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PROJECT INFORMATION

ADDRESS:	3606 EL CAMINO RAL, PALO ALTO
SITE AREA:	113,907 SF
APN #:	SEE ZONING MAP (AP0.02)
ZONING:	CN NEIGHBORHOOD COMMERCIAL CS SERVICE COMMERCIAL RM-30 MEDIUM DENSITY MULTI-FAMILY RM-40 MEDIUM DENSITY MULTI-FAMILY
EXISTING USE:	RESIDENTIAL / COMMERCIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
CONTRUCTION TYPE:	TYPE IA + TYPE IIIA

SETBACKS (SEE FLOOR PLANS FOR EXACT DIMENSIONS; DIMS FROM PL TO BLDG WALL)

	CN	CS	RM-30	RM-40	PROPOSED
FRONT:	0'-10'	0'-10'	20'	20'	9'-11"
INTERIOR SIDE:	10'	10'	10'	10'	10' - 26'
INTERIOR REAR:	10'	10'	10'	10'	N/A
STREET SIDE & REAR:	5' / 10'	5' / 10'	16'	16'	11' - 15'

HEIGHT (MEASURED FROM LOWEST ADJACENT GRADE)

	CN	CS	RM-30	RM-40	PROPOSED
MAX HEIGHT	35'	35'	35'	35'	84'-0" (PENTHOUSE)
PROPOSED # OF STORIES: SEVEN (7) STORIES ABOVE GRADE					

FAR CALCULATION (SEE AP0.08-10 FOR CALCS)

	CN	CS	RM-30	RM-40
MAX FAR	0.5	0.6	0.6	1.0
PROPOSED	3.81	3.31	3.39	2.43

397,748.19 PROPOSED SF / 113,907 SF LOT AREA = 3.49 FAR

	INCLUDED IN FAR BLDG GROSS AREA + CIRCULATION/MEP	NOT INCLUDED IN FAR PARKING + OPEN PATIOS
FLOOR 1	26,690.44	67,031.56
FLOOR 2	9,162.72	83,348.82
FLOOR 3	69,467.04	25,571.07
FLOOR 4	69,410.17	0
FLOOR 5	71,826.36	0
FLOOR 6	71,826.36	0
FLOOR 7	70,666.14	2418.23
TOTAL	**389,049.23**	**178,369.68**

TOTAL PROPOSED FAR = 3.49
UNIT DENSITY = 128 UNITS/ACRE

LOT COVERAGE (SEE AP0.14 FOR DIAGRAMS)

	CN	CS	RM-30	RM-40	PROPOSED
MAX LOT COVERAGE:	50%	50%	40%	45%	83%

PROPOSED LOT COVERAGE:	95,049 SF
LOT AREA:	113,907 SF
PROPOSED LOT COVERAGE:	83%

	CN	CS	RM-30	RM-40
EXISTING FLOOR AREA:	6,022 SF	7,920 SF	18,337 SF	3,925 SF
EXISITNG LOT COVERAGE:	13%	30%	48%	77%

CN
169,379.81 PROPOSED SF/44,495 SF LOT AREA = 3.81 FAR

	INCLUDED IN FAR BLDG GROSS AREA + CIRCULATION/MEP	NOT INCLUDED IN FAR PARKING + OPEN PATIOS
FLOOR 1	13,804.61	25,603.90
FLOOR 2	3,034.65	35,448.51
FLOOR 3	26,916.50	12,892.51
FLOOR 4	27,107.71	0
FLOOR 5	29,347.07	0
FLOOR 6	29,347.07	0
FLOOR 7	29,347.07	0
TOTAL	**158,904.68**	**73,944.92**

CS
86,595.63 PROPOSED SF/26,149 SF LOT AREA = 3.31 FAR

	INCLUDED IN FAR BLDG GROSS AREA + CIRCULATION/MEP	NOT INCLUDED IN FAR PARKING + OPEN PATIOS
FLOOR 1	8,763.63	9,464.31
FLOOR 2	5,266.64	13,536.05
FLOOR 3	14,434.51	5,019.84
FLOOR 4	14,434.51	0
FLOOR 5	14,434.51	0
FLOOR 6	14,434.51	0
FLOOR 7	13,274.29	2418.23
TOTAL	**85,042.60**	**30,438.43**

RM-30
127,301 PROPOSED SF/37,601 SF LOT AREA = 3.39 FAR

	INCLUDED IN FAR BLDG GROSS AREA + CIRCULATION/MEP	NOT INCLUDED IN FAR PARKING + OPEN PATIOS
FLOOR 1	2,819.57	29,258.94
FLOOR 2	861.43	31,217.30
FLOOR 3	25,386.63	6,706.57
FLOOR 4	25,138.55	0
FLOOR 5	25,315.38	0
FLOOR 6	25,315.38	0
FLOOR 7	25,315.38	0
TOTAL	**130,152.32**	**67,182.81**

RM-40
14,471.75 PROPOSED SF/5,950 SF LOT AREA = 2.43 FAR

	INCLUDED IN FAR BLDG GROSS AREA + CIRCULATION/MEP	NOT INCLUDED IN FAR PARKING + OPEN PATIOS
FLOOR 1	1,302.63	2,704.41
FLOOR 2	0	3,146.96
FLOOR 3	2,729.40	952.15
FLOOR 4	2,729.40	0
FLOOR 5	2,729.40	0
FLOOR 6	2,729.40	0
FLOOR 7	2,729.40	0
TOTAL	**14,949.63**	**6,803.52**

UNIT SUMMARY

EXISTING UNITS TO BE DEMOLISHED: 35 OCCUPIED + 3 UNOCCUPIED = 38 TOTAL
PROPOSED UNITS: 321, SEE TABLE BELOW

UNIT	TYPE	DESCRIPTION	UNIT AREA (SF)	FLOOR 3RD	4TH	5TH	6TH	7TH	UNIT TOTAL	% RATIO	TOTAL UNIT AREA (SF)
JR 1 BEDROOM	J1.0	JUNIOR 1 BDRM / 1 BATH	544	7	7	7	7	7	35	11%	19,040
	J1.1	JUNIOR 1 BDRM / 1 BATH	659	-	1	1	1	1	4	1%	2,288
	J2.0	JUNIOR 1 BDRM / 1 BATH	572	1	1	1	1	1	5	2%	2,860
	J2.1	JUNIOR 1 BDRM / 1 BATH	666	1	1	1	1	1	5	2%	3,330
SUB-TOTAL		AVERAGE SF	562	9	10	10	10	10	**49**	**15.3%**	**27,518**
1 BEDROOM	A1.0	1 BDRM / 1 BATH	708	9	8	8	8	8	41	13%	29,028
	A2.0	1 BDRM / 1 BATH	669	11	12	12	12	12	59	18%	39,471
	A3.0	1 BDRM / 1 BATH	708	1	1	1	1	-	4	1%	2,832
	A3.1	1 BDRM / 1 BATH	838	1	1	1	1	1	5	2%	4,190
	A4.0	1 BDRM / 1 BATH	791	1	1	1	1	1	5	2%	3,955
SUB-TOTAL		AVERAGE SF	697	23	23	23	23	22	**114**	**35.5%**	**79,476**
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,060	17	19	21	21	21	99	31%	104,940
	B2.0	2 BDRM/ 2 BATH	1,169	1	-	-	-	-	1	0%	1,169
	B3.0	2 BDRM/ 2 BATH	998	4	4	4	4	4	20	6%	19,960
SUB-TOTAL		AVERAGE SF	1,051	22	23	25	25	25	**120**	**37.4%**	**126,069**
3 BEDROOM	C2.0	3 BDRM/ 2 BATH	1,300	4	4	4	4	4	20	6%	26,000
	C2.1	3 BDRM/ 2 BATH	1,450	1	1	1	1	-	4	1%	5,800
	C3.0	3 BDRM/ 2 BATH	1,333	2	3	3	3	3	14	4%	18,662
SUB-TOTAL		AVERAGE SF	1,328	7	8	8	8	7	**38**	**11.8%**	**50,462**
TOTAL UNITS		**AVERAGE SF**	**883**	**61**	**64**	**66**	**66**	**64**	**321**	**100%**	**283,525**

PROJECT DESCRIPTION

THE PROJECT IS A PRIVATELY FUNDED RESIDENTIAL DEVELOPMENT, UNDER BUILDER'S REMEDY APPLICATION, CONSISTING OF A 7-STORY BUILDING WITH 321 DWELLING UNITS, AMENITY SPACES ON GROUND FLOOR, PODIUM, AND ROOF DECK, AND 396 PARKING SPACES SERVING RESIDENTS AND FUTURE LEASING TENANTS.

BELOW MARKET RATE (BMR) UNITS

REQUIRED # PER ZONING CODE:	00
REQUIRED # PER BUILDER'S REMEDY:	13%
PROPOSED #:	**37**

BMR UNIT DISTRIBUTION:

UNIT TYPE	SQFT	TOTAL	% RATIO
J1.0	544 sf	03	7%
J2.0	571 sf	05	100%
A2.0	669 sf	13	22%
A4.0	791 sf	01	20%
B1.0	1,060 sf	05	5%
B3.0	998 sf	06	30%
C2.0	1,300 sf	04	13%

OPEN SPACE CALCULATIONS (SEE AP0.11 & AP0.14 FOR DETAILS)

	CN	CS	RM-30	RM-40	PROPOSED
MIN LANDSCAPE COVERAGE	35%	30%	30%	20%	17%*
*19,156 SQFT / 113,907 LOT AREA = 17%					

USABLE OPEN SPACE	REQUIRED	PROPOSED
CN	150x129 UNITS = 19,350 SF	13,061 SF
CS	150x57 UNITS = 8,550 SF	8,019 SF
COMMON OPEN SPACE	**REQUIRED**	**PROPOSED**
RM-30	75x120 UNITS = 9,000 SF	0 SF
RM-40	75x15 UNITS = 1,125 SF	347 SF
PRIVATE OPEN SPACE	**REQUIRED**	**PROPOSED**
RM-30	50x120 UNITS = 6,000 SF	2,133 SF
RM-40	50x15 UNITS = 750 SF	776 SF

PROPOSED TOTAL OPEN SPACE:
18,967 SF (COMMON) + 5,369 SF (PRIVATE) = 24,336 SF

NON-COMPLIANT PRIVATE OPEN SPACE (AVG 60 SF/UNIT DECK)
TOTAL PROVIDED = 13,140 SF

PARKING SUMMARY SEE AP0.12-13 FOR PARKING EXHIBITS

RESIDENT ASSIGNED PARKING

NON-EV PARKING	**65**
STANDARD	14
TANDEM	45
ADA	04
VAN ADA	02
EV PARKING	**321**
STANDARD	273
TANDEM	45
ADA	02
VAN ADA	01
TOTAL	**386**
MOTORCYCLE PARKING	14

PROPOSED FUTURE LEASING PARKING

479

STANDARD (9'0"x17'6")	06
ADA VAN	01
TOTAL	**07**

REQUIRED PARKING (PAMC 18.52.040)

VEHICLE PARKING

1 PER STUDIO UNIT =	54
1 PER 1-BD UNIT =	109
2 PER 2-BD OR LARGER UNIT =	316
TOTAL REQUIRED =	

EV PARKING

1 PER UNIT =	321

BICYCLE PARKING

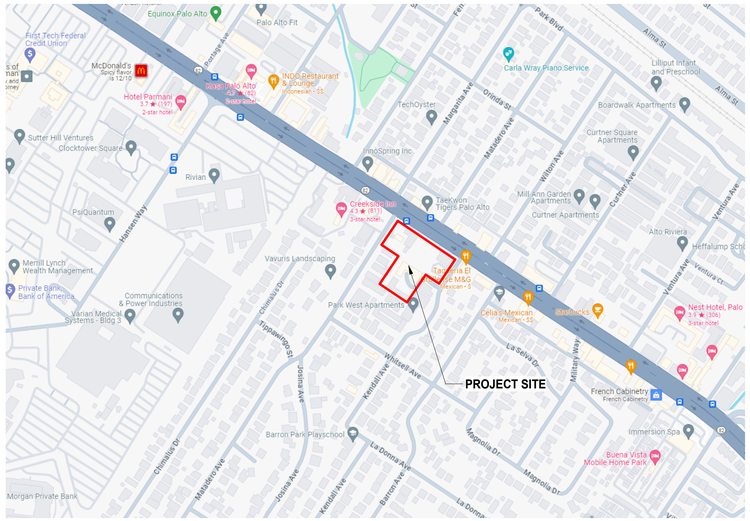
LONG-TERM: 1 PER UNIT =	321
SHORT-TERM: 1/10 UNITS =	32

PROPOSED BIKE PARKING

LONG TERM BIKE PARKING	280
SHORT TERM BIKE PARKING	12

NOTE: ANY ZONING INFORMATION PROVIDED IN THE PLAN SET IS FOR INFORMATIONAL PURPOSES ONLY, DUE TO THE APPLICABILITY OF THE BUILDER'S REMEDY.

VICINITY MAP



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PROJECT TEAM

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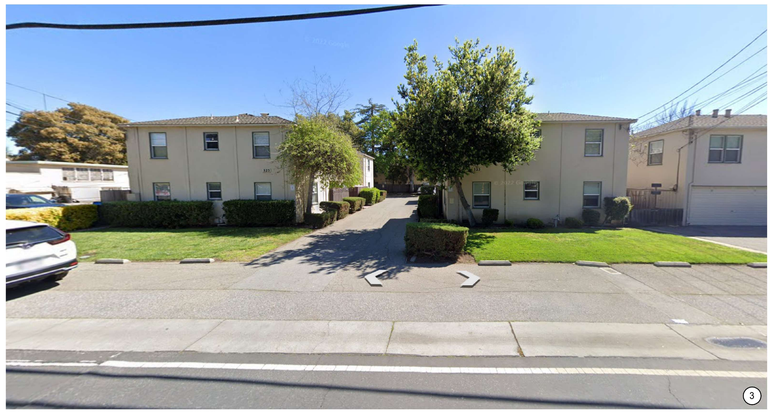



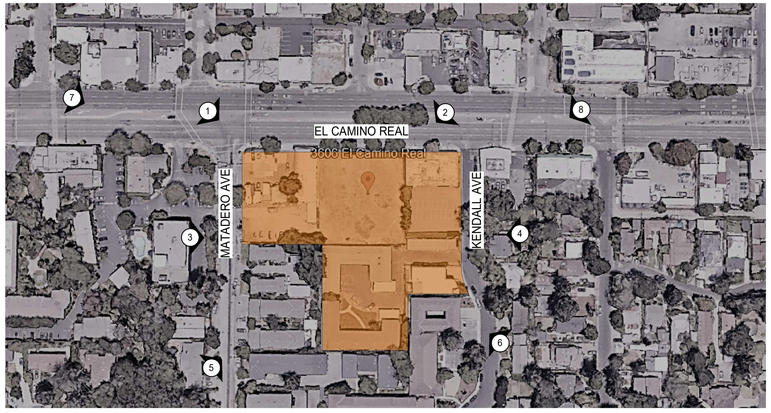

SITE CONTEXT MAP









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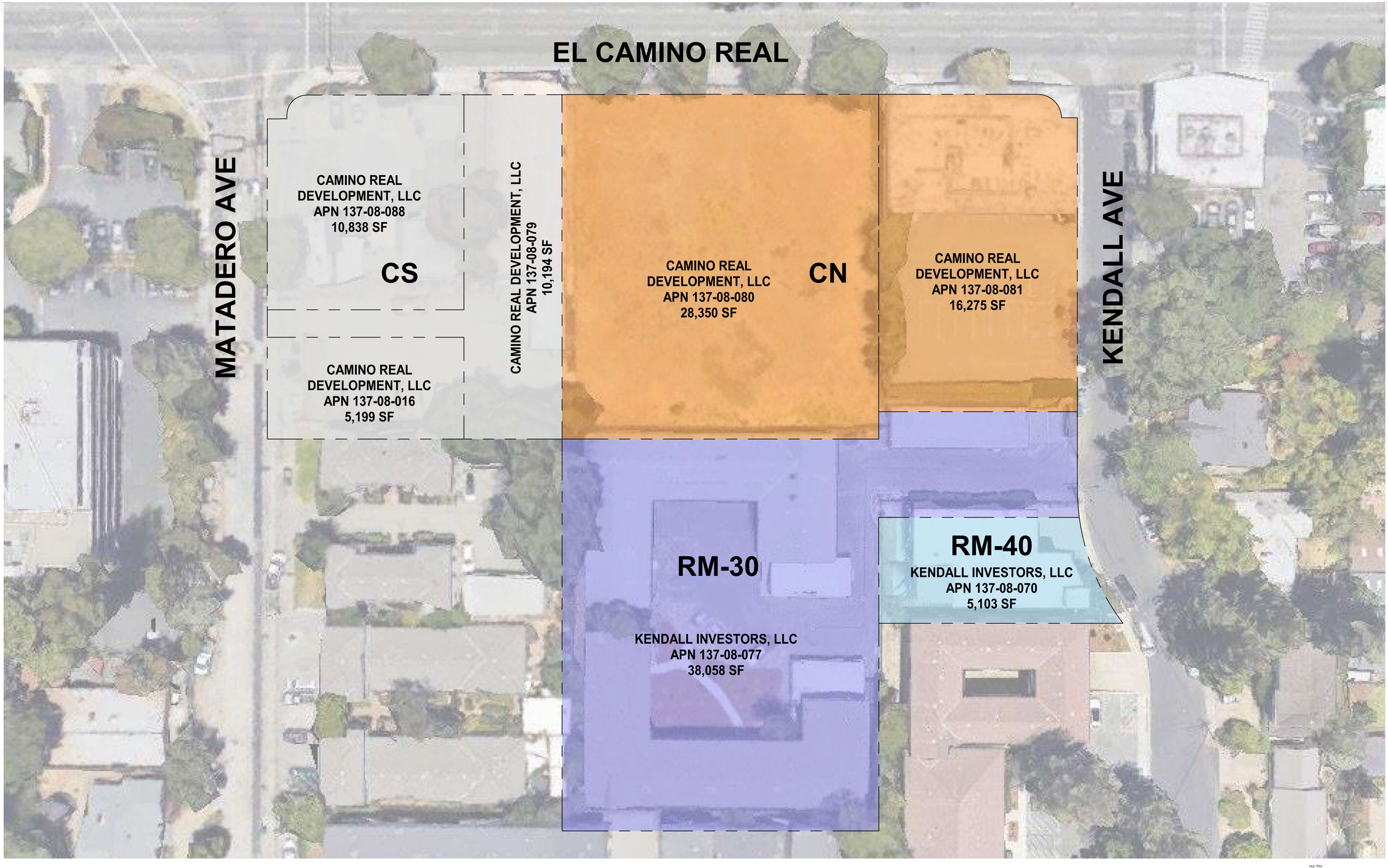

0' 20' 40'

1"=20'

ZONING MAP

AP0.02

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SITE AERIAL VIEW 4



STREETSCAPE ELEVATION - MATADERO AVE 3

3/64" = 1'-0"



STREETSCAPE ELEVATION - KENDALL AVE 2

3/64" = 1'-0"



STREETSCAPE ELEVATION - EL CAMINO REAL 1

3/64" = 1'-0"

0' 10' 21' 32'

STREETSCAPE VIEW 3/64"=1'-0" AP0.04

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BUS STOPS

22 & 522 BUS ROUTE

101-103 EXPRESS BUS ROUTE

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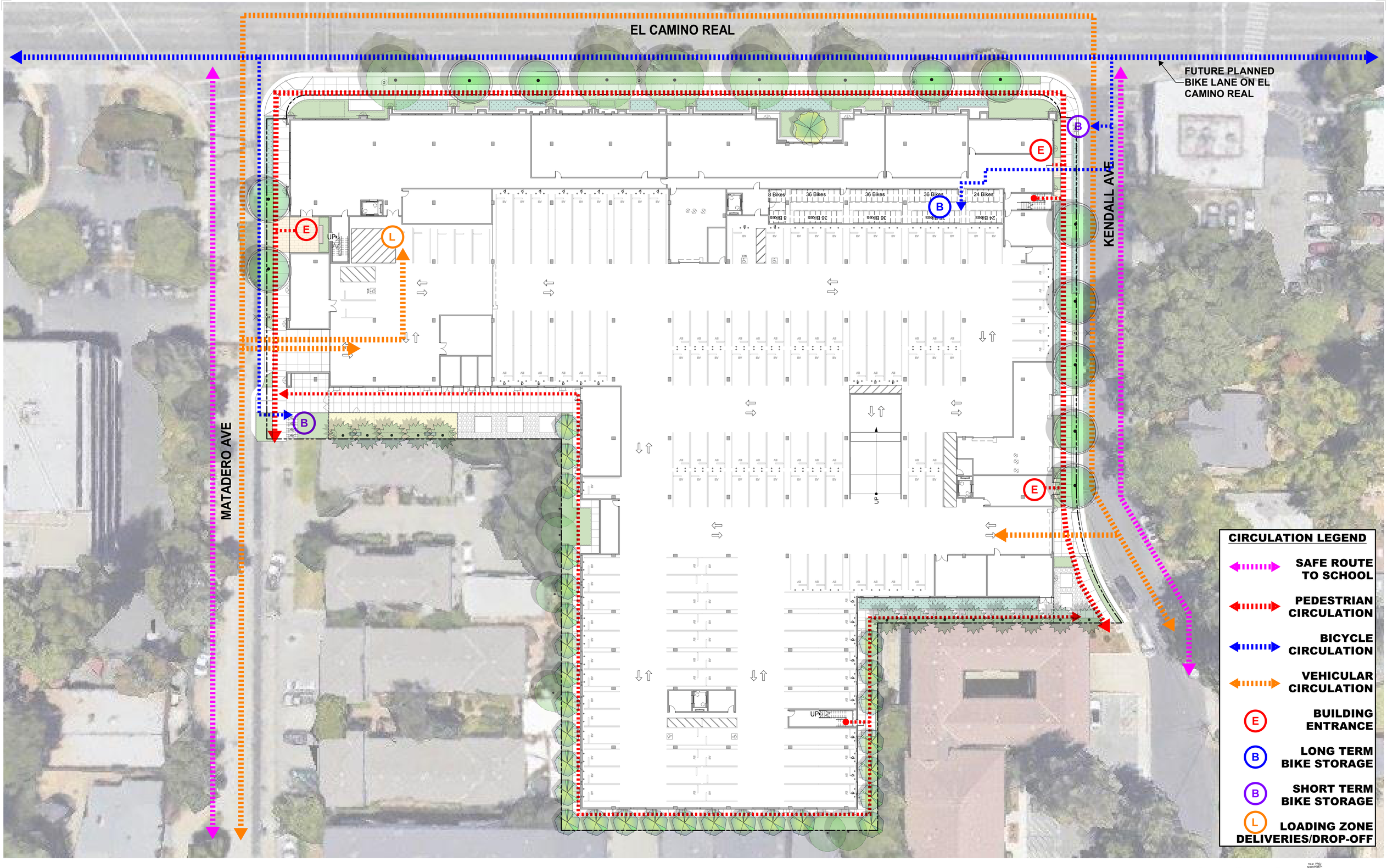

0' 20' 40'

1"=20'

CIRCULATION DIAGRAMS AP0.06

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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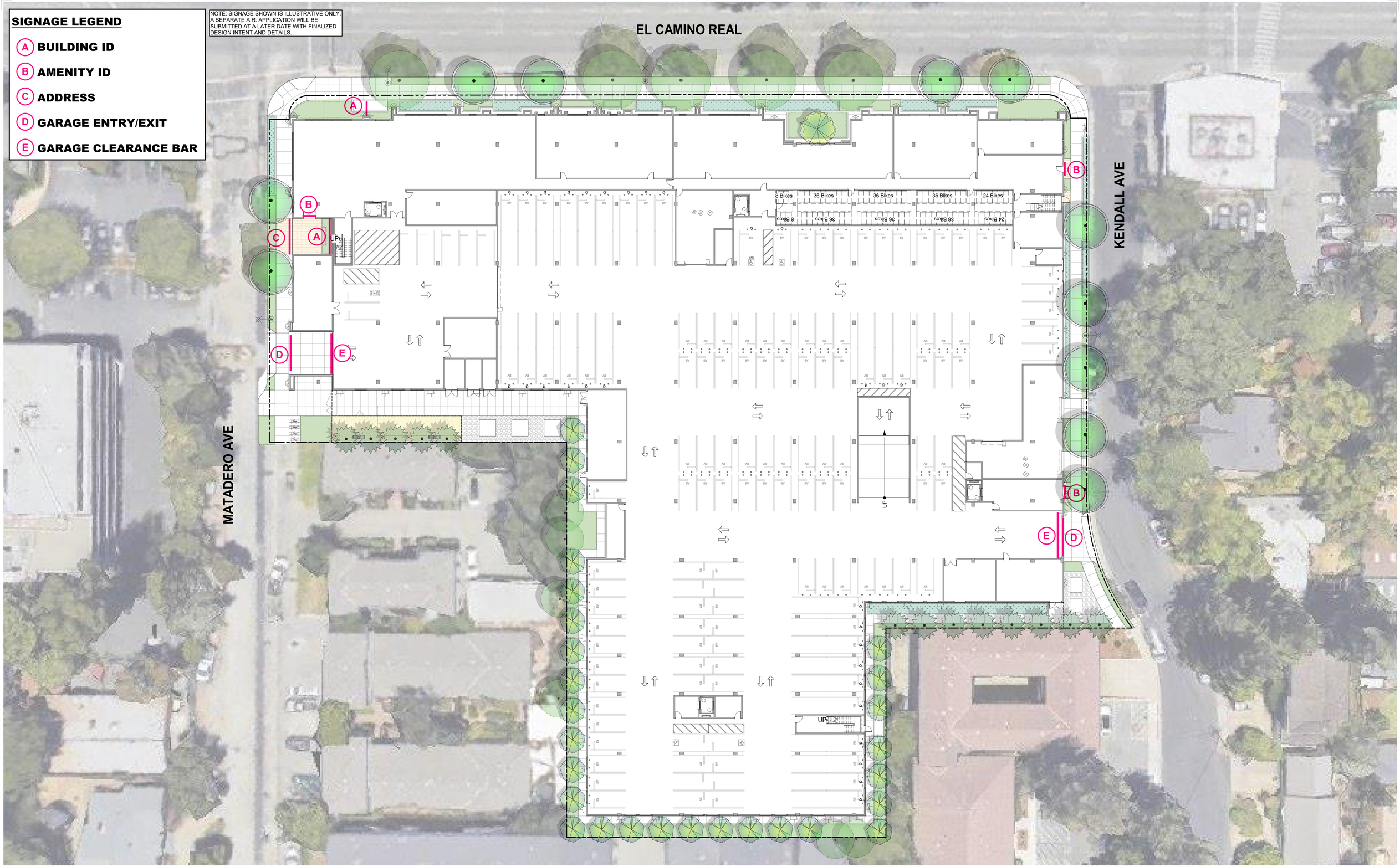
SIGNAGE LEGEND

- (A) BUILDING ID
- (B) AMENITY ID
- (C) ADDRESS
- (D) GARAGE ENTRY/EXIT
- (E) GARAGE CLEARANCE BAR

NOTE: SIGNAGE SHOWN IS ILLUSTRATIVE ONLY. A SEPARATE A.R. APPLICATION WILL BE SUBMITTED AT A LATER DATE WITH FINALIZED DESIGN INTENT AND DETAILS.



0' 20' 40'

1"=20'

SIGNAGE PLAN

AP0.07

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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0' 4' 8' 16'

SIGNAGE ELEVATIONS 3/16"=1'-0" AP0.07-A

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FLOOR 2

TOTAL: 93,052.11

RM-30

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C13	10'-4"	4'-2"	42.99	CIRCULATION/MEP
C14	11'-1"	8'-8"	96.00	CIRCULATION/MEP
C15	10'-6"	8'-8"	90.78	CIRCULATION/MEP
C16	13'-4"	10'-0"	139.59	CIRCULATION/MEP
C17	34'-4"	8'-5"	288.29	CIRCULATION/MEP
		TOTAL:	**657.65**	**CIRCULATION/MEP**
P20	57'-0"	22'-2"	1,266.56	PARKING
P21	16'-11"	10'-4"	175.13	PARKING
P22	41'-0"	21'-3"	873.10	PARKING
P23	36'-0"	10'-4"	373.27	PARKING
P24	16'-0"	10'-2"	163.13	PARKING
P25	53'-10"	32'-8"	1,761.02	PARKING
P26	150'-7"	80'-11"	12,183.65	PARKING
P27	107'-9"	44'-2"	4,757.25	PARKING
P28	33'-7	7'-10"	262.02	PARKING
P29	95'-8"	42'-0"	4,019.08	PARKING
P30	27'-9"	18'-4"	508.32	PARKING
P31	34'-4"	9'-11"	339.89	PARKING
P32	95'-8"	47'-5"	4,534.88	PARKING
		TOTAL:	**31,217.30**	**PARKING**
G9	11'-1"	7'-4"	81.86	GROSS BUILDING
G10	11'-7"	10'-6"	121.92	GROSS BUILDING
		TOTAL:	**203.78**	**GROSS BUILDING**
		TOTAL RM-30:	**32,078.73**	

RM-40

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C18	24'-8"	21'-7"	531.48	CIRCULATION/MEP
		TOTAL:	**531.48**	**CIRCULATION/MEP**
P33	65'-1"	41'-0"	2668.00	PARKING
P34	24'-8"	19'-5"	478.96	PARKING
		TOTAL:	**3146.96**	**PARKING**
		TOTAL RM-40:	**3678.44**	

CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C6	20'-5"	9'-0"	183.84	CIRCULATION/MEP
C7	10'-10	4'-4"	41.17	CIRCULATION/MEP
C8	10'-10"	7'-4"	79.67	CIRCULATION/MEP
C9	11'-9"	8'-8"	101.23	CIRCULATION/MEP
C10	43'-2"	13'-1"	565.01	CIRCULATION/MEP
C11	20'-5"	9'-0"	183.84	CIRCULATION/MEP
C12	8'-5"	5'-9"	47.99	CIRCULATION/MEP
		TOTAL:	**1,202.75**	**CIRCULATION/MEP**
P7	88'-6"	10'-9"	950.17	PARKING
P8	52'-0"	36'-2"	1,157.83	PARKING
P9	47'-5"	24'-5"	1,157.83	PARKING
P10	13'-1"	5'-8"	73.66	PARKING
P11	59'-2"	15'-7"	922.13	PARKING
P12	32'-9	25'-9"	841.95	PARKING
P13	24'-7"	18'-3"	449.24	PARKING
P14	81'-8"	113'-9"	9,290.29	PARKING
P15	125'-5"	68'-9"	8,623.98	PARKING
P16	136'-1"	69'-4"	9,432.87	PARKING
P17	25'-0"	20'-5"	511.28	PARKING
P18	12'-8"	6'-9"	84.98	PARKING
P19	96'-0"	20'-5"	1,961.39	PARKING
		TOTAL:	**35,457.60**	**PARKING**
G6	99'-5"	15'-9"	1,570.29	GROSS BUILDING
G7	13'-3"	10'-9"	142.31	GROSS BUILDING
G8	11'-9"	10'-2"	119.30	GROSS BUILDING
		TOTAL:	**1,831.90**	**GROSS BUILDING**
		TOTAL CN:	**38,492.25**	

CS

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	23'-4"	8'-6"	198.27	CIRCULATION/MEP
C2	11'-1"	8'-8"	96.00	CIRCULATION/MEP
C3	7'-7"	5'-9"	43.41	CIRCULATION/MEP
C4	26'-8"	5'-9"	152.42	CIRCULATION/MEP
C5	34'-4"	29'-5"	1,009.49	CIRCULATION/MEP
		TOTAL:	**1,499.59**	**CIRCULATION/MEP**
P1	33'-7"	21'-8"	727.78	PARKING
P2	28'-6"	25'-9"	732.52	PARKING
P3	104'-4"	35'-2"	3,665.79	PARKING
P4	23'-4"	6'-1""	142.36	PARKING
P5	17'-5"	11'-1"	193.17	PARKING
P6	91'-3"	88'-6"	8,074.43	PARKING
		TOTAL:	**13,536.05**	**PARKING**
G1	50'-0"	36'-3"	1,809.09	GROSS BUILDING
G2	14'-2"	13'-3"	186.83	GROSS BUILDING
G3	28'-0"	11'-1"	311.23	GROSS BUILDING
G4	88'-3"	15'-9"	1,394.05	GROSS BUILDING
G5	11'-1"	5'-11"	65.85	GROSS BUILDING
		TOTAL:	**3,767.05**	**GROSS BUILDING**
		TOTAL CS:	**18,802.69**	

FLOOR 1

TOTAL: 94,351.28

RM-30

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C18	29'-0"	19'-5"	564.60	CIRCULATION/MEP
C19	20'-5"	13'-5"	273.25	CIRCULATION/MEP
C20	41'-0"	18'-10"	771.56	CIRCULATION/MEP
C21	11'-0"	8'-0"	88.12	CIRCULATION/MEP
C22	19'-5"	8'-0"	155.53	CIRCULATION/MEP
C23	10'-6"	8'-8"	90.78	CIRCULATION/MEP
C24	13'-4"	10'-6"	139.59	CIRCULATION/MEP
C25	34'-4"	8'-5"	288.29	CIRCULATION/MEP
		TOTAL:	**2,371.72**	**CIRCULATION/MEP**
P18	28'-7"	13'-5"	382.52	PARKING
P19	35'-4"	5'-9"	203.99	PARKING
P20	13'-8"	10'-1"	137.98	PARKING
P21	53'-10"	40'-8"	2,192.64	PARKING
P22	131'-2"	80'-11"	10,608.96	PARKING
P23	51'-11"	19'-5"	1,009.56	PARKING
P24	107'-9"	44'-2"	4,757.25	PARKING
P25	33'-7"	7'-10"	262.02	PARKING
P26	95'-8"	42'-0"	4,019.08	PARKING
P27	27'-9"	18'-4"	508.32	PARKING
P28	34'-4"	9'-11"	339.89	PARKING
P29	95'-8"	47'5"	4,534.88	PARKING
		TOTAL:	**28,957.09**	**PARKING**
G17	41'-0"	11'-7"	475.91	GROSS BUILDING
G18	35'-4"	4'-4"	151.86	GROSS BUILDING
G19	11'-7"	10'-6"	121.92	GROSS BUILDING
		TOTAL:	**749.69**	**GROSS BUILDING**
		TOTAL RM-30:	**32,078.50**	

RM-40

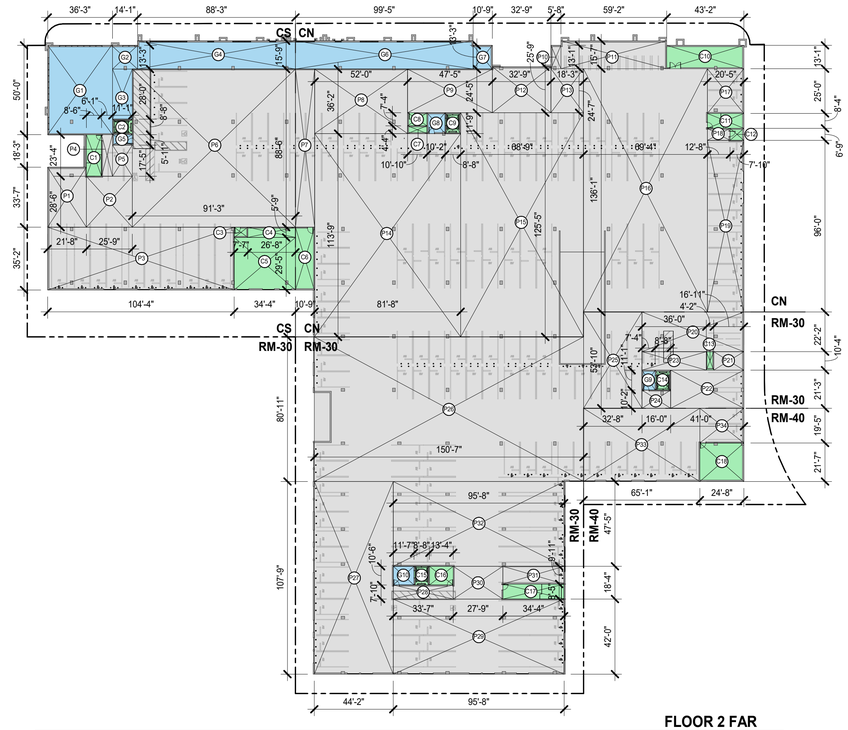
MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C26	26'-0"	21'-7"	560.68	CIRCULATION/MEP
C27	34'-5"	21'-7"	741.95	CIRCULATION/MEP
		TOTAL:	**1,302.63**	**CIRCULATION/MEP**
P30	44'-7"	21'-7"	960.69	PARKING
P31	88'-9"	19'-5"	1,743.72	PARKING
		TOTAL:	**2,704.41**	**PARKING**
		TOTAL RM-40:	**4,007.04**	

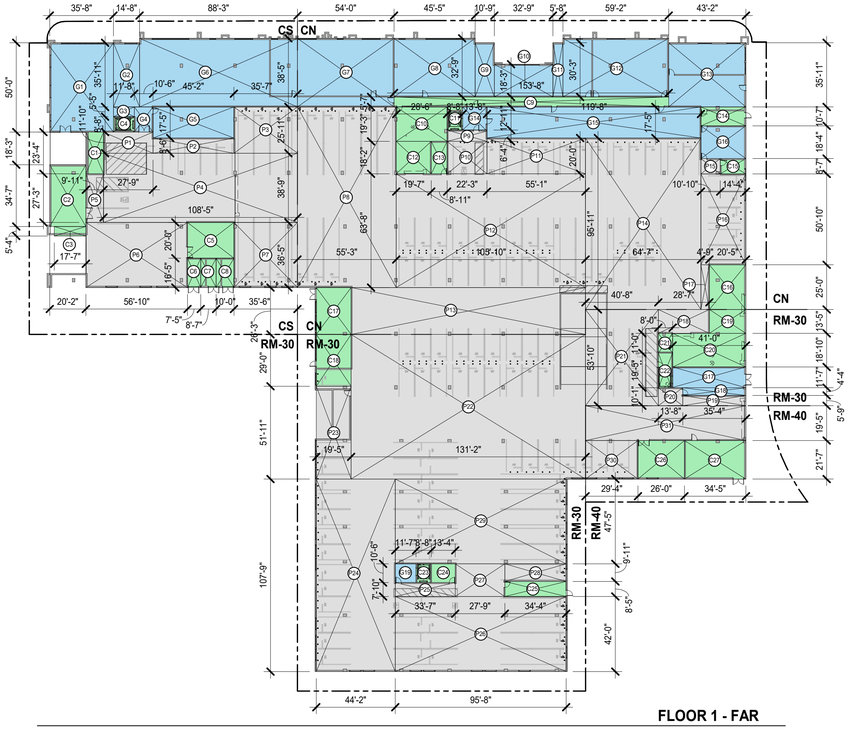
CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C9	153'-8"	5'-7"	861.22	CIRCULATION/MEP
C10	28'-6"	19'-3"	548.74	CIRCULATION/MEP
C11	12'-11"	8'-8"	111.69	CIRCULATION/MEP
C12	19'-7"	18'-2"	355.26	CIRCULATION/MEP
C13	18'-2"	8'-11"	161.31	CIRCULATION/MEP
C14	25'-2"	10'-7"	265.83	CIRCULATION/MEP
C15	14'-4"	8'-7"	123.24	CIRCULATION/MEP
C16	25'-0"	20'-5"	510.36	CIRCULATION/MEP
C17	26'-3"	19'-5"	510.68	CIRCULATION/MEP
		TOTAL:	**3,448.33**	**CIRCULATION/MEP**
P8	101'-0"	55'-3"	5,583.96	PARKING
P9	22'-3"	6'-4"	141.32	PARKING
P10	22'-3"	18'-2"	403.96	PARKING
P11	55'-1"	20'-0"	1,102.21	PARKING
P12	105'-10"	63'-8"	6,737.69	PARKING
P13	131'-2"	26'-3"	3,441.66	PARKING
P14	95'-11"	64'-7"	6,190.10	PARKING
P15	10'-10"	8'-7"	93.17	PARKING
P16	75'-10"	25'-2"	1,909.83	PARKING
P17	25'-0"	4'-9"	118.93	PARKING
		TOTAL:	**25,722.83**	**PARKING**
G7	54'-0"	38'-5"	2,074.23	GROSS BUILDING
G8	45'-5"	32'-9"	1,489.36	GROSS BUILDING
G9	30'-3"	10'-9"	324.35	GROSS BUILDING
G10	32'-9"	18'-3"	598.99	GROSS BUILDING
G11	30'-3"	5'-8"	170.50	GROSS BUILDING
G12	59'-2"	32'-9"	1,940.05	GROSS BUILDING
G13	43'-2"	35'-11"	1,549.84	GROSS BUILDING
G14	13'-8"	12'-11"	176.10	GROSS BUILDING
G15	119'-8"	17'-5"	2,081.45	GROSS BUILDING
G16	25'-2"	18'-4"	461.77	GROSS BUILDING
		TOTAL:	**10,866.64**	**GROSS BUILDING**
		TOTAL CN:	**40,037.80**	

CS

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	23'-4"	9'-11"	231.08	CIRCULATION/MEP
C2	34'-7"	20'-2"	698.26	CIRCULATION/MEP
C3	17'-7"	5'-4"	94.05	CIRCULATION/MEP
C4	11'-8"	8'-8"	101.01	CIRCULATION/MEP
C5	26'-0"	20'-0"	520.00	CIRCULATION/MEP
C6	16'-5"	7'-5"	121.34	CIRCULATION/MEP
C7	16'-5"	8'-7"	141.16	CIRCULATION/MEP
C8	16'-5"	10'-0"	164.06	CIRCULATION/MEP
		TOTAL:	**2,070.96**	**CIRCULATION/MEP**
P1	27'-9"	11'-10"	327.48	PARKING
P2	45'-2"	8'-6"	383.86	PARKING
P3	35'-7"	25'-11"	920.19	PARKING
P4	108'-5"	38'-9"	4,200.48	PARKING
P5	27'-3"	9'-11"	269.70	PARKING
P6	56'-10"	36'-5"	2,069.88	PARKING
P7	36'-5"	35'-6"	1,292.72	PARKING
		TOTAL:	**9,464.31**	**PARKING**
G1	50'-0"	35'-8"	1,780.16	GROSS BUILDING
G2	35'-11"	14'-8"	525.39	GROSS BUILDING
G3	11'-8"	5'-5"	63.37	GROSS BUILDING
G4	14'-1"	10'-6"	147.73	GROSS BUILDING
G5	45'-2"	17'-5"	786.27	GROSS BUILDING
G6	88'-3"	38'-5"	3,389.75	GROSS BUILDING
		TOTAL:	**6,692.67**	**GROSS BUILDING**
		TOTAL CS:	**18,227.94**	





FAR AREA PLAN LEGEND

CIRCULATION & UTILITY ROOMS

BUILDING GROSS AREA

PARKING AND OPEN PATIOS (AREA NOT INCLUDED IN FAR)

0' 40' 80'

1"=40'

FAR CALCULATION DIAGRAMS AP0.08

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

FLOOR 3

TOTAL: ...

