BUENA VISTA COMMONS | COVER SHEET

3980 EL CAMINO REAL, PALO ALTO, CA 94306 | 04/10/2024 | SANTA CLARA COUNTY HOUSING AUTHORITY

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

VAN METER WILLIAMS POLLACK LLP

PROJECT IMAGE

PROJECT DESCRIPTION

Buena Vista Village Mobile Home Park (BVMHP) is a mobile home park in Palo Alto located at 3980 El Camino Real. The lot (APN 137-11-103) is currently zoned RM-20. The property now contains a variety of housing types, including RVs, park model RVs, mobile homes, cottages, and a single-family home.

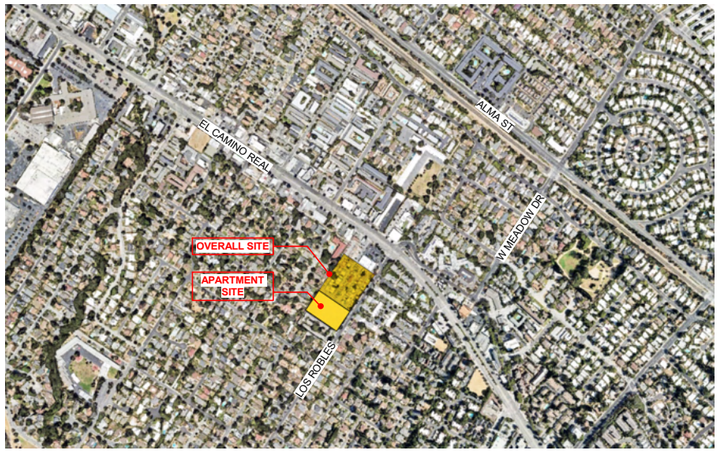
BVMHP will be redeveloped as a hybrid model that includes both coaches and a multi-family apartment building. The park will split into two parcels, with approximately two-thirds of the park remaining a mobile home park and receiving all new utilities and coaches. One-third will be redeveloped into a multi-family apartment. The project also includes a new streetscape design along Los Robles Ave for the entire street frontage along the 2 parcels.

This entitlements application includes the new apartment building and the street frontage. Upgrades to the new mobile home park site will be reviewed for permitting by California HCD.

Buena Vista Commons is a new 3-story apartment building consisting of 61 family units- with unit sizes ranging from Junior 1BR, 1BR, 2BR and 3BR units. The project also includes a shared courtyard and amenities such as a community room, Teen room & homework club, bike room, laundry room and storage areas. Management offices and resident services are located off a main entry and lobby.

The new streetscape design along Los Robles Ave includes new parallel parking, trees, stormwater treatment areas, sidewalk, all while maintaining the existing bike lane. A new shared driveway entrance from Los Robles will create a main street with access for residents and visitors to both the park and the apartments.

VICINITY MAP



APPROVAL STAMPS

RECEIVED, REVIEWED & REVISION STAMPS

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ID	DATE	NAME

Project:

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505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

PROJECT DESCRIPTION

JOB #: 2222.1
SCALE: 1/4" = 1'-0"

A0.00

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024

PROJECT DIRECTORY

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SHEET INDEX & PROJECT DIRECTORY

JOB #2222.1
SCALE: 3/8" = 1'-0"

A0.01

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

SITE CONTEXT - PARCEL INFORMATION

The existing Buena Vista Mobile Home Park site is a single parcel of gross area 4.5 acres, with APN 137-11-103. The project site is approximately 1.692 acres out of the existing 4.5 acres.

The scope of the proposed affordable apartment project will include a new tentative map that identifies the extents of the Apartment Site and the remaining Mobile Home Park (MHP) Site. The Apartment Site will contain the new affordable apartment building, and is indicated by the new property line shown. The MHP Site will continue to remain a mobile home park, with upgraded mobile home units and will be entirely permitted by the California Department of Housing and Community Development (HCD).

The affordable apartment project will require removal of the existing mobile home units on the Apartment Site, along with the existing office, a single family home and the maintenance shed, as well as re-configuring circulation on that portion of the site.

DENSITY BONUS - Apartment Site:

80% Density Bonus:
In accordance with the requirements of PAMC 18.15.030 (d) and California Government Code § 65915 (amended as per AB 1763), the project requests a 80% density bonus to increase the allowed residential density of the site.

Allowed: 20 du/Ac max (34 Units total)
Proposed: 36.05 du/Ac (61 Units total)
Site Area x Density bonus x Allowed Density = 1.69 x 1.8 x 20 = 61 units

'Parking Incentive:
The project requests by right parking incentives as defined in PAMC 18.15.050 (a)

Required: 1 per micro unit, 1 per studio unit, 1 per 1-bedroom unit, 2 per 2-bedroom or larger unit
Incentive: 1 per micro unit, 1 per studio unit, 1 per 1-bedroom unit, 1.5 per 2 or 3-bedroom unit, 2.5 per 4-bedroom or larger unit

PROPOSED CONCESSIONS - Apartment Site:

Building Height Limit:
The project requests an increase of 6' in the building height limit, as defined in PAMC 18.15.050 (d)(iii)
Allowed: Maximum 30' from existing grade
Concession: Maximum 50'
Proposed: 3 stories/ 36' 0" Top of Parapet

Ground floor unit entry [18.24.040 (b)(4) E]:
Required: Minimum 80% of ground floor units facing public right-of-way/publicly accessible path/open space to have have a unit entry with direct access to the sidewalk, path, or open space.
Proposed: No ground floor unit entries provided

Facade breaks [18.24.040 (b)(2) (B)]:
Required: Minimum facade break of 4' wide, 2' deep, and 32 square feet area for every 36 to 40 feet of facade length
Proposed: Smaller facade breaks are provided along all facades, especially where material changes occur- but these are not all 2' deep

Frontage requirements [18.24.060 (c)(7) 1.]:
Required: Portion of the site frontage facing a street devoted to garage openings, carports, surface parking, loading entries, or utilities access is a maximum of 25%
Proposed: 28% of the Los Robles street frontage is currently devoted to parking/loading/utilities

PROPOSED WAIVERS - Apartment Site:

F.A.R.:
Allowed by Zoning: 0.5 max
Proposed: 1.00

Landscape/Open Space Coverage:
Required Landscape/Open Space Coverage: Minimum 35% of site area
Proposed: 17,677 SF = 24.0% of site area

Private Open Space:
Required private open space: Minimum 50 SF per dwelling unit
Proposed: 0 SF per dwelling unit

Parking Facility Design- Tree Canopy Area:
Required tree canopy area for surface parking facility: Minimum 50%
Proposed: 7,833 SF (33% of parking lot surface area)

HOUSING REPLACEMENT INFORMATION	Existing Units (all to be demolished)	New Units
Parcel A (Apartment Site)	14 mobile homes 1 single family residence *(part of the building where the prop mgmt office is currently located)*	61 apartment units
Parcel B (MHP Site)	64 mobile homes	44 mobile homes
TOTAL	79 Units to be demolished	105 New Units to be built

BMR Units	Proposed
Parcel A (Apartment Site)	60 apartment units
Parcel B (MHP Site)	44 mobile homes
TOTAL	104 BMR Units + 1 Manager's Unit *(in apt bldg)*

FUNDING SOURCES:

Apartments:
Tax Credit Equity (TCAC) and bonds (CDLAC)
County of Santa Clara
Housing Authority Moving-to-Work (MTW)
California HCD - Multifamily Housing Program (MHP)
Federal Home Loan Bank, Affordable Housing Program (AHP)

Mobile Home Park:
Housing Authority Moving-to-Work (MTW)
HCD CalHome
HCD MORE program funds
County of Santa Clara
City of Palo Alto

APARTMENT SITE - PLANNING INFORMATION & ZONING SUMMARY

APPLICABLE CODES & REGULATIONS:
Palo Alto Municipal Code (PAMC)
Palo Alto 2030 Comprehensive Plan
California Building Code 2022
Palo Alto code - 2022 CalGreen Tier 2
California Government Code § 65915 (State Density Bonus Law)
California Government Code Title 7 Division 1 Chapter 4.5

ZONING & COMP PLAN	EXISTING/ALLOWED	PROPOSED CONDITIONS	SHEET REF.
COMP PLAN LAND USE DESIGNATION	Multifamily Residential	Multifamily Dwellings Permitted by Right	
ZONING DISTRICT	RM-20 (Low Density Multiple-Family Residence District)	High-density multifamily housing	
FEMA FLOOD ZONE	N/A	FFE: 47.58 (FFE = First Floor Elevation)	C-2.0
LOT AREA	196,020 SF or 4.5 acres (total current parcel)	Parcel A Gross Site Area = 73,711.33 SF or 1.692 acres Parcel A Net Area* = 63,504.61 SF or 1.458 acres *(*excludes private street & storm drain easement)*	T-map
WUI ZONE per General Plan	No	N/A	

HOUSING	REQUIRED	PROPOSED	SHEET REF.
INCLUSIONARY / AFFORDABLE HOUSING	No affordable housing requirement for site. Unit sizes as per CTCAC requirements.	Affordable = 61 units (2 - Junior 1BR, 27 - 1BR, 16 - 2BR, 15 - 3BR) Unit sizes exceed CTCAC requirements.	A0.04
		60 units + 1 manager's unit (2BR)	
	TOTAL RESIDENTIAL UNITS	**61 units**	

DEVELOPMENT STANDARDS: RM-20 DISTRICT, PAMC 18.13	ALLOWED/REQUIRED	PROPOSED	SHEET REF.
Site Area	196,020 SF or 4.5 acres (total current parcel)	Parcel A Gross Site Area = 73,711.33 SF or 1.692 acres Parcel A Net Area* = 63,504.61 SF or 1.458 acres (*excludes private street & storm drain easement)	T-map
F.A.R. (calculated using net site area)	Max. 0.5 [31,752.31 SF]	1.0 [63,291 SF] see Waivers	A0.04
Lot Coverage	Max. 35%	20,373 SF/63,291 SF = 28%	A0.04
Density	Max. 20 du/AC (=34 units)	36.05 du/AC (=61 units) see Density Bonus	A0.04
Floor Area	N/A	First Floor: 20,373 SF Second Floor: 21,380 SF Third Floor: 21,380 SF Roof: 158 SF Total: 63,291 SF	A0.04
Building Height Per PAMC 18.04.030 Definitions (67) Height	**30'** Vertical distance above grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The height of a stepped or terraced building is the maximum height of any segment of the building.	**3 Stories** Building : 36' 0" Top of Parapet 35' 0" Top of Elevator Penthouse see Concessions	A3.20
Setbacks	Min. Front Yard: 20' Min. Side Yard (interior): 10' Min. Rear Yard (interior): 10' Street Side and Rear Yards: 16'	Front setback at Los Robles: 30' (20' from 10' easement line) Interior Side setback along Street 1: Minimum 35' 5" from the new interior property line Interior Side setback along shared property line with Alta Housing project: Minimum 72' 8" Rear: 70' 8" to rear building facade	A0.10
Open Space Requirements Per PAMC 18.04.030 Definitions (75.5), (142)	Site open space: 35% Usable open space: Min. 150 SF per unit Common open space: Min. 75 SF per unit *(Usable open space may include common open space)* Private open space: Min. 50 SF per unit	Site open space: 24.0% (includes both softscape and hardscape areas) see Waivers Usable open space: 9,173 SF = 150.4 SF per unit Common open space: 5,463 SF = 89.56 SF per unit Private open space: 0 SF per unit see Waivers	A0.04

VEHICULAR PARKING	REQUIRED	PROPOSED	SHEET REF.
Resident Parking	77 spaces (as per by-right parking incentives: 1 per 1BR or smaller unit, 1.5 per 2BR or 3BR unit)	79 spaces Parking Ratio: 1.30 See Density Bonus	A0.11
Accessible Spaces Per CBC 2022 11B-208.2.3.1 Parking for Residents	5% of spaces Per CBC 2022, table 11B-208.2	4 spaces (5.1% of 79 spaces) (3 standard accessible spaces, 1 van-accessible space)	A0.11
EV Spaces Per PAMC 16.14.420 Section A4.106.8.2	Each residential parking space to either have Level 2 EVSE or be Level 2 EV-Ready (Low Power Level 2 EVSE acceptable for 60% total EV parking spaces). 25% of guest parking to be EV-ready at minimum, with atleast 5% with EVSE installed	48 spaces with EVSE (61% of all spaces) 31 EV Ready spaces (39% of all spaces)	A0.11
PARKING SPACES & ACCESS DRIVE	**REQUIRED**	**PROPOSED**	**SHEET REF.**
Parking Space Size Per PAMC 18.54.070 Parking Design Tables and Figures	8.5' min. x 17.5' min. - Standard 9' min. x 18' min. - Accessible Compact spaces not allowed	61 Standard spaces - 9' x 18' 3 Standard accessible spaces- 9' x 18' 1 Van-accessible spaces- 12' x 18' 14 spaces with 2' overhang over landscape area- 9' x 18' (including overhang)	A0.11
Access Drives: Minimum Parking Drive Aisle width for 90 degree parking	Min. 24' Aisle width between stall lines	Min. 24' at Drive Aisle	A0.11
BICYCLE PARKING	**REQUIRED**	**PROPOSED**	**SHEET REF.**
Bicycle Parking Per PAMC 18.52.040 Off-Street Parking, Loading and Bicycle Facility Requirements	61 Long Term (LT) spaces: 1 space per unit, 100% LT bicycle parking 6 Short Term (ST) spaces: 1 space for each 10 units, 100% ST bicycle parking	72 LT spaces (>1 space per unit): Secure Bike room in apartment building with locking facility 6 ST spaces: 3 Bike racks near primary building entrance	A0.11

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SAN JOSE, CA 95110

PROJECT STATS AND CODE SUMMARY

JOB #2222.1
SCALE:

A0.02A

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

CONSTRUCTION FIRE-RESISTIVE REQUIREMENTS

LEVEL 1-3 TYPE VA CONSTRUCTION	
EXTERIOR BEARING WALLS PER CBC TABLE 601	1-HR RATED CONSTRUCTION
PRIMARY STRUCTURAL FRAME PER CBC TABLE 601	1-HR RATED CONSTRUCTION
TYPICAL FLOOR CONSTRUCTION PER CBC TABLE 601	1-HR RATED CONSTRUCTION
ROOF CONSTRUCTION PER CBC TABLE 601	1-HR RATED CONSTRUCTION
INTERIOR BEARING WALLS PER CBC TABLE 601	1-HR RATED CONSTRUCTION
INTERIOR NON-BEARING WALLS PER CBC TABLE 601	NON-RATED
WALLS SEPARATING DWELLING UNITS WITHIN R-2 PER CBC 420.2	1-HR RATED FIRE PARTITION [PER CBC 708]
FLOORS SEPARATING DWELLING UNITS WITHIN R-2 PER CBC 420.3	1-HR RATED HORIZONTAL ASSEMBLY [PER CBC 711]
INTERIOR EXIT ENCLOSURES PER 1022.1	1-HR RATED FIRE BARRIER OR HORIZONTAL ASSEMBLY [CBC 707.3.2, 711]
EXIT PASSAGEWAYS PER CBC 1023.1	1-HR RATED FIRE BARRIER OR HORIZONTAL ASSEMBLY [CBC 707.3.4, 711]
CORRIDORS PER CBC 1018	1-HR RATED FIRE PARTITION [CBC 708] - BUILDING SPRINKLER SYSTEM REQUIRED
SHAFT ENCLOSURES PER CBC 713	1-HR RATED FIRE BARRIER CONNECTING 3 STORIES [CBC 713.4]
ELEVATOR SHAFT PER CBC 713	1-HR RATED FIRE BARRIER (LESS THAN 4 STORIES) [CBC 713.4]
OCCUPANCY SEPARATIONS PER CBC TABLE 508.4	1-HR OCC. SEPARATIONS BETWEEN R-2 & A-3, R-2 & S-2, R-2 & U, S-2 & A-3, S-2 & B, A-3 & B

FIRE DEPARTMENT REQUIREMENTS

1. ROOF ACCESS PROVIDED BY ROOF HATCHES IN BOTH STAIRS AS PER PAFD REQUIREMENTS.
2. BUILDING TO HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. UPON COMPLETION OF THE BUILDING CONSTRUCTION, A RADIO COVERAGE TEST SHALL BE CONDUCTED PER THE SPECIFIC REQUIREMENTS OF NFPA 72 AND IF THE TEST FAILS AN EMERGENCY RESPONDERS RADIO COVERAGE SYSTEM (ERRCS) SHALL BE INSTALLED.
3. STANDPIPES SHALL BE PROVIDED WITHIN INTERIOR STAIR ENCLOSURES AT MAIN LANDINGS IN COMPLIANCE WITH CBC 2022 SECTION 905.
4. ADDITIONAL FIRE SPINKLER LOAD TO BE PROVIDED PER FIRE SPRINKLER DESIGN-BUILD

OTHER CODE PROVISIONS

WINDOWS IN HABITABLE ROOMS SHALL HAVE AN AREA OF 8% OF THE FLOOR AREA MINIMUM [CBC 1205.2] AND 4% OF FLOOR AREA FOR NATURAL VENTILLATION [CBC 1203.4.1]

ELEVATORS ARE NOT REQUIRED TO BE PART OF THE ACCESSIBLE MEANS OF EGRESS SINCE BUILDING IS LESS THAN 4 STORIES

STAIRWAYS TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 11B

STAIRWELL AREAS OF REFUGE AREA NOT REQUIRED IN THIS BUILDING PER CBC 1009.3 EXCEPTION 4 & 5

FIRE EXTINGUISHERS SHALL BE MOUNTED IN COMMON AREAS, CORRIDORS, PATH OF EXIT TRAVEL AT OR LESS THAN 75' FROM ANY LOCATION OR 1 FIRE EXTINGUISHER EVERY

HORIZONTAL PENETRATIONS WITHIN BOXED OUT ENCLOSURES AND WALLS TO BE FIRE CAULKED AND COMPLY WITH THE PROVISIONS WITHIN CBC 714.4.1.1

DRAFTSTOPS IN ATTICS ARE NOT REQUIRED PER CBC 718.4.2 EXCEPTION 2

CORRIDOR PARTITION WALL RATING CAN TERMINATE AT UNDERSIDE OF CEILING AND NOT EXTEND TO ROOF SHEATHING OR FLOOR SHEATHING ABOVE IF FIREBLOCKING AND

BLOCKING AND DRAFT STOPS CAN BE ELIMINATED AT FIRE PARTITIONS IF BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM IN ALL COMBUSTABLE

INTERIOR FINISHES, DECORATIVE MATERIALS AND FURNISHINGS TO COMPLY WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA FIRE CODE CHAPTER 8.

NOTE: ALL RESIDENTIAL UNITS ARE GOVERNED BY CBC 2022 11B AND ALL COMMON AREAS ARE GOVERNED BY CBC 2022 CHAPTER 11B & ADAAG

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES AND ANY AMENDMENTS ADOPTED PRIOR TO INITIAL BUILDING PERMIT SUBMITTAL (IF CONFLICTS OCCUR, THE MOST STRINGENT REGULATION GOVERNS), REQUIREMENTS AS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS, AND THE RULES AND REGULATIONS OF THE UTILITY COMPANIES SERVING THIS PROJECT.
PALO ALTO MUNICIPAL CODE
PALO ALTO REACH CODES
CALIFORNIA ENERGY COMMISSION CLIMATE ZONE 3
2019 NFPA 13 (FIRE SPRINKLERS); 2019 NFPA 72 (FIRE ALARM SYSTEM); 2019 NFPA 14 (STANDPIPE)
FAIR HOUSING ACT PER CBC SECTION 1.8.2.1.1
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PART 2 - CALIFORNIA BUILDING CODE [CBC]	2022 EDITION
PART 3 - CALIFORNIA ELECTRICAL CODE	2022 EDITION
PART 4 - CALIFORNIA MECHANICAL CODE	2022 EDITION
PART 5 - CALIFORNIA PLUMBING CODE	2022 EDITION
PART 6 - CALIFORNIA ENERGY CODE	2022 EDITION
PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE	2022 EDITION
PART 9 - CALIFORNIA FIRE CODE	2022 EDITION
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE [CALGreen]	2022 EDITION

CONSTRUCTION CLASSIFICATION

OCCUPANCY TYPE	CONSTRUCTION CLASSIFICATION	FIRE SPRINKLER	EXTERIOR WALLS
61 UNIT APARTMENT BUILDING 3 STORIES OF TYPE VA	TYPE VA [CBC TABLE 601 & TABLE 602]	FIRE SPRINKLERS PER NFPA-13 REQUIRED	1-HR WALLS THROUGHOUT
R-2, A-3, B, S	SEPARATED OCCUPANCIES PER PROVISIONS IN CBC 508.4 & 509.2		

FIRE SPRINKLER REQUIREMENTS

APPROVED AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT PER CBC 903.3.1.1 [NFPA 13]

NOTE: *SPRINKLER SYSTEM NOTES ARE FOR REFERENCE ONLY. SPRINKLER SYSTEM SHALL BE DESIGN BUILD AND DRAWINGS SHALL BE SUBMITTED BY SPRINKLER SUBCONTRACTOR UNDER SEPARATE PERMIT.*

ALLOWABLE HEIGHT & STORIES		ALLOWABLE STORIES & HEIGHT TABLES 504.3 & 504.4		ACTUAL STORIES AND HEIGHT	
CONSTRUCTION	OCCUPANCY GROUP	BASIC [CBC Table	MAXIMUM HEIGHT WITH AREA [CBC Table 504.3]	ACTUAL STORIES	ACTUAL HEIGHT*
TYPE VA	A-3, B, S-1, R-2	4 STORIES	60'	3	33'-0" TO TOP OF ROOF SHEATHING 36'-0" TO TOP OF ELEVATOR PENTHOUSE

**PER CBC MEASURED FROM AVERAGE GRADE PLANE OF PRINCIPAL FACADE TO TOP OF ROOF SHEATHING*

TOTAL ALLOWABLE AREAS PER TABLE 506.2

FLOOR	MAIN OCCUPANCY	CONSTRUCTION TYPE	$A_T = SM$ BASE MAXIMUM Sq. Ft. WITHOUT HEIGHT	**NS** = BASE MAXIMUM Sq. Ft. PER TABLE 506.2 (FOR EQ. 5-2 BELOW)	I_F = FRONTAGE INCREASE FACTOR
FLOOR 1-3	R-2 A-3 B S-1	TYPE VA	36,000	12,000	SEE EQUATION 5-5 BELOW

3 STORIES OF TYPE VA

FRONTAGE INCREASE CALCULATION:

$I_F = (F/P - 0.25) \times W/30$

Frontage F = 279 — Los Robles AVE 110 — Parking Lot 1 238
Perimeter P = 960 — Street 1 169 — Parking Lot 2 107

WEIGHTED AVERAGE, WHERE W IS GREATER THAN 20' (CBC 506.3.2, EQ. 5-4)

$W = \frac{(L1 \times w1) + (L2 \times w2)}{F} = \frac{(110 \times 26) + (169 \times 26)}{279} =$ **26.00**

FRONTAGE INCREASE (CBC 506.3.3, EQ 5-5)

$I_F = (F/P - 0.25) \times (W/30) = [(279/960) - 0.25] \times (26/30) =$ 0.04

MAXIMUM ALLOWABLE AREA (CBC 506.2, EQ 5-2)

$A_a = [A_t + NS \times I_f] \times S_a = [36{,}000 + (12{,}000 \times 0.04)] \times 2 =$ 72,960

ALLOWABLE BLDG. A_a **= 72,960**

TYPE VA BUILDING, LEVELS 1 THRU 3 TOTAL AREA = 63,291 <72,960 FIRE WALL NOT REQUIRED

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☐ MEP ENGINEER
EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSE, CA 95110

BUILDING CODE SUMMARY

JOB #2222.1
SCALE:

A0.02B

PA PLANNING- ENTITLEMENTS PACKAGE
50% DD | DATE:04/10/2024

1

2

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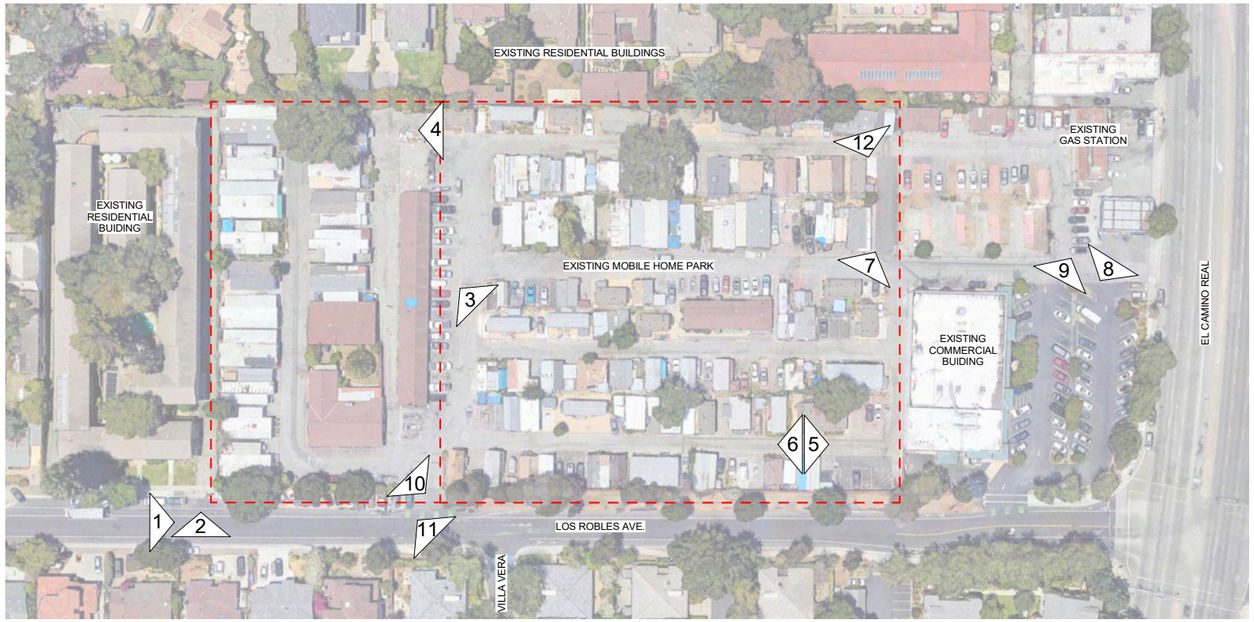

1 / A0.03 **EXISTING CONDITIONS**

SCALE: 1/64" = 1'-0"

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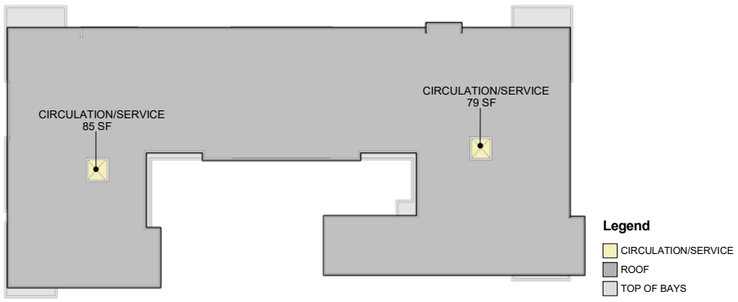
SAN JOSÉ, CA 95110

NEIGHBORHOOD CONTEXT

JOB #: 2222.1
SCALE: 1/64" = 1'-0"

A0.03

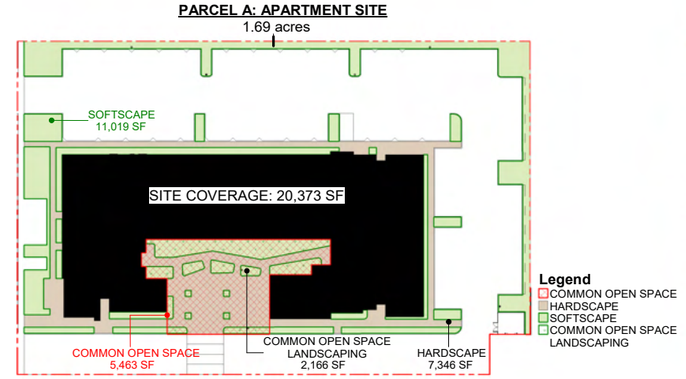
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024



4 AREA PLAN: ROOF LEVEL BUILDING AREAS

4 / A0.04

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

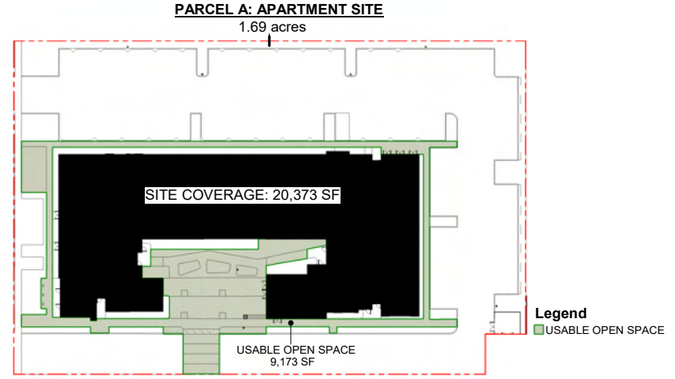


5 AREA PLAN: OPEN SPACES

5 / A0.04

Softscape, Hardscape and Common Open Space

SCALE: 1" = 50'-0"

