

3781 EL CAMINO REAL

3781 EL CAMINO REAL, PALO ALTO, CA



PROJECT INFORMATION

ADDRESS: 3781 EL CAMINO REAL, PALO ALTO
 SITE AREA: 63,025 SF
 APN #: SEE ZONING MAP (AP0.02)
 ZONING: CN-NEIGHBORHOOD COMMERCIAL
 RM-30 MEDIUM DENSITY MULTI-FAMILY
 EXISTING USE: RESIDENTIAL / COMMERCIAL
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 CONSTRUCTION TYPE: TYPE IA + TYPE IIIA

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

	CN	RM-30	PROVIDED
FRONT SETBACK:	0'-10"	20'	18'
INTERIOR SIDE SETBACK:	10'	10'	10'-22"
INTERIOR REAR SETBACK:	10'	10'	10'
STREET SIDE & REAR SETBACK:	5' / 10'	16'	14'

HEIGHT

	CN	RM-30	PROPOSED
MAX HEIGHT	35'	35'	86'-0" (TOP OF ROOF)
PROPOSED # OF STORIES: SEVEN (7) STORIES ABOVE GRADE			

FAR CALCULATION (SEE AP0.08 FOR CALCS)

	CN	RM-30	PROPOSED
MAX FAR	0.5	0.6	3.15

198,695 PROPOSED SF / 63,025 SF LOT AREA = 3.15 FAR

	INCLUDED IN FAR BLDG GROSS AREA + CIRCULATION/MEP	NOT INCLUDED IN FAR PARKING + OPEN PATIOS
FLOOR 01	11,772 SF	36,401 SF
FLOOR 02	2,752 SF	45,228 SF
FLOOR 03	37,490 SF	10,829 SF
FLOOR 04	35,264 SF	-
FLOOR 05	37,804 SF	-
FLOOR 06	37,804 SF	-
FLOOR 07	35,809 SF	1,696 SF
TOTAL	198,695 SF	94,154 SF
UNIT DENSITY:	123 UNITS/ACRE	

LOT COVERAGE (SEE AP0.12 FOR DIAGRAMS)

	CN	RM-30	PROPOSED
MAX LOT COVERAGE:	50%	40%	76%
PROPOSED LOT COVERAGE:	47,818 SF		
LOT AREA:	63,025 SF		
PROPOSED LOT COVERAGE:	76%		

	CN	RM-30
EXISTING FLOOR AREA:	10,918 SF	14,304 SF
EXISTING LOT COVERAGE:	39%	40%

UNIT SUMMARY EXISTING UNITS TO BE DEMOLISHED: 13 OCCUPIED+1 UNOCCUPIED = 14 TOTAL
 PROPOSED UNITS: 177, SEE TABLE BELOW

UNIT	TYPE	DESCRIPTION	UNIT AREA (SF)	FLOOR LEVELS							UNIT TOTAL	% RATIO	TOTAL UNIT AREA (SF)	
				1ST	2ND	3RD	4TH	5TH	6TH	7TH				
JR 1 BEDROOM	J1.0	JUNIOR 1 BDRM / 1 BATH	544	-	-	6	6	6	6	6	6	30	17%	16,320
SUB-TOTAL			544	0	0	6	6	6	6	6	6	30	17%	16,320
1 BEDROOM	A1.0	1 BDRM / 1 BATH	708	-	-	9	8	8	8	8	5	38	21%	26,904
	A1.1	1 BDRM / 1 BATH	718	-	-	-	-	-	-	-	3	3	2%	2,154
	A2.0	1 BDRM / 1 BATH	718	-	-	10	10	10	10	10	10	50	28%	35,900
	A3.0	1 BDRM / 1 BATH	841	3	-	-	-	-	-	-	-	3	2%	2,523
SUB-TOTAL			718	3	0	19	18	18	18	18	18	94	53%	67,481
2 BEDROOM	B1.0	2 BDRM / 2 BATH	1,092	-	-	2	3	3	3	3	3	14	8%	15,288
	B1.1	2 BDRM / 2 BATH	1,116	-	-	1	1	1	1	1	1	5	3%	5,580
	B2.0	2 BDRM / 2 BATH	1,200	-	-	3	3	3	4	4	3	17	10%	20,400
SUB-TOTAL			1,146	0	0	6	7	8	8	8	7	36	20%	41,268
3 BEDROOM	C1.0	3 BDRM / 2 BATH	1,310	-	-	3	3	4	4	4	3	17	10%	22,270
SUB-TOTAL			1,310	0	0	3	3	4	4	4	3	17	10%	22,270
TOTAL UNITS			832	3	0	34	34	36	36	36	34	177	100%	147,339

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

PROJECT DESCRIPTION

THE PROJECT IS A PRIVATELY FUNDED RESIDENTIAL DEVELOPMENT, UNDER BUILDER'S REMEDY APPLICATION, CONSISTING OF A 7-STORY BUILDING WITH 177 DWELLING UNITS, AMENITY SPACES ON GROUND FLOOR, PODIUM, AND ROOF DECK, AND 215 PARKING SPACES SERVING RESIDENTS AND FUTURE LEASING TENANTS.

BMR UNIT DISTRIBUTION:

UNIT TYPE	SQFT	TOTAL	% RATIO
J1.0	544 sf	07	20%
A1.0	708 sf	07	20%
A1.1	718 sf	01	3%
A2.0	718 sf	09	25%
A3.0	841 sf	01	4%
B1.0	1,092 sf	04	11%
B1.1	1,116 sf	01	3%
B2.0	1,200 sf	02	6%
C1.0	1,310 sf	03	8%

BELOW MARKET RATE (BMR) UNITS

REQUIRED # PER ZONING CODE: 00
 REQUIRED # PER BUILDER'S REMEDY: 20%

PROPOSED #: 20% x 177 = 35

OPEN SPACE CALCULATIONS (SEE AP0.09 & AP0.12 FOR DETAILS)

	CN	RM-30	PROPOSED
MIN LANDSCAPE COVERAGE	35%	30%	22%*
*13,775 SQFT / 63,025 LOT AREA = 22%			

USABLE OPEN SPACE	REQUIRED	PROPOSED
CN	77x150 UNITS = 11,550 SF	6,924 SF
COMMON OPEN SPACE	REQUIRED	PROPOSED
RM-30	75x110 UNITS = 8,250 SF	4,774 SF
PRIVATE OPEN SPACE	REQUIRED	PROPOSED
RM-30	50x100 UNITS = 5,000 SF	3,553 SF

PROPOSED TOTAL OPEN SPACE:
 10,423 SF (COMMON) + 4,874 SF (PRIVATE) = 15,297 SF

NON-COMPLIANT PRIVATE OPEN SPACE (AVG 70 SF/UNIT DECK)
 TOTAL PROVIDED = 2,520 SF

PARKING SUMMARY

PROPOSED FUTURE LEASING PARKING

STANDARD (9'0"x18'0")	07
ADA VAN	01
TOTAL	08

PROPOSED BIKE PARKING

LONG TERM BIKE PARKING	100
SHORT TERM BIKE PARKING	18

SEE AP0.10-11 FOR PARKING EXHIBITS

REQUIRED PARKING (PAMC 18.52.040)

VEHICLE PARKING

1 PER STUDIO UNIT =	30
1 PER 1-BD UNIT =	93
2 PER 2-BD OR LARGER UNIT =	108
TOTAL REQUIRED =	231

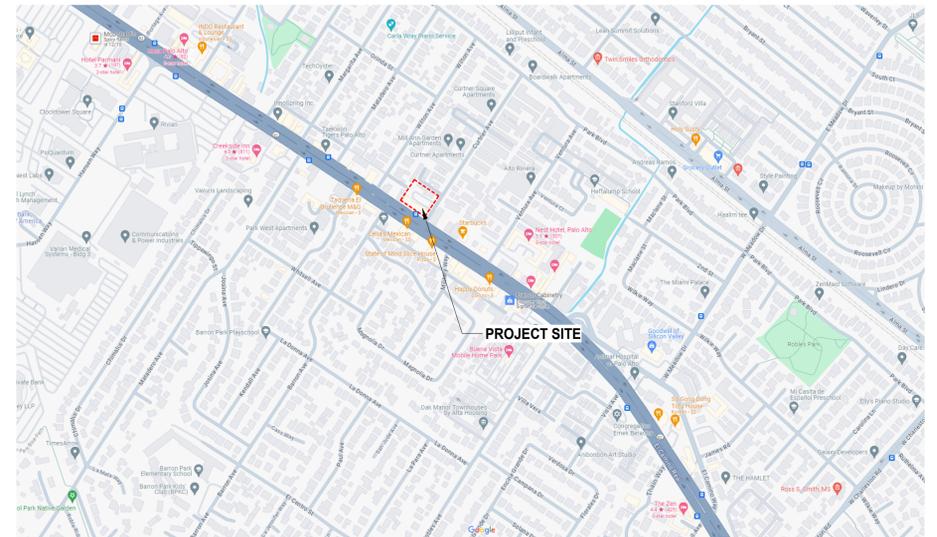
EV PARKING

1 PER UNIT =	177
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BICYCLE PARKING

LONG-TERM: 1 PER UNIT =	177
SHORT-TERM: 1/10 UNITS =	18

VICINITY MAP



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PROJECT TEAM

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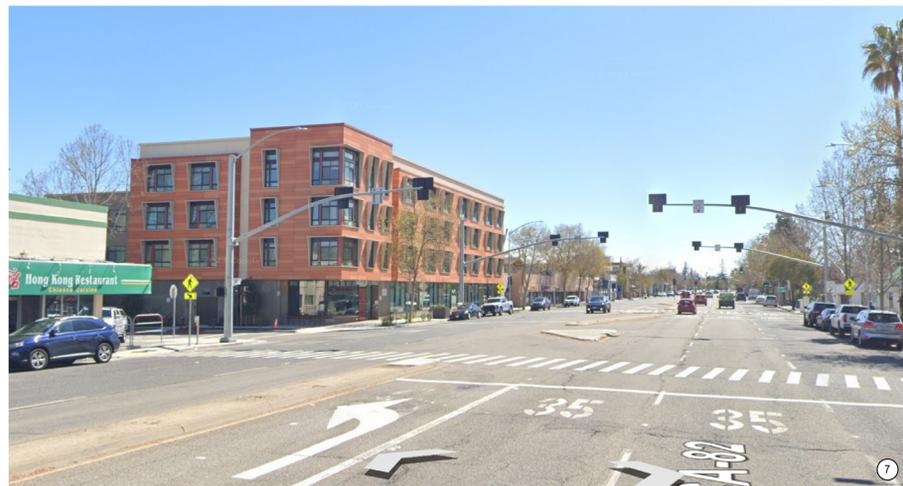
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SITE CONTEXT MAP



EXISTING SITE PHOTOS

1/16"=1'-0"

AP0.01

JULY 25, 2024

EL CAMINO REAL

**APN 132-41-084
9,160 SF**

CN

**APN 132-41-083
18,376 SF**

RM-30

**APN 132-41-020
29,618 SF**

**APN 132-41-019
5,627 SF**

CURTNER AVE



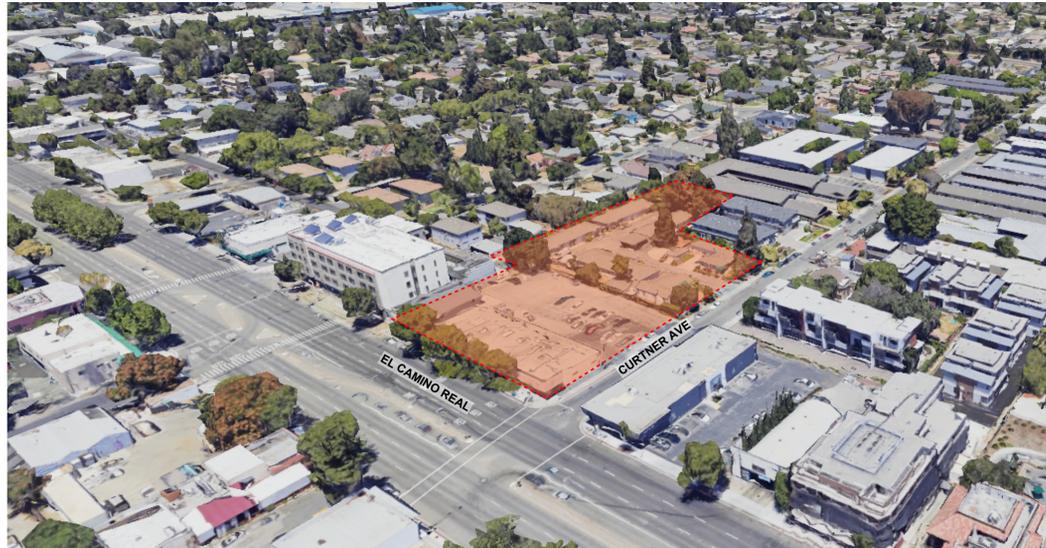
ZONING MAP



1/16"=1'-0"

AP0.02

JULY 25, 2024



SITE AERIAL VIEW 3



STREETSCAPE ELEVATION - CURTNER AVE 2



STREETSCAPE ELEVATION - EL CAMINO REAL 1



STREETSCAPE VIEW

AP0.04

JULY 25, 2024



 BUS STOPS

 22 & 522 BUS ROUTE

0' 8' 16' 32'



E " ISTING CONDITIONS

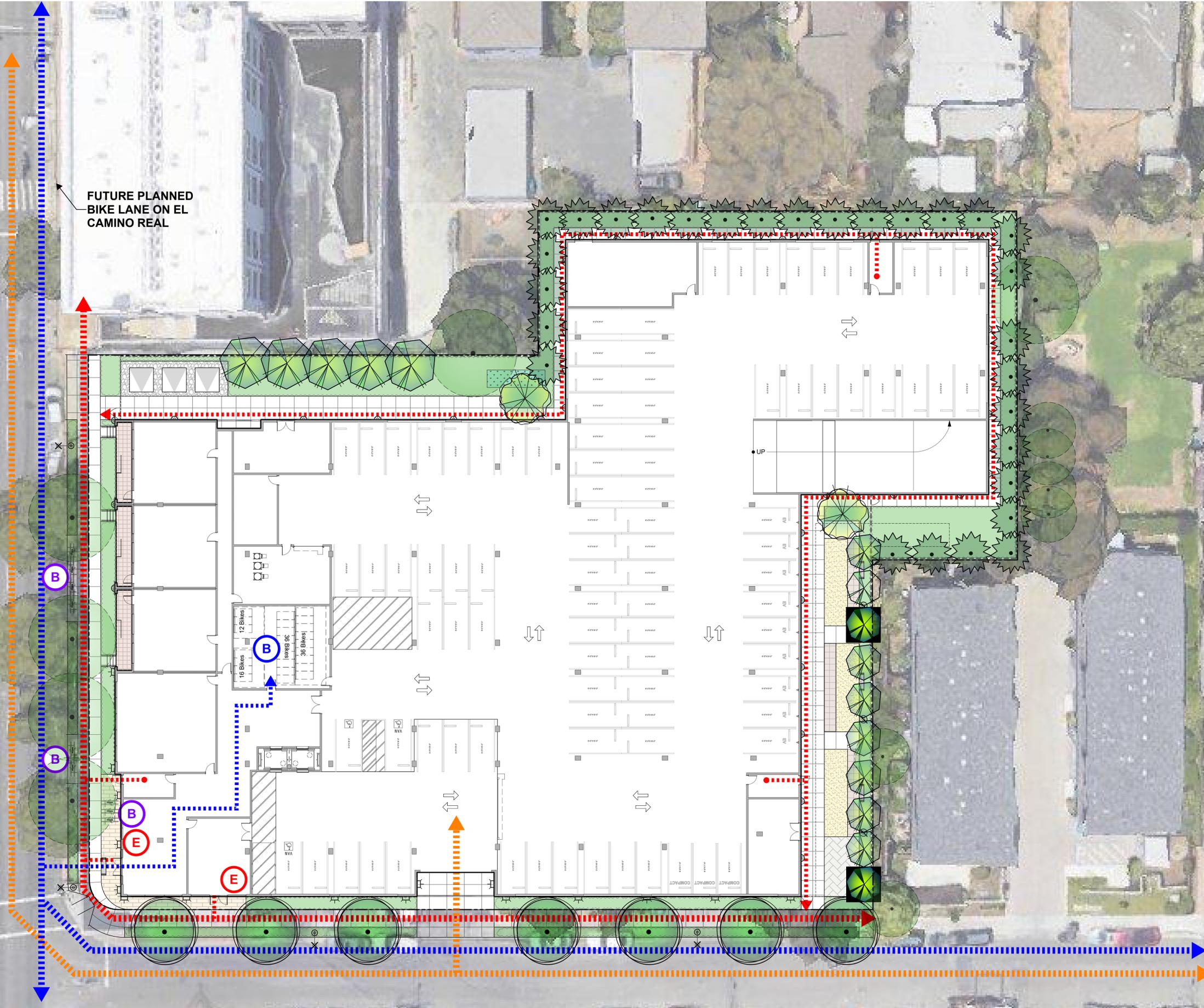
1/16"=1'-0"

AP0.0*

JULY 25, 2024

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FUTURE PLANNED BIKE LANE ON EL CAMINO REAL



CIRCULATION LEGEND

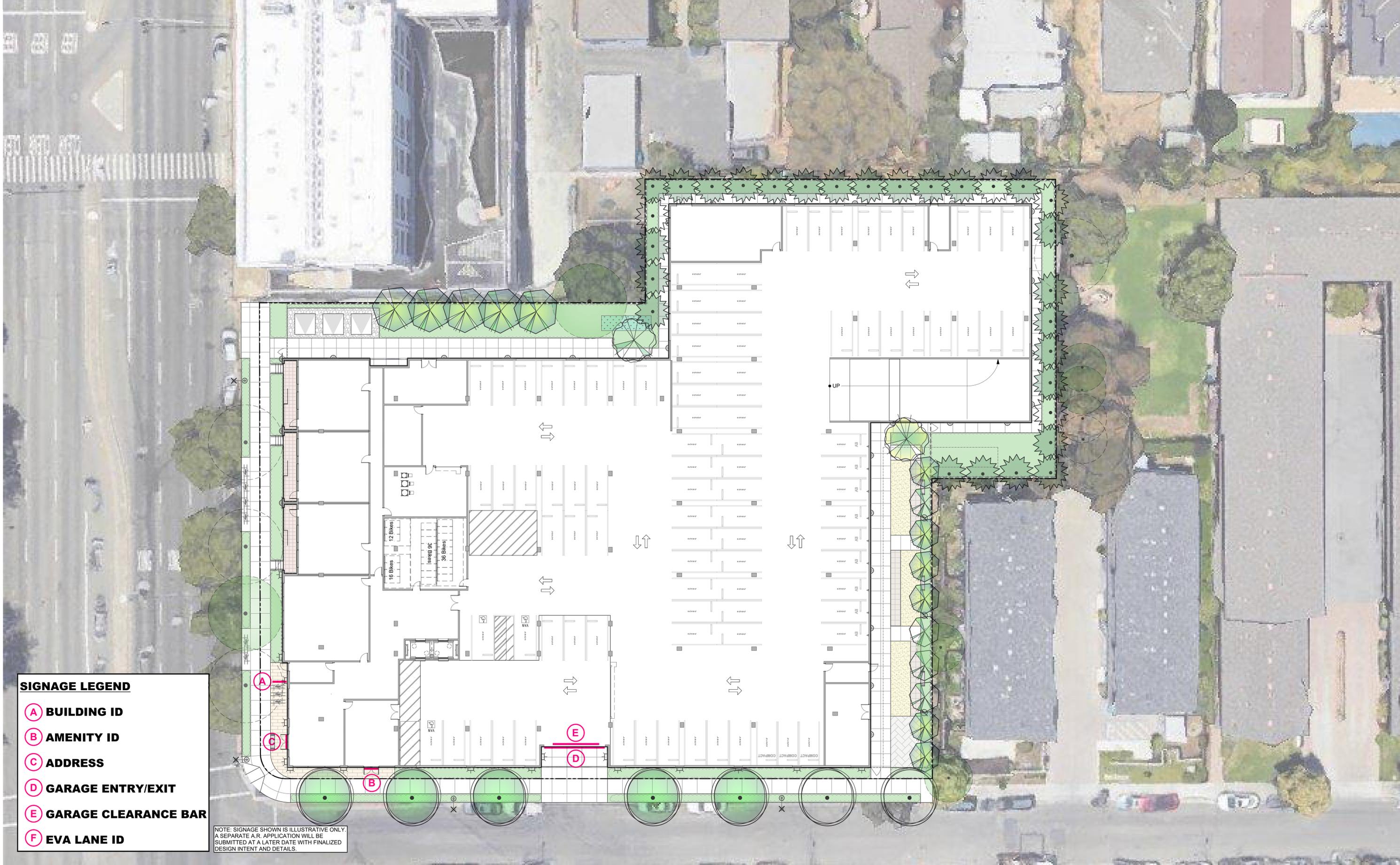
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- VEHICULAR CIRCULATION
- BUILDING ENTRANCE
- LONG TERM BIKE STORAGE
- SHORT TERM BIKE STORAGE



CIRCULATION DIAGRAMS

1/16"=1'-0"

AP0.06



SIGNAGE LEGEND

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

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' 8' 16' 32'

1/16"=1'-0"

SIGNAGE PLAN

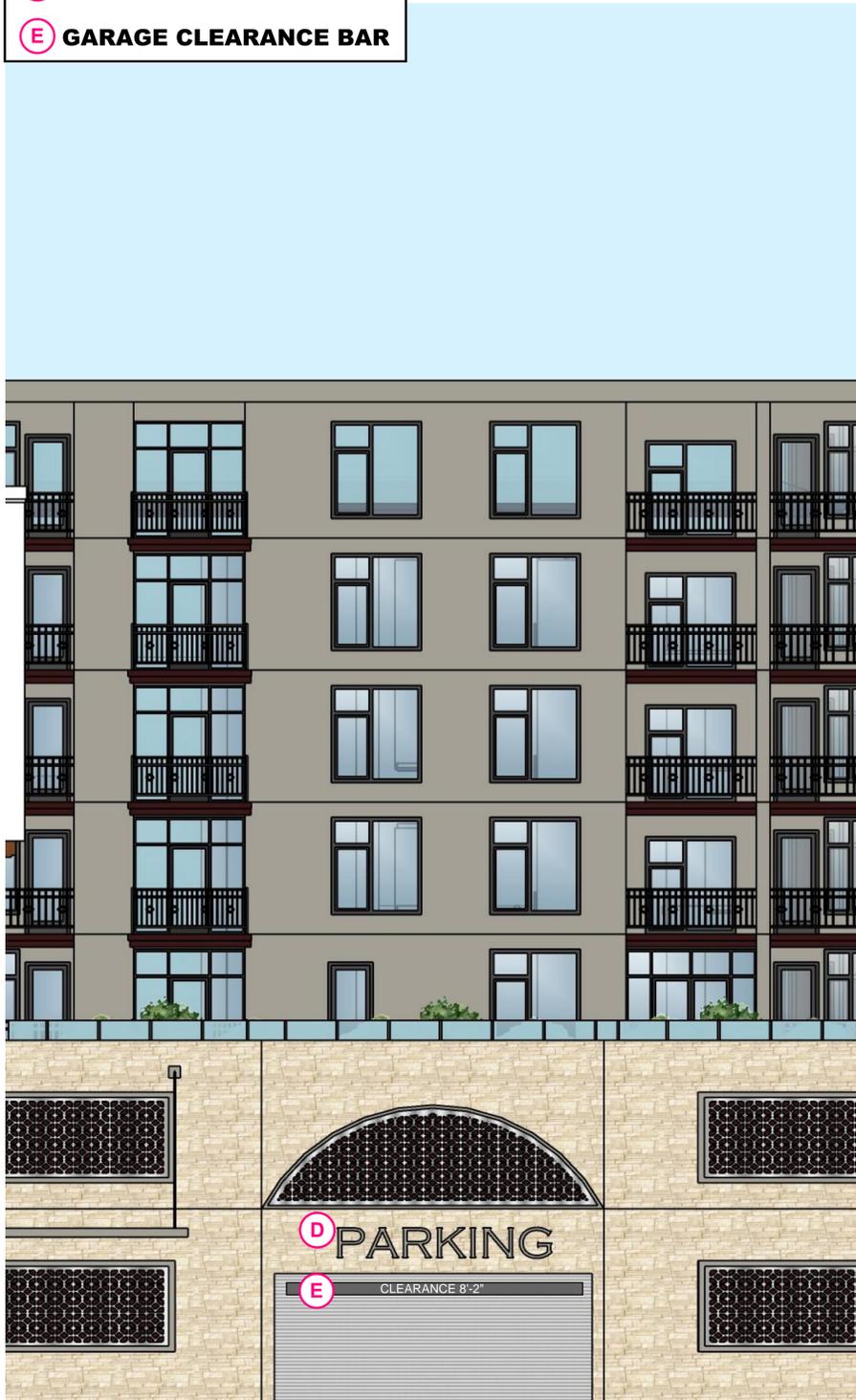


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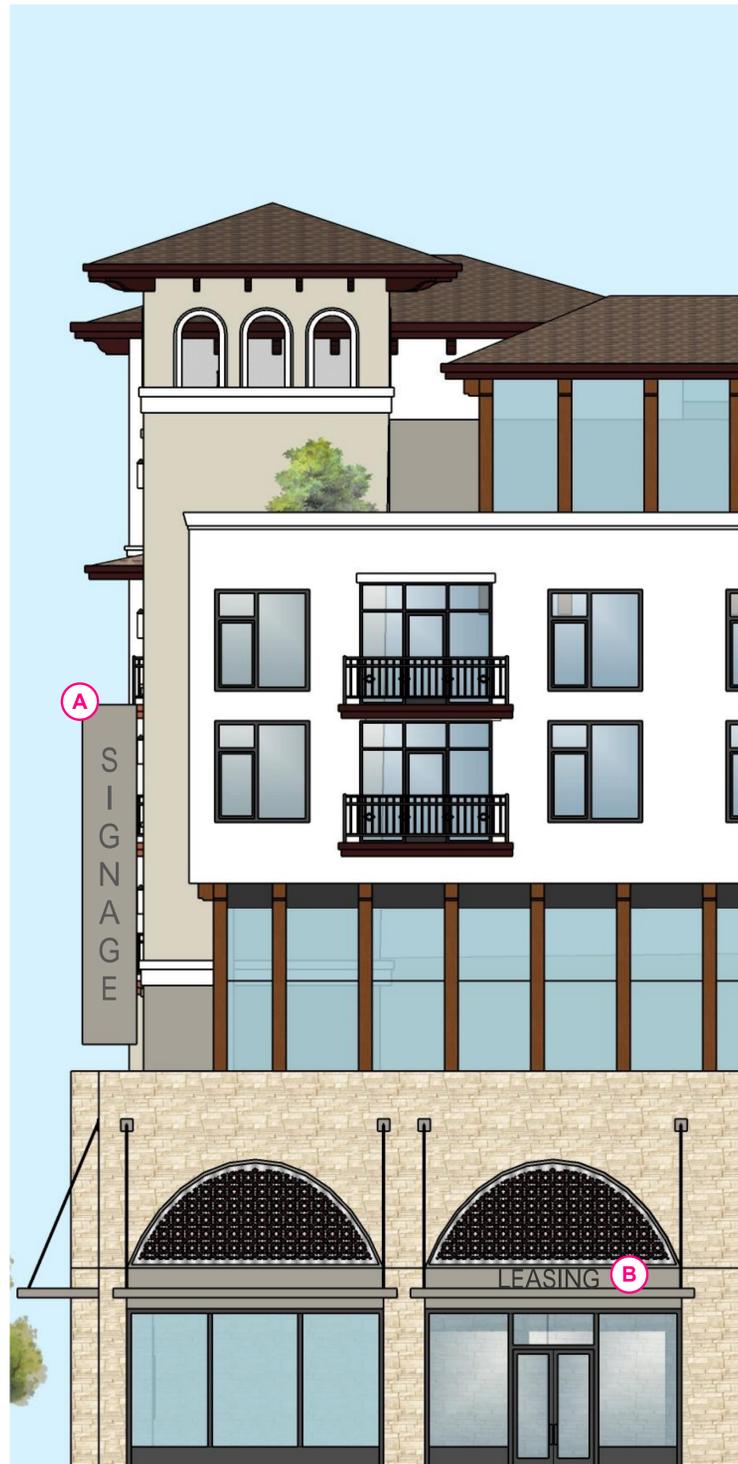
SIGNAGE LEGEND

- (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.



