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PROJECT INFORMATION

ADDRESS:	3781 EL CAMINO RAL, 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
CONTRUCTION 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'	12'
INTERIOR SIDE SETBACK:	10'	10'	8'-10'
INTERIOR REAR SETBACK:	10'	10'	10'
STREET SIDE & REAR SETBACK:	5' / 10'	16'	15'

HEIGHT

	CN	RM-30	PROPOSED
MAX HEIGHT	35'	35'	82'-3" (TOP OF PARAPET)
PROPOSED # OF STORIES: SEVEN (7) STORIES ABOVE GRADE			

FAR CALCULATION (SEE AP0.08 AND AP0.08-A FOR CALCS)

	CN	RM-30
MAX FAR	0.5	0.6
PROPOSED	3.18	3.26

203,212.91 PROPOSED SF / 63,025 SF LOT AREA = 3.22 FAR

	INCLUDED IN FAR BLDG GROSS ARE...	NOT INCLUDED IN FAR PARKING...
FLOOR 1	12,716.01	38,401.80
FLOOR 2	6,994.04	44,888.48
FLOOR 3	39,740.14	12,907.65
FLOOR 4	40,132.67	0
FLOOR 5	40,820.47	0
FLOOR 6	40,820.47	0
FLOOR 7	38,933.78	1936.11
TOTAL	**220,157.58**	**98,134.04**

TOTAL PROPOSED FAR = 3.22
UNIT DENSITY = 127 UNITS/ACRE

CN
88,112.63 PROPOSED SF/27,665 SF LOT AREA = 3.18 FAR

	INCLUDED IN FAR BLDG GROSS AREA...	NOT INCLUDED IN FAR PARKING...
FLOOR 1	8,522.18	16,144.69
FLOOR 2	4,300.94	20,365.92
FLOOR 3	16,957.67	7,708.47
FLOOR 4	16,957.67	0
FLOOR 5	17,645.47	0
FLOOR 6	17,645.47	0
FLOOR 7	15,758.78	1936.11
TOTAL	**97,788.18**	**46,155.19**

RM-30
115,100.28 PROPOSED SF/35,360 SF LOT AREA = 3.26 FAR

	INCLUDED IN FAR BLDG GROSS AREA...	NOT INCLUDED IN FAR PARKING...
FLOOR 1	4,193.83	22,257.11
FLOOR 2	2,693.10	24,522.56
FLOOR 3	22,782.47	5,199.18
FLOOR 4	23,175.00	0
FLOOR 5	23,175.00	0
FLOOR 6	23,175.00	0
FLOOR 7	23,175.00	0
TOTAL	**122,369.40**	**51,978.85**

LOT COVERAGE (SEE AP0.12 FOR DIAGRAMS)

	CN	RM-30	PROPOSED
MAX LOT COVERAGE:	50%	40%	83%
PROPOSED LOT COVERAGE:	52,316 SF		
LOT AREA:	63,025 SF		
PROPOSED LOT COVERAGE:	83%		

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

UNIT SUMMARY

EXISITNG UNITS TO BE DEMOLISHED: 13 OCCUPIED+1 UNOCCUPIED = 14 TOTAL
PROPOSED UNITS: 183, SEE TABLE BELOW

UNIT	TYPE	DESCRIPTION	UNIT AREA (SF)	FLOOR LEVELS 1ST	2ND	3RD	4TH	5TH	6TH	7TH	UNIT TOTAL	% RATIO	TOTAL UNIT AREA (SF)
JR 1 BEDROOM	J1.0	JR 1 BDRM / 1 BATH	544	-	-	2	2	2	2	2	10	5%	5,440
	J2.0	JR 1 BDRM / 1 BATH	662	-	-	1	1	1	1	1	5	3%	3,310
	J2.1	JR 1 BDRM / 1 BATH	634	-	-	-	1	1	1	1	4	2%	2,536
	J3.0	JR 1 BDRM / 1 BATH	801	-	-	1	1	1	1	1	5	3%	4,005
SUB-TOTAL		AVERAGE SF	637	-	-	4	5	5	5	5	**24**	**13%**	**15,291**
1 BEDROOM	A1.0	1 BDRM / 1 BATH	708	-	-	14	14	14	14	14	70	38%	49,560
	A2.0	1 BDRM / 1 BATH INSD...	693	-	-	5	5	5	5	5	25	14%	17,325
	A3.0	1 BDRM / 1 BATH	837	-	-	1	1	1	1	1	5	3%	4,185
SUB-TOTAL		AVERAGE SF	711	-	-	20	20	20	20	20	**100**	**55%**	**71,070**
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,092	-	-	2	2	2	2	2	10	5%	10,920
	B2.0	2 BDRM/ 2 BATH	1,309	-	-	4	4	4	4	4	20	11%	26,180
	B3.0	2 BDRM/ 2 BATH INSD CRNR	1,007	-	-	3	3	3	3	3	15	8%	15,105
SUB-TOTAL		AVERAGE SF	1,160	-	-	9	9	9	9	9	**45**	**25%**	**52,205**
3 BEDROOM	C1.0	3 BDRM/ 2 BATH	1,304	-	-	2	2	4	4	2	14	8%	18,256
SUB-TOTAL		AVERAGE SF	1,304	-	-	2	2	4	4	2	**14**	**8%**	**18,256**
TOTAL UNITS		**AVERAGE SF**	**857**	**-**	**-**	**35**	**36**	**38**	**38**	**36**	**183**	**100%**	**156,822**

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 183 DWELLING UNITS, AMENITY SPACES ON GROUND FLOOR, PODIUM, AND ROOF DECK, AND 215 PARKING SPACES SERVING RESIDENTS AND FUTURE LEASING TENANTS.

BELOW MARKET RATE (BMR) UNITS

REQUIRED # PER ZONING CODE:	00
REQUIRED # PER BUILDER'S REMEDY:	23
PROPOSED #:	**23**

BMR UNIT DISTRIBUTION:

UNIT TYPE	SQFT	TOTAL	% RATIO
J1.0	544 sf	04	17%
A1.0	708 sf	12	52%
B3.0	1,007 sf	05	22%
C1.0	1,304 sf	2	9%

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

	CN	RM-30	PROPOSED
MIN LANDSCAPE COVERAGE	35%	30%	17%*
*10,709 SQFT / 63,025 LOT AREA = 17%			

USABLE OPEN SPACE	REQUIRED	PROPOSED
CN	150x79 UNITS = 11,850 SF	8,674 SF
COMMON OPEN SPACE	**REQUIRED**	**PROPOSED**
RM-30	75x104 UNITS = 7,800 SF	4,285 SF
PRIVATE OPEN SPACE	**REQUIRED**	**PROPOSED**
RM-30	50x104 UNITS = 5,200 SF	7,152 SF

PROPOSED TOTAL OPEN SPACE:
12,144 SF (COMMON) + 3,672 SF (PRIVATE) = 15,816 SF

NON-COMPLIANT PRIVATE OPEN SPACE (AVG 70 SF/UNIT DECK)
TOTAL PROVIDED = 9,940 SF

PARKING SUMMARY

FUTURE LEASING PARKING

STANDARD	07
ADA VAN	01
TOTAL	**08**

RESIDENT ASSIGNED PARKING

NON-EV PARKING	
STANDARD	01
TANDEM	36
ADA	02
VAN ADA	00
EV PARKING	
STANDARD	148
TANDEM	00
ADA	01
VAN ADA	01
TOTAL	**189**
MOTORCYCLE PARKING	06

PROPOSED BIKE PARKING

LONG TERM BIKE PARKING	136
SHORT TERM BIKE PARKING	08

SEE AP0.10-11 FOR PARKING EXHIBITS

REQUIRED PARKING (PAMC 18.52.040)

VEHICLE PARKING

1 PER STUDIO UNIT =	24
1 PER 1-BD UNIT =	100
2 PER 2-BD OR LARGER UNIT =	118
TOTAL REQUIRED =	**242**

EV PARKING

1 PER UNIT =	183

BICYCLE PARKING

LONG-TERM: 1 PER UNIT =	183
SHORT-TERM: 1/10 UNITS =	18

VICINITY MAP

SHEET INDEX

PROJECT INFORMATION

AP0.00	PROJECT INFO
AP0.01	EXISTING SITE PHTOS
AP0.02	ZONING MAP
AP0.04	STREETSCAPE VIEW
AP0.05	SITE CONTEXT
AP0.06	CIRCULATION DIAGRAMS
AP0.07	SIGNAGE PLAN
AP0.07-A	SIGNAGE ELEVATIONS
AP0.08	FAR DIAGRAMS
AP0.08-A	FAR DIAGRAMS
AP0.09	OPEN SPACE DIAGRAMS
AP0.10	PARKING EXHIBIT
AP0.11	BIKE PARKING EXHIBIT
AP0.12	LOT COVERAGE DIAGRAM
AP0.30-36	EGRESS DIAGRAMS
AP0.40-43	ALLOWABLE AREA AND OPENINGS
GB-1	GREEN BUILDING PROGRAM SHEET

ARCHITECTURE

AP1.00	SITE PLAN
AP2.01	FLOOR 1
AP2.02	FLOOR 2
AP2.03	FLOOR 3
AP2.04	FLOOR 4
AP2.05	FLOOR 5
AP2.06	FLOOR 6
AP2.07	FLOOR 7
AP2.08	ROOF
AP3.00-03	ELEVATIONS
AP3.10	MATERIAL BOARD
AP3.20	SECTIONS
AP3.21-22	WALL SECTIONS
AP3.30-31	SCHEMATIC DETAILS
AP3.40	3D VIEW
AP4.02-03	TYP UNIT PLANS

LANDSCAPE

L-1.0	OVERALL SITE PLAN
L-1.1	PODIUM COURTYARD PLAN
L-1.2	ROOF DECK PLAN
L-1.3	LANDSCAPE MATERIAL CHARACTER
L-2.1	GROUND FLOOR PLANTING PLAN
L-2.2	PODIUM COURTYARD PLANTING PLAN
L-2.3	ROOF DECK PLANTING PLAN
L-3.1	HYDROZONE PLAN
L-4.1	LIGHTING CUTSHEETS
L-4.2	LIGHTING PLAN
L-5.1	TREE PROTECTION PLAN
L-5.2	ARBORIST REPORT
L-5.3	ARBORIST REPORT
L-5.4	TREE DISPOSITION PLAN

CIVIL

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

TRASH MANAGEMENT

TR0.1	OVERALL PLAN/STAGING LEVEL 1
TR0.2	OVERALL PLAN LEVEL 3
TR1.0	TRASH COLLECTION AREA AND STAGING AREA

PROJECT TEAM

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LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP
PIER 9, THE EMBARCADERO, SUITE 115
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CONTACT: MORGAN BURKE

0' 8' 16' 32'

1/16"=1'-0"

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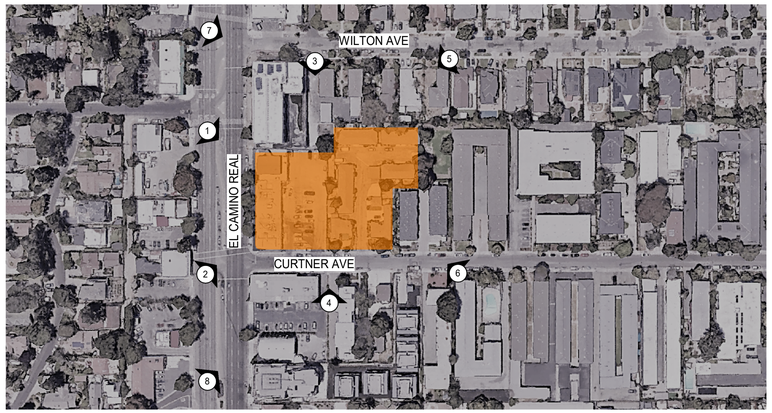
1

2

3

4



SITE CONTEXT MAP

5

6

7

8

0' 8' 16' 32'

1/16"=1'-0"

EXISTING SITE PHOTOS

AP0.01

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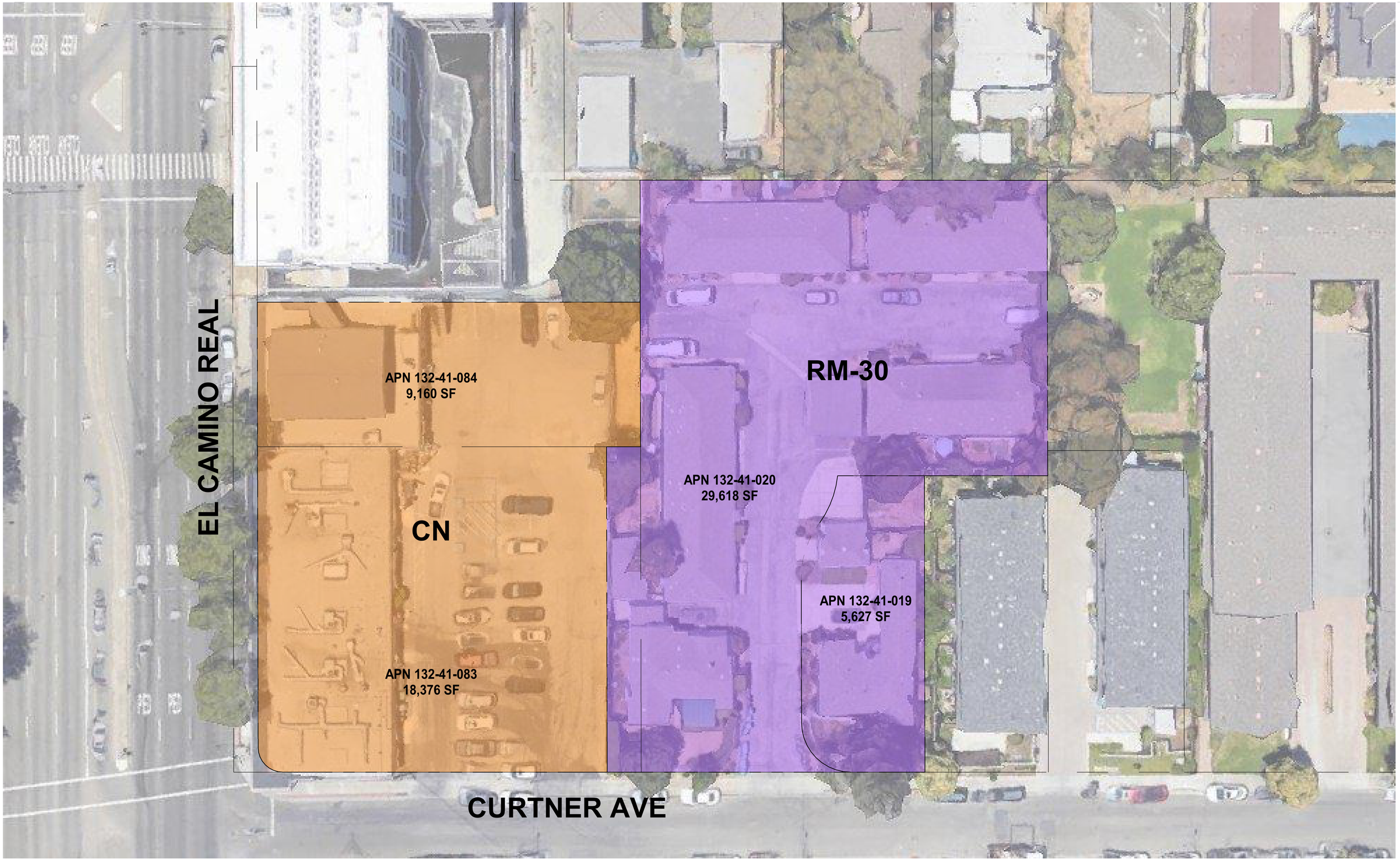

0' 8' 16' 32'

TRUE (ROU) NORTH

1/16"=1'-0"

ZONING MAP

AP0.02

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STREETSCAPE ELEVATION - CURTNER AVE 2

1/16" = 1'-0"

SITE AERIAL VIEW 3

STREETSCAPE ELEVATION - EL CAMINO REAL 1

1/16" = 1'-0"

0' 8' 16' 32'

STREETSCAPE VIEW 1/16"=1'-0" AP0.04

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BUS STOPS

22 & 522 BUS ROUTE

0' 8' 16' 32'

1/16"=1'-0"

SITE CONTEXT

AP0.05

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FUTURE PLANNED
BIKE LANE ON EL
CAMINO REAL

56 Bikes

80 Bikes

UP

CIRCULATION LEGEND

- SAFE ROUTE TO SCHOOL
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- VEHICULAR CIRCULATION
- E — BUILDING ENTRANCE
- B — LONG TERM BIKE STORAGE
- B — SHORT TERM BIKE STORAGE
- L — LOADING ZONE DELIVERIES/DROP-OFF

0' 8' 16' 32'

1/16"=1'-0"

CIRCULATION DIAGRAMS

AP0.06

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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SIGNAGE LEGEND

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

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

0' 8' 16' 32'

1/16"=1'-0"

SIGNAGE PLAN

AP0.07

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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.

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FLOOR 3				
RM-30				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-5"	9'-5"	172.31	CIRCULATION/MEP
C2	60'-2"	5'-8"	340.92	CIRCULATION/MEP
C3	12'-7"	12'-5"	155.74	CIRCULATION/MEP
C4	125'-9"	5'-8"	712.36	CIRCULATION/MEP
C5	7'-11"	5'-2"	40.64	CIRCULATION/MEP
C6	26'-4"	10'-10"	285.29	CIRCULATION/MEP
C7	30'-0"	16'-10"	504.36	CIRCULATION/MEP
C8	29'-11"	12'-5"	372.22	CIRCULATION/MEP
C9	38'-4"	5'-8"	217.29	CIRCULATION/MEP
		TOTAL:	**2,801.13**	**CIRCULATION/MEP**
P1	43'-0"	9'-7"	411.21	PARKING/OPEN PATIO
P2	143'-7"	6'-7"	942.74	PARKING/OPEN PATIO
P3	87'-10"	3'-4"	290.33	PARKING/OPEN PATIO
P4	67'-7"	8'-4"	561.12	PARKING/OPEN PATIO
P5	32'-1"	20'-3"	649.43	PARKING/OPEN PATIO
P6	72'-8"	32'-3"	2,344.35	PARKING/OPEN PATIO
		TOTAL:	**5,199.18**	**PARKING/OPEN PATIO**
G1	32'-2"	18'-11"	609.52	GROSS BUILDING
G2	19'-5"	12'-0"	233.56	GROSS BUILDING
G3	63'-2"	31'-10"	2,012.66	GROSS BUILDING
G4	37'-7"	34'-2"	1,282.60	GROSS BUILDING
G5	37'-7"	16'-5"	625.18	GROSS BUILDING
G6	19'-2"	9'-5"	179.86	GROSS BUILDING
G7	87'-10"	42'-0"	3,411.18	GROSS BUILDING
G8	42'-1"	12'-7"	529.37	GROSS BUILDING
G9	54'-6"	25'-5"	1,685.60	GROSS BUILDING
G10	92'-10"	32'-3"	2,990.47	GROSS BUILDING
G11	13'-9"	10'-10"	149.36	GROSS BUILDING
G12	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G13	42'-0"	32'-1"	1,348.64	GROSS BUILDING
G14	55'-10"	32'-3"	1,798.81	GROSS BUILDING
G15	19'-11"	12'-5"	248.00	GROSS BUILDING
G16	52'-0"	21'-7"	1,124.81	GROSS BUILDING
G17	38'-4"	10'-7"	406.14	GROSS BUILDING
		TOTAL:	**19,981.34**	**GROSS BUILDING**
		TOTAL RM-30:	**27,981.65**	

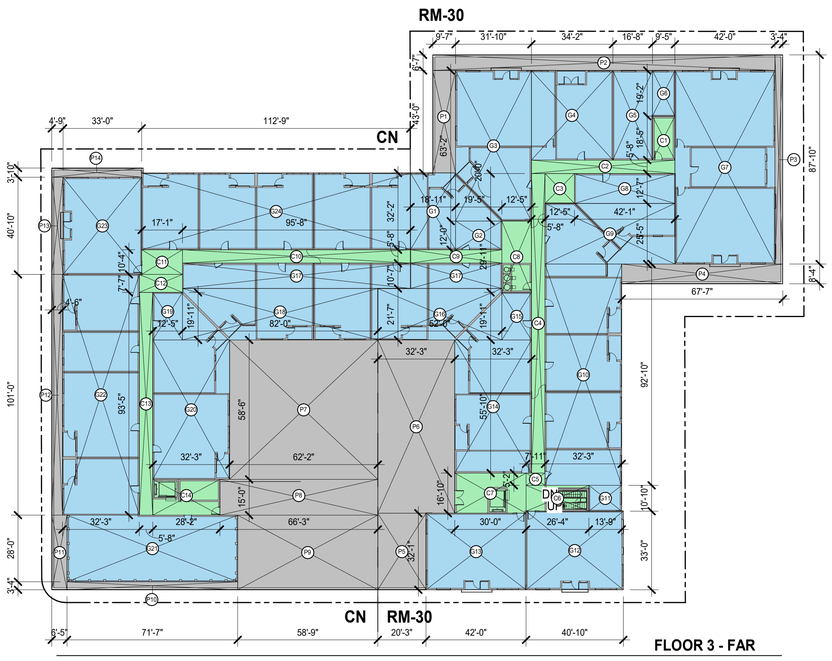
			TOTAL:	**52,647.79**
CN				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C10	95'-8"	5'-8"	542.03	CIRCULATION/MEP
C11	17'-1"	10'-4"	176.88	CIRCULATION/MEP
C12	18'-1"	7'-7"	137.08	CIRCULATION/MEP
C13	93'-5"	5'-8"	529.43	CIRCULATION/MEP
C14	28'-2"	15'-0"	422.5	CIRCULATION/MEP
		TOTAL:	**1,807.92**	**CIRCULATION/MEP**
P7	62'-2"	58'-6"	3,636.96	OPEN PATIO
P8	66'-3"	15'-0"	993.56	OPEN PATIO
P9	58'-9"	31'-4"	1,840.73	OPEN PATIO
P10	71'-7"	3'-4"	239.35	OPEN PATIO
P11	31'-4"	6'-5"	201.40	OPEN PATIO
P12	101'-0"	4'-6"	456.85	OPEN PATIO
P13	40'-10"	4'-9"	194.63	OPEN PATIO
P14	37'-9"	3'-10"	144.99	OPEN PATIO
		TOTAL:	**7,708.47**	**OPEN PATIO**
G17	95'-8"	10'-7"	1,013.11	GROSS BUILDING
G18	82'-0"	21'-7"	1,771.82	GROSS BUILDING
G19	19'11"	12'-5"	248.20	GROSS BUILDING
G20	58'-6"	32'-3"	1,883.41	GROSS BUILDING
G21	71'-7"	28'-0"	2003.35	GROSS BUILDING
G22	101'-0"	32'-3"	3,253.04	GROSS BUILDING
G23	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G24	112'-9"	32'-2"	3,631.24	GROSS BUILDING
		TOTAL:	**15,149.75**	**GROSS BUILDING**
		TOTAL CN:	**24,666.14**	

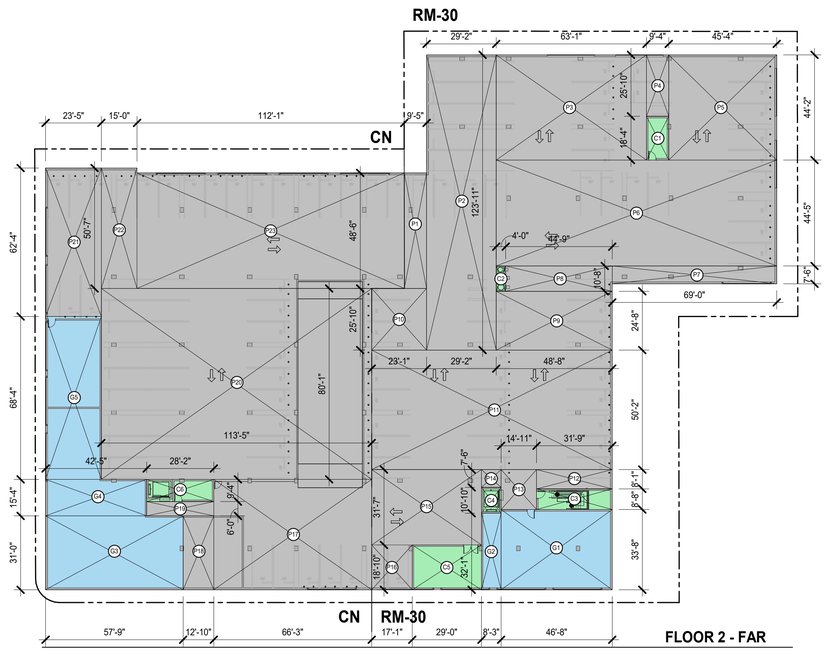
FLOOR 2				
RM-30				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-4"	9'-4"	171.11	CIRCULATION/MEP
C2	10'-8"	4'-0"	42.44	CIRCULATION/MEP
C3	31'-9"	8'-8"	275.35	CIRCULATION/MEP
C4	10'-10"	8'-3"	89.38	CIRCULATION/MEP
C5	29'-0"	18'-10"	545.26	CIRCULATION/MEP
		TOTAL:	**1,123.54**	**CIRCULATION/MEP**
P1	48'-6"	9'-5"	454.39	PARKING
P2	123'-11"	29'-2"	3,616.78	PARKING
P3	63'-1"	44'-2"	2,782.39	PARKING
P4	25'-10"	9'-4"	240.78	PARKING
P5	45'-4"	44'-2"	1,999.19	PARKING
P6	117'-8"	44'-5"	5,230.84	PARKING
P7	69'-0"	7'-6"	518.65	PARKING
P8	44'-9"	10'-8"	477.01	PARKING
P9	48'-8"	24'-8"	1,200.52	PARKING
P10	25'-10"	23'-1"	596.02	PARKING
P11	100'-11"	50'-2"	5,061.39	PARKING
P12	31'-9"	8'-1"	257.47	PARKING
P13	16'-9"	14'-11"	249.54	PARKING
P14	8'-3"	7'-6"	61.61	PARKING
P15	46'-1"	31'-7"	1,455.56	PARKING
P16	18'-10"	17'-1"	320.42	PARKING
		TOTAL:	**24,522.56**	**PARKING**
G1	48'-9"	33'-8"	1,569.56	GROSS BUILDING
G2	32'-1"	8'-3"	264.95	GROSS BUILDING
		TOTAL:	**1569.56**	**GROSS BUILDING**
		TOTAL RM-30:	**27,215.66**	

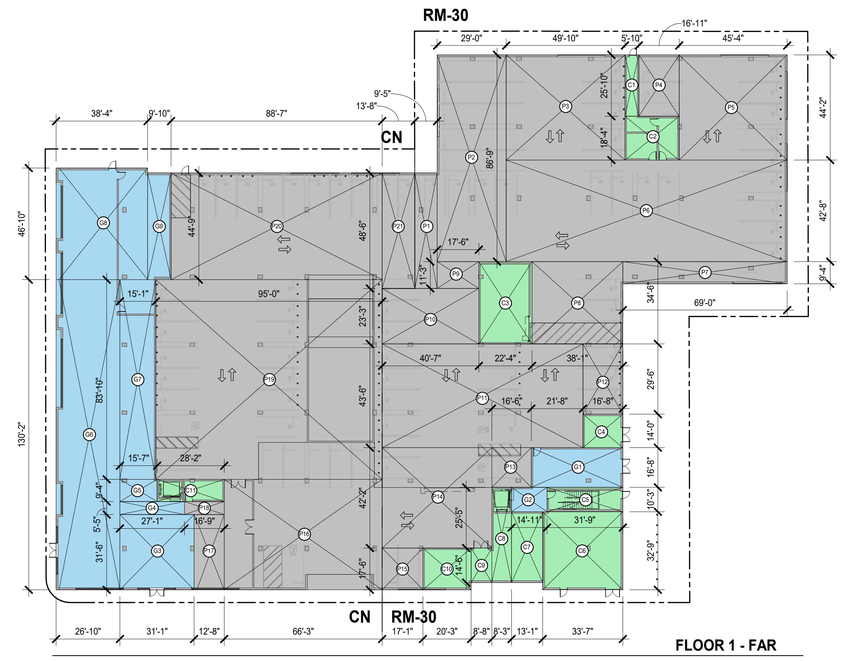
			TOTAL:	**51,882.52**
CN				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C6	28'-2"	9'-4"	262.89	CIRCULATION/MEP
		TOTAL:	**262.89**	**CIRCULATION/MEP**
P17	66'-3"	46'-4"	3,068.21	PARKING
P18	31'-0"	12'-10"	398.38	PARKING
P19	28'-2"	6'-0"	169.00	PARKING
P20	113'-5"	80'-1"	9,082.10	PARKING
P21	62'-4"	23'-5"	1,458.36	PARKING
P22	50'-7"	15'-0"	756.53	PARKING
P23	112'-1"	48'-6"	5,433.34	PARKING
		TOTAL:	**20,365.92**	**PARKING**
G3	57'-9"	31'-0"	1,788.28	GROSS BUILDING
G4	42'-5"	15'-4"	650.11	GROSS BUILDING
G5	68'-4"	23'-5"	1,599.66	GROSS BUILDING
		TOTAL:	**4,038.05**	**GROSS BUILDING**
		TOTAL CN:	**24,666.86**	

FLOOR 1				
RM-30				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	25'-10"	5'-10"	150.22	CIRCULATION/MEP
C2	22'-9"	18'-4"	417.48	CIRCULATION/MEP
C3	34'-6"	22'-4"	769.91	CIRCULATION/MEP
C4	16'-8"	14'-0"	234.32	CIRCULATION/MEP
C5	31'-9"	10'-3"	324.99	CIRCULATION/MEP
C6	33'-7"	32'-9"	1,099.49	CIRCULATION/MEP
C7	32'-9"	13'-1"	387.72	CIRCULATION/MEP
C8	39'-11"	8'-3"	329.57	CIRCULATION/MEP
C9	14'-6"	8'-8"	126.16	CIRCULATION/MEP
C10	20'-3"	17'-6"	353.97	CIRCULATION/MEP
		TOTAL:	**4,193.83**	**CIRCULATION/MEP**
P1	50'-7"	9'-5"	454.39	PARKING
P2	86'-9"	29'-0"	2,515.23	PARKING
P3	48'-6"	44'-2"	2,198.57	PARKING
P4	25'-10"	16'-11"	437.23	PARKING
P5	45'-4"	44'-2"	1,999.19	PARKING
P6	117'-11"	42'-8"	5,028.37	PARKING
P7	69'-0"	9'-4"	642.55	PARKING
P8	38'-1"	34'-6	1,314.79	PARKING
P9	17'-6"	11'-3"	197.25	PARKING
P10	40'-7"	23'-3"	944.27	PARKING
P11	83'-3"	43'-6"	3,664.17	PARKING
P12	29'-6"	16'-8"	492.49	PARKING
P13	16'-8"	16'-6	275.93	PARKING
P14	46'-1"	42'-2"	1,940.47	PARKING
P15	17'-6"	17'-1"	152.21	PARKING
		TOTAL:	**22,257.11**	**PARKING**
G1	38'-4"	16'-8"	640.48	GROSS BUILDING
G2	14'-11"	10'-3"	152.21	GROSS BUILDING
		TOTAL:	**792.69**	**GROSS BUILDING**
		TOTAL RM-30:	**27,243.63**	

			TOTAL:	**51,910.50**
CN				
MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C11	28'-2"	9'-4"	262.89	CIRCULATION/MEP
		TOTAL:	**262.89**	**CIRCULATION/MEP**
P16	66'-3"	46'-4"	3,068.21	PARKING
P17	31'-6"	12'-8"	399.24	PARKING
P18	16'-9"	5'-5"	91.14	PARKING
P19	95'-0"	83'-10"	7,960.00	PARKING
P20	88'-7"	44'-9"	3,963.27	PARKING
P21	48'-6"	13'-8"	662.83	PARKING
		TOTAL:	**16,144.69**	**PARKING**
G3	31'-1"	31'-6"	981.36	GROSS BUILDING
G4	27'-1"	5'-5"	147.33	GROSS BUILDING
G5	15'-7"	9'-4"	145.66	GROSS BUILDING
G6	130'-2"	26'-10"	3,486.74	GROSS BUILDING
G7	83'-10"	15'-1"	1,260.93	GROSS BUILDING
G8	46'-10"	38'-4"	1,796.79	GROSS BUILDING
G9	44'-9"	9'-10"	440.48	GROSS BUILDING
		TOTAL:	**8,259.29**	**GROSS BUILDING**
		TOTAL CN:	**24,666.87**	







FAR AREA PLAN LEGEND

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

0' 30' 60'

1"=30'

FAR CALCULATION DIAGRAMS AP0.08

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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FLOOR 7

TOTAL: 40,869.89

RM-30

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-5"	9'-5"	172.31	CIRCULATION/MEP
C2	60'-2"	5'-8"	340.92	CIRCULATION/MEP
C3	12'-7"	12'-5"	155.74	CIRCULATION/MEP
C4	131'-9"	5'-8"	746.36	CIRCULATION/MEP
C5	7'-11"	5'-2"	40.64	CIRCULATION/MEP
C6	26'-4"	10'-10"	285.29	CIRCULATION/MEP
C7	30'-0"	16'-10"	504.36	CIRCULATION/MEP
C8	29'-11"	12'-5"	372.22	CIRCULATION/MEP
C9	38'-4"	5'-8"	217.29	CIRCULATION/MEP
		TOTAL:	**2,835.13**	**CIRCULATION/MEP**
G1	32'-2"	18'-11"	609.52	GROSS BUILDING
G2	19'-5"	12'-0"	233.56	GROSS BUILDING
G3	63'-2"	31'-10"	2,012.66	GROSS BUILDING
G4	37'-7"	34'-2"	1,282.60	GROSS BUILDING
G5	37'-7"	16'-5"	625.18	GROSS BUILDING
G6	19'-2"	9'-5"	179.86	GROSS BUILDING
G7	87'-10"	42'-0"	3,411.18	GROSS BUILDING
G8	42'-1"	12'-7"	529.37	GROSS BUILDING
G9	54'-6"	25'-5"	1,685.60	GROSS BUILDING
G10	93'-9"	32'-3"	3,018.30	GROSS BUILDING
G11	13'-9"	10'-0"	137.45	GROSS BUILDING
G12	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G13	42'-0"	32'-1"	1,348.64	GROSS BUILDING
G14	13'-9"	10'-10"	149.36	GROSS BUILDING
G15	61'-10"	32'-3"	1,992.06	GROSS BUILDING
G16	19'-11"	12'-5"	248.00	GROSS BUILDING
G17	52'-0"	21'-7"	1,124.81	GROSS BUILDING
G18	38'-4"	10'-7"	406.14	GROSS BUILDING
		TOTAL:	**20,339.87**	**GROSS BUILDING**
		TOTAL RM-30:	**23,175.00**	

CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C10	95'-8"	5'-8"	542.03	CIRCULATION/MEP
C11	17'-1"	10'-4"	176.88	CIRCULATION/MEP
C12	18'-1"	7'-7"	137.08	CIRCULATION/MEP
C13	93'-5"	5'-8"	529.43	CIRCULATION/MEP
C14	28'-2"	15'-0"	422.5	CIRCULATION/MEP
		TOTAL:	**1,807.92**	**CIRCULATION/MEP**
P1	33'-4"	27'-4"	910.51	PARKING/OPEN...
P2	39'-4"	12'-10"	505.46	PARKING/OPEN...
P3	33'-4"	15'-7"	520.14	PARKING/OPEN...
		TOTAL:	**1936.11**	**PARKING/OPEN...**
G18	95'-8"	10'-7"	1,013.11	GROSS BUILDING
G19	82'-0"	21'-7"	1,771.82	GROSS BUILDING
G20	19'11"	12'-5"	248.20	GROSS BUILDING
G21	58'-6"	32'-3"	1,883.41	GROSS BUILDING
G22	39'-4"	20'-5"	804.46	GROSS BUILDING
G23	101'-0"	32'-3"	3,253.04	GROSS BUILDING
G24	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G25	112'-9"	32'-2"	3,631.24	GROSS BUILDING
		TOTAL:	**13,950.86**	**GROSS BUILDING**
		TOTAL CN:	**17,694.89**	

FLOORS 5-6

TOTAL: 40,820.47

RM-30

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-5"	9'-5"	172.31	CIRCULATION/MEP
C2	60'-2"	5'-8"	340.92	CIRCULATION/MEP
C3	12'-7"	12'-5"	155.74	CIRCULATION/MEP
C4	131'-9"	5'-8"	746.36	CIRCULATION/MEP
C5	7'-11"	5'-2"	40.64	CIRCULATION/MEP
C6	26'-4"	10'-10"	285.29	CIRCULATION/MEP
C7	30'-0"	16'-10"	504.36	CIRCULATION/MEP
C8	29'-11"	12'-5"	372.22	CIRCULATION/MEP
C9	38'-4"	5'-8"	217.29	CIRCULATION/MEP
		TOTAL:	**2,835.13**	**CIRCULATION/MEP**
G1	32'-2"	18'-11"	609.52	GROSS BUILDING
G2	19'-5"	12'-0"	233.56	GROSS BUILDING
G3	63'-2"	31'-10"	2,012.66	GROSS BUILDING
G4	37'-7"	34'-2"	1,282.60	GROSS BUILDING
G5	37'-7"	16'-5"	625.18	GROSS BUILDING
G6	19'-2"	9'-5"	179.86	GROSS BUILDING
G7	87'-10"	42'-0"	3,411.18	GROSS BUILDING
G8	42'-1"	12'-7"	529.37	GROSS BUILDING
G9	54'-6"	25'-5"	1,685.60	GROSS BUILDING
G10	93'-9"	32'-3"	3,018.30	GROSS BUILDING
G11	13'-9"	10'-0"	137.45	GROSS BUILDING
G12	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G13	42'-0"	32'-1"	1,348.64	GROSS BUILDING
G14	13'-9"	10'-10"	149.36	GROSS BUILDING
G15	61'-10"	32'-3"	1,992.06	GROSS BUILDING
G16	19'-11"	12'-5"	248.00	GROSS BUILDING
G17	52'-0"	21'-7"	1,124.81	GROSS BUILDING
G18	38'-4"	10'-7"	406.14	GROSS BUILDING
		TOTAL:	**20,339.87**	**GROSS BUILDING**
		TOTAL RM-30:	**23,175.00**	

CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C10	95'-8"	5'-8"	542.03	CIRCULATION/MEP
C11	17'-1"	10'-4"	176.88	CIRCULATION/MEP
C12	18'-1"	7'-7"	137.08	CIRCULATION/MEP
C13	93'-5"	5'-8"	529.43	CIRCULATION/MEP
C14	28'-2"	15'-0"	422.5	CIRCULATION/MEP
		TOTAL:	**1,807.92**	**CIRCULATION/MEP**
G18	95'-8"	10'-7"	1,013.11	GROSS BUILDING
G19	82'-0"	21'-7"	1,771.82	GROSS BUILDING
G20	19'11"	12'-5"	248.20	GROSS BUILDING
G21	58'-6"	32'-3"	1,883.41	GROSS BUILDING
G22	81'-7"	33'-0	2,691.15	GROSS BUILDING
G23	101'-0"	32'-3"	3,253.04	GROSS BUILDING
G24	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G25	112'-9"	32'-2"	3,631.24	GROSS BUILDING
		TOTAL:	**15,837.55**	**GROSS BUILDING**
		TOTAL CN:	**17,645.47**	

FLOOR 4

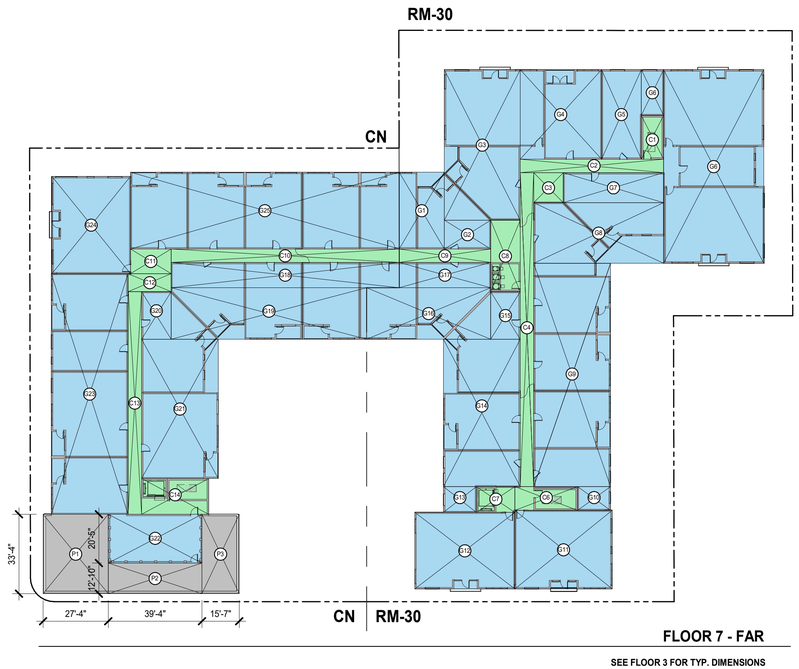
TOTAL: 40,132.67

RM-30

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C1	18'-5"	9'-5"	172.31	CIRCULATION/MEP
C2	60'-2"	5'-8"	340.92	CIRCULATION/MEP
C3	12'-7"	12'-5"	155.74	CIRCULATION/MEP
C4	131'-9"	5'-8"	746.36	CIRCULATION/MEP
C5	7'-11"	5'-2"	40.64	CIRCULATION/MEP
C6	26'-4"	10'-10"	285.29	CIRCULATION/MEP
C7	30'-0"	16'-10"	504.36	CIRCULATION/MEP
C8	29'-11"	12'-5"	372.22	CIRCULATION/MEP
C9	38'-4"	5'-8"	217.29	CIRCULATION/MEP
		TOTAL:	**2,835.13**	**CIRCULATION/MEP**
G1	32'-2"	18'-11"	609.52	GROSS BUILDING
G2	19'-5"	12'-0"	233.56	GROSS BUILDING
G3	63'-2"	31'-10"	2,012.66	GROSS BUILDING
G4	37'-7"	34'-2"	1,282.60	GROSS BUILDING
G5	37'-7"	16'-5"	625.18	GROSS BUILDING
G6	19'-2"	9'-5"	179.86	GROSS BUILDING
G7	87'-10"	42'-0"	3,411.18	GROSS BUILDING
G8	42'-1"	12'-7"	529.37	GROSS BUILDING
G9	54'-6"	25'-5"	1,685.60	GROSS BUILDING
G10	93'-9"	32'-3"	3,018.30	GROSS BUILDING
G11	13'-9"	10'-0"	137.45	GROSS BUILDING
G12	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G13	42'-0"	32'-1"	1,348.64	GROSS BUILDING
G14	13'-9"	10'-10"	149.36	GROSS BUILDING
G15	61'-10"	32'-3"	1,992.06	GROSS BUILDING
G16	19'-11"	12'-5"	248.00	GROSS BUILDING
G17	52'-0"	21'-7"	1,124.81	GROSS BUILDING
G18	38'-4"	10'-7"	406.14	GROSS BUILDING
		TOTAL:	**20,339.87**	**GROSS BUILDING**
		TOTAL RM-30:	**23,175.00**	

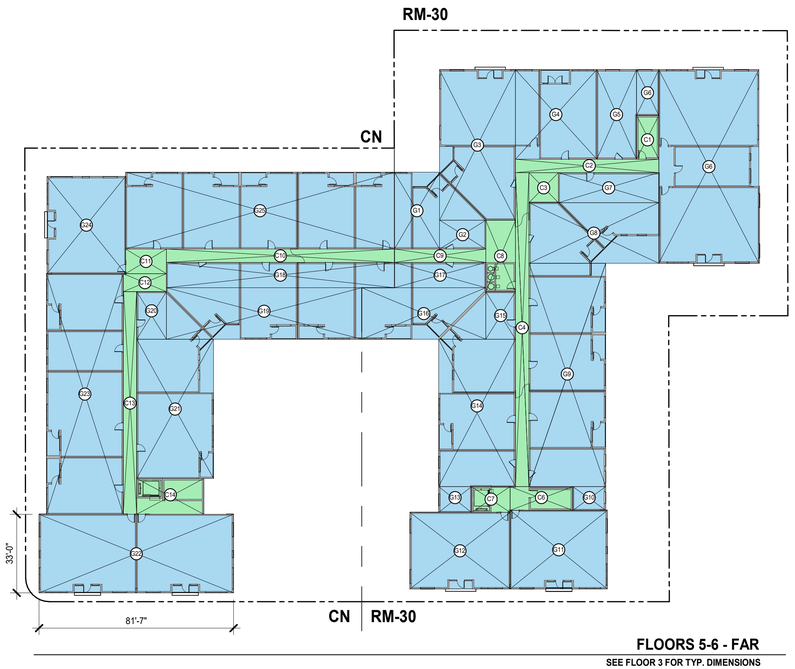
CN

MARK	WIDTH	LENGTH	AREA (SF)	AREA TYPE
C10	95'-8"	5'-8"	542.03	CIRCULATION/MEP
C11	17'-1"	10'-4"	176.88	CIRCULATION/MEP
C12	18'-1"	7'-7"	137.08	CIRCULATION/MEP
C13	93'-5"	5'-8"	529.43	CIRCULATION/MEP
C14	28'-2"	15'-0"	422.5	CIRCULATION/MEP
		TOTAL:	**1,807.92**	**CIRCULATION/MEP**
G18	95'-8"	10'-7"	1,013.11	GROSS BUILDING
G19	82'-0"	21'-7"	1,771.82	GROSS BUILDING
G20	19'11"	12'-5"	248.20	GROSS BUILDING
G21	58'-6"	32'-3"	1,883.41	GROSS BUILDING
G22	71'-7"	28'-0"	2003.35	GROSS BUILDING
G23	101'-0"	32'-3"	3,253.04	GROSS BUILDING
G24	40'-10"	33'-0"	1,345.58	GROSS BUILDING
G25	112'-9"	32'-2"	3,631.24	GROSS BUILDING
		TOTAL:	**15,149.75**	**GROSS BUILDING**
		TOTAL CN:	**16,957.67**	



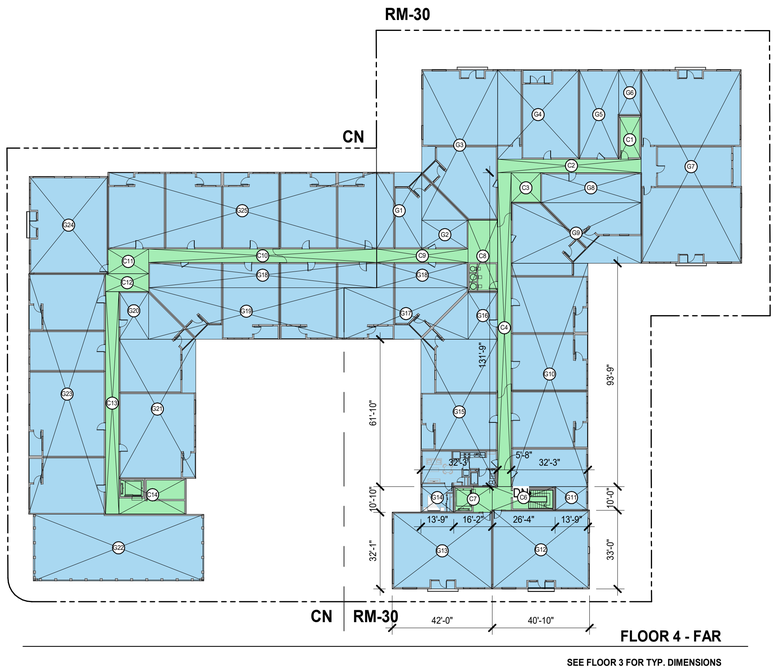
FLOOR 7 - FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS



FLOORS 5-6 - FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS



FLOOR 4 - FAR

SEE FLOOR 3 FOR TYP. DIMENSIONS

FAR AREA PLAN LEGEND

CIRCULATION & UTILITY ROOMS

BUILDING GROSS AREA

PARKING AND OPEN PATIOS (AREA NOT INCLUDED IN FAR)

0' 30' 60'

TRUE PROJ. NORTH/GRID NORTH

1"=30'

FAR CALCULATION DIAGRAMS

AP0.08A

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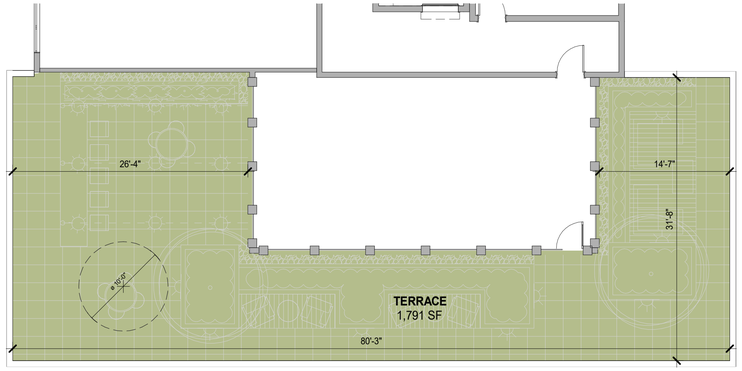
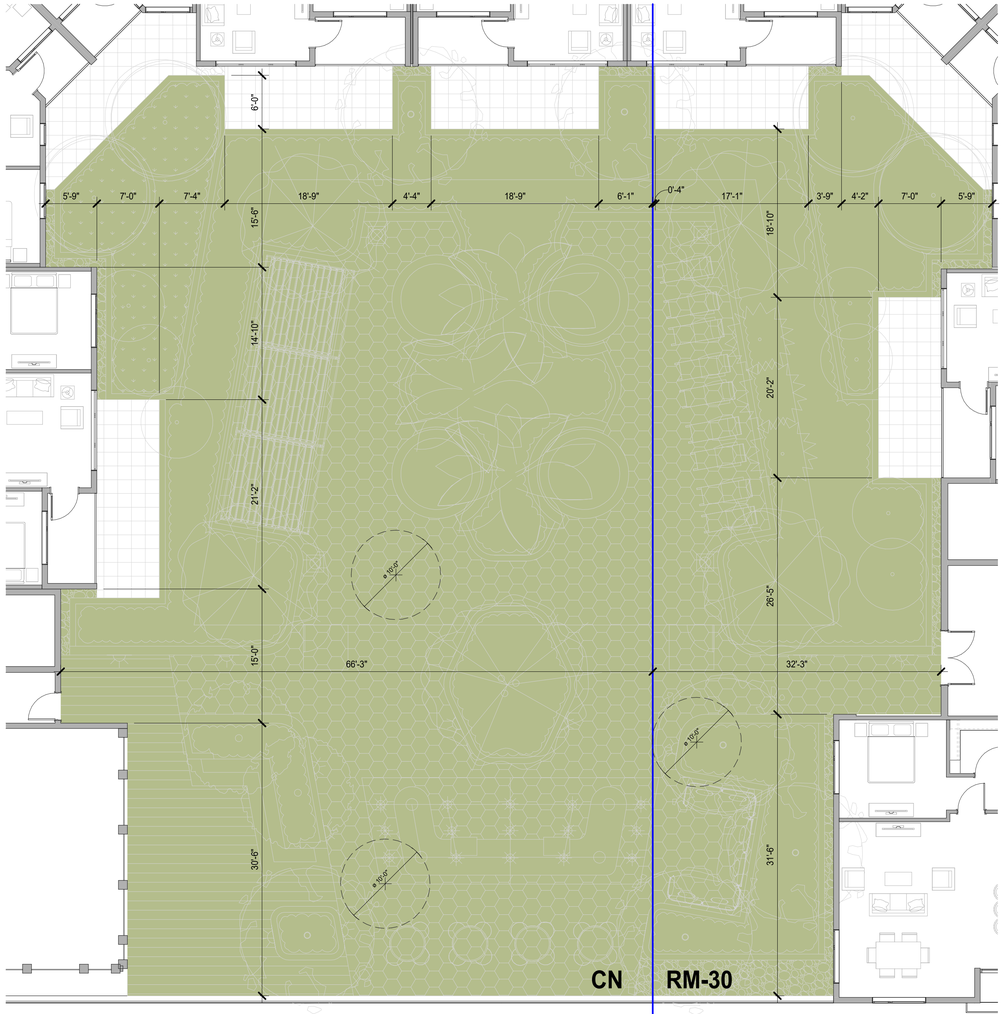