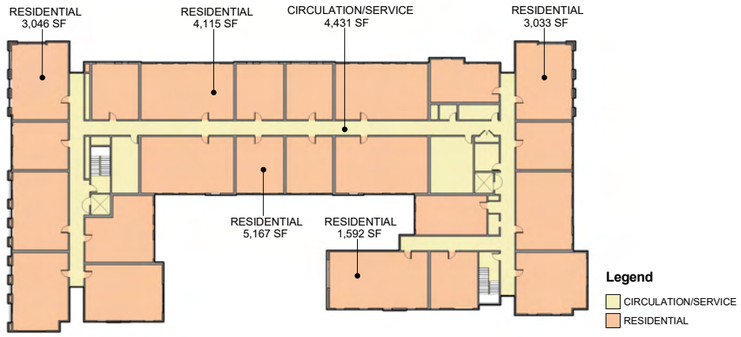


6 AREA PLAN: OPEN SPACES

6 / A0.04

Usable Open Space

SCALE: 1" = 50'-0"



3 AREA PLAN: 3RD FLOOR BUILDING AREAS

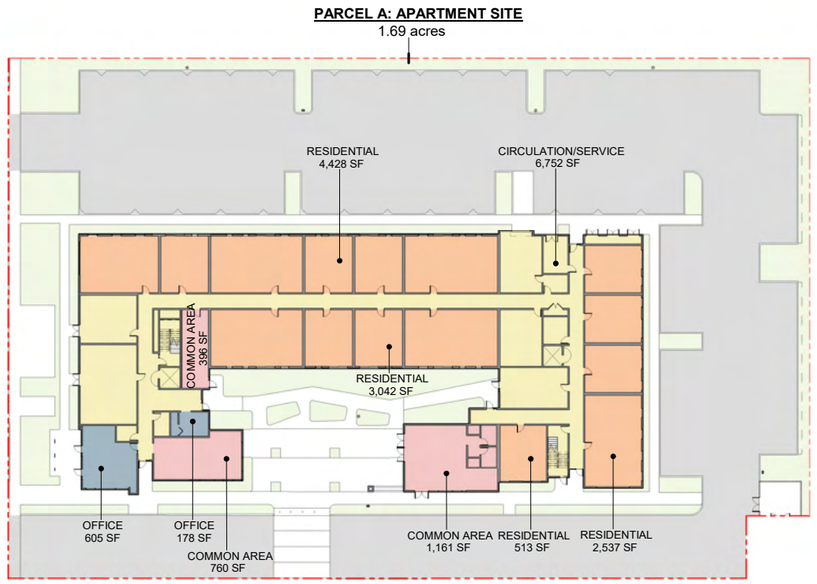
3 / A0.04

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

2 AREA PLAN: 2ND FLOOR BUILDING AREAS

2 / A0.04

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



1 AREA PLAN: 1ST FLOOR BUILDING AREAS

1 / A0.04

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

1 Table 1: Building Areas

BUILDING AREAS	Residential (SF)	Common Area (SF)	Office (SF)	Circulation/ Services (SF)	Gross Area (SF)
Floor 1	10,520	2,317	784	6,752	**20,373**
Floor 2	16,949	-	-	4,431	**21,380**
Floor 3	16,949	-	-	4,431	**21,380**
Roof	-	-	-	158	**158**
TOTAL	**44,418**	**2,317**	**784**	**15,772**	**63,291**

2 Table 2: Dwelling Unit Summary

UNIT SUMMARY	Junior 1BR	1BR	2 BR	3 BR	Unit Count
Floor 1	-	9	1	5	15
Floor 2	1	9	8	5	23
Floor 3	1	9	8	5	23
TOTAL	**2**	**27**	**17**	**15**	**61**

3 Table 3: Site Coverage, FAR and Density

CALCULATIONS		
Gross Site Area	73,711.33	SF
	1.692	Acres
Net Site Area *(excluding Street 1 & storm drain easement)*	63,504.61	SF
	1.458	Acres
Site Coverage *(Building footprint divided by Site Area)*	**28%**	
FAR *(Total Gross Area divided by Site Area)*	**1.00**	
Density *(Total Number of Units divided by Site Area)*	**36**	

4 Table 4: Open Space Areas

OPEN SPACE	Area (SF)	Stats
Softscape area	11,019	
Hardscape	6,658	
Site Open Space Coverage	**17,677**	24.0% of Site area
Usable open space	**9,173**	150.4 SF per unit
Common open space	**5,463**	89.56 SF per unit
Private open space	**-**	- SF per unit

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AREA PLANS

JOB #2222.1

SCALE:As indicated

A0.04

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE:04/10/2024

1 AERIAL VIEW OF PLAZA AND RECREATION AREAS

2 VIEW ALONG SHARED SIDE PROPERTY LINE

3 VIEW FROM MOBILE HOME PARK

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PROJECT RENDERINGS

JOB #: 2222.1
SCALE: 12" = 1'-0"

A0.05

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024

4 **AERIAL VIEW OF ENTRY AT LOS ROBLES**

5 **VIEW OF PLAZA AND BBQ AREA**

6 **VIEW OF RECREATION AREAS FROM GREENWAY**

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PROJECT RENDERINGS

JOB #: 2222.1

SCALE: 12" = 1'-0"

A0.06

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024

						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
4.1 Planning and Design		**Code Section**	**Y**	**N**	**Plan Sheet, Spec or Attachment Reference**	CORR	INITIAL	CORR	INITIAL	Part 1 CORR	Part 1 INITIAL	Part 2 CORR	Part 2 INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2	X									
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2	X									
	Mandatory	Grading and paving	4.106.3	X									
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	X									
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X									
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X									
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.6	X									
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1		X N/A								
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X									
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3		X N/A								
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9	X									
Electives (choose 4)	**Elective**	Site selection	A4.103.1		N/A								
	Elective	Community connectivity	A4.103.2		N/A								
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1	X		HERs, Cx							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1	X									
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2										
	Elective	Soil analysis	A4.106.2.1										
	Elective	Soil protection	A4.106.2.2										
	Elective	Landscape design	A4.106.3	X									
	Elective	Vegetated roof	A4.106.6										
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7										
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10	X									
	Elective	Innovative concepts and local environmental conditions	A4.108.1										
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X		0.8 gpm							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2		X N/A								
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X									
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2		X N/A								
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X									
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2	X									
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3	X									
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X									
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2	X									
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X									
	Mandatory	Recycled water supply systems *[N]*	4.305.1	X									
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.3	X									
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306		X N/A								
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X									
	Elective	Alternate water sources for nonpotable applications	A4.303.2										
	Elective	Appliances	A4.303.3										
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4										
	Elective	Hot water recirculation systems	A4.303.5	X									
	Elective	Rainwater catchment systems	A4.304.1										
	Elective	Potable water elimination	A4.304.2										
	Elective	Irrigation metering device. (locally amended)	PAMC 16.14.200/ A4.304.3	X									
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1										
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2										
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3										
	Elective	Innovative concepts and local environmental conditions	A4.306.1										
4.4 Material Conservation and Resource Efficiency													
Mandatory	**Tier 2 Mand.**	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1	X									
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	X									
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against ro-	4.406.1	X									
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state	PAMC 16.14.250/ 4.408.1	X									
	Mandatory	Construction waste management plan in Green Halo	A4.408.2	X									
	Mandatory	Waste management company	4.408.3	X									
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X									
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2	X									
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4.404.1	X									
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2										
	Elective	Efficient framing techniques - Building systems	A4.404.3										
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4	X									
	Elective	Prefinished building materials	A4.405.1										
	Elective	Concrete floors	A4.405.2	X									
	Elective	Use of building materials from rapidly renewable sources	A4.405.4										
	Elective	Drainage around foundations	A4.407.1										
	Elective	Roof drainage	A4.407.2	X									
	Elective	Flashing details	A4.407.3										
	Elective	Material protection	A4.407.4										
	Elective	Door protection	A4.407.6	X									
	Elective	Roof overhangs	A4.407.7										
	Elective	Innovative concepts and local environmental conditions	A4.411.1										

						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
4.5 Environmental Quality		**Code Section**	**Y**	**N**	**Plan Sheet, Spec or Attachment Reference**	CORR	INITIAL	CORR	INITIAL	Part 1 CORR	Part 1 INITIAL	Part 2 CORR	Part 2 INITIAL
Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type (all-electric)	PAMC 16.14.090/ 4.503.1										
	Mandatory	Covering of duct openings, protection of mechanical equipment during construc	4.504.1										
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1										
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2										
	Mandatory	Aerosol paints and coatings	4.504.2.3										
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4										
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3										
	Mandatory	Carpet cushion	4.504.3.1										
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2										
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2										
	Mandatory	Composite wood products	4.504.5										
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2										
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1										
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3										
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following: 1. ENERGY STAR fans ducted to outside of building. 2. Humidity controlled OR functioning as a component of a whole-house ventilation system 3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	4.506.1										
	Mandatory	Heating and air conditioning system design (all-electric on or after January 1, 2	PAMC 16.14.090/ 4.507.2										
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.410										
Electives	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1										
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3										
	Elective	Construction filters *[HR]*	A4.506.2										
	Elective	Direct-vent appliances	A4.506.3										
	Elective	Innovative concepts and local environmental conditions.	A4.509.1										

Legend:

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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

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:

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

CITY OF PALO ALTO

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

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

Version 01/23

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

GB-1
Mandatory +Tier 2

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39675 CEDAR BLVD #295C
NEWARK, CA 94560

☐ MEP ENGINEER
EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

GREEN BUILDING PROGRAM- CALGREEN

JOB #2222.1

SCALE:

A0.07

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE:04/10/2024

LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name: Buena Vista Village Apartments
Date: 10.13.2023

Y	?	N			
			Credit	Integrative Process	2

4	0	0	**Location and Transportation**		15
Y			Prereq	Floodplain Avoidance	Required
			PERFORMANCE PATH		
		n	Credit	LEED for Neighborhood Development Location	15
			PRESCRIPTIVE PATH		
1			Credit	Site Selection	8
	?		Credit	Compact Development	3
1.5	?		Credit	Community Resources	2
1			Credit	Access to Transit	2

5	1	0	**Sustainable Sites**		7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
	1		Credit	Heat Island Reduction	2
3			Credit	Rainwater Management	3
2			Credit	Non-Toxic Pest Control	2

6	3	0	**Water Efficiency**		12
Y			Prereq	Water Metering	Required
			PERFORMANCE PATH		
6	3		Credit	Total Water Use	12
			PRESCRIPTIVE PATH		
			Credit	Indoor Water Use	6
			Credit	Outdoor Water Use	4

32	7	4	**Energy and Atmosphere**		38
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
			PERFORMANCE PATH		
10			Credit	Annual Energy Use	29
			BOTH PATHS		
2	1		Credit	Efficient Hot Water Distribution System	5
1			Credit	Advanced Utility Tracking	2
1			Credit	Active Solar Ready Design	1
1			Credit	HVAC Start-Up Credentialing	1
			PRESCRIPTIVE PATH		
Y			Prereq	Home Size	Required
		3	Credit	Building Orientation for Passive Solar	3
1	1		Credit	Air Infiltration	2
1	1		Credit	Envelope Insulation	2
1.5	1.5		Credit	Windows	3
4			Credit	Space Heating & Cooling Equipment	4

			EA PRESCRIPTIVE PATH (continued)		
3			Credit	Heating & Cooling Distribution Systems	3
2		1	Credit	Efficient Domestic Hot Water Equipment	3
1			Credit	Lighting	2
1.5			Credit	High Efficiency Appliances	2
2	2		Credit	Renewable Energy	4

8	2	1	**Materials and Resources**		10
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
2	2		Credit	Environmentally Preferable Products	4
3			Credit	Construction Waste Management	3
1.5		0.5	Credit	Material Efficient Framing	2

12	2	2	**Indoor Environmental Quality**		16
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air FIltering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
3			Credit	Enhanced Ventilation	3
1	1		Credit	Contaminant Control	2
3			Credit	Balancing of Heating and Cooling Distribution Systems	3
1			Credit	Enhanced Compartmentalization	1
2			Credit	Enhanced Combustion Venting	2
0		2	Credit	Enhanced Garage Pollutant Protection	2
2	1		Credit	Low Emitting Products	3

0	2	0	**Innovation**		6
Y			Prereq	Preliminary Rating	Required
	1		Credit	Innovation	5
	1		Credit	LEED AP Homes	1

0	1	0	**Regional Priority**		4
	1		Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

66	18	7	**TOTALS**	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

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GREEN BUILDING PROGRAM- LEED

JOB #: 2222.1
SCALE:

A0.08

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024

1 DRC MEETING NOTES

2024/03/20

VAN METER WILLIAMS POLLACK LLP

Buena Vista Commons: DRC Meeting

2024/03/20, 11am-12pm

Present:

City of Palo Alto:
Planning: Claire Raybould (CR)
Building: David Chung (DC)
~~DPW: Ahmad Mokhtar~~
PAFD: Karl Scheider (KS), Danielle Espinoza (DE)
WSP: Brad Hunt (BH)
Urban Forestry: Catherine Mondkar (CM), Peter Gollinger (PG)
~~Greenwaste: Alex Cushing (separate meeting later)~~
WGW: Jesse Keen (JK)

Project Team:
Owner (SCCHA): Kris Adhikari (KA), Karl Lauff (KL)
AR (VMWP): Fred Pollack (FP), Preeti Srinivasan (PS), Omar Rodriguez (OR)
CIVIL (Sandis): Nebiyu Tadesse (NT)

1. **Introductions**
2. **Project Overview**
   a. Lot-split- new property line
      - Existing MHP lot to be split in two- new apt bldg site (city jurisdiction), MHP site (HCD jurisdiction)
      - Design team is getting ready to submit a T-map application that will identify all easements.
        - Utilities and fire access on easement for portions of site (Main street)
      - CR: What is the Highway easement shown on Los Robles?
        - NT: it was documented in the title report
        - originally owned by county, has since been transferred to the city
        - CR: City to determine if that can be vacated, might make sense. A maintenance agreement may be required.
      - JK: Compound meter vault will be needed to serve domestic consumption- 4'X8' vault will be needed, along with PUE
        - Onsite piping is private, easements needed when they cross property lines
        - NT: Parcel B has its own utilities- no shared utilities. Easements on Parcel A for the benefit of Parcel B. Main Street is a utility corridor
        - Domestic water and Fire water: Master meter on Los Robles would feed to both parcels- 2 may be needed.

   - Maybe an exception for this development? To be discussed further
- FP: What is 4X8 meter vault for?
  - JK: For water meter assembly (domestic consumption)- this assumes a certain meter configuration
- FP: Individual metering- 100% affordable is exempted, but we usually make a provision for inline metering if the owner needs that
- Design team to contact JK separately

   - CR: Easement will be needed for any Transformers on the property

   b. Design solutions to lower cost
      - Submitted design is very expensive. Design team presented a revised design for the apartment building. New version is still a 3-story multifamily apartment building, with 61 units and 79 parking spaces (more than before).
        - C-shaped building- no breezeways, upper-floor bridges
        - Tuck-under parking is gone- access all around the building now
        - No standalone community room building
      - CR would like to see elevations and 3D massing asap- she can review it before resubmittal and provide informal/interim feedback.

3. **Department- specific discussions**
   a. Fire:
      - Redesign provides access around bldg
      - Ladder access for all sides of bldg
        - FP: 36' tall bldg, type V-A, still coordinating for ladder pad locations
        - KS: PAFD ladder can reach 27' max ht, anything over that will require aerial access
      - Hatch access for roof
        - KS: Stair to the roof not required- fixed ladder and roof hatch required. Guard rail will be required in case hatch is close to the roof edge.
      - Fire service- separate for each site? Each site may need its own
      - Development team to meet with Fire dept separately

   b. Building:

   - Submitted design included covered and uncovered parking. With redesign, it will all be surface parking- this should simplify things wrt ventilation and accessible spaces calcs.
     - DC: All open parking will be one facility
   - DC: Since public funds are involved, 11B will apply- related comments will still be relevant
   - Comments re parking for non-res uses- is this about the allocation of visitor parking?
     - SCCHA to provide operational statement accordingly in resubmittal
     - DC: Define office spaces clearly (res. facilities)

   c. Public Works Eng:
      - Sidewalk easement- should this be done with the T-map or separately?
        - CR: Easier if it's included in the vesting T-map. CR will double-check, there have been separate easements in other cases (such as 12' sidewalk width on ECR).
          - Note it on Vesting T-map in either case.
          - Will be included as a condition of approval in the Streamlined review process
        - KA: Benefits/downsides to doing it through a separate instrument?
          - NT will look into it internally
          - CR will check with DPW if they have a preference
      - JK: 10' Storm drain easement (Valley water easement) might complicate some things with water apparatus.
        - CR will check if Valley Water has any comments

   d. Urban Forestry:
      - CM: All protected tree info is on the website- including which ones will require a permit to meet code.

4. **Next Steps**
   a. Is the development team required to be at the next DRC meeting as well? CR: Not needed at the next one. Individual follow-up calls with depts is better. Follow up meetings planned with Fire, CPAU, Waste, Planning
      - Friday 02/22 Planning: PS to confirm via email
      - Friday 02/22 or Monday 03/25 Greenwaste+Zero Waste: CR will follow up
      - Tuesday 03/26 CPAU Elec Utilities: Meeting already scheduled

   - Thursday 03/28 Fire: PS to follow up with some times

   b. ARB Meeting:
      - Timeline:
        - Time needed for CR to see revisions- 6 weeks is standard
        - Staff report prepared 3-4 weeks before
        - Notice for hearing 2 weeks prior- Plan set will need to be posted on website then.
        - Staff report released 1 week before hearing
      - CR out for a while before 04/18.
      - Development team to show elevations etc to CR on 03/22 and make a call on ARB date then. Could aim for the 05/02 ARB if 04/18 does not work.

2 PAFD MEETING NOTES

2024/03/28

VAN METER WILLIAMS POLLACK LLP

Buena Vista Project Meeting with City Dept
PAFD
2024/03/28

ATTENDEES

PAFD	Karl Schneider (KS), Danielle Espinoza (DE)
City Planning	Claire Raybould (CR)
Owner	SCCHA: Sarah White (SW)
Architect	VMWP: Michael Kloefkorn (MK), Preeti Srinivasan (PS), Omar Rodriguez (OR)
Civil	Sandis: Nebiyu Tadasse (NT)
Landscape	Plural: Haley Waterson (HW), Erik Jensen (EJ)

NOTES

1. **Overview**
   a. MK provided an overview of fire access plan for whole site (apt bldg and MHP), as well as specific access to apt bldg. Markup from meeting attached to email.
   b. Tuck-under/overhangs over the parking area were removed to bring down pricing.
2. **Ladder pads and access**
   a. KS: Change climbing angle to 75 degrees (70 shown)
   b. PS: Ladder pad material requirements?
      i. KS: Doesn't need to be any special material, can be planting area- just no trees/cars obstructing the way
      ii. KS: Overlap with parking spaces may be an issue. PS: Site layout to be adjusted to avoid such overlaps
3. **Stair access to roof**
   a. MK: Stairs no longer connect to roof level; roof hatch provided as discussed at 03/20 DRC meeting
   b. KS: roof hatch in central corridor may be removed- fire dept will not use that
   c. KS: Can Stair 1 be closer to the exterior? Could Elevator 1 and Stair 1 be flipped to make it work? MK: We can try that.
4. **Drive Aisles**
   a. KS: Side and rear drive aisles can both be 24'. Fire dept will not go for aerial access in the surface parking area, only drive through as needed. Just the hammerhead at the end of Main street works.

   b. CR: 24' minimum drive aisle required for 90 degree parking on both sides. Angled parking will reduce drive aisle width, but also lead to loss of parking spaces- not recommended.

5. **Hydrant locations**
   a. CR: HCD has authority over the MHP site, but city utility/service providers need to sign off where applicable. Fire dept to provide feedback on MHP site as well.
   b. KS: New public hydrants will be needed on Los Robles site frontage. Proposed hydrants in the MHP to be moved closer to El Camino real side of the property. (see attached markup)
6. **Fire Service**
   a. NT: 2 fire services proposed, one for each site. Service for Parcel B will be partially routed through Parcel A (utility easement). Domestic, fire, irrigation separate.
   b. KS: Fire service 8" coming in will be required
   c. NT: PVC or HDPE to be used?
      i. KS: Utilities will give HDPE up to their point. Onsite CPVC is fine.
      ii. KS: 6" PVC should be ok for MHP, Apt will require 8"
7. **Electrical disconnects**
   a. KS: Main electrical disconnect needed
   b. KS: Separate electrical disconnect for EV charging needed
      i. Needs to be exterior EPO device with mushroom button (not in main electrical room)
      ii. Fire inspector will determine location
8. **Recommendations for mobile home units**
   a. KS: Mobile home units are usually pretty combustible. Including a sprinkler system would be good.
   b. KS: HCD does not require sprinklers the water heater closet (1hr-rated)
      i. Request for fire sprinkler in there- this can be done at the factory
   c. MK: Team to look into it and update specs accordingly

-END OF NOTES -

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AHJ MEETING NOTES

JOB #: 2222.1

SCALE:

A0.09A

PA PLANNING- ENTITLEMENTS PACKAGE

50% DD | DATE: 04/10/2024

3 WGW MEETING NOTES

2024/03/27

VAN METER WILLIAMS POLLACK LLP

Buena Vista Project Meeting with City Dept
WGW
2024/03/27

ATTENDEES

WGW	Jesse Keen (JK)
City Planning	Claire Raybould (CR)
Architect	VMWP: Preeti Srinivasan (PS)
Civil	Sandis: Nebiyu Tadasse (NT)

NOTES

1. **Proposed Utility connections**
   a. CR: One lateral for 2 parcels would be an exception to the rule.
      i. NT: Utility easements should cover it, is this ok?
      ii. JK: Not what we usually do- unless there's a feasibility issue? Can the utilities be routed from elsewhere?
         • PS- need to use Main street for a utility trunk line to minimize disturbance to the rest of the site. Relocation is a concern.
   b. JK: WGW standards and requirements to be met
   c. NT: Separate points of connection for domestic + fire water at separate locations for Mobile home park (MHP) and Apartment bldg. Routing is within the easement area.
      i. JK: Fire water is standby, domestic will need metering
      ii. NT: Domestic water for MHP routed through Main Street, not being fed to Apt bldg
      iii. NT: Only SS is co-mingling, JK: will check, but unlikely to be an issue
   d. Irrigation
      i. NT: Separate line for MHP, Apt. Frontage is connected to MHP
      ii. JK: Irrigation for frontage can be disconnected and re-connected to the MHP side once set up, if needed
   e. CR: Reminder that everything re street frontage should include the other side of Los Robles as well
   f. NT: Downstream overloading of SS- is there a capacity issue?
      i. JK is not aware, will find out

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2. **Installation of new connections and disconnecting existing ones**
   a. Demo phase- pulling meters
   b. (E) gas to be disconnected
   c. CR: How will it work with people onsite?
      i. Phasing still being figured out- PS went over basic idea.
         • JK: Good to understand it now, sometimes that affects things in the early stage as well
         • CR: Rundown of phasing/staging from Dev team needed.

3. **Conditions of Approval**
   a. CR: May include a condition of approval that includes the resolving of timing of disconnects etc.- important to codify timing.
   b. JK: This will be the same situation with electrical utilities, can be on a joint call in the future to go over things.

4. **WGW standards and equipment**
   a. Reviewed the WGW standards for meter vaults, BFPs etc. (Pages 212, 219)
   b. Vault and BFP are private and maintained by the customer, Meter is CPAU/WGW
      i. PUE will be needed
   c. Plan area currently looks a bit congested- coordination ongoing
   d. CR: What's the depth of the storm line along Los Robles?
      i. Unknown as of yet- likely shallow
      ii. Could go over it if there's enough room
      iii. (E) SL will need to be kept.
   e. Confusion re prop lines, easements, private utilities
      i. PS: Will include a full survey with resubmittal, including private facilities as well as a T-map.
   f. NT: Preferred/allowed pipe material for domestic and fire?
      i. JK: HDPE for city owned portion up to meter.
      Domestic: Cal plumbing code after- PVD of HDPE. Check with bldg dept (ask David Chung)
      Fire: terminate back of curb- transition- for private piece check with PAFD
   g. BFP will have a detector meter

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   h. Vision triangle issue
      i. PS: Screening requirements for all- cage or landscape? We may propose landscape only
      ii. WGW equipment will be big- 6" fire lines. May need to find a product that can be screened by 3' tall landscaping
      iii. CR: Equipment and screening cannot be taller than 3' in the vision triangle area.

5. **Next Steps**
   a. CR: Changes to CEQA/NEPA analysis because of redesign?
      i. PS: Team to share prelim plans next week, CR: Will review and advise then.
   b. PS to share domestic demand calcs with JK
   c. Follow-up meeting to be scheduled with SCCHA re phasing- second half of thursday planning meeting on 03/29.

-END OF NOTES -

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4 ZERO WASTE + GREENWASTE MEETING NOTES

2024/03/27

VAN METER WILLIAMS POLLACK LLP

Buena Vista Project Meeting with City Dept
Zero Waste/Greenwaste
2024/03/27

ATTENDEES

Zero Waste	Chuck Muir (CM), Stephanie Lau (SL)
Greenwaste	Evelyn Torres (ET), Alex Cushing (AC)
City Planning	Claire Raybould (CR)
Owner	SCCHA: Kris Adhikari (KS)
Architect	VMWP: Michael Kloefkorn (MK), Preeti Srinivasan (PS), Omar Rodriguez (OR)
Consultant	American Trash Mgmt: Carla Sanchez (CS)

NOTES

1. **Project overview**
   a. MK provided a runthrough of the overall project and jurisdiction split. Went over trash mgmt strategy proposed, as well as which spaces are intended to serve the apartment bldg or mobile home park (MHP).
   b. City staff were concerned about the purpose of the trash staging area- MK clarified it is for the apt bldg.
   c. MK: Trash room on each floor of the apt bldg has 2 chutes and a cart for compost (to be wheeled down to trash collection room by property mgmt).

2. **Apt bldg trash room access**
   i. CM: Distance of trash room from units on each floor to be studied
   ii. CR: No code requirement for trash room distance from units.
      • City's rule of thumb has been 200'- logic being that people are less unlikely to separate waste if the trash room is farther than that.
      • ARB might comment on this.

3. **Equipment in the trash collection room**
   i. CR: Will there be equipment to lift carts/bins in the trash Collection room? Prop mgmt will wheel carts down- but might need help to transfer contents.
   ii. CS: Electric pallet jack to be added in the collection room
   iii. SL: Will the first floor carts be emptied into the bins?
      • CS: Whenever the toters are full, it will be emptied into the big bins. Prop mgmt staff will be managing this.

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   iv. CM: Will staff be tipping them or reach in and remove contents? It should be made for future staff & help prevent injuries.
      • SL: There is tipping equipment available- the owner can decide on approach.

4. **Service levels**
   i. AC: Service level is a concern- recommend higher service schedule- both for apt & MHP
   ii. ET: For MHP, recommendation was similar to existing service. Since MH units are now less than existing, this will be re-assessed for 44 units. Recycling numbers likely to reduce.
   iii. CS: Projections for apt bldg seem high
      • SL: weekly service level? CS: 4 bins 2x weekly, compost 1x weekly
      • ET: Apt projections/recommendations will be re-assessed as well.

5. **Track pickup location**
   i. MK: Is the proposed location ok? It is close to the current location.
   ii. ET: No issues with hammerhead access- fire access ok. No need for trucks to back out
   iii. ET: 15' vertical clearance required for garbage trucks with equipment, 20' clearance at hauling/pickup location
      • MK: OHE clearance at Los Robles Ave is 18', catenary lights proposed at Main Street have 16' clearance.

6. **Other comments**
   i. CM: Add in door dimensions and staging area enclosure sizes. See comments provided.
   ii. CM: Also make sure to maintain bin spacing requirements (they rotate).

