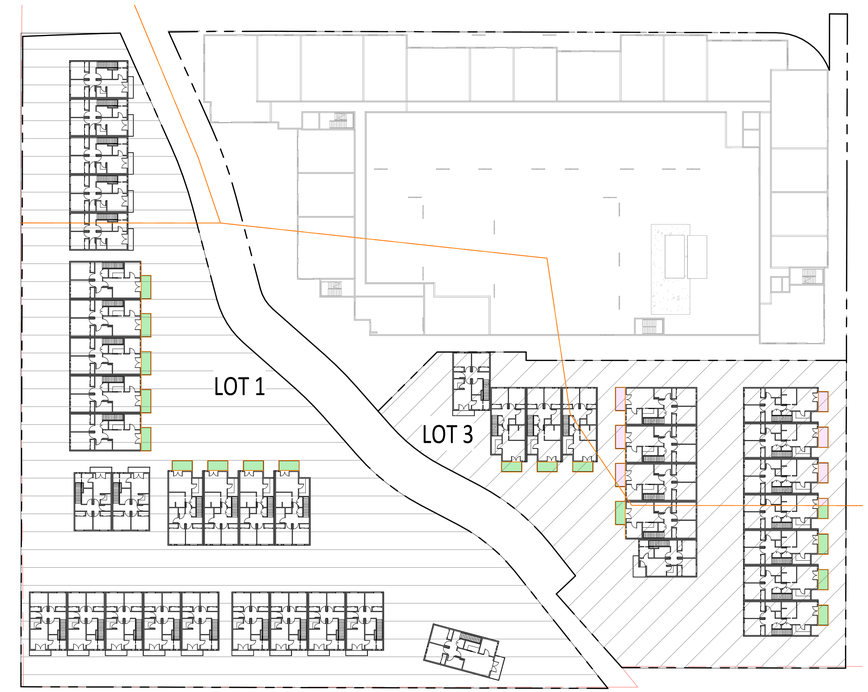
A4-B



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 - TOWNHOME LOTS

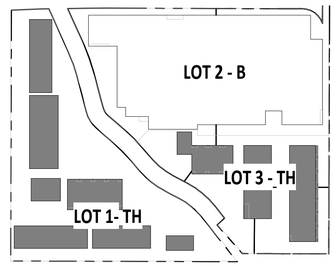
Level	Area	ZONE
LOT 1		
PRIVATE OPEN SPACE		
TOWNHOME LEVEL 2	621 SF	RM-20
TOWNHOME LEVEL 3	621 SF	RM-20
	1,242 SF	
PUBLIC OPEN SPACE		
TOWNHOME GROUND LEVEL	1,457 SF	CS
TOWNHOME GROUND LEVEL	3,958 SF	RM-20
	5,415 SF	
LOT 3		
PRIVATE OPEN SPACE		
TOWNHOME LEVEL 2	431 SF	CS
TOWNHOME LEVEL 2	525 SF	RM-20
TOWNHOME LEVEL 3	431 SF	CS
TOWNHOME LEVEL 3	503 SF	RM-20
	1,889 SF	
PUBLIC OPEN SPACE		
TOWNHOME GROUND LEVEL	3,199 SF	RM-20
	3,199 SF	

OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]
USABLE OPEN SPACE:
LOT 1 150 SF/ UNIT = 3,900 sf (26)
LOT 3 150 SF/ UNIT = 2,400 sf (16)
COMMON OPEN SPACE:
LOT 1 75 SF/ UNIT = 1,950 sf (26)
LOT 3 75 SF/ UNIT = 1,200 sf (16)
PRIVATE OPEN SPACE:
LOT 1 50 SF/ UNIT = 1,300 sf (26)
LOT 3 50 SF/ UNIT = 800 sf (16)

Min. Landscape/Open Space Coverage: 35%

PROVIDED OPEN SPACE:
TOTAL PRIVATE OPEN SPACE: (SEE TABLE ABOVE)
MIN. LANDSCAPED AREA 35%



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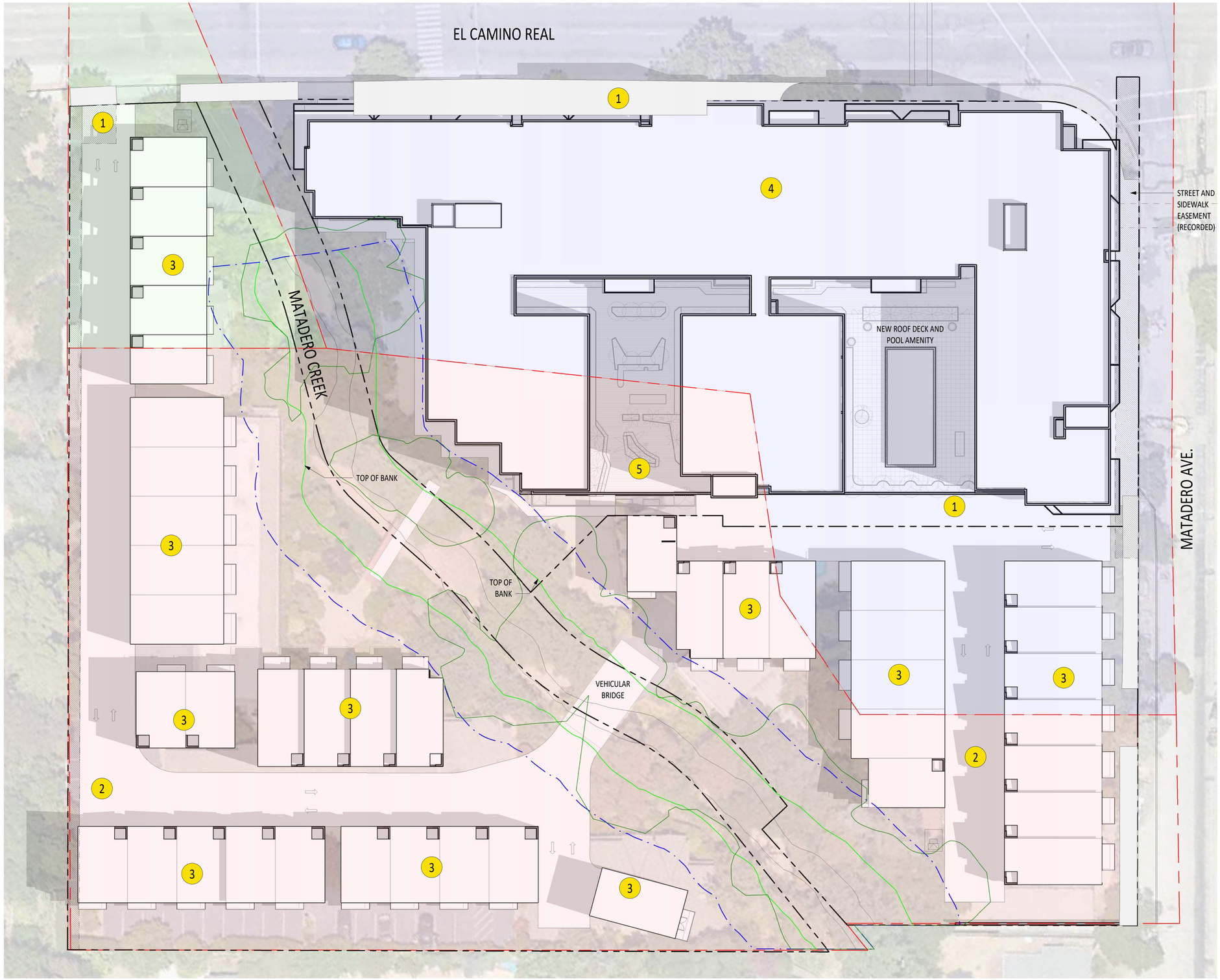
OPEN SPACE - TOWNHOMES

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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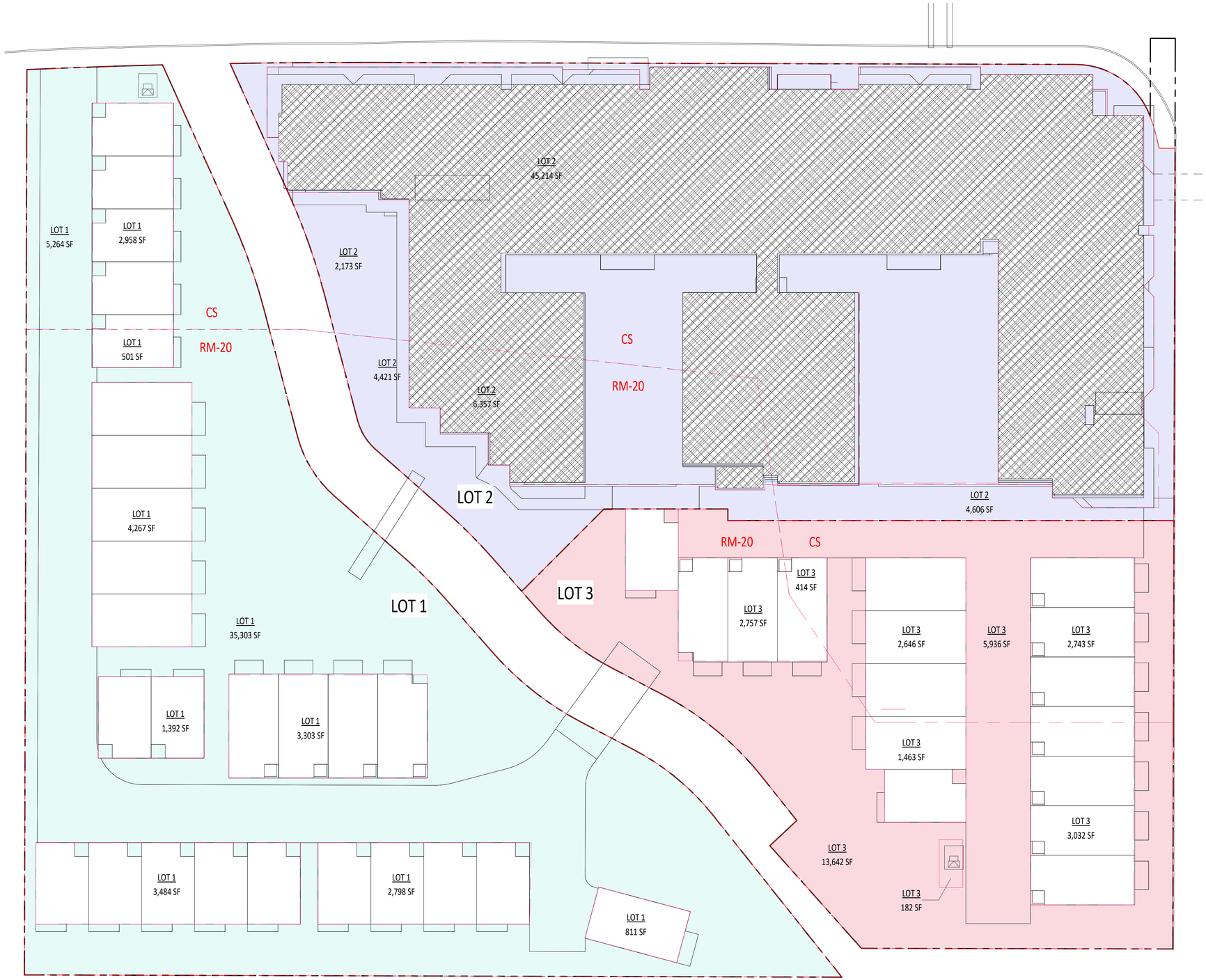
AERIAL ZONING PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

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	16,555	27.6%
UNCOVERED	35,303	58.8%
	51,858	
	60,080	
LOT 2		
CS		
BLDG B	67,901	74.8%
UNCOVERED	6,780	7.5%
	74,681	
RM-20		
BLDG B	11,701	12.9%
UNCOVERED	4,421	4.9%
	16,122	
	90,803	
LOT 3		
CS		
TOWNHOME	5,803	17.3%
UNCOVERED	5,936	17.7%
	11,739	
RM-20		
TOWNHOME	7,434	22.2%
UNCOVERED	14,355	42.8%
	21,790	
	33,529	

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 - 30.10.2026

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													
Mandatory	**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	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 - 30.10.2026

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													
Mandatory	**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	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 - 30.10.2026

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 10%, 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													
Mandatory	**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			□				□			

5.4 Material Conservation and Resource Efficiency, continued		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
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
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[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

CITY OF PALO ALTO

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 - 30.10.2026

A6.3

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 10%, 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													
Mandatory	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			□				□			

5.4 Material Conservation and Resource Efficiency, continued		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
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

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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

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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**

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 - 30.10.2026

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 - 30.10.2026

A6.5

				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	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	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		□				□			

				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 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	Hazardous particulates and chemical pollutants	A5.504.5		□				□			
	Electives	Entryway systems (to control pollutants)	A5.504.5.1		□				□			
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2		□							
	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 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 GREEN BUILDING APPLICATION **CALGREEN MANDATORY + TIER 2**

Version 10/24

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

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

GB-1
MANDATORY
+TIER 2

Project Address:

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

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

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
MATADERO CREEK
FEMA FLOOD ZONE

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

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

EXISTING CONDITIONS C1.0

Creekside Hotel, Palo Alto, CA - Oct. 30, 2026

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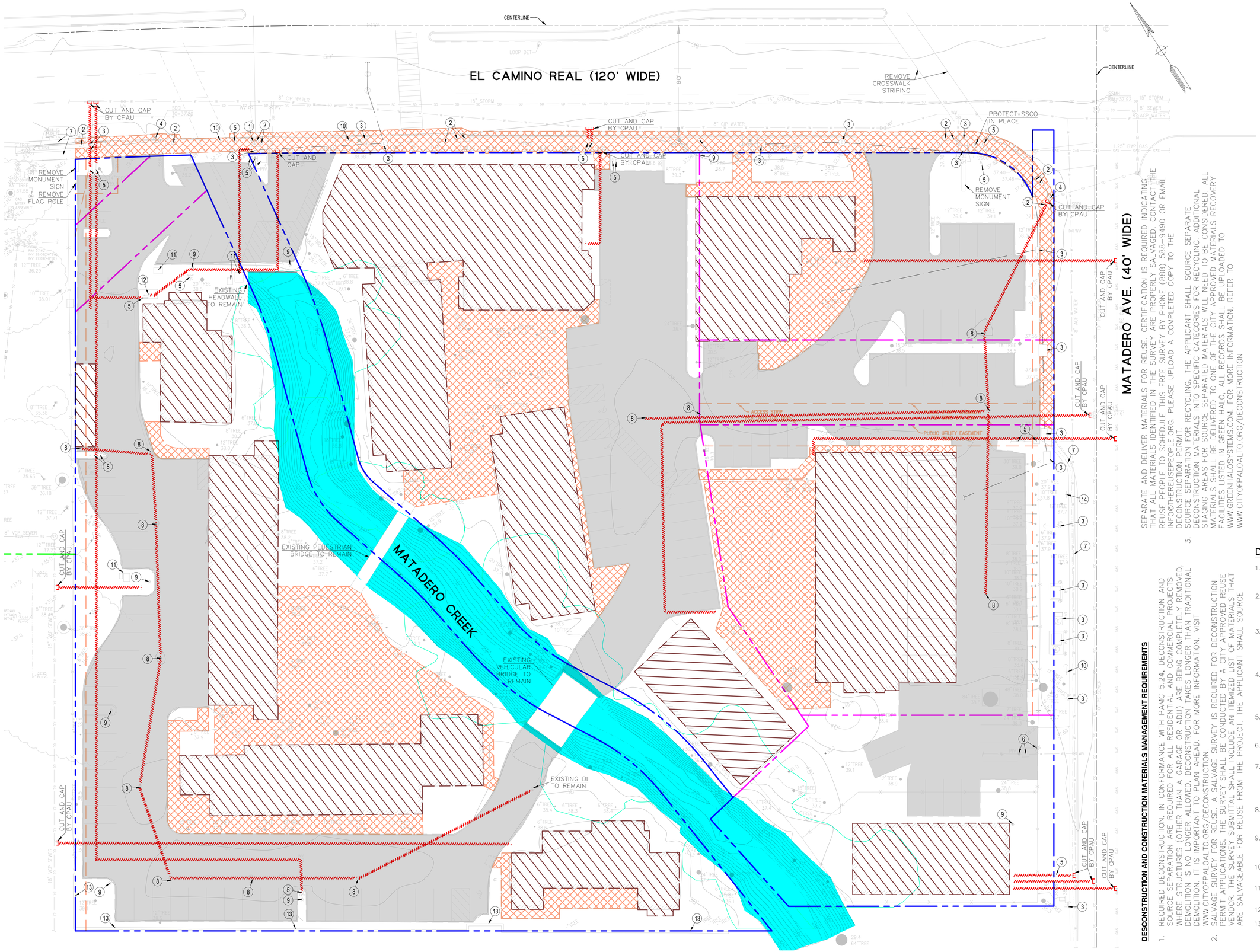

CONSTRUCTION NOTE:

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 OF CONSTRUCTION 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

BKF ENGINEERS
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www.bkf.com

GRAPHIC SCALE 20 0 20 40

PRELIMINARY DEMOLITION PLAN

Creekside Hotel, Palo Alto, CA - Oct. 30, 2026

C2.0

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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

- 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
- NEW 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 - Oct. 30, 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

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

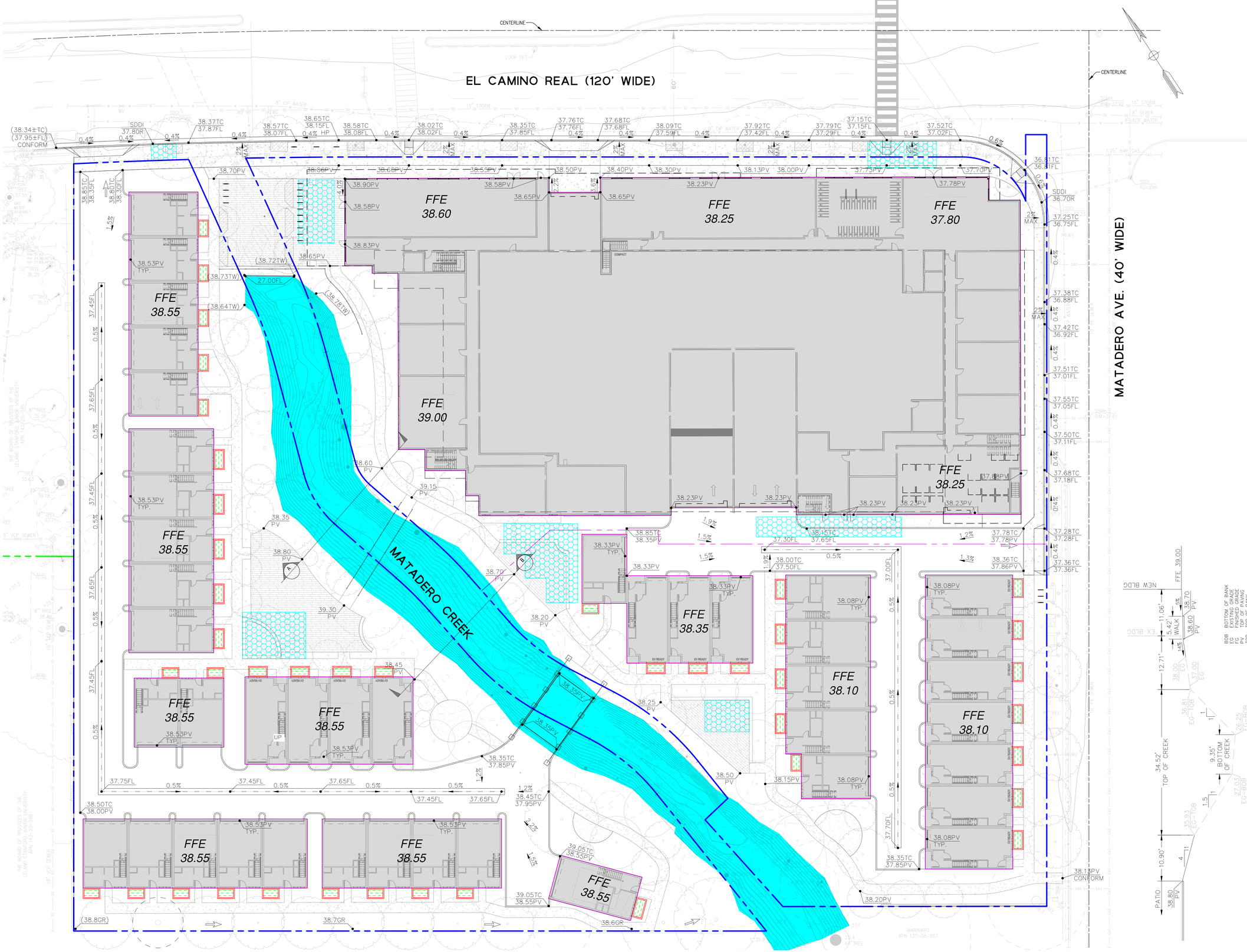
EARTHWORK QUANTITIES

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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GRAPHIC SCALE
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PRELIMINARY GRADING PLAN

Creekside Hotel, Palo Alto, CA - Oct. 30, 2026

C4.0

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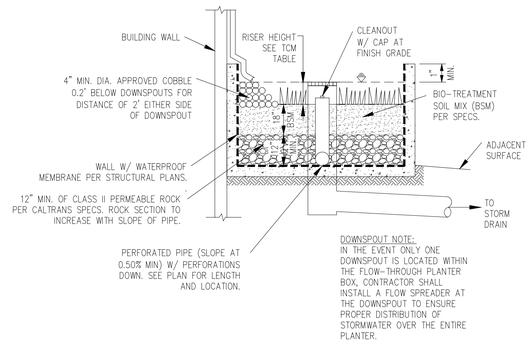
CONSTRUCTION NOTE:

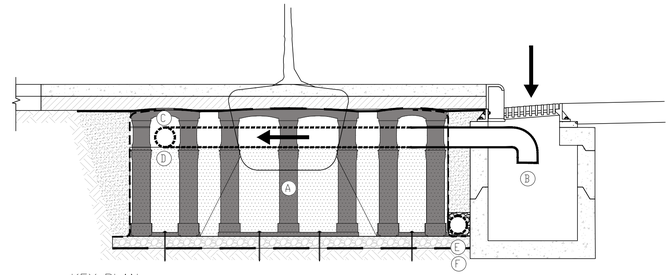
ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

LEGEND

- SILVA CELL SYSTEMS
- ABOVE GROUND FLOW-THROUGH PLANTER
- SELF-RETAINING AREA
- DRAINAGE MANAGEMENT AREA (DMA)



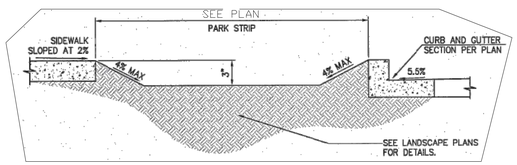
1 FLOW-THROUGH PLANTER (ABOVE GRADE)
SCALE: NTS



KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) CATCH BASIN
- (C) OPTIONAL PONDING SPACE
- (D) DISTRIBUTION PIPE
- (E) COLLECTION PIPE
- (F) CONNECTION TO MUNICIPAL STORM SYSTEM
- DIRECTION OF WATER FLOW

2 SILVA CELL SYSTEM + CATCH BASIN
SCALE: NTS



3 SELF-RETAINING AREA
SCALE: NTS

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PRELIMINARY STORMWATER CONTROL PLAN

Creekside Hotel, Palo Alto, CA - Oct. 30, 2026

C5.0

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TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
2	2	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
3	3	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
4	4	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
5	5	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
6	6	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
7	7	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
8	8	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
9	9	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
10	10	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
11	11	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
12	12	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
13	13	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
14	14	Onsite	Pervious pavement w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
15	15	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
16	16	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
17	17	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									

STORMWATER BEST MANAGEMENT PRACTICES (BMPs) NOTE:

1. THIRD PARTY INSPECTION IS REQUIRED FOR INSTALLATION OF STORMWATER TREATMENT MEASURES. STORMWATER PROGRAM STAFF (WATERSHED PROTECTION DIVISION) SHALL BE PRESENT FOR ALL THIRD-PARTY INSPECTIONS DURING INSTALLATION. CONTACT GABA STAUFFER, STORMWATER PROGRAM INVESTIGATOR AT (650) 304-1727 BEFORE INSTALLATION.
2. BAY-FRIENDLY GUIDELINES (RESCAPECA.ORG)
   i. DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES, OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES:
      HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL FOR GUIDANCE.
4. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
5. CITY OF PALO ALTO STORMWATER REGULATIONS SECTION 12.M.vi-DEVELOPMENT PROJECT REQUIREMENTS-STORM DRAIN INLETS LOCATED ON PRIVATE PROPERTY SHALL BE LABELED TO DESIGNATE THAT THEY DRAIN TO THE BAY OR A NEARBY CREEK (IF THAT INFORMATION IS KNOWN), SUCH AS "NO DUMPING/FLOWS TO X CREEK/BAY." "X" SHALL BE REPLACED WITH THE NAME OF THE CREEK TO WHICH THE PROPERTY DRAINS. LABELS OR MEDALLIONS SHALL BE PERMANENTLY INSTALLED AND MAINTAINED.
6. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTRES INTO FLOW-THROUGH PLANTERS OR BIORETENTION AREAS.

PRE VS. POST-CONSTRUCTION FLOW CALCULATIONS

Q = CIA (RATIONAL METHOD, DRAINAGE MANUAL 2007, COUNTY OF SANTA CLARA, CALIFORNIA)

Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT (0.9 FOR IMPERVIOUS AND 0.3 FOR PERVIOUS)
I = DESIGN STORM INTENSITY IN INCHES PER HOUR (IN/HR)
A = DRAINAGE AREA IN ACRES

PRE-CONSTRUCTION FLOW

SITE AREA = 156,840 SF
IMPERVIOUS AREA = 114,610 SF
PERVIOUS AREA = 42,230 SF
C = 0.74 (WEIGHTED FOR OVERALL DRAINAGE AREA)
I = 2.2 IN/HR (10-YR DESIGN STORM, 10 MIN. DURATION PER FIGURE B-5)
A = 3.60 ACRES

Q = (0.74) (2.2) (3.60)
Q = 5.86 CFS

POST-CONSTRUCTION FLOW

SITE AREA = 156,840 SF
IMPERVIOUS AREA = 106,285 SF
PERVIOUS AREA = 50,555 SF
C = 0.71 (WEIGHTED FOR OVERALL DRAINAGE AREA)
I = 2.2 IN/HR (10-YR DESIGN STORM, 10 MIN. DURATION PER FIGURE B-5)
A = 3.60 ACRES

Q = (0.71) (2.2) (3.60)
Q = 5.62 CFS

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TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
18	18	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
19	19	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
20	20	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
21	21	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
22	22	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
23	23	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
24	24	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
25	25	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
26	26	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
27	27	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	14,446	14,446	0	0	9.66%	578	660	6									Silva Cell Systems
28	28	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
29	29	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
30	30	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
31	31	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
32	32	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
33	33	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
34	34	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
35	35	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	901	866	0	35	0.60%	35	35	6									
36	36	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	736	708	0	28	0.49%	28	28	6									
37	37	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
38	38	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
39	39	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
40	40	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
41	41	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
42	42	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
43	43	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	870	836	0	34	0.58%	33	34	6									
44	44	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	8,871	8,871	0	0	5.93%	355	355	6									Silva Cell Systems

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TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement)	Pervious Area (Other)	% Onsite Area Treated by LID or Non-LID	Bioretention Area Required	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
			underdrain		Method																	
45	45	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	16,394	16,394	0	0	10.96%	656	656	6									Silva Cell Systems
46	46	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	21,837	21,837	0	0	14.60%	873	900	6									Silva Cell Systems
47	47	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	11,975	11,975	0	0	8.00%	479	510	6									Silva Cell Systems
48	48	Onsite	Self-retaining areas	LID	2C. Flow: 4% Method **	16,898	10,130	0	6,768	11.29%				0.25	0.25							
49	49	Onsite	Self-retaining areas	LID	2C. Flow: 4% Method **	9,237	5,540	0	3,697	6.17%				0.25	0.25							
50	50	Onsite	Self-retaining areas	LID	2C. Flow: 4% Method **	14,528	8,710	0	5,818	9.71%				0.25	0.25							
51		Onsite	Self-treating areas	LID		988	0	0	988	0.66%												
52	52	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,161	2,091	0	70	-	84	90	6									Silva Cell Systems; DMA included portion of onsite area.
53A	53	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,319	5,039	0	280	-												Silva Cell Systems; DMA included portion of onsite area.
53B	53	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	6,284	5,009	0	1,275	-	402	406	6									Silva Cell Systems; DMA included portion of onsite area.
					Totals:	163,376	143,150	0	20,226	100.00%												

Footnotes:

* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

**** DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]

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anguyen

EL CAMINO REAL (120' WIDE)

MATADERO AVE. (40' WIDE)

MATADERO CREEK

CENTERLINE

CONNECT TO PUBLIC MAIN

CONNECT TO EX. SD LINE (FIELD VERIFY INVERT)

UPGRADE FH TO CURRENT CPAU W&W STANDARDS

NEW SDMH CONNECT TO EX. SD LINE (FIELD VERIFY INVERT)

33LF-12"SD S=0.005

FH TO REMAIN

75LF-12"SD S=0.005

NEW SDMH CONNECT TO EX. SD LINE (FIELD VERIFY INVERT)

ADJUST EX. INLET RIM TO FINISHED GRADE

68LF-12"SD S=0.005

127LF-12"SD S=0.005

SDMH R 37.45 IE 30.70

SDCO IE 32.50

SDCO IE 34.60

DI R 37.45 IE 33.30

101LF-6"SD S=0.005

89LF-6"SD S=0.005

176LF-6"SS S=0.005

DI R 37.45 IE 32.85

SDCO IE 34.05

109LF-6"SD S=0.005

143LF-12"SD S=0.005

85LF-8"SD S=0.005

SSCO IE 34.10

SDCO IE 34.10

DI R 37.00 IE 34.50

106LF-6"SS S=0.005

SSCO IE 32.45

63LF-6"SD S=0.005

121LF-10"SD S=0.005

SDMH R 37.45 IE 31.45

21LF-6"SS S=0.020

SSCO IE 31.50

GREASE INTERCEPTOR

15LF-8"SS S=0.020

(18"VCP SS)

SSMH R 37.75 IE 30.85

89LF-6"SD S=0.005

DI R 37.45 IE 32.40

70LF-8"SD S=0.005

SDMH R 38.35 IE 33.10

79LF-10"SD S=0.005

SDMH R 38.20 IE 33.50

72LF-8"SD S=0.005

101LF-6"SS S=0.005

84LF-10"SD S=0.005

DI R 37.45 IE 32.85

EX. DI R 38.85 IE 32.65(IN) CONNECT TO EX. DI

86LF-6"SD S=0.005

SSCO IE 31.35

DI R 37.45 IE 32.40

202LF-6"SS S=0.005

SSCO IE 32.35

27LF-6"SS S=0.005

SSCO IE 32.50

50LF-6"SD S=0.005

71LF-4"SD S=0.005

205LF-6"SD S=0.005

SDCO IE 35.10

IE 36.15

SDCO IE 35.50

51LF-6"SD S=0.005

IE 33.75

73LF-6"SD S=0.005

106LF-8"SD S=0.005

142LF-6"SS S=0.005

143LF-6"SD S=0.005

SSCO IE 32.50

35.60

RPPA

8"FW

6"W

WM

IRR

EV

FH

LIP

EV READY

COMPACT

ADMIN AB

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
- SD — 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
- JOINT TRENCH

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.

GRAPHIC SCALE
20 0 20 40

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

PRELIMINARY UTILITY PLAN

Creekside Hotel, Palo Alto, CA - Oct. 30, 2026

C6.0

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EL CAMINO REAL (120' WIDE)

CENTERLINE

CENTERLINE

MATADERO AVE. (40' WIDE)

MATADERO CREEK

20' EVAE

20' EVAE

20' EVAE

20' EVAE

20' EVAE

20' EVAE

20' EVAE

20' EVAE

20' EVAE

20' EVAE

300'

190'

150'

30'R

30'R

15'R

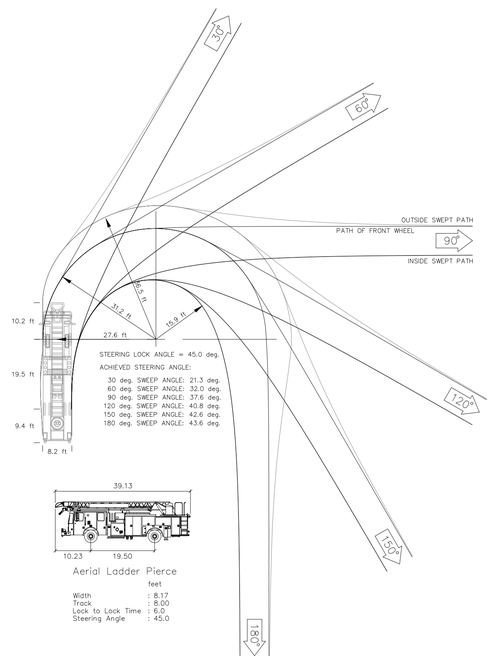
UP

EV READY

COMPACT

NOTES

1. UNDERGROUND FIRE MAINS SHALL BE AWWA C900 PVC PIPING, CLASS 200.
2. FIRE HYDRANT LATERALS SHALL BE 6" AWWA C900 PVC PIPING, CLASS 200.
3. FIRE HYDRANT SHALL BE SPACED AT MAXIMUM 300 FEET APART.
4. FIRE HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF PALO ALTO STANDARDS.
5. ACCESS ROAD SHALL SUPPORT FIRE APPARATUS WEIGHT OF MINIMUM 85,000 POUNDS OR AS DETERMINED BY THE FIRE CODE OFFICIAL.