RM-30

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C12	22'-9"	5'-6"	125.11	CIRCULATION/MEP
C13	22'-11"	13'-2"	302.47	CIRCULATION/MEP
C14	103'-6"	5'-6"	569.24	CIRCULATION/MEP
C15	12'-3"	11'-9"	143.49	CIRCULATION/MEP
C16	93'-1"	7'-2"	664.27	CIRCULATION/MEP
C17	11'-9"	8'-8"	101.72	CIRCULATION/MEP
C18	121'-5"	5'-6"	667.22	CIRCULATION/MEP
C19	25'-7"	10'-0"	256.00	CIRCULATION/MEP
C20	17'-1"	11'-10"	201.68	CIRCULATION/MEP
C21	49'-11"	5'-6"	272.85	CIRCULATION/MEP
C22	15'-2"	10'-3"	155.72	CIRCULATION/MEP
		TOTAL:	**3,459.77**	**CIRCULATION/MEP**
P10	19'-11"	14'-0"	278.67	OPEN PATIO
P11	10'-0"	4'-10"	48.64	OPEN PATIO
P12	31'-11"	22'-9"	725.87	OPEN PATIO
P13	70'-8"	14'-6"	1,022.11	OPEN PATIO
P14	47'-3"	14'-6"	682.75	OPEN PATIO
P15	48'-0"	9'-3"	445.60	OPEN PATIO
P16	130'-6"	9'-11"	1,291.16	OPEN PATIO
P17	55'-5"	37'-5"	2,073.53	OPEN PATIO
P18	12'-9"	10'-10"	138.24	OPEN PATIO
		TOTAL:	**6,706.57**	**OPEN PATIO**
G24	32'-3"	22'-9"	732.66	GROSS BUILDING
G25	79'-7"	30'-5"	2,420.70	GROSS BUILDING
G26	20'-5"	14'-0	285.53	GROSS BUILDING
G27	32'-10"	11'-10"	386.78	GROSS BUILDING
G28	32'-3"	21'-11"	705.84	GROSS BUILDING
G29	17'-0"	10'-3"	174.75	GROSS BUILDING
G30	32'-3"	17'-9"	570.95	GROSS BUILDING
G31	31'-10"	30'-5"	968.97	GROSS BUILDING
G32	117'-11"	32'-3"	3,797.23	GROSS BUILDING
G33	38'-2"	37'-5"	1,425.46	GROSS BUILDING
G34	32'-3"	12'-11"	417.01	GROSS BUILDING
G35	23'-6"	11'-9"	275.39	GROSS BUILDING
G36	68'-6"	32'-3"	2,205.20	GROSS BUILDING
G37	55'-5"	33'-10"	1,876.98	GROSS BUILDING
G38	19'-11"	11'-9"	233.62	GROSS BUILDING
G39	91'-9"	32'-3"	2,956.42	GROSS BUILDING
G40	66'-3"	32'-3"	2,132.97	GROSS BUILDING
G41	89'-11"	4'-0"	360.40	GROSS BUILDING
		TOTAL:	**21,926.86**	**GROSS BUILDING**
		TOTAL RM-30:	**32,093.20**	

RM-40

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
P19	51'-9"	12'-9"	660.46	OPEN PATIO
P22	38'-1"	7'-8"	291.69	OPEN PATIO
		TOTAL:	**952.15**	**OPEN PATIO**
G42	51'-9"	28'-2"	1,459.85	GROSS BUILDING
G43	38'-1"	33'-4"	1,269.55	GROSS BUILDING
		TOTAL:	**2,729.40**	**GROSS BUILDING**
		TOTAL RM-40:	**3,681.55**	

CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C5	78'-4"	5'-6"	430.75	CIRCULATION/MEP
C6	30'-0"	12'-3"	366.94	CIRCULATION/MEP
C7	31'-3"	5'-6"	172.03	CIRCULATION/MEP
C8	140'-6"	5'-6"	772.72	CIRCULATION/MEP
C9	32'-3"	9'5"	302.96	CIRCULATION/MEP
C10	111'-6"	5'-6"	613.25	CIRCULATION/MEP
C11	47'-2"	5'-6"	259.36	CIRCULATION/MEP
		TOTAL:	**2,918.01**	**CIRCULATION/MEP**
P3	99'-8"	4'-6"	447.56	OPEN PATIO
P4	47'-2"	4'-6"	212.25	OPEN PATIO
P5	66'-2"	42'-5"	2,805.58	OPEN PATIO
P6	69'-11"	34'-9"	2,430.56	OPEN PATIO
P7	79'-3"	68'-9"	5,450.03	OPEN PATIO
P8	31'-11"	27'-1"	865.19	OPEN PATIO
P9	48'-9"	14'-0"	681.34	OPEN PATIO
		TOTAL:	**12,892.51**	**OPEN PATIO**
G9	62'-5"	32'-3"	2,009.05	GROSS BUILDING
G10	20'-0"	12'-3"	244.87	GROSS BUILDING
G11	32'-3"	11'-4"	364.74	GROSS BUILDING
G13	110'-2"	32'-3"	3,547.28	GROSS BUILDING
G14	32'-3"	31'-3"	1,007.40	GROSS BUILDING
G15	33'-1	24'-3"	801.87	GROSS BUILDING
G16	107'-9"	32'-3"	3,470.89	GROSS BUILDING
G17	120'-11"	12'-3"	1,481.69	GROSS BUILDING
G18	100'-11"	19'-11"	2,014.30	GROSS BUILDING
G19	32'-3"	5'-6"	177.15	GROSS BUILDING
G20	79'-3"	32'-3"	2,553.52	GROSS BUILDING
G21	102'-1"	32'-3"	3,287.94	GROSS BUILDING
G22	47'-2"	32'-3"	1,518.90	GROSS BUILDING
G23	47'-2"	32'-3"	1,518.90	GROSS BUILDING
		TOTAL:	**23,998.50**	**GROSS BUILDING**
		TOTAL CN:	**39,809.02**	

CS

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	20'-7"	9'-9"	199.60	CIRCULATION/MEP
C2	61'-9"	5'-6"	339.55	CIRCULATION/MEP
C3	12'-3"	11'-1"	136.08	CIRCULATION/MEP
C4	107'-10"	5'-6"	593.17	CIRCULATION/MEP
		TOTAL:	**1,268.40**	**CIRCULATION/MEP**
P1	69'-11"	66'-2"	4,622.57	OPEN PATIO
P2	88'-3"	4'-6"	397.27	OPEN PATIO
		TOTAL:	**5,019.84**	**OPEN PATIO**
G1	52'-9"	32'-3"	1,698.35	GROSS BUILDING
G2	22'-6"	20'-7"	462.59	GROSS BUILDING
G3	62'-9"	32'-3"	2,021.39	GROSS BUILDING
G4	36'-7"	5'-6"	201.32	GROSS BUILDING
G5	43'-8"	32'-6"	1,417.74	GROSS BUILDING
G6	42'-5"	32'-6"	1,377.86	GROSS BUILDING
G7	21'-4"	12'-3"	261.89	GROSS BUILDING
G8	69'-11"	32'-3"	2,251.30	GROSS BUILDING
G12	107'-10"	32'-3"	3,473.67	GROSS BUILDING
		TOTAL:	**13,166.11**	**GROSS BUILDING**
		TOTAL CS:	**19,454.35**	

FLOOR 4

TOTAL: 69,410.18

RM-30

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C12	22'-9"	5'-6"	125.11	CIRCULATION/MEP
C13	22'-11"	13'-2"	302.47	CIRCULATION/MEP
C14	103'-6"	5'-6"	569.24	CIRCULATION/MEP
C15	12'-3"	11'-9"	143.49	CIRCULATION/MEP
C16	93'-1"	7'-2"	664.27	CIRCULATION/MEP
C17	11'-9"	8'-8"	101.72	CIRCULATION/MEP
C18	121'-5"	5'-6"	667.22	CIRCULATION/MEP
C19	17'-1"	11'-10"	201.68	CIRCULATION/MEP
C20	49'-11"	5'-6"	272.85	CIRCULATION/MEP
C21	15'-2"	10'-3"	155.72	CIRCULATION/MEP
		TOTAL:	**3,203.77**	**CIRCULATION/MEP**
G24	32'-3"	22'-9"	732.66	GROSS BUILDING
G25	81'-0"	30'-5"	2,464.95	GROSS BUILDING
G26	20'-5"	12'-2"	249.20	GROSS BUILDING
G27	32'-10"	11'-10"	386.78	GROSS BUILDING
G28	32'-3"	21'-11"	705.84	GROSS BUILDING
G29	17'-0"	10'-3"	174.75	GROSS BUILDING
G30	32'-3"	17'-9"	570.95	GROSS BUILDING
G31	31'-10"	30'-5"	968.97	GROSS BUILDING
G32	117'-11"	32'-3"	3,797.23	GROSS BUILDING
G33	38'-2"	37'-5"	1,425.46	GROSS BUILDING
G34	32'-3"	12'-11"	417.01	GROSS BUILDING
G35	23'-6"	11'-9"	275.39	GROSS BUILDING
G36	68'-6"	32'-3"	2,205.20	GROSS BUILDING
G37	55'-5"	33'-10"	1,876.98	GROSS BUILDING
G38	19'-11"	11'-9"	233.62	GROSS BUILDING
G39	91'-9"	32'-3"	2,956.42	GROSS BUILDING
G40	66'-3"	32'-3"	2,132.97	GROSS BUILDING
G41	89'-11"	4'-0"	360.40	GROSS BUILDING
		TOTAL:	**21,934.78**	**GROSS BUILDING**
		TOTAL RM-30:	**25,138.55**	

RM-40

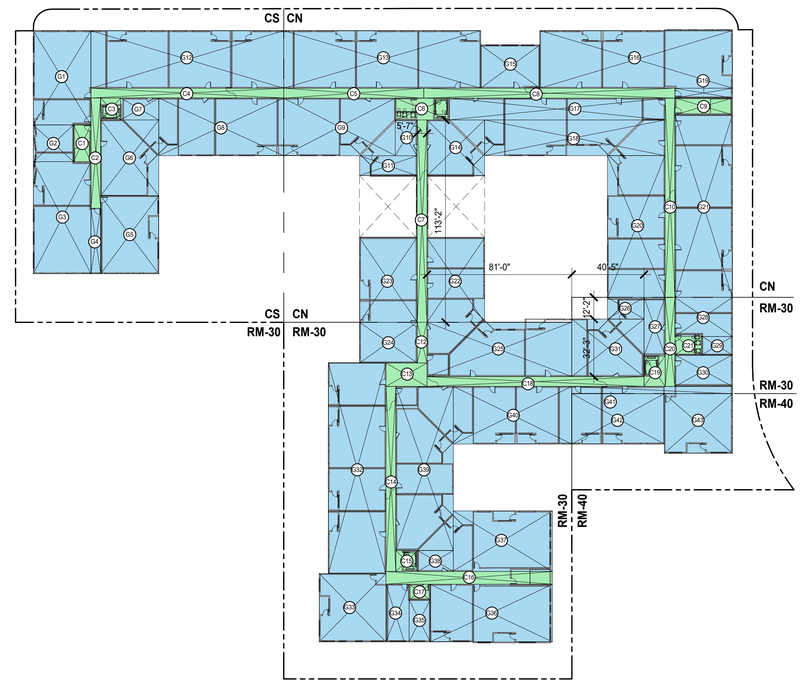
MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
G42	51'-9"	28'-2"	1,459.85	GROSS BUILDING
G43	38'-1"	33'-4"	1,269.55	GROSS BUILDING
		TOTAL:	**2,729.40**	**GROSS BUILDING**
		TOTAL RM-40:	**2,729.40**	

CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C5	78'-4"	5'-6"	430.75	CIRCULATION/MEP
C6	30'-0"	12'-3"	366.94	CIRCULATION/MEP
C7	113'-2"	5'-6"	622.60	CIRCULATION/MEP
C8	140'-6"	5'-6"	772.72	CIRCULATION/MEP
C9	32'-3"	9'5"	302.96	CIRCULATION/MEP
C10	111'-6"	5'-6"	613.25	CIRCULATION/MEP
		TOTAL:	**3,109.22**	**CIRCULATION/MEP**
G9	62'-5"	32'-3"	2,009.05	GROSS BUILDING
G10	20'-0"	12'-3"	244.87	GROSS BUILDING
G11	32'-3"	11'-4"	364.74	GROSS BUILDING
G13	110'-2"	32'-3"	3,547.28	GROSS BUILDING
G14	32'-3"	31'-3"	1,007.40	GROSS BUILDING
G15	33'-1"	24'-3"	801.87	GROSS BUILDING
G16	107'-9"	32'-3"	3,470.89	GROSS BUILDING
G17	120'-11"	12'-3"	1,481.69	GROSS BUILDING
G18	100'-11"	19'-11"	2,014.30	GROSS BUILDING
G19	32'-3"	5'-6"	177.15	GROSS BUILDING
G20	79'-3"	32'-3"	2,553.52	GROSS BUILDING
G21	102'-1"	32'-3"	3,287.94	GROSS BUILDING
G22	47'-2"	32'-3"	1,518.90	GROSS BUILDING
G23	47'-2"	32'-3"	1,518.90	GROSS BUILDING
		TOTAL:	**23,998.50**	**GROSS BUILDING**
		TOTAL CN:	**27,107.72**	

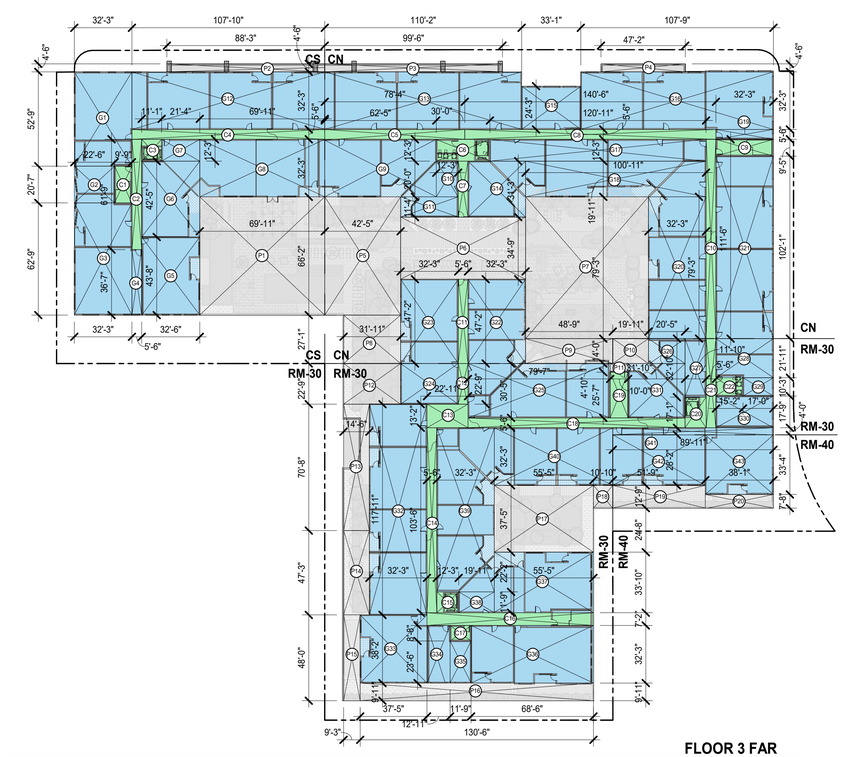
CS

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	20'-7"	9'-9"	199.60	CIRCULATION/MEP
C2	61'-9"	5'-6"	339.55	CIRCULATION/MEP
C3	12'-3"	11'-1"	136.08	CIRCULATION/MEP
C4	107'-10"	5'-6"	593.17	CIRCULATION/MEP
		TOTAL:	**1,268.40**	**CIRCULATION/MEP**
G1	52'-9"	32'-3"	1,698.35	GROSS BUILDING
G2	22'-6"	20'-7"	462.59	GROSS BUILDING
G3	62'-9"	32'-3"	2,021.39	GROSS BUILDING
G4	36'-7"	5'-6"	201.32	GROSS BUILDING
G5	43'-8"	32'-6"	1,417.74	GROSS BUILDING
G6	42'-5"	32'-6"	1,377.86	GROSS BUILDING
G7	21'-4"	12'-3"	261.89	GROSS BUILDING
G8	69'-11"	32'-3"	2,251.30	GROSS BUILDING
G12	107'-10"	32'-3"	3,473.67	GROSS BUILDING
		TOTAL:	**13,166.11**	**GROSS BUILDING**
		TOTAL CS:	**14,434.51**	



FLOOR 4 FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS



FLOOR 3 FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS

FAR AREA PLAN LEGEND

CIRCULATION & UTILITY ROOMS

BUILDING GROSS AREA

PARKING AND OPEN PATIOS (AREA NOT INCLUDED IN FAR)

0' 40' 80'

1"=40'

TRUE PROJ. NORTH (GRID NORTH)

FAR CALCULATION DIAGRAMS AP0.09

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FLOOR 7

RM-30

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C12	22'-9"	5'-6"	125.11	CIRCULATION/MEP
C13	22'-11"	13'-2"	302.47	CIRCULATION/MEP
C14	103'-6"	5'-6"	569.24	CIRCULATION/MEP
C15	11'-9"	8'-7"	100.38	CIRCULATION/MEP
C16	48'-8"	7'-1"	343.18	CIRCULATION/MEP
C17	32'-3"	9'-8"	311.63	CIRCULATION/MEP
C18	121'-5"	5'-6"	667.22	CIRCULATION/MEP
C19	17'-1"	11'-10"	201.68	CIRCULATION/MEP
C20	49'-11"	5'-6"	272.85	CIRCULATION/MEP
C21	15'-2"	10'-3"	155.72	CIRCULATION/MEP
		TOTAL:	**3,049.48**	**CIRCULATION/MEP**
G24	32'-3"	22'-9"	732.66	GROSS BUILDING
G25	81'-0"	30'-5"	2,464.95	GROSS BUILDING
G26	20'-5"	12'-2"	249.20	GROSS BUILDING
G27	32'-10"	11'-10"	385.74	GROSS BUILDING
G28	32'-3"	21'-11"	705.84	GROSS BUILDING
G29	17'-0"	10'-3"	174.75	GROSS BUILDING
G30	32'-3"	17'-9"	570.95	GROSS BUILDING
G31	40'-5"	32'-3"	1,301.13	GROSS BUILDING
G32	103'-6"	32'-3"	3,797.23	GROSS BUILDING
G33	38'-2"	37'-5"	1,425.46	GROSS BUILDING
G34	32'-3"	12'-11"	417.01	GROSS BUILDING
G35	23'-6"	11'-9"	275.39	GROSS BUILDING
G36	68'-6"	32'-3"	2,205.20	GROSS BUILDING
G37	55'-5"	33'-10"	1,876.98	GROSS BUILDING
G38	19'-11"	11'-9"	233.62	GROSS BUILDING
G39	91'-9"	32'-3"	2,956.42	GROSS BUILDING
G40	66'-3"	32'-3"	2,132.97	GROSS BUILDING
G41	89'-11"	4'-0"	360.40	GROSS BUILDING
		TOTAL:	**22,265.90**	**GROSS BUILDING**
		TOTAL RM-30:	**25,315.38**	

RM-40

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
G42	51'-9"	28'-2"	1,459.85	GROSS BUILDING
G43	38'-1"	33'-4"	1,269.55	GROSS BUILDING
		TOTAL:	**2,729.40**	**GROSS BUILDING**
		TOTAL RM-40:	**2,729.40**	

CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C5	78'-4"	5'-6"	430.75	CIRCULATION/MEP
C6	30'-0"	12'-3"	366.94	CIRCULATION/MEP
C7	113'-2"	5'-6"	622.60	CIRCULATION/MEP
C8	140'-6"	5'-6"	772.72	CIRCULATION/MEP
C9	32'-3"	9'5"	302.96	CIRCULATION/MEP
C10	111'-6"	5'-6"	613.25	CIRCULATION/MEP
		TOTAL:	**3,109.22**	**CIRCULATION/MEP**
G11	62'-5"	32'-3"	2,009.05	GROSS BUILDING
G12	20'-0"	12'-3"	244.87	GROSS BUILDING
G13	93'-3"	32'-3"	3,003.32	GROSS BUILDING
G15	110'-2"	32'-3"	3,547.28	GROSS BUILDING
G16	33'-1"	24'-3"	801.87	GROSS BUILDING
G17	107'-9"	32'-3"	3,470.89	GROSS BUILDING
G18	120'-11"	12'-3"	1,481.69	GROSS BUILDING
G19	100'-11"	19'-11"	2,014.30	GROSS BUILDING
G20	113'-2"	32'-3"	3,645.98	GROSS BUILDING
G21	32'-3"	5'-6"	177.15	GROSS BUILDING
G22	79'-3"	32'-3"	2,553.52	GROSS BUILDING
G23	102'-1"	32'-3"	3,287.94	GROSS BUILDING
		TOTAL:	**26,237.86**	**GROSS BUILDING**
		TOTAL CN:	**29,347.08**	

CS

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	20'-7"	9'-9"	199.60	CIRCULATION/MEP
C2	61'-9"	5'-6"	339.55	CIRCULATION/MEP
C3	12'-3"	11'-1"	136.08	CIRCULATION/MEP
C4	107'-10"	5'-6"	593.17	CIRCULATION/MEP
		TOTAL:	**1,268.40**	**CIRCULATION/MEP**
P1	52'-9"	32'-3"	1,698.35	OPEN PATIO
P2	32'-3"	8'-7"	277.49	OPEN PATIO
P3	50'-9"	6'-8"	336.16	OPEN PATIO
P4	17'-6"	3'-10"	67.27	OPEN PATIO
P5	7'-10"	5'-0"	38.96	OPEN PATIO
		TOTAL:	**2,418.23**	**OPEN PATIO**
G1	39'-1"	25'-7"	1,000.44	GROSS BUILDING
G2	7'-8"	5'-0"	38.44	GROSS BUILDING
G3	11'-8"	10'-11"	126.54	GROSS BUILDING
G4	17'-6"	5'-1"	114.31	GROSS BUILDING
G5	62'-9"	32'-3"	2,021.39	GROSS BUILDING
G6	36'-7"	5'-6"	201.32	GROSS BUILDING
G7	43'-8"	32'-6"	1,417.74	GROSS BUILDING
G8	42'-5"	32'-6"	1,377.86	GROSS BUILDING
G9	21'-4"	12'-3"	261.89	GROSS BUILDING
G10	69'-11"	32'-3"	2,251.30	GROSS BUILDING
G14	99'-2"	32'-3"	3,194.66	GROSS BUILDING
		TOTAL:	**12,005.89**	**GROSS BUILDING**
		TOTAL CS:	**15,692.52**	

FLOORS 5-6

TOTAL: 71,826.37

RM-30

MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C12	22'-9"	5'-6"	125.11	CIRCULATION/MEP
C13	22'-11"	13'-2"	302.47	CIRCULATION/MEP
C14	103'-6"	5'-6"	569.24	CIRCULATION/MEP
C15	11'-9"	8'-7"	100.38	CIRCULATION/MEP
C16	48'-8"	7'-1"	343.18	CIRCULATION/MEP
C17	32'-3"	9'-8"	311.63	CIRCULATION/MEP
C18	121'-5"	5'-6"	667.22	CIRCULATION/MEP
C19	17'-1"	11'-10"	201.68	CIRCULATION/MEP
C20	49'-11"	5'-6"	272.85	CIRCULATION/MEP
C21	15'-2"	10'-3"	155.72	CIRCULATION/MEP
		TOTAL:	**3,049.48**	**CIRCULATION/MEP**
G22	32'-3"	22'-9"	732.66	GROSS BUILDING
G23	81'-0"	30'-5"	2,464.95	GROSS BUILDING
G24	20'-5"	12'-2"	249.20	GROSS BUILDING
G25	32'-10"	11'-10"	385.74	GROSS BUILDING
G26	32'-3"	21'-11"	705.84	GROSS BUILDING
G27	17'-0"	10'-3"	174.75	GROSS BUILDING
G28	32'-3"	17'-9"	570.95	GROSS BUILDING
G29	40'-5"	32'-3"	1,301.13	GROSS BUILDING
G30	103'-6"	32'-3"	3,797.23	GROSS BUILDING
G31	38'-2"	37'-5"	1,425.46	GROSS BUILDING
G32	32'-3"	12'-11"	417.01	GROSS BUILDING
G33	23'-6"	11'-9"	275.39	GROSS BUILDING
G34	68'-6"	32'-3"	2,205.20	GROSS BUILDING
G35	55'-5"	33'-10"	1,876.98	GROSS BUILDING
G36	19'-11"	11'-9"	233.62	GROSS BUILDING
G37	91'-9"	32'-3"	2,956.42	GROSS BUILDING
G38	66'-3"	32'-3"	2,132.97	GROSS BUILDING
G39	89'-11"	4'-0"	360.40	GROSS BUILDING
		TOTAL:	**22,265.90**	**GROSS BUILDING**
		TOTAL RM-30:	**25,315.38**	

RM-40

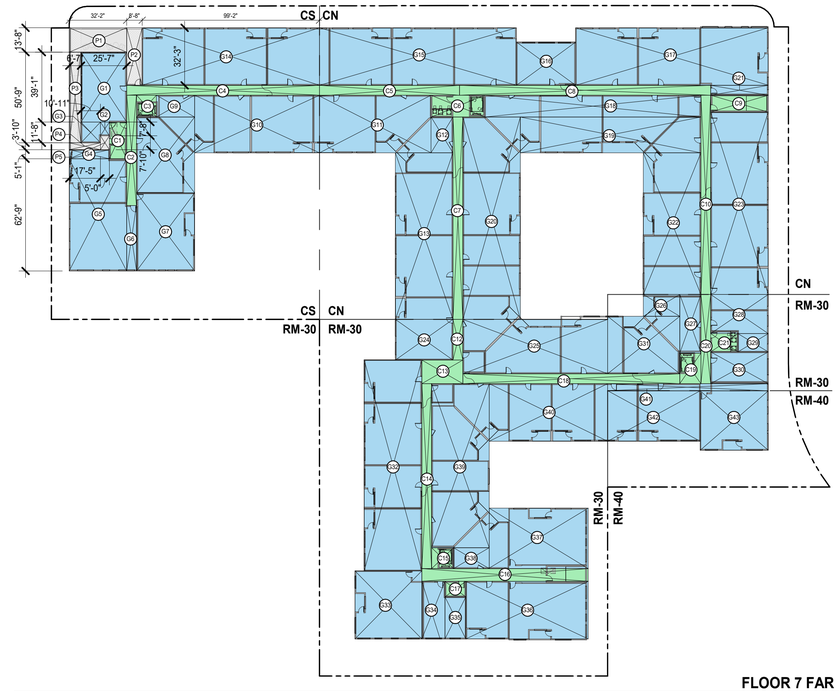
MA...	WIDTH	LENGTH	AREA (SF)	AREA TYPE
G40	51'-9"	28'-2"	1,459.85	GROSS BUILDING
G41	38'-1"	33'-4"	1,269.55	GROSS BUILDING
		TOTAL:	**2,729.40**	**GROSS BUILDING**
		TOTAL RM-40:	**2,729.40**	

CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C5	78'-4"	5'-6"	430.75	CIRCULATION/MEP
C6	30'-0"	12'-3"	366.94	CIRCULATION/MEP
C7	113'-2"	5'-6"	622.60	CIRCULATION/MEP
C8	140'-6"	5'-6"	772.72	CIRCULATION/MEP
C9	32'-3"	9'5"	302.96	CIRCULATION/MEP
C10	111'-6"	5'-6"	613.25	CIRCULATION/MEP
		TOTAL:	**3,109.22**	**CIRCULATION/MEP**
G9	62'-5"	32'-3"	2,009.05	GROSS BUILDING
G10	20'-0"	12'-3"	244.87	GROSS BUILDING
G11	93'-3"	32'-3"	3,003.32	GROSS BUILDING
G13	110'-2"	32'-3"	3,547.28	GROSS BUILDING
G14	113'-2"	32'-3"	3,645.98	GROSS BUILDING
G15	33'-1"	24'-3"	801.87	GROSS BUILDING
G16	107'-9"	32'-3"	3,470.89	GROSS BUILDING
G17	120'-11"	12'-3"	1,481.69	GROSS BUILDING
G18	100'-11"	19'-11"	2,014.30	GROSS BUILDING
G19	32'-3"	5'-6"	177.15	GROSS BUILDING
G20	79'-3"	32'-3"	2,553.52	GROSS BUILDING
G21	102'-1"	32'-3"	3,287.94	GROSS BUILDING
		TOTAL:	**26,237.86**	**GROSS BUILDING**
		TOTAL CN:	**29,347.08**	

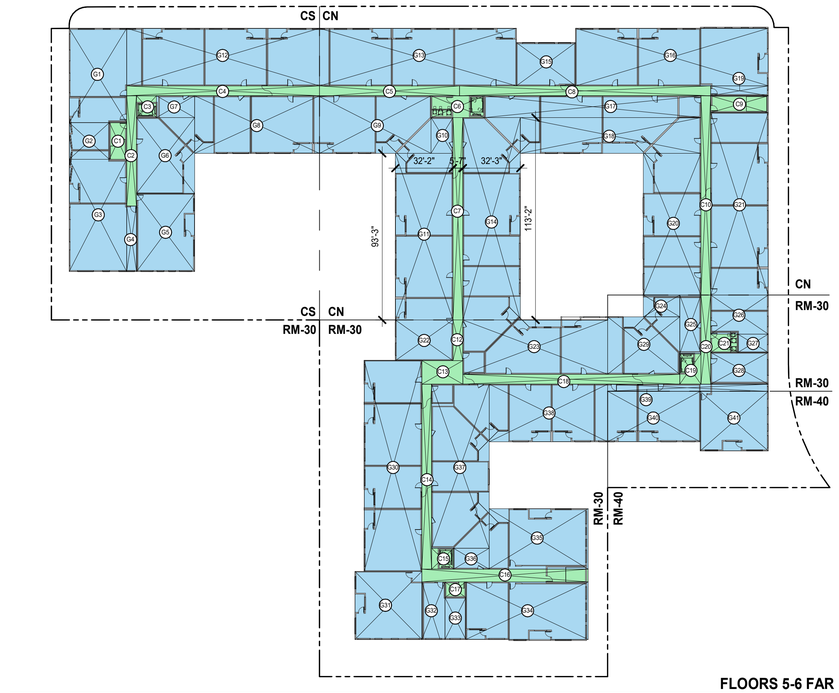
CS

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	20'-7"	9'-9"	199.60	CIRCULATION/MEP
C2	61'-9"	5'-6"	339.55	CIRCULATION/MEP
C3	12'-3"	11'-1"	136.08	CIRCULATION/MEP
C4	107'-10"	5'-6"	593.17	CIRCULATION/MEP
		TOTAL:	**1,268.40**	**CIRCULATION/MEP**
G1	52'-9"	32'-3"	1,698.35	GROSS BUILDING
G2	22'-6"	20'-7"	462.59	GROSS BUILDING
G3	62'-9"	32'-3"	2,021.39	GROSS BUILDING
G4	36'-7"	5'-6"	201.32	GROSS BUILDING
G5	43'-8"	32'-6"	1,417.74	GROSS BUILDING
G6	42'-5"	32'-6"	1,377.86	GROSS BUILDING
G7	21'-4"	12'-3"	261.89	GROSS BUILDING
G8	69'-11"	32'-3"	2,251.30	GROSS BUILDING
G12	107'-10"	32'-3"	3,473.67	GROSS BUILDING
		TOTAL:	**13,166.11**	**GROSS BUILDING**
		TOTAL CS:	**14,434.51**	



FLOOR 7 FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS



FLOORS 5-6 FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS

FAR AREA PLAN LEGEND

CIRCULATION & UTILITY ROOMS

BUILDING GROSS AREA

PARKING AND OPEN PATIOS (AREA NOT INCLUDED IN FAR)

0' 40' 80'

1"=40'

TRUE PROJECT NORTH (GRID NORTH)

FAR CALCULATION DIAGRAMS AP0.10

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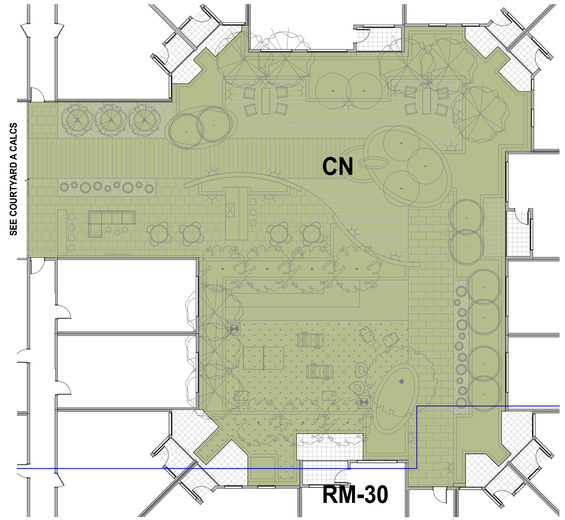
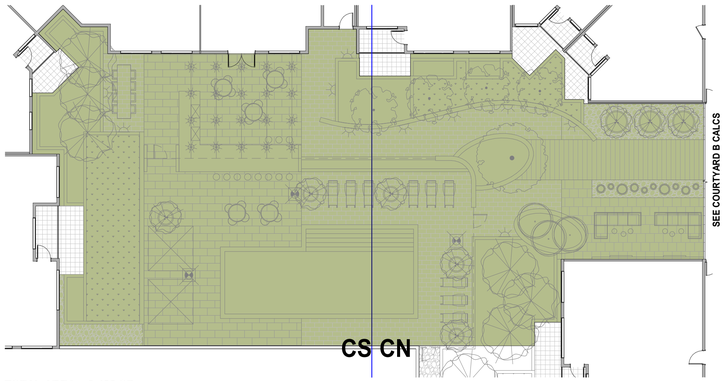


TOTAL AREA = 7,809 SF
CN: 7,462 SF
RM-30: 347 SF

COURTYARD B - COMMON OPEN SPACE 5

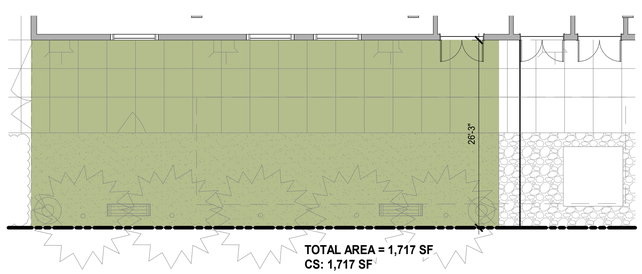
1/16" = 1'-0"



TOTAL AREA = 8,488 SF
CS: 4,694 SF
CN: 3,794 SF

COURTYARD A - COMMON OPEN SPACE 4

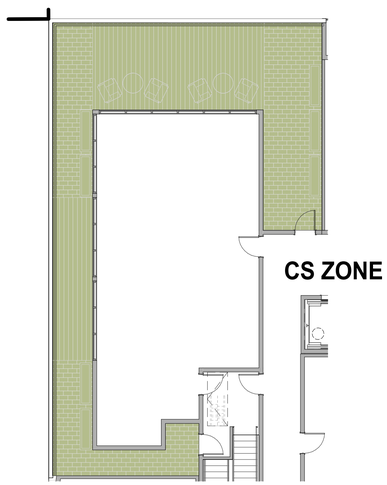
1/16" = 1'-0"



TOTAL AREA = 1,717 SF
CS: 1,717 SF

GROUND FLOOR DOG RUN - COMMON OPEN SPACE 3

1" = 10'-0"



TOTAL AREA = 1,090 SF

LEVEL 7 TERRACE - COMMON OPEN SPACE 2

3/32" = 1'-0"

CS

REQUIRED (PRIVATE OR COMMON):
57 UNITS x 150 sqft = 8,550 sqft

PROVIDED:
522 sqft PRIVATE
7,497 sqft COMMON
8,019 sqft TOTAL

CN

REQUIRED (PRIVATE OR COMMON):
129 UNITS x 150 sqft = 19,350 sqft

PROVIDED:
1,938 sqft PRIVATE
11,123 sqft COMMON
13,061 sqft TOTAL

RM-40

REQUIRED:
15 UNITS x 50 sqft = 750 sqft
PROVIDED:
776 sqft

RM-30

REQUIRED:
120 UNITS x 50 sqft = 6,000 sqft
PROVIDED:
2,133 sqft

TOTAL PRIVATE AREA = 5,417 SF

FLOOR 3 - PRIVATE OPEN SPACE 1

1" = 20'-0"

OPEN SPACE AREA PLAN LEGEND

COMMON OPEN SPACE
PRIVATE OPEN SPACE

0' 20' 40'
1"=20'

TRUE (REAL) NORTH

OPEN SPACE DIAGRAMS AP0.11

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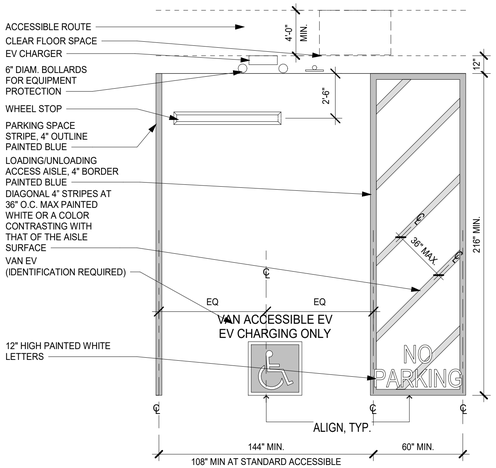
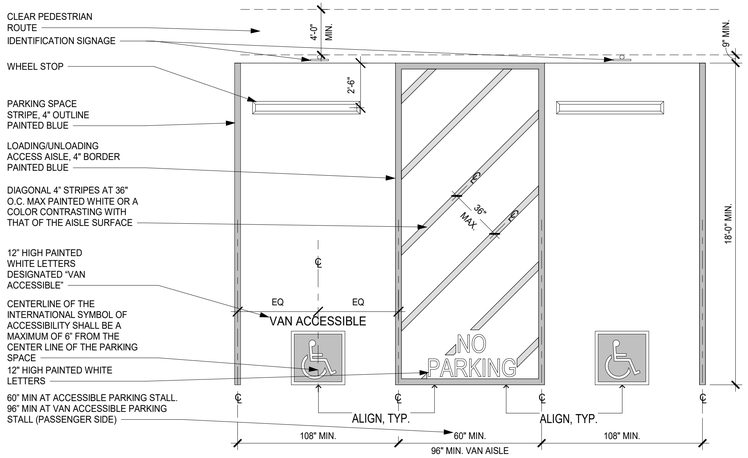


ACCESSIBLE EV STALL 5

1/4" = 1'-0"



NOTES:

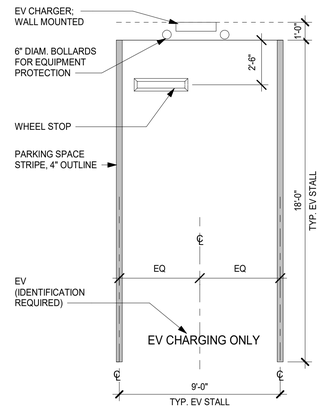
A. ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1/4" PER FOOT SLOPE IN ANY DIRECTION PER SECTION 1109A.8.3.

B. VAN PARKING SPACES SHALL BE 108" WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" WIDE MINIMUM PER SECTION 1109A.8.6, ITEM 1.2.

C. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS. EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.

ACCESSIBLE STALL 4

1/4" = 1'-0"



TYP. EV STALL 3

1/4" = 1'-0"

PARKING LEGEND

- ADA PARKING
- FUTURE LEASING PARKING
- EV PARKING
- LONG-TERM BIKE PARKING
- SHORT-TERM BIKE PARKING



PARKING SUMMARY

RESIDENT ASSIGNED PARKING

NON-EV PARKING	
STANDARD	14
TANDEM	45
ADA	04
VAN ADA	02
EV PARKING	
STANDARD	273
TANDEM	45
ADA	02
VAN ADA	01
TOTAL	**386**
MOTORCYCLE PARKING	14

FUTURE LEASING PARKING

STANDARD	07
ADA VAN	01
TOTAL	**08**

FLOOR 2 2

1" = 30'-0"



FLOOR 1 1

1" = 30'-0"

0' 30' 60'

TRUE PROJECT NORTH

1"=30'

PARKING EXHIBIT AP0.12

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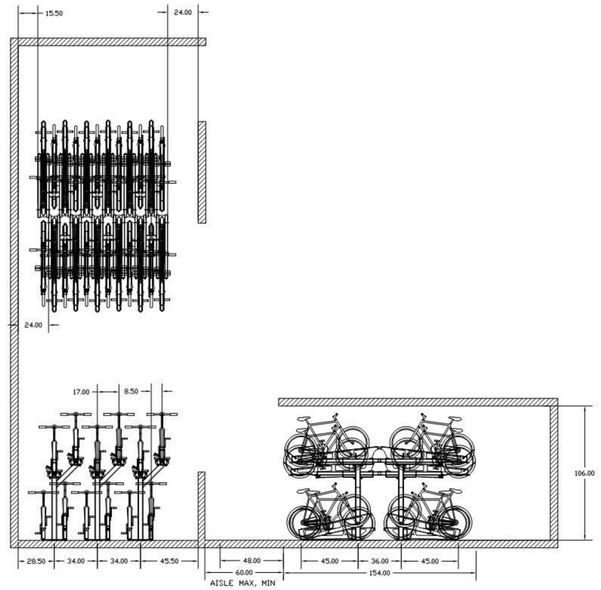
DERO DECKER

Installation Instructions – Setbacks, Double Sided



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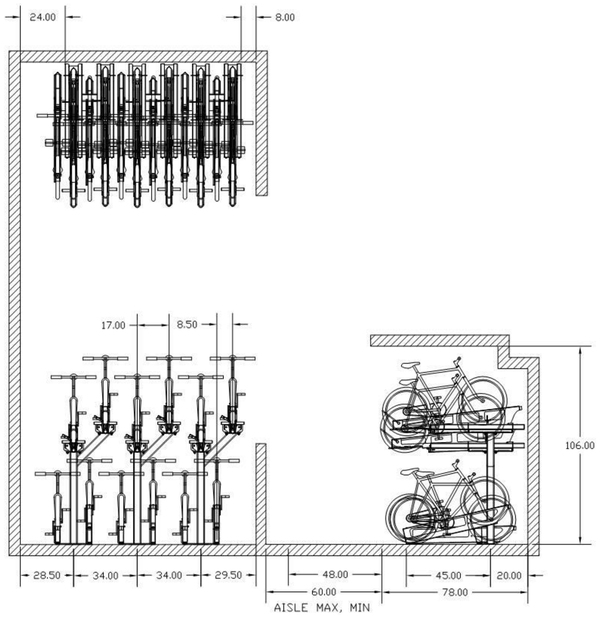
DERO DECKER

Installation Instructions – Setbacks, Single Sided



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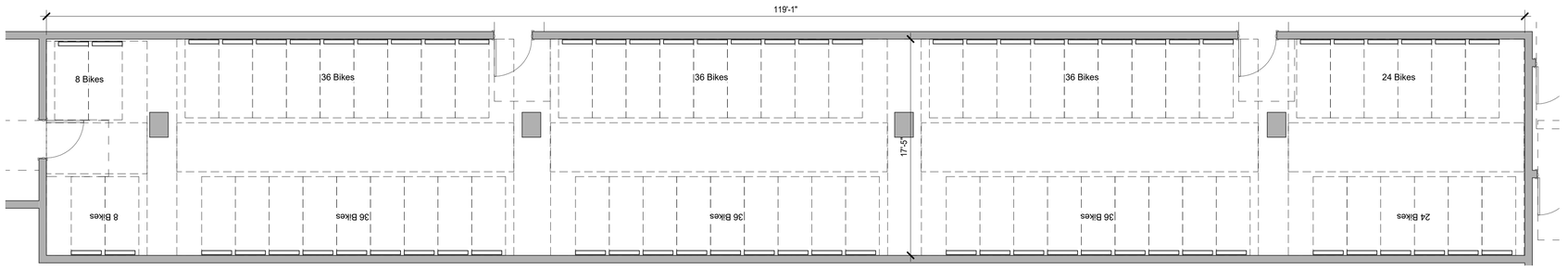
BIKE RACK SPECIFICATIONS 2

(DERO DECKER OR SIM.)



RESIDENTIAL LONG TERM BIKE PARKING - FLOOR 1 1

3/16" = 1'-0"

0' 4' 8' 16'

BIKE PARKING EXHIBIT 3/16"=1'-0" AP0.13

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EL CAMINO REAL

MATADERO AVE

KENDALL AVE

CS

CN

RM-30

RM-40

UP

DN

161'-2"

14'-0"

39'-11"

53'-10"

80'-11"

41'-0"

89'-9"

188'-8"

141'-1"

CS

TOTAL LOT AREA = 26,150 SF
LOT COVERAGE = 19,398 SF
LANDSCAPE COVERAGE = 6,752 SF

ALLOWED LOT COVERAGE: 50%
EXISTING LOT COVERAGE: 30%
PROVIDED LOT COVERAGE: 74%

LANDSCAPE COVERAGE REQ: 30%
LANDSCAPE COVERAGE PROV: 26%

RM-30

TOTAL LOT AREA = 37,601 SF
LOT COVERAGE = 32,569 SF
LANDSCAPE COVERAGE = 5,032 SF

ALLOWED LOT COVERAGE: 40%
EXISTING LOT COVERAGE: 48%
PROVIDED LOT COVERAGE: 86%

LANDSCAPE COVERAGE REQ: 30%
LANDSCAPE COVERAGE PROV: 14%

CN

TOTAL LOT AREA = 44,504 SF
LOT COVERAGE = 39,404 SF
LANDSCAPE COVERAGE = 5,100 SF

ALLOWED LOT COVERAGE: 50%
EXISTING LOT COVERAGE: 13%
PROVIDED LOT COVERAGE: 88%

LANDSCAPE COVERAGE REQ: 35%
LANDSCAPE COVERAGE PROV: 12%

RM-40

TOTAL LOT AREA = 5,950 SF
LOT COVERAGE = 3,678 SF
LANDSCAPE COVERAGE = 2,272 SF

ALLOWED LOT COVERAGE: 45%
EXISTING LOT COVERGAE: 77%
PROVIDED LOT COVERAGE: 62%

LANDSCAPE COVERAGE REQ: 20%
LANDSCAPE COVERAGE PROV: 38%

0' 20' 40'

1"=20'

TRUE PROJECT NORTH GRID NORTH

LOT COVERAGE DIAGRAM

AP0.14

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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ACCESSORY USE		MAILROOM
AREA		2,303 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		12

PRIMARY USE		COWORKING
AREA		2,151 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		15

ACCESSORY USE		TRASH TERMINATION ROOM
AREA		894 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

ACCESSORY USE		BIKE ROOM
AREA		2,071 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		11

PRIMARY USE		FITNESS
AREA		2,937 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 NET
OCCUPANT LOAD		59
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		AMENITY
AREA		1,312 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		88
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		WEST LOBBY
AREA		2,156 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		144
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		BIKE SHOP
AREA		718 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		4

ACCESSORY USE		LEASING WORKSPACE
AREA		786 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		6

ACCESSORY USE		EAST LOBBY
AREA		779 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2-ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		52
NUMBER OF EXITS REQUIRED	SECTION 1006.2	1
NUMBER OF EXITS PROVIDED		1

ACCESSORY USE		WATER HEATER ROOM
AREA		520 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

ACCESSORY USE		PET SPA
AREA		432 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		3

ACCESSORY USE		BOH
AREA		735 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

ACCESSORY USE		ELEC ROOM
AREA		156 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		ELEC. ROOM
AREA		103 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

PRIMARY USE		RESIDENTIAL PARKING
AREA		64,177 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		321
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		EL. CONTROL ROOM
AREA		62 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		FIRE PUMP ROOM
AREA		150 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		TRASH TERMINATION ROOM
AREA		1,593 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		6

ACCESSORY USE		DOM PUMP ROOM
AREA		120 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		MOVE-IN LOBBY
AREA		591 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		40
NUMBER OF EXITS REQUIRED	SECTION 1006.2	1
NUMBER OF EXITS PROVIDED		1

ACCESSORY USE		ELEC. ROOM
AREA		102 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		WATER HEATER ROOM
AREA		540 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

ACCESSORY USE		ELEC. ROOM
AREA		685 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

ACCESSORY USE		ELEC. ROOM
AREA		140 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

LEGEND

- 39 — EXIT OCCUPANT LOAD
- 39 H.E. — EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- 39 — EXIT CUMULATIVE OCCUPANT LOAD
- 39 — EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

COMMON PATH OF EGRESS TRAVEL = 99'-2 3/4""

406'-9"

289'-7"

UP

UP

OCCUPANT LOAD AND EXITING CALCULATION - LEVEL 01	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL PARKING	331
FITNESS	59
COWORKING	15
TOTAL OCCUPANT LOAD	**405**
ACCESSORY USE	OCCUPANT LOAD
WATER HEATER ROOM (2)	04
EL CONTROL ROOM	01
PET SPA	03
EAST LOBBY	52
BIKE SHOP	04
AMENITY	88
TRASH TERMINATION ROOM (2)	09
MAILROOM	12
BIKE ROOM	11
WEST LOBBY	149
BOH	03
LEASING WORKSPACE	06
FIRE PUMP ROOM	01
DOM PUMP ROOM	01
ELEC ROOM (5)	07
MOVE-IN LOBBY	40
TOTAL OCCUPANT LOAD	**391**

MINIMUM NUMBER EXITS PER STORY		TABLE 1006.3.1
	EXITS REQUIRED	4
	EXITS PROVIDED	**4**
OCCUPANTS PER EXIT	**WEST LOBBY**	**200**
	EAST LOBBY	**200**
	STAIR 3	**169**
	STAIR 2	**169**
GROSS OCCUPANT LOAD-LEVEL 1		**738**

0' 20' 40'

1"=20'

EGRESS DIAGRAM FLOOR 1

AP0.30

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LEGEND

- EXIT / OCCUPANT LOAD
- EXIT / OCCUPANT LOAD @ HORIZONTAL EXIT (H.E.)
- EXIT / CUMULATIVE OCCUPANT LOAD
- EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

ACCESSORY USE		EV PANEL ROOM
AREA		69 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		STORAGE
AREA		499 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

ACCESSORY USE		EV PANEL ROOM
AREA		43 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

PRIMARY USE		RESIDENTIAL PARKING
AREA		80,904 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		405
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		EV PANEL ROOM
AREA		32 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		POOL EQUIP ROOM & VAULT
AREA		1,480 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		5

ACCESSORY USE		BOH
AREA		495 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

ACCESSORY USE		ELEC. ROOM
AREA		140 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

COMMON PATH OF EGRESS TRAVEL = 46'-4 1/2"

406'-5"

OCCUPANT LOAD AND EXITING CALCULATION - LEVEL 02	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL PARKING	404
TOTAL OCCUPANT LOAD	**406**
ACCESSORY USE	OCCUPANT LOAD
BOH	02
ELEC. ROOM	01
EV PANEL ROOM (3)	03
STORAGE	02
POOL EQUIP ROOM & VAULT	05
TOTAL OCCUPANT LOAD	**13**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.1
EXITS REQUIRED	2
EXITS PROVIDED	**3**
OCCUPANTS PER EXIT STAIR 1	**139**
STAIR 2	**138**
STAIR 3	**138**
GROSS OCCUPANT LOAD-LEVEL 1	**415**

0' 20' 40'

1"=20'

EGRESS DIAGRAM FLOOR 2

AP0.31

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PRIMARY USE		RESIDENTIAL-EXITING AREA WEST
AREA		20,290 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		102

ACCESSORY USE		TRASH ROOM 1
AREA		122 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

PRIMARY USE		CLUBROOM
AREA		2,141 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		143
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

USE		STAIR 1
OCCUPANT LOAD		137
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	137 OCC X 0.2	27.4"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	137 OCC X 0.3	41.1"
EXIT STAIR WIDTH PROVIDED		44"

USE		STAIR 2
OCCUPANT LOAD		146
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	146 OCC X 0.2	29.2"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	146 OCC X 0.3	43.8"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		IDF/STORAGE
AREA		124 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

OUTDOOR USE (OPEN TO SKY)		POOL
AREA		712 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 GROSS
OCCUPANT LOAD		15

OUTDOOR USE (OPEN TO SKY)		COURTYARD A
AREA		4,792 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		320
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		IDF/STORAGE
AREA		124 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

OUTDOOR USE (OPEN TO SKY)		COURTYARD B
AREA		4,484 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		299
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

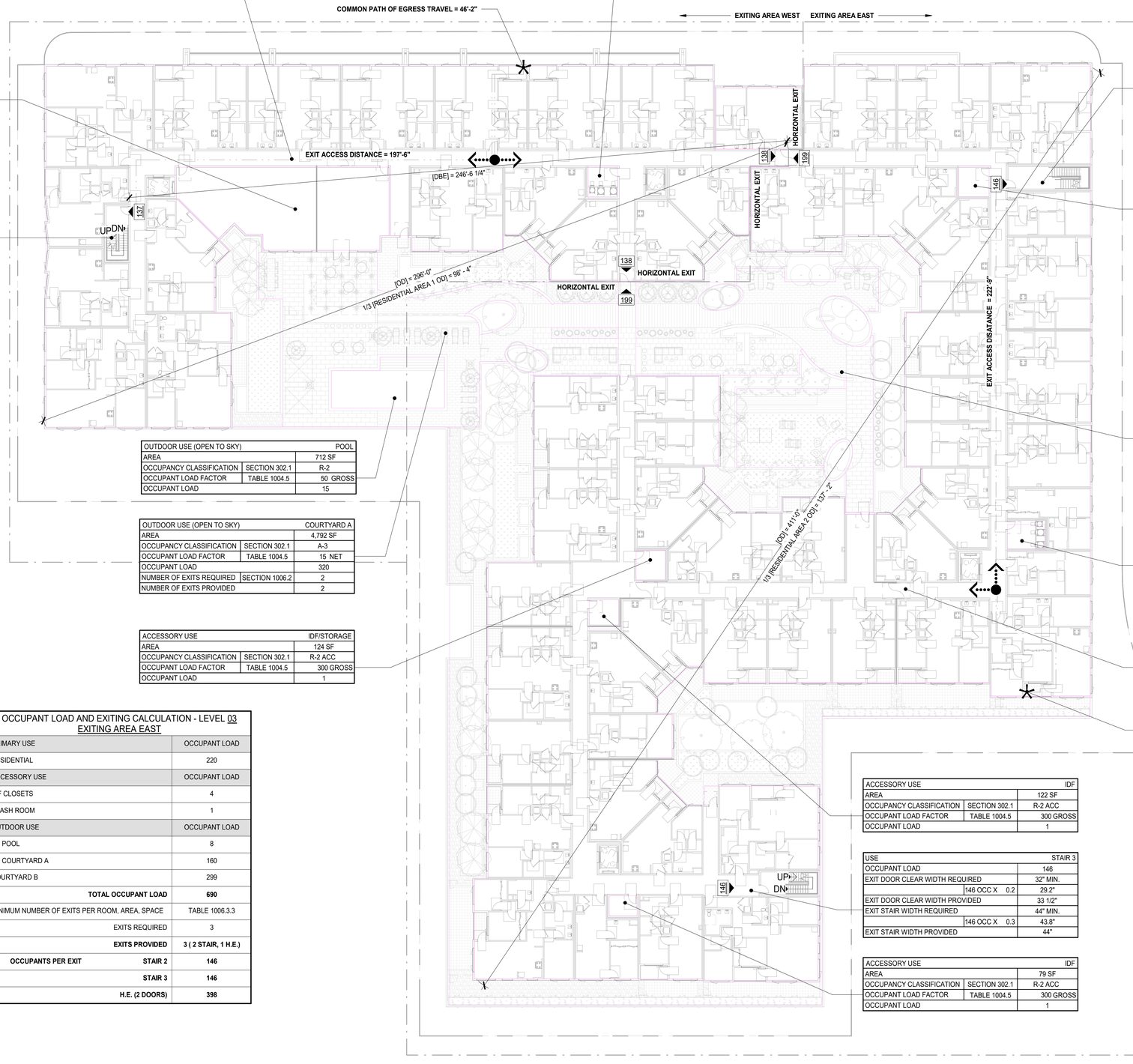
ACCESSORY USE		TRASH ROOM 2
AREA		126 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		43,825 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		220

ACCESSORY USE		IDF
AREA		122 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE		STAIR 3
OCCUPANT LOAD		146
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	146 OCC X 0.2	29.2"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	146 OCC X 0.3	43.8"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		IDF
AREA		79 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1



LEGEND

- 39 — EXIT, OCCUPANT LOAD
- 39 H.E. — EXIT, OCCUPANT LOAD @ HORIZONTAL EXIT
- 39 — EXIT, CUMULATIVE OCCUPANT LOAD
- 39 — EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANT LOAD AND EXITING CALCULATION - LEVEL 03
EXITING AREA WEST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	102
CLUBROOM	143
ACCESSORY USE	OCCUPANT LOAD
TRASH ROOM	1
OUTDOOR USE	OCCUPANT LOAD
1/2 POOL	7
1/2 COURTYARD A	160
TOTAL OCCUPANT LOAD	**413**
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT — STAIR 1	**137**
H.E. (2 DOORS)	**276**

OCCUPANT LOAD AND EXITING CALCULATION - LEVEL 03
EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	220
ACCESSORY USE	OCCUPANT LOAD
IDF CLOSETS	4
TRASH ROOM	1
OUTDOOR USE	OCCUPANT LOAD
1/2 POOL	8
1/2 COURTYARD A	160
COURTYARD B	299
TOTAL OCCUPANT LOAD	**690**
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	3
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT — STAIR 2	**146**
STAIR 3	**146**
H.E. (2 DOORS)	**398**

ACCESSORY USE CALCULATION - LEVEL 03

PRIMARY USE	TOTAL AREA
	66,247 SF
ACCESSORY USE	TOTAL AREA
	697
TOTAL % ACC USE	1%

0' 20' 40'

1"=20'

EGRESS DIAGRAM FLOOR 3

AP0.32

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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PRIMARY USE		RESIDENTIAL-EXITING AREA WEST
AREA		22,563 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		113

ACCESSORY USE		TRASH ROOM 1
AREA		122 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE		STAIR 1
OCCUPANT LOAD		57
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	57 OCC X 0.2	11.4"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	57 OCC X 0.3	17.1"
EXIT STAIR WIDTH PROVIDED		44"

USE		STAIR 2
OCCUPANT LOAD		79
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	79 OCC X 0.2	15.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	79 OCC X 0.3	23.7"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		IDF/STORAGE
AREA		124 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		IDF
AREA		79 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		IDF/STORAGE
AREA		124 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		TRASH ROOM 2
AREA		126 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		46,337 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		232

ACCESSORY USE		IDF
AREA		122 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE		STAIR 3
OCCUPANT LOAD		79
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	79 OCC X 0.2	15.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	79 OCC X 0.3	23.7"
EXIT STAIR WIDTH PROVIDED		44"

LEGEND

- 39 — EXIT, OCCUPANT LOAD
- 39 H.E. — EXIT, OCCUPANT LOAD @ HORIZONTAL EXIT
- 39 — EXIT, CUMULATIVE OCCUPANT LOAD
- 39 — EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

OCCUPANT LOAD AND EXITING CALCULATION - LEVEL 05 EXITING AREA WEST	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	113
ACCESSORY USE	OCCUPANT LOAD
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**114**
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT — STAIR 1	**57**
H.E. (2 DOORS)	**57**

OCCUPANT LOAD AND EXITING CALCULATION - LEVEL 05 EXITING AREA EAST	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	232
ACCESSORY USE	OCCUPANT LOAD
IDF CLOSETS	4
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**237**
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT — STAIR 2	**79**
STAIR 3	**79**
H.E. (2 DOORS)	**78**

ACCESSORY USE CALCULATION - LEVEL 05	
PRIMARY USE	TOTAL AREA
	68,900 SF
ACCESSORY USE	TOTAL AREA
	697
TOTAL % ACC USE	1%

COMMON PATH OF EGRESS TRAVEL = 46'-2"

EXITING AREA WEST

EXITING AREA EAST

EXIT ACCESS DISTANCE = 197'-6"

[DBE] = 246'-6"

[OD] 296'-0"
1/3 [RESIDENTIAL AREA 1 OD] = 98'-4"

[OD] = 411'-0"
1/3 [RESIDENTIAL AREA 2 OD] = 137'-2"

EXIT ACCESS DISATANCE = 222'-9"

COMMON PATH OF EFRESS TRAVEL = 71'-3"

HORIZONTAL EXIT

HORIZONTAL EXIT

HORIZONTAL EXIT

HORIZONTAL EXIT

UP

DN

UP

DN

0' 20' 40'

1"=20'

EGRESS DIAGRAM FLOOR 5 (FL 4 & 6 SIM.)