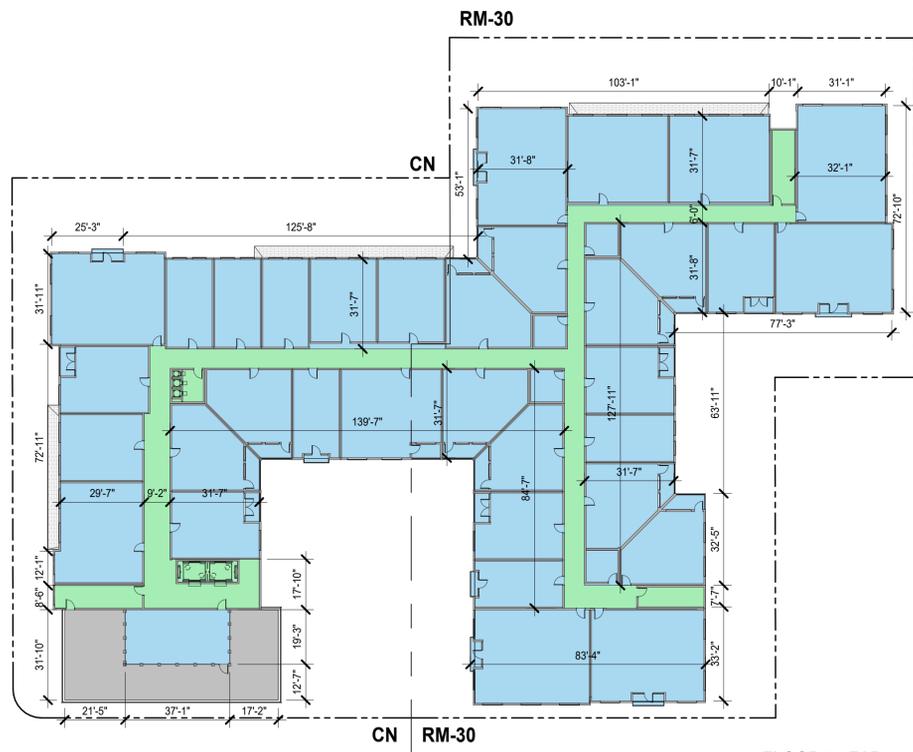
SOUTH ELEVATION SIGNAGE 3



SOUTH ELEVATION SIGNAGE 2

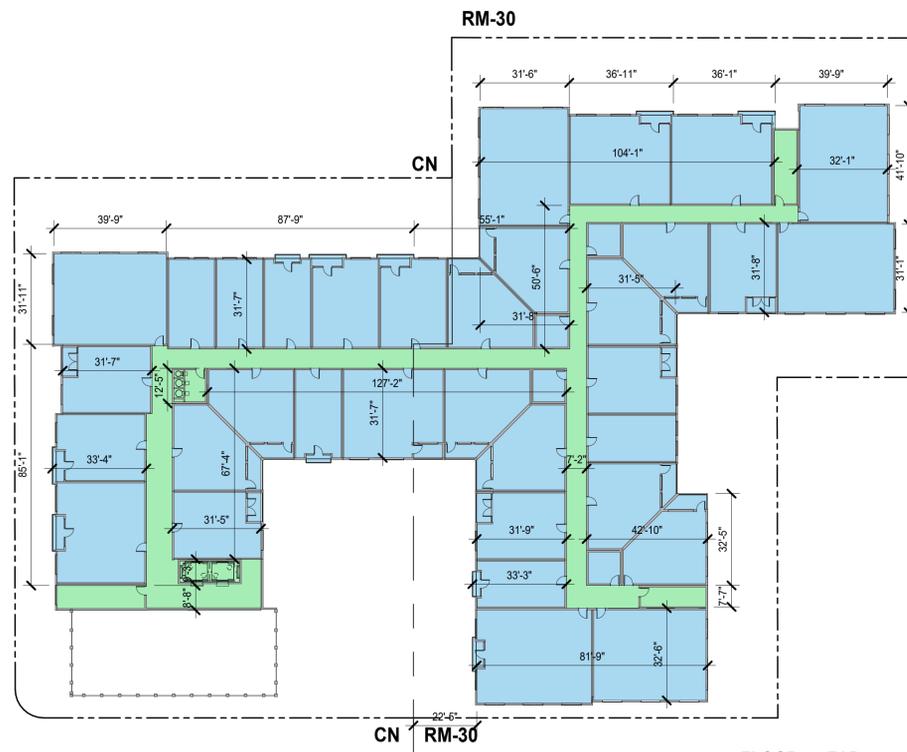


WEST ELEVATION SIGNAGE 1



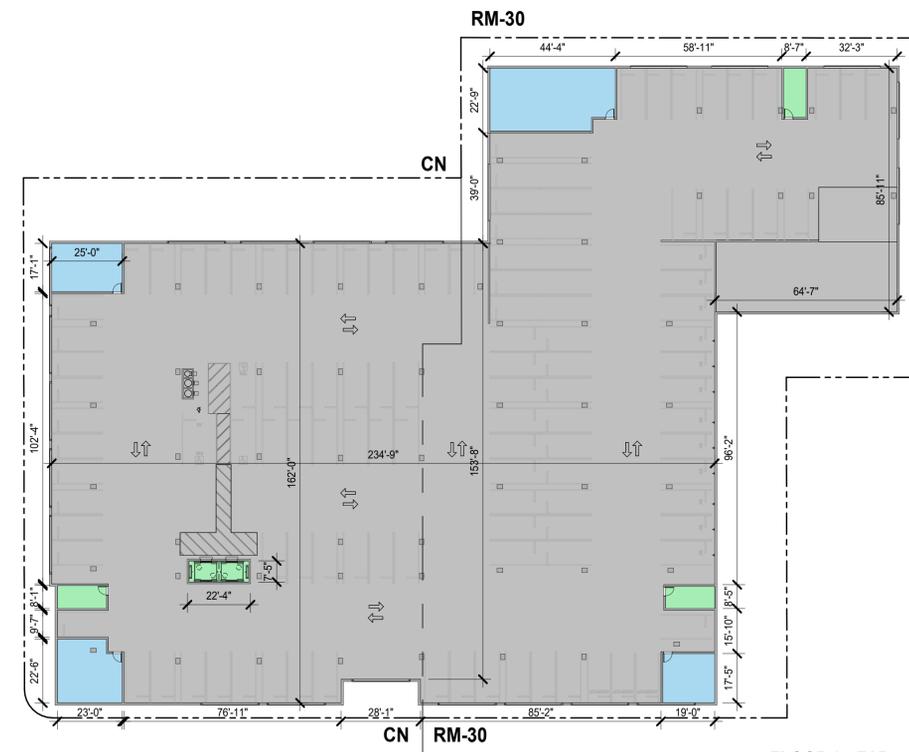
FLOOR 7 - FAR

AREA TYPE	SQFT
CIRCULATION/MEP	4,692 SF
GROSS BUILDING	31,117 SF
PARKING/OPEN PATIO	1,696 SF
TOTAL AREA	37,504 SF



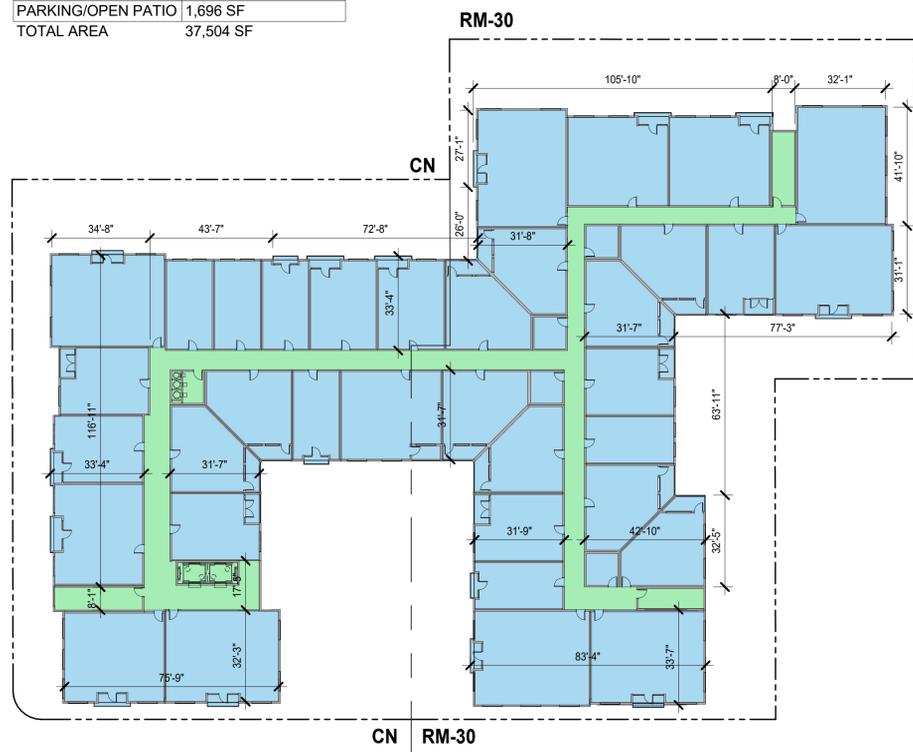
FLOOR 4 - FAR

AREA TYPE	SQFT
CIRCULATION/MEP	4,703 SF
GROSS BUILDING	30,562 SF
PARKING/OPEN PATIO	35,264 SF
TOTAL AREA	35,264 SF



FLOOR 2 - FAR

AREA TYPE	SQFT
CIRCULATION/MEP	575 SF
GROSS BUILDING	2,177 SF
PARKING/OPEN PATIO	45,228 SF
TOTAL AREA	47,980 SF



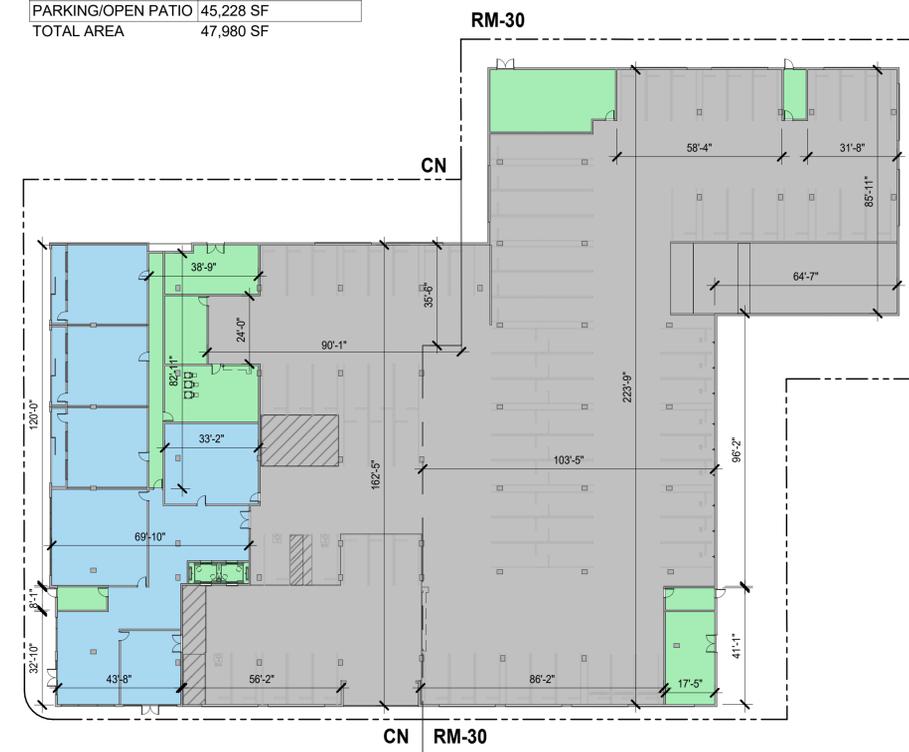
FLOORS 5-6 - FAR

AREA TYPE	SQFT
CIRCULATION/MEP	4,662 SF
GROSS BUILDING	33,142 SF
PARKING/OPEN PATIO	17,804 SF
TOTAL AREA	37,804 SF



FLOOR 3 - FAR

AREA TYPE	SQFT
CIRCULATION/MEP	4,996 SF
GROSS BUILDING	32,494 SF
PARKING/OPEN PATIO	10,829 SF
TOTAL AREA	48,319 SF



FLOOR 1 - FAR

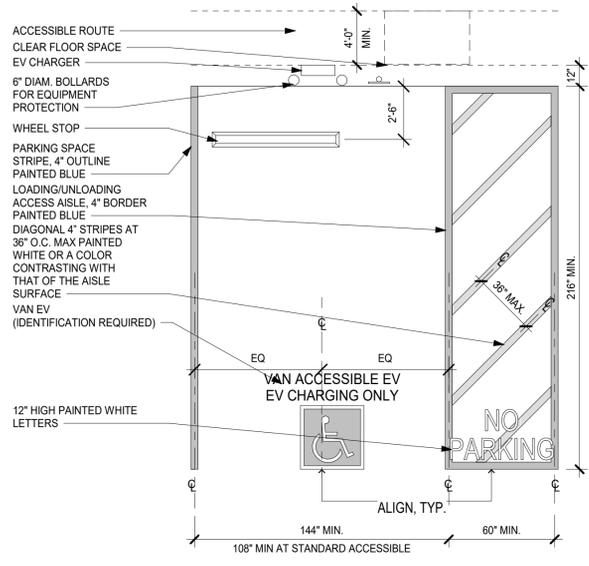
AREA TYPE	SQFT
CIRCULATION/MEP	4,140 SF
GROSS BUILDING	7,632 SF
PARKING/OPEN PATIO	36,401 SF
TOTAL AREA	48,173 SF

FAR AREA PLAN LEGEND

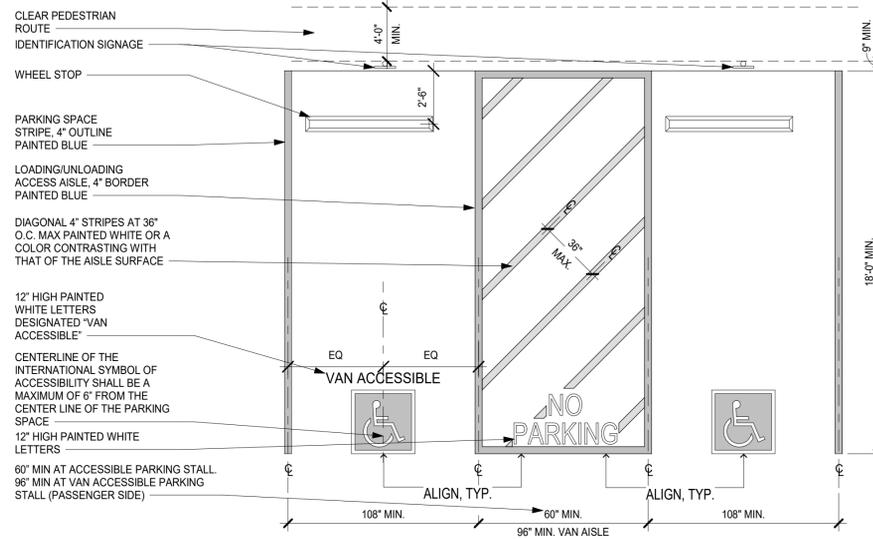
- CIRCULATION & UTILITY ROOMS
- BUILDING GROSS AREA
- PARKING AND OPEN PATIOS (AREA NOT INCLUDED IN FAR)

198,695 PROPOSED SF / 63,025 SF LOT AREA = 3.15 FAR

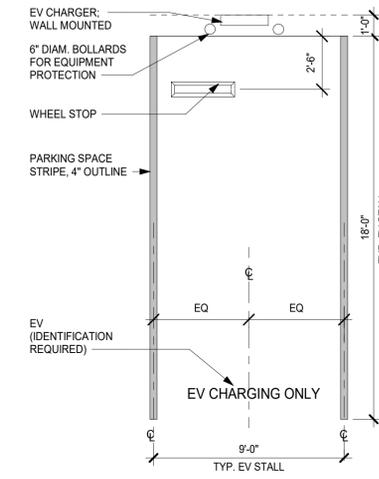




ACCESSIBLE EV STALL 5
1/4" = 1'-0"



ACCESSIBLE STALL 4
1/4" = 1'-0"



TYP. EV STALL 3
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.

PARKING SUMMARY

FUTURE LEASING PARKING

STANDARD (9'0"x18'0")	07
ADA VAN	01
TOTAL	08

RESIDENT ASSIGNED PARKING

STANDARD (9'0"x18'0")	67
TANDEM	28
COMPACT (8'6"x17'6")	06
ADA STANDARD	01
ADA VAN	01
EV READY	82
STANDARD	80
ADA	01
VAN ADA	01
EV CHARGER	22
STANDARD	21
VAN ADA	01
TOTAL	207

PARKING LEGEND

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



FLOOR 2 2
1" = 20'-0"



FLOOR 1 1
1" = 20'-0"



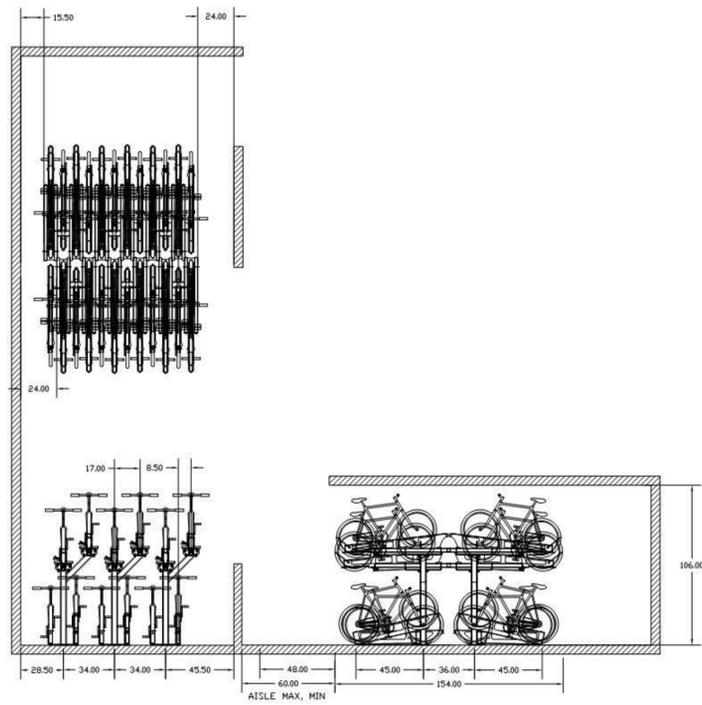
PARKING EXHIBIT

1"=20"

AP0.10

DERO DECKER

Installation Instructions – Setbacks, Double Sided

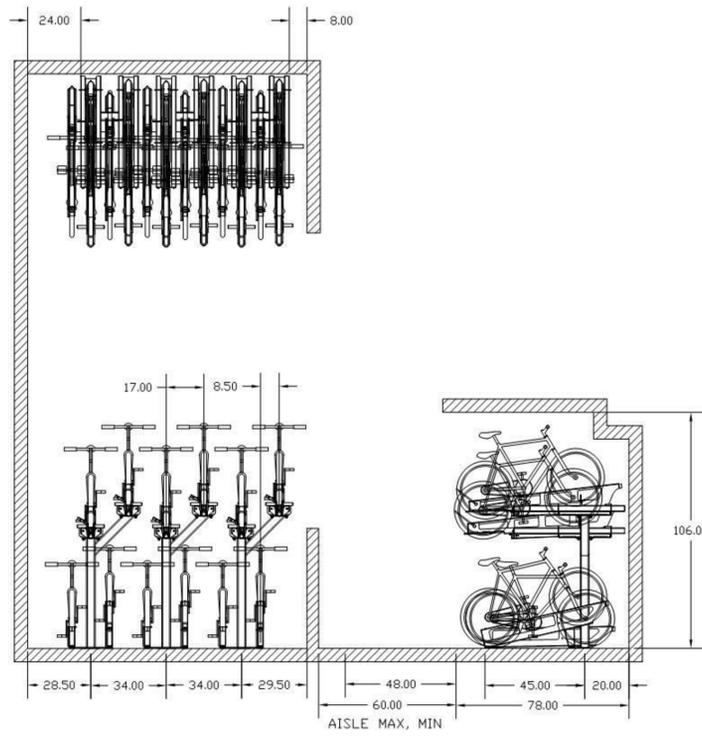


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DERO DECKER

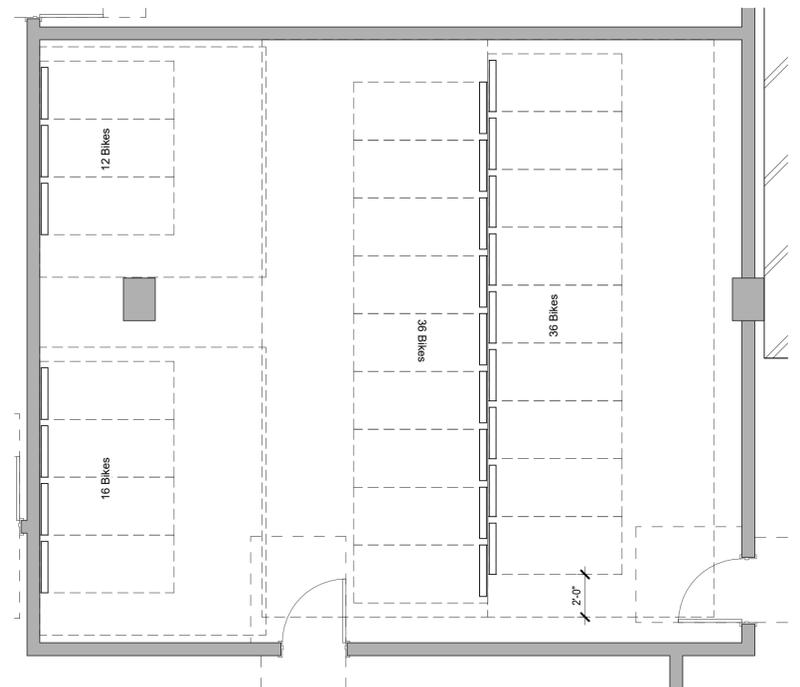
Installation Instructions – Setbacks, Single Sided



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BIKE RACK SPECIFICATIONS 2
(DERO SYSTEM OR SIMILAR)



RESIDENTIAL LONG TERM BIKE PARKING - FLOOR 1 1
1/4" = 1'-0"



BIKE PARKING EXHIBIT

1/16" = 1'-0"

AP0.11

JULY 25, 2024

EL CAMINO REAL

CURTNER AVE

CN

TOTAL LOT AREA = 27,665 SF
 LOT COVERAGE = 22,050 SF
 LANDSCAPE COVERAGE = 5,615 SF

ALLOWED LOT COVERAGE: 50%
 EXISTING LOT COVERAGE: 39%
 PROVIDED LOT COVERAGE: 80%

LANDSCAPE COVERAGE REQ: 35%
 LANDSCAPE COVERAGE PROV: 20%

RM-30

RM-30

TOTAL LOT AREA = 35,360 SF
 LOT COVERAGE = 27,200 SF
 LANDSCAPE COVERAGE = 8,160 SF

ALLOWED LOT COVERAGE: 40%
 EXISTING LOT COVERAGE: 40%
 PROVIDE LOT COVERAGE: 77%

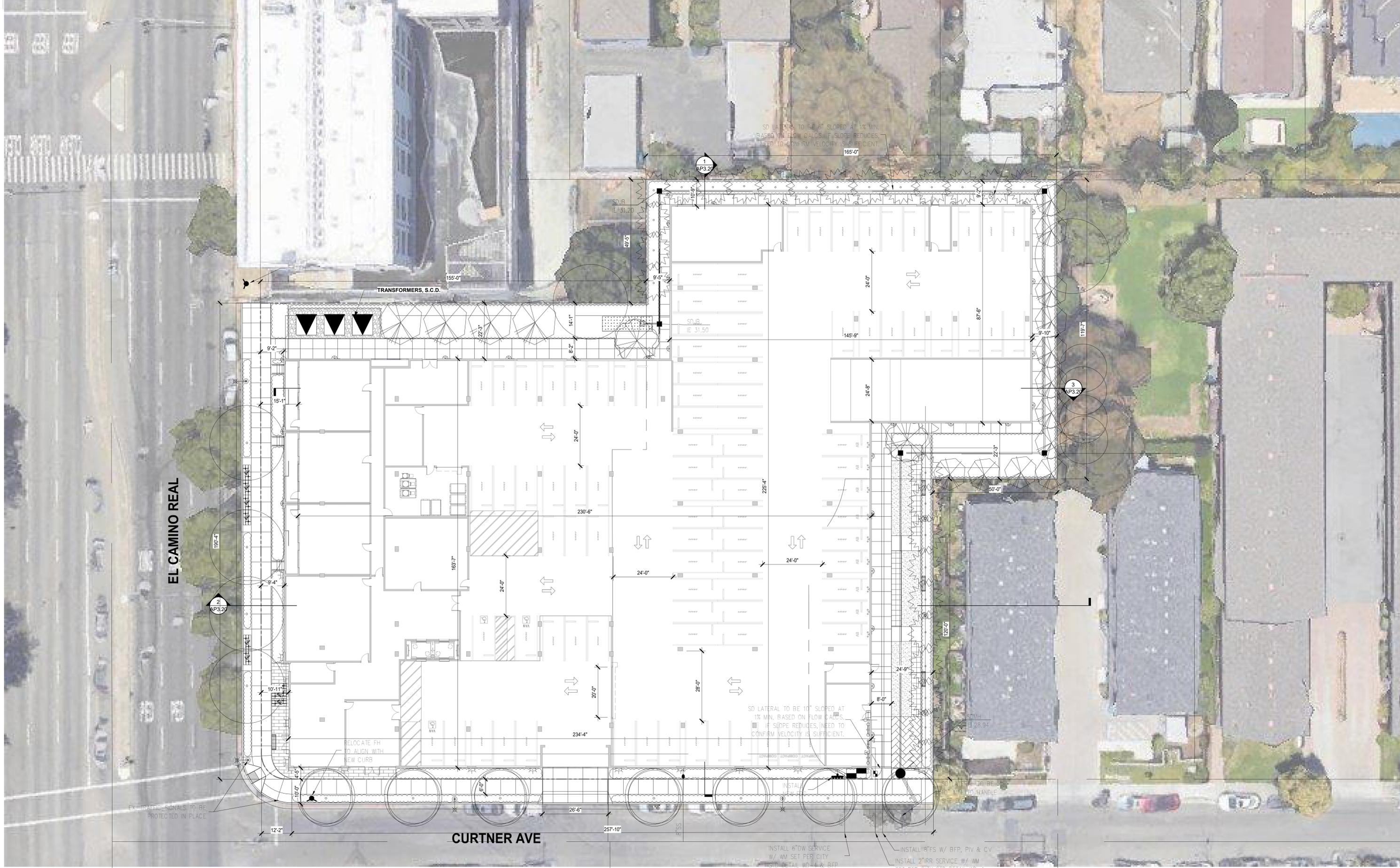
LANDSCAPE COVERAGE REQ: 30%
 LANDSCAPE COVERAGE PROV: 23%



LOT COVERAGE DIAGRAM

1/16"=1'-0"

AP0.12



EL CAMINO REAL

TRANSFORMERS, S.C.D.

CURTNER AVE



SITE PLAN

1/16"=1'-0"

AP1.00



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



FLOOR 1

1/16"=1'-0"

AP2.01



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



FLOOR 2

1/16"=1'-0"

AP2.02



EL CAMINO REAL

CURTNER 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



FLOOR 3

1/16"=1'-0"

AP2.03



EL CAMINO REAL

CURTNER 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



FLOOR 4

1/16"=1'-0"

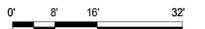
AP2.04



EL CAMINO REAL

CURTNER 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



FLOOR 5

1/16"=1'-0"

AP2.05



EL CAMINO REAL

CURTNER 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



FLOOR 6

1/16"=1'-0"

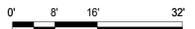
AP2.06



EL CAMINO REAL

CURTNER AVE

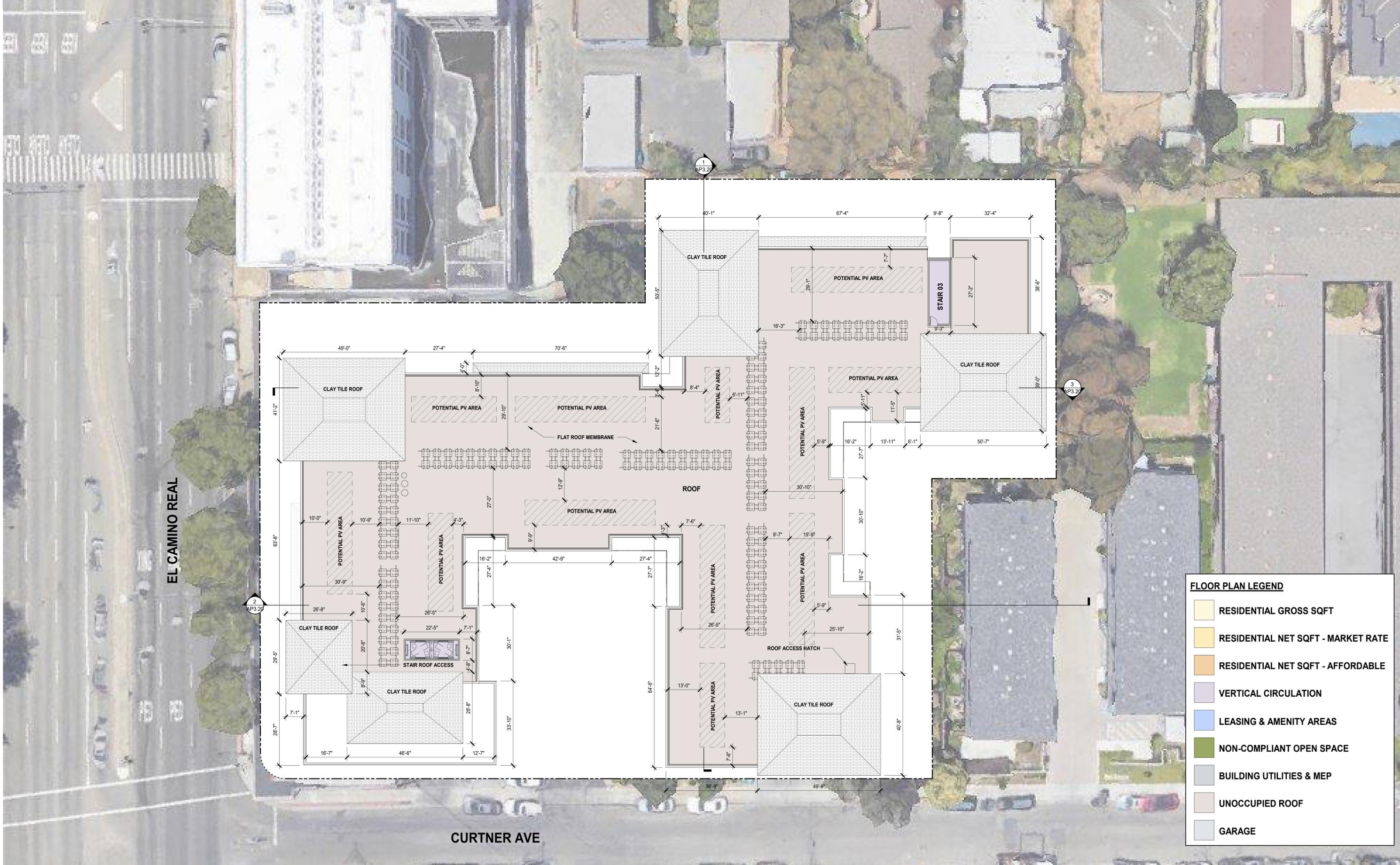
FLOOR PLAN LEGEND	
	RESIDENTIAL GROSS SQFT
	RESIDENTIAL NET SQFT - MARKET RATE
	RESIDENTIAL NET SQFT - AFFORDABLE
	VERTICAL CIRCULATION
	LEASING & AMENITY AREAS
	NON-COMPLIANT OPEN SPACE
	BUILDING UTILITIES & MEP
	UNOCCUPIED ROOF
	GARAGE



FLOOR 7

1/16"=1'-0"

AP2.07



EL CAMINO REAL

CURTNER 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



1/16"=1'-0"

ROOF

AP2.08



METAL AWNING 9



FOAM TRIM 8



CLAY TILE ROOF 7



METAL RAILING 6



GARAGE SCREEN 5



STUCCO OFF WHITE 4



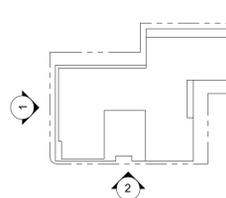
STUCCO WHITE 3



STUCCO GREY 2



CAST STONE 1



KEY PLAN



ELEVATIONS



1/16" = 1'-0"

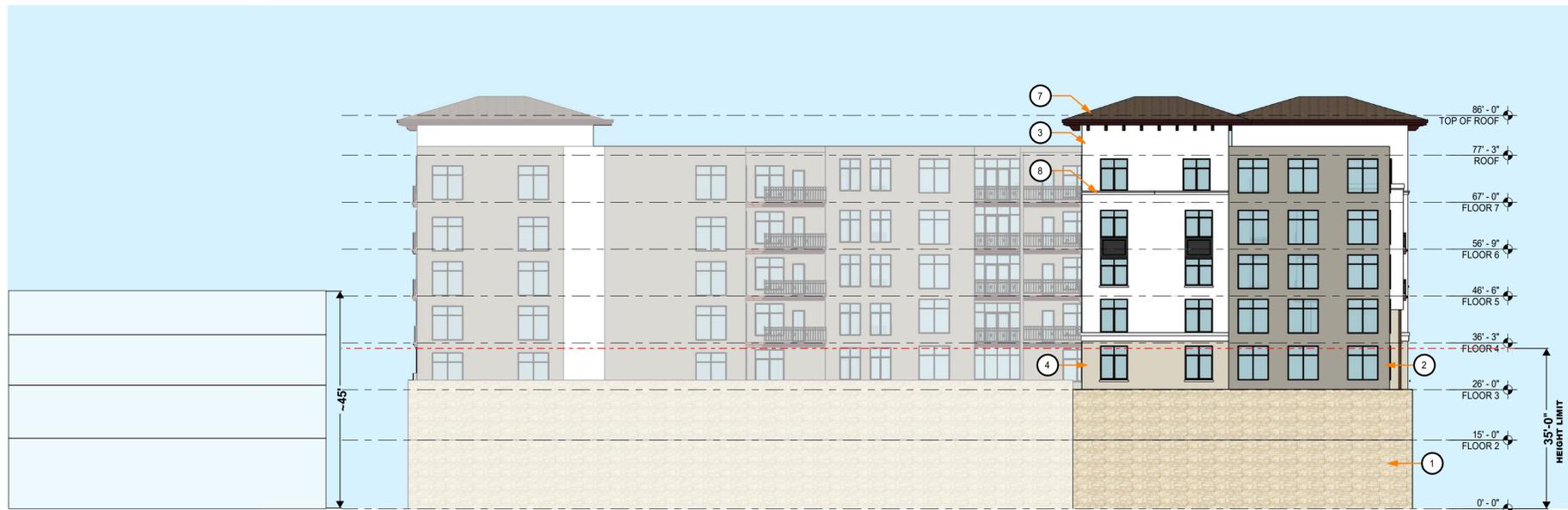
AP3.00

JULY 25, 2024



PLANNING ELEVATION - NORTH 2

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



PLANNING ELEVATION - EAST 1

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



METAL AWNING 9



FOAM TRIM 8



CLAY TILE ROOF 7



METAL RAILING 6



GARAGE SCREEN 5



STUCCO OFF WHITE 4



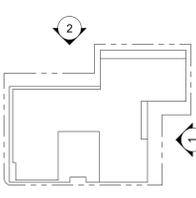
STUCCO WHITE 3



STUCCO GREY 2



CAST STONE 1



KEY PLAN

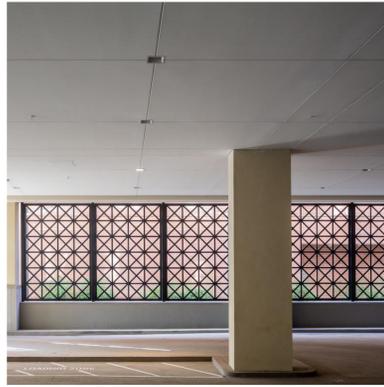


ELEVATIONS

1/16" = 1'-0"