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GRAPHIC SCALE
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PRELIMINARY FIRE ACCESS PLAN

Creekside Hotel, Palo Alto, CA - Oct. 30, 2026

C7.0

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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	AILANTHUS 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
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
81	LIGUSTRUM LUCIDUM	PRIVET	6.6	FAIR		REMOVE	3 - 24" BOX

EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACEMENT TREES*
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	AILANTHUS ALTISSIMA	TREE OF HEAVEN	23.1	FAIR		REMOVE	4 - 24" BOX
128	AILANTHUS ALTISSIMA	TREE OF HEAVEN	16.7	FAIR		REMOVE	4 - 24" BOX
129P	SEQUOIA SEMPERVIRENS	REDWOOD	29.5	GOOD	YES	PRESERVE	N/A
130	AILANTHUS ALTISSIMA	TREE OF HEAVEN	18.4	FAIR		REMOVE	6 - 24" BOX
131	AILANTHUS ALTISSIMA	TREE OF HEAVEN	17.3	FAIR		REMOVE	6 - 24" BOX
132	AILANTHUS ALTISSIMA	TREE OF HEAVEN	17.8	FAIR		REMOVE	6 - 24" BOX
133	AILANTHUS 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	AILANTHUS 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	AILANTHUS 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
160	FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	11.2	FAIR		REMOVE	3 - 24" BOX

EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACEMENT TREES*
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, REVISED OCTOBER 30, 2026) 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 OCTOBER 30, 2026, 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.
19. NO TREES OR OTHER VEGETATION TO BE REMOVED WITHIN THE SANTA CLARA VALLEY WATER DISTRICT PROPERTY.

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT HAYES
Signature
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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

Autodesk Docs://OAK25-CU-003 - Creekside Townhomes and Residences/Creekside-Landscape-R24.rvt
11/2/2026 4:54:04 PM

GENERAL ABBREVIATIONS & CALL OUTS

(E)	EXISTING
TYP.	TYPICAL
QTY.	QUANTITY
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
- / ---	DETAIL CALLOUT
1 / A101	SECTION CALLOUT

GENERAL SYMBOLS

- PROPERTY LINE
- MATADERO CREEK - ORDINARY HIGH WATER MARK
- MATADERO CREEK - TOP OF BANK (TOB)
- SLOPE STABILITY PROTECTION AREA - 20' FROM TOB
- STREAMSIDE REVIEW AREA - 50' FROM TOB
- RIPARIAN ZONE

TREE PRESERVATION AND REMOVAL LEGEND

- EXTENTS OF OBSERVED RIPARIAN VEGETATION - WITHIN 100' FROM TOB
- OBSERVED RIPARIAN VEGETATION TO REMAIN
- OBSERVED RIPARIAN VEGETATION TO REMOVE
- EXISTING TREE TO REMAIN
- 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)

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

EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

SCVWD PROPERTY

(E) BUILDING TO BE REMOVED

0 10 20 30 50ft

N

Autodesk Docs://OAK25-DI-003 - Creekside Townhomes and Residences/Creekside_Landscape-R24.rvt
11/2/2026 4:54:06 PM

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #6178
Signature
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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

TREE PRESERVATION & REMOVAL PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

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 *

CITY OF PALO ALTO

TREE DISCLOSURE STATEMENT

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST

For ADU only & EVSE only projects, this form may be filled out by applicant.
For OTC permits, a City Staff Arborist may assist the applicant if needed.

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

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: CREEKSIDE TOWNHOMES AND RESIDENCES

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/SB9) 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 5.03.3). 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 & EVSE 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 ADU projects, garage conversions, or EVSE projects will not require a Tree Preservation Report. Table 1/SB9 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, canopy dripline, and TPZ of each tree 4" DBH or larger. ADU only & EVSE projects may indicate tree species and tree diameter 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 [2], Section 3.03 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 & EVSE projects will not be penalized for incorrect reporting of tree size or miss-identification of tree species.)

Signature: *David Beckham* Print: David Beckham ISA#: 10724A Date: 10/30/26

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 03/31/2025

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF URBAN FORESTRY 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 Urban Forestry at 650-496-5953 to schedule an inspection of any required protective fencing. The fencing shall contain required warning signs 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). Schedule inspection once irrigation and landscaping are installed to plan, and irrigation controller schedule is programed. 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 the Urban Forestry review staff for the project or email 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 or contractor shall hire a designated arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees. The project arborist must be included in a mandatory pre-construction meeting and be present during any rough grading and trenching activities occurring within 10-feet of a TPZ and any approved activities inside the TPZ.

☐ **PSR5 - PROJECT ARBORIST CERTIFICATION FORM:** When required, project arborists must submit an online form [https://us.openforms.com/Form/2262bf1a-c26f-4c04-8daa-15dbd9c8e08e] certifying that they have reviewed the building permit plan set with regards to trees as well as any 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 in advance with the contractor or owner. Project Arborist Certification Forms should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Form, TLTM Section 5.03.5).

☐ **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. Reports should be submitted via the online form [https://us.openforms.com/Form/ca5003f1-6836-4789-b534-b4dff1d457b1] (see Tree Monitoring Reports, TLTM Section 5.03.6).

☐ **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 and Excavation, TLTM Section 3.03.6-B5,6).

☐ **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TREE PROTECTION ZONE**: Work in this area (TPZ) 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 and Excavation, TLTM Section 3.03.6-B5,6).

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements apply to all projects unless otherwise specified in project specific checklists or conditions of approval. 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.

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 are allowed within the TPZ. Trees to be retained shall be irrigated, aerated, and maintained as necessary to ensure survival.

TREE DAMAGE: Tree Damage, Injury Mitigation, and Inspections apply to the Contractor. Reporting, injury mitigation measures, and arborist inspection schedule may apply pursuant to TLTM, Section 5.03.6. 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 of Palo Alto Tree and Landscape Technical Manual, Section 3.02.

TPZ EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.03.6 - B5,6: Any approved grading, digging, potholing, or trenching within the TPZ of a protected tree shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. (TPZ= 10x the tree diameter at 54" above grade) For utility trenching, including sewer line, roots exposed with a diameter of 2 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 and the buffer distances in TLTM Table 3-4, Trenching and Tunneling Distance, shall be implemented by Contractor. Contractor must notify the Urban Forestry Section at (650) 496-5953 in advance of conducting any approved excavation within 10-feet of any street trees (or for any protected tree on EVSE projects). Urban Forestry may choose to monitor or review the work for compliance with the City's Tree Protection Zone (TPZ) excavation standards.

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 T-1 Sheet Set and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until the final landscaping or Urban Forestry inspection of the project is completed.

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 inches DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 3-1 in the Tree and Landscape Technical Manual, Section 3.02. New landscape tree plantings (24 inch 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 inch box tree into the forestry fund. [Note: A replacement at ratio of 1:1 for trees listed as exempt species under PAMC 8.10.020 is recommended. Exempt trees may require full replacement on parcels zoned other than R1, RE, R-2, or RMD]

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 Planning and Development Services Department for review by Planning, Public Works, or Urban Forestry.

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

a. T-1 SHEET SET, The building permit plan set will include the City's full-sized, T-1 Sheet Set (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 T-1 Sheets (T-3, T-4, 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).

LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER W. KENT HALL — Signature — MAY 31, 2026 Renewal Date — OCTOBER 30, 2026 Date — STATE OF CALIFORNIA

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

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 - 10.30.2026

T-1

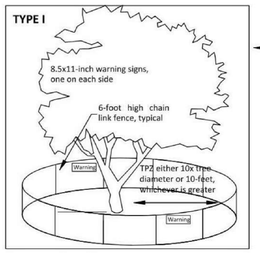
City of Palo Alto - Tree Protection - It's Part of the Plan!

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 (TLTM) (www.cityofpaloalto.org/trees)

Tree Protection Zone (TPZ) shown by circle at grade (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

The TPZ is a restricted activity and restricted trenching area - see Tree & Landscape Technical Manual Sec 3.03.6(A1,B1,B5,6), any proposed trench or form work within TPZ of a protected tree requires approval from Urban Forestry. Call 650-496-5953.

TYPE I

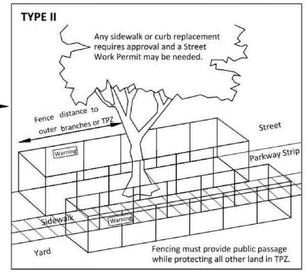


Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for the project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

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

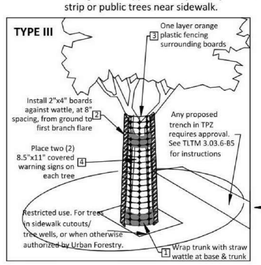
Place two (2) 8.5"x11" covered warning signs at each tree.

TYPE II



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

TYPE III



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 Urban Forestry.

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

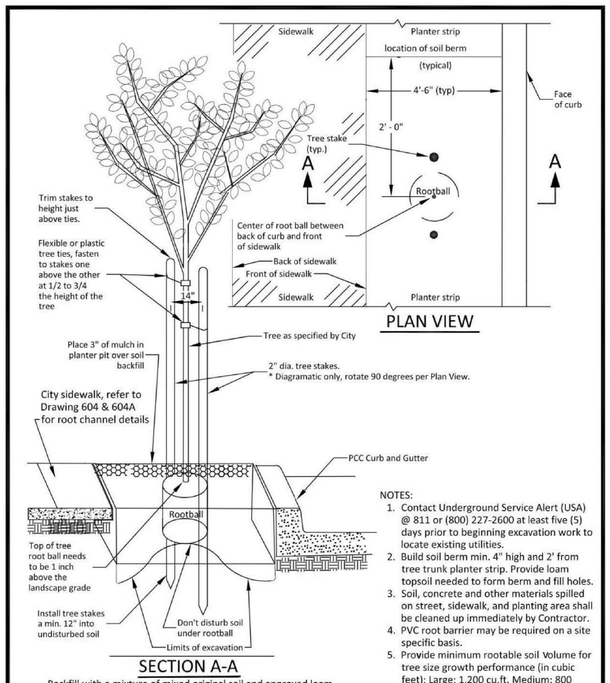
Rev	By	Date
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	10/24/24

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

Approved by: P. GOLLINGER
PE No. ISA-WE: 7320BM
Date 10/24/2024
Dwg No. 605



SECTION A-A

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

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.

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

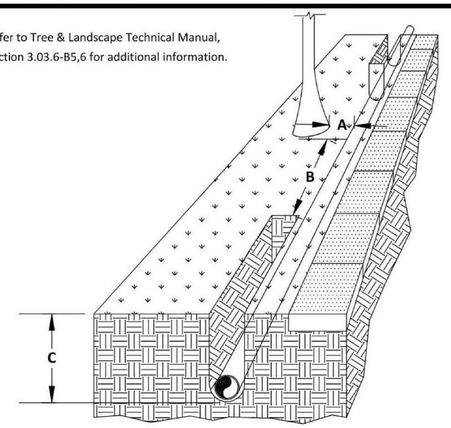
Scale: NTS

Tree Detail Planter Strip

City of Palo Alto Standard

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

NOTE: Refer to Tree & Landscape Technical Manual, Section 3.03.6-B5,6 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

LANDSCAPE DISCLOSURE STATEMENT

CITY OF PALO ALTO

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS THAT INCLUDE LANDSCAPING

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

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 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

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*** = 25,017

*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**** = 11,337

**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***** = 37,654

***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: _____ : Chris Kent Date: 10/30/26

Revised 03/05/2025

SAMPLE WARNING SIGN FOR TREE PROTECTION FENCING

Each fenced tree encosure should have a minimum of two warning signs containing the same information as the sample sign on right. Signs should be laminated, printed on waterproof material or be otherwise protected from the elements.

Apply Tree Preservation Report starting on sheet T-3 when required

Use additional "T" sheets as needed

---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



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3398, 3400, 3450 El Camino Real
Palo Alto, Ca
Arborist Report 2026

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, Revised October 30th, 2026

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.

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 publicly 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 offhaul 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 intended to be individually owned with separate vehicle garages at their rear, main door entry facing open, semi-shared spaces. The proposed project proposes to adjust the Matador Easement currently held for the benefit of city sidewalk/street improvements.

The findings and recommendations presented in this report are based on the site plans titled "CREEKSIDE TOWNHOMES AND RESIDENCES" by Lowney arch (sheets A0 through AT50), dated 7/10/26. These plans were electronically provided to us via email. 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	131	427

131 trees are proposed for removal, 21 of which are protected (#1, 4, 6, 17, 19, 20, 21, 22, 24, 43, 46, 60, 61, 69, 94, 101, 107, 110, 114, 175, and 176). 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 the poor structure 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 to 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 TOWNHOMES AND RESIDENCES" by Lowney arch (sheets A0 through AT50). These plans were electronically provided to us via email and are dated 7/10/2026. The primary focus of this report is as follows:

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

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

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

LIMITS OF THE ASSIGNMENT

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

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

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

METHOD OF INSPECTION

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

EVALUATION FIELDS

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

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

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

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

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

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

TREE INVENTORY SURVEY

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

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT 4243
Signature
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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800 HEARST AVE
BERKELEY, CA 94710
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TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT 4343
MAY 31, 2026
Renewal Date
OCTOBER 30, 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 - 10.30.2026

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

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

TREE INVENTORY SURVEY

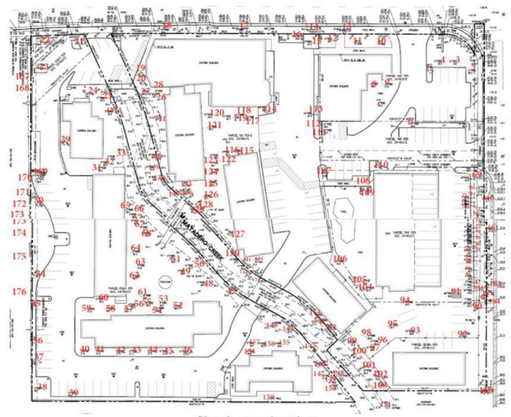
Tree Tag #	Protected Tree	Preserve or Remove	Common Name/ Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Exempt from Protection	Failed During Storm & Removed	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
161	No	(R)	Raywood ash ***Fraxinus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

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name/ Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Exempt from Protection	Failed During Storm & Removed	Exempt from protection	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
171*	Yes	(P)	Coast Live Oak ***Quercus agrifolia***	16.5	30/25	No	-	No	0	60%	**Neighboring Tree, Limited Visual Inspection, DBH Estimated.** Fair vigor, fair form, suppressed.
172*	No	(P)	Coast Live Oak ***Quercus agrifolia***	11.0	20/20	No	-	No	0	65%	**Neighboring Tree, Limited Visual Inspection, DBH Estimated.** Fair vigor, fair form, 8' from property line.
173*	No	(P)	Aleppo pine ***Pinus halepensis***	8.8	30/15	No	-	No	0	70%	**Neighboring Tree, Limited Visual Inspection, DBH Estimated.** Fair vigor, fair form, young, 5' from property line.
174*	Yes	(P)	Aleppo pine ***Pinus halepensis***	39.6	60/55	No	-	No	0	50%	**Neighboring Tree, Limited Visual Inspection, DBH Estimated.** Fair vigor, fair form, minor dead wood, 5' from property line, end of life span.
175*	Yes	(R)	Red Iron Bark ***Eucalyptus sideroxylon***	39.6	55/45	No	-	No	6	40%	**Neighboring Tree, Limited Visual Inspection, DBH Estimated.** Fair vigor, poor fom, history of limb loss, codominant at 12'.
176*	Yes	(R)	Monterey Pine ***Pinus radiata***	16.5	35/35	No	-	No	4	45%	**Neighboring Tree, Limited Visual Inspection, DBH Estimated.** 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 #6241
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

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.

London plane sycamore tree #14 is a protected street tree. The tree was given a good condition rating. 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.

Cherry tree #33 is a non-protected tree to be retained. This tree was given a poor condition rating due to its poor structure caused by growing in suppressed conditions.

Pittosporum #39 is a non-protected tree to be retained and is in fair condition. The tree is within an existing small planting strip between the parking lot and property line.

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.

Norfolk Island pine #49 is a non-protected tree in fair condition. The tree is at the edge of Matadero Creek.

Japanese maple tree #51 is a non-protected tree in fair condition. The tree is at the edge of Matadero Creek.

Cabbage palm trees #66, 67, and japanese maple tree #68 are non-protected trees to be retained. These trees are in fair condition and located along the edge of the creek.

Olive trees #99 and #100 are non-protected trees to be retained. These trees are in fair condition and located along the edge of the creek bank.

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 coast live oak tree #103 was given a poor condition rating due to dead wood observed in the tree's canopy. Removal of the deadwood is recommended.

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.

Non-protected elderberry #144 is in fair condition.

Trees #142 through #146, #153 and #155 consist of non-protected privet, black acacia, elderberry, and japanese maple trees. All of these trees were given fair condition ratings. These trees are located near Matadero Creek.

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, #171, and #172 are in fair to good condition. These trees are located on the neighboring property.

Aleppo pine trees #173 and #174 are in fair condition. These trees are located on the neighboring property.

Trees Proposed For Removal:

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
131	21	110

Protected Trees 1, 4, 6, 17, 19, 20, 21, 22, 24, 43, 46, 60, 61, 69, 94, 101, 107, 110, 114, 175, 176 and non-protected trees 2, 3, 5, 7-12, 15, 16, 23, 26-32, 34-38, 40-42, 44, 45, 50, 52, 53, 55-59, 62-65, 70-90, 92, 93, 98, 104-106, 108, 109, 111-113, 115-128, 130-136, 141, 147-150, 154-158, 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 *((ii) It is a detriment to or is crowding an adjacent protected tree*). Removal is also supported due to its risk of declining as the tree is surrounded by a parking lot as is not the right tree in the right place. *((iiii) It is at risk for retrenchment or other tree decline coping processes or does not conform with right tree in the right place principles.)* The tree is also within the development footprint and tree removal is supported by this criteria: *(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 preservation of the tree, where financially feasible means an alternative that preserves the tree unless retaining the tree would increase project cost by more than twice the reproduction cost of the tree or ten percent of the given project valuation, whichever is greater.* 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 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 *((ii) It is a detriment to or is crowding an adjacent protected tree*). Removal is also supported due to its risk of declining as the tree is surrounded by a parking lot as is not the right tree in the right place. *((iiii) It is at risk for retrenchment or other tree decline coping processes or does not conform with right tree in the right place principles.)* The tree is also within the development footprint and tree removal is supported by this criteria: *(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 preservation of the tree, where financially feasible means an alternative that preserves the tree unless retaining the tree would increase project cost by more than twice the reproduction cost of the tree or ten percent of the given project valuation, whichever is greater.* Replacement with six new trees in a 24" box will mitigate the loss.

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 poses potential issues. The tree is between the existing structure and parking lot resulting in a limited rootable area the will have a detrimental impact on its future growth and would likely be inable to maintain its health in the constrained environment as the tree continues to mature. Its removal is justified under 8.10.050(a)(1)(ii), with four replacement trees to be planted. 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 *((ii) It is a detriment to or is crowding an adjacent protected tree*). The tree is also within the development footprint and tree removal is supported by this criteria: *(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 preservation of the tree, where financially feasible means an alternative that preserves the tree unless retaining the tree would increase project cost by more than twice the reproduction cost of the tree or ten percent of the given project valuation, whichever is greater.* Replacement with six new trees in a 24" box will mitigate the loss.

development that construction would result in the death of the tree, and there is no financially feasible design alternative that would permit preservation of the tree, where financially feasible means an alternative that preserves the tree unless retaining the tree would increase project cost by more than twice the reproduction cost of the tree or ten percent of the given project valuation, whichever is greater. Replacement with six new trees in a 24" box will mitigate the loss.

Tree Tag #61 & 110 - Japanese Maple (*Acer palmatum*)
These trees, despite their good vigor, have fair form with minor structural issues. The proposed tree removal meets the following criteria as the trees are within the development footprint: *(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 preservation of the tree, where financially feasible means an alternative that preserves the tree unless retaining the tree would increase project cost by more than twice the reproduction cost of the tree or ten percent of the given project valuation, whichever is greater.*



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 condition 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 and considered a hazardous tree. 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 #175-176 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.

Non-Protected Trees to be Removed:
In addition to the protected trees, a total of 110 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 110 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 427 - 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 Townhomes 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.

Autodesk Docs://OAK25-CO-003 - Creekside Townhomes and Residences/Creekside-Landscape-R24.rvt
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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4241
Signature
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

MIG | PGA
800 HEARST AVE
BERKELEY, CA 94710
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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

Street trees #13 , #14 and #18
Trees #13, #14 and #18 which are protected, will be affected by sidewalk work and the construction of a new multi-family residence B structure. The proposed water line has been moved further away from tree #18 and is now outside the tree protection zone when comparing older site plans. The anticipated impact on Trees #13, #14 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 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, #14 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.

Pathway work near trees #25, 33, 39, 47-49, 51, 66-68, 99-103, 129, 137, 138, 142, 144-146, 151, 152, 153 155, 159, and 166
A pathway is proposed within the tree protection zones of trees #25, 33, 39, 47-49, 51, 66-68, 99-103, 129, 137, 138, 142, 144-146, 151, 152, 153 155, 159, 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.

Utility line work
Many new utilities including storm drain lines, sewer lines, water lines, and electrical lines are proposed on site. The proposed sewer line and treated storm water drain line and associated inlets are proposed within the tree protection zones of trees #167, 168, and 170-174. Storm water drain lines are proposed within the tree protection zones of trees #25, 39, 68, 129, 152, and 153. New water lines are proposed within the tree protection zone of tree #166. To keep impacts at a minor level, all utility lines with tree protection zones defined as 10x diameter must follow low-impact, arborist-supervised protocols to protect tree health and root system integrity. All trenching within the TPZ is required to be performed by hand, using tools such as shovels, air knives, and rotary hammers equipped with clay spade attachments. This work must be conducted under the direct supervision of the Project Arborist. The objective is to reach the required trench depth while leaving all encountered roots intact and undamaged to the greatest extent possible. The use of an air knife is mandatory. Exposed roots during this process must be protected immediately with multiple layers of wetted burlap, which must be kept consistently moist throughout the duration of the work to prevent desiccation. The contractor is responsible for maintaining this moisture daily until roots are reburied. The objective is to get to the required depth of the trench while retaining all roots encountered. Wherever possible, the utility lines shall be routed beneath or around roots rather than through them to avoid the need to cut roots. If a root 1.5 inches in diameter or greater must be pruned, it must first be reviewed and approved by the Project Arborist, and then cleanly cut using sharp, sterilized loppers or a handsaw. All cut roots must be documented by the arborist for the project record. Upon completion of trenching and installation, the trench must be backfilled immediately and irrigated thoroughly to rehydrate the soil. Irrigation should be sufficient to saturate the upper 36 inches of soil and support root function during recovery. Impacts are expected to be minor if done in this manner. As an additional mitigation measure, deep watering and fertilization using a tree-safe product such as Nutriroot is recommended once the work is complete, along with continued irrigation once a month during the dry season. These steps will support the tree's recovery and promote resilience following minor construction-related disturbances.

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.

Tree #137 and #138
Proposed residential building B is proposed within the tree protection zones of trees #137 and #138. The existing building is in the same place near these trees 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 structure is far from the tree and gives more room for the tree to grown. Roots are expected to be growing parallel to the existing foundation. Impacts are expected to be minor to non-existent.

Tree #159
The proposed foundation shown within the tree protection of valley oak #159 will require hand excavation. 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, #170-174
Trees 167, 168, 170, and 171 are neighboring trees and will have a driveway located within ten times their diameter measurements. The structures near these trees are 20'+ away from the trees with an existing driveway between the trees and the proposed work. No impacts are expected from the building of the structures. 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 from the proposed driveway work. The entire proposed driveway when within 10x the diameter of the trees 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 driveway area measuring 1.5" in diameter or larger are recommended to be retained for the Project Arborist to inspect. Where possible roots shall be retained in the base rock section of the new driveway. If roots need to be cut they must first be inspected by the project arborist 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 driveway (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 further away from the tree than 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.

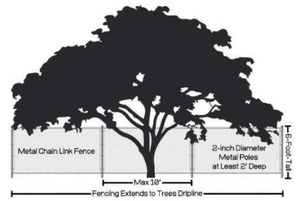
TREE PROTECTION PLAN

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.

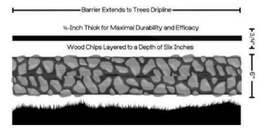
Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 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, 33, 39, 47, 48, 49, 51, 66-68, 99, 100, 102, 103, 129, 137, 138, 142-146, 151-153, 155, 159, 166-168, and 170-174 are recommended to be protected by type 1 tree protection fencing.



Type I Fencing

Type II Tree Protection:
Description: This fencing type is specifically designed for trees located within narrow planting strips generally between a sidewalk and street.
Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.
Specifications: The fencing specifications shall be identical to that of Type I in terms of the material used and installation method. The 6-foot-tall metal chain link fence should be installed in a way that completely encloses the planting strip between the sidewalk and street when within the TPZ. This will keep the sidewalk and street open for public use. Trees #13, #14, 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

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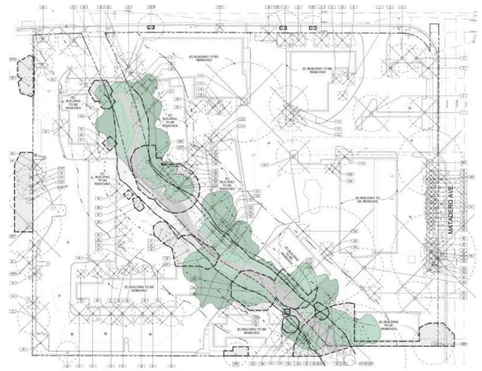

Showing the recommended fencing areas in bold black dashed lines

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 October 30th, 2026

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

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
Signature
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

GENERAL SYMBOLS

- PROPERTY LINE
- MATADERO CREEK - ORDINARY HIGH WATER MARK
- MATADERO CREEK - TOP OF BANK (TOB)
- SLOPE STABILITY PROTECTION AREA - 20' FROM TOB
- STREAMSIDE REVIEW AREA - 50' FROM TOB
- RIPARIAN ZONE

EXISTING TREE CANOPY LEGEND

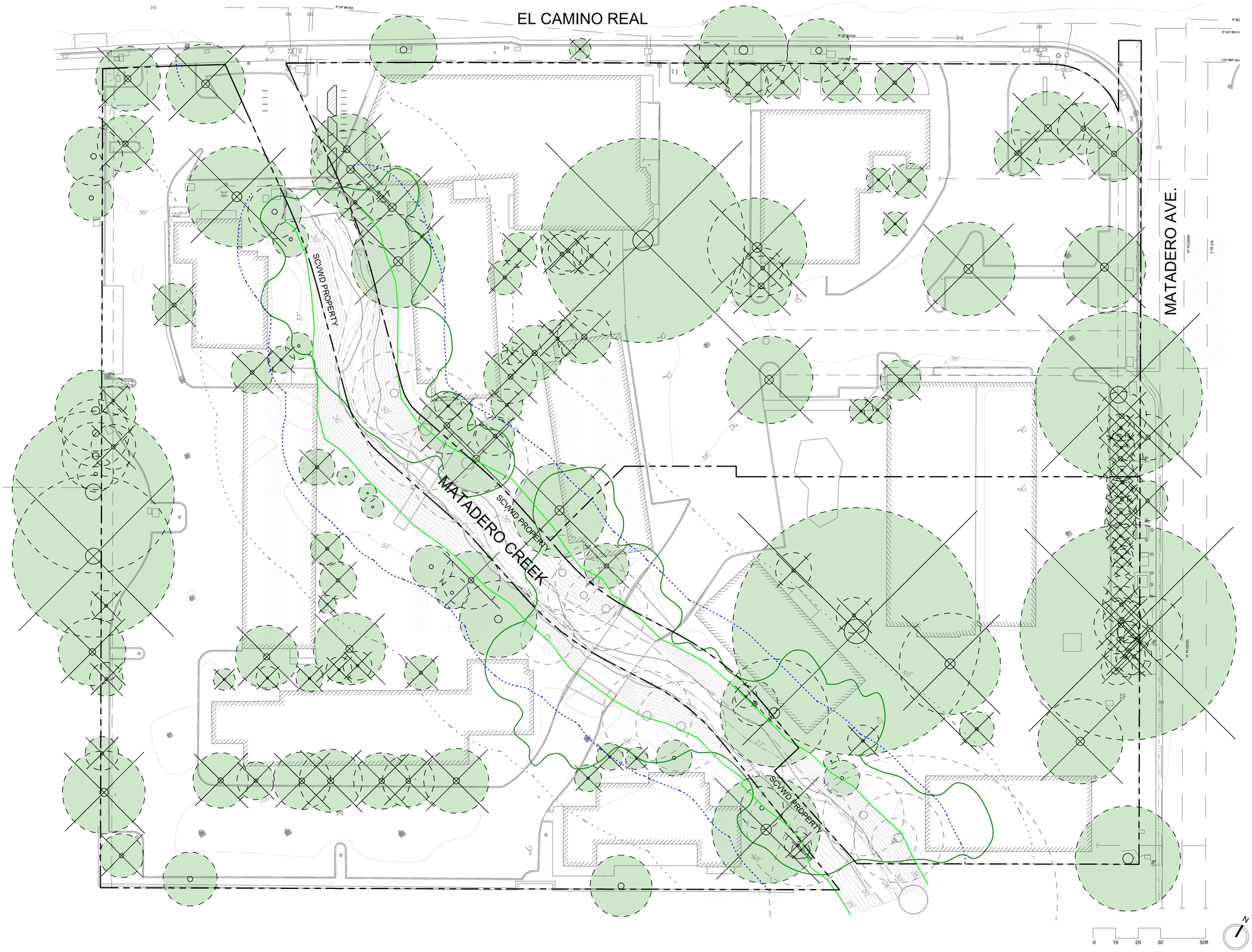
- (E) TREE WITHIN MATADERO CREEK PROPERTY LINE AND/OR TOP OF BANK
- EXISTING TREE TO REMAIN WITHIN PROPERTY
- EXISTING TREE TO BE REMOVED WITHIN PROPERTY

EXISTING TREE CANOPY TABLE

SITE AREA	3.60 ACRES
TOTAL EXISTING CANOPY AREA	1.33 ACRES
PRESERVED CANOPY AREA	0.11 ACRES
REMOVED CANOPY AREA	1.22 ACRES

NOTES:

1. CANOPY CALCULATIONS ARE BASED ON AREAS WITHIN THE PROJECT SITE PROPERTY LINE ONLY. THE ABOVE PLAN SHOWS OVERLAPPING CANOPIES INTO OTHER ADJACENT PROPERTIES PER THE POLO ALTO FORMAL PLANNING SUBMITTAL CHECKLIST THAT REQUIRES "EXISTING TREES ON NEIGHBORING PROPERTIES THAT OVERHANG THE PROJECT SITE" TO BE SHOWN.
2. TREES LOCATED WITHIN THE MATADERO CREEK TOB ARE EXCLUDED FROM CANOPY CALCULATIONS.



LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT HALL
Signature
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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EXISTING TREE CANOPY DIAGRAM

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L1.2

GENERAL SYMBOLS

- PROPERTY LINE
- MATADERO CREEK - ORDINARY HIGH WATER MARK
- MATADERO CREEK - TOP OF BANK (TOB)
- SLOPE STABILITY PROTECTION AREA - 20' FROM TOB
- STREAMSIDE REVIEW AREA - 50' FROM TOB
- RIPARIAN ZONE

PROPOSED TREE CANOPY LEGEND

- (E) TREE CANOPY TO REMAIN
- PROPOSED TREE CANOPY

TREE CANOPY TABLE

PRESERVED EXISTING CANOPY AREA	0.11 ACRES
PROPOSED CANOPY AREA AT PLANTING	0.02 ACRES

PRESERVED EXISTING CANOPY AREA AT 15 YEARS	0.50 ACRES
PROPOSED CANOPY AREA AT 15 YEAR	1.05 ACRES
TOTAL CANOPY AT 15 YEARS	1.42 ACRES

NOTES:
1. SEE L2.0 FOR TREE SPECIES, CANOPY DIAGRAM CALCULATION TABLE AND L2.2 FOR PLANTING PLAN.
2. TREES LOCATED WITHIN THE MATADERO CREEK TOP OF BANK AND WITHIN THE SANTA CLARA VALLEY WATER DISTRICT PROPERTY ARE TO REMAIN UNDISTURBED AND ARE EXCLUDED FROM CANOPY CALCULATIONS.
3. PROPOSED PLAN MEETS THE "NO NET LOSS" REQUIREMENTS.