CN ZONE

FLOOR 7 TERRACE - COMMON OPEN SPACE 3

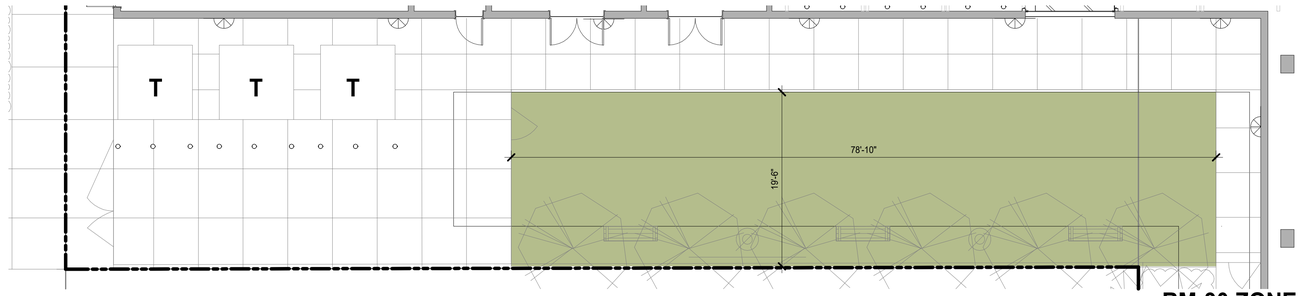
1/8" = 1'-0"



TOTAL AREA = 8,817 SF
CN: 6,068 SF
RM-30: 2,749 SF

PODIUM COURTYARD - COMMON OPEN SPACE 2

1/8" = 1'-0"



RM-30 ZONE

TOTAL AREA: 1,536 SF

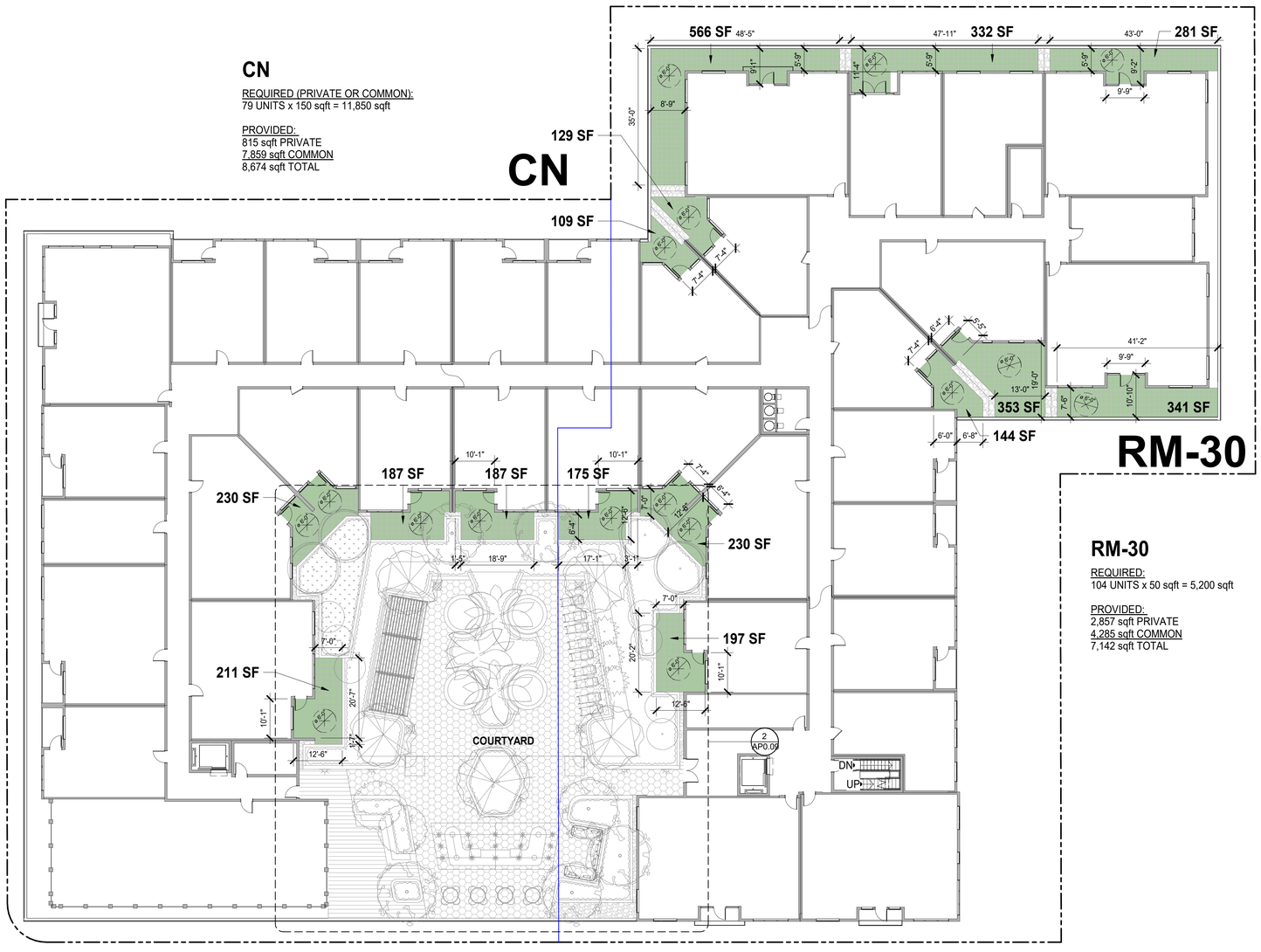
GROUND FLOOR DOG RUN - COMMON OPEN SPACE 4

1/8" = 1'-0"

CN

REQUIRED (PRIVATE OR COMMON):
79 UNITS x 150 sqft = 11,850 sqft

PROVIDED:
815 sqft PRIVATE
7,859 sqft COMMON
8,674 sqft TOTAL



RM-30

REQUIRED:
104 UNITS x 50 sqft = 5,200 sqft

PROVIDED:
2,857 sqft PRIVATE
4,285 sqft COMMON
7,142 sqft TOTAL

TOTAL PRIVATE SPACE: 3,672 SF

FLOOR 3 - PRIVATE OPEN SPACE 1

1/16" = 1'-0"

OPEN SPACE AREA PLAN LEGEND

COMMON OPEN SPACE
PRIVATE OPEN SPACE

0' 8' 16' 32'

1/16"=1'-0"

OPEN SPACE DIAGRAMS AP0.09

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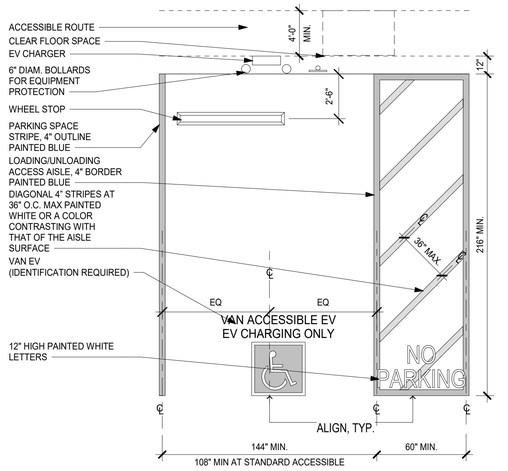
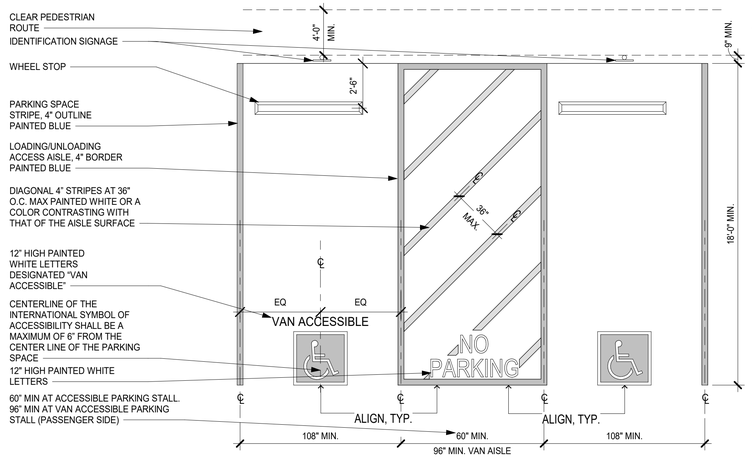


ACCESSIBLE EV STALL 5

1/4" = 1'-0"



NOTES:

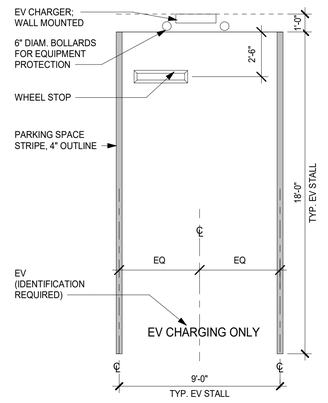
A. ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1/4" PER FOOT SLOPE IN ANY DIRECTION PER SECTION 1109A.8.3.

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

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

ACCESSIBLE STALL 4

1/4" = 1'-0"



TYP. EV STALL 3

1/4" = 1'-0"

PARKING SUMMARY

FUTURE LEASING PARKING

STANDARD	07
ADA VAN	01
TOTAL	**08**

RESIDENT ASSIGNED PARKING

NON-EV PARKING	
STANDARD	01
TANDEM	36
ADA	02
VAN ADA	00
EV PARKING	
STANDARD	148
TANDEM	00
ADA	01
VAN ADA	01
TOTAL	**189**
MOTORCYCLE PARKING	06

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"

0' 20' 40'

TRUE PROJECT NORTH

1"=20'

PARKING EXHIBIT AP0.10

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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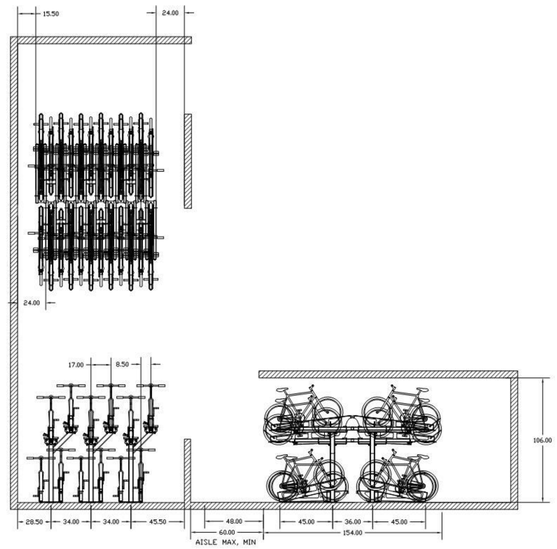
DERO DECKER

Installation Instructions – Setbacks, Double Sided



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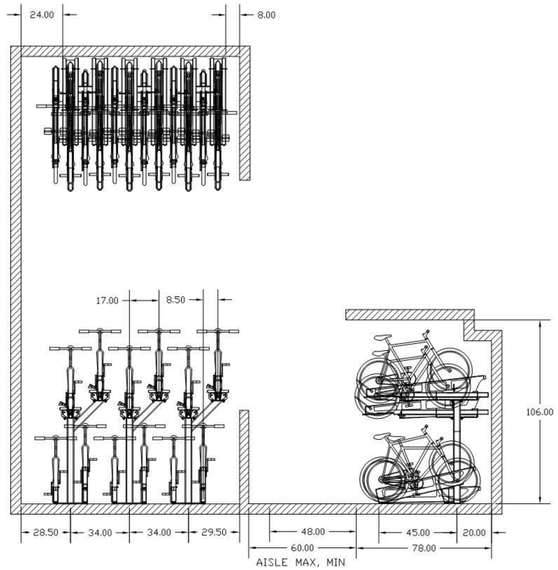
DERO DECKER

Installation Instructions – Setbacks, Single Sided



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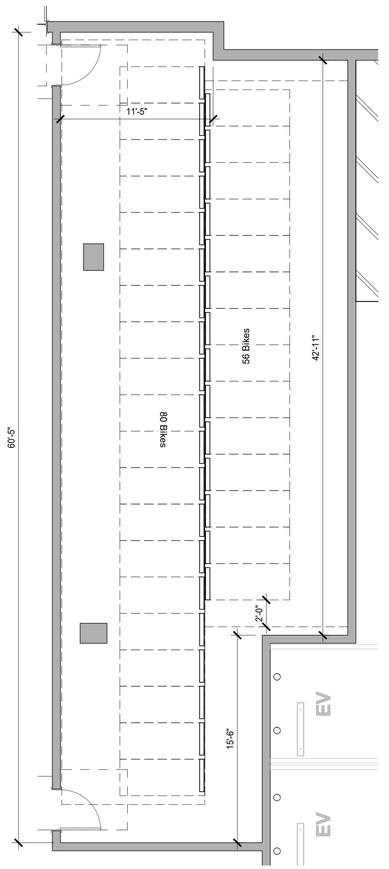

BIKE RACK SPECIFICATIONS 2

(DERO SYSTEM OR SIMILAR)

RESIDENTIAL LONG TERM BIKE PARKING - FLOOR 1 1

3/16" = 1'-0"

0' 8' 16' 32'

1/16"=1'-0"

BIKE PARKING EXHIBIT AP0.11

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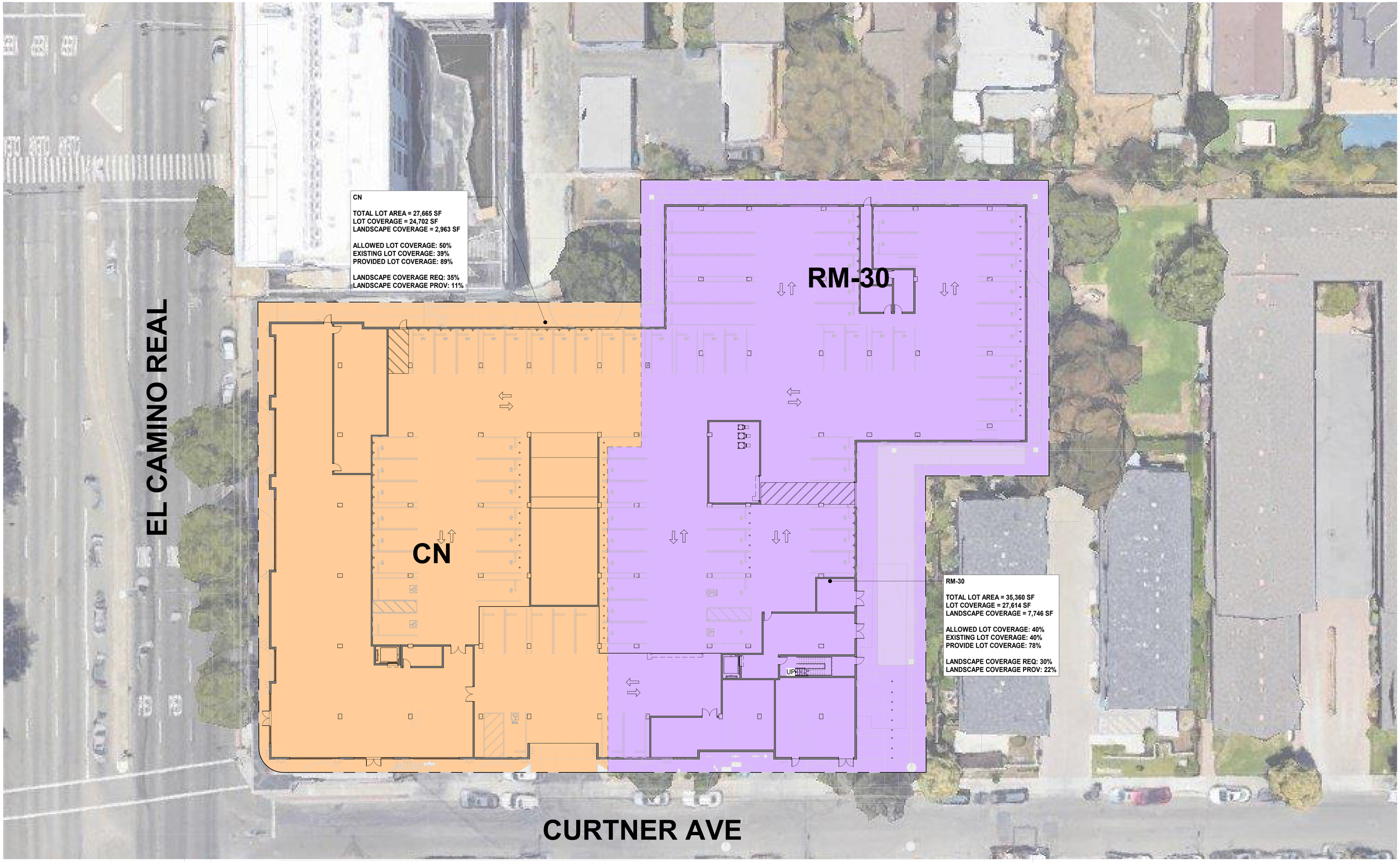

0' 8' 16' 32'

TRUE (REAL) NORTH

1/16"=1'-0"

LOT COVERAGE DIAGRAM

AP0.12

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LEGEND

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

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 01

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL PARKING	175
COWORKING	19
TOTAL OCCUPANT LOAD	**194**
ACCESSORY USE	**OCCUPANT LOAD**
WEST LOBBY	227
BIKE SHOP	04
PET SPA	02
BIKE ROOM	06
MAINTENANCE ROOM	01
TRASH TERMINATION ROOM	03
FIRE/WATER ROOM	04
TOTAL OCCUPANT LOAD	**247**

MINIMUM NUMBER EXITS PER STORY		TABLE 1006.3.1
	EXITS REQUIRED	2
	EXITS PROVIDED	**4**
OCCUPANTS PER EXIT	**WEST LOBBY**	220
	PET SPA	110
	STAIR 3	111
GROSS OCCUPANT LOAD-LEVEL 1		441

ACCESSORY USE		BIKE ROOM
AREA		1,178 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		6

PRIMARY USE		RESIDENTIAL PARKING
AREA		34,998 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		175
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		MAINTENANCE ROOM
AREA		136 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		PET SPA
AREA		684 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

ACCESSORY USE		BIKE SHOP
AREA		725 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		4

PRIMARY USE		COWORKING
AREA		2,748 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		19

ACCESSORY USE		TRASH TERMINATION ROOM
AREA		669 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

ACCESSORY USE		FIRE-PUMP ROOM
AREA		205 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		MOVE-IN LOBBY
AREA		761 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		51
NUMBER OF EXITS REQUIRED	SECTION 1006.2	1
NUMBER OF EXITS PROVIDED		1

ACCESSORY USE		ELEC. ROOM
AREA		1,028 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		4

ACCESSORY USE		WEST LOBBY
AREA		3,391 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		227
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		FIRE/ WATER ROOM
AREA		1,027 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		4

COMMON PATH OF EGRESS TRAVEL = 54'-3"

80 Bikes 56 Bikes

UP

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 1

AP0.30

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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LEGEND

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

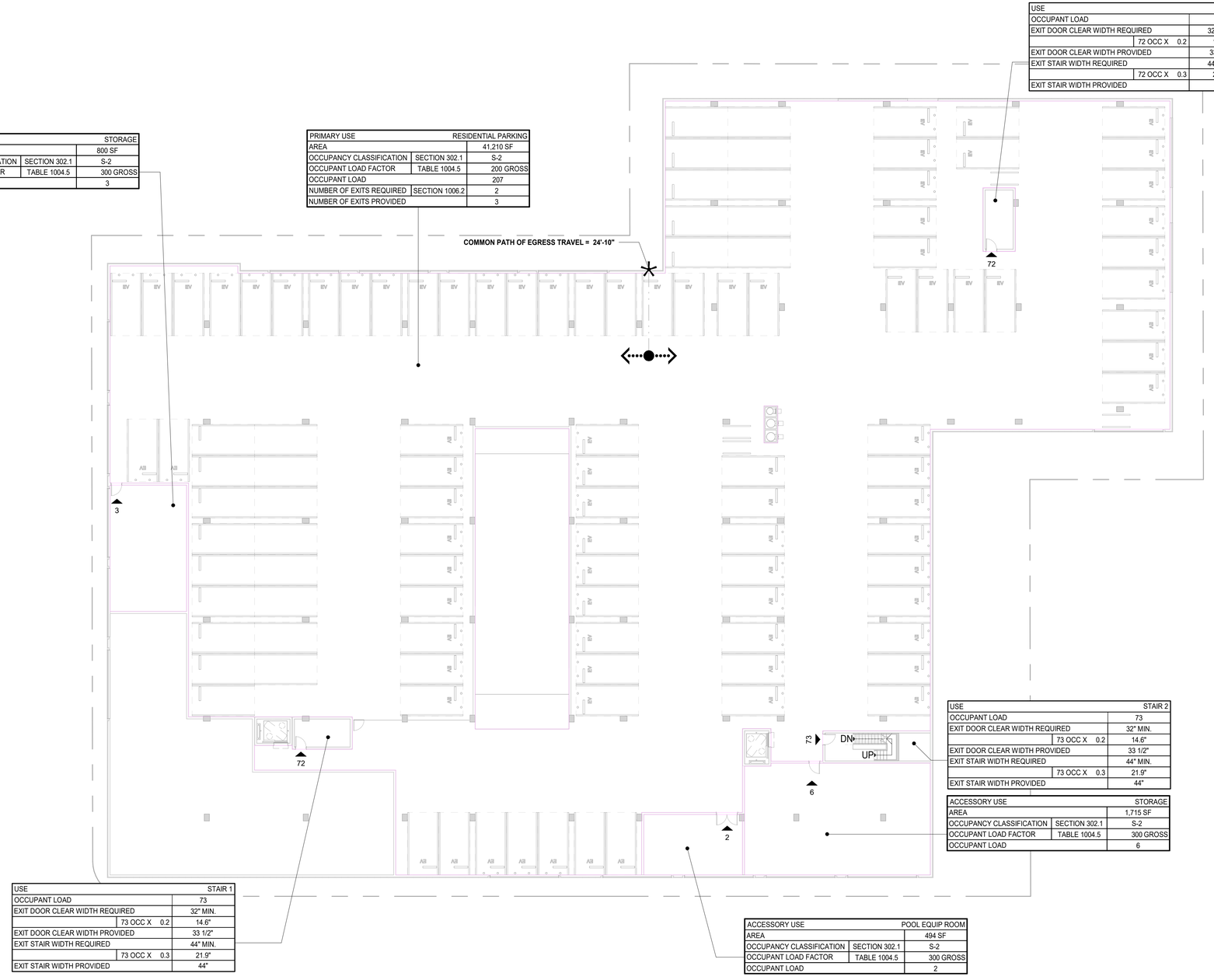
OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 02	
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL PARKING	207
TOTAL OCCUPANT LOAD	**207**
ACCESSORY USE	OCCUPANT LOAD
STORAGE	09
POOL EQUIP ROOM	02
TOTAL OCCUPANT LOAD	**11**

MINIMUM NUMBER EXITS PER STORY		TABLE 1006.3.1
	EXITS REQUIRED	2
	EXITS PROVIDED	**3**
OCCUPANTS PER EXIT	**STAIR 1**	72
	STAIR 2	73
	STAIR 3	73
GROSS OCCUPANT LOAD-LEVEL 1		218

ACCESSORY USE		STORAGE
AREA		800 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

PRIMARY USE		RESIDENTIAL PARKING
AREA		41,210 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		207
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		3

USE		STAIR 3
OCCUPANT LOAD		72
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	72 OCC X 0.2	14.4"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	72 OCC X 0.3	21.6"
EXIT STAIR WIDTH PROVIDED		44"



USE		STAIR 1
OCCUPANT LOAD		73
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	73 OCC X 0.2	14.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	73 OCC X 0.3	21.9"
EXIT STAIR WIDTH PROVIDED		44"

USE		STAIR 2
OCCUPANT LOAD		73
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	73 OCC X 0.2	14.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	73 OCC X 0.3	21.9"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		STORAGE
AREA		1,715 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		6

ACCESSORY USE		POOL EQUIP ROOM
AREA		494 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 2

AP0.31

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LEGEND

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

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 03 EXITING AREA WEST

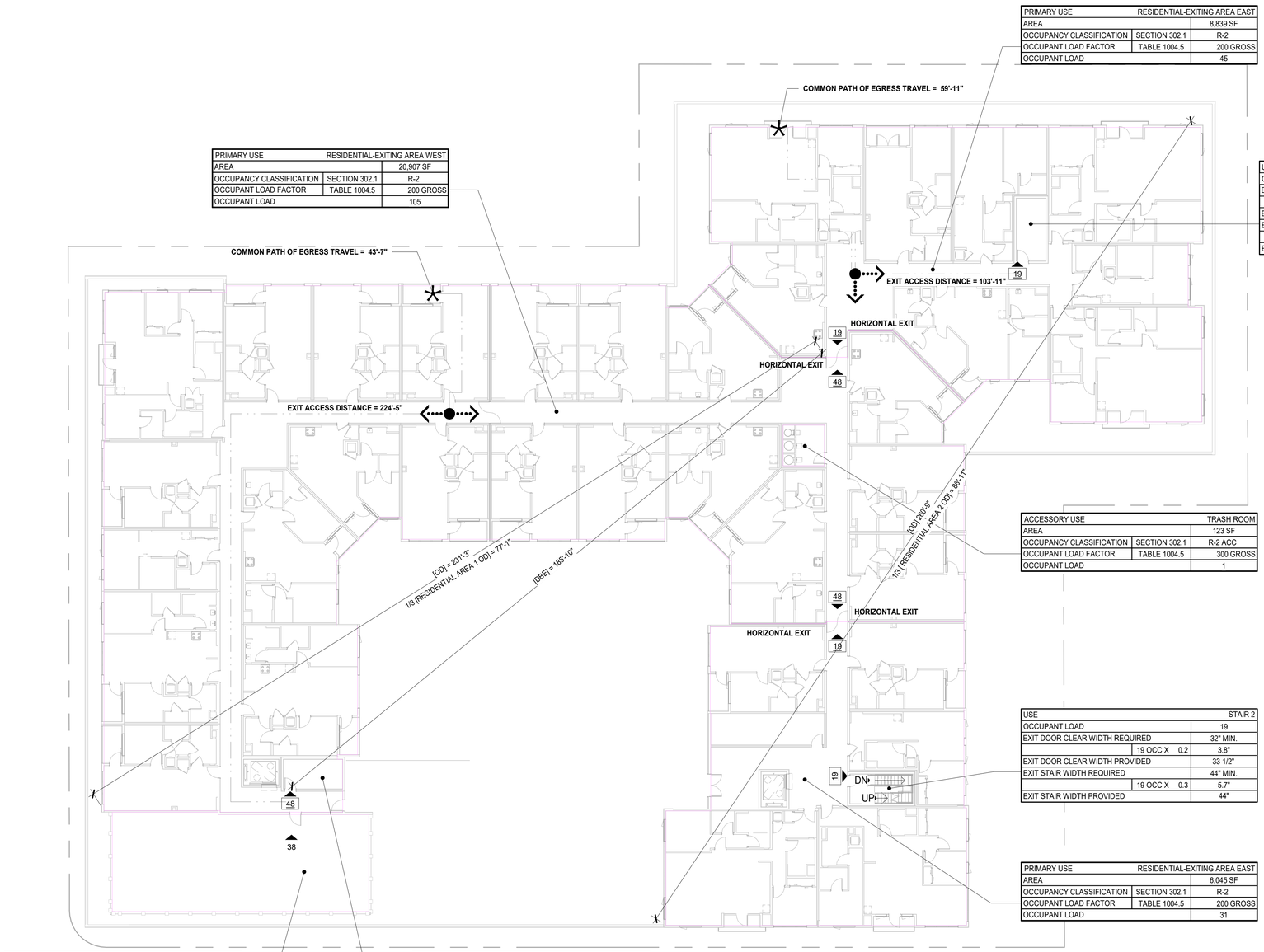
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	105
FITNESS	38
ACCESSORY USE	OCCUPANT LOAD
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**144**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 1	**48**
H.E. (2 DOORS)	**96**

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 03 EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	76
TOTAL OCCUPANT LOAD	**76**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 2	**19**
STAIR 3	**19**
H.E. (2 DOORS)	**38**

ACCESSORY USE CALCULATION - LEVEL 03

PRIMARY USE	TOTAL AREA
	37,644 SF
ACCESSORY USE	TOTAL AREA
	123 SF
TOTAL % ACC USE	<1%



PRIMARY USE		RESIDENTIAL-EXITING AREA WEST
AREA		20,907 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		105

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		8,839 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		45

USE		STAIR 3
OCCUPANT LOAD		19
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		TRASH ROOM
AREA		123 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE		STAIR 2
OCCUPANT LOAD		19
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED		44"

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		6,045 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		31

PRIMARY USE		FITNESS
AREA		1,853 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	50 NET
OCCUPANT LOAD		38
NUMBER OF EXITS REQUIRED	SECTION 1006.2	1
NUMBER OF EXITS PROVIDED		1

USE		STAIR 1
OCCUPANT LOAD		48
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	48 OCC X 0.2	9.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	48 OCC X 0.3	14.4"
EXIT STAIR WIDTH PROVIDED		44"

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 3

AP0.32

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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LEGEND

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

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 04
EXITING AREA WEST

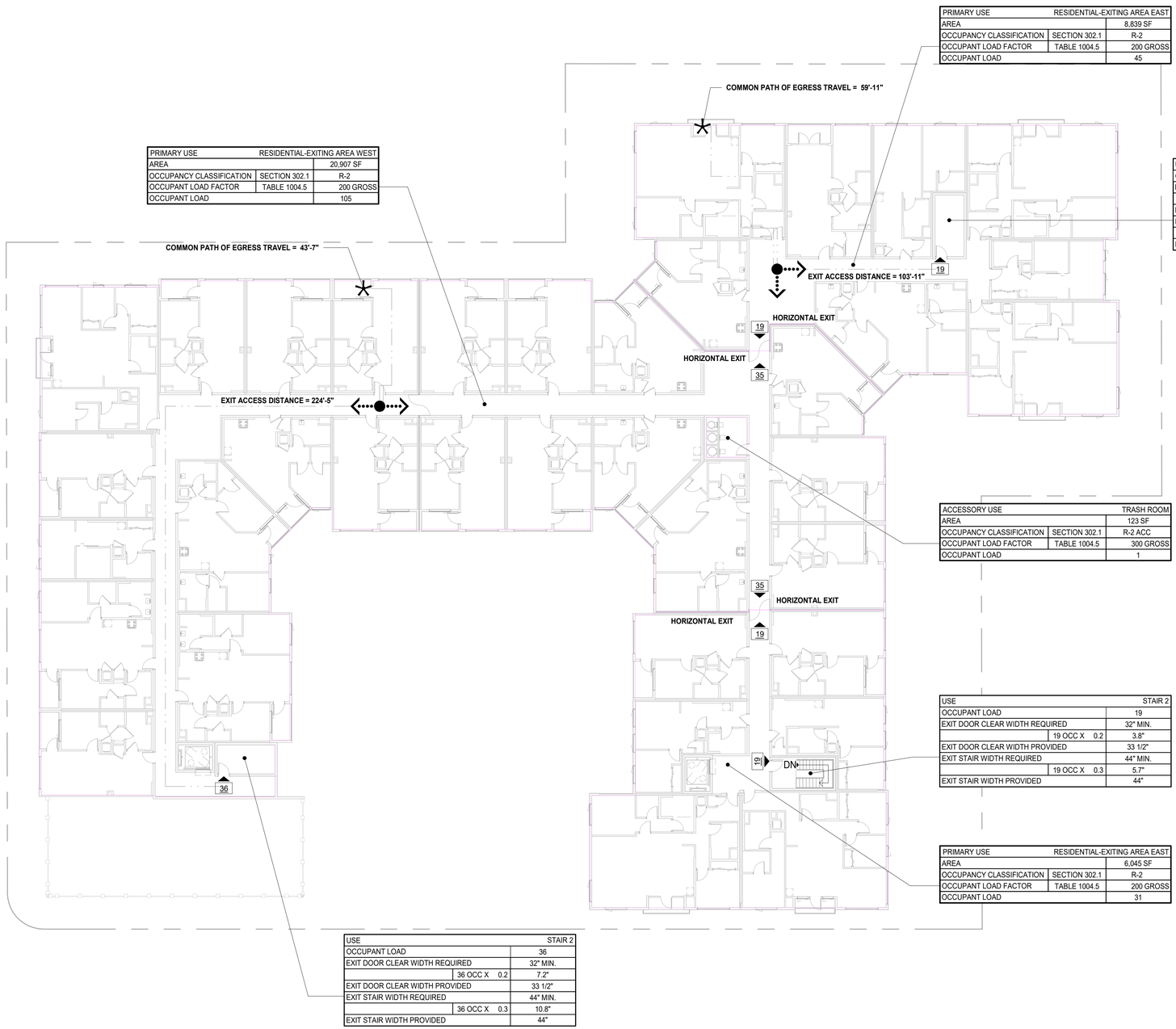
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	105
ACCESSORY USE	**OCCUPANT LOAD**
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**106**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 1	**36**
H.E. (2 DOORS)	**70**

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 04
EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	76
TOTAL OCCUPANT LOAD	**76**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 2	**19**
STAIR 3	**19**
H.E. (2 DOORS)	**38**

ACCESSORY USE CALCULATION - LEVEL 04

PRIMARY USE	TOTAL AREA
	35,791 SF
ACCESSORY USE	TOTAL AREA
	123
TOTAL % ACC USE	<1%



PRIMARY USE	RESIDENTIAL-EXITING AREA WEST	
AREA		20,907 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		105

PRIMARY USE	RESIDENTIAL-EXITING AREA EAST	
AREA		8,839 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		45

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

ACCESSORY USE	TRASH ROOM	
AREA		123 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

PRIMARY USE	RESIDENTIAL-EXITING AREA EAST	
AREA		6,045 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		31

USE	STAIR 2
OCCUPANT LOAD	36
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
36 OCC X 0.2	7.2"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
36 OCC X 0.3	10.8"
EXIT STAIR WIDTH PROVIDED	44"

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 4

AP0.33

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LEGEND

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

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 05 EXITING AREA WEST

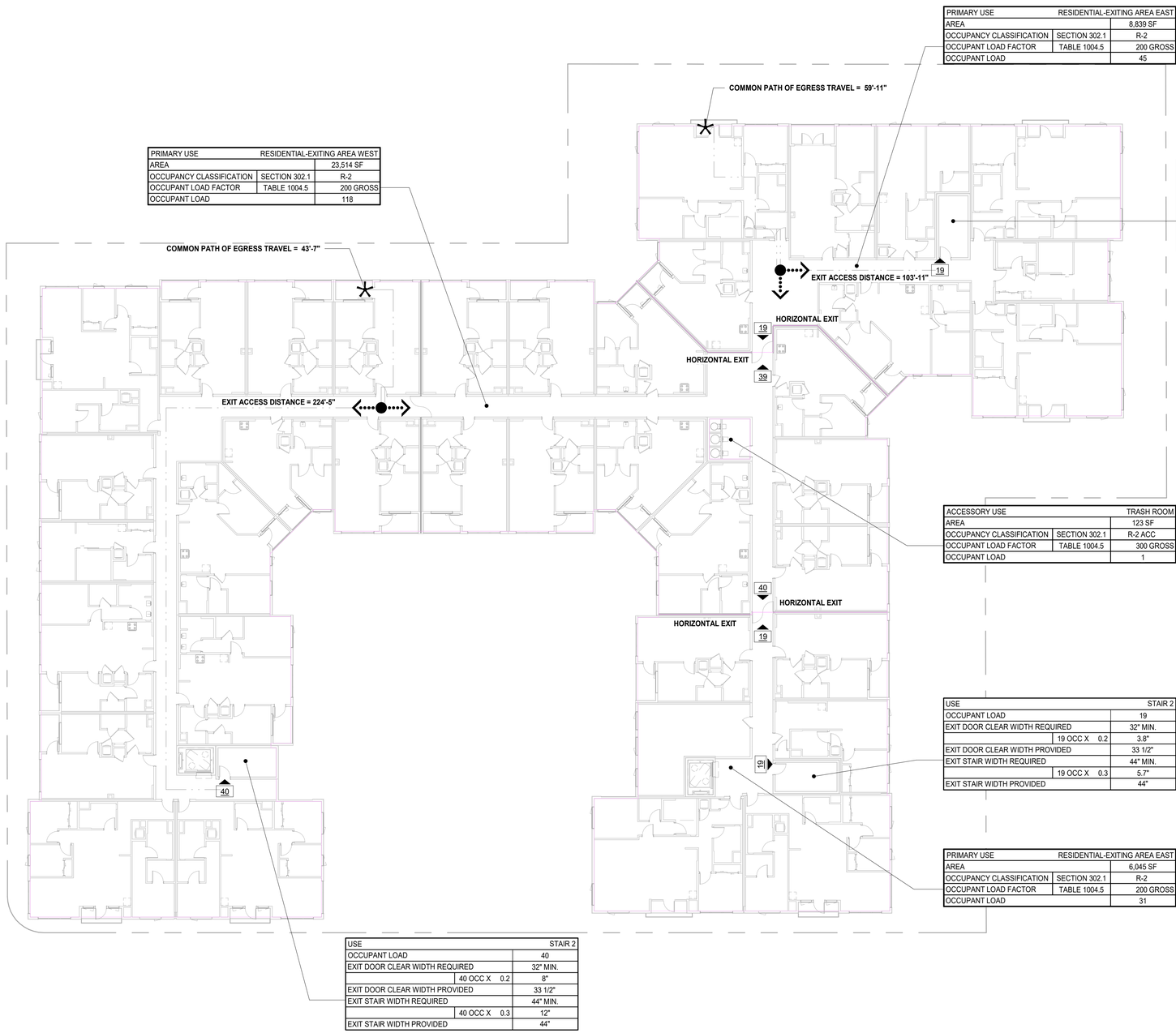
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	118
ACCESSORY USE	**OCCUPANT LOAD**
TRASH ROOM	1
TOTAL OCCUPANT LOAD	**119**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 1	**40**
H.E. (2 DOORS)	**79**

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 05 EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	76
TOTAL OCCUPANT LOAD	**76**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 2	**19**
STAIR 3	**19**
H.E. (2 DOORS)	**38**

ACCESSORY USE CALCULATION - LEVEL 05

PRIMARY USE	TOTAL AREA
	38,398 SF
ACCESSORY USE	TOTAL AREA
	123 SF
TOTAL % ACC USE	<1%



PRIMARY USE		RESIDENTIAL-EXITING AREA WEST
AREA		23,514 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		118

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		8,839 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		45

USE		STAIR 2
OCCUPANT LOAD		19
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		TRASH ROOM
AREA		123 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE		STAIR 2
OCCUPANT LOAD		19
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED		44"

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		6,045 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		31

USE		STAIR 2
OCCUPANT LOAD		40
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	40 OCC X 0.2	8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	40 OCC X 0.3	12"
EXIT STAIR WIDTH PROVIDED		44"

0' 8' 16' 32'

1/16"=1'-0"

EGRESS DIAGRAM FLOOR 5 (FL 6 SIM.)

AP0.34

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LEGEND

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

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 07
EXITING AREA WEST

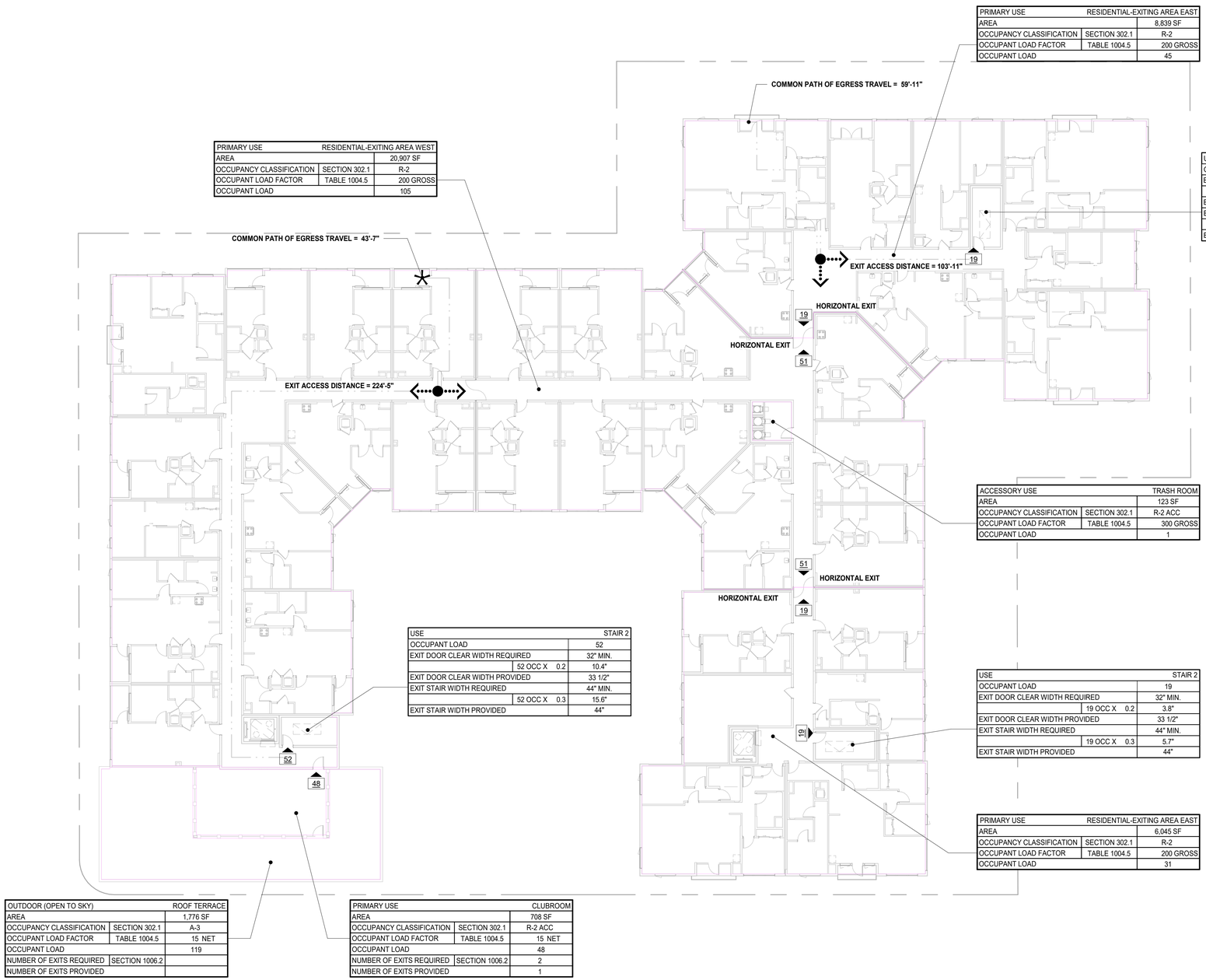
PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	105
CLUBROOM	48
ACCESSORY USE	**OCCUPANT LOAD**
TRASH ROOM	**1**
TOTAL OCCUPANT LOAD	**154**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2 (1 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 1	**52**
H.E. (2 DOORS)	**102**

OCCUPANCT LOAD & EXITING CALCULATIONS - LEVEL 07
EXITING AREA EAST

PRIMARY USE	OCCUPANT LOAD
RESIDENTIAL	76
TOTAL OCCUPANT LOAD	**76**
MINIMUM NUMBER EXITS PER ROOM, AREA, SPACE	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**3 (2 STAIR, 1 H.E.)**
OCCUPANTS PER EXIT STAIR 2	**19**
STAIR 3	**19**
H.E. (2 DOORS)	**38**

ACCESSORY USE CALCULATION - LEVEL 07

PRIMARY USE	TOTAL AREA
	35,791
ACCESSORY USE	TOTAL AREA
	123
TOTAL % ACC USE	<1%



PRIMARY USE		RESIDENTIAL-EXITING AREA WEST
AREA		20,907 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		105

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		8,839 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		45

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

USE	STAIR 2
OCCUPANT LOAD	52
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
52 OCC X 0.2	10.4"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
52 OCC X 0.3	15.6"
EXIT STAIR WIDTH PROVIDED	44"

ACCESSORY USE		TRASH ROOM
AREA		123 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

USE	STAIR 2
OCCUPANT LOAD	19
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
19 OCC X 0.2	3.8"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
19 OCC X 0.3	5.7"
EXIT STAIR WIDTH PROVIDED	44"

PRIMARY USE		RESIDENTIAL-EXITING AREA EAST
AREA		6,045 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		31

OUTDOOR (OPEN TO SKY)		ROOF TERRACE
AREA		1,776 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		119
NUMBER OF EXITS REQUIRED	SECTION 1006.2	
NUMBER OF EXITS PROVIDED		

PRIMARY USE		CLUBROOM
AREA		708 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		48
NUMBER OF EXITS REQUIRED	SECTION 1006.2	2
NUMBER OF EXITS PROVIDED		1

0' 8' 16' 32'

1/16"=1'-0"

TRUE PROJ NORTH/MERIDIAN

EGRESS DIAGRAM FLOOR 7

AP0.36

BDE SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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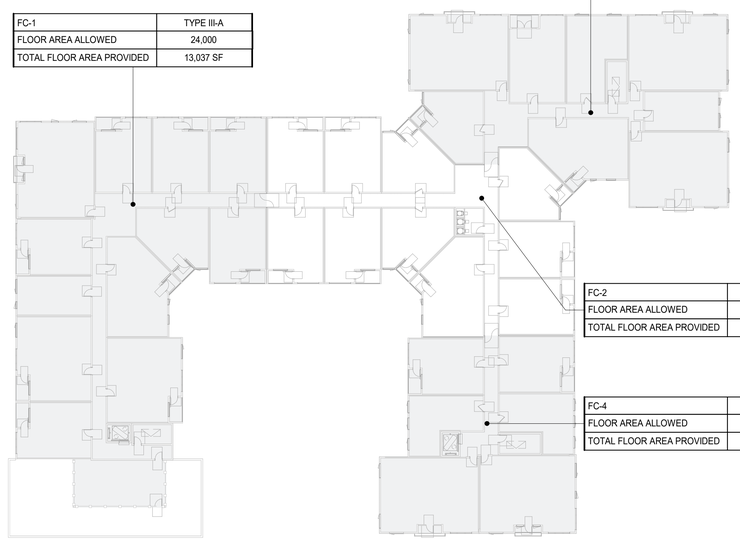
FC-1	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	13,037 SF

FC-3	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,051 SF

FC-2	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,159 SF

FC-4	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	6,213 SF



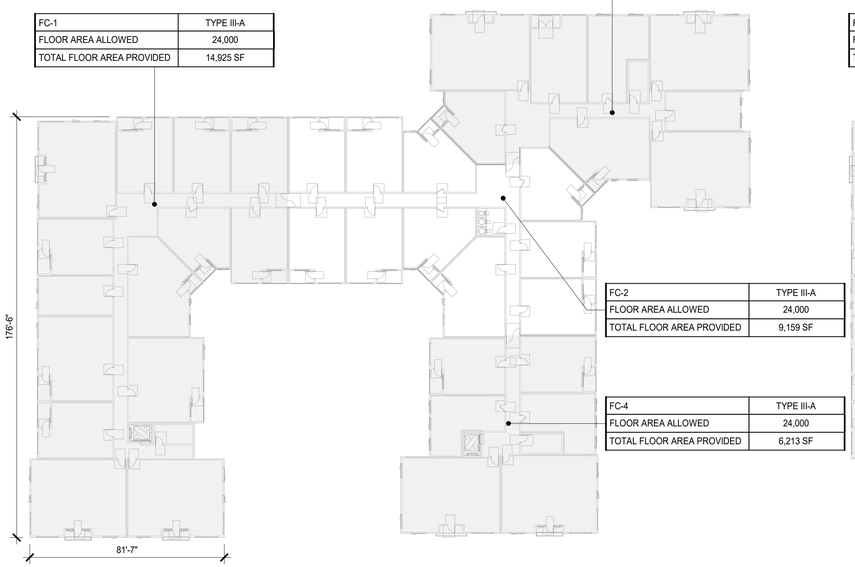
FLOOR 7

FC-1	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	14,925 SF

FC-3	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,051 SF

FC-2	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,159 SF

FC-4	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	6,213 SF



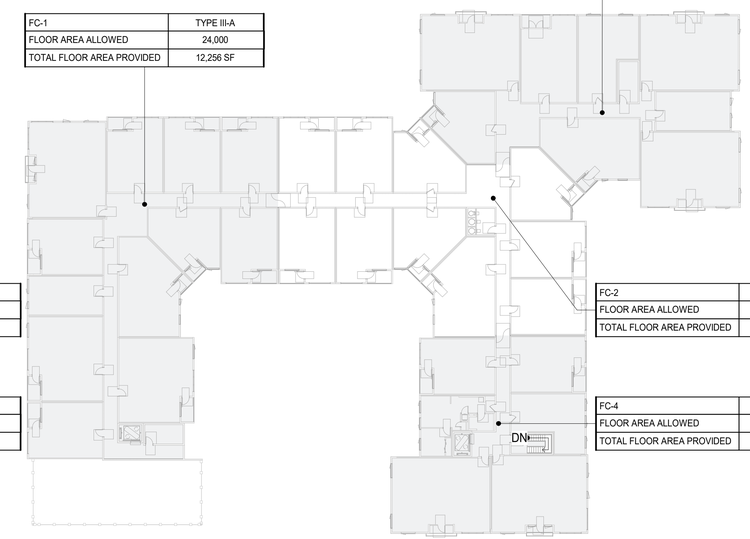
FLOOR 5 & 6

FC-1	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	12,256 SF

FC-3	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,051 SF

FC-2	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,159 SF

FC-4	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	6,213 SF



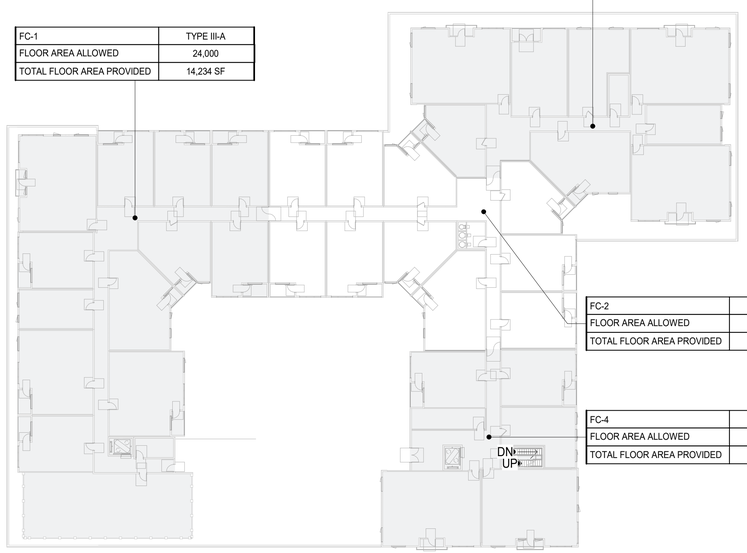
FLOOR 4

FC - 3	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,051 SF

FC-1	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	14,234 SF

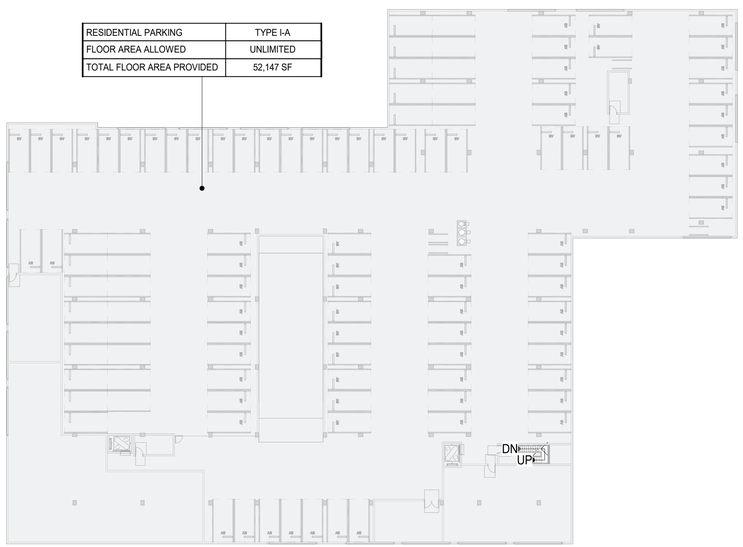
FC-2	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	9,159 SF