7. **Signage**
   a. City has its own signage template- project can also create custom signage (as part of branding)
      i. Color coding should be correct and reflect the commodity
   b. Signs will be on the actual bins at eye level
   c. CM: don't require exact design right now
      i. SL: Include cut sheets with entitlements resubmittal
   d. MK: Recommended greenwaste bins, not custom- simpler for all
      i. PS: notes can be added in sheet set to reflect signage placement

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8. **Next Steps**
   a. Zero Waste and Greenwaste to review draft trash mgmt report for the project
      i. PS to share via email
   b. CM: Summary of units would be helpful- PS to share via email

-END OF NOTES -

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ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

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HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSE, CA 95110

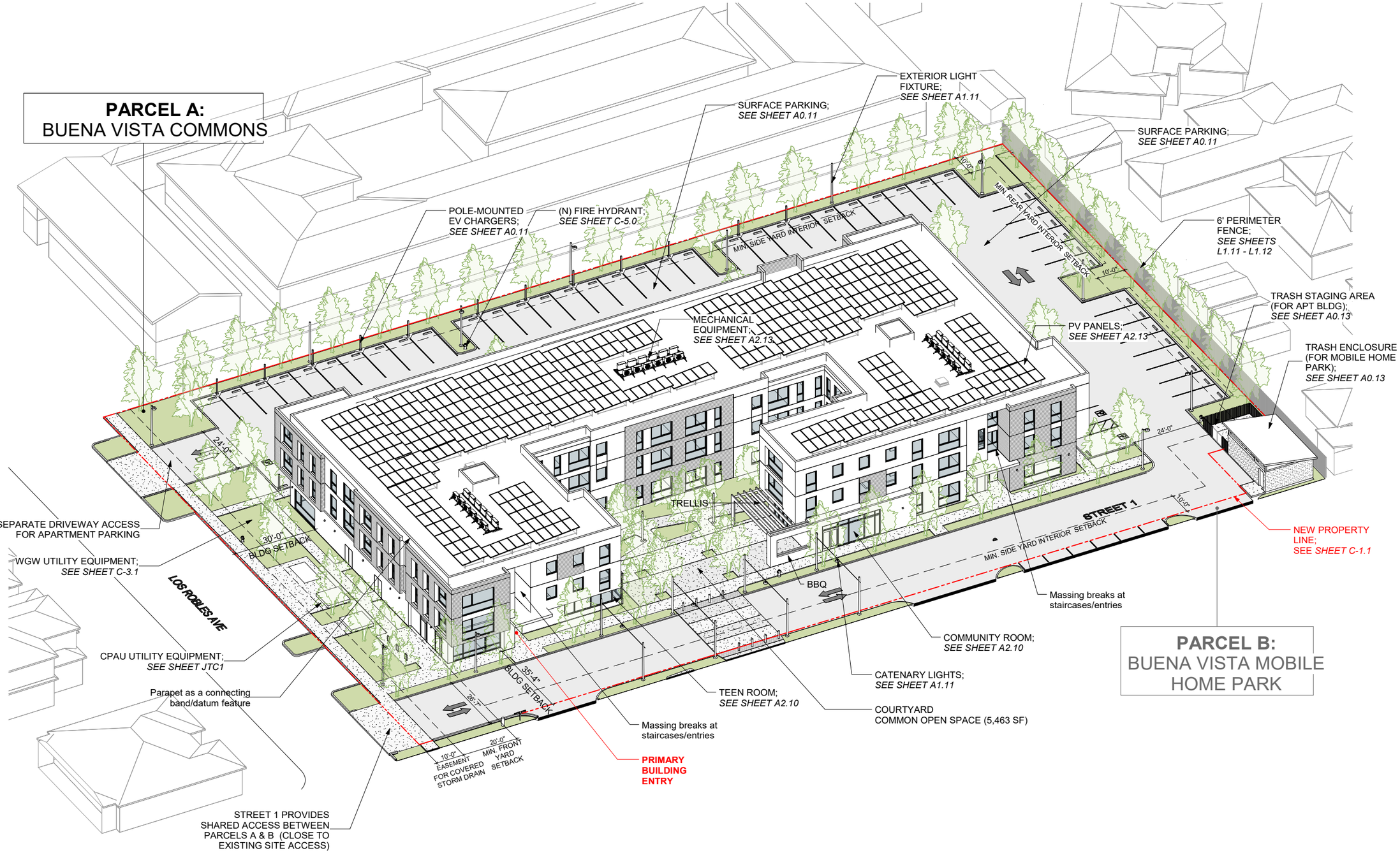
AHJ MEETING NOTES

JOB #: 2222.1

SCALE:

A0.09B

| DATE: 04/10/2024



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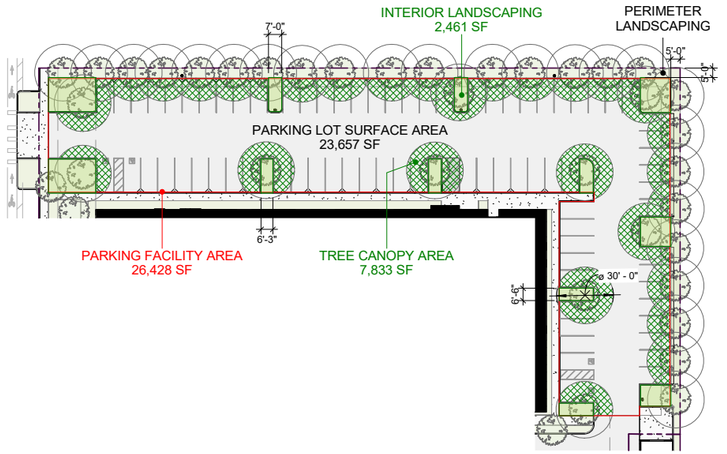
PLANNING DIAGRAM

JOB #2222.1
SCALE:

A0.10

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



2 LANDSCAPING OF PARKING AREAS

2 / A0.11 See Table 2 Landscaping of Parking Area for details

SCALE: 1" = 40'-0"

2 Table 2: Landscaping of Parking Areas

PARKING FACILITY DESIGN STANDARDS: PAMC 18.54.040	REQUIRED	PROPOSED
(a) Perimeter Landscaping	5' planting strip at perimeter	5' planting strip provided at perimeter, adjacent to side and rear property lines
(b) Interior Landscaping	Size of parking facility: 15,000-29,999 SF Minimum required interior landscaping: 7.5%	Size of parking facility: 26,428 SF **Interior landscaping provided: 2,461 SF (9.3%)**
(c) Interior Landscaping Layout	(1) Landscape islands min. 5' X 5'	Landscape islands provided are a minimum of 6' X 18'
	(2) Landscape islands for every 10 spaces in a row	1 landscape island provided every 10 spaces max.
	(3) Min. 1 tree per 6 parking stalls. Max. 50% of perimeter trees can count. Number of parking spaces: 79 **Number of trees required: 13**	Number of trees in landscape islands: 8 50% of Number of trees along perimeter: 13 **Total number of trees counted: 21**
(d) Tree Canopy and Sizes	Tree plantings should shade 50% of parking lot surface areas within 15 years Parking Lot Surface Area: 23,657 SF **Tree Canopy Area required: 11,829 SF (50%)**	Proposed Tree Species: - *Quercus Hypoleucoides* - Size at install (24" box): ~ 8' wide - Growth Rate: ~ 36"/yr - Canopy diam at 15 yr: 30' wide - *Quercus Tomentella* - Size at install (24" box): ~ 8' wide - Growth rate: ~ 24"/yr - Canopy diam at 15 yr: 30' wide **Tree Canopy Area provided: 7,833 SF (33%)**

LEGEND

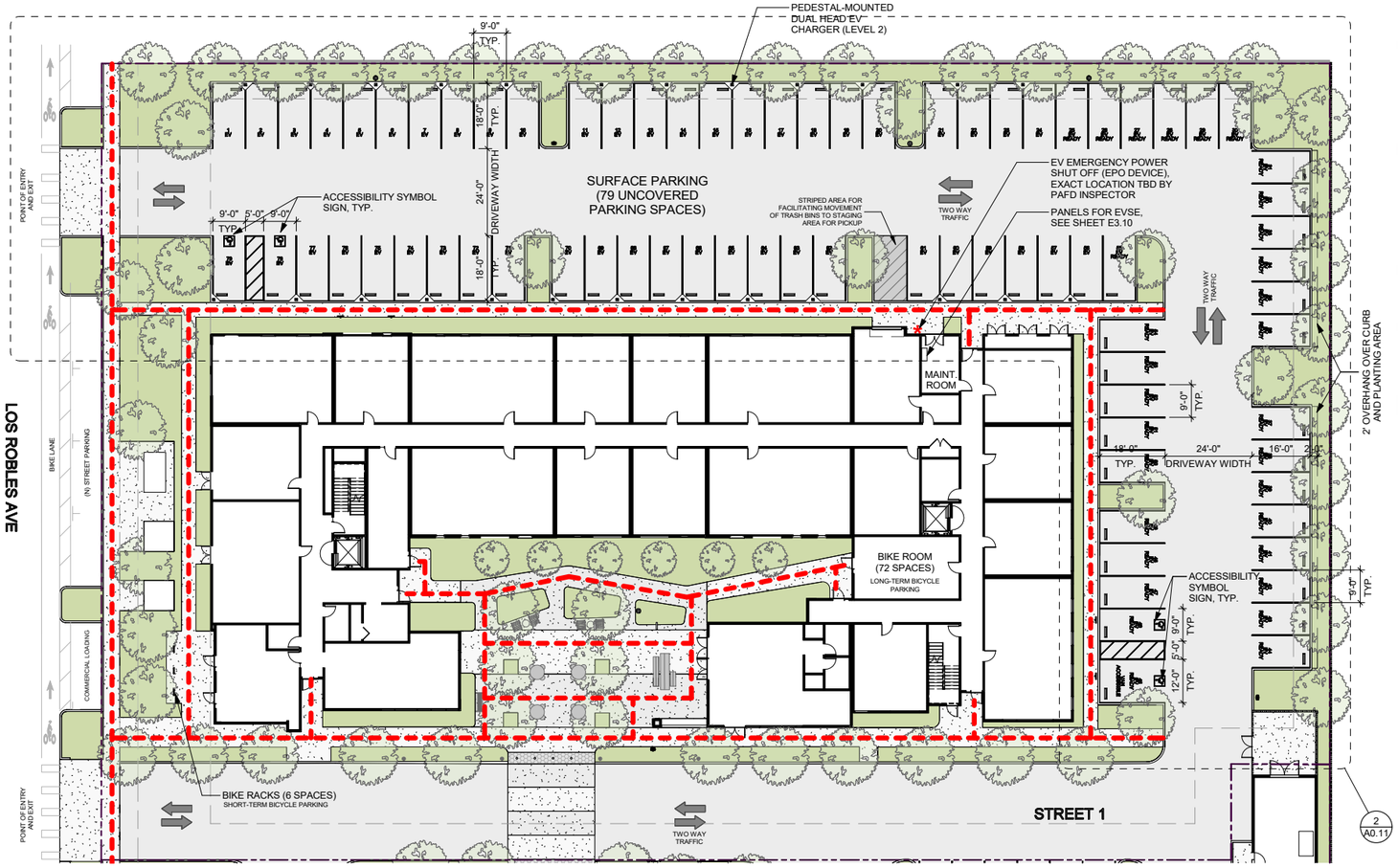
* REFER TO SHEET A0.02 FOR REQUIRED AND PROPOSED VEHICULAR PARKING INFORMATION.

- PEDESTRIAN CIRCULATION
- ACCESSIBILITY SYMBOL SIGN
- EV EMERGENCY POWER SHUT OFF

1 Table 1: Parking Summary

VEHICULAR PARKING	Spaces	Stats
Standard spaces (9' x 18')	61	
Accessible spaces (9' x 18')	3	5.1% of total parking spaces are accessible
Accessible van spaces (12' x 18')	1	
Spaces with 2' overhang (9' x 18' including overhang)	14	
TOTAL	**79**	1.30 Parking Ratio
EVSE spaces (Low level-2)	48	61% of total parking spaces
EV-Ready Spaces	31	39% of total parking spaces

BICYCLE PARKING	Spaces	Stats
Long Term spaces (Bike Room)	72	1.2 space per unit
Short Term spaces (Outdoor racks)	6	1 space per 10 units

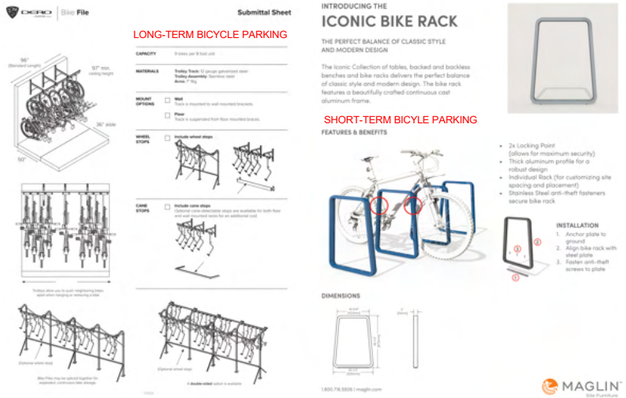


1 PARKING LAYOUT PLAN

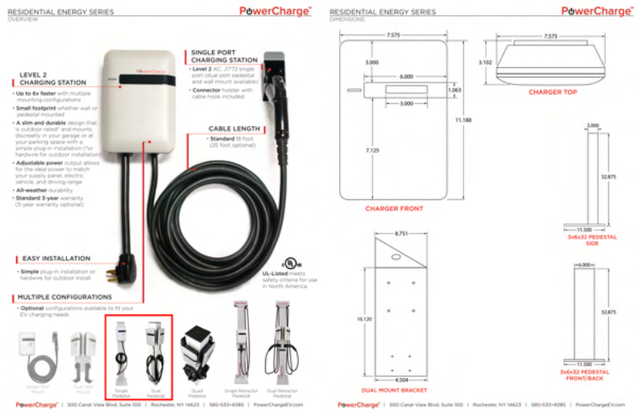
1 / A0.11

SCALE: 1" = 20'-0"

0' 10' 20' 40'



BIKE RACKS



EV CHARGER

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PARKING LAYOUT, VEHICULAR & PEDESTRIAN CIRCULATION

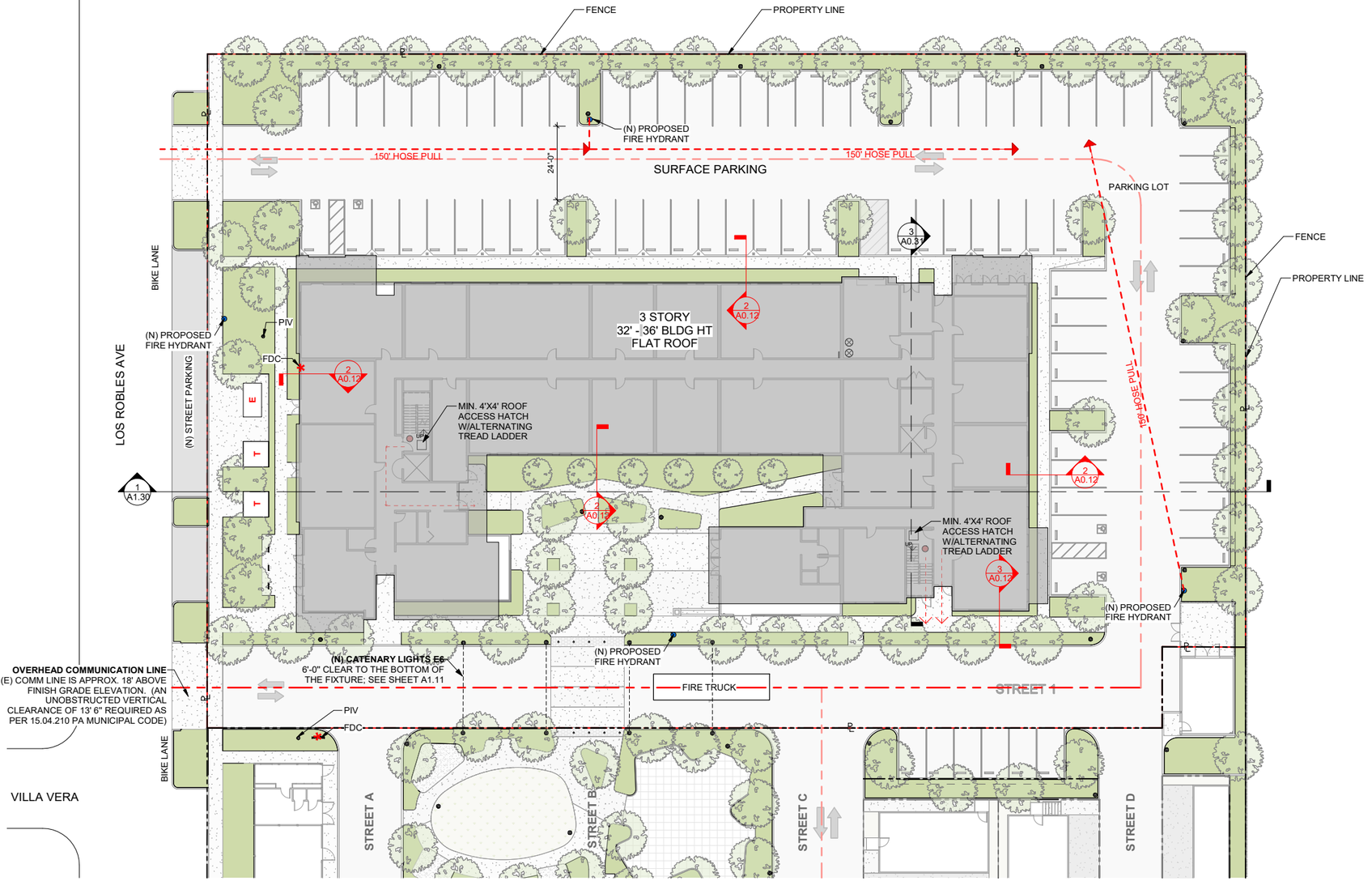
JOB #: 2222.1

SCALE: As indicated

A0.11

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024



1 A0.12 1ST FLOOR PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

NP

GENERAL NOTES

1. SEE SHEET C-5.0 FOR FIRE ACCESS DIAGRAMS FOR CONTINUATION TO PUBLIC RIGHT OF WAYS AND LOCATION OF ALL NEW AND EXISTING HYDRANTS IN THE VICINITY.

2. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS) WILL BE INSTALLED (IF REQUIRED) IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE (CFC) SECTION 510, NFPA 1221, NFPA 72, AND THE CEC.

3. KNOX KEY BOXES SHALL BE INSTALLED TO ALLOW EMERGENCY ACCESS FOR FIREFIGHTERS AT ALL BUILDING ENTRANCES. RECESSED KEY BOXES SHALL BE INSTALLED AT THE ENTRANCES TO ALL BUILDINGS FIVE TO SIX FEET ABOVE FINISHED GRADE. IN ADDITION, ANY ELECTRIC GATES SHALL HAVE KNOX KEY SWITCHES INSTALLED AS PER CFC 506.

4. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (75,000 POUNDS) AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES AS PER SECTION 503.2.3 AND D102.1 OF THE CALIFORNIA FIRE CODE.

5. FOR ACCESS TO STRUCTURES ON-SITE WHICH EXCEED 30 FEET IN HEIGHT, THE MINIMUM WIDTH OF THE REQUIRED AERIAL FIRE APPARATUS ACCESS LANES SHALL BE 26 FEET AS PER SECTION D105 OF THE CALIFORNIA FIRE CODE. AS PER PAFD REQUIREMENTS, 24 FOOT DRIVEWAYS ARE INTENDED FOR DRIVE THROUGH ONLY, NOT AERIAL ACCESS.

6. THE ANGLE OF THE LADDER IS SHOWN AT 30 DEGREES BASED ON THE BUILDING HEIGHT. THE SECONDARY FIRE DEPT. ACCESS LANE IS 26' WIDE, HOWEVER IT IS CLOSER THAN 15' FROM THE BUILDING WITH A 75 DEGREES LADDER ANGLE AS REQUESTED BY PAFD.

7. OVERHEAD UTILITY AND POWER LINES LOCATED OVER THE AERIAL APPARATUS ROAD OR BETWEEN THE AERIAL APPARATUS ACCESS ROAD AND THE BUILDING WILL PROVIDE A MINIMUM CLEARANCE OF 13'-6" AS PER PAFD REQUIREMENTS.

8. FIRE DEPARTMENT CONNECTION TO THE FIRE SPRINKLER / STANDPIPE SYSTEM SHALL BE LOCATED AT THE FIRE ACCESS SIDE OF THE BUILDING WITHIN 50 FEET OF A FIRE HYDRANT ON THE SAME SIDE OF THE ROAD.

9. FIRE FLOW REQUIREMENTS FOR BUILDINGS AND FACILITIES SHALL BE DETERMINED UTILIZING APPENDIX B OF THE CFC 507.3 AND 507.1.1 AND SECTION 15.04 OF THE PALO ALTO MUNICIPAL CODE.

10. IF REQUIRED, THE FIRE PUMP ROOM SHALL HAVE A GRID TIED FIRE PUMP WITH 1,000 GPM CPAU TO PROVIDE LETTER OF GRID RELIABILITY.

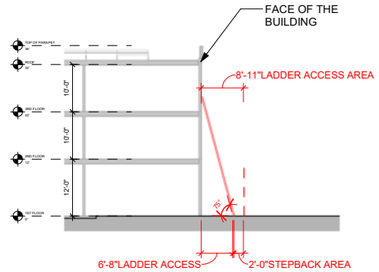
11. AT LEAST ONE ELEVATOR CAR SHALL BE OF A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE GURNEY 24 INCHES BY 84 INCHES WITH NOT LESS THAN 6-INCH RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICE. THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOIST-WAY DOOR FRAME CBC 3002.4.

12. PORTABLE FIRE EXTINGUISHERS, WITH A MINIMUM CLASSIFICATION OF 2A:10BC SHALL BE PERMANENTLY INSTALLED WITHIN 75 FEET OF TRAVEL FROM ALL PORTIONS OF THE BUILDING IN COMPLIANCE WITH NFPA 10 AND CFC 906.

13. FIRE ALARM SYSTEMS MEETING NFPA 72 SHALL BE SET UP FOR THIS BUILDING. REMOTE ANNUNCIATORS SHALL BE PROVIDED AT THE FRONT ENTRY.

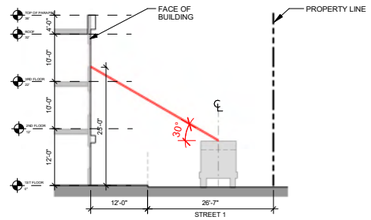
LEGEND

- 6 STORIES
- 3 STORIES
- 1 STORY
- FIRE APPARATUS
- FIRE FIGHTER ACCESS TO THE BUILDING
- STANDPIPE RISER AT STAIRS (MAIN LANDING)
- NEW FIRE HYDRANT
- ROOF ACCESS VIA STAIRS
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE TRUCK PATH OF TRAVEL (AERIAL ACCESS)
- FIRE TRUCK PATH OF TRAVEL (DRIVE THROUGH ONLY)



2 A0.12 TYPICAL WINDOW ACCESS

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



3 A0.12 STREET 1 AERIAL ACCESS

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

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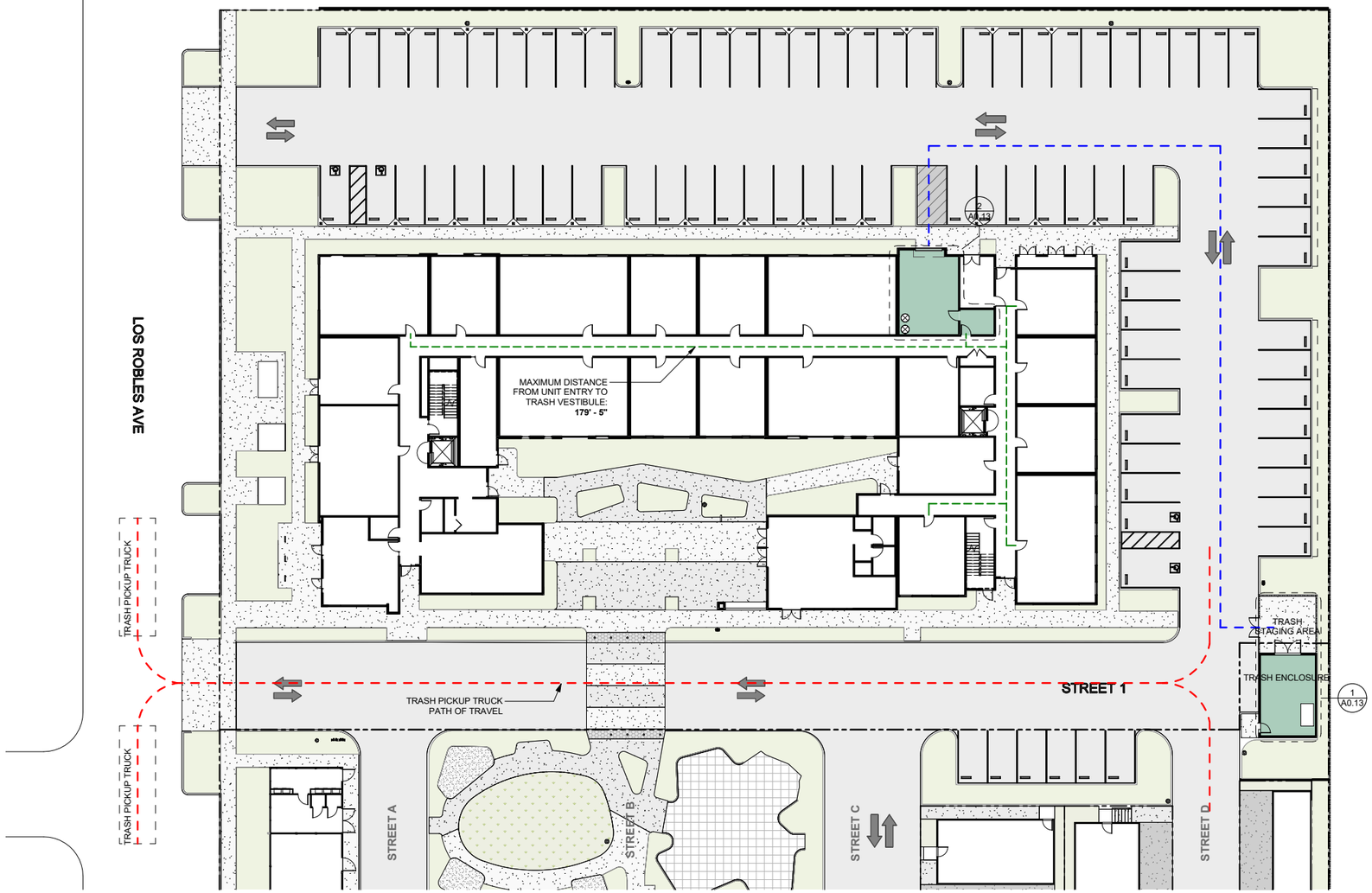
FIRE DEPT. ACCESS DIAGRAMS

JOB #2222.1
SCALE:As indicated

A0.12

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



5 A0.13 TRASH MANAGEMENT PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

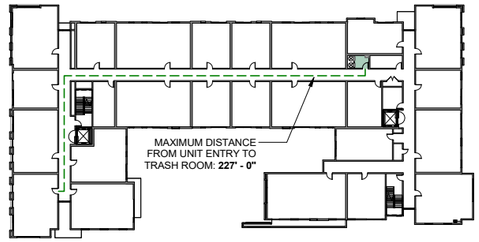
NP

GENERAL NOTES

1. SHEET A0.13 IS TO BE READ IN CONJUNCTION WITH TRASH MANAGEMENT REPORT INCLUDED AS PART OF THE PROJECT DESCRIPTION DOCUMENT. SEE SECTION 6. d. OF THE PROJECT DESCRIPTION DOCUMENT FOR DETAILS.
2. TURNAROUND RADIUS AT THE END OF STREET 1 IS DESIGNED TO MEET PAFD FIRE TRUCK REQUIREMENTS, SEE SHEET C-5.0 FOR DETAILS.
3. ALL ACCESSORY STRUCTURES ON THE PARCEL B (FUTURE MOBILE HOME PARK), INCLUDING THE TRASH ENCLOSURE WILL BE REVIEWED FOR PERMITTING BY CALIFORNIA HCD. HOWEVER, SINCE TRASH PICKUP SERVICE FOR THE MOBILE HOME PARK WILL BE PROVIDED BY THE CITY OF PALO ALTO, THE LAYOUT OF THE TRASH ENCLOSURE IS SHOWN HERE FOR THE CITY REVIEW.
4. ALL TRASH CHUTES AND INTERNAL WASTE CONTAINERS TO BE LABELLED IN ACCORDANCE WITH PAMC 5.20.108 AND THE GWPA'S INTERNAL CONTAINER GUIDE.
5. REFUSE CONTAINERS TO BE PLACED IN ALL COMMON AREAS INCLUDING, BUT NOT LIMITED TO THE LAUNDRY ROOM, TEEN ROOM, LOBBY, COMMUNITY ROOM, BBQ AREA AND COURTYARD AREA.
6. FOR LOCATIONS OF EXTERIOR BINS, PLEASE SEE SHEETS L1.11-L1.12 IN THIS SET.

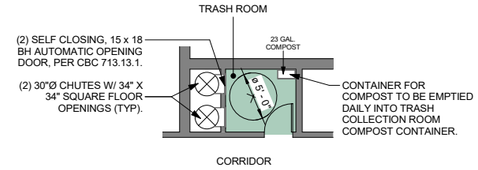
LEGEND: PATH OF TRAVEL

- TRASH PICKUP TRUCK
- BINS TO BE MOVED FROM APT TRASH COLLECTION ROOM TO STAGING AREA FOR PICKUP
- RESIDENT PATH TO TRASH VESTIBULE/ROOM ON RESPECTIVE FLOOR



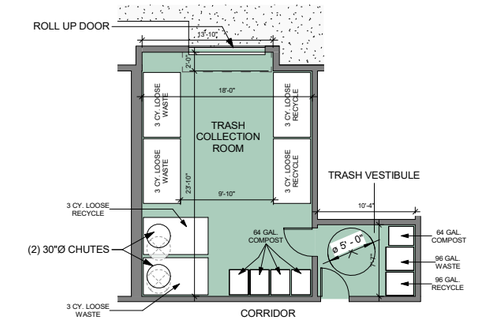
4 A0.13 UPPER FLOOR TRASH ROOM ACCESS, TYP.

SCALE: 1" = 40'-0"



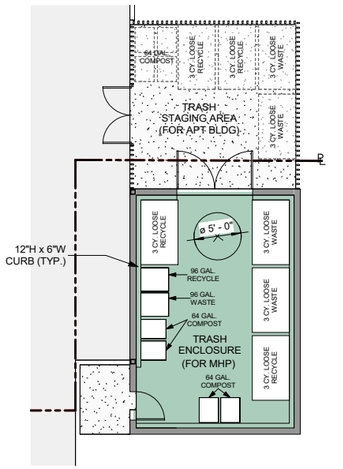
3 A0.13 UPPER FLOOR TRASH ROOM, TYP.