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PROPOSED TREE CANOPY DIAGRAM

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L1.3

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

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	55% OF PROPOSED PLANT QUANTITY IS A CALIFORNIA NATIVE SPECIES	45% OF PROPOSED PLANT QUANTITY IS A DROUGHT-TOLERANT, NON-CALIFORNIA NATIVE SPECIES

TREE CANOPY DIAGRAM CALCULATIONS

QTY	BOTANICAL NAME	#	SIZE AT PLANTING (feet)	AREA AT PLANTING (sq ft)	GROWTH RATE (inches)	MAX SIZE (feet)	SIZE IN 15 YEARS (feet)
3	AESCULUS CALIFORNIA		3.5	28.86	24	30	30
14	AGONIS FLEXUOSA		3	98.96	36	30	30
5	ARBUTUS UNEDO COMPACTA		3	35.34	12	12	12
17	CERCIS OCCIDENTALIS		3	120.17	36	20	20
16	CHILOPSIS LINEARIS		3	113.10	36	20	20
5	LYONOTHAMNUS FLORIBUNDUS		3	35.34	24	20	20
4	PLATANUS RACEMOSA		3.5	38.48	36	50	48.5
7	PLATANUS X ACERIFOLIA 'COLUMBIA'		3.5	67.35	36	40	40
6	PRUNUS ILICIFOLIA		3	42.41	24	25	25
1	QUERCUS AGRIFOLIA		3	7.07	24	70	33
2	QUERCUS LOBATA		3	14.14	36	50	48
3	UMBELLULARIA CALIFORNIA		3.5	28.86	24	75	33.5



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TREES - GROUND LEVEL

QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE (SOURCE: WUCOLS)	DROUGHT TOLERANT	CA NATIVE	PLANT ZONE
TREE								
3	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	25'-0"	VERY LOW	Yes	Yes	ZONE 2
14	AGONIS FLEXUOSA	PEPPERMINT WILLOW	24" BOX	25'	LOW	Yes	No	ORNAMENTAL PLANTING
5	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24" BOX	8'-0"	LOW	Yes	No	ORNAMENTAL PLANTING
17	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'-0"	VERY LOW	Yes	Yes	ZONE 2
16	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15'-0"	VERY LOW	Yes	Yes	ZONE 2
5	LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIIFOLIUS	CATALINA IRONWOOD	24" BOX	20'-0"	LOW	Yes	Yes	ZONE 2
4	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	35'-0"	MODERATE	No	Yes	ZONE 2
7	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24" BOX	30'-0"	MODERATE	No	No	ORNAMENTAL PLANTING
6	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	24" BOX	18'-0"	MODERATE	No	Yes	ZONE 2
1	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	40'-0"	VERY LOW	Yes	Yes	ZONE 2
2	QUERCUS LOBATA	VALLEY OAK	24" BOX	40'-0"	LOW	Yes	Yes	ZONE 2
3	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	24" BOX	25'-0"	VERY LOW	Yes	Yes	ZONE 2

NOTE: 68% OF PROPOSED TREES QUANTITY ON GROUND LEVEL IS A CALIFORNIA NATIVE SPECIES

TREES - UPPER LEVEL

QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE (SOURCE: WUCOLS)	DROUGHT TOLERANT	CA NATIVE	PLANT ZONE
TREE								
6	AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT WILLOW	24" BOX	10'-0"	LOW	Yes	No	ORNAMENTAL PLANTING
8	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24" BOX	8'-0"	LOW	Yes	No	ORNAMENTAL PLANTING
2	DYPSIS LUTESCENS	ARECA PALM	24" BOX	8'-0"	LOW	Yes	No	ORNAMENTAL PLANTING
13	PHOENIX ROEBELENII	PIGMY DATE PALM	24" BOX	8'-0"	LOW	Yes	No	ORNAMENTAL PLANTING

STATEMENT OF LANDSCAPE DESIGN INTENT

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

MATADERO CREEK: THE CREEK IS THE SIGNIFICANT ENVIRONMENTAL FEATURE OF THE SITE. IT IS SANTA CLARA VALLEY WATER DISTRICT (SCVWD) PROPERTY. FENCING WILL BE KEPT 5 FEET OR FURTHER AWAY FROM THE TOP OF BANK, PER MUNICIPAL CODE. NO VEGETATION IS TO BE DISTURBED ON THIS SITE. PLANTING DESIGN FOLLOWS THE SCVWD "GUIDELINES AND STANDARDS FOR LAND USE NEAR STREAMS, DESIGN GUIDES 1-3."

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 EXPAND UPON THE CREEK'S RIPARIAN HABITAT. 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 (THAT DO NO CROSS-POLLINATE WITH ENDEMIC NATIVE PLANTS) WILL BE PLANTED WITHIN THE STREAMSIDE REVIEW AREA.

PRIVACY AND SECURITY: ON-SITE LIGHTING WILL AVOID LIGHING THE CREEK, WHILE ALL CIRCULATION AND 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. STREET LIGHTING WILL REMAIN OR BE REPLACED FOLLOWINGTHE EL CAMINO REAL SPECIAL LIGHTING DISTRICT STANDARDS.

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.

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

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LANDSCAPE DESIGN STATEMENT & PLANT LIST

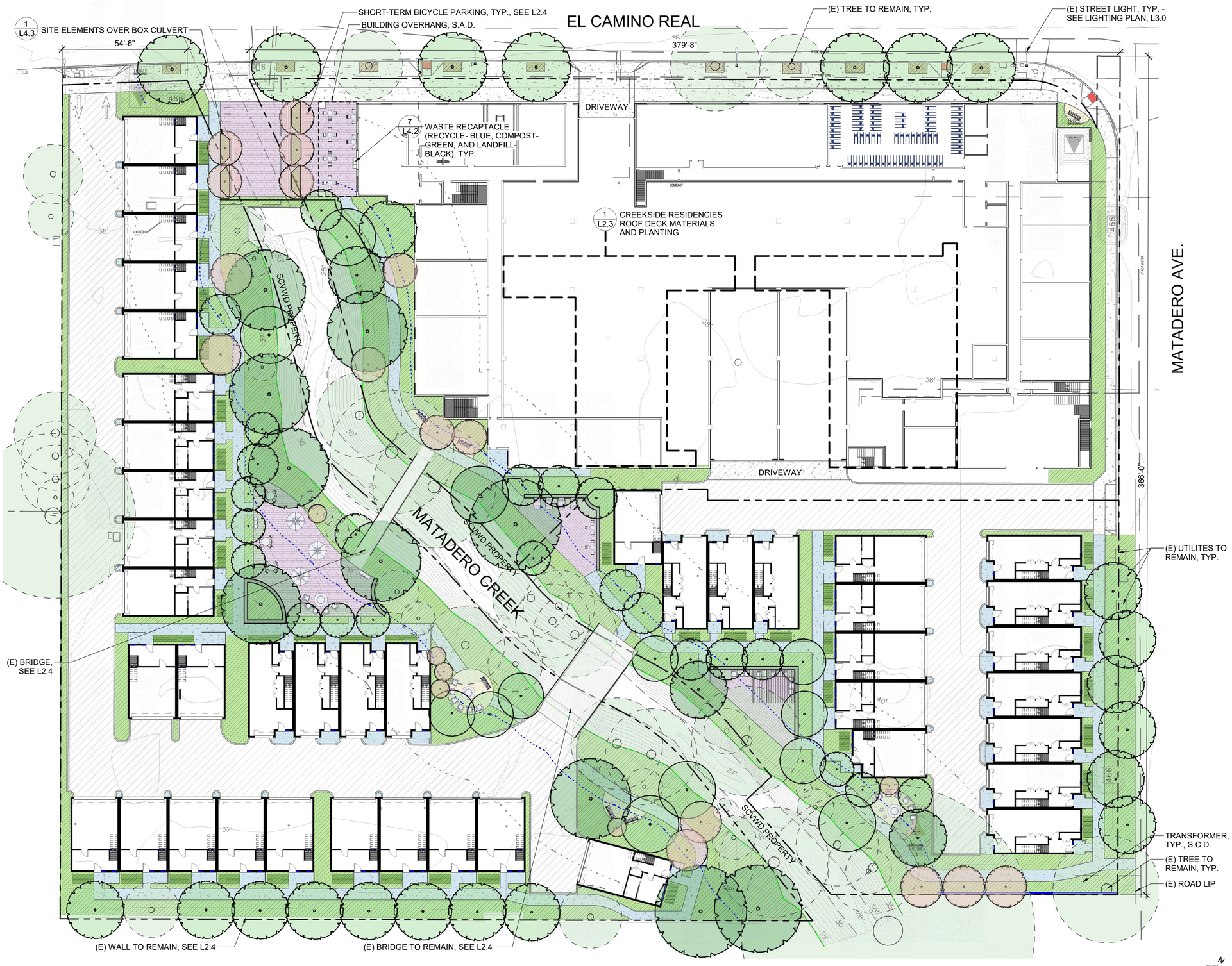
CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

GENERAL SYMBOLS

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

LANDSCAPE MATERIALS PLAN LEGEND

- ASPHALT, S.C.D.
- STANDARD CONCRETE, S.C.D.
- DECORATIVE CONCRETE - PEDESTRIAN GRADE
- DECORATIVE UNIT PAVERS
- PERVIOUS DECOMPOSED GRANITE
- WOOD MULCH
- PLANTING AREA - SEE PLANTING PLAN
- BIORETENTION PLANTING, S.C.D.
- (E) TREE, SEE TREE PRESERVATION & REMOVAL PLAN
- TREE - PROPOSED, SEE L2.0 FOR PLANT LIST



LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
MAY 31, 2028
RENEWAL DATE
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

MIG | PGA
800 HEARST AVE
BERKELEY, CA 94710
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LANDSCAPE MATERIALS PLAN GROUND LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L2.1

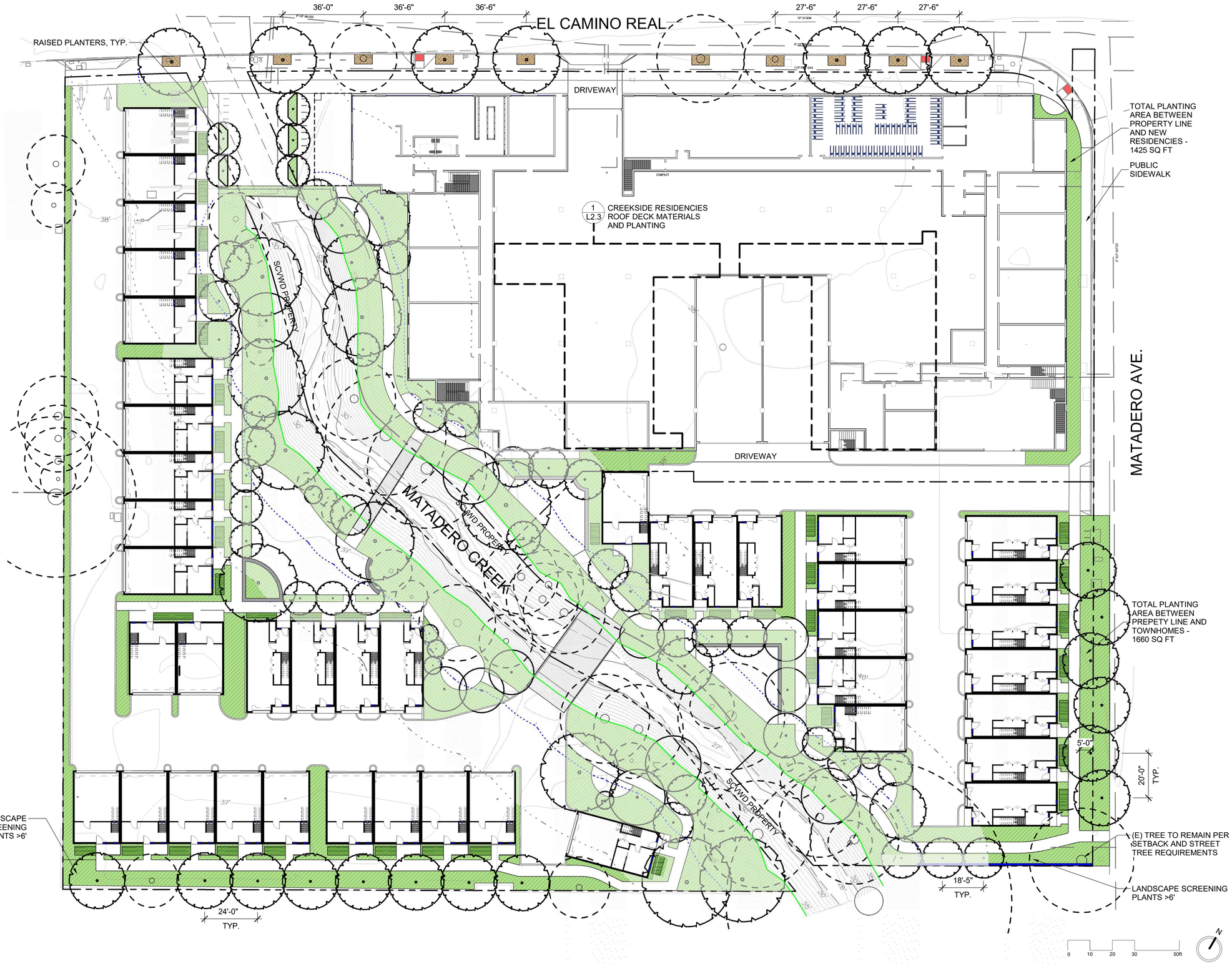
GENERAL SYMBOLS

- PROPERTY LINE
- MATADERO CREEK - ORDINARY HIGH WATER MARK
- MATADERO CREEK - TOP OF BANK (TOB)
- SLOPE STABILITY PROTECTION AREA - 20' FROM TOB
- STREAMSIDE REVIEW AREA - 50' FROM TOB
- RIPARIAN ZONE

LANDSCAPE PLANTING LEGEND

- ZONE 1 - MATADERO CREEK TOP OF BANK - NO NEW PLANTING WITHIN TOB OR WITHIN SCVWD PROPERTY
- 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 L2.3 FOR UPPER LEVEL PLANTING AREAS



LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT # 6364
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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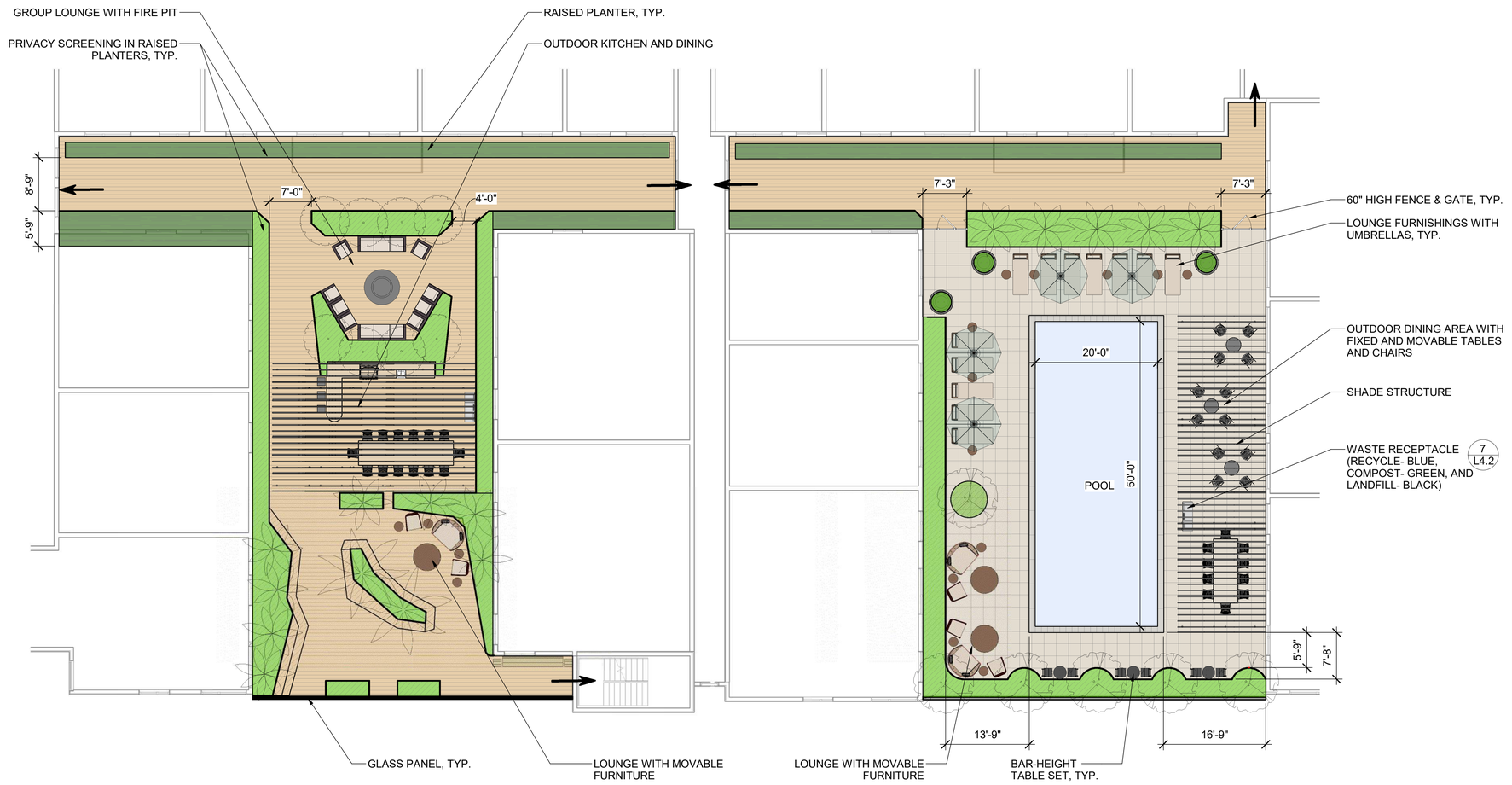
LANDSCAPE PLANTING PLAN GROUND LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L2.2

LANDSCAPE MATERIALS AND PLANTING - UPPER LEVEL LEGEND

- DECORATIVE UNIT PAVERS
- WOODEN DECKING
- ORNAMENTAL PLANTING (BEYOND STREAMSIDE REVIEW AREA)
- STORMWATER TREATMENT AREA, S.C.D.
- TREES, SEE L2.0 FOR PLANT LIST
- BUILDING ENTRY, S.A.D.



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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #6067
MAY 31, 2028
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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0 5 10 15 25ft

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LANDSCAPE MATERIALS AND PLANTING PLAN UPPER LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L2.3

GENERAL SYMBOLS

- PROPERTY LINE
- MATADERO CREEK - ORDINARY HIGH WATER MARK
- MATADERO CREEK - TOP OF BANK (TOB)
- SLOPE STABILITY PROTECTION AREA - 20' FROM TOB
- STREAMSIDE REVIEW AREA - 50' FROM TOB
- RIPARIAN ZONE

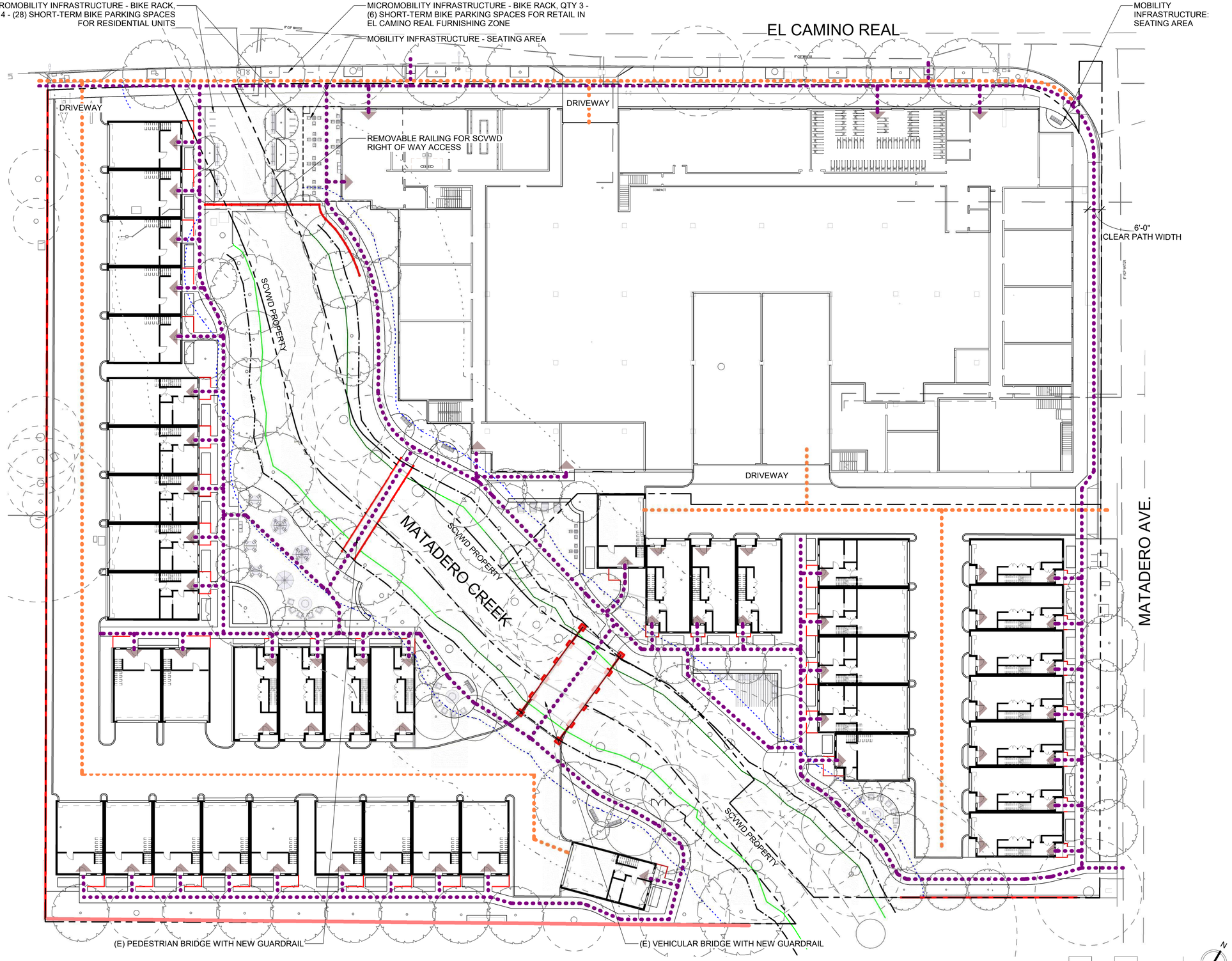
CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- PEDESTRIAN PATH TO PRIMARY BUILDING ENTRY
- BICYCLE CIRCULATION
- BICYCLE RACK FOR SHORT-TERM BIKE PARKING, S.A.D. FOR BIKE PARKING CALCULATIONS AND LONG-TERM PARKING (6 / L4.2)

FENCING AND GUARDRAIL LEGEND

- FENCING SETBACK (5'-0" FROM TOB)
- EV ACCESS BRIDGE GUARDRAIL (42" HIGH)
- PEDESTRIAN BRIDGE GUARDRAIL (42" HIGH)
- RESIDENTIAL ENTRIES - PATIO ENTRY FENCE (36" HIGH), 5' LONG X 5' WIDE MINIMUM
- PRIVACY FENCE (96" HIGH)
- EXISTING SOUNDWALL TO REMAIN (96" HIGH)

ALL BIKE PARKING SHOWN ON THIS SHEET IS SHORT-TERM BIKE PARKING. FOR THE ADDITIONAL SHORT-TERM COVERED BIKE PARKING AND LONG-TERM BIKE PARKING, S.A.D.



LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #4823
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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PEDESTRIAN & BICYCLE CIRCULATION, GUARDRAIL & FENCING PLAN GROUND LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L2.4

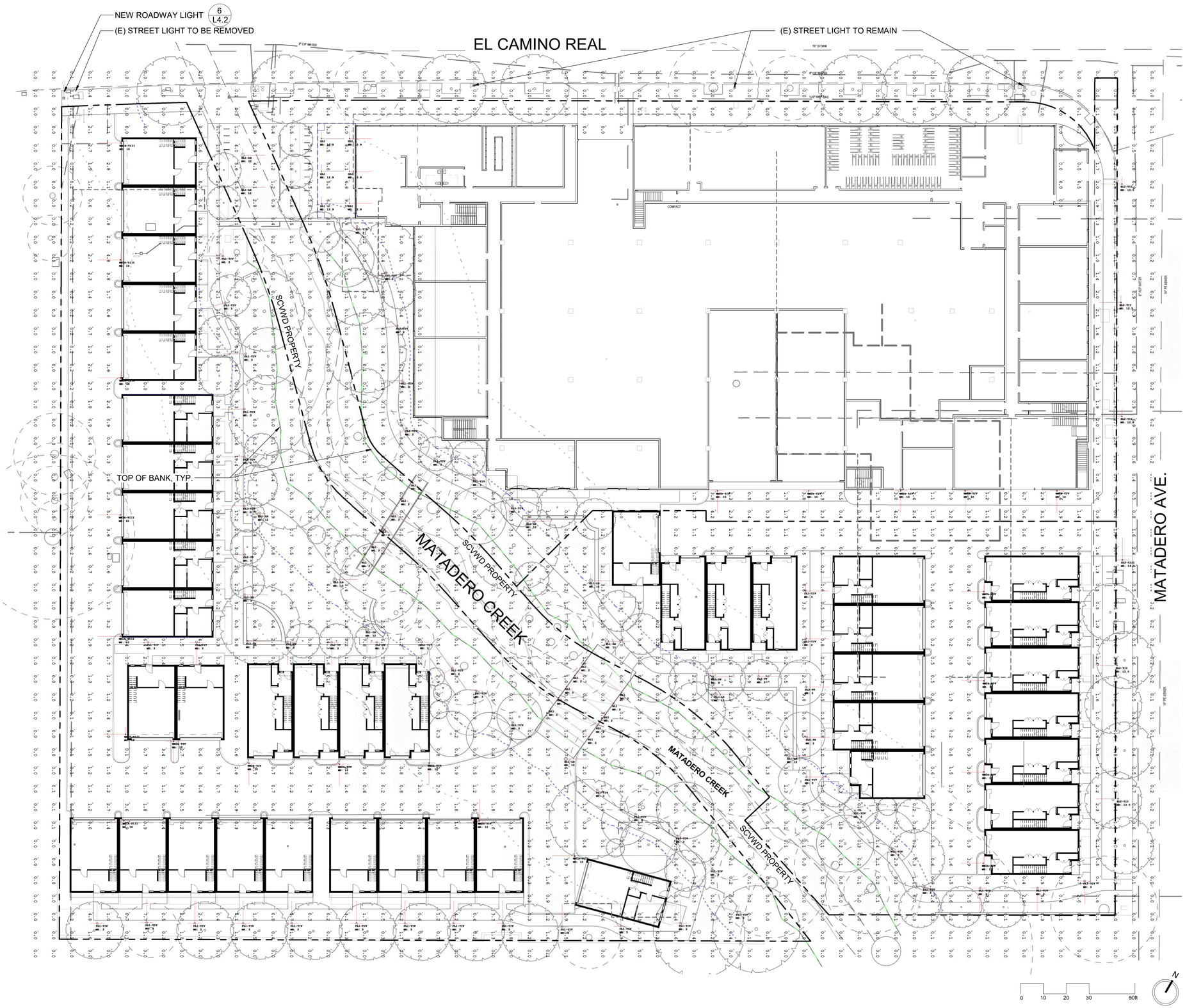
GENERAL SYMBOLS

- PROPERTY LINE
- MATADERO CREEK - ORDINARY HIGH WATER MARK
- MATADERO CREEK - TOP OF BANK (TOB)
- SLOPE STABILITY PROTECTION AREA - 20' FROM TOB
- STREAMSIDE REVIEW AREA - 50' FROM TOB
- RIPARIAN ZONE

LIGHTING FIXTURES

- BUILDING SCONCE LIGHT 6/L4.0
- PEDESTRIAN PATH LIGHT 4/L4.0
- BRIDGE LIGHT 5/L4.0
- POLE LIGHT- 14' TALL 1/L4.0
- WALL MOUNT LIGHT 2/L4.0
- STREET LIGHT, 40' TALL CITY OF PALO ALTO STANDARD FOR EL CAMINO REAL SPECIAL STREET LIGHT STYLE PLACEMENT GUIDE 1/L4.1

NOTE: ALL EXISTING LIGHTING WITHIN SITE PROPERTY BOUNDARIES ARE TO BE REMOVED AND REPLACED WITH THE LIGHTING SHOWN IN THESE PLANS.



LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
MAY 31, 2028
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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LANDSCAPE LIGHTING PLAN GROUND LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L3.0

LIGHTING FIXTURES

- OVERHEAD ACCENT LIGHTS — 3 / L4.0
- DUAL HEAD TUMBLER — 3 / L4.0
- LANDSCAPE BOLLARD — 2 / L4.1
- SINGLE HEAD TUMBLER — 3 / L4.0
- UNDERBENCH TAPE LIGHTS — 3 / L4.1
- LINEAR SURFACE LIGHTS — 4 / L4.1

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



0 5 10 15 25ft

N

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT MIG
Signature
MAY 31, 2028
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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BERKELEY, CA 94710
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LANDSCAPE LIGHTING PLAN UPPER LEVEL

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L3.1

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Motive Area Light

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 addresss 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.

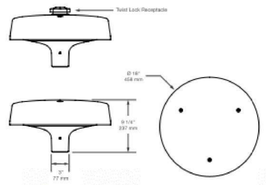
Distributions


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 L4.0 POLE LIGHT 12" = 1'-0"

Tumbler

Product Data Sheet | TML



Tumbler's gesture, a casual nod to the space it lights, introduces a friendly character into the urban landscape. Tumbler is also refined, with thoughtful details such as hidden connection points that speak to Sam Hecht and Kim Colin of London-based Industrial Facility's design sensibilities. This versatile luminaire can be wall mounted, suspended from a cable for catenary applications, or fixed to a pole or column.

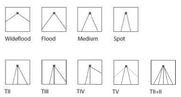
General Description
- Pole, catenary, or wall mounting options
- Offered in 4 standard pole heights (3.4m, 4.2m, 5.0m, 6.6m)
- Poles for catenary applications can be custom engineered for each project (cable not included)
- Available in multiple power outputs and beam options
- UL Listed, suitable for wet locations

Electrical
120V-277V 50/60 Hz. Class 2 integrated dimmable driver. 1-10V dimming interface is standard, DALI compatible dimming interface available upon request. Tumbler ships prewired and fully assembled. Reference the installation guide for the wiring diagram and other electrical support information.

Housing
Round luminaire housing is cast aluminum. Frameless glass lens seals to the housing. Luminaire mounts to a die-cast bracket on the pole and is secured with two screws.

Tumbler
Housing: Die-cast aluminum
Lens: Tempered glass (clear or opal / diffused)
Light Source: PCB LED - Cree XPG2, CoB LED - Birdgleux Gen 7
Color Temperature: 3000K, 4000K
Power Supply: 120V-277V
Dimming: 1-10V (DALI available upon request)
Protection Class: IP66
Weight: 14.5 lbs (luminaire only)
EPA: 0.84 ft²

LED Configurations


Distributions


2 L4.0 WALL MOUNT LIGHT 12" = 1'-0"

Tumbler

Product Data Sheet | TML



Finish
The Tumbler luminaire is aluminum extrusion with a natural aluminum powdercoat finish offered by Urbidermis.
The Pangard II® powdercoat finish on poles is offered exclusively by Landscape Forms. Reference the materials sheet for additional information.

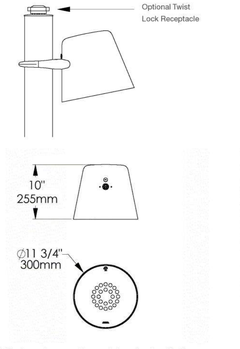
Product Modifications
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Project Specifications
Ready to place an order or receive a quote for your project? Reference the Tumbler specification sheet available here.

Warranty
Santa & Cole guarantees the composition and performance features of all material that shape the product for a period of three years. Electrical components including LED boards and electronic drivers are guaranteed for a period of five years.

Certifications
UL Listed, CE, RoHS Compliant

Designed by Industrial Facility for Urbidermis

Twist Lock Receptacle


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

3 L4.0 POLE AND CATENARY LIGHT TUMBLER 12" = 1'-0"

Motive Path Light

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 addresss 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.

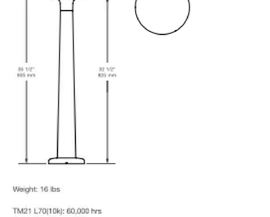
Distributions


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 L4.0 PEDESTRIAN PATH LIGHT 12" = 1'-0"

C O L E L I G H T I N G S U B M I T T A L

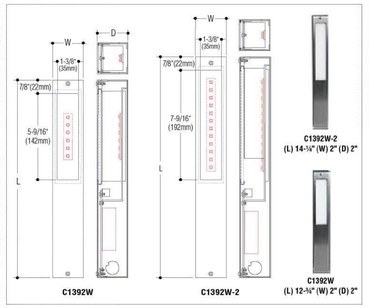
JOB NAME _____ ***TYPE*** _____

CATALOG NUMBER _____

Steplites

C1392 SERIES

Railite



Catalog Number Lamp		Housing W & D	Housing Length	*OPTIONAL 1/2" KO'S AT BOTTOM
LED 1.5W, (126 lm @ 3000°K; 146 lm @ 4000°K)	☐ **C1392W**	2" x 2"	12 ¾"	1
LED 3.2W, (331 lm @ 3000°K; 346 lm @ 4000°K)	☐ **C1392W-HO**	2" x 2"	12 ¾"	1
LED 3.0W, (252 lm @ 3000°K; 292 lm @ 4000°K)	☐ **C1392W-2**	2" x 2"	14 ¼"	1
LED 6.4W, (662 lm @ 3000°K; 692 lm @ 4000°K)	☐ **C1392W-HO-2**	2" x 2"	14 ¼"	1

*Optional 1/2" KO's at bottom assumes standard locknuts and side by side spacing

Lumens shown are source. Photometric data available at: https://www.colelighting.com/photometrics

Options

Driver: 277V (Universal Voltage). Add suffix ☐ **-277**.
Alternate housing dimensions: Add suffix ☐ **-SP/** _____ (dimensions).
Alternate shielding: Contact factory for options. Add suffix ☐ **-OS**.
Remote Power Supply: Suitable for applications where line voltage can not be present. Add suffix ☐ **-REM**
Dimming: 0-10V dimming driver (Universal Voltage). Add suffix ☐ **-DIM**.
Bottom knockout: 1/2" knockout at bottom in lieu of standard side knockouts (3" wide housing suitable for two knockouts). Add suffix ☐ **-BKO**
Back Access: Allows trim with nc fasteners. Add suffix ☐ **-BA**.
LED colors: 4000°K. Add suffix ☐ **-4K**
Amber. 590nm (FWC compliant). Add suffix ☐ **-AMB**
Painted finish: Custom color (consult factory). Add suffix ☐ **-CC/** _____ (color).
Satin stainless steel is standard.
MK

Specifications

Construction
• Fixture is constructed from either 20 gauge stainless steel or.050" aluminum • Aluminum models are powder coated, while stainless steel models are satin finished, passivated for maximum rust resistance • Faceplates are provided with 3/16" opal acrylic and are retained by stainless steel tamperproof screws • cETLus listed for use in wet locations, in any wall construction.

Electrical
• Wired for standard and high performance LEDs • Integral driver is standard universal voltage; optional 0-10v dimming driver available • Remote drivers up to 60 watts can be specified to power multipls fixtures. Driver enclosures are available for damp, wet, and submersible applications • Provided with 1/2" knockout on either side; other locations available upon request.

Mounting
Intended for mounting between pairs of vertical support posts via field-drilled mounting holes. Other mounting methods are available on request.

How to Specify
Select catalog number and add suffix(es) for desired options.