AP0.34

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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PRIMARY USE		RESIDENTIAL-EXITING AREA WEST
AREA		20,275 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		102

ACCESSORY USE		TRASH ROOM 1
AREA		122 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

OUTDOOR USE (OPEN TO SKY)		ROOF TERRACE
AREA		1,216 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		82
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

PRIMARY USE		CLUBROOM
AREA		1,071 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		72
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

USE		STAIR 1
OCCUPANT LOAD		146
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	146 OCC X 0.2	29.2"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	146 OCC X 0.3	43.8"
EXIT STAIR WIDTH PROVIDED		44"

LEGEND

- EXIT / OCCUPANT LOAD
- EXIT / OCCUPANT LOAD @ HORIZONTAL EXIT (H.E.)
- EXIT / CUMULATIVE OCCUPANT LOAD
- EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

ACCESSORY USE		IDF/STORAGE
AREA		124 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		IDF
AREA		79 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

OCCUPANT LOAD AND EXITING CALCULATION - LEVEL 07 EXITING AREA WEST

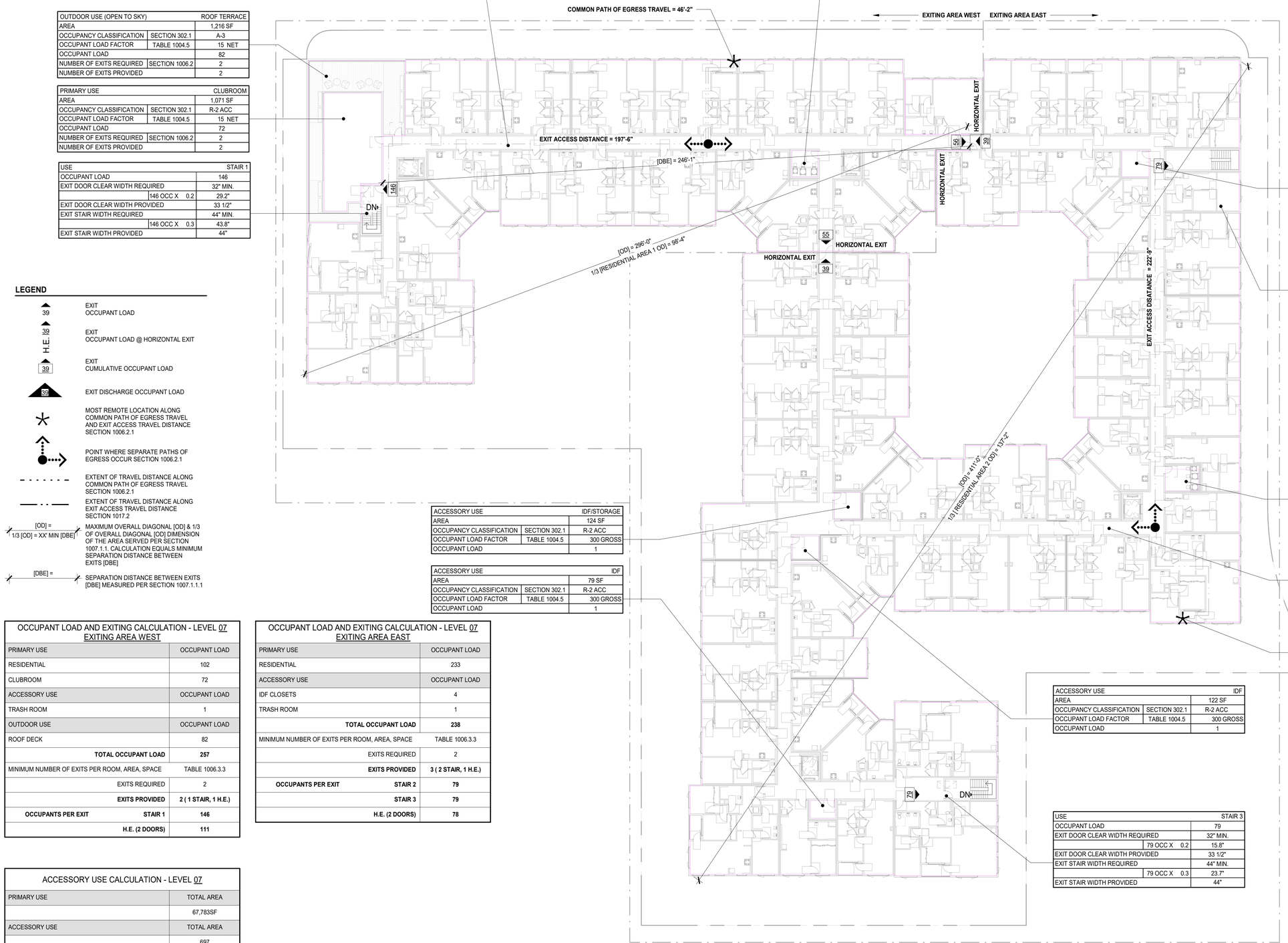
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	102
CLUBROOM	72
ACCESSORY USE	**OCCUPANT LOAD**
TRASH ROOM	1
OUTDOOR USE	**OCCUPANT LOAD**
ROOF DECK	82
TOTAL OCCUPANT LOAD	**257**
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT — STAIR 1	**146**
H.E. (2 DOORS)	**111**

OCCUPANT LOAD AND EXITING CALCULATION - LEVEL 07 EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	233
ACCESSORY USE	**OCCUPANT LOAD**
IDF CLOSETS	4
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**238**
MINIMUM NUMBER OF EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT — STAIR 2	**79**
STAIR 3	**79**
H.E. (2 DOORS)	**78**

ACCESSORY USE CALCULATION - LEVEL 07

PRIMARY USE	TOTAL AREA
	67,783SF
ACCESSORY USE	**TOTAL AREA**
	697
TOTAL % ACC USE	1%



ACCESSORY USE		IDF/STORAGE
AREA		124 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE		STAIR 2
OCCUPANT LOAD		79
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	79 OCC X 0.2	15.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	79 OCC X 0.3	23.7"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		TRASH ROOM 2
AREA		126 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		46,337 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		232

ACCESSORY USE		IDF
AREA		122 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE		STAIR 3
OCCUPANT LOAD		79
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	79 OCC X 0.2	15.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	79 OCC X 0.3	23.7"
EXIT STAIR WIDTH PROVIDED		44"

0' 20' 40'

1"=20'

EGRESS DIAGRAM FLOOR 7

AP0.36

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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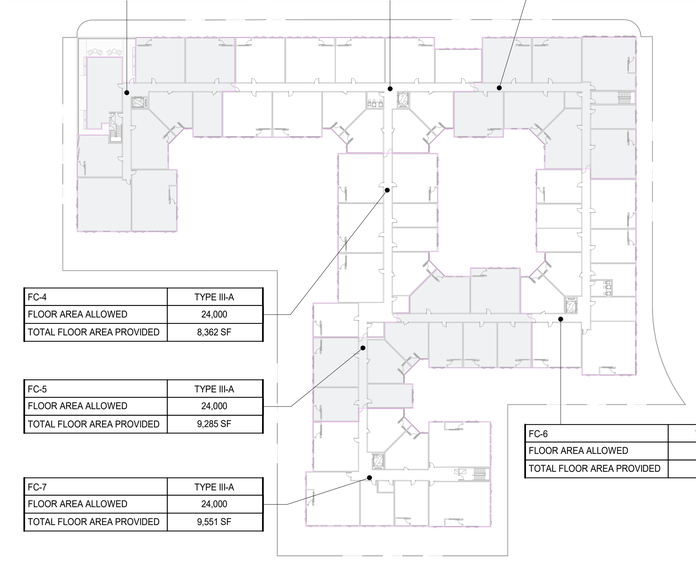
FC-1	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	10,759 SF

FC-2	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	11,991 SF

FC-3	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	9,762 SF



FC-4	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	8,362 SF

FC-5	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,285 SF

FC-7	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,551 SF

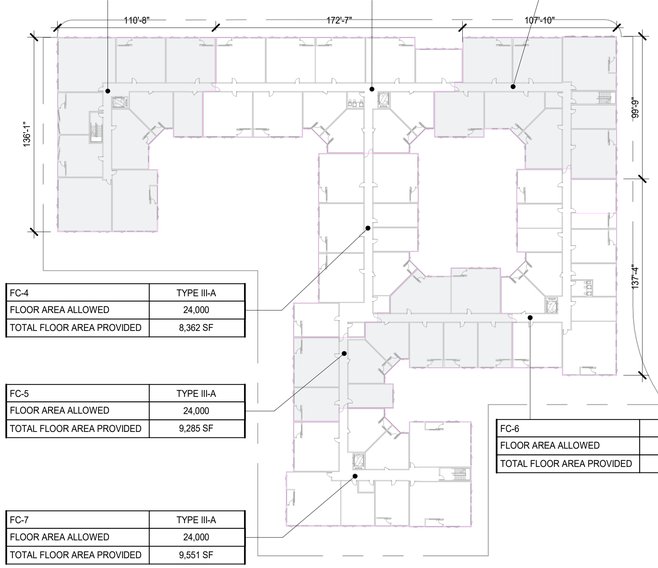
FC-6	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	10,079 SF

LEVEL 7

FC-1	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	11,917 SF

FC-2	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	11,991 SF

FC-3	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	9,762 SF



FC-4	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	8,362 SF

FC-5	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,285 SF

FC-7	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,551 SF

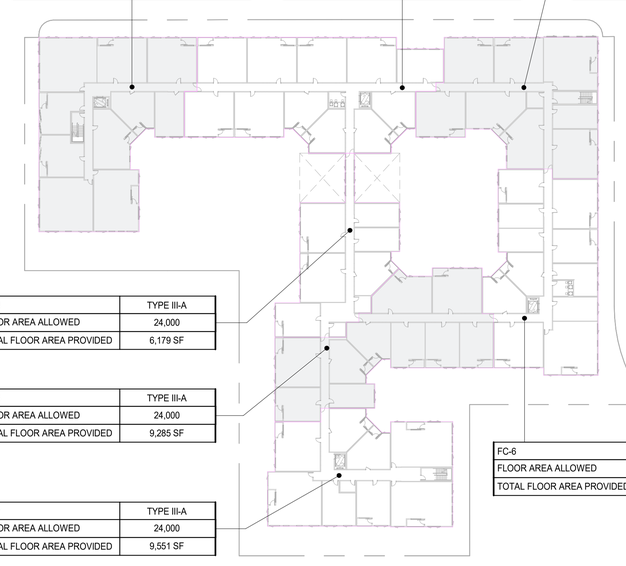
FC-6	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	10,079 SF

FLOOR 5 & 6

FC-1	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	11,917 SF

FC-2	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	11,991 SF

FC-3	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	9,762 SF



FC-4	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	6,179 SF

FC-5	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,285 SF

FC-7	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,551 SF

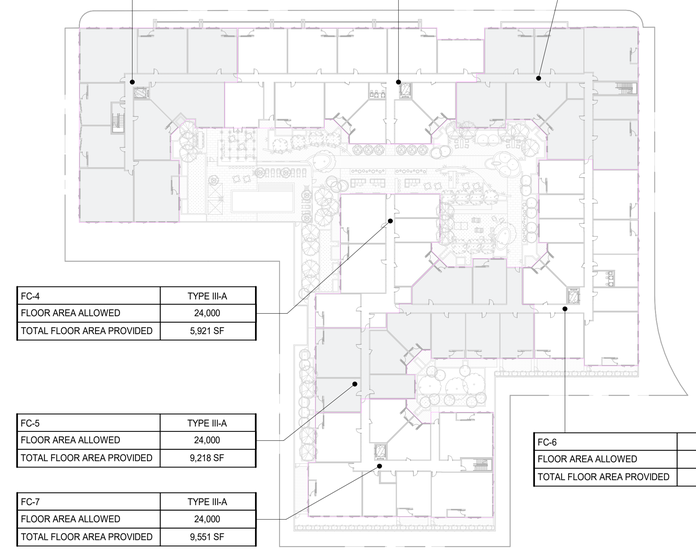
FC-6	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	10,079 SF

FLOOR 4

FC-1	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	11,917 SF

FC-2	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	11,991 SF

FC-3	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	9,762 SF



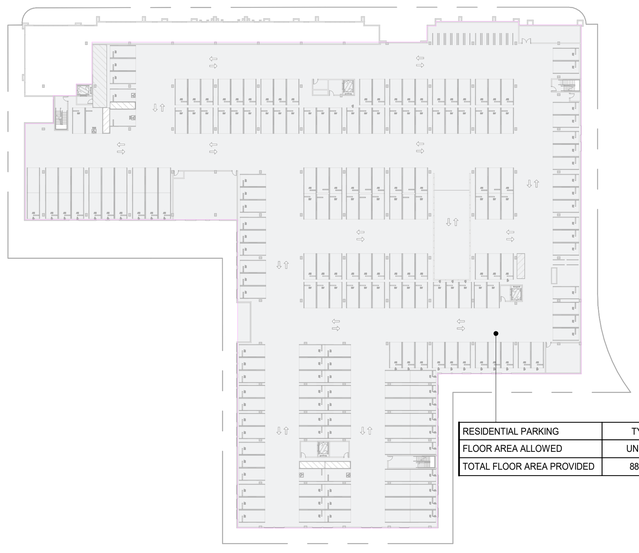
FC-4	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	5,921 SF

FC-5	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,218 SF

FC-7	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,551 SF

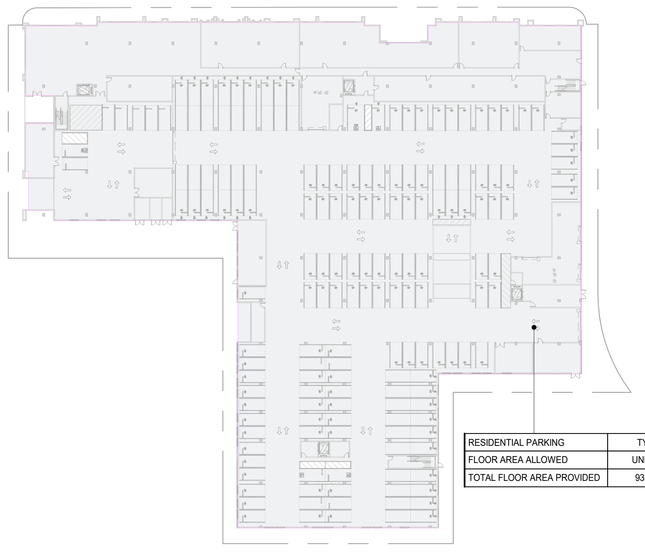
FC-6	TYPE III-A
FLOOR AREA ALLOWED	30,000
TOTAL FLOOR AREA PROVIDED	10,079 SF

FLOOR 3



RESIDENTIAL PARKING	TYPE I-A
FLOOR AREA ALLOWED	UNLIMITED
TOTAL FLOOR AREA PROVIDED	88,654 SF

FLOOR 2



RESIDENTIAL PARKING	TYPE I-A
FLOOR AREA ALLOWED	UNLIMITED
TOTAL FLOOR AREA PROVIDED	93,161 SF

FLOOR 1

0' 100' 200'

1"=100'

TRUE (PDX) NORTH (GCS)

ALLOWABLE AREA PLANS

AP0.40

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ALLOWABLE BUILDING AREA CALCULATIONS

3606 ECR
3606 EL CAMINO REAL, PALO ALTO
LATEST... AUGUST 19, 2025

CALIFORNIA BUILDING CODE: 2022 INTERVENING CODE CYCLE
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA...

	OCCUPANCY CHAPTER 3	USE TABLE 1004.5	CONSTRUCT... TYPE	ALLOWABLE TABULAR... TABLE 506.2 *At for SM*	FRONTAGE ALLOWED % SECTION 506.3 If VALUEa	ALLOWABLE AREA FACTOR SECTION... *NS*	FRONTAGE ALLOWED SF SECTION... *(NS x If)*	ALLOWABLE FLOOR AREA SECTION...	MULTI-STORY ALLOWABLE SECTION... *Sa*	ALLOWABLE BUILDING... SECTION... Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPRINKLER INCREASE HT / STORIES TABLE 504.3	FLOOR NUMBER	AREA PER FLOOR (SQ... PROPOSED	TOTAL SF PROPOSED
				with HT...	SEE PERIMETER/FRONTAGE CALCULATION							TABLE 504.4			
BUILDING R															
TYPE III-A															
4 FIRE COMPARTMENTS (FC)															
EXITING AREA - WEST															
FC-1	R-2	RESIDENTIAL	TYPE III-A	24,000	25.00%	24,000	6,000	30,000	2	60,000	4	+20 FT + 1 ST	FLOOR 3	11,917	58,427
		FITNESS										85 FEET	FLOOR 4	11,917	
	R-2...	ROOF DECK										5 STORIES	FLOOR 5	11,917	
													FLOOR 6	11,917	
													FLOOR 7	10,759	
FC-2	R-2	RESIDENTIAL	TYPE III-A	24,000	25.00%	24,000	6,000	30,000	2	60,000	4	+20 FT + 1 ST	FLOOR 3	11,991	59,955
	R-2...	TRASH										85 FEET	FLOOR 4	11,991	
												5 STORIES	FLOOR 5	11,991	
													FLOOR 6	11,991	
													FLOOR 7	11,991	
FC-4	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00% NOT USED	24,000	0	24,000	2	48,000	4	+20 FT + 1 ST	FLOOR 3	5,921	37,186
												85 FEET	FLOOR 4	6,179	
												5 STORIES	FLOOR 5	8,362	
													FLOOR 6	8,362	
													FLOOR 7	8,362	
EXITING AREA - EAST															
FC-3	R-2	RESIDENTIAL	TYPE III-A	24,000	25.00%	24,000	6,000	30,000	2	60,000	4	+20 FT + 1 ST	FLOOR 3	9,762	48,810
	R-2...	IDF										85 FEET	FLOOR 4	9,762	
												5 STORIES	FLOOR 5	9,762	
													FLOOR 6	9,762	
													FLOOR 7	9,762	
FC-5	R-2	RESIDENTIAL	TYPE III-A	24,000	25.00%	24,000	6,000	30,000	2	60,000	4	+20 FT + 1 ST	FLOOR 3	9,220	46,360
	R-2...	IDF										85 FEET	FLOOR 4	9,285	
												5 STORIES	FLOOR 5	9,285	
													FLOOR 6	9,285	
													FLOOR 7	9,285	
FC-6	R-2	RESIDENTIAL	TYPE III-A	24,000	25.00%	24,000	6,000	30,000	2	60,000	4	+20 FT + 1 ST	FLOOR 3	10,079	50,395
	R-2...	TRASH, IDF										85 FEET	FLOOR 4	10,079	
												5 STORIES	FLOOR 5	10,079	
													FLOOR 6	10,079	
													FLOOR 7	10,079	
FC-7	R-2	RESIDENTIAL	TYPE III-A	24,000	25.00%	24,000	6,000	30,000	2	60,000	4	+20 FT + 1 ST	FLOOR 3	9,551	47,755
	R-2...	IDF										85 FEET	FLOOR 4	9,551	
												5 STORIES	FLOOR 5	9,551	
													FLOOR 6	9,551	
													FLOOR 7	9,551	
BUILDING R TOTALS										408,000	ALLOWABLE			348,888 PROPOSED	
BUILDING G															
TYPE I-A															
NON-SEPARATED OCCUPANCIES															
GARAGE	S-2	PARKING	TYPE IA	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1	93,161	181,815
	S-1	TRASH TERM ROOM											FLOOR 2	88,654	
	A-3	ASSEMBLY (LOBBY)													
BUILDING G TOTALS										UNLIMITED	ALLOWABLE			181,815 PROPOSED	
GRAND TOTAL														530,703 PROPOSED	

PERIMETER / FRONTAGE CALCULATION

3606 ECR
3606 EL CAMINO REAL, PALO ALTO

	TOTAL PERIMETER (FEET)	FRONTAGE LENGTH *EAST*	*SOUTH*	*WEST*	*NORTH*	OPEN SPACE WIDTH (FEET)	TOTAL FRONTAGE LENGTH	% OF BUILDING PERIME...	If VALUEa
BUILDING R									
TYPE III-A									
4 FIRE COMPARTMENTS (FC)									
EXITING AREA - WEST									
FC-1	511.00	0.00	0.00	136.00	110.00	30.00	246.00	48.14%	25.00%
FC-2	523.00	0.00	0.00	0.00	172.00	30.00	172.00	32.88%	25.00%
EXITING AREA - EAST									
FC-3	518.00	99.80	0.00	0.00	107.90	30.00	207.70	40.09%	25.00%
FC-6	439.50	137.30	0.00	0.00	0.00	30.00	137.30	31.24%	25.00%

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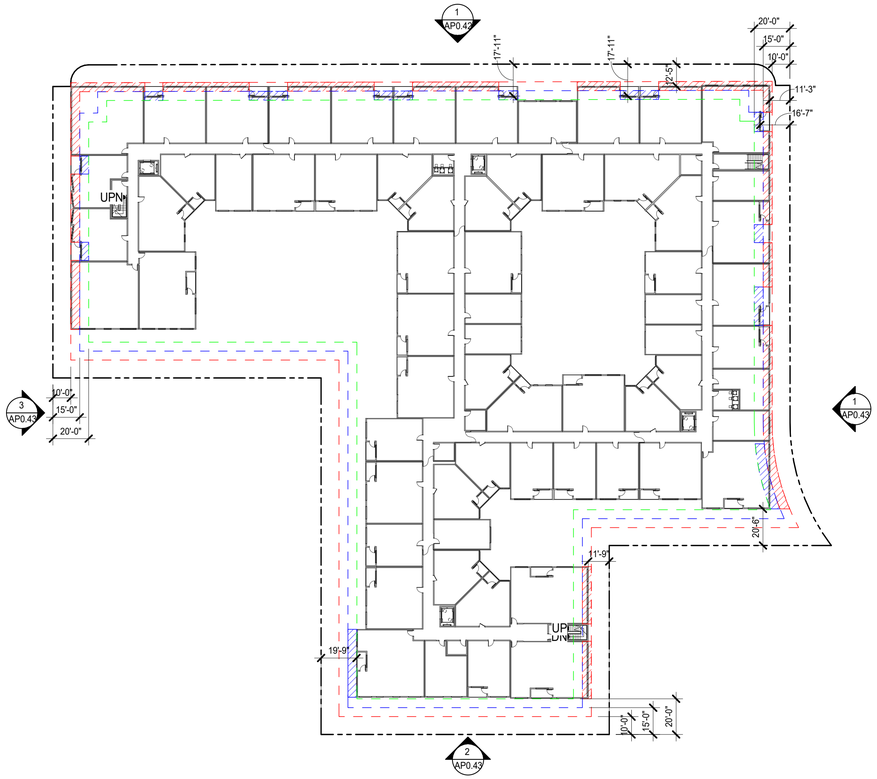
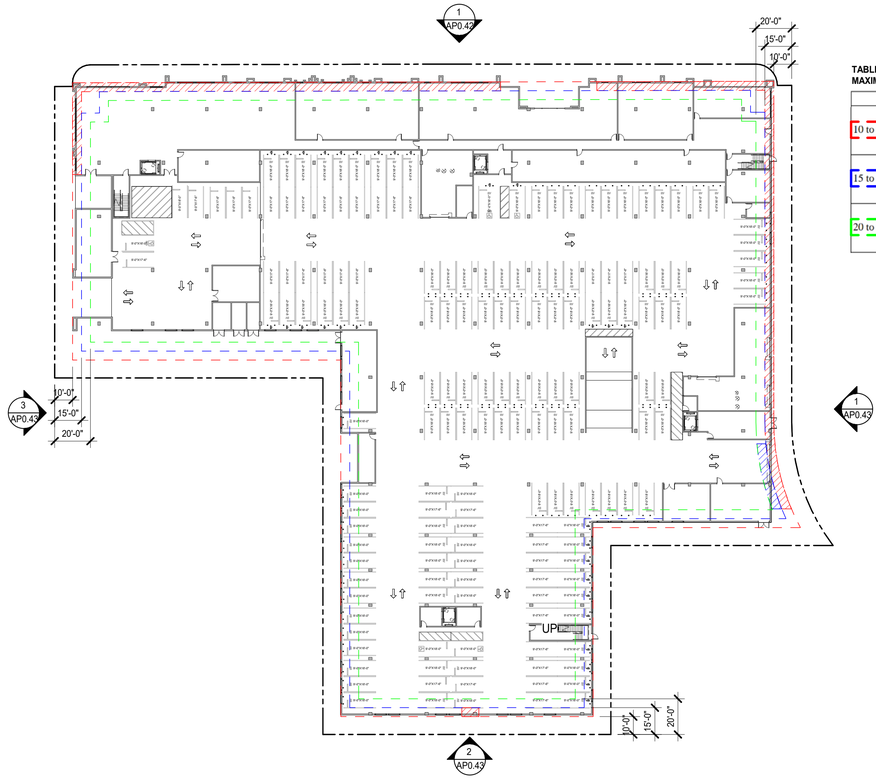


WALL OPENING PLAN - FLOOR 5 3

1" = 40'-0"

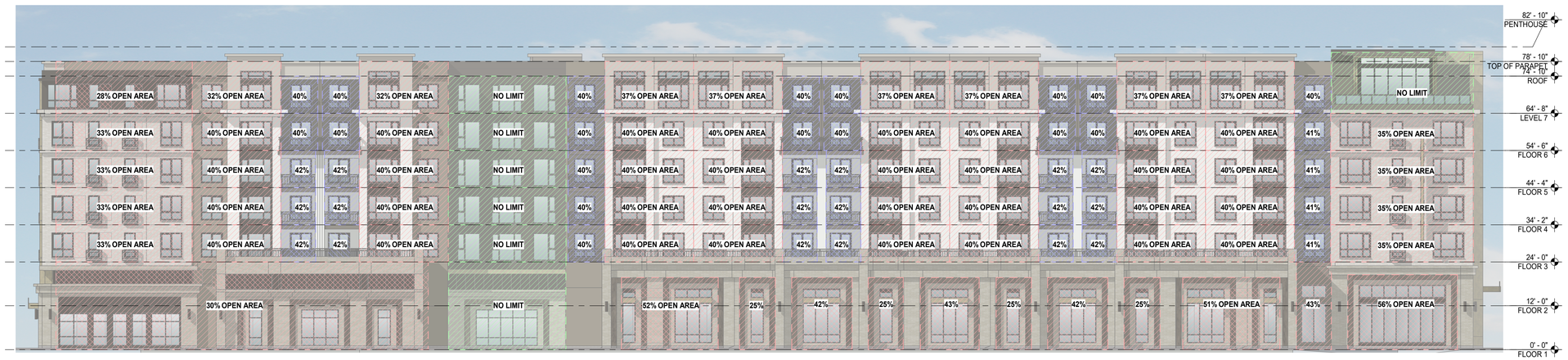


WALL OPENING PLAN - FLOOR 1 4

1" = 40'-0"

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENING BASED ON FIRE SEPARATION AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
10 to less than 15[c, d, j]	Unprotected, Nonsprinklered (UP, NS)	15%[h]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[c, d, j]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[c, d, j]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit



NORTH ELEVATION - WALL OPENING 1

1/16" = 1'-0"

0' 8' 16' 32'

TRUE (PCU NORTH) GRID NORTH

1/16"=1'-0"

WALL OPENING DIAGRAMS AP0.42

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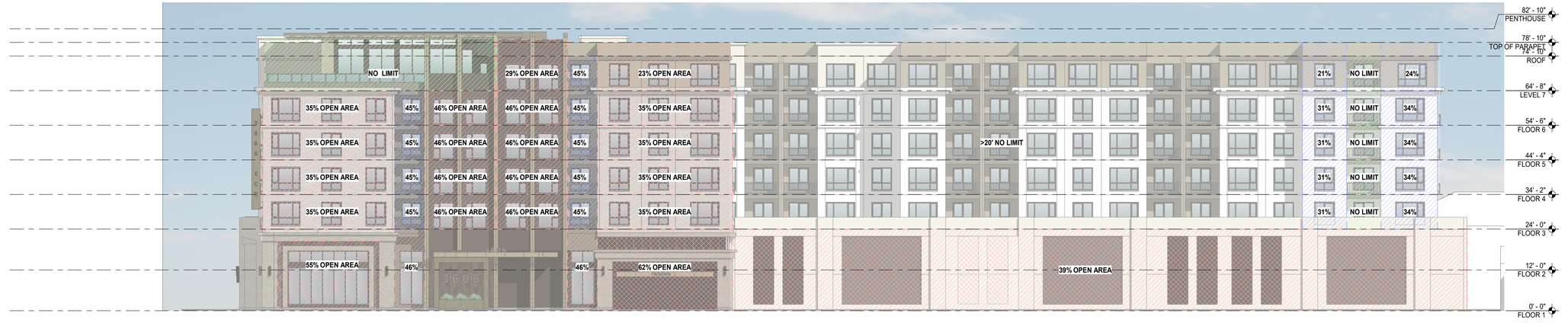
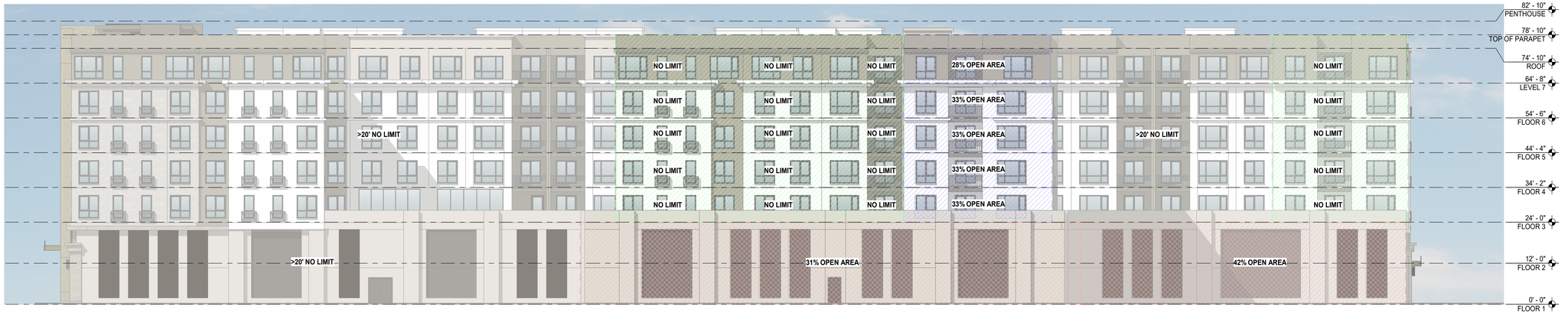


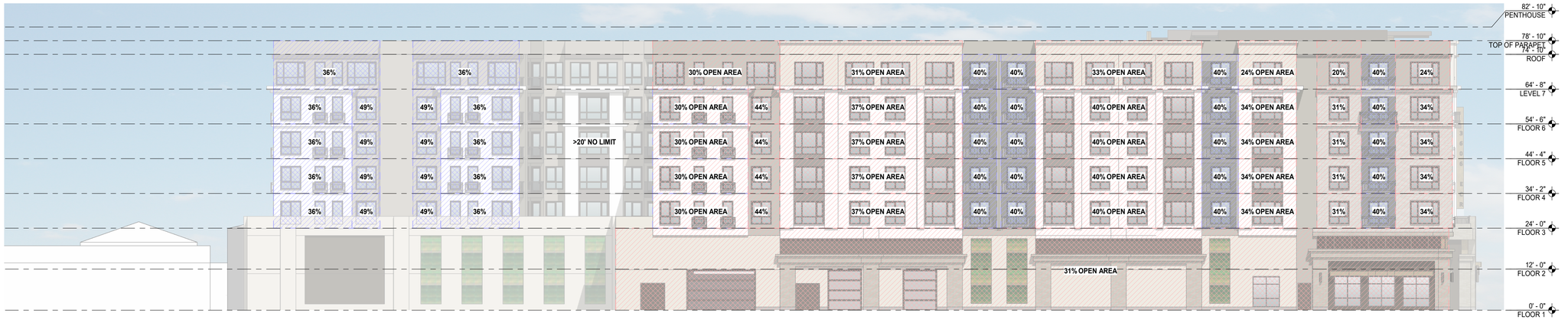
WEST ELEVATION - WALL OPENING 3

1/16" = 1'-0"



SOUTH ELEVATION - WALL OPENING 2

1/16" = 1'-0"



EAST ELEVATION - WALL OPENING 1

1/16" = 1'-0"

0' 8' 16' 32'

1/16"=1'-0"

WALL OPENING DIAGRAMS

AP0.43

BDE SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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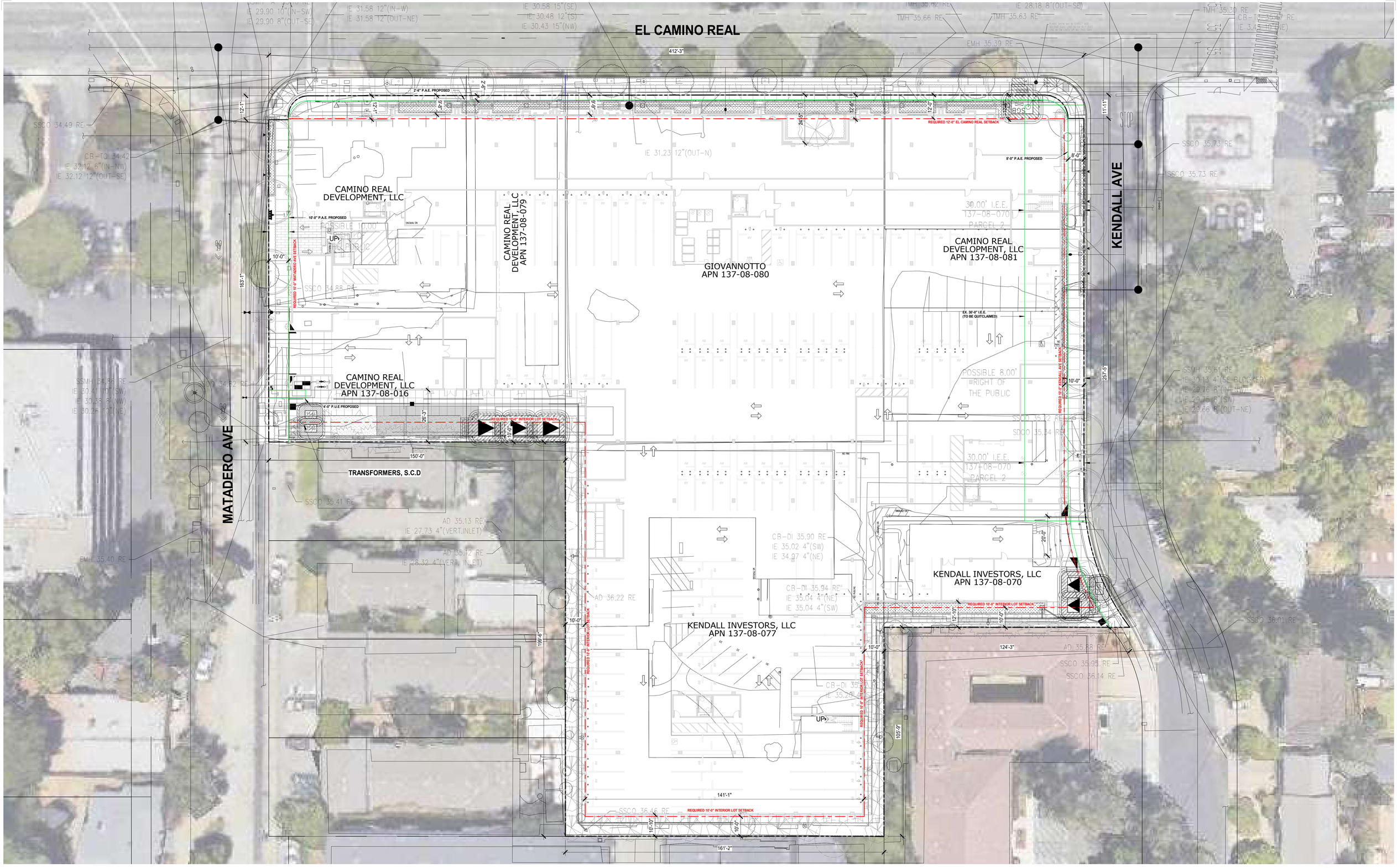

0' 20' 40'

1"=20'

SITE PLAN

AP1.00

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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EL CAMINO REAL

MATADERO AVE

KENDALL AVE

LOBBY/LEASING
3,444 SF

MAIL/PARCEL
1,982 SF

COWORK
2,145 SF

FITNESS
2,926 SF

AMENITY
1,306 SF

BIKE SHOP
715 SF

LOBBY
776 SF

LEASING WORKSPACE
783 SF

TRASH TERMINATION
888 SF

LOBBY

BIKE ROOM
2,059 SF

8 Bikes | 36 Bikes | 36 Bikes | 36 Bikes | 24 Bikes

UP STAIR 02

PET SPA
429 SF

ELEC ROOM

UP STAIR 01

BOH

FUTURE LEASING PARKING

EMERGENCY POWER SHUT-OFF SWITCH FOR EV CHARGERS

ELEC ROOM

WATER HEATER ROOM
520 SF

FIRE PUMP

ELEC ROOM
DOM PUMP

TRANSFORMERS, S.C.D

ELEC ROOM
871 SF

LOW VOLTAGE

RESIDENTIAL PARKING

EL CONTROL ROOM

TRASH TERMINATION
1,585 SF

MOVE-IN LOBBY
586 SF

WATER HEATER ROOM
538 SF

ELEC ROOM
682 SF

TRANSFORMERS, S.C.D

LOBBY

ELEC ROOM

UP STAIR 03

FLOOR PLAN LEGEND

- RESIDENTIAL GROSS SQFT
- RESIDENTIAL NET SQFT - MARKET RATE
- RESIDENTIAL NET SQFT - AFFORDABLE
- VERTICAL CIRCULATION
- LEASING & AMENITY AREAS
- NON-COMPLIANT OPEN SPACE
- BUILDING UTILITIES & MEP
- UNOCCUPIED ROOF
- GARAGE
- REQUIRED SETBACKS

0' 20' 40'

1"=20'

FLOOR 1

AP2.01

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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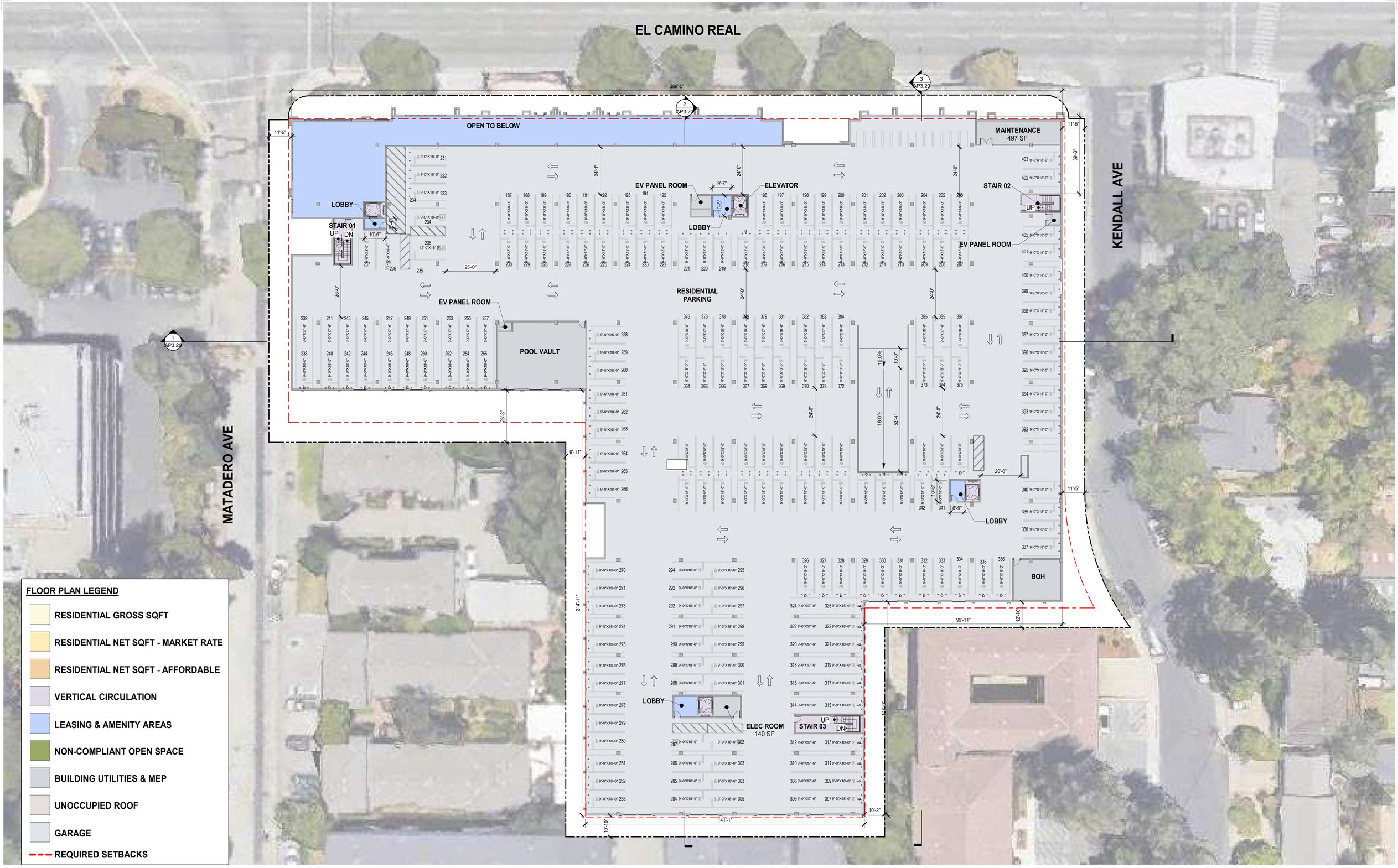

FLOOR 2

AP2.02

BDE SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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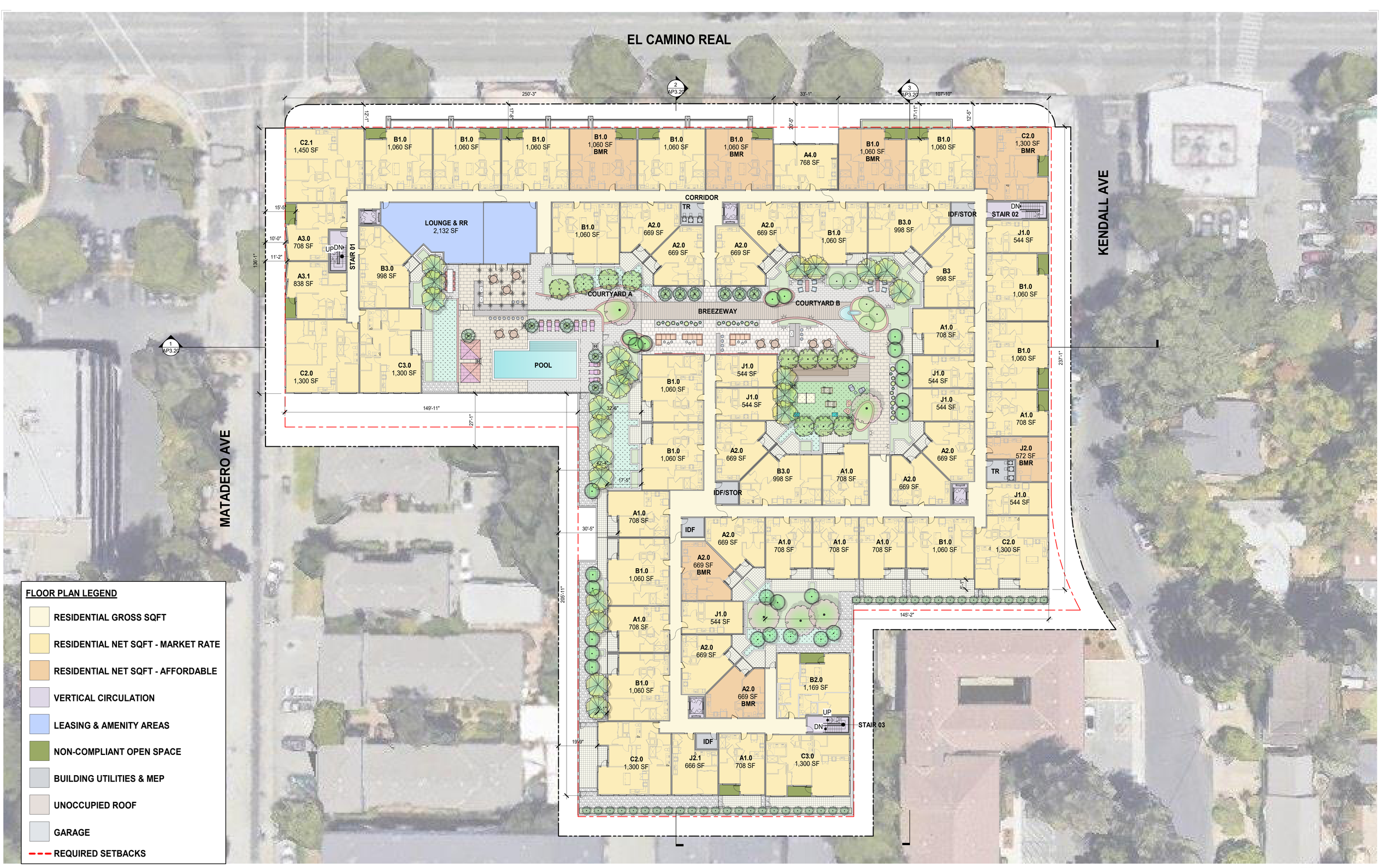

FLOOR PLAN LEGEND

- RESIDENTIAL GROSS SQFT
- RESIDENTIAL NET SQFT - MARKET RATE
- RESIDENTIAL NET SQFT - AFFORDABLE
- VERTICAL CIRCULATION
- LEASING & AMENITY AREAS
- NON-COMPLIANT OPEN SPACE
- BUILDING UTILITIES & MEP
- UNOCCUPIED ROOF
- GARAGE
- REQUIRED SETBACKS

0' 20' 40'

TRUE PROJ NORTH

1"=20'

FLOOR 3

AP2.03

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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EL CAMINO REAL

KENDALL AVE

MATADERO AVE



FLOOR PLAN LEGEND

- RESIDENTIAL GROSS SQFT
- RESIDENTIAL NET SQFT - MARKET RATE
- RESIDENTIAL NET SQFT - AFFORDABLE
- VERTICAL CIRCULATION
- LEASING & AMENITY AREAS
- NON-COMPLIANT OPEN SPACE
- BUILDING UTILITIES & MEP
- UNOCCUPIED ROOF
- GARAGE
- REQUIRED SETBACKS

0' 20' 40'

1"=20'

FLOOR 4

AP2.04

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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EL CAMINO REAL

KENDALL AVE

MATADERO AVE



FLOOR PLAN LEGEND

- RESIDENTIAL GROSS SQFT
- RESIDENTIAL NET SQFT - MARKET RATE
- RESIDENTIAL NET SQFT - AFFORDABLE
- VERTICAL CIRCULATION
- LEASING & AMENITY AREAS
- NON-COMPLIANT OPEN SPACE
- BUILDING UTILITIES & MEP
- UNOCCUPIED ROOF
- GARAGE
- REQUIRED SETBACKS

0' 20' 40'

1"=20'

TRUE PROJECT NORTH

FLOOR 5

AP2.05

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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FLOOR PLAN LEGEND

- RESIDENTIAL GROSS SQFT
- RESIDENTIAL NET SQFT - MARKET RATE
- RESIDENTIAL NET SQFT - AFFORDABLE
- VERTICAL CIRCULATION
- LEASING & AMENITY AREAS
- NON-COMPLIANT OPEN SPACE
- BUILDING UTILITIES & MEP
- UNOCCUPIED ROOF
- GARAGE
- REQUIRED SETBACKS

0' 20' 40'

1"=20'

FLOOR 6

AP2.06

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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FLOOR PLAN LEGEND

- RESIDENTIAL GROSS SQFT
- RESIDENTIAL NET SQFT - MARKET RATE
- RESIDENTIAL NET SQFT - AFFORDABLE
- VERTICAL CIRCULATION
- LEASING & AMENITY AREAS
- NON-COMPLIANT OPEN SPACE
- BUILDING UTILITIES & MEP
- UNOCCUPIED ROOF
- GARAGE
- REQUIRED SETBACKS

0' 20' 40'

1"=20'

FLOOR 7

AP2.07

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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EL CAMINO REAL

KENDALL AVE

MATADERO AVE

ROOF
67,509 SF

STAIR 02

ROOF ACCESS HATCH

FLAT ROOF MEMBRANE (WHITE)

POTENTIAL PV AREA

FLOOR PLAN LEGEND

- RESIDENTIAL GROSS SQFT
- RESIDENTIAL NET SQFT - MARKET RATE
- RESIDENTIAL NET SQFT - AFFORDABLE
- VERTICAL CIRCULATION
- LEASING & AMENITY AREAS
- NON-COMPLIANT OPEN SPACE
- BUILDING UTILITIES & MEP
- UNOCCUPIED ROOF
- GARAGE
- REQUIRED SETBACKS

0' 20' 40'

1"=20'

ROOF AP2.08

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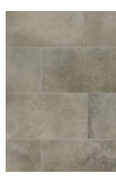
PLANNING ELEVATION - NORTH 2

ARCH 0'-0" = CIVIL 36.0 1/16" = 1'-0"



PLANNING ELEVATION - NORTH DIAGRAM 1

ARCH 0'-0" = CIVIL 36.0 1/16" = 1'-0"



CAST STONE - BASE (9)



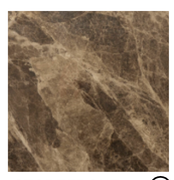
BRICK - GROUND FLOOR (8)



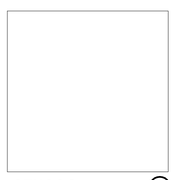
BRICK - BUILDING CORNER (7)



METAL ACCENT (6)



STOREFRONT MARBLE (5)



STUCCO WHITE (4)
BM 1492 "SEBRING WHITE" OR SIM.