AP3.01

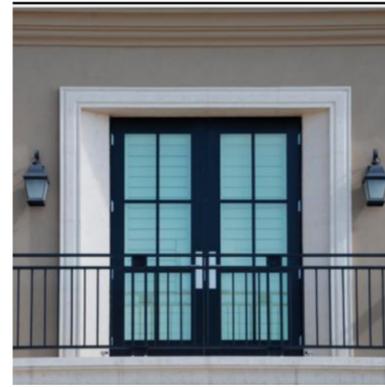
JULY 25, 2024



GARAGE SCREEN



ALUMINUM STOREFRONTS



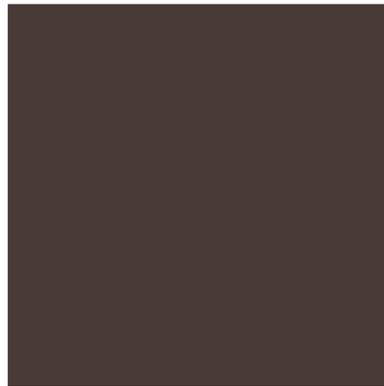
METAL RAILING BALCONIES



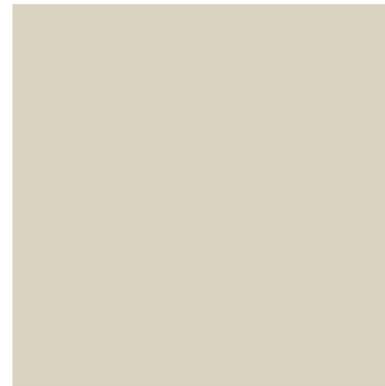
ROOF DETAIL



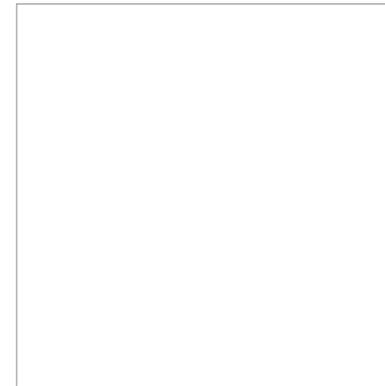
METAL AWNINGS



**WINDOWS & STOREFRONTS
BRONZE**



PAINT COLOR - OFF WHITE



PAINT COLOR - WHITE



PAINT COLOR - GREY



FOAM TRIM



CLAY TILE ROOF



**PAINTED STUCCO
(SAND FINISH)**



CAST STONE



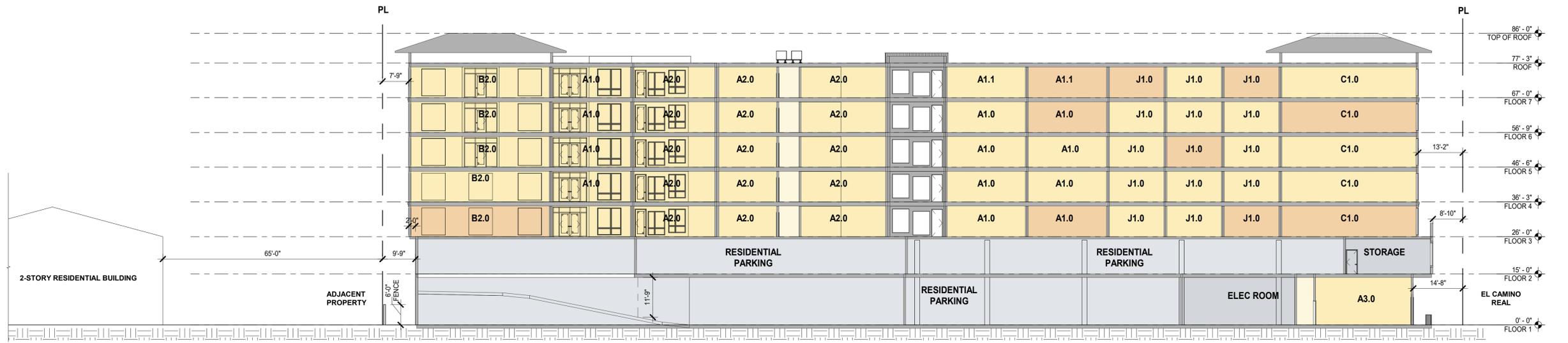
MATERIAL BOARD



1/16"=1'-0"

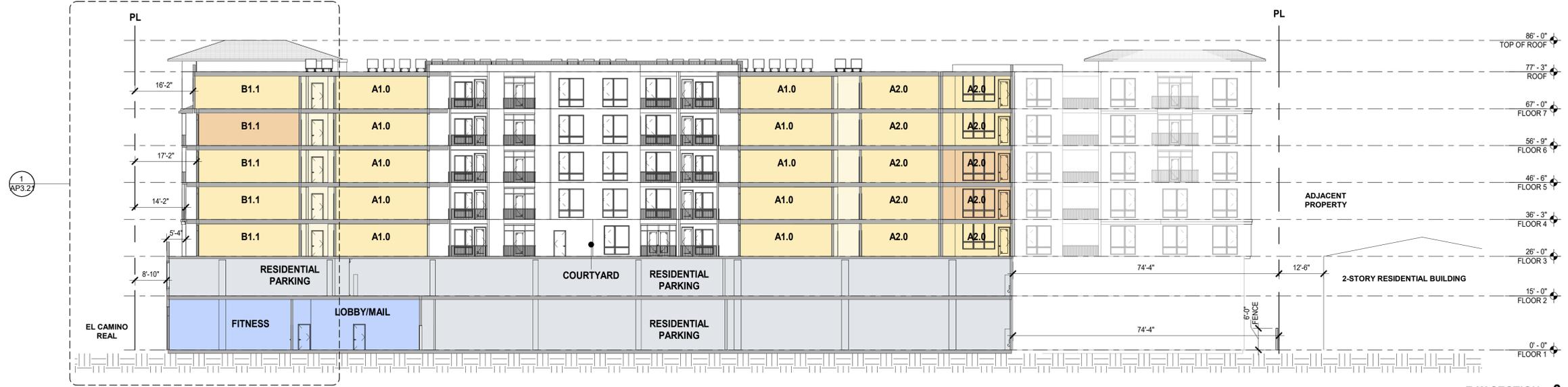
AP3.10

JULY 25, 2024



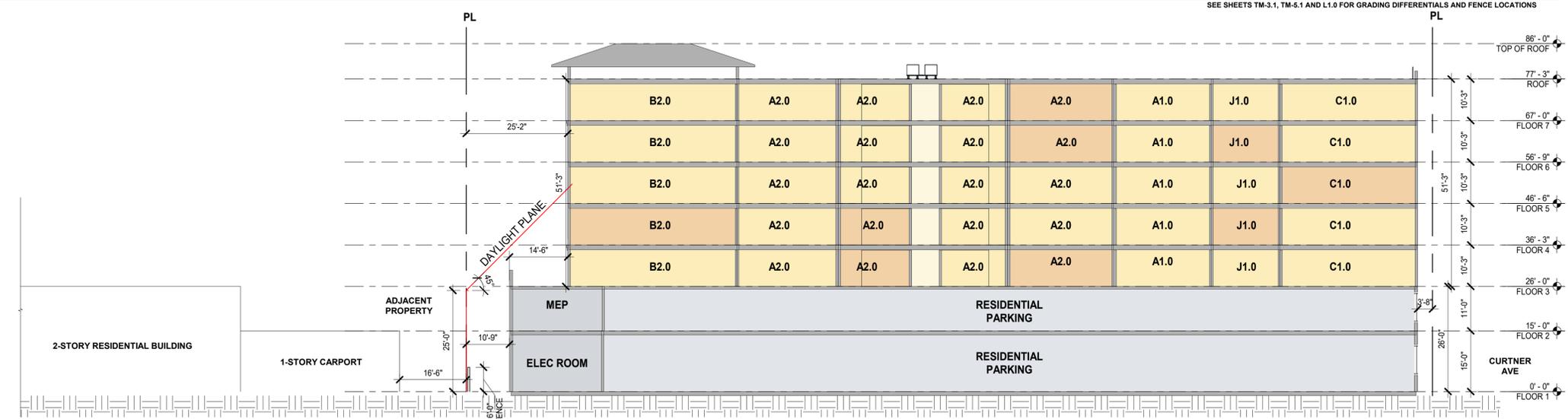
E-W SECTION THRU RAMP 3

SEE SHEETS TM-3.1, TM-5.1 AND L1.0 FOR GRADING DIFFERENTIALS AND FENCE LOCATIONS



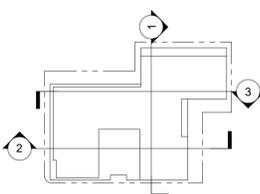
E-W SECTION 2

SEE SHEETS TM-3.1, TM-5.1 AND L1.0 FOR GRADING DIFFERENTIALS AND FENCE LOCATIONS



N-S SECTION 1

SEE SHEETS TM-3.1, TM-5.1 AND L1.0 FOR GRADING DIFFERENTIALS AND FENCE LOCATIONS



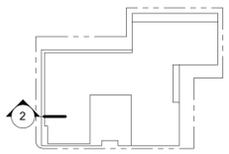
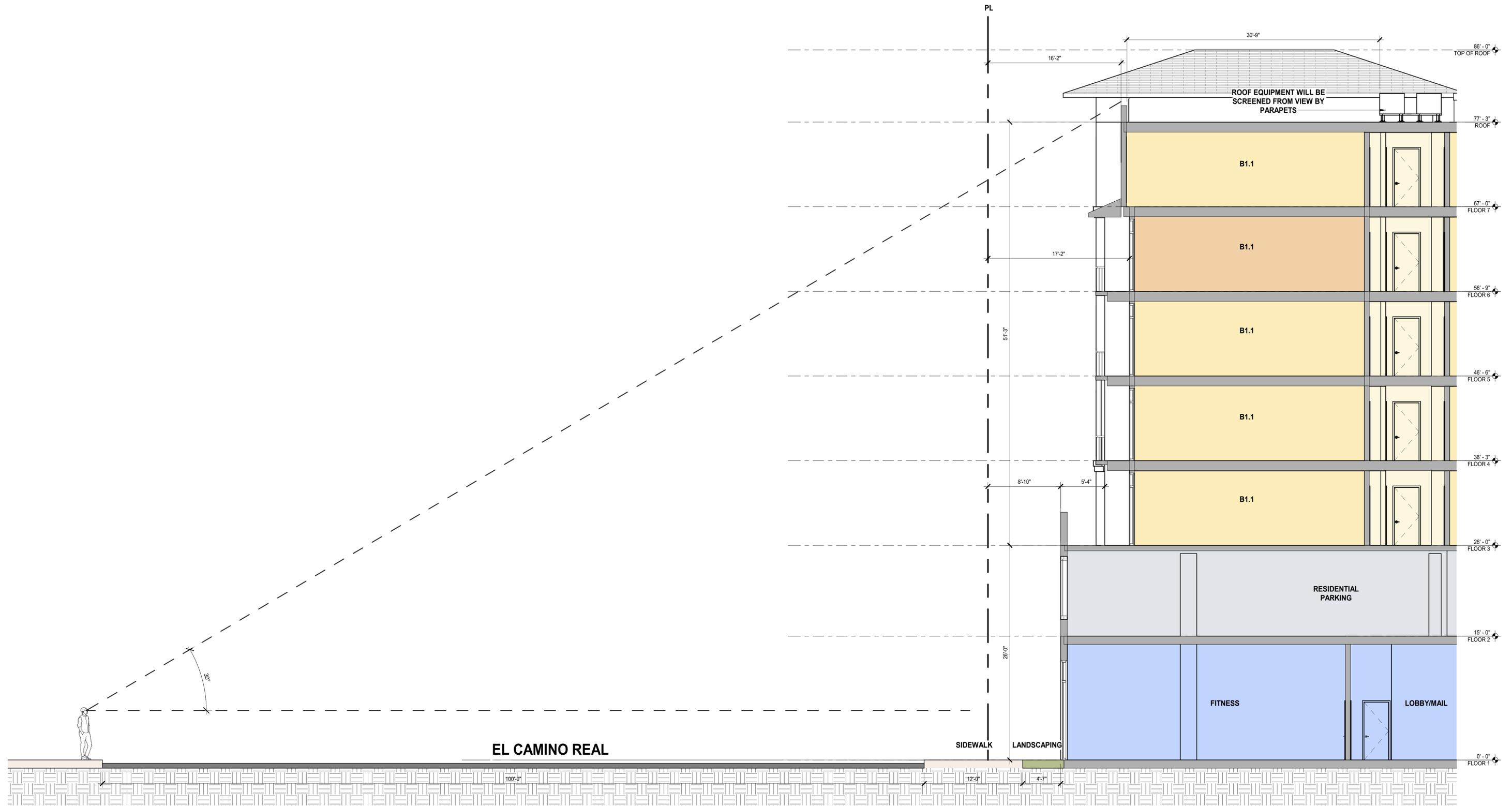
KEY PLAN



SECTIONS

1/16"=1'-0"

AP3.20



KEY PLAN



DIAGRAMATIC WALL SECTION

1/16"=1'-0"

AP3.21



3D VIEW

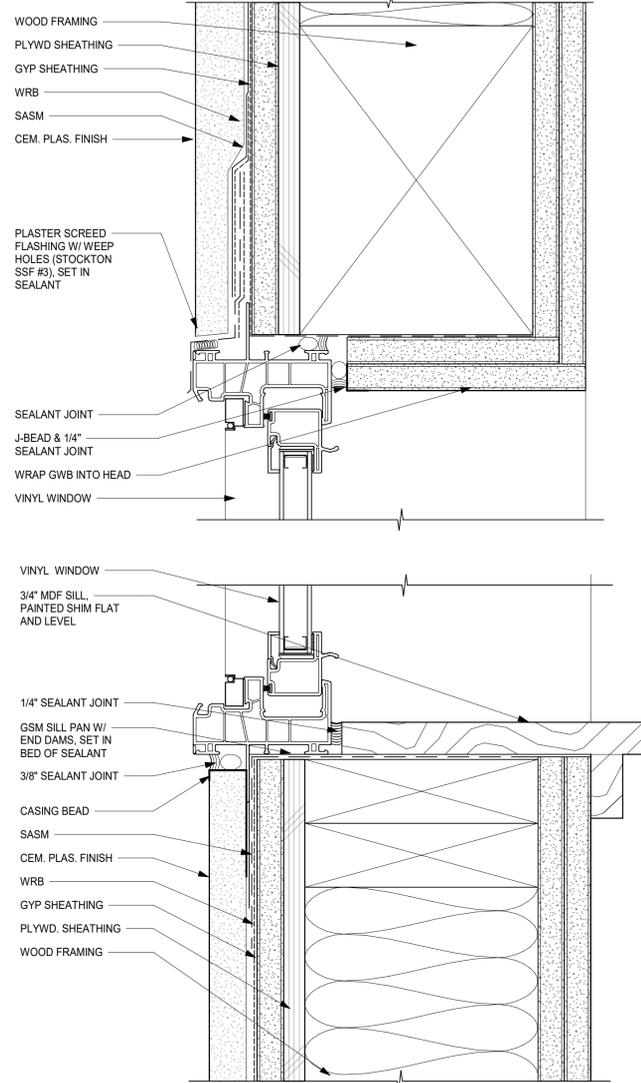
1/16"=1'-0"

AP3.31

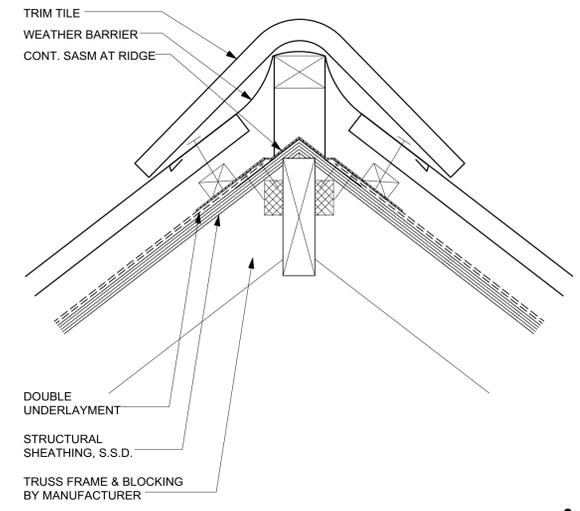
JULY 25, 2024



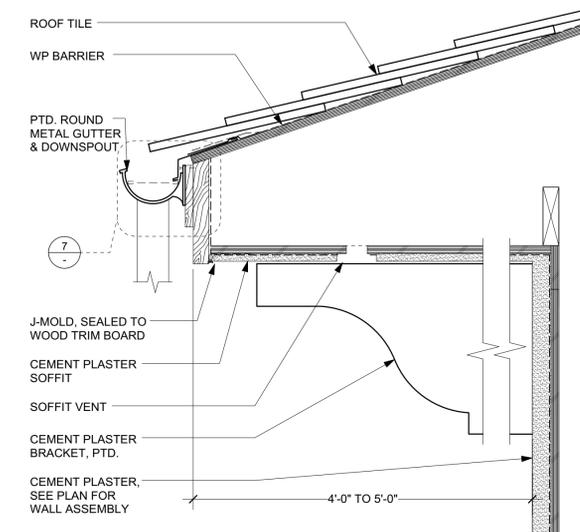
PARTIAL ELEVATION 7



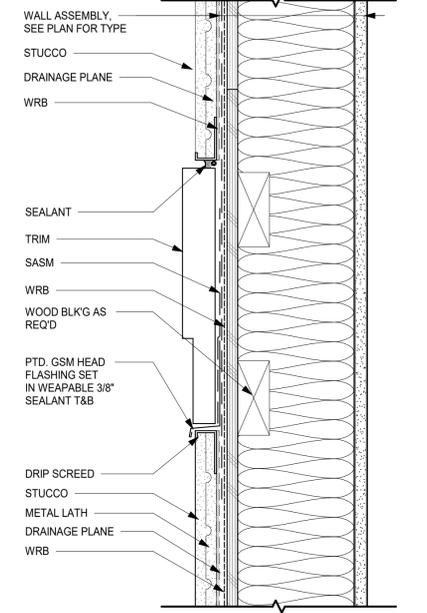
VINYL WINDOW @ PLASTER/STONE SIM. 3
6" = 1'-0"



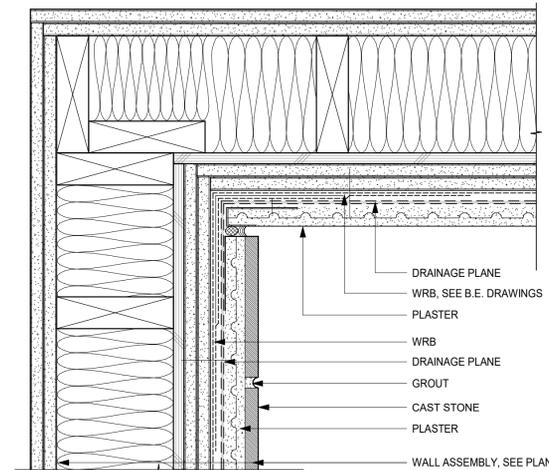
RIDGE DETAIL 6
3" = 1'-0"



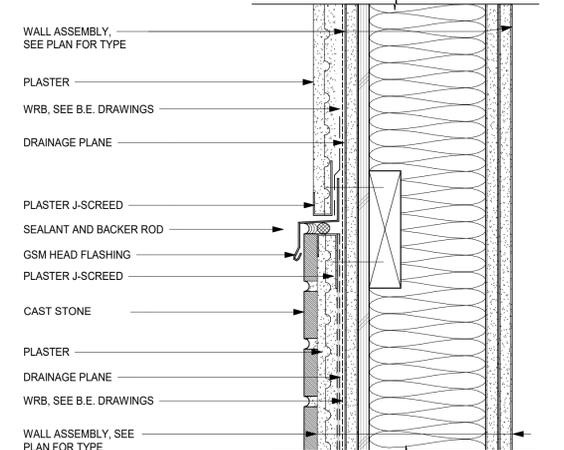
EAVE SECTION 5
1 1/2" = 1'-0"



HORIZONTAL TRANSITION @ FOAM TRIM 4
3" = 1'-0"

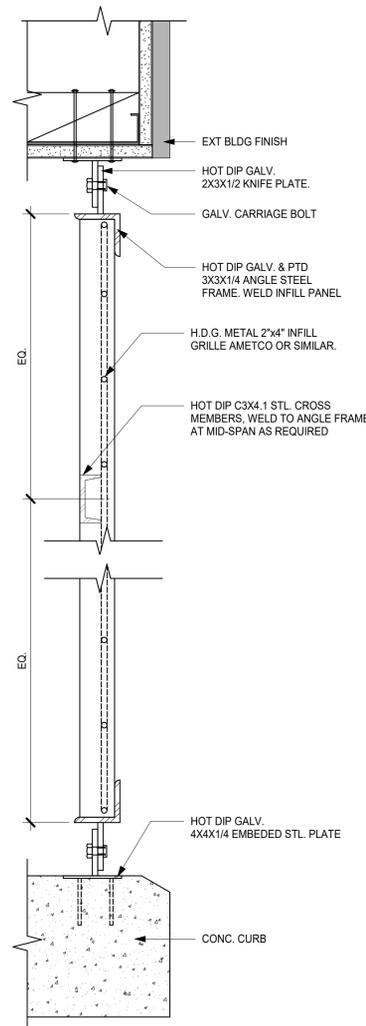


INSIDE CORNER - CAST STONE TO PLASTER 2
3" = 1'-0"

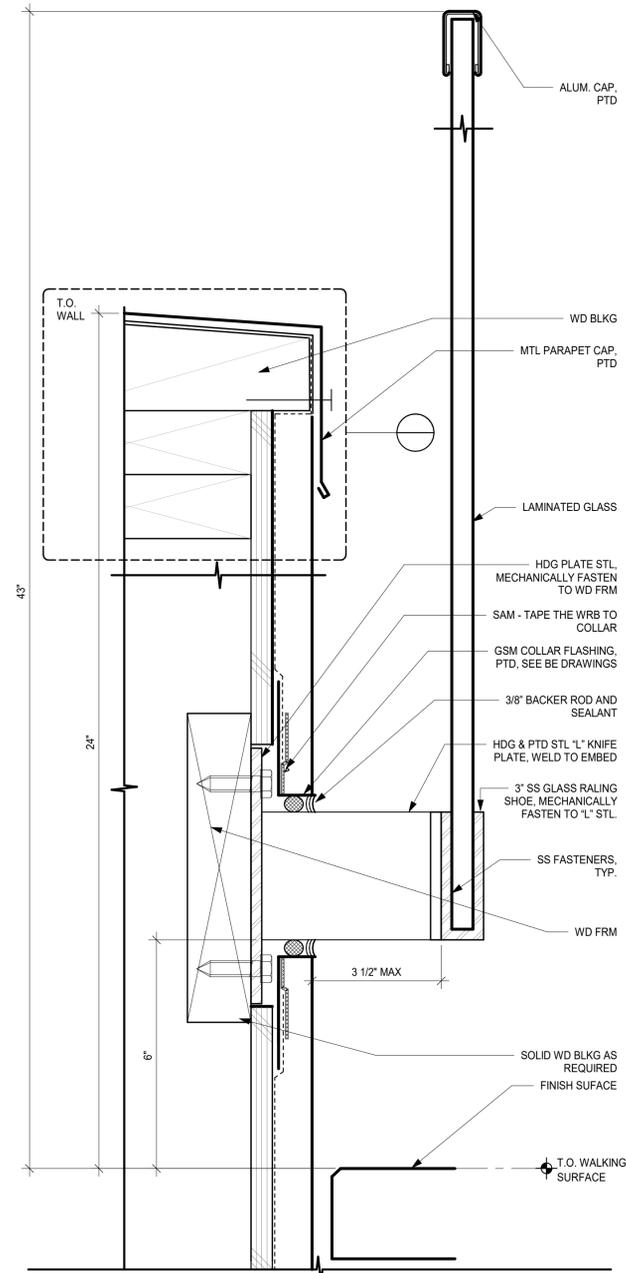


HORIZONTAL JOINT - PLASTER TO CAST STONE 1
3" = 1'-0"

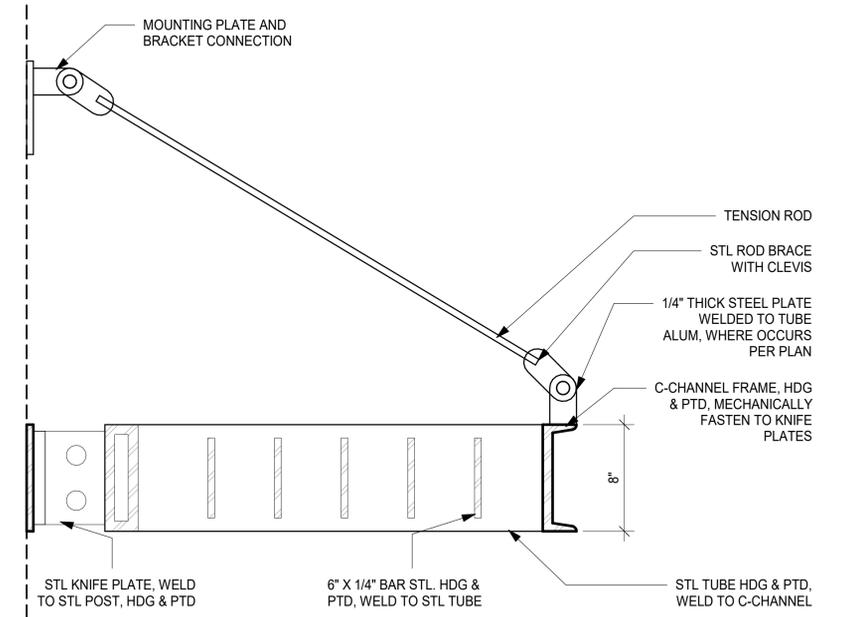




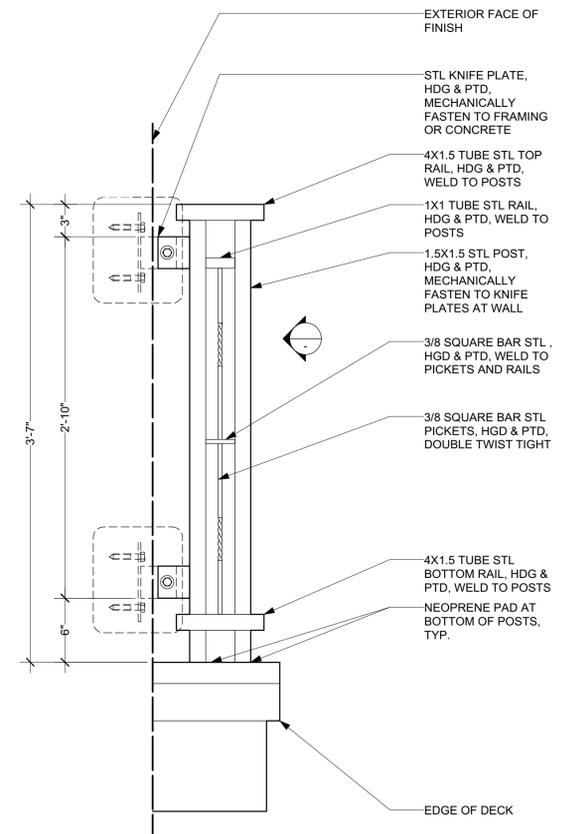
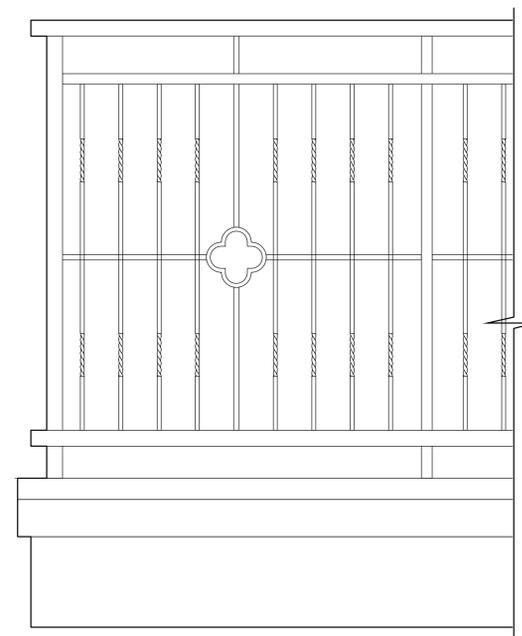
GARAGE GRILLE DETAIL 3
3" = 1'-0"



GLASS RAILING @ COURTYARD DETAIL 2
6" = 1'-0"

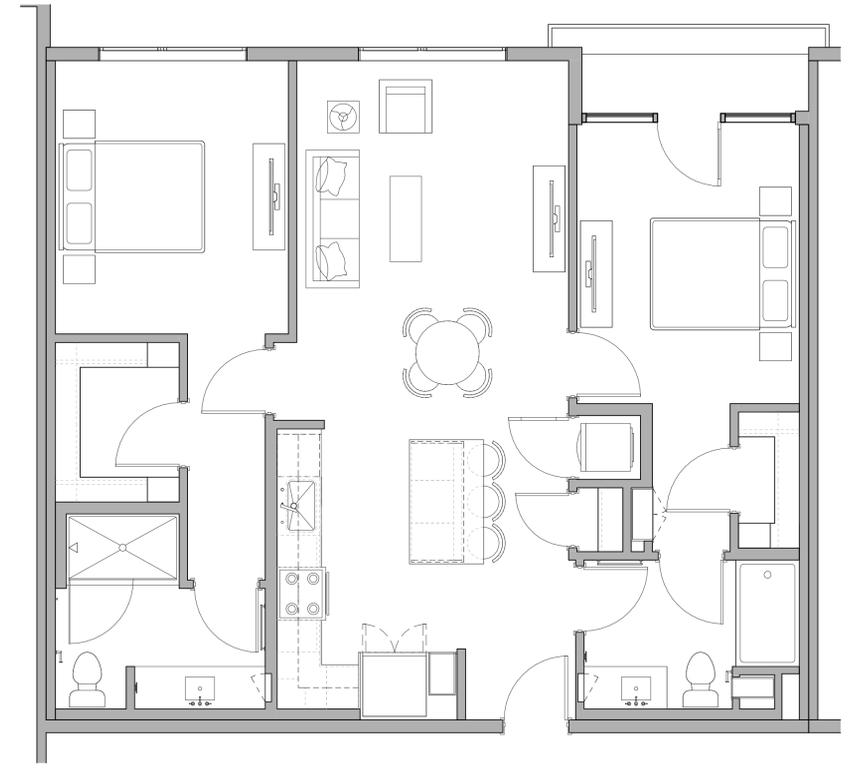


STEEL AWNING DETAIL 4
NTS

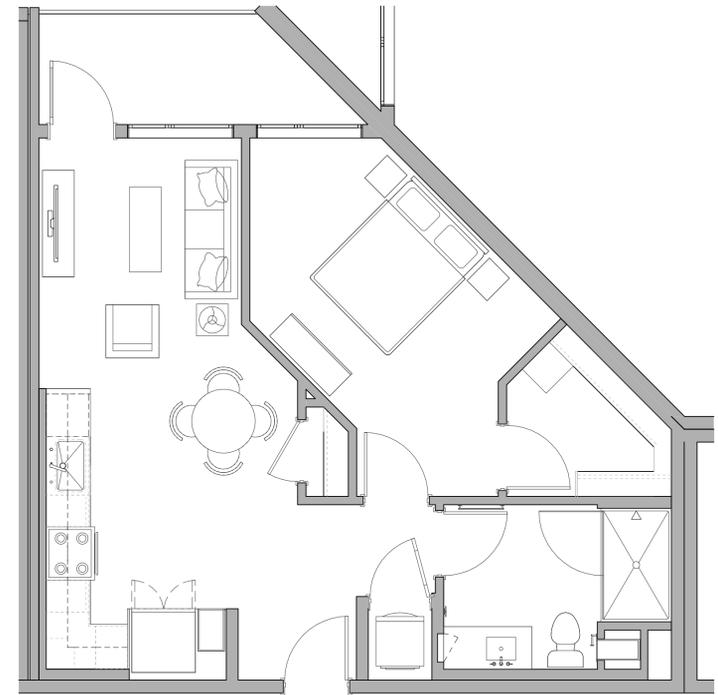


UNIT GUARDRAIL DETAILS 1
1 1/2" = 1'-0"