COLE Lighting

C.W. Cole & Company, Inc.
2560 Rosemead Boulevard
South El Monte, CA 91733-1593

Tel. (626) 443-2473
Fax (626) 443-9253
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www.colelighting.com

5 L4.0 BRIDGE LIGHT 12" = 1'-0"

Voilà

4" Cylinder Surface

Lumenwerx

Project: _____

Type: _____



Voila 4" Cylinders feature innovative Hyflex™ optics for precise beam control. Voila Cylinders are offered in round and square form factor in three height options, all with on-board and remote driver options. The Voila COB source matches other Lumenwerx luminaires, with 90+ CRI and 2-step color consistency, and is available with Chromawerx SOLA and DUO. Complete Voila offering includes 2" and 4" apertures; downlights, adjustables, and wall washers; round and square trim; and cylinders.

Performance

LUMEN OUTPUT[1]	WATTS	EFFICACY LM/W
1501 lm	14 W	107 lm/W
2037 lm	20 W	102 lm/W

[1] Lumens packages are assuming 3500K, 80+ CRI, 30° beam, round white baffle

Delivered Lumens for Round White Flush (1P)
Baffles at 35K

CRI	90+ CRI							
BEAM	10	20	30	40	50	60	75	90
Low - 13.8 W	1257	1203	1410	1424	1379	1363	1333	1302
Medium - 19.7 W	1576	1508	1912	1933	1871	1849	1808	1766

Aperture Size
4" (Round)

Baffle Position
Flush, ½" & 1" regress baffles

Height
4.5", 6", 9"

Mounting Types
Surface

Cylinder & Cuboid Finishes
Textured matte white
Textured matte black
Custom RAL

Color Temperatures
2700K
3000K
3500K
4000K
SOLA
DUO

Delivered 1294-2078 lm
14-20 Watts; up to 111 lm/W

Integral Drivers
0-10V, TRIAC & ELV

Remote Drivers
0-10V, TRIAC & ELV
eldoLED
Lutron
DMX
Remote emergency battery pack

CHROMAWERX

3737 Cote Vertu St-Laurent, Quebec, Canada H4R 2C9
T (514) 225-4304 F (514) 931-4862
www.lumenwerx.com

Intertek

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VOILA4-CYLINDER-SURFACE-SPEC-REV:3 June 17, 2026

6 L4.0 BUILDING SCONCE LIGHT 12" = 1'-0"

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

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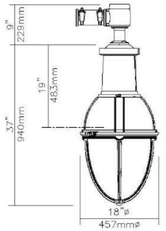
LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #6417
MAY 31, 2028
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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

LIGHTING CUT SHEETS
CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L4.0

Palo Alto – El Camino Real





EPA: 2.63 sq ft / weight: 55 lb (25 kg)
Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

Qty	3	Luminaire	**RN20-135W80LED4K-T-ACDR-LE3R-UNIV-DMG-SMB-GRD-SCRAL7022TX**

Description of Components:

Hood: Injection die cast A360.1 aluminium dome, mechanically assembled on the luminaire housing.

Guard: (GRD), In a round shape with 4 arms, this guard is welded to the technical ring.

Housing: In a round shape, this housing is made of injection die cast A360.1 aluminium, complete with a weatherproof door giving a tool-free access to the ballast, without disconnection of wiring, mechanically assembled. This suspension system permits a full rotation of the luminaire in 90 degree increments.

Access-Mechanism: Injection die cast A360.1 aluminium frame with latch and hinge, complete with cast-in security block for frame's open position. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Light Engine: LEDgine composed of 5 main components: **Globe / LED Module / Optical System / Heat Sink / Driver**
Electrical components are RoHS compliant.

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Globe: (ACDR), Made of one-piece seamless injection-molded impact-resistant (DR) acrylic having an inner prismatic surface. Complete with a semi-prismatic house side shield and external glare softening prisms. The globe is mechanically assembled and sealed onto the lower part of the heat sink.

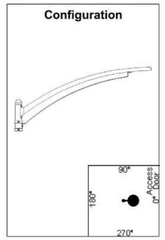
PHILIPS LUMEC

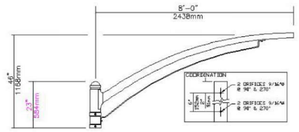
NOTES:
1. THIS FIXTURE IS SPECIFIED BY THE CITY OF PALO ALTO SPECIAL STREET LIGHT STYLE PLACEMENT GUIDE. THIS LIGHT IS REQUIRED WHERE ANY EXISTING STREET LIGHTS (ROADWAY OR PEDESTRIAN) ARE TO BE REMOVED ALONG THE EL CAMINO REAL RIGHT OF WAY.

1 L4.1 EL CAMINO REAL ROADWAY LIGHT
12" = 1'-0"

Palo Alto – El Camino Real

Configuration





Qty	3	Bracket	**AC8-1A-R5-CAP1-SCRAL7022TX**

Description of Components:

Arm: Shall be made from spun and tapered aluminum 6063-T4, tempered to T6 after welding. The tapered arm is formed into a vertically oriented ellipse of 4" (102mm) by 2 7/8" (73mm) welded onto a plate and mechanically assembled to central adaptor. The bracket end is of 2 3/8" (60mm) O.D.

Decorative Element: Flat made of bent aluminum, 2" (51mm) wide, 0.375" (10mm) thick, mechanically assembled.

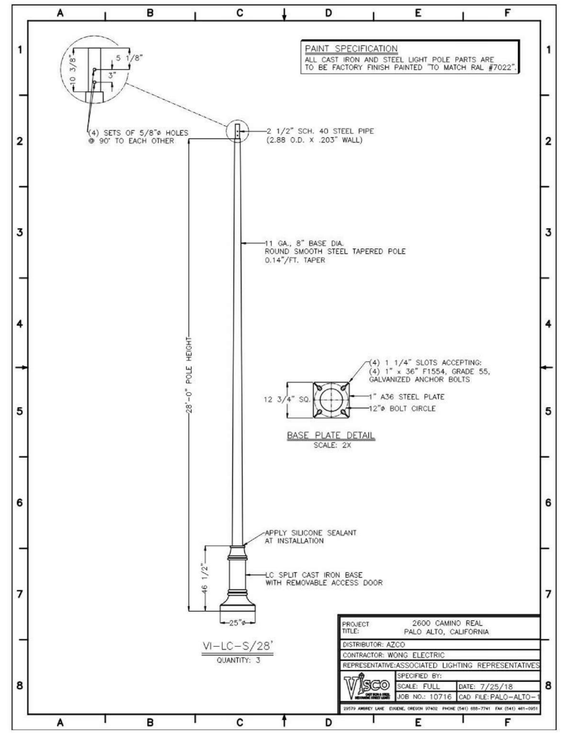
Central Adaptor: Made of cast 356 aluminum, complete with a top decorative cap. Slip-fits 9" (229mm) over a 4" (102mm) outside diameter pole or tenon. Mechanically fastened to the pole or tenon.

Bracket Options: (CAP1),Optional Pole Cap

Note: The AC8 bracket meets the AASHTO 2001 standard specifications for structural support for luminaires.

Bracket Properties (Weight and EPA): 32 lbs (14.5 kg), 3.87 ft²

PHILIPS LUMEC



Outline

landscapeforms

Specification Sheet | DW100



Outline reinterprets the familiar light column, communicating refinement and elegance with the robustness required for public space environments. A performance luminaire, a wayfinding element and an architectural detail, Outline is equally at home in the streetscape or on campus, throughout parks and public plazas, beautifully defining space through form and light.

Outline includes luminaires at 10', 12', and 4' heights, each with a selection of distribution options and lumen packages. At the pathlight scale, Outline's 4' illuminated bollard utilizes a directed optic designed to maximize on-center spacing and uniformity. The bollard is also offered in an unlit version to provide further options in space delineation.

Outline is Buy America Compliant and International Dark-Sky Approved.

Housing & Materials
Cast and extruded aluminum construction, welded ground and finished for seamless transition. Factory sealed and replaceable machined aluminum LED cartridge with UV stable, impact resistant diffused acrylic lens. All hardware is magni-coated for optimum corrosion and 'anti-seize' protection.

Electrical
Surge protected 120V - 277V 50/60Hz electronic driver located inside the pole, and dimuded as standard, 0-10V dimming available upon request. -40°C start temperature.

Light Engine
Outline features a replaceable LED cartridge with die-cast aluminum heatsink, high power LEDs on a RoHS compliant circuit board, and secondary optics. All cofigurations are available in 2700K, 3000K, 3500K, and 4000K. >80CRI across all available color temperatures. Luminaires meet or exceed TM21 L70: >60,000 hrs

Mounting
Outline bollard is mounted at grade using galvanized steel anchor bolts. Template and anchoring hardware included.

Distributions
T18 T4

Warranty
LED lighting products are warranted for six years.

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

Designed by Landscape Forms

Click here for patent information related to this product.

2 L4.1 BOLLARD LIGHT
12" = 1'-0"

GEN LED acolyte Architectural Lighting Solutions

Date Project
Notes

0.75 STATIC WHITE SERIES 2 RIBBONLYTE

Static White Series 2 RibbonLyte features stellar efficacy and even lumen output with a tight LED pitch for superior blending. This dimmable 90+ CRI RibbonLyte offers nine brilliant CCTs with short cut lengths for amazing design flexibility. Our Static White RibbonLyte products have earned an "excellent" TM66 rating for circularity.

- 0.75 W/ft (2.5 W/m)
- Create a custom fixture with our channel extrusions
- 9 CCTs (1800K-6000K)
- 1.97 in. (50 mm) incremental lengths
- 49 LEDs/ft (160 LEDs/m)
- 90+ CRI
- 1-step MacAdam ellipse binning
- Closet rated in channel applications





RoHS TM66 ASSESSED Declare TITLE 24 JA8 COMPLIANT

IP20 IP65* IP68* IP69*

* 1800K, 2000K, 2200K are not available in IP65, IP68 and IP69

ORDERING GUIDE

Category	CRI	Ribbon Type & IP Rating	Wattage & Color	
RB	90			
RB - RIBBONLYTE	90 - 90+ CRI Static White	SW5220 - Static White Series 2 IP20	0.7518 - 0.75 W/ft 1800K (IP20 Only)	0.7530 - 0.75 W/ft 3000K
		SW5265* - Static White Series 2 IP65	0.7520 - 0.75 W/ft 2000K (IP20 Only)	0.7535 - 0.75 W/ft 3500K
		SW5268* - Static White Series 2 IP68	0.7522 - 0.75 W/ft 2200K (IP20 Only)	0.7540 - 0.75 W/ft 4000K
		SW5269* - Static White Series 2 IP69	0.7524 - 0.75 W/ft 2400K	0.7560 - 0.75 W/ft 6000K
		*(2400K, 2700K, 3000K, 3500K, 4000K, 6000K Only)	0.7527 - 0.75 W/ft 2700K	

CONNECTION OPTIONS

1. End Feed Bare Wire Connection (Default Option)
2. IP67 Connector Input
3. Soldered Daisy Chain
4. Daisy Chain with IP67 Connectors
5. Bare Wire on Both Ends

Standard cable length if not specified:
1. 12 in. cable with bare wire (custom length up to 20 feet)
2. Standard 12 in. cable with IP67 connectors (custom length up to 10 feet)
3. Daisy chain with 3 in. cable between runs (custom length up to 36 in.)
4. 3 in. cable between IP67 connector and RibbonLyte (custom length up to 18 in.)
5. Standard 12 in. cable with bare wire (custom length up to 10 feet)
Note: IP67 connectors are used for both IP20 and IP69 RibbonLyte

AVAILABLE COLOR TEMPERATURES

1800K 2000K 2200K 2400K 2700K 3000K 3500K 4000K 6000K

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3 L4.1 UNDERBENCH TAPE LIGHT
12" = 1'-0"

LITECONTROL making light work

2W-W-D
MOD WET 2' LED WALL DIRECT

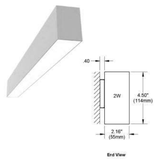
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Variable Intensity technology provides a range of specifiable outputs and resulting fixture wattages
- 2 SDCM color consistency
- Welded end cap design creates seamless housing appearance
- TriGain® Technology provides superior color quality without compromising efficacy. The 2W-W-D series delivers 90CRI at 120 LPW

BAA TAA TriGain technology

MOD W



CONTROLS TECHNOLOGY

SpectraSync

SPECIFICATIONS

CONSTRUCTION
- Housing constructed from extruded aluminum
- End caps constructed from machined aluminum
- End caps welded to aluminum housing for seamless appearance
- Corrosion resistant, extruded aluminum housing with 1000 hour salt spray coverage finish

OPTICAL PERFORMANCE
- 2 SDCM color consistency, 90 CRI
- SOFW: Soft diffuser acrylic lens UV-conditioned meeting UL 1598 standards for UV, water, and temperature resistance

INSTALLATION
- Optional End Cap Feed (ECF) available for side feed configuration
- Cast aluminum wall bracket; 1 wall bracket provided for 2'; 2 wall brackets provided per fixture 3'+
- 1/2" liquid-tight flexible metal conduit adapter provided with fixture at power feed location
- Mounting height must be greater than 4ft above fixed floor

ELECTRICAL
- Variable Intensity (VI) technology allows precise specification of fixture output/wattage. Fixture will be programmed and labeled to specification.
- LED boards and drivers can be accessed and removed from fixture, while installed
- Entire LED module can be removed and replaced
- 1C (1 Circuit) Fixture wired for a single circuit
- Emergency Battery: 10W battery powered driver. Provides a minimum of 90 minutes of emergency lighting. Inverter-Compatible. Provided by others. Available in 4'+ fixtures
- Current's patented TriGain® phosphor delivers 90 CRI color quality at 80 CRI efficacy
- Fixture operating ambient temperature range -30°C to 40°C
- Driver ambient operating temperature range -30°C to 50°C

CONTROLS
- SpectreSync™ Color Tuning Technology: Control your space based on the needs of the application, specific activities throughout the day and preferences of the occupants

	Weight
2W-W-D	4 lbs/ft

CERTIFICATIONS
- CSA listed for wet location
- IBEW
- AF of L
- UL924
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America® Solutions.
- Emergency Battery Backup options are California Energy Commission CEC Title 20 Compliant.

WARRANTY
- LED boards - 5 years
- LED drivers (standard) - 5 years

KEY DATA	
Lumen Range Per Foot	D030 (300) - D100 (1000)
Wattage Range Per Foot	2.9 - 8.6
Efficacy Range (LPW)	115 - 120
Rated Life (Hours)	L85: >60,000

Current

currentlighting.com/litecontrol

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4 L4.1 LINEAR SURFACE LIGHT
12" = 1'-0"

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #6432
Signature
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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

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LIGHTING CUT SHEETS

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L4.1

KORNEGAY DESIGN® | Fine precast concrete amenities

a landscapeforms® company

Aspect Series LANDSCAPE PLANTERS

Fine precast concrete landscape planter.



TO SPECIFY

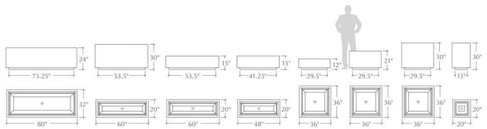
Select the ASP product number along with the options below.

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 RAISED PLANTER
L4.2 12" = 1'-0"

21 Chair

Product Data Sheet

landscapeforms



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 without arms, and choose powdercoat color. Chair comes standard freestanding and ships fully assembled.

Designed by Modello USA

Click here for patent information related 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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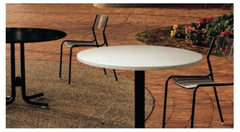
landscapeforms.com | specify@landscapeforms.com

2 CAFE CHAIR
L4.2 12" = 1'-0"

Table

Product Data Sheet

landscapeforms



Landscape Forms tables are durable, weather-resistant furniture solutions for courtyards, campuses and cafes, parks and 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
- 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

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

3 CAFE TABLE
L4.2 12" = 1'-0"

Harpo Lounge Chair

Product Data Sheet

landscapeforms



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 III® 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 UPRIGHT LOUNGE CHAIR
L4.2 12" = 1'-0"

Harpo Chaise Lounge

Product Data Sheet

landscapeforms



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 III® 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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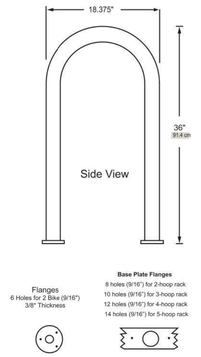
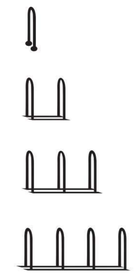
5 CHAISE LOUNGE CHAIR
L4.2 12" = 1'-0"

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 24" Centers	Length 30" Centers (STANDARD)	Length 36" Centers	Mounting Holes	Front View
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	

NOTES:
1. S.A.D. FOR LONG-TERM BIKE PARKING SPECIFICATION AND LAYOUT.

6 SHORT-TERM BIKE PARKING - BIKE RACK
L4.2 12" = 1'-0"

Spectrum

Features

- Lightweight, powder coated steel lids for easy maintenance
- 100% recycled plastic liners included
- Durable powder coated 18 gauge steel construction
- Small footprint makes unit ideal for a wide range of locations
- Made in North America
- Signs and caster kits available



STOCK BODY COLORS: Black, Grey, White, Blue, Green

STOCK LID COLOR: Silver



Ellipse Slim		Ellipse		Cube Slim		Cube		Cube XL	
KIT SPECTRUM ELLIPSE SLIM		KIT SPECTRUM ELLIPSE		KIT SPECTRUM CUBE SLIM		KIT SPECTRUM CUBE		KIT SPECTRUM CUBE XL	
8	Gallons	22	Gallons	10	Gallons	24	Gallons	32	Gallons
15.75"	Length	15.75"	Length	15.75"	Length	15.75"	Length	15.75"	Length
8"	Width	15.75"	Width	8"	Width	15.75"	Width	21.5"	Width
30.375"	Height	30.375"	Height	30.375"	Height	30.375"	Height	30.375"	Height
18.2	Weight (lbs)	27.45	Weight (lbs)	22.15	Weight (lbs)	31.8	Weight (lbs)	38.75	Weight (lbs)



The Bulk Discount Waste Container Experts
Call us for Quantity Discounts and Custom Designs!
800.664.5340
RecycleAway.com | TrashcansWarehouse.com
Recycle Away | Trash Cans Warehouse | 5 Canal Street, Ste 1, Bellows Falls, VT 05101

7 WASTE RECEPTACLE
L4.2 12" = 1'-0"

Autodesk Docs://OAK25-CH-003 - Creekside Townhomes and Residences/Creekside-Landscape-R24.rvt

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT #6393
Signature
MAY 31, 2026
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

MIG | PGA

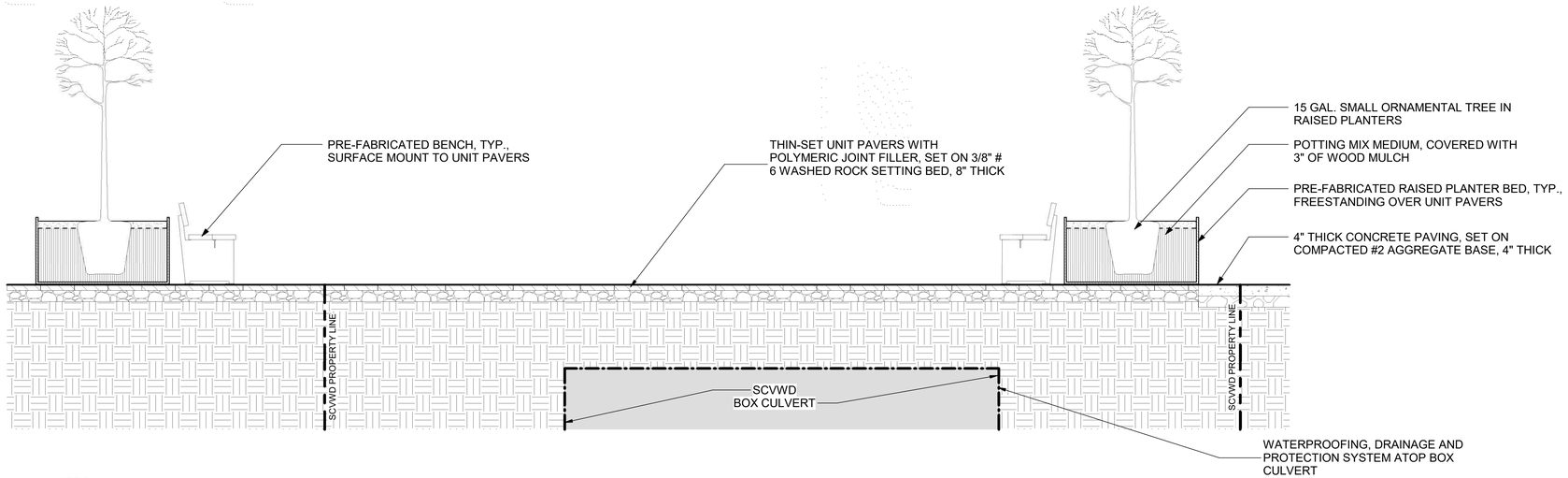
800 HEARST AVE
BERKELEY, CA 94710

TEL 510.845.7549
www.migcom.com

FURNISHING CUT SHEETS

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L4.2



NOTES
1. ALL SITE FURNISHINGS WITHIN SANTA CLARA VALLEY WATER DISTRICT PROPERTY TO BE SURFACE MOUNTED TO UNIT PAVERS.

1 / L4.3 SECTION AT BOX CULVERT
1/2" = 1'-0"

Autodesk Docs://OAK23-CO-003 - Creekside Townhomes and Residences/Creekside-Landscape-R24.rvt

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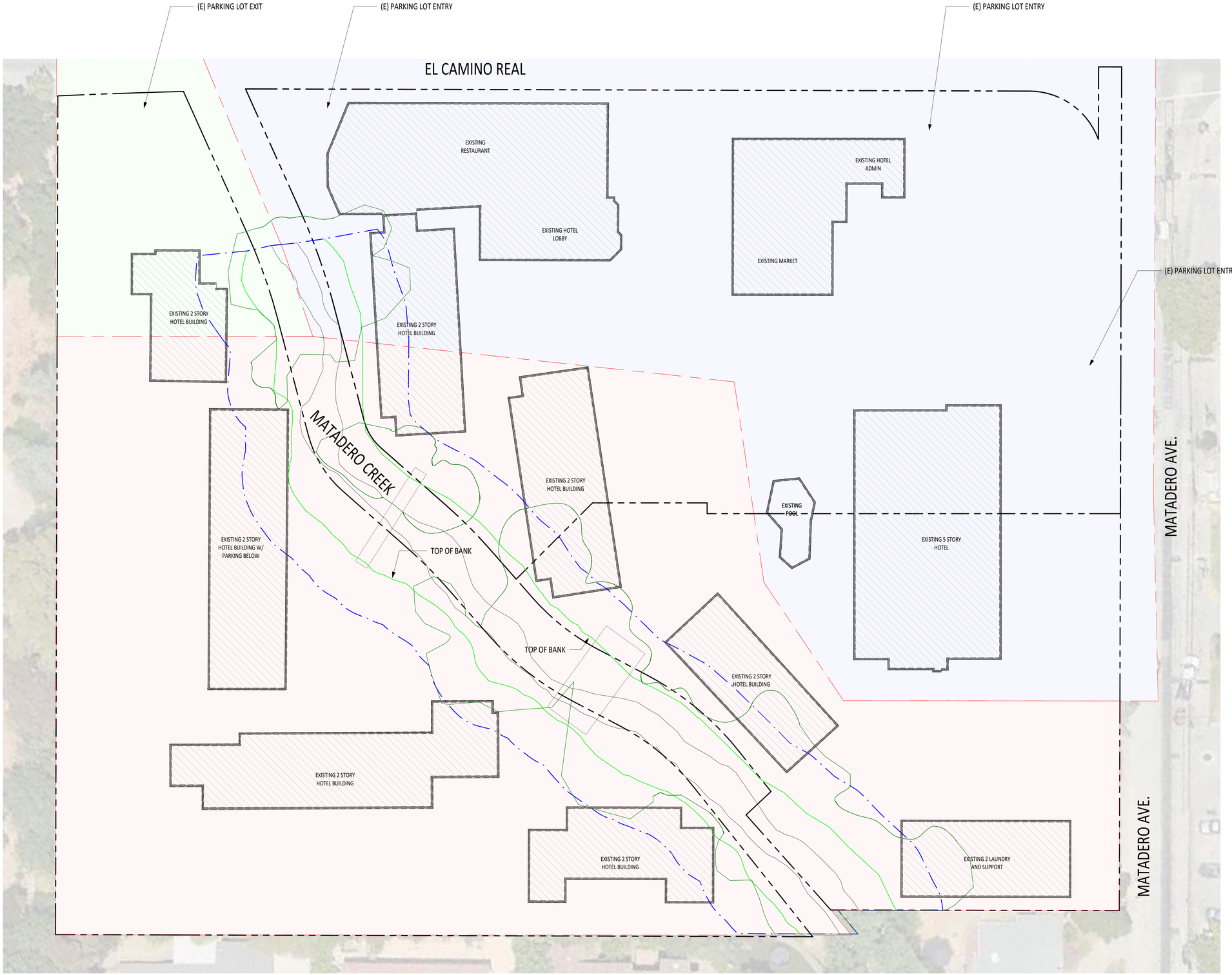
LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT # 6201
MAY 31, 2028
Renewal Date
OCTOBER 30, 2026
Date
STATE OF CALIFORNIA

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

LANDSCAPE DETAILS

CREEKSIDE TOWNHOMES AND RESIDENCES - 10.30.2026

L4.3



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 SETBACK
- SETBACK

0 20' 40'

lowney arch

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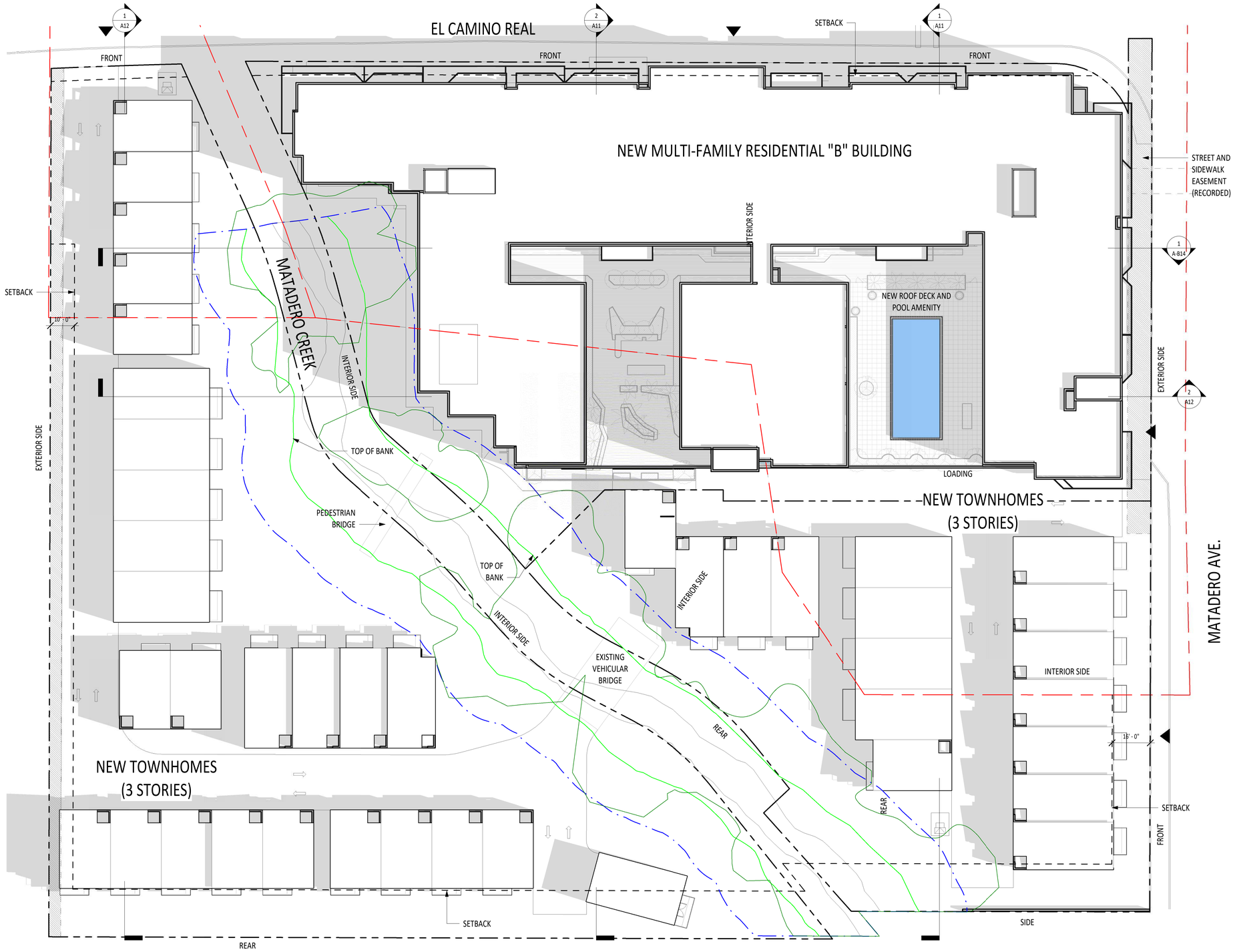
EXISTING SITE PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A7



LEGEND

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

0 20' 40'

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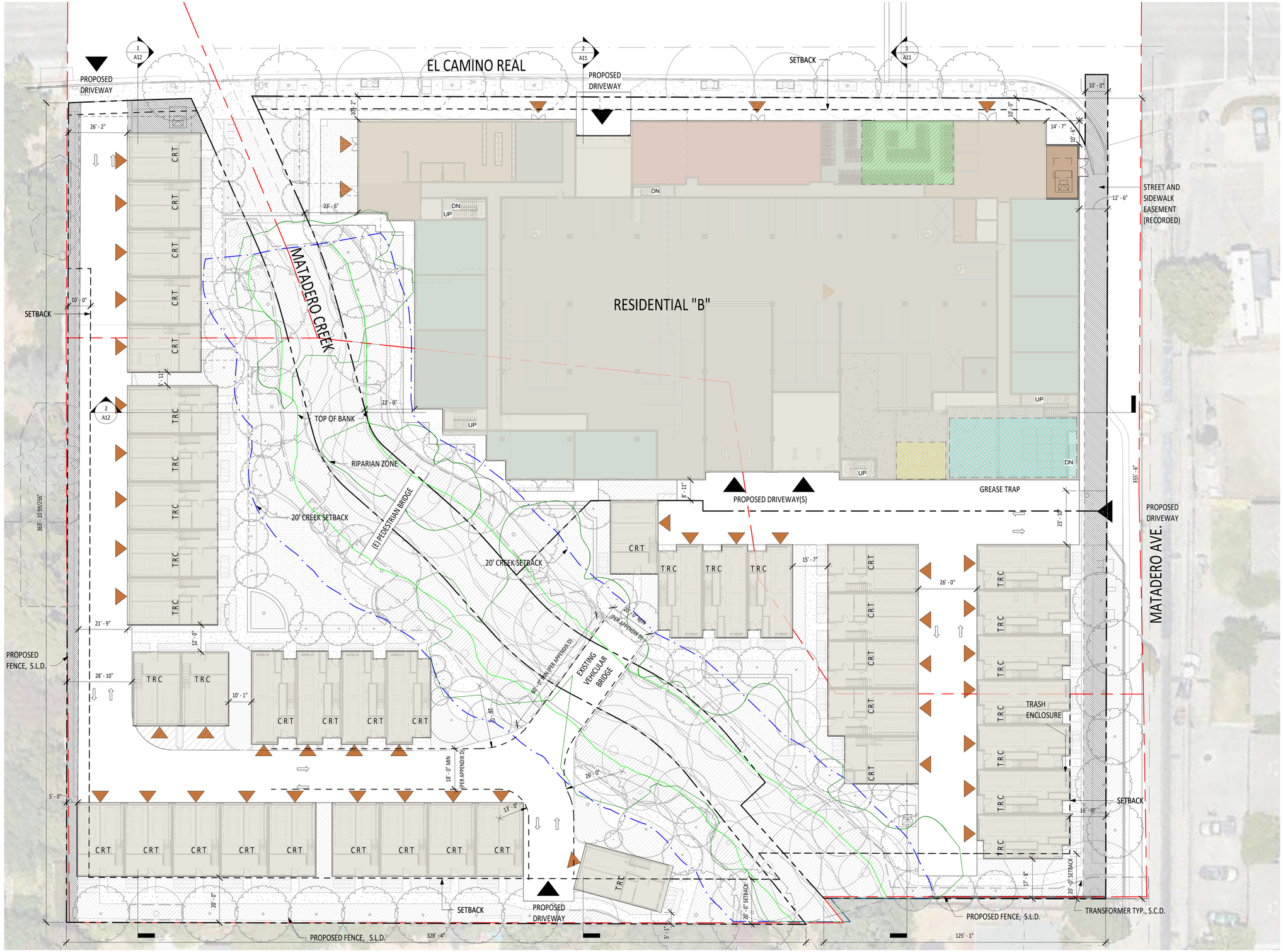
AERIAL SITE PLAN

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

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:	**255** spaces
Total auto spaces provided:	275 spaces
Including ADA:	9 spaces
Parking to unit ratio:	1.08 : 1

TOWNHOMES

Total auto spaces required:	44 spaces
Total auto spaces provided:	88 spaces
Parking to unit ratio:	2 : 1

Total auto spaces required (new):	**299 spaces**
Total auto spaces provided (new):	**363 spaces**

OVERALL BLDG PARKING SCHEDULE

TYPE	COUNT
AUTOMATED PARKING STALL	123
COMPACT	2
STANDARD	141
STANDARD ADA	9
Grand total: 275	275

OVERALL TH PARKING SCHEDULE

TYPE	COUNT
STANDARD	88
Grand total: 88	88

SETBACKS El Camino Real Focus Area: 18.14.020

Front:	0 - 10' (12' SIDEWALK)
Rear:	10' (ABUTTING RESIDENTIAL)
Interior side:	10'
Street side:	5'

LEGEND

- ZONING LINE
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK SETBACK
- 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
- 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