FC-4	TYPE III-A
FLOOR AREA ALLOWED	24,000
TOTAL FLOOR AREA PROVIDED	6,213 SF



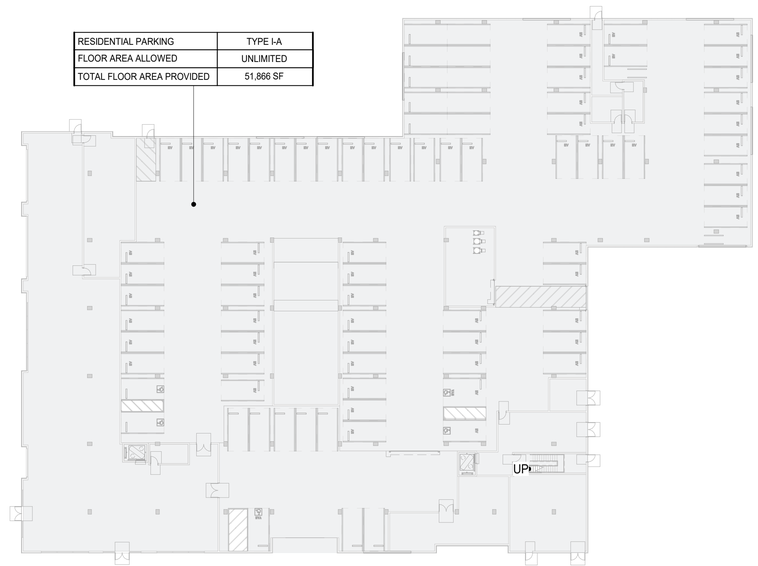
FLOOR 3

RESIDENTIAL PARKING	TYPE I-A
FLOOR AREA ALLOWED	UNLIMITED
TOTAL FLOOR AREA PROVIDED	52,147 SF



FLOOR 2

RESIDENTIAL PARKING	TYPE I-A
FLOOR AREA ALLOWED	UNLIMITED
TOTAL FLOOR AREA PROVIDED	51,866 SF



FLOOR 1

0' 30' 60'

1"=30'

ALLOWABLE AREA PLANS

AP0.40

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ALLOWABLE BUILDING AREA CALCULATIONS

3781 ECR
3781 EL CAMINO REAL, PALO ALTO
LATEST UPDATE: NOVEMBER 10, 2025

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

	OCCUPANCY CHAPTER 3	USE TABLE 1004.5	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA TABLE 506.2 *At for SM* *with HT increase*	FRONTAGE ALLOWED % SECTION 506.3 If VALUEa	ALLOWABLE AREA FACTOR SECTION 506.2.1 *NS*	FRONTAGE ALLOWED SF SECTION 506.2.1 *(NS x If)*	ALLOWABLE FLOOR AREA SECTION 506.2.1	MULTI-STORY ALLOWABLE SECTION 506.2.1 *Sa*	ALLOWABLE BUILDING AREA SECTION 506.2.1 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPRINKLER INCREASE HT / STORIES TABLE 504.3 TABLE 504.4	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED	TOTAL SF PROPOSED
					SEE PERIMETER/FRONTAGE CALCULATION										
BUILDING R TYPE III-A 4 FIRE COMPARTMENTS (FC)															
EXITING AREA - WEST															
FC-1	R-2 R-2 ACCESSORY	RESIDENTIAL TRASH, ROOF DECK FITNESS	TYPE III-A	24,000	50.00%	24,000	12,000	36,000	2	72,000	4	+20 FT + 1 ST 85 FEET 5 STORIES	FLOOR 3 FLOOR 4 FLOOR 5 FLOOR 6 FLOOR 7	14,234 12,256 14,925 14,925 13,037	69,377
FC-2	R-2 R-2 ACCESSORY	RESIDENTIAL TRASH	TYPE III-A	24,000	0.00% NOT USED	24,000	0	24,000	2	48,000	4	+20 FT + 1 ST 85 FEET 5 STORIES	FLOOR 3 FLOOR 4 FLOOR 5 FLOOR 6 FLOOR 7	9,159 9,159 9,159 9,159 9,159	45,795
EXITING AREA - EAST															
FC-3	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00% NOT USED	24,000	0	24,000	2	48,000	4	+20 FT + 1 ST 85 FEET 5 STORIES	FLOOR 3 FLOOR 4 FLOOR 5 FLOOR 6 FLOOR 7	9,051 9,051 9,051 9,051 9,051	45,255
FC-4	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00% NOT USED	24,000	0	24,000	2	48,000	4	+20 FT + 1 ST 85 FEET 5 STORIES	FLOOR 3 FLOOR 4 FLOOR 5 FLOOR 6 FLOOR 7	6,213 6,213 6,213 6,213 6,213	31,065
BUILDING R TOTALS										216,000	ALLOWABLE			191,492	PROPOSED
BUILDING G TYPE I-A NON-SEPARATED OCCUPANCIES															
GARAGE	S-2 R-2 B A-3 S-1	PARKING RESIDENTIAL OFFICE ASSEMBLY (LOBBY) TRASH TERMINATION ROOM	TYPE IA	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1 FLOOR 2	53,042 53,042	106,084
BUILDING G TOTALS										UNLIMITED	ALLOWABLE			106,084	PROPOSED
GRAND TOTAL														297,576	PROPOSED

PERIMETER / FRONTAGE CALCULATION

3781 ECR
3781 EL CAMINO REAL, PALO ALTO

	TOTAL PERIMETER (FEET)	FRONTAGE LENGTH *EAST*	*SOUTH*	*WEST*	*NORTH*	OPEN SPACE WIDTH (FEET)	TOTAL FRONTAGE LENGTH	% OF BUILDING PERIMETER	If VALUEa
BUILDING R TYPE III-A 4 FIRE COMPARTMENTS (FC)									
EXITING AREA - WEST									
FC-1	612.00	0.00	81.50	176.50	112.80	30.00	370.80	60.58%	50.00%

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

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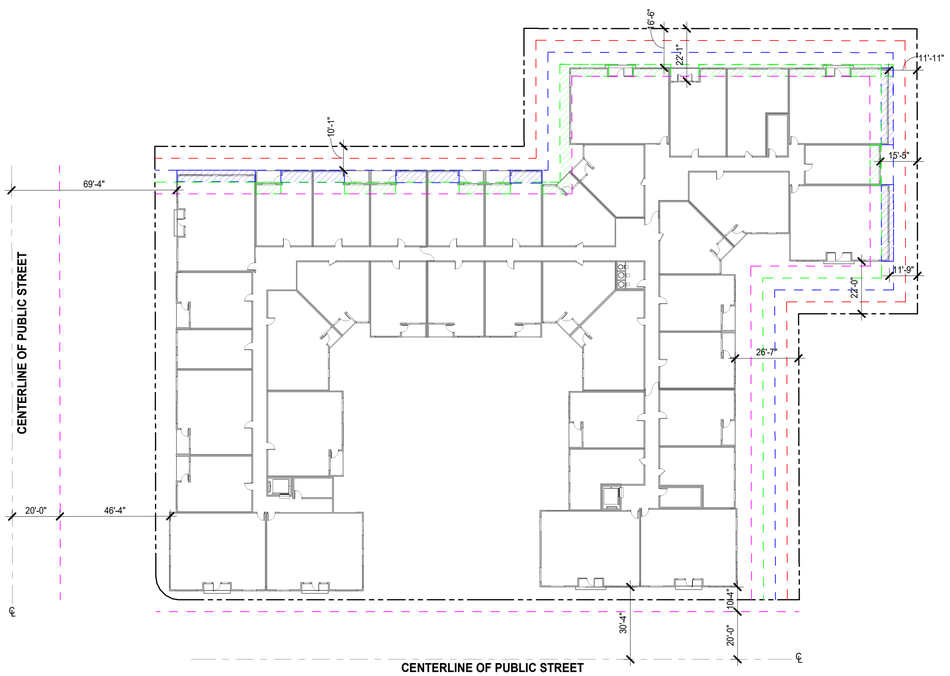
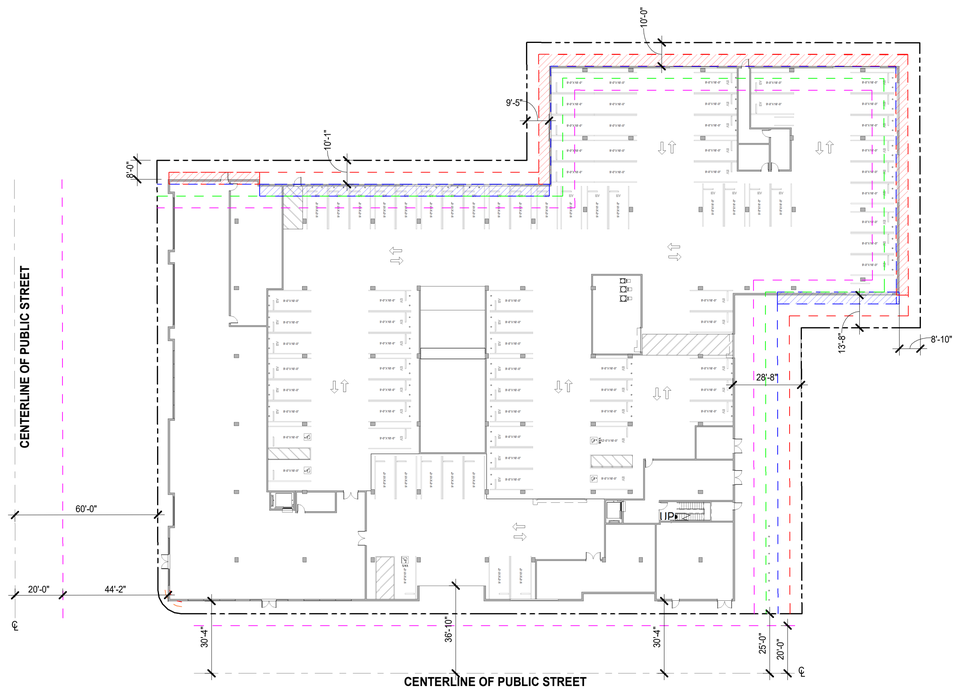
Table 1: TABLE 705.9—MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		
FIRE SEPARATION DISTANCE (feet)	**DEGREE OF OPENING PROTECTION**	**ALLOWABLE AREA[a]**
3 to less than 5[d, e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[c, i, j]	Unprotected, Nonsprinklered (UP, NS)	10%[b]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[c, e, i]	Unprotected, Nonsprinklered (UP, NS)	15%[b]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[c, i]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[c, i]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit



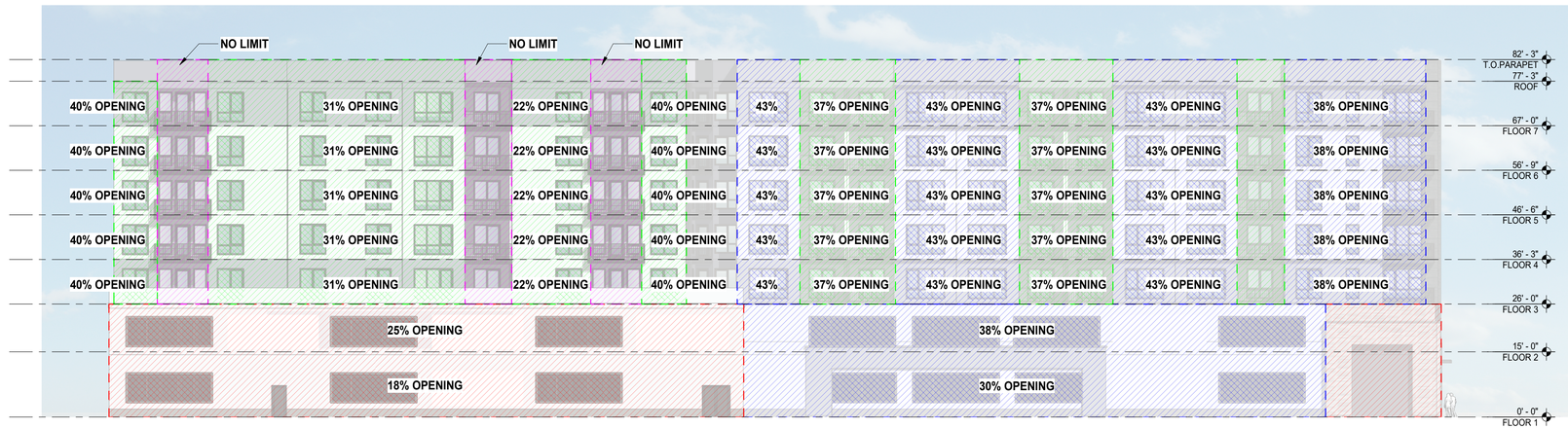
WALL OPENING PLAN - FLOOR 5 3

1" = 30'-0"



WALL OPENING PLAN - FLOOR 1 2

1" = 30'-0"



NORHT ELEVATION - WALL OPENINGS 1

1/16" = 1'-0"

0' 8' 16' 32'

WALL OPENING DIAGRAMS

1/16"=1'-0"

AP0.42

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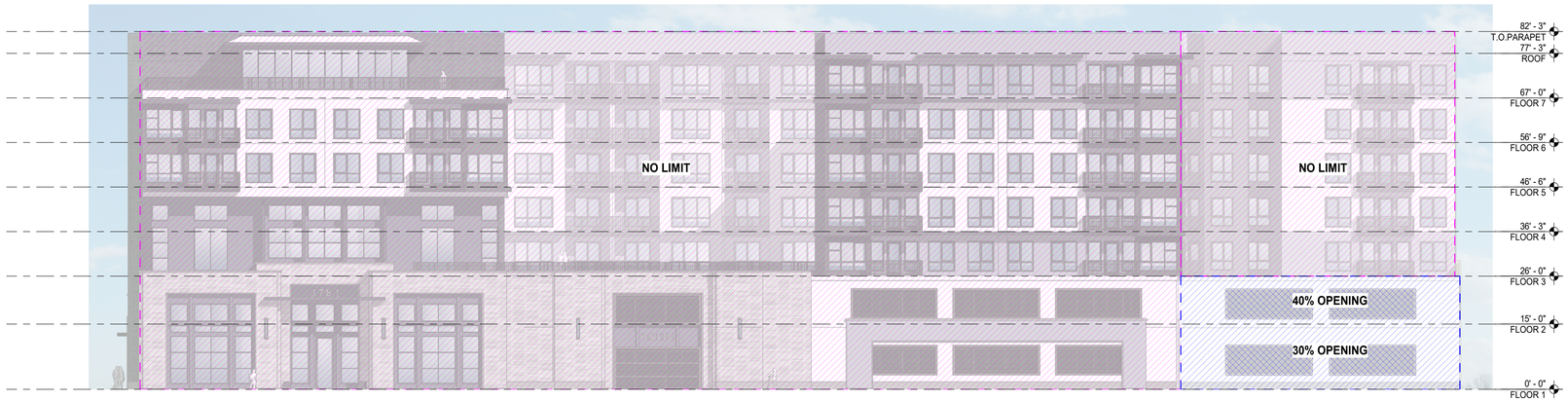
Table 1: TABLE 705.9—MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
3 to less than 5[c,e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e,f,i]	Unprotected, Nonsprinklered (UP, NS)	10%[b]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[e,f,g,i]	Unprotected, Nonsprinklered (UP, NS)	15%[b]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[f,g,i]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[f,g,i]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit

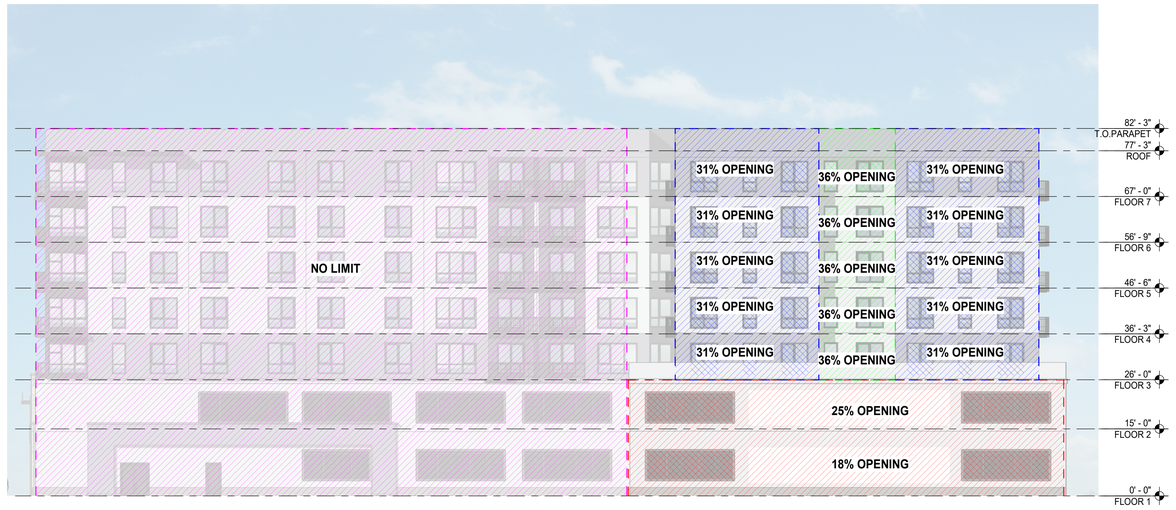


SOUTH ELEVATION - WALL OPENINGS 3

1/16" = 1'-0"

WEST ELEVATION - WALL OPENINGS 2

1/16" = 1'-0"



EAST ELEVATION - WALL OPENINGS 1

1/16" = 1'-0"

0' 8' 16' 32'

1/16"=1'-0"

WALL OPENING DIAGRAMS AP0.43

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0' 8' 16' 32'

TRUE PROJ. NORTH/SOUTH

SITE PLAN

1/16"=1'-0"

AP1.00

BDE ARCHITECTURE SARES | REGIS

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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FLOOR PLAN LEGEND

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

0' 8' 16' 32'

TRUE PROJ NORTH

FLOOR 1 — 1/16"=1'-0" — AP2.01

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 2

AP2.02

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 3

AP2.03

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 4

AP2.04

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 5

AP2.05

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 6

AP2.06

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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0' 8' 16' 32'

1/16"=1'-0"

FLOOR 7

AP2.07

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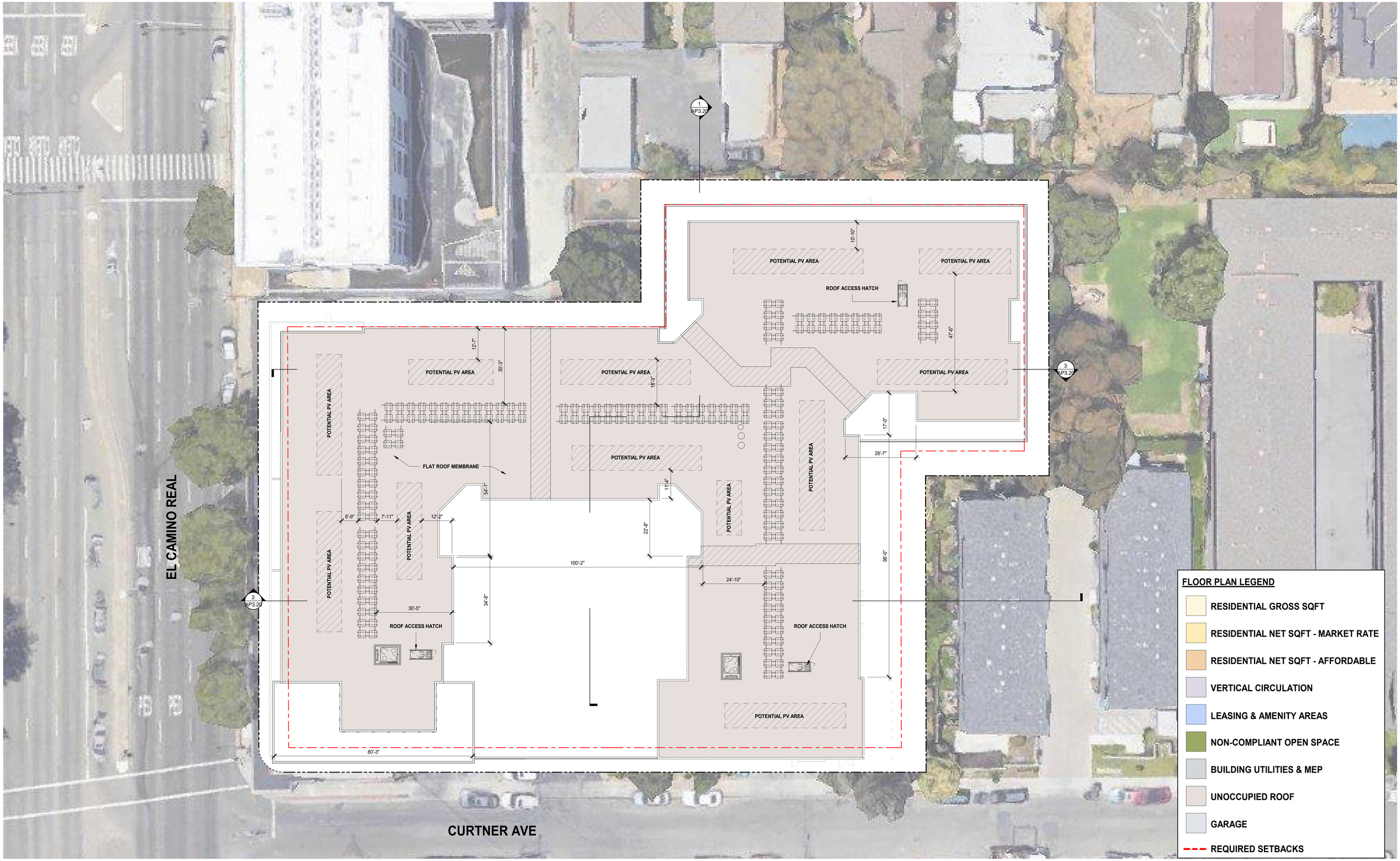

0' 8' 16' 32'

TRUE (TRUE NORTH)

1/16"=1'-0"

ROOF

AP2.08

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PLANNING ELEVATION - WEST 2

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

PLANNING ELEVATION - WEST DIAGRAMS 1

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

GARAGE SCREEN 8

METAIL RAILING 7

WOOD-LIKE PANEL SOFFITS 6

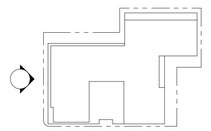
STUCCO DARK GRAY 5

STUCCO WHITE 4

STUCCO GREY 3

DARK BRICK 2

LIGHT BRICK 1



KEY PLAN

0' 8' 16' 32'

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

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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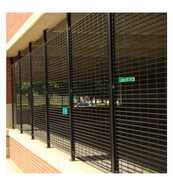
PLANNING ELEVATION - SOUTH **2**

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

PLANNING ELEVATION - SOUTH DIAGRAMS **1**

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"



GARAGE SCREEN 8

METAIL RAILING 7

WOOD-LIKE PANEL SOFFITS 6

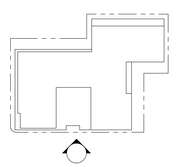
STUCCO DARK GRAY 5

STUCCO WHITE 4

STUCCO GREY 3

DARK BRICK 2

LIGHT BRICK 1



KEY PLAN

0' 8' 16' 32'

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

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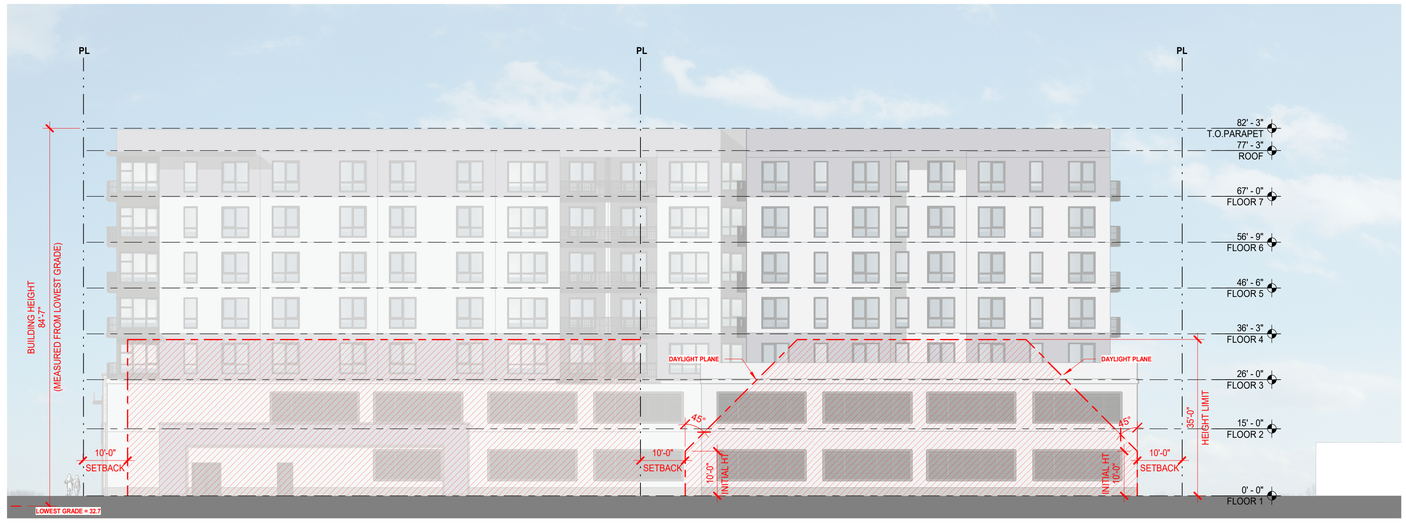
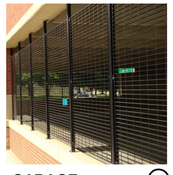
PLANNING ELEVATION - EAST 2

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"

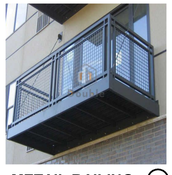


PLANNING ELEVATION - EAST DIAGRAMS 1

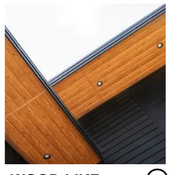
ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"



GARAGE SCREEN 8



METAIL RAILING 7

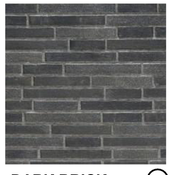


WOOD-LIKE PANEL SOFFITS 6

STUCCO DARK GRAY 5

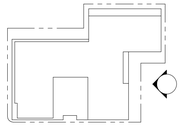
STUCCO WHITE 4

STUCCO GREY 3



DARK BRICK 2

LIGHT BRICK 1



KEY PLAN

0' 8' 16' 32'

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

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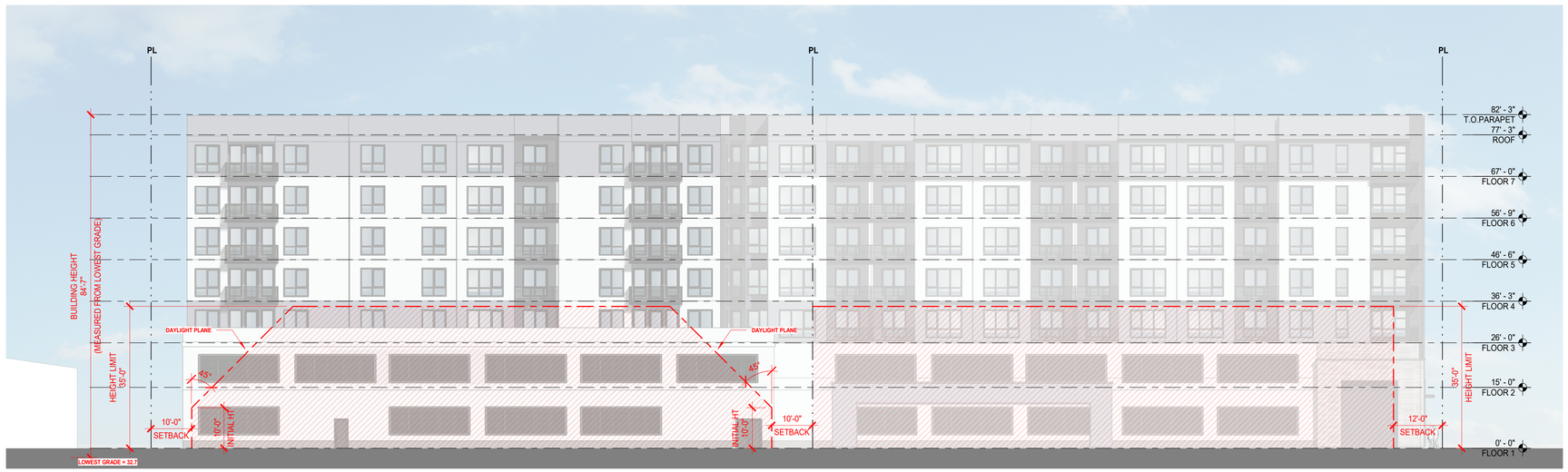
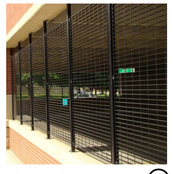
PLANNING ELEVATION - NORTH 2

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"



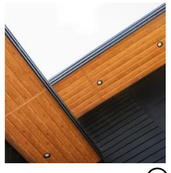
PLANNING ELEVATION - NORTH DIAGRAMS 1

ARCH 0'-0" = CIVIL 35.00 1/16" = 1'-0"



GARAGE SCREEN (8)

METAIL RAILING (7)



WOOD-LIKE PANEL SOFFITS (6)

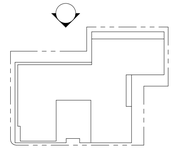
STUCCO DARK GRAY (5)

STUCCO WHITE (4)

STUCCO GREY (3)

DARK BRICK (2)

LIGHT BRICK (1)



KEY PLAN

0' 8' 16' 32'

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

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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GARAGE SCREEN

ALUMINUM STOREFRONTS

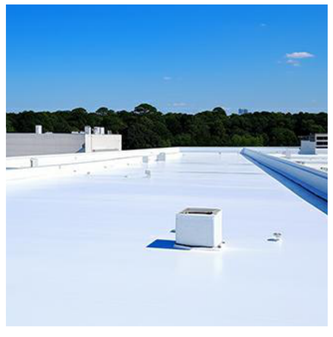
METAL RAILING BALCONIES

WINDOWS & STOREFRONTS
BRONZE

PAINT COLOR - DARK GRAY
BM 2124-10 "WROUGHT IRON" OR SIM.

PAINT COLOR - GRAY
BM 2124-30 "DEEP SILVER" OR SIM.

PAINT COLOR - WHITE
BM 2126-60 "GRAY CLOUD" OR SIM.
LRV 69.7



FLAT ROOF MEMBRANE;
WHITE

WOOD-LIKE PANEL SOFFITS
LONGBOARD "NATIONAL WALNUT"
OR SIM.

PAINTED STUCCO

DARK GRAY BRICK

LIGHT GRAY BRICK

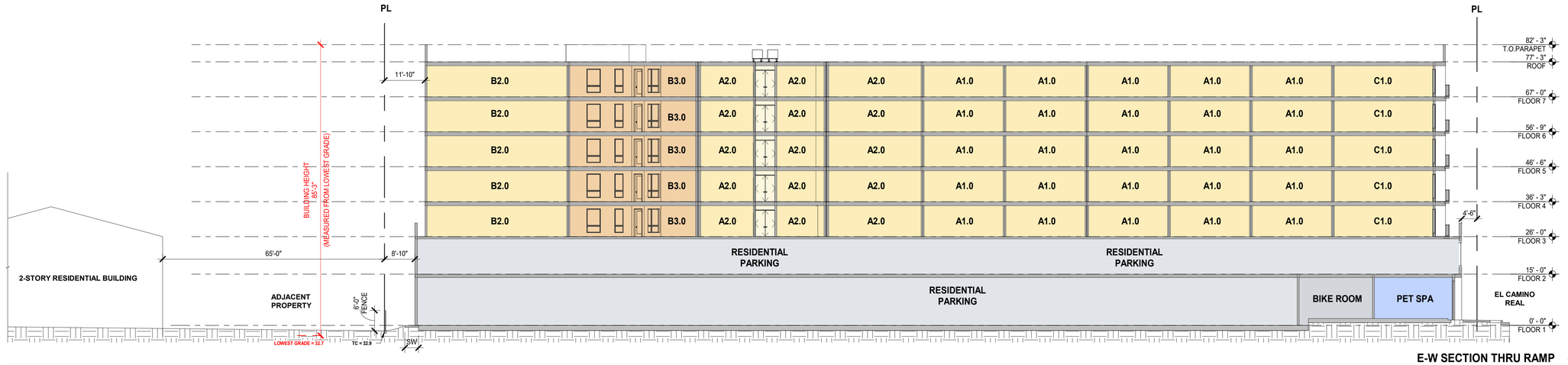
0' 8' 16' 32'

1/16"=1'-0"

MATERIAL BOARD

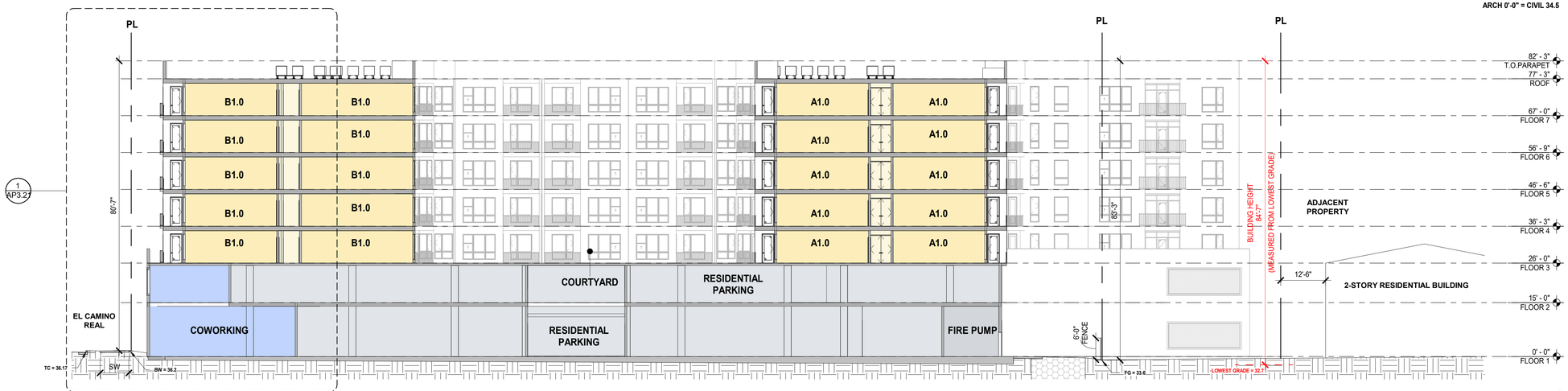
AP3.10

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



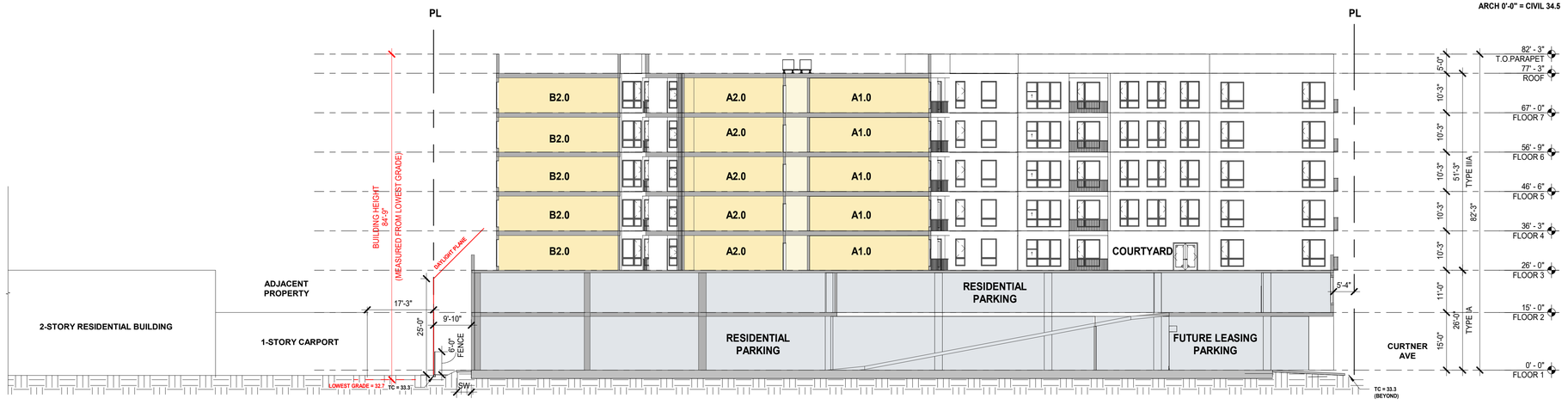
E-W SECTION THRU RAMP 3

ARCH 0'-0" = CIVIL 34.5



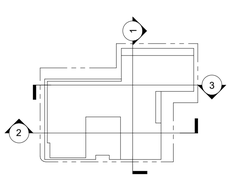
E-W SECTION 2

ARCH 0'-0" = CIVIL 34.5



N-S SECTION 1

ARCH 0'-0" = CIVIL 35.00



KEY PLAN

0' 8' 16' 32'

1/16"=1'-0"

SECTIONS

AP3.20

BDE SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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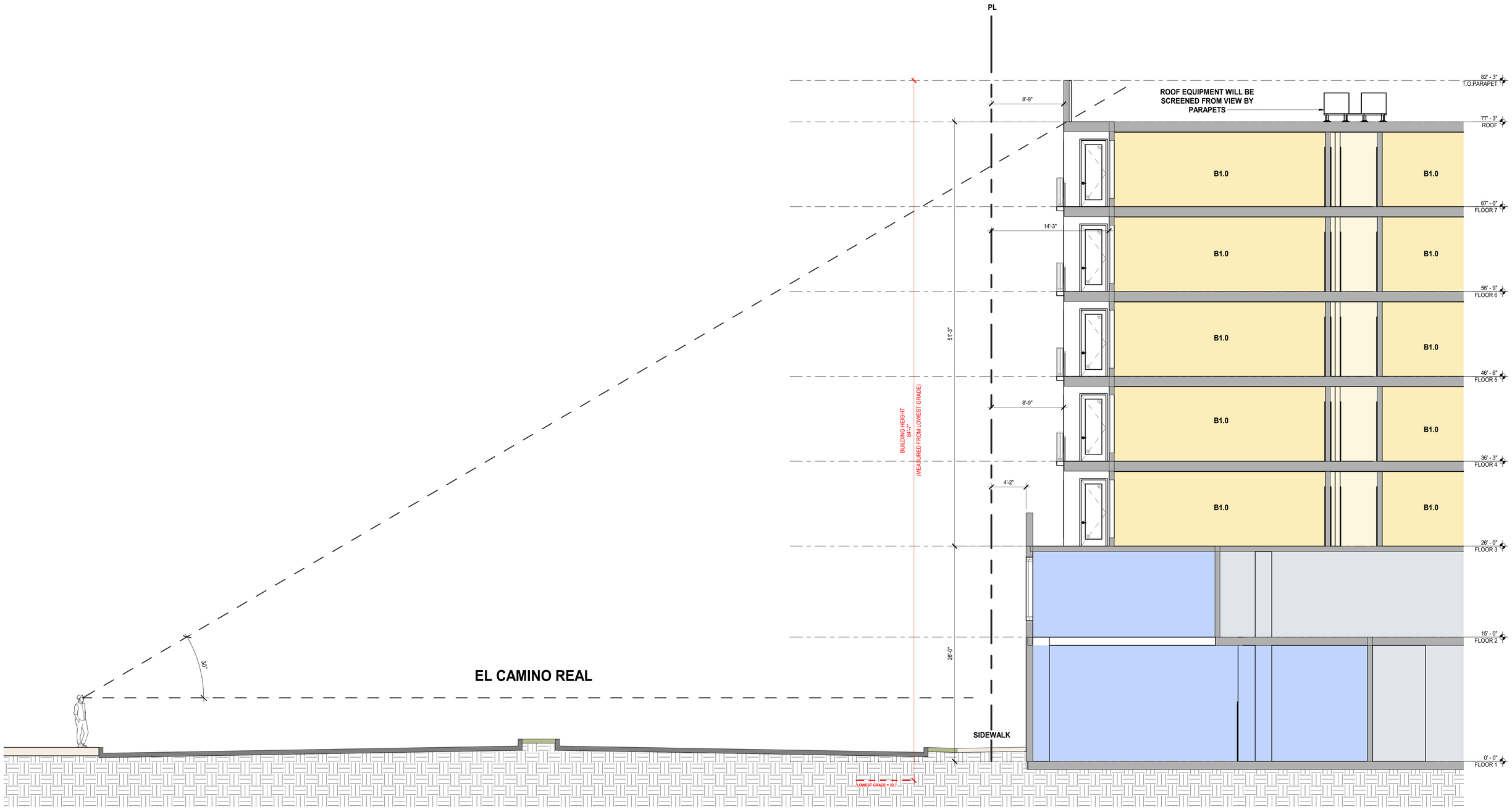

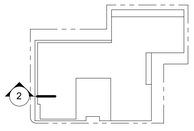

KEY PLAN

0' 8' 16' 32'

TRUE PROJ NORTH (APPROX)

1/16"=1'-0"

WALL SECTION

AP3.21

SARES REGIS ARCHITECTURE

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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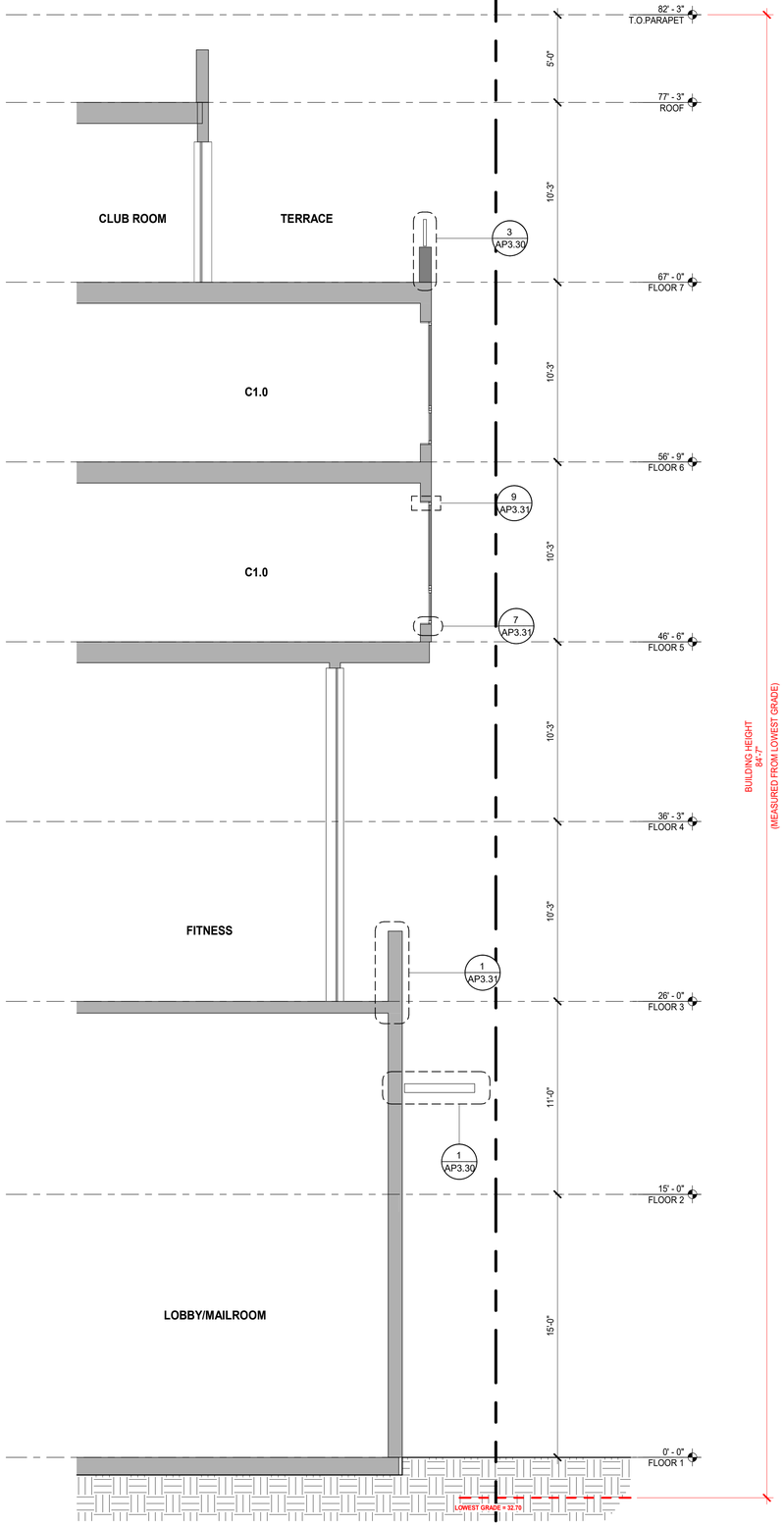
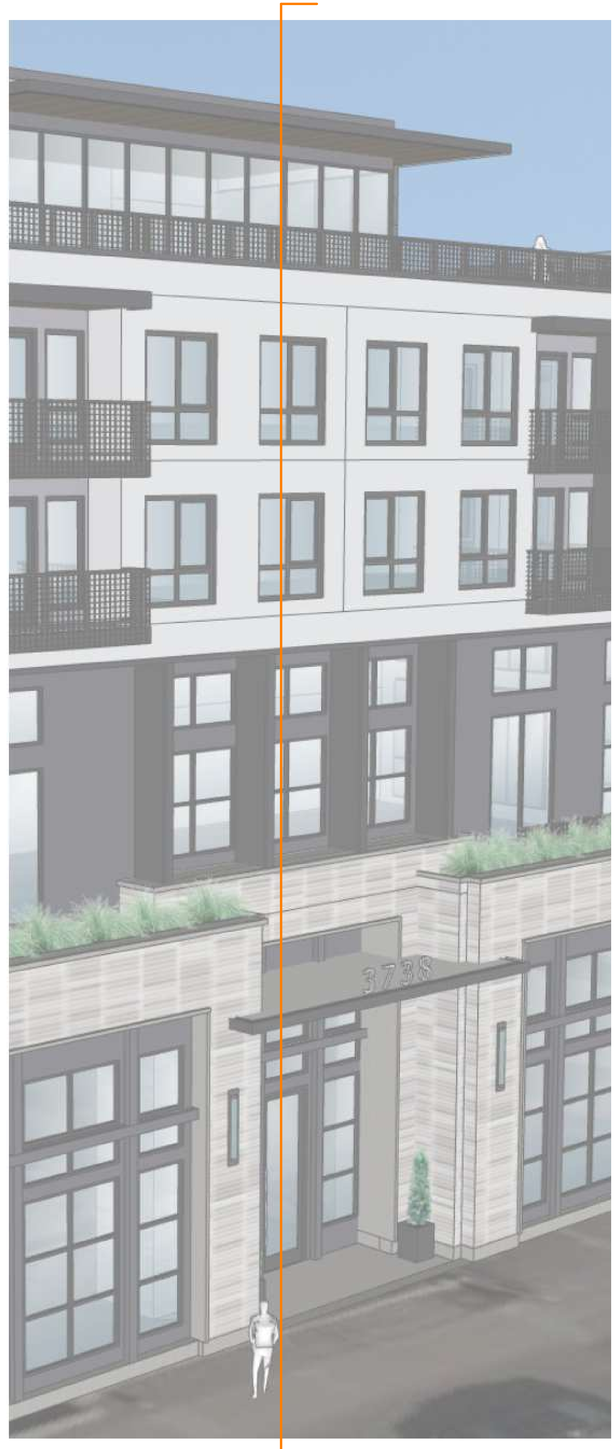


WALL SECTION 2

1/4" = 1'-0"



WALL SECTION PERSPECTIVE - CURTNER LOBBY 1

6" = 1'-0"

0' 2' 4' 8'

TRUE PROJ. NORTH (TRUE)

1/4"=1'-0"

WALL SECTION

AP3.22

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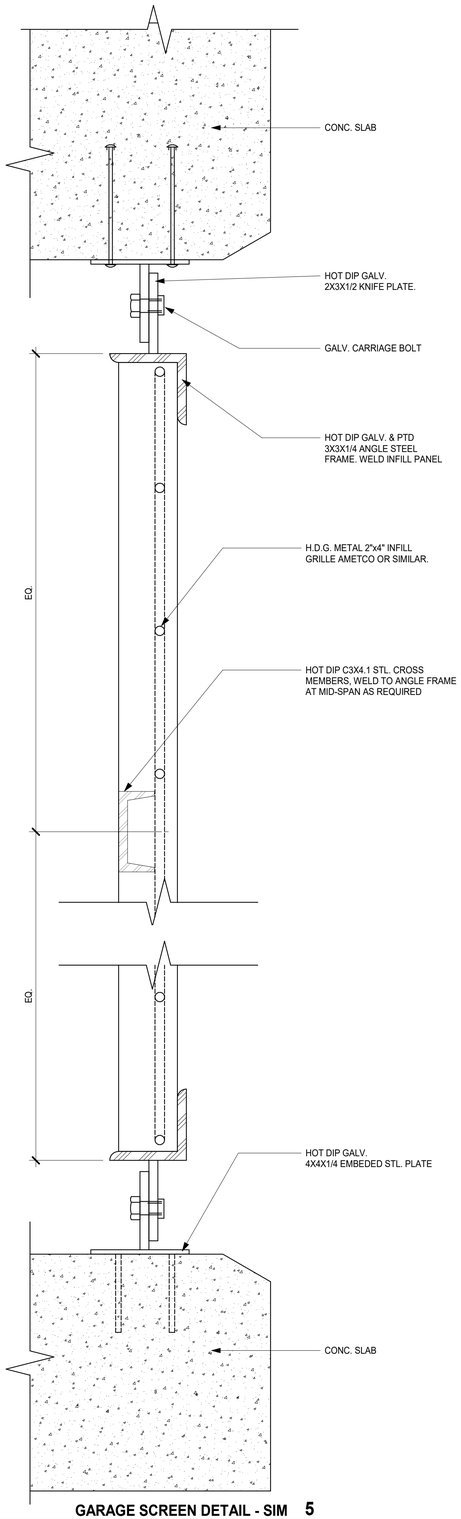
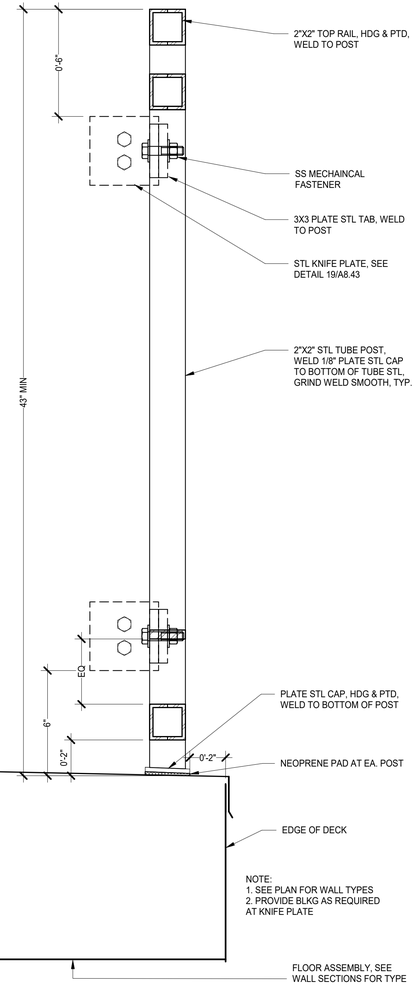