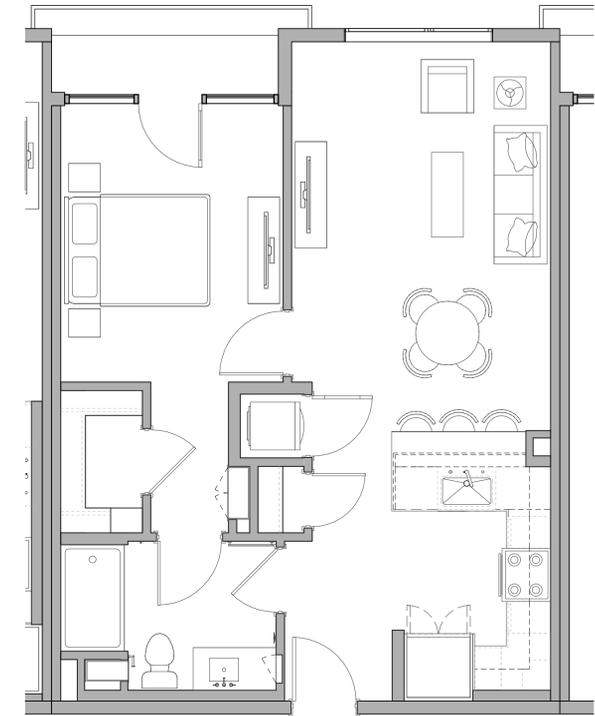




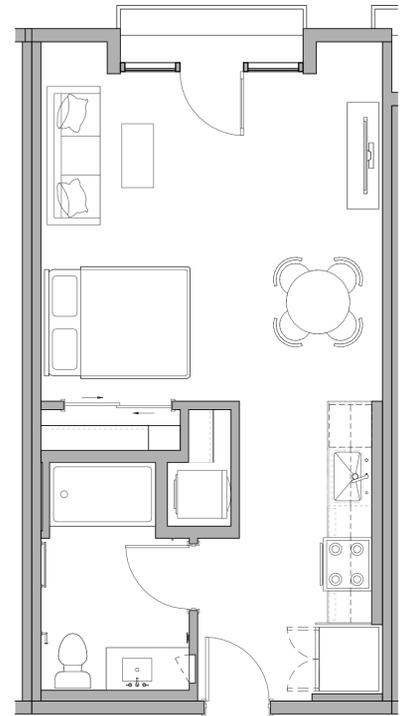
B1.0 UNIT PLAN 4
1/4" = 1'-0"



A2.0 UNIT PLAN 3
1/4" = 1'-0"



A1.0 UNIT PLAN 2
1/4" = 1'-0"



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

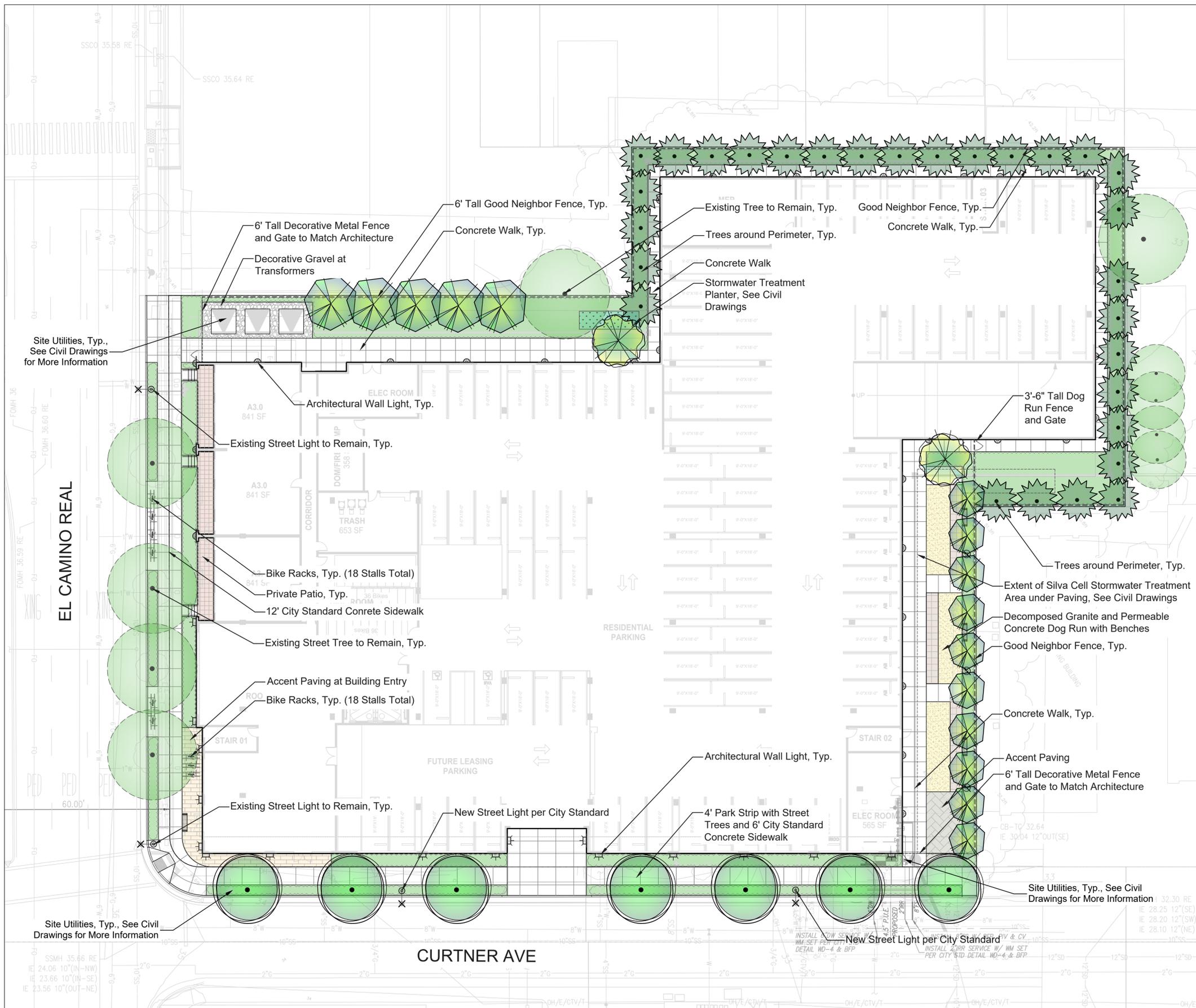


TYP UNIT PLANS

1/4"=1'-0"

AP4.02

JULY 25, 2024



Site Utilities, Typ., See Civil Drawings for More Information

6' Tall Decorative Metal Fence and Gate to Match Architecture

Decorative Gravel at Transformers

Architectural Wall Light, Typ.

Existing Street Light to Remain, Typ.

Bike Racks, Typ. (18 Stalls Total)

Private Patio, Typ.

12' City Standard Concrete Sidewalk

Existing Street Tree to Remain, Typ.

Accent Paving at Building Entry

Bike Racks, Typ. (18 Stalls Total)

Existing Street Light to Remain, Typ.

New Street Light per City Standard

Architectural Wall Light, Typ.

4' Park Strip with Street Trees and 6' City Standard Concrete Sidewalk

New Street Light per City Standard

Site Utilities, Typ., See Civil Drawings for More Information

Concrete Walk, Typ.

Concrete Walk, Typ.

Concrete Walk

Stormwater Treatment Planter, See Civil Drawings

Existing Tree to Remain, Typ.

Trees around Perimeter, Typ.

Good Neighbor Fence, Typ.

Concrete Walk, Typ.

3'-6" Tall Dog Run Fence and Gate

Trees around Perimeter, Typ.

Extent of Silva Cell Stormwater Treatment Area under Paving, See Civil Drawings

Decomposed Granite and Permeable Concrete Dog Run with Benches

Good Neighbor Fence, Typ.

Concrete Walk, Typ.

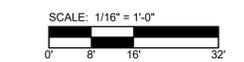
Accent Paving

6' Tall Decorative Metal Fence and Gate to Match Architecture

Site Utilities, Typ., See Civil Drawings for More Information

CURTNER AVE

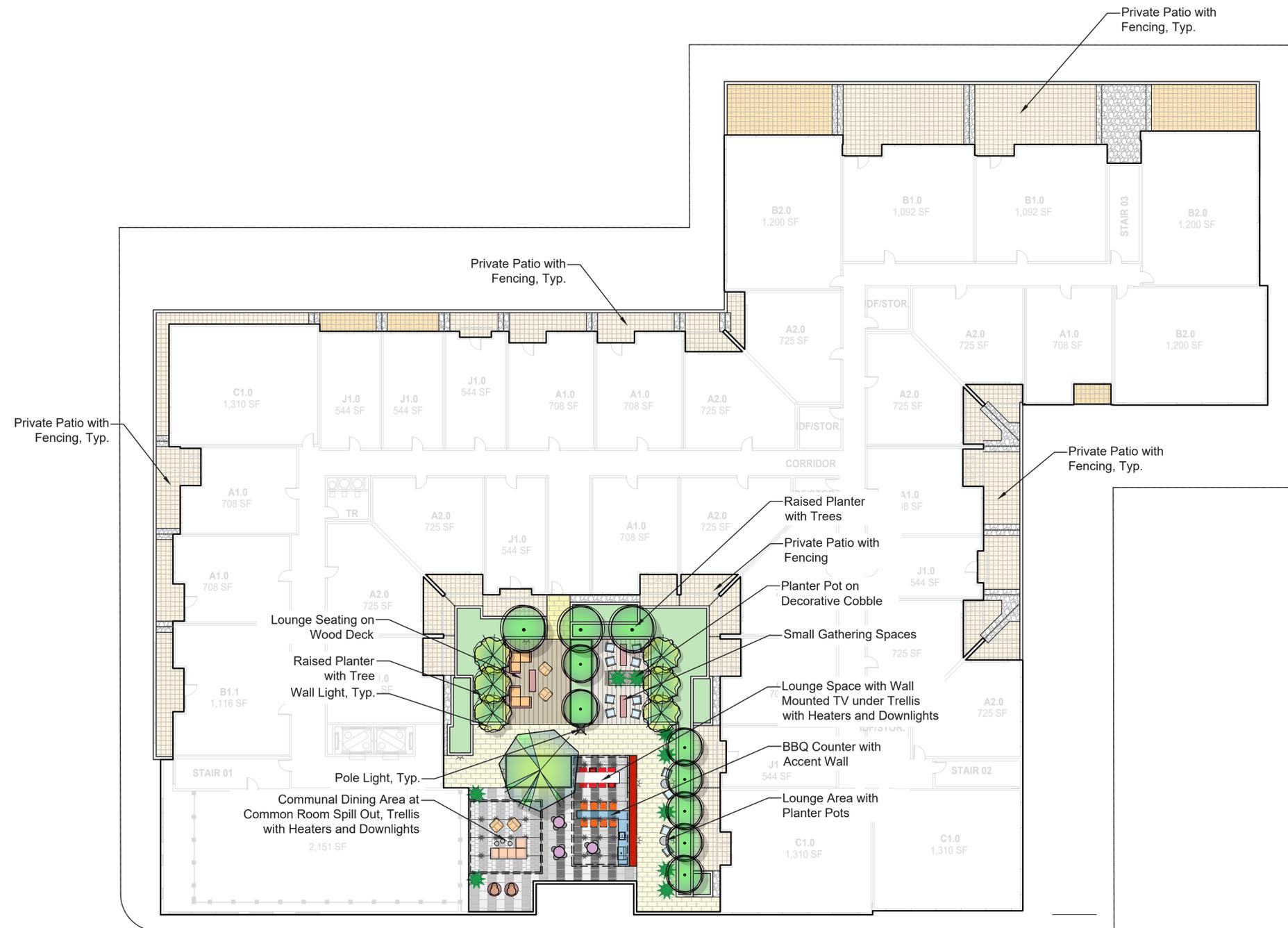
EL CAMINO REAL



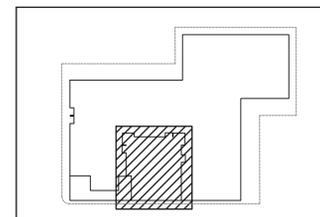
OVERALL SITE PLAN



L-1.0



KEY PLAN



SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'



PODIUM COURTYARD PLAN

L-1.1

B1.1
1,092 SF

A1.0
708 SF

STAIR 01

View Countertop

Raised Planter with Trees

String Lights

Lounge Seating on Wood Deck

CLUB ROOM
CLUB ROOM

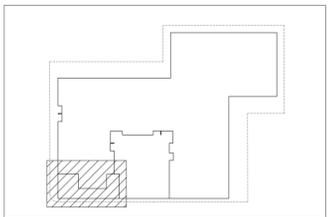
Raised Planter with Trees

Wall Lights, Typ.

Lounge Seating on Wood Deck

Raised Planter with Trees

KEY PLAN



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



ROOF DECK PLAN

L-1.2

SITE



6' TALL WOOD GOOD NEIGHBOR FENCE



6' TALL DECORATIVE METAL FENCE AND GATE



6' TALL DOG RUN FENCE AND GATE



BENCH



BIKE RACK



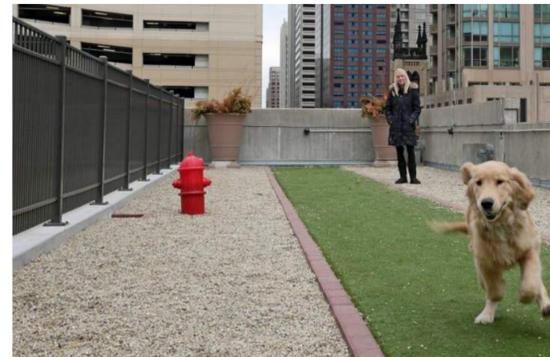
ACCENT PAVING



SCORED / COLOED CONCRETE



DECOMPOSED GRANITE



PET AREA

Forms + Surfaces PRODUCT DATA
KINGST BENCH

Kingst Benches are constructed from reinforced, outdoor construction, and high performance green materials. Benches and backrests designs feature all aluminum frames with weathered, powder-coated castles. Benches are a green-certified aluminum, FSC® 100% Curves hardwood or FSC® Recycled 100% Teak. Hardwood complete the look.

MATERIAL & CONSTRUCTION DETAILS

Frame

- *Frame is made of cast aluminum. Cast frame design is constructed from extruded aluminum (6061-T6).
- *Castings are made in the USA.
- *Castings are powder-coated in a variety of colors.
- *Castings are powder-coated in a variety of colors.
- *Castings are powder-coated in a variety of colors.

Backrest

- *Backrest is made of cast aluminum. Cast frame design is constructed from extruded aluminum (6061-T6).
- *Backrest is made of cast aluminum. Cast frame design is constructed from extruded aluminum (6061-T6).
- *Backrest is made of cast aluminum. Cast frame design is constructed from extruded aluminum (6061-T6).

SEATING

- *Seating is made of cast aluminum. Cast frame design is constructed from extruded aluminum (6061-T6).
- *Seating is made of cast aluminum. Cast frame design is constructed from extruded aluminum (6061-T6).
- *Seating is made of cast aluminum. Cast frame design is constructed from extruded aluminum (6061-T6).

INSTALLATION & MAINTENANCE

Installation

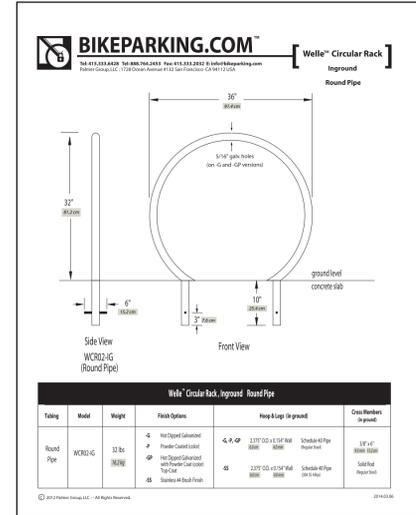
- *Bench should be installed on a flat, level surface.
- *Bench should be installed on a flat, level surface.
- *Bench should be installed on a flat, level surface.

MAINTENANCE

- *Bench should be cleaned with a soft brush and mild detergent.
- *Bench should be cleaned with a soft brush and mild detergent.
- *Bench should be cleaned with a soft brush and mild detergent.

NORMAL DIMENSIONS

MODEL	SEATING LENGTH	SEATING WIDTH	SEATING DEPTH	SEATING HEIGHT	SEATING WIDTH	SEATING DEPTH	SEATING HEIGHT
3000-0100	30"	18"	18"	18"	18"	18"	18"
3000-0100	30"	18"	18"	18"	18"	18"	18"
3000-0100	30"	18"	18"	18"	18"	18"	18"
3000-0100	30"	18"	18"	18"	18"	18"	18"
3000-0100	30"	18"	18"	18"	18"	18"	18"



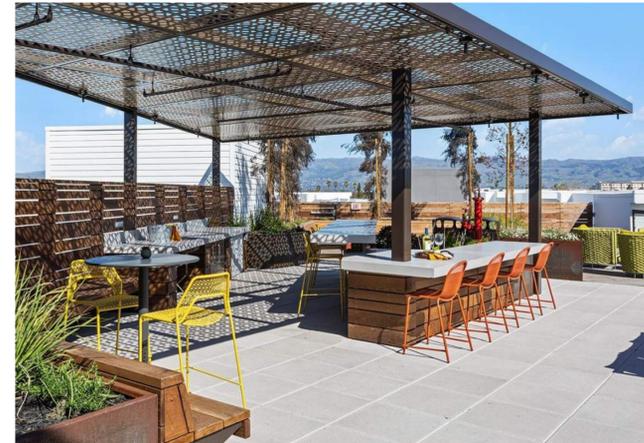
PODIUM



LOUNGE SPACE WITH TV UNDER TRELLIS



SEATING ALONG PLANTER WALL



COMMUNAL DINING & BBQ COUNTER UNDER TRELLIS



SMALL GATHERING SPACE ON WOOD DECK

ROOF



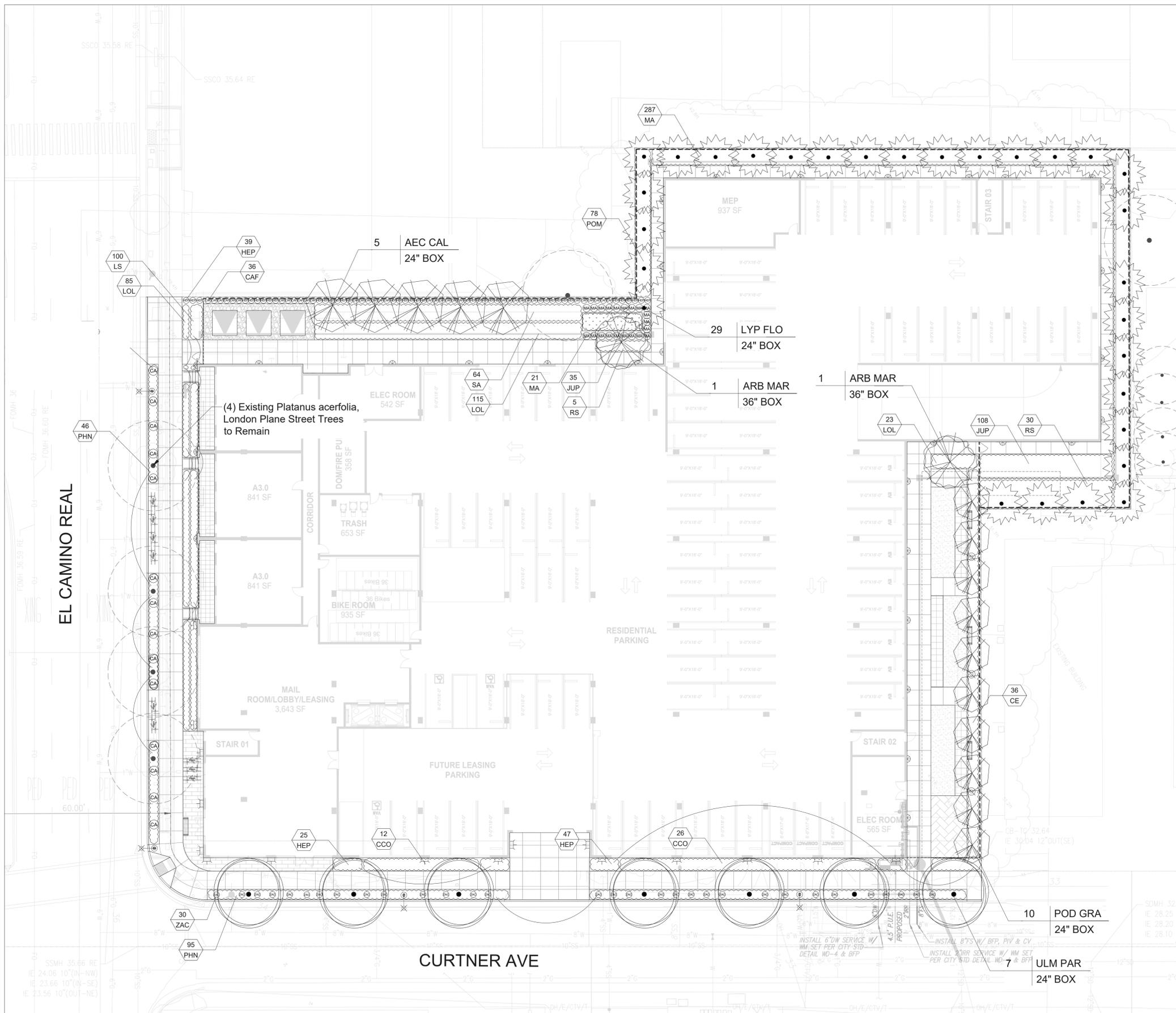
METAL PLANTER WALL WITH ACCENT TREE



DINING AREA UNDER STRING LIGHT



LOUNGE SEATING



PLANT PALETTE

TREES							
KEY	BOTANICAL NAME	COMMON NAME	COMMENTS	SIZE	WUCOLS	CA NATIVE	QTY
ACE RUB	Acer rubrum 'Armstrong'	Red Maple 'Armstrong'	Standard	36" BOX	M	No	2
ARB MAR	Arbutus 'Marina'	Marina Strawberry Tree	Multi Trunk	36" BOX	L	Yes	2
AEC CAL	Aesculus californica	California Buckeye	Standard	24" BOX	L	Yes	5
BAM GRA	Bambusa textilis gracilis	Graceful Bamboo	Standard	24" BOX	M	No	4
CER OCC	Cercis occidentalis	Western Redbud	Standard	24" BOX	L	Yes	6
MAG GEM	Magnolia grandiflora 'Little Gem'	S. Magnolia 'Little Gem'	Standard	24" BOX	M	No	5
OLE EUR	Olea europea 'Swan Hill'	Swan Hill Olive	Multi Trunk	24" BOX	L	No	2
POD GRA	Podocarpus gracilior	African Fern Pine	Standard	24" BOX	M	No	13
LYO FLO	Lyonothamnus floribundus	Catalina Ironwood	Standard	24" BOX	L	Yes	29
QUE SUB	Quercus suber	Cork Oak	Standard	36" BOX	L	No	1
ULM PAR	Ulmus parvifolia 'Drake'	Chinese Elm	Standard	24" BOX	L	No	7

Total Tree Quantity: 76
Total Native Tree Quantity: 42 (55% of Native)

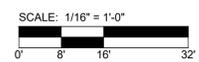
SHRUBS							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS	CA NATIVE	QTY
AS	Arctostaphylos 'Sunset'	Sunset Manzanita	30" o.c.	5 gal	L	Yes	6
AT	Asclepias tuberosa	Butterfly Weed	24" o.c.	5 gal	L	Yes	12
CA	Callistemon 'Little John'	Little John Bottlebrush	36" o.c.	5 gal	L	Yes	14
CE	Ceanothus g. h. 'Yankee Point'	Yankee Point ceanothus	48" o.c.	5 gal	L	Yes	36
CO	Coprosma 'Evening Glow'	Evening Glow Mirror Bush	48" o.c.	5 gal	M	No	4
CP	Cordyline australis 'Pink Passion'	Cabbage Tree	36" o.c.	5 gal	M	No	9
HA	Heteromeles arbutifolia 'Davis Gold'	Toyon	48" o.c.	5 gal	L	Yes	2
HY	Hypericum scouleri	Scouler's St. Johnswort	36" o.c.	5 gal	L	Yes	15
LS	Lupinus succulentus	Arroyo Lupine	24" o.c.	5 gal	L	Yes	144
MA	Mahonia aquifolium	Oregon Grape	30" o.c.	5 gal	L	Yes	321
PS	Penstemon heterophyllus	Foothill Penstemon	36" o.c.	5 gal	L	Yes	15
RS	Ribes sanguineum	Red Flowering Currant	48" o.c.	5 gal	L	Yes	3
RH	Rhamnus californica	Coffeeferry	48" o.c.	5 gal	L	Yes	41
SA	Salvia apiana	White Sage	36" o.c.	5 gal	L	Yes	73

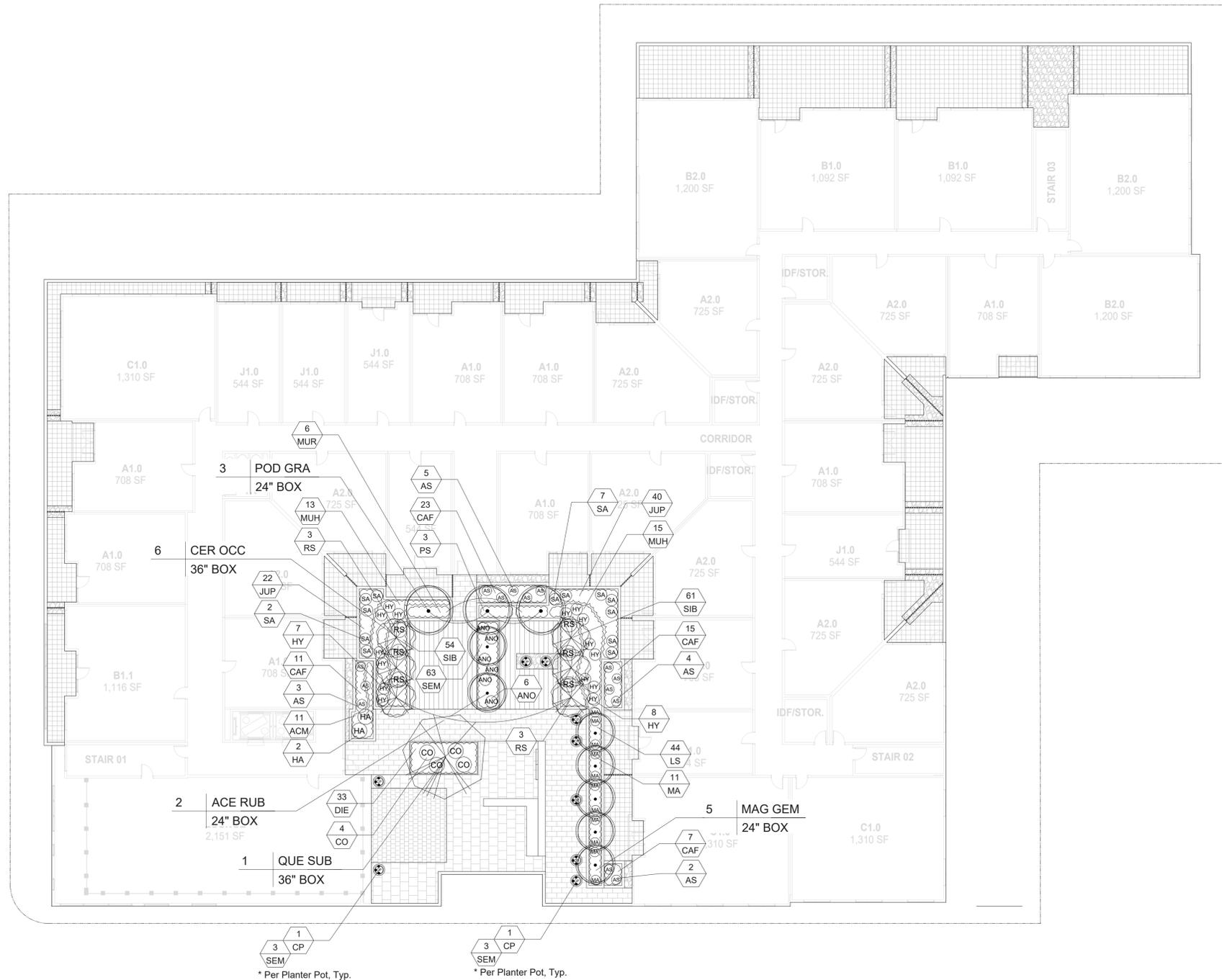
GRASSES AND PERENNIALS							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE	QTY
ACM	Achillea millefolium californica	Yarrow	30" o.c.	1 gal	L	Yes	22
ANO	Anigozanthus F. 'big Red'	Red Kangaroo Paw	36" o.c.	5 gal	L	No	10
CAF	Calamagrostis foliosa	Mendocino Reed Grass	24" o.c.	5 gal	L	Yes	92
CCO	Ceanothus concha	California Mountain Lilac	48" o.c.	5 gal	L	Yes	38
DIE	Diets bicolor	Fortnight Lily	24" o.c.	5 gal	L	No	33
DIT	Dianella tasmanica 'Variegata'	Tasman Flax Lily	18" o.c.	1 gal	M	No	111
HEP	Hesperaloe parviflora	Red Yucca	24" o.c.	5 gal	L	No	111
IRD	Iris douglasiana	Purple Douglas Iris	18" o.c.	1 gal	L	Yes	8
JUP	Juncus patens 'Elk Blue'	California Grey Rush	24" o.c.	5 gal	L	Yes	209
LOL	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	24" o.c.	5 gal	L	No	223
MUR	Muhlenbergia c. 'Regal Mist'	R. Mist Pink Muhlenbergia	42" o.c.	5 gal	L	Yes	10
MUH	Muhlenbergia Rigens	Deer Grass	42" o.c.	5 gal	L	Yes	28
PEN	Penstemon heterophyllus	Foothill Penstemon	24" o.c.	1 gal	L	Yes	3
POM	Polystichum munitum	Western Sword Fern	24" o.c.	1 gal	L	Yes	78
SIB	Sisyrinchium bellum	Blue - Eyed Grass	18" o.c.	1 gal	L	Yes	115
ZAC	Zauschneria 'Ghostly Red'	California Fuschia 'Ghostly Red'	24" o.c.	5 gal	L	Yes	30

Total Shrubs, Grasses & Perennials Quantity: 1,690
Total Native Shrubs, Grasses & Perennials Quantity: 1,286 (76% Native)

GROUNDCOVERS							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE	QTY
ERK	Erigeron karvinskianus	Santa Barbara Daisy	36" o.c.	1 gal	L	Yes	10
PHN	Phylla nodiflora	Kurapia	36" o.c.	1 gal	M	Yes	141
SEM	Senecio mandraliscae	Blue Chalk Sticks	18" o.c.	1 gal	L	No	118

Total Groundcover Quantity: 269
Total Native Groundcover Quantity: 151 (56% Native)





* Per Planter Pot, Typ.