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



2 A0.13 TRASH COLLECTION/ TERMINATION ROOM & VESTIBULE

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



1 A0.13 TRASH ENCLOSURE PLAN

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

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TRASH MANAGEMENT DIAGRAM

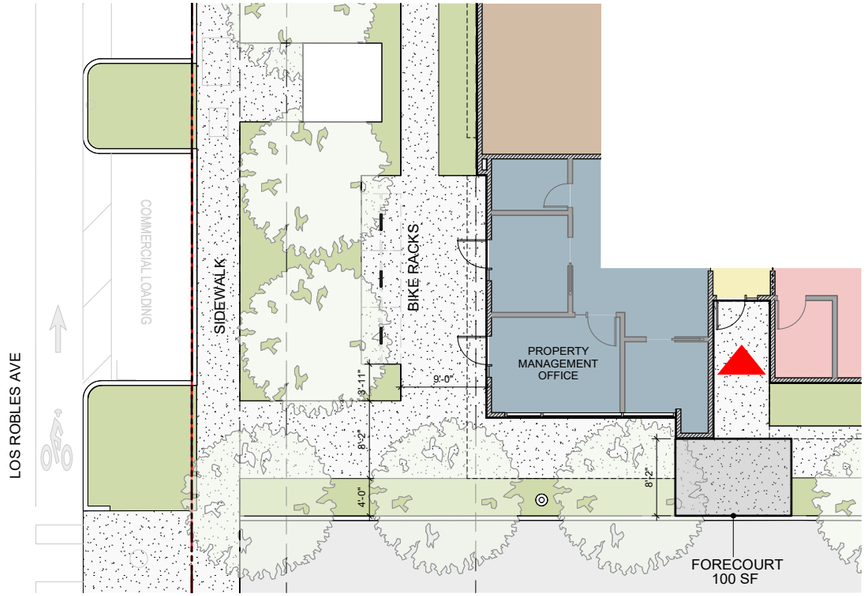
JOB #: 2222.1

SCALE: As indicated

A0.13

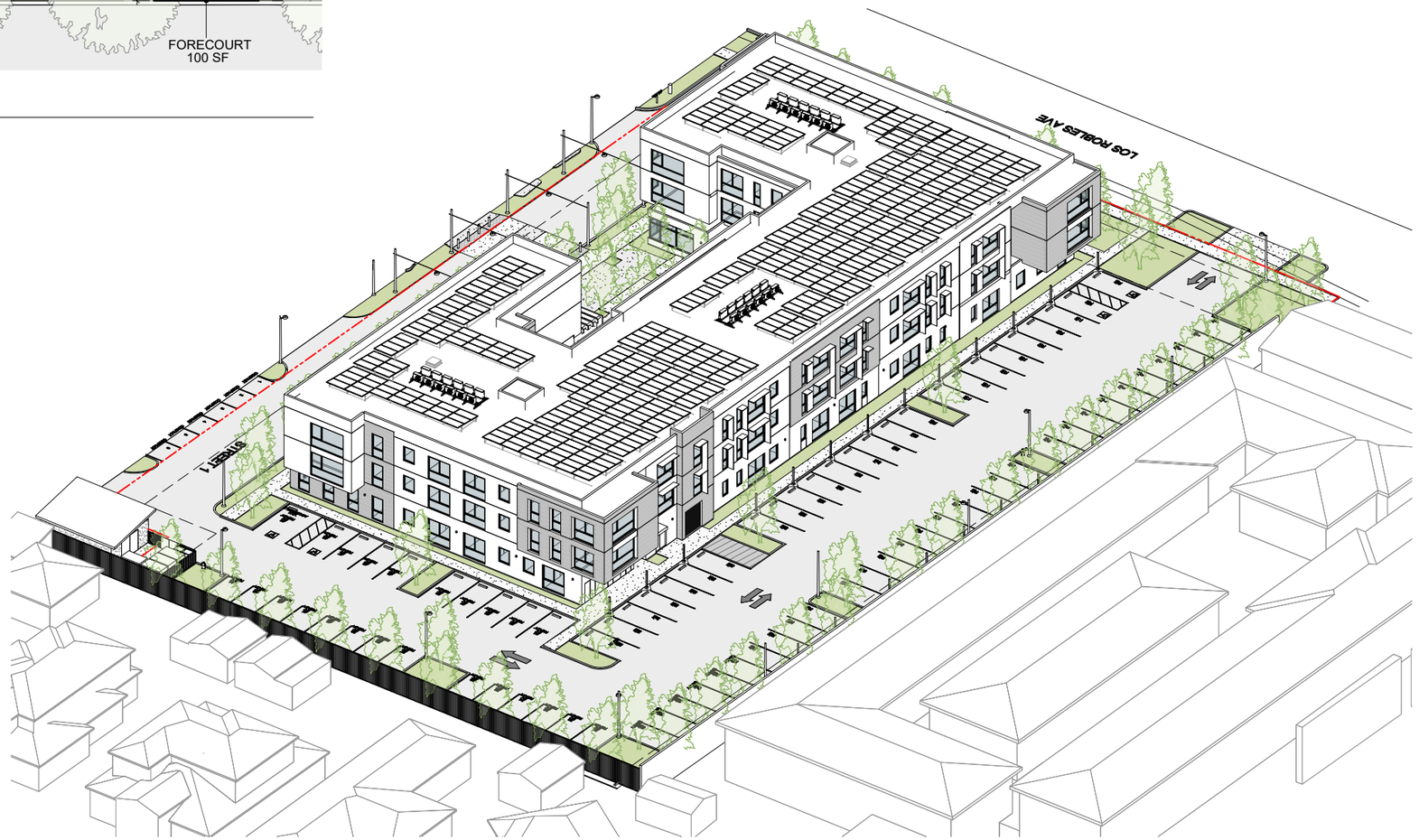
PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024



1 A0.14 **PRIMARY BUILDING ENTRY AREA**

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



2 A0.14 **FACADE ARTICULAITON AT SIDE AND REAR FACADES**

SCALE:

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ODS COMPLIANCE DIAGRAMS

JOB #2222.1

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

A0.14

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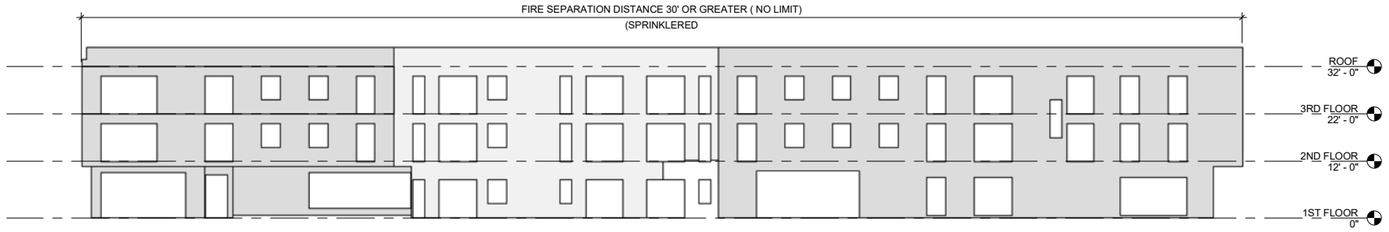
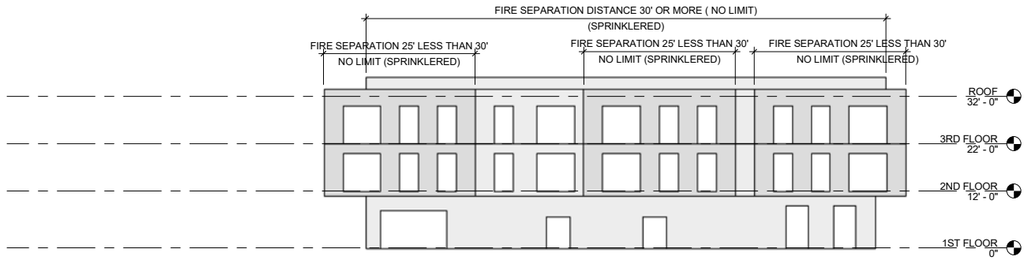


4 A0.22 EAST ELEVATION (AS SEEN FROM BVMHP)

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

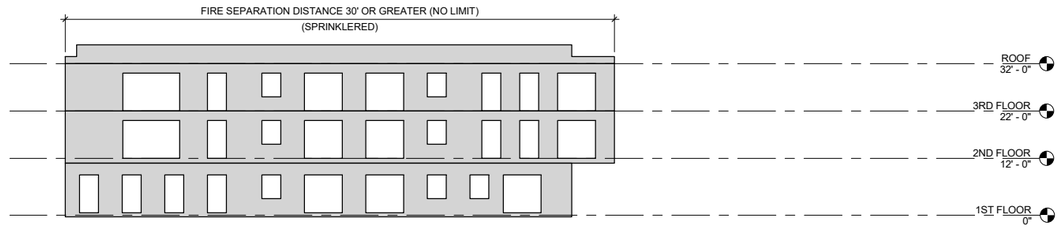
0' 8' 16' 32'



3 A0.22 SOUTH ELEVATION (AS SEEN FROM LOS ROBLES AVE)

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

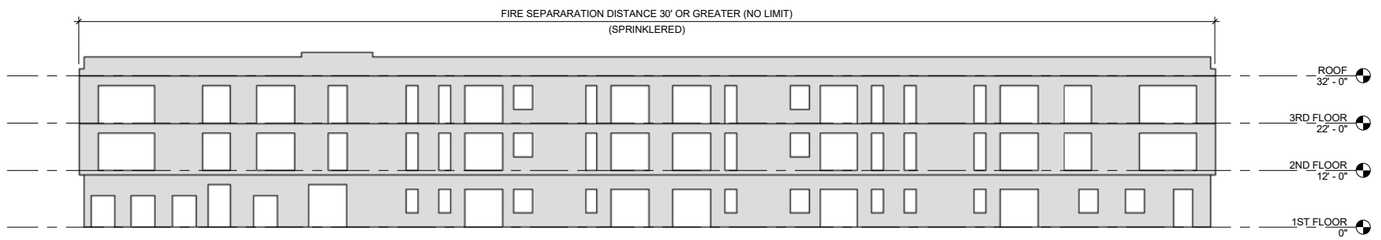
0' 8' 16' 32'



2 A0.22 OPENING CALCULATIONS - NORTH ELEVATION

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

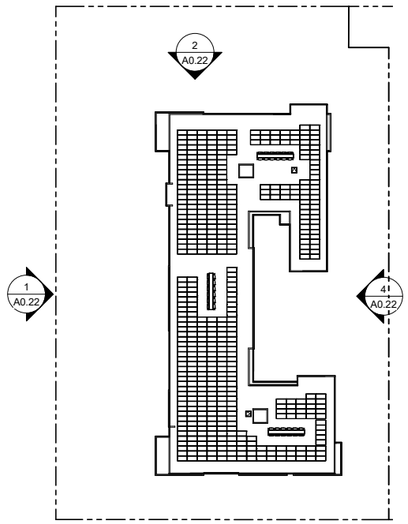
0' 8' 16' 32'



1 A0.22 WEST ELEVATION

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

0' 8' 16' 32'



KEY PLAN

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ID	DATE	NAME

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Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSE, CA 95110

OPENING CALCULATIONS

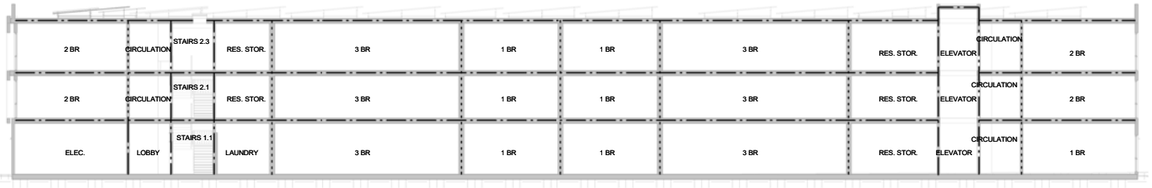
JOB #: 2222.1

SCALE: As indicated

A0.22

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024



2 A0.30 SECTION 1 - FIRE RATING 01

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

MECH.	
AREA	480 SF
OCCUPANCY TYPE	S-2
OL FACTOR	300
OCCUPANTS	2
REQUIRED EXITS	1

ELEC.	
AREA	796 SF
OCCUPANCY TYPE	S-2
OL FACTOR	300
OCCUPANTS	3
REQUIRED EXITS	1

JANITOR	
AREA	120 SF
OCCUPANCY TYPE	R-2
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

TRASH COLLECTION ROOM	
AREA	456 SF
OCCUPANCY TYPE	S-2
OL FACTOR	200
OCCUPANTS	3
REQUIRED EXITS	1

MAINTENANCE	
AREA	162 SF
OCCUPANCY TYPE	B
OL FACTOR	150
OCCUPANTS	2
REQUIRED EXITS	1

TRASH VESTIBULE	
AREA	78 SF
OCCUPANCY TYPE	R-2
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

STORAGE	
AREA	80 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

2 BR 120 781 SF OCC.=4
1 BR 118-N 474 SF OCC.=3
3 BR 116 924 SF OCC.=5
1 BR 114 474 SF OCC.=3
1 BR 112 474 SF OCC.=3
3 BR 110 924 SF OCC.=5
1 BR 108 474 SF OCC.=3
1 BR 106 474 SF OCC.=3
1 BR 104 474 SF OCC.=3
3 BR 102 924 SF OCC.=5
1 BR 101 474 SF OCC.=3
3 BR 103 924 SF OCC.=5
1 BR 105 474 SF OCC.=3
1 BR 107-N 474 SF OCC.=3
3 BR 109 924 SF OCC.=5

CIRCULATION
6'-0"
STAIRS 1.1 UP
ELEVATOR
STAIRS 1.2 UP
IDF
RR
CLOSET
KITCHENETTE
COPIER RM.
EXIT ACCESS TRAVEL DISTANCE 163'
260'-3 1/2" DIAGONAL DISTANCE
1/3 OF 260'-3 1/2" = 86.78' (DISTANCE BETWEEN STAIRS APPROX. 164')

RES. STOR.	
AREA	428 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	3
REQUIRED EXITS	1

LAUNDRY	
AREA	364 SF
OCCUPANCY TYPE	R-2
OL FACTOR	200
OCCUPANTS	2
REQUIRED EXITS	1

LOBBY	
AREA	492 SF
OCCUPANCY TYPE	B
OL FACTOR	150
OCCUPANTS	4
REQUIRED EXITS	1

OPEN OFFICE	
AREA	188 SF
OCCUPANCY TYPE	B
OL FACTOR	150
OCCUPANTS	2
REQUIRED EXITS	1

TEEN RM / HW CLUB	
AREA	642 SF
OCCUPANCY TYPE	A-3
OL FACTOR	20
OCCUPANTS	33
REQUIRED EXITS	1

SERV. OFFICE	
AREA	124 SF
OCCUPANCY TYPE	B
OL FACTOR	150
OCCUPANTS	1
REQUIRED EXITS	1

COMMUNITY RM	
AREA	901 SF
OCCUPANCY TYPE	A-3
OL FACTOR	30
OCCUPANTS	31
REQUIRED EXITS	1

BIKE ROOM	
AREA	494 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	3
REQUIRED EXITS	1

CIRCULATION	
AREA	2,038 SF
OCCUPANCY TYPE	R-2
OL FACTOR	200
OCCUPANTS	11
REQUIRED EXITS	1

1 A0.30 FIRST FLOOR EXITING/ OCCUPANCY/ ACCESSIBILITY SUMMARY

SCALE: 3/32" = 1'-0"

0' 5' 10' 20'

RESIDENTIAL (R-2)
FLOOR AREA: 10,423.89 SF
OCCUPANCY LOAD: 200 GROSS
RESIDENTIAL: 56 USERS

OFFICES (B)
FLOOR AREA: 774 SF
OCCUPANCY FACTOR: 150 GROSS
OCCUPANCY LOAD: 5 USERS
5 USERS THROUGH EXIT NORTH

STAIR WIDTH:
CBC 1005.3.1: (0.3") PER OCCUPANT
ACTUAL LOAD: 56
0.3" x 56 = 16.8"
DOOR WIDTH PROVIDED: 36"

RATING LEGEND

- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 2-HR FIRE BARRIER @ SHAFT ENCLOSURE
- 2-HR FIRE BARRIER @ HORIZONTAL EXIT
- 2-HR FIRE WALL
- 3-HR RATED FIRE BARRIER OR HORIZONTAL BUILDING SEPARATION
- 3-HR FIRE WALL

GENERAL NOTES

1. PER CBC TABLE 601
   TYPE VA EXTERIOR WALLS, TO BE 1-HR FIRE RATED CONSTRUCTION. PROTECTED OPENINGS ARE NOT REQUIRED. INTERIOR WALLS AND FLOOR/ROOF ASSEMBLIES TO BE 1-HR FIRE RATED CONSTRUCTION.
2. FIRE RESISTIVE WALLS SHALL BE MARKED AS APPLICABLE PER CBC 703.5
3. 1-HR FIRE PARTITION PER CBC SECTION 708, TYPICAL AT CORRIDORS AND WALLS SEPARATING DWELLING UNITS PROTECTED OPENINGS ARE REQUIRED.
4. 1-HR FIRE BARRIER AT OCCUPANCY SEPARATION WALLS TYPICAL AT WALLS SEPARATING DIFFERENT OCCUPANCIES CBC TABLE 508.4, AND AT SHAFT ENCLOSURES LESS THAN 3 STORIES
5. 2-HR SHAFT ENCLOSURES REQUIRED PER CBC 713.4. EXTERIOR WALLS TO SERVE AS PART OF A SHAFT ENCLOSURE PER CBC 713.6. WHERE SUCH WALLS SHALL COMPLY WITH CBC SECTION 705 AND FIRE RESISTANCE RATED SHAFT ENCLOSURE REQUIREMENTS SHALL NOT APPLY. PER PER SECTION 713.8.8 PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED IN THE SHAFT ENCLOSURE.
6. 3-HR HORIZONTAL BUILDING SEPARATION ALLOWED PER CBC SECTION 510.2. BETWEEN CONSTRUCTION TYPES IA & VA. PROTECTED OPENINGS ARE REQ'D
7. 2-HR FIRE BARRIER AT HORIZONTAL EXITS REQUIRED PER CBC SECTION 1026 & 706.4. TYPE VA PROTECTED OPENINGS ARE REQUIRED
8. 2-HR FIRE WALLS CONSTRUCTED PER CBC SECTION 706 ALLOWED AT AREA SEPARATION WALLS PER CBC TABLE 601 FOR TYPE V CONSTRUCTION ONLY
9. 3-HR FIRE WALLS CONSTRUCTED PER CBC SECTION 706 REQUIRED AT AREA SEPARATION PER CBC TABLE 601 PRIMARY STRUCTURAL FRAME FOR TYPE IA

LEGEND

- (E) FIRE HYDRANT
- EXIT PATH
- TRAVEL DISTANCE BETWEEN STAIR CORES
- TRAVEL DISTANCE BETEEN STAIRS AND FIRE BARRIER
- DIAGONAL DISTANCE
- ACCESSIBLE UNIT
- MOBILITY UNIT
- COMMUNICATION FEATURE UNIT

OCCUPANCY LEGEND

- RESIDENTIAL UNITS, R-2 OCCUPANCY
- RESIDENTIAL, R-2 ACCESSORY
- GARAGE, S-2 OCCUPANCY
- STORAGE, S-1 OCCUPANCY
- MANAGEMENT OFFICES & LOBBY, B OCCUPANCY
- COMMON ROOM AND COURTYARD, A-3 OCCUPANCY
- EXTRA FOR ADDTIONAL OCCUPANCIES, IF NEEDED
- EXIT PATH
- REFUGE AREA

** - MIN. 36" DOOR W/ 32"+ CLEAR OPENING B/T FACE OF DOOR (90 DEGREES OPEN) & FACE OF STOP*

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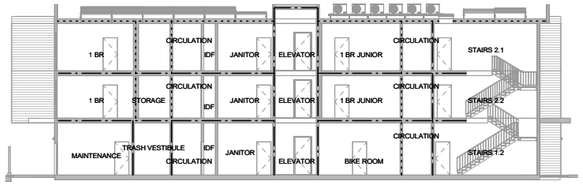
SAN JOSÉ, CA 95110

1ST FLOOR EXITING/OCCUPANCY/ WALL RATING DIAGRAMS

JOB #: 2222.1
SCALE: As indicated

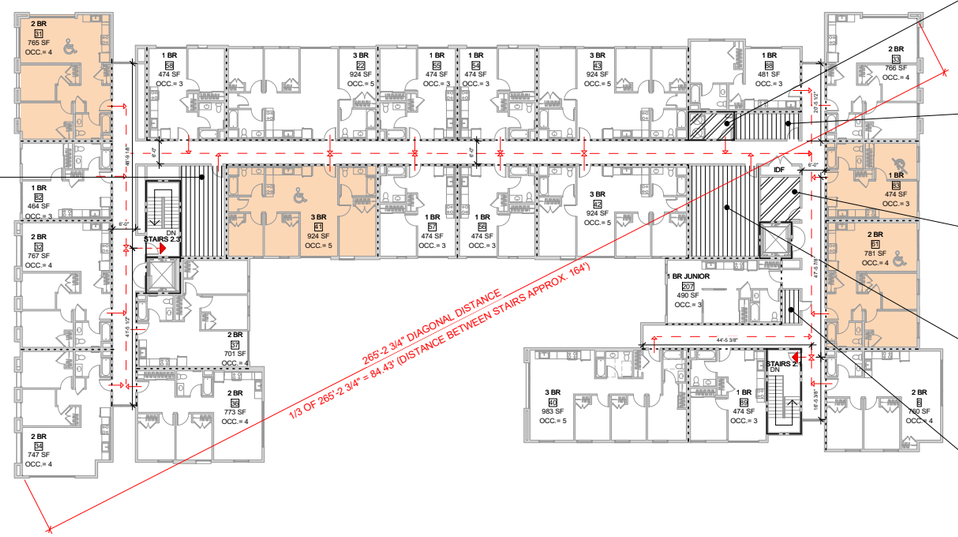
A0.30

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024



3 SECTION 2 - FIRE RATING 02

A0.31 SCALE: 1/16" = 1'-0"



RES. STOR.	
AREA	270 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	2
REQUIRED EXITS	1

TRASH	
AREA	49 SF
OCCUPANCY TYPE	S-2
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

STORAGE	
AREA	113 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

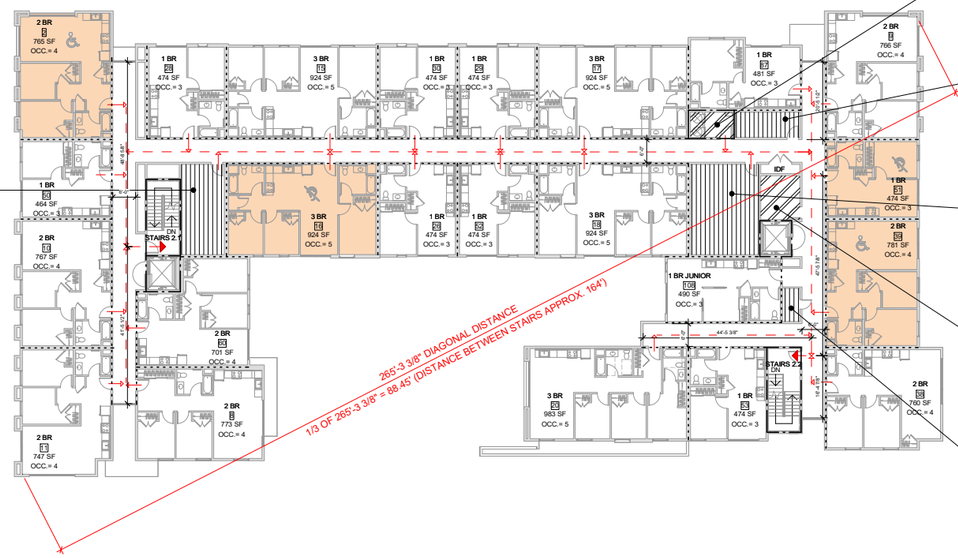
JANITOR	
AREA	120 SF
OCCUPANCY TYPE	R-2
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

RES. STOR.	
AREA	428 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	3
REQUIRED EXITS	1

ST.	
AREA	40 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

2 THIRD FLOOR EXITING/OCCUPANCY/ ACCESSIBILITY SUMMARY

A0.31 SCALE: 1" = 20'-0"



RES. STOR.	
AREA	270 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	2
REQUIRED EXITS	1

TRASH	
AREA	49 SF
OCCUPANCY TYPE	S-2
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

STORAGE	
AREA	113 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

RES. STOR.	
AREA	428 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	3
REQUIRED EXITS	1

JANITOR	
AREA	120 SF
OCCUPANCY TYPE	R-2
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

ST.	
AREA	40 SF
OCCUPANCY TYPE	S-1
OL FACTOR	200
OCCUPANTS	1
REQUIRED EXITS	1

RESIDENTIAL (R-2)
FLOOR AREA: 15,704 SF
OCCUPANCY LOAD: 200 GROSS
RESIDENTIAL: 87 USERS

43 USERS THROUGH STAIR 1
44 USERS THROUGH STAIR 2

STAIR WIDTH:
CBC 1005.3.1: (0.3") PER OCCUPANT
ACTUAL LOAD: 87
0.3" x 87 = 26.1'
WIDTH PROVIDED: 48"

DOOR WIDTH:
CBC 1005.3.2: (0.2") PER OCCUPANT
ACTUAL LOAD: 87
0.2" x 87 = 17.4"
WIDTH PROVIDED: 36"

1 SECOND FLOOR EXITING/ OCCUPANCY/ ACCESSIBILITY SUMMARY

A0.31 SCALE: 1" = 20'-0"

0' 5' 10' 20'

RATING LEGEND

- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 2-HR FIRE BARRIER @ SHAFT ENCLOSURE
- 2-HR FIRE BARRIER @ HORIZONTAL EXIT
- 2-HR FIRE WALL
- 3-HR RATED FIRE BARRIER OR HORIZONTAL BUILDING SEPARATION
- 3-HR FIRE WALL

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9. 3-HR FIRE WALLS CONSTRUCTED PER CBC SECTION 706 REQUIRED AT AREA SEPARATION PER CBC TABLE 601 PRIMARY STRUCTURAL FRAME FOR TYPE IA

LEGEND

- (E) FIRE HYDRANT
- EXIT PATH
- TRAVEL DISTANCE BETWEEN STAIR CORES
- TRAVEL DISTANCE BETEEN STAIRS AND FIRE BARRIER
- DIAGONAL DISTANCE
- ACCESSIBLE UNIT
- MOBILITY UNIT
- COMMUNICATION FEATURE UNIT

OCCUPANCY LEGEND

- RESIDENTIAL UNITS, R-2 OCCUPANCY
- RESIDENTIAL, R-2 ACCESSORY
- GARAGE, S-2 OCCUPANCY
- STORAGE, S-1 OCCUPANCY
- MANAGEMENT OFFICES & LOBBY, B OCCUPANCY
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2ND & 3RD FLOOR EXITING/OCCUPANCY/ WALL RATING DIAGRAMS

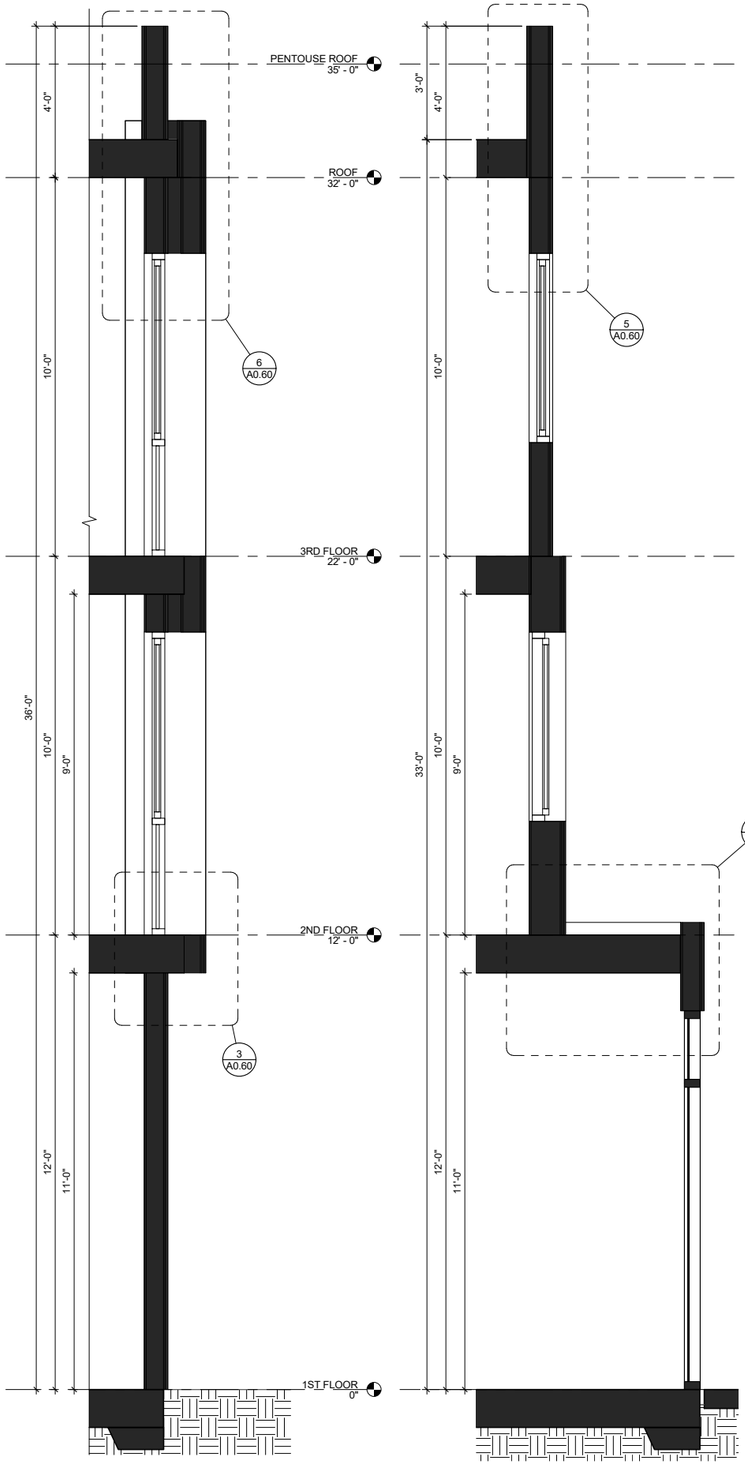
JOB #: 2222.1

SCALE: As indicated

A0.31

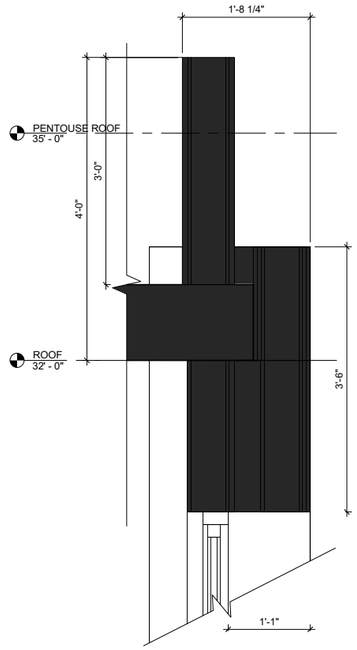
PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024