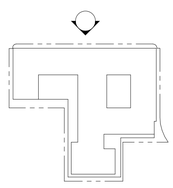
STUCCO TAN (3)
BM 1509 "SPANISH OLIVE" OR SIM.



STUCCO LIGHT GREY (2)
BM 1488 "SAGE MOUNTAIN" OR SIM.



STUCCO DARK GREY (1)
BM HC-68 "MIDDLEBURY BROWN" OR SIM.



KEY PLAN

0' 8' 16' 32'

ELEVATIONS 1/16"=1'-0" AP3.00

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PLANNING ELEVATION - WEST **2**

ARCH 0'-0" = CIVIL 36.0 1/16" = 1'-0"



PLANNING ELEVATION - WEST DIAGRAMS **1**

ARCH 0'-0" = CIVIL 36.0 1/16" = 1'-0"



CAST STONE - BASE 9



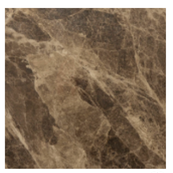
BRICK - GROUND FLOOR 8



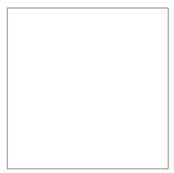
BRICK - BUILDING CORNER 7



METAL ACCENT 6



STOREFRONT MARBLE 5



STUCCO WHITE 4
BM 1492 "SEBRING WHITE" OR SIM.

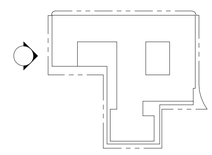
STUCCO TAN 3
BM 1509 "SPANISH OLIVE" OR SIM.



STUCCO LIGHT GREY 2
BM 1488 "SAGE MOUNTAIN" OR SIM.



STUCCO DARK GREY 1
BM HC-68 "MIDDLEBURY BROWN" OR SIM.



KEY PLAN

0' 8' 16' 32'

ELEVATIONS 1/16"=1'-0" **AP3.01**

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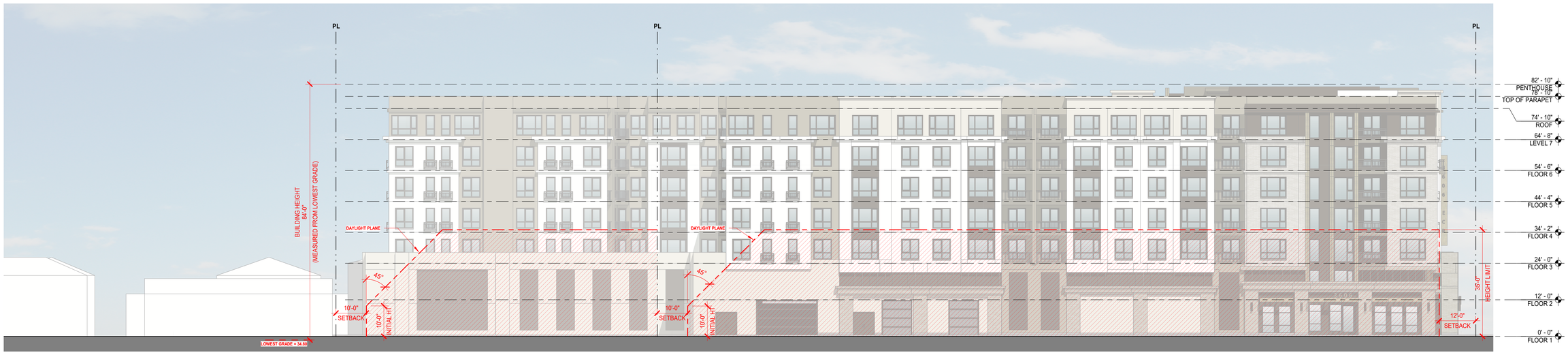
PLANNING ELEVATION - EAST **2**

1/16" = 1'-0"

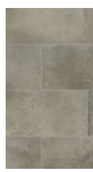
"ARCH 0'-0" = CIVIL 36.0



PLANNING ELEVATION - EAST DIAGRAMS **1**

1/16" = 1'-0"

"ARCH 0'-0" = CIVIL 36.0



CAST STONE - BASE (9)



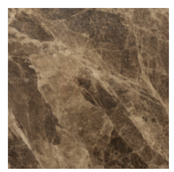
BRICK - GROUND FLOOR (8)



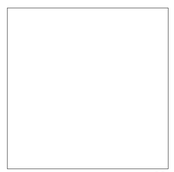
BRICK - BUILDING CORNER (7)



METAL ACCENT (6)



STOREFRONT MARBLE (5)



STUCCO WHITE (4)

BM 1492 "SEBRING WHITE" OR SIM.

STUCCO TAN (3)

BM 1509 "SPANISH OLIVE" OR SIM.



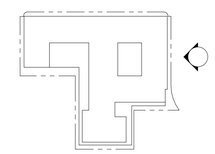
STUCCO LIGHT GREY (2)

BM 1488 "SAGE MOUNTAIN" OR SIM.



STUCCO DARK GREY (1)

BM HC-68 "MIDDLEBURY BROWN" OR SIM.



KEY PLAN

0' 8' 16' 32'

ELEVATIONS 1/16"=1'-0" **AP3.02**

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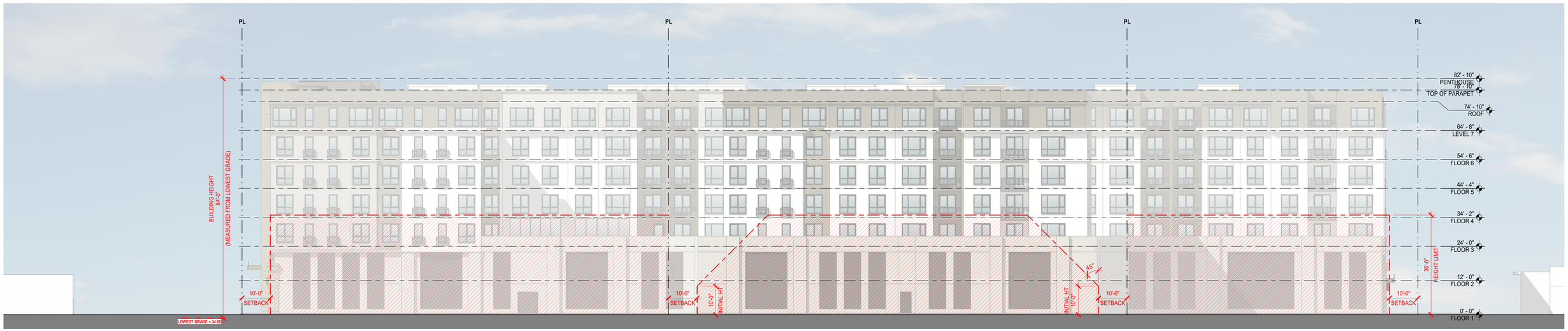
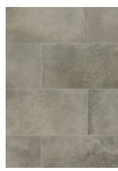
PLANNING ELEVATION - SOUTH 2

ARCH 0'-0" = CIVIL 36.0 1/16" = 1'-0"



PLANNING ELEVATION - SOUTH DIAGRAMS 1

ARCH 0'-0" = CIVIL 36.0 1/16" = 1'-0"



CAST STONE - BASE (9)



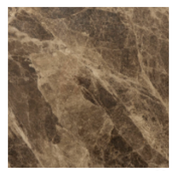
BRICK - GROUND FLOOR (8)



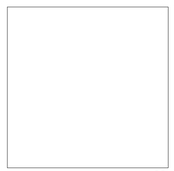
BRICK - BUILDING CORNER (7)



METAL ACCENT (6)



STOREFRONT MARBLE (5)



STUCCO WHITE (4)
BM 1492 "SEBRING WHITE" OR SIM.

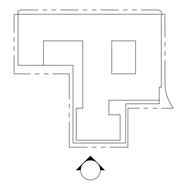
STUCCO TAN (3)
BM 1509 "SPANISH OLIVE" OR SIM.



STUCCO LIGHT GREY (2)
BM 1488 "SAGE MOUNTAIN" OR SIM.



STUCCO DARK GREY (1)
BM HC-68 "MIDDLEBURY BROWN" OR SIM.



KEY PLAN

0' 8' 16' 32'

ELEVATIONS 1/16"=1'-0" AP3.03

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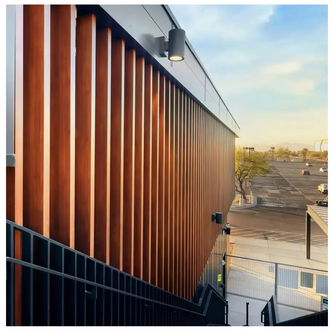
FLAT ROOF MEMBRANE;
WHITE



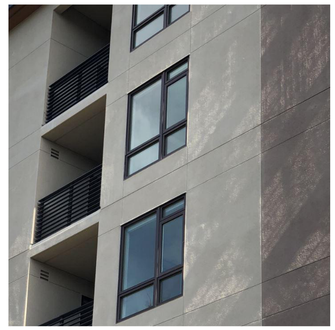
GARAGE SCREEN



LOUVER SYSTEM AT GARAGE



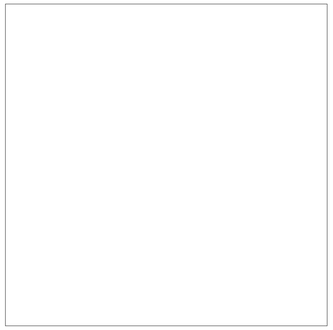
ALUMINUM STOREFRONTS



VINYL WINDOWS



WINDOWS & STOREFRONTS
BRONZE



PAINT COLOR - WHITE

BM 1492 "SEBRING WHITE" OR SIM.

PAINT COLOR - TAN

BM 1509 "SPANISH OLIVE" OR SIM.



PAINT COLOR - LIGHT GREY

BM 1488 "SAGE MOUNTAIN" OR SIM.



PAINT COLOR - DARK GREY

BM HC-68 "MIDDLEBURY BROWN" OR SIM.



METAL ACCENT



PAINTED STUCCO



STOREFRONT MARBLE



THIN BRICK



CAST STONE

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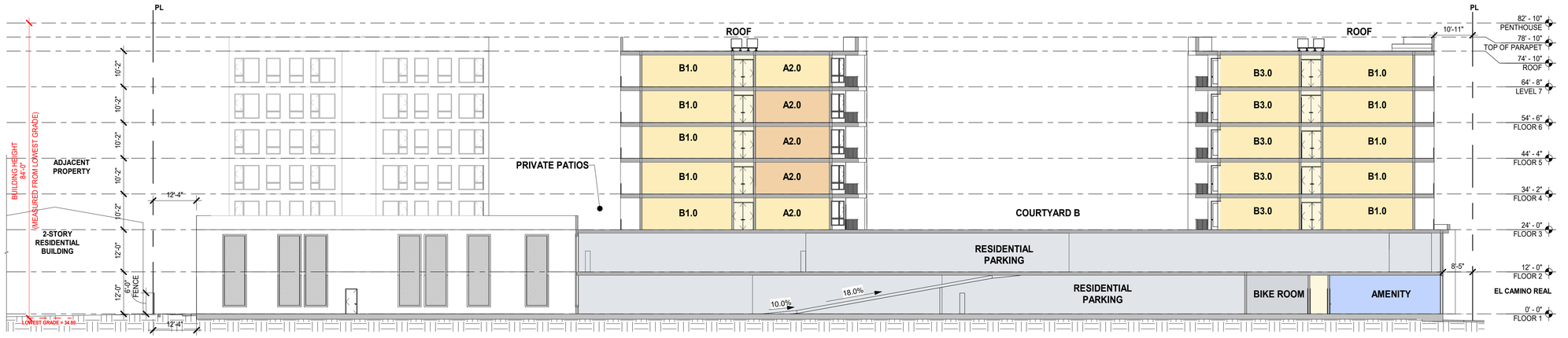
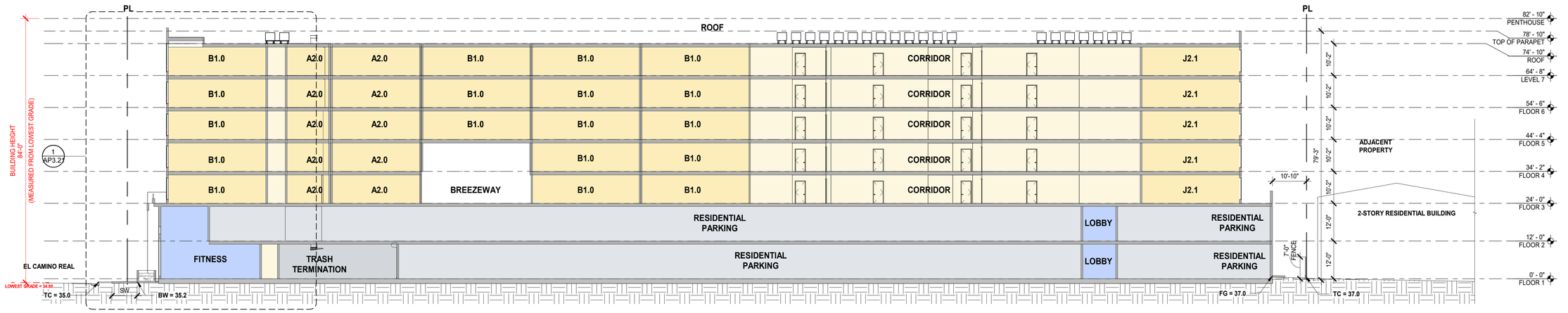


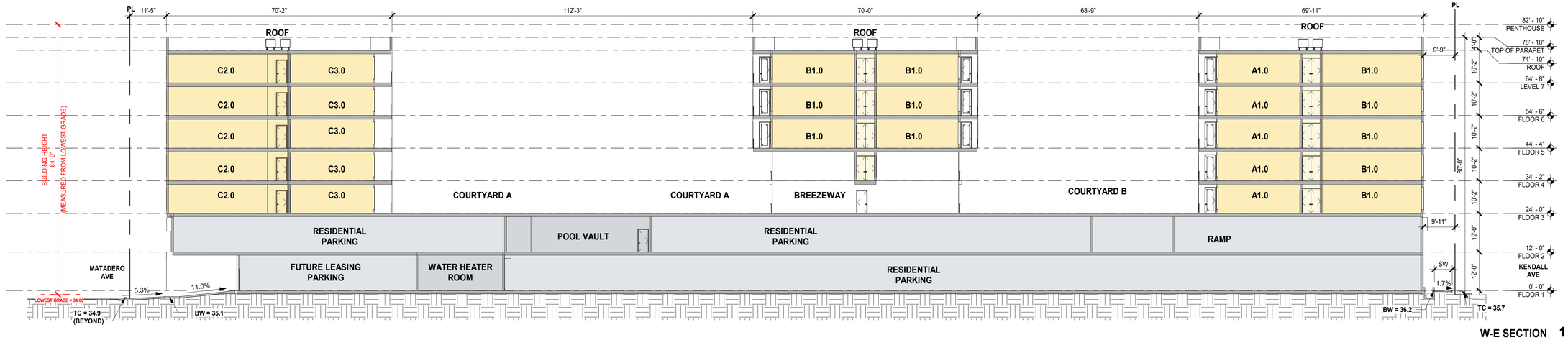
N-S SECTION THRU RAMP 3

ARCH 0'-0" = CIVIL 36.0



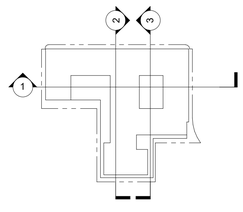
N-S SECTION 2

ARCH 0'-0" = CIVIL 36.0



W-E SECTION 1

ARCH 0'-0" = CIVIL 36.0



KEY PLAN

0' 8' 16' 32'

SECTIONS 1/16"=1'-0" **AP3.20**

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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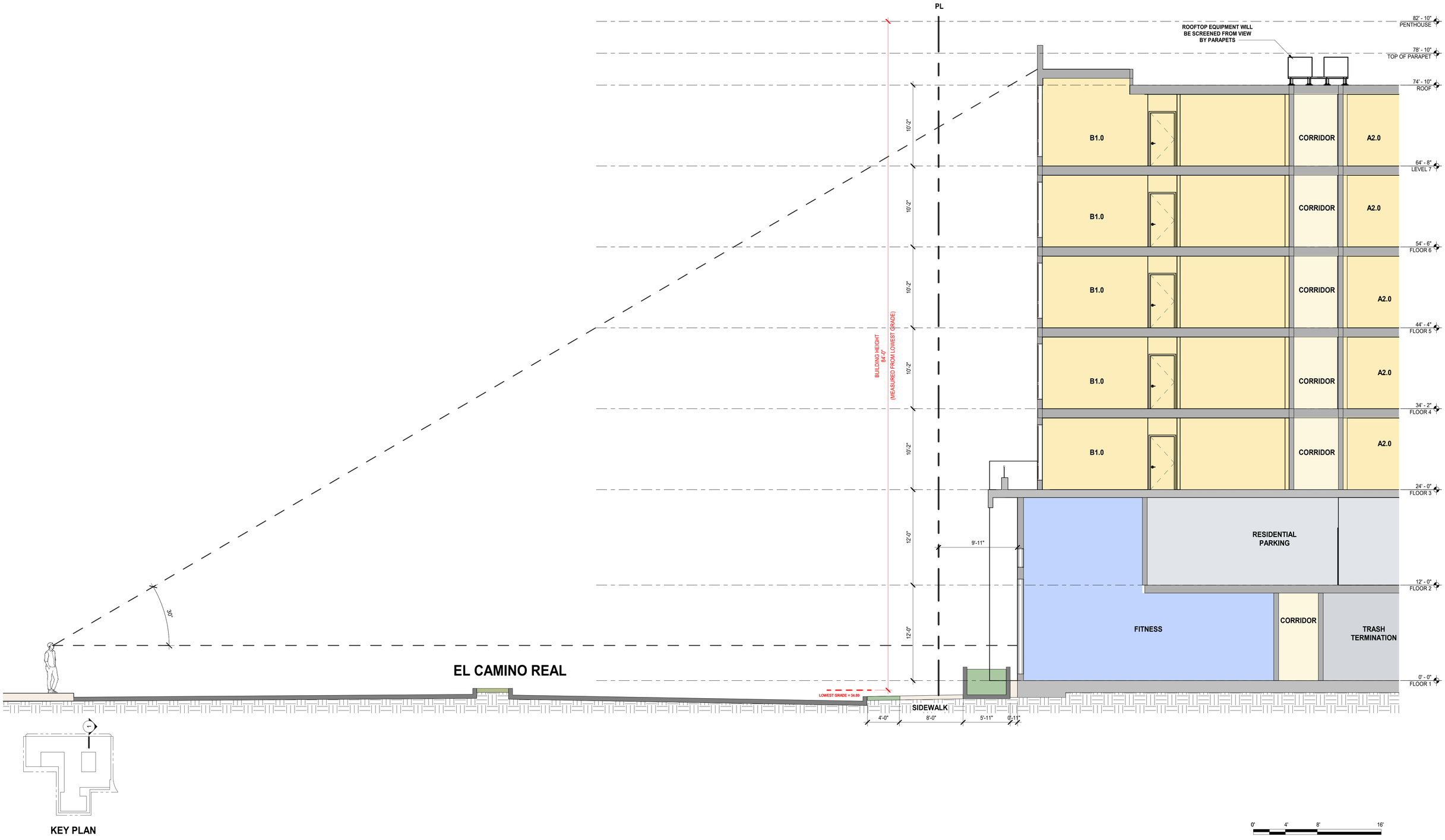

WALL SECTIONS

AP3.21

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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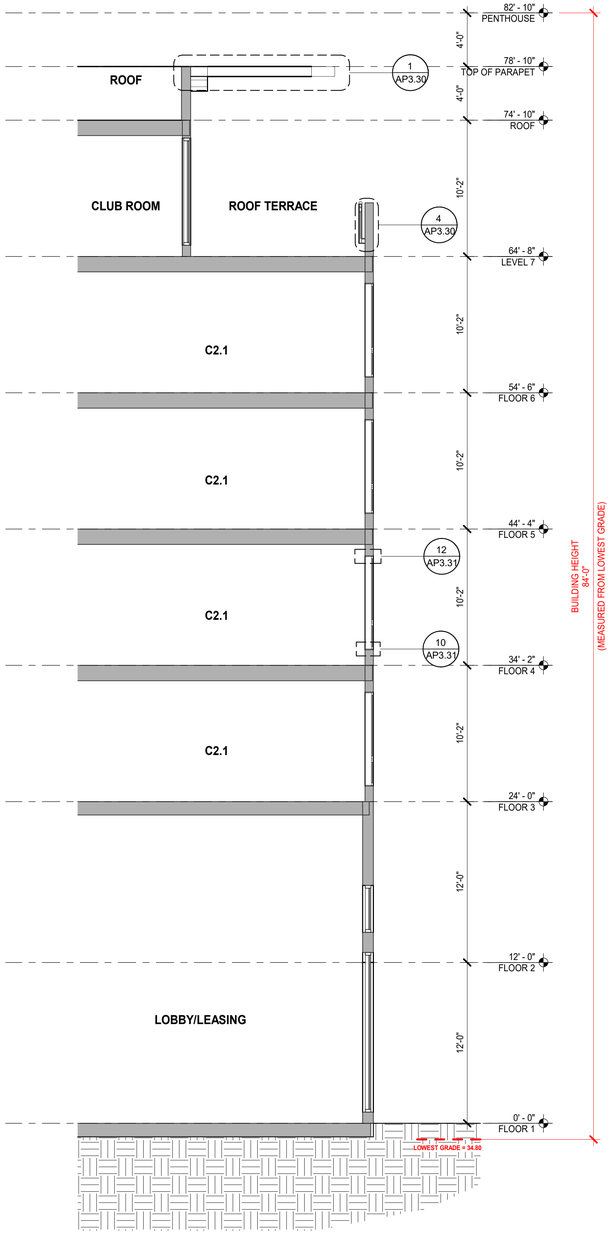
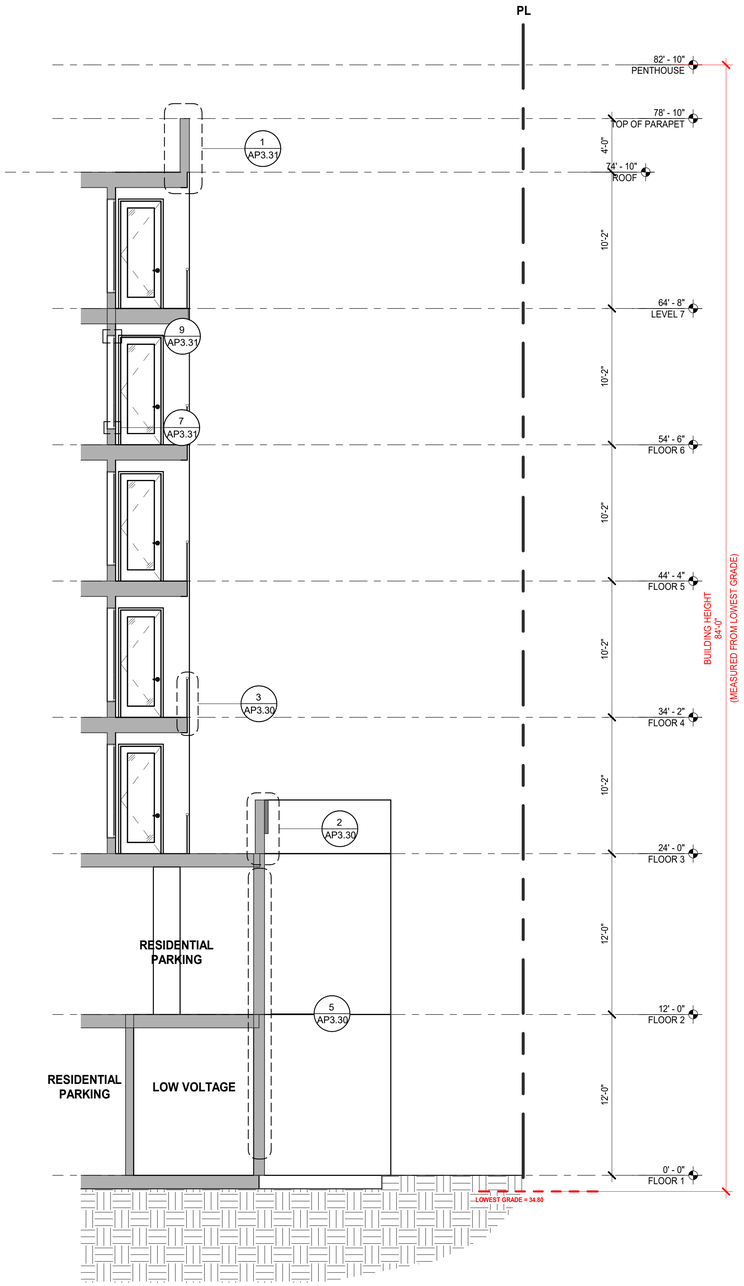


WALL SECTION 4

3/16" = 1'-0"



WALL SECTION 3

3/16" = 1'-0"



WALL SECTION PERSPECTIVE - ECR LOBBY 2



WALL SECTION PERSPECTIVE - BACK OF BUILDING 1

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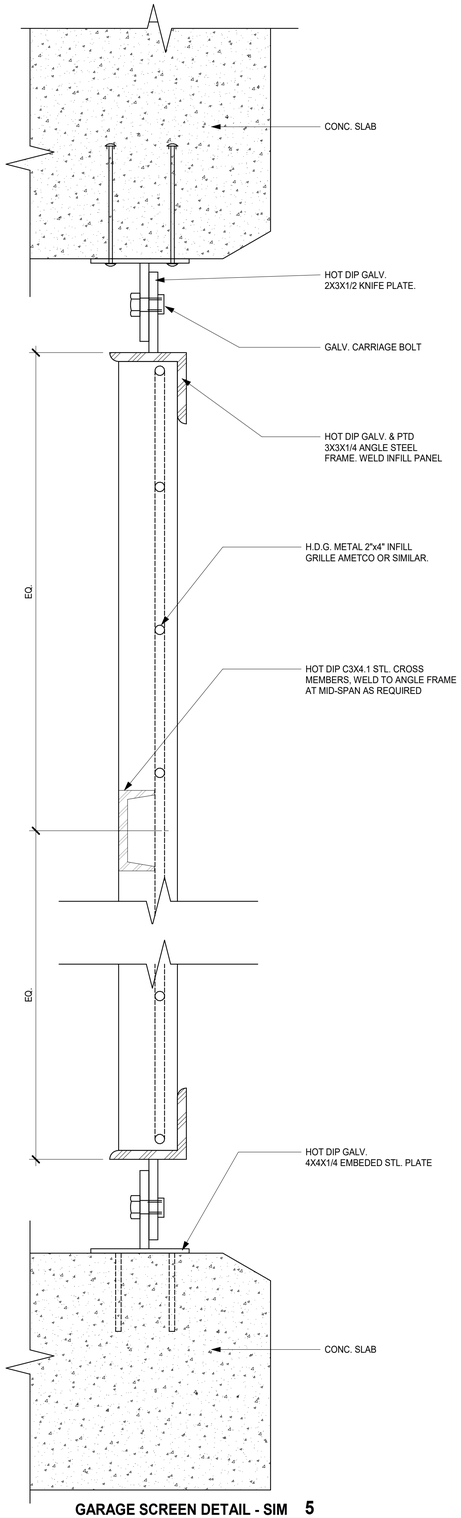
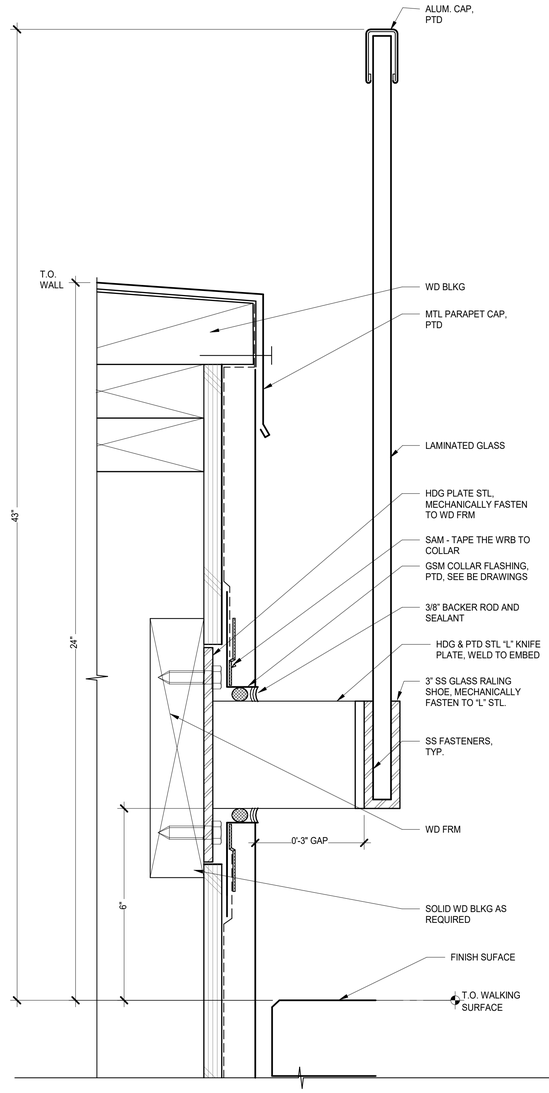


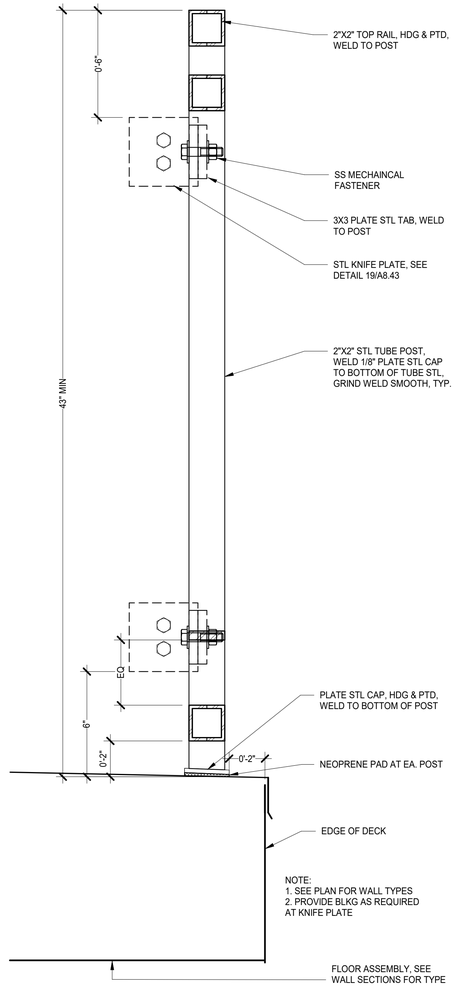
GARAGE SCREEN DETAIL - SIM 5

6" = 1'-0"



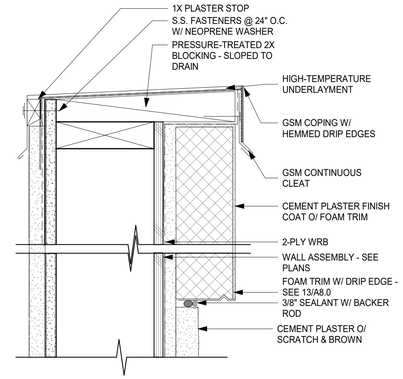
GLASS GUARDRAIL DETAIL - SIM 4

6" = 1'-0"



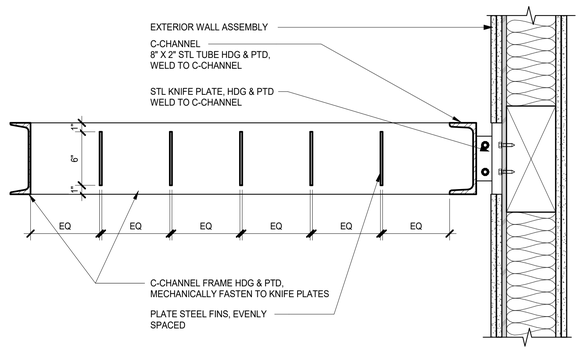
BALCONY RAILING DETAIL - SIM 3

3" = 1'-0"



PARAPET W/ TRIM DETAIL - SIM 2

3" = 1'-0"



AWNING DETAIL - SIM 1

1 1/2" = 1'-0"

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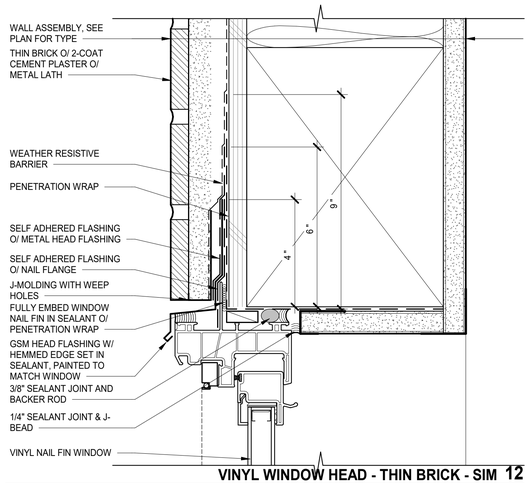
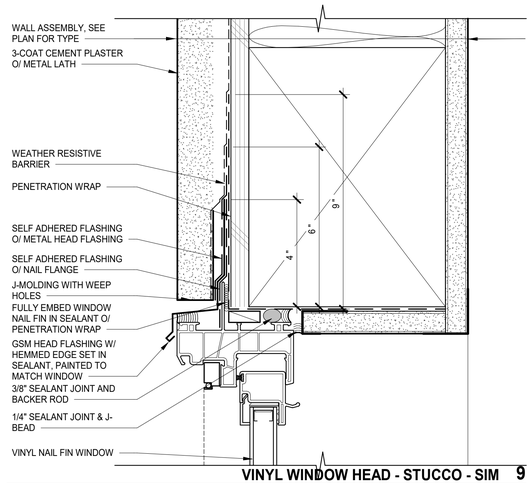


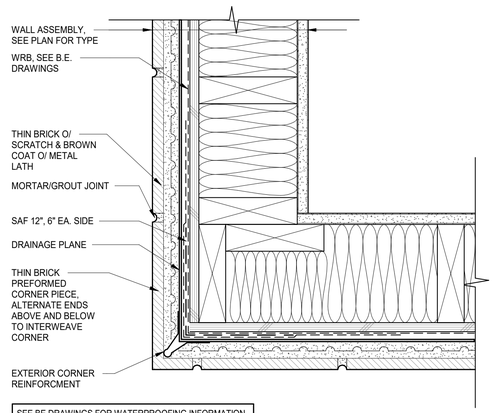
VINYL WINDOW HEAD - THIN BRICK - SIM 12

6" = 1'-0"



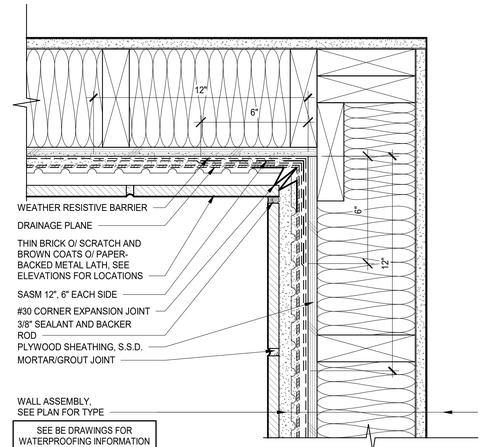
VINYL WINDOW HEAD - STUCCO - SIM 9

6" = 1'-0"



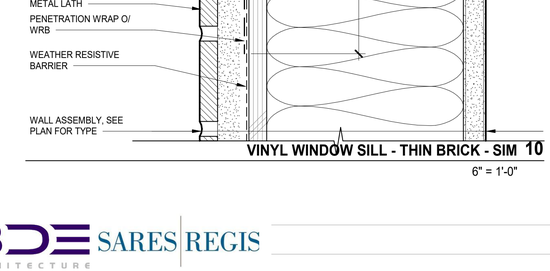
OUTSIDE CORNER - THIN BRICK -SIM 6

3" = 1'-0"



INSIDE CORNER -THIN BRICK - SIM 3

3" = 1'-0"



VINYL WINDOW JAMB - THIN BRICK - SIM 11

6" = 1'-0"



VINYL WINDOW JAMB - STUCCO - SIM 8

6" = 1'-0"

OUTSIDE CORNER - STUCCO - SIM 5

3" = 1'-0"

INSIDE CORNER - STUCCO - SIM 2

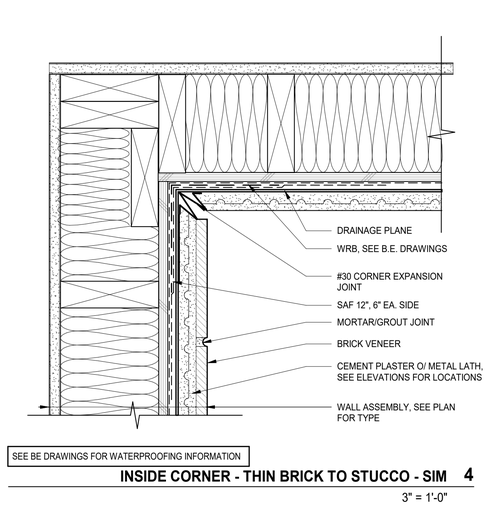
3" = 1'-0"

VINYL WINDOW SILL - THIN BRICK - SIM 10

6" = 1'-0"

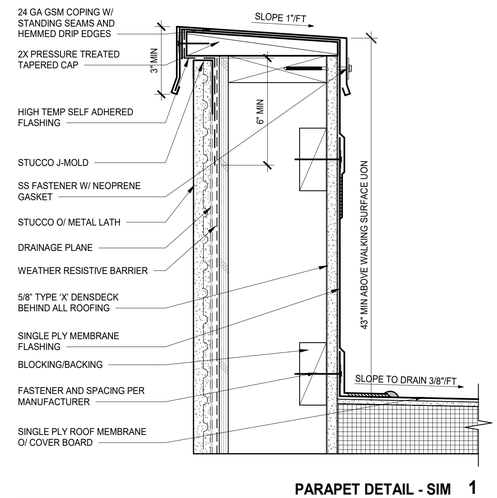
VINYL WINDOW SILL - STUCCO - SIM 7

6" = 1'-0"



INSIDE CORNER - THIN BRICK TO STUCCO - SIM 4

3" = 1'-0"



PARAPET DETAIL - SIM 1

3" = 1'-0"

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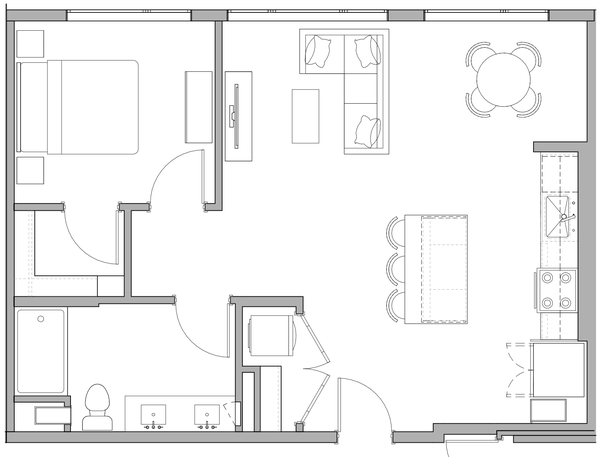
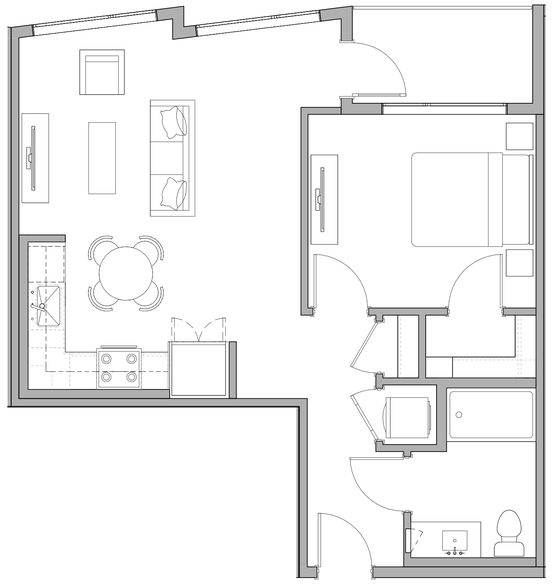
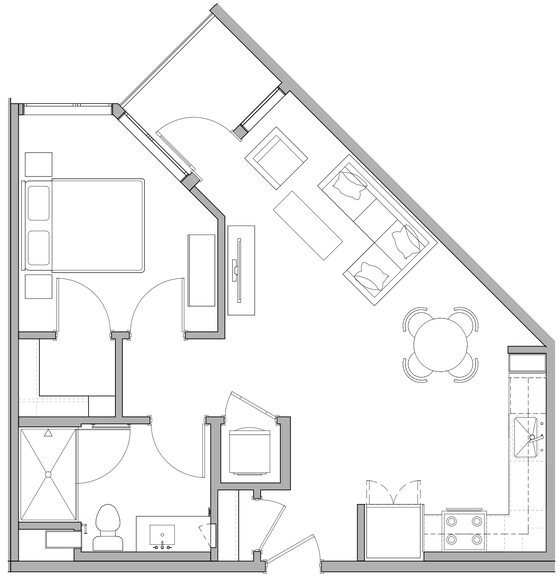


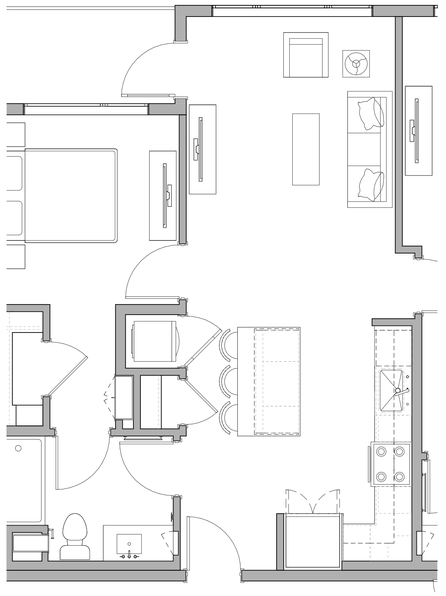
A4.0 UNIT PLAN 8
1/4" = 1'-0"



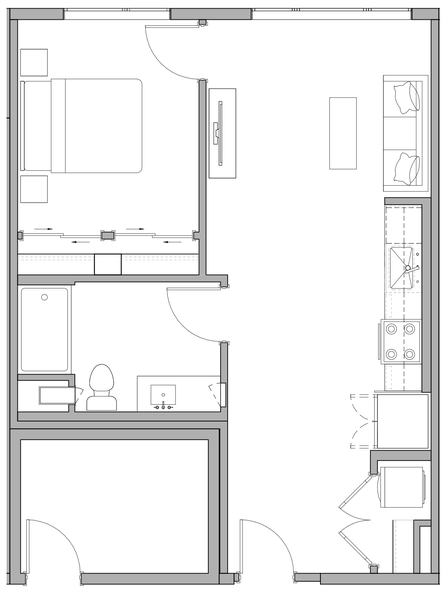
A3.0 UNIT PLAN 7
1/4" = 1'-0"



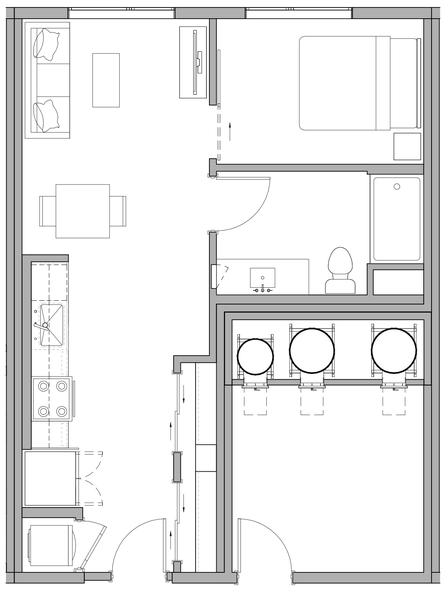
A2.0 UNIT PLAN 6
1/4" = 1'-0"



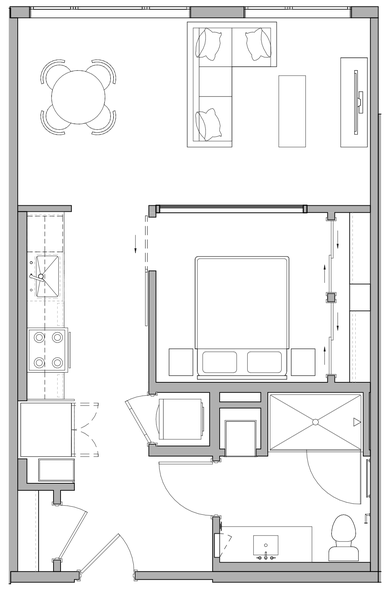
A1.0 UNIT PLAN 5
1/4" = 1'-0"



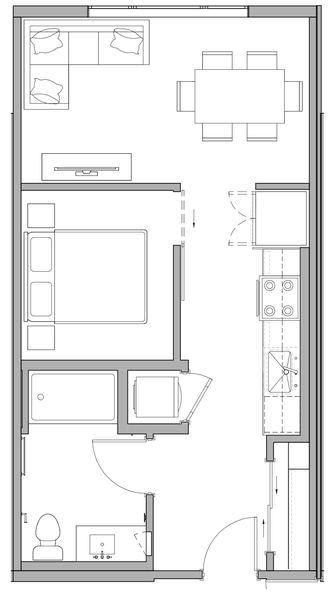
J2.1 UNIT PLAN 4
1/4" = 1'-0"



J2.0 UNIT PLAN 3
1/4" = 1'-0"



J1.1 UNIT PLAN 2
1/4" = 1'-0"



J1.0 UNIT PLAN 1
1/4" = 1'-0"

0' 2' 4' 8'