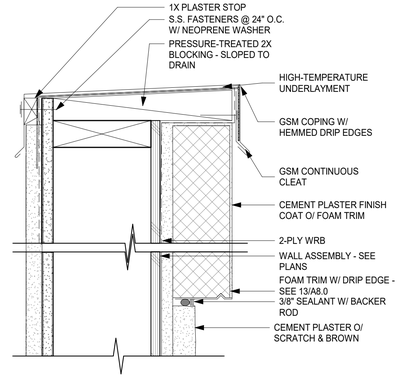
GARAGE SCREEN DETAIL - SIM 5

6" = 1'-0"



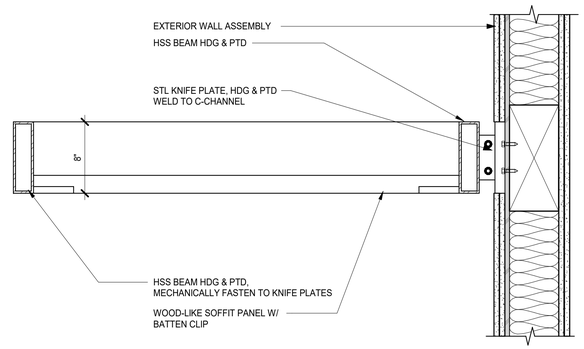
BALCONY RAILING DETAIL - SIM 3

3" = 1'-0"



PARAPET W/ TRIM DETAIL - SIM 2

3" = 1'-0"



AWNING DETAIL - SIM 1

1 1/2" = 1'-0"

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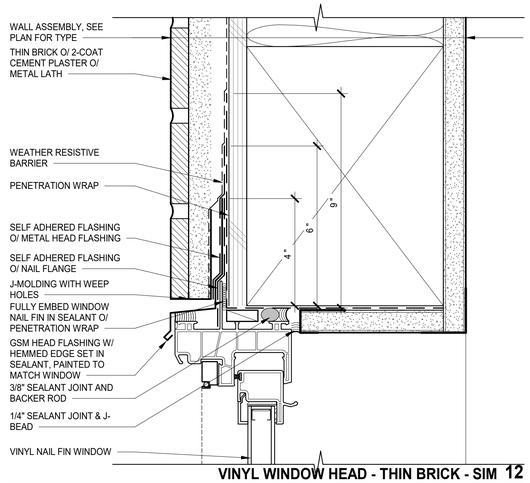
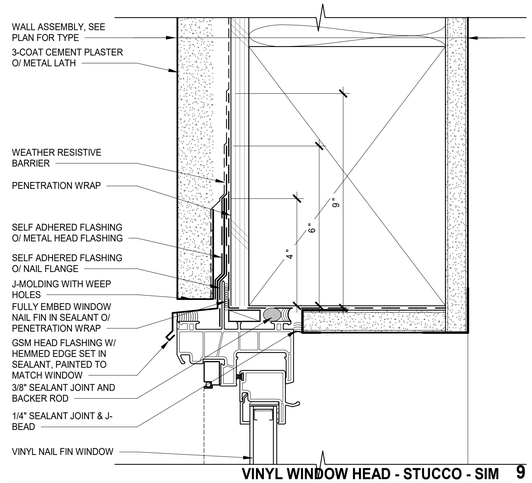


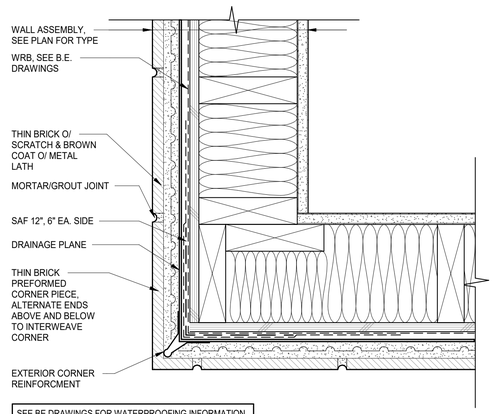
VINYL WINDOW HEAD - THIN BRICK - SIM 12

6" = 1'-0"



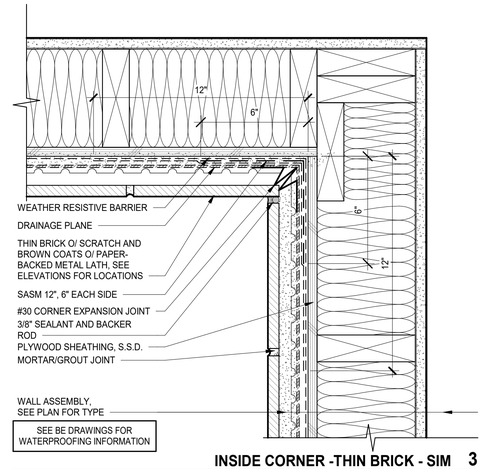
VINYL WINDOW HEAD - STUCCO - SIM 9

6" = 1'-0"



OUTSIDE CORNER - THIN BRICK -SIM 6

3" = 1'-0"



INSIDE CORNER -THIN BRICK - SIM 3

3" = 1'-0"

VINYL WINDOW JAMB - THIN BRICK - SIM 11

6" = 1'-0"

VINYL WINDOW JAMB - STUCCO - SIM 8

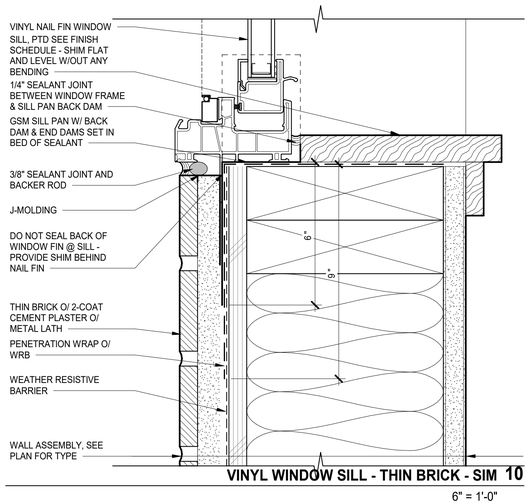
6" = 1'-0"

OUTSIDE CORNER - STUCCO - SIM 5

3" = 1'-0"

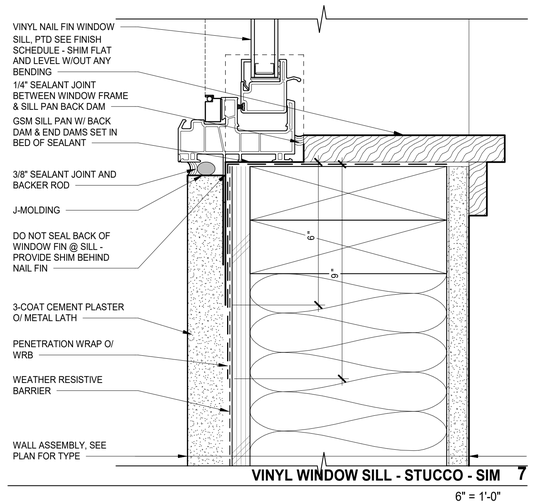
INSIDE CORNER - STUCCO - SIM 2

3" = 1'-0"



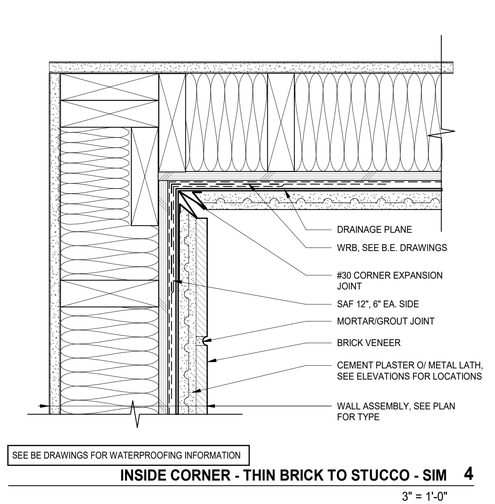
VINYL WINDOW SILL - THIN BRICK - SIM 10

6" = 1'-0"



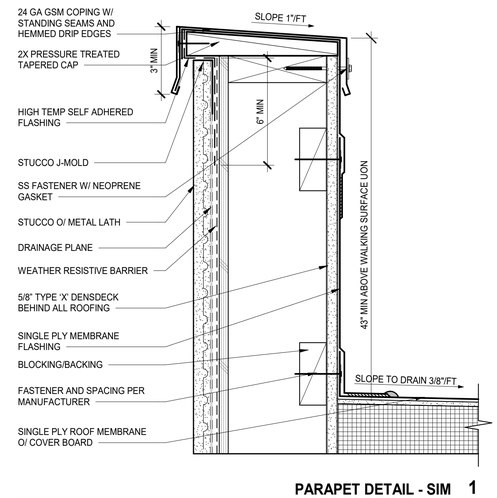
VINYL WINDOW SILL - STUCCO - SIM 7

6" = 1'-0"



INSIDE CORNER - THIN BRICK TO STUCCO - SIM 4

3" = 1'-0"



PARAPET DETAIL - SIM 1

3" = 1'-0"

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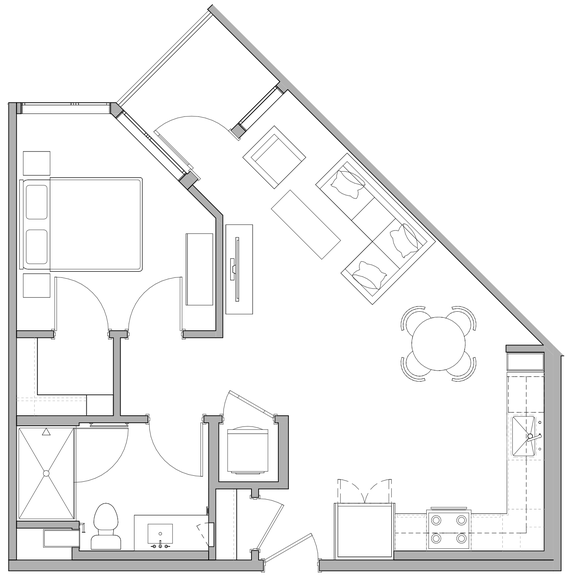
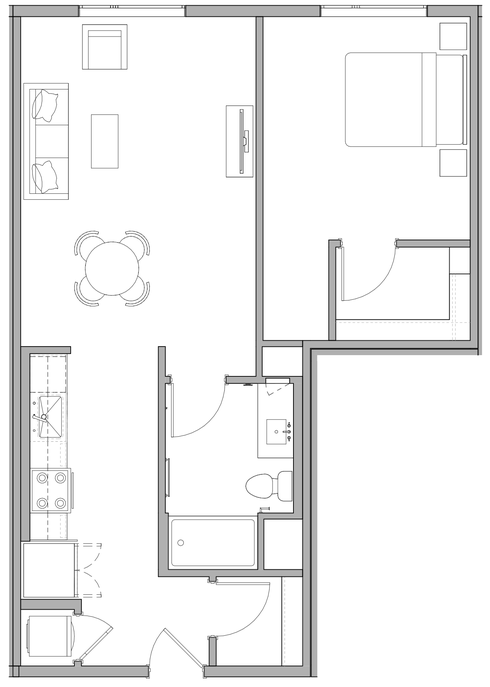


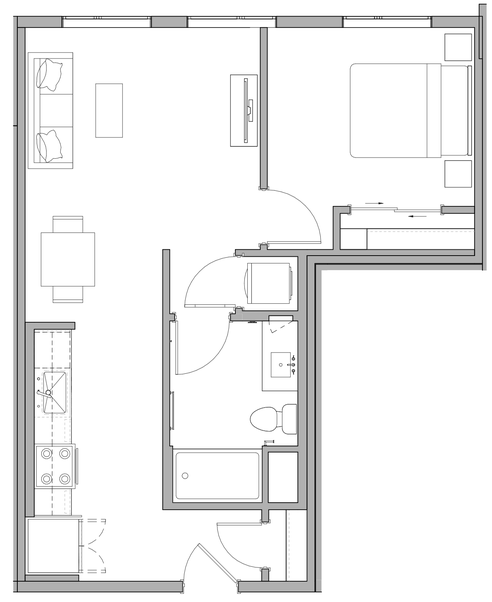
A2.0 UNIT PLAN 6

1/4" = 1'-0"



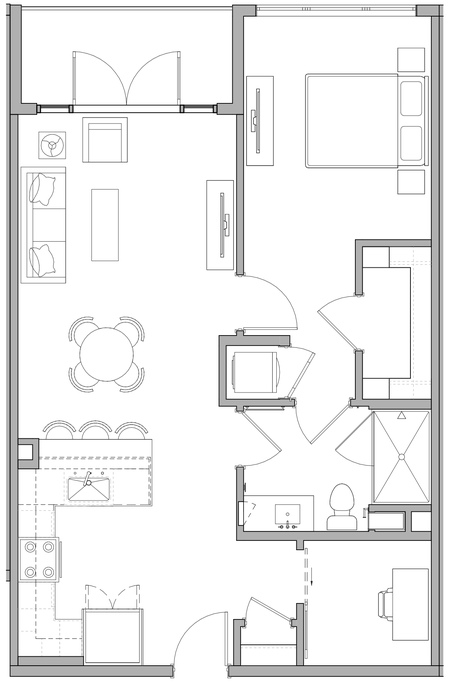
J3.0 UNIT PLAN 4

1/4" = 1'-0"



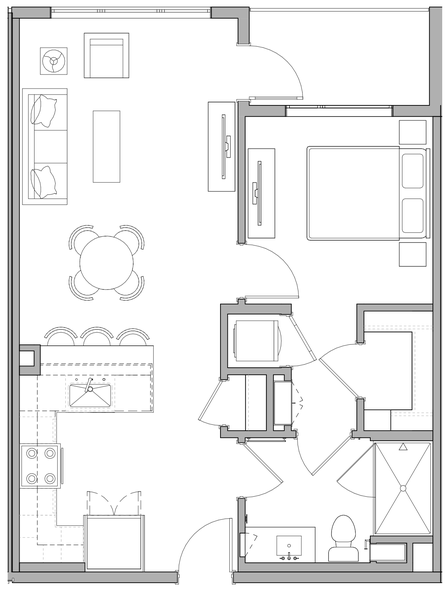
J2.0 UNIT PLAN 2

1/4" = 1'-0"



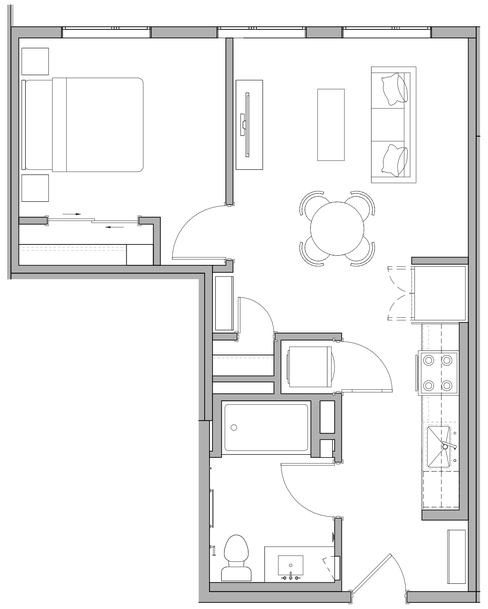
A3.0 UNIT PLAN 7

1/4" = 1'-0"



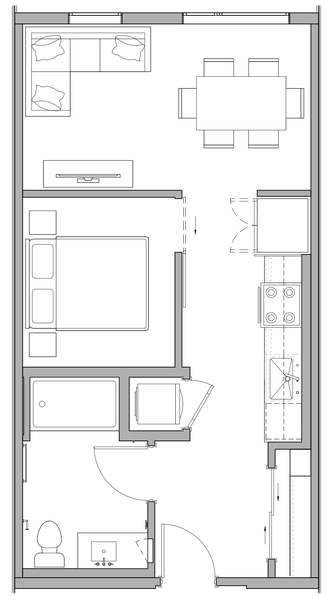
A1.0 UNIT PLAN 5

1/4" = 1'-0"



J2.1 UNIT PLAN 3

1/4" = 1'-0"



J1.0 UNIT PLAN 1

1/4" = 1'-0"

0' 2' 4' 8'

TYP UNIT PLANS 1/4"=1'-0" AP4.02

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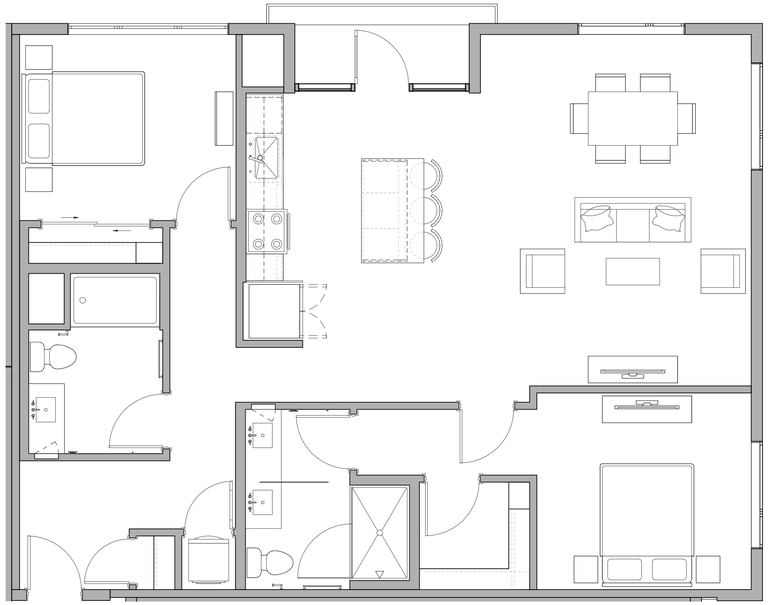
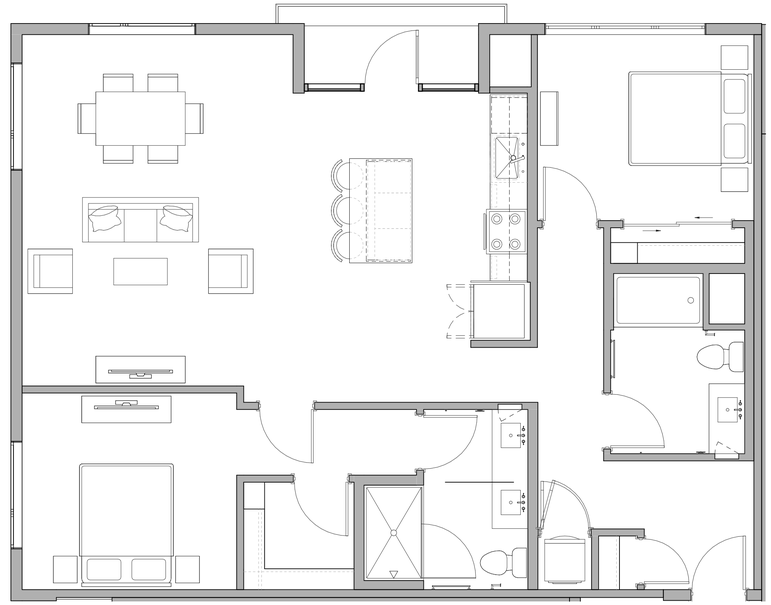


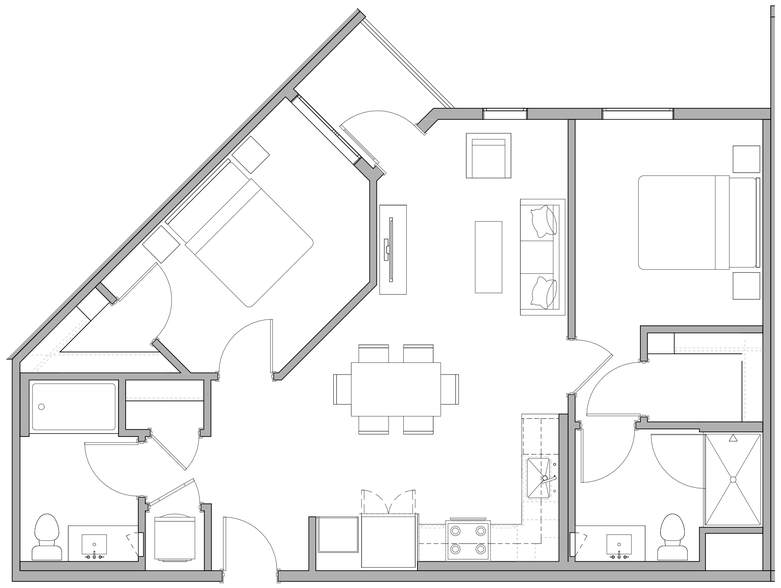
C1.0 UNIT PLAN 4

1/4" = 1'-0"



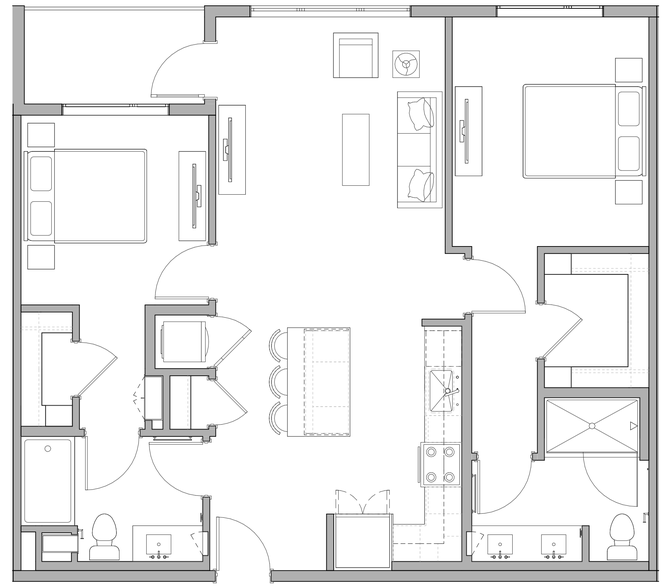
B2.0 UNIT PLAN 2

1/4" = 1'-0"



B3.0 UNIT PLAN 3

1/4" = 1'-0"



B1.0 UNIT PLAN 1

1/4" = 1'-0"

0' 2' 4' 8'

1/4"=1'-0"

TYP UNIT PLANS AP4.03

3781 EL CAMINO REAL

NOVEMBER 13TH, 2025

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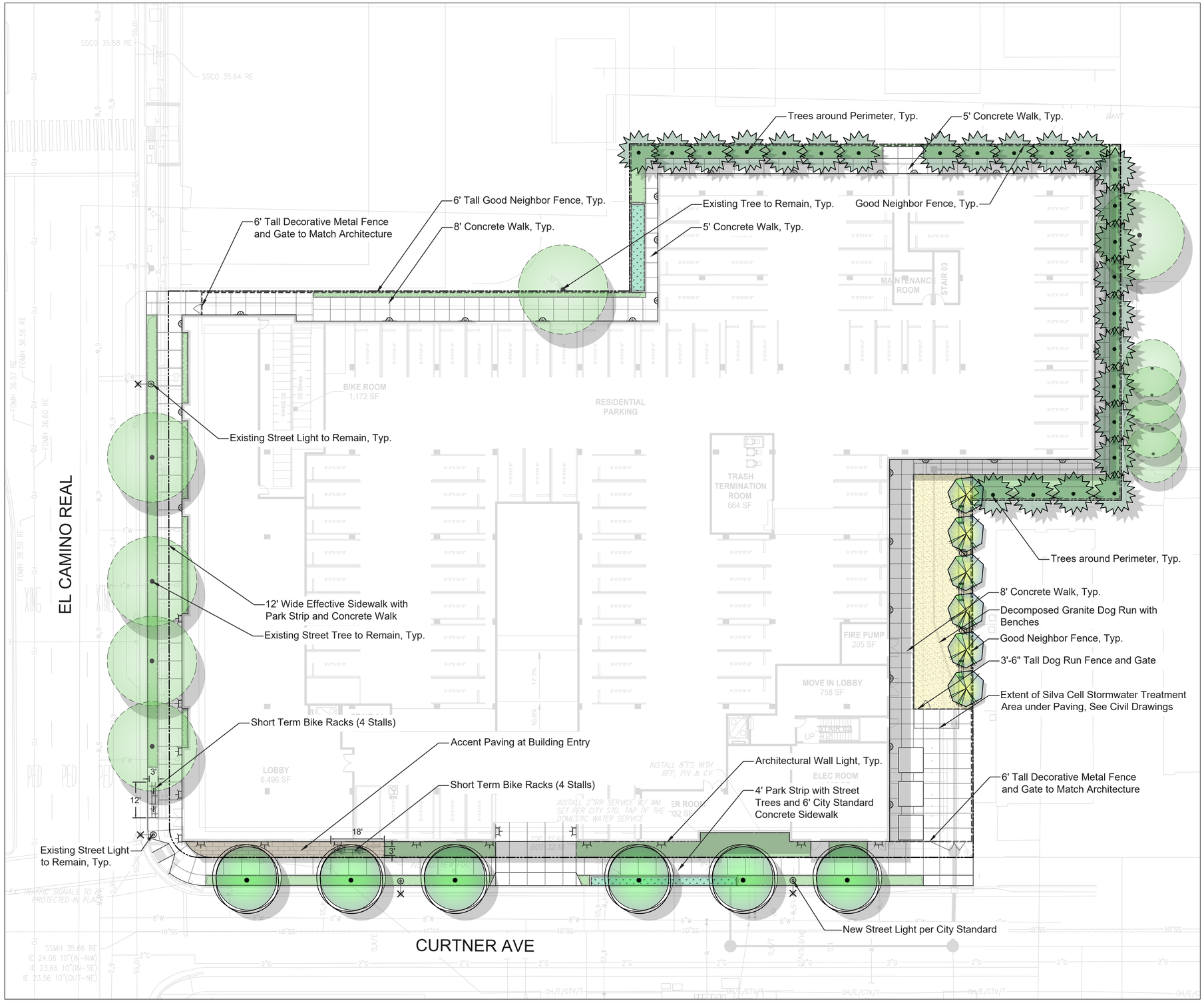

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

TRUE PROJ NORTH/GRID

OVERALL SITE PLAN L-1.0

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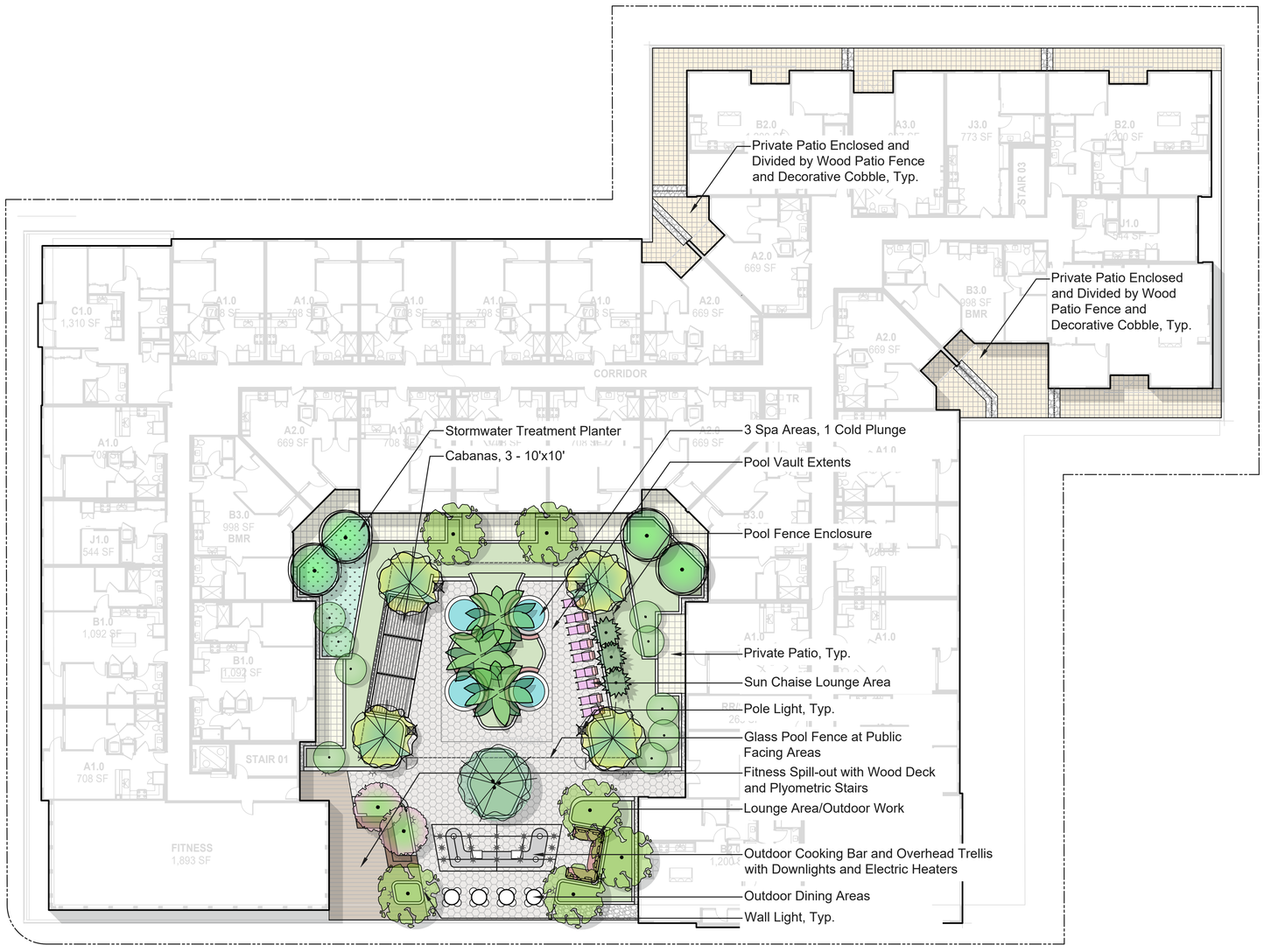
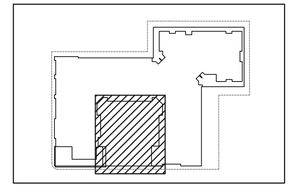


KEY PLAN



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

0' 8' 16' 32'

TRUE PROJECT NORTH

PODIUM COURTYARD PLAN **L-1.1**

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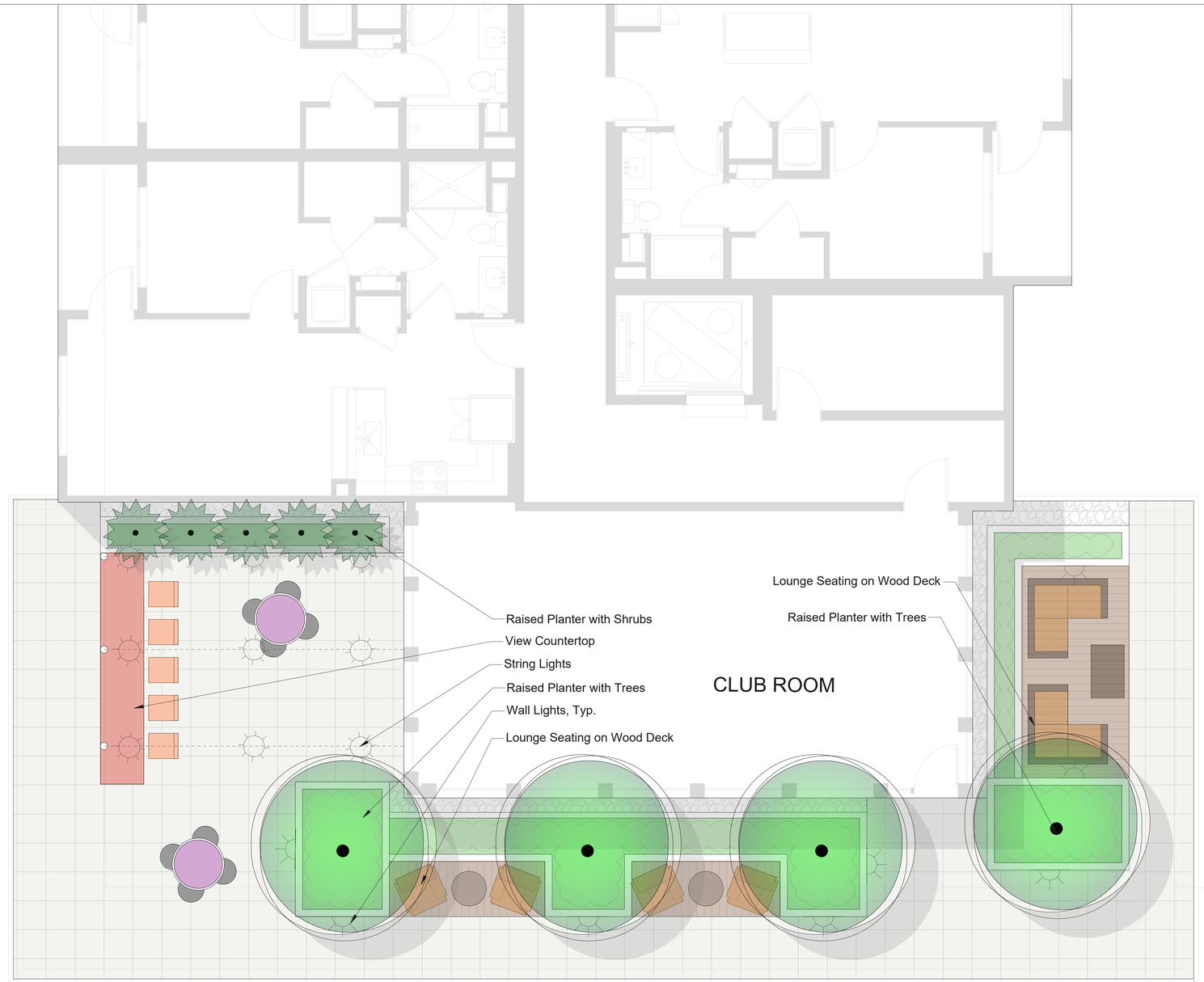
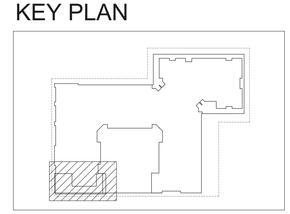


KEY PLAN



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

0' 2' 4' 8'

TRUE PROJ NORTH/NORTH

ROOF DECK PLAN **L-1.2**

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SARES | REGIS

3781 EL CAMINO REAL - PALO ALTO

NOVEMBER 12, 2025

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SITE

6' TALL WOOD GOOD NEIGHBOR FENCE

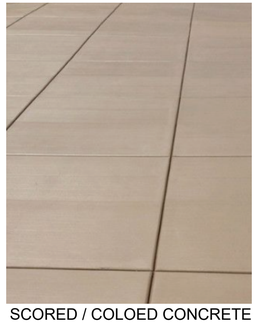
6' TALL DECORATIVE METAL FENCE AND GATE

3'-6" TALL DOG RUN FENCE AND GATE

BENCH

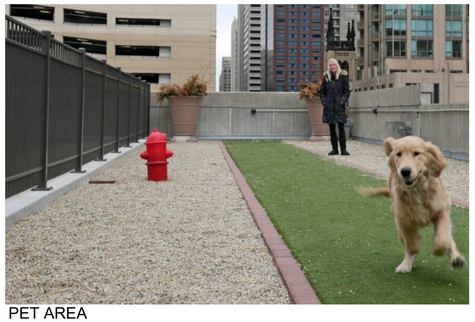
BIKE RACK

ACCENT PAVING

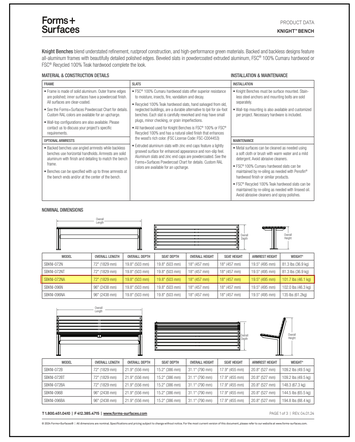


SCORED / COLOED CONCRETE

DECOMPOSED GRANITE



PET AREA



Forms+Surfaces

PRODUCT DATA

KNIGHT™ BENCH

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

MATERIAL & CONSTRUCTION DETAILS

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

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

SLATS
- FSC® 100% Curranz hardwood slats offer superior resistance to moisture, insects, fire, vandalism and decay.
- Recycled 100% Teak hardwood slats, hand salvaged from old, neglected buildings, are a durable alternative to get for ex-Teak benches. Each slat is carefully reworked and may have small plugs, minor checking, or grain imperfections.
- Recycled Teak slats are FSC® Mix Certified - 100% or FSC® Recycled 100%, and has a natural oiled finish that enhances the wood's rich color. (FSC License Code: FSC-C004453)
- Extruded aluminum slats with chic end caps feature a lightly grooved surface for enhanced appearance and non-slip feel. Aluminum slats and end caps are powdercoated. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.

INSTALLATION & MAINTENANCE

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

MAINTENANCE
- Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.
- FSC® 100% Curranz hardwood slats can be maintained by re-oiling as needed with Penofin® hardwood finish or similar products.
- FSC® Recycled 100% Teak hardwood slats can be maintained by re-oiling as needed with Ivanhoe® Avoid abrasive cleaners and epoxy polishes.

NOMINAL DIMENSIONS

MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SWK6-072N	72" (1829 mm)	18.8" (503 mm)	18.8" (503 mm)	18" (457 mm)	18" (457 mm)	18.5" (495 mm)	81.3 lbs (36.9 kg)
SWK6-072NT	72" (1829 mm)	18.8" (503 mm)	18.8" (503 mm)	18" (457 mm)	18" (457 mm)	18.5" (495 mm)	81.3 lbs (36.9 kg)
SWK6-072NA	72" (1829 mm)	18.8" (503 mm)	18.8" (503 mm)	18" (457 mm)	18" (457 mm)	18.5" (495 mm)	107.2 lbs (48.6 kg)
SWK6-096N	96" (2438 mm)	18.8" (503 mm)	18.8" (503 mm)	18" (457 mm)	18" (457 mm)	18.5" (495 mm)	102.2 lbs (46.3 kg)
SWK6-096NA	96" (2438 mm)	18.8" (503 mm)	18.8" (503 mm)	18" (457 mm)	18" (457 mm)	18.5" (495 mm)	135 lbs (61.2kg)

MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SWK6-072B	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	25.9" (527 mm)	156.2 lbs (48.6 kg)
SWK6-072BT	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	25.9" (527 mm)	109.2 lbs (49.5 kg)
SWK6-072BA	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	25.9" (527 mm)	146.3 (67.1 kg)
SWK6-096B	96" (2438 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	25.9" (527 mm)	144.5 lbs (65.5 kg)
SWK6-096BA	96" (2438 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.9" (455 mm)	25.9" (527 mm)	144.5 lbs (65.4 kg)

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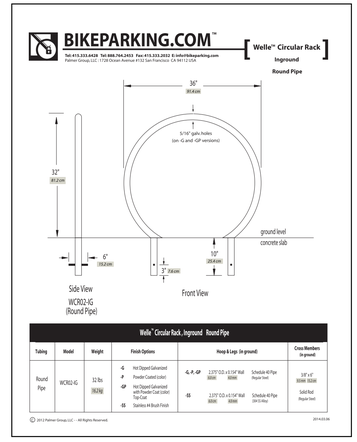

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Palmer Group, LLC - 1128 Ocean Avenue #132 San Francisco CA 94112 USA

Welle™ Circular Rack

Inground

Round Pipe

36"
(91.4 cm)

5/16" (ø8x 9x)holes
(on -G and -GP versions)

32"
(81.2 cm)

ground level

concrete slab

6"
(15.2 cm)

2" (50 cm)

10"
(25.4 cm)

Side View
WCR02-XG
(Round Pipe)

Front View

Welle™ Circular Rack, Inground Round Pipe

Tubing	Model	Weight	Finish Options	Hoop & Legs (in ground):			Cross Members (in ground)
Round Pipe	WCR02-XG	32 lbs (14.7kg)	-G Hot Dipped Galvanized -P Powder Coated (color) -GP Hot Dipped Galvanized & Powder Coated (color) Top Coat -SS Stainless #4 Brush Finish	-G, -P, -GP 3306G	2.375" O.D. x 0.154" Wall 60mm	Schedule 40 Pipe (Regular Steel)	5/8" x 6" 3306K 3306H Solid Rod (Regular Steel)
				-SS 3306S	2.375" O.D. x 0.154" Wall 60mm	Schedule 40 Pipe (Ant-SS Alloy)	

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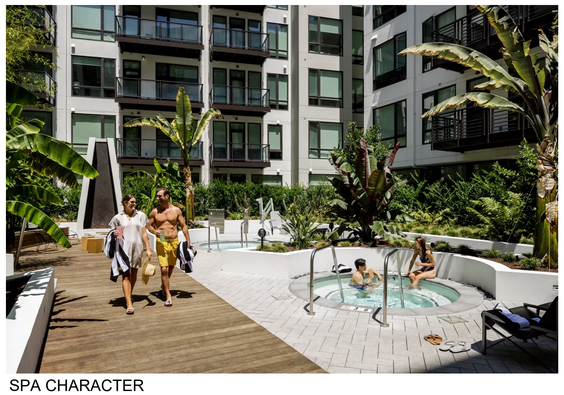
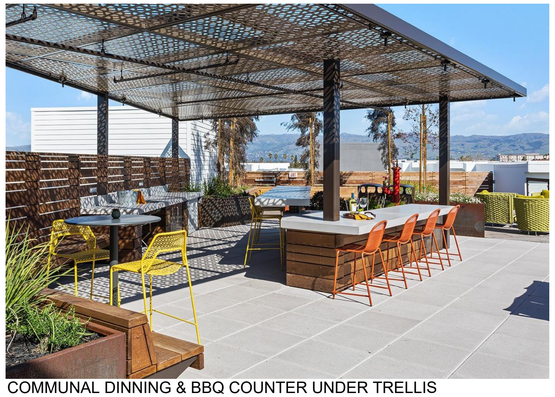
2014-03-28.1

PODIUM

LOUNGE SPACE WITH TV UNDER TRELLIS



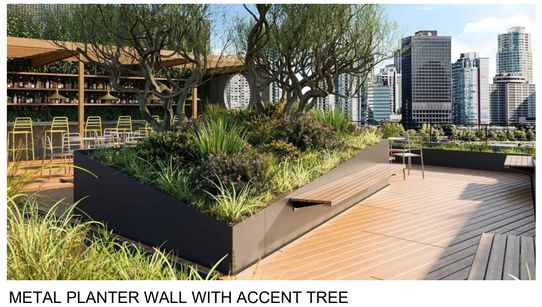
SPA CHARACTER



COMMUNAL DINNING & BBQ COUNTER UNDER TRELLIS

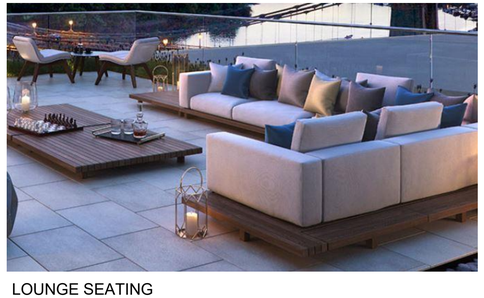
SMALL GATHERING SPACE ON WOOD DECK

ROOF



METAL PLANTER WALL WITH ACCENT TREE

DINING AREA UNDER STRING LIGHT



LOUNGE SEATING

LANDSCAPE MATERIAL CHARACTER L-1.3

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SARES REGIS

3781 EL CAMINO REAL - PALO ALTO

NOVEMBER 12, 2025

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EL CAMINO REAL

25 | LYO FLO | 24" BOX

Existing Tree to Remain

(4) Existing Platanus acerfolia, London Plane Street Trees to Remain

Existing Trees to Remain

6 | POD GRA | 24" BOX

6 | ULM PAR | 24" BOX

CURTNER AVE

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

0' 8' 16' 32'

TRUE PROJ. NORTH/NORTH

GROUND FLOOR PLANTING PLAN L-2.1

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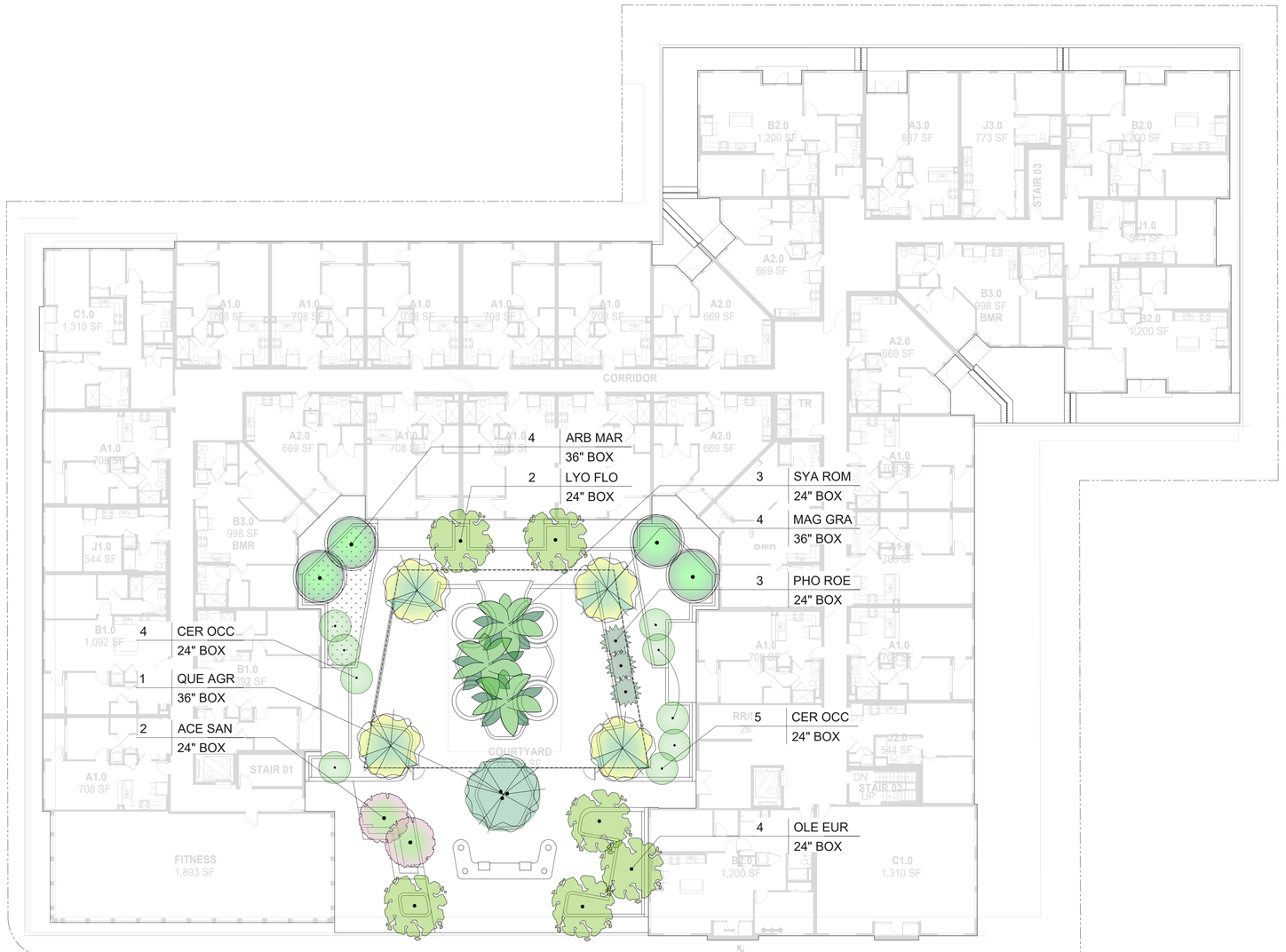
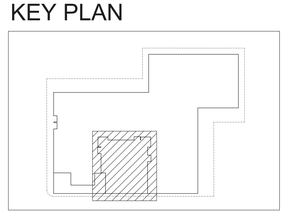


KEY PLAN



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

0' 8' 16' 32'

TRUE PROJ NORTH

PODIUM COURTYARD PLANTING PLAN

L-2.2

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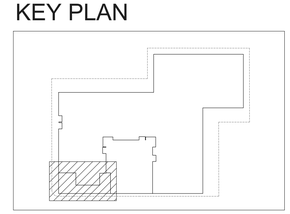
4 | ARB MAR
36" Box

KEY PLAN



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

0' 2' 4' 8'

TRUE PROJECT NORTH

ROOF DECK PLANTING PLAN

L-2.3

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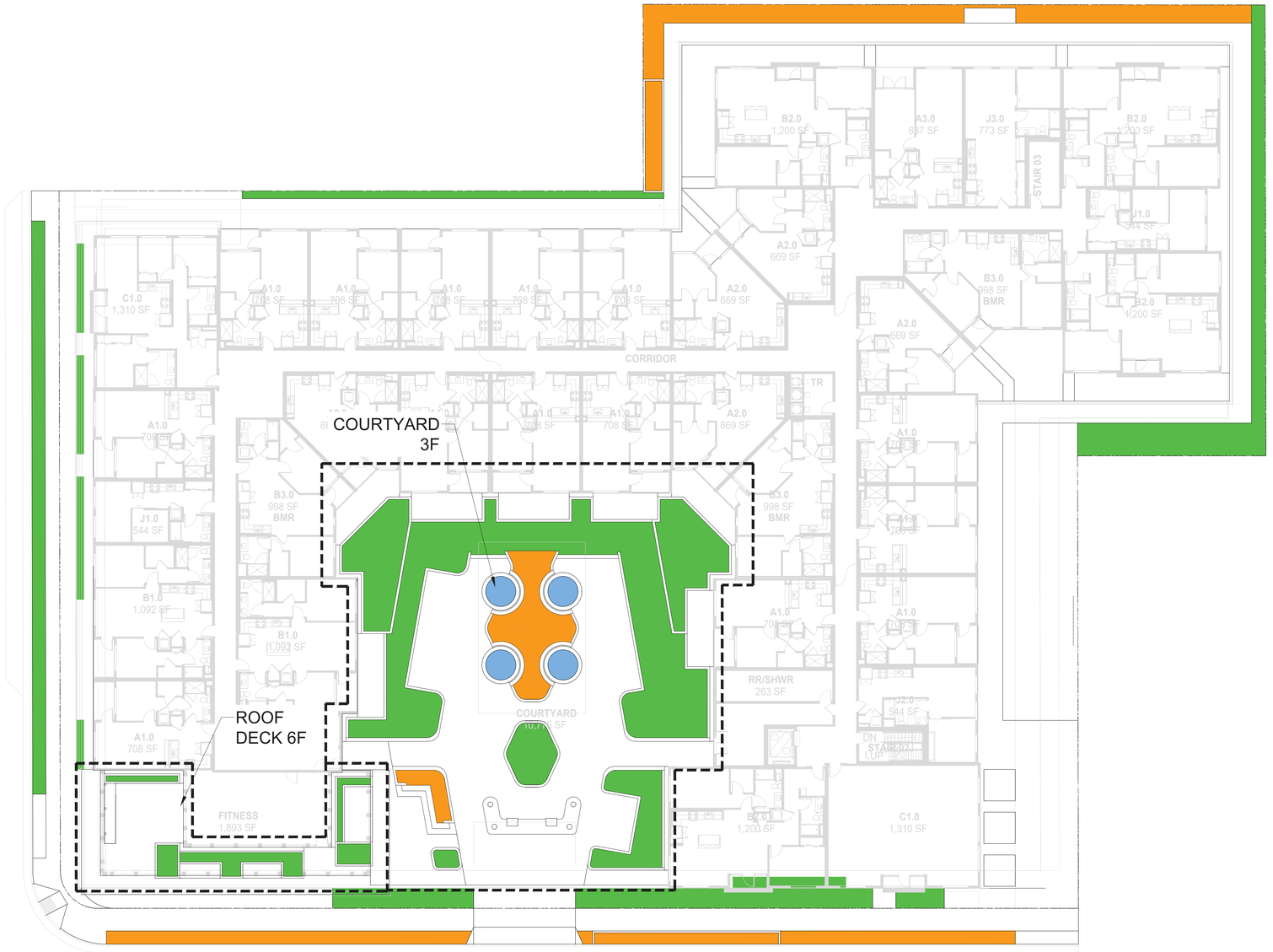

WATER USE LEGEND

	WUCOLS Low	5,852 sq ft
	WUCOLS Moderate	2,139 sq ft
	WUCOLS High	0 sq ft
	Water Features	201 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**	**5,852**	**2,165**	**57,860**
Moderate Water- Use Plants	**0.50**	**Drip**	**0.81**	**0.62**	**2,139**	**1,326**	**35,438**
					(A)	**(B)**	
				Totals	**7,991**	**3,491**	**93,298**
Special Landscape Areas							
Water Feature					**201**		
					(C)	**(D)**	
				Totals	**0**	**0**	
						ETWU Total	**93,298**
			Maximum Allowed Water Allowance (MAWA)[e]				**96,091**

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

[b] ***Irrigation Method***
overhead spray
or drip

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

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

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

ETAF Calculations

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

Regular Landscape Areas

Total ETAF x Area (B)	3,491
Total Area (A)	7,991
Average ETAF	**0.436919033**

All Landscape Areas

Total ETAF x Area (B+D)	3,491
Total Area (A+C)	7,991
Sitewide ETAF (B+D) ÷ (A+C)	**0.436919033913152**

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

0' 8' 16' 32'

TRUE /MAG/ NORTH/NORTH

HYDROZONE PLAN **L-3.1**

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BUILDING MOUNTED WALL LIGHT, TYPE 1

M Series Cylinder

Project:	Type:
Product Code:	Date:

V052924

4" Wall Mount

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

CYLINDER

Mount
Wall Mount

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

Trims
Standard, Snoot, Decorative, Hyperbolic

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

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

LIGHT OUTPUT & DISTRIBUTION

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

Color Quality
93 CRI, 2-step SDCM

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

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

Lighting Type
Downlight | Up and downlight | Adjustable

POWER & CONTROLS

Input Voltage
120-277V

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

SPECIALTY LENS
Hexcell Louver

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

WARRANTY
5 year limited warranty; 50,000 hours

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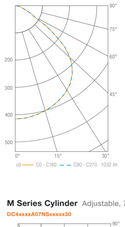
M Series Cylinder
4" Wall Mount

PHOTOMETRY

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

DCxxxxx010GAxxxxx30



Values in candela

Luminous Intensity

Gamma	C 0°
0°	419
5°	415
10°	410
15°	403
20°	394
25°	382
30°	369
35°	355
40°	337
45°	316
50°	240
55°	182
60°	84
65°	54
70°	33
75°	21
80°	12
85°	6
90°	1

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	333	33
0-40	557	54
0-60	942	91
0-90	1024	99
0-180	1032	100

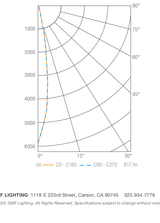
Illuminance Chart

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

Beam Angle: 100°

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

DCxxxxxA07NSxxxxx30



Values in candela

Luminous Intensity

Gamma	C 0°
0°	5897
5°	4418
10°	1911
15°	561
20°	280
25°	165
30°	117
35°	87
40°	69
45°	57
50°	47
55°	38
60°	31
65°	23
70°	16
75°	10
80°	4
85°	1
90°	0

Zonal Lumen Summary

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

Illuminance Chart

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

Beam Angle: 16°

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BUILDING MOUNTED WALL LIGHT, TYPE 2

GARDCO

Wall Mount
GeoForm
GWS LED wall sconce

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

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

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

Luminaire	Configuration (mnfr. habitat)	Color Temperature	Distribution	Voltage	Dimming Controls [1]	Electrical	Options	Finish
GWS GeoForm Wedge Small	A01 [2] 1,500 lumens A02 [2] 2,500 lumens A03 4,000 lumens A04 5,000 lumens A05 6,000 lumens	830 3000K 840 4000K 760 5700K 750 5000K	T2M Type 2 Medium T3M Type 3 T4M Type 4 DFL Diffusing lens	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V MVG 347-480V	none Leave blank (0-10V dimming standard) DLEA [3] Dimming Leads Externally Accessible (controls by others) FAWF [4] Field Adjustable Wattage Selector	none Leave blank (7KV 4 A surge protection standard) SP2 Surge Protector 2(7kV/10kA FB1 Single Fuse (120V, 277V or 347-480V) FB2 Double Fuse (208V, 240V or 480V) POP Photocontrol Button (120-277V)	none Leave blank EMF Emergency Battery Pack (0-40°C) BAC* Meets the requirements of the Buy American Act of 1933 (BAA) Customer-specified DC Specify optional RAL color at contact factory SC Special Color (must supply color chip, requires factory quote)	Textured BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. FAWF: Allows selection of 7W, 10W or 14W wattage in your receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)

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

GWS_GeoForm_Wedge_Small 04/24 page 1 of 5

GWS GeoForm wedge small
Wall sconce

Optical Distributions

Type 2 Type 3 Type 4

Specifications

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

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

IP Rating IP65 rated luminaire with IP66 rated light engine

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

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

Optical System
Composed of high performance LV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, lumen levels and a superior lighting uniformity. Performance tested per LM-79, LM-80 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and UO per IESNA TM-15.