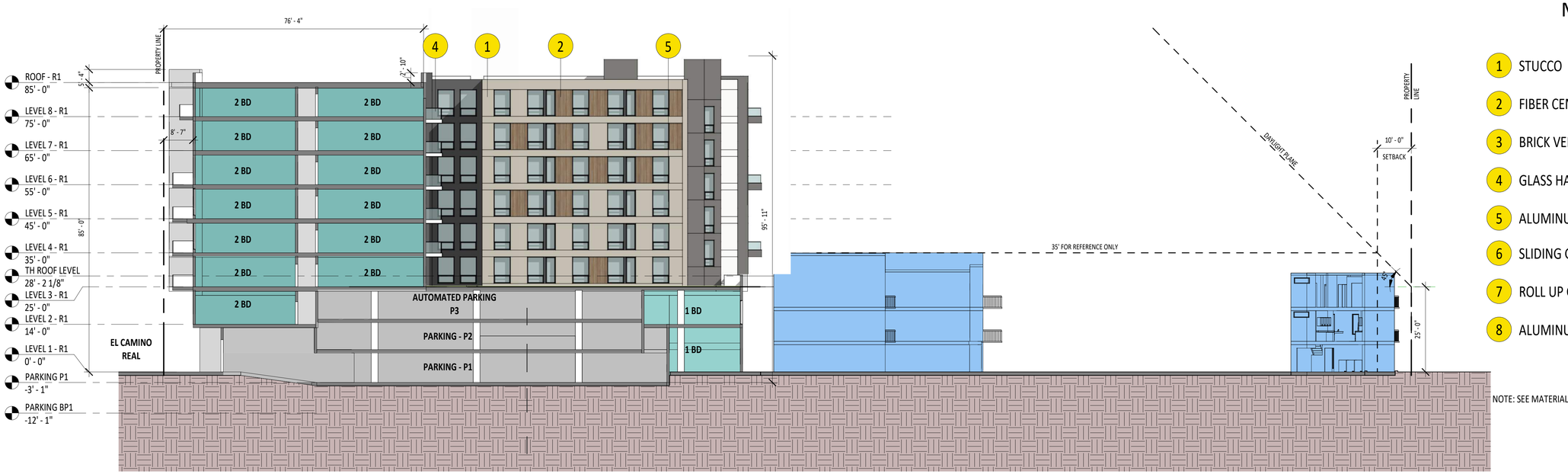
CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A9

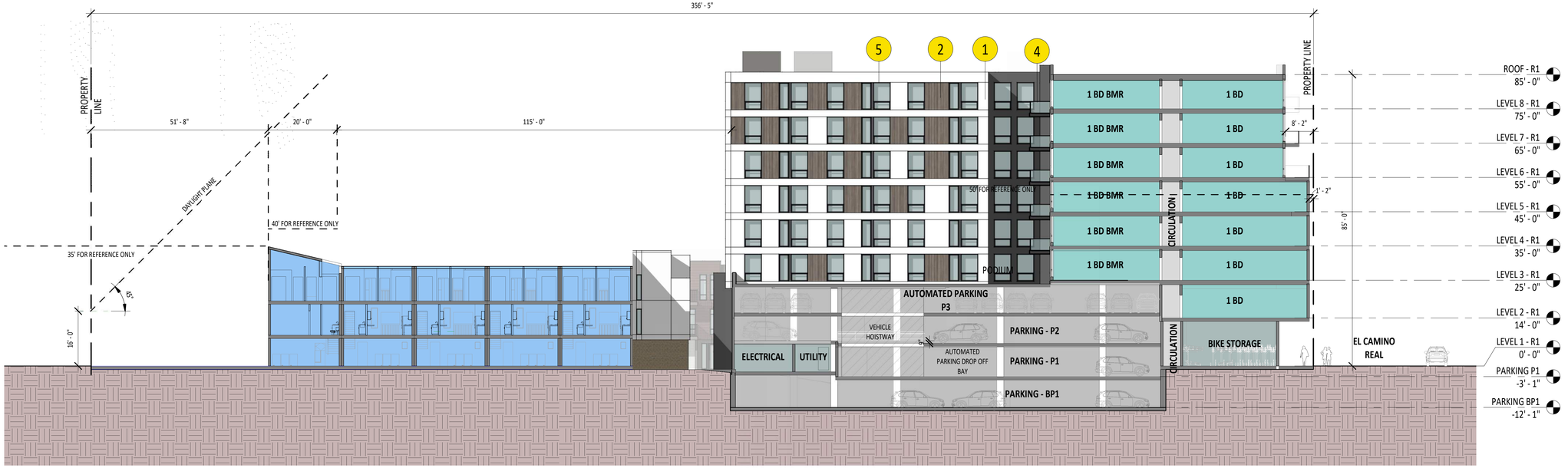
MATERIAL LEGEND

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

NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



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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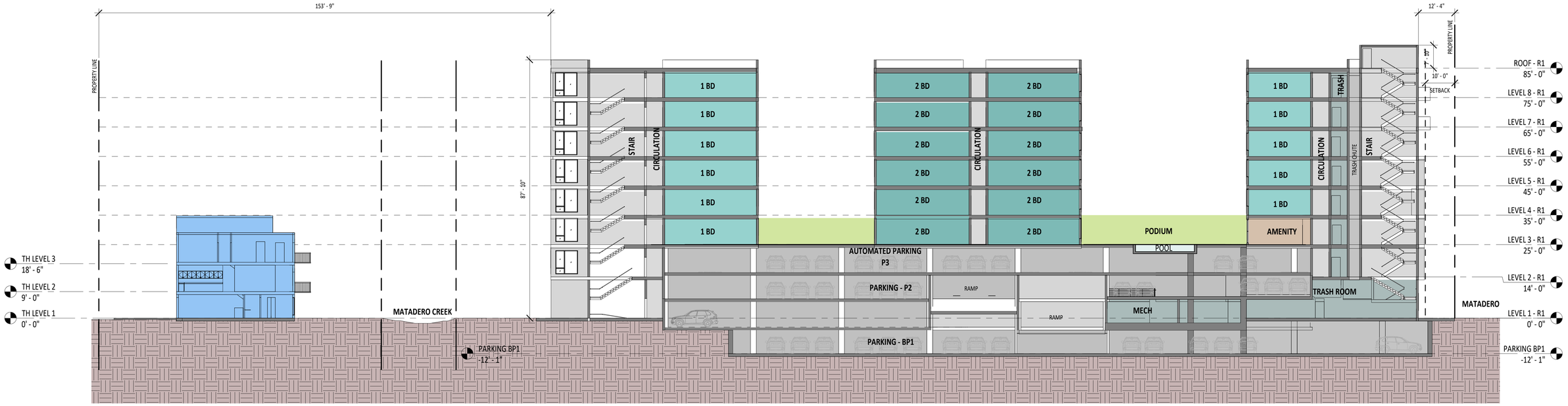
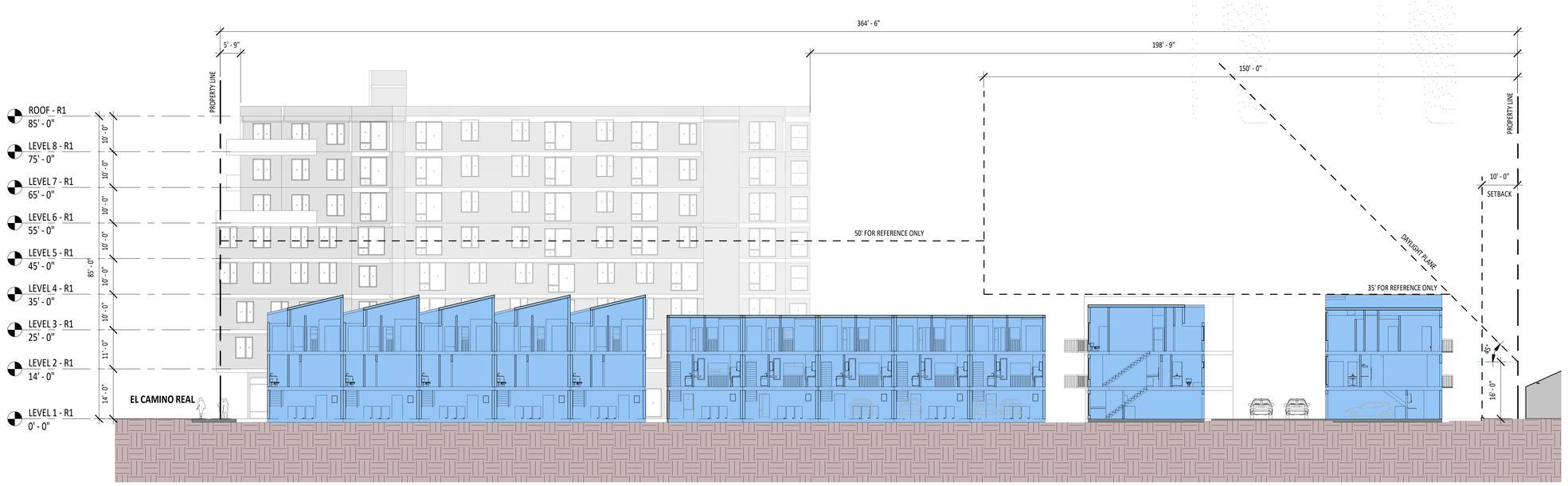
SITE SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

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 - 30.10.2026

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



VIEW FROM ACROSS MATADERO

EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

EXISTING FOOTBRIDGE

EXISTING VEHICULAR BRIDGE

STAIR

PARKING - BP1

RAMP UP TO ENTRY

BP1 ENTRY ABOVE

TANDEM

BUILDING PARKING SCHEDULE

TYPE	COUNT
PARKING BP1	
STANDARD	71
STANDARD ADA	2
	73
PARKING P1	
COMPACT	2
STANDARD	29
STANDARD ADA	4
	35
PARKING P2	
AUTOMATED PARKING STALL	10
STANDARD	41
STANDARD ADA	3
	54
PARKING P3	
AUTOMATED PARKING STALL	113
	113
Grand total: 275	275

LEGEND

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

LOT 2 - B

LOT 3 - TH

LOT 1- TH

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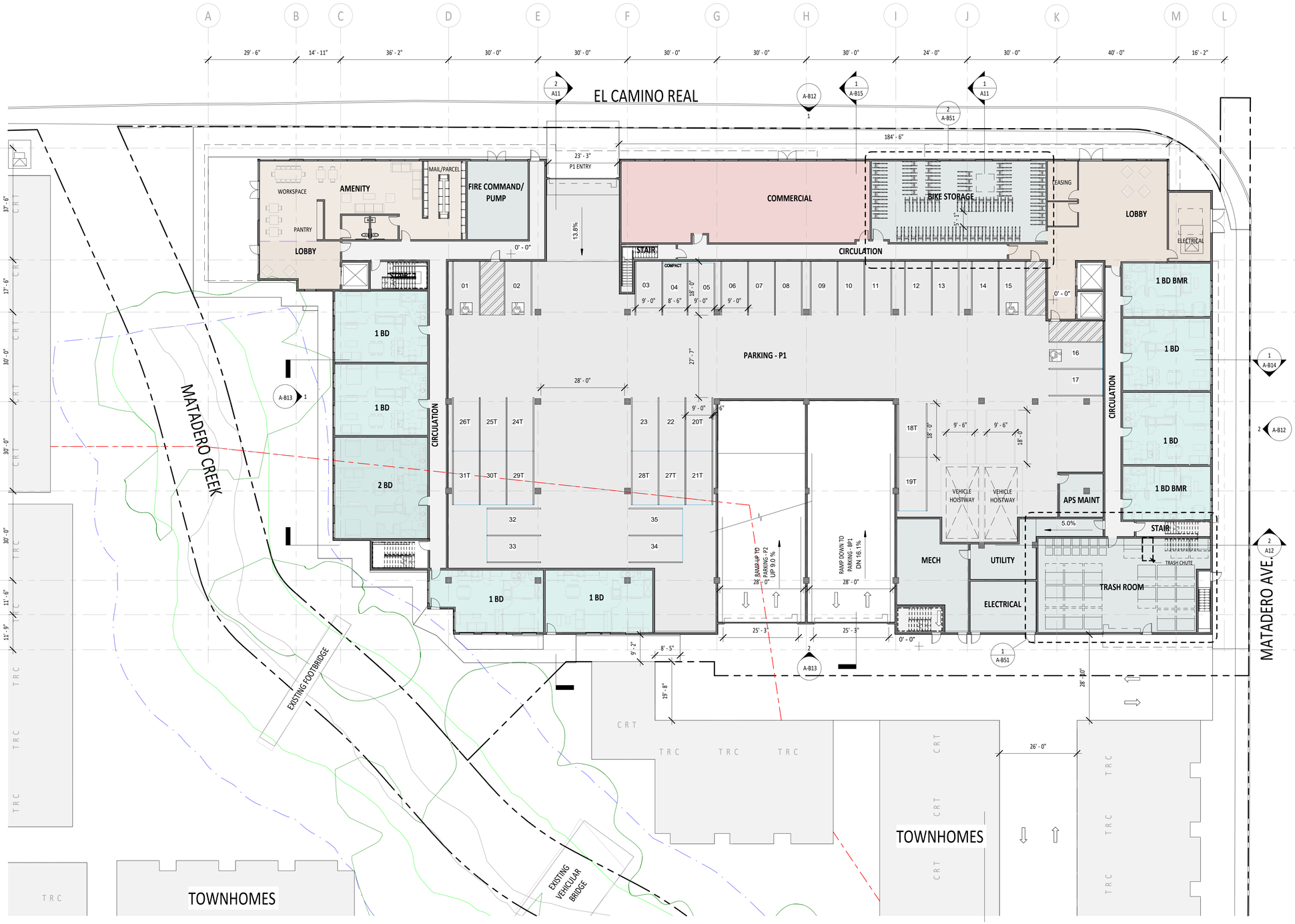
BUILDING B - PARKING BP1

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B1



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

BUILDING PARKING SCHEDULE

TYPE	COUNT
PARKING BP1	
STANDARD	71
STANDARD ADA	2
	73
PARKING P1	
COMPACT	2
STANDARD	29
STANDARD ADA	4
	35
PARKING P2	
AUTOMATED PARKING STALL	10
STANDARD	41
STANDARD ADA	3
	54
PARKING P3	
AUTOMATED PARKING STALL	113
	113
Grand total: 275	275

NON-RESIDENTIAL ROOMS

Name	Count
AMENITY	1
APS MAINT	1
BIKE STORAGE	1
CIRCULATION	4
COMMERCIAL	1
ELECTRICAL	1
FIRE COMMAND/ PUMP	1
LOBBY	2
MECH	1
PARKING - P1	1
STAIR	4
TRASH ROOM	1
UTILITY	1
Grand total: 20	

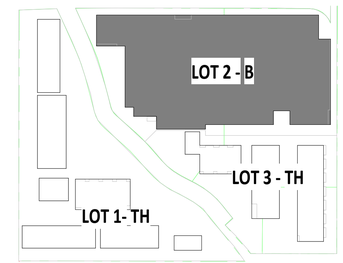
UNIT PER FLOOR - BUILDING B

Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

LEGEND

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

- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- CIRCULATION
- PARKING
- RESIDENTIAL LOBBY
- RETAIL
- UTILITY



0 16' 32'

lowney arch

Oxford Capital Group, LLC

BUILDING B - GROUND FLOOR & P1 PARKING

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B2

UNIT TYPE MIX - BUILDING B

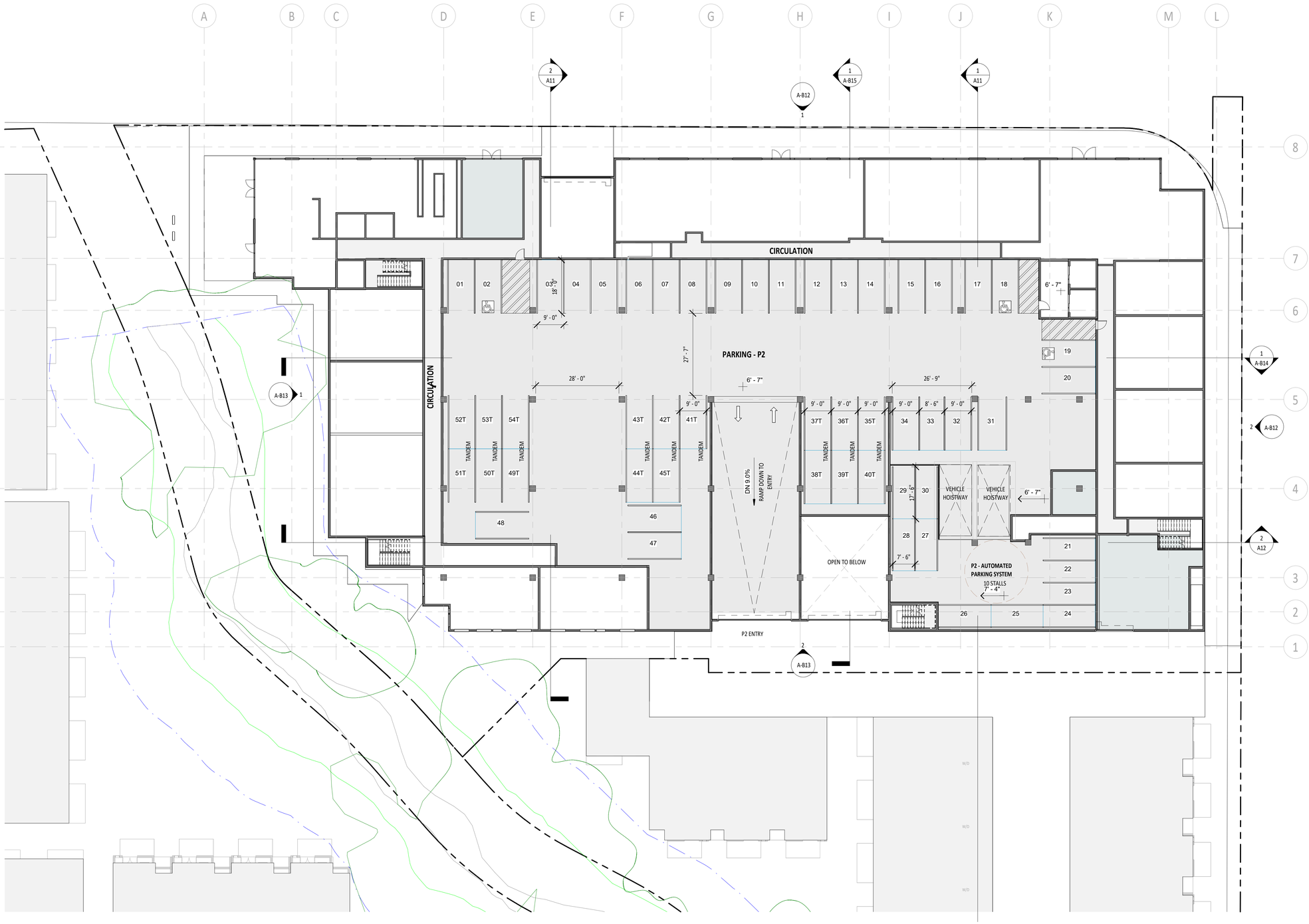
Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

UNIT PER FLOOR - BUILDING B

Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

BUILDING PARKING SCHEDULE

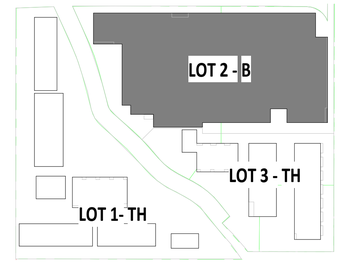
TYPE	COUNT
PARKING BP1	
STANDARD	71
STANDARD ADA	2
	73
PARKING P1	
COMPACT	2
STANDARD	29
STANDARD ADA	4
	35
PARKING P2	
AUTOMATED PARKING STALL	10
STANDARD	41
STANDARD ADA	3
	54
PARKING P3	
AUTOMATED PARKING STALL	113
	113
Grand total: 275	275



LEGEND

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

- CIRCULATION
- PARKING
- UTILITY



0 16' 32'

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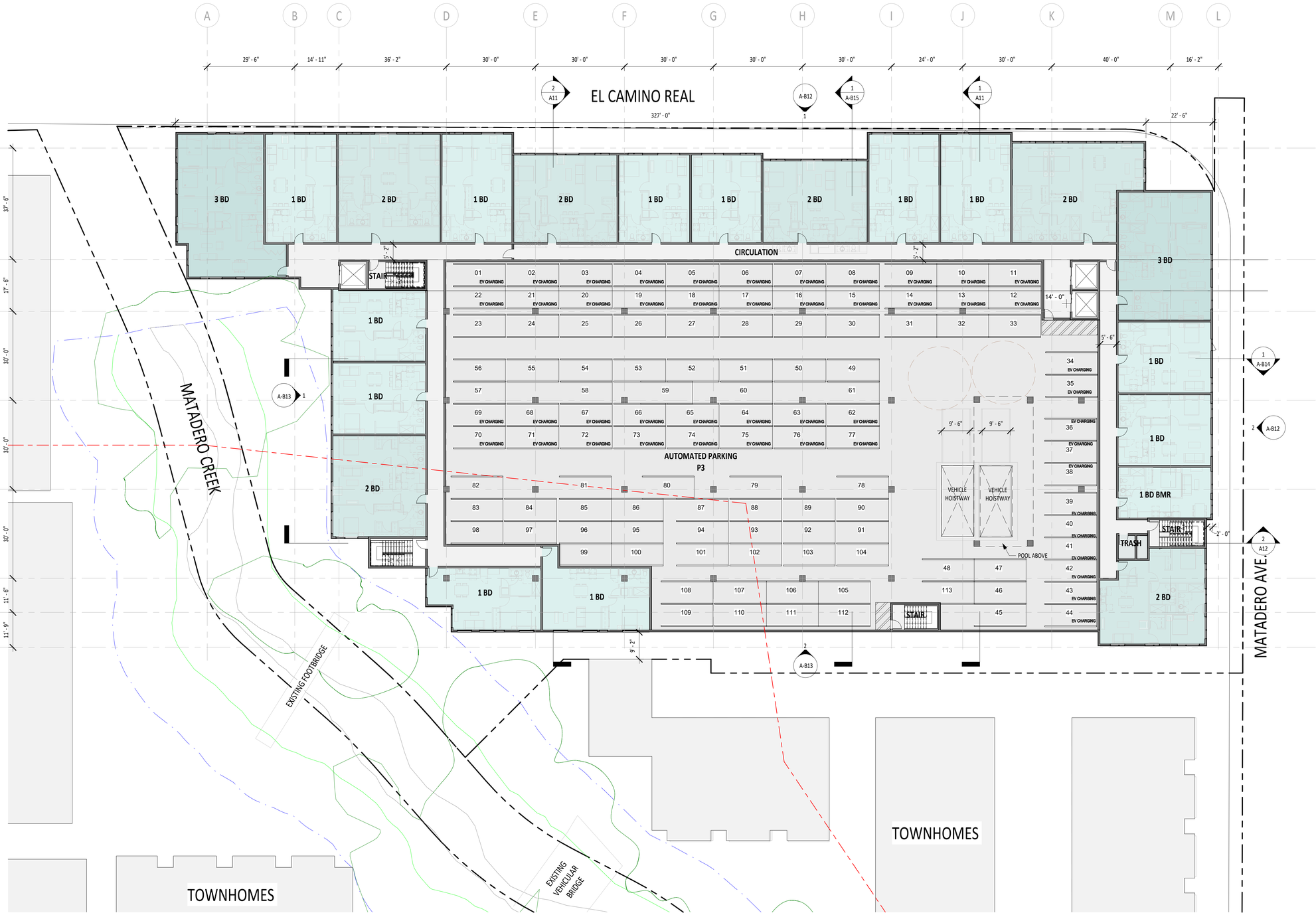
Oxford Capital Group, LLC

BUILDING B - P2 PARKING

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B3



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

BUILDING PARKING SCHEDULE

TYPE	COUNT
PARKING BP1	
STANDARD	71
STANDARD ADA	2
	73
PARKING P1	
COMPACT	2
STANDARD	29
STANDARD ADA	4
	35
PARKING P2	
AUTOMATED PARKING STALL	10
STANDARD	41
STANDARD ADA	3
	54
PARKING P3	
AUTOMATED PARKING STALL	113
	113
Grand total: 275	275

UNIT PER FLOOR - BUILDING B

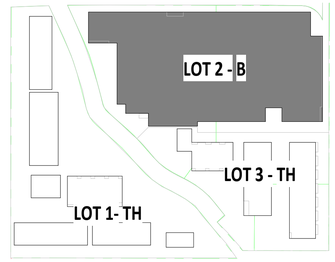
Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

LEGEND

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

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

- CIRCULATION
- PARKING
- UTILITY



0 20' 40'

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Oxford Capital Group, LLC

BUILDING B - LEVEL 2 & P3 PARKING

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B4



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

UNIT PER FLOOR - BUILDING B

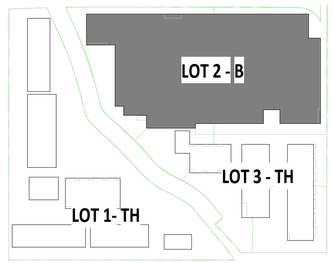
Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

LEGEND

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

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

0 20' 40'



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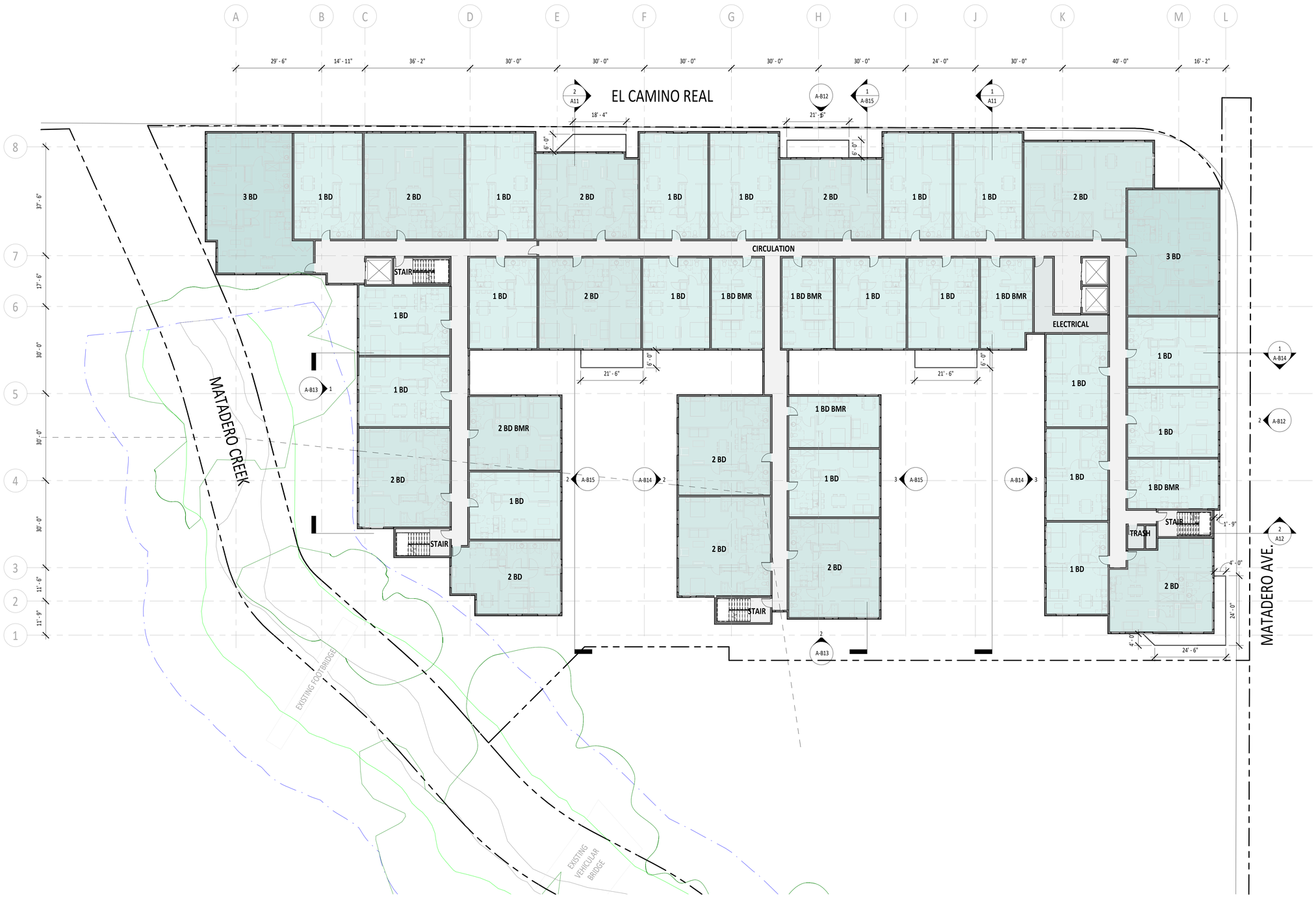
Oxford Capital Group, LLC

BUILDING B - LEVEL 3

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B5



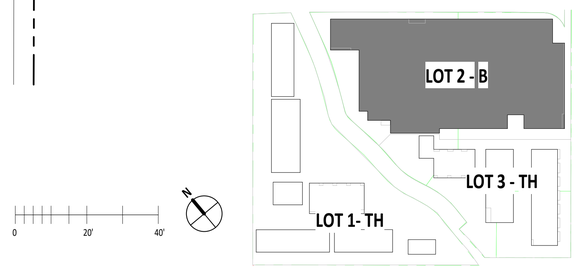
UNIT TYPE MIX - BUILDING B	
Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

UNIT PER FLOOR - BUILDING B	
Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK SETBACK
- 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 - 30.10.2026

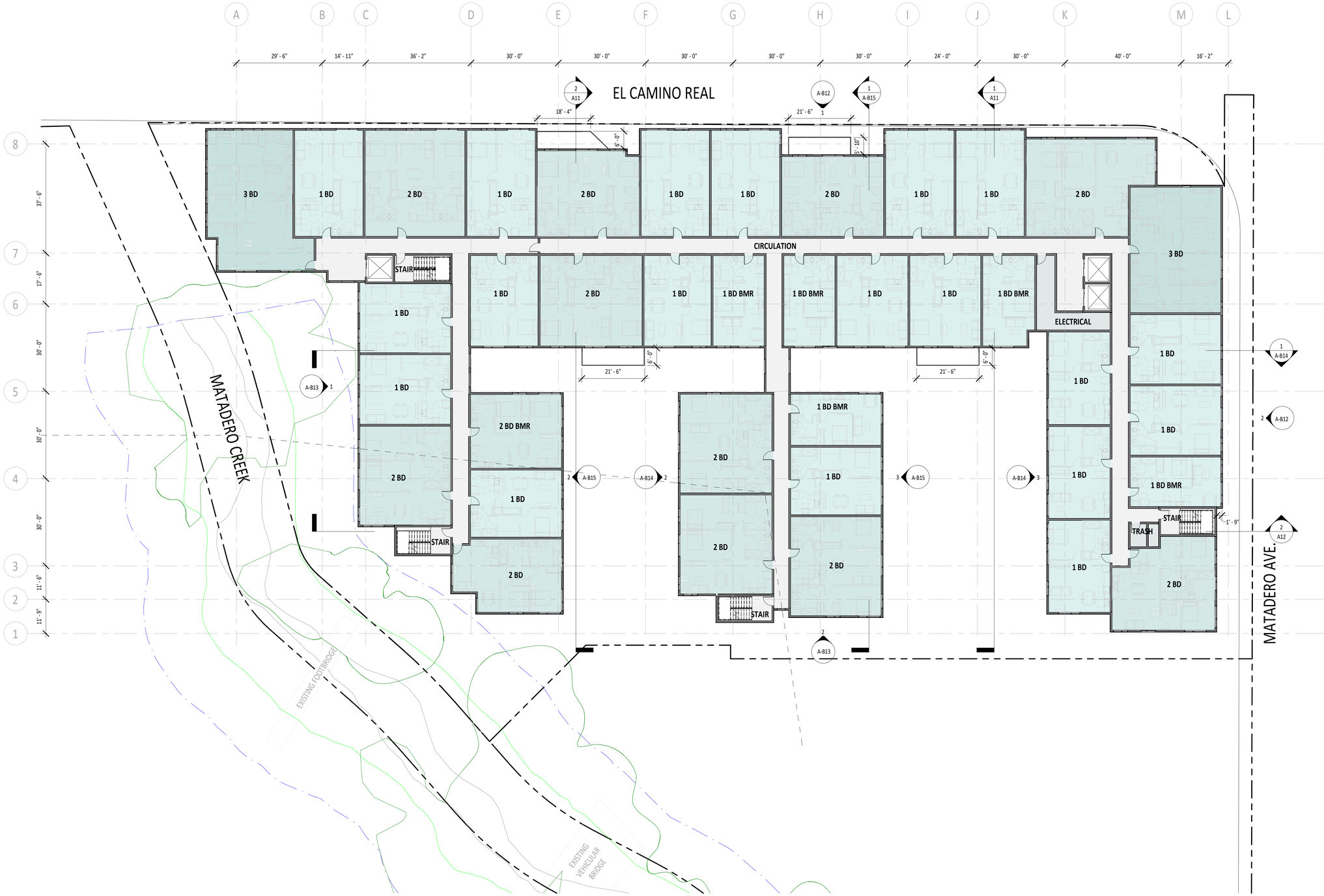
A-B6

UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

UNIT PER FLOOR - BUILDING B

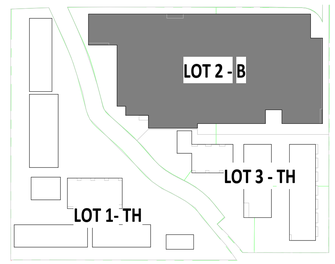
Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255