TYP. UNIT PLANS - JR 1BD AND 1BD 1/4"=1'-0" AP4.01

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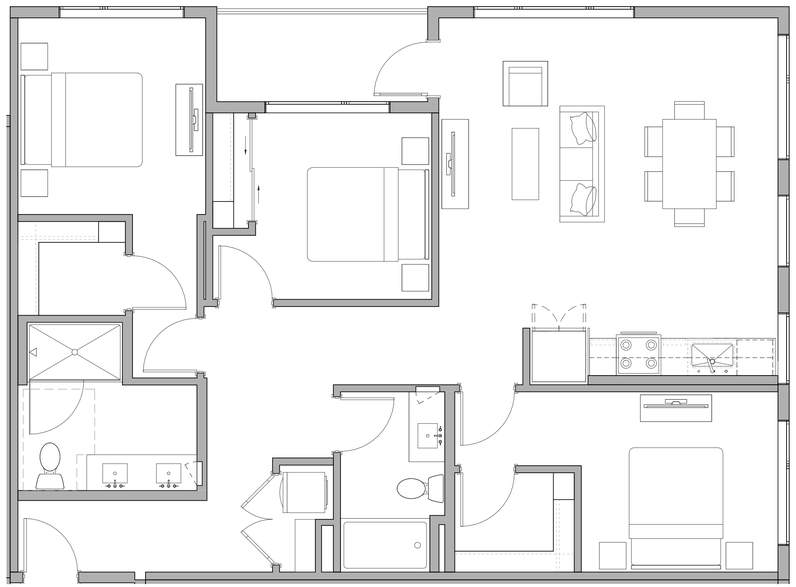
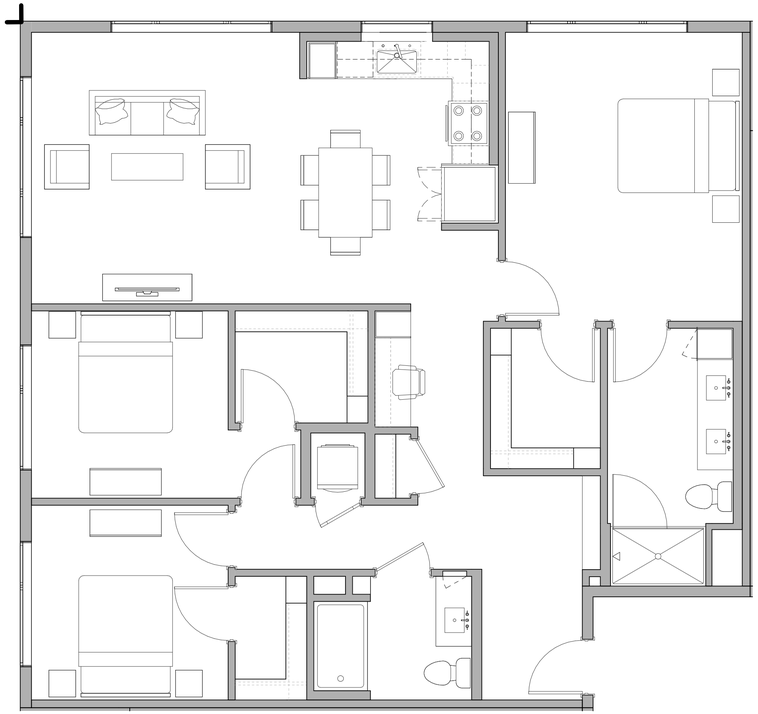


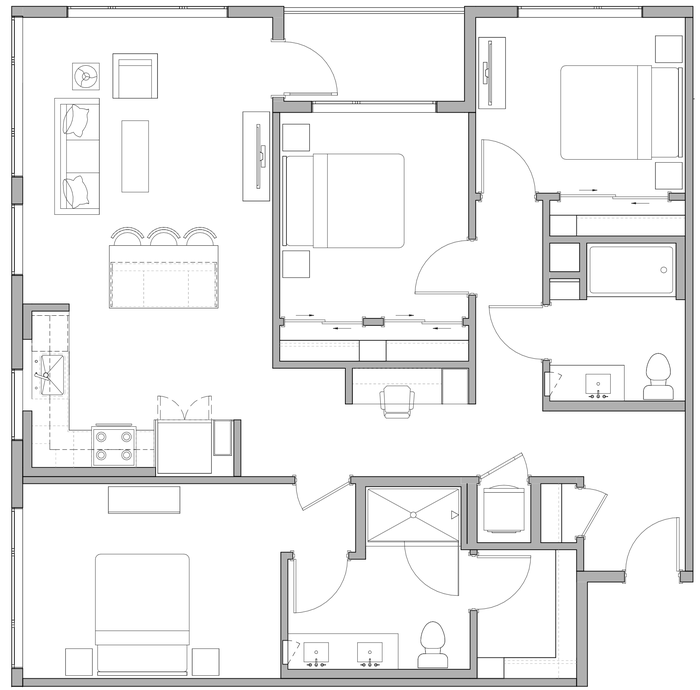
C3.0 UNIT PLAN 5

1/4" = 1'-0"



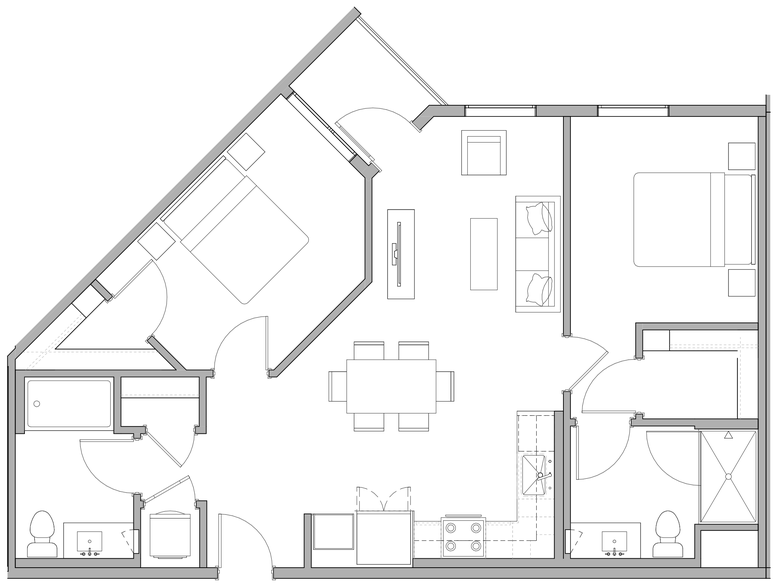
C2.1 UNIT PLAN 4

1/4" = 1'-0"



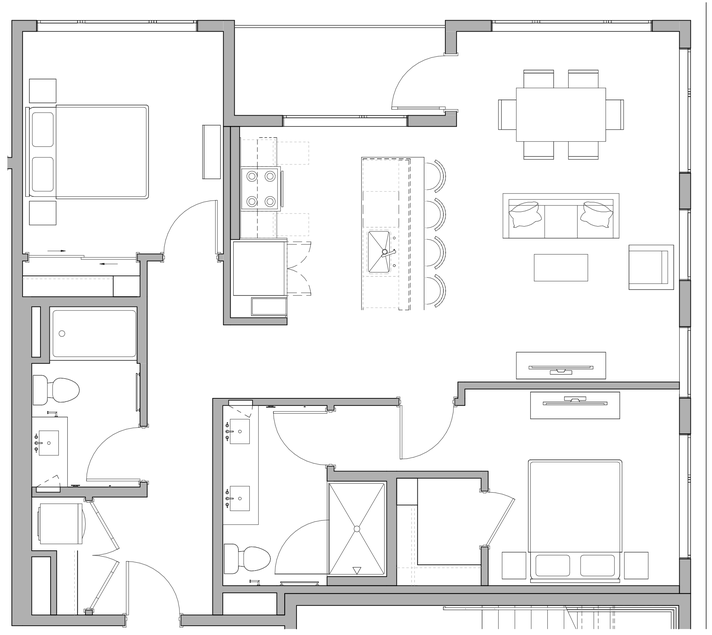
C2.0 UNIT PLAN 3

1/4" = 1'-0"



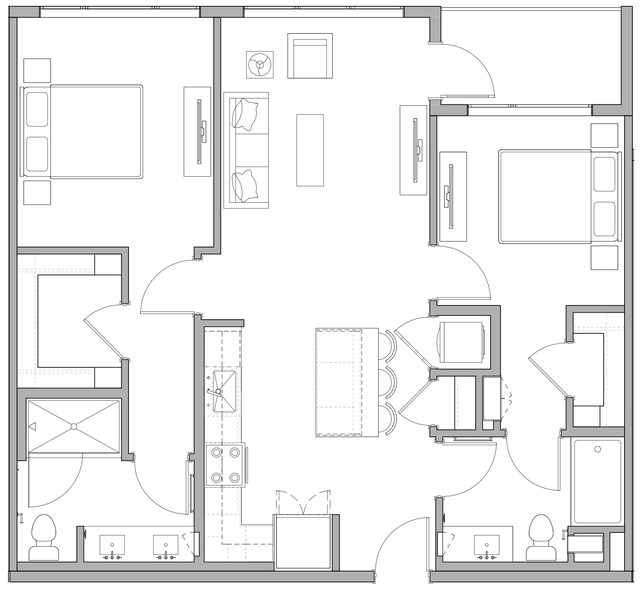
B3.0 UNIT PLAN 2

1/4" = 1'-0"



B2.0 UNIT PLAN 6

1/4" = 1'-0"



B1.0 UNIT PLAN 1

1/4" = 1'-0"

0' 2' 4' 8'

TYP. UNIT PLANS - 2BD AND 3BD

1/4"=1'-0"

AP4.02

SARES REGIS ARCHITECTURE

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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EL CAMINO REAL

MATADERO AVE

KENDALL AVE

Extent of Silva Cell Stormwater Treatment Area under Planting

Stormwater Treatment Planter, Typ., See Civil Drawings

Existing Street Light to Remain

Existing Street Light to Remain

12' Wide Effective Sidewalk with Park Strip and Concrete Walk

Existing Tree to Remain, typ.

Existing Street Light to Remain

Bike Rack, 2 Stalls

City Standard Concrete Sidewalk, Park Strip and Street Trees

Relocated Bus Stop

Accent Paving, Bench, and Accent Planting at lobby

City Standard Concrete Sidewalk, Park Strip and Street Trees

New Street Light per City Standard

Natural Gray Concrete

Bike Racks, 8 Stalls

6' Tall Decorative Metal Fence and Gate.

4' Tall Metal Picket Dog Run Fence and Gate

Extent of Silva Cell Stormwater Treatment Area under EVA Paving

Vehicular Route to Transformers

Natural Gray Concrete

Decorative Cobble at Transformers

Stormwater Treatment Planter, Typ., See Civil Drawings

New Street Light per City Standard

Trees around Perimeter, Typ.

Bollard Light, Typ.

6' Tall Good Neighbor Fence, Typ.

Existing Trees to Remain, Typ.

Accent Paving

Architectural Wall Light, Typ.

6' Tall Decorative Metal Fence and Gate to Match Architecture

Architectural Wall Light, Typ.

Existing Tree to Remain, Typ.

6' Tall Good Neighbor Fence, Typ.

Flow-Thru Stormwater Treatment Planter

Trees around Perimeter, Typ.

Trees around Perimeter, Typ.

6' Tall Good Neighbor Fence, Typ.

Concrete Walk, Typ.

SCALE: 1" = 20'-0"

0' 10' 20' 40'

TRUE PROJ NORTH/NORTH

OVERALL SITE PLAN

L-1.0

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3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13, 2026

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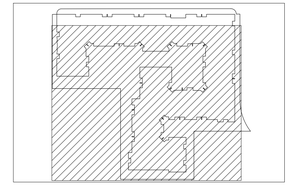
KEY PLAN



SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

TRUE PROJ NORTH NORTH

PODIUM COURTYARD PLAN **L-1.1**

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SARES | REGIS

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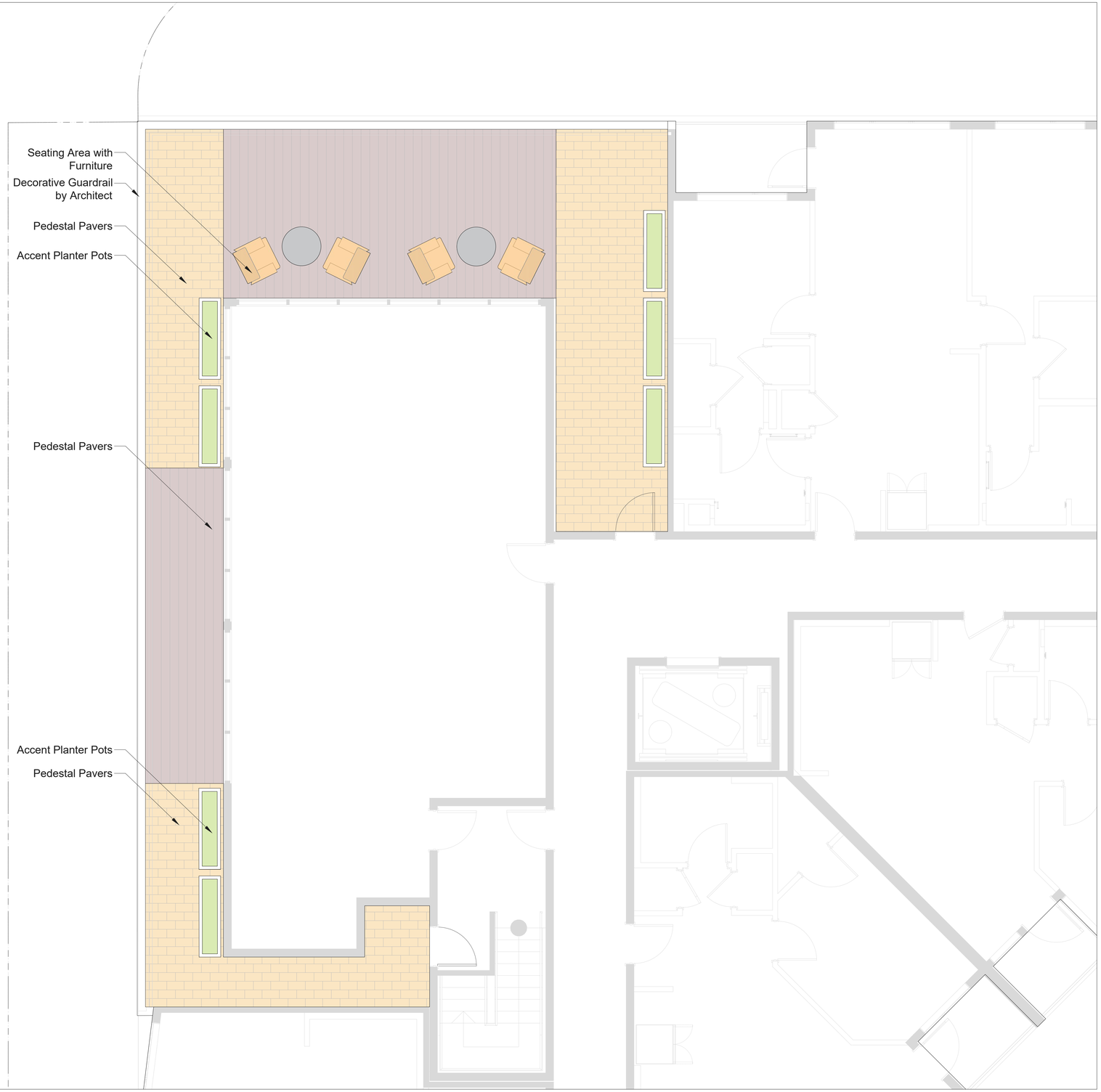
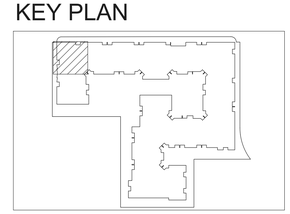


KEY PLAN



SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

TRUE PROJ NORTH/GRID N

ROOF DECK PLAN

L-1.2

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SARES REGIS

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13, 2026

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SITE



6' TALL WOOD GOOD NEIGHBOR FENCE



6' TALL DECORATIVE METAL FENCE AND GATE



6' TALL DOG RUN FENCE AND GATE



BENCH



BIKE RACK



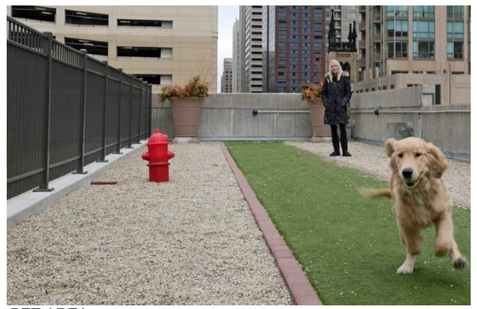
ACCENT PAVING



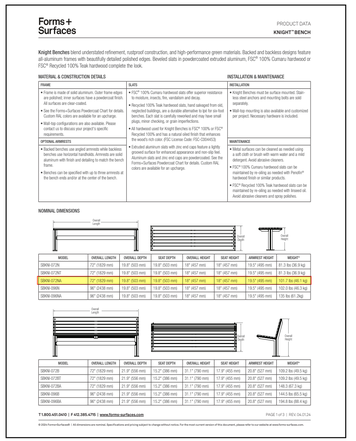
SCORED / COLOED CONCRETE



DECOMPOSED GRANITE



PET AREA



Forms+Surfaces

PRODUCT DATA
KNIGHT™ BENCH

Knight Benches blend understated refinement, foolproof construction, and high-performance green materials. Backed and backless designs feature all-aluminum frames with beautifully detailed polished edges. Beveled slats in powdercoated extruded aluminum, FSC® 100% Cumaru hardwood or FSC® Recycled 100% Teak hardwood complete the look.

MATERIAL & CONSTRUCTION DETAILS

FRAME
- Frame is made of solid aluminum. Outer frame edges are polished; inner surfaces have a powdercoat finish. All surfaces are clean coated.
- See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.
- Mid-top configurations are also available. Please contact us to discuss your project's specific requirements.

OPTIONAL ARMRESTS
- Backed benches use angled armrests while backless benches use horizontal handhelds. Armrests are solid aluminum with finish and detailing to match the bench's frame.
- Benches can be specified with up to three armrests at the bench ends and/or at the center of the bench.

SLATS
- FSC® 100% Cumaru hardwood slats offer superior resistance to moisture, insects, fire, vandalism and decay.
- Recycled 100% Teak hardwood slats, hand-salvaged from old, neglected buildings, are a durable alternative to teak for eco-friendly projects. Each slat is unique, featuring new home small plugs, minor checking, or plate imperfections.
- All hardwood used for Knight Benches is FSC® 100% or FSC® Recycled 100% and has a natural oiled finish that enhances the wood's rich color. FSC License Code: FSC-C004433.
- Extruded aluminum slats with zinc end caps feature a lightly grooved surface for enhanced appearance and non-slip feel. Standard finish is Silver Mist, a light powdercoated finish. See Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.

INSTALLATION & MAINTENANCE

INSTALLATION
- Knight Benches must be surface-mounted. Stainless steel anchors and mounting bolts are sold separately.
- Wall-top mounting is also available and customized per project. Necessary hardware is included.

MAINTENANCE
- Wood surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.
- FSC® 100% Cumaru hardwood slats can be maintained by re-oiling as needed with Penofin® Marine Oil Finish.
- FSC® Recycled 100% Teak hardwood slats can be maintained by re-oiling as needed with linseed oil. Avoid abrasive cleaners and spray polishes.

NOMINAL DIMENSIONS

MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBKN-072N	72" (1829 mm)	19.8" (503 mm)	19.4" (503 mm)	18" (457 mm)	18" (457 mm)	19.5" (495 mm)	81.3 lbs (36.9 kg)
SBKN-072NA	72" (1829 mm)	19.8" (503 mm)	19.4" (503 mm)	18" (457 mm)	18" (457 mm)	19.5" (495 mm)	81.3 lbs (36.9 kg)
SBKN-072NA	72" (1829 mm)	19.8" (503 mm)	19.4" (503 mm)	18" (457 mm)	18" (457 mm)	19.5" (495 mm)	101.3 lbs (46 kg)
SBKN-096N	96" (2438 mm)	19.8" (503 mm)	19.4" (503 mm)	18" (457 mm)	18" (457 mm)	19.5" (495 mm)	102.3 lbs (46.5 kg)
SBKN-096NA	96" (2438 mm)	19.8" (503 mm)	19.4" (503 mm)	18" (457 mm)	18" (457 mm)	19.5" (495 mm)	125 lbs (61.2kg)

MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBKB-072B	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	35.9" (527 mm)	170.2 lbs (49.5 kg)
SBKB-072BD	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	35.9" (527 mm)	159.2 lbs (49.5 kg)
SBKB-072BA	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	35.9" (527 mm)	148.2 (67.3 kg)
SBKB-096B	96" (2438 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	35.9" (527 mm)	144.5 lbs (65.6 kg)
SBKB-096BA	96" (2438 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	35.9" (527 mm)	190.9 lbs (86.6 kg)

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PAGE 1 of 2 | REV. 04.21.26

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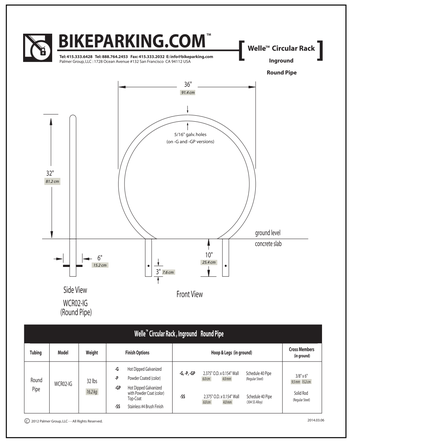

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Welle™ Circular Rack
Inground
Round Pipe

36"
(914.4 cm)

32"
(81.2 cm)

5/16" galv. holes
(on -G and -GP versions)

ground level
concrete slab

6"
(15.2 cm)

3"
(7.6 cm)

10"
(254 mm)

Side View
WCRD1G
(Round Pipe)

Front View

Welle™ Circular Rack | Inground | Round Pipe

Tubing	Model	Weight	Finish Options	Hoop & Legs (in-ground)	Cross Members (in-ground)
Round Pipe	WCRD1G	33 lbs (15.2 kg)	-G Hot Dipped Galvanized -P Powder Coated Color) -GP Hot Dipped Galvanized + Powder Coat (color) Top Coat -SS Stainless 44 Brush Finish	-G, -P, -GP: 2.375" O.D. x 0.154" Wall (60 mm) (60 mm) Schedule 40 Pipe (Regular Steel)	3/8" x 4" (10 mm) (102 mm) Solid Rod (Regular Steel)
				-SS: 2.375" O.D. x 0.154" Wall (60 mm) (60 mm) Schedule 40 Pipe (304 SS Alloy)	

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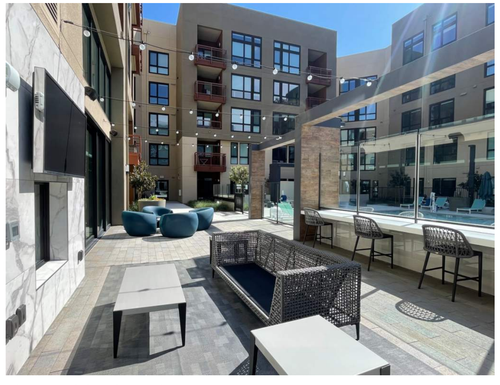
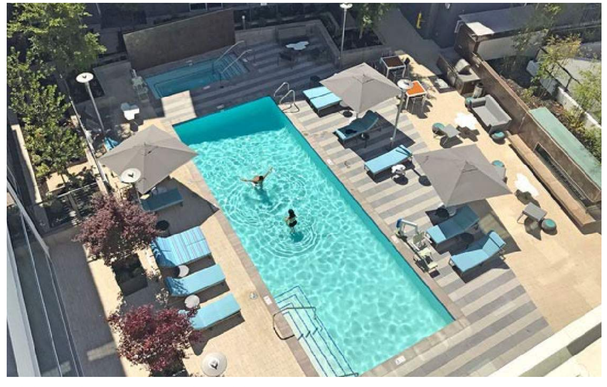
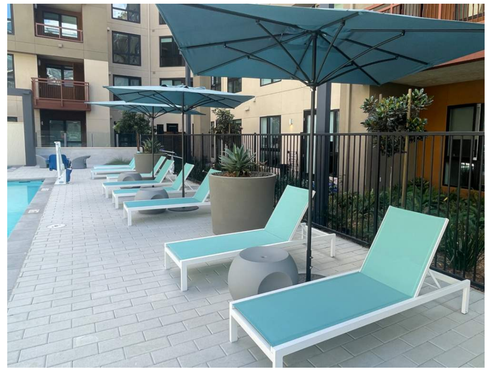
2014.03.06



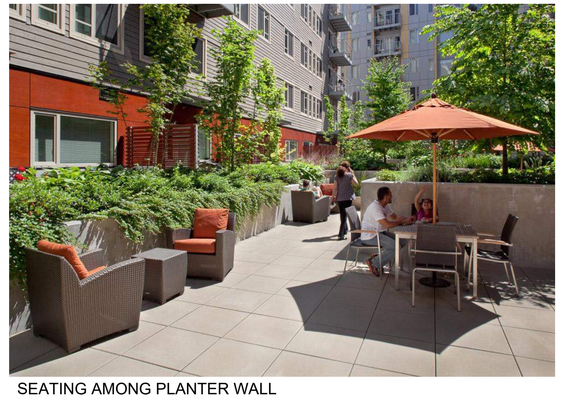
CLUB ROOM SPILLOUT



POOL DECK AND FURNISHINGS

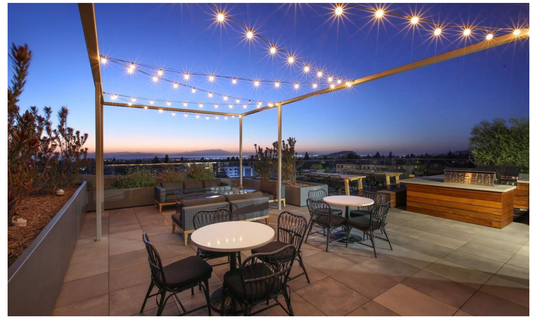


POOL DECK AND FURNISHINGS



SEATING AMONG PLANTER WALL







ROOF





LANDSCAPE MATERIAL CHARACTER L-1.3

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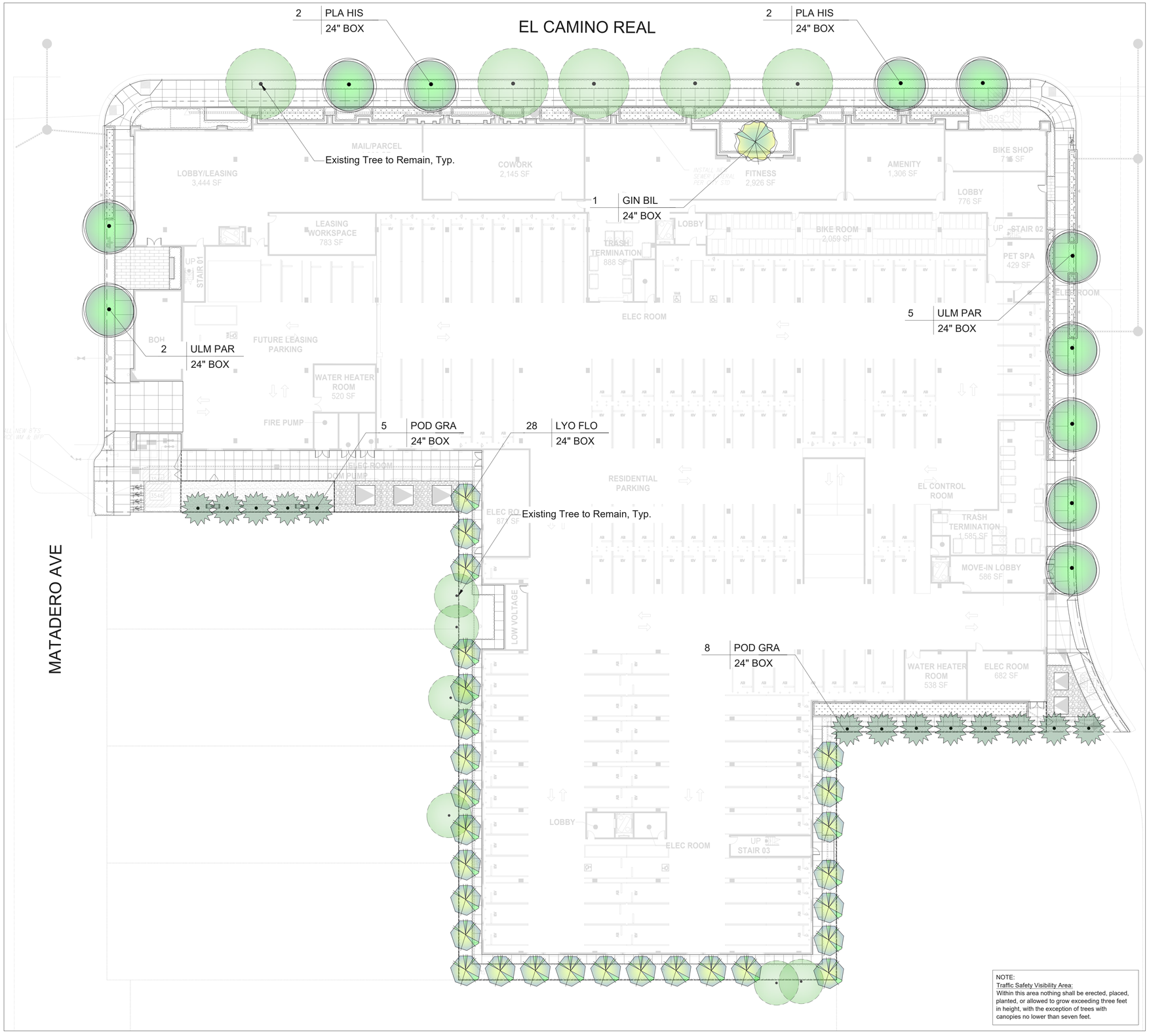

PLANT PALETTE

TREES (SEE PLAN FOR SIZE)

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE*	TREATMENT*	NOTES
ACE SAN	5	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	M			36" Box		
ARB MAR	11	Arbutus 'Marina'	Marina Strawberry Tree	L	*		36" Box	*Bio	
CER OCC	14	Cercis occidentalis	Western Redbud	VL	*	*	24" Box	*Bio/Flow/Well	
COT COG	5	Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	L			24" Box		
GIN BIL	1	Ginkgo biloba 'Goldenspire'	Goldenspire Ginkgo	M			36" Box		
LYO FLO	39	Lyonothamnus floribundus ssp. Aspleniifolius	Santa Cruz Island Ironwood	L	*		24" Box		
MAG GRA	9	Magnolia grandiflora	Little Gem Magnolia	M			24" Box		
OLE EUR	6	Olea 'Swan Hill'	Swan Hill Olive	L			24" Box		
PHO ROE	5	Phoenix roebelenii	Pygmy Date Palm	L			24" Box		
PLA HIS	4	Platanus hispanica	London Plane	M			24" Box		
POD GRA	18	Podocarpus gracilior	African Fern Pine	M			24" Box		
QUE AGR	2	Quercus agrifolia	Coast Live Oak	VL	*	*	36" Box	*Bio	
ULM PAR	7	Ulmus parvifolia	Chinese Elm	L			24" Box		
TOTALS	**126**				52.4%	12.7%			

SHRUBS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AP		Artemisia californica	CA Artemisia	L	*	*	5 Gal		42"
AR		Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	*		5 Gal	*Bn/Up, Bio/Flow	36"
AD		Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	L	*	*	5 Gal	*Bn/Up,Bio/Flow	48"
BS		Blechnum Spicant	Deer Fern	M	*		1 Gal		24"
CC		Carpenteria californica	Bush Anemone	M	*		5 Gal		
CD		Ceanothus thyrsiflorus	Blue Blossom CA Lilac	L	*	*	5 Gal		48"
CA		Cercocarpus betuloides	Mountain Mahogany	L	*	*	5 Gal		
CO		Corylus cornuta california	California Hazel	L	*	*	15 Gal		
DV		Dodonaea viscosa 'purpurea'	Purple Hopseed Bush	L			5 Gal		
EF		Eriogonum fasciculatum	California Buckwheat	L	*	*	1 Gal		
EG		Eriogonum grande 'rubescens'	Red Buckwheat	L	*	*	1 Gal	*Bn/Up,Bio/Flow/Well	
FC		Fremontodendron c. 'San Gabriel'	Flannel Bush	VL	*	*	5 Gal		72"
HT		Heteromeles arbutifolia	Toyon	L	*	*	5 Gal	*Bn/Up,Bio/Flow	48"
LA		Malva assurgentiflora	Malva Rosa	L	*	*	5 Gal		48"
LC		Lonpetalum chinenese	Purple Loropetalum	L	*		6 Gal		
MA		Mahonia aquifolium	Oregon Grape	L	*		5 Gal	*Bn/Up,Bio/Flow	48"
MC		Morella (Myrica) californica	Pacific Wax Myrtle	M	*	*	15 Gal		
PM		Polystichum munitum	Western Swcrd Fern	M	*	*	5 Gal		30"
RC		Rhamnus californica 'Eve Case'	California Coffeeberry	L	*	*	5 Gal	*Up,Bio/Flow	42"
RL		Rhus integrifolia	Lemonade Berry	L	*	*	5 Gal		36"
RS		Ribes sanguineum	Red-Flowering Currant	L	*	*	5 Gal	*Bn/Up,Bio/Flow	
RV		Ribes viburnifolium	Evergreen Currant	L	*	*	5 Gal		48"
SC		Salvia c. 'Winnifred Gilman'	Cleveland Sage	L	*	*	5 Gal		36"
SA		Salvia apiana	White Sage	VL	*	*	5 Gal		36"
TF		Teucrium fruticans	Bush germander	L			6 Gal		36"
WF		Woodwardia fimbriata	Giant Chain Fern	M			5 Gal		36"
TOTALS					92.3%	73.1%			

GRASSES, RUSHES AND SEDGES

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
CF		Calamagrostis foliosa	Mendocino Reed Grass	M	*	*	5 Gal	*Up, Bio/Flow	18"
CP		Carex praegracilis	Clustered Field Sedge	M	*	*	1 Gal		12"
CR		Carex tumulicola	Berkeley Sedge	L	*	*	1 Gal		18"
CT		Chondropetalum tectorum	Cape Rush	L			5 Gal	*Ba/Bn/Up, Bio/Flow	30"
JP		Juncus patens 'Elk Blue'	California Gray Rush	L	*	*	5 Gal	*Ba/Bn/Up, Bio/Flow	24"
LC		Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	L	*		5 Gal		30"
LL		Lomandra c. 'Lime Tuff'	Dwarf Mat Rush	L			5 Gal		30"
LL		Lomandra c. 'Lime Tight'	Dwarf Mat Rush	L			5 Gal		18"
MR		Muhlenbergia rigens	Deer Grass	L	*	*	5 Gal	*Bn/Up, Bio/Flow	42"
NM	SOD	Festuca r. 'No-Mow'	No-Mow Fescue	L	*	*	Sod	*Bio/Flow, Roof/Pav	N/A
TOTALS					70.0%	60.0%			

PERENNIALS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AM		Achillea m.	Common Yarrow	L	*	*	1 Gal	*Bn/Up,Bio/Flow/Well	24"
AT		Agave attenuata	Foxtail Agave	L			15 Gal		42"
AC		Asclepias californica	California Milkweed	L	*	*	1 Gal		
BP		Baccharis pilularis	Coyote Bush	L	*	*	5 Gal	*Bn/Up, Bio/Flow	
DU		Dudleya brittonii	Giant Chalk Dudleya	L	*		1 Gal		12"
EC		Epilobium canum	California Fuchsia	L	*	*	5 Gal	*Bn/Up, Bio/Flow	24"
HM		Heuchera maxima	Island alumroot	M	*	*	4 Inch	*Bn/Up, Bio/Flow	
LE		Leucadendron 'Ebony'	Black coneflower	L			5 Gal		
LS		Leucadendron 'Safari Sunset'	Cone Flower	L			5 Gal		
MJ		Mimulus a. 'Jelly Bean Orange'	Orange Monkey Flower	L	*	*	1 Gal	*Bn/Up, Bio/Flow	18"
PH		Penstemon h. 'Margarita Bop'	Blue Bedder Penstemon	L	*	*	1 Gal	*Bn/Up, Bio/Flow/Well	24"
PF		Phlomis Fruticosa	Jerusalem Sage				1 Gal		
TOTALS					75.0%	58.3%			

GROUNDCOVERS

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE	TREATMENT*	SPACING*
AU		Arctostaphylos u.'Point Reyes'	Bearberry	L	*	*	5 Gal	*Bn/Up, Bio/Flow	36"
AC		Asarum caudatum	Wild Ginger	M	*		1 Gal		18"
CC		Ceanothus g. horizontalis	Carmel Creeper	L	*		5 Gal		36"
EK		Erigeron karvinskianus	Santa Barbara Daisy	L	*	*	1 Gal	*Bn/Up, Bio/Flow	30"
FV		Fragaria vesca	Woodland Strawberry		*	*	4 Inch		
LF		Lessingia filaginifolia	Silver Carpet Aster		*		5 Inch		
SS		Salvia sonomensis	Sonoma Sage		*	*	6 Inch	*Bn/Up, Bio/Flow, Roof	
TOTALS					100.0%	57.1%			

NOTES

WUCOLS - Water Use Designations: VL=Very Low, L=Low, M=Medium, H=High*

HABITAT - Integrating Nature into the Urban Landscape Design Guide Feb. 2018 H.T Harvey & Assc. Ecological Consultants*

TREATMENT - Tree/Shrub can be used in Stormwater Treatment Areas per SCVURPPP Appendix D*

SCVURPPP Area Designations: Tree/Shrubs - Bio=Biorention Planter, Flow=Flow-Through Planter, Well=Tree Well Filter

SCVURPPP Area Designations: Shrubs Bioswale Locations - Ba=Basins, Bn=Banks; Up=Upland Spacing - On Center*

NOTE: The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants, high-habitat plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

NOTE: Percentage totals of native and habitat for trees is based on quantity of tree, while percentage of native and habitat for other plants is based on quantity of species.

NOTE: Plant quantities to be 51%+ California Native Plants at Building Permit Submission.

NOTE: Project will not locate trees within the basin or bank planting zones of Bioretention Areas. per Appendix D of the SCVURPPP C.3 Stormwater Handbook. Trees will also not be located directly in line with or next to stormwater inlets (curb openings, bubble box emitters, etc.) and will offset or relocate trees where necessary outside of the Bioretention Area basin and bank planting zones to maximize runoff dispersal throughout Bioretention Areas

NOTE: Place 3 inches of composted, non-floatable mulch in areas between stormwater plantings and side slopes. For guidance on the mulch, refer to the C.3 Stormwater Handbook Chapter 6.1, page 6-5 under "Vegetation."

SCALE: 1" = 20'-0"

0' 10' 20' 40'

TRUE PROJ NORTH/NORTH

GROUND FLOOR PLANTING PLAN

L-2.1

THE Guzzardo Partnership, INC.
Landscape Architects/ Land Planners
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SARES REGIS

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13, 2026

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PLANT PALETTE

TREES (SEE PLAN FOR SIZE)

KEY	#	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	HABITAT	SIZE*	TREATMENT*	NOTES
ACE SAN	5	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	M			36" Box		
ARB MAR	11	Arbutus 'Marina'	Marina Strawberry Tree	L	*		36" Box	*Bio	
CER OCC	14	Cercis occidentalis	Western Redbud	VL	*	*	24" Box	*Bio/Flow/Well	
COT COG	5	Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	L			24" Box		
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ULM PAR	7	Ulmus parvifolia	Chinese Elm	L			24" Box		
TOTALS	126				52.4%	12.7%			

SHRUBS

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FV		Fragaria vesca	Woodland Strawberry		*	*	4 Inch		
LF		Lessingia filaginifolia	Silver Carpet Aster		*		5 Inch		
SS		Salvia sonomensis	Sonoma Sage		*	*	6 Inch	*Bn/Up, Bio/Flow, Roof	
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NOTES

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NOTE: Place 3 inches of composted, non-floatable mulch in areas between stormwater plantings and side slopes. For guidance on the mulch, refer to the C.3 Stormwater Handbook Chapter 6.1, page 6-5 under "Vegetation."

KEY PLAN

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

TRUE PROJ NORTH/NORTH

PODIUM COURTYARD PLANTING PLAN

L-2.2

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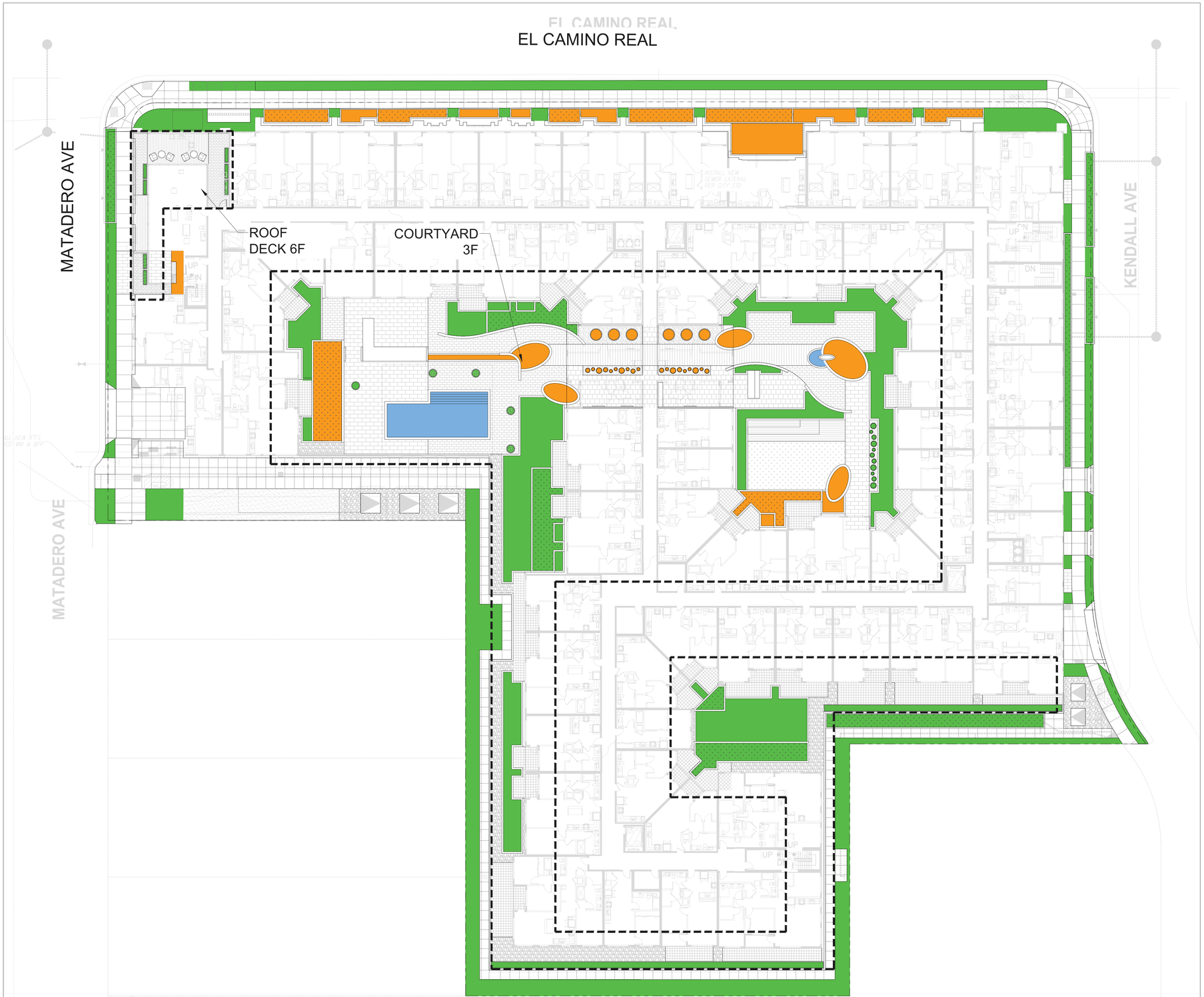

WATER USE LEGEND

	WUCOLS Low	14,213 sq ft
	WUCOLS Moderate	3,220 sq ft
	WUCOLS High	0 sq ft
	Water Features	741 sq ft
	Special Landscape Area	0

Based on total landscape area of 17,433 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 43.1 City of Palo Alto

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	14,213	5,259	140,526
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	3,220	1,996	53,348
					(A)	(B)	
				Totals	17,433	7,255	193,874
Special Landscape Areas							
Water Feature					741		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	193,874
						Maximum Allowed Water Allowance (MAWA)[e]	209,630

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU **(Annual Gallons Required) =** ***Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

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

Regular Landscape Areas

Total ETAF x Area (B)	7,255
Total Area (A)	17,433
Average ETAF	**0.416176791**

All Landscape Areas

Total ETAF x Area	(B+D)	7,255
Total Area	(A+C)	17,433
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.416176791143234**

SCALE: 1" = 20'-0"
0' 10' 20' 40'

TRUE PROJ NORTH/NORTH

HYDROZONE PLAN

L-3.1

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BUILDING MOUNTED WALL LIGHT, TYPE 1

M Series Cylinder

Project:	Type:
Product Code:	Date:

V052924



4" Wall Mount

- Integrated Drivers allow for down to 0.1% dimming options within the cylinder
- Customize your cylinder with over one million configurations, allowing for easy maintenance and on-site modifications
- Wet location configurations available for exterior locations
- Die-cast aluminum trims with no visible hardware for a sleek, symmetrical design

CYLINDER

Mount
Wall Mount

Size
Diameter: 4"
Height: Medium (8"), Large (12")

Trims
Standard, Snoot, Decorative, Hyperbolic

Finish
White, Black, Brushed Aluminum, Bronze, Custom Color

EMERGENCY LIGHTING
Optional Remote Inverter or Emergency LED Driver for lighting up to 90 minutes in event of power failure

LIGHT OUTPUT & DISTRIBUTION

Lumens (Power)
750 lm (6.5W), 1000 lm (12.5W), 1250 lm (14.3W), 1500 lm (16.5W), 2000 lm (24.5W), 2500 lm (27.5W), 3000 lm (34W)

Color Quality
93 CRI, 2-step SDCM

Color Temperature
2700K 3000K 3500K
4000K Warm Dim (3000K–1800K)
Tunable White (4000K–1800K)
Tunable White (6500K–2700K)

Beam Spread
Narrow Spot (15°) Spot (25°)
Flood (40°) Wide Flood (60°)
General (80°+)

Lighting Type
Downlight Up and downlight Adjustable

POWER & CONTROLS

Input Voltage
120-277V

Dimming
0-10V (120/277V): 1%
TRIAC/ELV (120V): 1%
DALI-2 (120/277V): 0.1%

SPECIALTY LENS
Hexcell Louver

RATINGS
Wet Location / IP65 Rated Configurations Available
NSF Listed (White and Black Finish Only)
DarkSky Approved (Downlight with non-directional trims only, CCT less than or equal to 3000K)

WARRANTY
5 year limited warranty; 50,000 hours

DMF LIGHTING 1118 E 223rd Street, Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com
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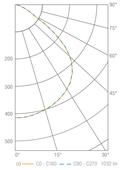
M Series Cylinder
4" Wall Mount

PHOTOMETRY

M Series Cylinder Fixed, 1000 lm, 3000K, General Ambient

DC4xxxxA010GAxxxxx30



1032 lm
Values in candela

Luminous Intensity

Gamma	C 0°
0°	419
5°	415
10°	410
15°	403
20°	394
25°	382
30°	369
35°	355
40°	327
45°	295
50°	240
55°	182
60°	84
65°	54
70°	33
75°	21
80°	12
85°	6
90°	1

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	333	32
0-40	557	54
0-60	942	91
0-90	1024	99
0-180	1032	100

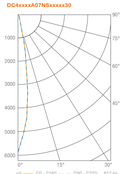
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	46	7.8'
6'	12	15.5'
9'	5	23.3'
12'	3	31.1'

Beam Angle: 100°

M Series Cylinder Adjustable, 750 lm, 3000K, Narrow Spot

DC4xxxxA07NSxxxxx30



817 lm
Values in candela

Luminous Intensity

Gamma	C 0°
0°	5897
5°	4418
10°	1911
15°	561
20°	293
25°	165
30°	117
35°	87
40°	69
45°	57
50°	47
55°	38
60°	31
65°	23
70°	16
75°	10
80°	4
85°	1
90°	0

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	645	79
0-40	781	96
0-90	817	100
0-180	817	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	600	0.8'
6'	164	1.7'
9'	73	2.5'
12'	41	3.3'

Beam Angle: 16°

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BUILDING MOUNTED WALL LIGHT, TYPE 2

GARDCO

Wall Mount
GeoForm
GWS LED wall sconce

Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options, including wireless Interact Pro outdoor, further enhance energy savings.

Project:
Location:
Cat. No.
Type:
Lamps: Qty:
Notes:

Ordering guide example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (mm. fasteners)	Color Temperature	Distribution	Voltage	Dimming Controls [1]	Electrical	Options	Finish
GWS								
GWS GeoForm Wedge Small	A01 [2] 1,500 lumens A02 [2] 2,500 lumens A03 4,000 lumens A04 5,000 lumens A05 6,000 lumens	830 3000K 840 4000K 760 750K 750 5000K	T2M Type 2 Medium T3M Type 3 T4M Type 4 DFL Diffusing lens	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVU 347-480V	none Leave blank (0-10V dimming standard) DLEA [3] Dimming Leads Externally Accessible (controls by others) FAMV [4] Fast Adjustable Wattage Selector	none Leave blank (TRIAC/ELV Compatible) SP2 Surge Protector 2(kV/10kA) FS1 Single Fuse (120V, 277V, 347-480V) FS2 Double Fuse (208V, 240V or 480V) POP Photocontrol Button (120-277V)	none Leave blank EMP [5] Emergency Battery Pack (0-40°C) BAC* Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray **Customer-specified** CC Specify optional RAL color at contact factory SC Special Color (must supply color chip, requires factory quote)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. FAMV is not available for sale in CA. It is intended in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)

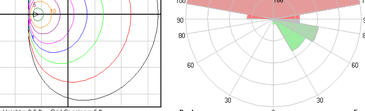
GF-WS-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)





Wall sconce

Optical Distributions



Type 2 Type 3 Type 4

Specifications

Construction

Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronics components for servicing. The housing acts as the main heat sinking component, for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine

Electrical components are RoHS compliant, IP66 sealed light engine equipped with LEDs tested by ISO 17025:2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations projected with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

LED PCBA made of 2O LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, luminaire lumens and superior lighting uniformity. Performance tested per LM-79, LM-80 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and 0O per IESNA TM-15.