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

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

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

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

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

Note: Typical value accuracy +/- 5%

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

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

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

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C1 high Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Set Level 10kV / 5kA. Optional 20kV is available for additional protection.

PEDESTRIAN POLE LIGHT

Performance floodlight · Wide beam

BEGA

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

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Silicone applied robotically to casting, plasma treated for increased adhesion
316 stainless steel 1/2" IPS threaded nipple
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
BEGA Hybrid Optics®
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 4.0lbs.

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

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	16.8W
System wattage	20.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1950 lm
LED service life (L70)	60000+hrs

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

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

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

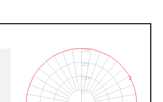
Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

BEGA

File: 84217K4_BEGA_IES.ies

TEST: BE_84217K4
TEST LAB: BEGA
DATE: 05/07/2019
LUMINAIRE: 84.217K4
LAMP: 16.8W LED



Characteristics

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

Zonal Lumen Summary

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

Available options
☐ B71120 Elliptical spread lens
☐ CUS Custom finish
☐ FSG Fusing
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Available accessories
☐ B19303 Surface mount conduit wiring box
☐ B70283 Screw clamp
☐ B70284 Earth spike
☐ B70249 Pole cap - 3" O.D. pole tenon
☐ B70250 Wood screw
☐ B70280 Tube clamp
☐ B70283 Screw clamp
☐ B70379 Pole mount arm - 1/2" I.P.S. nipple floodlights
☐ B71147 Pole shield - 90°
☐ B71148 Pole shield - 180°
☐ B79511 Mounting block
☐ B19629 Glare shield - 360°

See individual accessory spec sheet for details.

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

Performance floodlight · Wide beam

	LED	A	B	C
B84217	16.8 W	40°	8½"	3¼"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 10/29/20

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

BOLLARD LIGHT

Bollard · Asymmetric

BEGA

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

Materials
Clear safety glass with printed optical texture
Aluminum housing
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 15.4 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
System wattage	24.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	2661 lm
LED service life (L70)	60000+hrs

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

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

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

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

Type:
BEGA Product:
Project:
Modified:

BEGA

File: 84107K4.ies

TEST: BE_84107K4
TEST LAB: BEGA
DATE: 02/15/2019
LUMINAIRE: 84.107K4
LAMP: 19.4W LED

Characteristics

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

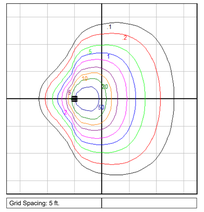
Lum. Classification System (LCS)

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

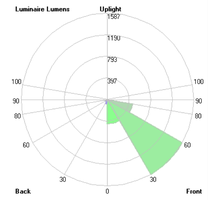
BUG Rating B0-U1-G1

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

Included (available for pre-shipment)
☐ B79817 Anchorage kit



Grid Spacing: 5 ft.



Bollard · Asymmetric

	LED	A	B	C
B84107	19.4 W	10½"	47½"	14"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com
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In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

WALL LIGHT

Recessed wall luminaire · Unshielded

BEGA

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

Materials
Clear safety glass with white ceramic coating
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
BEGA Micaceal ®, a 3-layer finishing technology for increased corrosion protection
Stainless steel screw clamps
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Composite installation housing
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 6.2 lbs.

Electrical

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

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

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

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

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

Type:
BEGA Product:
Project:
Modified:

BEGA

Photometric Filename: 33159.ies

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

Characteristics

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

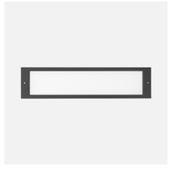
Lum. Classification System (LCS)

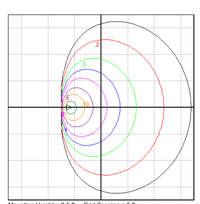
LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	39.6	N.A.	2.3
FM (30-60)	280.8	N.A.	16.3
FH (60-80)	343.4	N.A.	20.0
FVH(80-90)	195.9	N.A.	11.4
BL (0-30)	< 0.05	N.A.	0.0
BM (30-60)	< 0.05	N.A.	0.0
BH (60-80)	< 0.05	N.A.	0.0
BVH(80-90)	< 0.05	N.A.	0.0
UL (90-100)	195.9	N.A.	11.4
UH (100-180)	663.8	N.A.	38.6
Total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

BUG Rating B0-U4-G2

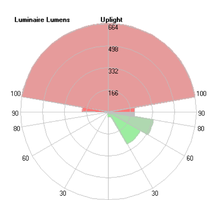
Available options
☐ CUS Custom finish
☐ FSG Fusing
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ BB24062 Installation housing





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



Recessed wall luminaire · Unshielded

	LED	A	B	C
B33159	20.5 W	20½"	5"	9½"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com
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Updated 12/18/23

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CATENARY LIGHT

tivoli
12V | Litesphere™ 2.0

Specifications

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

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

tivoli
12V | Litesphere™ 2.0

Specifications

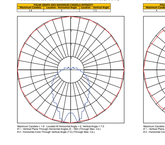
EPA	6"	12"	18"	24"	36"	48"
Standard	0.10	0.06	0.05	0.04	N/A	N/A
Hot 8"	N/A	0.53	0.37	0.28	N/A	N/A
Hot 13"	N/A	N/A	0.95	0.71	N/A	N/A
Dish 10"	N/A	0.82	0.55	0.42	N/A	N/A
Flower 10"	N/A	0.82	0.55	0.42	N/A	N/A
Flower 13"	N/A	N/A	0.93	0.71	N/A	N/A

Weights	6"	12"	18"	24"	36"	48"
lb/ft	0.33	0.28	0.24	0.20	0.17	0.13
lb/ft with catenary cable	0.35	0.30	0.26	0.22	0.19	0.15

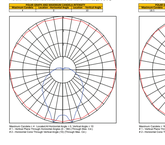
Photometrics

Frosted Globe - Based on 3000K LED

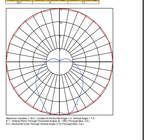
Standard Brightness



High Output



Very High Output



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

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

EL CAMINO REAL

CURTNER AVE

LIGHTING LEGEND

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

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

0' 8' 16' 32'

TRUE PROJ NORTH/NORTH

LIGHTING PLAN **L-4.2**

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

SARES | REGIS

3781 EL CAMINO REAL - PALO ALTO

NOVEMBER 12, 2025

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

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials, and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.**

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

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

trees@cityofpaloalto.org 650-496-5953

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

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

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

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

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees [1] ?

■ **YES** (Check below) ☐ **NO**

- ☑ **Protected Native Species Trees** - *Acer macrophyllum, Calocedrus decurrens, Quercus agrifolia, Quercus douglasii, Quercus kelloggii, or Quercus lobata* 11.5" DBH or more or *Sequoia sempervirens* 18" DBH or more
- ☑ **Protected Mature Trees** - Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users)
- ☐ **Designated Trees** - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan
- ☐ **Heritage Trees** - Specific individual trees designated by Council. See the Heritage Tree List

5. Is there activity or grading within the TPZ of these trees? TPZ = radius of 10 times the diameter. ■ **YES** ☐ **NO** [2]

*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. **

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

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

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

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

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

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

Signature: Scott Stringer Print: Scott Stringer ISA#: __WE-5544A____ Date: 7/22/24

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

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

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

trees@cityofpaloalto.org

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

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

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

■ **YES** (continue form) ☐ **NO** (form requirements complete)

2. If new landscape is included, enter the square footage: New Landscape square footage* = 7991

*If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.

3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* = 0

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

4. Enter the total combined square footage of all landscaping included in the project*= 7991

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

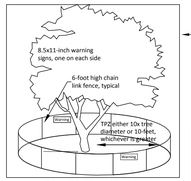
I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: _____ Print: Daniel Raymond Date: 11/12/25

Revised 09/26/2023

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

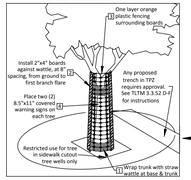
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any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



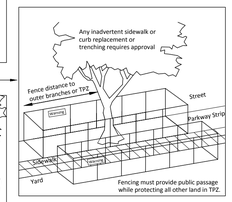
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

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

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



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



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

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

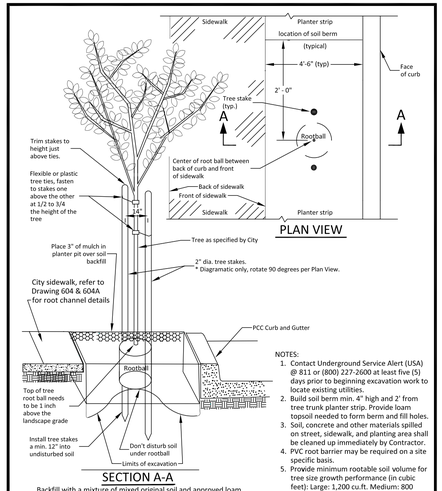
Rev	By	Date
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	02/14/24

Tree Protection During Construction

City of Palo Alto Standard

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

Scale: NTS



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

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

Tree Detail Planter Strip

City of Palo Alto Standard

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

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.

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

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

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

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

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

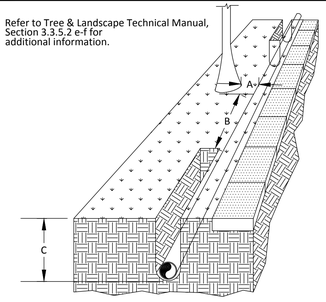
PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

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

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

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

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



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

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

Utility Trenching Near Trees

City of Palo Alto Standard

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

Scale: NTS

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

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

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

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

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

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

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

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

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

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

---WARNING---
Tree Protection Zone

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

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

Palo Alto Municipal Code Section 8.10.110

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

Use additional "T" sheets as needed

Project Data

T-1

CITY OF PALO ALTO

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

Special Tree Protection Instruction Sheet

City of Palo Alto

CITY OF PALO ALTO

T-1

TREE PROTECTION PLAN L-5.1

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

SARES REGIS

3781 EL CAMINO REAL - PALO ALTO

NOVEMBER 12, 2025

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

Preliminary Arborist Report

3781 El Camino Real
Palo Alto, CA

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

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

July 11, 2024

Preliminary Arborist Report
3781 El Camino Real
Palo Alto, CA

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Palo Alto Tree Ordinance	5
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Preliminary Tree Preservation Guidelines	8

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Exhibits

Tree Assessment Form

Tree Assessment Plan

Preliminary Disposition & Estimated Values

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. The Bartlett Expert Tree Company) was asked to prepare a **Preliminary Arborist Report,** per the City of Palo Alto Municipal Code - Title 8, Chapter 8.10 (Trees & Landscape Preservation and Management), to evaluate how trees may be impacted during construction activities and how best to mitigate those impacts.

This report provides the following information:

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

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.

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 (43%) 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	*Acacia melanoxylon*	1	5	-	**6**
Tree of heaven	*Ailanthus altissima*	3	2	-	**5**
Bronze loquat	*Eriobotrya deflexa*	-	1	-	**1**
Pineapple guava	*Feijoa sellowiana*	1	-	-	**1**
Glossy privet	*Ligustrum lucidum*	2	2	-	**4**
Southern magnolia	*Magnolia grandiflora*	1	-	-	**1**
Mayten	*Maytenus boaria*	5	-	-	**5**
Black walnut	*Juglans californica*	1	-	-	**1**
London plane	*Platanus x hispanica*	-	-	4	**4**
Cherry	*Prunus avium*	3	2	-	**5**
Plum	*Prunus domestica*	-	1	-	**1**
Callery pear	*Pyrus calleryana*	-	1	-	**1**
Coast live oak	*Quercus agrifolia*	-	-	1	**1**
Coast redwood	*Sequoia sempervirens*	-	3	1	**4**
Total		**17**	**17**	**6**	**40**

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

Of the six blackwood acacias, five were in fair condition with poor form while #282 was poor. Acacia #279 – 282 were growing off-site and had been previously topped (Photo 1). Tree crowns were encroaching into the project site by 10 – 15 feet. Trunk diameters ranged between 10 and 20 inches, averaging 15 inches.

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 #263, 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 sheared 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.

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.

Photo 3 and inset. Coast live oak #246 was growing off-site with the trunk growing through the fence (inset).

- Bronze loquat #247 had multiple attachments at 1 foot above ground level and was in fair condition (Photo 4). The tree had fair form with a wide crown and twig dieback. The trunk diameter was a sum total of 24 inches.
- Callery pear #248 was in fair condition with a small, dense crown (Photo 4). Leaf tips had symptoms of fireblight (*Erwinia amylovora*), 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.

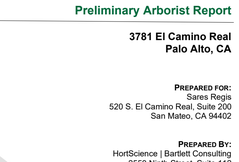


Photo 4. Bronze loquat #247 (left) and Callery pear #248 (right) were in fair condition.

- 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 fail 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.

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

Each tree was rated for suitability for preservation based on its age, health, structural condition, and ability to safely coexist within a development environment (Table 2). 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

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 #269.
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.

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, 5/31/24) 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 acacias #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'-9" 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.

Table 3. Tree replacement mitigation table.

Tree Canopy - Replacement Standard

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

Canopy Spread of Proposed Tree Removals	Quantity
4'-9'	14
10'-27'	13
28'-40'	4
40'-56'	
56'-60'	
60'+	

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

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

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

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

Preliminary Tree Preservation Guidelines

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

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

1. Provide Type III 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.

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

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

1. Any changes to the plans affecting the trees should be reviewed by the Project Arborist regarding tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This area is called the **Tree Protection Zone:** No grading, excavation, construction, or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water, or sewer around the **Tree Protection Zone** (Figure 1).
3. Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter within the **Tree Protection Zone**.
4. Tree Preservation Guidelines prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
7. Ensure adequate but not excessive water is supplied to trees; in most cases, occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents should meet with the Project Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence 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.

3. Provide a sign on each Tree Protection Zone that states: "WARNING – **Tree Protection Zone**. This fencing shall not be removed without the approval of the City Arborist (650-496-5953) Removal without permission is subject to a $500 fine per day". "Palo Alto Municipal Code Section 8.10.110.9"
4. Where demolition must occur close to trees, such as removing curb and pavement, install Type III temporary trunk protection devices such as winding silt sock wattle or wood planks around 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 wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture. This should occur around all parkway trees.
5. Apply and maintain 4-6" wood chip mulch within the **Tree Protection Zone**. Keep the mulch 1' from the base of tree trunks.
6. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
7. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. Do not remove more than 20-25% of each tree's crown.
   b. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   c. While in the tree, the arborist shall perform an aerial inspection to identify any defects, weak branches and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
2. Trees to be removed shall be felled to fall away from **Tree Protection Zone** and avoid pulling and breaking of roots of trees to remain.
3. All down brush and trees shall be removed from the **Tree Protection Zone** either by hand, or with equipment sitting outside the **Tree Protection Zone**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **Tree Protection Zone**
4. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted before tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition, or other work within the **Tree Protection Zone** should be monitored by the Project Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

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

Maintenance of impacted trees

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

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

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

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

HortScience | Bartlett Consulting

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

Exhibits

Tree Assessment

Tree Assessment Plan

Preliminary Tree Disposition & Estimated Values

Tree Assessment

3781 El Camino Real
Palo Alto, CA
July 2024

HORT SCIENCE BARTLETT CONSULTING

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 3x4' 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 loquat	9,8,7	30	Yes	3	Moderate	Multiple attachments at 1'; fair form; wide crown; twig
248	Callery pear	6	10	No	3	Moderate	Small tree; good form; dense crown; fireblight.
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 3x6' 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	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

HORT SCIENCE BARTLETT CONSULTING

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	Sheered into 3x5 box.
267	Mayten	5	5	No	2	Low	Sheered 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	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	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

HORT SCIENCE BARTLETT CONSULTING

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 Dispostion

3781 El Camino Real
Palo Alto, CA
July 2024

HORT SCIENCE BARTLETT CONSULTING

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 loquat	9,8,7	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	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 Dispostion

3781 El Camino Real
Palo Alto, CA
July 2024

HORT SCIENCE BARTLETT CONSULTING

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	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**	

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

TREE DISPOSITION LEGEND

Total Existing Trees on Site	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.

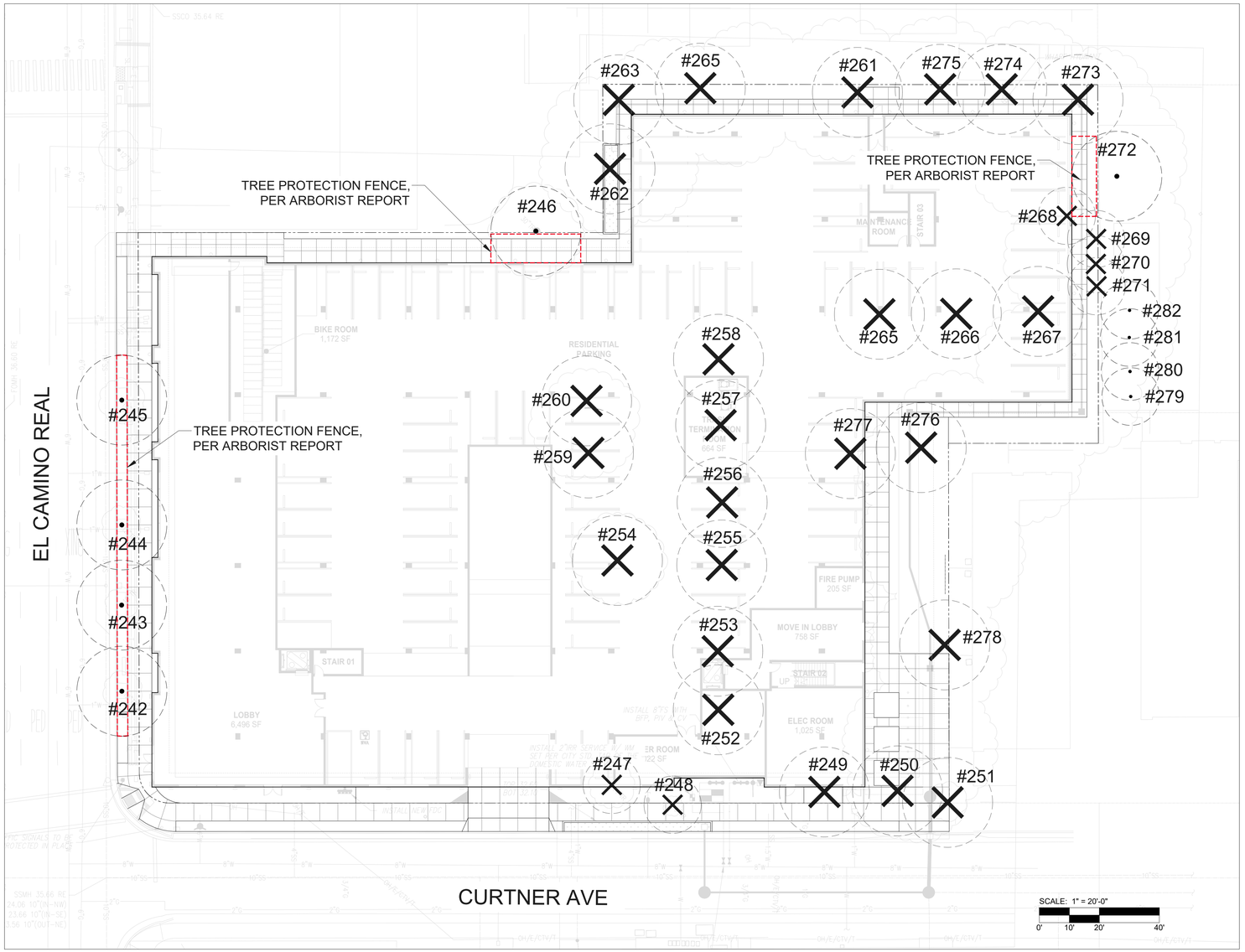
TREE MITIGATION ANALYSIS

Canopy Spread Size of Existing Tree to be Removed	Replacement Trees	Alternative Trees	# of Existing Trees being Removed	Replacement Requirement at 24" Box	Replacement Requirement at 36" Box
4'-9'	(2) 24" Box Size	(1) 36" Box Size	14	28	14
10'-27'	(3) 24" Box Size	(2) 36" Box Size	13	39	26
28'-40'	(4) 24" Box Size	(3) 48" Box Size	4	16	-
		Totals	31	84	

TREE REPLACEMENTS

Total Proposed 24" Box Tree	62
Total Proposed 36" Box Tree	11 (equals 22, 24" box)

* Approximate ratio of new trees to trees removed - 2.4:1



TREE DISPOSITION PLAN L-5.4

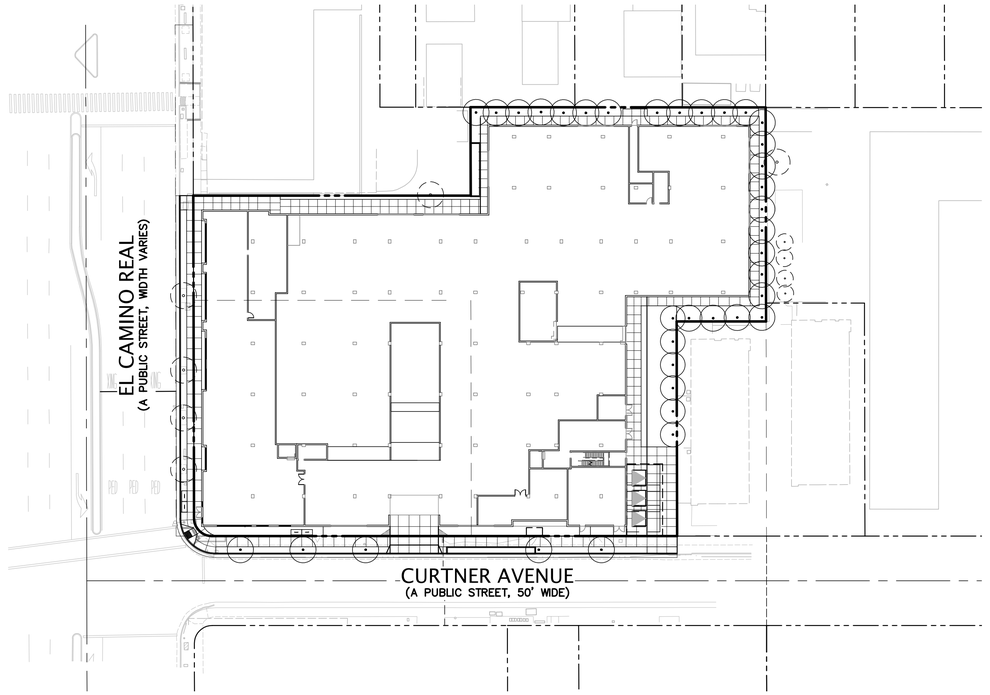
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

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

PROJECT DATA

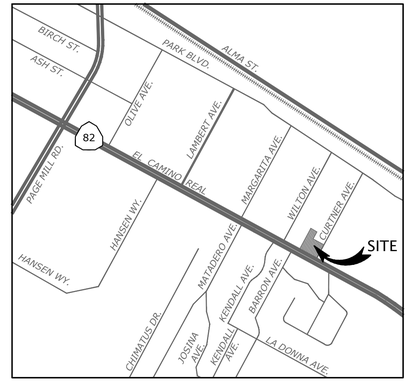
1. RECORD OWNER: EL CAMINO RETAIL, LLC
2. SUBDIVIDER: SARES REGIS
901 MARINERS ISLAND BLVD, SUITE 700
SAN MATEO, CA 94404
3. MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
MARK A. KNUDSEN, P.E. 75828
4. A.P.N.: 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



SITE MAP

1"= 40'



VICINITY MAP

NOT TO SCALE

SHEET INDEX

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

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

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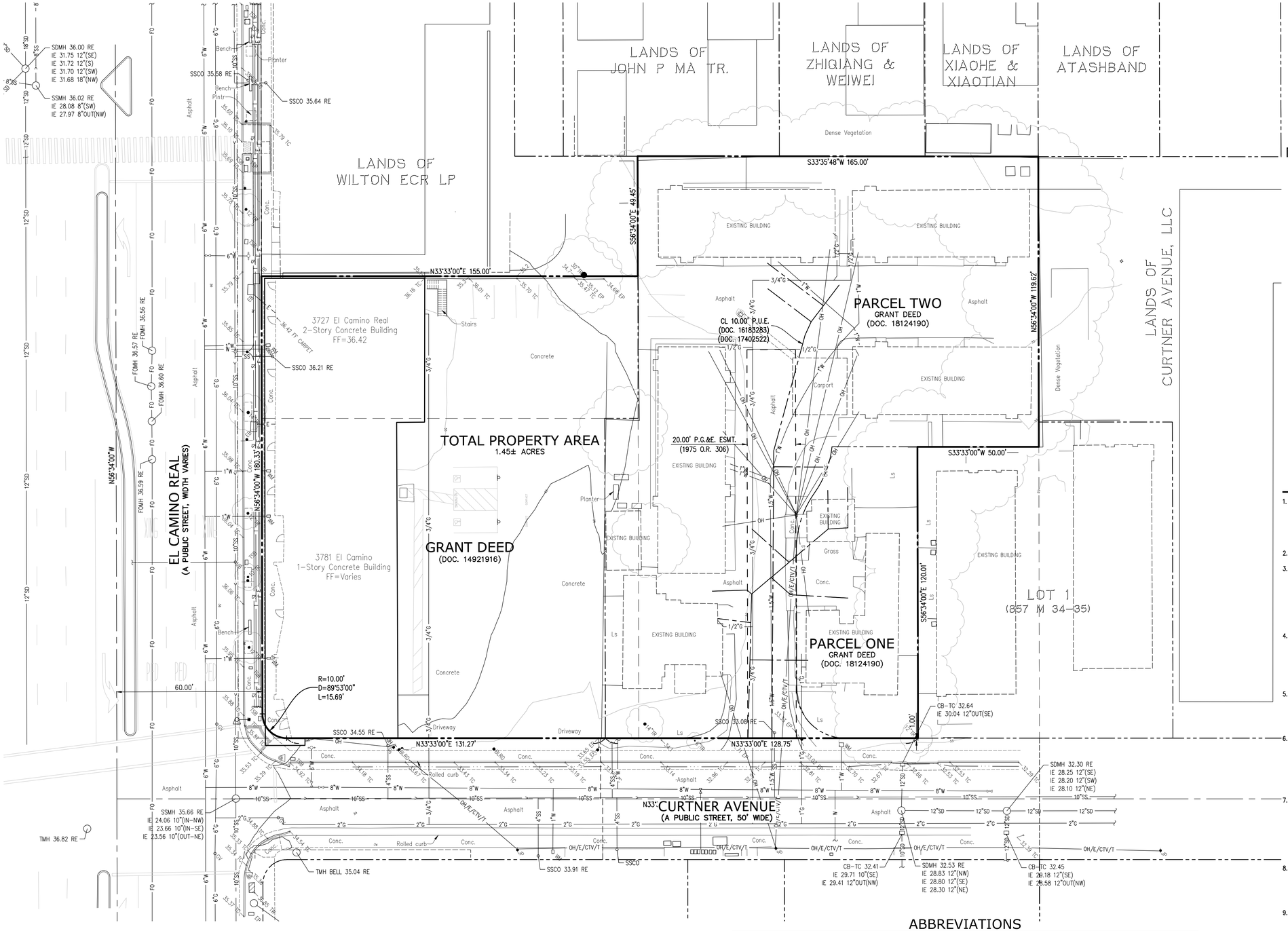

0 10 20 40 60

Scale 1" = 20'

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
- 100 CONTOUR LINE–MAJOR
- 101 CONTOUR LINE–MINOR
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF WATER/FLOWLINE
- FEMA FLOOD ZONE BOUNDARY
- FENCE LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- OH OVERHEAD POWER LINE
- PROPERTY LINE
- SS SANITARY SEWER LINE–MANHOLE & CLEANOUT
- SIDEWALK
- 23.8 SPOT ELEVATION
- SD STORM DRAIN LINE–MANHOLE & CATCH BASIN
- T TELEPHONE LINE
- W WATER LINE & VALVE
- ACCESSIBLE PARKING SYMBOL
- ELECTROLIER
- FIRE HYDRANT
- HOSEBIBB
- POWER POLE/JOINT POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- 12"TR TREE
- UTILITY BOX
- WATER VALVE

NOTES

1. 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.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. 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.
4. 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.
5. 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.
6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0017H FOR COMMUNITY NUMBER 060348 (CITY OF PALO ALTO), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X(SHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "X(SHADED)" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
7. 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).
8. 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.
9. 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.
10. 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.

ABBREVIATIONS

BC	BACK OF CURB	FW	FACE OF WALL	SL	STREET LIGHT
BL	BUILDING LINE	GB	GRADE BREAK	SSCO	SANITARY SEWER CLEAN OUT
BLRD	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	SDMH	STORM DRAIN MANHOLE	W	WEST
FF	FINISH FLOOR	SE	SOUTH EAST	WM	WATER METER
FH	FIRE HYDRANT			WV	WATER VALVE
FL	FLOW LINE				

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

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

SARES REGIS | KIER+WRIGHT

EXISTING CONDITIONS PLAN

C2.1

3781 EL CAMINO REAL - PALO ALTO

NOV. 13, 2025

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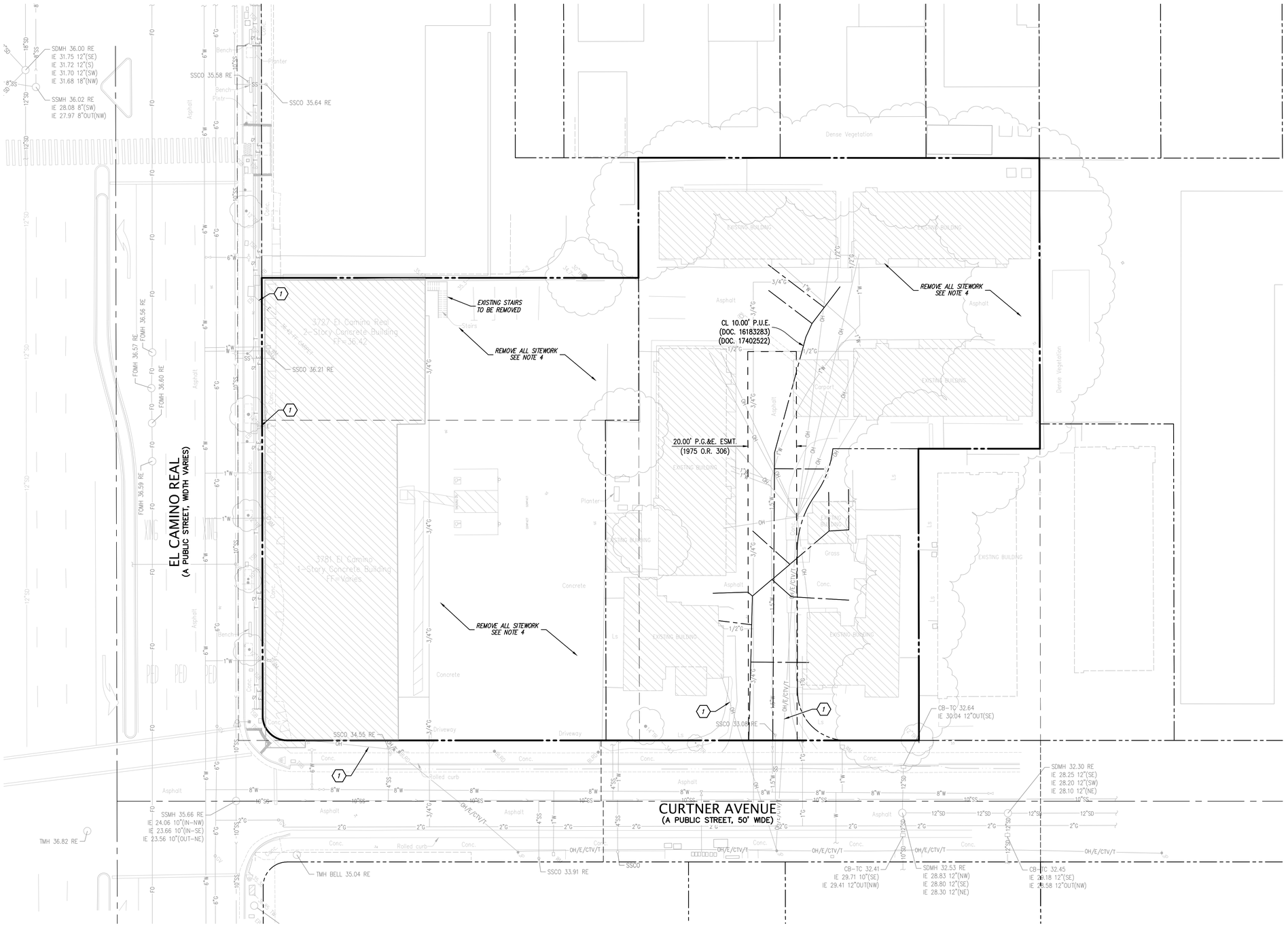

NORTH

0 10 20 40 60

Scale 1" = 20'

DEMOLITION NOTES

1. *REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.*
2. *REFER TO PLANS BY THE GUZZARDO PARTNERSHIP FOR TREE DISPOSITION PLAN REGARDING TREES TO BE REMOVED, PROTECTED OR RELOCATED.*
3. *REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.*
4. *SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK SUBGRADE AND ALL UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.*
5. *REMOVE ALL IRRIGATION WITHIN LIMIT OF WORK.*
6. *ALL EXISTING WATER, GAS, AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER CPAU WGW UTILITIES LATEST STANDARDS. CPAU TO REVIEW ANY REQUEST FOR PUE VACATE.*
7. *ALL UTILITY SYSTEMS THAT CURRENTLY SERVE EXISTING BUILDINGS WITHIN THE HISTORICAL EASEMENT AREA WILL NEED TO BE EVALUATED FOR RELOCATION BEFORE BEING TAKEN OUT OF SERVICE AND REMOVED UNDER THE PROPOSED PROJECT SCOPE OF DEMOLITION WORK.*
8. *THE INSTALLATIONS AND DISCONNECTIONS OF CITY GAS, WATER, & WASTEWATER SERVICES/LATERALS WILL BE PERFORMED BY CPAU.*
9. *THE WATER AND WASTEWATER DISCONNECTIONS OF CITY SERVICES/LATERAL WILL OCCUR DURING NEW INSTALLATIONS.*
10. *THE PRIVATE WATER AND WASTEWATER LINES WILL BE DISCONNECTED AND CAPPED OUTSIDE OF THE CONSTRUCTION AREA BEFORE THE START OF DEMOLITION/DECONSTRUCTION.*

DEMOLITION KEYNOTES

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

DEMOLITION LEGEND

REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.

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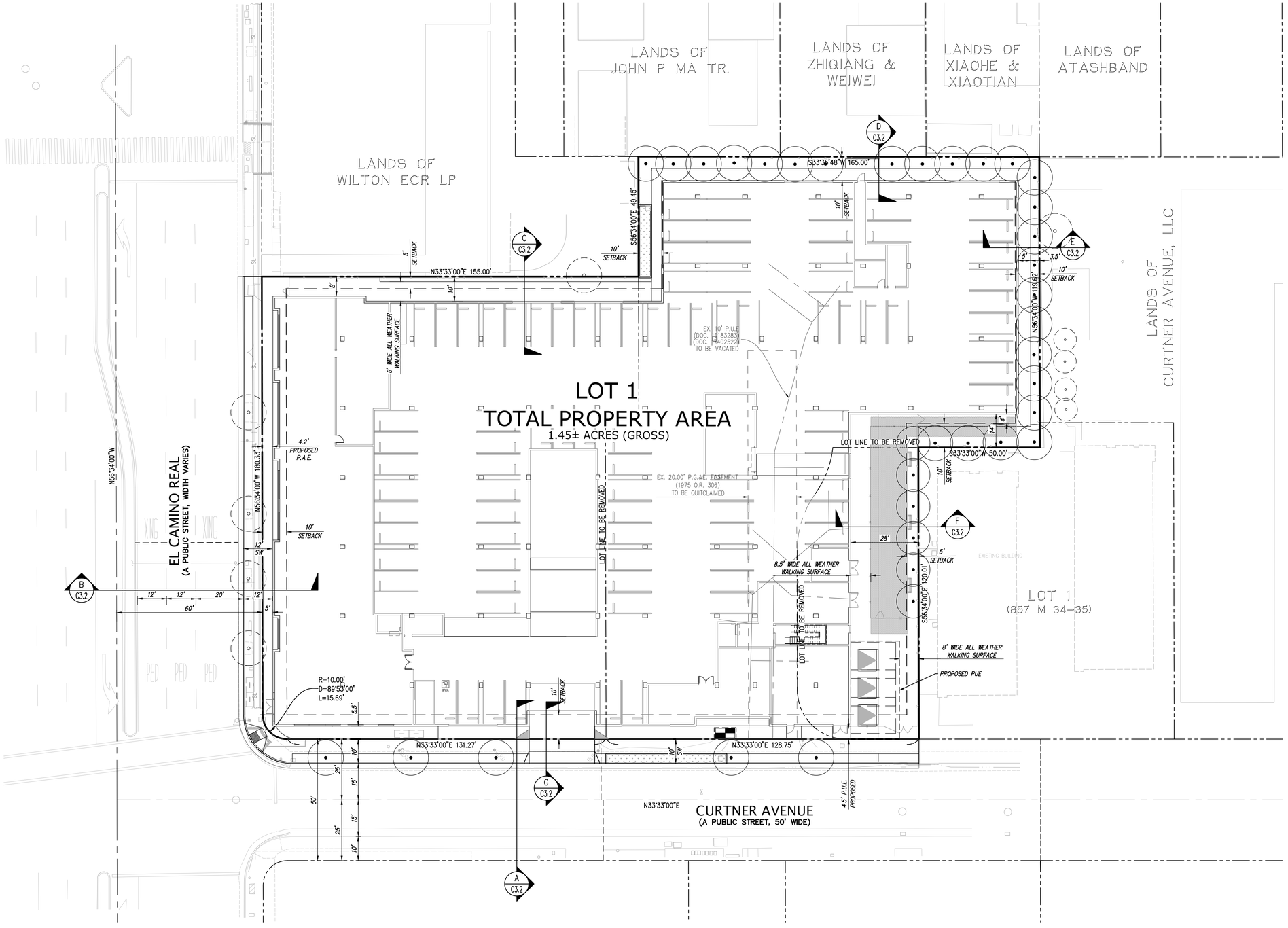

0 10 20 40 60

Scale 1" = 20'

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 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.