LEGEND

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

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- UTILITY



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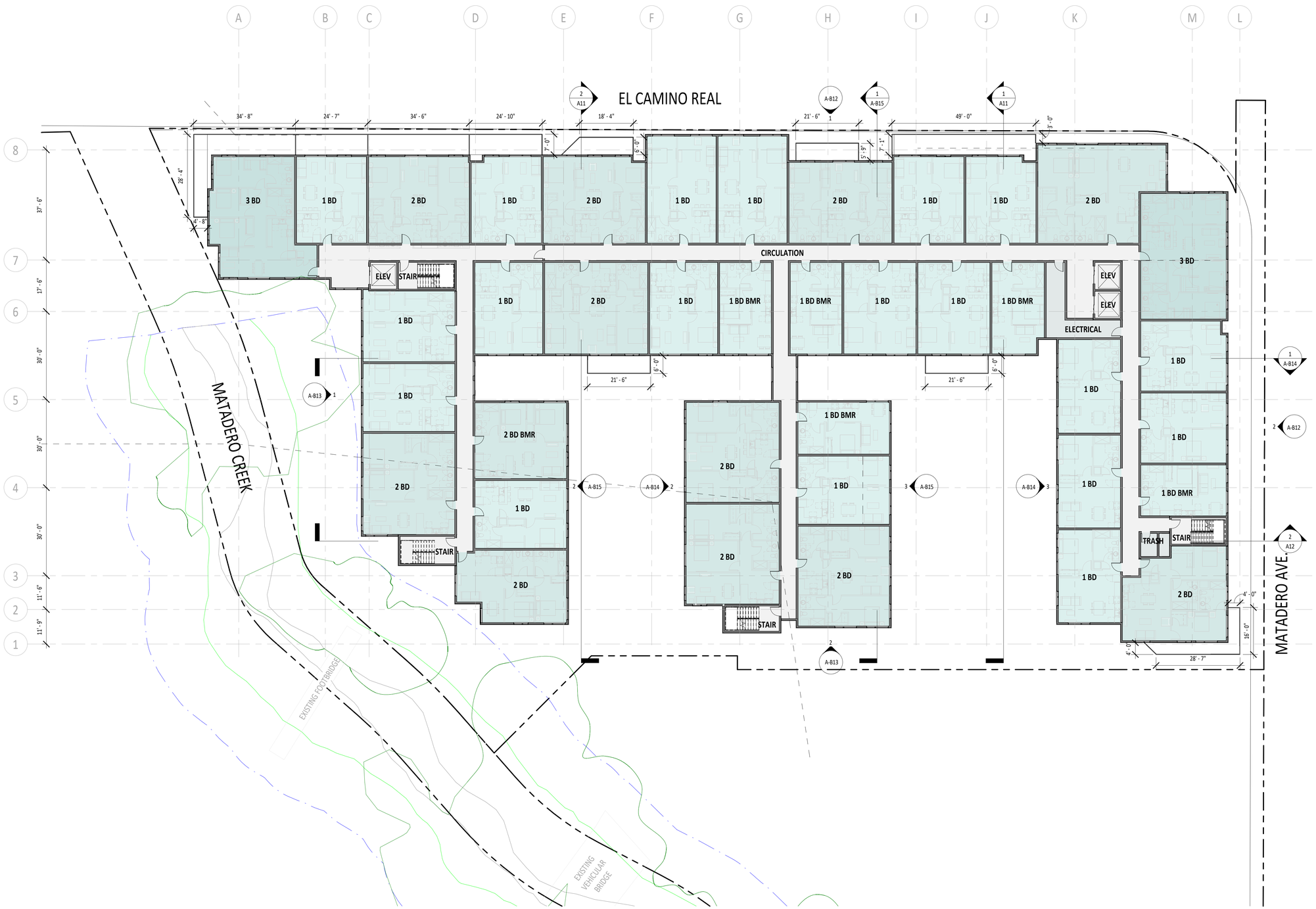
Oxford Capital Group, LLC

BUILDING B - LEVEL 5

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B7



UNIT TYPE MIX - BUILDING B

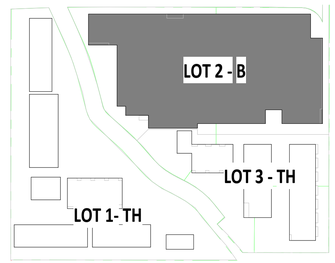
Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

UNIT PER FLOOR - BUILDING B

Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

LEGEND

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



0 20' 40'

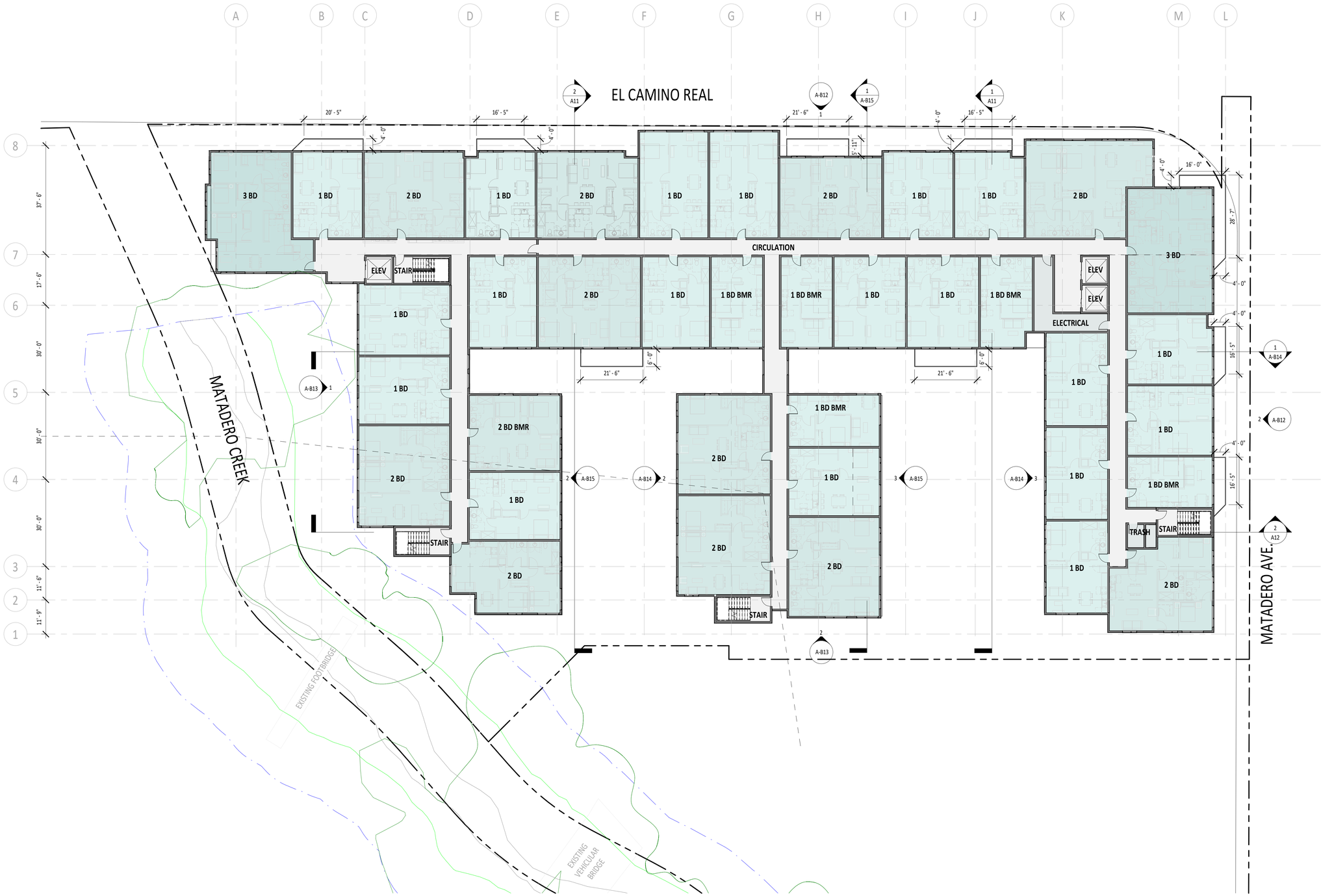
lowney arch

Oxford Capital Group, LLC

BUILDING B - LEVEL 6

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B8



UNIT TYPE MIX - BUILDING B

Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

UNIT PER FLOOR - BUILDING B

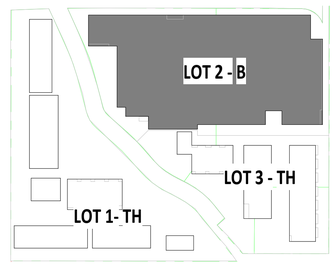
Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

LEGEND

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

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- UTILITY

0 20' 40'



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Oxford Capital Group, LLC

BUILDING B - LEVEL 7

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B9

UNIT TYPE MIX - BUILDING B	
Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

UNIT PER FLOOR - BUILDING B	
Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

EL CAMINO REAL

MATADERO CREEK

MATADERO AVE.

CORRIDOR
2,506 SF

ELECTRICAL
272 SF

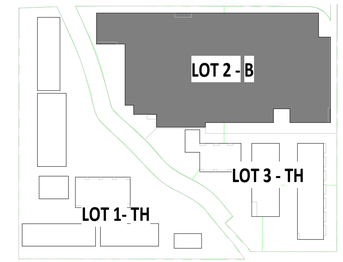
EXISTING FOOTBRIDGE

EXISTING VEHICULAR BRIDGE

LEGEND

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

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- UTILITY



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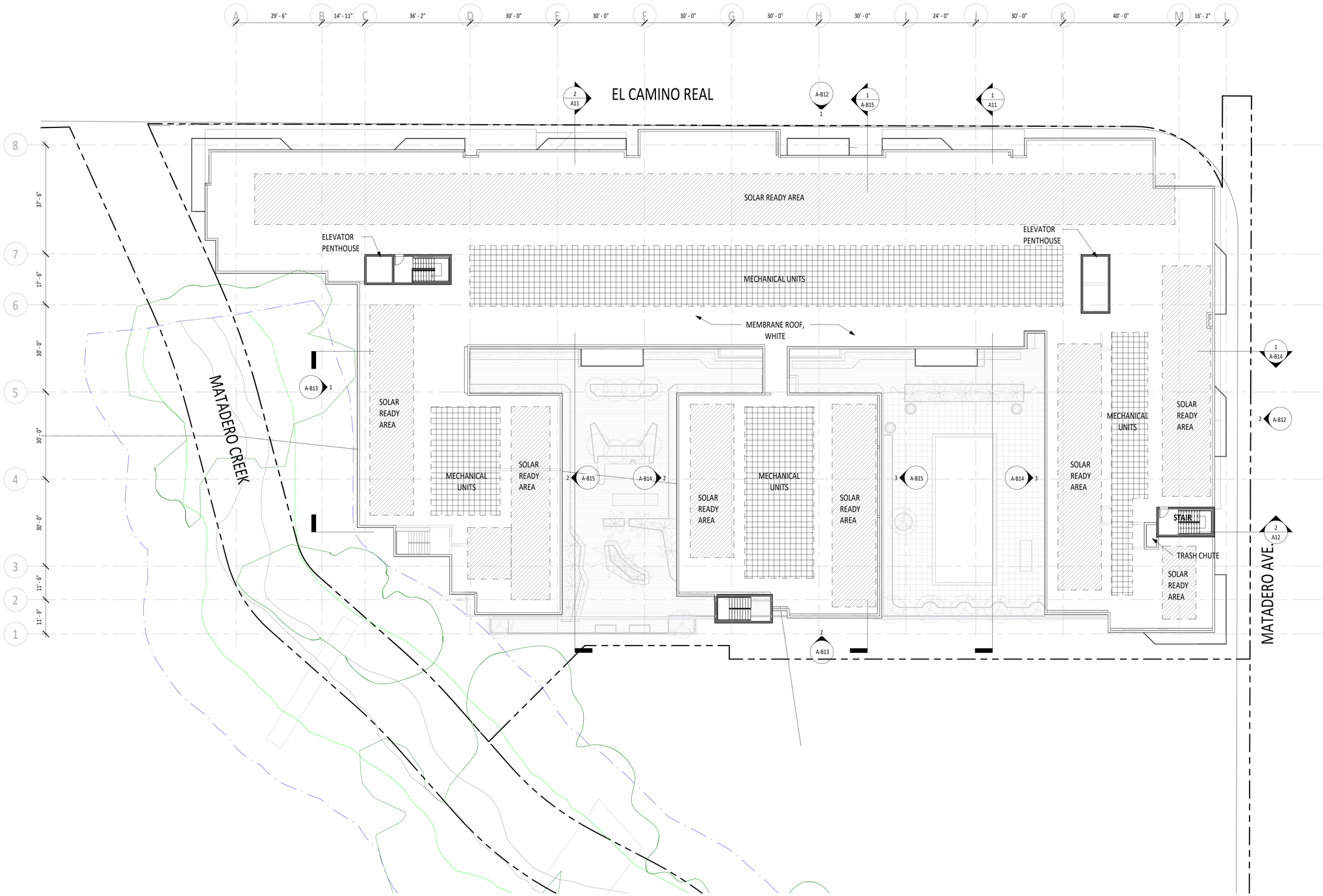
Oxford Capital Group, LLC

BUILDING B - LEVEL 8 A-B10

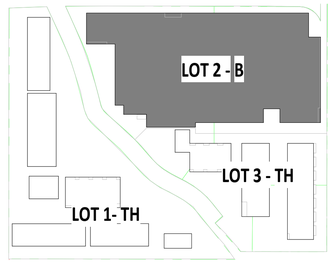
CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026



UNIT TYPE MIX - BUILDING B	
Name	Count
1 BEDROOM	
1 BD	129
1 BD BMR	33
2 BEDROOM	
2 BD	73
2 BD BMR	6
3 BEDROOM	
3 BD	14
Grand total: 255	255

UNIT PER FLOOR - BUILDING B	
Name	Count
GROUND FLOOR	
1 BD	6
1 BD BMR	2
2 BD	1
	9
LEVEL 2 - R1	
1 BD	12
1 BD BMR	1
2 BD	6
3 BD	2
	21
LEVEL 3 - R1	
1 BD	16
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	35
LEVEL 4 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 5 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 6 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 7 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
LEVEL 8 - R1	
1 BD	19
1 BD BMR	5
2 BD	11
2 BD BMR	1
3 BD	2
	38
Grand total: 255	255

0 20' 40'



LEGEND

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

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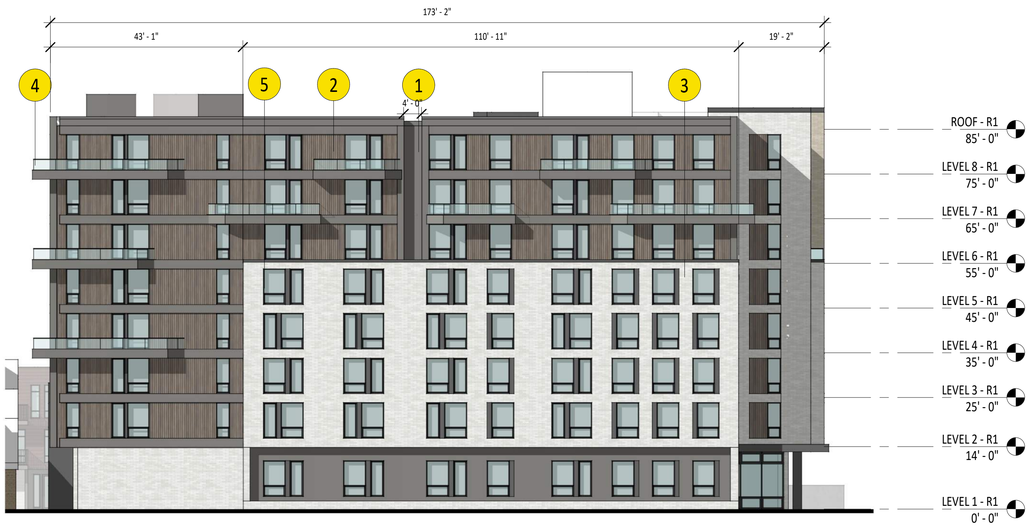
Oxford Capital Group, LLC

BUILDING B - ROOF PLAN A-B11

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026



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

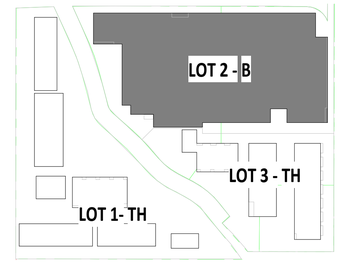


2 EAST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

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

NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



0 16' 32'

lowney arch

Oxford Capital Group, LLC

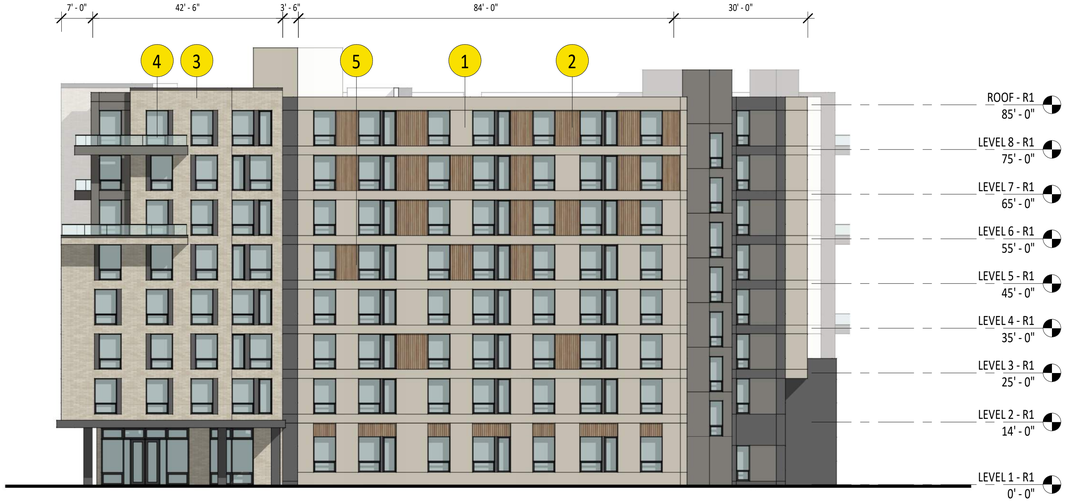
BUILDING B - ELEVATIONS / MATERIALS

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B12



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

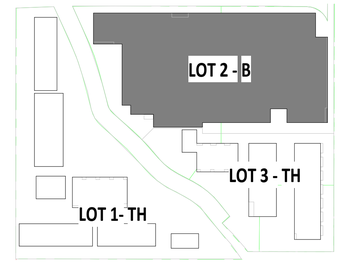


1 WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

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

NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



0 16' 32'

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Oxford Capital Group, LLC

BUILDING B - ELEVATIONS / MATERIALS

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B13



3 POOL COURTYARD - WEST ELEVATION
1/16" = 1'-0"



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

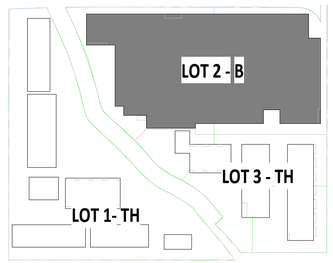
MATERIAL LEGEND

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

NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



1 EAST-WEST RESIDENTIAL SECTION
1/16" = 1'-0"



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Oxford Capital Group, LLC

BUILDING B - SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026

A-B14



3 POOL COURTYARD - EAST ELEVATION
1/16" = 1'-0"

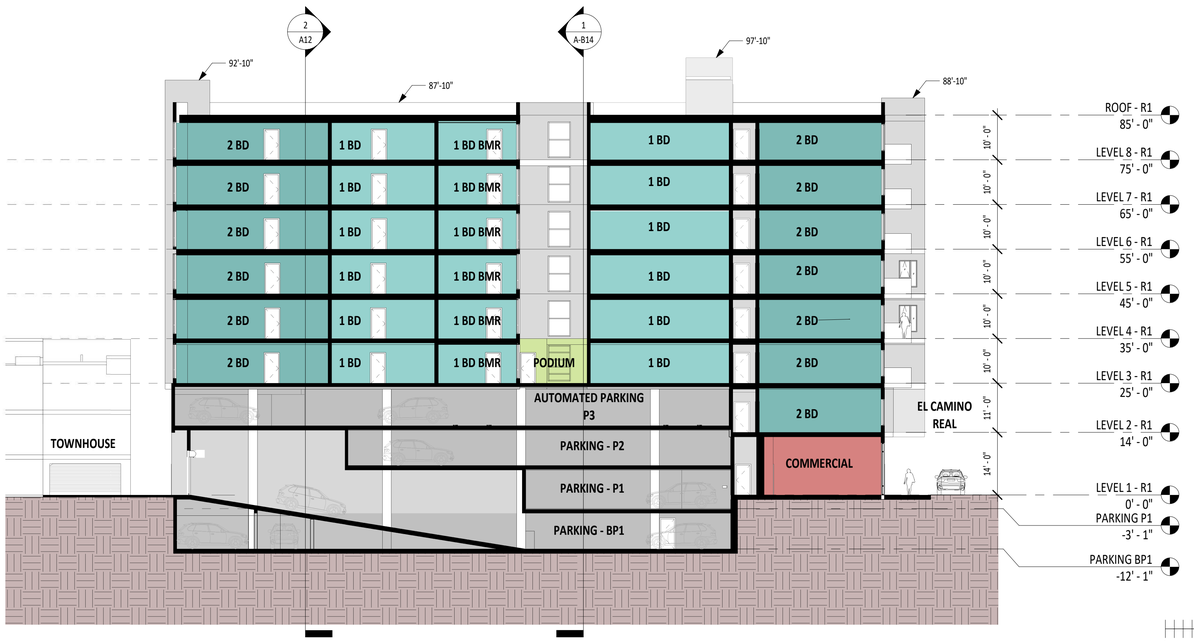


2 CREEKSIDE COURTYARD - EAST ELEVATION
1/16" = 1'-0"

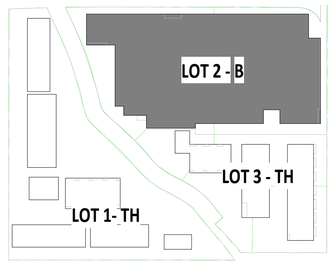
MATERIAL LEGEND

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

NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIAL SAMPLES



1 NORTH - SOUTH RESIDENTIAL BUILDING SECTION
1/16" = 1'-0"



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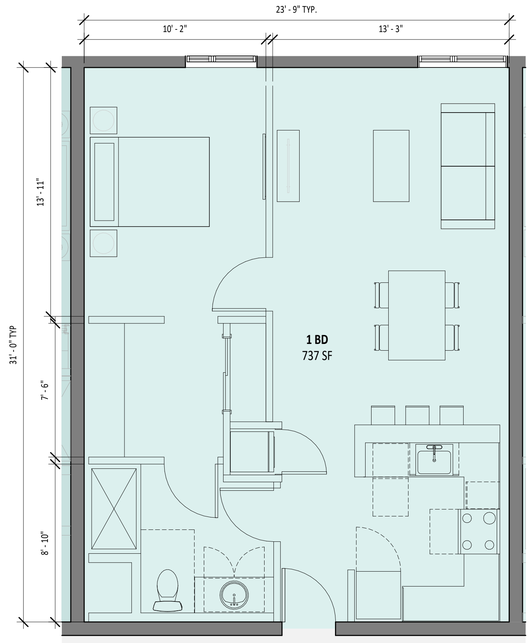
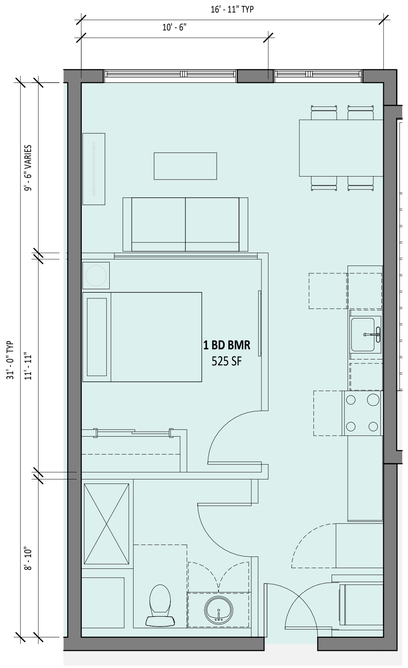
Oxford Capital Group, LLC

BUILDING B - SECTIONS A-B15

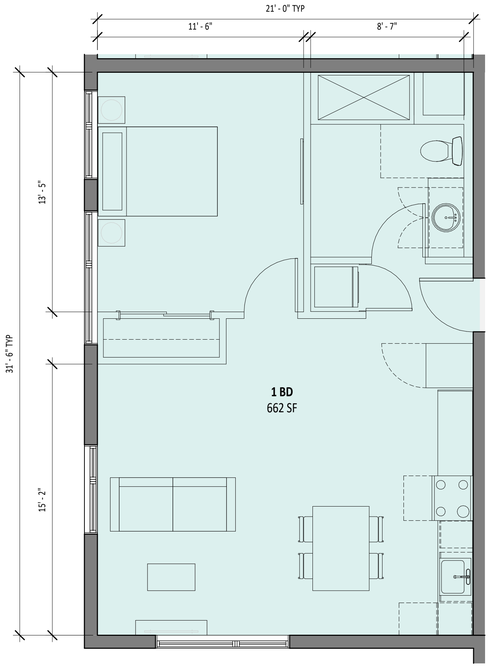
CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026



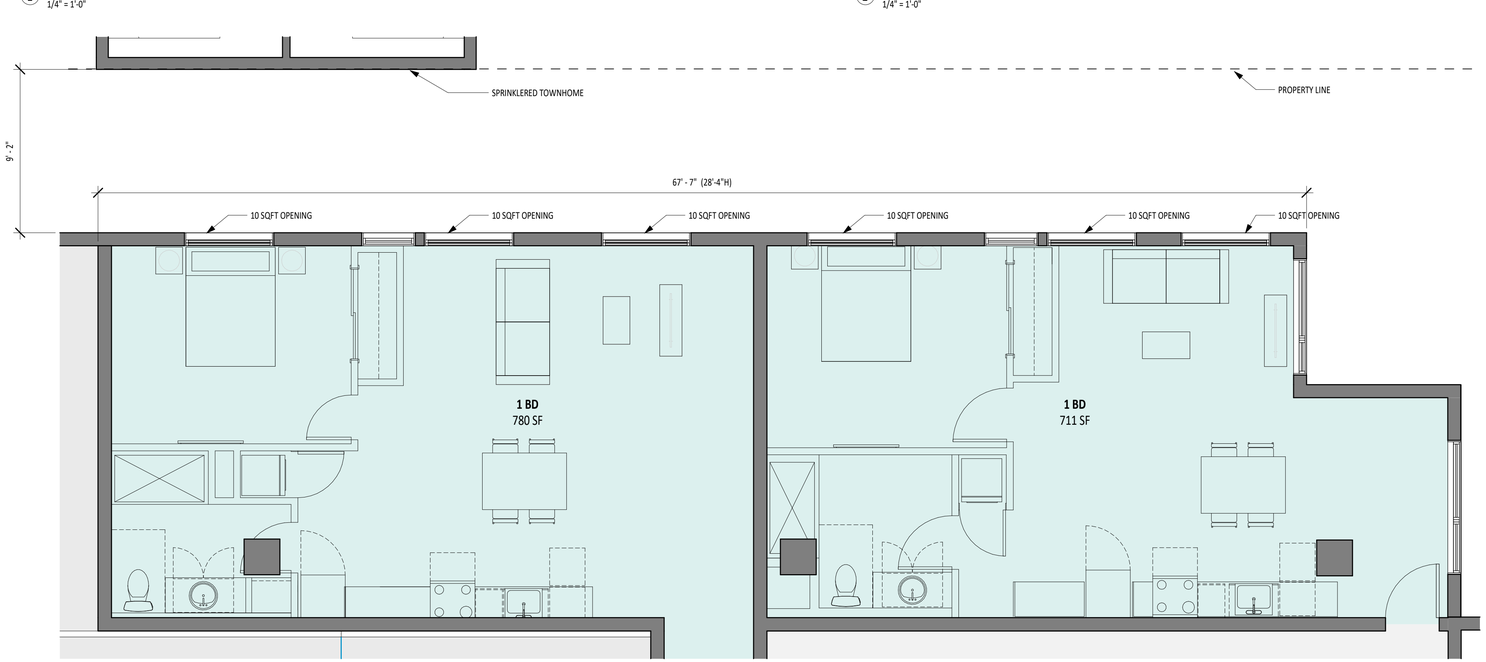
1 UNIT PLAN - 1 BEDROOM A
1/4" = 1'-0"



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



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



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

FIRE SEPARATION DISTANCE
MAXIMUM ALLOWABLE OPENING PER CBC 2025
TABLE 705.8 AT GRIDLINE 1: 5' TO <10' FSD:25%
WIDTH X HEIGHT OF WALL AT GRID 1
70'W X 28'4"H = 1983.3 SQFT
25% = 495.8 SQFT
PROPOSED OPENING = 120 SQFT

0 4' 8'

***NOTE: REFER TO ELEVATIONS FOR WINDOW LOCATION AND SIZES**

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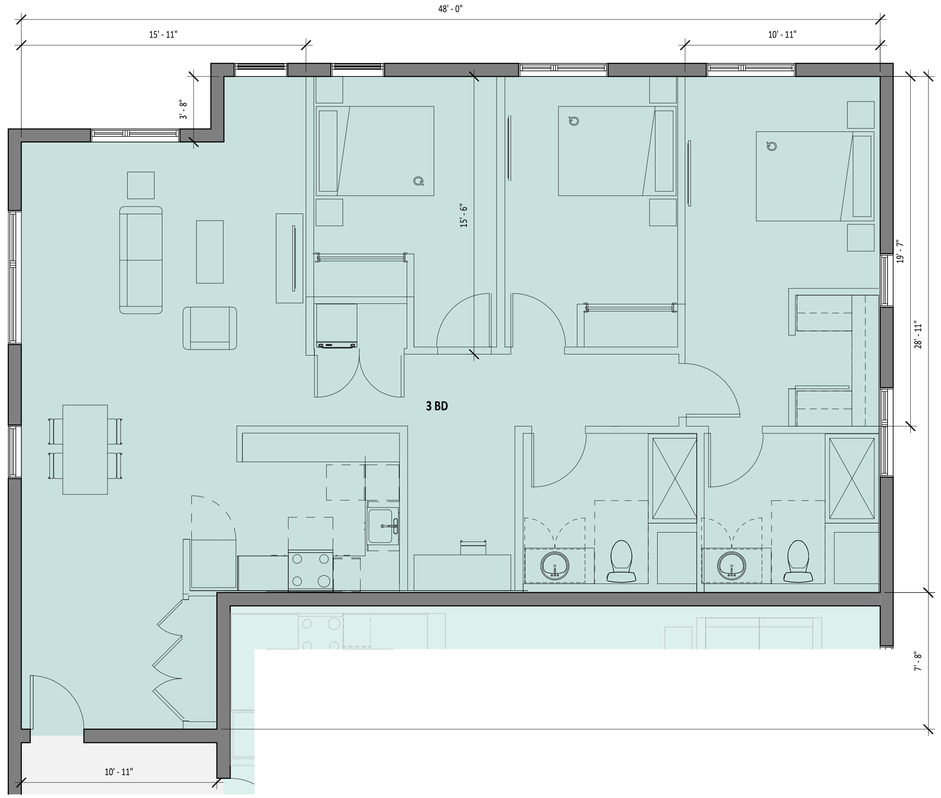
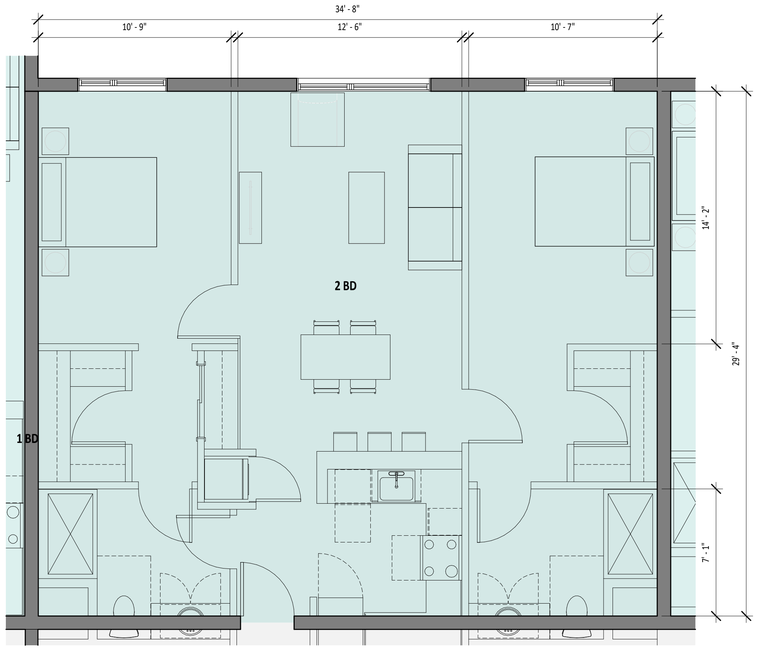
Oxford Capital Group, LLC

BUILDING B - UNITS A-B16

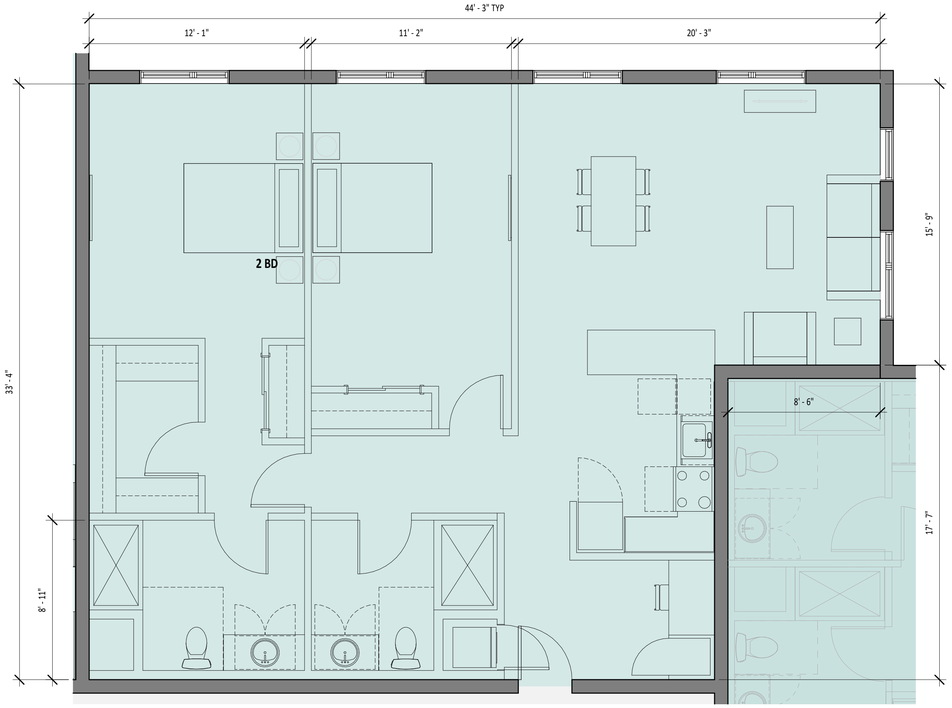
CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026