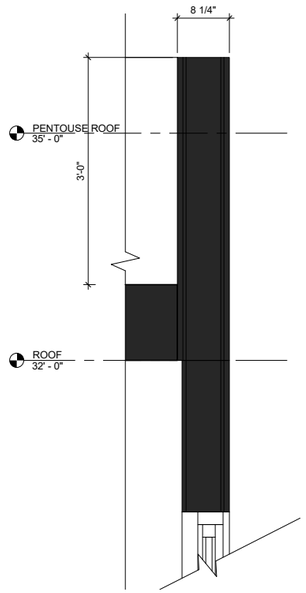


8 A0.60 **WALL SECTION 1**
SCALE: 1/2" = 1'-0"

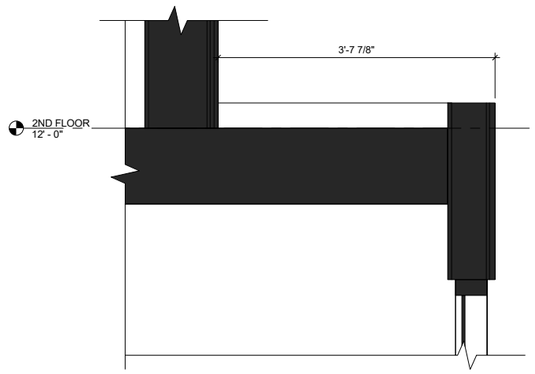
7 A0.60 **WALL SECTION 2**
SCALE: 1/2" = 1'-0"



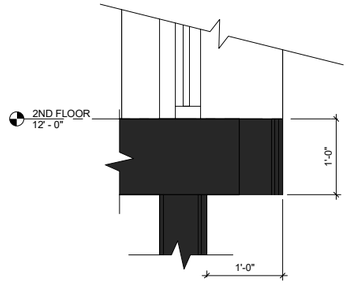
6 A0.60 **PARAPET WALL & OVERHANG**
SCALE: 1" = 1'-0"



5 A0.60 **PARAPET WALL**
SCALE: 1" = 1'-0"



4 A0.60 **ROOF OVER COMMUNITY ROOM**
SCALE: 1" = 1'-0"



3 A0.60 **OVERHANG**
SCALE: 1" = 1'-0"

2 A0.60 **3D SECTION 2 @ COMMUNITY ROOM**
SCALE:

1 A0.60 **3D SECTION 1 FRONT ELEVATION @ LOS ROBLES AVE**
SCALE:

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SCHEMATIC DETAILS
APT BUILDING

JOB #: 2222.1
SCALE: As indicated

A0.60

PALO ALTO PLANNING- ENTITLEMENTS
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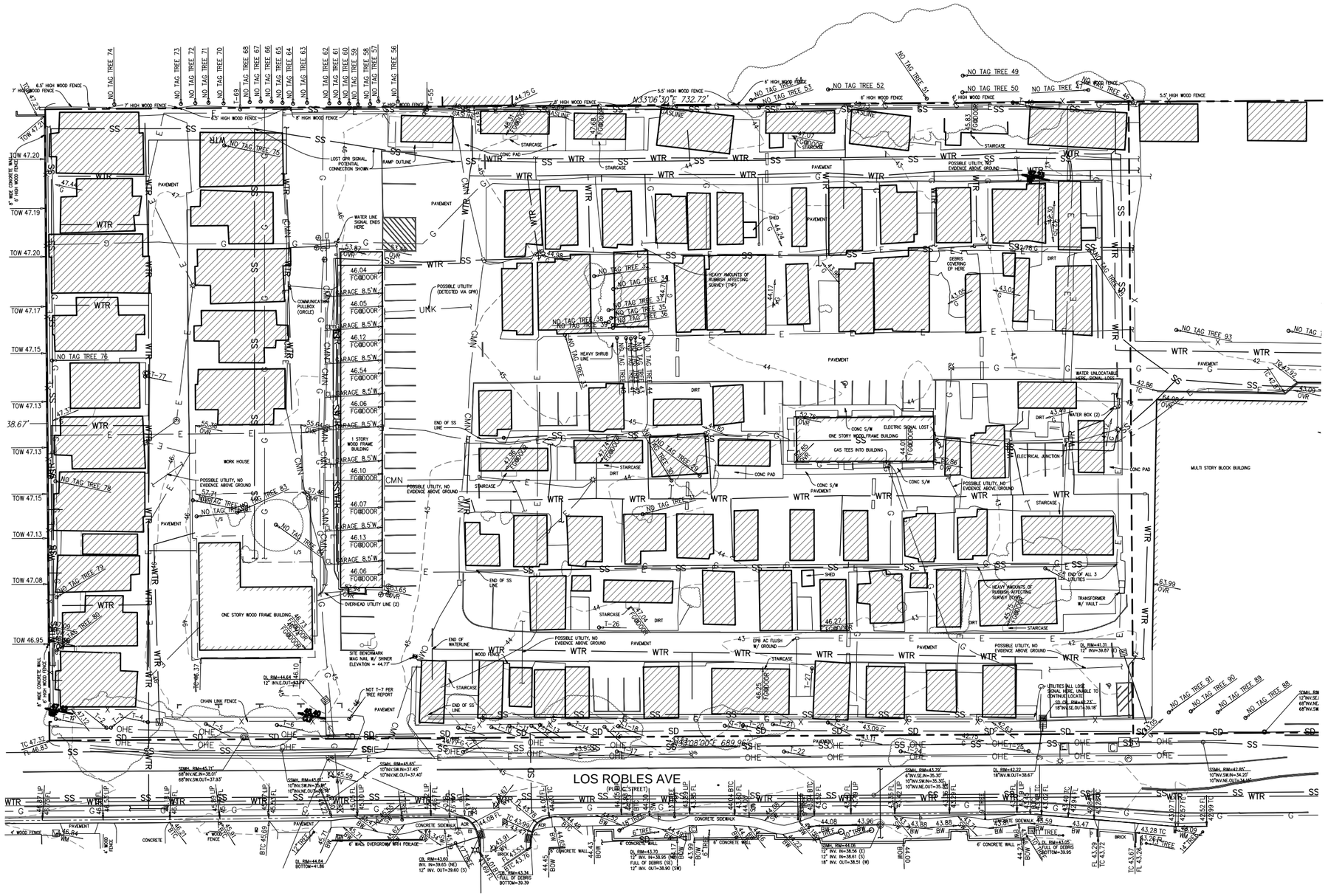

LEGEND

- EDGE OF PAVEMENT
- CURB LINE
- CURB & GUTTER LINE
- CONTOURS
- FENCE LINE, TYPE / HEIGHT AS INDICATED
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- NATURAL GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- COMMUNICATION LINE
- UNKNOWN UTILITY LINE
- BUILDING OVERHANG LINE
- DRAIN INLET
- SANITARY SEWER CLEANOUT
- WATER METER / BOX
- WATER VALVE
- HOSE BIBB
- COMMUNICATIONS VAULT / PULLBOX
- CABLE TELEVISION PULLBOX
- ELECTRIC MANHOLE
- ELECTRIC VAULT / PULLBOX
- ELECTROLIER WITH MAST ARM
- GUY WIRE ANCHOR
- TRAFFIC SIGNAL ON MAST ARM
- SPOT ELEVATION
- TREE WITH DRIPLINE, SIZE AS INDICATED

ABBREVIATIONS

CONC	– CONCRETE
EP	– EDGE OF PAVEMENT
DI	– DRAIN INLET
FG@DOOR	– FINISHED GRADE AT DOOR
G	– GROUND
OHE	– OVERHEAD ELECTRIC
L/S	– LANDSCAPING
P	– PAVEMENT ELEVATION
SB	– SPEED BUMP
TC	– TOP OF CURB
VGUT	– VALLEY GUTTER

SITE BENCHMARK

MAG NAIL WITH SHINER AT SOUTH SOUTH–EAST CORNER OF BUENA VISTA MOBILE HOME PARK LOT. NORTHWEST OF DRIVEWAY ENTRANCE.

ELEVATION=44.77 FEET

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. 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 THIS SURVEY.

OVERHEAD UTILITY NOTE

OVERHEAD UTILITY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, DEPICTING THAT OVERHEAD LINES EXIST. ACTUAL ATTACHMENT, LOCATION, HEIGHT AND TYPE OF UTILITY SERVICE LINES SHALL BE VERIFIED BY THE USER.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 01/06/2022 AND 01/07/2022.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN FINAL MAP FILED IN BOOK 906 OF MAPS, PAGE 29–35 AND WERE RETRACED FROM A PREVIOUS SURVEY PERFORMED BY SANDIS IN 2017. A FORMAL BOUNDARY RESOLUTION HAS NOT BEEN PERFORMED AND THE PARCEL LINES ARE SHOWN FOR PLANNING ONLY.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF VAN METER WILLIAMS POLLACK LLP IN MONTH DECEMBER, 2021.

KELLY S. JOHNSON
L.S. NO. 9126

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

2/15/2022
DATE

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☐ MEP ENGINEER
EMERALD CITY ENGINEERS, INC. ENGINEERS, INC.
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LYNNWOOD, WA 98036

SANDIS
sandis.net

DATE _____, 2024

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9–30–24

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:
HOUSING AUTHORITY
SANTA CLARA COUNTY
Homes, growing communities

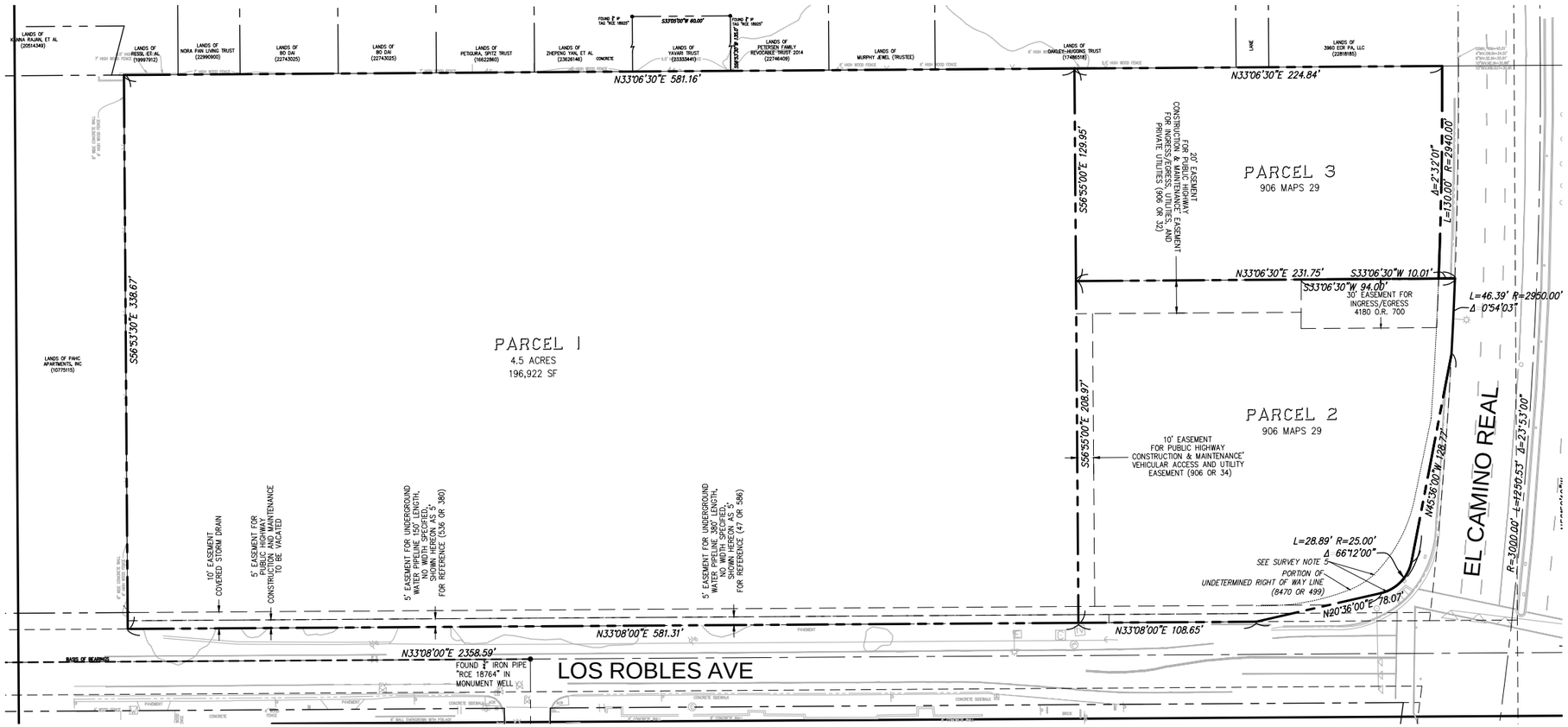
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

TOPOGRAPHIC SURVEY

JOB #: 2222
SCALE: 1"=20'

C-1.0

PALO ALTO PLANNING - ENTITLEMENTS
50% DD | DATE:04/10/2024



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SANTA CLARA COUNTY HOUSING AUTHORITY
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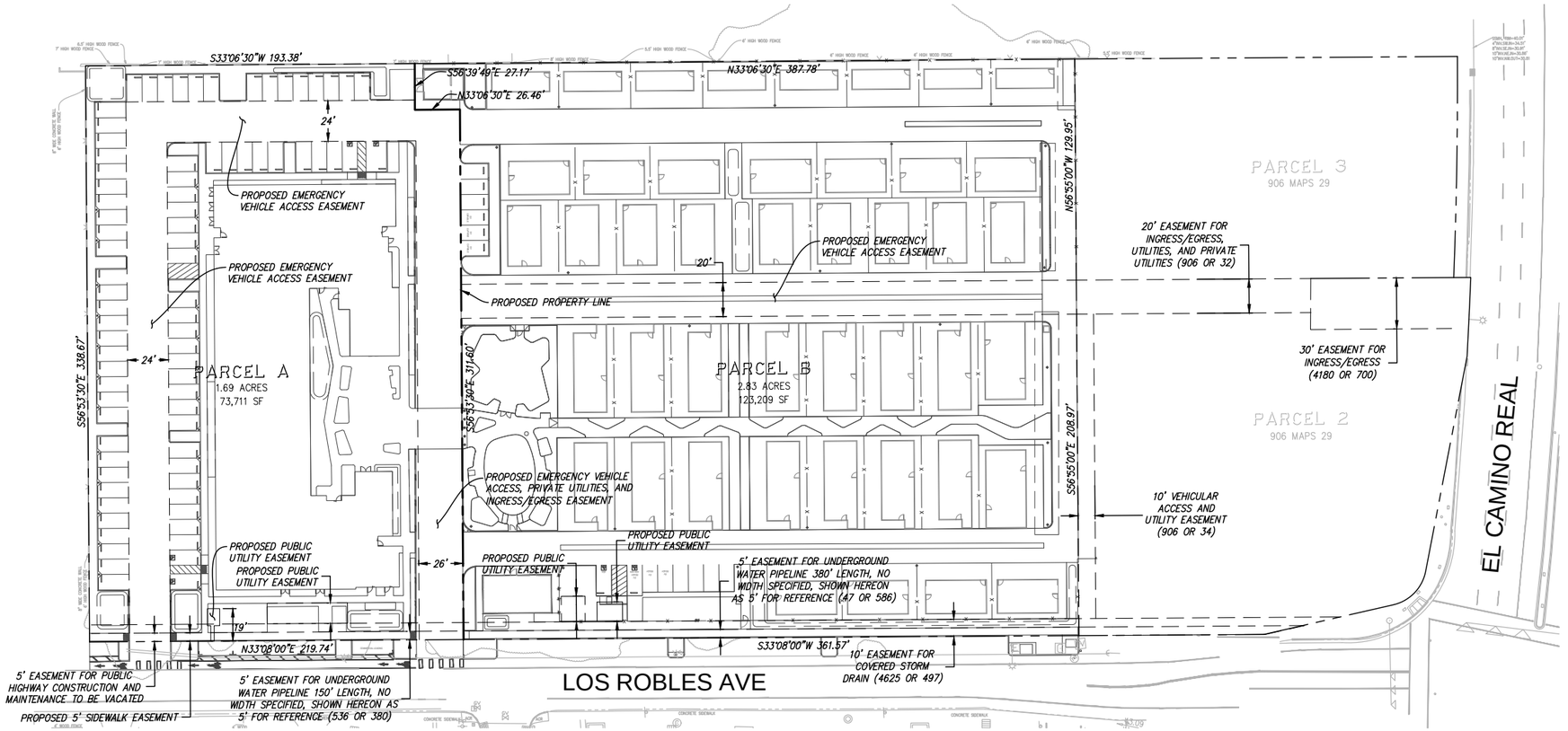
SAN JOSÉ, CA 95110

EXISTING BOUNDARY AND EASEMENTS MAP

JOB #: 2222
SCALE: 1"=40'

C-1.1

PALO ALTO PLANNING - ENTITLEMENTS
50% DD | DATE:04/10/2024



OWNER AND SUBDIVIDER

SANTA CLARA COUNTY HOUSING AUTHORITY
505 W JULIAN ST
SAN JOSE, CA 95110-2338

SITE ADDRESS

ADDRESS: 3980 EL CAMINO REAL
PALO ALTO, CA 94306
APN: 137-11-003

TRACT

A TWO LOT SUBDIVISION OF PARCEL 1 PER FINAL MAP RECORDER IN BOOK 906 OF MAPS AT PAGE 29-35.

ZONING

RM-15 : LOW DENSITY MULTIPLE-FAMILY RESIDENCE, CITY OF PALO ALTO
CN : NEIGHBORHOOD COMMERCIAL, CITY OF PALO ALTO

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X (OTHER FLOOD AREAS), WHICH INCLUDE 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 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 0017 H, MAP NUMBER 06085C0017H, DATED MAY 18, 2009.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 01/06/2022 AND 01/07/2022.
3. OVERHEAD ELECTRIC LINES ARE NOT SHOWN ON THIS MAP.
4. THE BOUNDARY DATA AND TITLE MATTERS SHOWN HEREON HAVE BEEN DEVELOPED FROM INFORMATION FURNISHED IN A TITLE REPORT. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 8100446-SC, DATED AS OF OCTOBER 4, 2023, FURNISHED TO SANDIS FOR USE WITH THIS TRANSACTION. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
5. PROTECTED OAKS ARE SUBJECT TO THE CITY TREE ORDINANCE, PAMC 8.10.

SITE BENCHMARK

MAG NAIL WITH SHINER AT SOUTH SOUTH-EAST CORNER OF BUENA VISTA MOBILE HOME PARK LOT. NORTHWEST OF DRIVEWAY ENTRANCE.

ELEVATION=44.77 FEET

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN FINAL MAP FILED IN BOOK 906 OF MAPS, PAGE 29-35.

EXISTING EASEMENTS PER TITLE REPORT

FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER: NCS-810446-SC DATED: OCTOBER 04, 2023

#	EXCEPTION/EASEMENT/PURPOSE	DOCUMENT #/BK & PG	PLOTTED? LOCATION:	OWNER/IN FAVOR OF
6	EASEMENT FOR UNDERGROUND WATER PIPELINE	BOOK 47 PAGE 586	YES, SOUTHEAST CORNER OF PARCEL TWO	As shown on the Map thereof
8	EASEMENT FOR UNDERGROUND WATER PIPELINE	BOOK 536 PAGE 380	YES, SOUTHEAST CORNER OF PARCEL THREE	As shown on
7	EASEMENT FOR CONSTRUCTION	BOOK 4421 PAGE 421	YES, SOUTHEAST CORNER OF PARCEL TWO, THREE	City of Palo Alto
9	EASEMENT FOR INGRESS/EGRESS	BOOK 4180 PAGE 700	YES, NORTHEAST TYPE 2 OF PARCEL ONE	City of Palo Alto
10	EASEMENT FOR COVERED STORM DRAIN	BOOK 4625 PAGE 497	YES, SOUTHEAST OF PARCEL ONE, TWO, THREE	Valley Water
11	EASEMENT FOR PUBLIC UTILITIES	BOOK 906 PAGE 29	NO, EXACT LOCATION UNDETERMINED FROM DOC.	City of Palo Alto

AREA

PROPOSED PARCEL A	1.7 ACRES
PROPOSED PARCEL B	2.8 ACRES
TOTAL ACREAGE	4.5 ACRES
AVERAGE LOT SIZE	2.3 ACRES
SMALLEST LOT SIZE	1.7 ACRES

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. 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 THIS SURVEY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN FEBRUARY 2024 AT THE REQUEST OF HOUSING AUTHORITY OF THE COUNTY OF SANTA CLARA. THE PROPOSED SUBDIVISION IS IN COMPLIANCE WITH THOSE APPLICABLE ELEMENTS OF THE PALO ALTO COMPREHENSIVE PLAN.

DATE: _____

CHRISTIAN CINTEAN
P.L.S. NO. 8941 EXPIRES 9-30-24

TENTATIVE MAP

FOR A TWO LOT SUBDIVISION

CITY OF PALO ALTO COUNTY OF SANTA CLARA

MARCH, 2024

VAN METER WILLIAMS POLLACK LLP
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SANDIS
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DATE _____, 2024

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-24

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

TENTATIVE MAP

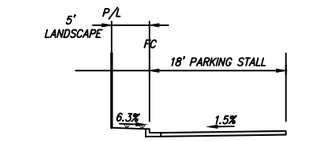
JOB #: 2222

SCALE: 1"=40'

C-1.2

PALO ALTO PLANNING - ENTITLEMENTS

50% DD | DATE:04/10/2024



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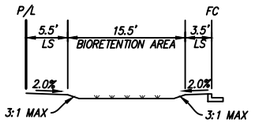

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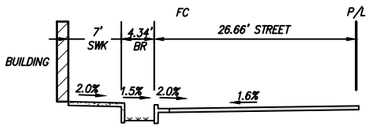

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SECTION C
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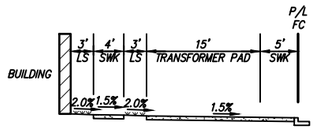

D
SECTION D
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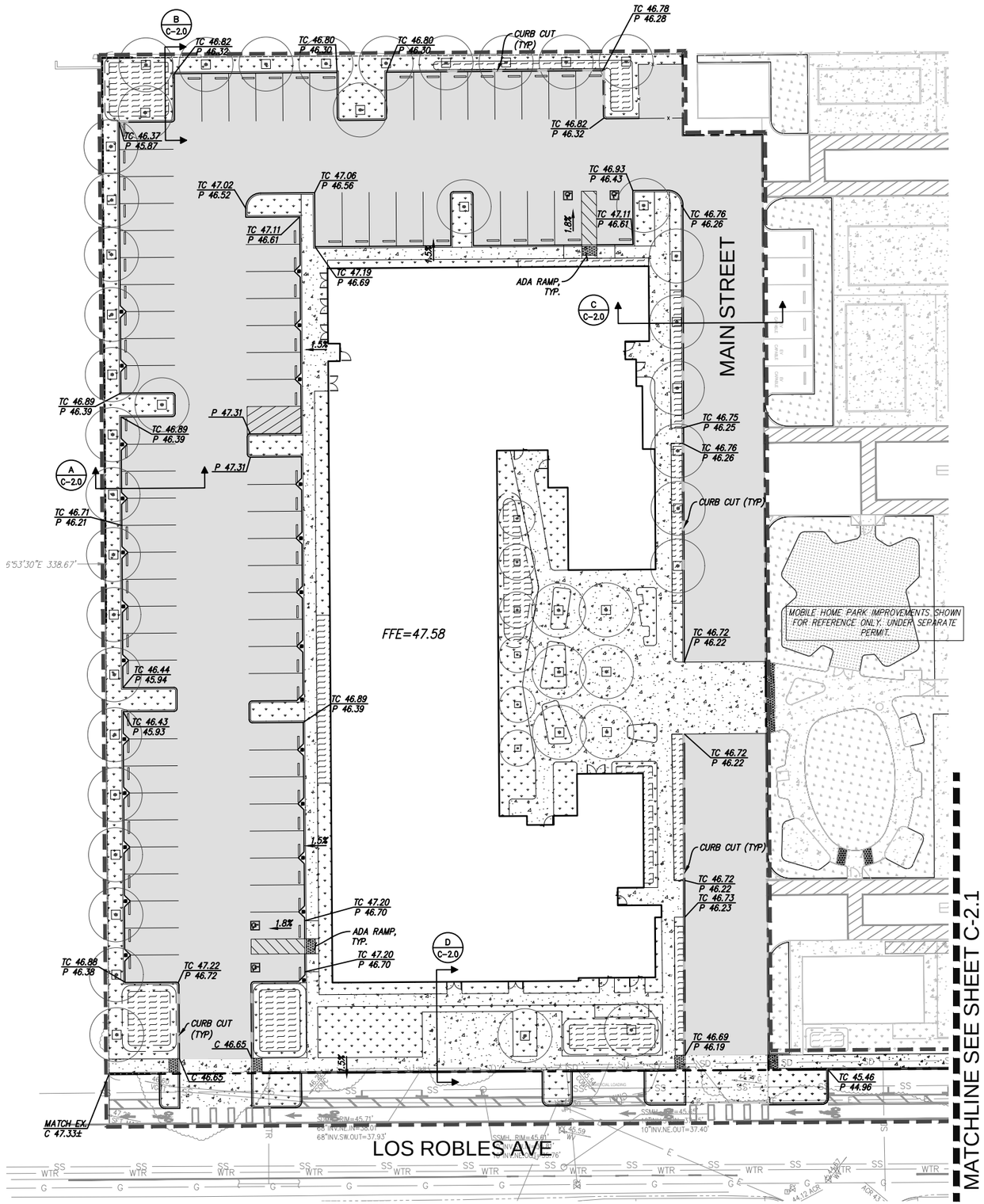

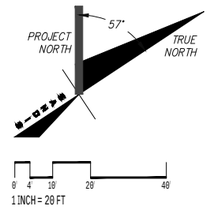

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- LIMIT OF WORK
- AC PAVEMENT
- DEEP LIFT
- CONCRETE PAVING, S.L.D. FOR PATTERN AND FINISH
- CONCRETE PAVER, S.L.D.
- BIO-TREATMENT AREA
- PLANTING

EARTHWORK QUANTITIES

CUT 2,900 CY
FILL 1,250 CY
BALANCE 1,650 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY.

GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY ROCKRIDGE GEOTECHNICAL., DATED MAY 2023, PROJECT No. 23-2398, UNLESS OTHERWISE NOTED.
3. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
4. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
10. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
11. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
12. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

ADA NOTES

1. ALL HARDSCAPE ALONG THE ADA PATH OF TRAVEL SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
2. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
3. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
4. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
5. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.