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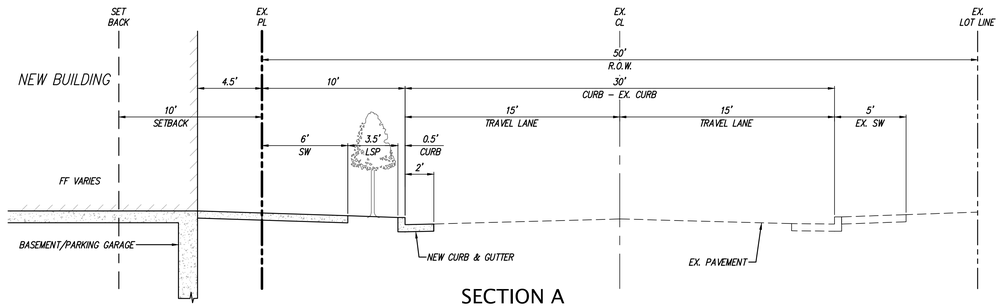

SECTION A

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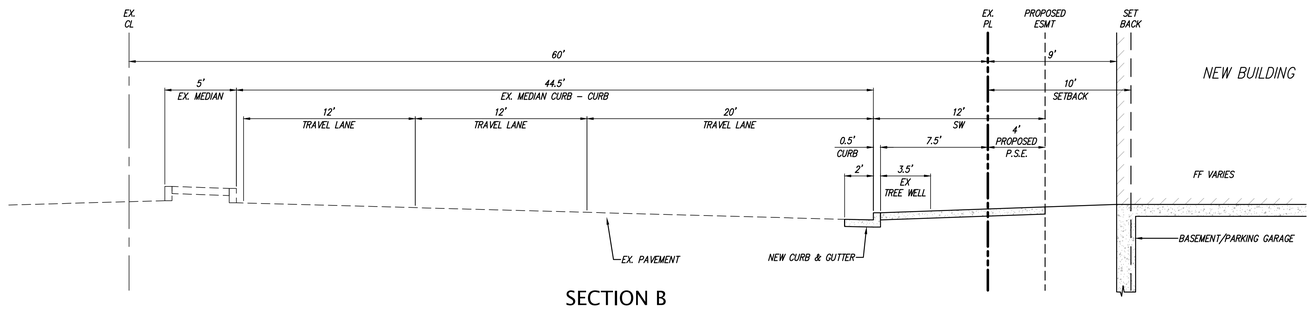

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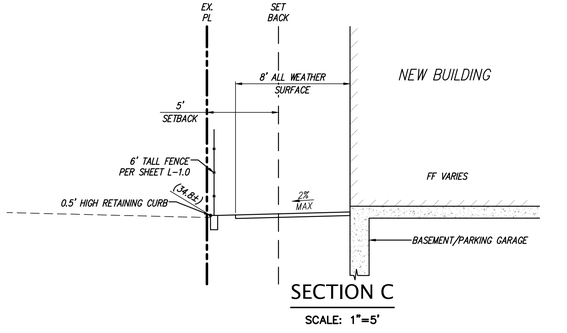

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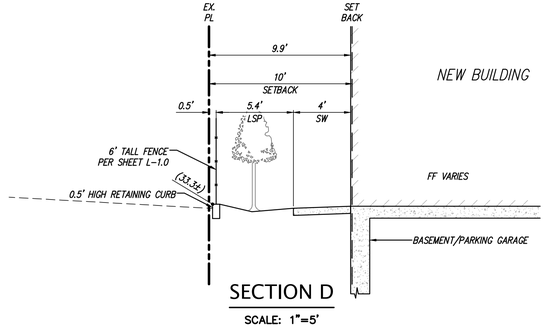

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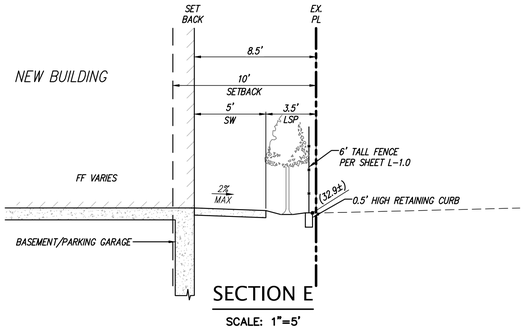

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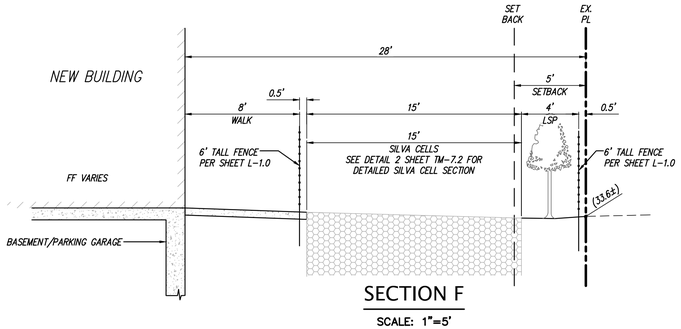

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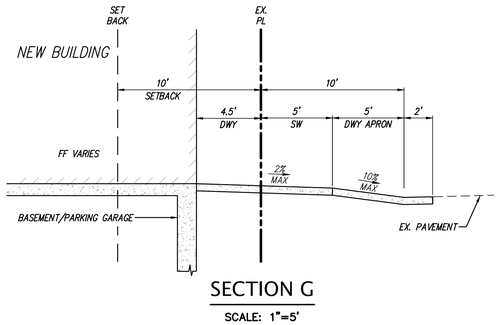

SECTION G

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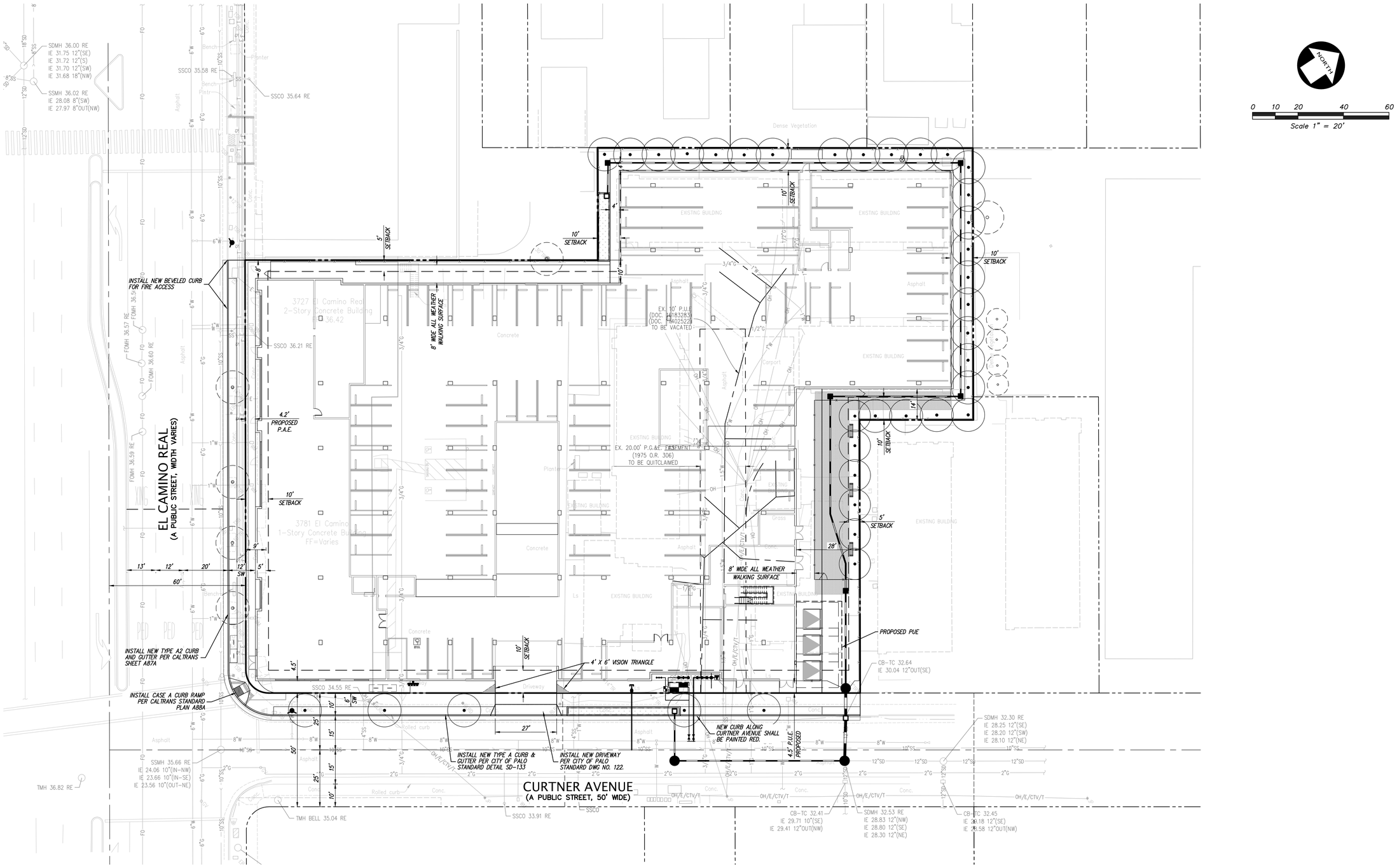

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SARES REGIS KIER+WRIGHT

PRELIMINARY CIVIL SITE PLAN

C4.1

3781 EL CAMINO REAL - PALO ALTO

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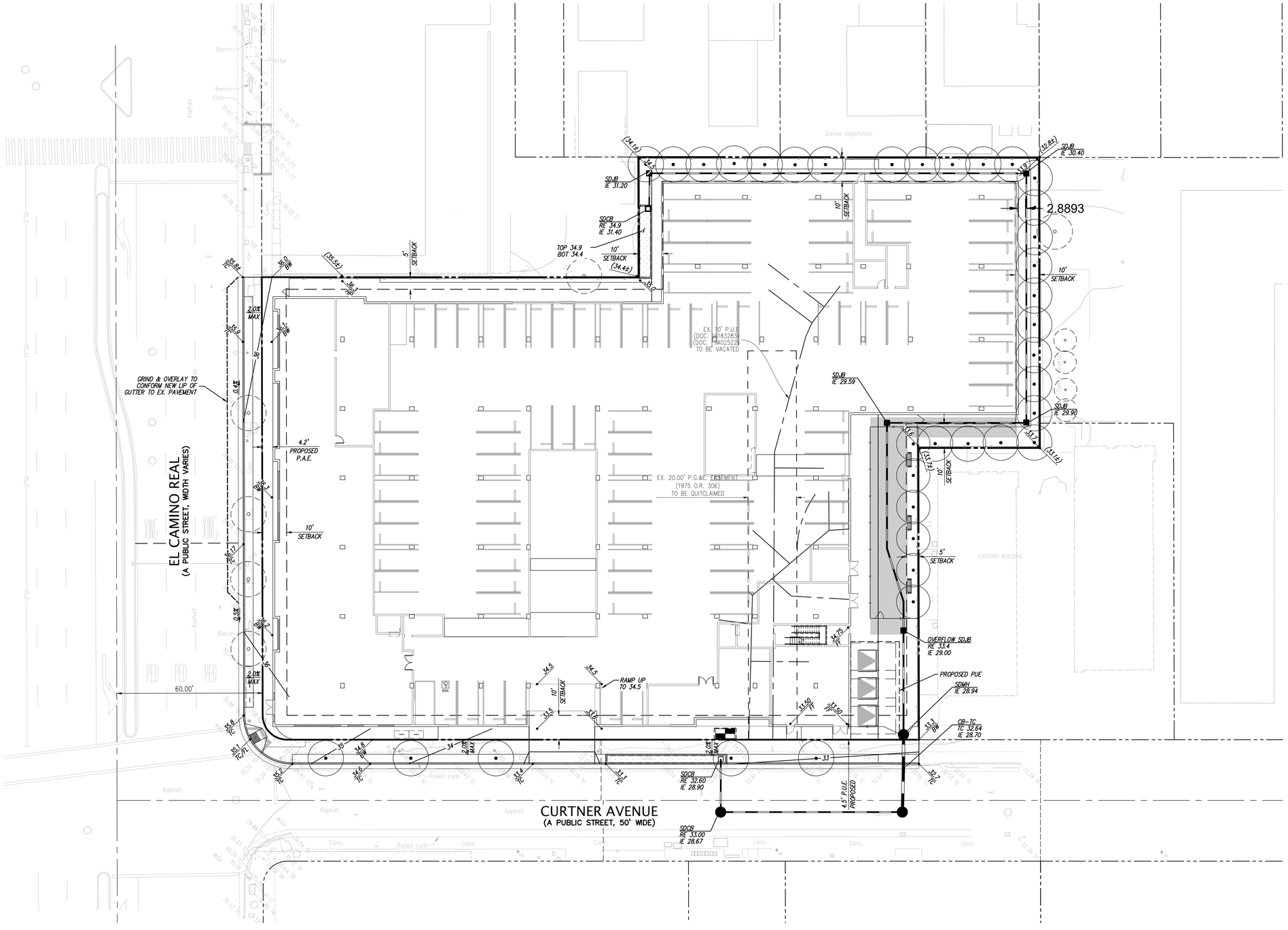

0 10 20 40 60

Scale 1" = 20'

GRADING AND DRAINAGE LEGEND

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

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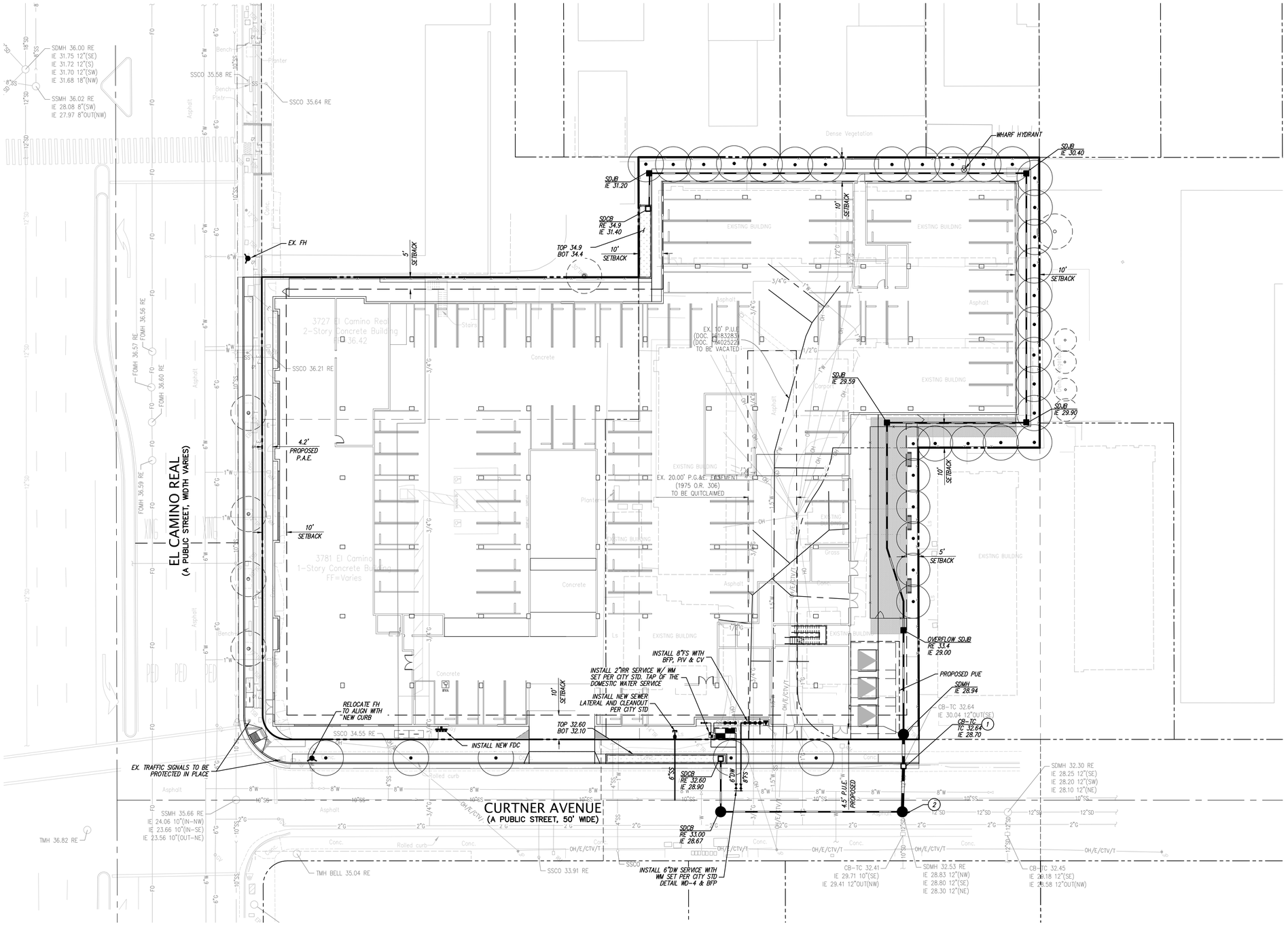

NORTH

0 10 20 40 60

Scale 1" = 20'

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
E	E	ELECTRIC LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
PERF. PIPE	PERF. PIPE	PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
100.00	+ 300.00	SPOT ELEVATION
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
T	T	TELEPHONE LINE
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
T	T	TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
		4' X 6' VISION TRIANGLE
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
IE	IE	INVERT ELEVATION
LT	LT	LIGHT
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
WM	WM	WATER METER
WV	WV	WATER VALVE

UTILITY NOTES

1. PROPOSED DRY UTILITIES BY OTHERS SHALL BE UNDERGROUNDED
2. AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY AND REDUCED PRESSURE DETECTOR ASSEMBLY ARE REQUIRED - RPPA & RPDA BACKFLOW PREVENTERS. THE RPPA AND RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE WATER METER AND THE CITY'S FIRE SERVICE PER THE CITY'S STANDARD DETAIL WD-11A AND WD-12A.
3. A PROFILE OF THE SEWER LATERAL IS REQUIRED, SHOWING ANY POSSIBLE CONFLICTS WITH THE STORM, ELECTRIC/COMMUNICATIONS DUCT BANKS, OR OTHER UTILITIES. THIS WILL BE PROVIDED IN THE BUILDING PERMIT DRAWINGS.
4. A WATER AND WASTEWATER CAPACITY STUDY SHALL BE PREPARED BY THE PROJECT CIVIL ENGINEER AND SUBMITTED TO THE CITY OF PALO ALTO UTILITIES ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE. THE STUDY SHALL INCLUDE ON-SITE AND OFF-SITE FLOW CAPACITY CALCULATIONS FOR DOMESTIC, IRRIGATION, FIRE, AND WASTEWATER SYSTEMS, AND SHALL COMPLY WITH CPAU REQUIREMENTS. FLOW MONITORING OR SYSTEM UPGRADES SHALL BE PERFORMED IF REQUIRED BY THE CITY.
5. THIS IS AN "ALL-ELECTRIC" BUILDING PROJECT NO NEW GAS SERVICE OR GAS HOOKUPS WILL BE INSTALLED.

UTILITY KEYNOTES

1	REPLACE THE EXISTING INLET ON CURTNER WITH CITY STD DETAIL 302.
2	REPLACE THE EXISTING SDMH ON CURTNER WITH CITY STD DETAIL 314

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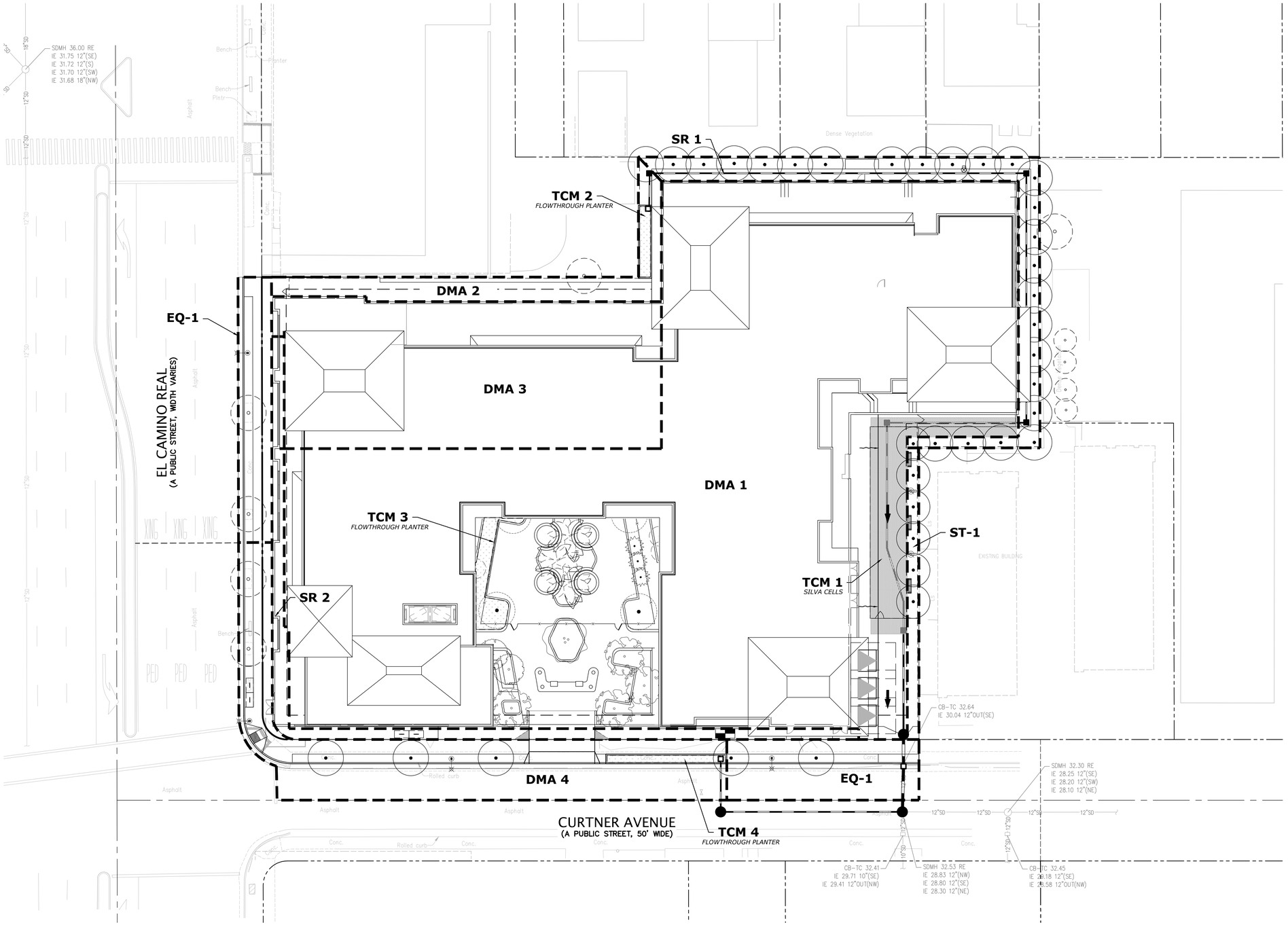

STORMWATER LEGEND

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

STORMWATER NOTES

1. *THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HM APPLICABILITY MAP.*
2. *TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.*
3. *ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.*
4. *STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY STORM DRAIN SYSTEM. STORMWATER BMP'S INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.*
5. *STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.*
6. *BAY-FRIENDLY GUIDELINES: (rescapeca.org)*
7. *AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.*
8. *PAMC 16.09.165(H) STORM DRAIN LABELING - STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS, "NO DUMPING - FLOWS TO [CREEK]," OR EQUIVALENT.*
9. *DO NOT USE CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES FOR GUIDANCE:*

   http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional

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TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention				Self Retaining / Treating		Comments
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 Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Overflow Elevation (ft)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	1	Onsite	Silva Cell Bioretention	LID	2C. Flow: 4% Method^2	45,580	42,220	0	3,360	73.09%	1,689	1,750	6	33.4	-	-	Silva cells under grasspave2 system.
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^3	1,965	1,715	0	250	3.15%	69	156	6	34.9	-	-	-
3	3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^3	9,520	9,520	0	0	15.27%	381	381	6	-	-	-	flow through planters on podium to treat portion of the roof area
4	4	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^3	6,040	5,274	0	766	-	211	381	6	-	-	-	Of the 5,274 of impervious area, 2,460 is existing impervious area to remain that is being treated in-lieu of EQ-1.
EQ-1	NA	Offsite	Untreated	N/A	N/A	2,477	1,859	0	618	-	-	-	-	-	-	-	DMA 4 treats 2,460 sf of exisitng impervious area to remain in lieu of EQ-1 which is greater than the 1,859 not being treated.
SR1	NA	Onsite	Self-retaining areas (landscaped)	LID	N/A	2,760	1,100	0	1,660	4.43%	-	-	-	-	0.25	0.25	-
SR2	NA	Onsite	Self-retaining areas (landscaped)	LID	N/A	1,820	631	0	1,189	2.92%	-	-	-	-	0.25	0.25	-
ST1	NA	Onsite	Self-treating areas (landscaped)	LID	N/A	365	0	0	365	0.59%	-	-	-	-	-	-	-
ST2	NA	Onsite	Self-treating areas (landscaped)	LID	N/A	350	0	0	350	0.56%	-	-	-	-	-	-	-
					Totals:	68,400	60,460	0	7,940	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)

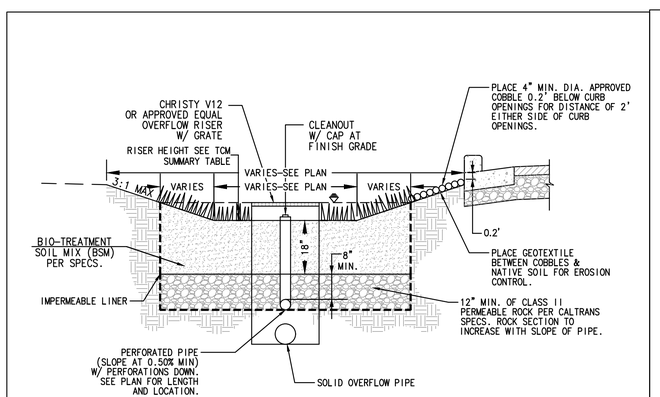
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

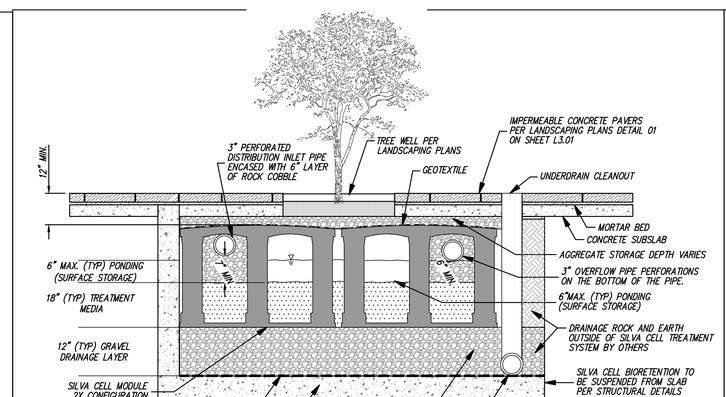
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE 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

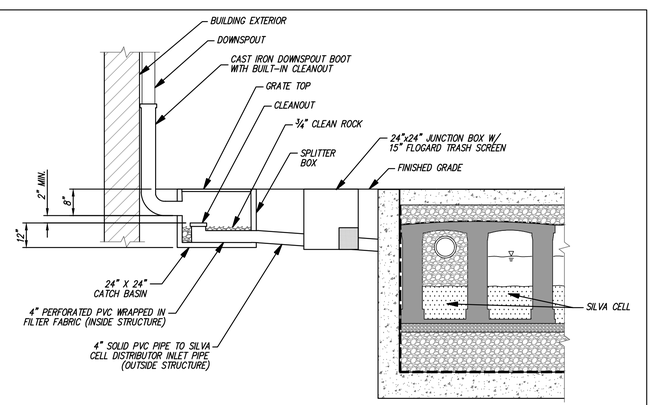
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	EVALUATE HEALTH OF TREES AND GROUNDCOVER. PRUNE ROPTS AND LIMBS AS REQUIRED. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.	TWICE A YEAR
2	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP TREE WELL FILTER NEAT AND ORDERLY IN APPEARANCE.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



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



2 SILVA CELL BIORETENTION N.T.S.



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

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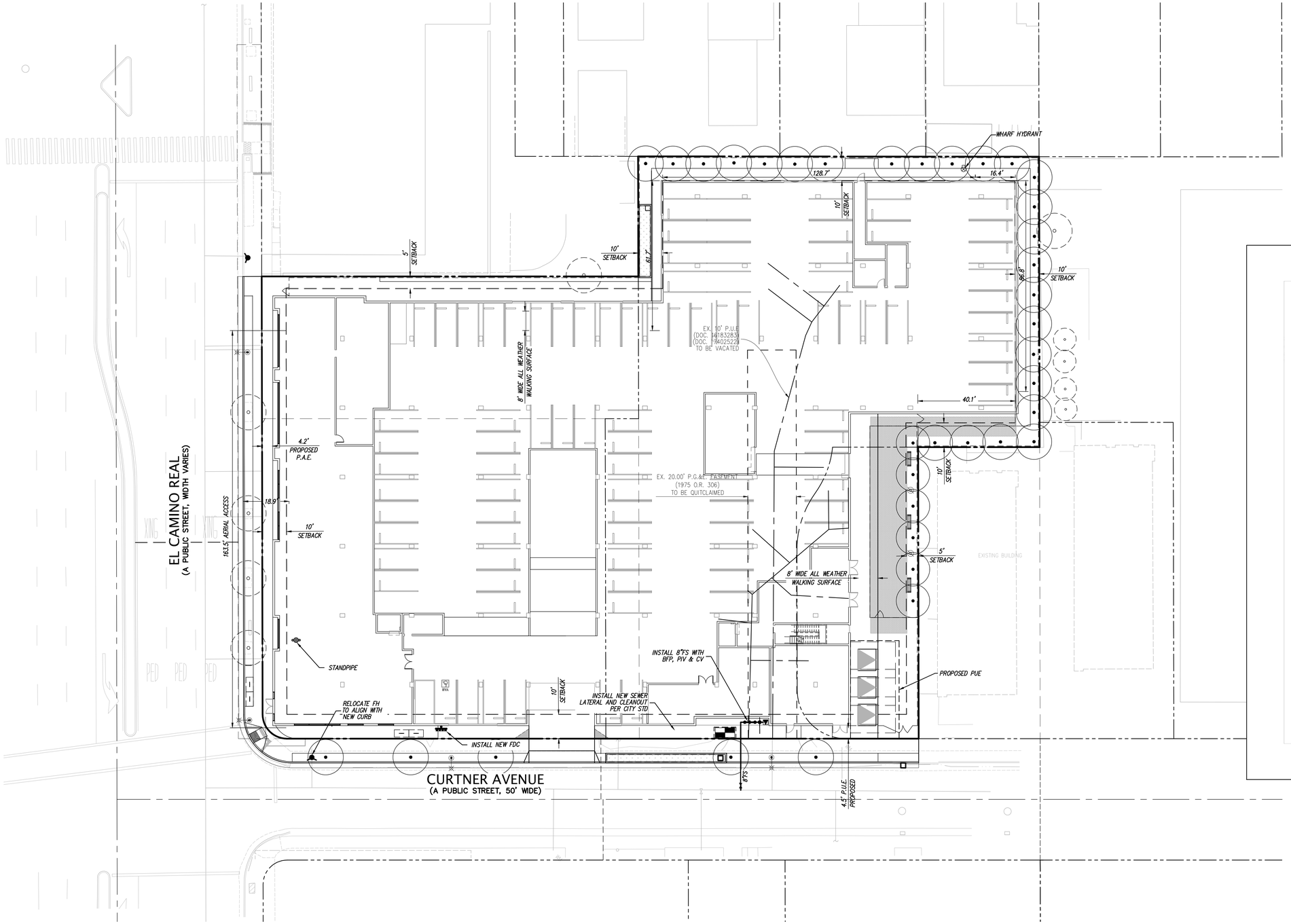


FIRE FLOW ANALYSIS
FOR
3781 EL CAMINO REAL, PALO ALTO

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

Floors 1 and 2: **Type IA – Total Area: 98,276.66 sq. ft.**
Floor 01 = 49,248.50 sq. ft.
Floor 02 = 49,028.16 sq. ft.

Floors 3 thru 7: **Type IIIA - Total Area: 201,552.98 sq. ft.**
Floor 03 = 49,073.57 sq. ft.
Floor 04 = 38,017.93 sq. ft.
Floor 05 = 38,269.65 sq. ft.
Floor 06 = 38,269.65 sq. ft.
Floor 07 = 37,922.18 sq. ft.

Total building area:
98,276.66 (Type IA) + 201,552.98 (Type IIIA) = 299,829.64 sf

Fire Flow per Construction Type:
IA @ 299,829.64 sf = 6000 gpm
IIIA @ 299,829.64 sf = 6000 gpm

Percent of Building:
IA = 98,276.66/299,829.64 X 100 = 32.78%
IIB = 201,552.98/299,829.64 X 100 = 67.22%

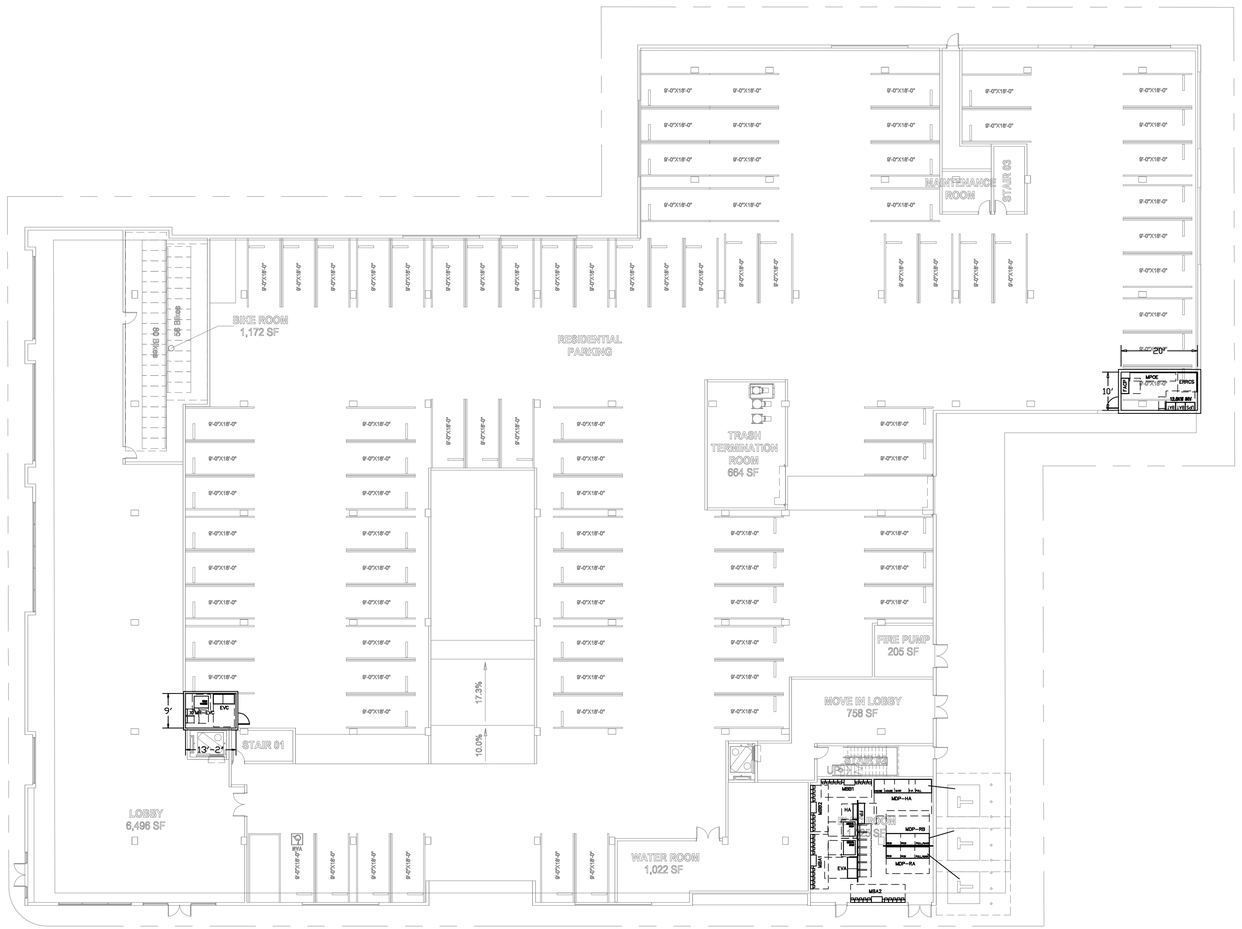
Therefore:
(0.3278 x 6000) + (0.6722 x 6000) = 6000 gpm

Summary:

Palo Alto Fire Dept. allows a 75% reduction when standard spray fire sprinkler heads are installed within bldg. Therefore, required fire flow is 1500 gpm at 20 psi

Palo Alto Fire Dept. allows a 50% reduction when extended coverage fire sprinkler heads are installed within bldg. Therefore, required fire flow is 3000 gpm at 20 psi

Z:\2024\A24166\DWG\ENTITLEMENTS\VESTING TENATIVE MAP\A24166 – TM8.1 PRELIMINARY SITE FIRE ACCESS PLAN.dwg 11-12-25 04:18:07 PM cfindlay



CURTNER AVE

LTG/PWR

LEVEL 1 SPACE PLANNING

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

EMERALD CITY ENGINEERS, INC

21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

3781 EL CAMINO REAL

DESIGNED:
DFR

ISSUANCE:
PLANNING

DATE:
11/13/25

SHEET TITLE:
SPACE PLANNING

SHEET NO.
E2.00

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DRWFN J:\2103-011 3781 EL CAMINO REAL, PALO ALTO, CA\DWG\E200 SPACE PLANNING.DWG 11-13-2025 14:46

APARTMENT FEEDER SCHEDULE

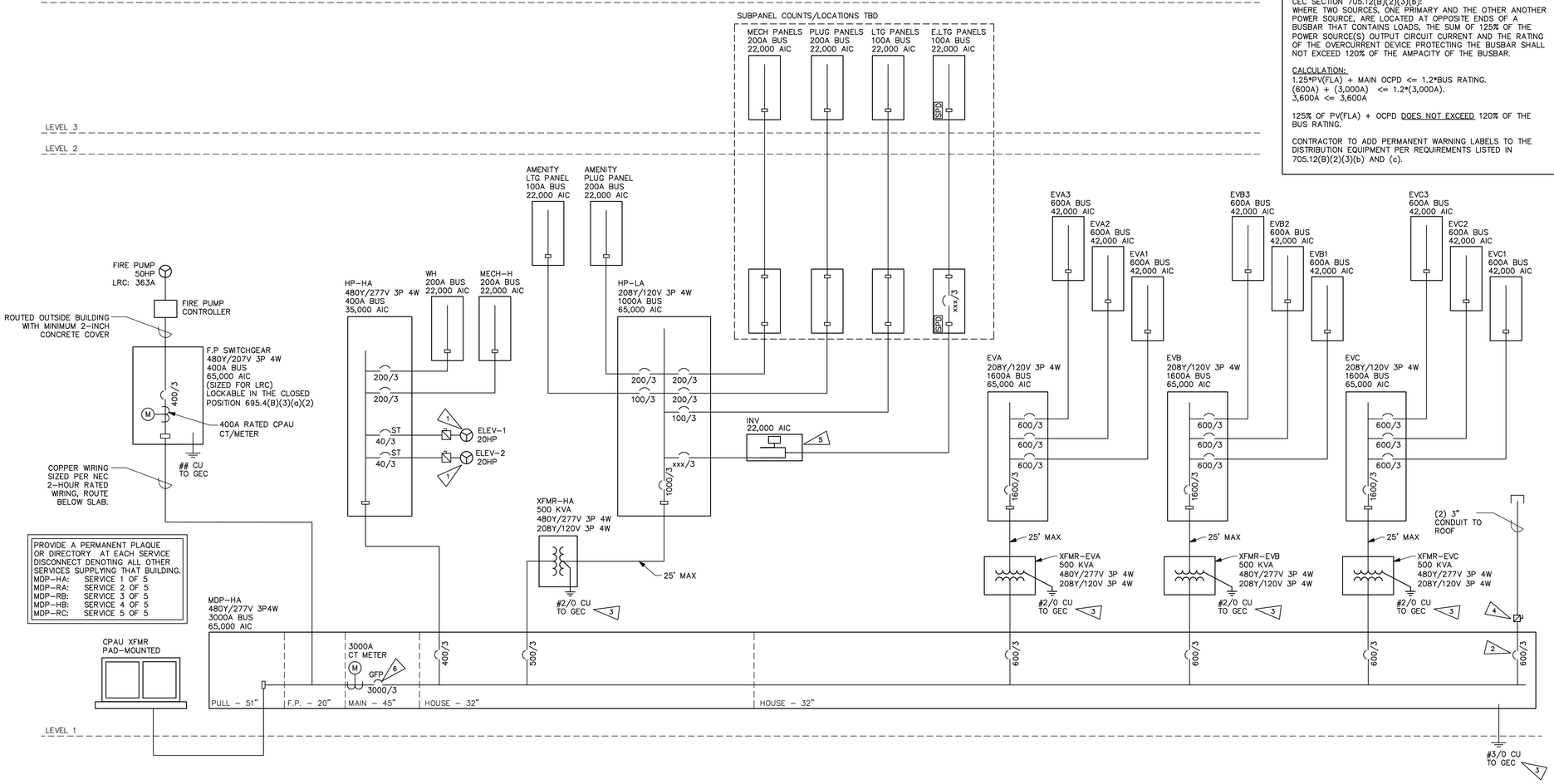
VOLTAGE DROP DESIGN PARAMETERS:
#.#% ALLOWED MAXIMUM

MC CABLE

TBD

IT IS THE FULL RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO DETERMINE FINAL FEEDER ROUTING. ROUTING SHOWN IS DIAGRAMMATIC. CONTRACTOR TO ENSURE ALL EQUIPMENT ORDERED CAN ACCOMMODATE THE WIRE SIZE AS SHOWN. EQUIPMENT SIZES SHOWN ARE THE MINIMUM REQUIRED BY CODE. LARGER EQUIPMENT MAY BE REQUIRED. JBOXES AND SPLICE BOXES ARE ALLOWED IF APPROVED BY THE LOCAL AHJ. WIRE SPLICE REDUCERS, WHEN NEEDED, AND IF APPROVED BY AHJ, ARE ACCEPTABLE. ANY ADDITIONAL INFORMATION IS TO BE REQUESTED DURING BIDDING. CHANGE ORDERS WILL NOT BE APPROVED.

CONTRACTOR TO NOTIFY ENGINEER DURING BIDDING PHASE IF FEEDER LENGTHS EXCEED THOSE SHOWN ON FEEDER SCHEDULE.



DISAGGREGATION OF LOADS

2022 TITLE 24 – SECTION 130.5(b):

FOR SERVICES IN WHICH THE TOTAL HOUSE LOAD IS GREATER THAN 50KVA, ELECTRIC LOADS MUST BE DESIGNATED AND DISAGGREGATED BY LOAD TYPE, SUCH THAT EACH LOAD TYPE MAY BE SEPARATELY METERED.

DISAGGREGATED METER INSTALLATION NOT REQUIRED.

ELECTRIC LOADS ARE TO BE SEPARATED AS WRITTEN BELOW:

1. LIGHTING (INCLUDING EGRESS AND EXTERIOR LIGHTING):
   - AGGREGATE METERING.
   - IF HOUSE SERVICE IS GREATER THAN 250KVA, DISAGGREGATE BY FLOOR, TYPE, OR AREA
2. HVAC SYSTEMS AND COMPONENTS (INCLUDING CHILLERS, FANS, HEATERS, FURNACES, PACKAGE UNITS, COOLING TOWERS, AND CIRCULATION PUMPS ASSOCIATED WITH HVAC):
   - AGGREGATE METERING
   - SEPARATE METERING CAPABILITY FOR EACH INDIVIDUAL HVAC LOAD EXCEEDING 50KVA.
3. DOMESTIC AND SERVICE WATER SYSTEM PUMPS AND RELATED SYSTEMS AND COMPONENTS:
   - AGGREGATE METERING
4. PLUG LOAD (INCLUDING ALL APPLIANCES RATED LESS THAN 25KVA):
   - AGGREGATE METERING
   - IF HOUSE SERVICE IS GREATER THAN 250KVA, DISAGGREGATE BY FLOOR, TYPE, OR AREA
   - SEPARATE METERING CAPABILITY FOR EACH GROUP OF PLUG LOADS THAT EXCEEDS 25kVA CONNECTED LOAD IN AN AREA LESS THAN 5000SF.
5. ELEVATORS, ESCALATORS, MOVING WALKS, AND TRANSIT SYSTEMS:
   - AGGREGATE METERING
6. OTHER INDIVIDUAL NON-HVAC LOADS OR APPLIANCES RATED 25KVA OR GREATER (EACH).
   - AGGREGATE METERING
7. INDUSTRIAL OR COMMERCIAL LOAD CENTERS 25KVA OR GREATER (INCLUDING COMMERICAL KITCHENS):
   - AGGREGATE METERING
8. RENEWABLE POWER SOURCES:
   - EACH GROUP TO BE METERED SEPARATELY.
9. CHARGING STATIONS FOR ELECTRIC VEHICLES:
   - AGGREGATE METERING

FOR EACH SEPARATE LOAD TYPE, UP TO 10% OF THE CONNECTED LOAD MAY BE OF ANY TYPE.

SOLAR PHOTOVOLTAIC CONNECTION

CEC SECTION 705.12(B)(2)(3)(b):
WHERE TWO SOURCES, ONE PRIMARY AND THE OTHER ANOTHER POWER SOURCE, ARE LOCATED AT OPPOSITE ENDS OF A BUSBAR THAT CONTAINS LOADS, THE SUM OF 125% OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120% OF THE AMPACITY OF THE BUSBAR.

CALCULATION:
1.25*PV(FLA) + MAIN OCPD <= 1.2*BUS RATING.
(600A) + (3,000A) <= 1.2*(3,000A).
3,600A <= 3,600A

125% OF PV(FLA) + OCPD DOES NOT EXCEED 120% OF THE BUS RATING.

CONTRACTOR TO ADD PERMANENT WARNING LABELS TO THE DISTRIBUTION EQUIPMENT PER REQUIREMENTS LISTED IN 705.12(B)(2)(3)(b) AND (c).

FLAG NOTES:

1. ELECTRICAL DESIGN IS BASED ON 20 HP ELEVATOR MOTORS AND ARE FOR PRICING PURPOSES ONLY. VERIFY EXACT ELEVATOR OVERCURRENT FEEDER SIZES WITH ELEVATOR VENDOR PRIOR TO PURCHASE OF DEVICES AND FEEDERS. PROVIDE ELEVATOR MODULE WHICH PROVIDES OVERCURRENT PROTECTION (THROUGH CLASS J FUSES), SHUNT TRIP CAPABILITIES, AUXILIARY CONTACT, AND SELECTIVE COORDINATION. BUSSMANN POWER SWITCH MODULE OR APPROVED EQUAL.
2. SPACE FOR CONNECTION OF SOLAR PHOTOVOLTAIC SYSTEM. PROVIDE CIRCUIT BREAKER FRAME SUITABLE FOR BACKFEED. LOCATE AT END OF PANEL BUS. CONFIRM SIZE WITH SOLAR PV VENDOR.
3. TO GROUNDING ELECTRODE SYSTEM, SEE DETAIL 6/E6.04
4. LOCKABLE SOLAR DISCONNECT SWITCH, PROVIDED BY ELECTRICAL CONTRACTOR WITH CONDUIT ROUTED TO ROOF.
5. 10KW SELF-CONTAINED 3-PHASE INVERTER BATTERY SYSTEM, UL924, RATED FOR 90 MINUTE BACKUP FOR EMERGENCY LIGHTING. 208V/120V 3P4W INPUT/OUTPUT WITH MAIN BREAKER. UNIT IS FLOOR MOUNTED.
6. SERVICE DISCONNECT, PROVIDE PERMANENT LABEL ANNOTATING: SERVICE DISCONNECT # OF #.

SHEET NOTES:

1. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%.
2. FIRE PUMP AND HOUSE METERS TO HAVE TEST-BYPASS.
3. CONTRACTOR TO PROVIDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT. ASSUME (4) 3" CONDUITS FOR PRICING.
4. EQUIPMENT MARKING SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT PER CEC 110.21.
5. FURNISH AND INSTALL ARC-FLASH HAZARD MARKINGS FOR ALL EQUIPMENT PER 110.16. MARKINGS SHALL MEET THE REQUIREMENTS OF 110.21(B) AND SHALL BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
6. CIRCUIT BREAKER 1200A OR GREATER. PROVIDE ENERGY-REDUCING MAINTENANCE SWITCH FOR ARC ENERGY REDUCTION PER CEC 240.87.
7. CONTRACTOR TO SUBMIT SWITCHGEAR PLANS TO UTILITY PRIOR TO ORDERING.
8. CIRCUIT BREAKERS 400A AND LARGER TO HAVE FIELD-ADJUSTABLE, SHORT-TIME AND CONTINUOUS-CURRENT SETTINGS.
9. CEC 2022: 230.67: MAIN SERVICE REQUIRES TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE.
10. CEC 2022: 110.16(B): SERVICE EQUIPMENT TO HAVE A PERMANENT LABEL (FIELD OR FACTORY) WITH THE FOLLOWING INFORMATION:
    - NOMINAL VOLTAGE
    - AVAILABLE FAULT CURRENT AT THE SERVICE OCPD
    - THE CLEARING TIME OF SERVICE OCPD BASED ON THE AVAILABLE CURRENT.
    - THE DATE THE LABEL WAS APPLIED.
11. CEC 2022: 240.67: ARC ENERGY REDUCTION: WHERE CIRCUIT BREAKERS OR FUSES RATED 1200A OR HIGHER, PROVIDE DOCUMENTATION AND CLEARING TIME METHOD PER 240.67(B).
12. POOL PANEL TO BE NEMA 4X. POOL FEEDER REQUIRED TO HAVE A COPPER GROUNDING CONDUCTOR. ALUMINUM CONDUIT IS NOT ALLOWED, CONDUIT REQUIRED TO BE LISTED AS SUITABLE IN A CORROSIVE ENVIRONMENT.

FIRE PUMP

1.1. CEC 695.3(A)(1): FIRE PUMP TAP SHALL NOT BE WITHIN THE SAME VERTICAL SWITCHBOARD SECTION AS THE SERVICE DISCONNECTING MEANS.
1.2. CEC 695.14(F): CONTROL WIRING SHALL BE INDEPENDENT OF OTHER WIRES WITH 2-INCHES OF CONCRETE PROTECTION.
1.3. IF OVERCURRENT PROTECTION IS PROVIDED, IT MUST BE ABLE TO HANDLE LOCKED ROTOR CURRENT INDEFINITELY AND BE MONITORED BY THE FIRE ALARM SYSTEM.
1.4. THERE SHALL BE NO OVERLOAD PROTECTION OF FIRE PUMP.
1.5. CONDUCTORS SHALL BE SIZED TO HANDLE FLA AT 125%.
1.6. VOLTAGE DROP: MAX OF 5% WHEN FIRE PUMP IS RUNNING AT 115%.
1.7. FIRE PUMP SIZE IS SHOWN FOR BID PURPOSES ONLY. IF SIZE EXCEEDS DESIGN AS SHOWN, ENGINEER IS TO BE NOTIFIED IMMEDIATELY FOR DESIGN CHANGE REQUIREMENTS.
1.8. FIRE PUMP CONTROLLERS TO HAVE COPPER WIRING ONLY. NO ALUMINUM WIRING IS ALLOWED FOR FIRE PUMP CONTROLLERS.
1.9. ALL WIRING METHODS TO THE FIRE PUMP, DRIVE, CONTROLLER SHALL BE SUITABLE FOR WET LOCATIONS.
1.10. BREAKER IN THE FIRE PUMP ENCLOSURE SHALL BE MARKED "FIRE PUMP DISCONNECTING MEANS AND MUST BE CAPABLE OF BEING LOCKED IN THE CLOSED POSITION."
1.11. FIRE PUMP CIRCUIT CONDUITS INSIDE OF A BUILDING SHALL BE ENCASED IN NO LESS THAN 2" OF CONCRETE. 695.5(A)(2)(a)(1).
1.12. FIRE PUMP TO HAVE SURGE PROTECTION DEVICE IN OR ON THE FIRE PUMP CONTROLLER PER 695.15.

ELECTRIC VEHICLE (EV) CHARGERS

2022 PALO ALTO REACH CODE MINIMUM:
BASED ON DWELLING UNIT COUNTS

40% EVR/EVSE: FULLY WIRED LEVEL 2 EV-READY RECEPTACLE, OR INSTALLED LEVEL 2 CHARGER (208V 32A)

60% EVR-LOW: LOW-POWER LEVEL 2 EV-READY RECEPTACLE (208V 16A)

183 TOTAL DWELLING UNITS ->
- 74 EVR/EVSE
- 109 EVR-LOW

LOAD MANAGEMENT MAY NOT BE USED UNLESS ABOVE CODE MINIMUM

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

3781 EL CAMINO REAL

DESIGNED: DFR
ISSUANCE: PLANNING
DATE: 11/13/25
SHEET TITLE: ONELINE DIAGRAM

SHEET NO. E5.00

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DRWFN: J:\2023-011 3781 EL CAMINO REAL, PALO ALTO, CA\DWG\E500 ONELINE DIAGRAM.DWG 11-13-2025 14:46

APARTMENT FEEDER SCHEDULE

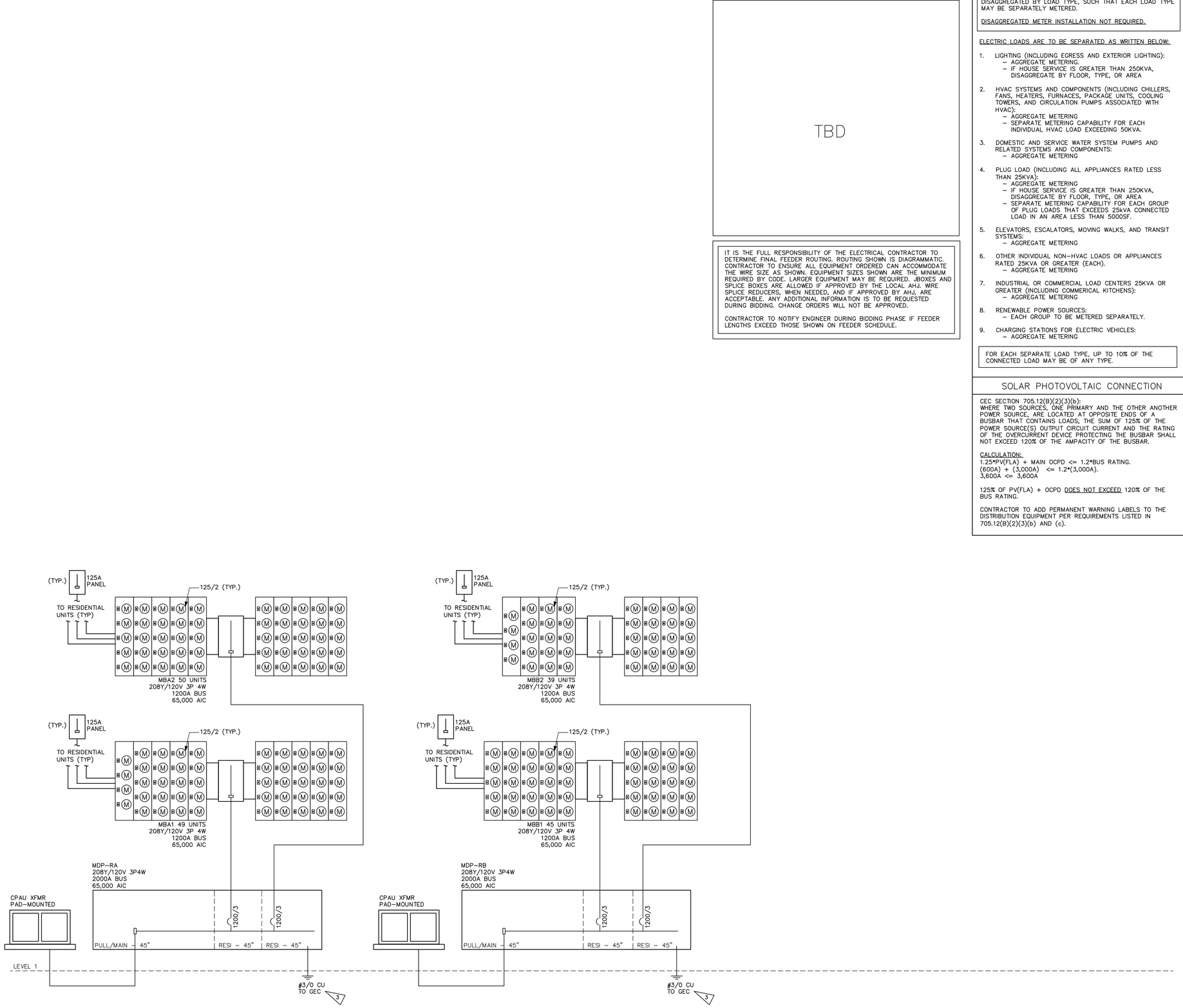
VOLTAGE DROP DESIGN PARAMETERS:
#.#% ALLOWED MAXIMUM

MC CABLE

TBD

IT IS THE FULL RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO DETERMINE FINAL FEEDER ROUTING. ROUTING SHOWN IS DIAGRAMMATIC. CONTRACTOR TO ENSURE ALL EQUIPMENT ORDERED CAN ACCOMMODATE THE WIRE SIZE AS SHOWN. EQUIPMENT SIZES SHOWN ARE THE MINIMUM REQUIRED BY CODE. LARGER EQUIPMENT MAY BE REQUIRED. JBOXES AND SPLICE BOXES ARE ALLOWED IF APPROVED BY THE LOCAL AHJ. WIRE SPLICE REDUCERS, WHEN NEEDED, AND IF APPROVED BY AHJ, ARE ACCEPTABLE. ANY ADDITIONAL INFORMATION IS TO BE REQUESTED DURING BIDDING. CHANGE ORDERS WILL NOT BE APPROVED.