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"

***NOTE: REFER TO ELEVATIONS FOR WINDOW LOCATION AND SIZES**

0 4' 8'

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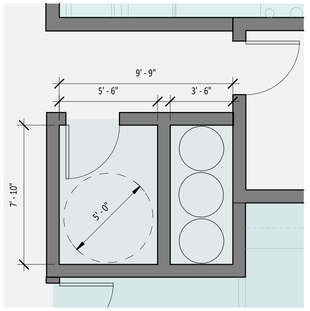
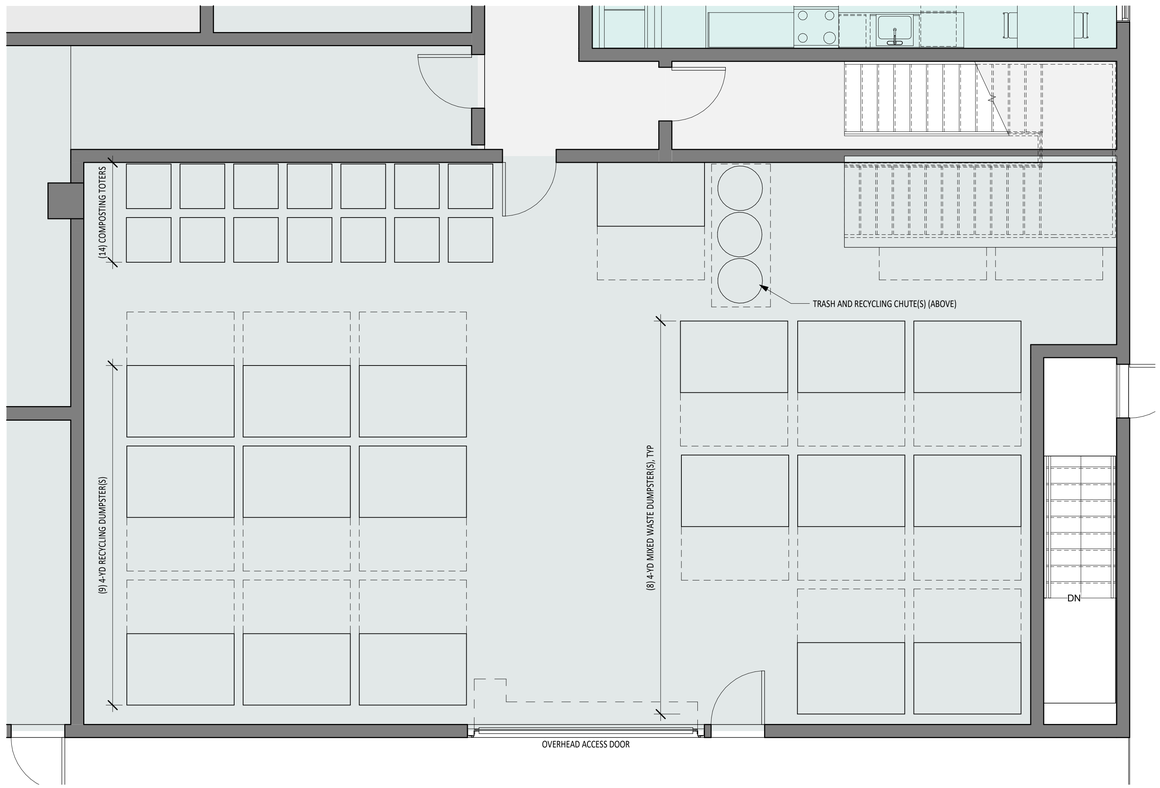
Oxford Capital Group, LLC

BUILDING B - UNITS A-B17

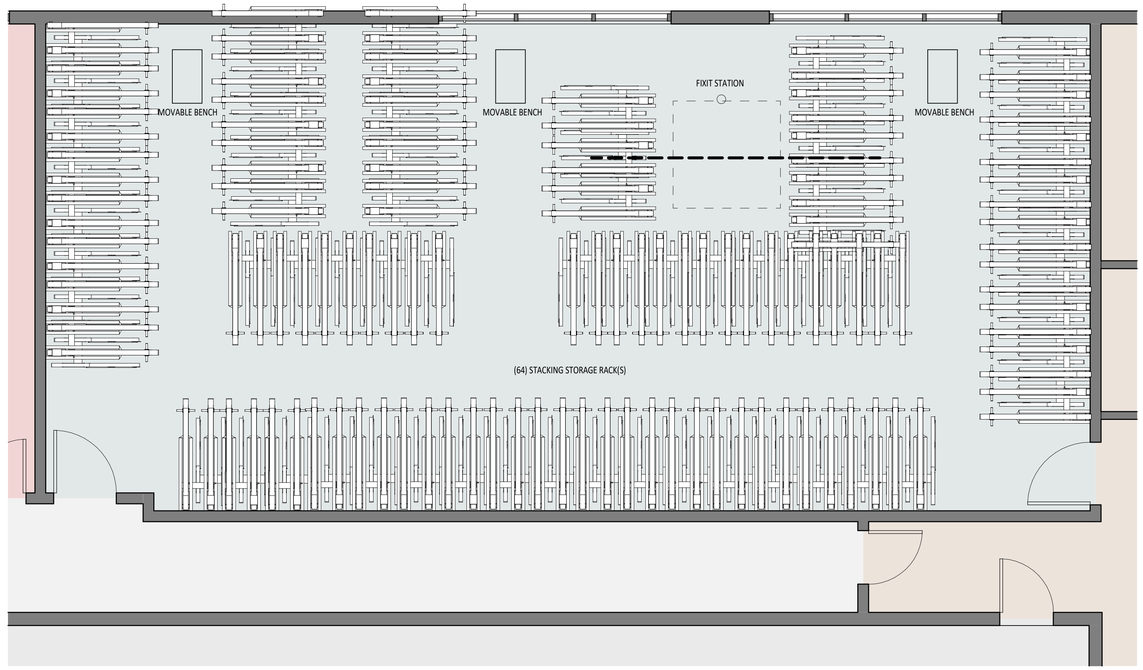
CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026



3 TRASH CHUTE ROOM
1/4" = 1'-0"



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



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

Dero **Decker**

CAPACITY 4 Bikes per unit

MATERIALS
Uprights: 4" 11g square tube
Upright base: 1/4" plate
Cantilevers: 11g plate
Cantilever base: 1/4" plate
Trays: 11g plate

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

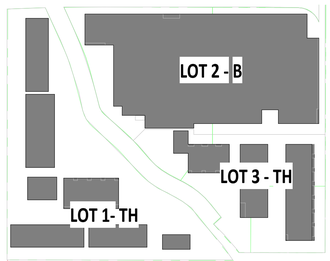
☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat



DENSE BIKE PARKING (IMAGE COURTESY OF DERO MANUFACTURING)

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



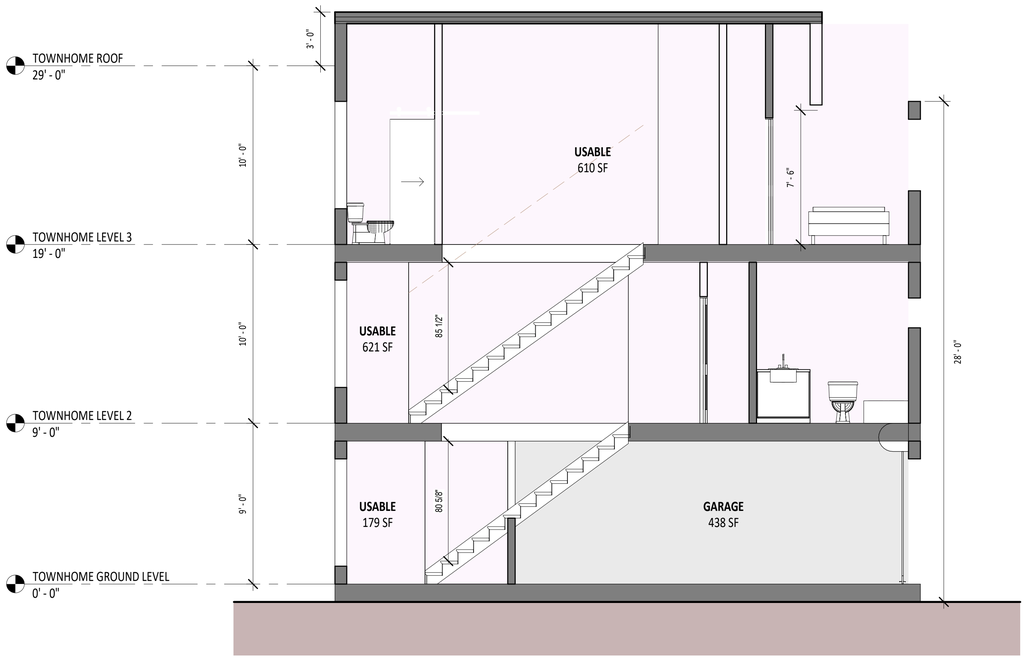


lowney arch

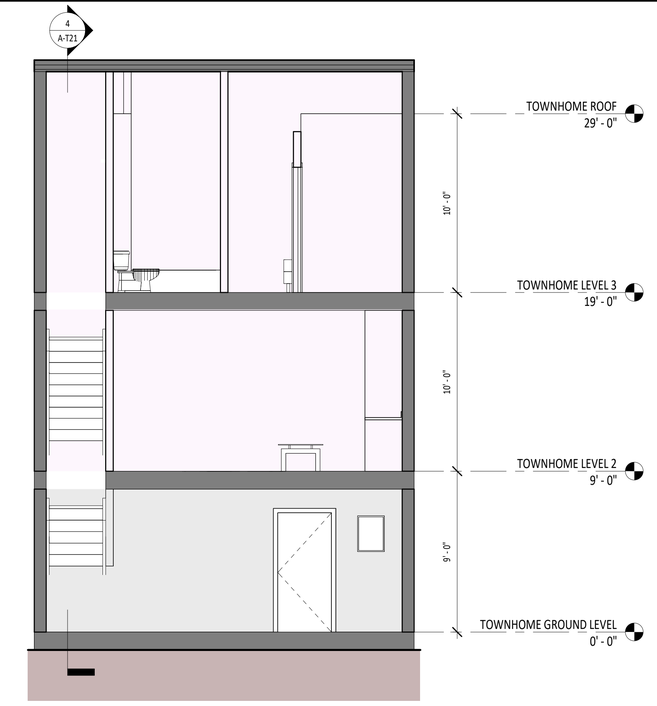
Oxford Capital Group, LLC

ENLARGED TRASH AND BIKE ROOM PLANS A-B51

CREEKSIDE TOWNHOMES AND RESIDENCES - 30.10.2026



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



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

TOWNHOME RENTABLE AREA

Name	Area
TH A	
GARAGE	438 SF
USABLE	1,410 SF
	1,848 SF

UNITS TYPE MIX - TOWNHOMES

Type	UNIT TYPE	COUNT
TH A	4BD	16
TH A (ALT)	4BD	1
TH A (Side Entry)	4BD	1
TH B1	4BD	9
TH B (ALT)	4BD	1
TH C1	3BD	12
TH C (ALT)	3BD	2
		42

LOT 1 - GROSS AREA - TOWNHOMES

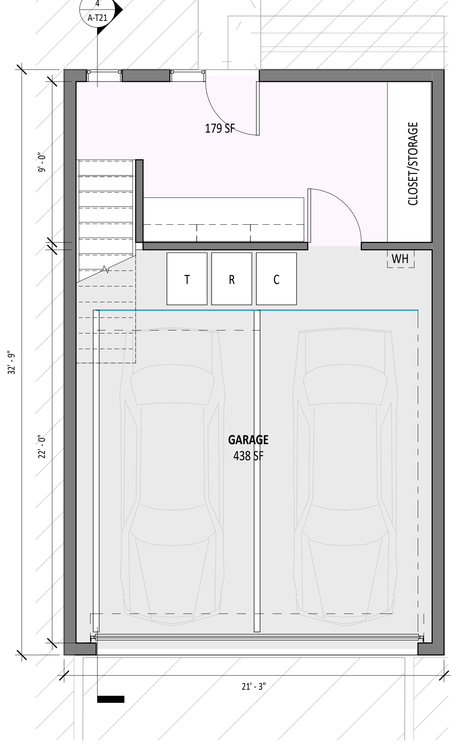
Occupancy	Area	Usable %
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	19,436 SF	33%
	19,436 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	19,455 SF	33%
	19,455 SF	
TOWNHOME GROUND LEVEL		
GARAGE	13,083 SF	22%
R-2 RESIDENTIAL	6,254 SF	11%
	19,338 SF	
	58,229 SF	

LOT 3 - GROSS AREA - TOWNHOMES

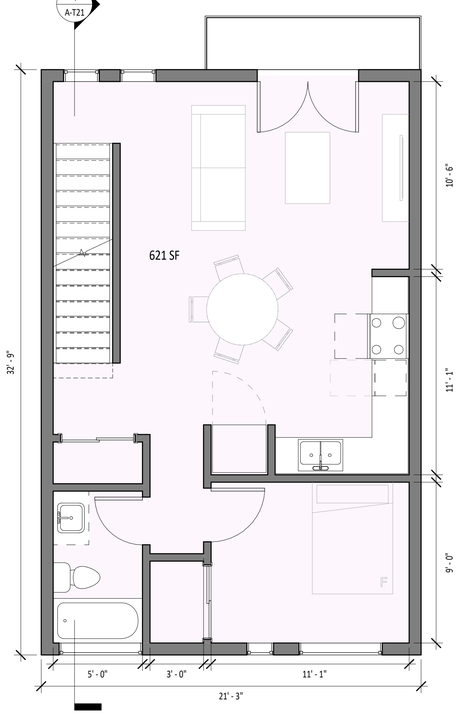
Occupancy	Area	Usable %
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	12,854 SF	34%
	12,854 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	12,836 SF	34%
	12,836 SF	
TOWNHOME GROUND LEVEL		
GARAGE	8,820 SF	23%
R-2 RESIDENTIAL	3,771 SF	10%
	12,591 SF	
	38,280 SF	

TOWNHOME TOTAL GROSS AREA(S)

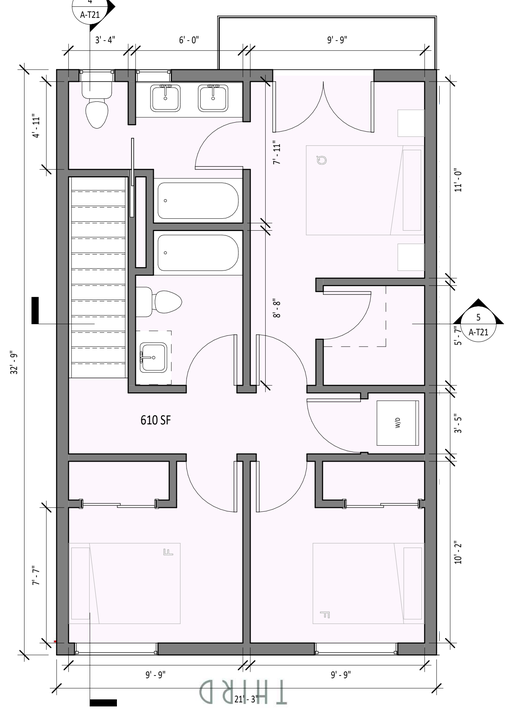
Occupancy	Area	Usable %
GARAGE	21,903 SF	23%
R-2 RESIDENTIAL	74,606 SF	77%
	96,509 SF	



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"

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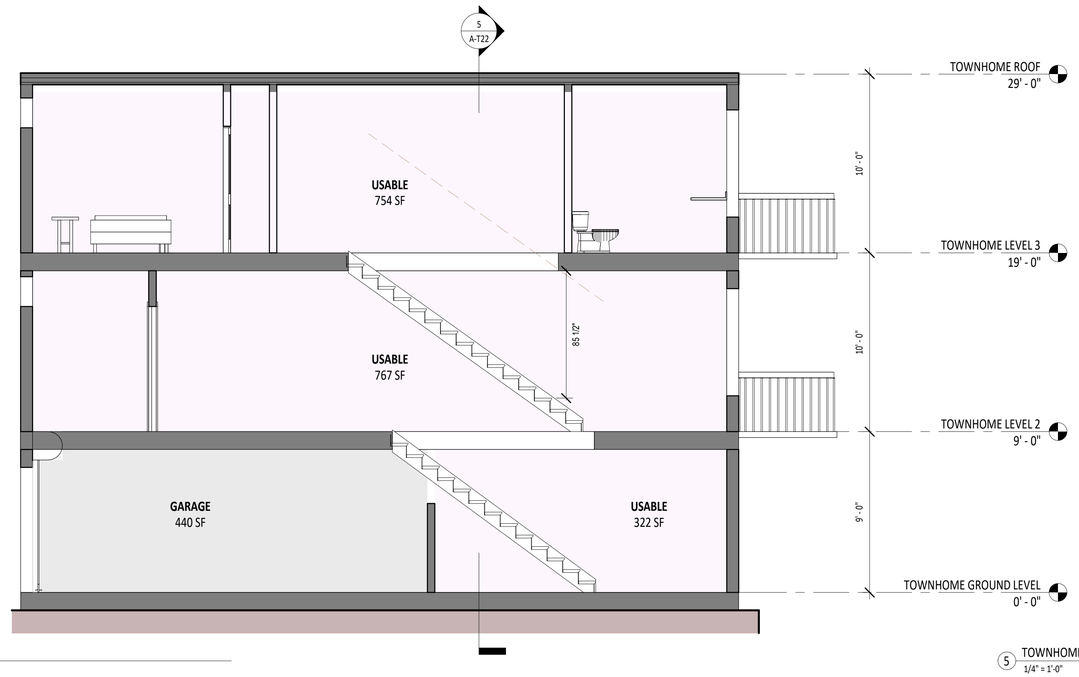
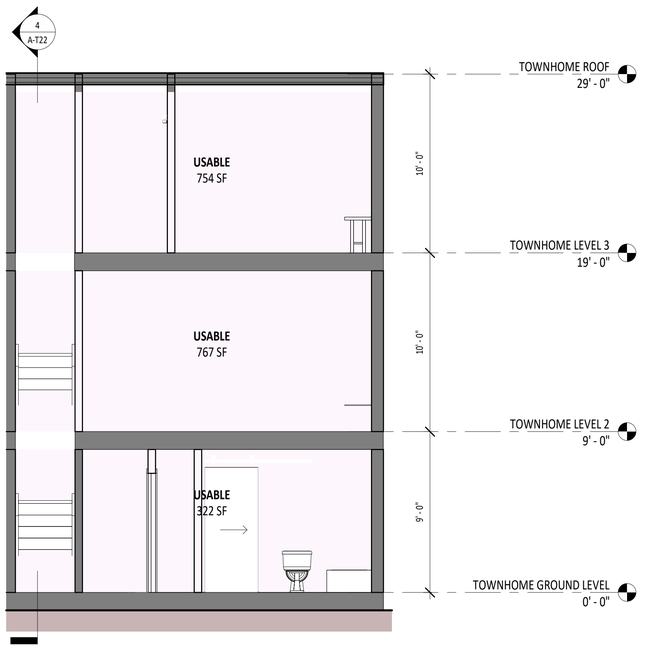
TOWNHOME TYPE A - PLANS & SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T21



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



5 TOWNHOME B1 SECTION 2
1/4" = 1'-0"

TOWNHOME RENTABLE AREA

Name	Area
TH B	
GARAGE	440 SF
USABLE	1,842 SF
	2,282 SF

UNITS TYPE MIX - TOWNHOMES

Type	UNIT TYPE	COUNT
TH A	4BD	16
TH A (ALT)	4BD	1
TH A (Side Entry)	4BD	1
TH B1	4BD	9
TH B (ALT)	4BD	1
TH C1	3BD	12
TH C (ALT)	3BD	2
		42

LOT 1 - GROSS AREA - TOWNHOMES

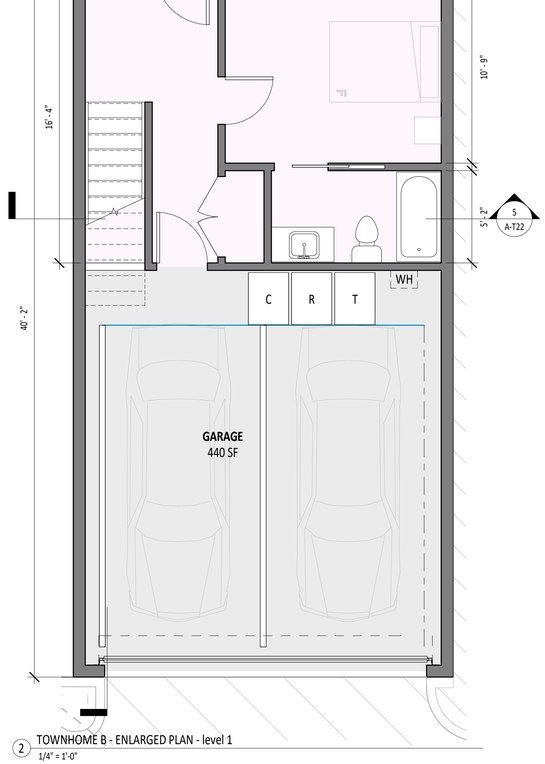
Occupancy	Area	Usable %
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	19,436 SF	33%
	19,436 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	19,455 SF	33%
	19,455 SF	
TOWNHOME GROUND LEVEL		
GARAGE	13,083 SF	22%
R-2 RESIDENTIAL	6,254 SF	11%
	19,338 SF	
	58,229 SF	

LOT 3 - GROSS AREA - TOWNHOMES

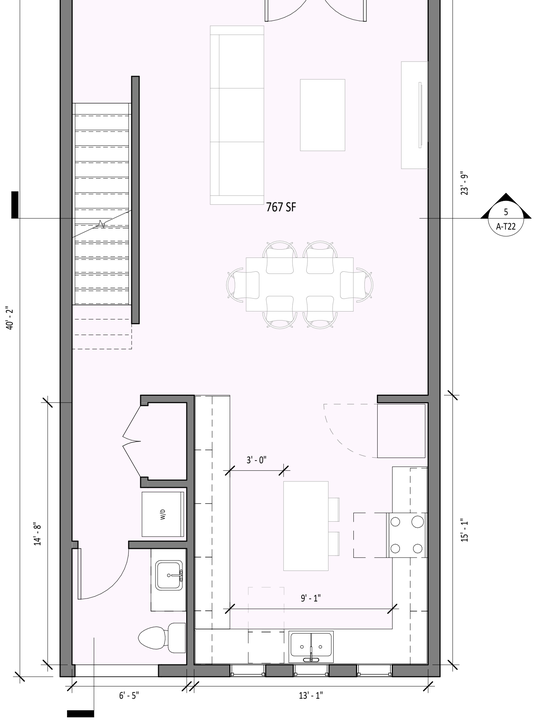
Occupancy	Area	Usable %
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	12,854 SF	34%
	12,854 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	12,836 SF	34%
	12,836 SF	
TOWNHOME GROUND LEVEL		
GARAGE	8,820 SF	23%
R-2 RESIDENTIAL	3,771 SF	10%
	12,591 SF	
	38,280 SF	

TOWNHOME TOTAL GROSS AREA(S)

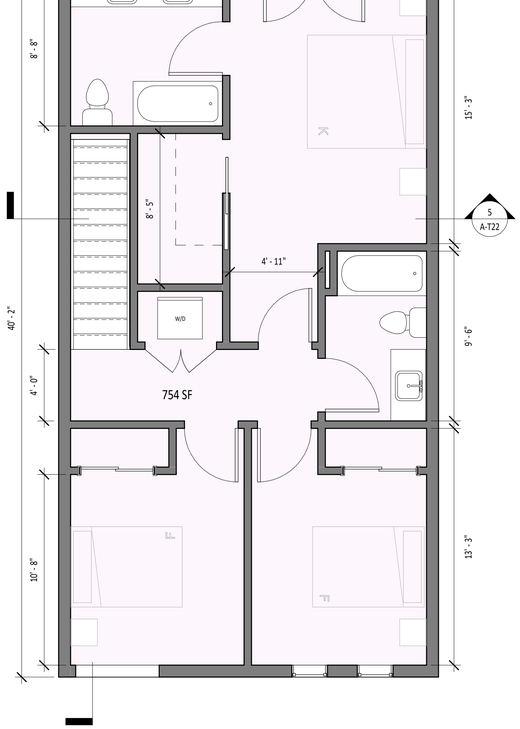
Occupancy	Area	Usable %
GARAGE	21,903 SF	23%
R-2 RESIDENTIAL	74,606 SF	77%
	96,509 SF	



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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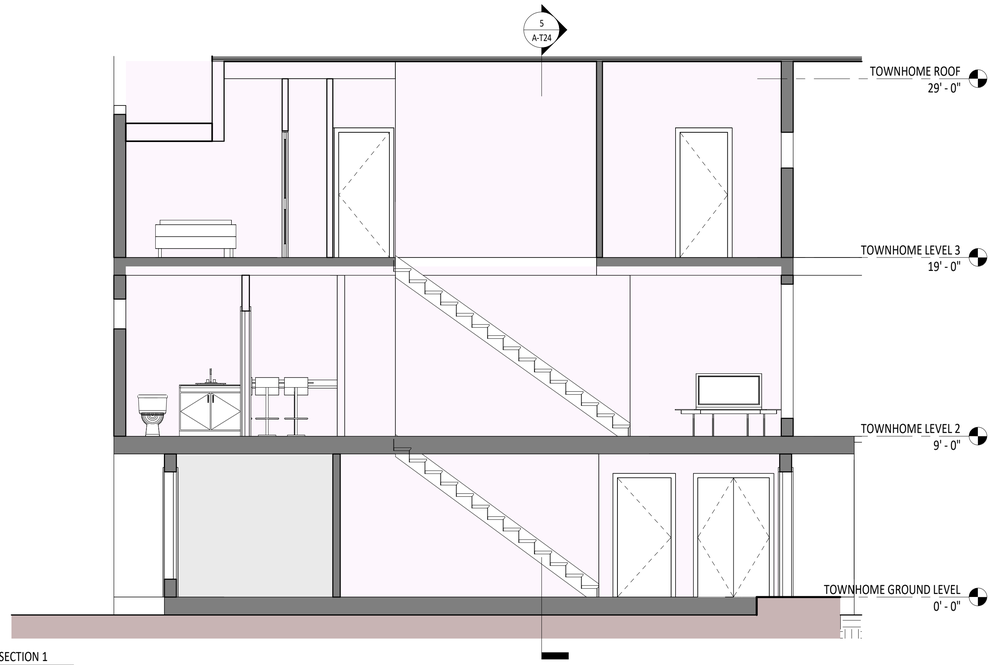
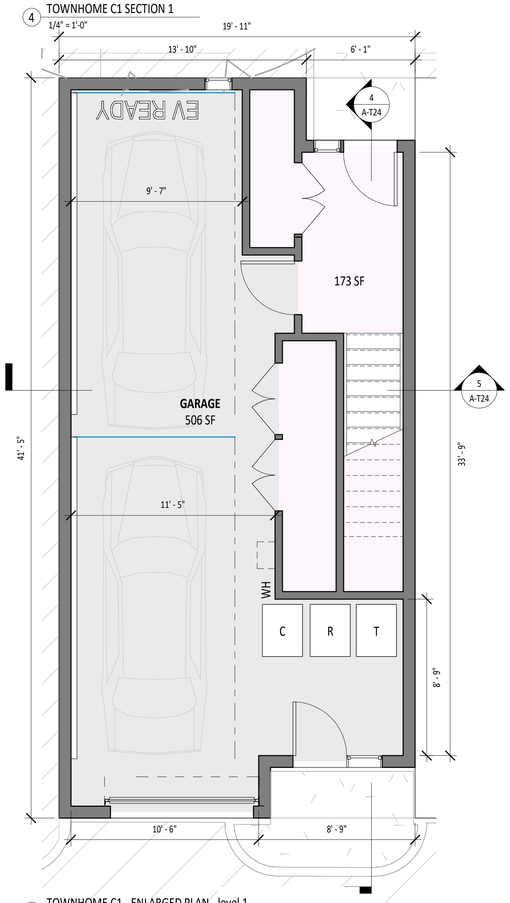
TOWNHOME TYPE B1 - PLANS & SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

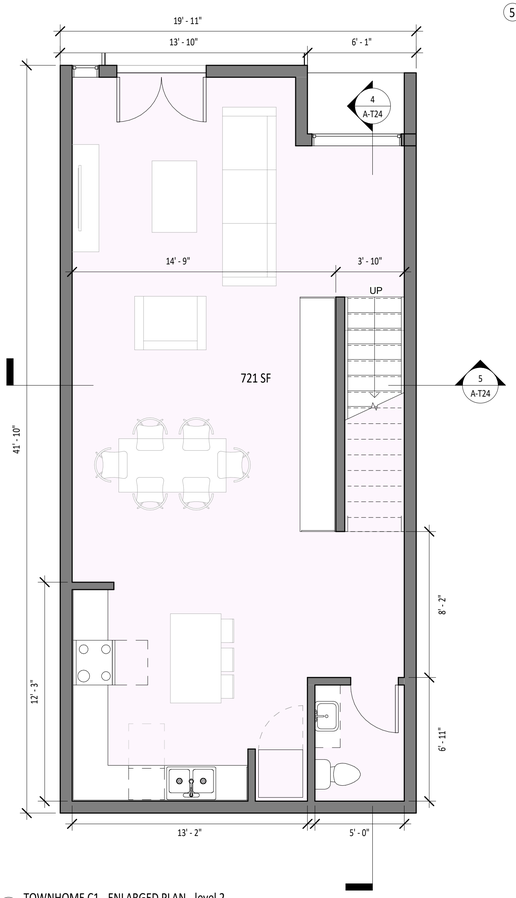
A-T22



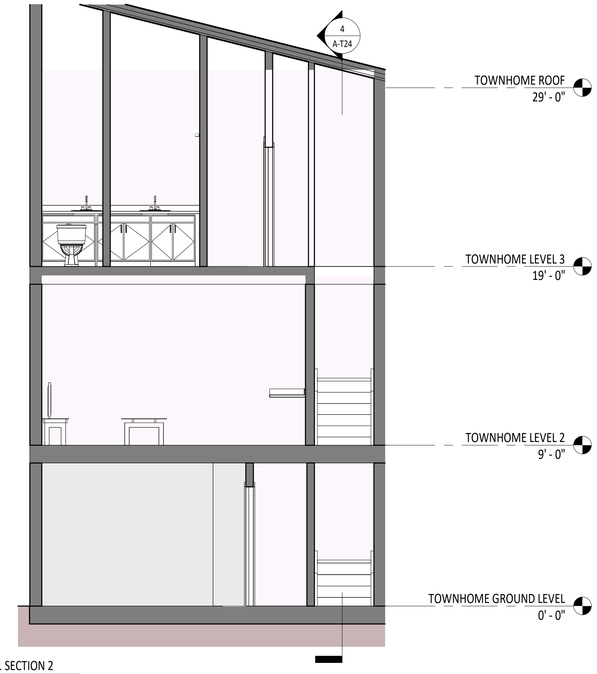
4 TOWNHOME C1 SECTION 1
1/4" = 1'-0"



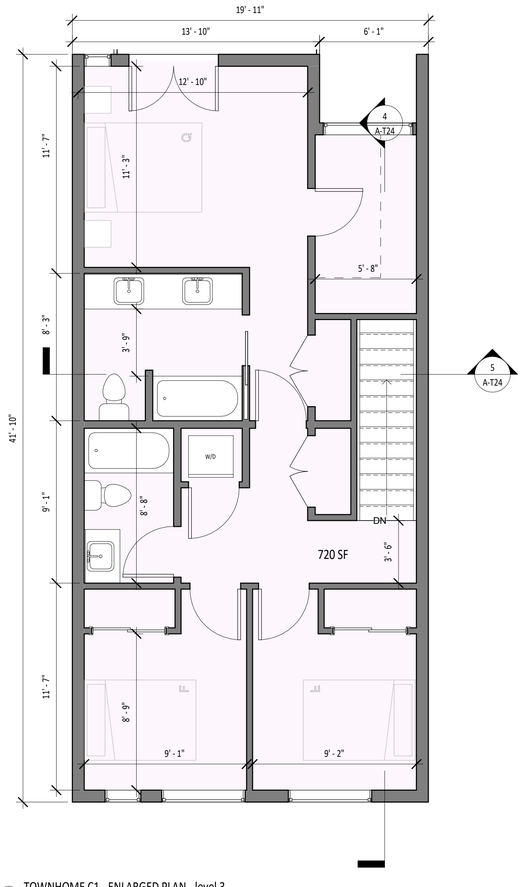
2 TOWNHOME C1 - ENLARGED PLAN - level 1
1/4" = 1'-0"



1 TOWNHOME C1 - ENLARGED PLAN - level 2
1/4" = 1'-0"



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



3 TOWNHOME C1 - ENLARGED PLAN - level 3
1/4" = 1'-0"

TOWNHOME RENTABLE AREA

Name	Area
TH C	
GARAGE	506 SF
USABLE	1,441 SF
	1,946 SF
TH C2	
USABLE	173 SF
	173 SF

UNITS TYPE MIX - TOWNHOMES

Type	UNIT TYPE	COUNT
TH A	4BD	16
TH A (ALT)	4BD	1
TH A (Side Entry)	4BD	1
TH B1	4BD	9
TH B (ALT)	4BD	1
TH C1	3BD	12
TH C (ALT)	3BD	2
		42

LOT 1 - GROSS AREA - TOWNHOMES

Occupancy	Area	Usable %
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	19,436 SF	33%
	19,436 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	19,455 SF	33%
	19,455 SF	
TOWNHOME GROUND LEVEL		
GARAGE	13,083 SF	22%
R-2 RESIDENTIAL	6,254 SF	11%
	19,338 SF	
	58,229 SF	