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DATE _____, 2024

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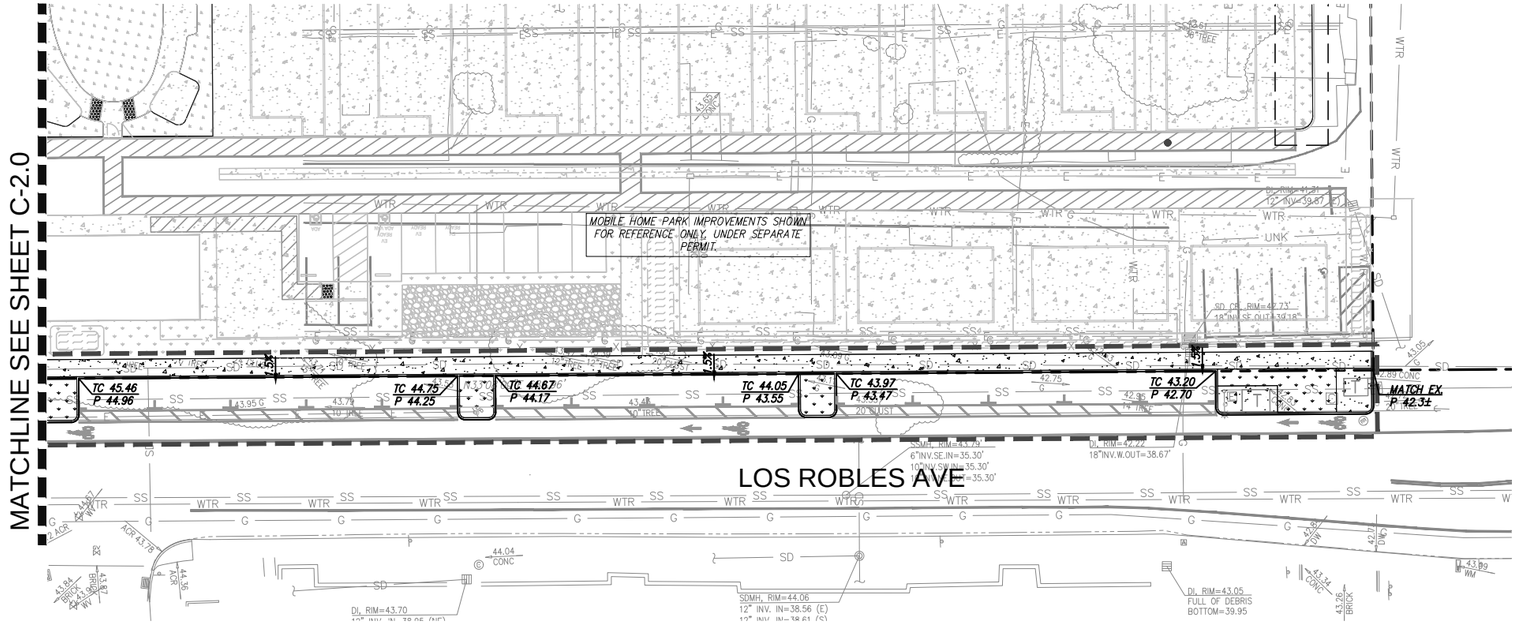
SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

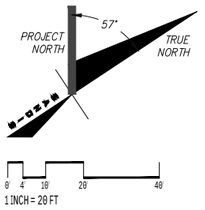
GRADING PLAN

JOB #: 2222
SCALE: 1"=20'

C-2.0

PALO ALTO PLANNING - ENTITLEMENTS
50% DD | DATE:04/10/2024





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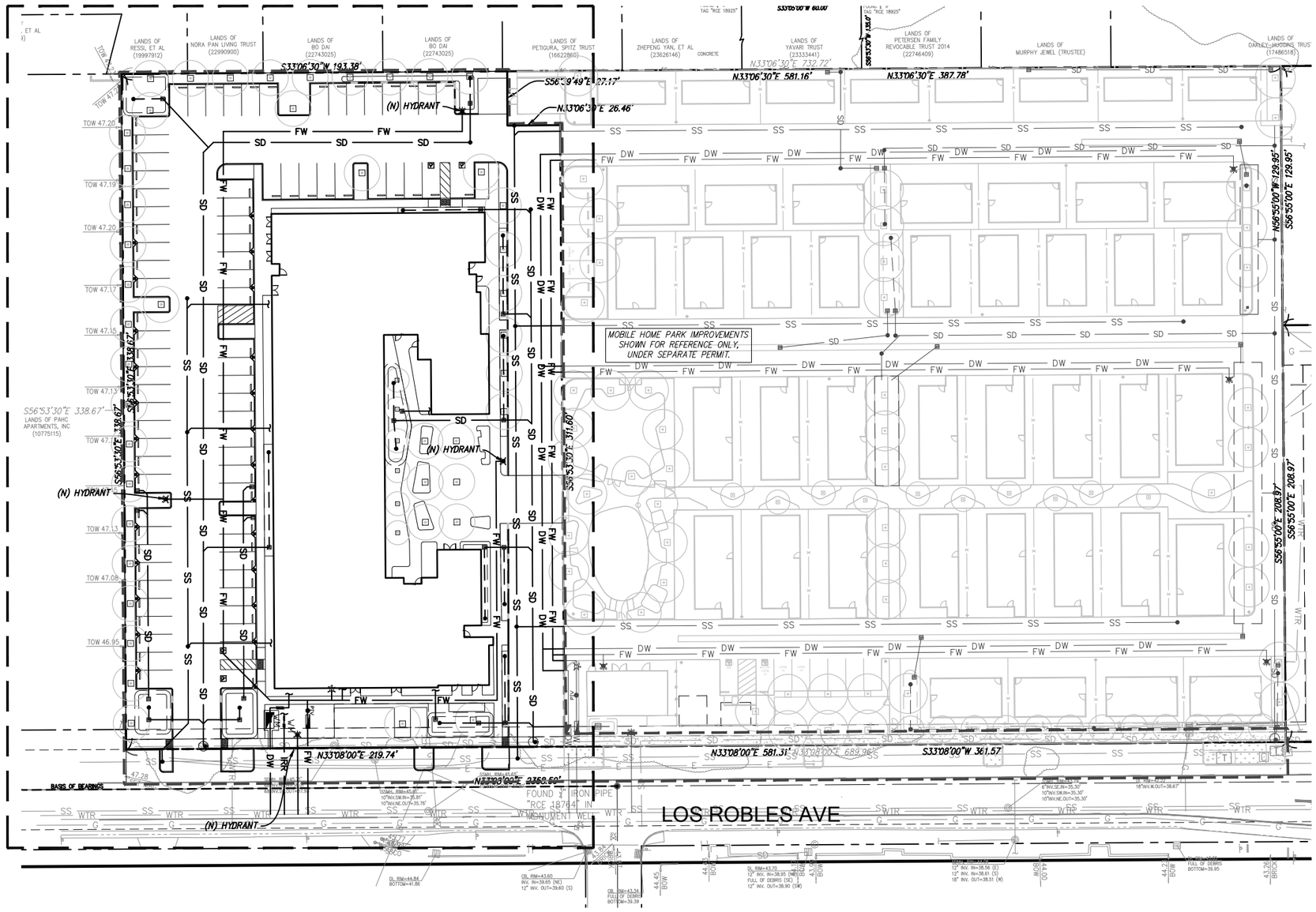
GRADING PLAN

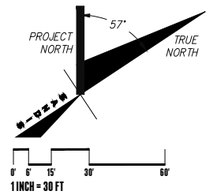
JOB #: 2222
SCALE: 1"=20'

C-2.1

PALO ALTO PLANNING - ENTITLEMENTS
50% DD | DATE:04/10/2024

SEE SHEET C-3.1





LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- FW — FIRE WATER
- DW — DOMESTIC WATER
- SD — STORM DRAIN
- IRR — IRRIGATION
- SS — SANITARY SEWER
- BIO-TREATMENT AREA

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EMERALD CITY ENGINEERS, INC. ENGINEERS, INC.
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LYNNWOOD, WA 98036

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DATE _____, 2024

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-24

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
NTA CLARA COUNTY SA
y homes, growing communities. making

SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

OVERALL - UTILITY PLAN

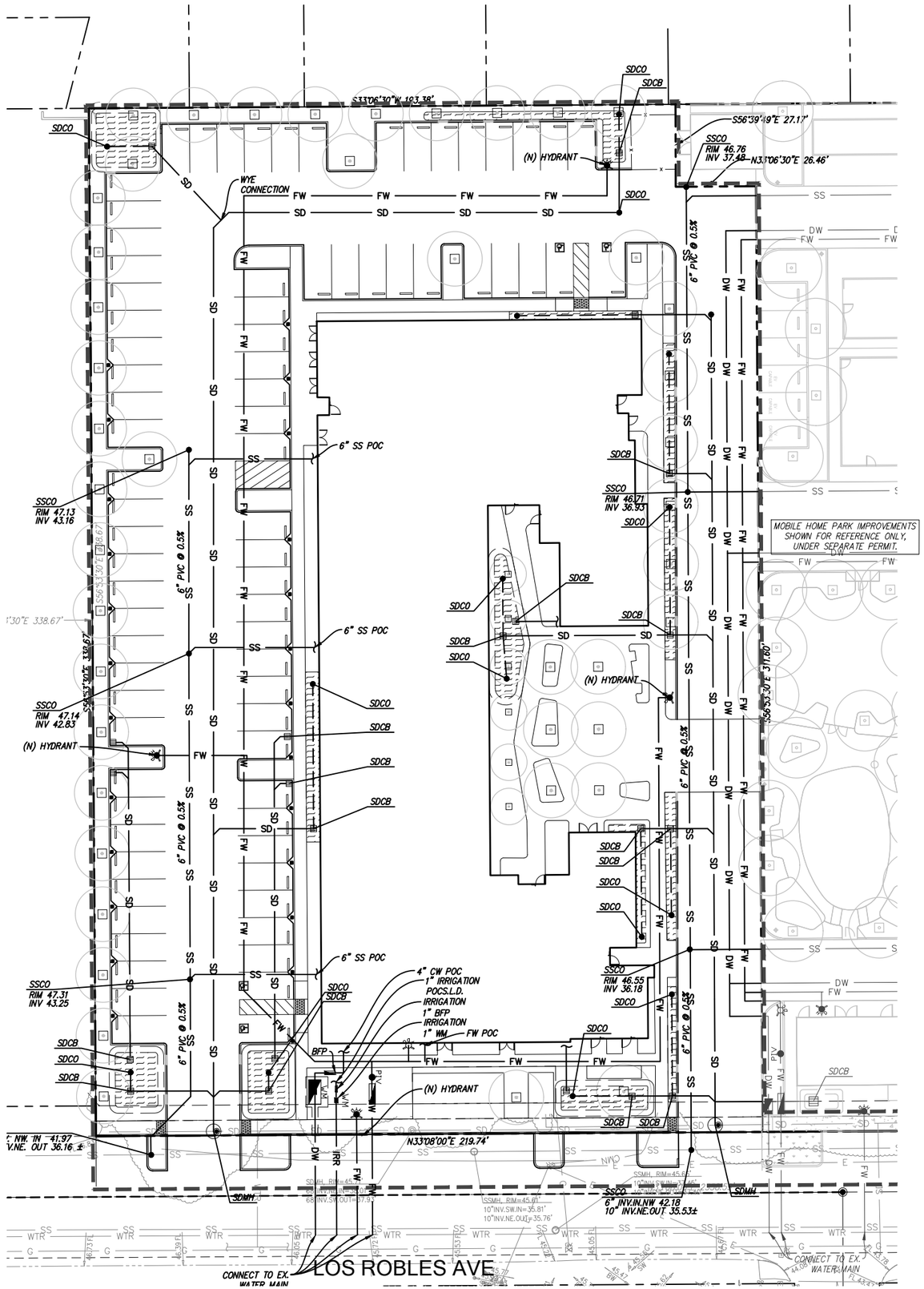
JOB #: 2222
SCALE: 1"=20'

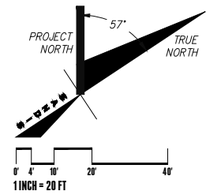
C-3.0

PALO ALTO PLANNING - ENTITLEMENTS
50% DD | DATE:04/10/2024

GENERAL NOTES

1. UNUSED UTILITIES SERVICES REQUIREMENTS: ALL EXISTING WATER, GAS AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE ABANDONED AT THE MAIN PER WGW UTILITIES PROCEDURES.
2. MAINTAIN 2 (FEET) HORIZONTAL CLEAR SEPARATION FROM THE VAULT/CABINET/CONCRETE BASE TO EXISTING UTILITIES AS FOUND IN THE FIELD. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER EXISTING OR NEW WATER, GAS OR WASTEWATER MAINS/SERVICES.





LEGEND

- PROPERTY LINE
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- FW — FIRE WATER
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- BIO-TREATMENT AREA

STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45°. ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.
5. MAINTAIN 2'(FEET) HORIZONTAL CLEAR SEPARATION FROM THE VAULT/CABINET/CONCRETE BASE TO EXISTING UTILITIES AS FOUND IN THE FIELD. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER EXISTING OR NEW WATER, GAS OR WASTEWATER MAINS/SERVICES.
6. 6. SEWER LINE IN PRIVATELY-OWNED STREETS ARE NOT OWNED OR MAINTAINED BY THE CITY (REFER TO STD. WWD-01).INSPECTION AND APPROVAL BY BUILDING INSPECTION DIVISION IS REQUIRED FOR THE ENTIRE INSTALLATION.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CPAU WGW STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

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DATE _____, 2024

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PALO ALTO, CA 94306

Client:

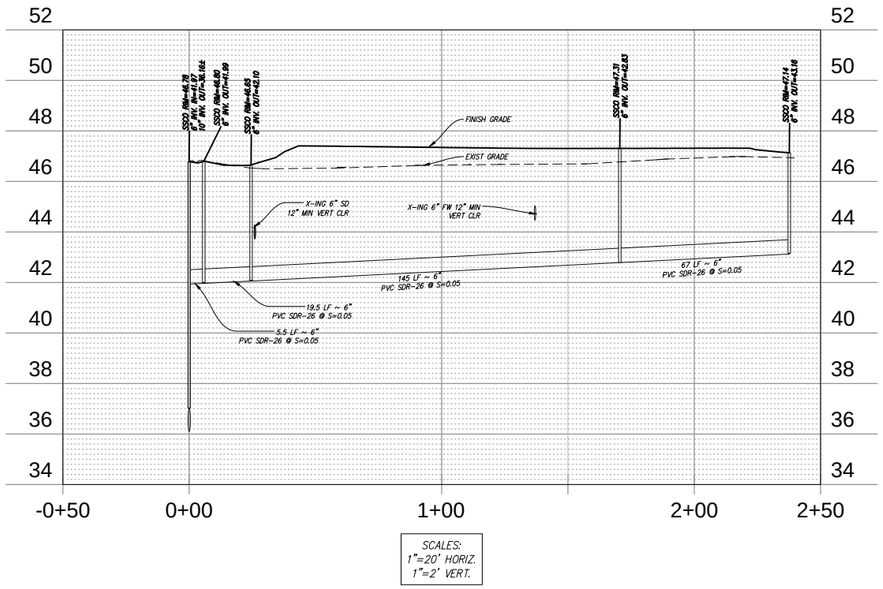
SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

UTILITY PLAN

JOB #: 2222
SCALE: 1"=20'

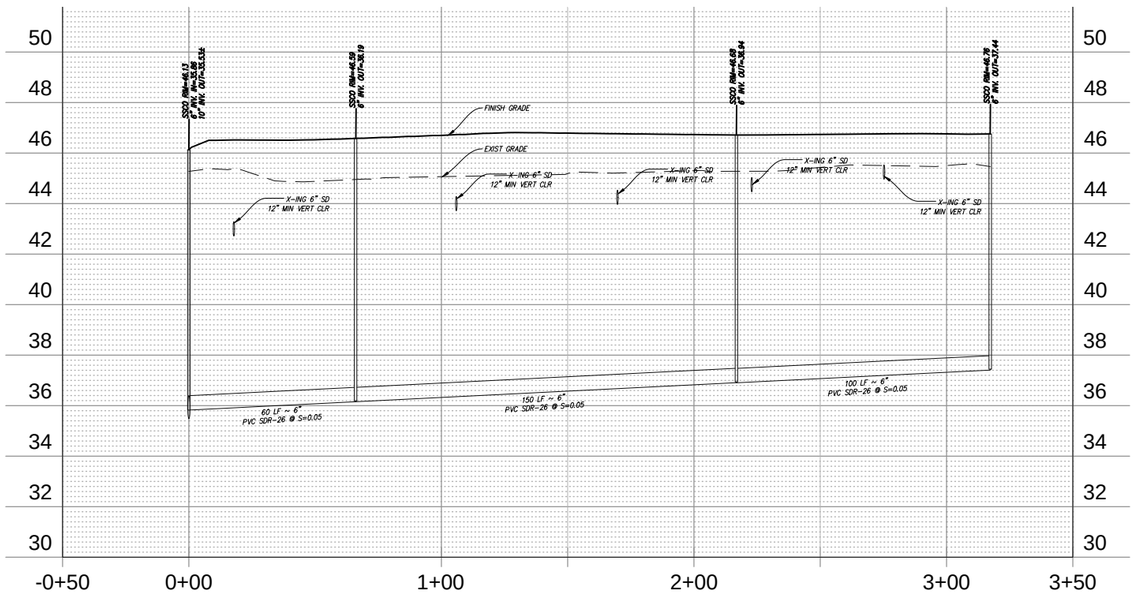
C-3.1

PALO ALTO PLANNING - ENTITLEMENTS
50% DD | DATE:04/10/2024



SCALES:
1"=20' HORIZ.
1"=2' VERT.

SEWER PROFILE STREET 1 — 1



SCALES:
1"=20' HORIZ.
1"=2' VERT.

SEWER PROFILE STREET 2 — 2

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UTILITY PROFILES

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C-3.2

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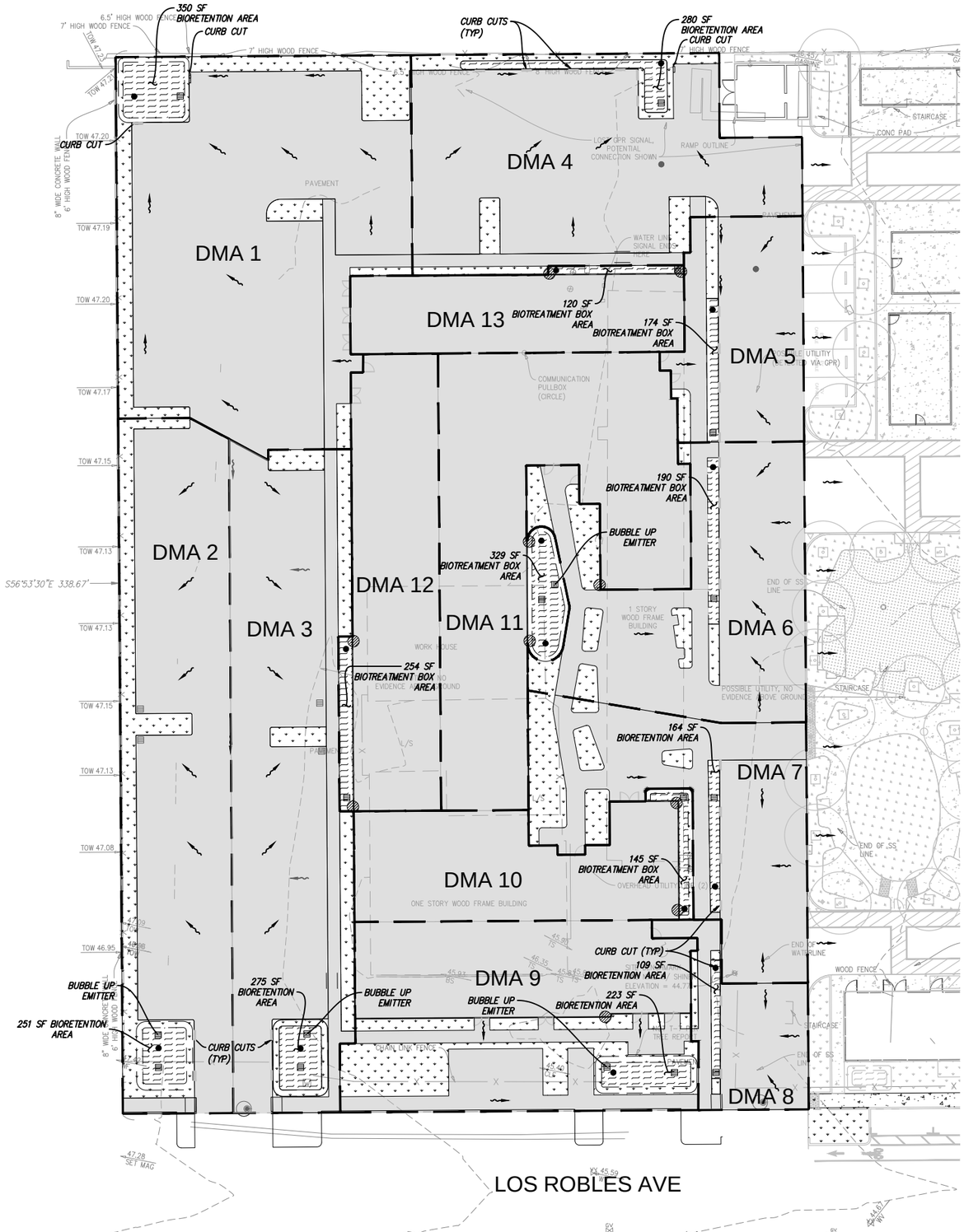

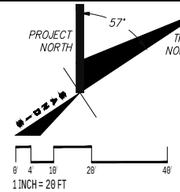

STORMWATER MANAGEMENT PLAN LEGEND

- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- BIO-RETENTION BIOTREATMENT BOX AREA (1 & 2 / C-4.1)
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION
- DOWNSPOUT LOCATIONS
- CURB CUT
- BUBBLE-UP EMITTER/AREA DRAIN/OVERFLOW STRUCTURE
- CLEAN OUT

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO THE WATER SHED DRAINING INTO A HARDENED CHANNEL.

SITE TREATMENT AREA NOTE:

1. *THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.*
2. *ALL BAY AREA MUNICIPAL REGIONAL STORMWATER PERMIT REQUIREMENTS SHALL BE FOLLOWED.*
3. *REFER TO THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 HANDBOOK (DOWNLOAD HERE: HTTP://SCVURPPP-W2K.COM/C3_HANDBOOK.SHTML) FOR DETAILS.*

STORMWATER MANAGEMENT NOTES:

1. *THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF PALO ALTO REQUIREMENTS.*
2. *THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE*
   - 2.1. *BIO-RETENTION AREA – RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL ON THIS SHEET*
3. *FOR ALL C.3 FEATURES, VENDOR SPECIFICATIONS REGARDING INSTALLATION AND MAINTENANCE SHOULD BE FOLLOWED AND PROVIDED TO CITY STAFF. COPIES MUST BE SUBMITTED TO PAM BOYLE RODRIGUEZ AT PAMELA.BOYLERODRIGUEZ@CITYOFPALOALTO.ORG*
4. *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.*
5. *DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL FOR GUIDANCE.*
6. *AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.*
7. *PAMC 16.09.165(H) STORM DRAIN LABELING STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING"*

BMP Summary Table

Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		Percent Impervious	Sizing Method	Treatment Area	Treatment Control Method	Treatment Provided (sf)
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.					
DMA-1	10,527	0.24	8,655	0.20	1,872	0.04	82.2%	4% Method	346	Bioretention Area	350
DMA-2	7,859	0.18	6,134	0.14	1,725	0.04	78.1%	4% Method	245	Bioretention Area	251
DMA-3	7,963	0.18	6,688	0.15	1,275	0.03	84.0%	4% Method	268	Bioretention Area	275
DMA-4	7,336	0.17	5,965	0.14	1,371	0.03	81.3%	4% Method	239	Bioretention Area	280
DMA-5	2,852	0.07	2,497	0.06	355	0.01	87.6%	4% Method	100	Bioretention Area	174
DMA-6	5,615	0.13	4,601	0.11	1,014	0.02	81.9%	4% Method	184	Bioretention Area	190
DMA-7	4,841	0.11	3,882	0.09	959	0.02	80.2%	4% Method	155	Bioretention Area	164
DMA-8	1,737	0.04	1,545	0.04	192	0.00	88.9%	4% Method	62	Bioretention Area	109
DMA-9	6,661	0.15	4,995	0.11	1,666	0.04	75.0%	4% Method	200	Bioretention Area	223
DMA-10	3,662	0.08	3,426	0.08	236	0.01	93.6%	4% Method	137	Bioretention Area	145
DMA-11	7,527	0.17	7,056	0.16	471	0.01	93.7%	4% Method	282	Bioretention Area	329
DMA-12	4,333	0.10	4,078	0.09	255	0.01	94.1%	4% Method	163	Bioretention Area	254
DMA-13	2,798	0.06	2,678	0.06	120	0.00	95.7%	4% Method	107	Bioretention Area	120
TOTAL	**73,711**	**1.7**	**62,200**	**1**	**11,511**	**0**	**84.4%**		**2,488**		**2,864**

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STORMWATER MANAGEMENT PLAN

JOB #: 2222
SCALE: 1"=20'

C-4.0

PALO ALTO PLANNING - ENTITLEMENTS
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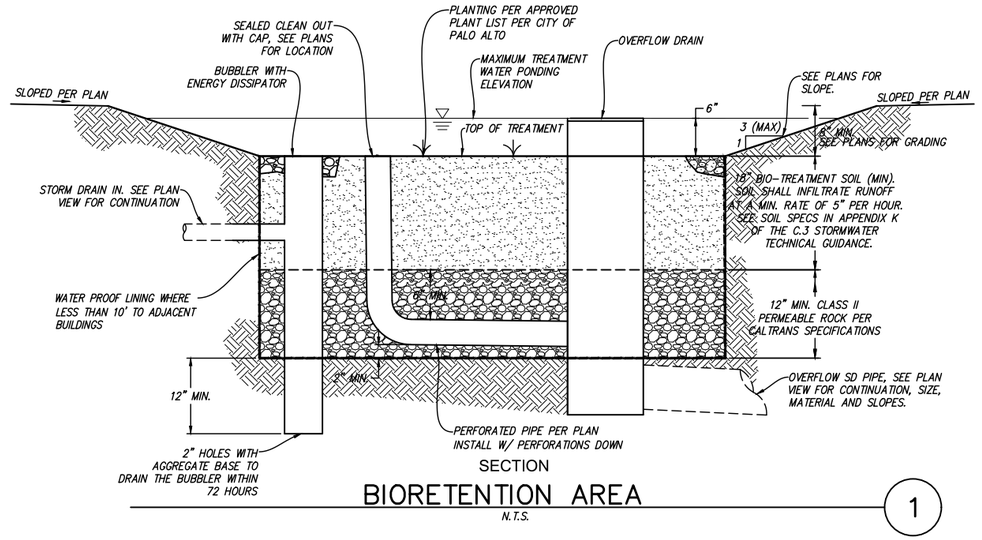
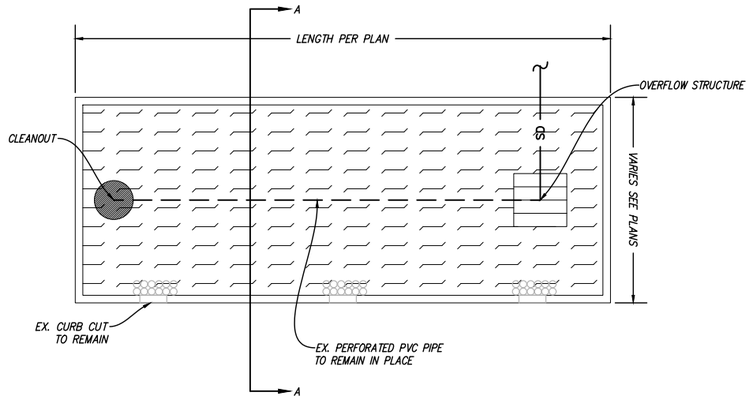


SECTION

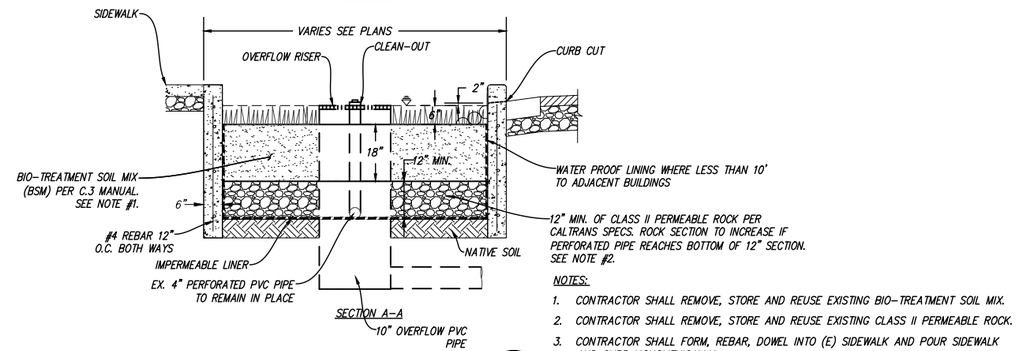
BIORETENTION AREA

N.T.S.

1



PLAN VIEW



BIOTREATMENT BOX

N.T.S.

2

NOTES:

1. CONTRACTOR SHALL REMOVE, STORE AND REUSE EXISTING BIO-TREATMENT SOIL MIX.
2. CONTRACTOR SHALL REMOVE, STORE AND REUSE EXISTING CLASS II PERMEABLE ROCK.
3. CONTRACTOR SHALL FORM, REBAR, DOWEL INTO (E) SIDEWALK AND POUR SIDEWALK AND CURB MONOLITHICALLY.

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STORMWATER MANAGEMENT DETAILS

JOB #: 2222

SCALE: N.T.S.