CONTRACTOR TO NOTIFY ENGINEER DURING BIDDING PHASE IF FEEDER LENGTHS EXCEED THOSE SHOWN ON FEEDER SCHEDULE.



DISAGGREGATION OF LOADS

2022 TITLE 24 – SECTION 130.5(b):

FOR SERVICES IN WHICH THE TOTAL HOUSE LOAD IS GREATER THAN 50KVA, ELECTRIC LOADS MUST BE DESIGNATED AND DISAGGREGATED BY LOAD TYPE, SUCH THAT EACH LOAD TYPE MAY BE SEPARATELY METERED.

DISAGGREGATED METER INSTALLATION NOT REQUIRED.

ELECTRIC LOADS ARE TO BE SEPARATED AS WRITTEN BELOW:

1. LIGHTING (INCLUDING EGRESS AND EXTERIOR LIGHTING):
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   - IF HOUSE SERVICE IS GREATER THAN 250KVA, DISAGGREGATE BY FLOOR, TYPE, OR AREA
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4. PLUG LOAD (INCLUDING ALL APPLIANCES RATED LESS THAN 25KVA):
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WHERE TWO SOURCES, ONE PRIMARY AND THE OTHER ANOTHER POWER SOURCE, ARE LOCATED AT OPPOSITE ENDS OF A BUSBAR THAT CONTAINS LOADS, THE SUM OF 125% OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120% OF THE AMPACITY OF THE BUSBAR.

CALCULATION:
1.25*PV(FLA) + MAIN OCPD <= 1.2*BUS RATING.
(600A) + (3,000A) <= 1.2*(3,000A).
3,600A <= 3,600A

125% OF PV(FLA) + OCPD DOES NOT EXCEED 120% OF THE BUS RATING.

CONTRACTOR TO ADD PERMANENT WARNING LABELS TO THE DISTRIBUTION EQUIPMENT PER REQUIREMENTS LISTED IN 705.12(B)(2)(3)(b) AND (c).

FLAG NOTES:

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SHEET NOTES:

1. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%.
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12. POOL PANEL TO BE NEMA 4X. POOL FEEDER REQUIRED TO HAVE A COPPER GROUNDING CONDUCTOR. ALUMINUM CONDUIT IS NOT ALLOWED, CONDUIT REQUIRED TO BE LISTED AS SUITABLE IN A CORROSIVE ENVIRONMENT.

FIRE PUMP

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1.2. CEC 695.14(f): CONTROL WIRING SHALL BE INDEPENDENT OF OTHER WIRES WITH 2-INCHES OF CONCRETE PROTECTION.
1.3. IF OVERCURRENT PROTECTION IS PROVIDED, IT MUST BE ABLE TO HANDLE LOCKED ROTOR CURRENT INDEFINITELY AND BE MONITORED BY THE FIRE ALARM SYSTEM.
1.4. THERE SHALL BE NO OVERLOAD PROTECTION OF FIRE PUMP.
1.5. CONDUCTORS SHALL BE SIZED TO HANDLE FLA AT 125%
1.6. VOLTAGE DROP: MAX OF 5% WHEN FIRE PUMP IS RUNNING AT 115%.
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1.8. FIRE PUMP CONTROLLERS TO HAVE COPPER WIRING ONLY. NO ALUMINUM WIRING IS ALLOWED FOR FIRE PUMP CONTROLLERS.
1.9. ALL WIRING METHODS TO THE FIRE PUMP, DRIVE, CONTROLLER SHALL BE SUITABLE FOR WET LOCATIONS.
1.10. BREAKER IN THE FIRE PUMP ENCLOSURE SHALL BE MARKED "FIRE PUMP DISCONNECTING MEANS AND MUST BE CAPABLE OF BEING LOCKED IN THE CLOSED POSITION."
1.11. FIRE PUMP CIRCUIT CONDUITS INSIDE OF A BUILDING SHALL BE ENCASED IN NO LESS THAN 2" OF CONCRETE. 695.5(A)(2)(4)(1).
1.12. FIRE PUMP TO HAVE SURGE PROTECTION DEVICE IN OR ON THE FIRE PUMP CONTROLLER PER 695.15.

ELECTRIC VEHICLE (EV) CHARGERS

2022 PALO ALTO REACH CODE MINIMUM:
BASED ON DWELLING UNIT COUNTS

40% EVR/EVSE: FULLY WIRED LEVEL 2 EV-READY RECEPTACLE, OR INSTALLED LEVEL 2 CHARGER (208V 32A)

60% EVR-LOW: LOW-POWER LEVEL 2 EV-READY RECEPTACLE (208V 16A)

183 TOTAL DWELLING UNITS ->
- 74 EVR/EVSE
- 109 EVR-LOW

LOAD MANAGEMENT MAY NOT BE USED UNLESS ABOVE CODE MINIMUM

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

⚠	REVISIONS

3781 EL CAMINO REAL

DESIGNED: DFR
ISSUANCE: PLANNING
DATE: 11/13/25
SHEET TITLE: ONELINE DIAGRAM

SHEET NO. E5.01

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DRUFN: J:\2103-011 3781 EL CAMINO REAL, PALO ALTO, CA\DWG\ESX1 ONELINE DIAGRAM.DWG 11-13-2025 14:46

Apt. Service Load - Optional Calculation - MDP-RB

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts.	5	55	15	9	0	0	0	
total demand load per unit (kVA)	29.0	30.3	33.7	34.0	32.8	32.8	32.8	
unit demand times # of units	144.9	1666.0	505.5	306.0	0.0	0.0	0.0	
undiversified load (kVA)	2822.4							
total number of apartments	84							
demand factor (%) (table 220 - 84)	23%							

Service Voltage: 208/120 - 3

General Demand Load for all apartments (kVA): 603

Service Size (A): 1674

Apt. Service Load - Optional Calculation - MBB1

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts.	0	45	0	0	0	0	0	
total demand load per unit (kVA)	29.0	30.3	33.7	34.0	32.8	32.8	32.8	
unit demand times # of units	0.0	1363.1	0.0	0.0	0.0	0.0	0.0	
undiversified load (kVA)	1363.1							
total number of apartments	45							
demand factor (%) (table 220 - 84)	27%							

Service Voltage: 208/120 - 3

General Demand Load for all apartments (kVA): 368

Service Size (A): 1022

Apt. Service Load - Optional Calculation - MBB2

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts.	5	10	15	9	0	0	0	
total demand load per unit (kVA)	29.0	30.3	33.7	34.0	32.8	32.8	32.8	
unit demand times # of units	144.9	302.9	505.5	306.0	0.0	0.0	0.0	
undiversified load (kVA)	1259.3							
total number of apartments	39							
demand factor (%) (table 220 - 84)	28%							

Service Voltage: 208/120 - 3

General Demand Load for all apartments (kVA): 353

Service Size (A): 979

Apt. Service Load - Optional Calculation - MDP-RA

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts.	19	45	30	5	0	0	0	
total demand load per unit (kVA)	29.0	30.3	33.7	34.0	32.8	32.8	32.8	
unit demand times # of units	550.6	1363.1	1011.0	170.0	0.0	0.0	0.0	
undiversified load (kVA)	3094.7							
total number of apartments	99							
demand factor (%) (table 220 - 84)	23%							

Service Voltage: 208/120 - 3

General Demand Load for all apartments (kVA): 712

Service Size (A): 1976

Apt. Service Load - Optional Calculation - MBA1

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts.	9	25	10	5	0	0	0	
total demand load per unit (kVA)	29.0	30.3	33.7	34.0	32.8	32.8	32.8	
unit demand times # of units	260.8	757.3	337.0	170.0	0.0	0.0	0.0	
undiversified load (kVA)	1525.1							
total number of apartments	49							
demand factor (%) (table 220 - 84)	26%							

Service Voltage: 208/120 - 3

General Demand Load for all apartments (kVA): 397

Service Size (A): 1101

Apt. Service Load - Optional Calculation - MBA2

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts.	10	20	20	0	0	0	0	
total demand load per unit (kVA)	29.0	30.3	33.7	34.0	32.8	32.8	32.8	
unit demand times # of units	289.8	605.8	674.0	0.0	0.0	0.0	0.0	
undiversified load (kVA)	1569.6							
total number of apartments	50							
demand factor (%) (table 220 - 84)	26%							

Service Voltage: 208/120 - 3

General Demand Load for all apartments (kVA): 408

Service Size (A): 1133

Apt. Service Load - Optional Calculation - MDP-HA

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Job Number:	**2103-011**	**Run By:** **ACF**	Printed :
Job Name:	**3781 El Camino Real**		11/13/25
Location:	**Palo Alto, CA**		2:28 PM

House Load

House Square Footage 124000

Continuous House loads (expected to operate for >3 hours at a time) (kVA)

House Lighting	enter known >>	40		(kVA)	50.0
House Washer Load	Load per Washer (kW)	1.5	Quantity 0	(kVA)	0.0
House Dryer Load	Load per Dryer (kW)	5	Quantity 0	(kVA)	0.0
Miscellaneous Continuous Loads	L2 EV x 183	1207.8			
				(kVA)	1509.8

Non-Continuous House Loads (kVA)

House Range Load	Load per Range (kW)	8.1	Quantity	(kVA)	0.0
Elevator Load	Load per Elevator (kW)	25	Quantity 2	(kVA)	50.0
Receptacles (220 - 14)	Load per Receptacle (VA)	180	Quantity 200	first 10 kVA at 100% remainder at 50%	23.0
Commercial Kitchen Equipment	TOTAL Equipment Load (kW)		Quantity (Demand Factor: 100%)	(kVA)	0.0
Central Electric HPWH	Included? Yes				
	Water Heaters (1.16 kW/unit)	212.28			
	Recirc Heater (0.567 kW/unit)	103.76			
	Recirc Tank Over 120 Gallons? Yes			(kVA)	316.0

Miscellaneous Noncontinuous Loads

Booster Pump	30	Common HVAC	50
Fire Pump	50	Corridor HVAC	60
Trash	10	Garage Exhaust	50
Amenity Space	20	Misc. Fans	15
Pool Heat Pump	72		
Spa Heat Pump	24		
		Misc.	10

(kVA) 391.0

25% of Largest Motor: enter 25% of largest 5 (kVA) 5.0

House Demand Load Total (kVA): 2345

Three Phase Service

Three Phase Load at Meter Bank Meter Bank Load (kVA): 0

Three Phase Load at Meter Bank Meter Bank Load (A): 0

Three Phase Main Service 480/277 - 3 Total Three Phase Demand Load (kVA): 2345

Service Size (A): 2822

Dwelling Unit Load - Optional Calculation Apartment - Studio

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	670		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	2.0
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.3
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender.			
Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			24.1 / 15.6

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	3.00	(Calculated at 65%)
COMPRESSOR	1.87	(Calculated at 100%)
AC		(Calculated at 100%)
		3.82

Total Demand Load (kVA): 19.5

Service Voltage: 208/120 - 1

Service Size (A): 94

Dwelling Unit Load - Optional Calculation Apartment - 1 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	730		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	2.2
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.3
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender.			
Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			24.3 / 15.7

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	3.00	(Calculated at 65%)
COMPRESSOR	3.00	(Calculated at 100%)
AC		(Calculated at 100%)
		4.95

Total Demand Load (kVA): 20.7

Service Voltage: 208/120 - 1

Service Size (A): 99

Dwelling Unit Load - Optional Calculation Apartment - 2 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	1200		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	3.6
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.3
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender.			
Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			25.7 / 16.3

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	5.00	(Calculated at 65%)
COMPRESSOR	3.00	(Calculated at 100%)
AC		(Calculated at 100%)
		6.25

Total Demand Load (kVA): 22.5

Service Voltage: 208/120 - 1

Service Size (A): 108

Dwelling Unit Load - Optional Calculation Apartment - 3 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	1300		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	3.9
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.3
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender.			
Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			26.0 / 16.4

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	5.00	(Calculated at 65%)
COMPRESSOR	3.00	(Calculated at 100%)
AC		(Calculated at 100%)
		6.25

Total Demand Load (kVA): 22.7

Service Voltage: 208/120 - 1

Service Size (A): 109

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

1	

3781 EL CAMINO REAL

DESIGNED: DFR

ISSUANCE: PLANNING

DATE: 11/13/25

SHEET TITLE: LOAD CALCULATIONS

SHEET NO. E5.02

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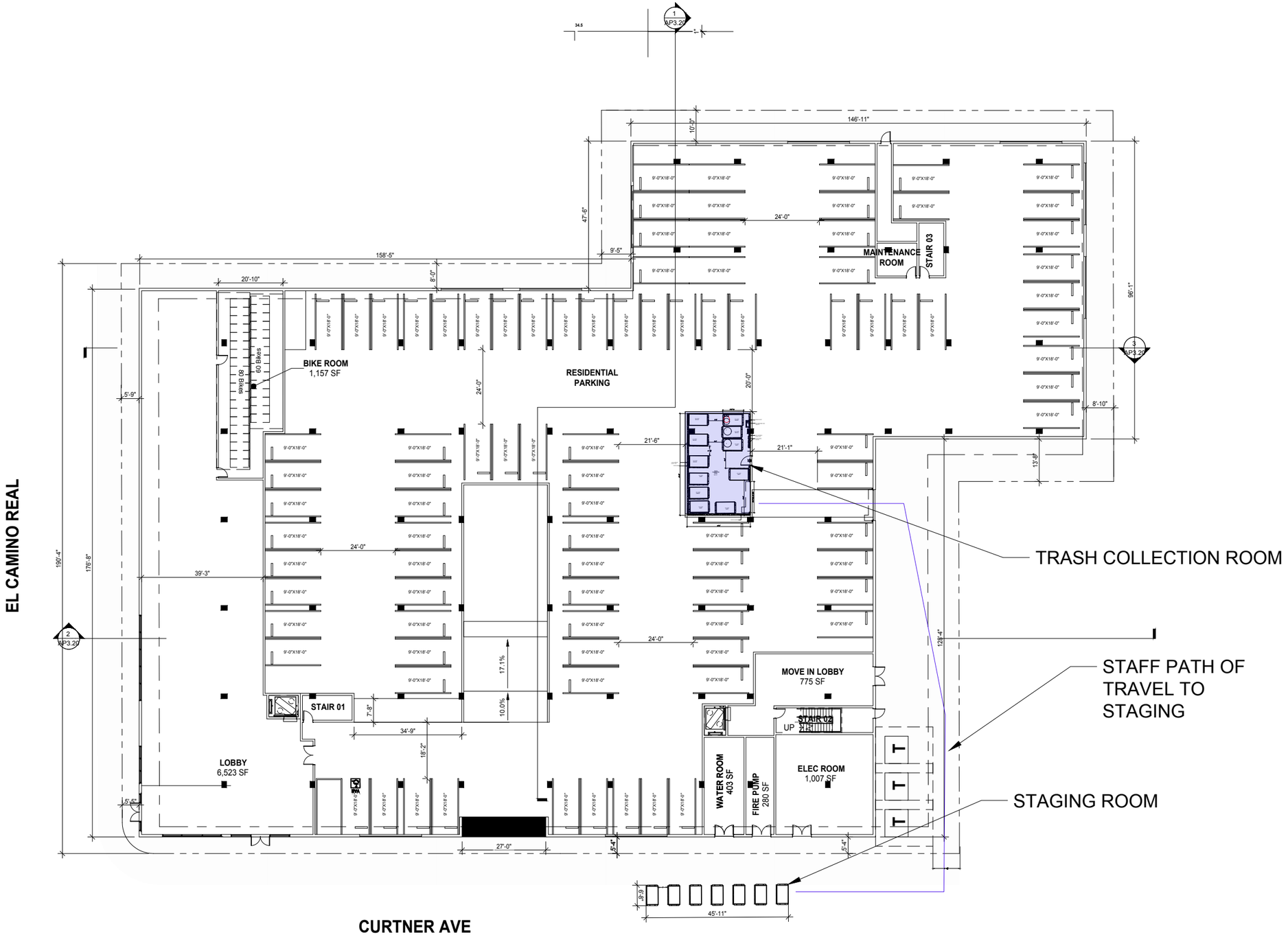
DRWFN J:\2103-011 3781 EL CAMINO REAL, PALO ALTO, CA\DWG\E502 LOAD CALCULATIONS.DWG 11-13-2025 14:45



OVERALL PLAN / STAGING
LEVEL 1

AMERICAN TRASH MANAGEMENT
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CONSULTANT

BDE

ARCHITECT

SARES REGIS GROUP

OWNER / DEVELOPER

FOR
REFERENCE
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NO.	DATE	ISSUE / REVISION	ISSUED BY

3781 EL CAMINO REAL - PALO ALTO

PROJECT

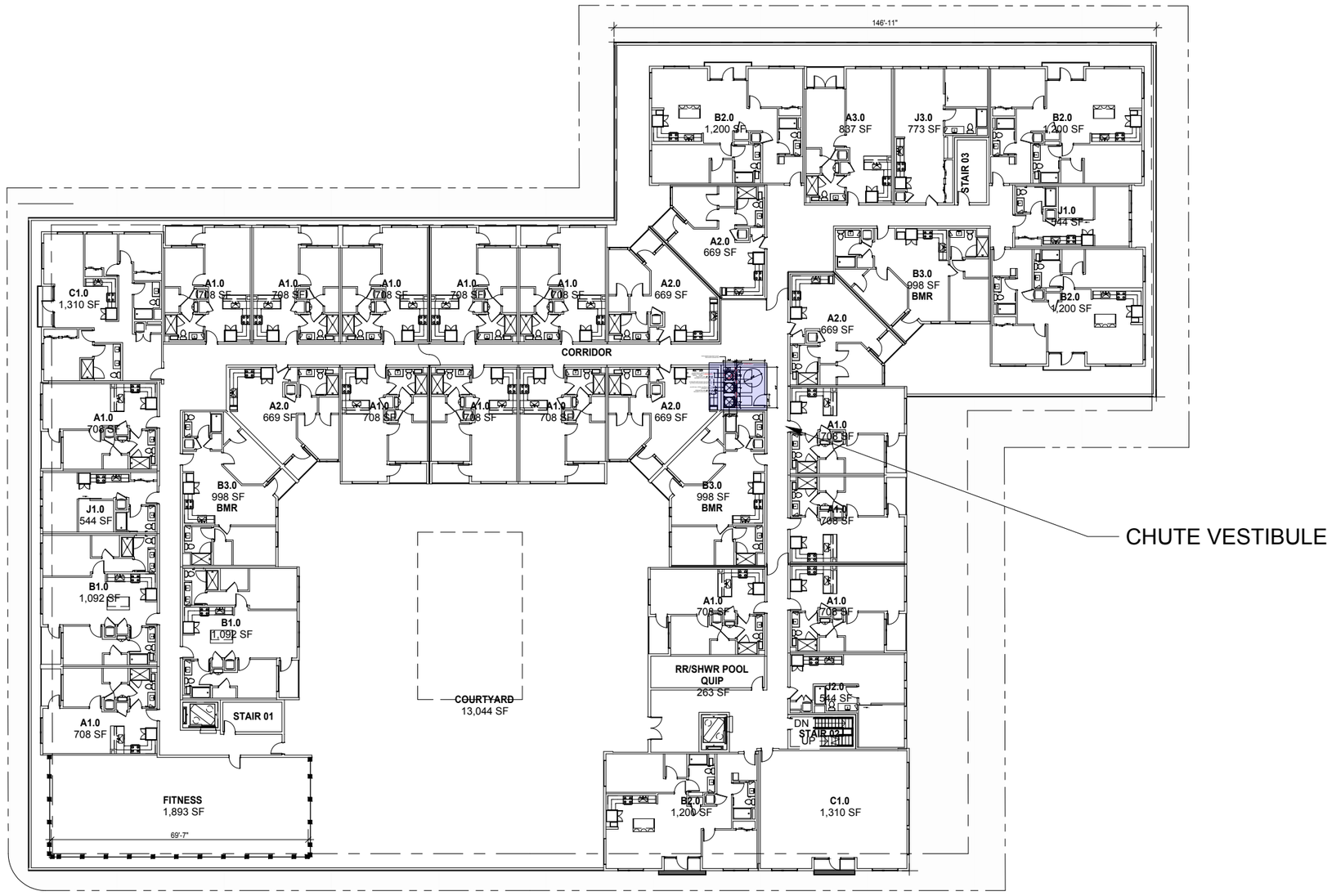
OVERALL PLAN / STAGING
LEVEL 1

DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	11/12/2025
SCALE	1/32"=1'-0"

DRAWING NO.

TR0.1



OVERALL PLAN LEVEL 3

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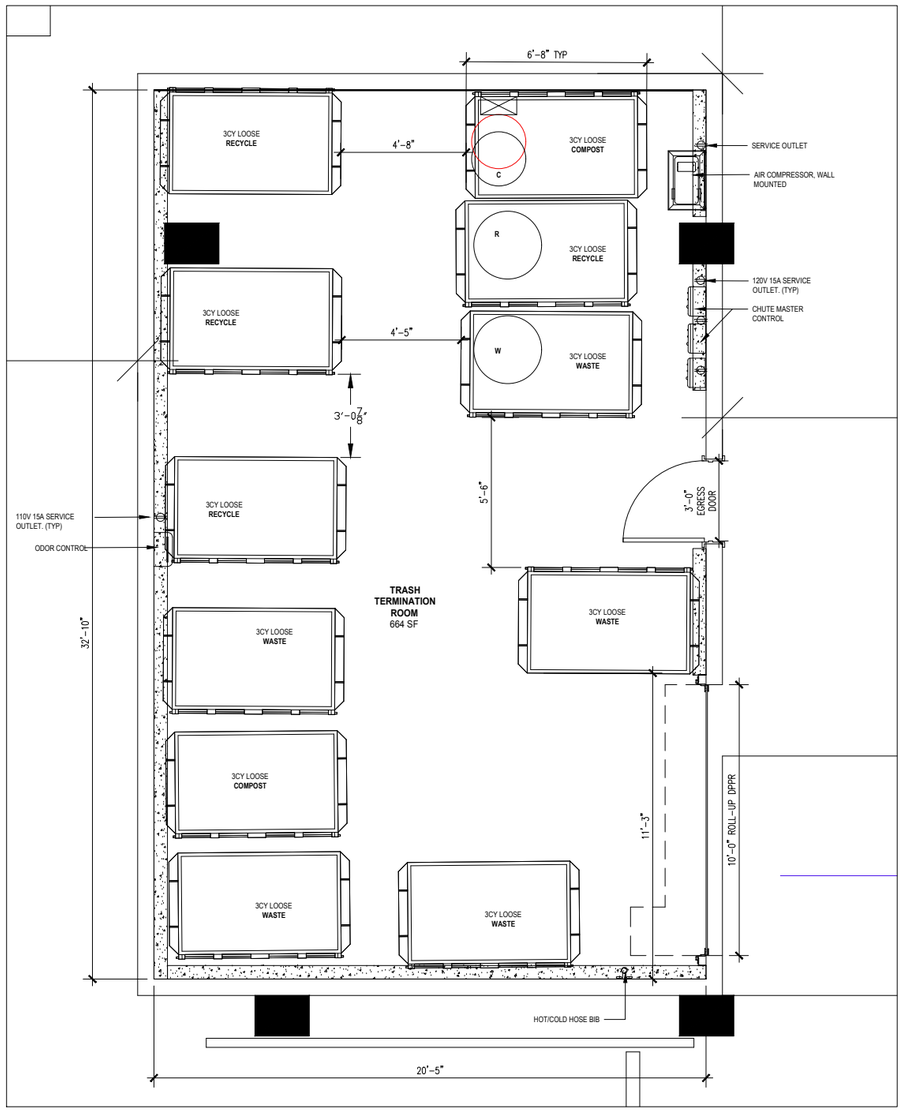
PROJECT

OVERALL PLAN LEVEL 3
DRAWING TITLE

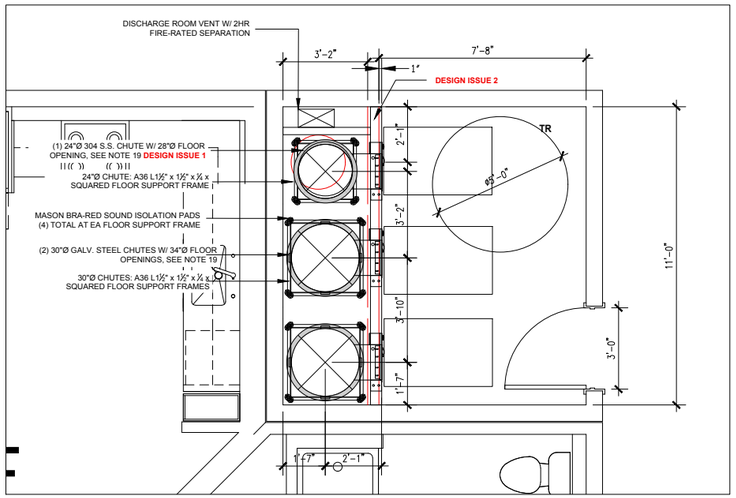
PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	11/12/2025
SCALE	1/32"=1'-0"

DRAWING NO.
TR0.2

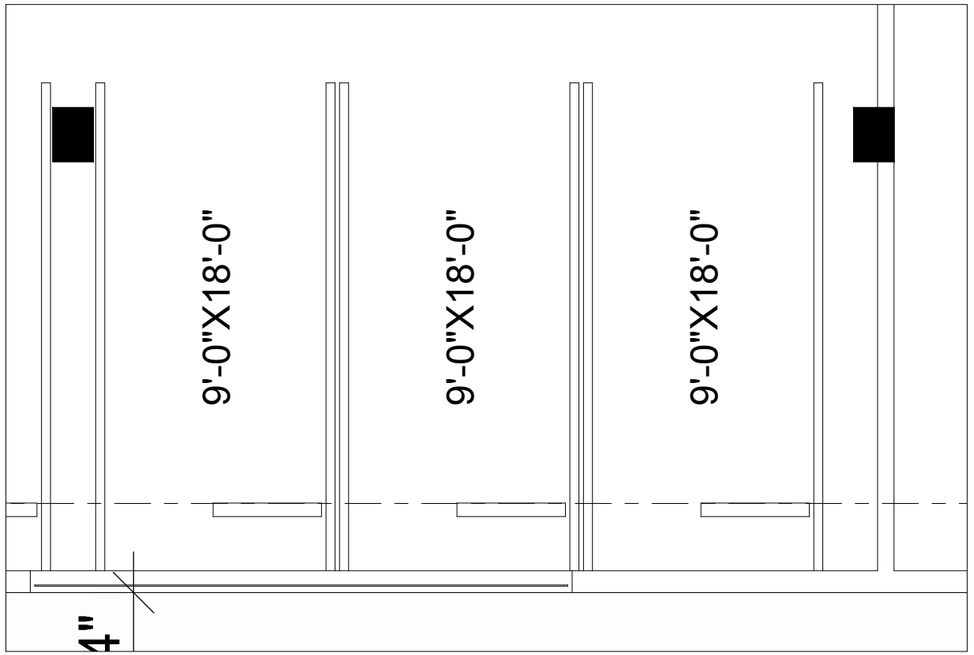
ALL RESIDENTIAL CORES TRASH PICKUP SCHEDULE							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY LOOSE WASTE	4		3		3		
3CY LOOSE RECYCLE	3		4		3		
3CY LOOSE COMPOST					1		
TOTAL	7	0	7	0	7	0	0



TRASH COLLECTION ROOM
LEVEL 1



CHUTE VESTIBULE
LEVEL 3-8



TRASH STAGING AREA
LEVEL 1

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH HEAVY DUTY TRAFFIC COATING THAT CAN SUPPORT UP TO 4,000 LBS PER LOAD ON CASTERS. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS. OPTION 2: ¼" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER CBC 2022.
6. INSTALL 10'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16-GAUGE GALVANIZED OR ALUMINIZED STEEL CHUTE WITH 3CY FL COMPACTOR CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 6'-0" AFF.
8. (1) 24"Ø 16G 304 STAINLESS STEEL CHUTE WITH 64G TOTER CART FOR COMPOST. CHUTE TERMINATES 4'-0" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
10. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE BIG JOE D40 22" x 48" ELECTRIC PALLET TRUCK FOR MOVING BINS. 4000LB CAPACITY WITH 57.5" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
14. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
15. TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE VESTIBULES. SIM AT LEVELS 3-8.

16. CHUTE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (X) 15x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
17. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

DESIGN ISSUES:

1. **MOVE COMPOST CHUTE PAGE SHOUT AS SHOWN TO ACCOMMODATE TRASH COLLECTION ROOM VENT/DUCT.**
2. **MOVE FACE WALL BY 1" TO ACCOMMODATE 2'-1" STD.**

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NO.	DATE	ISSUE / REVISION	ISSUED BY

3781 EL CAMINO REAL - PALO ALTO
PROJECT

TRASH COLLECTION AREA- AND TRASH STAGING AREA
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.0
DRAWN PK	
APPROVED DU	
DATE 11/12/2025	
SCALE 3/16"=1'-0"	

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www.trashmanage.com

DRAFT-Sares Regis/BDE-DRAFT
3781 El Camino Real
Palo Alto, CA
Trash Management Plan

Task: Design a waste and recycling system for a 7-story residential project consisting of 177 units that minimizes costs, staffing requirements and environmental impacts, while providing convenient trash disposal for the building's residents. Please note the word "trash" when used in this plan covers waste, recycling, and compost

Waste and Recycling Removal: The City of Palo Alto has granted GreenWaste of Palo Alto a license to provide residential and commercial Waste and Recycling services to residents and businesses located within the city and county. This license is a de facto exclusive franchise for trash removal for any property located within city limits. GreenWaste provides three types of service: waste, commingled recycling, and compost collection.

State and Local Recycling Mandates: Statewide the passage of AB341 (July 1st, 2012) and subsequent AB1826 required all business that have more than 5 residential units or generate more than 4 cubic yards of municipal solid waste to separate recyclable and compostable materials from the waste stream. This law directs local jurisdictions to implement recycling and composting regulations and programs.

Palo Alto Municipal Code 5.20.030 (b) states that "all persons shall separate their refuse according to its characterization as solid waste, compostable materials or recyclable materials."

Additionally, Palo Alto has a noise ordinance, 9.10.030 Residential property noise limits that states
(a) No person shall produce, suffer or allow to be produced by any machine, animal or device, or any combination of same, on residential property, a noise level more than six dB above the local ambient at any point outside of the property plane.

(b) No person shall produce, suffer or allow to be produced by any machine, animal, or device, or any combination of same, on multi-family residential property, a noise level more than six dB above the local ambient three feet from any wall, floor, or ceiling inside any dwelling unit on the same property, when the windows and doors of the dwelling unit are closed, except within the dwelling unit in which the noise source or sources may be located.
(Ord. 4634 § 2 (part), 2000)

NOTE: While Palo Alto has this noise ordinance but given the data we have on trash truck noise, every location in the city with trash collection violates this rule.

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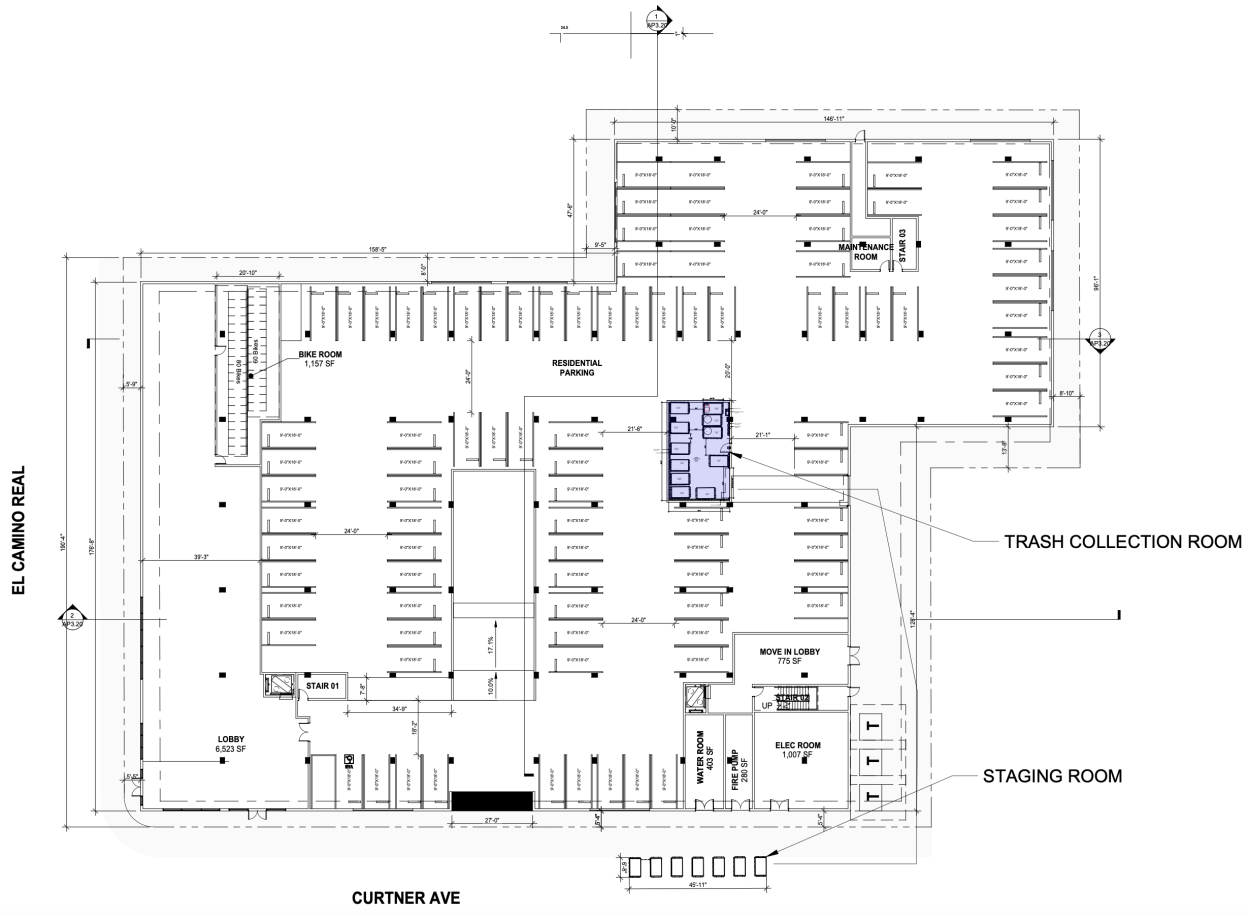
Site Plan:



Project Design Issues & Recommendations: There are several critical trash system design issues:

1. The State of California requires recycling and waste collection for all residential projects over 5 units as well as for all commercial entities. To meet State requirements, trash at this development will be collected in 3 streams: waste, mixed recycling, and compost (organics). Any landscaping waste generated by the project will need to be diverted as part of the building's landscaping contract.

2. The project is designed with a single chute core. This is reasonable based on the overall design and layout of the building. All units are within ATM's standard 350' travel distance recommendation.

3. **The chute core is currently designed with three chutes. While compost collection is required for the project, a dedicated chute is not required.** Alternative options include two chutes - either one chute each for waste and mixed recycling with compost collected in a separate "Slim Jim" container in the chute vestibule or a with a shared waste/compost chute terminating in a bi-sorter system and one chute for recycling. **Ownership has opted to proceed with the three chute design.**

AMERICAN TRASH MANAGEMENT

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(415) 292-5400
(415) 292-5410 Fax
www.trashmanage.com

4. **Any chute handling compost must be 304 stainless steel with automated wash down system to remedy the problem of chute collection of compost. Chutes not collecting compost can be 16 gauge galvaneal or aluminized steel.**

5. **We recommend the diameter of the waste and recycling chutes to be 30".** CBC minimum required 24" chutes have a higher probability of chute jams due to large objects (super-size pizza boxes, Costco boxes, ironing boards, crutches, etc.) being thrown down the chute. The dedicated compost chute can be 24" diameter.

6. On the upper floors where the chutes share walls with residential units **we recommend installing double walls, sound dampening coating, or sound isolation padding to reduce sounds, vibration, and odors.**

7. **Ownership has decided to proceed with loose bins, but to design trash room to be able to accommodate compactors in the future.** This plan provides projections and equipment recommendations for both options.

8. Due to the number of units, the residential portion of this project is estimated to generate approximately 620 cardboard boxes per week. To reduce the potential for chute jams, we recommend designating a convenient space for residents to place their oversized flattened cardboard boxes that will not fit within the chute. These boxes will then be moved by building staff to a spare recycling container.

9. **15"Wx18"H bottom-hinge automatic opening chute intake doors will be used on all upper floors. This is to reduce potential jams of large items, particularly cardboard boxes from online shopping and food delivery.**

10. **Add 1 CFM/SF mechanical ventilation per CBC, floor drain, hose bib and odor control to the trash collection rooms.** Specify automatic opening chute intake doors to meet accessibility requirements. Additionally NFPA 82 requires gravity chutes vent through the roof at least 36" and at full diameter**.**

11. ATM recommends taking measures to protect the walls where trash bins are stored and transported. In the trash room, we recommend a 12"H x 6"W concrete curb at the base of all non-concrete walls or 1/8" thick diamond tread backing 6'-0" AFF. Additionally, the trash room walls shall be finished with washable waterproof surface such as FRP or high-gloss enamel paint 8'-0" AFF. For corridors in the bin moving path of travel we recommend diamond tread 6'-0" AFF. Note that all wall protection is to be provided by others, even for projects where ATM provides the trash handling equipment.

12. The recommended front load service requires a 25' minimum clearance height so service cannot take place within the building. A convenient and safe location must be found for trash container staging. This will likely require identifying a loading area on Curtner Avenue that will have minimal impact on the operations of the building and the project's neighbors. Building staff will be responsible for moving bins to and from the staging area on service days. It is expected that building staff will return bins to the trash rooms promptly after they are serviced. Due to the location of the trash room push/pull service is not recommended for this building as it will require a separate trash staging room. Bins exceeding 25' from curb will be charged a bin

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moving fee (estimated at $4,200 per month). If the building were to want to switch to compacted service in the future it would need to stage at the street as push/pull service is not available for compacted bins.

Projected Residential Waste and Recycling Levels: The following metrics were used to project residential waste and recycling levels:

Residential Waste: 0.16 Cubic Yard (30 gallon) per week/unit. **NOTE: This is the equivalent of about two and a half large kitchen garbage cans per unit per week (~2.5 - 13 gallon bags).**

Residential Recycling: 0.16 Cubic Yard (30 gallon) per week/unit. **NOTE: This is the equivalent of about two and a half kitchen garbage cans per unit per week (~2.5 - 13 gallon bags).**

Residential Compost: 0.015 Cubic Yard (3 gallon) per week/unit. **NOTE: This is the equivalent of small compost pail per unit per week.**

Below is a summary of projected LOOSE trash volumes. See detailed analysis at end of report.

Units	Loose Waste Volume CY/WK	Loose Recycle Volume CY/WK	Loose Compost Volume CY/WK	Total # of 3CY Loose Waste Bins/WK	Total # of 3CY Loose Recycle Bins/WK	Total # of 3CY Loose Compost Bins/WK
177	28.3	28.3	2.7	10	10	1

Below is a summary of projected COMPACTED trash volumes. See detailed analysis at end of report.

Units	COMP Waste Volume CY/WK	COMP Recycle Volume CY/WK	Loose Compost Volume CY/WK	Total # of 3CY COMP Waste Bins/WK	Total # of 3CY COMP Recycle Bins/WK	Total # of 3CY Loose Compost Bins/WK
177	7.1	7.1	2.7	3	3	1

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Proposed Residential Trash Handling System:

To comply with City ordinances, the project residential trash will be collected in 3 different streams: Waste, Mixed Recyclables (paper, cardboard & containers) and Compost (organic materials).

The building will have a single residential chute core for trash collection. The core will contain three chutes - one each for waste, mixed recycling, and compost.

Three chute design. Two 30" diameter trash chutes for waste & recycling, both made of 16-gauge galvaneal or aluminized steel. The third chute for compost will be 24" in diameter and made of 304 stainless steel.

Chute Diameter. Increasing the chute size for waste and recycling to 30" above the 24" minimum required by CBC will slightly increase the chute system cost but it will reduce the possibility of chute jams due to large objects (e.g., super size pizza, Amazon and Costco boxes) being thrown down the chute. This will reduce ongoing maintenance cost while increasing tenant convenience. A dedicated compost chute can be 24" diameter.

The waste and recycling chutes should be 16 gauge galvaneal or aluminized steel and be isolated from the building structure using Mason BRA-Read mounts or equivalent. The chutes should be coated with a sound dampening compound (Soundcoat GP-1 or equivalent) equal to the thickness of the metal.

Any chute handling compost must be 304 stainless steel with automated wash down system to minimize the problem of chute collection of compost.

NOTE: We recommend limiting the chute intake doors to 15"x18" to minimize residents putting large, bulky items down the trash chute. Based on input from property managers, tenants have been known to dispose of ironing boards, ficus trees, chairs and crutches down chutes. The recommended 15"x18" intake door will easily handle large kitchen trash bags, while discouraging potentially problematic bulky items.

Compost. Compost will be collected in a dedicated 24" chute. The compost chute will discharge into a 3CY loose bin for servicing by the franchised hauler.

ATM does not normally recommend collecting apartment compostable materials using gravity chutes due to sanitation issues, collection issues, the corrosive properties of the material, and the odorous nature of putrefying household food waste, which is the primary component of organic waste from apartments. The compostable materials will adhere to the sides of the chutes and require frequent chute wash downs. This will increase the project's water usage and sewage loads. The acidic nature of fermenting compost will cause the chute to rust prematurely unless they are made of 304 stainless steel. It is important that proper sanitation protocols are followed since the compostable material that will adhere to the chute wall is an excellent medium to grow fruit flies, maggots, molds, fungus, yeast, and bacteria which can cause insect infestations, allergic reactions, and malodors.

Waste and Recycling Collection. While ATM recommends that waste and recycling be collected in chute-fed compactors equipped with 3CY front load bins, ownership has opted to proceed with collecting waste and recycling in loose 3CY front load bins.

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Loose Bins and Chutes. Chutes must be positioned off the wall in the discharge room so loose bins will fit underneath without the use of offsets. Also note that trash will fall into a pyramid shape and will require monitoring by staff to rake the trash and rotate the bins.

Cardboard. Multi-family dwellings generate a tremendous amount of cardboard due to online shopping and food delivery. Typically, half of the units will receive a delivery in a cardboard box every day. This building is projected to receive 620 cardboard boxes per week. A space should be designated for residents to place flattened cardboard that will not fit in the mixed recycle chute to avoid chute jams. This cardboard will need to be moved by building staff to a spare recycling bin.

Wall Protection. ATM recommends taking measures to protect the walls where trash bins are stored and transported. In the trash room we recommend a 11-1/4"H x 6"W concrete curb at the base of all non-concrete walls or diamond tread 60" AFF. Additionally, the trash room walls shall be finished with washable waterproof surface such as FRP or high-gloss enamel paint 8'-0" AFF. For corridors in the bin moving path of travel we recommend diamond tread 60" AFF. Note that all wall protection is to be provided by others, even for projects where ATM provides the trash handling equipment.

Odor Control. To mitigate malodors in the trash room(s), a four-pronged approach is recommended including ventilation, sanitation, isolation of odorous items such as rancid cooking oil, and installing a deodorizer system. ATM rarely recommends a chilled/refrigerated trash room. Conditioned trash rooms have high upfront construction costs and ongoing operational costs while not stopping bad odors. We have all experienced something rotting in our refrigerators and the resulting horrible odors if not properly contained. A cooled space will retard but not stop decomposition and will have minimal impacts on odorous trash. Odors will still happen and can only be controlled by following the implementation of the four steps below. We only consider the installation of conditioned trash rooms in areas with high temperatures and humidity such as the tropics where organic items will rapidly decompose causing bad odors.

1. **VENTILATION:** Mechanical Exhaust of Trash Collection Room. The minimal mechanical ventilation required under US building codes rate is 1 CFM/SF, however, ATM recommends being able to increase this rate if needed, especially in areas with warmer humid climates. Exhaust should vent through the roof. High air floor removes odorous compounds and dilutes them so they are less noticeable.

2. **SANITATION:** Cleaning the Trash Chute. Almost all trash chutes are equipped with a Chute Wash Down and Detergent Dispenser Unit located on the top floor behind an access door. This unit should be operated on a set interval basis depending on the site conditions for the amount of time it takes for the wash down water to flow into the trash room for several minutes. We recommend using a biodegradable detergent such as Dawn diluted to 50% in the detergent dispenser to remove grease and oils in the chute. This will also have the benefit of cleaning grease build up in the trash room floor drain. Trash chutes that are designed for disposal of a high level of food waste often also have a "Chute Janitor" built-in wash down system. These should be operated on a regular basis based on the site specific specific conditions and should be run through their complete preprogrammed normal Rinse-Wash-Rinse cycle. Even with the presence of the Chute Wash Down and Chute Janitor systems, all trash chutes should be pressure washed at least once a year or more frequently in warmer climates. Cleaning the Trash Room. Trash rooms should be swept clean of debris and pressure wash down on a regular basis based on the site specific conditions. Trash room wash down service should include the floors, walls and ceilings as required. Cleaning the Trash Equipment. The trash compactor and containers should be pressure washed on the same schedule

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as the trash room and chute. Cleaning should include all trash equipment such as containers, compactors or compactor receiver containers when the containers are empty. If hauler-provided containers become especially dirty or rusted out, they should be replaced or cleaned by the hauler.

3. **ISOLATION:** Trash should be collected in enclosed containers or containers with lids. If roll-off compactors are used, self-contained units are recommended for any wet waste to avoid leaks. Used cooking oil should not be moved or stored in open containers. We recommend used cooking oil be collected in oil tanks stored in secure back-of-house areas. Lastly, a properly sealed trash room with roll-up doors will help contain odors and deter pests such as rodents and insects.

4. **DEODORIZER:** Industrial Odor Control Systems. Odor control systems can be helpful in controlling odors, but most have limited effectiveness or create other problems. Popular low-cost systems that spray a masking agent into the air, only serve to hide odors in the trash room and not eliminate them. Ozone generators are more effective, but the odor-destroying product they create — ozone — can have a deleterious effect on human health and can also destroy compactor hoses and seals. One odor control system that avoids these problems is the Piian Mini Vaporizer. It creates a very fine 50-micron mist that bonds with — and ultimately destroys — odor causing molecules. And unlike ozone, the entirely natural blend of plant extracts, essential oils, and emulsifiers is safe and does not damage equipment.

Recommended Trash Equipment

Both options require bin moving equipment and odor control

LOOSE OPTION

Chute Qty	Size	Chute Material	Compactor Count	Bin Type	# of Bins	Bin Size Cubic Yards
3	2-30” 1-24”	30” - 16 gauge galvaneal or aluminized steel 24” - 304 stainless	0	Front Load	5 waste 5 recycle 2 compost	3CY waste 3CY recycle 3CY compost

COMPACTED OPTION (If elected in the future)

Chute Qty	Size	Chute Material	Compactor Count	Bin Type	# of Bins	Bin Size Cubic Yards
3	2-30” 1-24”	30” - 16 gauge galvaneal or aluminized steel 24” - 304 stainless	2	Front Load	2 waste 2 recycle 2 compost	3CY waste 3CY recycle 3CY compost

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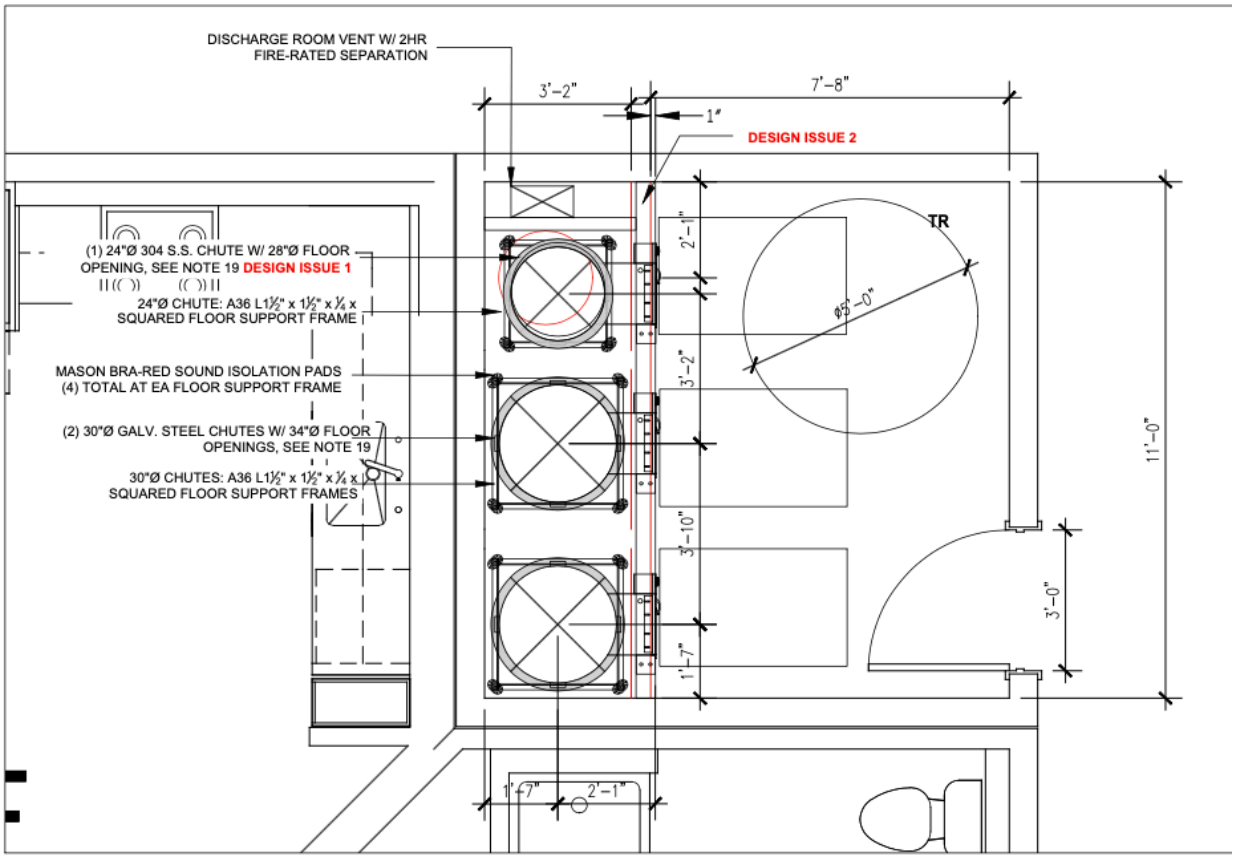
Sample Residential Upper Floor Trash Vestibule



CHUTE VESTIBULE
LEVEL 3-8

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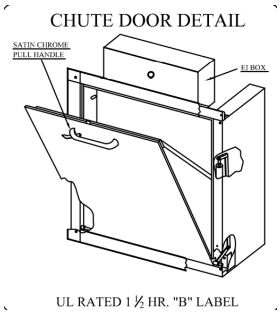
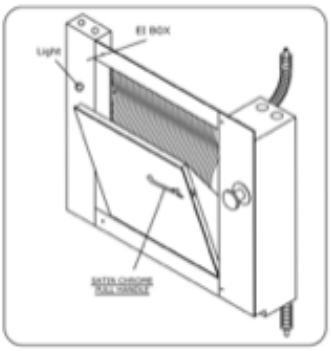
Trash Chute Intake Doors

ATM standard is to specify pneumatic (automatic) opening in order to meet all accessibility requirements per 2019 CBC Section 1138A.4.4, which states that: "Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls and operating mechanisms shall be no greater than 5 pounds."