PLANT PALETTE

TREES							
KEY	BOTANICAL NAME	COMMON NAME	COMMENTS	SIZE	WUCOLS	CA NATIVE	QTY
ACE RUB	Acer rubrum 'Armstrong'	Red Maple 'Armstrong'	Standard	36" BOX	M	No	2
ARB MAR	Arbutus 'Marina'	Marina Strawberry Tree	Multi Trunk	36" BOX	L	Yes	2
AEC CAL	Aesculus californica	California Buckeye	Standard	24" BOX	L	Yes	5
BAM GRA	Bambusa textilis gracilis	Graceful Bamboo	Standard	24" BOX	M	No	4
CER OCC	Cercis occidentalis	Western Redbud	Standard	24" BOX	L	Yes	6
MAG GEM	Magnolia grandiflora 'Little Gem'	S. Magnolia 'Little Gem'	Standard	24" BOX	M	No	5
OLE EUR	Olea europea 'Swan Hill'	Swan Hill Olive	Multi Trunk	24" BOX	L	No	2
POD GRA	Podocarpus gracilior	African Fern Pine	Standard	24" BOX	M	No	13
LYO FLO	Lyonothamnus floribundus	Catalina Ironwood	Standard	24" BOX	L	Yes	29
QUE SUB	Quercus suber	Cork Oak	Standard	36" BOX	L	No	1
ULM PAR	Ulmus parvifolia 'Drake'	Chinese Elm	Standard	24" BOX	L	No	7

Total Tree Quantity: 76
Total Native Tree Quantity: 42 (55% of Native)

SHRUBS							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS	CA NATIVE	QTY
AS	Arctostaphylos 'Sunset'	Sunset Manzanita	30" o.c.	5 gal	L	Yes	6
AT	Asclepias tuberosa	Butterfly Weed	24" o.c.	5 gal	L	Yes	12
CA	Callistemon 'Little John'	Little John Bottlebrush	36" o.c.	5 gal	L	Yes	14
CE	Ceanothus g. h. 'Yankee Point'	Yankee Point ceanothus	48" o.c.	5 gal	L	Yes	36
CO	Coprosma 'Evening Glow'	Evening Glow Mirror Bush	48" o.c.	5 gal	M	Yes	4
CP	Cordylina australis 'Pink Passion'	Cabbage Tree	36" o.c.	5 gal	M	Yes	9
HA	Heteromeles arbutifolia 'Davis Gold'	Toyon	48" o.c.	5 gal	L	Yes	2
HY	Hypericum scouleri	Scouler's St. Johnswort	36" o.c.	5 gal	L	Yes	15
LS	Lupinus succulentus	Arroyo Lupine	24" o.c.	5 gal	L	Yes	144
MA	Mahonia aquifolium	Oregon Grape	30" o.c.	5 gal	L	Yes	321
PS	Penstemon heterophyllus	Foothill Penstemon	36" o.c.	5 gal	L	Yes	3
RS	Ribes sanguineum	Red Flowering Currant	48" o.c.	5 gal	L	Yes	3
RH	Rhamnus californica	Coffeeferry	48" o.c.	5 gal	L	Yes	41
SA	Salvia apiana	White Sage	36" o.c.	5 gal	L	Yes	73

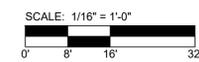
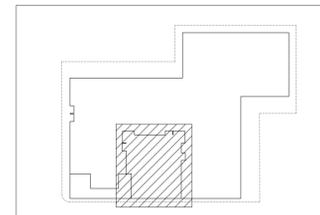
GRASSES AND PERENNIALS							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE	QTY
ACM	Achillea millefolium californica	Yarrow	30" o.c.	1 gal	L	Yes	22
ANO	Anigozanthus F. 'big Red'	Red Kangaroo Paw	36" o.c.	5 gal	L	Yes	10
CAF	Calamagrostis foliosa	Mendocino Reed Grass	24" o.c.	5 gal	L	Yes	92
CCO	Ceanothus concha	California Mountain Lilac	48" o.c.	5 gal	L	Yes	38
DIE	Dietes bicolor	Fortnight Lily	24" o.c.	5 gal	L	Yes	33
DIT	Dianella tasmanica 'Variegata'	Tasman Flax Lily	18" o.c.	1 gal	M	Yes	111
HEP	Hesperaloe parviflora	Red Yucca	24" o.c.	5 gal	L	Yes	8
IRD	Iris douglasiana	Purple Douglas Iris	18" o.c.	1 gal	L	Yes	8
JUP	Juncus patens 'Elk Blue'	California Grey Rush	24" o.c.	5 gal	L	Yes	209
LOL	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	24" o.c.	5 gal	L	Yes	223
MUR	Muhlenbergia c. 'Regal Mist'	R. Mist Pink Muhlenbergia	42" o.c.	5 gal	L	Yes	10
MUH	Muhlenbergia Rigens	Deer Grass	42" o.c.	5 gal	L	Yes	28
PEN	Penstemon heterophyllus	Foothill Penstemon	24" o.c.	1 gal	L	Yes	3
POM	Polystichum munitum	Western Sword Fern	24" o.c.	1 gal	L	Yes	78
SIB	Sisyrinchium bellum	Blue - Eyed Grass	18" o.c.	1 gal	L	Yes	115
ZAC	Zauschneria 'Ghostly Red'	California Fuschia 'Ghostly Red'	24" o.c.	5 gal	L	Yes	30

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Total Native Shrubs, Grasses & Perennials Quantity: 1,286 (76% Native)

GROUNDCOVERS							
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ERK	Erigeron karvinskianus	Santa Barbara Daisy	36" o.c.	1 gal	L	Yes	10
PHN	Phyla nodiflora	Kurapia	36" o.c.	1 gal	M	Yes	141
SEM	Senecio mandraliscae	Blue Chalk Sticks	18" o.c.	1 gal	L	Yes	118

Total Groundcover Quantity: 269
Total Native Groundcover Quantity: 151 (56% Native)

KEY PLAN



PODIUM COURTYARD PLANTING PLAN

L-2.2

B1.1
1,092 SF

A1.0
708 SF

STAIR 01

4 BAM GRA
25 Gal

CLUB ROOM
695 SF

2 OLE EUR
24" Box

PLANT PALETTE

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BAM GRA	Bambusa textilis gracilis	Graceful Bamboo	Standard	24" BOX	M	No	4
CER OCC	Cercis occidentalis	Western Redbud	Standard	24" BOX	L	Yes	6
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POD GRA	Podocarpus gracilior	African Fern Pine	Standard	24" BOX	M	No	13
LYO FLO	Lyonothamnus floribundus	Catalina Ironwood	Standard	24" BOX	L	Yes	29
QUE SUB	Quercus suber	Cork Oak	Standard	36" BOX	L	No	1
ULM PAR	Ulmus parvifolia 'Drake'	Chinese Elm	Standard	24" BOX	L	No	7

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CA	Callistemon 'Little John'	Little John Bottlebrush	36" o.c.	5 gal	L	Yes	14
CE	Ceanothus g. h. 'Yankee Point'	Yankee Point ceanothus	48" o.c.	5 gal	L	Yes	36
CO	Coprosma 'Evening Glow'	Evening Glow Mirror Bush	48" o.c.	5 gal	M	Yes	4
CP	Cordylone australis 'Pink Passion'	Cabbage Tree	36" o.c.	5 gal	M	Yes	9
HA	Heteromeles arbutifolia 'Davis Gold'	Toyon	48" o.c.	5 gal	L	Yes	2
HY	Hypericum scouleri	Scouler's St. Johnswort	36" o.c.	5 gal	L	Yes	15
LS	Lupinus succulentus	Arroyo Lupine	24" o.c.	5 gal	L	Yes	144
MA	Mahonia aquifolium	Oregon Grape	30" o.c.	5 gal	L	Yes	321
PS	Penstemon heterophyllus	Foothill Penstemon	36" o.c.	5 gal	L	Yes	3
RS	Ribes sanguineum	Red Flowering Currant	48" o.c.	5 gal	L	Yes	3
RH	Rhamnus californica	Coffeeferry	48" o.c.	5 gal	L	Yes	41
SA	Salvia apiana	White Sage	36" o.c.	5 gal	L	Yes	73

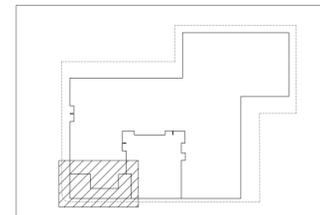
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DIT	Dianella tasmanica 'Variegata'	Tasman Flax Lily	18" o.c.	1 gal	M	Yes	111
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KEY PLAN

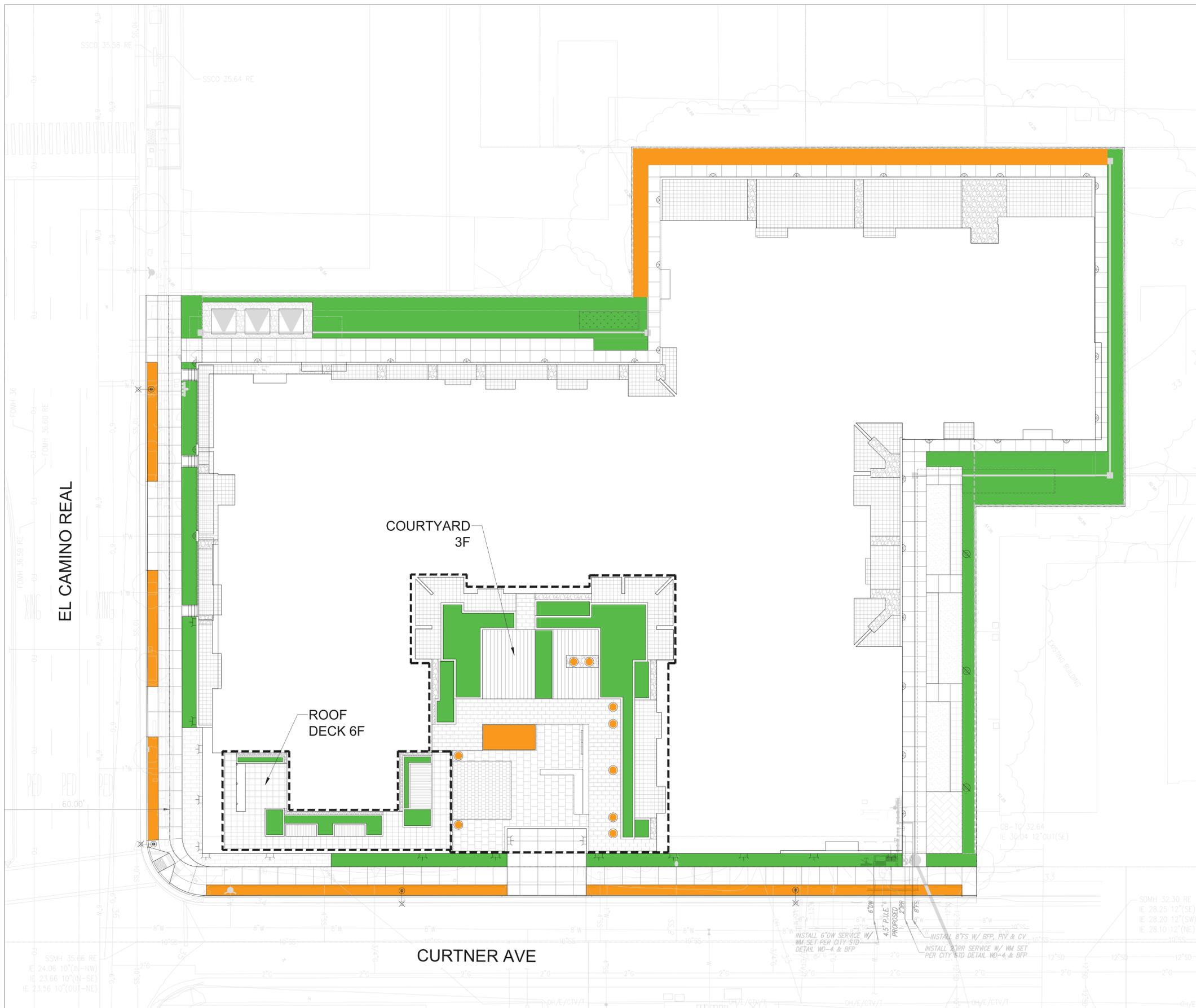


SCALE: 1/4" = 1'-0"



ROOF DECK PLANTING PLAN

L-2.3



WATER USE LEGEND

■	WUCOLS Low	6,859 sq ft
■	WUCOLS Moderate	2,439 sq ft
■	WUCOLS High	0 sq ft
■	Water Features	0 sq ft
	Special Landscape Area	0

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	6,859	2,538	67,816
Moderate Water-Use Plants	0.50	Drip	0.81	0.62	2,439	1,512	40,408
					(A)	(B)	
				Totals	9,298	4,050	108,224
Special Landscape Areas							
Water Feature					22		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	108,224
						Maximum Allowed Water Allowance (MAWA)^e	111,808

^aHydrozone #/Planting Description
 E.g.
 1.) front lawn
 2.) low water use plantings
 3.) medium water use plantings

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

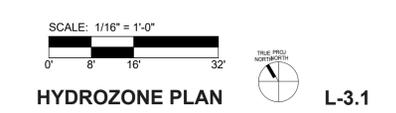
^dETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (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)	4,050
Total Area (A)	9,298
Average ETAF	0.435578619
All Landscape Areas	
Total ETAF x Area (B+D)	4,050
Total Area (A+C)	9,298
Sitewide ETAF (B+D) ÷ (A+C)	0.435578619057862



BUILDING MOUNTED WALL LIGHT, TYPE 1

M Series Cylinder

Project: _____ Type: _____

Product Code: _____ Date: _____

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.

M Series Cylinder

4" Wall Mount

PHOTOMETRY

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

Beam Angle	Zone	Lumens	Luminance %
0°	0-30	1000	100
10°	0-40	1000	100
20°	0-50	1000	100
30°	0-60	1000	100
40°	0-70	1000	100
50°	0-80	1000	100
60°	0-90	1000	100
70°	0-100	1000	100
80°	0-110	1000	100
90°	0-120	1000	100

PHOTOMETRY

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

Beam Angle	Zone	Lumens	Luminance %
0°	0-30	750	100
10°	0-40	750	100
20°	0-50	750	100
30°	0-60	750	100
40°	0-70	750	100
50°	0-80	750	100
60°	0-90	750	100
70°	0-100	750	100
80°	0-110	750	100
90°	0-120	750	100

Light Output & Distribution

Power & Controls

Emergency Lighting

BUILDING MOUNTED WALL LIGHT, TYPE 2

BEACON WALL MOUNT

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER LOGIC: _____

IP65 RATED

BEACON WALL MOUNT (BWM) - HORIZONTAL FOOTCANDLES

BWM - LED - L17 (20W) - 4000K

Mounting Height = 8 Ft. Style = S20

Horizontal Footcandles

Light Loss Factor = 100

Luminaire Lumens = 957

Maximum Calculated Value = 1034 Fc

2.7K Multiplier = .86

3K Multiplier = .81

BUG Rating = 80 U3 G1

10W Multiplier = .53

BEACON WALL MOUNT (BWM) - HORIZONTAL FOOTCANDLES

BWM - LED - L17 (20W) - 4000K

Mounting Height = 8 Ft. Style = S20

Horizontal Footcandles

Light Loss Factor = 100

Luminaire Lumens = 954

Maximum Calculated Value = 1034 Fc

2.7K Multiplier = .86

3K Multiplier = .81

BUG Rating = 80 U3 G1

10W Multiplier = .53

TEKA ILLUMINATION MADE IN THE USA

1000.4800 | INFO@TEKAILLUMINATION.COM | TEKAILLUMINATION.COM

PEDESTRIAN POLE LIGHT

Performance floodlight - Wide beam

Application: General performance floodlight with 1/2" IPS, suitable 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) A300-D aluminum alloy. High temperature silicone gasket. Silicone applied robotically to casting, plasma treated for increased adhesion.

2 1/8 stainless steel 1/2" IPS threaded nipple. Five anodized aluminum reflector surface. Silicone optic with excellent high temperature and UV stability. NEMA Hybrid Optic Lens.

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

Weight: 4.2 lbs.

EPA Effective projection area: 0.22 sq. ft.

Electrical: Operating voltage: 120-277VAC. Minimum start temperature: -20°C. LED module wattage: 16.8W. System wattage: 16.8W. Color rendering index: 90. CRI, TRAC, and EUL dimmable. Color rendering index: Ra > 90. LED service life (L70): 60,000hrs.

LED color temperature: 3000K (K3), 3500K (K3), 4000K (K3), 4700K (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 2 mil thickness. BEGA Unidraw® 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 (BK), Silver (SV), CRAL.

Performance Floodlight - Wide beam

BEGA

File: 84217K4_BEGA_IE3 ies

TEST LAB: BE_84217K4

DATE: 05/07/2019

LUMINAIRE: 84 217K4

LAMP: 16.8W LED

Characteristics

NEMA Type: 5 H x 5 V

Maximum Candela: 2370.9

Maximum Beam Angle: 48.8

Horizontal Beam Angle (50%): 15-20

Vertical Beam Angle (50%): 6-11

Horizontal Field Angle (10%): 62.0

Vertical Field Angle (10%): 30-40

Lumens Per Lamp: N/A (absolute)

Total Lamp Lumens: N/A (absolute)

Beam Lumens: 1051

Beam Efficiency: N/A

Field Lumens: 1704

Field Efficiency: N/A

Soil Lumens: 246

Luminaire Lumens: 1950

Total Efficiency: N/A

Total Luminaire Watts: 20

Ballast Factor: 1.00

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

TEKA ILLUMINATION MADE IN THE USA

1000.4800 | INFO@TEKAILLUMINATION.COM | TEKAILLUMINATION.COM

BOLLARD LIGHT

Bollard - Asymmetric

Application: Surface weather bollards for the uniform illumination of ground surfaces. The luminaires are adjustable, allowing the light distribution to be adapted to meet the requirements of the installation site.

Materials: Clear safety glass with printed optical texture. High temperature silicone gasket. Mechanically applied 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: -20°C. LED module wattage: 24.0W. System wattage: 24.0W. Color rendering index: Ra > 90. LED service life (L70): 60,000hrs.

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 2 mil thickness. BEGA Unidraw® 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 (BK), Silver (SV), CRAL.

Included (available for pre-shipment): Direct burial anchorage (includes included anchorage kit, see separate sheet), Custom finish, Marine grade undercoat, RAL finish.

BEGA

File: 84107K4.ies

TEST LAB: BE_84107K4

DATE: 02/15/2019

LUMINAIRE: 84 107K4

LAMP: 16.8W LED

Characteristics

IES Classification: Type III

Longitudinal Classification: Very Short

Lumens Per Lamp: N/A (absolute)

Total Lamp Lumens: N/A (absolute)

Beam Lumens: 2961

Beam Efficiency: N/A

Field Lumens: 111

Total Luminaire Lumens: N/A

Luminaire Efficacy Rating (LER): 111

Total Luminaire Watts: 24

Ballast Factor: 1.00

Upward Waste Light Ratio: 0.00

Max. Cd. (<90 Vert.): 280K 8 (300K, 47.5V)

Max. Cd. (<90 Vert.): 280K 8 (300K, 47.5V)

Max. Cd. (<90 Vert.): 1 (0.074lum)

Max. Cd. (<90 Vert.): 158.3 (5.94lum)

Cutoff Classification (depreciated): N/A (absolute)

BUG Rating: B0-U1-G1

TEKA ILLUMINATION MADE IN THE USA

1000.4800 | INFO@TEKAILLUMINATION.COM | TEKAILLUMINATION.COM

CATENARY LIGHT

12V Litesphere™ 2.0

Specifications:

Output - Standard Brightness	6"	12"	18"	24"	36"	48"
Lumens/l	11	4	4	4	3	2
Wattage	0.17	0.09	0.06	0.04	0.03	0.02
Maximum Electrical Run	130'	180'	230'	250'	275'	275'

Output - High Output

6"	12"	18"	24"	36"	48"	
Lumens/l	0.46	0.23	0.15	0.12	0.08	0.05
Wattage	1.92	0.96	0.64	0.48	0.32	0.24
Maximum Electrical Run	30'	57'	70'	87'	95'	102'

Output - Very High Output

6"	12"	18"	24"	36"	48"	
Lumens/l	1.80	0.92	0.60	0.45	0.30	N/A
Wattage	7.92	3.96	2.64	1.92	1.28	N/A
Maximum Electrical Run	30'	57'	70'	87'	95'	102'

Output - Based on 3000K Clear Globe

Electrical: Input Voltage: 12V DC. Power Consumption (W/LED): Standard Brightness (29), High Output (23), Very High Output (16).

Control System: Control System: 14 AWG. Dimensions: 2.3" W x 5.8" H. Socket Housing: PVC. American Wire Gauge: PE. Mounting: Surface Mount, Suspended. Operating Temperature: 20° to 50° C (4° F to 122° F). Storage Temperature: 40° 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: 3 Years.

12V Litesphere™ 2.0

Specifications:

EPA: Standard: 0.10, 0.06, 0.05, 0.04, N/A, N/A. Hal 8°: N/A, 0.53, 0.37, 0.28, N/A, N/A. Hal 15°: N/A, N/A, 0.95, 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 15°: N/A, N/A, 0.95, 0.71, N/A, N/A.

Weights: 10" ft: 0.55, 0.28, 0.24, 0.20, 0.17, 0.15. 10" ft with catenary cable: 0.55, 0.30, 0.26, 0.22, 0.19, 0.15.

Photometrics: Frosted Globe - Based on 3000K LED. Standard Brightness, High Output, Very High Output.

TEKA ILLUMINATION MADE IN THE USA

1000.4800 | INFO@TEKAILLUMINATION.COM | TEKAILLUMINATION.COM

WALL LIGHT

Recessed wall luminaire - Unshielded

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

Materials: Clear safety glass with white ceramic coating. Marine grade, copper free (0.3% copper content) A300-D aluminum alloy. BEGA Tropic® is a 3-year 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 applied stainless steel fasteners. Composite installation housing. NRTL listed to North American Standards, suitable for wet locations. Protection class IP 65.

Weight: 2.5 lbs.

Electrical: Operating voltage: 120-277VAC. Minimum start temperature: -20°C. LED module wattage: 22.0W. System wattage: 24.0W. Color rendering index: Ra > 90. LED service life (L70): 60,000hrs.

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 2 mil thickness. BEGA Unidraw® 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 (BK), Silver (SV), CRAL.

Included (available for pre-shipment): Custom finish, Fusing, Marine grade undercoat, RAL finish.

BEGA

Photometric Filename: 33159.ies

TEST LAB: BEGA

DATE: 9/20/2015

LUMINAIRE: 33 159

LAMP: 20.5W LED

Characteristics

IES Classification: N/A

Longitudinal Classification: N/A

Lumens Per Lamp: N/A

Total Lamp Lumens: N/A (absolute)

Beam Lumens: 1719

Beam Efficiency: N/A

Field Lumens: 1114

Total Luminaire Lumens: N/A

Luminaire Efficacy Rating (LER): 72

Total Luminaire Watts: 24

Ballast Factor: 1.00

Upward Waste Light Ratio: 0.00

Max. Cd. (<90 Vert.): 595.8 (0H, 90V)

Max. Cd. (<90 Vert.): 595.2 (0H, 87.5V)

Max. Cd. (<90 Vert.): 595.6 (34.7lum)

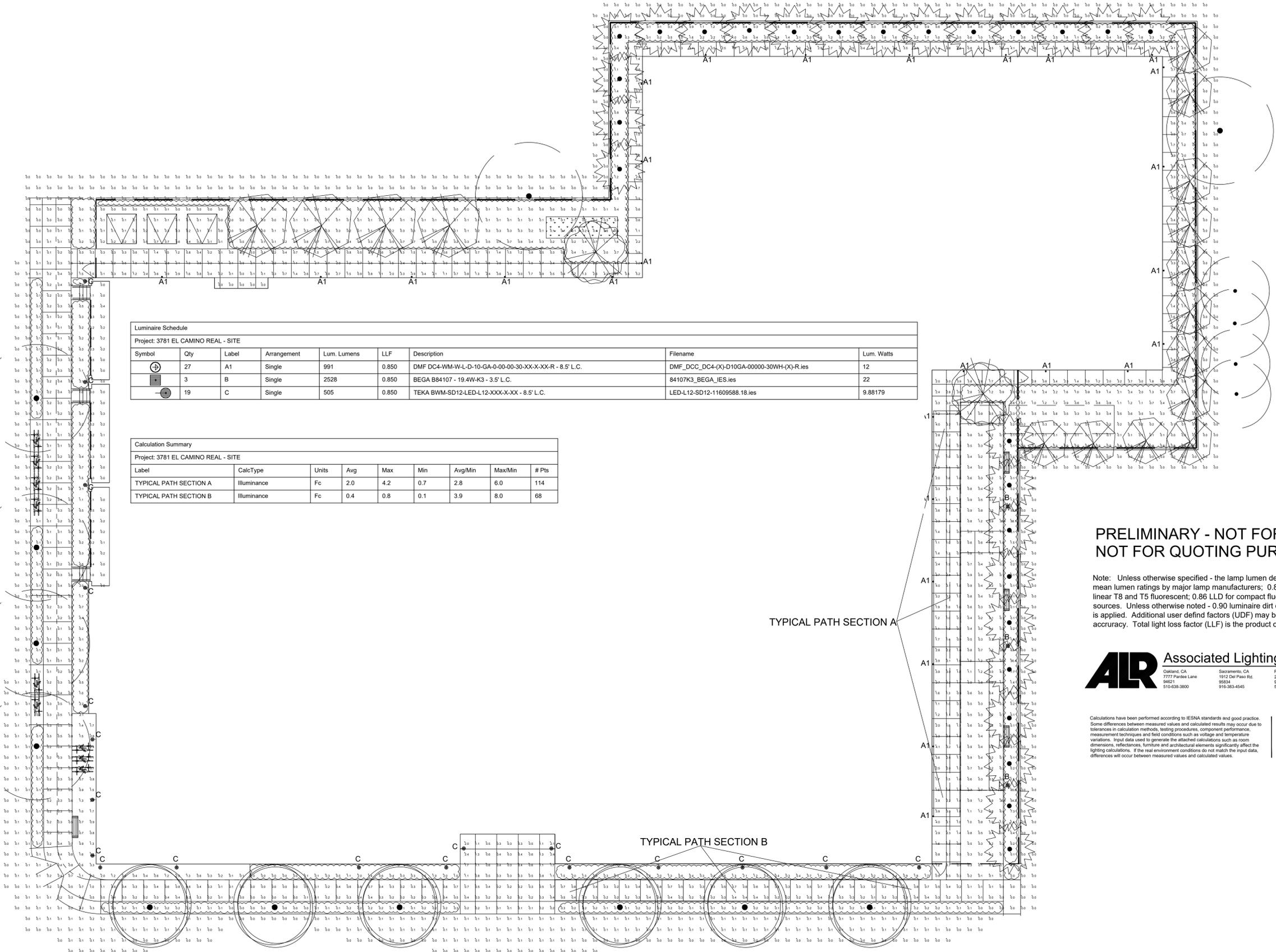
Max. Cd. (<90 Vert.): 595.2 (34.6lum)

Cutoff Classification (depreciated): N/A (absolute)

BUG Rating: B0-U4-G2

TEKA ILLUMINATION MADE IN THE USA

1000.4800 | INFO@TEKAILLUMINATION.COM | TEKAILLUMINATION.COM



Luminaire Schedule								
Project: 3781 EL CAMINO REAL - SITE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename	Lum. Watts
⊕	27	A1	Single	991	0.850	DMF DC4-WM-W-L-D-10-GA-0-00-00-30-XX-X-XX-R - 8.5' L.C.	DMF_DCC_DC4-(X)-D10GA-00000-30WH-(X)-R.ies	12
⊖	3	B	Single	2528	0.850	BEGA B84107 - 19.4W-K3 - 3.5' L.C.	B4107K3_BEGA_IES.ies	22
⊙	19	C	Single	505	0.850	TEKA BWM-SD12-LED-L12-XXX-X-XX - 8.5' L.C.	LED-L12-SD12-11609588.18.ies	9.88179

Calculation Summary								
Project: 3781 EL CAMINO REAL - SITE								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
TYPICAL PATH SECTION A	Illuminance	Fc	2.0	4.2	0.7	2.8	6.0	114
TYPICAL PATH SECTION B	Illuminance	Fc	0.4	0.8	0.1	3.9	8.0	68

**PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES**

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

ALR Associated Lighting Representatives, Inc.