C-4.1

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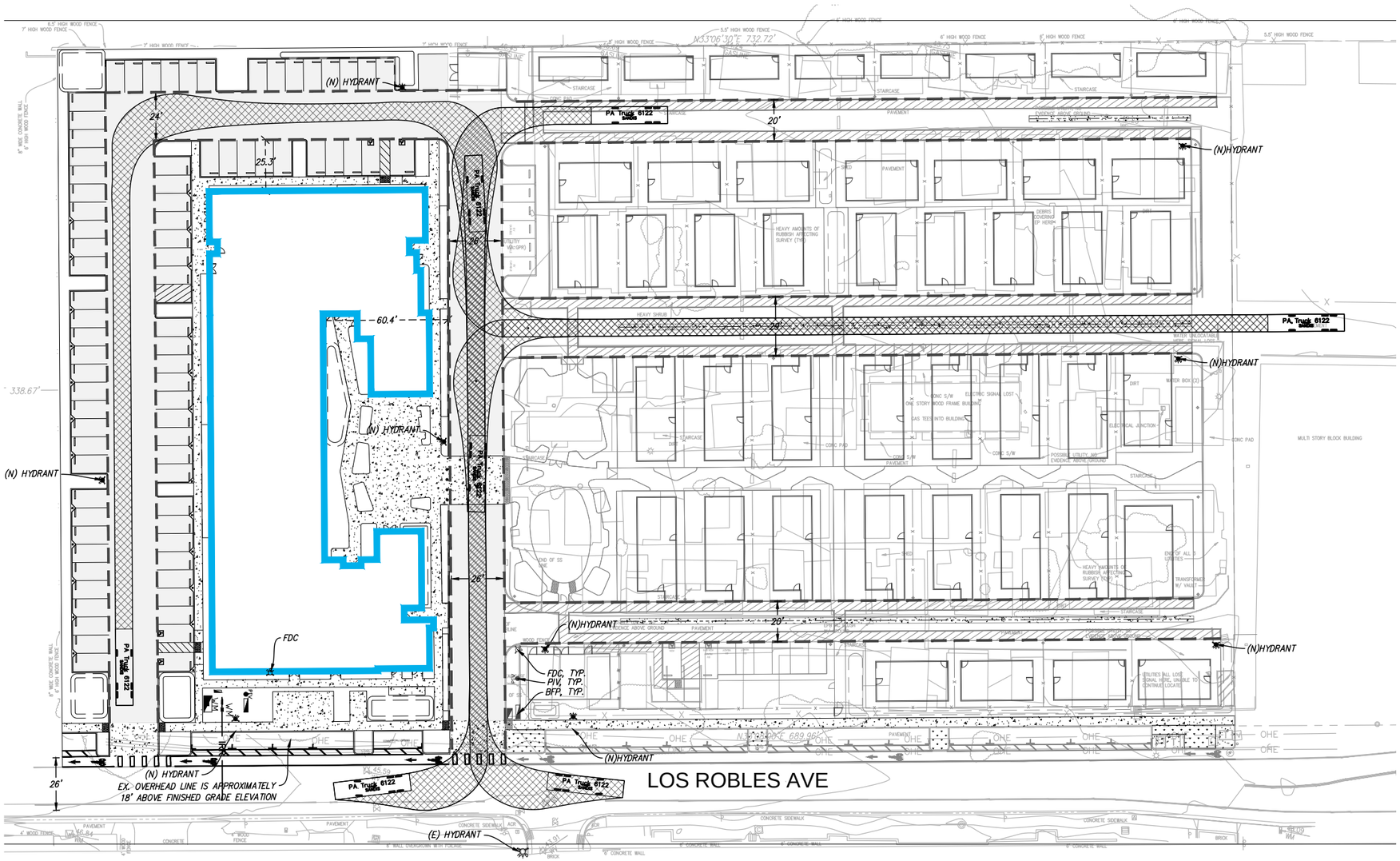
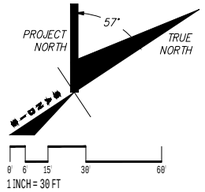




LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PIV — PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- FIRE ACCESS ROUTE
- BUILDING WITHIN 150 FEET OF FIRE ACCESS LANE PER 2016 CFC SECTION 503.1.1
- 30' — DISTANCE FROM FIRE ACCESS TO FURTHEST POINT ON EXTERIOR OF FIRST STORY (CFC 503.1.1)
- ALL-WEATHER FIRE APPARATUS ACCESS ROAD

FIRE FLOW TEST DATA

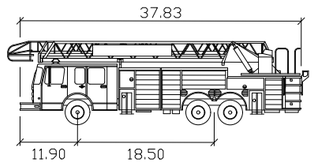
HYDRANT 1, LOS ROBLES/VILLA VERA 6-INCH LINE
STATIC PRESSURE= 88 PSI
FIRE HYDRANT AVAILABLE FLOW @ 20 PSI = 2,602 GPM

HYDRANT 2, LOS ROBLES/AMARANTA 6-INCH LINE
STATIC PRESSURE=92 PSI

FLOW TEST DATA SOURCE: [PALO ALTO FIRE DEPARTMENT, 11/13/2023]

FIRE PROTECTION NOTES

1. FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION.
2. FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
3. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE PALO ALTO FIRE DEPARTMENT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2019.



PA Truck 6122

feet

Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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MILLENNIUM DESIGN AND CONSULTING, INC.
PO BOX 737
ALAMO, CA 94507

STRUCTURAL ENGINEER
ELEMENT STRUCTURAL ENGINEERS, INC.
39675 CEDAR BLVD #295C
NEWARK, CA 94560

MEP ENGINEER
EMERALD CITY ENGINEERS, INC. ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036

SANDIS
sandis.net

DATE _____, 2024

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-24

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY

SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

FIRE ACCESS PLAN

JOB #: 2222
SCALE: 1"=30'

C-5.0

PALO ALTO PLANNING - ENTITLEMENTS
50% DD | DATE:04/10/2024

GENERAL NOTES

1. ENTERING INTO THIS CONTRACT INDICATES THAT THE CONTRACTOR HAS VISITED THE SITE, IS FAMILIAR WITH THE EXISTING CONDITIONS AND REVIEWED THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS AND FIELD CONDITIONS, AND FOR CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. THE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE, OPERATIONAL SYSTEMS AND INSTALLATIONS. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. WRITTEN DIMENSIONS SHALL GOVERN.
5. ALL DIMENSIONAL NOTES AND DETAILS SHOWING A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
6. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE. MEASURE HORIZONTAL CONTROL DIMENSIONS ON A LEVEL LINE, NOT PARALLEL WITH GROUND SLOPE.
7. THE CONTRACTOR SHALL VERIFY EXISTING FACILITIES IN THE FIELD, WHETHER OR NOT THEY ARE SHOWN IN THE DRAWINGS.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF CONFLICTS BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK IN QUESTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR WORKING AROUND AND PROTECTING ALL EXISTING FACILITIES ADJACENT TO THE WORK AREA. THESE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: HARDSCAPE, TREES, LANDSCAPING, HYDRANTS AND UTILITY POLES.
10. PROTECT EXISTING FEATURES AND UTILITIES TO REMAIN WITHIN AND ADJACENT TO PROJECT SITE DURING CONSTRUCTION UNTIL FINAL COMPLETION. IF LIVE UTILITIES ARE ENCOUNTERED WHICH WERE NOT INDICATED PREVIOUSLY, PROTECT THE SAME FROM DAMAGE AND IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND AFFECTED UTILITY PROVIDER. DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE RECEIVED FROM OWNER'S REPRESENTATIVE.
11. CONFORM LINE SHALL BE FIVE (5) FEET BEYOND THE EXTENDED PROPERTY LINE UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER.
12. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATE (DUST).
13. AT THE COMPLETION OF WORK THE CONTRACTOR SHALL REMOVE ALL MARKS, STAINS AND BLEMISHES RESULTING FROM CONSTRUCTION OPERATIONS THROUGHOUT THE CONTRACT.
14. REFER TO CIVIL DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO EXISTING AND PROPOSED UTILITIES INCLUDING LOCATION OF EXISTING UTILITIES PRIOR TO ANY SITE DEMOLITION OR CLEARING OR ASSOCIATED WITH ANY SITE GRADING OR TRENCHING OPERATIONS.
15. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL NOTES AND INFORMATION REGARDING BUILDING EXCAVATIONS.
16. THE EXISTING MATERIALS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION AND HAVE NOT BEEN VERIFIED BY THE LANDSCAPE ARCHITECT. BACKGROUND INFORMATION IS FROM TOPOGRAPHIC SURVEYS PROVIDED BY (TBD).
17. THESE DOCUMENTS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION SHOULD CONDITIONS ARISE THAT WERE NOT APPARENT DURING THEIR PREPARATION. ANY SUCH MODIFICATIONS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ACCEPTANCE.

CODES AND REGULATIONS

CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO:

- CURRENT CALIFORNIA BUILDING CODE (CBC)
- CURRENT CALIFORNIA ELECTRICAL CODE (CEC)
- CURRENT CALIFORNIA MECHANICAL CODE (CMC)
- CURRENT CALIFORNIA PLUMBING CODE (CPC)
- CURRENT CALIFORNIA CODE OF REGULATIONS (TITLE 8)
- COUNTY OF SANTA CLARA BUILDING DEPARTMENT REQUIREMENTS
- CITY OF PALO ALTO PUBLIC UTILITIES COMMISSION STORMWATER MANAGEMENT REQUIREMENTS
- CITY OF PALO ALTO PUBLIC UTILITIES COMMISSION WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS
- AIR QUALITY MAINTENANCE DISTRICT REQUIREMENTS

QUALITY CONTROL NOTES

1. CONTRACTOR TO SUBMIT A SUMMARY OF LANDSCAPE SUBMITTALS NECESSARY FOR LANDSCAPE IMPROVEMENTS AND ASSOCIATED SCOPE ITEMS FOR APPROVAL. BASED ON THE APPROVED LIST OF PROJECT LANDSCAPE SUBMITTALS, CONTRACTOR IS TO SUBMIT ALL NECESSARY DOCUMENTATION IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. ALL SHOP DRAWINGS REQUIRED AS PART OF LANDSCAPE IMPROVEMENTS SHALL BE COORDINATED WITH ALL ASSOCIATED DISCIPLINES, SITE AND ARCHITECTURAL CONDITIONS. DRAWINGS SHALL SHOW ADJACENT INFORMATION THAT WILL GIVE CLEAR INDICATION OF THE INTERFACE TO STRUCTURES, FOUNDATIONS, UTILITIES, PROPERTY LINES AND EASEMENTS, AND ANY OTHER NECESSARY INFORMATION.

ACCESSIBILITY REQUIREMENTS

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, CURRENT CALIFORNIA BUILDING CODE, THE AMERICANS WITH DISABILITIES ACT (ADA), THE 2010 ADA ACCESSIBILITY STANDARDS FOR ACCESSIBLE DESIGN, THE CITY OF PALO ALTO PUBLIC WORKS CODE, THE CITY OF PALO ALTO CURB RAMP STANDARDS, DPW ORDERS (TO BE PROVIDED).
2. ALL PAVED AREAS SHALL BE ACCESSIBLE IN ACCORDANCE WITH ITEM 1. ACCESSIBLE PATHS OF TRAVEL ARE A BARRIER-FREE ACCESS ROUTE WITHOUT ANY LEVEL CHANGES EXCEEDING 1/16" BETWEEN SIDEWALK PANELS ACROSS CONTROL AND EXPANSION JOINTS. SURFACES AT THE TOP AND BOTTOM OF RAMPS AND CURB RAMPS SHALL BE FLUSH WITH NO LEVEL CHANGE ALLOWED. CHANGES IN LEVEL BETWEEN ADJACENT PAVERS AND BETWEEN PAVERS AND ADJACENT SURFACES SHALL NOT EXCEED 1/16". WALKING SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. CROSS SLOPE SHALL NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 5%, ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". THE OWNER'S CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
3. WHEN NECESSARY TEMPORARY PEDESTRIAN PATHS OF TRAVEL SHALL BE PROVIDED AND MAINTAINED IN AN ACCESSIBLE CONDITION, IN ACCORDANCE WITH ITEM 1. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%). RAMPS SHALL NOT EXCEED 1:12 (8.33%). ALL RAMPS SHALL HAVE A RAILING AND GUIDE RAIL PER PLANS AND DETAILS. RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72". NO RAILINGS REQUIRED AT CURB RAMPS.
4. A LEVEL LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRS, AT THE TOP OF ALL CURB RAMPS AND AT EACH SIDE OF ACCESSIBLE GROUND LEVEL ENTRANCES AND EXITS AT BUILDINGS, OTHER FACILITIES AND ADJACENT SITES. LEVEL LANDINGS SHALL HAVE A POSITIVE DRAINAGE AWAY FROM THE PROPERTY LINE AND SHALL SLOPE BETWEEN 0.5% TO 2%.

GENERAL ABBREVIATIONS

AB	AGGREGATE BASE	G	GAS
AD	AREA DRAIN	GAL	GALLON
ADA	AMERICANS WITH DISABILITIES ACT	GALV	GALVANIZED
BNDY	BOUNDARY	GB	GRADE BREAK
BLDG	BUILDING	GM	GAS METER
BOW	BACK OF WALK	HB	HOSE BIB
BTA	BIORETENTION TREATMENT AREA	HORIZ	HORIZONTAL
BW	BOTTOM OF WALL	JT	JOINT
CL	CENTER LINE	LF	LIGHTWEIGHT FILL
CB	CATCH BASIN	LOL	LAYOUT LINE
CIP	CAST IN PLACE	LOW	LIMIT OF WORK
CJ	CONTROL JOINT	MH	MANHOLE
CLR	CLEAR	MAINT	MAINTENANCE
CO	CLEANOUT	MAX	MAXIMUM
CONC	CONCRETE	MIN	MINIMUM
CONT	CONTINUOUS	MISC	MISCELLANEOUS
CMU	CONCRETE MASONRY UNIT	MON	MONUMENT
CU FT	CUBIC FEET	(N)	NEW
DB	DRAIN BASIN	N	NORTH
DI	DRAINAGE INLET	NTS	NOT TO SCALE
DIA	DIAMETER	OC	ON CENTER
DIM	DIMENSION	OH	OVERHEAD
DWG	DRAWING	PA	PLANTING AREA
(E)	EXISTING	POC	POINT OF CONNECTION
EA	EACH	PP	POWER POLE
ELEV	ELEVATION	PSI	POUNDS PER SQUARE INCH
ELECT	ELECTRICAL	PT	POINT
EQ	EQUAL	PTDF	PRESSURE-TREATED DOUG FIR
EW	EACH WAY	PERM	PERMANENT
EXP/EJ	EXPANSION JOINT	PERF	PERFORATED
FFE	FINISHED FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
FG	FINISH GRADE		
FH	FIRE HYDRANT		
FL	FLOW LINE		
FS	FINISH SURFACE		

GENERAL ABBREVIATIONS

QC	QUICK COUPLER
R	RADIUS
RIM	RIM ELEVATION/TOP OF GRATE
REINF	REINFORCING
RT	RIGHT
ROW	RIGHT-OF-WAY
SAD	SEE ARCHITECTURE DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCH	SCHEDULE
SD	STORM DRAIN
SED	SEE ELECTRICAL DRAWINGS
SHT	SHEET
SID	SEE IRRIGATION DRAWINGS
SIM	SIMILAR
SPW	SHARED PUBLIC WAY
SQ	SQUARE
SS	SANITARY SEWER OR STAINLESS STEEL
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
STL	STEEL
S/W	SIDEWALK
SSCO	SANITARY SEWER CLEANOUT
TBD	TO BE DETERMINED
TC	TOP OF CURB
TOF	TOP OF FOOTING
TOR	TOP OF RAMP
TOS	TOP OF SLAB
TW	TOP OF WALL
TYP	TYPICAL
TP	TELEPHONE POLE
UNO	UNLESS NOTED OTHERWISE
V	VERTICAL
VB	VALVE BOX
VC	VERTICAL CURVE
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WC	WHEELCHAIR ACCESSIBLE
WM	WATER METER
WMH	WATER MANHOLE

Sheet List Table

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

☐ CIVIL ENGINEER
SANDIS
1700 S. WINCHESTER BLVD., SUITE 200
CAMPBELL, CA 95008

☐ LANDSCAPE ARCHITECT
PLURAL
2742 17TH STREET
SAN FRANCISCO, CA 94110

☐ JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING, INC.
PO BOX 737
ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

NOTES & ABBREVIATIONS

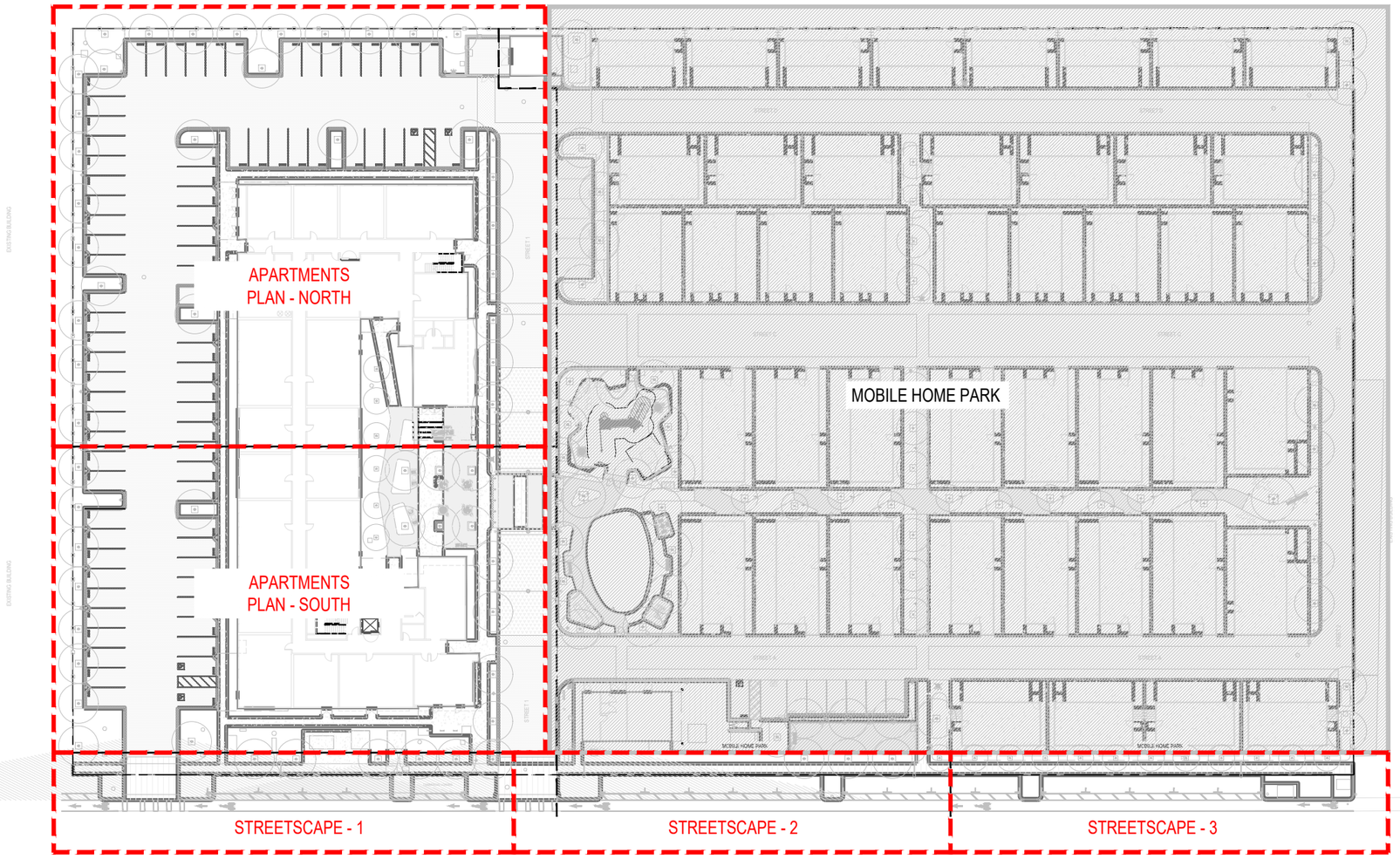
JOB #: 2222

SCALE:

L0.00

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE:04/10/2024



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P

VAN METER WILLIAMS POLLACK LLP
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2742 17TH STREET
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MILLENNIUM DESIGN AND CONSULTING, INC.
PO BOX 737
ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

KEY PLAN

JOB #: 2222

SCALE: 1" = 1'-30"

L0.01

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE:04/10/2024

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 protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

CITY OF PALO ALTO

TREE DISCLOSURE STATEMENT

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST

CITY OF PALO ALTO
Urban Forestry Section
Development Review
pwps@cityofpaloalto.org
650-496-5953
http://www.cityofpaloalto.org

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: 3980 El Camino Real

1. **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 5)
2. Where are the trees located? Check all that apply. **(Plans submitted must show all trees over 4" in diameter)**
   - ☑ On the property
   - ☑ On adjacent property within 30 feet of proposed building footprint/area of work or overhanging the area of work
   - ☑ In the City planter strip or right-of-way easement of the property or within 30 feet of property line (Street Trees)*

   *Street trees 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 496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605).
3. 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
4. Is there activity or grading within the TPZ? (a radius 10 times the trunk diameter) of these trees? ■ **YES** ☐ **NO**

   If Yes, a ***Tree Preservation Report*** *must be prepared by an ISA certified arborist and submitted for staff review (see TLTM Section 3.3.3). Attach this report to Sheet T-1,"Tree Protection, its Part of the Plan!", per Site Plan Requirements.*
5. **Are the Site Plan Requirements completed? (See below)** ■ **YES** ☐ **NO**

   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.

   For projects that have Protected Trees requiring tree protection, the following is required: 1) Plans (drawn by architect, contractor or arborist) must show the measured trunk DBH and TPZ of each Protected Tree. 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM [2], Section 5.3 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.

Signature: Matthew Fried Print: Matthew Fried ISA#: MA-4851A Date: 4/3/24

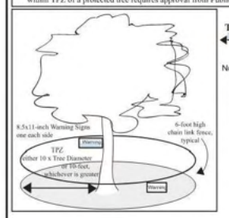
[1] **Protected Trees** -includes any trees belonging to the following categories: **a) Public Trees (Street Trees)** - Trees growing in the city right of way or on public property. **b) Protected Native Species Trees** – Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley 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 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:

Revised 07/25/2022

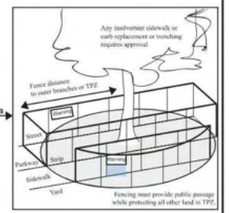
For written specifications associated with illustrations below, see Public Works Specifications Section 31
Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)

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 Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

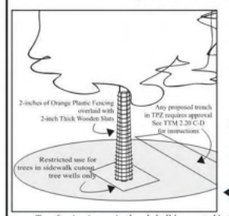


Type I Tree Protection — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report



Type II Tree Protection



Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection (To be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

Rev.	By	Date
0	DWH	12/14/92
01	D.D.	08/04/04
02	D.D.	08/16/06

Tree Protection During Construction
City of Palo Alto Standard

Approved by: Dave Dockter
PE No.
Date 2006
Dwg No. 605

Scale: NTS

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☑ **Inspection of Protective Tree Fencing**. For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).
2. ☑ **Pre-Construction Meeting**. Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).
3. ☑ **Inspection of Rough Grading or Trenching**. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
4. ☑ **Monthly Tree Activity Report Inspections**. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, unmediately if there are *any revisions* to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
5. ☑ **Special activity within the Tree Protection Zone**. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
6. ☑ **Landscape Architect Inspection**. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7. ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)
   - _____
   - _____

City of Palo Alto Technical Manual ADDENDUM 11

Arborist Firm Data Here email: RCA/ISA Certified Arborist #WE-2000 Contact Cell #:

Monthly Tree Activity Report- *Construction Site*

Inspection Date: _____ Inspection #_____	Site address: Palo Alto, CA	Contractor- Main Site Contact Information	#1 - Job site superintendent Company: Email: Job site Office: Cell: Mail:
		Also present:	• _____ • _____
Distribution:	1. City of Palo Alto 2. Others	Attn: Dave Dockter	Dave.dockter@cityofpaloalto.org 650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)
   a. Pre-construction meeting requirement with sub-contractors
   b. Inspect to verify that tree protection measures are in place
   c. Determine if field adjustments, watering or plan revisions may be needed
2. Field Observations (general site-wide and list by individual tree number)
   a. Tree Protection Fences (TPF) are …
   b. Trenching has/will occur …
3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
   a. Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
   b. Root zone buffer material (wood chips) can be installed next
   c. Schedule sewer trench, foundation dig with …
4. Photographs (use often)
5. Tree Location Map (mandatory 8.5 x 11 sheet)
6. Recommendations, notes or monitor items for project/staff/schedule
   •
7. Past visits (list carry-over items satisfied/still outstanding)
   •

Respectfully submitted,

Project site arborist
Consultant contact information (Include email, cell#, and mailing)
Cc:

Enter Date CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

APPENDIX J

PALO ALTO
STREET TREE PROTECTION INSTRUCTIONS
--SECTION 31--

31-1 General
- a. **Tree protection has three primary functions.** 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 Reference Documents
- a. **Detail 605** - Illustration of situations described below.
- b. **Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
  1. Trenching Restriction Zones (TTM, Section 2.20(C))
  2. Arborist Reporting Protocol (TTM, Section 6.30)
  3. Site Plan Requirements (TTM, Section 6.35)
  4. Tree Disclosure Statement (TTM, Appendix J)
- c. **Street Tree Verification (STV) Form** (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution
- a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
- b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
- c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
- d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
- e. **"Warning" signs.** A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
- f. **Duration.** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
- g. **During construction**
  1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
  2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
  3. The following tree preservation measures apply to all trees to be retained:
     - a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
     - b. The ground under and around the tree canopy area shall not be altered.
     - c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Verification of Protection, PWE, Section 31 Revised 08/06

City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-9289
treeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES ☐ NO* ☐ * If NO, go to #2 below
Inspected by:	
Date of Inspection:	
2. The Street Trees at the above address are **NOT** adequately protected. The following modifications are required: Indicate how the required modifications were communicated to the applicant.	
Subsequent Inspection	
Street trees at above address were found to be adequately protected:	YES ☐ NO* ☐ * If NO, indicate in "Notes" below the disposition of case.
Inpsected by:	
Date of Inspection:	
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	

Return approved sheet to Applicant for demolition or building permit issuance.

S:\PWD\OPS\Tree/DS/St.TreeProtect 5/17/06

---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

City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html

SPECIAL INSPECTIONS **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

Apply Tree Protection Report on sheet(s) T-2

Use addtional "T" sheets as needed

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

Search: Advanced Browse By Topic

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- Home
- City-owned Trees
- Privately-owned Trees
- About the Tree Ordinance
- Title 8.10
- Heritage Trees
- Forms
- Tree Technical Manual
- FAQs
- Contact Us
- Resources

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 96KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 105KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

View ALL sections:

- Tree Technical Manual - Full (PDF, 1.84MB)

APPENDICES
A. Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
B: Tree City - USA
C: ISA Hazard Evaluation Form
D: List of Inherent Failure Patterns for Selected Species (Reference source)
E: ISA Tree Pruning Guidelines (PDF, 1.85MB)
F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)
G: Pruning Performance Standards, ANSI A300-1995 (Reference source) H: Tree Planting Details, Diagram 504 & 505
I: Tree Disclosure Statement
J: Palo Alto Standard Tree Protection Instructions

T-1

All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet
City of Palo Alto

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5362

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CAMPBELL, CA 95008

☐ LANDSCAPE ARCHITECT
PLURAL
2742 17TH STREET
SAN FRANCISCO, CA 94110

☐ JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING, INC.
PO BOX 737
ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

T-1 SPECIAL TREE PROTECTION INSTRUCTION SHEET

JOB #: 2222
SCALE: 1" = 1'-30"

L0.02

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

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 appoved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

HEARTWOOD
CONSULTING ARBORISTS

Tree Inventory and Assessment

Buena Vista Mobile Home Park
3980 El Camino Real
Palo Alto, CA 94306

April 3, 2024

Prepared for:

Santa Clara County Housing Authority

Prepared by:

Matthew Fried
RCA #651
Certified Arborist #MA-4851B
matthew@heartwoodarborists.com
650.542.8733

Contents

Summary

This report, documenting 90 trees, includes detailed information on each tree. It provides valuable data for planning and regulatory requirements, such as tree preservation suitability, protection status, potential replacement needs, and appraised values. It also provides tree protection measures for the Buena Vista Commons demolition and construction phase.

Within this inventory, 31 trees have been identified as 'protected' under Palo Alto's regulations. However, 19 of the protected trees have been deemed unsuitable for preservation, and 13 have been labeled 'undesirable' due to their invasive nature or high water usage.

The report acknowledges that it is currently not possible to determine the construction impacts on a specific row of trees adjacent to the construction phase of the Buena Vista Mobile Home Park. Recommendations are made for further investigation through exploratory root excavation.

Introduction

Background

The Santa Clara County Housing Authority (SCCHA) has embarked on a project to redevelop the Buena Vista Mobile Home Park at 3980 El Camino Real, Palo Alto.

In December 2023, SCCHA commissioned Heartwood Consulting Arborists to conduct a tree inventory and assessment within the project's vicinity, to support the design and entitlement stages. A preliminary report was released on December 13, 2023.

Subsequently, in April 2024, SCCHA re-engaged Heartwood Consulting Arborists for the examination of civil drawings that were previously not reviewed to evaluate the impact of the proposed construction activities and to recommend protective measures for the trees designated for preservation.

This report does not include information on four trees mentioned in the December 13 report. Tree #55 was lost to a winter storm, and Trees #85-87 are far from the project site.