Mounting

Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two hex head set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted.

Installation

GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options

0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V or 'UNV' only.

Electrical

Driver: Driver efficiency (>90% standard). 120–480V available (restrictions apply). Open/short circuit protection. 0–10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C) High Exposure 10kV/5kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Ordering guide

Luminaire	Lumens	Color Temperature	Distribution	Voltage	Mounting	Options
GWS						
GWS GeoForm Wedge Small	A01 1,500 lumens A02 2,500 lumens A03 4,000 lumens A04 5,000 lumens A05 6,000 lumens	830 3000K 840 4000K 760 750K 750 5000K	T2M Type 2 Medium T3M Type 3 T4M Type 4 DFL Diffusing lens	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVU 347-480V	none Leave blank (0-10V dimming standard) DLEA [3] Dimming Leads Externally Accessible (controls by others) FAMV [4] Fast Adjustable Wattage Selector	none Leave blank EMP [5] Emergency Battery Pack (0-40°C) BAC* Meets the requirements of the Buy American Act of 1933 (BAA)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. FAMV is not available for sale in CA. It is intended in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)

GF-WS-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)

Available options

☐ CUS	Custom finish
☐ MGU	Housing
☐ RAL	Marine grade undercoat RAL finish

Included (available for pre-shipment)

☐ BB24062	Installation housing

Luminaire	LED	A	B	C
B33159	20.0 W	20½"	5"	9½"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2018

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PEDESTRIAN POLE LIGHT

Performance floodlight · Wide beam

BEGA

Application
Compact performance floodlight with 1/2" I.P.S. nipple for use with a variety of mounting accessories. Designed to illuminate architectural features, landscaping, signage, and for general illumination of a space. Pair with a variety of optical accessories.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Silicone applied robotically to casting, plasma treated for increased adhesion
316 stainless steel 1/2" IPS threaded nipple
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
BEGA Hybrid Optics®

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.0lbs.

EPA (Effective projection area): 0.22 sq. ft.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	16.8W
System wattage	20.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	2861lm
LED service life (L70)	60000Hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

BEGA

File: 84217K4_BEGA_IES.ies

TEST: BE_84217K4
TEST LAB: BEGA
DATE: 05/07/2019
LUMINAIRE: 84 217K4
LAMP: 16.8W LED





Characteristics

NEMA Type	5 H x 5 V
Maximum Candela	2707.9
Maximum Candela Angle	-5 H -1 V
Horizontal Beam Angle (50%)	44.8
Vertical Beam Angle (50%)	45.8
Horizontal Field Angle (10%)	82.0
Vertical Field Angle (10%)	82.4
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Beam Lumens	1051
Beam Efficiency	74.80
Field Lumens	1704
Field Efficiency	N.A.
Spill Lumens	246
Luminaire Lumens	1950
Total Efficiency	N.A.
Total Luminaire Watts	20
Ballast Factor	1.00

Zonal Lumen Summary

Zone	Lumens
0-10	255.75
10-20	617.03
20-30	519.53
30-40	282.92
40-50	152.00
50-60	75.49
60-70	29.97
70-80	10.00
80-90	2.11
90-100	0.00
100-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00
170-180	0.00

Available options

☐ B71120	Elliptical spread lens
☐ CUS	Custom finish
☐ MGU	Housing
☐ RAL	Marine grade undercoat RAL finish

Available accessories

☐ B19503	Surface mount conduit wiring box
☐ B70203	Earth spike with wiring box
☐ B70204	Earth spike
☐ B70249	Pole cap - 3" O.D. pole tenon
☐ B70250	Wood screw
☐ B70280	Tube clamp
☐ B70283	Screw clamp
☐ B70379	Pole mount arm - 1/2" I.P.S. nipple floodlights
☐ B71117	Pole shield - 90°
☐ B71118	Pole shield - 180°
☐ B79511	Mounting block
☐ B79529	Glare shield - 360°

See individual accessory spec sheet for details.

Mounting Height: 10 ft. Grid Spacing: 2.5 ft.

Performance floodlight · Wide beam

	LED	A	B	C
B84217	16.8 W	40°	8½"	3¼"

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BOLLARD LIGHT

Bollard · Asymmetric

BEGA

Application
Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to meet the requirements of the installation site.

Materials
Clear safety glass with printed optical texture
Aluminum housing
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 15.4 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
System wattage	24.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	2861lm
LED service life (L70)	60000Hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

BEGA

File: 84107K4.ies

TEST: BE_84107K4
TEST LAB: BEGA
DATE: 02/15/2019
LUMINAIRE: 84 107K4
LAMP: 19.4W LED

Characteristics

IES Classification	Type III
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	2661
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	111
Total Luminaire Watts	24
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	2806.8 (360H, 47.5V)
Max. Cd. (<90 Vert.)	2806.8 (360H, 47.5V)
Max. Cd. (At 90 Deg. Vert.)	1 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	158.3 (5.9%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	444.7	N.A.	16.7
FM (30-60)	1586.9	N.A.	59.6
FH (60-80)	467.3	N.A.	17.6
FVH (80-90)	21.7	N.A.	0.8
BL (0-30)	83.4	N.A.	3.1
BM (30-60)	47.1	N.A.	1.8
BH (60-80)	9.2	N.A.	0.3
BVH (80-90)	0.6	N.A.	0.0
UL (90-100)	< 0.05	N.A.	0.0
Uh (100-180)	0.0	N.A.	0.0
Total	2660.9	N.A.	100.0

BUG Rating B0-U1-G1

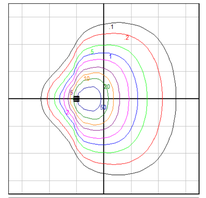
Available options

☐ 70895	Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS	Custom finish
☐ MGU	Marine grade undercoat
☐ RAL	RAL finish

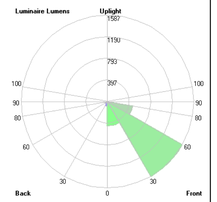
Included (available for pre-shipment)

☐ B79817	Anchorage kit





Grid Spacing: 5 ft.



Bollard · Asymmetric				
	LED	A	B	C
B84107	19.4 W	10½"	47½"	14

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In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 01/16/24

WALL LIGHT

Recessed wall luminaire · Unshielded

BEGA

Application
Recessed wall luminaire with unshielded light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Materials
Clear safety glass with white ceramic coating
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
BEGA Micrositall ®, a 3-layer finishing technology for increased corrosion protection
Stainless steel screw clamps
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 6.2 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	20.5W
System wattage	24.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1719lm
LED service life (L70)	60000Hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

BEGA

Photometric Filename: 33159.ies

TEST: 33159
TEST LAB: BEGA
DATE: 9/3/2015
LUMINAIRE: 33 159
LAMP: 20.5W LED

Characteristics

IES Classification	N.A.
Longitudinal Classification	N.A.
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1719
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	72
Total Luminaire Watts	24
Ballast Factor	1.00
Upward Waste Light Ratio	0.50
Max. Cd.	595.8 (0H, 90V)
Max. Cd. (<90 Vert.)	595.2 (0H, 87.5V)
Max. Cd. (At 90 Deg. Vert.)	595.8 (34.7%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	595.2 (34.6%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	39.6	N.A.	2.3
FM (30-60)	280.8	N.A.	16.3
FH (60-80)	343.4	N.A.	20.0
FVH(80-90)	195.9	N.A.	11.4
BL (0-30)	< 0.05	N.A.	0.0
BM (30-60)	< 0.05	N.A.	0.0
BH (60-80)	< 0.05	N.A.	0.0
BVH(80-90)	< 0.05	N.A.	0.0
UL (90-100)	195.9	N.A.	11.4
Uh (100-180)	663.8	N.A.	38.6
Total	1719.4	N.A.	100.0

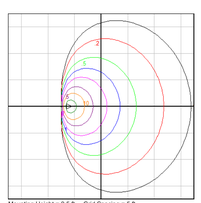
BUG Rating B0-U4-G2

Available options

☐ CUS	Custom finish
☐ MGU	Housing
☐ RAL	Marine grade undercoat RAL finish

Included (available for pre-shipment)

☐ BB24062	Installation housing



Mounting Height = 2.5 ft. Grid Spacing = 5 ft.

Recessed wall luminaire · Unshielded				
	LED	A	B	C
B33159	20.5 W	20½"	5"	9½"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2022

Updated 12/16/22

CATENARY LIGHT

12V | Litesphere™ 2.0

tivoli

Specifications

Output - Standard Brightness	6"	12"	18"	24"	36"	48"
Lumens/ft	11	6	4	3	2	N/A
Watts/ft	0.17	0.09	0.06	0.04	0.03	0.02
Maximum Electrical Run	130'	180'	230'	290'	270'	270'
Output - High Output	**6"**	**12"**	**18"**	**24"**	**36"**	**48"**
Lumens/ft	29.9	15	10	7	5	N/A
Watts/ft	0.46	0.23	0.15	0.12	0.08	0.05
Maximum Electrical Run	80'	110'	130'	150'	170'	200'
Output - Very High Output	**6"**	**12"**	**18"**	**24"**	**36"**	**48"**
Lumens/ft	180	90.2	60	45	30	N/A
Watts/ft	1.92	0.96	0.64	0.48	0.32	0.24
Maximum Electrical Run	30'	55'	70'	80'	90	100'
Output - Based on 3000K Clear Globe						
Efficacy	Standard Brightness (40), High Output (46), Very High Output (94)					
Electrical						
Input Voltage	12V DC					
Power Consumption (W/LED)	Standard Brightness (.09), High Output (.23), Very High Output (.96)					
Control						
Control System	0-10V, ELV, MLV, DMX 512 (Dim to 1% with an Infinity power supply and a 0-10V Lutron Diva dimmer)					
Physical						
Dimensions	2.5"W x 3.8"H					
Socket Housing	PVC					
American Wire Gauge	14 AWG					
Globe	PE					
Mounting	Surface Mount, Suspended					
Operating Temperature	-20° C to 50° C (-4° F to 122° F)					
Storage Temperature	-40° C to 80° C (-40° F to 176° F)					
Certification and Testing						
Certification	cULus					
Environment	Wet Location					
Lumen Maintenance (L70) Hours	70,000					
IP Rating	IP67					
Warranty	5 Years					

Tivoli, LLC. reserves the right to modify this specification without prior notice.
Copyright © Tivoli 01/31/24

www.tivolilighting.com toll: 714-837-0101 fax: 714-427-3458

tivoli

12V | Litesphere™ 2.0

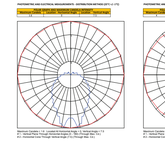
Specifications

EPA	6"	12"	18"	24"	36"	48"
Standard	0.10	0.06	0.05	0.04	N/A	N/A
Hat 8"	N/A	0.53	0.37	0.28	N/A	N/A
Hat 13"	N/A	N/A	0.93	0.71	N/A	N/A
Dish 10"	N/A	0.82	0.55	0.42	N/A	N/A
Flower 10"	N/A	0.82	0.55	0.42	N/A	N/A
Flower 13"	N/A	N/A	0.93	0.71	N/A	N/A
Weights	**6"**	**12"**	**18"**	**24"**	**36"**	**48"**
lb/ft	0.33	0.28	0.24	0.20	0.17	0.13
lb/ft with catenary cable	0.35	0.30	0.26	0.22	0.19	0.15

Photometrics

Frosted Globe - Based on 3000K LED

Standard Brightness


PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (



LIGHTING LEGEND

- **Vehicular Pole Light**
  City Standard Street Light
- **Building Mounted Light, Type 1**
  DMF M Series Cylinder
  4" Wall Mount
- **Building Mounted Light, Type 2**
  GARDCO GeoForm wedge small
- **Pedestrian Pole Light**
  BEGA 84 217 on a 16' Pole
- **Bollard Light**
  BEGA 84 107
- **Wall Light**
  BEGA 33 159
- **Catenary Light**
  Tivoli Lightsphere 2.0 w/ Shade

SCALE: 1" = 20'-0"

0' 10' 20' 40'

TRUE PROJ NORTH/NORTH

LIGHTING SITE AND PODIUM PLAN

L-4.2

THE Guzzardo Partnership, INC.
Landscape Architects/Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

SARES REGIS

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

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

Make sure your crews and subs do the job right!

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

TREE DISCLOSURE STATEMENT

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

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed tree disclosure statement must accompany all applications for development that include exterior work, all demolition or grading permit applications, or other development activity that may impact protected trees.

PROPERTY ADDRESS: 3606 El Camino Real, Palo Alto, CA 94306

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 1/5B9) are not exempt.

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees [1]?
   ☒ **YES** (Check below) ☐ **NO**
   - ☑ **Protected Native Species Trees** - *Acer macrophyllum, Calocedrus decurrens, Quercus agrifolia, Quercus douglasii, Quercus kelloggii,* or *Quercus lobata* 11.5" DBH or more or *Sequoia sempervirens* 18" DBH or more
   - ☑ **Protected Mature Trees** - Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users)
   - ☐ **Designated Trees** - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan
   - ☑ **Heritage Trees** - Specific individual trees designated by Council. See the Heritage Tree List
5. Is there activity or grading within the TPZ of these trees? TPZ = radius of 10 times the diameter. ☒ **YES** ☐ **NO**

If Yes, a ***Tree Preservation Report*** *must be prepared by an ISA certified arborist and submitted for staff review (see TLTM. Section 5.3.3). Attach this report to Sheet T-2;. "Tree Protection, its Part of the Plan!", per Site Plan Requirements.* [2]

6. **Are the Site Plan Requirements completed? (See below)** ☒ **YES** ☐ **NO**

***For ADU Only Projects:** this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/5B9 projects are not exempt from tree disclosure.

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

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

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

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action. (Note: Applicants signing for ADU only projects will not be penalized for incorrect reporting of tree size or identification of tree species.)

Signature: Scott Stringer Print: Scott Stringer ISA#: WE-5544A Date: 7/22/24

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

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

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

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

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

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

PROPERTY ADDRESS: 3606 El Camino Real, Palo Alto, CA 94306

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* = 16,878
   *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* = 0
   *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*= 16,878
   *If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

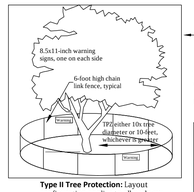
I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: Daniel Raymond Print: Daniel Raymond Date: 08/26/2025

Revised 09/26/2023

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

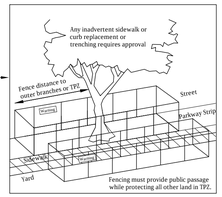
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any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



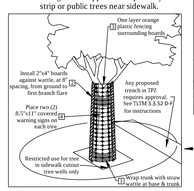
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

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

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



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



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

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

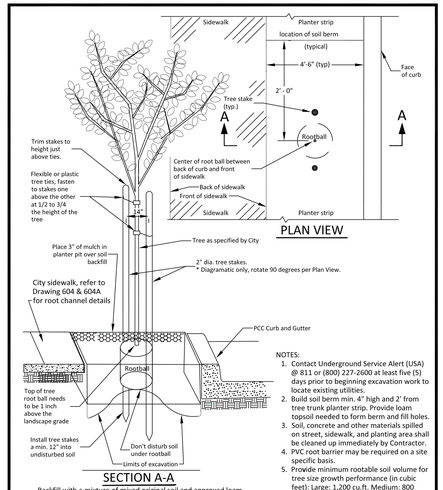
Rev	By	Date
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	02/14/24

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

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



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

URBAN FORESTRY STANDARD CONDITIONS

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

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

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

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

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

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

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

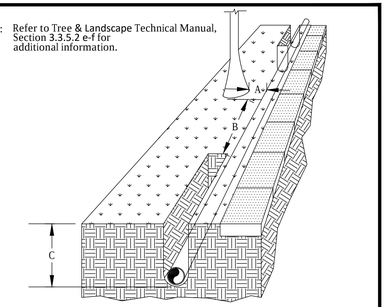
PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

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

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

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

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



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

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

Scale: NTS

Utility Trenching Near Trees

City of Palo Alto Standard

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

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

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

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

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

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

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

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

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

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

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

---WARNING---
Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a $500 fine per day*

Palo Alto Municipal Code Section 8.10.110

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

Use additional "T" sheets as needed

Project Data

T-1

CITY OF PALO ALTO

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet can be downloaded at http://www.cityofpaloalto.org/trees
* Please note: Until the new TLTM is published the city's updated Tree Protection Ordinance takes precedence over TTM if conflict exists.

Special Tree Protection Instruction Sheet
City of Palo Alto

CITY OF PALO ALTO

T-1

Year PROJ

TRUE PROJ NORTH/GRID

TREE PROTECTION PLAN L-5.1

THE Guzzardo Partnership, INC.
Landscape Architects| Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

SARES REGIS

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

Preliminary Arborist Report

3606 El Camino Real
Palo Alto, CA

PREPARED FOR:
Sares Regis
520 S. El Camino Real, Suite 200
San Mateo, CA 94402

PREPARED BY:
HortScience | Bartlett Consulting
2550 Ninth Street, Suite 112
Berkeley, CA 94710

July 16, 2024

Updated November 5, 2025

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

Preliminary Arborist Report

3606 El Camino Real
Palo Alto, CA

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Estimated Value of Trees	6
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3606 El Camino Real
Palo Alto, CA

Introduction and Overview

Sares Regis is planning to redevelop the property at 3606 El Camino Real in Palo Alto, CA. The site currently consists of a vacant commercial complex, apartments, and an open lot. The project is planning to demolish all existing structures and construct a new multi-story apartment complex. HortScience | Bartlett Consulting (Divisions of The F.A. The Bartlett Expert Tree Company) was asked to prepare a **Preliminary Arborist Report,** per the City of Palo Alto Municipal Code - Title 8, Chapter 8.10 (Trees & Landscape Preservation and Management), to evaluate how trees may be impacted during construction activities and how best to mitigate those impacts. The purpose of this update was to change the disposition of valley oak #234 from "potentially preserve" to removal.

This report provides the following information:

1. An assessment of each tree's health, structure, suitability for preservation, and protected status within and adjacent to the proposed project area.
2. Appraised value of each tree using the methods described in Guide for Plant Appraisal, 10th Ed., International Society of Arboriculture, 2018.
3. A preliminary assessment of the impacts on trees within and adjacent to the construction footprint and recommendations for action.
4. Preliminary guidelines for tree preservation throughout the planned demolition and construction phases of the project. Accurate

This report is considered preliminary as grading, drainage and other plans that could impact trees were not provided or reviewed. Once final designs including grading, drainage, utility, construction and landscape plans are available, an **Arborist Report** can be created. Recommendations for the disposition of trees can be found in the preliminary evaluation of impacts and recommendations section.

Assessment Methods

Trees were assessed on June 19, 2024. The tree assessment included all trees 4 inches in diameter and larger. Tree tag numbers ranged between #201 - 241. The assessment procedure consisted of the following steps:

1. Identifying the tree tree species with a trunk diameter of 4 inches and greater within the property and adjacent trees overhanging the property.
2. Tagging trees with identification numbers and recording their locations on a map.
3. Measuring the trunk diameter at a point 54 inches above grade.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on visual inspection from the ground:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

5. Rating the suitability for preservation as "high," "moderate" or "low." Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring and may have shorter life span than those in 'high' category.

   Low: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Forty-one (41) trees representing 13 species were assessed (Table 1). Most trees were non-native, ornamental varieties except for off-site coast live oak #238, off-site valley oak #234, and coast redwoods #233 and 236. Trees were planted as part of the landscape and street frontage and several trees were included in the report with overhanging crowns encroaching the site. Overall, 31 trees (76%) were in fair condition, six (14%) were poor and four (10%) were good. Descriptions of each tree are found in the ***Tree Assessment Form*** and approximate locations are shown on the ***Tree Assessment Plan*** (see *Exhibits*).

Table 1: Condition ratings and frequency of occurrence of trees.
3606 El Camino Real, Palo Alto, CA.

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Blackwood acacia	*Acacia melanoxylon*	1	2	-	**3**
African fern-pine	*Afrocarpus falcatus*	-	1	-	**1**
Tree of heaven	*Ailanthus altissima*	1	3	-	**4**
European white birch	*Betula pendula*	1	5	-	**6**
Glossy privet	*Ligustrum lucidum*	1	2	-	**3**
Sweetgum	*Liquidambar styraciflua*	-	6	-	**6**
Avocado	*Persea americana*	1	-	-	**1**
Tarata pittosporum	*Pittosporum tenuifolium*	2	4	-	**6**
London plane	*Platanus x hispanica*	-	4	2	**6**
Plum	*Prunus domestica*	-	1	-	**1**
Coast live oak	*Quercus agrifolia*	-	-	1	**1**
Valley oak	*Quercus lobata*	-	-	1	**1**
Coast redwood	*Sequoia sempervirens*	-	2	-	**2**
Total		**7**	**30**	**4**	**41**

Six (6) European white birch were located in a courtyard of an apartment complex. Five (5) trees were in fair condition and #215 was poor with a heavy lean east and topped at 25 feet (Photo 1). Trees in fair condition had upright form, slight lean and twig dieback. Trunk diameters ranged between 4 – 10 inches with an average of 6 inches.



Photo 1. European white birch #214 - 216 were in either fair or poor condition with twig dieback and poor structure due to being previously topped.

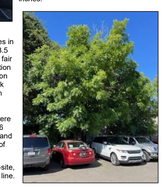
Six (6) sweetgums were in fair condition with fair form and variable vigor (Photo 2). All trees were young in development with trunk diameters ranging between 4 – 9 inches with an average of 7 inches. All trees were growing in a row at the edge of a parking lot, spaced close together.

Photo 2. Sweetgums #209 – 213 were in fair condition and young in development.



Six (6) tarata pittosporum were growing between apartment buildings in a narrow planting bed. Four (4) trees were in fair condition and #219 and 220 were poor with codominant trunks (#220) or multiple attachments (#219) at the base, poor form and epicormic sprouts along the trunk. Several trees had been previously topped. Trunk diameters ranged between 4 – 11 inches.

Six (6) London planes were growing as street trees in tree wells ranging in size from 3 x 2.5 feet to 5 x 3.5 feet along El Camino Real. Four (4) trees were in fair condition while #205 and 241 were in good condition with good structure and form. Trees in fair condition had one-sided crowns and powdery mildew. Trunk diameters ranged between 13 – 15 inches with an average of 14 inches.



Of the four trees of heaven, #225, 226 and 240 were in fair condition with fair form. Trees #225 and 226 were growing off-site and #240 had a large trunk and crown bisecting the property line (Photo 3). Tree of heaven #224 was in poor condition having been

Photo 3. Tree of heaven #240 was growing off-site, and trunk was over the property line.

previously topped and a crown consisting of epicormic sprouts. Trunk diameters ranged between 13 – 27 inches with an average of 19 inches.

Glossy privets #217 and 229 were in fair condition with poor form. Privet #306 was growing as a street tree in 7 x 3.5 foot tree well. The tree had codominant trunks at 6 feet, branch dieback and low vigor. Privet #229 had multiple attachments at 3 feet and was previously topped at 15 feet. Trunk diameters ranged between 17 inches and a sum-total diameter of 40 inches.

Blackwood acacias #235 and 237 were in fair condition with poor form. Acacia #235 was growing off-site with a crown encroaching into the project site by 8 feet. Acacia #239 was in poor condition with a codominant trunk near the base and highly suppressed by the adjacent coast live oak. Trunk diameters ranged between 10 – 21 inches with an average of 14 inches.

Photo 4. Blackwood acacia #237 was in fair condition between the property lines.

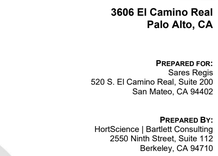
Coast redwood #233 was growing off-site with a narrow, upright crown and trunk diameter of 9 inches. Redwood #236 was on-site, had been previously topped at 40 feet, and was in fair condition. It had a trunk diameter of 37 inches with a large basal flare.

African fern pine #208 was in fair condition with poor form growing under the roofline of a building. It was a small tree with a trunk diameter of 8 inches.

Avocado #227 was in poor condition and previously topped at 20 feet. The crown consisted mostly of epicormic sprouts and was growing 4 feet off the fence. It had a trunk diameter of 9 inches.

Plum #228 was growing off-site with a small crown and was in fair condition. The crown was overhanging the project site by 8 feet. It had a trunk diameter of 8 inches.

Valley oak #234 was located off-site with large, codominant trunks at 15 feet. The lower trunk was growing through the fence. Branches were encroaching on the site by 25 feet. The tree was in good condition with a trunk diameter of 28 inches.



Coast live oak #238 was in good condition with a codominant trunk at 7 feet. It had a wide crown, and the east stem was fused with another branch. The trunk was split between property lines. The tree was mature in development with a trunk diameter of 40 inches. Branches were overhanging the site by 15 feet over the apartment complex roof (Photo 5).



Photo 5. Coast live oaks #238 was growing off-site and overhanging the site by 15 feet.

Palo Alto Heritage Tree Ordinance

City of Palo Alto Municipal Code, Title 8, Chapter 8.10 (Trees & Landscape Preservation and Management), describes *Protected* trees as certain native species with a minimum trunk diameter of 11.5 or 18 inches (coast redwoods) and all other species with a minimum diameter of 15 inches, measured at 54 inches above natural grade. In addition, all street trees are considered *Protected*. Ten (10) trees are protected under this ordinance including London planes #201 - 205, glossy privet #206, valley oak #234, coast redwood #236, coast live oak #238 and London plane #241. *Protected* trees are regulated by the City of Palo Alto and cannot be removed without a permit. Replacement tree plantings will be required for the removal of any *Protected* trees.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment, and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability, and longevity within the proposed development.

Evaluation of suitability for preservation considers several factors as listed below:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. London planes #205 and 241 had moderate vigor with minimal dieback or decline. Glossy privet #206 had lower vigor and would not tolerate root zone impacts as well.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, glossy privet #229 had multiple attachments at 3 feet and had a higher potential for stem failure.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. London planes have a good tolerance to root impacts while European white birch is intolerant to root zone impacts.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf) lists species identified as being invasive. *Palo Alto* is part of the Central West Floristic Province. Tree of heaven is known to be moderately invasive while blackwood acacia, and glossy privet have limited invasive qualities.

Each tree was rated for suitability for preservation based on its age, health, structural condition, and ability to safely coexist within a development environment (Table 2, next page). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not

recommend the retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2: Tree Suitability for Preservation
3606 El Camino Real, Palo Alto, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Four (4) trees had high suitability for preservation including London plane #205 and 241, valley oak #234 and coast live oak #238.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the "high" category. Eleven (11) trees had moderate suitability for preservation including London planes #201 - 204, sweet gums #207, 210 - 212, coast redwood #233 and 236, and plum #228.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be mitigated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Twenty-six (26) trees including six European white birch, six tarata pittosporum, four tree of heaven, glossy privet #206, 217, and 229, blackwood acacia #235, 237 and 239, sweet gum #209 and 213, African fern-pine #208 and avocado #227.

Estimated Value of Trees

The City of Palo Alto requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in Guide for Plant Appraisal, 10th edition (published in 2018 by the International Society of Arboriculture, Champaign IL). In addition, I referred to Species Classification and Group Assignment (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in estimating tree value.

The reproduction cost of landscape trees is based upon four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54" above grade. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Assessment***. Functional limitations consider the interaction of the tree with its planting site currently and for the foreseeable future. I did not identify any external limitations at this site.

The estimated value for the 41 trees assessed in this report is **$91,100**. The estimated value of each tree is shown in the **Tree Disposition & Estimated Values** exhibit.

Preliminary Evaluation of Impacts and Recommendations

Appropriate tree retention requires a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment Form*** was the reference point for tree condition and quality. I reviewed the Floor and Roof Plans (BDE Architecture, 8/26/25) to evaluate the impacts. The plans provided were preliminary in nature, as such, the assessment of impacts on trees is preliminary. A final design with utilities, drainage, landscaping and grading will be necessary to determine the ultimate disposition of each tree.

Based on my evaluation of the proposed site plan, 31 trees will need to be removed, including all 29 trees on-site trees. On-site tree removals include trees #207 – 224, #227, 229 – 232, 236, 237, and 239. Street tree glossy privet #206 was in poor condition with low suitability for preservation and I recommend removal. London plane #241 will be impacted by the new Matadero curb alignment and will need to be removed. Valley oak #234, blackwood acacia #237 and 239, coast live oak #238 and tree of heavem #240 were growing over the property line and will have severe impacts, likely beyond the tolerance of these trees. Removals are recommended and will require permission from the adjacent property owners.

I recommend the preservation of 10 trees, including London plane street trees #201 – 205. Off-site tree of heaven #225 and 226, plum #228, coast redwood #233 and blackwood acacia #235 are expected to have moderate impacts from the project.

Tree replacement mitigation is required for *Protected* tree removals. Of the 31 trees listed for removal, one is in the 4-9" category, 24 are in the 10-27', four are 40-56' and valley oak #234 and coast live oak #238 had a 60' canopy spread. Replacement requirements are listed in Table 3 below. The total estimated value of all trees recommended for removal was $76,400. The total estimated value for trees preserved was $14,700.

Table 3. Tree replacement mitigation table.

Tree Canopy - Replacement Standard

COLUMN 1	COLUMN 2	COLUMN 3
Canopy of the Removed Tree (Avg. dist. across the canopy*)	Replacement Trees (minimum)	Alternative Tree
4'-9'	Two 24" Box Size	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'+	**	**

Canopy Spread of Proposed Removals	Quantity
4'-9'	1
10'-27'	24
28'-40'	
40'-56'	4
56'-60'	
60'+	2

*Add half of the difference between the two to the narrowest measurement for the average canopy.
** Replace the tree with a combination of both Tree Canopy and Tree Value Standards.

Note: Basis of this table is determined by the growth of one 24" box size tree, growing at a rate equivalent to 9 feet of canopy over the course of ten years.

Trees recommended for preservation must have adequate Tree Protection Zones (TPZ) in place.

Tree Preservation Guidelines can be found below and on the following pages. Once final details of construction grading and utilities are provided, more project-specific **Tree Preservation Guidelines** can be prepared.

Preliminary Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the TPZ can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

1. Provide Type III tree protection around the street trees #201-205 to protect them from construction vehicles and equipment (Photos 6-8).
2. Provide Type 1 fencing around the edge of the dripline of blackwood acacia #235.
3. The existing fence and wall between trees #225, 226 and 228 will provide some protection from the development. Type I fencing should be installed at a minimum of 10' from the trunk, encircling the trunk, and connecting it to the existing wall.



Photo 6-8. Examples of Type III Tree Preservation Zones protecting the trunks of individual trees.

Plans for redevelopment have not yet been finalized. The following are recommendations for design and construction phases that will assist in successful tree preservation.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the Project Arborist regarding tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This area is called the **TREE PROTECTION ZONE:** No grading, excavation, construction, or

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water, or sewer around the **TREE PROTECTION ZONE** (FIGURE 1).

3. Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter within the **TREE PROTECTION ZONE**.
4. Tree Preservation Guidelines prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
7. Ensure adequate but not excessive water is supplied to trees; in most cases, occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents should meet with the Project Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground 2', spaced at no more than 10 feet apart.
3. Provide a sign on each Tree Protection Zone that states: " **WARNING – Tree Protection Zone**. This fencing shall not be removed without the approval of the City Arborist (650-496-5953) Removal without permission is subject to a $500 fine per day". "Palo Alto Municipal Code Section 8.10.110.9"
4. Where demolition must occur close to trees, such as removing curb and pavement, install Type III temporary trunk protection devices such as winding silt sock wattle or wood planks around street trees #201-205 trunks or stacking hay bales around tree trunks to a height of approximately 5'. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install a Type II narrow protective fence at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture. This should occur around all parkway trees.
5. Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 1' from the base of tree trunks.
6. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
7. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. Do not remove more than 20-25% of each tree's crown.
   b. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   c. While in the tree, the arborist shall perform an aerial inspection to identify any defects, weak branches and trunk attachments and decay not visible from the

ground. Any additional work needed to mitigate defects shall be reported to the property owner.

2. Trees to be removed shall be felled to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain.
3. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
4. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted before tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition, or other work within the **TREE PROTECTION ZONE** should be monitored by the Project Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without the permission of the Project Arborist.
4. Construction trailers, traffic and storage areas must always remain outside the **Tree Protection Zone**.
5. Any root pruning required for construction purposes shall receive prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
6. If roots 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate the effects on the health and stability of the tree and recommend treatment.
7. Spoil from trench, footing, utility, or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
8. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Project Arborist.
9. London plane trees should be irrigated on a schedule to be determined by the Project Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 18-24 inches.
10. If an injury should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied.
11. No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
12. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel or a certified tree climber.

13. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Project Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulching, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Scott Stringer
Consulting Arborist & Urban Forester
ISA Certified Arborist #. WE-5544A
ISA Tree Risk Assessment Qualified

Exhibits

Tree Assessment

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Preliminary Disposition & Estimated Values

Tree Assessment

3606 El Camino Real
Palo Alto, CA
July 2024

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
201	London plane	14	40	Yes	3	Moderate	Street tree in 3.5 x 4' tree well; one-sided south; powdery
202	London plane	15	40	Yes	3	Moderate	Street tree in 3 x 2.5' tree well; one-sided south; powdery
203	London plane	13	40	Yes	3	Moderate	Street tree in 3 x 2.5' tree well; one-sided south; powdery
204	London plane	13	30	Yes	3	Moderate	Street tree in 3 x 2.5' tree well; one-sided south; powdery
205	London plane	15	40	Yes	4	High	Street tree in 5 x 3.5' tree well; good structure and form.
206	Glossy privet	17	40	Yes	2	Low	Street tree in 7 x 3.5' tree well; codominant trunk at 6'; history of branch failures; branch dieback.
207	Sweetgum	4	10	No	3	Moderate	Small tree; fair form; 1' off building.
208	African fern-pine	8	8	No	3	Low	Small tree; poor form; 3' off building and under roofline.
209	Sweetgum	9	20	No	3	Low	Codominant trunk at 6'; branch dieback; low vigor.
210	Sweetgum	8	20	No	3	Moderate	Fair form; small branch dieback; thin upper crown.
211	Sweetgum	8	20	No	3	Moderate	Fair form; codominant trunk at 10'; full crown; high vigor.
212	Sweetgum	6	20	No	3	Moderate	Fair form; full crown; moderate vigor.
213	Sweetgum	8	20	No	3	Low	Codominant trunk at 7'; poor form; but anchor dieback.
214	European white birch	10	20	No	3	Low	Upright form; topped at 30'; twig dieback; fair form.
215	European white birch	5	10	No	2	Low	Poor form; leans heavy east; topped at 25'; twig dieback.
216	European white birch	8	10	No	3	Low	Poor form; leans south; topped at 25'; twig dieback.
217	Glossy privet	10,9	25	No	3	Low	Codominant trunk at base; poor form; twig dieback; against retaining wall.
218	Tarata pittosporum	7	10	No	3	Low	Slight lean north; narrow crown; fair form.
219	Tarata pittosporum	4,2,2	10	No	2	Low	Multiple attachments at base, poor form; epicormics on trunk.
220	Tarata pittosporum	6,4	20	No	2	Low	Codominant trunk at base; poor form; east stem bows east.
221	Tarata pittosporum	4	10	No	3	Low	Small crown; upright; 1" branch at 1'.
222	Tarata pittosporum	4,4,3	10	No	3	Low	Multiple attachments at base; poor form.
223	Tarata pittosporum	3,3	10	No	3	Low	Codominant trunk at 1'; poor form; twig dieback.
224	Tree of heaven	13	20	No	2	Low	Previously topped; poor form; crown all epicormics.
225	Tree of heaven	15,6	30	No	3	Low	Off-site; codominant trunk at base; large crown; fair form; estimated DBH, no tag.

Tree Assessment

3606 El Camino Real
Palo Alto, CA
July 2024

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
226	Tree of heaven	15	30	No	3	Low	Off-site; heavy lean west; think crown; twig dieback.
227	Avocado	9	15	No	2	Low	Poor form; topped at 20'; crown mostly epicormics; 4' off fence.
228	Plum	8	15	No	3	Moderate	Off-site; small crown; 3' off fence; overhanging 8'.
229	Glossy privet	11,11,9,9	20	No	3	Low	Multiple attachments at 3'; poor form; previously topped at 15'; crown consists of large epicormics.
230	European white birch	4	10	No	3	Low	Small crown; narrow form; leans north.
231	European white birch	6	10	No	3	Low	Codominant trunk at 8'; poor form; small crown.
232	European white birch	5	10	No	3	Low	Codominant trunk at 12'; poor form; slight lean east.
233	Coast redwood	9	15	No	3	Moderate	Off-site; narrow, upright form; 4' off fence; tag on fence.
234	Valley oak	28	60	Yes	4	High	Off-site; large, codominant trunk at 15'; root flare through fence; wide crown; overhanging site by 25'.
235	Blackwood acacia	10	20	No	3	Low	Off-site; large, codominant trunk at 7'; overhangs site by 8'.
236	Coast redwood	37	40	Yes	3	Moderate	Large base; topped at 40'; upright form; twig dieback.
237	Blackwood acacia	21	40	No	3	Low	Growing in concrete and asphalt; poor form; large crown; split at property line.
238	Coast live oak	40	60	Yes	4	High	Codominant trunk at 7'; wide crown; east stem fused together and over hanging site by 15'; trunk splitting property line.
239	Blackwood acacia	6,4	10	No	2	Low	Codominant trunk near base; small crown; highly suppressed by CLO.
240	Tree of heaven	21,6	40	No	3	Low	Multiple attachments at 7; trunk over property line; poor form; wide crown.
241	London plane	15	40	Yes	4	High	Street tree, good form; growing in asphalt; powdery mildew; full crown.

Preliminary Disposition & Estimated Values

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree	Disposition	Estimated Value	Disposition Comments
201	London plane	14	40	Yes	**Preserve**	$ 1,400	Street tree, edge of development.
202	London plane	15	40	Yes	**Preserve**	$ 1,600	Street tree, edge of development.
203	London plane	13	40	Yes	**Preserve**	$ 1,250	Street tree, edge of development.
204	London plane	13	30	Yes	**Preserve**	$ 1,250	Street tree, edge of development.
205	London plane	15	40	Yes	**Preserve**	$ 2,150	Street tree, edge of development.
206	Glossy privet	17	40	No	Remove	$ 1,300	Poor condition, edge of development.
207	Sweetgum	4	10	No	Remove	$ 400	Within development footprint.
208	African fern-pine	8	8	No	Remove	$ 1,100	Within development footprint.
209	Sweetgum	9	20	No	Remove	$ 1,350	Within development footprint.
210	Sweetgum	8	20	No	Remove	$ 1,100	Within development footprint.
211	Sweetgum	8	20	No	Remove	$ 1,100	Within development footprint.
212	Sweetgum	6	20	No	Remove	$ 700	Within development footprint.
213	Sweetgum	8	20	No	Remove	$ 1,100	Within development footprint.
214	European white birch	10	20	No	Remove	$ 1,250	Within development footprint.
215	European white birch	5	10	No	Remove	$ 350	Within development footprint.
216	European white birch	8	10	No	Remove	$ 850	Within development footprint.
217	Glossy privet	10,9	25	No	Remove	$ 1,300	Within development footprint.
218	Tarata pittosporum	7	10	No	Remove	$ 600	Within development footprint.
219	Tarata pittosporum	4,2,2	10	No	Remove	$ 300	Within development footprint.
220	Tarata pittosporum	6,4	20	No	Remove	$ 450	Within development footprint.
221	Tarata pittosporum	4	10	No	Remove	$ 350	Within development footprint.
222	Tarata pittosporum	4,4,3	10	No	Remove	$ 450	Within development footprint.
223	Tarata pittosporum	3,3	10	No	Remove	$ 350	Within development footprint.
224	Tree of heaven	13	20	No	Remove	$ 850	Within development footprint.
225	Tree of heaven	15,6	30	No	**Preserve**	$ 1,950	Off-site, edge of development.
226	Tree of heaven	15	30	No	**Preserve**	$ 1,700	Off-site, edge of development.
227	Avocado	9	15	No	Remove	$ 600	Within development footprint.

Preliminary Disposition & Estimated Values

Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree	Disposition	Estimated Value	Disposition Comments
228	Plum	8	15	No	**Preserve**	$ 1,300	Off-site, edge of development.
229	Glossy privet	11,11,9,9	20	No	Remove	$ 2,200	Within development footprint.
230	European white birch	4	10	No	Remove	$ 400	Within development footprint.
231	European white birch	6	10	No	Remove	$ 550	Within development footprint.
232	European white birch	5	10	No	Remove	$ 450	Within development footprint.
233	Coast redwood	9	15	No	**Preserve**	$ 850	Off-site, edge of development.
234	Valley oak	28	60	Yes	Remove	$ 23,300	Root flare and crown encroaching fence, severe impacts expected.
235	Blackwood acacia	10	20	No	**Preserve**	$ 1,250	Off-site, edge of development, crown overhangs site by 8'.
236	Coast redwood	37	40	Yes	Remove	$ 11,500	Within development footprint.
237	Blackwood acacia	21	40	No	Remove	$ 2,950	Within development footprint.
238	Coast live oak	40	60	Yes	Remove	$ 14,100	Edge of construction, severe impacts expected.
239	Blackwood acacia	6,4	10	No	Remove	$ 400	Within development footprint.
240	Tree of heaven	21,6	40	No	Remove	$ 2,550	Edge of construction, severe impacts expected.
241	London plane	15	40	Yes	Remove	$ 2,150	Within Matadero Ave. curb realignment
					Total	**$ 91,100**	

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

TREE DISPOSITION LEGEND

Total Existing Trees on Site	42
Disposition	Regulated Trees
Tree to be Preserved	2
Tree to be Preserved Off-Site	9
Total Trees Preserved	⊙ 11
Tree to be Removed	29
Tree to be Removed Off-Site	2
Total Trees Removed	⊗ 31
Total Proposed Trees	126
Total Trees on Future Site (On-site)	128

Note:
- See Arborist Report by Hort Science / Bartlett Consulting dated November 5, 2025 for specific information about existing trees.

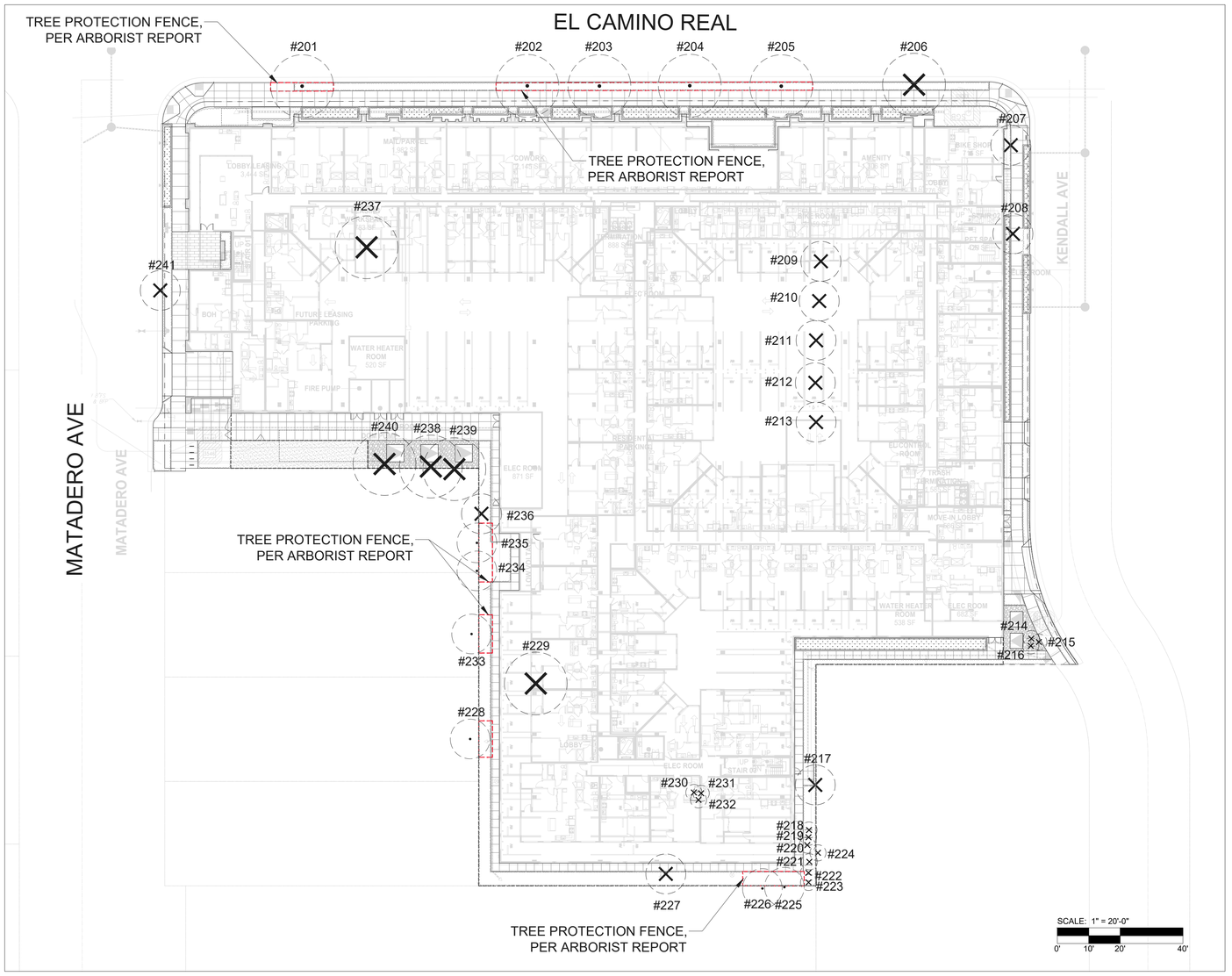
TREE MITIGATION ANALYSIS

Canopy Spread Size of Existing Tree to be Removed	Replacement Trees	Alternative Trees	Number of Existing Trees being Removed	Replacement Requirement at 24" Box	Replacement Requirement at 36" Box
4'-9'	Two 24" Box Size	One 36" Box Size	1	2	1
10'-27'	Three 24" Box Size	Two 36" Box Size	23	69	46
28'-40'	Four 24" Box Size	Two 48" Box Size	1	4	-
40'-56'	Six 24" Box Size	Two 36"& Two 48" Box Size	5	30	-
60'+	Two 24" Box & Two 36" Box + Two 48"Box Size	Two 36"& Two 48" Box Size	1	12	-
		Totals	31	117	

TREE REPLACEMENTS

Total Proposed 24" Box Tree	107
Total Proposed 36" Box Tree	19 (equals 38, 24" box)

* Approximate ratio of new trees to trees removed - 4.06:1



TRUE PROJ NORTH

TREE DISPOSITION PLAN L-5.4

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

VESTING TENTATIVE MAP
OF
3606 EL CAMINO REAL
FOR
SARES REGIS
PALO ALTO, CALIFORNIA

SUBDIVISION NOTES

1. *THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT ARTICLE 2, SECTION 66452 AND CHAPTER 4.5, AS APPLICABLE. ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATELY ONLY AND SUBJECT TO CHANGE.*
2. *THE TOTAL AREA SHOWN WITHIN THE DISTINCTIVE BORDER IS APPROXIMATELY 2.62± ACRES. ALL PROPOSED DISTANCES AND BEARINGS SHOWN SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE PARCEL MAP STAGE.*
3. *ADDITIONAL EASEMENTS OR AGREEMENTS MAY BE NECESSARY AS THE PROJECT EVOLVES AND WILL BE CREATED BY SEPARATE INSTRUMENT.*

PROJECT DATA

1. *RECORD OWNER:* — *KENDALL INVESTORS, LLC*
CAMINO REAL DEVELOPMENT, LLC
2. *SUBDIVIDER:* — *SARES REGIS*
901 MARINERS ISLAND BLVD, SUITE 700
SAN MATEO, CA 94404
3. *MAP PREPARED BY:* — *KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.*
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
mknudsen@kierwright.com
MARK A. KNUDSEN, P.E. 75828
4. *A.P.N.:* — *137-08-016, 137-08-070, 137-08-077, 137-08-079, 137-08-080, 137-08-081, 137-08-088*
5. *GENERAL PLAN:* — *CN, NEIGHBORHOOD COMMERCIAL*
CS, SERVICE COMMERCIAL
MF, MULTI-FAMILY RESIDENTIAL
6. *EXISTING USE:* — *COMMERCIAL, RESIDENTIAL*
7. *PROPOSED USE:* — *RESIDENTIAL*
8. *EXISTING ZONING:* — *CN, NEIGHBORHOOD COMMERCIAL*
CS, SERVICE COMMERCIAL
RM-30, MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT (16-30 DU/AC)
RM-40, HIGH DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT (31-40 DU/AC)
9. *PROPOSED ZONING:* — *RESIDENTIAL*
10. *EXISTING NUMBER OF LOTS:* — *7*
11. *PROPOSED NUMBER OF LOTS:* — *1*
12. *TOTAL SITE AREA:* — *2.62± ACRES (GROSS), 113,907± SF*
13. *ALL DISTANCES ARE APPROXIMATE.*
14. *THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.*
15. *BASIS OF BEARINGS:*
THE BEARING OF NORTH 33° 33' 00" EAST TAKEN ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CURTNER AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 10278 FILED FOR RECORD ON JUNE 12, 2015, IN BOOK 884 OF MAPS AT PAGES 12 AND 13, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
16. *THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A POLICY FOR TITLE INSURANCE, DATED NOVEMBER 26, 2001, NUMBER 865271, A CLTA OWNER'S POLICY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 1, 2019, NUMBER 930928, A CLTA OWNER'S POLICY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JUNE 30, 2006, NUMBER 782309, A CLTA OWNER'S POLICY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 20, 2000, NUMBER 516865, AN ALTA OWNER'S POLICY, DATED JUNE 27, 2001, NUMBER 519486, AND A CLTA OWNER'S POLICY, DATED NOVEMBER 30, 2018, NUMBER A04016-FTYA-278385. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.*
17. *UTILITIES:*

STORM DRAINAGE	*CITY OF PALO ALTO*
SANITARY SEWER	*CITY OF PALO ALTO*
WATER	*CITY OF PALO ALTO*
GAS COMPANY	*CITY OF PALO ALTO*
ELECTRIC	*CITY OF PALO ALTO*
TELEPHONE	*AT&T*
CABLE	*COMCAST*

ELEVATION DATUM

CITY OF PALO ALTO BENCHMARK 2228; PARK/MARGARITA, CATCH BASIN "O" IN IRON S.W. CORNER

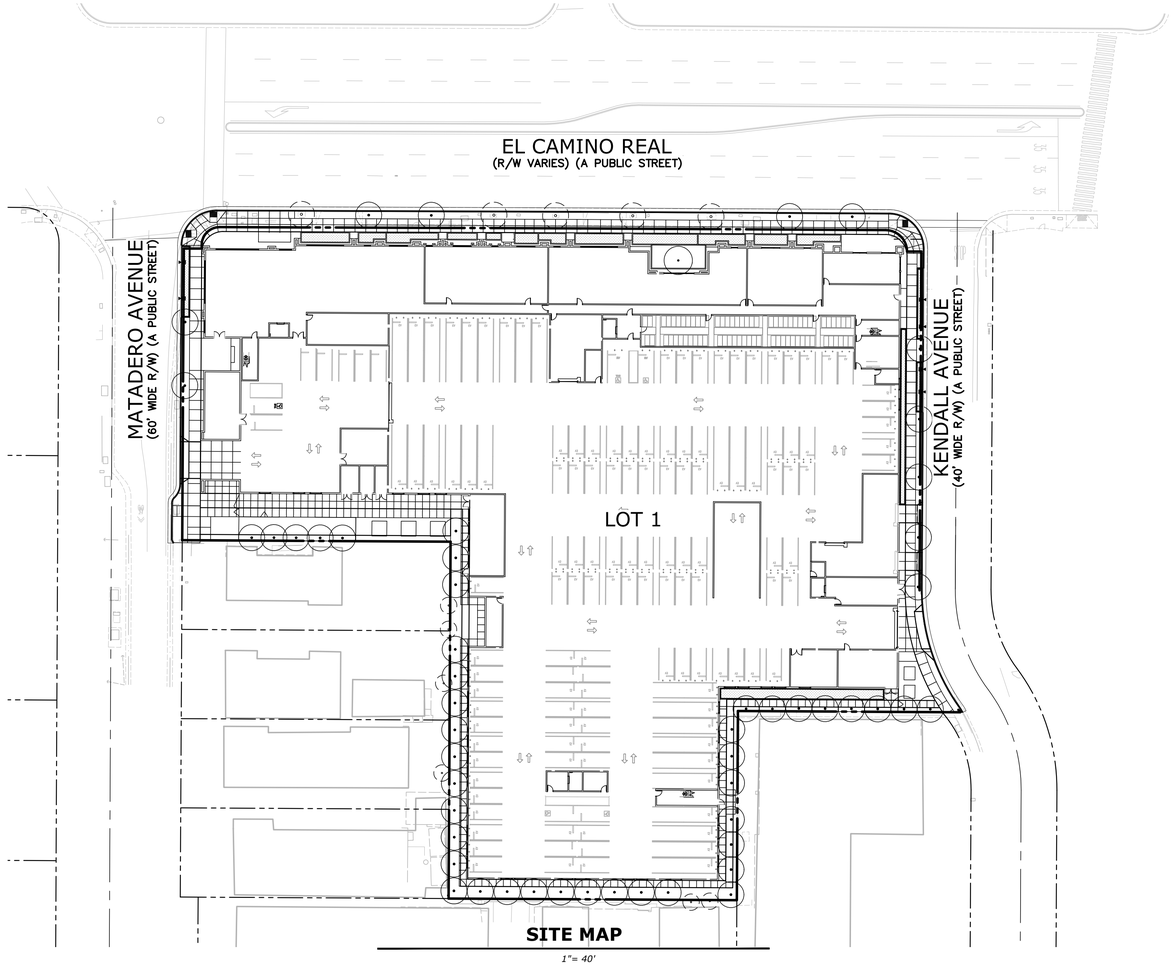
ELEVATION = 25.69 (NGVD29 DATUM, 1993)
ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29.