Oakland, CA 7777 Paradise Lane 94621 510-638-3800	Sacramento, CA 1912 Del Paso Rd. 95834 916-363-4545	Fresno, CA 2720 North Grove 93727 509-453-0444	Reno, NV 9070 Double Diamond Pkwy. 800 C Street 95521 775-649-9770	Oregon / SW Washington 800 C Street Vancouver, WA 98660 503-944-7500
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Calculations have been performed according to IESNA standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

SCALE: NTS

FULL PLAN VIEW

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

**PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES**

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

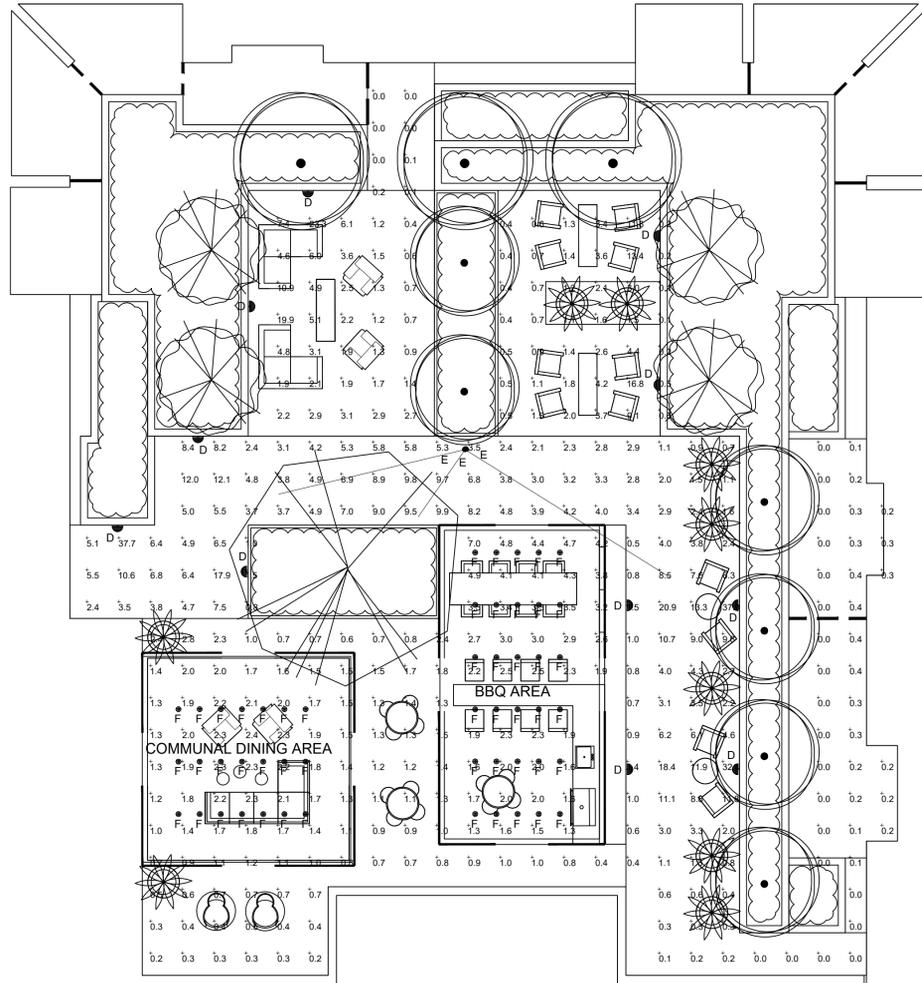


Calculations have been performed according to IESNA standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

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Luminaire Schedule								
Project: 3781 EL CAMINO REAL - PODIUM								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename	Lum. Watts
	11	D	Single	1719	0.850	BEGA B33159 - 20.5W-K3 - 24" L.C.	33159_BEGA_IES.ies	24
	3	E	Single	1914	0.850	BEGA B84217 - 16.8W-K3 - 16" L.C.	84217K3_BEGA_IES.IES	20
	51	F	Single	77	0.850	TIBVOLI LSL2-X-24-V-30-C-12 - 10" L.C.	7828-LSL2-B-12-V-30-C.ies	0.8

Calculation Summary								
Project: 3781 EL CAMINO REAL - PODIUM								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
BBQ AREA	Illuminance	Fc	2.9	7.0	1.3	2.2	5.4	41
COMMUNAL DINING AREA	Illuminance	Fc	1.7	2.4	0.7	2.4	3.4	49



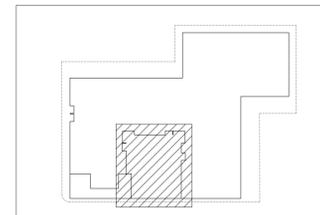
SCALE: NTS

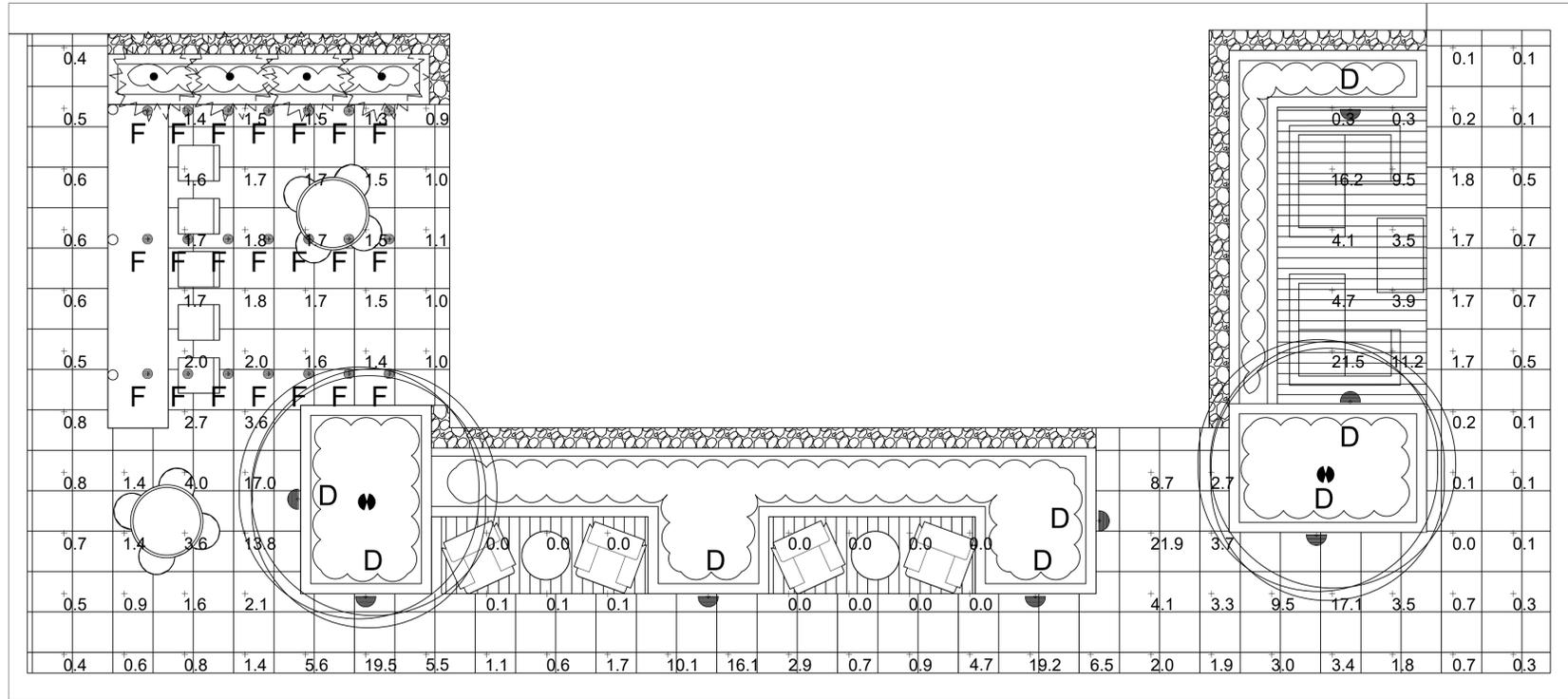
PLAN VIEW

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

KEY PLAN





SCALE: NTS

FULL PLAN VIEW

Luminaire Schedule							
Project: 3781 EL CAMINO REAL - ROOF							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	8	D	Single	1719	0.850	BEGA B33159 - 20.5W-K3 - 18" L.C.	33159_BEGA_IES.ies
	21	F	Single	77	0.850	TIBVOLI LSL2-X-24-V-30-C-12 - 10" L.C.	7828-LSL2-B-12-V-30-C.ies
				Lum. Watts			

Calculation Summary								
Project: 3781 EL CAMINO REAL - ROOF								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ROOF	Illuminance	Fc	3.0	21.9	0.0	N.A.	N.A.	124

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION NOT FOR QUOTING PURPOSES

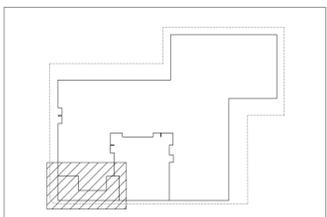
Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.



Calculations have been performed according to IESNA standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

KEY PLAN



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: 3781 El Camino Real, Palo Alto, CA 94306

- Are there any trees over 4" in trunk diameter being proposed for removal? YES NO
- Are there Protected trees on the property or on an adjacent property within 30 feet of the proposed building footprint/area of work? YES (continue form) NO (proceed to question 6)
- 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 1/389) are not exempt.

- Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees?
 - 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](#)
- 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.*
- 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 require a Tree Preservation Report. Table 1/389 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 Drip-line 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

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 (MWEL0). 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 [MWEL0 Submittal & Guidelines](#) document for further details.

PROPERTY ADDRESS: 3781 El Camino Real, Palo Alto, CA 94306

- Is there any new or rehabilitated landscape area included in this project?
 - YES (continue form) NO (form requirements complete)
- If new landscape is included, enter the square footage: New Landscape square footage* = 9298

*If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWEL0 documentation.
- If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* = 0

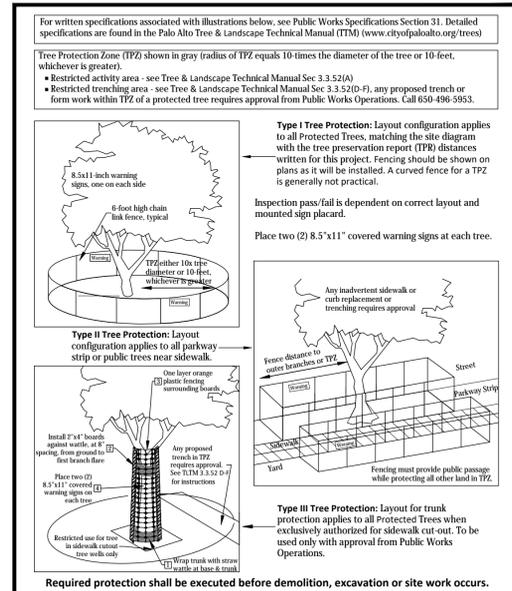
*If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWEL0 documentation.
- Enter the total combined square footage of all landscaping included in the project* = 9298

*If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWEL0 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.

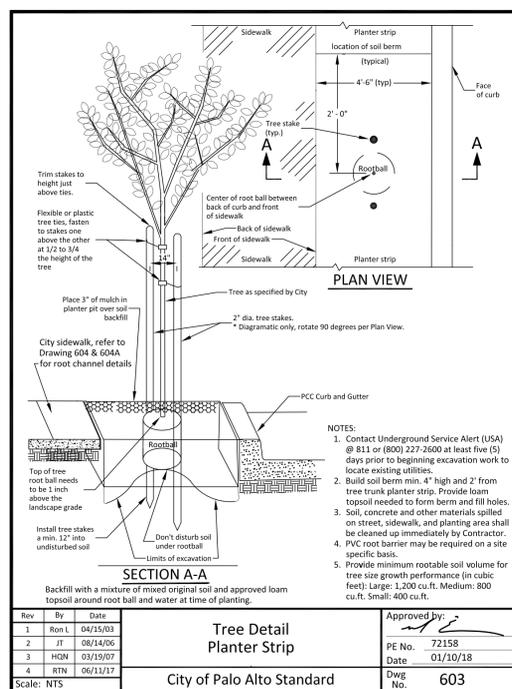
Signature: Daniel Raymond Print: Daniel Raymond Date: 7/22/24

Revised 09/26/2023



Rev	By	Date	Approved by
1	DD	08/10/06	P. GOLLINGER
2	JGH	06/02/16	PE No. SA WE: 7320BM
3	RIN	05/22/17	Date: 02/14/2024
4	PGG	02/14/24	Dwg No. 605

City of Palo Alto Standard
Scale: NTS



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.

PLANNING 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-foot 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 (2" 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 (or 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:

- 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.
- 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.
- 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).

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 - MWEL0 INSPECTION REQUIRED: Prior to building final, applicant must contact Urban Forestry at trees@cityofpaloalto.org for landscape final (MWEL0 Inspection). Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled. See MWEL0 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

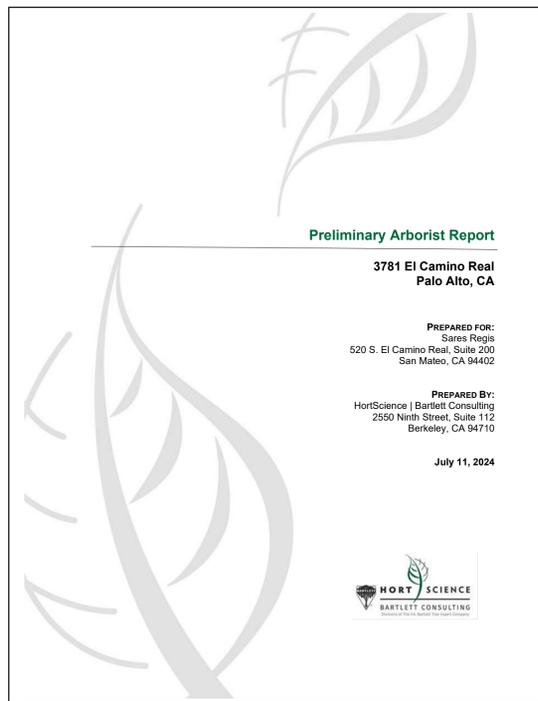
Project Data



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





Preliminary Arborist Report
3781 El Camino Real
Palo Alto, CA

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Tree Assessment Plan

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Preliminary Arborist Report
3781 El Camino Real
Palo Alto, CA

Introduction and Overview

Sares Regis is planning to redevelop the property at 3781 El Camino Real in Palo Alto, CA. The site currently consists of a commercial complex and townhomes with associated driveways and landscaping. The project is planning to demolish all existing structures and construct a multi-story apartment complex. HortScience | Bartlett Consulting, Divisions of The F.A. Bartlett Tree Expert 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.

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, 2016.
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.

This report is considered preliminary as grading, drainage and other plans that could impact trees were not provided or reviewed. Recommendations for the preservation 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 #242 - 282. The assessment procedure consisted of the following steps:

1. Identifying the 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.

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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 14 species were assessed (Table 1). Most trees were non-native, ornamental varieties except for coast live oak #246 (straddling the property line, and coast redwood #250. The coast live oak may be indigenous to the site. The remaining trees were planted as part of the landscape and street frontage. Several trees located off-site but with crowns that extended into the project area were also assessed. Overall, 17 trees (43%) were in fair condition, 17 (63%) were poor, six (15%) were good and plum (Prunus domestica) #262 was dead. 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*
3781 El Camino Real, Palo Alto, CA.

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Blackwood acacia	<i>Acacia melanoxylon</i>	1	5	-	6
Tree of heaven	<i>Ailanthus altissima</i>	3	2	-	5
Bronze loquat	<i>Eriobotrya deflexa</i>	-	1	-	1
Pineapple guava	<i>Feijoa sellowiana</i>	1	-	-	1
Glossy privet	<i>Ligustrum lucidum</i>	2	2	-	4
Southern magnolia	<i>Magnolia grandiflora</i>	1	-	-	1
Mayten	<i>Maytenus grandiflora</i>	5	-	-	5
Black walnut	<i>Juglans californica</i>	1	-	-	1
London plane	<i>Platanus x hispanica</i>	-	-	4	4
Cherry	<i>Prunus avium</i>	3	2	-	5
Plum	<i>Prunus domestica</i>	-	1	-	1
Callery pear	<i>Pyrus calleryana</i>	-	1	-	1
Coast live oak	<i>Quercus agrifolia</i>	-	1	1	2
Coast redwood	<i>Sequoia sempervirens</i>	-	3	1	4
Total		17	17	6	40

*Plum #262 was dead and not included in this table.

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Photo 1: Blackwood acacia #279 - 282 were growing off-site and were previously topped.

Five (5) trees of heaven were growing throughout the site. Trees #254 and 260 were in fair condition with poor form. Tree #260 had multiple attachments at the base, while #254 had a codominant trunk at 10 feet. Both had trunk diameters of 10 inches. Trees #253, 274 and 275 were in poor condition with poor form and structural defects. Tree #274 had multiple attachments at the base and had a sum trunk diameter of 24 inches. The average diameter for all trees was 8 inches.

Five (5) mayten trees #252, 255, 258, 266 and 267 were in poor condition. Tree crowns had been sheared into approximately 3 x 5 foot boxes. They had very poor form and trunk diameters averaging 5 inches.

Five (5) cherry trees were also growing in front of the townhomes. They had very small crowns with trunk diameters averaging 6 inches. Trees #256 and 257 were in fair condition with umbrella form. Trees #253, 265 and 268 were in poor condition with twig dieback and trunk wounds.

Of the four glossy privets, off-site #272 and on-site #251 were in fair condition with poor form and twig dieback. Privet #251 had multiple attachments at the base and was growing into the fence. Trees #259 and 261 were in poor condition with poor structure and form, as well as twig dieback. Trunk diameters ranged between 7 - 17 inches with an average of 12 inches.

London planes #242 - 245 were growing as street trees in approximately 3 x 5 foot tree wells along El Camino Real. They were in good condition with good structure and full crowns. Trunk diameters ranged between 9 - 17 inches with an average of 12 inches.

Of the four coast redwoods #269 - 271 were growing as a shared hedge at 10 feet with poor form. Trees were in fair condition with high vigor. Redwood #250 was the largest tree on the site with a 37 inch diameter trunk and large, upright crown (Photo 2).

Photo 2: Coast redwood #250 had a large crown and 37" trunk diameter.

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The remaining trees were represented by a single tree, they included:

- Coast live oak #246 was in good condition. Its trunk was located in the detention basin fenced area of the adjacent property (Photo 3 and inset). The trunk may be bisecting both properties. The tree had an estimated 30-inch diameter trunk and a large, wide crown with good form. The trunk leans west, and the crown was encroaching into the project area by approximately 25 feet.
- Bronze loquat #247 had multiple attachments at 1 foot above ground level and was in fair condition (Photo 4). Left tips had symptoms of fireblight (*Eriwite amyovora*), a systemic bacterial disease that is not curable and can cause twig and branch dieback.
- Callery pear #248 was in fair condition with a small, dense crown (Photo 4). Left tips had symptoms of fireblight (*Eriwite amyovora*), a systemic bacterial disease that is not curable and can cause twig and branch dieback.
- Southern magnolia #249 was in poor condition with major branch dieback in the top and fair form. The trunk diameter was 14 inches.

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- Black walnut #263 was in poor condition with a dead top and crown of epicormic sprouts. The trunk diameter was estimated at 10 inches and no tag was put on the tree due to a locked gate.
- Pineapple guava #277 had multiple attachments at the base, poor form and an estimated sum total diameter of 13 inches. The diameter was estimated due to being behind a locked gate.
- Plum #278 was in fair condition with a codominant trunk at 3 feet. The trunk diameter was a sum total of 8 inches. Plum #262 had a 7 inch diameter trunk and was dead in back of the townhomes.

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. The trees protected under this ordinance include London planes #242 - 245, coast live oak #246, bronze loquat #247 and coast redwood #250. Protected trees are regulated by the City of Palo Alto and cannot be removed without a permit. Replacement tree planting will be required for the removal of any Protected tree.

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 #242 - 245 were in good condition with moderate vigor and would manage impacts better than trees in fair or poor condition.
- 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, black walnut #264 had a dead top that will likely fall in the future.
- 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 blackwood acacia has a poor tolerance to 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.

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- 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/cipid/>) 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). 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*
3781 El Camino Real, Palo Alto, CA

Condition	Description
High	These are trees with good health and structural stability that have the potential for longevity at the site. Six (6) trees had a high suitability for preservation including the four London plane street trees, coast live oak #246 and coast redwood #250.
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. Bronze loquat #247 and Callery pear #248 had moderate suitability for preservation.
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. Thirty-two (32) trees including six blackwood acacia, five cherry, five mayten, five tree of heaven, four glossy privet, coast redwoods #269 - 271, southern magnolia #249, black walnut #264, pineapple guava #277 and plum #278 had low suitability for preservation.

*Plum #262 was dead and not included in this table.

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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 seven trees assessed in this report is **\$74,750**. The estimated value of each tree is shown in the **Estimated Value and Preliminary Disposition** 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 Overall Site Plan L-1.0 (TGP, S3124) 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, all 31 on-site trees will be removed (Table 3). The building is proposed to fill the entire site. I recommend the preservation of nine trees including London plane street trees #242 - 245 and off-site coast live oak #246. Coast live oak #246 trunk was growing over the property line and is expected to have moderate to severe impacts from the project. Off-site glossy privet #272 and blackwood acacia #279 - 282 are growing behind the north fence and 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, 14 are in the 4'-5' category, 13 are in the 10'-27', and four had 28'-40' canopy spreads. Replacement requirements are listed in Table 4 on the following page. The total estimated value of all trees recommended for removal was \$41,100. The total estimated value for trees preserved was \$33,650.

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Table 3. Tree replacement mitigation table.

Canopy of the Removed Tree (Avg. dia. within the canopy)	Replacement Standard	Alternative Tree	Canopy Spread of Proposed Tree Removals	Quantity
4'-9'	Two 24" Box Size	One 30" Box Size	4'-9"	14
10'-27'	Three 24" Box Size	Two 30" Box Size	10'-27"	13
28'-40'	Four 24" Box Size	Two 48" Box Size	28'-40"	4
40'-56'	Six 24" Box Size	Two 30" Box & Two 36" Box Size	40'-56"	
56'-60'	Two 24" Box & Two 30" Box	**	56'-60"	
60'+	**	**	60'+	

*Half of the difference between the two in the replacement measurement for the average diameter.
**Replace the work with a combination of both Tree Canopy and Tree Well 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 fencing (Photo 5-7 next page) around the London plane street trees #242 - 245 to protect them from construction vehicles and equipment. Type II fencing can be added after the demolition of the existing buildings and hardscape.
2. Provide Type I fencing around coast live oak #246 from the existing fence to 10' encircling the trunk connecting to the existing wooden fence.
3. Provide supplemental irrigation to all London plane trees. Irrigation should be provided before, during and after construction.

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Photo 5-7. Examples of Type III Tree Protection Zone protecting the trunks of individual trees such as London plane trees #242 - 245.

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

Design recommendations

- 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.
- 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 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).
- Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter within the **TREE PROTECTION ZONE**.
- Tree Preservation Guidelines prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- Do not time the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
- 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

- 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.
- Fence all 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 or equivalent as approved by the City. Fencing should be placed around coast live oak #246 at a distance no less than 10' surrounding the trunk. Fencing should also be placed at 6' south of the north fence to provide additional protection for off-site blackwood acacias #279 - 282. Impacts are expected to be moderate.

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- 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.
- Where demolition must occur close to trees, such as removing curb and pavement, install Type III temporary trunk protection devices such as winding all sock wattle or wood planks around London planes #242 - 245 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 protective fence at the limits of the tree protection zone. Do not retain wattle around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture. This should occur around all parkway trees.
- Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 1" from the base of tree trunks.
- Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
- Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
 - Do not remove more than 20-25% of each tree's crown.
- All pruning shall be done by a State of California Licensed Tree Contractor (CST) (4960). 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 (ANSI Z39.1) and Pruning (ANSI Z63.0).
- 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.

- 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.
- 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**.
- 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

- Any approved grading, construction, demolition, or other work within the **TREE PROTECTION ZONE** should be monitored by the Project Arborist.
- All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

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- 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.
- Construction trailers, traffic and storage areas must always remain outside the **TREE PROTECTION ZONE**.
- 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.
- 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.
- Spot from trench, footing, utility, or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporary nor permanent.
- 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.
- 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. Do not water the coast live oak in summer.
- 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.
- No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
- 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.
- Trees that accumulate a significant 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.

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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.

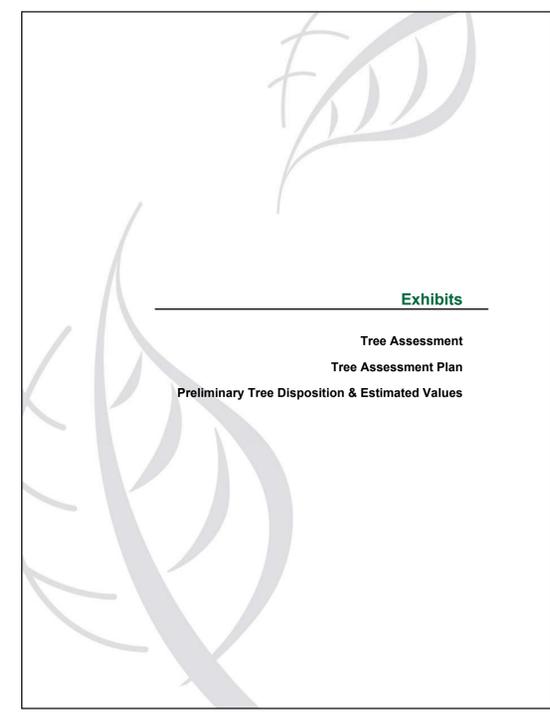
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Consulting Arborist & Urban Forester
ISA Certified Arborist # WE-5544A
ISA Tree Risk Assessment Qualified

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Exhibits

**Tree Assessment
Tree Assessment Plan
Preliminary Tree Disposition & Estimated Values**



Tree Assessment

3781 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
242	London plane	11	30	Yes	4	High	Street tree in 3x5' tree well; codominant trunk at 12'; good form; full crown.
243	London plane	9	30	Yes	4	High	Street tree in 3x7' tree well; good form; full crown.
244	London plane	12	30	Yes	4	High	Street tree in 3x5' tree well; good form; codominant trunk at 15'; full crown.
245	London plane	17	30	Yes	4	High	Street tree in 3x7' tree well; good form; codominant trunk at 20'; full crown.
246	Coast live oak	30	50	Yes	4	High	Growing through fence; large crown; good form; leans west; overhangs site by 25'.
247	Bronze lequart	9.8, 7.0	30	Yes	3	Moderate	Multiple attachments at 1'; fair form; wide crown; twig dieback; no tag.
248	Callery pear	6	10	No	3	Moderate	Small tree; good form; dense crown; firelight.
249	Southern magnolia	14	15	No	2	Low	Top declining; major branch dieback; fair form.
250	Coast redwood	37	30	Yes	4	High	Large tree; good form; upright; minor leaf browning.
251	Glossy privet	6.5, 3.2, 1	15	No	3	Low	Multiple attachments at base; poor form; twig dieback; growing into fence.
252	Mayten	6	5	No	2	Low	Sheared into 4x6' box; poor form.
253	Cherry	7	8	No	2	Low	Small crown; umbrella form; twig dieback.
254	Tree of heaven	10	16	No	3	Low	Codominant trunk at 10'; poor form; medium, dense crown.
255	Mayten	5	6	No	2	Low	Sheared into a 3x5' box; surface roots.
256	Cherry	9	6	No	3	Low	Small crown; umbrella form; grafted at 5'.
257	Cherry	8	6	No	3	Low	Small crown; umbrella form; grafted at 5'; twig dieback.
258	Mayten	4	6	No	2	Low	Sheeted into a 3x5' box; poor form.
259	Glossy privet	4.3, 2.0	10	No	2	Low	Multiple attachments at base; poor form; leans north; twig dieback; no tag; estimated DBH.
260	Tree of heaven	10	15	No	3	Low	Multiple attachments ; behind fence; poor form; no tag; estimated DBH.
261	Glossy privet	7	15	No	2	Low	Small crown; poor form; twig dieback.
262	Plum	7	10	No	-	-	Dead.

Tree Assessment

3781 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
263	Tree of heaven	4	20	No	2	Low	Small tree; volunteer behind walnut; poor form; estimated DBH, no tag.
264	Black walnut	10	20	No	2	Low	Dead top; poor form; crown of epicormics; estimated DBH; no tag.
265	Cherry	4	6	No	2	Low	Small crown; twig dieback; 1' crack on trunk.
266	Mayten	6	5	No	2	Low	Sheared into 3x5 box.
267	Mayten	5	5	No	2	Low	Sheared into 3x5 box; trunk wound.
268	Cherry	4	5	No	2	Low	Small crown; poor form; wound on south side of trunk.
269	Coast redwood	11	9	No	3	Low	Sheared at 10'; poor form; group of 3.
270	Coast redwood	7	9	No	3	Low	Sheared at 10'; poor form; group of 3.
271	Coast redwood	6	9	No	3	Low	Sheared at 10'; poor form; group of 3.
272	Glossy privet	17	30	No	3	Low	Off-site; codominant trunk at 7'; poor form; twig dieback; no tag.
273	Blackwood acacia	7.7	30	No	3	Low	Codominant trunk at base; poor form; estimated DBH; no tag.
274	Tree of heaven	8.8, 8.0	30	No	2	Low	Multiple attachments at base; poor form; cavity in trunk on south stem.
275	Tree of heaven	4.3	6	No	2	Low	Codominant trunk at base; poor form; small crown.
276	Blackwood acacia	15	25	No	3	Low	Upright ; fair form; full crown; backyard; estimated DBH, no tag.
277	Pineapple guava	5.4, 4.4	15	No	2	Low	Multiple attachments at base; poor form; estimated DBH, no tag.
278	Plum	5.3	15	No	3	Low	Codominant trunk at 3'; fair form; 1' off fence.
279	Blackwood acacia	20	25	No	3	Low	Off-site; 10' overhang; one sided east; poor form; slight lean east; topped at 30'.
280	Blackwood acacia	16	25	No	3	Low	Off-site; 10' overhang; one sided west; poor form; estimated DBH, no tag.
281	Blackwood acacia	10	25	No	3	Low	Off-site; 15' overhang; one sided west; poor form; estimated DBH, no tag.

Tree Assessment

3781 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
282	Blackwood acacia	13	25	No	2	Low	Off-site; 15' overhang; topped at 30'; poor form; no tag.

Estimated Value and Preliminary Disposition

3781 El Camino Real
Palo Alto, CA
July 2024



Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree	Disposition	Estimated Value (\$)	Disposition Comments
242	London plane	11	30	Yes	Preserve	\$ 1,600	Street tree, protect in place.
243	London plane	9	30	Yes	Preserve	\$ 1,150	Street tree, protect in place.
244	London plane	12	30	Yes	Preserve	\$ 1,850	Street tree, protect in place.
245	London plane	17	30	Yes	Preserve	\$ 3,550	Street tree, protect in place.
246	Coast live oak	30	50	Yes	Preserve	\$ 13,200	Off-site, edge of construction footprint.
247	Bronze lequart	9.8, 7.0	30	Yes	Remove	\$ 3,250	Within footprint of development.
248	Callery pear	6	10	No	Remove	\$ 850	Within footprint of development.
249	Southern magnolia	14	15	No	Remove	\$ 1,400	Within footprint of development.
250	Coast redwood	37	30	Yes	Remove	\$ 19,200	Within footprint of development.
251	Glossy privet	6.5, 3.2, 1	15	No	Remove	\$ 600	Within footprint of development.
252	Mayten	6	5	No	Remove	\$ 450	Within footprint of development.
253	Cherry	7	8	No	Remove	\$ 550	Within footprint of development.
254	Tree of heaven	10	16	No	Remove	\$ 700	Within footprint of development.
255	Mayten	5	6	No	Remove	\$ 350	Within footprint of development.
256	Cherry	9	6	No	Remove	\$ 1,100	Within footprint of development.
257	Cherry	8	6	No	Remove	\$ 900	Within footprint of development.
258	Mayten	4	6	No	Remove	\$ 300	Within footprint of development.
259	Glossy privet	4.3, 2.0	10	No	Remove	\$ 300	Within footprint of development.
260	Tree of heaven	10	15	No	Remove	\$ 850	Within footprint of development.
261	Glossy privet	7	15	No	Remove	\$ 450	Within footprint of development.
262	Plum	7	10	No	Remove	\$ -	Dead, within footprint of development.
263	Tree of heaven	4	20	No	Remove	\$ 250	Within footprint of development.
264	Black walnut	10	20	No	Remove	\$ 700	Within footprint of development.
265	Cherry	4	6	No	Remove	\$ 350	Within footprint of development.
266	Mayten	6	5	No	Remove	\$ 500	Within footprint of development.
267	Mayten	5	5	No	Remove	\$ 450	Within footprint of development.
268	Cherry	4	5	No	Remove	\$ 350	Within footprint of development.

Estimated Value and Preliminary Disposition

3781 El Camino Real
Palo Alto, CA
July 2024



Tree No.	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Protected Tree	Disposition	Estimated Value (\$)	Disposition Comments
269	Coast redwood	11	9	No	Remove	\$ 1,000	Within footprint of development.
270	Coast redwood	7	9	No	Remove	\$ 500	Within footprint of development.
271	Coast redwood	6	9	No	Remove	\$ 450	Within footprint of development.
272	Glossy privet	17	30	No	Preserve	\$ 2,600	Off-site, edge of construction footprint.
273	Blackwood acacia	7.7	30	No	Remove	\$ 1,000	Within footprint of development.
274	Tree of heaven	8.8, 8.0	30	No	Remove	\$ 700	Within footprint of development.
275	Tree of heaven	4.3	6	No	Remove	\$ 300	Within footprint of development.
276	Blackwood acacia	15	25	No	Remove	\$ 2,050	Within footprint of development.
277	Pineapple guava	5.4, 4.4	15	No	Remove	\$ 550	Within footprint of development.
278	Plum	5.3	15	No	Remove	\$ 700	Within footprint of development.
279	Blackwood acacia	20	25	No	Preserve	\$ 4,350	Off-site, edge of development.
280	Blackwood acacia	16	25	No	Preserve	\$ 2,850	Off-site, edge of development.
281	Blackwood acacia	10	25	No	Preserve	\$ 1,250	Off-site, edge of development.
282	Blackwood acacia	13	25	No	Preserve	\$ 1,250	Off-site, edge of development.
Total						\$ 74,750	



TREE DISPOSITION LEGEND

Total Existing Trees on Site	41
Disposition	Regulated Trees
Tree to be Preserved	4
Tree to be Preserved Off-Site	6
Total Trees Preserved	12
Tree to be Removed	31
Tree to be Removed Off-Site	0
Total Trees Removed	29
Total Proposed Trees	73
Total Trees on Future Site (On-site)	79

Note:

- See Arborist Report by Hort Science / Bartlett Consulting dated July 11, 2024 for specific information about existing trees.