LOT 3 - GROSS AREA - TOWNHOMES

Occupancy	Area	Usable %
TOWNHOME LEVEL 3		
R-2 RESIDENTIAL	12,854 SF	34%
	12,854 SF	
TOWNHOME LEVEL 2		
R-2 RESIDENTIAL	12,836 SF	34%
	12,836 SF	
TOWNHOME GROUND LEVEL		
GARAGE	8,820 SF	23%
R-2 RESIDENTIAL	3,771 SF	10%
	12,591 SF	
	38,280 SF	

TOWNHOME TOTAL GROSS AREA(S)

Occupancy	Area	Usable %
GARAGE	21,903 SF	23%
R-2 RESIDENTIAL	74,606 SF	77%
	96,509 SF	

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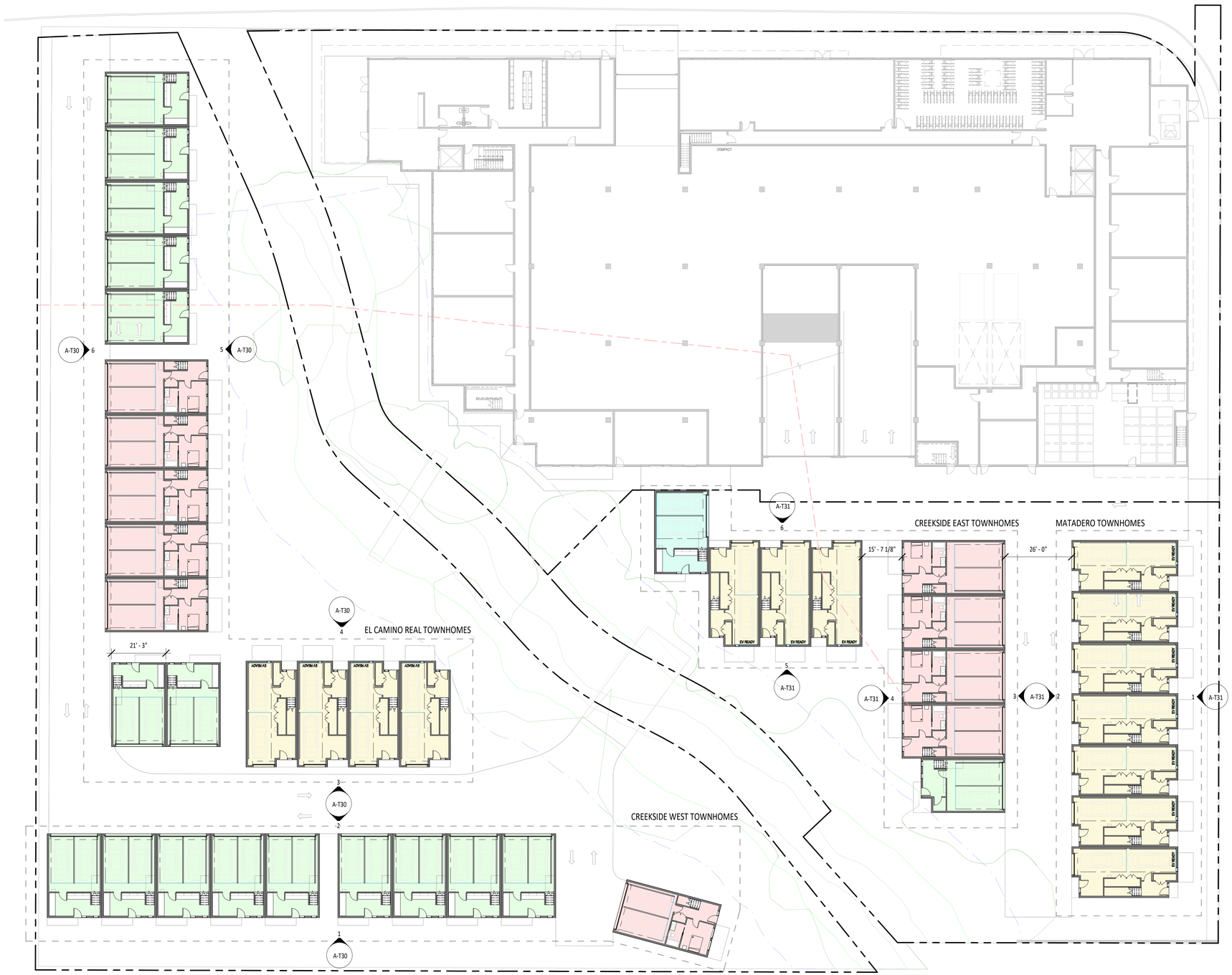
TOWNHOME TYPE C1 - PLANS & SECTIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T24



LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK SETBACK
- SETBACK
- STANDING SEAM ROOF
- MEMBRANE ROOF

UNITS TYPE MIX - TOWNHOMES		
Type	UNIT TYPE	COUNT
TH A	4BD	16
TH A (ALT)	4BD	1
TH A (Side Entry)	4BD	1
TH B1	4BD	9
TH B (ALT)	4BD	1
TH C1	3BD	12
TH C (ALT)	3BD	2
		42

UNIT TYPE LEGEND

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

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

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TOWNHOMES - GROUND LEVEL A-T26

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026



LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK SETBACK
- SETBACK
- STANDING SEAM ROOF
- MEMBRANE ROOF

UNITS TYPE MIX - TOWNHOMES		
Type	UNIT TYPE	COUNT
TH A	4BD	16
TH A (ALT)	4BD	1
TH A (Side Entry)	4BD	1
TH B1	4BD	9
TH B (ALT)	4BD	1
TH C1	3BD	12
TH C (ALT)	3BD	2
		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



LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK SETBACK
- SETBACK
- STANDING SEAM ROOF
- MEMBRANE ROOF

UNITS TYPE MIX - TOWNHOMES		
Type	UNIT TYPE	COUNT
TH A	4BD	16
TH A (ALT)	4BD	1
TH A (Side Entry)	4BD	1
TH B1	4BD	9
TH B (ALT)	4BD	1
TH C1	3BD	12
TH C (ALT)	3BD	2
		42

UNIT TYPE LEGEND

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

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

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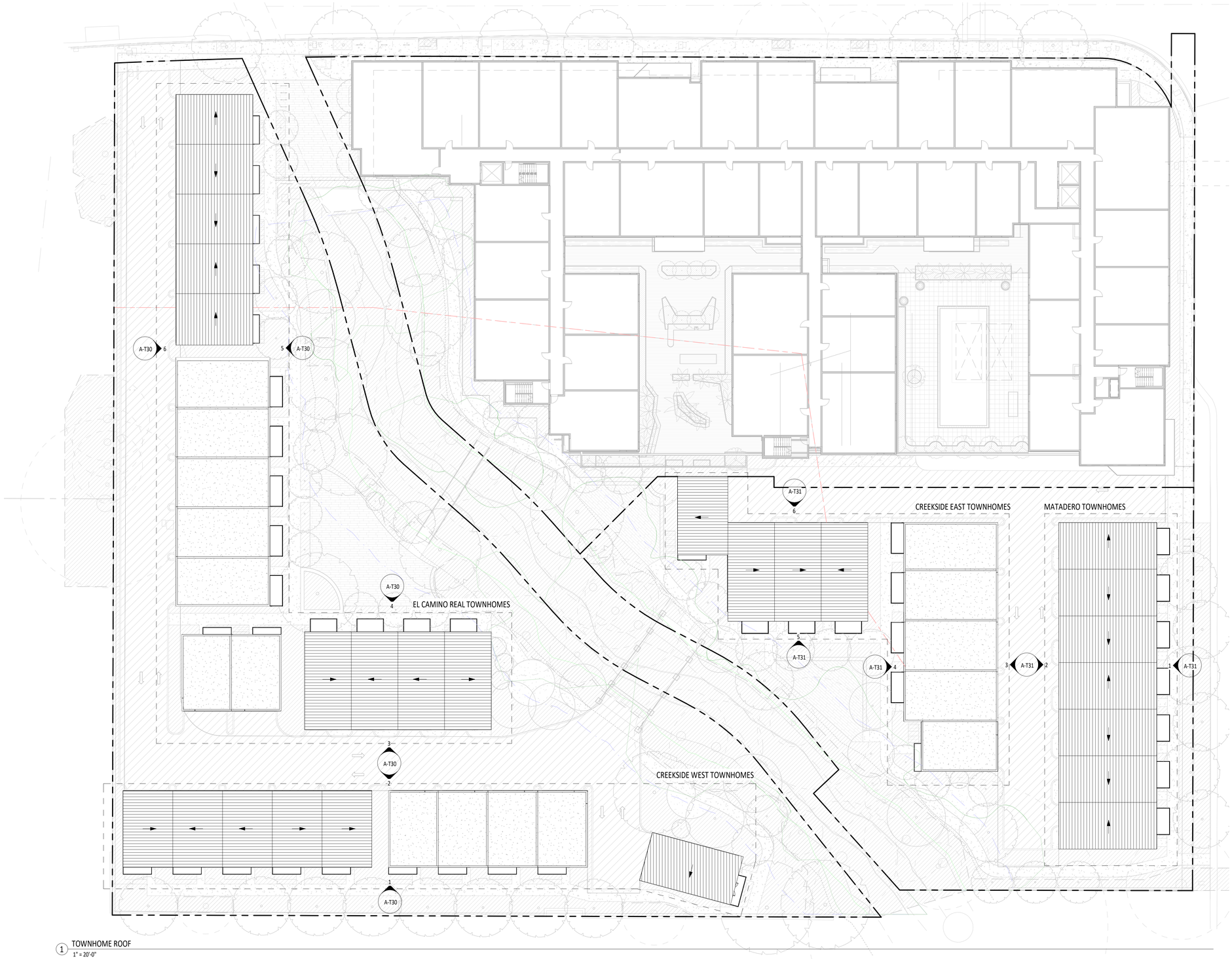
TOWNHOMES - LEVEL 3

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T28



1 TOWNHOME ROOF
1" = 20'-0"

LEGEND

- ZONING LINES
- RIPARIAN ZONE
- TOP OF BANK
- 20' CREEK SETBACK
- SETBACK
- STANDING SEAM ROOF
- MEMBRANE ROOF

UNITS TYPE MIX - TOWNHOMES

Type	UNIT TYPE	COUNT
TH A	4BD	16
TH A (ALT)	4BD	1
TH A (Side Entry)	4BD	1
TH B1	4BD	9
TH B (ALT)	4BD	1
TH C1	3BD	12
TH C (ALT)	3BD	2
		42

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TOWNHOMES - ROOF PLAN A-T29

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026



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"



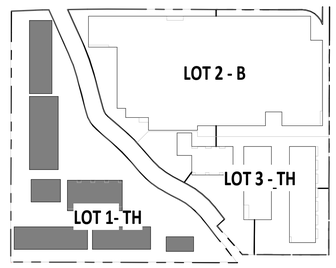
5 EL CAMINO REAL - EAST ELEVATION
1/16" = 1'-0"



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"

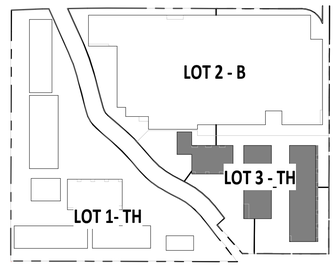


1 MATADERO - EAST ELEVATION
1/16" = 1'-0"

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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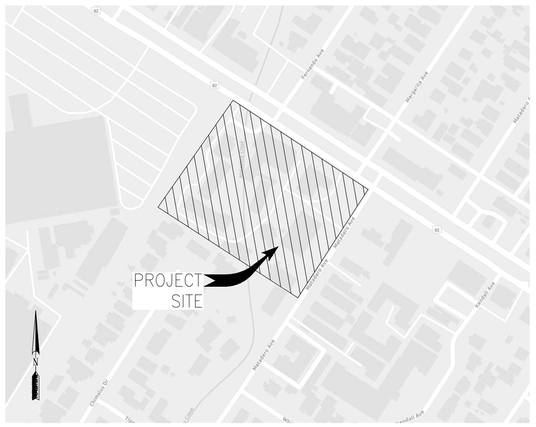
TOWNHOMES - ELEVATIONS

CREEKSIDE TOWNHOMES AND RESIDENCES - 7.10.2026

A-T31



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	CPAU ELECTRIC	CPAU GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	●
*CPAU ELECTRIC CABLE					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMERS					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC INTERRUPTERS					
SUPPLY & INSTALL	○	○	○	○	●
CPAU ELECTRIC SWITCHES					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●

● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
● ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* CPAU TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	10-30-2026	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	10-22-2026	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
C.L.E.C.		
LANDSCAPE	10-30-2026	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

RADIUS DESIGN is not responsible for any subsequent changes or revisions.

OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

CONSTRUCTION NOTES

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH CITY OF PALO ALTO STANDARDS.
2. ALL WORK MUST COMPLY WITH CITY OF PALO ALTO (CPA), TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. FIELD CONDITIONS MAY REQUIRE CHANGES TO APPROVED PLANS, AT THE DISCRETION OF CPAU INSPECTOR OR OTHERS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE CPA REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE CPA FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY CPA, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK. (800) 227-2600.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE CPA, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF FOUR FEET FROM THE NEAREST OUTER SURFACE OF CPA DRY FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM FOUR FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
19. EXCAVATION DIMENSIONS FOR TIE-IN TO EXISTING ELECTRIC CONDUITS ARE AT THE DISCRETION OF THE CPAU FIELD INSPECTOR. CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20' OR MORE OF EXISTING CONDUITS WHEN NEEDED.

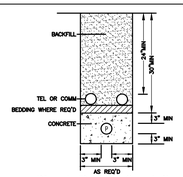
CONDUIT NOTES

1. DIRECT BURIED PRIMARY CONDUIT IS NOT AN APPROVED CONSTRUCTION METHOD. PRIMARY CONDUITS SHALL BE CONCRETE ENCASED, UNLESS OTHERWISE APPROVED BY CPAU UTILITIES ENGINEER. APPROVED CONDUIT MATERIALS:
   A. SCHEDULE 40 PVC
   B. TYPE "DB 60" (SECONDARY) OR "DB 120" (PRIMARY) PLASTIC CONDUIT
   C. GALVANIZED RIGID STEEL CONDUIT.
2. EVERY EFFORT MUST BE MADE TO OBTAIN STRAIGHT WATER-TIGHT CONDUIT LINE.
3. SHARP TURNS MUST BE AVOIDED, PER THE TABLE BELOW. NORMALLY, THE PRIMARY DUCT RADIUS IS SPECIFIED. UNLESS APPROVED BY THE PROJECT ENGINEER, FACTORY OFFSETS WILL NOT BE USED.
4. ALL BENDS AND SWEEPS (90 DEGREES) MUST BE ENCASED IN CONCRETE (MINIMUM 3") ALONG THE INSIDE RADIUS.
5. IF THE ELECTRIC UNDERGROUND INSPECTOR DETERMINES THAT THE BOTTOM OF THE TRENCH IS ROCKY, THEN A 2" SAND BEDDING MUST BE INSTALLED BEFORE CONDUIT.
6. BACKFILL IN UNIMPROVED AREAS SHALL BE 12" OF CLEAN NATURAL SAND PER CALTRANS STD SPECS SEC 19-3.025B ON TOP OF THE UPPERMOST CONDUIT, 90% COMPACTION; TOPPED WITH EXCAVATED NATIVE SOIL, 85% COMPACTION.
7. BACKFILL IN IMPROVED AREAS MUST BE IN ACCORDANCE WITH CITY OF PALO ALTO STANDARD SPECIFICATIONS FOR BACKFILLING IN IMPROVED AREAS. (SECTION 21)
8. ALL CONDUITS MUST BE MANDRELLED (STD. DWG DT-SS-U-1025). THIS TEST MUST BE WITNESSED BY THE ELECTRIC UNDERGROUND INSPECTOR.
9. A 3/8" POLYPROPYLENE PULL LINE (MIN. 150 LBS. TEST) MUST BE INSTALLED IN EACH CONDUIT.
10. CONDUIT SPACING SHALL BE MAINTAINED BY SPACERS, APPROVED BY CPA, INSTALLED NO MORE THAN 7' APART. CONDUIT MUST BE SECURELY BOUND TO THE SPACERS.
11. MINIMUM COVER FOR DIRECT BURIED CONDUIT:
    - SECONDARY (NOT TRAFFIC) 24"
    - COMMUNICATION (NOT TRAFFIC) 24"
    - SECONDARY (TRAFFICE) 30"
    - COMMUNICATION (TRAFFIC) 30"
    - PRIMARY 42"*
    - COVER MAY BE REDUCED TO 18" FOR SECONDARY UNDER SIDEWALKS, WITH THE PROJECT ENGINEER'S APPROVAL.
12. HORIZONTAL SPACING BETWEEN SECONDARY, COMMUNICATION, TELEPHONE, AND STREET LIGHTING CABLES OR DUCTS MAY BE RANDOM UNLESS OTHERWISE SPECIFIED.
13. IN EVERY CASE, VERTICAL CLEARANCE BETWEEN ELECTRIC LINES AND UTILITY LINE CROSSINGS MUST BE AT LEAST 12".

* DIRECT PRIMARY CONDUIT IS NO LONGER AN APPROVED CONSTRUCTION METHOD.

ELECTRIC UTILITIES DEPARTMENT COMMENTS & CONDITIONS

1. ALL ELECTRICAL VAULT INSTALLATIONS, REMOVALS AND RELOCATION'S SHALL BE AT CUSTOMER/DEVELOPER'S EXPENSE.
2. PRIMARY CONDUIT SHALL BE CONCRETE ENCASED PER CPA REQUIREMENTS.
3. THE FINAL JOINT TRENCH AND VAULT DETAILS MUST BE APPROVED BY THE CITY'S ELECTRICAL ENGINEERING DEPARTMENT.
4. APPLICANT SHALL NOTIFY THE ELECTRIC UTILITY INSPECTOR PRIOR TO CONSTRUCTION OF ANY ELECTRICAL UTILITY SUBSTRUCTURE.
5. NO STRUCTURES PERMITTED TO BE BUILT WITHIN EXISTING PUBLIC UTILITY EASEMENTS.
6. THE CONTRACTOR SHALL MAINTAIN 12" CLEAR, ABOVE AND BELOW FROM THE EXISTING UTILITIES TO NEW UNDERGROUND FACILITIES.
7. APPLICANTS SHALL PROVIDE PROTECTION FOR UTILITY LINES SUBJECT TO DAMAGE. EXPOSED ELECTRIC CONDUIT OR DUCT SHALL BE INSPECTED BY THE ELECTRICAL UTILITY INSPECTOR PRIOR TO BACKFILLING.
8. ANY EXTENSION OR RELOCATION OF EXISTING DISTRIBUTION LINES OR EQUIPMENT SHALL BE DONE AT CUSTOMER/DEVELOPER'S EXPENSE.



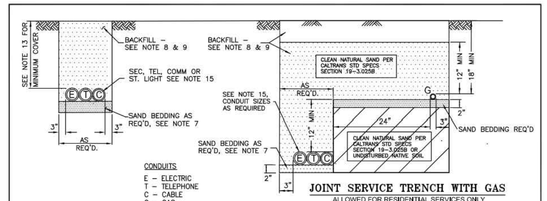
Direct Buried Conduit

ELECTRIC CONDUIT
MINIMUM BEND RADIUS FOR NEW CONSTRUCTION SERVICE

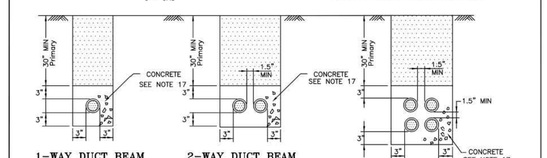
CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE:
NO MORE THAN 270 DEGREES OF BENDS ARE ALLOWED BETWEEN PULL BOXES IN A SECONDARY CONDUIT RUN.

NO MORE THAN 180 DEGREES OF BENDS ARE ALLOWED BETWEEN PULL BOXES IN A PRIMARY CONDUIT RUN.



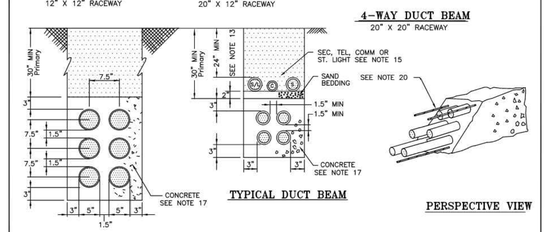
JOINT SERVICE TRENCH WITH GAS
ALLOWED FOR RESIDENTIAL SERVICES ONLY



1-WAY DUCT BEAM
12" X 12" RACEWAY

2-WAY DUCT BEAM
20" X 12" RACEWAY

4-WAY DUCT BEAM
20" X 20" RACEWAY



6-WAY DUCT BEAM
19 1/2" X 27" RACEWAY

TYPICAL DUCT BEAM

PERSPECTIVE VIEW

APPROVED ___20	ENGINEERING STANDARD				
ENGINEER (Original Signed and Approved by Engineer)	UNDERGROUND DUCT LINES TYPICAL TRENCH SECTION DETAILS				
DRAWN	CITY OF PALO ALTO CALIFORNIA				
CHECKED PV					
		REV	DATE	DESCRIPTION	APPR
		10	7/16	CORRECTED NOTATIONS	TT
		4	6/13	ADDED JOINT TRENCH & NOTES	TT
		3	10/09	REVISED MIN PRIMARY COVER	TT
		2	8/08	COMBINED DT-SS-U-1003 & DT-SS-U-1004	TT
		1	6/06	REVISED NOTES	JT
		SCALE		STANDARD NO. DT-SS-U-1003	SHEET NO. 1 OF 4

CONCRETE TRANSFORMER PAD NOTES:

1. DISTURBED EARTH UNDER THE PAD SHALL BE REPLACED BY SAND OR OTHER SUITABLE MATERIAL COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D-1557).
2. PLACE 6" DEPTH ONE SACK. PER CUBIC YARD, SLURRY IMMEDIATELY BELOW THE PAD.
3. CONCRETE IS REQUIRED BETWEEN ALL CONDUITS, LEVEL TO TOP OF THE PAD.
4. CONCRETE SHALL BE DESIGNED TO ATTAIN STRENGTH OF 3000 PSI IN 28 DAYS.
5. AFTER PLACING, MOIST CURE CONCRETE FOR 7 DAYS.
6. WOOD FLOAT FINISH TOP OF SLAB. ALL SHARP EDGES AND CORNERS TO BE FINISHED SMOOTH.
7. EXPOSED HORIZONTAL SURFACES TO BE SLOPED SLIGHTLY FOR DRAINAGE.
8. A MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GROUND RODS.
9. CAP ALL CONDUITS.
10. A MINIMUM OF 3 FEET OF RADIAL CLEARANCE BETWEEN THE TRANSFORMER PAD AND ANY OTHER STRUCTURE SHALL BE PROVIDED.
11. IF THE TRANSFORMER IS TO BE LOCATED IN AN AREA SUBJECTED TO VEHICULAR TRAFFIC, BARRIERS SHALL BE REQUIRED PER DT-SS-C-1005. CITY OF PALO ALTO WILL DETERMINE THE TYPE, NUMBER REQUIRED, AND LOCATION.
12. PLASTIC CONDUITS SHALL BE TERMINATED WITH END BELLS. GALVANIZED STEEL CONDUITS SHALL BE TERMINATED WITH GROUND BUSHINGS. ALL CONDUITS AND ENDS WILL BE TO THE FINAL GRADE OF THE PAD.
13. PRIMARY CONDUIT BENDS SHALL HAVE A MINIMUM RADIUS OF 36".
14. PRIMARY CONDUITS SHALL BE LOCATED IN THE LEFT HALF OF THE CONDUIT OPENING. SECONDARY CONDUITS SHALL OCCUPY THE RIGHT HALF.
15. THE TRANSFORMER PAD SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ANY BUILDING OR OVERHANG.
16. ALL REBAR SHALL BE A-615 GRADE 40. REBAR JOINTS SHALL BE FIRMLY AND SECURELY HELD IN POSITION BY WIRING AT INTERSECTIONS WITH NO. 16 GAGE WIRE.
17. MAXIMUM NUMBER OF CONDUITS ENTERING SECONDARY SLOT SHALL BE FOUR. CONTACT THE ELECTRIC UTILITY PROJECT ENGINEER FOR DESIGN WITH MORE THAN FOUR SECONDARY.
18. GROUND ROD AND CLAMP, 5/8"X8'. SEE CPA STANDARD DRAWING #DT-SS-U-1001.
19. TRANSFORMER ANCHORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. EXPANSION BOLT SHALL BE "PARABOLT" BY MOLY OR APPROVED EQUAL. MINIMUM EMBEDMENT LENGTH AND EDGE DISTANCE SHALL MEET THE MANUFACTURER'S REQUIREMENTS.
20. A MINIMUM OF 8 FEET CLEARANCE SHALL BE MAINTAINED FROM THE FRONT SIDE OF THE PAD. A MINIMUM OF 3 FEET CLEARANCE SHALL BY MAINTAINED ON UNOPERABLE SIDES AND BACK. ALL MEASUREMENTS ARE TAKEN FROM THE PAD.

OTHER NOTES

1. EASEMENTS MUST BE GRANTED TO THE CITY OF PALO ALTO FOR SWITCH, TRANSFORMERS, AND CONDUIT ON-SIITE.
2. ELECTRIC METERS MUST BE IN AN AREA READILY ACCESSIBLE TO CAPU DURING ALL HOURS.
3. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CAN NOT BE PLACED OVER EXISTING WATER, GAS OR WASTEWATER MAIN/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULT/CABINET/CONCRETE BASE TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS A CONFLICT WITH EXISTING UTILITIES, CABINETS/VAULTS/BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS.

GENERAL NOTES:

1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-CPA OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-CPA OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
8. MAINTAIN PROPER SEPARATION BETWEEN CPA FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN CITY OF PALO ALTO STANDARDS.
9. SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
10. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF CPA GAS FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE CPA REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE CPA, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - THE SIEVES AND SCREENS SHALL BE:
      1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
      #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT CPA ELECTRIC FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE CPA REPRESENTATIVE ON SITE.
    - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
    - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - REFER TO ENGINEERING DOCUMENT 062288 FOR MORE INFORMATION.
12. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
    - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, CPA APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
    - CPA APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
    - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF CPA APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR CPA APPROVED IMPORT MATERIAL.
    - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
    - THE MINIMUM CPA APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF CPA WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
    - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
13. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
14. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
15. ELECTRIC GENERATION EQUIPMENT IS NOT PART OF RADIUS SCOPE. ALL RELATED DESIGNS, APPLICATIONS, AND COORDINATION WITH INTERCONNECTION/NET METERING DEPARTMENT SHALL BE HANDLED BY THE EQUIPMENT VENDOR OR OTHERS.

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE		
PRE-CON		
PRE-CON		

DEVELOPER:

OXFORD CAPITAL GROUP, LLC
3400 EL CAMINO REAL
PALO ALTO, CA 94306
SAR PERURI
(415) 723-1516
SPERURI@OXFORD-CAPITAL.COM

SHEET INDEX

JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-28
CIVIL
STATE OF CALIFORNIA

DATE:
REVISION
DELTA NO:

CALL 811 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

JOINT TRENCH TITLE SHEET
3400 El Camino Real (Creekside)
NEW BUSINESS
OXFORD CAPITAL GROUP, LLC
PALO ALTO
CALIFORNIA

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 289-4575

PROJECT NUMBER: 26-1464
SCALE: N.T.S.
PROJECT MANAGER: GREG UWAECHIE
DRAWN BY: JAMAL ALNAGEM
CHECKED BY:
LAST UPDATED: 10-02-2026
DRAWING NUMBER: JT-1
SHEET: 1 OF: 2

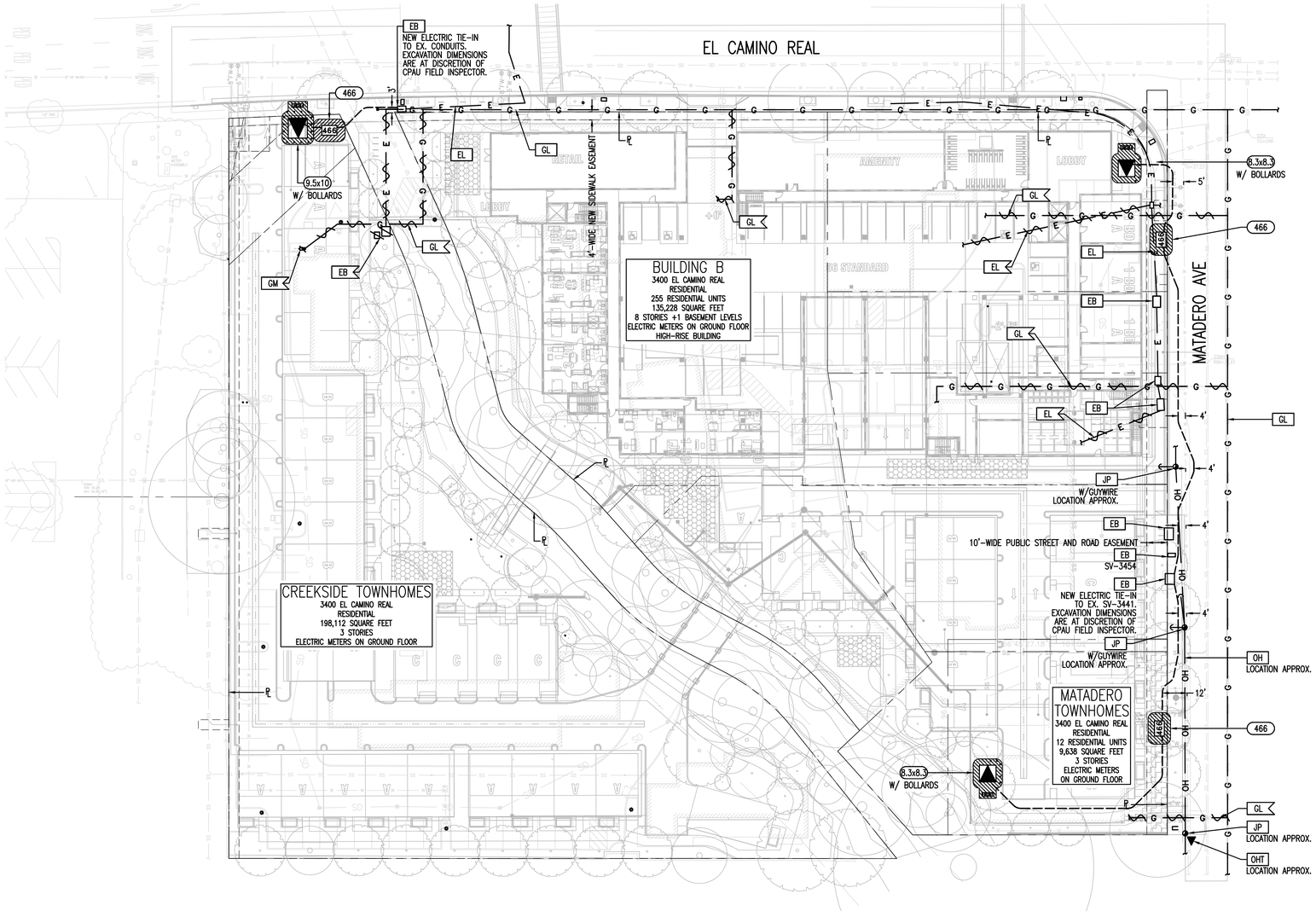
DRAWING NAME: j:\dropbox\projects\2026\26-1464 3400 el camino real (creekside), palo alto\radius work\ms 26-1464_jt.dwg
PLOT DATE: Monday, November 2, 2026 2:19:51 PM
PLOTTED BY: TAYLOR

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.



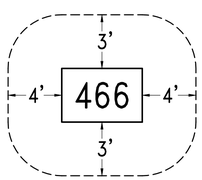
NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.



CPA WORK SPACE REQUIREMENTS
6'–6" x 4' x 5' VAULT
N.T.S.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW

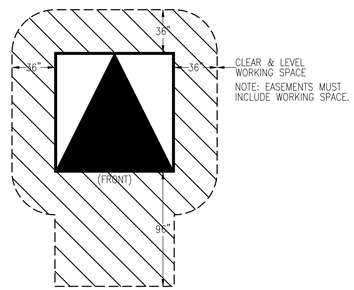
JT	JOINT TRENCH
9.5x10 W/ BOLLARDS	114" x 120" TRANSFORMER PAD (CPAU) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
8.3x8.3 W/ BOLLARDS	100" x 100" TRANSFORMER PAD (CPAU) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
466	78" x 48" x 60" JUNCTION BOX (CPAU) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE

EXISTING – TO REMAIN

OH	OVERHEAD LINE
JP	JOINT POLE
OHT	POLE–MOUNTED TRANSFORMER
EL	ELECTRIC LINE
EB	ELECTRIC BOX
GL	GAS LINE
GM	GAS METER

EXISTING – TO BE REMOVED OR RELOCATED

EL	ELECTRIC LINE TO BE REMOVED
EB	ELECTRIC BOX TO BE REMOVED
GL	GAS LINE TO BE REMOVED
GM	GAS METER TO BE REMOVED



CPAU WORKING SPACE REQUIREMENTS
TRANSFORMER PAD
N.T.S.



SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–28
CIVIL
STATE OF CALIFORNIA

DATE:
REVISION:
DELTA NO:

CALL 811 BEFORE YOU DIG
811 Underground Service Alert

JOINT TRENCH INTENT
3400 El Camino Real (Creekside)
NEW BUSINESS
OXFORD CAPITAL GROUP, LLC
PALO ALTO
CALIFORNIA

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 289-4575

PROJECT NUMBER: 26-1464
SCALE: 1" = 30'
PROJECT MANAGER: GREG UWAECHIE
DRAWN BY: JAMAL ALNAGEM
CHECKED BY:
LAST UPDATED: 10-02-2026
DRAWING NUMBER: JT-2
SHEET: 2 OF: 2

DRAWING NAME: j:\dropbox\projects\2026\26-1464 3400 el camino real (creekside), palo alto\radius work\ms 26-1464_jt.dwg
PLOT DATE: Monday, November 2, 2026 2:19:51 PM
PLOTTED BY: TAYLOR