TO CONVERT TO NAVD88 ADD 3.382 FEET TO THE ELEVATIONS SHOWN.

DATUM CONVERSION WAS OBTAINED FROM THE NGS VERTCON WEBSITE (WWW.NGS.NOAA.GOV/CGI-BIN/VERTCON/VERT_CON.PRL).

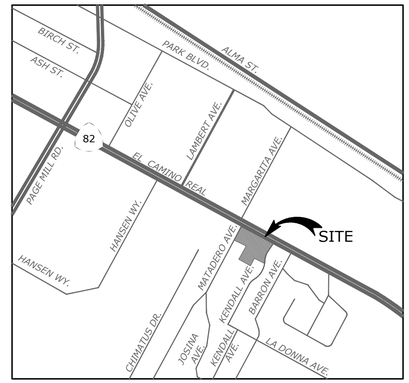
FLOOD ZONE STATEMENT

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0017H FOR COMMUNITY NUMBER 060348 (CITY OF PALO ALTO), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X(SHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "X(SHADED)" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



SITE MAP

1"= 40'



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET	*DESCRIPTION*
CIVIL	
C1.0	*COVER SHEET*
C2.1	*EXISTING CONDITIONS PLAN*
C2.2	*DEMOLITION PLAN*
C3.1	*VESTING TENTATIVE MAP*
C3.2	*SECTIONS*
C4.1	*PRELIMINARY CIVIL SITE PLAN*
C5.1	*PRELIMINARY GRADING & DRAINAGE PLAN*
C6.1	*PRELIMINARY UTILITY PLAN*
C7.1	*PRELIMINARY STORMWATER QUALITY CONTROL PLAN*
C7.2	*PRELIMINARY STORMWATER QUALITY CONTROL CALCS*
C8.1	*PRELIMINARY SITE FIRE ACCESS PLAN*
LANDSCAPE	
L5.1	*TREE PROTECTION PLAN*

LEGEND

- *ADJACENT PROPERTY LINE*
- *DISTINCTIVE BORDER*
- *PROPOSED INTERIOR PROPERTY LINE*
- *EXISTING EASEMENT LINE*
- *PROPOSED EASEMENT LINE*
- *SETBACK LINE*
- *BUILDING LINE*
- *CONCRETE CURB AND GUTTER*
- *DRIVEWAY*

ABBREVIATIONS

PROPOSED	EXISTING	DESCRIPTION
AD	AD	*AREA DRAIN*
ASR	ASR	*AUTOMATIC SPRINKLER RISER*
BFPD	BFPD	*BACKFLOW PREVENTION DEVICE*
CB	CB	*CATCH BASIN*
COTG	COTG	*CLEANOUT TO GRADE*
DDCV	DDCV	*DOUBLE DETECTOR CHECK VALVE*
DS	DS	*DOWN SPOUT*
FF	FF	*FINISHED FLOOR*
FH	FH	*FIRE HYDRANT*
FL	FL	*FLOW LINE*
IE	IE	*INVERT ELEVATION*
LT	LT	*LIGHT*
POC	POC	*POINT OF CONNECTION*
PIV	PIV	*POST INDICATOR VALVE*
RWL	RWL	*RAIN WATER LEADER*
RE	RE	*RIM ELEVATION*
SSCO	SSCO	*SANITARY SEWER CLEANOUT*
SSMH	SSMH	*SANITARY SEWER MANHOLE*
SDMH	SDMH	*STORM DRAIN MANHOLE*
SDJB	SDJB	*STORM DRAIN JUNCTION BOX*
SL	SL	*STREET LIGHT*
SLB	SLB	*STREET LIGHT BOX*
WM	WM	*WATER METER*
WV	WV	*WATER VALVE*

DEVELOPER

SARES REGIS GROUP OF NORTHERN CALIFORNIA
ATTN: MARISSA REILLY
520 S EL CAMINO REAL, SUITE 200
SAN MATEO, CA 94404
MReilly@srgnc.com

ARCHITECT

BDE ARCHITECTURE
ATTN: ISABELA MESQUITA BARRING
950 HOWARD STREET
SAN FRANCISCO, CA 94103
415-677-0966

CIVIL ENGINEER

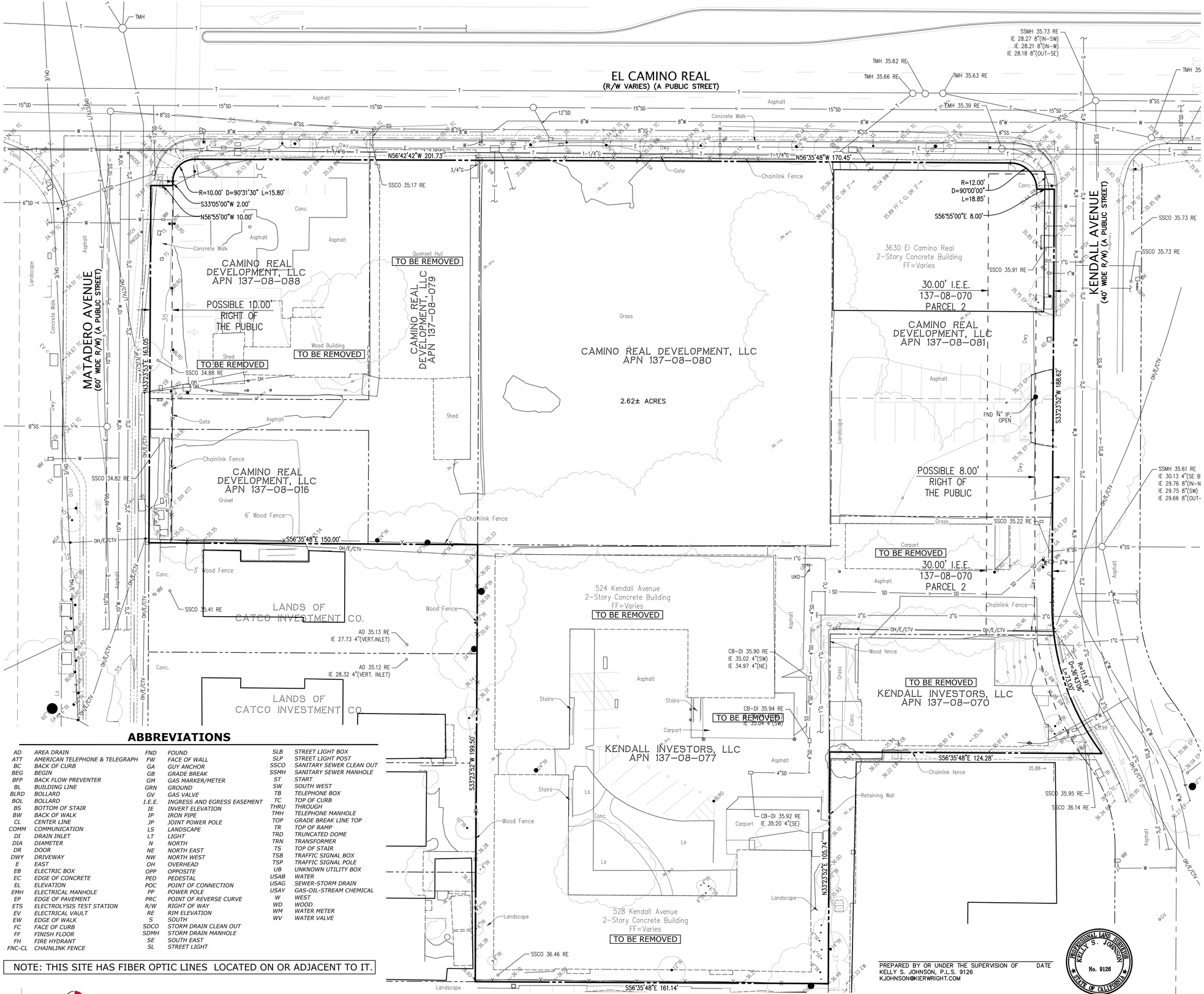
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: MARK A. KNUDSEN, P.E.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
408-727-6665

LANDSCAPE ARCHITECT

THE GUZZARDO PARTNERSHIP
ATTN: MORGAN BURKE
PIER 9, THE EMBARCADERO, SUITE 15
SAN FRANCISCO, CA 94111
415-433-4672

REGISTERED PROFESSIONAL ENGINEER — MARK A. KNUDSEN — 75828 — STATE OF CALIFORNIA

Z:\2024\A24165\DWG\ENTILEMENTS\VESTING TENTATIVE MAP\A24165-TM1.0 COVER SHEET.dwg 2-13-26 01:04:48 PM mdeandreis


EL CAMINO REAL
(R/W VARIES) (A PUBLIC STREET)
MATADERO AVENUE
(60' WIDE R/W) (A PUBLIC STREET)
KENDALL AVENUE
(40' WIDE R/W) (A PUBLIC STREET)
CAMINO REAL DEVELOPMENT, LLC
APN 137-08-088
CAMINO REAL DEVELOPMENT, LLC
APN 137-08-079
CAMINO REAL DEVELOPMENT, LLC
APN 137-08-080
2.62± ACRES
CAMINO REAL DEVELOPMENT, LLC
APN 137-08-016
CAMINO REAL DEVELOPMENT, LLC
APN 137-08-081
LANDS OF CATCO INVESTMENT CO.
LANDS OF CATCO INVESTMENT CO.
KENDALL INVESTORS, LLC
APN 137-08-077
KENDALL INVESTORS, LLC
APN 137-08-070
3630 El Camino Real
2-Story Concrete Building
FF=Varies
524 Kendall Avenue
2-Story Concrete Building
FF=Varies
528 Kendall Avenue
2-Story Concrete Building
FF=Varies
TO BE REMOVED
30.00' I.E.E.
137-08-070
PARCEL 2
POSSIBLE 10.00'
RIGHT OF
THE PUBLIC
POSSIBLE 8.00'
RIGHT OF
THE PUBLIC
Quonset Hut
Wood Building
Shed
Carport
Gate
Chainlink Fence
Wood Fence
Concrete Walk
Asphalt
Gravel
Grass
Landscape
Retaining Wall
Stairs
Ls
Conc.
Dwy
Dirt
SSMH 35.73 RE
IE 28.27 8"(IN-SW)
IE 28.21 8"(IN-W)
IE 28.18 8"(OUT-SE)
TMH 35.62 RE
TMH 35.66 RE
TMH 35.63 RE
TMH 35.39 RE
SSMH 35.61 RE
IE 30.13 4"(SE B
IE 29.76 8"(IN-N
IE 29.75 8"(SW)
IE 29.66 8"(OUT-
SSCO 35.17 RE
SSCO 34.88 RE
SSCO 34.82 RE
SSCO 35.41 RE
SSCO 35.91 RE
SSCO 35.73 RE
SSCO 35.73 RE
SSCO 35.22 RE
SSCO 35.95 RE
SSCO 36.14 RE
SSCO 36.46 RE
AD 35.13 RE
IE 27.73 4"(VERT.INLET)
AD 35.12 RE
IE 28.32 4"(VERT. INLET)
CB-DI 35.90 RE
IE 35.02 4"(SW)
IE 34.97 4"(NE)
CB-DI 35.94 RE
IE 35.04 4"(SW)
CB-DI 35.92 RE
IE 35.20 4"(SE)
R=10.00' D=90°31'30" L=15.80'
S33°05'00"W 2.00'
N56°55'00"W 10.00'
R=12.00' D=90°00'00" L=18.85'
S56°55'00"E 8.00'
N56°42'42"W 201.73'
N56°35'48"W 170.45'
S56°35'48"E 150.00'
S56°35'48"E 124.28'
S56°35'48"E 161.14'
N33°23'52"E 163.05'
S33°23'52"W 199.50'
S33°23'52"W 188.62'
N33°23'52"E 105.74'
R=113.91'
L=24.00'
D=36°07'06"
FND ¾" IP
OPEN
3/4"G
1"G
2"G
4"SS
6"SS
8"SS
8"W
10"W
12"SD
15"SD
OH/E/CTV
UKD
AD
GM
GV
MW
WM
BLBD
TC
EP
FF
FL
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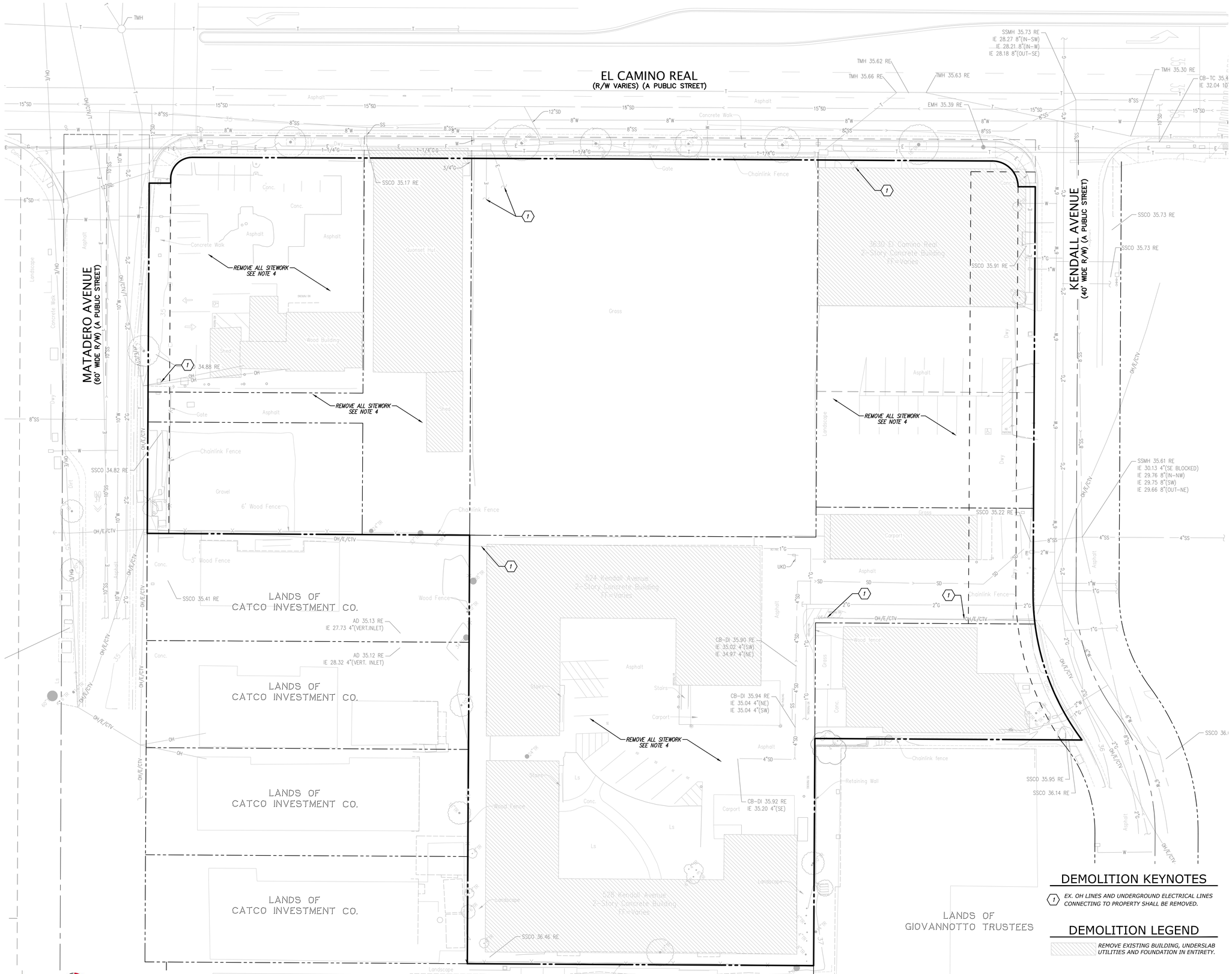

DEMOLITION NOTES

1. *REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.*
2. *REFER TO PLANS BY THE GUZZARDO PARTNERSHIP FOR TREE DISPOSITION PLAN REGARDING TREES TO BE REMOVED, PROTECTED OR RELOCATED.*
3. *REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.*
4. *SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK SUBGRADE AND ALL UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.*
5. *REMOVE ALL IRRIGATION WITHIN LIMIT OF WORK.*
6. *ALL UNUSED PUBLIC UTILITY LATERALS WITHIN THE CITY RIGHT-OF-WAY SHALL BE REMOVED AND CAPPED AT THE MAIN.*
7. *ALL UTILITY SYSTEMS THAT CURRENTLY SERVE EXISTING BUILDINGS WITHIN THE HISTORICAL EASEMENT AREA WILL NEED TO BE EVALUATED FOR RELOCATION BEFORE BEING TAKEN OUT OF SERVICE AND REMOVED UNDER THE PROPOSED PROJECT SCOPE OF DEMOLITION WORK.*
8. *ALL EXISTING UTILITY LATERALS SERVICING THE SITE SHALL BE REMOVED OR ABANDONED IN PLACE AT THE DISCRETION OF THE CITY OF PALO ALTO.*
9. *THE PRIVATE WATER AND WASTEWATER LINES WILL BE DISCONNECTED AND CAPPED OUTSIDE OF THE CONSTRUCTION AREA BEFORE THE START OF DEMOLITION/DECONSTRUCTION.*
10. *THE DISCONNECTIONS OF CITY GAS, WATER, & WASTEWATER SERVICES/LATERALS WILL BE PERFORMED BY CPAU.*
11. *THE WATER AND WASTEWATER DISCONNECTIONS OF CITY SERVICES/LATERAL WILL OCCUR DURING NEW INSTALLATIONS.*
12. *THE EXISTING WATER METER BOXES AND CITY CLEANOUT BOXES SHALL BE PROTECTED IN PLACE UNTIL THE CITY SERVICES AND LATERALS ARE DISCONNECTED AT THE MAIN BY CPAU.*
13. *NOTICE OF REGULATION OF PCB MATERIAL - EFFECTIVE JULY 1ST, 2019: PLEASE BE ADVISED THAT NEW REQUIREMENTS REGARDING STORMWATER CONTROL DURING BUILDING DEMOLITION FOR POLYCHLORINATED BIPHENYLS (PCBS) BECAME EFFECTIVE STARTING JULY 1ST, 2019, IN ACCORDANCE WITH THE SAN FRANCISCO BAY REGION MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP), ORDER NO. R2-2015-0049. MRP PROVISION C.12.F. REQUIRES THAT SAN FRANCISCO BAY AREA MUNICIPALITIES DEVELOP A PROGRAM TO ENSURE THAT PCBS FROM BUILDING MATERIALS (E.G. CAULK, PAINT, MASTIC) DO NOT ENTER THE STORM DRAIN SYSTEM DURING BUILDING DEMOLITION. PALO ALTO CITY COUNCIL ADOPTED THE PCBS REGULATION IN MAY 2019. FOR SPECIFIC QUESTIONS ABOUT YOUR PROJECT, PLEASE EMAIL CLEANBAY@CITYOFPALOALTO.ORG, CALL 650-329-2122 OR VISIT HTTP://WWW.CITYOFPALOALTO.ORG/PCBDEMOPROGRAM.*
14. *THE FOLLOWING CONDITIONS SHALL APPLY TO ALL PROJECTS SUBMITTING FOR A DEMOLITION PERMIT APPLICATION ON OR AFTER JULY 1ST, 2019:*
    - 14.1. *IF THE PROJECT IS SUBMITTING A DEMOLITION PERMIT APPLICATION ON OR AFTER JULY 1ST, 2019, THEN THE APPLICANT SHALL COMPLETE AND SUBMIT THE "PCBS APPLICANT PACKAGE," INCLUDING ANY REQUIRED SAMPLING REPORTS (PER THE APPLICANT PACKAGE INSTRUCTIONS), WITH THE DEMOLITION PERMIT APPLICATION. THE PCBS APPLICATION PACKAGE AND OTHER RESOURCES ARE OUTLINED AT HTTP://WWW.CITYOFPALOALTO.ORG/PCBDEMOPROGRAM. THE APPLICANT PACKAGE WILL OUTLINE PCBS SAMPLING AND REPORTING REQUIREMENTS THAT MUST BE MET IF THE PROJECT MEETS ALL OF THE FOLLOWING CONDITIONS:*
        - 14.1.1. *THE PROJECT IS A COMMERCIAL, PUBLIC, INSTITUTIONAL, OR INDUSTRIAL STRUCTURE CONSTRUCTED OR REMODELED BETWEEN JANUARY 1, 1950 AND DECEMBER 31, 1980. SINGLE-FAMILY AND TWO-FAMILY HOMES ARE EXEMPT REGARDLESS OF AGE.*
        - 14.1.2. *THE FRAMING OF THE BUILDING CONTAINS MATERIAL OTHER THAN WOOD. WOOD-FRAME STRUCTURES ARE EXEMPT.*
        - 14.1.3. *THE PROPOSED DEMOLITION IS A COMPLETE DEMOLITION OF THE BUILDING. PARTIAL DEMOLITIONS DO NOT APPLY TO THE REQUIREMENTS.*
    - 14.2. *IF THE PROJECT TRIGGERS POLYCHLORINATED BIPHENYLS (PCBS) SAMPLING AS IDENTIFIED ON THE "PCBS APPLICANT PACKAGE," THEN THE PROJECT SHALL CONDUCT REPRESENTATIVE SAMPLING OF PCBS CONCENTRATION IN ACCORDANCE WITH THE "PROTOCOL FOR EVALUATING PRIORITY PCBS-CONTAINING MATERIALS BEFORE BUILDING DEMOLITION (2018)."*
        - 14.2.1. *IF THE REPRESENTATIVE SAMPLE RESULTS OR RECORDS DO NOT INDICATE PCB CONCENTRATIONS ≥50 PPM IN ONE OR MORE "PRIORITY MATERIALS," THEN THE SCREENING ASSESSMENT IS COMPLETE. APPLICANT SUBMITS SCREENING FORM AND THE SUPPORTING SAMPLING DOCUMENTATION WITH THE DEMOLITION PERMIT APPLICATION. NO ADDITIONAL ACTION IS REQUIRED.*
        - 14.2.2. *IF THE REPRESENTATIVE SAMPLE RESULTS OR RECORDS DO INDICATE PCBS CONCENTRATIONS ≥50 PPM IN ONE OR MORE "PRIORITY MATERIALS," THEN THE SCREENING ASSESSMENT IS COMPLETE, BUT THE APPLICANT MUST ALSO CONTACT APPLICABLE STATE AND FEDERAL AGENCIES TO MEET FURTHER REQUIREMENTS. APPLICANT SUBMITS SCREENING FORM AND THE SUPPORTING SAMPLING DOCUMENTATION WITH THE DEMOLITION PERMIT APPLICATION, AND ALSO MUST CONTACT THE STATE AND FEDERAL AGENCIES AS INDICATED ON PAGE 3 OF THE "PCBS SCREENING ASSESSMENT FORM."*
15. *IMPORTANT: ADVANCED APPROVAL FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) OR OTHER STATE AGENCIES MAY BE REQUIRED PRIOR TO BUILDING DEMOLITION. IT IS RECOMMENEDED THAT APPLICANTS BEGIN THE PCBS ASSESSMENT WELL IN ADVANCE OF APPLYING FOR DEMOLITION PERMIT AS THE PROCESS CAN TAKE BETWEEN 1-3 MONTHS.*

DEMOLITION KEYNOTES

1 *EX. OH LINES AND UNDERGROUND ELECTRICAL LINES CONNECTING TO PROPERTY SHALL BE REMOVED.*

DEMOLITION LEGEND

REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.

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EL CAMINO REAL
(R/W VARIES) (A PUBLIC STREET)

MATADERO AVENUE
(60' WIDE R/W) (A PUBLIC STREET)

KENDALL AVENUE
(40' WIDE R/W) (A PUBLIC STREET)

CAMINO REAL DEVELOPMENT, LLC
APN 137-08-080

LOT 1
2.62± ACRES

CAMINO REAL DEVELOPMENT, LLC
APN 137-08-088

CAMINO REAL DEVELOPMENT, LLC
APN 137-08-079

CAMINO REAL DEVELOPMENT, LLC
APN 137-08-081

CAMINO REAL DEVELOPMENT, LLC
APN 137-08-016

KENDALL INVESTORS, LLC
APN 137-08-077

KENDALL INVESTORS, LLC
APN 137-08-070

N56°42'42"W 201.73'
N56°35'48"W 170.45'
R=10.00' D=90°31'30" L=15.80'
S33°05'00"W 2.00'
N56°55'00"W 10.00'
R=12.00' D=90°00'00" L=18.85'
S56°55'00"E 8.00'
N33°23'52"E 163.05'
S33°23'52"W 188.62'
S56°35'48"E 150.00'
S33°23'52"W 199.50'
S56°35'48"E 124.28'
N33°23'52"E 105.74'
S56°35'48"E 161.14'
R=113.91' D=36°43'06" L=73.00'

2.5' P.A.E. PROPOSED
8' P.A.E. PROPOSED
10' P.A.E. PROPOSED
10'x10' P.U.E. PROPOSED
PROPOSED P.U.E.
EX. 30' I.E.E. (137-08-070) (PARCEL 2) TO BE QUITCLAIMED
LOT LINE TO BE REMOVED
10' SETBACK
5' SETBACK
FND ¾" IP OPEN

SSMH "A" 35.10 RE
IE 29.90 10"(IN-SW)
IE 29.90 8"(OUT-SE)
CB-TC 34.68
IE 31.58 12"(IN-W)
IE 31.58 12"(OUT-NE)
SDMH 35.23 RE
IE 30.58 15"(SE)
IE 30.48 12"(S)
IE 30.43 15"(NW)
SSMH 35.73 RE
IE 28.27 8"(IN-SW)
IE 28.21 8"(IN-W)
IE 28.18 8"(OUT-SE)
TMH 35.62 RE
TMH 35.66 RE
TMH 35.63 RE
EMH 35.39 RE
TMH 35.30 RE
SSCO 34.82 RE
SSCO 35.41 RE
AD 35.13 RE
IE 27.73 4"(VERT.INLET)
AD 35.12 RE
IE 28.32 4"(VERT. INLET)
AD 35.88 RE
SSCO 35.95 RE
SSCO 36.14 RE
SSCO 35.73 RE
SSMH 35.61 RE
IE 30.13 4"(SE BLOCKED)
IE 29.76 8"(IN-NW)
IE 29.75 8"(SW)
IE 29.66 8"(OUT-NE)

LEGEND

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- PROPOSED INTERIOR PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- 4' X 6' VISION TRIANGLE

ABBREVIATIONS

P.A.E.	PUBLIC ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

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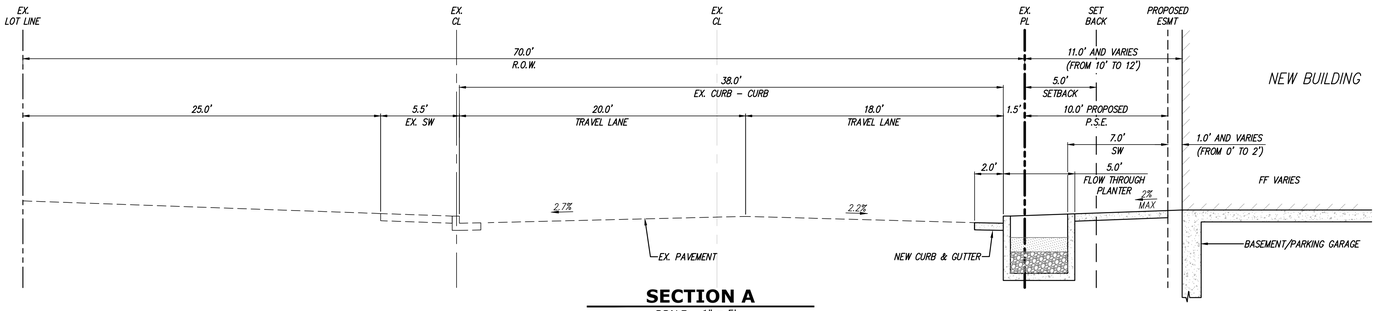

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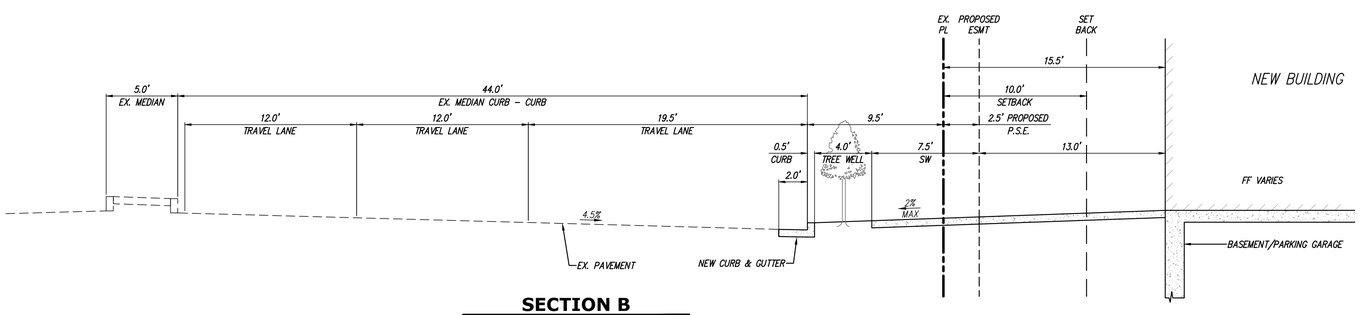

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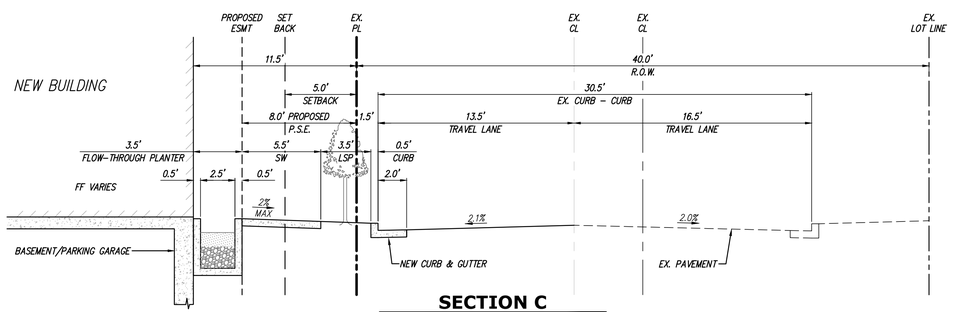

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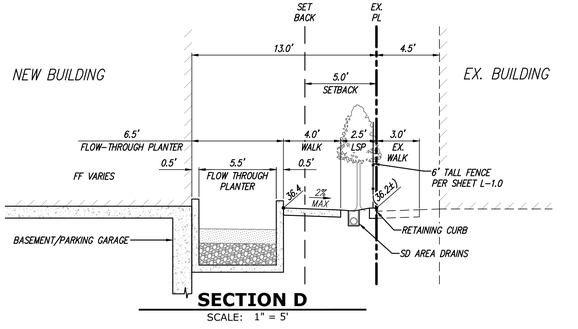

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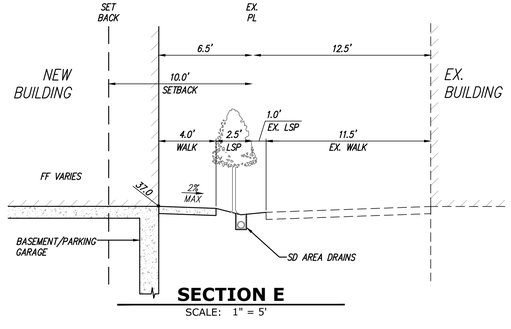

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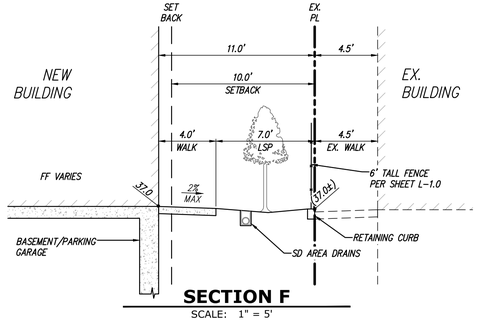

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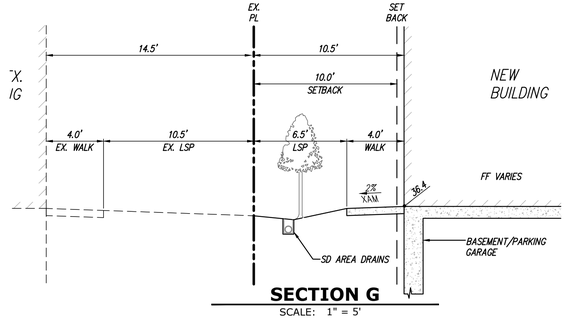

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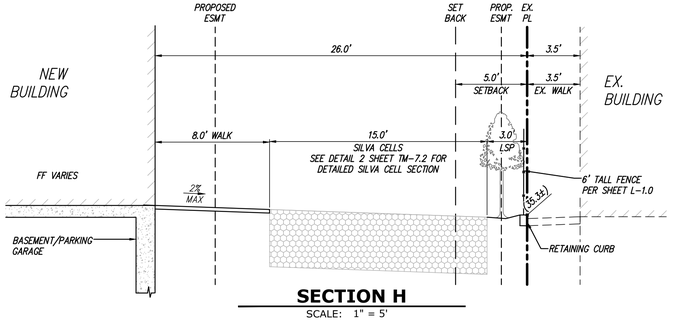

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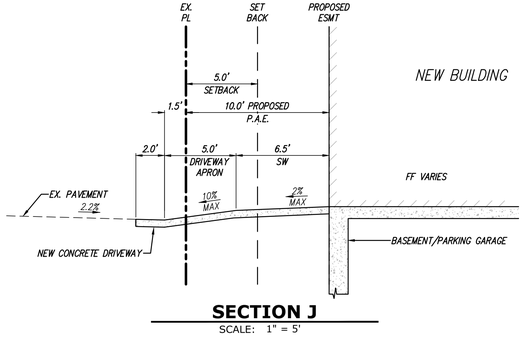

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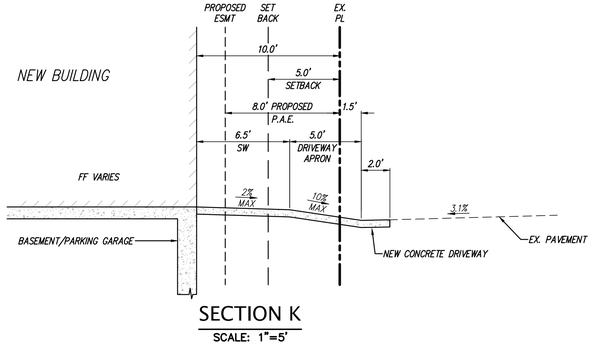

SECTION K
SCALE: 1"=5'

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EL CAMINO REAL
(R/W VARIES) (A PUBLIC STREET)

MATADERO AVENUE
(60' WIDE R/W) (A PUBLIC STREET)

KENDALL AVENUE
(60' WIDE R/W) (A PUBLIC STREET)

INSTALL CASE A CURB RAMPS PER CALTRANS STANDARD PLAN A88A FIGURE A.

INSTALL RED CURB "NO PARKING" ALONG FLOW-THROUGH PLANTER

INSTALL TYPE B CURB AND GUTTER PER CALTRANS STANDARD DETAIL A87A

INSTALL CASE A CURB RAMP PER CALTRANS STANDARD PLAN A88A FIGURE B.

INSTALL RED CURB "NO PARKING" WITHIN 20' OF THE INTERSECTIONS

INSTALL RED CURB "NO PARKING" ALONG FLOW-THROUGH PLANTER

INSTALL TYPE A CURB & GUTTER PER CITY STANDARD DETAIL SD-133.

INSTALL WHITE STRIPING FOR DELIVERY/RIDE SHARE DROP OFF FROM END OF RED CURB AT PLANTER TO SOUTH

INSTALL SIDEWALK PER CITY STANDARD DETAIL SD-141

INSTALL RED CURB "NO PARKING"

INSTALL 20.5' WIDE DRIVEWAY WITH TYPE A CURB AND ADJACENT SIDEWALK PER CITY STANDARD DETAIL SD-122

FOUNDATION FOR BUILDING NEXT TO SILVA CELLS SHALL BE AT LEAST 8' DEEP FROM THE SURFACE TO BOTTOM OF FOOTING

INSTALL NEW 8"FS SERVICE WM & BFP

PROPOSED P.U.E.

EX. 30' I.E.E. (137-08-070) (PARCEL 2) TO BE QUITCLAIMED

INSTALL RED CURB "NO PARKING" ALONG FLOW-THROUGH PLANTER

INSTALL WHITE STRIPING FOR DELIVERY/RIDE SHARE DROP OFF FROM END OF RED CURB AT PLANTER TO REMAINDER OF PROPERTY SOUTH

INSTALL SIDEWALK PER CITY STANDARD DETAIL SD-141

INSTALL TYPE A CURB & GUTTER PER CITY STANDARD DETAIL SD-133.

6' MIN. CURB CUT FOR TRASH COLLECTION

INSTALL 40' MIN. WHITE STRIPING FOR PASSENGER LOADING ONLY.

INSTALL 23' WIDE DRIVEWAY WITH TYPE A CURB AND ADJACENT SIDEWALK PER CITY STANDARD DETAIL SD-122

INSTALL TYPE A CURB & GUTTER PER CITY STANDARD DETAIL SD-133

10' SETBACK

2.5' P.A.E. PROPOSED

8' P.A.E. PROPOSED

10' P.A.E. PROPOSED

10'x10' P.U.E. PROPOSED

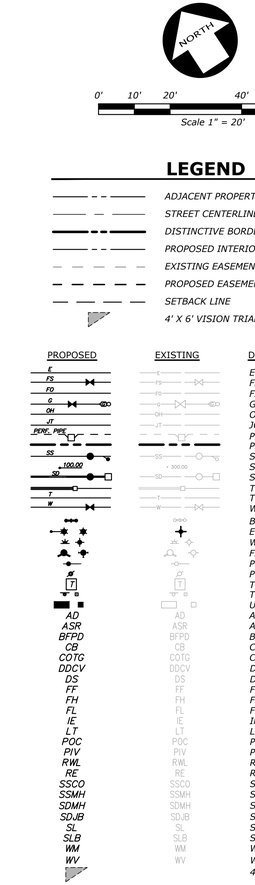
5' SETBACK

4' SW

6.5'

10.5'

2-Story Concrete Building



LEGEND

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- PROPOSED INTERIOR PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- 4' X 6' VISION TRIANGLE

PROPOSED	EXISTING	DESCRIPTION
E	E	ELECTRIC LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
PERF. PIPE	PERF. PIPE	PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
100.00	+ 100.00	SPOT ELEVATION
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
T	T	THRU CURB DRAIN
W	W	TELEPHONE LINE
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
IE	IE	INVERT ELEVATION
LT	LT	LIGHT
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
WM	WM	WATER METER
WV	WV	WATER VALVE
		4' X 6' VISION TRIANGLE

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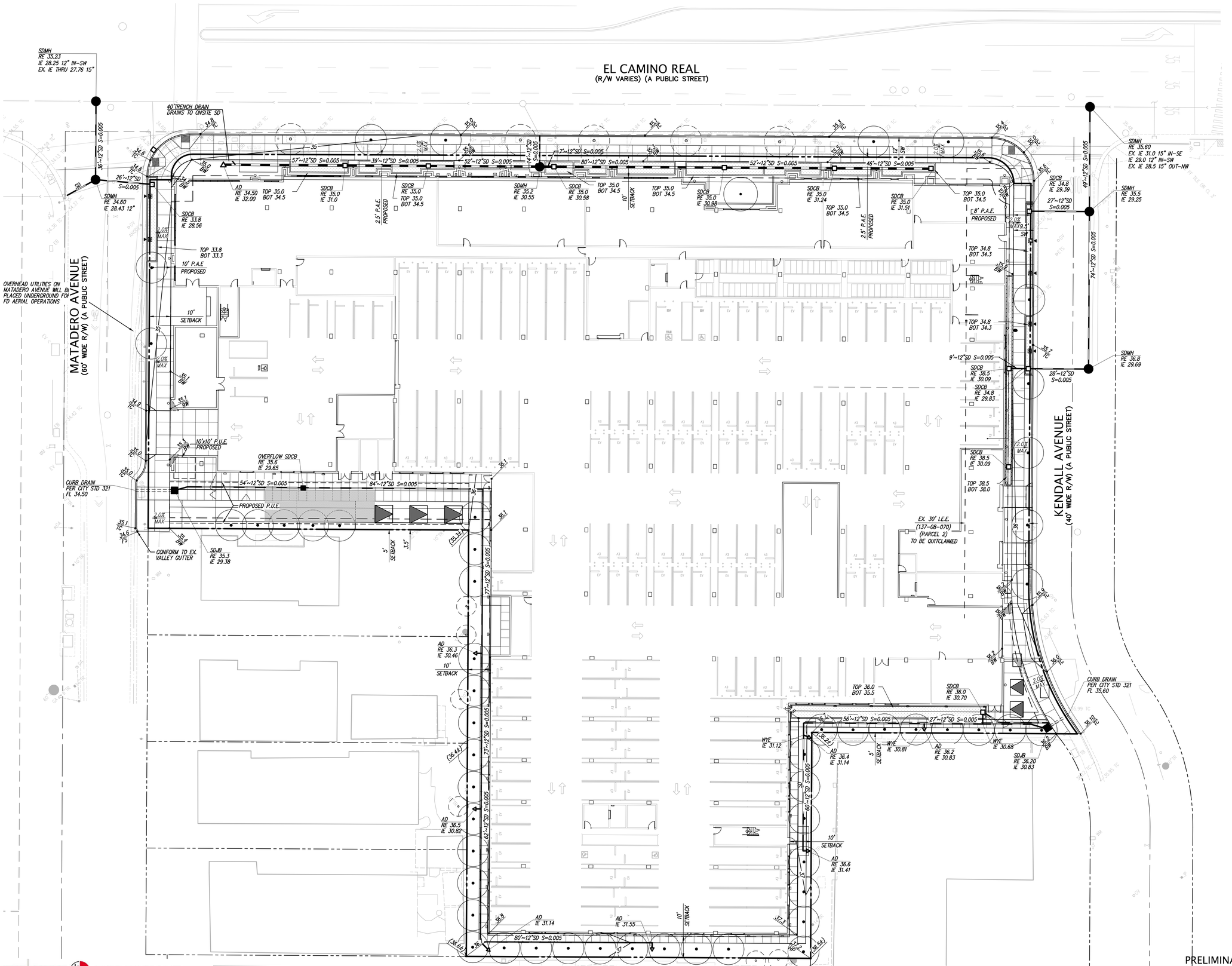

GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
100	100	CONTOUR LINE
		PROPERTY LINE
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
100.00	100.00	SPOT ELEVATION
1.50%	1.50%	SLOPE (PERCENTAGE)
		UTILITY BOX
AD	AD	AREA DRAIN
BW	BW	BACK OF WALK
BLDG	BLDG	BUILDING
CB	CB	CATCH BASIN
C	C	CONCRETE
DIP	DIP	DUCTILE IRON PIPE
FC	FC	FACE OF CURB
FF	FF	FINISHED FLOOR
FL	FL	FLOW LINE
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
NEF	NEF	NON-EXPANSIVE FILL
OF	OF	OVERFLOW
PV	P	PAVEMENT
R	R	RIDGE
RE	RE	RIM ELEVATION
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB

PRELIMINARY GRADING & DRAINAGE PLAN C5.1

SARES REGIS KIER+WRIGHT

3606 EL CAMINO REAL - PALO ALTO

JANUARY 30, 2026

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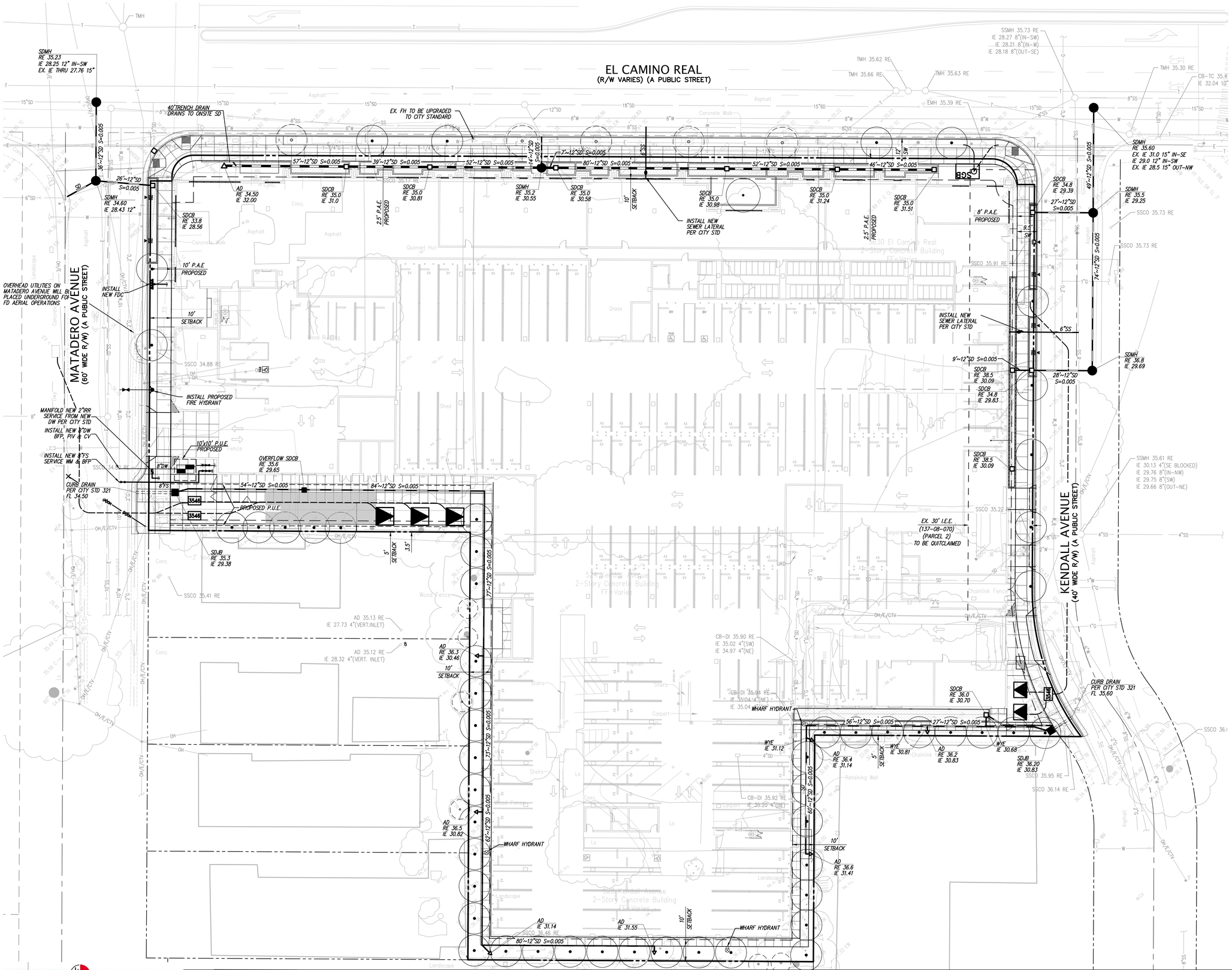


UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
E	E	ELECTRIC LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
PERF. PIPE		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
100.00	+ 000.00	SPOT ELEVATION
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
T	T	THRU CURB DRAIN
W	W	TELEPHONE LINE
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
IE	IE	INVERT ELEVATION
LT	LT	LIGHT
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
WM	WM	WATER METER
WV	WV	WATER VALVE
		4' X 6' VISION TRIANGLE

UTILITY NOTES

1. PROPOSED DRY UTILITIES BY OTHERS SHALL BE UNDERGROUNDED
2. AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY AND REDUCED PRESSURE DETECTOR ASSEMBLY ARE REQUIRED - RPPA & RPDA BACKFLOW PREVENTERS. THE RPPA AND RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE WATER METER AND THE CITY'S FIRE SERVICE PER THE CITY'S STANDARD DETAIL WD-11A AND WD-12A.