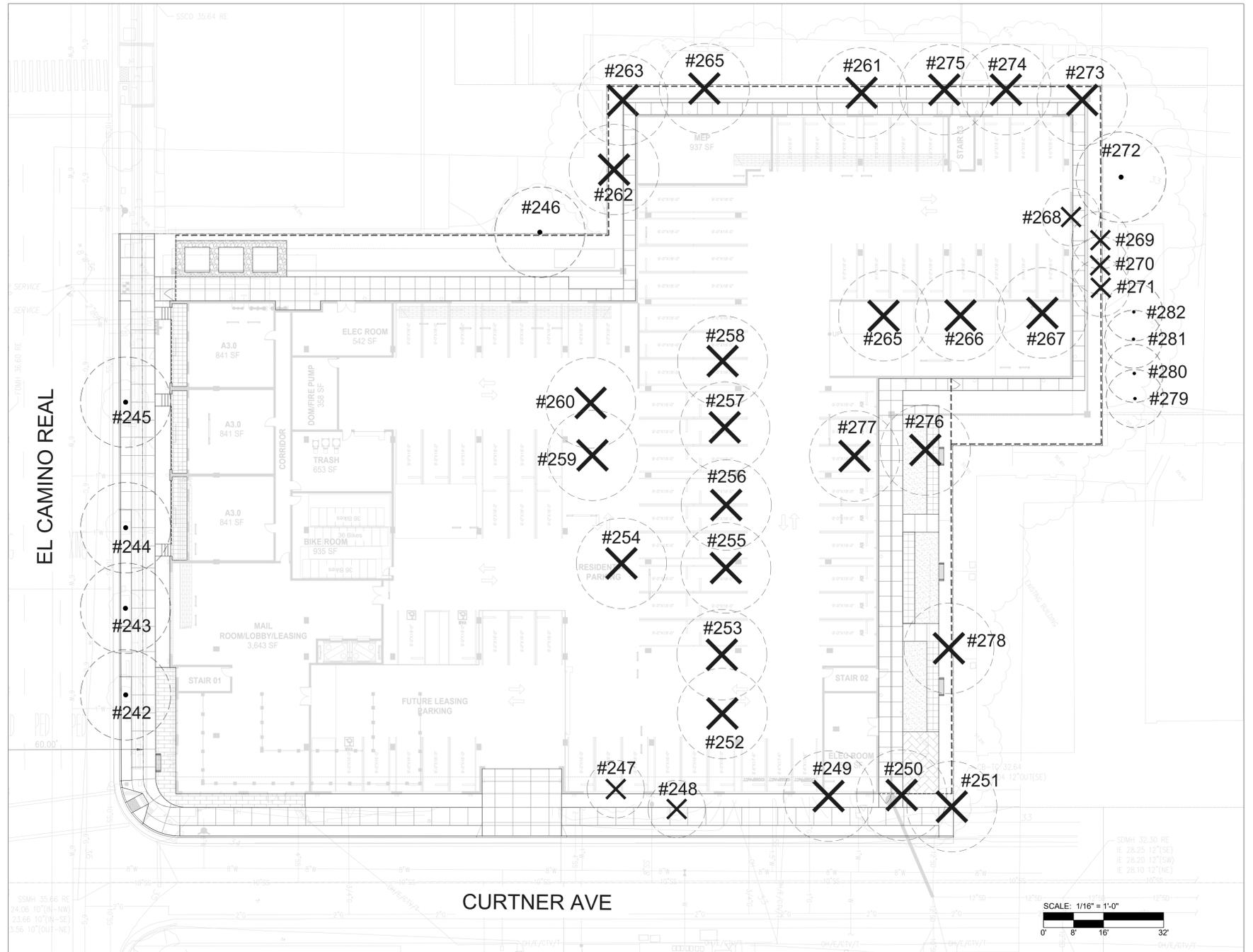
TREE MITIGATION ANALYSIS

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	14	28	14
10'-27'	Three 24" Box Size	Two 36" Box Size	13	39	26
28'-40'	Four 24" Box Size	Two 48" Box Size	4	16	-
Totals			31	84	

TREE REPLACEMENTS

Total Proposed 24" Box Tree	66
Total Proposed 36" Box Tree	9 (equals 18, 24" box)

* Approximate ratio of new trees to trees removed - 2.5:1



PLANT PALETTE

TREES							
KEY	BOTANICAL NAME	COMMON NAME	COMMENTS	SIZE	WUCOLS	CA NATIVE	QTY
ACE RUB	Acer rubrum 'Armstrong'	Red Maple 'Armstrong'	Standard	36" BOX	M	No	2
ARB MAR	Arbutus 'Marina'	Marina Strawberry Tree	Multi Trunk	36" BOX	L	Yes	2
AEC CAL	Aesculus californica	California Buckeye	Standard	24" BOX	L	Yes	5
BAM GRA	Bambusa textilis gracilis	Graceful Bamboo	Standard	24" BOX	M	No	4
CER OCC	Cercis occidentalis	Western Redbud	Standard	24" BOX	L	Yes	6
MAG GEM	Magnolia grandiflora 'Little Gem'	S. Magnolia 'Little Gem'	Standard	24" BOX	M	No	5
OLE EUR	Olea europaea 'Swan Hill'	Swan Hill Olive	Multi Trunk	24" BOX	L	No	2
POD GRA	Podocarpus gracillior	African Fern Pine	Standard	24" BOX	M	No	13
LYO FLO	Lyonothamnus floribundus	Catalina Ironwood	Standard	24" BOX	L	Yes	29
QUE SUB	Quercus suber	Cork Oak	Standard	36" BOX	L	No	1
ULM PAR	Ulmus parvifolia 'Drake'	Chinese Elm	Standard	24" BOX	L	No	7
Total Tree Quantity: 76							
Total Native Tree Quantity: 42 (55% of Native)							

SHRUBS							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS	CA NATIVE	QTY
AS	Arctostaphylos 'Sunset'	Sunset Manzanita	30" o.c.	5 gal	L	Yes	6
AT	Asclepias tuberosa	Butterfly Weed	24" o.c.	5 gal	L	Yes	12
CA	Callistemon 'Little John'	Little John Bottlebrush	36" o.c.	5 gal	L	Yes	14
CE	Ceanothus g. h. 'Yankee Point'	Yankee Point ceanothus	48" o.c.	5 gal	L	Yes	36
CO	Coprosma 'Evening Glow'	Evening Glow Mirror Bush	48" o.c.	5 gal	M	No	4
CP	Cordylone australis 'Pink Passion'	Cabbage Tree	36" o.c.	5 gal	M	No	9
HA	Heteromeles arbutifolia 'Davis Gold'	Toyon	48" o.c.	5 gal	L	Yes	2
HY	Hypericum scouleri	Scouler's St. Johnswort	36" o.c.	5 gal	L	Yes	15
LS	Lupinus succulentus	Arroyo Lupine	24" o.c.	5 gal	L	Yes	144
MA	Mahonia aquifolium	Oregon Grape	30" o.c.	5 gal	L	Yes	321
PS	Penstemon heterophyllus	Foothill Penstemon	36" o.c.	5 gal	L	Yes	3
RS	Ribes sanguineum	Red Flowering Currant	48" o.c.	5 gal	L	Yes	3
RH	Rhamnus californica	Coffeeberry	48" o.c.	5 gal	L	Yes	41
SA	Salvia apiana	White Sage	36" o.c.	5 gal	L	Yes	73

GRASSES AND PERENNIALS							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE	QTY
ACM	Achillea millefolium californica	Yarrow	30" o.c.	1 gal	L	Yes	22
ANO	Anigozanthus F. 'big Red'	Red Kangaroo Paw	36" o.c.	5 gal	L	No	10
CAF	Calamagrostis foliosa	Mendocino Reed Grass	24" o.c.	5 gal	L	Yes	92
CCO	Ceanothus concha	California Mountain Lilac	48" o.c.	5 gal	L	Yes	38
DIE	Dietes bicolor	Fortnight Lily	24" o.c.	5 gal	L	No	33
DIT	Dianella tasmanica 'Variegata'	Tasman Flax Lily	18" o.c.	1 gal	M	No	111
HEP	Hesperaloe parviflora	Red Yucca	24" o.c.	5 gal	L	No	8
IRD	Iris douglasiana	Purple Douglas Iris	18" o.c.	1 gal	L	Yes	209
JUP	Juncus patens 'Elk Blue'	California Grey Rush	24" o.c.	5 gal	L	Yes	223
LOL	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	24" o.c.	5 gal	L	Yes	10
MUR	Muhlenbergia c. 'Regal Mist'	R. Mist Pink Muhlenbergia	42" o.c.	5 gal	L	Yes	28
MUH	Muhlenbergia Rigens	Deer Grass	42" o.c.	5 gal	L	Yes	3
PEN	Penstemon heterophyllus	Foothill Penstemon	24" o.c.	1 gal	L	Yes	78
POM	Polystichum munitum	Western Sword Fern	24" o.c.	1 gal	L	Yes	115
SIB	Sisyrinchium bellum	Blue - Eyed Grass	18" o.c.	1 gal	L	Yes	30
ZAC	Zauschneria 'Ghostly Red'	California Fuschia 'Ghostly Red'	24" o.c.	5 gal	L	Yes	

Total Shrubs, Grasses & Perennials Quantity: 1,690
Total Native Shrubs, Grasses & Perennials Quantity: 1,286 (76% Native)

GROUNDCOVERS							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE	QTY
ERK	Erigeron karvinskianus	Santa Barbara Daisy	36" o.c.	1 gal	L	Yes	10
PHN	Phyla nodiflora	Kurapia	36" o.c.	1 gal	M	Yes	141
SEM	Senecio mandraliscae	Blue Chalk Sticks	18" o.c.	1 gal	L	No	118

Total Groundcover Quantity: 269
Total Native Groundcover Quantity: 151 (56% Native)

TREE DISPOSITION LEGEND

Total Existing Trees on Site	41
Disposition	Regulated Trees
Tree to be Preserved	4
Tree to be Preserved Off-Site	6
Total Trees Preserved	12
Tree to be Removed	31
Tree to be Removed Off-Site	0
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Total Trees on Future Site (On-site)	79

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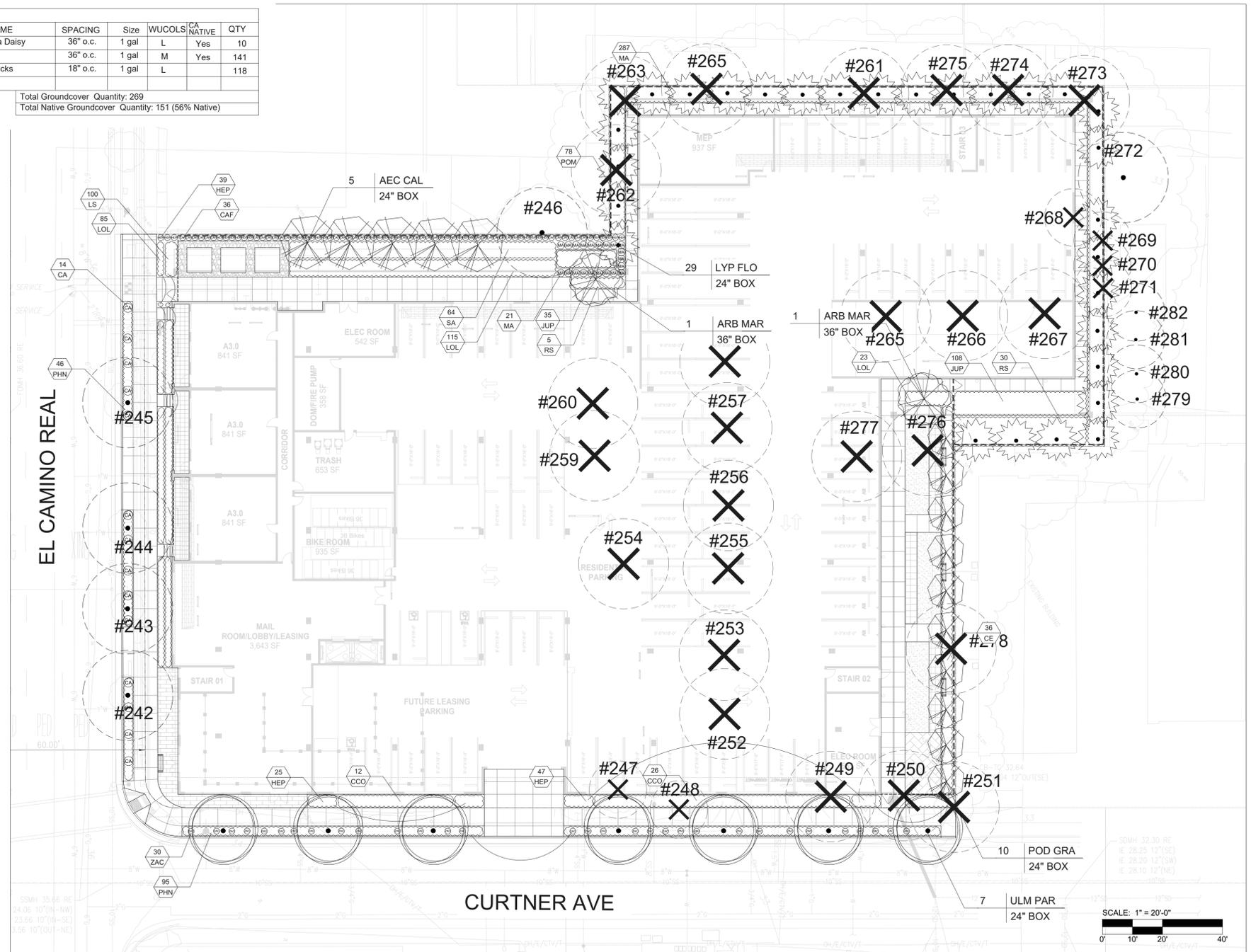
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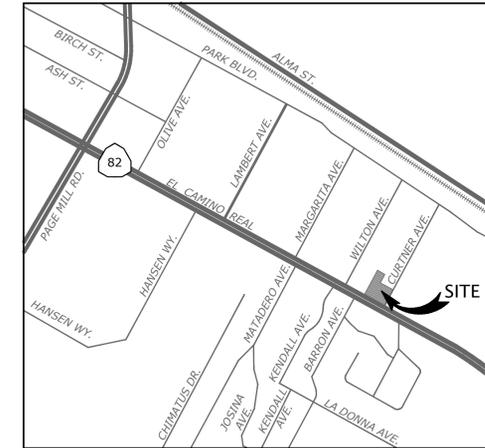
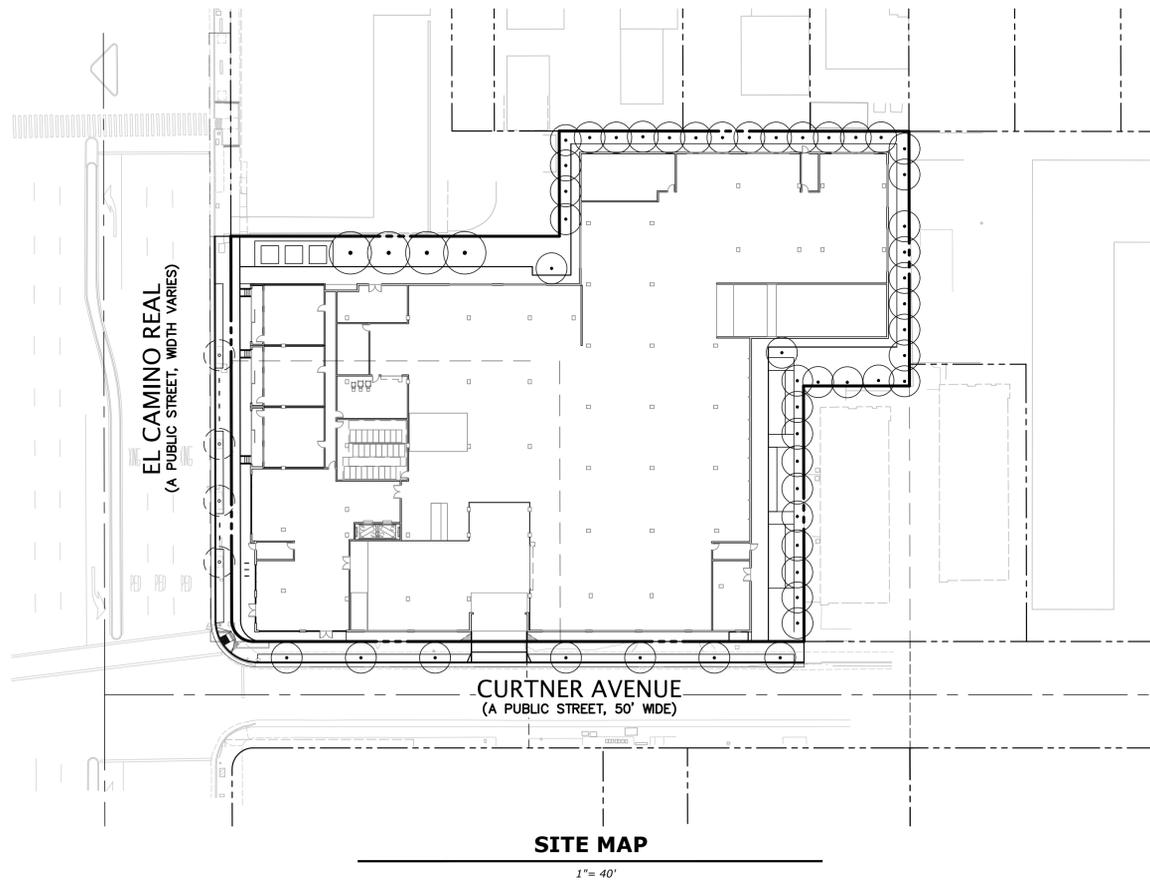


VESTING TENTATIVE MAP OF 3781 EL CAMINO REAL FOR SARES REGIS PALO ALTO, CALIFORNIA

PROJECT DATA

1. RECORD OWNER: EL CAMINO RETAIL, 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
MARK A. KNUDSEN, P.E. 75828
4. A.P.N.: 132-41-019, 020, 083 & 084
5. GENERAL PLAN: CN, NEIGHBORHOOD COMMERCIAL
MF, MULTI-FAMILY RESIDENTIAL
6. EXISTING USE: COMMERCIAL, RESIDENTIAL
7. PROPOSED USE: RESIDENTIAL
8. EXISTING ZONING: CN, NEIGHBORHOOD COMMERCIAL
RM-30, MEDIUM DENSITY MULTIPLE-FAMILY
RESIDENCE DISTRICT (16-30 DU/AC)
9. PROPOSED ZONING: RESIDENTIAL
10. EXISTING NUMBER OF LOTS: 3
11. PROPOSED NUMBER OF RESIDENTIAL LOTS: 1
12. TOTAL ACREAGE: 1.45±
13. ALL DISTANCES ARE APPROXIMATE.
14. THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
15. BENCHMARK: CITY OF PALO ALTO BENCHMARK 2228; PARK/MARGARITA, CATCH BASIN
"O" IN RON 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).
16. 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.
17. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY,
CALIFORNIA.
18. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A POLICY FOR TITLE
INSURANCE, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED
AUGUST 2, 1999, NUMBER 628-128851, AND A CLTA OWNER'S POLICY, PREPARED BY
FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 2, 2004, NUMBER
635985. 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.
19. 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



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
TM-1.0	COVER SHEET
TM-2.1	EXISTING CONDITIONS PLAN
TM-2.2	DEMOLITION PLAN
TM-3.1	VESTING TENTATIVE MAP
TM-3.2	SECTIONS
TM-4.1	PRELIMINARY CIVIL SITE PLAN
TM-5.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM-6.1	PRELIMINARY UTILITY PLAN
TM-7.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
TM-7.2	PRELIMINARY STORMWATER QUALITY CONTROL CALCS
TM-8.1	PRELIMINARY SITE FIRE ACCESS PLAN

DEVELOPER

SARES REGIS GROUP
ATTN: ANDREW TURCO
901 MARINERS ISLAND BOULEVARD, SUITE 700
SAN MATEO, CA 94404
ATurco@srgnc.com

ARCHITECT

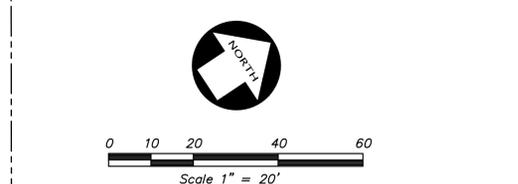
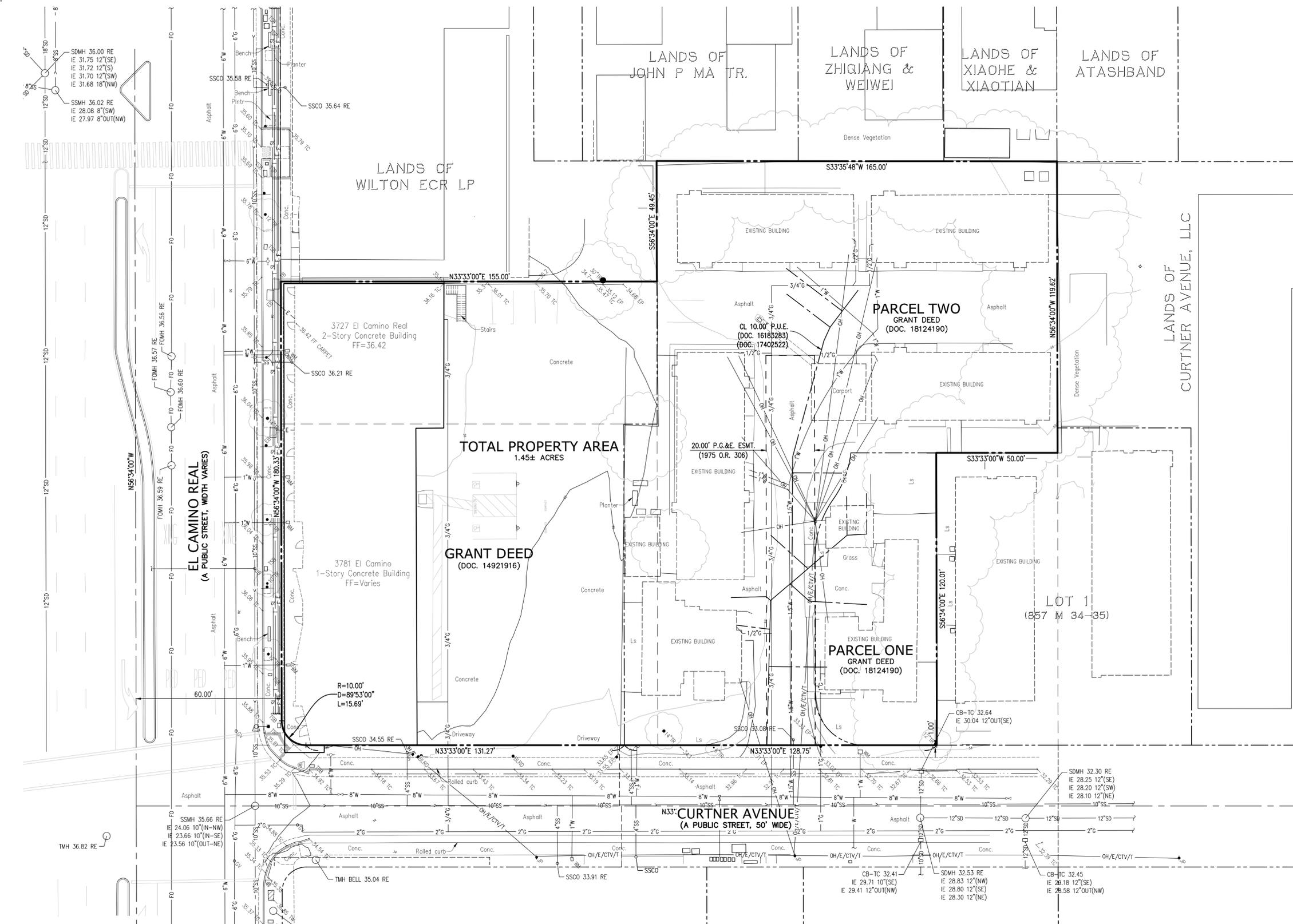
BDE ARCHITECTURE
ATTN: IAN MURPHY
950 HOWARD STREET
SAN FRANCISCO, CA 94103
415-677-0966

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



NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

LEGEND

	BUILDING LINE
	CENTER LINE
	CONCRETE/BLOCK WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE-MAJOR
	CONTOUR LINE-MINOR
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF WATER/FLOWLINE
	FEMA FLOOD ZONE BOUNDARY
	FENCE LINE
	LOT LINE
	MONUMENT/MONUMENT LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	TELEPHONE LINE
	WATER LINE & VALVE
	ACCESSIBLE PARKING SYMBOL
	ELECTRIC POLE
	FIRE HYDRANT
	HOSE BIB
	POWER POLE/JOINT POLE
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	WATER VALVE

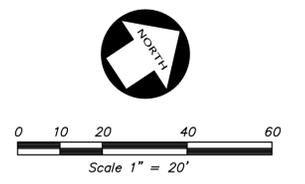
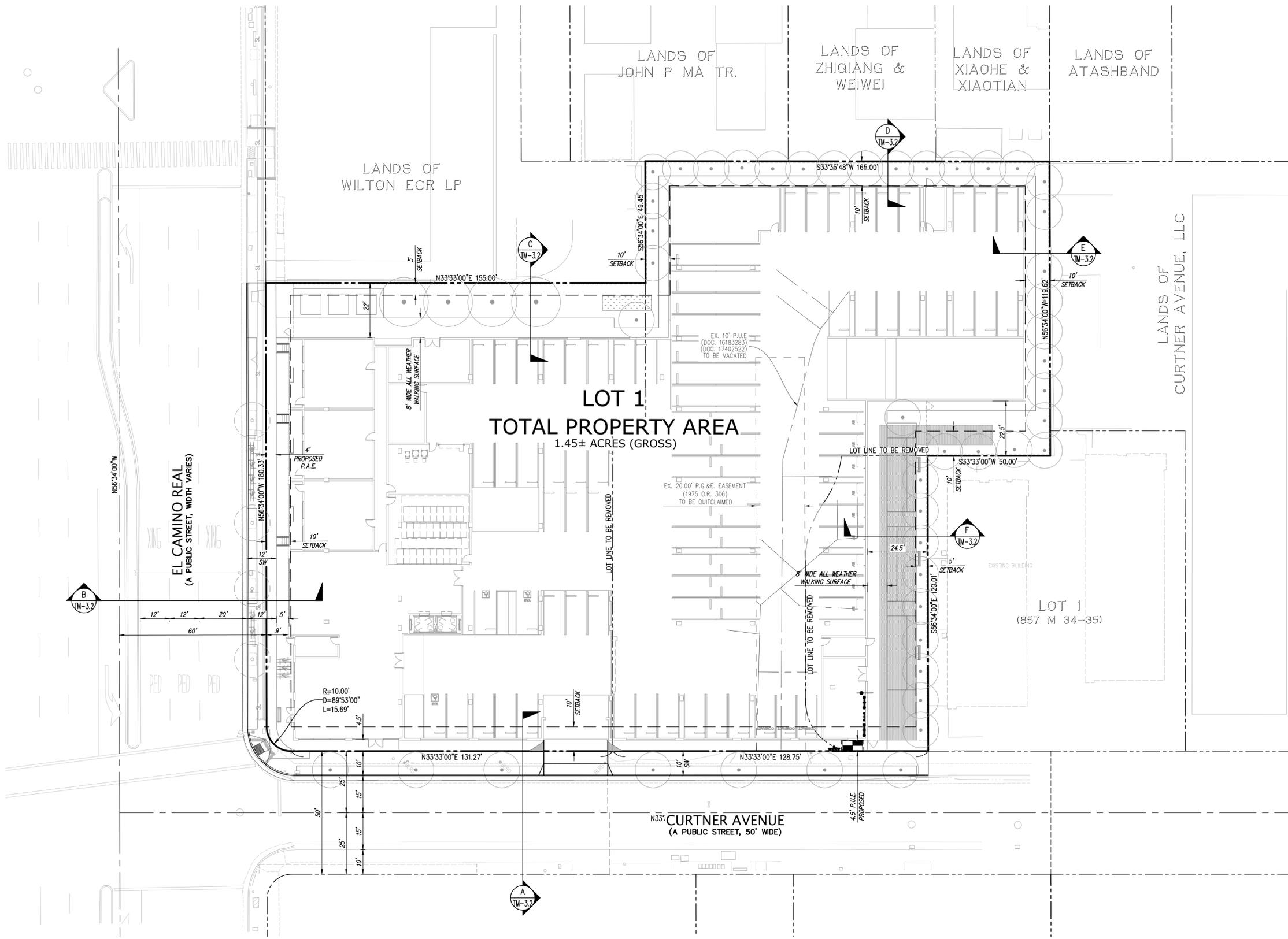
- NOTES**
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 - ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
 - UTILITY INFORMATION HEREON IS IN PROGRESS AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 05-28-24, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
 - PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
 - THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 060850007H 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.
 - BENCHMARK: CITY OF PALO ALTO BENCHMARK 2228; PARK/MARGARITA, CATCH BASIN "O" IN RON S.W. CORNER ELEVATION = 25.69 (NGVD29 DATUM, 1993)
ELEVATIONS SHOWN HEREON ARE BASED ON NAD83 TO CONVERT TO NAVD83 ADD 3.382 FEET TO THE ELEVATIONS SHOWN. DATUM CONVERSION WAS OBTAINED FROM THE NGS VERTCON WEBSITE (WWW.NGS.NOAA.GOV/CG-BIN/VERTCON.VERTEL.CON.PRL)
 - BASIS OF BEARINGS: THE BEARING OF NORTH 33° 33' 00" EAST TAKEN ON THE NORTH-WESTERLY 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.
 - CORNER RECORD NOTE: THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
 - THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY AEROTAS IN BEAVERTON, OREGON. JOB NUMBER 45297. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 05-13-24, ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON A LOCAL, ASSUMED COORDINATE SYSTEM. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, SANTA CLARA, CA.
NOTE: DASHED CONTOURS REPRESENT OBSCURED GROUND AND MAY NOT MEET NATIONAL MAP ACCURACY STANDARDS.