Manual Chute Intake Door	Air Assist Chute Intake Door
	

Chute Intake Doors and the Americans' with Disabilities Act of 1990 (ADA)
This is a summary of the current state as we understand it. This is not intended to be legal advice and should not be relied upon with out seeking advice of an ADA expert and your legal counsel.

Per most building codes and FHA requirements, "common use" building areas and building elements, such as a trash rooms and trash chutes are required to be accessible. Specifically, the trash chute door is required to comply with accessibility requirements:

- Clear floor space for a wheel chair at the chute door
- Chute door hardware within reach range
- Chute door hardware complying with operability requirements.

The operability requirements mandate that the chute door hardware must not involve any of the following:

- Two handed operation (such as depressing a button while turning a door handle)
- Tight grasping or pinching
- Twisting of the wrist
- Force to activate the hardware that exceeds 5.0 pounds.

The majority of manual chute intake chute door installations do not comply with the accessibility requirements. Lower quality chute doors require grasping, twisting of the wrist and more than 5 pounds of force to open the chute door. Regardless of what has been installed for the chute door, the chute door is still required by both Code and FHA requirements to comply with accessibility requirements. In the cases where non-compliant chutes have been installed, the building Owner has made management decision to handle the accessibility requirement using other means.

Residential and other buildings are subject to the progressively revised provisions of Federal and Local ADA laws and regulations. To meet the current ADA Standards as they apply to Gravity Trash Chute Intake Doors, the person using the door must not have to grasp, twist, or pinch the control mechanism in

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order to operate the intake door. ADA Standards also limits the maximum operating force required to open an interior door (without specificity to size) to 5 pounds of force. The maximum allowable mounting height of the operating mechanisms (i.e. door handle, etc) of an ADA compliant device is 48" (for side reach revised as of July 1, 2012 from 54") or 48" (for front reach when hopper door is open). The maximum allowable projection of an ADA compliant device is 4" off the projection surface of the wall.

The Wilkinson Signature Series and IDC-2000 Recycling Manually operated doors requires the person operating the door to push a membrane selector switch (waste, recycling or compost) and grasp the u-shaped handle, push down on the thumb latch with a finger and pull open the door. This type of intake doors meets the mounting height, the projection, the twist and the pinch requirements but it does not meet the pulling force or the grasp requirement.

Lower quality manual chute intake doors from other manufacturers all use a T-handle or L-handle operating mechanism. These doors fail on 3 counts. They do not meet the pulling force, the grasp and twist requirements. These door are especially hard to operate for persons with arthritis due to the required simultaneously grasping, twisting and pulling motion.

The Wilkinson Signature Series and IDC 2000 Pneumatic Assist door meet all the above requirements since it is operated by pushing a palm button which opens the door automatically. The door closes after a set time and latches so it meets all the current fire code requirements. The air assist mechanism is designed to preclude the need to grasp, twist, or pinch the control mechanism in order to operate the intake door. The push button meet the height, projection and force requirements too. It is conceivable, however that certain disabled persons will still not be able to operate this type of door. ADA law requires one to accommodate all persons with disabilities.

The supra-majority of all new construction within the US still uses manually operated chute intake doors due to the extra upfront (~ $900 per floor) and higher maintenance costs of the Pneumatic Assist Chute Intake type of doors. Many building owners have chosen to only install the pneumatic assist doors in facilities with a high senior or disabled population and in order to meet the above ADA requirements make it their policy to provide a staff person to assist any individual with disabilities who need assistance in operating the manual operated door.

Trash chute systems have been designed to meet the fire and life safety found within Building Codes. All trash chute intake doors are required to be behind a rated fire-barrier and any door in these walls is required to be a fire-rated door.

This fire-rated-door is required to be self-closing (or automatic-closing upon the detection of smoke), so it has a closer mechanism and positive latch. Because this door is designated as a “fire-door”, per most codes and accessibility standards (including ANSI A117.1 used for FHA compliance), the door opening force for this door is exempt from typical accessibility requirements (maximum 5 pounds) and allowed to have a minimum opening force allowed by the authority having jurisdiction (typically a maximum of 15 pounds). The opening force for the required fire-rated doors in front of trash chute intake doors routinely exceeds 5 pounds and is more typically in the 14-18 pound range.

Requiring the chute intake door to meet accessibility requirements while allowing the fire-rated door in front of the trash chute intake door to not meet the pull force and grasp requirements is illogical. If an individual with accessibility needs cannot open the fire door in front of the trash chute intake then they will not be able to access the non compliant chute. Owners should always have a policy in place to provide assistance to any person who can not access the trash chute (with or without automatic opening doors).

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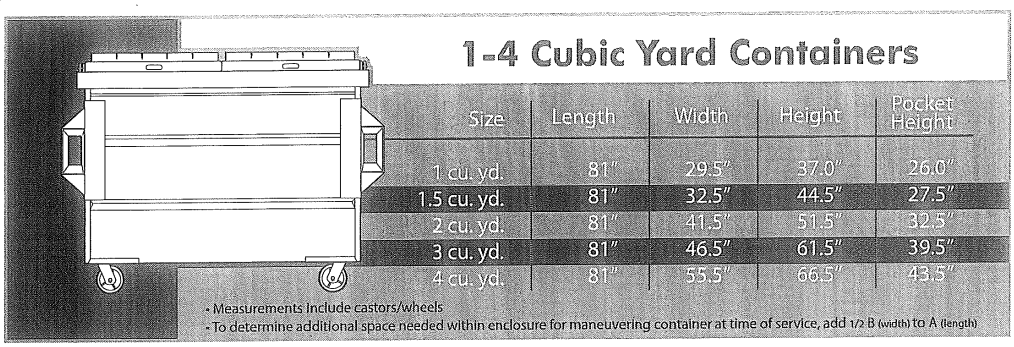
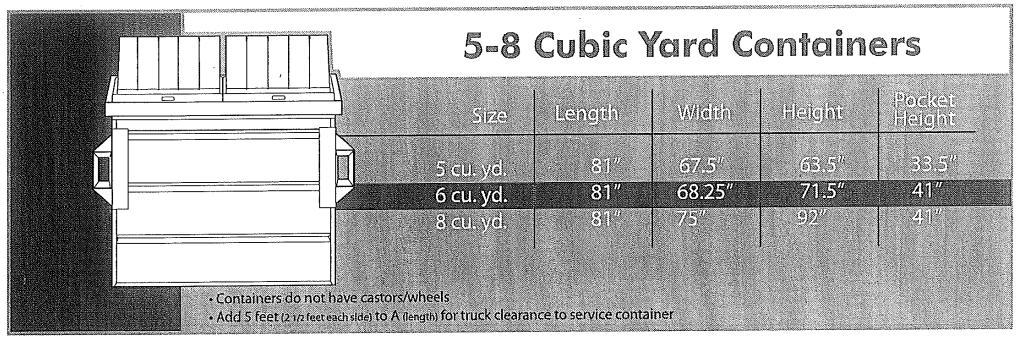
GreenWaste Bins and Carts



1-4 Cubic Yard Containers

Size	Length	Width	Height	Pocket Height
1 cu. yd.	81″	29.5″	37.0″	26.0″
1.5 cu. yd.	81″	32.5″	44.5″	27.5″
2 cu. yd.	81″	41.5″	51.5″	32.5″
3 cu. yd.	81″	46.5″	61.5″	39.5″
4 cu. yd.	81″	55.5″	66.5″	43.5″

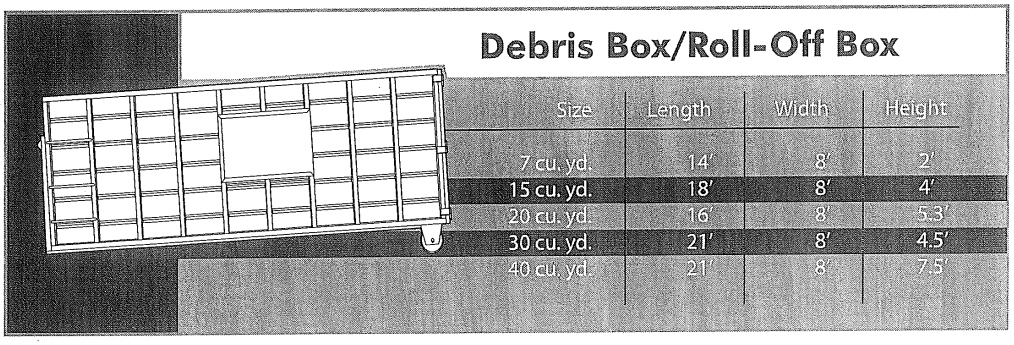
- Measurements include castors/wheels
- To determine additional space needed within enclosure for maneuvering container at time of service, add 1/2 B (width) to A (length)



5-8 Cubic Yard Containers

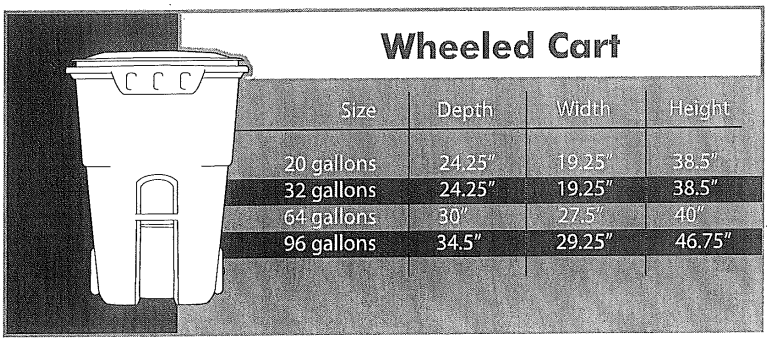
Size	Length	Width	Height	Pocket Height
5 cu. yd.	81″	67.5″	63.5″	33.5″
6 cu. yd.	81″	68.25″	71.5″	41″
8 cu. yd.	81″	75″	92″	41″

- Containers do not have castors/wheels
- Add 5 feet (2 1/2 feet each side) to A (length) for truck clearance to service container



Debris Box/Roll-Off Box

Size	Length	Width	Height
7 cu. yd.	14′	8′	2′
15 cu. yd.	18′	8′	4′
20 cu. yd.	16′	8′	5.3′
30 cu. yd.	21′	8′	4.5′
40 cu. yd.	21′	8′	7.5′



Wheeled Cart

Size	Depth	Width	Height
20 gallons	24.25″	19.25″	38.5″
32 gallons	24.25″	19.25″	38.5″
64 gallons	30″	27.5″	40″
96 gallons	34.5″	29.25″	46.75″

greenwaste of palo alto

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Palo Alto, CA 94303

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Waste and Recycling Compactor (option)

ARCHITECTURAL CUT SHEET

SMARTTRASH STS-500

CHUTE FED COMPACTOR

SPECIFICATIONS

GENERAL

MANUFACTURER'S RATING.....0.40 cu.yds
WASTEC RATING.....0.35 cu.yds
CHAMBER DIMENSIONS.....30"L x 30.5"W
CLEAR CHAMBER OPENING.....30"L x 28.5"W
TOP OPENING.....48"L x 30.5"W
OVERALL DIMENSIONS..... 57"L x 40"W x 68"H
RAM DIMENSIONS.....18"H X 30.5"W
ACCESS DOOR.....27" x 27" x 1/4"
EST. SHIPPING WT (INCL. POWER PACK).....1800 LBS

PERFORMANCE SPECIFICATIONS

RAM CYCLE TIME.....33 secs
VOLUME DISPLACEMENT PER HOUR.....48 cu.yds
RAM PENETRATION (WITH PLOW).....9 inches
RAM FACE PRESSURE (N) @ 1600 psi.....41 psi
RAM FACE PRESSURE (R) @ 1800 psi.....47 psi
RAM FACE PRESSURE (M) @ 3000 psi.....78 psi
PACKING FORCE (N) @ 1600 psi.....22,600 lbs
PACKING FORCE (R) @ 1800 psi.....25,400 lbs
PACKING FORCE (M) @ 3000 psi..... 42,200 lbs
COMPACTION RATIO @ 1600 psi..... 5:1

STRUCTURAL SPECIFICATIONS

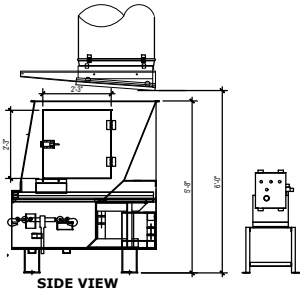
MAIN FRAME & HOPPER.....1/4"plate
IMPACT PLATE .....1/4"plate
FLOOR PLATE.....3/8"plate
RAM FACE.....3/8"plate
RAM TOP & BOTTOM PLATES.....3/8"plate
HINGED RETAINER TEETH .....3/8"plate
RAM PLOW.....3/8"plate
SINGLE SIDE LATCH.....OPTIONAL
CHAIN RATCHET BINDER.....OPTIONAL

ELECTRICAL SPECIFICATIONS

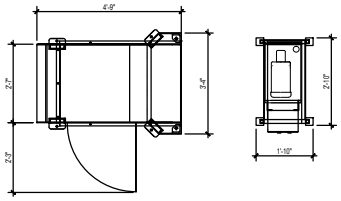
POWER UNIT (UL Listed).....43H x 22W x 37D
MOTOR.....5HP
MOTOR POWER.....208/230/460V
CONTROL VOLTAGE.....120VAC
CIRCUITS CONTROLLER.....PLC PROCESSOR
MONITORS.....80% & 100% FULL
PHOTO EYE SENSOR.....PHOTOCELL
DOOR SAFETY SWITCH.....PROXIMITY
CONTAINER AWAY SWITCH.....PROXIMITY
SMARTTRASH MONITOR .....INCLUDED
WARNING LIGHT.....AUDIO/STROBE

HYDRAULIC SPECIFICATIONS

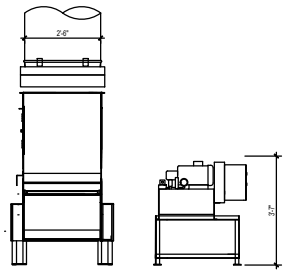
CYLINDERS.....DUAL 3"BORE, 2" ROD
PUMP.....6GPM GEAR TYPE
OIL TANK.....13 GAL
OPERATING PRESSURE.....1600 PSI
RELIEF PRESSURE.....1800 PSI
RATED PRESSURE.....3000 PSI



SIDE VIEW



TOP VIEW



FRONT VIEW

SmartTrash Systems

email: sales@smarttrashsystems.com
web site: www.smarttrashsystems.com

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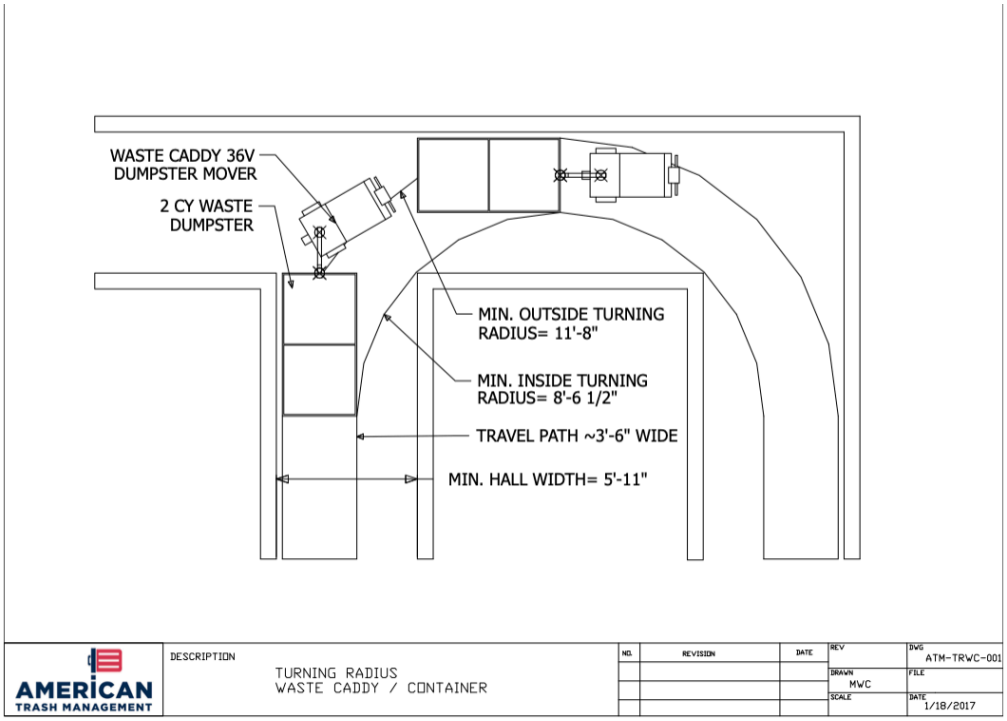
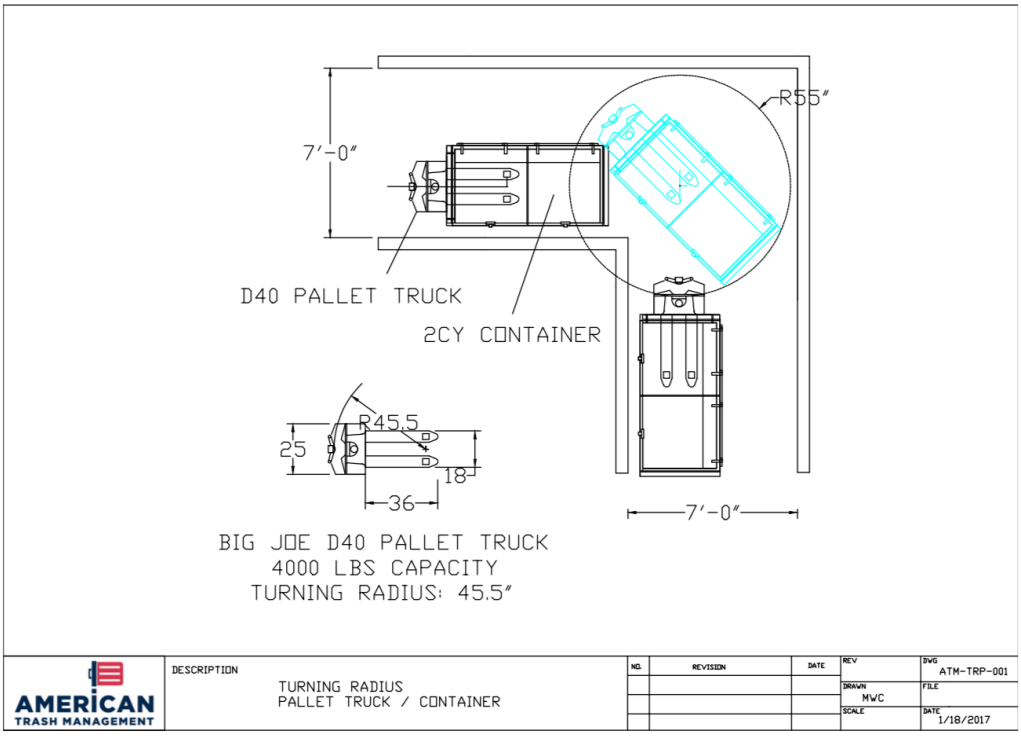
Electric Bin Moving Equipment





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Odor Control

Piian Mini Vaporizer System is a small scale Vaporizer type odor control system for control of odors emitting from garbage compactors, and garbage dumpsters.

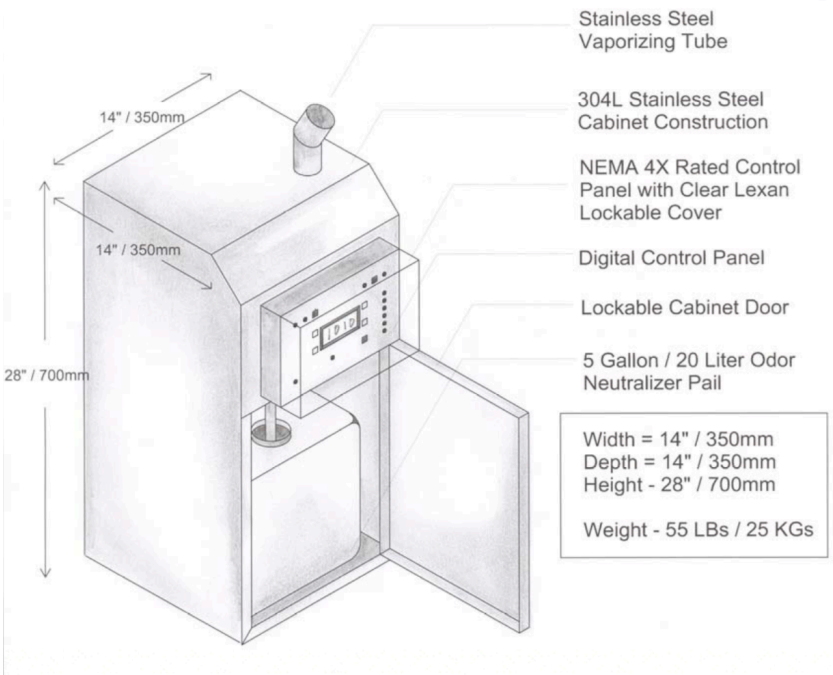
PIIAN MINI VAPORIZER – ALL NATURAL ODOR NEUTRALIZING SYSTEM

BASIC INFORMATION

- This system vaporizes an all natural odor neutralizer solution into odorous environments.
- Odor neutralizer solution is drawn out of a 5 Gallon pail located inside the lower cabinet.
- The odor neutralizer solution is vaporized via a tube on the top of the vaporizer cabinet.
- Once started, the vaporizer system cycles **ON** and **OFF** automatically.

SYSTEM INSTALLATION AND START-UP

- The vaporizer should be mounted on a wall, bracket or other surface. An optional free standing pedestal (Part # MMFP0001) is available if required.
- Mounting tabs are supplied for wall mounting the unit. The mounting tabs are installed backwards on the rear of the unit for shipment, reverse each tab and use anchors to secure the unit to a wall surface.
- Place a full pail of odor neutralizer solution into the lower cabinet; insert the siphon tube and return tube into the pail of odor neutralizer. The odor neutralizer solution is “Ready to Use” strength; no further dilution with water is required.
- Plug the system into any 115 vAC outlet (or 240 vAC if equipped). The control panel will beep to indicate power is on.
- The Piian Mini Vaporizer may be installed to discharge into the open environment around the odor source.
- To convey the vaporized odor neutralizer into a specific location (outside compactors, duct, container, chute etc), run a 1 1/2” diameter flexible hose from the outlet on top of the vaporizer to treatment location. Attach the hose to the vaporizer by pushing one end over the vaporizer's outlet. A duct adapter is available to connect the hose to the side of air ducts / chutes etc.
- IMPORTANT: To avoid the “pooling” of liquid inside the tube, support the tube throughout its run.
- For trash chutes, open compactors or trash storage areas, the vaporizer may be mounted in close proximity to the odor source.



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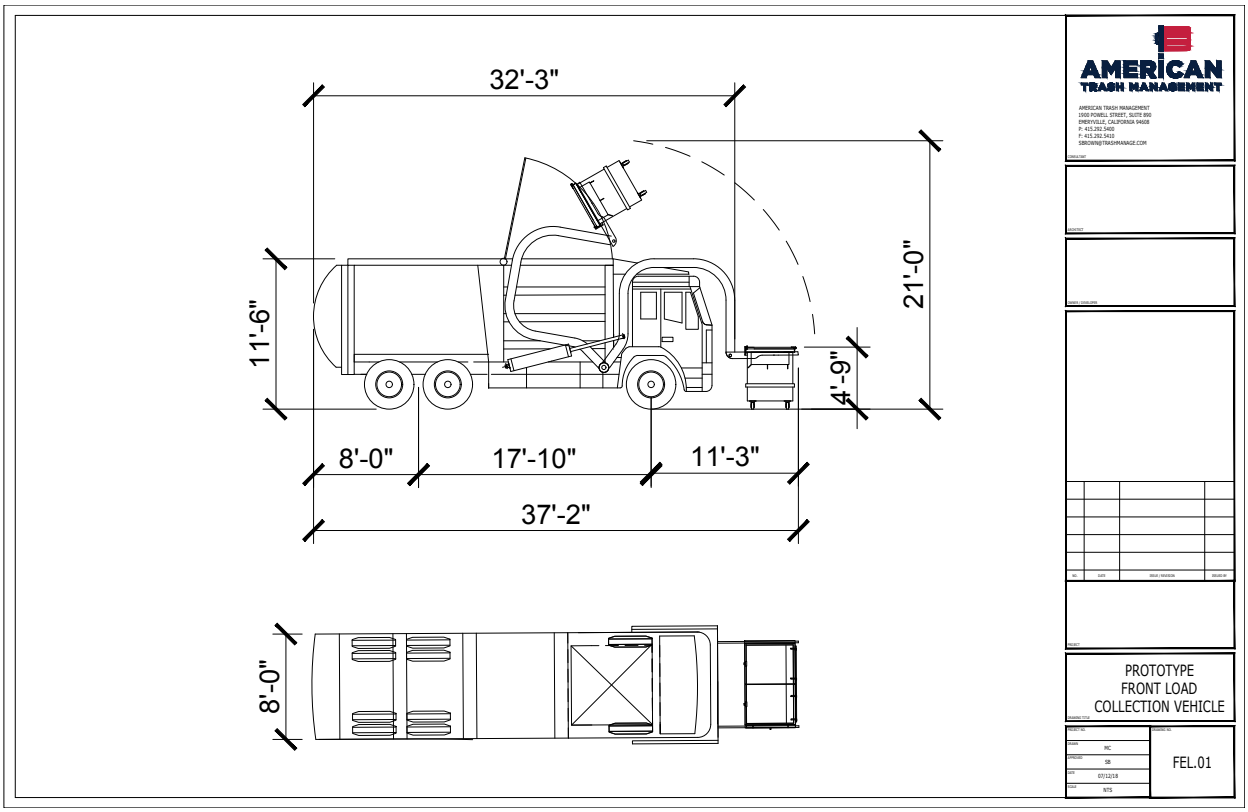
Trash Staging

The recommended front load service requires a 25' minimum clearance height so service cannot take place within the building. A convenient and safe location must be found for trash container staging. This will likely require identifying a loading area that will have minimal impact on the operations of the building and the project's neighbors. Building staff will be responsible for moving bins to and from the staging area on service days. It is expected that building staff will return bins to the trash rooms promptly after they are serviced. If push/pull service is desired, a trash staging room at ground level will need to be provided as the franchised trash hauler will not likely move bins to the street from a basement trash room. If compacted service is elected in the future, however, street staging will be required as push/pull service is not available for compacted bins.

Front Load Trash Truck Noise Levels

Location	Decibel Levels
Banging on Bins when Emptying	100
Behind Garbage Truck (while compacting)	89



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Sample Trash Schedules - Loose Service
Actual schedules to be determined by hauler, building management, and operating trash levels

Bin Type	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
3CY Loose Waste	4		3		3	
3CY Loose Recycle	3		4		3	
3CY Loose Compost					1	
Total	**7**	**0**	**7**	**0**	**7**	**0**

Trash System Equipment Specifications Provided Separately

1. Section 11 82 26 - Waste & Recycling Compactors (option)
2. Section 14 91 81 - Compost Chute
3. Section 14 91 82 - Trash Chutes
4. Section 41 63 23 - Waste Caddy or Electric Pallet Jack for Bin Moving
5. Section 44 31 00 - Odor Control

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Waste, Recycling and Compost Analysis: (Rates reflect the rate increase effective July 1, 2016, still in effect as of 2025). Below is a comparative analysis of the disposal and labor costs of handling waste and recycling in loose versus compacted bins. Please note that the projections below are estimates derived from actual audits of comparable multifamily complexes in California. They are not guaranteed. They are to be used for planning purposes only and may be higher or lower than projected.

RESIDENTIAL WASTE AND RECYCLING SYSTEM ANALYSIS

	Units:	**177**		
Volume Waste:	0.16	cubic yard/week/unit	32.32
Volume Recycling:	0.16	cubic yard/week/unit	32.32
Volume Compost:	0.015	cubic yard/week/unit	3.03
Compaction Ratio	4	to 1	
Staff Labor Rate	$40.00	per hour - 1 person	
Time move bins	0.5	hr to move to unloading area & back	
Rake-Rotate bins	0.15	hr to go to each bin rake or rotate	
Compacted Service	3	cubic yard front load bins	
Loose Waste Service	3	cubic yard front load bins	
Loose Recycling Service	3	cubic yard front load bins	
Loose Compost Service	3	cubic yard front load bins	

COST BENEFIT CALCULATIONS:	PROJECTED	PROJECTED	PROJECTED
SERVICE-Waste	Loose	Compacted	Compacted
SERVICE-Recycling	Loose	Loose	Compacted
SERVICE-Compost	Loose	Loose	Loose
Loose Waste Volume - CY	28.3		
Compacted Waste Volume - CY		7.1	7.1
Loose Recycling Volume - CY	28.3	28.3	
Compacted Recycling Volume - CY			7.1
Loose Compost Volume - CY	2.7	2.7	2.7
Waste Bins/week	10	3	3
Recycling Bins/week	10	10	3
Compost Bins/week	1	1	1
Containers/week/trash room	21	14	7
SYSTEM CAPITAL COST	$0.00	$39,870.00	$79,740.00
WASTE COST/MONTH	$4,602.04	$2,854.56	$2,854.56
RECYCLING COST/MONTH	$0.00	$0.00	$0.00
COMPOST COST/MONTH	$349.76	$349.76	$349.76
BIN RENTAL/MONTH	$672.00	$403.20	$134.40
TRASH COST/MONTH	$5,623.80	$3,607.52	$3,338.72
COMPACTION SAVINGS/MONTH	$0.00	$2,016.28	$2,285.08
STAFF LABOR COST/MONTH	$2,364.18	$1,576.12	$1,268.06
STAFF SAVINGS/MONTH		$788.06	$1,096.12
NET MONTHLY TRASH COSTS	$7,987.98	$5,183.64	$4,606.78
Monthly Trash Cost per Unit	$45.13	$29.29	$26.03
PAYBACK-MONTHS	N/A	14	24

Hauler Push/Pull Fee Per Month **$4,200.00**

RESIDENTIAL CARDBOARD ANALYSIS

ASSUMPTIONS:	UNITS:	177
	BOXES/WK	620

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WASTE AND RECYCLING RATES (PARTIAL) CURRENT RATES - REFLECT CHANGES EFFECTIVE 7/1/16

Rates current as of 7/1/25

City:	Palo Alto	Key Charge	$15.00	
Franchise:	GreenWaste			
Waste rates include recycling				

Multi-Family/Commercial Loose Front Load Waste Rates:

Frequency/Size: x/wk-CY Size	2	3	4	64G Cart
1 x Week	$309.02	$437.20	$581.41	$73.25
2 x Week	$638.63	$913.31	$1,174.26	$163.66
3 x Week	$970.54	$1,388.28	$1,825.48	$254.08
4 x Week	$1,301.30	$1,864.39	$2,448.09	$344.49
5 x Week	$1,630.91	$2,341.65	$3,068.40	$434.91
6 x Week	$1,961.67	$2,817.76	$3,689.87	$525.33

Multi-Family/Commercial Compacted Front Load Waste Rates:

Frequency/Size: x/wk-CY Size	3
1	$951.52

Compost Carts	64-gal cart	96-gal cart	3CY
1 x Week	$58.60	$87.90	$349.76
2 x Week	$130.96	$189.53	
3 x Week	$203.26	$291.16	
4 x Week	$275.60	$392.79	
5 x Week	$347.93	$494.42	
6 x Week	$420.26	$596.06	

Push/Pull Service Per Month	Per Cart	Per Bin
1 x Week	$50.00	$200.00
2 x Week	$100.00	$400.00
3 x Week	$150.00	$600.00
4 x Week	$200.00	$800.00
5 x Week	$250.00	$1,000.00
6 x Week	$300.00	$1,200.00

Monthly Bin Rental Fee	
2CY	$52.50
3CY	$67.20
4CY	$67.20

Chute Fed Compactor Cost	$39,870.00	STS-500X, 2-3CY Towable bins, tax, ship Install
Custom Narrow Compost Bin	$7,362.00	3CY custom narrow bin, tax, ship

The system capital costs above are estimates utilized for planning purposes only. Pricing includes tax, shipping, and install costs. Due to frequently changing values, do not use these estimates for any other purpose.

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Santa Clara Valley Urban Runoff Pollution Prevention Program

Date Form Completed: 2025-11-12

Completed by: MD

Provision C.3 Data Form

Which Projects Must Comply with Stormwater Requirements?

Effective July 1, 2023, the following projects must comply with Stormwater Requirements:

- **All development/redevelopment projects** (except single-family home projects) that create and/or replace **5,000 sq. ft.** or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.
- **All large single-family home projects** that create and/or replace **10,000 sq. ft.** or more of impervious surface on the project site must also fill out this worksheet.

These projects are called **Regulated Projects.** The Regulated Project area includes portions of the public right-of-way that are developed or redeveloped as part of the Regulated Project.

Excluded Projects - Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-surfacing, and smaller single-family homes that are not part of a larger plan of development are **NOT** required to complete this worksheet.

What is an Impervious Surface?

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, gravel surfaces, and any other continuous watertight pavement or covering.

Pervious pavement, underlain with pervious soil and pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

For More Information

The SCVURPPP C.3 Stormwater Handbook provides more information on selection of site design, source control, and treatment measures for a development project as well as guidance on preparing a stormwater control plan.

1. Project Information

Project Name: 3781 El Camino Real **APN #** 132-41-019, 020, 083 & 084

Project Address: 3781 El Camino Real, Palo Alto, CA

Cross Streets: El Camino Real & Curtner Ave

Applicant/Developer Name: Sares Regis Group

Project Phase(s): 1 **of** _____ **Engineer:** Kier & Wright

Project Type (Check all that apply): ☐ New Development ☑ Redevelopment

☐ Private ☐ Public ☐ Large Detached Single-Family Home

☑ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use ☐ Institutional

☐ Other _____

Project Description: New multi-family residential builidng

Project Watershed/Receiving Water (creek, river or bay): Matadero Creek

2. Project Size

a. Total Site Area: 62,204 (ft²)		b. Total Land Area Disturbed During Construction: 62,204 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	56,723	0	54,142	0	54,142
d. Total off-site IA[3]	5,297		4,740	0	4,740
e. Total project IA	62,020	0	58,882	0	58,882
f. Total new and replaced IA			58,882		
Pervious Area (PA)[4]					
g. Total on-site PA	6,302				8,062
h. Total off-site PA[3]	78				1,456
i. Total project PA	6,380				9,518
j. **Total Project Area (2.e.+2.i.)**	68,400				68,400
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 85.75343					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 43,560 ft² (1 acre) or more?

- ☑ Yes, applicant must obtain coverage under the State Construction General Permit (see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
- ☐ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.f. equal to **5,000** ft² or more, or **10,000** ft² for single family homes?

- ☑ Yes, C.3. source control, site design and treatment requirements apply
- ☐ No, C.3. source control and site design requirements may apply – check with local agency

b. For redevelopment projects, is #2.k. equal to 50% or more?

- ☑ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire on-site area
- ☐ No, C.3. requirements only apply to the impervious area created and/or replaced

5. Hydromodification Management (HM) Applicability:

a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

- ☐ Yes (continue)
- ☑ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? www.scvurppp.org/hmp-map

- ☐ Yes, the project must implement HM requirements
- ☐ No, the project is exempt from HM requirements

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- ❑ Minimize land disturbed (e.g., protect trees and soil)
- ❑ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- ☑ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)
- ❑ Cluster structures/ pavement
- ☑ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- ❑ Pervious pavement
- ❑ Green roof
- ☑ Other self-treating[5] area (e.g., landscaped areas)
- ☑ Self-retaining[5] area
- ❑ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use) [6]
- ❑ Preserved open space
- ❑ Protected riparian and wetland areas/buffers
- ❑ Other _____

Source Control Measures

- ❑ Wash area/racks, drain to sanitary sewer[7]
- ❑ Covered dumpster area, drain to sanitary sewer[7]
- ☑ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[7]
- ☑ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- ❑ Outdoor material storage protection
- ❑ Covers, drains for loading docks, maintenance bays, fueling areas
- ☑ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☑ Storm drain labeling
- ❑ Other _____

Treatment Measures

- ❑ None (all impervious surface drains to self-retaining areas)

LID Treatment

- ❑ Bioretention area
- ☑ Flow-through planter
- ❑ Tree Well Filter or Trench with bioretention soils
- ❑ Rainwater harvest/use (e.g., cistern for designated use, sized for C.3.d treatment)
- ❑ Pervious pavement, sized for C.3.d treatment
- ❑ Infiltration trench
- ❑ Infiltration well/dry well
- ❑ Subsurface Infiltration System (e.g., vault or large diameter conduit over drain rock)
- ☑ Other Silva Cells _____

Non-LID Treatment Methods

- ❑ Proprietary high flow rate tree box filter[8]
- ❑ Proprietary high flow media filter (sand, compost, or proprietary media)[8]
- ❑ Vegetated filter strip[9]
- ❑ Extended detention basin[9]
- ❑ Vegetated swale[9]
- ❑ Other _____

Flow Duration Controls for Hydromodification Management (HM)

- ❑ Extended Detention basin
- ❑ Underground tank or vault
- ❑ Bioretention with outlet control
- ❑ Other _____

[5] See SCVURPPP C.3 Stormwater Handbook for definitions.

[6] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.

[7] Subject to sanitary sewer authority requirements.

[8] These treatment measures are only allowed if the project qualifies as a "Special Project".

[9] These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).

7. Stormwater Treatment Measure (STM) Sizing for Projects with Treatment Requirements

Stormwater Treatment Measure (STM)	Hydraulic Sizing Criteria Used*
Flow-through planter concrete lined w/ underdrain	2c
Choose from list	Choose from list
Choose from list	Choose from list
Choose from list	Choose from list

*Key: 1a: Volume – WEF Method
1b: Volume – CASQA BMP Handbook Method
2a: Flow – Factored Flood Flow Method
2b: Flow – CASQA BMP Handbook Method
2c: Flow – Uniform Intensity Method
3: Combination Flow and Volume Design Basis

8. Additional Stormwater Treatment of Non-Regulated Areas - Is the project providing stormwater treatment for non-regulated impervious area that is not included in **Item 2 Project Size**? For example, stormwater treatment of right-of-way areas that are outside the project footprint, or treatment measures that are treating more right-of-way impervious area quantities than required.

☑ Yes, complete the table below
☐ No

Additional Stormwater Treatment of Non-Regulated Areas

Non-Regulated Area Draining to Treatment Measure			Treatment Measures	Hydraulic Sizing Criteria
Impervious Area Treated (ft^2)	Pervious Area Treated (ft^2)	Total Area Treated (ft^2)		
DMA 4		2460	Flow-through planter concrete lined w/ u	2c
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list

9. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☑ Yes ☐ No Name of Third-party Reviewer Erin Slezak, PE – Schaaf & Wheeler

10. Operation & Maintenance Information

A. Property Owner's Name: El Camino Retail, LLC

B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:

a. Name: _____

b. Address: _____

c. Phone/E-mail: _____

This section to be completed by Municipal staff.

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☐ Other mechanism that assigns responsibility (describe below):

_____

This section to be completed by Municipal staff (Note: This is an optional section that agencies should modify per their internal review and tracking process.)

Reviewed:

Community Development Department

☐ **Planning Division**

☐ **Building Division**

Public Works Department

☐ **Engineering**

☐ **Other (Specify)**

Return form to: _____

Data entry performed by: _____

						Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
4.1 Planning and Design			**Code Section**	**Y**	**N**									
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2	X		**Cvil Sheets**	☐							
Mandatory	**Tier 2 Mand.**	Topsoil protection - Tier 2 requirements	PAMC 16.14.070/ A4.106.2.3	X		**Civil Sheets**	☐							
Mandatory	**Mandatory**	Grading and paving	4.106.3	X		**Civil Sheets, Landscape Sheets**	☐							
Mandatory	**Tier 2 Mand.**	Water permeable surfaces for 30% - Tier 2 requirements	A4.103.1	X		Arch Sheets, T24	☐							
Mandatory	**Tier 2 Mand.**	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.14.070/ A4.106.5	X		**Arch Sheets, T24**	☐							
Mandatory	**Tier 2 Mand.**	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	X		**Arch Sheets, Electrical Sheets**	☐							
Mandatory	**Mandatory**	EV Charging: New single family residences	PAMC 16.14.420/ A4.106.8.1		X	**N/A**								
Mandatory	**Mandatory**	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X		**Arch Sheets, Electrical Sheets**								
Mandatory	**Mandatory**	EV Charging: New Hotels	PAMC 16.14.420/A4.106.8.3		X	**N/A**								
Mandatory	**Mandatory**	Bicycle Parking [MF] (locally amended)When an addition or change of use results in increased parking	PAMC 18.54.060/ A4.106.9	X		Arch Sheets, Landscape Sheets								
Electives (choose 4)	**Elective**	Site selection	A4.103.1		X	**Demolition under separte Permit**	☐							
Electives (choose 4)	**Elective**	Community connectivity	A4.103.2	X		**Planning**	☐							
Electives (choose 4)	**Elective**	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.090/ A4.104.1		X		☐							
Electives (choose 4)	**Elective**	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.130/ A4.105.1		X	**Demolition under separate Permit**	☐							
Electives (choose 4)	**Elective**	Reuse of existing materials (Locally amended)	PAMC 16.14.130/ A4.105.2		X	**Demolition under separate Permit**	☐							
Electives (choose 4)	**Elective**	Soil analysis	A4.106.2.1	X		**Landscape Notes**	☐							
Electives (choose 4)	**Elective**	Soil protection	A4.106.2.2	X		**Landscape Notes**	☐							
Electives (choose 4)	**Elective**	Landscape design	A4.106.3	X		**Landscape Notes**	☐							
Electives (choose 4)	**Elective**	Vegetated roof	A4.106.6		X		☐							
Electives (choose 4)	**Elective**	Reduction of heat island effect for nonroof areas	A4.106.7	X		**Landscape Notes**	☐							
Electives (choose 4)	**Elective**	Light pollution reduction (Locally amended)	PAMC 16.14.170/ A4.106.10	X		**Electrical Sheets**	☐							
Electives (choose 4)	**Elective**	Innovative concepts and local environmental conditions	A4.108.1		X		☐							
PAMC 16.17 Energy Reach Code														
Mandatory	**Mandatory**	**Effective April 1, 2020:** All-Electric Design with performance approach specified within the 2019 California Energy Code shall be used to demonstrate the energy budget calculated for the proposed design building is no greater than the energy budget calculated for the Standard Design Building. Exception: Detached newly constructed Accessory Dwelling Units, ADU's	PAMC 16.17.110/ 2016 Title 24, Part 6	X		Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.	☐							
4.3 Water Efficiency and Conservation														
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X		**Plumbing Sheets**	☐							
Mandatory	**Mandatory**	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2		X	**N/A**	☐							
Mandatory	**Mandatory**	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X		**Plumbing Sheets**	☐							
Mandatory	**Mandatory**	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2	X		**Plumbing Sheets**	☐							
Mandatory	**Mandatory**	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X		**Plumbing Sheets**	☐							
Mandatory	**Mandatory**	Indoor Water Use: [MF] Lavatory faucets in common and public use areas (0.5 gpm at 60 psi)	4.303.1.4.2	X		**Plumbing Sheets**	☐							
Mandatory	**Mandatory**	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3		X	**N/A**	☐							
Mandatory	**Mandatory**	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X		**Plumbing Sheets**	☐							
Mandatory	**Mandatory**	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2019 Plumbing Code)	4.303.2	X		**Plumbing Sheets**	☐							
Mandatory	**Mandatory**	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X		**Landscape Sheets**	☐							
Mandatory	**Mandatory**	Recycled water supply systems [N]	4.305.1		X	**N/A**	☐							
Mandatory	**Tier 2 Mand.**	Recycled water for landscape irrigation [MF only][AA] (when landscape >1,000 sq. ft)	PAMC 16.14.230/ A4.305.3	X		**Landscape Sheets, Irrigation Calcs**	☐							
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1		X	Plumbing Sheets	☐							
Electives (choose 3)	**Elective**	Alternate water sources for nonpotable applications	A4.303.2		X		☐							
Electives (choose 3)	**Elective**	Appliances	A4.303.3	X		Arcc Sheets	☐							
Electives (choose 3)	**Elective**	Nonwater supplied urinals and waterless toilets	A4.303.4		X		☐							
Electives (choose 3)	**Elective**	Hot water recirculation systems	A4.303.5		X		☐							
Electives (choose 3)	**Elective**	Rainwater catchment systems	A4.304.1		X		☐							
Electives (choose 3)	**Elective**	Potable water elimination	A4.304.2	X		Landscape Sheets	☐							
Electives (choose 3)	**Elective**	Irrigation metering device (locally amended)	PAMC 16.14.220/ A4.304.3	X		Landscape Sheets								
Electives (choose 3)	**Elective**	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.230/ A4.305.1		X		☐							
Electives (choose 3)	**Elective**	Recycled water piping (Locally amended)	PAMC 16.14.230/ A4.305.2		X		☐							
Electives (choose 3)	**Elective**	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.230/ A4.305.3		X		☐							
Electives (choose 3)	**Elective**	Innovative concepts and local environmental conditions	A4.306.1		X		☐							
4.4 Material Conservation and Resource Efficiency														
Mandatory	**Tier 2 Mand.**	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 / A4.405.3.1	X		SPECS	☐							
Mandatory	**Mandatory**	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1	X		**CALGREEN SHEETS**	☐							
Mandatory	**Mandatory**	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of 65%)	PAMC 16.14.260/ 4.408.1	X		**SPECS**	☐							
Mandatory	**Mandatory**	Construction waste management plan in Green Halo	A4.408.2	X		**SPECS**	☐							
Mandatory	**Mandatory**	Waste management company	4.408.3	X		**SPECS**	☐							
Mandatory	**Mandatory**	Operation and maintenance manual provided to the building owner	4.410.1	X		**SPECS**	☐							
Mandatory	**Mandatory**	Recycling by occupants (≥ 5 multi-family units)	4.410.2	X		**Arch Sheets**	☐							
Electives (choose 4)	**Elective**	Reduction in cement use - 25%	PAMC 16.14.250/ A4.403.2		X		☐							
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4.404.1	X		**Structural Sheets**	☐							
Electives (choose 4)	**Elective**	Efficient framing techniques - Dimensions and layouts	A4.404.2		X		☐							
Electives (choose 4)	**Elective**	Efficient framing techniques - Building systems	A4.404.3	X		**Structural Sheets**	☐							
Electives (choose 4)	**Elective**	Efficient framing techniques - Pre-cut materials and details	A4.404.4		X		☐							
Electives (choose 4)	**Elective**	Prefinished building materials	A4.405.1	X		**Arch Sheets**	☐							
Electives (choose 4)	**Elective**	Concrete floors	A4.405.2		X		☐							
Electives (choose 4)	**Elective**	Use of building materials from rapidly renewable sources	A4.405.4		X		☐							
Electives (choose 4)	**Elective**	Drainage around foundations	A4.407.1		X		☐							
Electives (choose 4)	**Elective**	Roof drainage	A4.407.2	X		**Civil Sheets**	☐							
Electives (choose 4)	**Elective**	Flashing details	A4.407.3	X		**Arch Details**	☐							
Electives (choose 4)	**Elective**	Material protection	A4.407.4	X		**CALGREEN SHEETS**	☐							
Electives (choose 4)	**Elective**	Door protection	A4.407.6	X		**Arch Sheets**	☐							
Electives (choose 4)	**Elective**	Roof overhangs	A4.407.7	X		**Arch Sheets**	☐							
Electives (choose 4)	**Elective**	Innovative concepts and local environmental conditions	A4.411.1		X		☐							

						Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
4.5 Environmental Quality			**Code Section**	**Y**	**N**									
Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type (all-electric on of after April 1, 2020)	4.503.1		X	**N/A**	☐							
Mandatory	**Mandatory**	Covering of duct openings, protection of mechanical equipment during construction	4.504.1	X		**Mech Notes**	☐							
Mandatory	**Mandatory**	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Mandatory**	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Mandatory**	Aerosol paints and coatings	4.504.2.3	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Mandatory**	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Mandatory**	Carpet systems compliant with VOC limits	4.504.3	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Mandatory**	Carpet cushion	4.504.3.1	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Mandatory**	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Tier 2 Mand.**	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.14.070/ A4.504.2	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Mandatory**	Composite wood products	4.504.5	X		**CALGREEN SHEETS**	☐							
Mandatory	**Mandatory**	Concrete slab foundations - vapor retarder required	4.505.2	X		**Arch Details**	☐							
Mandatory	**Mandatory**	Capillary break for slab-on-grade foundations	4.505.2.1	X		**Arch Details**	☐							
Mandatory	**Mandatory**	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3	X		**CALGREEN SHEETS, SPECS**	☐							
Mandatory	**Mandatory**	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1	X		**Mech Sheets**	☐							
		1. ENERGY STAR fans ducted to outside of building.		X		**Mech Sheets**								
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system		X		**Mech Sheets**								
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max		X		**Mech Sheets**								
Mandatory	**Mandatory**	Heating and air conditioning system design	4.507.2	X		**Mech Sheets**	☐							
Mandatory	**Mandatory**	Indoor Air Quality Management Plan	PAMC 16.14.410	X		**Mech Notes**								
Electives (1)	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.265/ A4.504.1	X		**CALGREEN SHEETS, SPECS**								
Electives (1)	**Elective**	Thermal insulation	PAMC 16.14.270/ A4.504.3	X		**Arch Details, T24 Calcs.**								
Electives (1)	**Elective**	Construction filters [HR]	A4.506.2	X		**Mech Notes**								
Electives (1)	**Elective**	Direct-vent appliances	A4.506.3				☐							
Electives (1)	**Elective**	Innovative concepts and local environmental conditions.	A4.509.1				☐							

Legend:

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

ADU Exception:
Free standing detached Accessory Dwelling Units of new construction shall meet the following:
1. California Green Building Standards Code Mandatory plus Tier 2 prerequisite requirements.
2. No Planning and Design electives.
3. Two (2) Water Efficiency and Conservation electives.
4. Two (2) Material Conservation and Resource Efficiency electives.
5. One (1) Environmental Quality elective.

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Pete Kennedy
Print Name

pete@brightgreenstrategies.com
Phone or Email

07/12/2024
Date

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE ON APRIL 1, 2020

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

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

Sign A.C. Williams

Andrew Williams
Print Name

andrew@brightgreenstrategies.com
Phone or Email

07/12/2024
Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

After construction is complete submit the following at the City Development Center to schedule your final inspection:

- ☐ Construction debris receipts from an approved facility using Green Halo.
- ☐ If HERS testing was required per the homes energy report, attach the completed forms.
- ☐ If there were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) rerun the report and attach it.

I certify that:

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

Through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report for the home, unless the new report is provided as an attachment.

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

CITY STAMPS ONLY

Project Address:
3781 El Camino Real, Palo Alto, CA
2019 **RESIDENTIAL CHECKLIST - CALGREEN + TIER 2**

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp
City of Palo Alto Green Building Ordinance 5481 (PAMC 16.14 Amendments) http://library.amlegal.com/nxt/gateway.dll/California/paloalto_ca/paloaltomunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:paloalto_ca

2019 RESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN + TIER 2**

Version 05/20

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

GB-1
Tier 2