EL CAMINO REAL
(R/W VARIES) (A PUBLIC STREET)

MATADERO AVENUE
(60' WIDE R/W) (A PUBLIC STREET)

KENDALL AVENUE
(40' WIDE R/W) (A PUBLIC STREET)

EQ-1

SR2

TCM 1

TCM 1

TCM 1

TCM 7
FLOW-THROUGH PLANTER

TCM 8
FLOW-THROUGH PLANTER

DMA 1

DMA 9

DMA 7

DMA 4

TCM 9

TCM 4

NEW DMA 2

NEW DMA 2

DMA 8

TCM 3
FLOW-THROUGH PLANTER

DMA 3

10'x10' P.U.E. SILVA CELLS UNDER PROPOSED GRASSPAVE2 SYSTEM

PROPOSED P.U.E.

TCM 2
SILVA CELLS

TCM 6

DMA 11

TCM 11

DMA 5

DMA 6

TCM 5

SR 1

TCM 10

DMA 10

NEW DMA 2

SR 1

NORTH

0' 10' 20' 40' 60'

Scale 1" = 20'

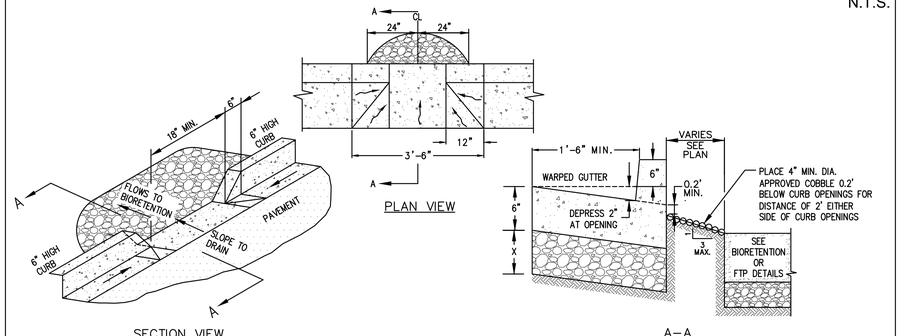
STORMWATER LEGEND

	TRIBUTARY AREA LIMITS
	FLOW THROUGH PLANTER
DMA	DRAINAGE MANAGEMENT AREA
SR	SELF RETAINING AREA
ST	SELF TREATING AREA
TCM	TREATMENT CONTROL MEASURE
	OVERLAND RELEASE
	SILVA CELLS
	DRAINAGE FLOW

STORMWATER NOTES

1. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HM APPLICABILITY MAP.
2. TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.
3. ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.
4. STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY STORM DRAIN SYSTEM. STORMWATER BMP'S INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
5. STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.
6. BAY-FRIENDLY GUIDELINES: (rescapeca.org)
7. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
8. PAMC 16.09.165(H) STORM DRAIN LABELING - STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS, "NO DUMPING - FLOWS TO [CREEK]," OR EQUIVALENT.
9. DO NOT USE CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES FOR GUIDANCE: http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional
10. PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF BIORETENTION AREAS, PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, BUBBLE BOX EMITTERS, ETC.) AND WILL OFFSET OR RELOCATE TREES WHERE NECESSARY OUTSIDE OF THE BIORETENTION AREA BASIN AND BANK PLANTING ZONES TO MAXIMIZE RUNOFF DISPERSAL THROUGHOUT BIORETENTION AREAS.
11. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO CURB OPENINGS/STORMWATER INLET STRUCTURES INTO FLOW-THROUGH PLANTERS OR BIORETENTION AREAS.

N.T.S.



1	CURB OPENING	N.T.S.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention				Self Retaining / Treating		Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Overflow Elevation (ft)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	24,738	23,086	0	1,652	22.66%	923	1,100	6	35.0	-	-	The separate flowthrough planters are hydraulically connected and function as one system.
2	2	Onsite	Silva Cell Bioretention	LID	2C. Flow: 4% Method^2	23,001	21,262	0	1,739	21.06%	850	897	6	35.6	-	-	Silva cells under grasspave2 system.
3	3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^4	5,737	5,726	0	11	5.25%	229	235	6	38.5	-	-	-
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	9,397	9,397	0	0	8.61%	376	495	6	35.5	-	-	Flow through planters on the podium proposed to treat the roof area.
5	5	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	13,252	11,420	0	1,832	12.14%	457	496	6	38.5	-	-	-
6	6	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	9,071	9,071	0	0	8.31%	363	379	6	64.0			Flow through planters on the podium proposed to treat the roof area.
7	7	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	4,394	3,902	0	492	-	156	156	6	33.8			Of the 3,902 SF of impervious area,1,997 SF is existing impervious area to remain that is being treated in-lieu of EQ-1.
8	8	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	7,413	6,706	0	707	-	215	220	6	34.8			Of the 6,706 SF of impervious area, 3936 SF is existing impervious area to remain that is being treated in-lieu of EQ-1.
9	9	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	5,279	5,279	0	0	4.83%	211	260	6	64.0			Flow through planters on the podium proposed to treat the roof area.
10	10	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	7,879	7,879	0	0	7.22%	315	341	6	64.0			Flow through planters on the podium proposed to treat the roof area.
11	11	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	5,176	5,176	0	0	4.74%	207	223	6	64.0			Flow through planters on the podium proposed to treat the roof area.
EQ-1	NA	Offsite	Untreated	N/A	N/A	5,933	5,933	0	0	-	-	-	-	-			DMA 7 treats 1,997 SF and DMA 8 treats 3,936 SF of existing impervious area to remain in lieu of EQ-1. DMA 7 and 8 treatment is equal to impervious area not treated in EQ-1.
SR1	NA	Onsite	Self-retaining areas (landscaped)	LID	N/A	5,212	2,412	0	2,800	4.77%	-	-	-	-	0.25	0.25	-
SR2	NA	Onsite	Self-retaining areas (landscaped)	LID	N/A	450	102	0	348	0.41%	-	-	-	-	0.25	0.25	-
					Totals:	120,999	111,418	0	9,581	100.00%							

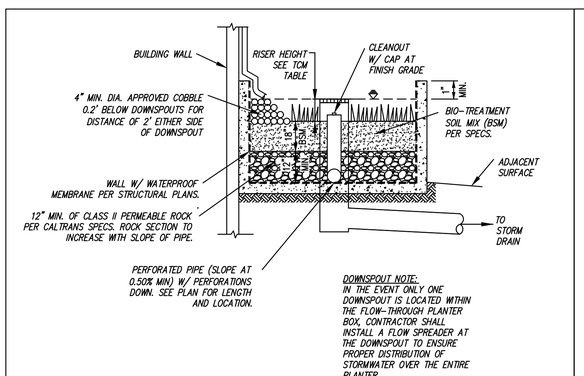
Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

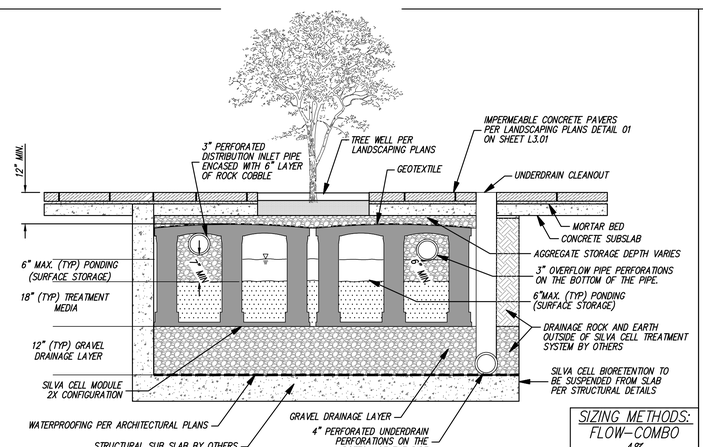
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 3
ROUTINE MAINTENANCE ACTIVITIES FOR SILVA CELL BIORETENTION

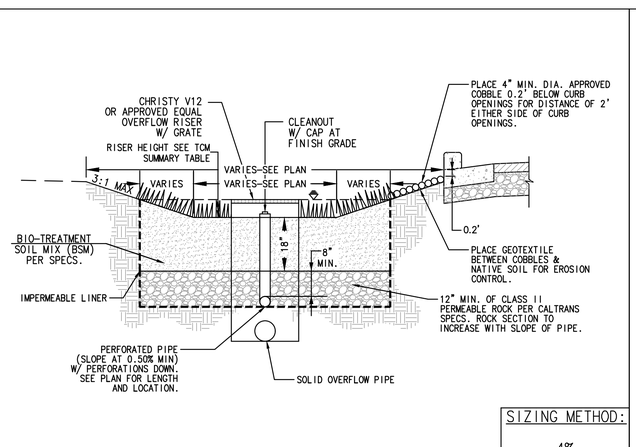
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	EVALUATE HEALTH OF TREES AND GROUNDCOVER. PRUNE ROPTS AND LIMBS AS REQUIRED. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.	TWICE A YEAR
2	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP TREE WELL FILTER NEAT AND ORDERLY IN APPEARANCE.	AS NEEDED
3	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	AS NEEDED
4	CHECK THAT PLANTING MIX IS AT APPROPRIATE DEPTH AND REPLENISH AS NECESSARY. REPLENISH MULCH AS NEEDED.	BEFORE WET SEASON AND AS NECESSARY
5	REMOVE SEDIMENT, LITTER AND DEBRIS FROM TREE WELL FILTER. CONFIRM THAT NO CLOGGING WILL OCCUR AND THAT THE FILTER WILL DRAIN PER THE DESIGN SPECIFICATIONS. DISPOSE OF SEDIMENT, LITTER AND DEBRIS PROPERLY.	BEFORE WET SEASON AND AS NECESSARY
6	INSPECT TREE WELL FILTER TO ENSURE THAT IT DRAINS BETWEEN STORMS PER DESIGN SPECIFICATIONS.	PERIODICALLY OR AS NEEDED AFTER STORM EVENTS
7	INSPECT OVERFLOW PIPE TO ENSURE THAT IT WILL SAFELY CONVEY EXCESS FLOWS TO STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING.	AS NECESSARY
8	INSPECT ENERGY DISSIPATORS FOR ITEMS THAT HAVE BEEN REMOVED OR MISSING. REPLACE COBBLES AS NEEDED AND CONFIRM THAT THEY ARE WORKING AS INTENDED.	ANNUALLY
9	INSPECT TREE WELL FILTER USING THE ATTACHED INSPECTION CHECKLIST.	MONTHLY, OR AFTER LARGE STORM EVENTS, AND AFTER REMOVAL OF ACCUMULATED DEBRIS OR MATERIAL



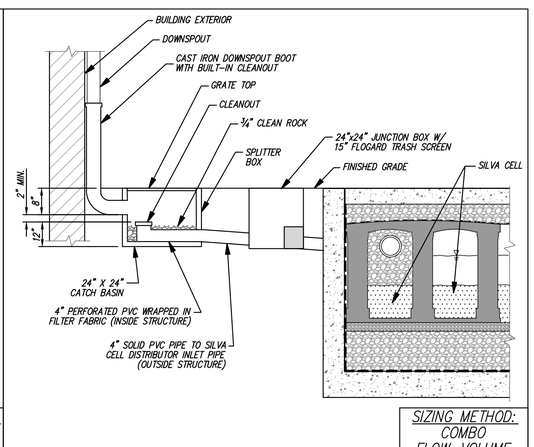
1 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.



2 SILVA CELL BIORETENTION N.T.S.



3 BIORETENTION BASIN W/ LINER N.T.S.



4 SILVA CELL SPLITTER BOX / TRASH SCREEN N.T.S.

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EL CAMINO REAL
(R/W VARIES) (A PUBLIC STREET)

MATADERO AVENUE
(60' WIDE R/W) (A PUBLIC STREET)

KENDALL AVENUE
(40' WIDE R/W) (A PUBLIC STREET)

389' AERIAL ACCESS

EX. FH TO BE UPGRADED TO CITY STANDARD

EX. FH

EX. FH

23'

24'

2.5' P.A.E. PROPOSED

2.5' P.A.E. PROPOSED

8' P.A.E. PROPOSED

10' SETBACK

10' SETBACK

10' P.A.E. PROPOSED

INSTALL PROPOSED FIRE HYDRANT

10'x10' P.U.E. PROPOSED

8' WIDE ALL WEATHER WALKING SURFACE

8'TS

PROPOSED P.U.E.

5' SETBACK

3.5'

EX. 30' I.E.E. (137-08-070) (PARCEL 2) TO BE QUITCLAIMED

10' SETBACK

150'

39'

WHARF HYDRANT

111'

150'

10' SETBACK

WHARF HYDRANT

116'

WHARF HYDRANT

7"

5' SETBACK

6' FIRE DEPARTMENT ACCESS PATH

150'

10' SETBACK

108'

34'

EX. FH

NORTH

0' 10' 20' 40' 60'

Scale 1" = 20'

FIRE TECH
INCORPORATED

4231 Tanager Terrace • Fremont, CA 94555
Tel: (510) 509-2275 • Fax: (510) 896-8571
email: Serena@1FireTech.com

Fire Flow Analysis for 3606 El Camino Real, Palo Alto

Analysis based on CFC 2022 Table B105.1(2) and California State Fire Marshal Code Interpretation #11-015.

Floors 1 and 2: Type IA – 187,850 sf

Floors 3 thru 7: Type IIIA – 381,158 sf

Total Building Area:
187,850 (Type IA) + 381,158 (Type IIIA) = 569,008 sf

Fire Flow per Construction Type:
I-A @ 569,008 = 6,000 gpm
III-A @ 569,008 = 6,000 gpm

Percent of Building:
I-A = 187,850/569,008 X 100 = 33%
III-A = 381,158/569,008 X 100 = 67%

Therefore:
(0.33 x 6,000) + (0.67 x 6,000) = 6,000 gpm

50% Reduction taken for buildings provided fully with fire sprinklers

Final Fire Flow Required: 3,000 gpm at 20 psi

PLEASE SEE ATTACHED CALIFORNIA STATE FIRE MASHAL INTERPRETATION FOR REQUIRED FIRE FLOW FOR MIXED CONSTRUCTION BUILDINGS.

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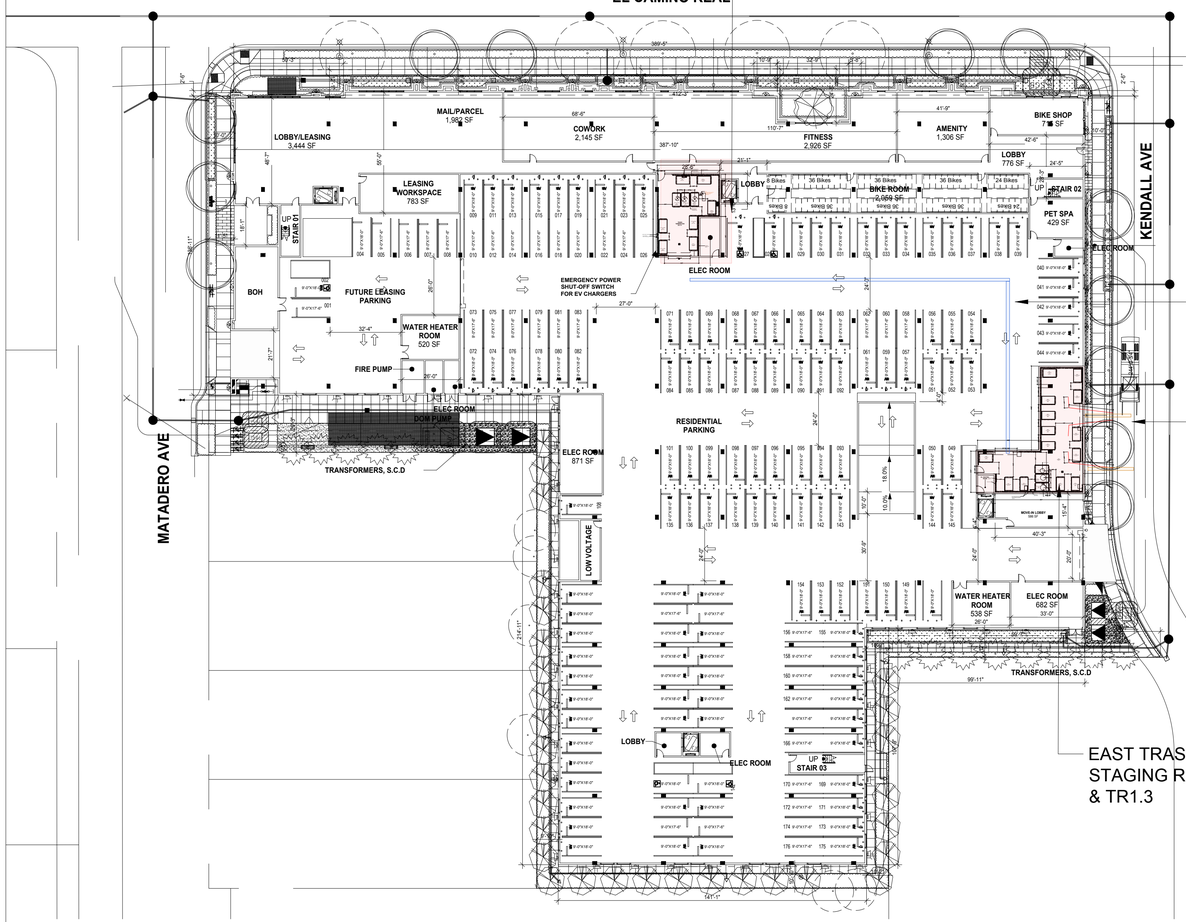


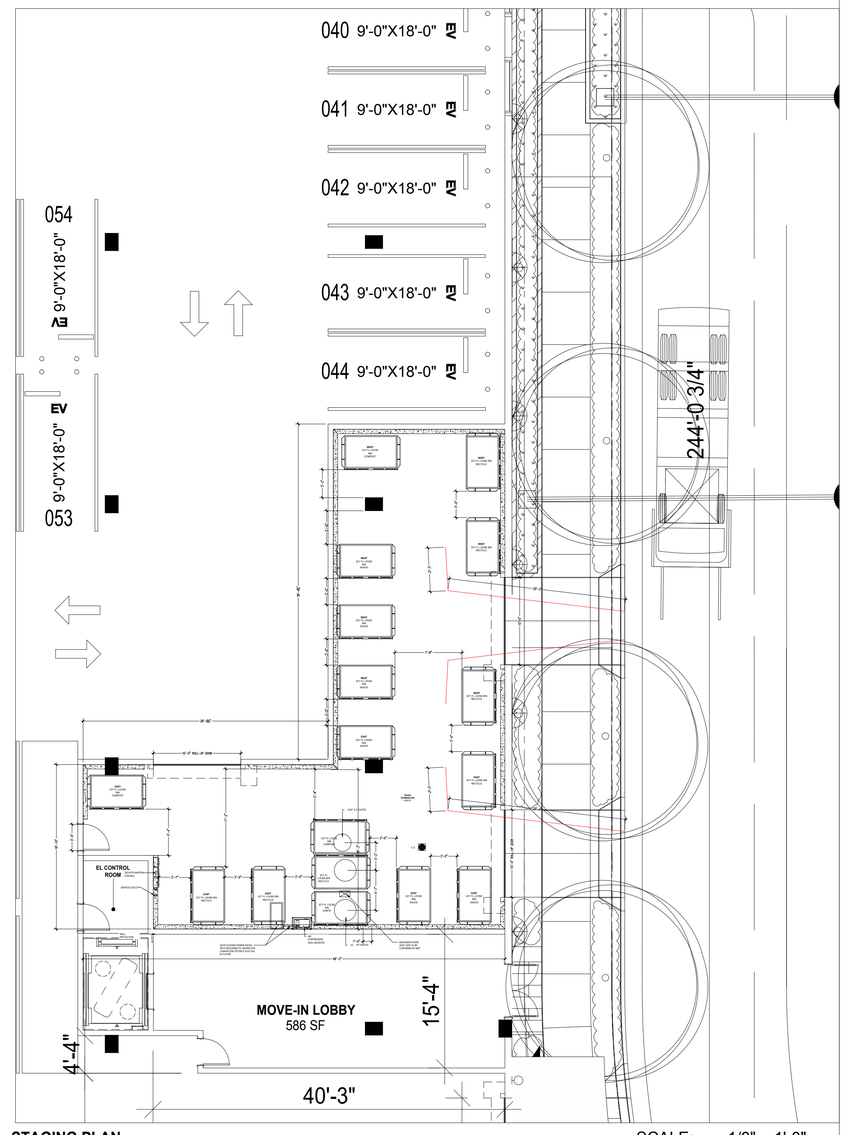
NORTH TRASH COLLECTION AREA- SEE DETAILS ON TR1.0 & TR1.1

STAFF BIN PATH OF TRAVEL TO TRASH STAGING ROOM

HAULER TO PULL BINS FROM TRASH ROOM TO KENDALL AVENUE FOR SERVICE

EAST TRASH COLLECTION AREA / TRASH STAGING ROOM- SEE DETAILS ON TR1.2 & TR1.3

TRASH ROUTE/ STAGING PLAN- LEVEL 1
SCALE 1/32" = 1'-0"



STAGING PLAN SCALE: 1/8" = 1'-0"

TRASH ROUTE/ STAGING PLAN- LEVEL 1 **TR0.1**

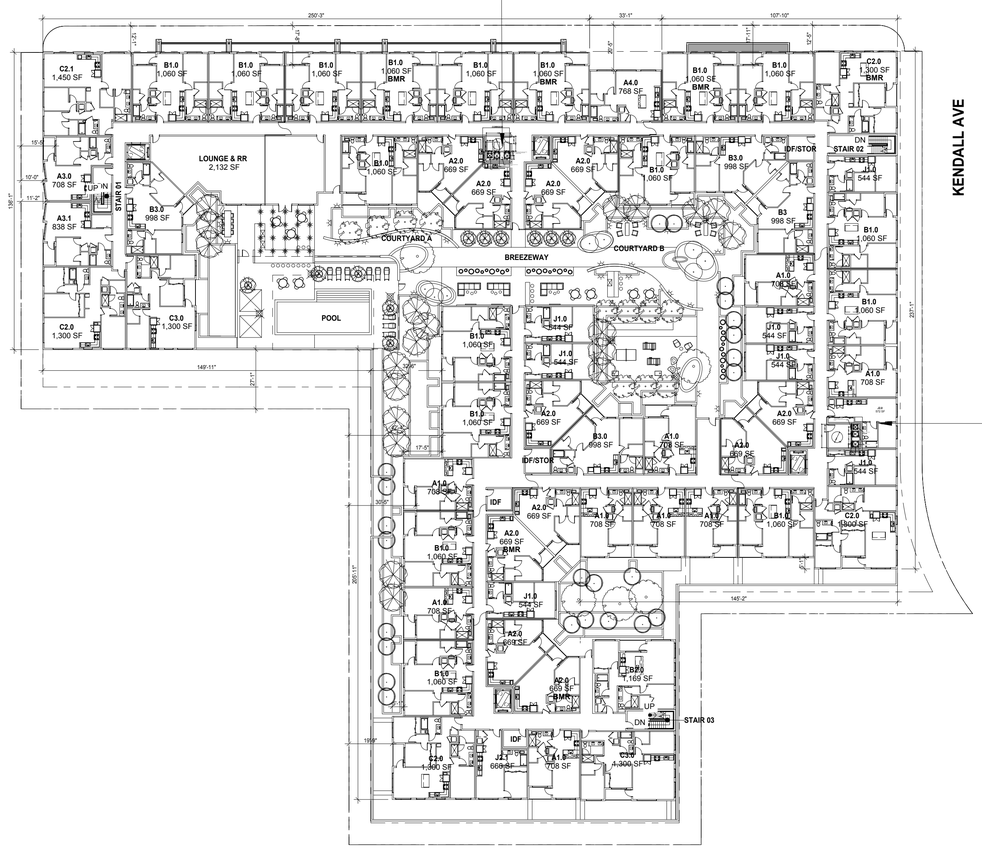
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

NORTH CHUTE VESTIBULE- SEE DETAILS ON TR1.0 & TR1.1

EL CAMINO REAL

KENDALL AVE

MATADERO AVE

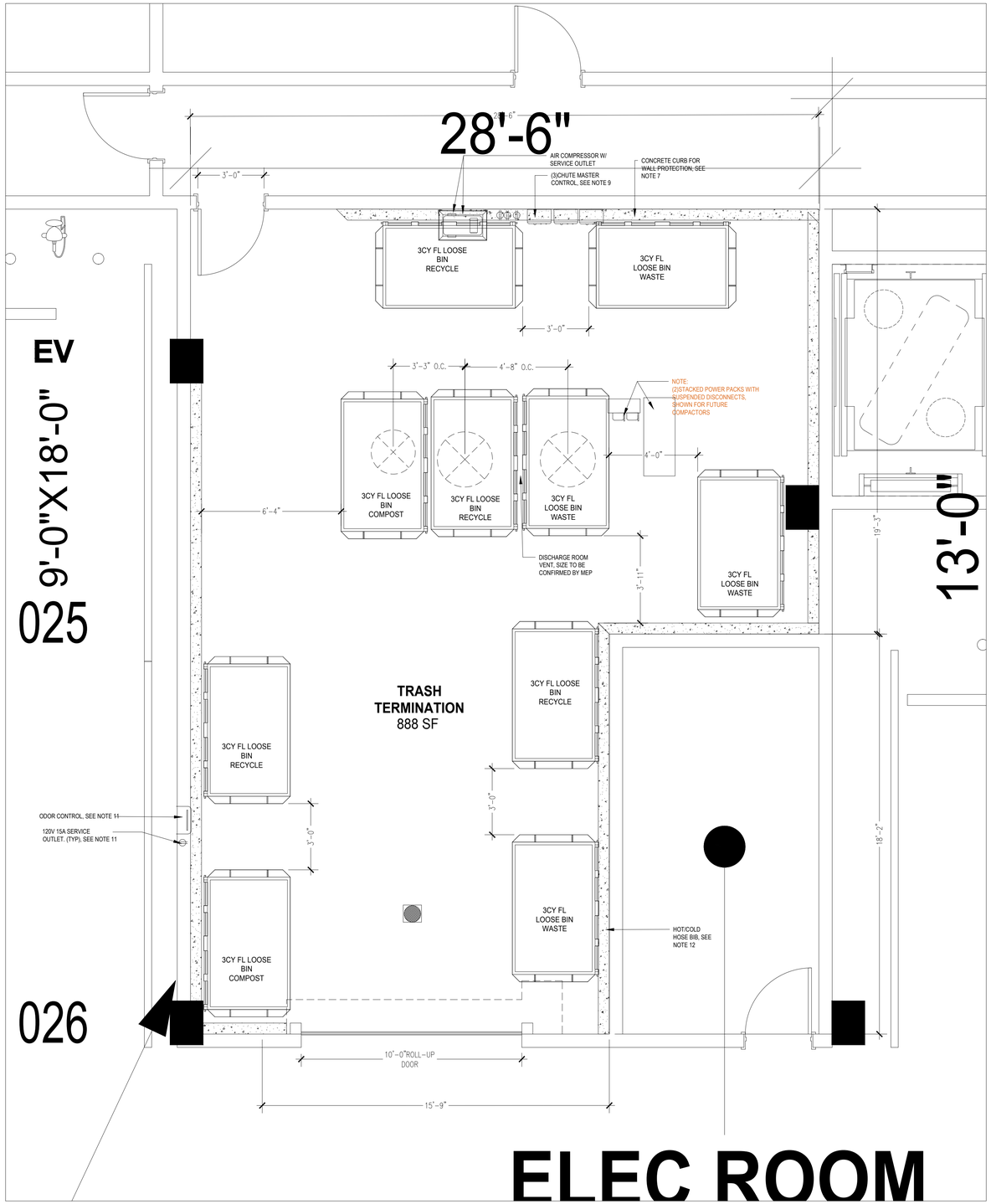


EAST CHUTE VESTIBULE- SEE DETAILS ON TR1.2 & TR1.3

LEVEL 3- SIM AT UPPER LEVEL
SCALE 1/32" = 1'-0"

TR0.2

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

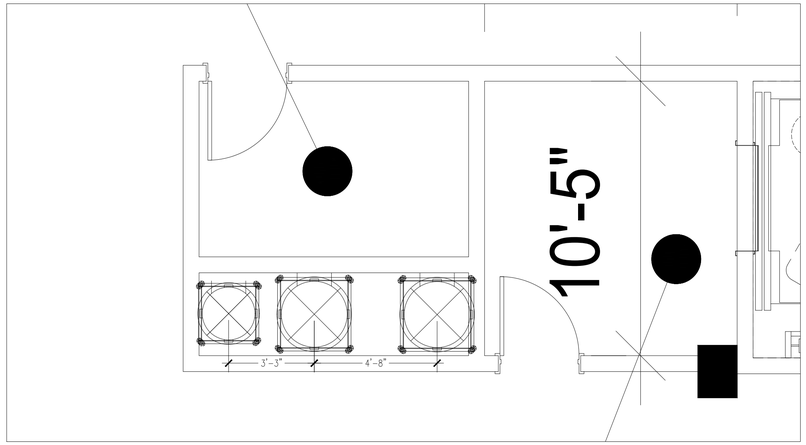


TRASH COLLECTION ROOM- NORTH- LOOSE SERVICE

SCALE 3/8" = 1'-0"

AT LEVEL1

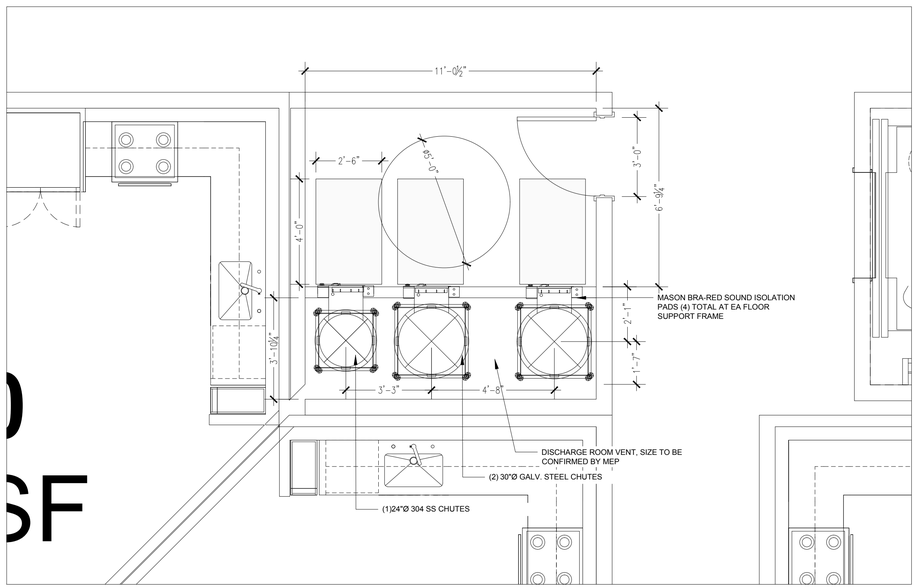
NORTH PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM							
SERVICE:	**M**	**Tu**	**W**	**Th**	**F**	**Sa**	**Su**
LANDFILL - 3CY LOOSE	3		3		3		
RECYCLING - 3CY LOOSE	3		3		3		
COMPOST - 3CY LOOSE	1						
TOTAL	7	0	7	0	6	0	0



CHUTE VESTIBULE

SCALE 3/8" = 1'-0"

LEVEL 2



CHUTE VESTIBULE

SCALE 3/8" = 1'-0"

LEVEL 3-7

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS. OPTION 2: ¼" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. INSTALL 10'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16-GAUGE GALVANIZED OR ALUMINIZED STEEL CHUTE WITH 3CY FL LOOSE CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 6'-0" AFF.
8. (1) 24"Ø 16G 304 STAINLESS STEEL CHUTE WITH 3CY FL LOOSE CONTAINER FOR COMPOST. CHUTE TERMINATES 6'-0" AFF.
9. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
10. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
11. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
12. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
13. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
14. PROVIDE MT20 22" x 45.5" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
15. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
16. TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS X-X.

17. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (3) 10x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
18. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
19. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

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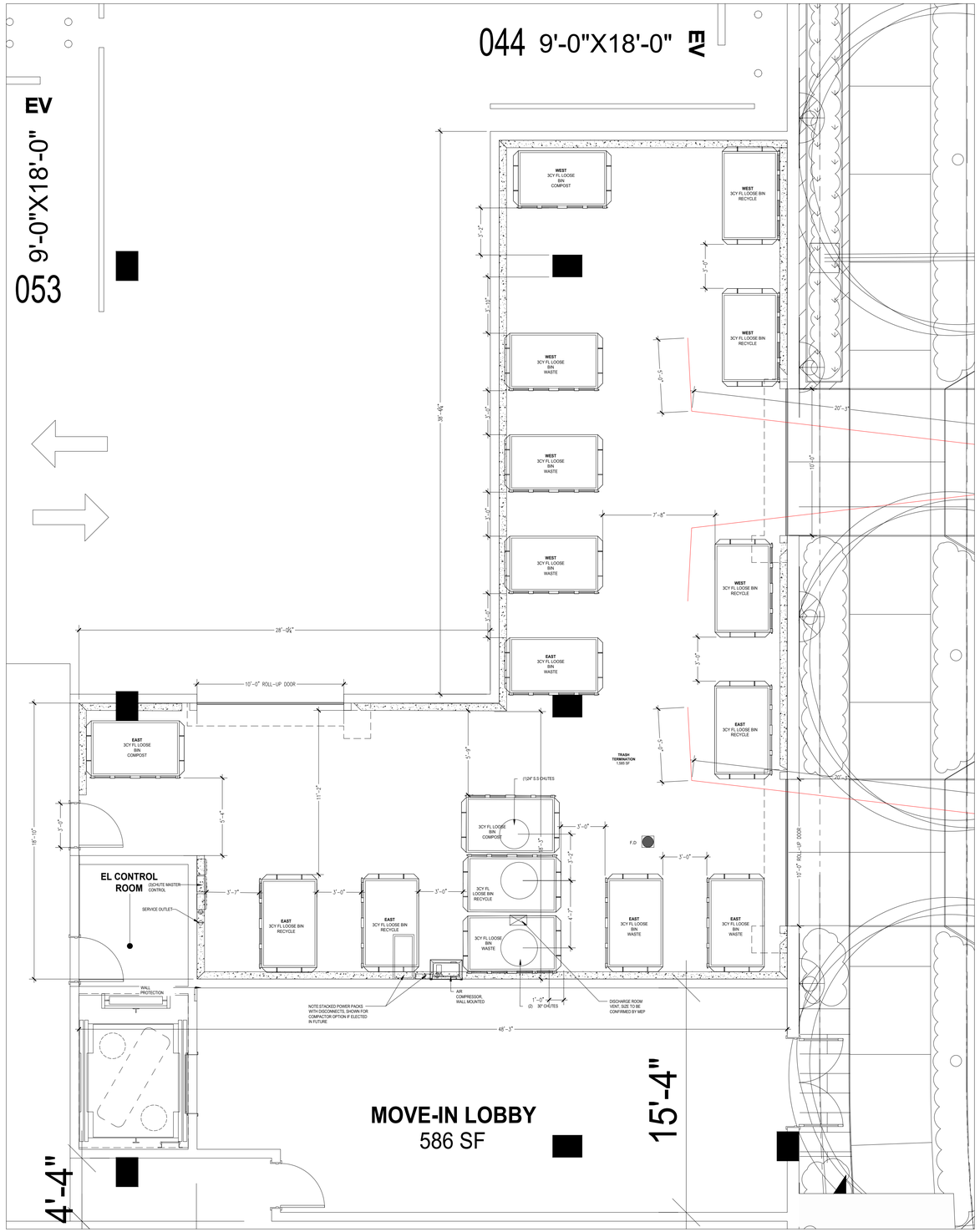
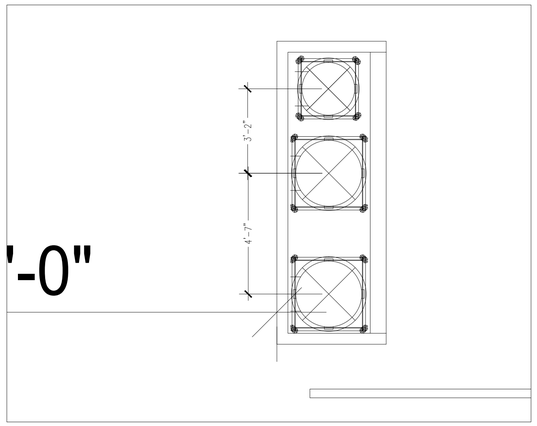


TRASH COLLECTION ROOM- EAST- LOOSE SERVICE

SCALE 1/4" = 1'-0"

AT LEVEL1

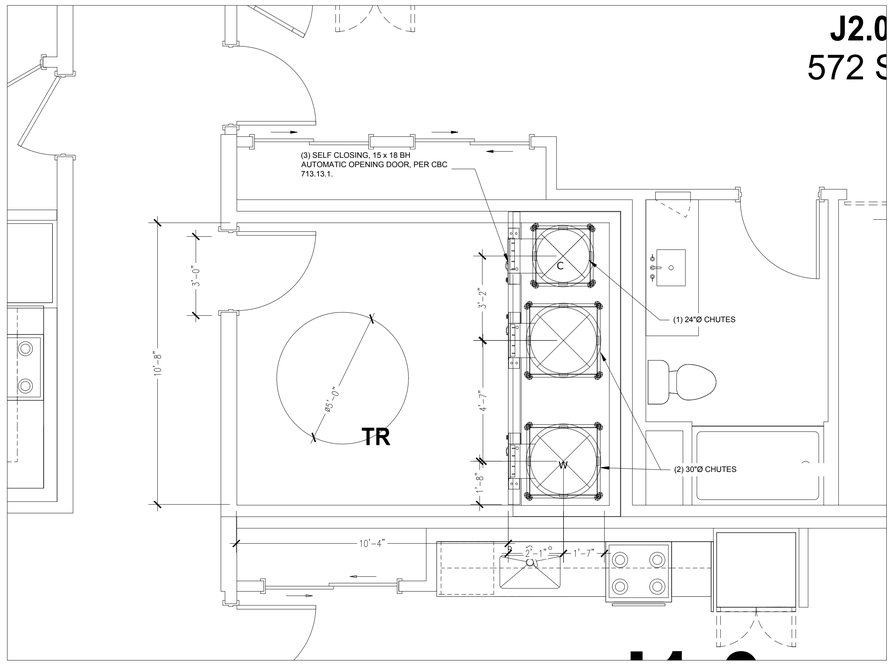
EAST PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM							
SERVICE:	**M**	**Tu**	**W**	**Th**	**F**	**Sa**	**Su**
LANDFILL - 3CY LOOSE	3		3		3		
RECYCLING - 3CY LOOSE	3		3		3		
COMPOST - 3CY LOOSE	1						
TOTAL	7	0	7	0	6	0	0



CHUTE VESTIBULE

SCALE 3/8" = 1'-0"

LEVEL 2



CHUTE VESTIBULE SCALE

3/8" = 1'-0"

LEVEL 3-7

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON- REINFORCED CONCRETE WALLS. OPTION 2: ½" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. INSTALL 10'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16-GAUGE GALVANIZED OR ALUMINIZED STEEL CHUTE WITH 3CY FL LOOSE CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 6'-0" AFF.
8. (1) 24"Ø 16G 304 STAINLESS STEEL CHUTE WITH 3CY FL LOOSE CONTAINER FOR COMPOST. CHUTE TERMINATES 6'-0" AFF.
9. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
10. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
11. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
12. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
13. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
14. PROVIDE MT20 22" x 45.5" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
15. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
16. TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS 2 & UP

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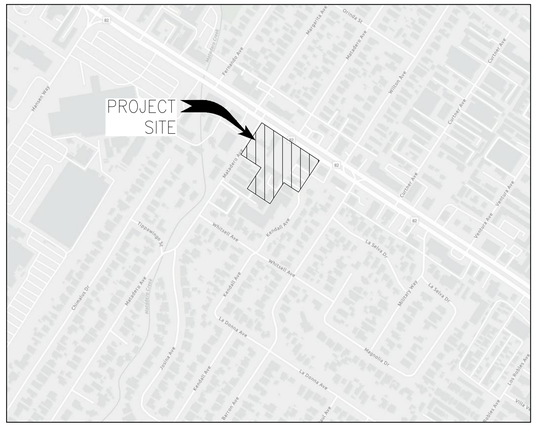


VICINITY MAP
N. T. S.

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	09-24-2025	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	10-21-2025	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	09-04-2025	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.

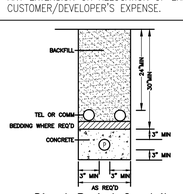
CONDUIT NOTES

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.



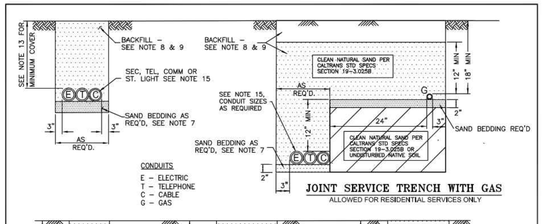
Direct Buried Conduit

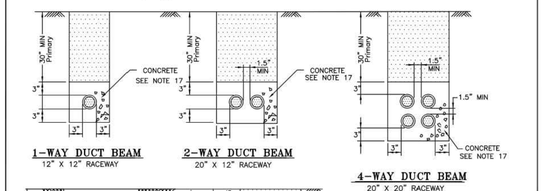
ELECTRIC CONDUIT
MINIMUM BEND RADIUS FOR NEW CONSTRUCTION SERVICE

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.





APPROVED 20	ENGINEERING STANDARD				
ENGINEER	Original Signed Approved Electronic Signature by Engineering Manager	UNDERGROUND DUCT LINES TYPICAL TRENCH SECTION DETAILS			
DRAWN		CITY OF PALO ALTO CALIFORNIA			
CHECKED PV			NTS	DT-SS-U-1003	1 OF 4
			SCALE	STANDARD NO.	SHEET NO.

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-PR-U-1004	TT
1	6/06	REVISED NOTES	JT

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:
VITTORIA MANAGEMENT, INC.
P.O. BOX 60177
PALO ALTO, CA 94306
ALEX GIOVANNOTTO

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

JOINT TRENCH TITLE SHEET

JT-1

3606 EL CAMINO REAL - PALO ALTO

FEBRUARY 13TH, 2026

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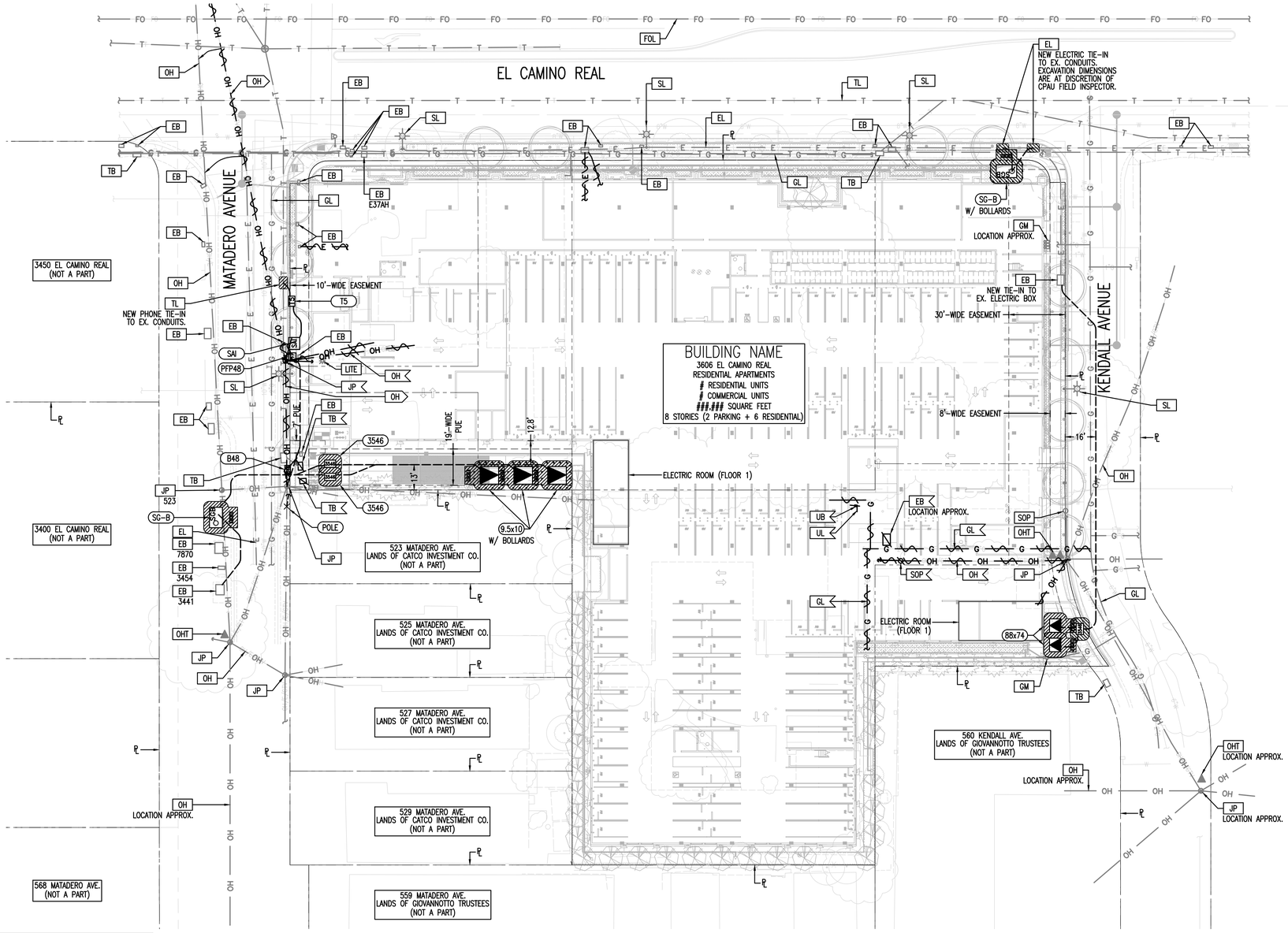
UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

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

LEGEND:

NEW

JT	————	JOINT TRENCH
POLE	×	POLE
9.5x10 W/ BOLLARDS		114" X 120" TRANSFORMER PAD (CPAU) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
88x74		88" x 74" TRANSFORMER PAD (CPAU). WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
SG–B W/ BOLLARDS		132" x 84" TYPE B SWITCHGEAR PAD (CPAU) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
3546		60" x 36" x 54" JUNCTION BOX (CPAU) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
T5	T5	36" x 60" x 48" SPLICE BOX (AT&T)
SAI	SAI	6'–6" x 6' x 4" S.A.I. PAD (AT&T)
PFP48	PFP	48" x 48" x 4"D P.F.P. FIBER PAD (AT&T)
B48	B	30" x 48" x 24" B–48 (CATV)

EXISTING – TO REMAIN

EL	E	ELECTRIC LINE
EB		ELECTRIC BOX
TL	T	PHONE LINE
TB		PHONE BOX
UL		UTILITY LINE
UB		UTILITY BOX
FOL	FO	FIBER OPTIC LINE
OH	OH	OVERHEAD LINE
JP		JOINT POLE
SOP		SOLELY–OWNED POLE
SL		STREET LIGHT
LITE		LIGHT
GL	G	GAS LINE
GM		GAS METER

EXISTING – TO BE REMOVED OR RELOCATED

OH	OH	OVERHEAD LINE TO BE REMOVED
OH	OH	OVERHEAD LINE TO BE RELOCATED
JP		JOINT POLE TO BE REMOVED
SOP		SOLELY–OWNED POLE TO BE REMOVED
GL	G	GAS LINE TO BE REMOVED
UL		UTILITY LINE TO BE REMOVED
UB		UTILITY BOX TO BE REMOVED
TB		PHONE BOX TO BE REMOVED

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.

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

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JT–2

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