PREPARED BY OR UNDER THE SUPERVISION OF DATE
 KELLY S. JOHNSON, P.L.S. 9126
 KJOHNSON@KIERWRIGHT.COM



ABBREVIATIONS

BC	BACK OF CURB	FW	FACE OF WALL	SL	STREET LIGHT
BL	BUILDING LINE	GB	GRADE BREAK	SSCO	SANITARY SEWER CLEAN OUT
BOLD	BOLLARD	GV	GAS VALVE	SSMH	SANITARY SEWER MANHOLE
BW	BACK OF WALK	IE	INVERT ELEVATION	ST	START
C-FC	CONCRETE @ FACE OF CURB	IP	IRON PIPE	SW	SOUTH WEST
CL	CENTER LINE	JP	JOINT POWER POLE	TB	TELEPHONE BOX
COMM	COMMUNICATION	LS	LANDSCAPE	TC	TOP OF CURB
CONC	CONCRETE	N	NORTH	TMH	TELEPHONE MANHOLE
DR	DOOR	NE	NORTH EAST	TOP	GRADE BREAK LINE TOP
E	EAST	NW	NORTH WEST	TR	TOP OF RAMP
EB	ELECTRIC BOX	OH	OVERHEAD	TRD	TRUNCATED DOME
EC	EDGE OF CONCRETE	P-FC	PAVEMENT @ FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
EL	ELEVATION	POC	POINT OF CONNECTION	TSP	TRAFFIC SIGNAL POLE
EMH	ELECTRICAL MANHOLE	RE	RIM ELEVATION	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	S	SOUTH	UB	UNKNOWN UTILITY BOX
EW	EDGE OF WALK	SSMH	STORM DRAIN MANHOLE	W	WEST
FF	FINISH FLOOR	SE	SOUTH EAST	WM	WATER METER
FH	FIRE HYDRANT			WV	WATER VALVE
FL	FLOW LINE				



LEGEND

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

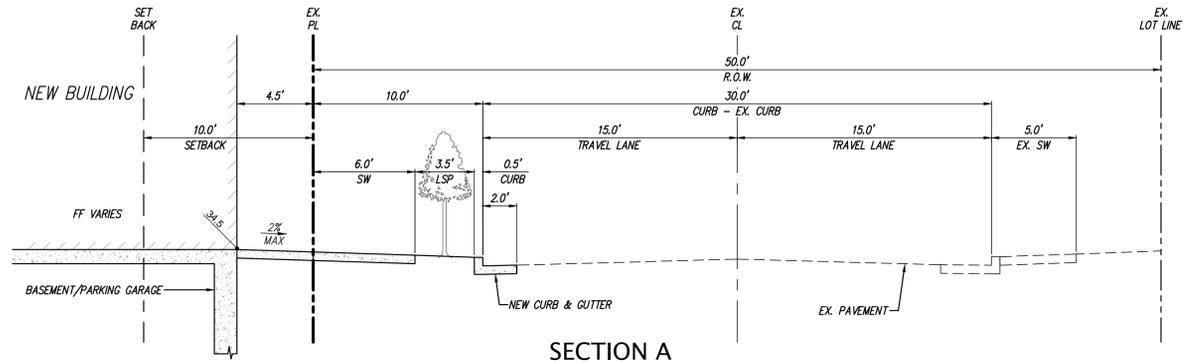
ABBREVIATIONS

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

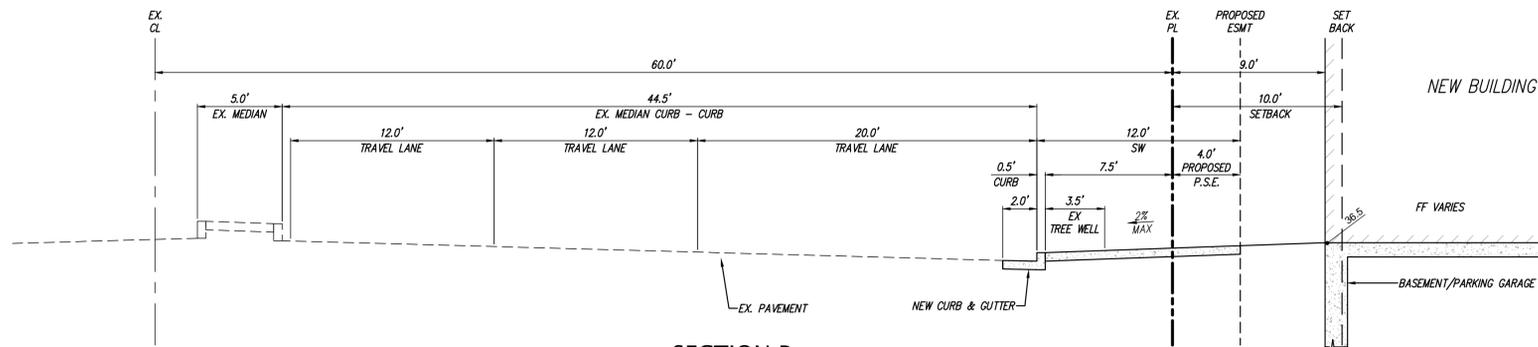
SUBDIVISION NOTES

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 1.45± ACRES. ALL PROPOSED DISTANCES AND BEARINGS SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE PARCEL MAP STAGE.
3. AREAS OUTSIDE THE BUILDING FOOTPRINT SHALL BE COMMON AREA UNLESS OTHERWISE NOTED OR SHOWN IN THE LEGEND. THESE NON-BUILDABLE AREAS WILL BE DESIGNATED AS EASEMENTS FOR PRIVATE INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, SHARED UTILITIES, PRIVATE DRAINAGE AND RELATED REQUIREMENTS.
4. ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE QUITCLAIMED OR VACATED, UNLESS NOTED OTHERWISE.
5. IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, SECTION 66456.1, MULTIPLE FINAL MAPS MAY BE FILED UNDER THE APPROVAL OR CONDITION APPROVAL OF THIS VESTING TENTATIVE MAP. PHASED FINAL MAPS MAY INCLUDE LOTS WHICH CORRESPOND TO PROPOSED BUILDINGS OR THOSE WHICH MAY EXIST IN A PARTICULAR PHASE. THE SUBDIVIDER RESERVES THE RIGHT TO IMPLEMENT THE ORDER OF PHASING AND THE NUMBER OF LOTS TO BE INCLUDED IN ANY SPECIFIC PHASE. LOT NUMBERING MAY DIFFER ON PHASED FINAL MAPS AS LONG AS THE RESPECTIVE LOT CONFIGURATIONS REMAIN SUBSTANTIALLY THE SAME AS SHOWN ON THIS MAP.
6. COVENANTS, CONDITIONS & RESTRICTIONS (CC&R's) WILL BE PREPARED TO FACILITATE AND MANAGE THE OPERATIONS, MAINTENANCE AND RELATED FUNCTIONS OF THE COMMON AREAS.

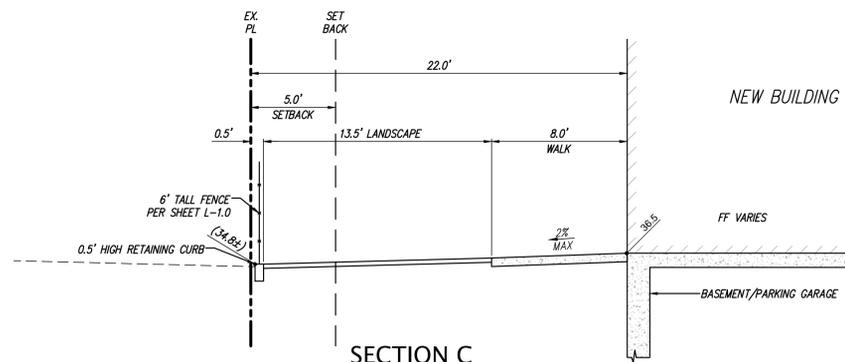
Z:\2024\A24166\DWG\ENTITLEMENTS\VESTING TENTATIVE MAP\A24166 - TM3.1 VESTING TENTATIVE MAP.dwg 7-26-24 04:40:10 PM dking



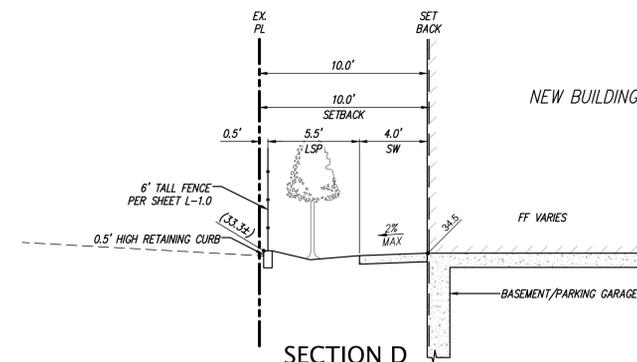
SECTION A
SCALE: 1"=5'



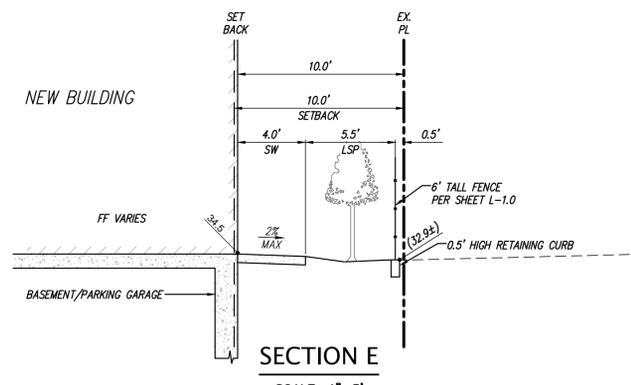
SECTION B
SCALE: 1"=5'



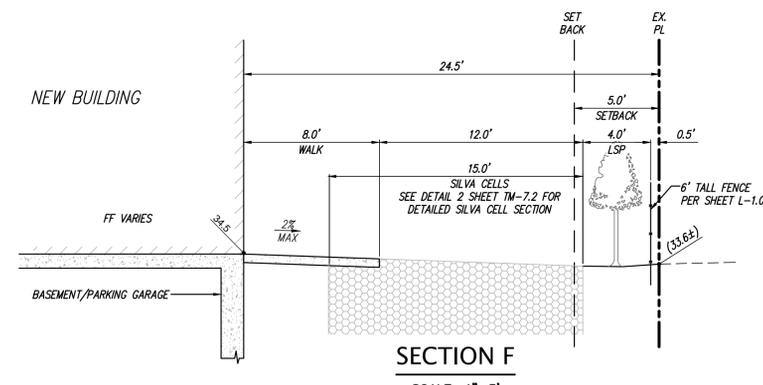
SECTION C
SCALE: 1"=5'



SECTION D
SCALE: 1"=5'



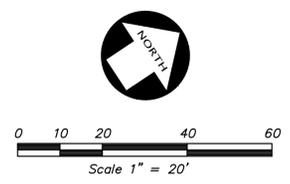
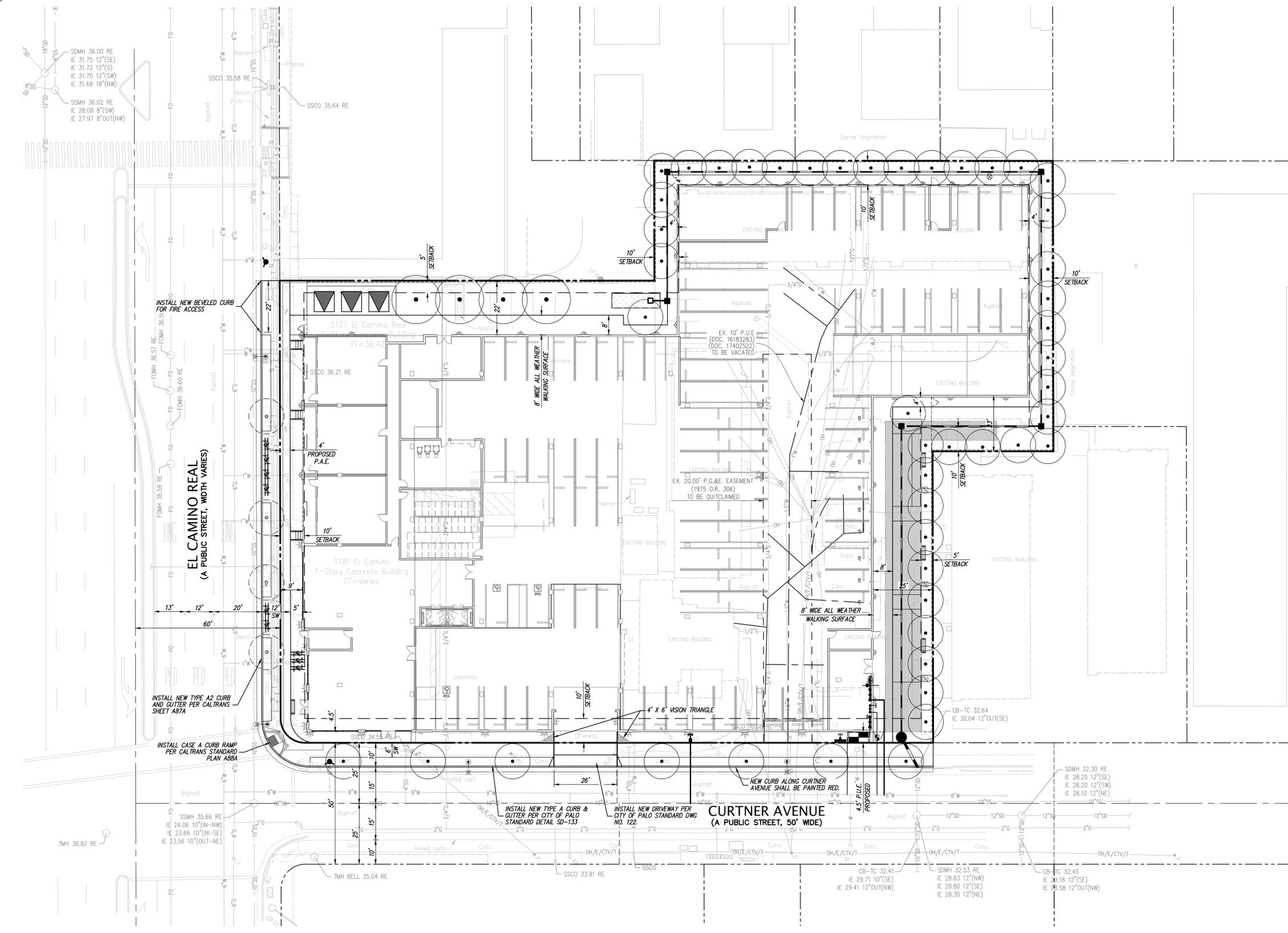
SECTION E
SCALE: 1"=5'

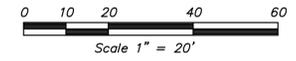


SECTION F
SCALE: 1"=5'

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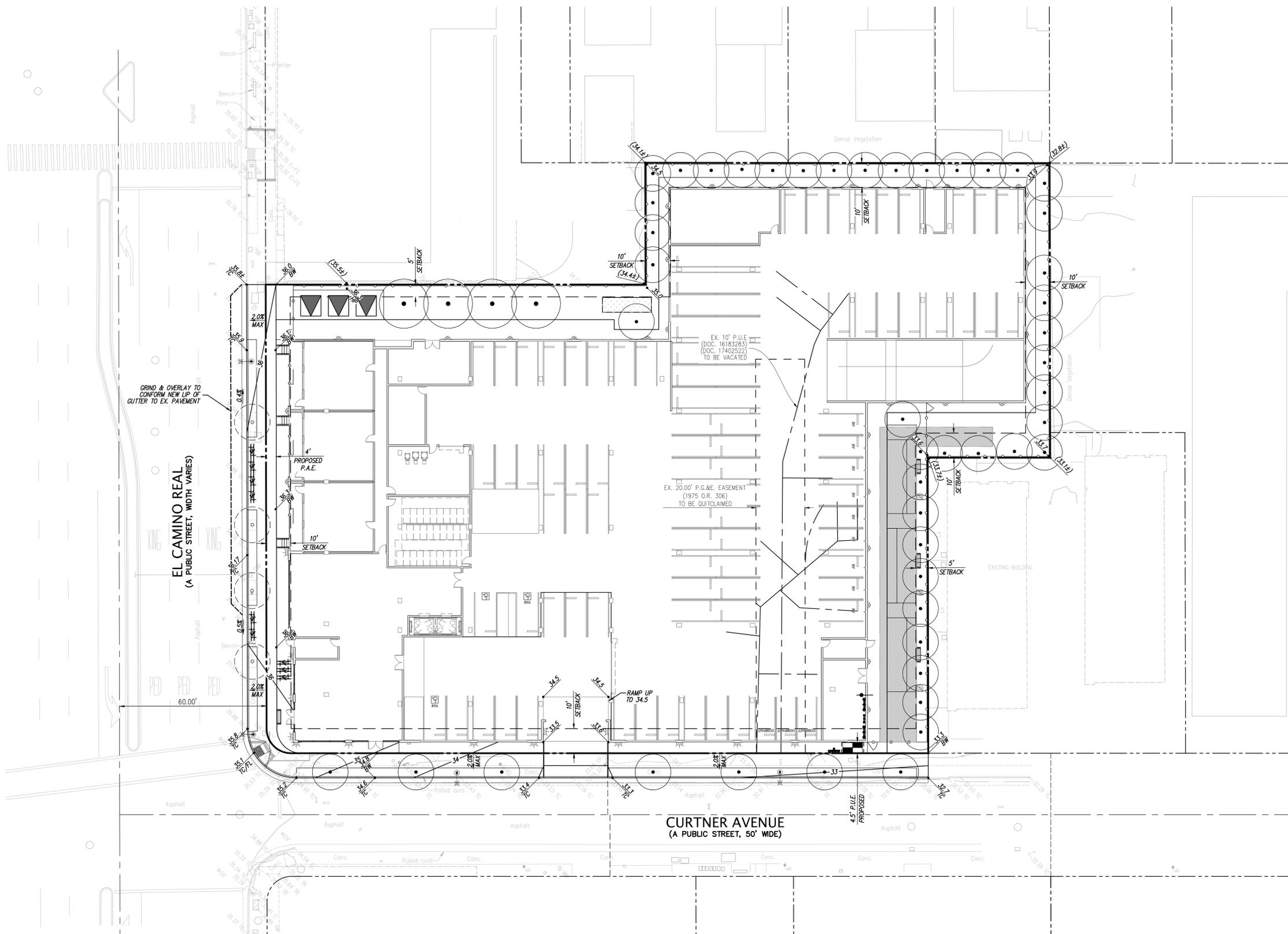
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GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		CONTOUR LINE
		PROPERTY LINE
		LANDSCAPE FENCE
		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
		SPOT ELEVATION
		SLOPE (PERCENTAGE)
		UTILITY BOX
		AREA DRAIN
		BACK OF WALK
		BLDG
		CATCH BASIN
		CONCRETE
		DUCTILE IRON PIPE
		FACE OF CURB
		FINISHED FLOOR
		FLOW LINE
		GRADE BREAK
		HIGH POINT
		INVERT ELEVATION
		LOW POINT
		NON-EXPANSIVE FILL
		OVERFLOW
		PAVEMENT
		RIDGE
		RIM ELEVATION
		STORM DRAIN JUNCTION BOX
		STORM DRAIN MANHOLE
		TOP OF CURB

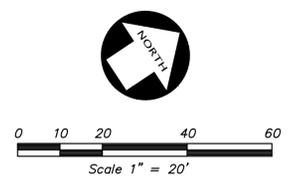
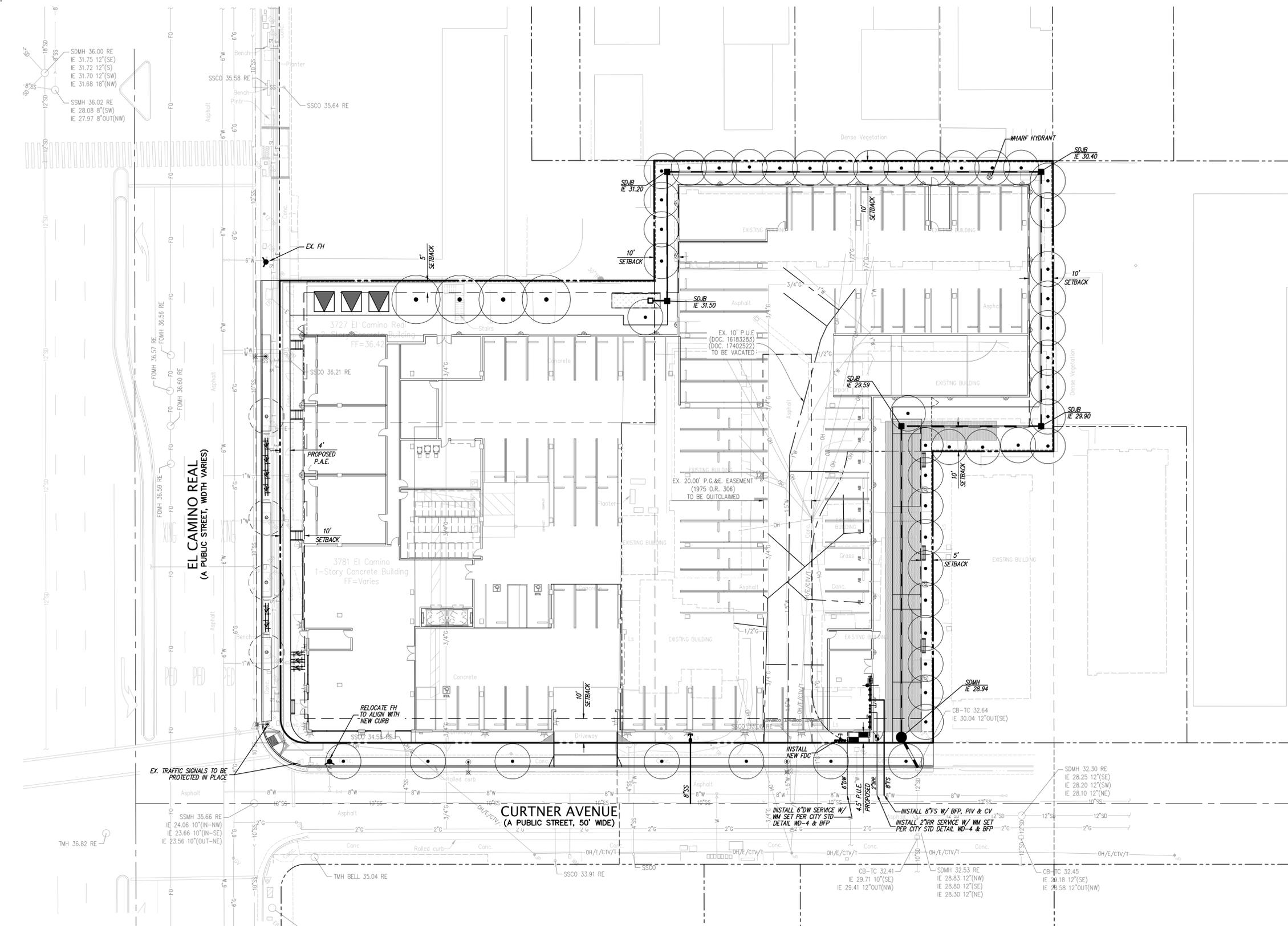


EL CAMINO REAL
(A PUBLIC STREET, WIDTH VARIES)

CURTNER AVENUE
(A PUBLIC STREET, 50' WIDE)

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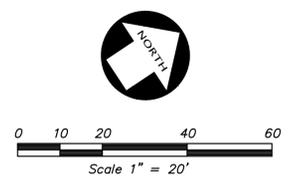
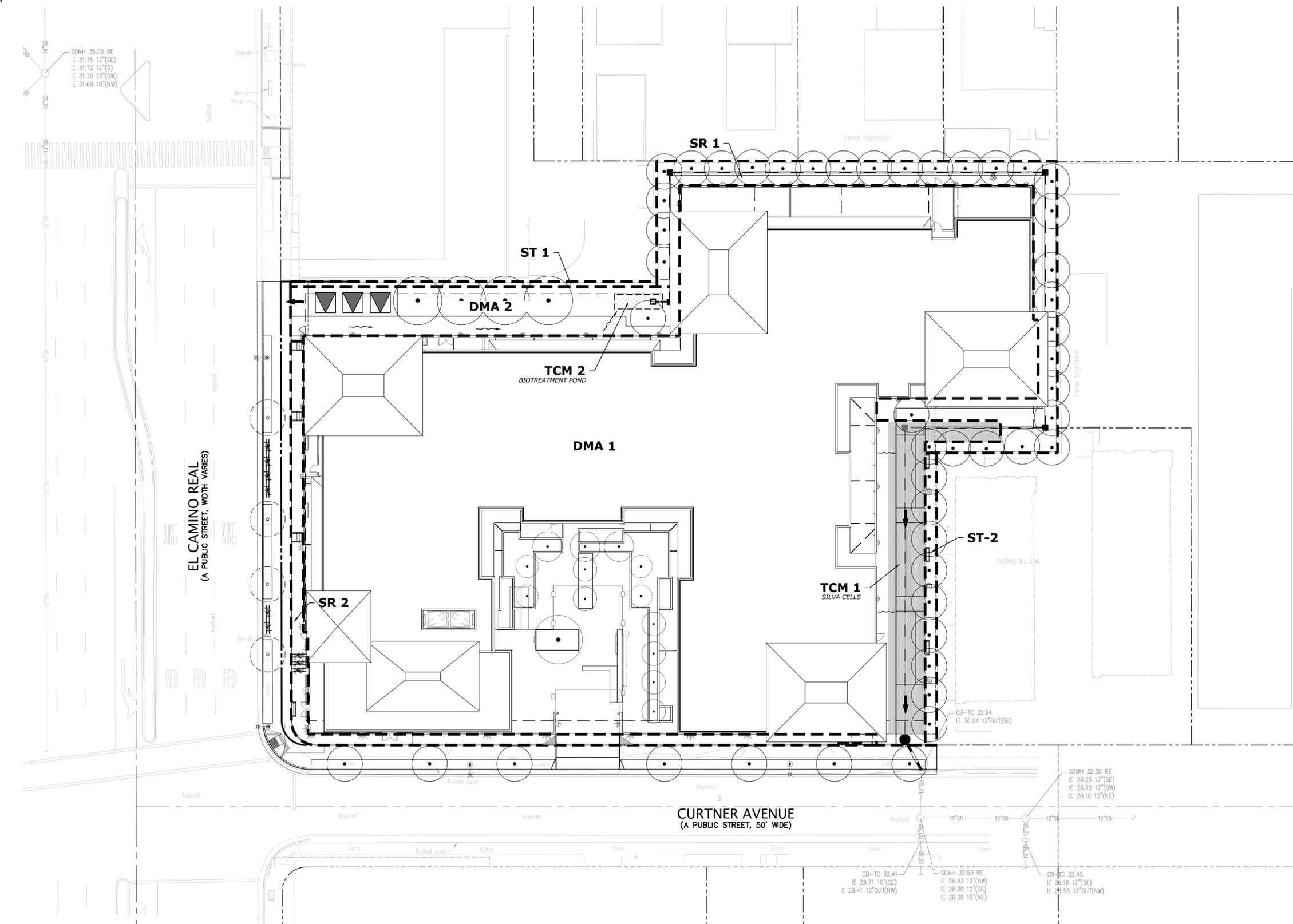
UTILITY LEGEND

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

UTILITY NOTES

1. PROPOSED DRY UTILITIES BY OTHERS SHALL BE UNDERGROUND
2. AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY AND REDUCED PRESSURE DETECTOR ASSEMBLY ARE REQUIRED - RPPA & RPD BACKFLOW PREVENTERS. THE RPPA AND RPD 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.

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STORMWATER LEGEND

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

STORMWATER NOTES

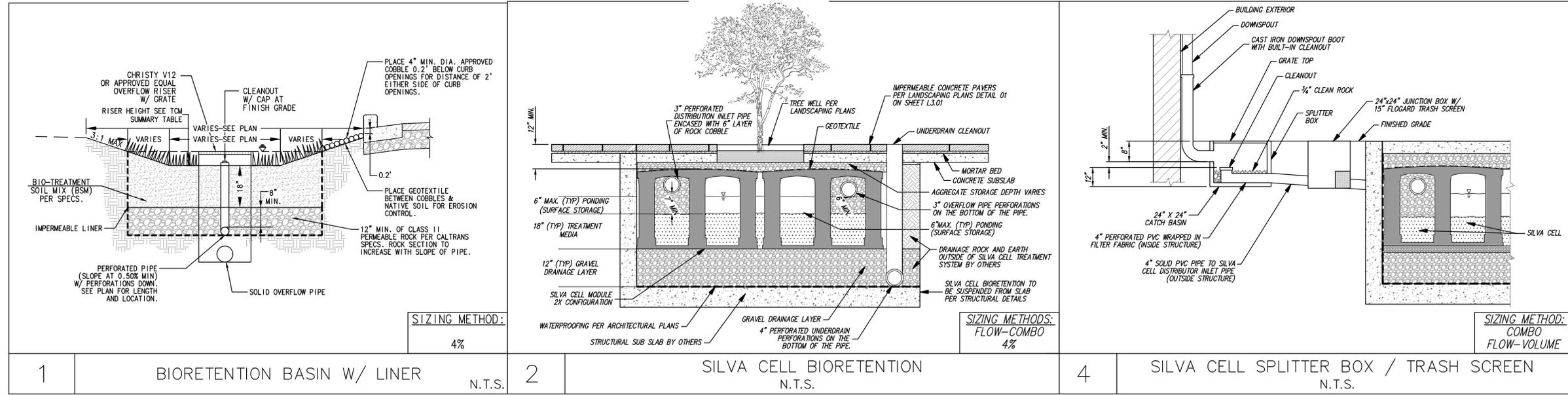
1. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HM APPLICABILITY MAP.
2. TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT 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>

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)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	1	Onsite	Silva Cell Bioretention	LID	2C. Flow: 4% Method*2	52,255	48,895	0	3,360	84.01%	1,956	2,147	6	-	-	Silva cells under grasspave2 system.
2	2	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method*3	3,258	3,001	0	257	5.24%	120	200	6	-	-	-
SR1	NA	Onsite	Self-retaining areas (landscaped)	LID	N/A	3,969	1,400	0	2,569	6.38%	-	-	-	0.25	0.25	-
SR2	NA	Onsite	Self-retaining areas (landscaped)	LID	N/A	2,035	846	0	1,189	3.27%	-	-	-	0.25	0.25	-
ST1	NA	Onsite	Self-treating areas (landscaped)	LID	N/A	337	0	0	337	0.54%	-	-	-	-	-	-
ST2	NA	Onsite	Self-treating areas (landscaped)	LID	N/A	350	0	0	350	0.56%	-	-	-	-	-	-
Totals:						62,204	54,142	0	8,062	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)
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.

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 GROUND COVER. 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



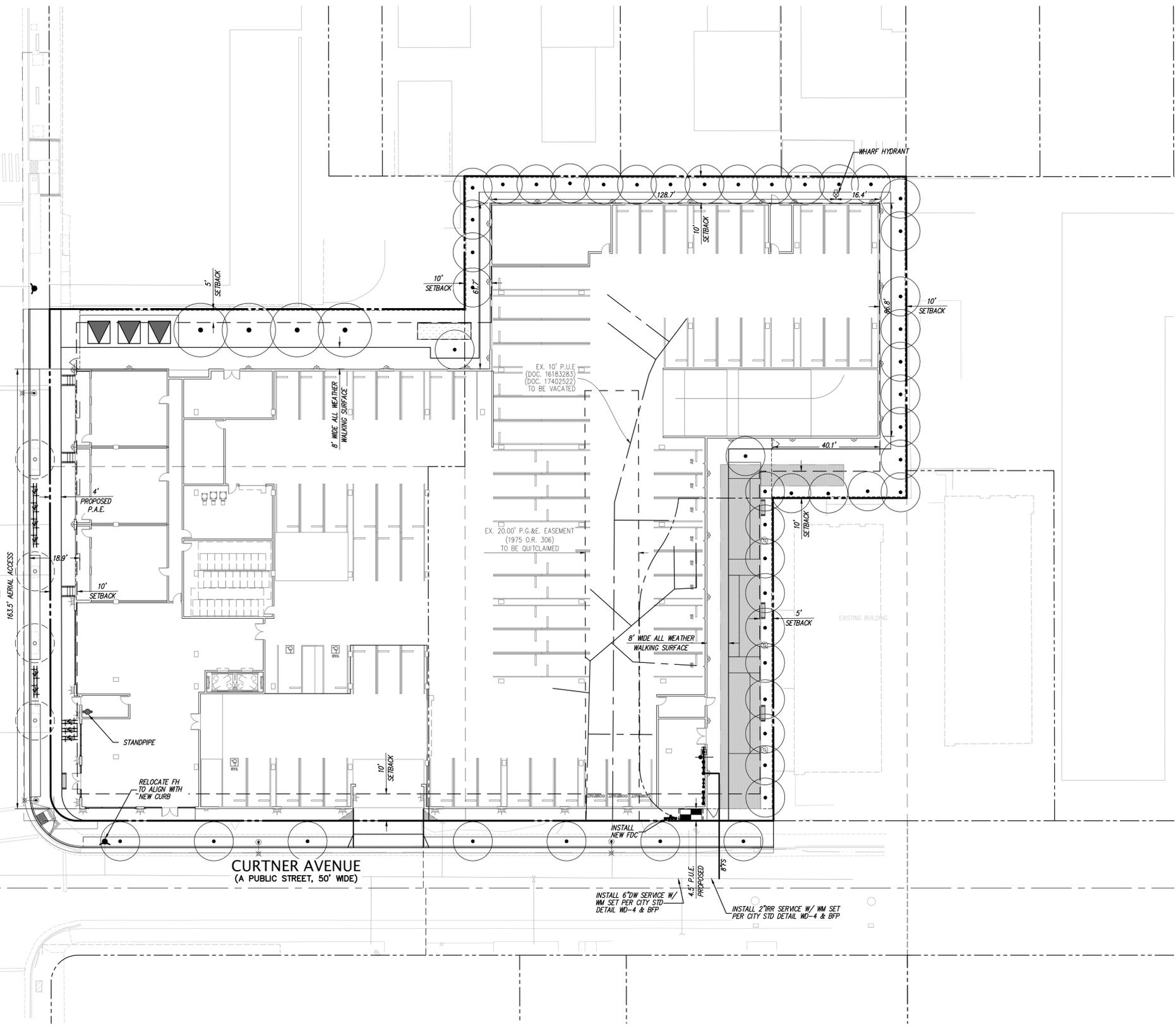
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0 10 20 40 60
Scale 1" = 20'

EL CAMINO REAL
(A PUBLIC STREET, WIDTH VARIES)

CURTNER AVENUE
(A PUBLIC STREET, 50' WIDE)



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