Assignment

1. Inventory all trees greater than 4 inches in diameter (measured at 12 inches above natural grade) on site, on neighboring properties, and overhanging the project site, as well as all street trees in the right-of-way within 30 feet of the project site.
2. Affix a numbered metal ID tag to each tree and record the following attributes:
   a. trunk diameter
   b. tree health and structure
   c. canopy dimensions
   d. additional observations as necessary
   e. protection status in Palo Alto
3. Prepare a Tree Inventory and Assessment Table (MS Excel) that includes the attributes listed above in #2 and the following for each tree:
   a. Appraised value for each tree, calculated using the Trunk Formula Method in accordance with the most recent edition of the *Guide to Tree and Plant Appraisal*.
   b. Calculated tree protection zone distances for all trees in accordance with the requirements of Palo Alto Municipal Code.
4. Prepare an aerial image displaying the approximate location of all inventoried trees and their ID # corresponding to the Tree Inventory and Assessment Table.
5. Review available construction documents to assess impacts on trees scheduled for preservation.
6. Prepare a T-sheet showing tree protection fence locations and other tree protection measures for the Buena Vista Commons phase of construction.
7. Prepare a formal Arborist Report that summarizes all of the above.

Limits of Assignment

This report provides only information on the tree and site conditions observed during the December 2, 2023 site visit and the review of the project drawings listed below.

Table 1. Plans Reviewed

Plan	Date	Sheet	Source	Notes
Topographic Survey w/ Tree Locations	2/2/24	C-1.0	Van Meter Williams Pollack LLP	Survey by Kelly S. Johnson, dated 2/15/22
Proposed Site Plan	2/8/24	A1.10	Van Meter Williams Pollack LLP	Buena Vista Commons Scope
Grading Plan	2/2/24	C-2.0	Van Meter Williams Pollack LLP	
Utility Plan	2/2/24	C-3.0	Van Meter Williams Pollack LLP	
Stormwater Management Plan	2/2/24	C-4.0	Van Meter Williams Pollack LLP	
Planting Plan - North	2/2/24	L4.11	Van Meter Williams Pollack LLP	
Tree Removal Plan	1/10/24	L0.07	Van Meter Williams Pollack LLP	

Trunk diameters of off-site and restricted access trees are visual estimates.

No tree risk assessments were performed as part of the assignment.

Purpose and Use of this Report

This report documents the current tree and site conditions at the specified property. It serves as a resource to assist the property owners and their agents in tree preservation efforts. Additionally, it provides guidance on the replacement criteria for any trees that will be removed.

Observations

Materials and Methods

The inventory included all trees with a diameter exceeding 4 inches measured at a height of 12 inches and all street trees. Each tree, unless inaccessible, was marked with a numbered metal tag. The assigned numbers for each tree were then plotted on an aerial map supplied by the client.

A standard diameter tape measure was used to measure trunk diameters, except for situations where access was restricted. In cases where trunks were inaccessible, or trees were located off-site, their diameters were estimated visually. Canopy dimensions were paced off where possible, visually estimated where not, and verified using desktop measuring tools in Adobe Acrobat and Google Maps.

Tree condition was assessed based on vigor, structure, and form. Vigor ratings were based on each tree's physical appearance and the arborist's understanding of what constitutes a healthy specimen for each species.

Tree Inventory

The inventory consists of 90 trees. Glossy privet, black acacia, and coast live oak are the most frequently occurring species.

Most trees are perimeter or off-site trees.

There are two noteworthy specimen trees on the interior of the property:

- Tree #28. California peppertree. 38" diameter. Fair condition
- Tree #75. Valley oak. 40" diameter. Fair condition

The trunk of Tree #75 grows directly through the floor and roof of mobile home Unit 111.

The trees that line Los Robles Road are primarily a mixture of low-value black acacia and coast live oaks in fair condition.

Tree #55 experienced a whole tree failure during a storm on 2/4/24. It has been removed from the inventory.

The Tree Assessment Table (Appendix A) lists all attributes recorded for each tree, including trunk diameter, condition, and canopy dimensions.

Protected Tree Regulations in Palo Alto (PAMC Title 8)

The list below outlines the various categories of "protected" trees in Palo Alto. These trees must be maintained in accordance with regulations and may require permits for pruning, removal or any activities that might impact them. The protection status of all trees inventoried is provided in Appendix A.

Public/Street Trees

- Public trees or street trees are all trees growing within the street right-of-way, on public property such as parks, or city facilities. In some cases, property lines lie several feet behind the sidewalks.

Protected Species Trees

- Big Leaf Maple (*Acer macrophyllum*) 11.5" or more DBH
- California Incense Cedar (*Calocedrus decurrens*) 11.5" or more DBH
- Coast Live Oak (*Quercus agrifolia*) 11.5" or more DBH
- Blue Oak (*Quercus douglasii*) 11.5" or more DBH
- California Black Oak (*Quercus kelloggii*) 11.5" or more DBH
- Valley Oak (*Quercus lobata*) 11.5" or more DBH
- Coast Redwood (*Sequoia sempervirens*) 18" or more DBH

Protected Mature Trees

- Any mature tree measuring 15" or more DBH.
- Some invasive species trees and high water use trees are excluded. A full list of excluded species is located on the city website.

Designated Trees

- Any tree designated for protection during review and approval of a development project.
- Any tree designated for carbon sequestration and storage and/or environmental mitigation purposes.
- Any replacement mitigation tree or other tree designated to be planted due to the conditions listed in the ordinance.

Heritage Trees

- Individual trees of any size or species or historical significance that are deemed as such by City Council.
- City of Palo Alto Heritage Tree List

T-2

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Special Tree Protection Instruction Sheet
City of Palo Alto

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ALAMO, CA 94507

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Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

T-2 TREE PROTECTION REPORT

JOB #: 2222
SCALE: 1" = 1'-30"

L0.03

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

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 appoved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

Protected Trees at Buena Vista Mobile Home Park

In total, the inventory included 31 Protected Trees. Their specific classifications are provided below.

Table 2. Protected Trees at Buena Vista Mobile Home Park

Protected Designation	Count
Street	22
Protected Mature	6
Protected Species	3
Totaf	*31*

It should be highlighted that among the protected trees, 19 are rated as poor suitability for preservation. Thirteen of these are categorized as "undesirable" by Palo Alto standards due to their invasive nature or significant water demands. Despite this, they retain their protected status as they are located along streets.

Potential Conflicts

A. Buena Vista Commons Scope

A 5-foot-wide planting area is proposed along the north border of the apartment complex parking area.

Tree #69 is within the new planting area and is proposed for removal. It is a non-protected privet tree in poor condition.

Trees #56-68 and #70-74 are non-protected screening plants on neighboring properties. This hedge is almost entirely comprised of glossy privet with poor suitability. Their trunks average 2.5 feet from the edge of the new planting area.

Tree #75, a protected valley oak with a 40-inch diameter, uniquely penetrates both the floor and roof of Unit 111. The area under its canopy is primarily covered with pavement.

Refer to photos in Appendix B.

B. Buena Vista Mobile Home Park Scope

Trees #48-52 and #54
Although the paving will occur close to the tree trunks, the potential impact of the construction cannot be determined without conducting a root exploration first. This exploration involves carefully removing soil along the border next to the planned improvements down to the full depth of the proposed features. Once the roots are exposed, they can be examined to assess their size, spread, and number and to evaluate if the proposed activities might impact the trees' health or stability.

Discussion

Suitability for Preservation

The 2023 edition of the Best Management Practices by the International Society of Arboriculture offers guidance on how arborists should contribute their expertise in the planning and design stages of development projects. During this phase, arborists play an important role in identifying and communicating which trees on the site are ideal for preservation or have the potential to enhance the project after development. This ensures that efforts are focused on preserving trees that contribute the most to the site post-construction.

A tree's suitability for preservation is determined based on species, condition, current size, potential longevity, and tolerance to construction activities.

Typically, trees highly suitable for preservation are in good condition, possess long remaining life spans, exhibit aesthetic appeal, are non-invasive, free from nuisance pest problems, and tolerant of construction impacts. Conversely, trees in poor condition, nearing the end of their life expectancy, lacking visual appeal, or intolerant of disturbance, are generally not ideal candidates for preservation.

The complete suitability ratings (good, fair, poor) are listed in the Tree Inventory and Assessment Table (Appendix A).

Tree Appraisal Methods

An opinion of value has been provided for each tree using the trunk formula technique with adjustments to value based on tree condition, and functional and external limitations. This approach adheres to the methodology described in the 10th Edition of the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers, 2019). See Tree Assessment Table (Appendix A).

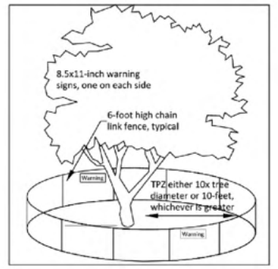
Tree Protection Zones (TPZs)

The objective of tree protection is to reduce the negative impacts of construction on trees to a less than significant level. Trees vary in their ability to adapt to altered growing conditions. Mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes, causing depletion of energy reserves and a decline in vigor, often resulting in the tree's death.

The most effective method for protecting trees throughout the construction process is the establishment of a Tree Protection Zone (TPZ). The TPZ is a clearly marked area, surrounded by robust fencing, where specific actions are restricted to prevent or minimize potential injury to the tree or its rooting environment.

The TPZ radii for each tree are listed in the Tree Assessment Table found in Appendix A. These TPZ radii follow the requirements set by the Palo Alto Municipal Code, which mandates that the TPZ radius should be ten times the tree trunk's diameter or a minimum of 10 feet, whichever is larger. For instance, a tree with an 18-inch trunk diameter would require a TPZ with a 15-foot radius. Trees with a trunk diameter of 12 inches or less must have a TPZ with a minimum radius of 10 feet.

Figure 1.
Palo Alto Type 1 TPZ



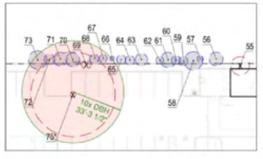
Individual Tree Impact Considerations

A. Buena Vista Commons Scope

Trees #56-68 and #70-74
While work will occur within the TPZ of most of these trees, it is important to note that work inside the TPZ will involve changing the existing paved surface into a permeable planter. Taking care during pavement removal and site preparation will minimize negative impacts on these trees. Converting the pavement into a planting space will improve the growing environment for these trees.

Tree #75
Given the tree's significant age and size, an impractically extensive TPZ would be required for effective preservation. Instead of the standard 10x TPZ radius of 33 feet prescribed by Palo Alto, a 15x TPZ radius, equating to 50 feet, would be more pragmatic. The accompanying illustration highlights the more aggressive Palo Alto 10x TPZ, within which all soil disturbance must be avoided to ensure the tree's survival. To retain the tree, the existing asphalt within the highlighted area would need to be carefully removed and converted to a mulched landscape bed. Alternatively, the asphalt could be left in place. Attempting asphalt removal and repaving of the highlighted area would significantly harm the tree.

Figure 2. Tree #75 TPZ



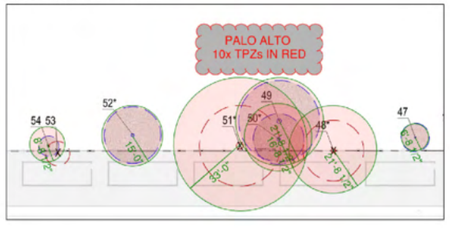
Additionally, it's essential to consider the structural support that Unit 111 has likely provided to the tree. Trees optimize their structure to respond to the physical forces they encounter (e.g. wind, gravity, etc.) Since this tree has developed with the artificial support of Unit 111, its structural integrity may be compromised. This condition makes the tree more susceptible to failure during wind events than it would have been without the influence of the building's support.

Refer to the photos in Appendix B.

B. Buena Vista Mobile Home Park Scope

Trees #48-52 and #54
Pavement replacement is proposed adjacent to these trees, occurring within their 10x TPZs. Some of these trees are protected. Except for one, they are all situated offsite.
Although the paving will occur close to the tree trunks, the potential impact of this activity cannot be determined without conducting a root exploration first. This exploration involves carefully removing soil along the border next to the planned improvements down to the full depth of the proposed features. Once the roots are exposed, they can be examined to assess their size, spread, and number and to evaluate if the proposed activities might impact the trees' health or stability.

Figure 3. Trees #48-52 and #54 TPZs



Tree Removals

Currently, 57 trees (24 protected and 33 non-protected) are proposed for removal.

The fate of Trees #48 and 51 is still undecided, awaiting further investigation through a root exploration.

Appendix A lists each tree's status (remove, preserve, or TBD).

Tree Canopy Replacement Standard

If trees must be removed to accommodate the proposed improvements, Palo Alto mandates they be replaced according to their canopy width in accordance with the Tree Canopy Replacement Standard shown below (Figure 4).

Figure 4. Tree Canopy Replacement Standard Table 3-1. Tree Technical Manual

TABLE 3-1
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'+	**	**

*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.

Appendix A provides the replacement requirements for each tree. Sometimes, replanting the necessary number of trees on-site isn't feasible. When this occurs, a project might need to implement offsite mitigation measures to offset the tree canopy loss. Mitigation requirements in these situations are linked to the appraised value of the removed trees.

Conclusions

Trees #56-68 and #70-74—The conversion of the existing pavement to a planter area is likely to have **minor** impacts on these trees. The T-Sheet included with this report details the location of tree protection fence, prohibited activities within the tree protection zone, and specific areas where arborist supervision is required.

Tree #75 – Retention of this tree would require a "no-impact" zone with a radius of 33 to 50 feet. However, even if the design was adjusted to accommodate this tree, its stability is still at risk due to the artificial support provided by Unit 111, through which it grows. This tree is recommended for **removal**.

Trees #48-52 and #54—The effects of pavement replacement on these trees **cannot currently be assessed**. A thorough evaluation of construction impacts requires an exploratory trench to investigate the roots. See the Recommendations section.

T-2

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City of Palo Alto

VAN METER WILLIAMS POLLACK LLP
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MILLENNIUM DESIGN AND CONSULTING, INC.
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ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSE, CA 95110

T-2 TREE PROTECTION REPORT 2

JOB #: 2222
SCALE: 1" = 1'-30"

L0.04

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

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 appoved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

Recommendations

1. Update project documents to delete the following (4) trees referenced in a previous version of this report:
   - Tree #55 – Failed during storm event on 2/4/24.
   - Trees #85-87 – Very far offsite. Erroneously included in the previous report.
2. Incorporate the "T-Sheet" into the construction plan set. Update sheet number and title block to correspond with the overall plan set. This T-Sheet provides TPZ fence locations, work restrictions, and activities requiring arborist supervision during the Buena Vista Commons construction phase.
3. Before beginning work, all contractors involved with the project should attend a pre-construction meeting with the Project Arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.
4. Schedule for monthly Project Arborist monitoring and when trenching near protected trees or working inside any Tree Protection Zone.
5. Conduct exploratory root excavations near Trees #48-52 and #54. Hire a certified consulting arborist to identify and mark the area for the suggested exploratory trench and provide trenching guidelines designed to minimize damage to the roots. Upon exposing the roots, the arborist should examine and record them and then re-evaluate the potential impact on these trees. The arborist is tasked with developing tree protection strategies and/or proposing design modifications for the trees that can be preserved.

Numbered Tree Map

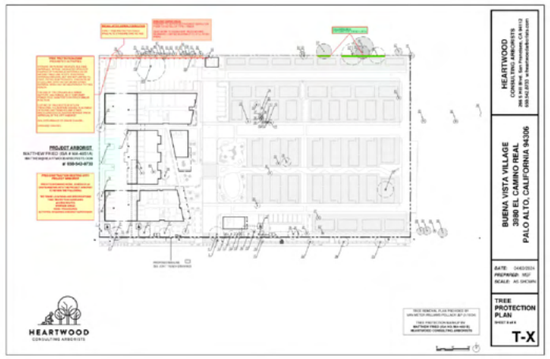
The expansive project site necessitated aerial imagery on a poster-size scale.

A full-sized PDF of this aerial was prepared and delivered to the client as a supplementary component of this report.

T-Sheet - Buena Vista Commons Phase

This T-sheet demonstrates TPZ fence locations for the Buena Vista Commons construction phase. Also shown are the tentative locations where exploratory root examinations are recommended.

A full sized PDF of this T-Sheet was prepared and delivered to the client as a supplementary report component.



Appendix A: Tree Inventory and Assessment Table

Tree #	Protection Status	Preserve/ Remove	Offsite?	Species	Aggregate Trunk Dia. (in.)	Overall Condition (0-100)	Suitability for Preservation	10x TPZ (ft.)	Replacement Requirement	Replacement Alternative	Rounded Depreciated Value
1	Street	Remove	No	European white birch Betula pendula	11.00	25%	Poor	10.0	None	None	$ 130.00
2	Street	Remove	No	Coast live oak Quercus agrifolia	22.21	33%	Fair	18.5	(3) 24" Box	(2) 36" Box	$ 2,060.00
3	Street	Remove	No	Coast live oak Quercus agrifolia	25.46	33%	Fair	21.2	(3) 24" Box	(2) 36" Box	$ 2,710.00
4	Street	Remove	No	Japanese pittosporum Pittosporum tobira	9.22	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 400.00
5	Street	Remove	No	Coast live oak Quercus agrifolia	17.81	42%	Good	14.8	(3) 24" Box	(2) 36" Box	$ 1,660.00
6	Street	Remove	No	Coast live oak Quercus agrifolia	18.00	42%	Good	15.0	(3) 24" Box	(2) 36" Box	$ 1,700.00
7	N/A	Remove	No	Mexican fan palm Washingtonia robusta	19.00	63%	Fair	15.8	(2) 24" Box	(1) 36" Box	$ 2,870.00
8	Street	Remove	No	Raywood ash Fraxinus angustifolia	10.00	25%	Poor	10.0	None	None	$ 190.00
9	Street	Remove	No	Black acacia Acacia melanoxylon	20.43	33%	Poor	17.0	(4) 24" Box	(2) 48" Box	$ 1,450.00
10	Street	Remove	No	Black acacia Acacia melanoxylon	4.00	42%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 70.00
11	Street	Remove	No	Black acacia Acacia melanoxylon	9.00	50%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 340.00
12	Street	Remove	No	Black acacia Acacia melanoxylon	8.00	42%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 220.00
13	Street	Remove	No	Black acacia Acacia melanoxylon	8.00	42%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 220.00
14	Street	Remove	No	Black acacia Acacia melanoxylon	16.59	25%	Poor	13.8	(3) 24" Box	(2) 36" Box	$ 580.00
15	N/A	Remove	No	Black acacia Acacia melanoxylon	7.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 130.00

Tree #	Protection Status	Preserve/ Remove	Offsite?	Species	Aggregate Trunk Dia. (in.)	Overall Condition (0-100)	Suitability for Preservation	10x TPZ (ft.)	Replacement Requirement	Replacement Alternative	Rounded Depreciated Value
16	Street	Remove	No	Coast live oak Quercus agrifolia	15.00	50%	Good	12.5	(3) 24" Box	(2) 36" Box	$ 1,880.00
17	Street	Remove	No	Raywood ash Fraxinus angustifolia	10.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 360.00
18	Street	Remove	No	Black acacia Acacia melanoxylon	10.00	57%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 590.00
19	Street	Remove	No	Black acacia Acacia melanoxylon	13.00	33%	Poor	10.8	(3) 24" Box	(2) 36" Box	$ 590.00
20	Street	Remove	No	Black acacia Acacia melanoxylon	10.00	70%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 730.00
21	Street	Remove	No	Black acacia Acacia melanoxylon	10.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 260.00
22	Street	Remove	No	European white birch Betula pendula	9.00	25%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 80.00
23	N/A	Remove	No	Valley Oak Quercus lobata	4.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 110.00
24	Street	Remove	No	Black acacia Acacia melanoxylon	15.66	33%	Poor	13.0	(3) 24" Box	(2) 36" Box	$ 680.00
25	Street	Remove	No	Raywood ash Fraxinus angustifolia	13.00	25%	Poor	10.8	(3) 24" Box	(2) 36" Box	$ 600.00
26	N/A	Remove	No	Sweetgum Liquidambar styraciflua	12.00	33%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 680.00
27	N/A	Remove	No	White mulberry Morus alba	12.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 400.00
28	Protected Mature	Remove	No	California peppertree Schinus molle	38.01	50%	Fair	31.7	(4) 24" Box	(2) 48" Box	$ 15,130.00
29	N/A	Remove	No	Avocado Persea americana	14.00	57%	Poor	11.7	(3) 24" Box	(2) 36" Box	$ 930.00
30	N/A	Remove	No	Common fig Ficus carica	6.00	50%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 150.00
31	N/A	Remove	No	Avocado Persea americana	7.00	57%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 230.00

Tree #	Protection Status	Preserve/ Remove	Offsite?	Species	Aggregate Trunk Dia. (in.)	Overall Condition (0-100)	Suitability for Preservation	10x TPZ (ft.)	Replacement Requirement	Replacement Alternative	Rounded Depreciated Value
32	N/A	Remove	No	Brush cherry Eugenia sp.	12.00	50%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 1,020.00
33	N/A	Remove	No	Silver maple Acer saccharinum	11.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 200.00
34	N/A	Remove	No	Glossy privet Ligustrum lucidum	8.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 220.00
35	N/A	Remove	No	Mexican fan palm Washingtonia robusta	13.00	50%	Fair	10.8	(2) 24" Box	(1) 36" Box	$ 1,060.00
36	N/A	Remove	No	Mexican fan palm Washingtonia robusta	13.00	50%	Fair	10.8	(2) 24" Box	(1) 36" Box	$ 1,060.00
37	N/A	Remove	No	Common fig Ficus carica	6.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 150.00
38	N/A	Remove	No	Avocado Persea americana	6.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 150.00
39	N/A	Remove	No	Glossy privet Ligustrum lucidum	5.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 70.00
40	N/A	Remove	No	Queen palm Arecastrum romanzoffianum	8.00	50%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 400.00
41	N/A	Remove	No	Mexican fan palm Washingtonia robusta	8.00	50%	Fair	10.0	(2) 24" Box	(1) 36" Box	$ 400.00
42	N/A	Remove	No	Italian cypress Cupressus sempervirens	8.00	70%	Poor	10.0	None	None	$ 560.00
43	N/A	Remove	No	Glossy privet Ligustrum lucidum	5.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 90.00
44	N/A	Remove	No	Black acacia Acacia melanoxylon	12.00	25%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 380.00
45	N/A	Remove	No	Orange Citrus sinensis	7.00	50%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 1,040.00
46	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	6.00	25%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 80.00
47	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	8.00	25%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 130.00

T-2

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Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet

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T-2 TREE PROTECTION REPORT 3

JOB #: 2222
SCALE: 1" = 1'-30"

L0.05

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

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 appoved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
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Tree #	Protection Status	Preserve/ Remove	Offsite?	Species	Aggregate Trunk Dia. (in.)	Overall Condition (0-100)	Suitability for Preservation	10x TPZ (ft.)	Replacement Requirement	Replacement Alternative	Rounded Depreciated Value
48	Protected Species	TBD	Border	Coast live oak Quercus agrifolia	26.01	50%	Good	21.7	(4) 24" Box	(2) 48" Box	$ 4,240.00
49	Protected Mature	Preserve	Yes	Silver dollar eucalyptus Eucalyptus polyanthemos	26.01	42%	Fair	21.7	(4) 24" Box	(2) 48" Box	$ 8,000.00
50	Protected Mature	Preserve	Yes	Silver dollar eucalyptus Eucalyptus polyanthemos	20.01	42%	Fair	16.7	(3) 24" Box	(2) 36" Box	$ 4,730.00
51	Protected Species	TBD	Yes	Coast live oak Quercus agrifolia	40.01	42%	Good	33.3	(4) 24" Box	(2) 48" Box	$ 8,370.00
52	Protected Mature	Preserve	Yes	Deodar cedar Cedrus deodara	18.00	33%	Fair	15.0	(4) 24" Box	(2) 48" Box	$ 1,810.00
53	N/A	Remove	No	Silver dollar eucalyptus Eucalyptus polyanthemos	10.39	33%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 770.00
54	N/A	Preserve	Yes	Silver dollar eucalyptus Eucalyptus polyanthemos	10.39	33%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 770.00
56	N/A	Preserve	Yes	Chinese pistache Pistacia chinensis	5.00	42%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 220.00
57	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	5.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 90.00
58	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	10.00	33%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 350.00
59	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	6.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 130.00
60	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	4.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 60.00
61	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	7.00	33%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 170.00
62	N/A	Preserve	Yes	Fern pine Podocarpus gracilior	4.00	50%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 170.00
63	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	5.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 20.00
64	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	6.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 90.00

Tree #	Protection Status	Preserve/ Remove	Offsite?	Species	Aggregate Trunk Dia. (in.)	Overall Condition (0-100)	Suitability for Preservation	10x TPZ (ft.)	Replacement Requirement	Replacement Alternative	Rounded Depreciated Value
65	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	6.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 90.00
66	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	5.00	25%	Poor	10.0	None	None	$ 20.00
67	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	5.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 20.00
68	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	5.00	33%	Poor	P	(2) 24" Box	(1) 36" Box	$ 90.00
69	N/A	Remove	No	Glossy privet Ligustrum lucidum	6.00	42%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 160.00
70	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	6.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 90.00
71	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	6.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 90.00
72	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	6.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 90.00
73	N/A	Preserve	Yes	Glossy privet Ligustrum lucidum	7.00	33%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 170.00
74	N/A	Preserve	Yes	Fraser photinia Photinia x fraseri	7.00	57%	Fair	10.0	(3) 24" Box	(2) 36" Box	$ 630.00
75	Protected Species	Remove	No	Valley Oak Quercus lobata	40.01	50%	Fair	33.3	(6) 24" Box	(2) 48" Box AND (2) 36" Box	$ 11,360.00
76	N/A	Remove	No	Sweetgum Liquidambar styraciflua	12.00	42%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 1,280.00
77	N/A	Remove	No	Sweetgum Liquidambar styraciflua	13.00	40%	Poor	10.8	(3) 24" Box	(2) 36" Box	$ 960.00
78	N/A	Remove	No	White mulberry Morus alba	12.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 450.00
79	N/A	Remove	No	Sweetgum Liquidambar styraciflua	12.00	48%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 1,480.00
80	N/A	Remove	No	Sweetgum Liquidambar styraciflua	12.00	0%	Poor	10.0	None	None	$ -

Tree #	Protection Status	Preserve/ Remove	Offsite?	Species	Aggregate Trunk Dia. (in.)	Overall Condition (0-100)	Suitability for Preservation	10x TPZ (ft.)	Replacement Requirement	Replacement Alternative	Rounded Depreciated Value
81	N/A	Remove	No	Hawthorn Crataegus sp.	5.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 330.00
82	N/A	Remove	No	Common crapemyrtle Lagerstroemia indica	4.00	33%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 160.00
83	N/A	Remove	No	Orange Citrus sinensis	4.00	25%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 260.00
84	N/A	Remove	No	Canary Island date palm P Phoenix canariensis	22.01	63%	Fair	18.3	(3) 24" Box	(2) 36" Box	$ 11,550.00
88	N/A	Preserve	Yes	Black acacia Acacia melanoxylon	11.00	40%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 430.00
89	N/A	Preserve	Yes	Fern pine Podocarpus gracilior	4.00	40%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 140.00
90	N/A	Preserve	Yes	London planetree Platanus x hispanica	11.00	42%	Fair	10.0	(3) 24" Box	(2) 36" Box	$ 840.00
91	N/A	Preserve	Yes	Carrot wood Cupaniopsis anacardioides	7.00	50%	Poor	10.0	(3) 24" Box	(2) 36" Box	$ 330.00
92	Protected Mature	Preserve	Yes	White mulberry Morus alba	22.01	25%	Poor	18.3	(2) 24" Box	(1) 36" Box	$ 510.00
93	Protected Mature	Preserve	Yes	White mulberry Morus alba	16.00	25%	Poor	13.3	(2) 24" Box	(1) 36" Box	$ 270.00
94	N/A	Preserve	Yes	Apricot Prunus armeniaca	4.00	50%	Poor	10.0	(2) 24" Box	(1) 36" Box	$ 30.00

Appendix B: Photo Exhibit

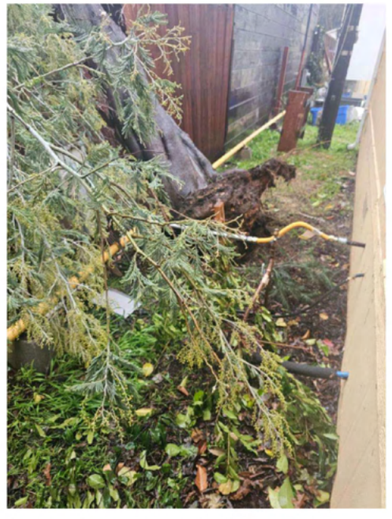

Photo 1. Tree #55 failed on February 2, 2024. It has been deleted from the inventory.

Photo 2. Tree #75 grows through the floor and roof of Unit 111.

Photo 3. Tree #75 emerging from the roof of Unit 111.

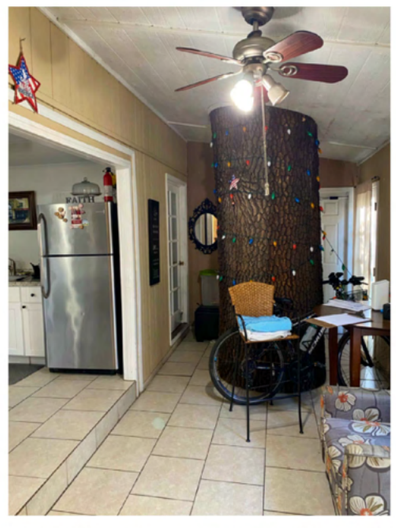

Photo 4. Tree #75. Because this tree has developed with the artificial support of Unit 111, its structural integrity may be compromised. This condition makes the tree more susceptible to failure during wind events than it would have been without the influence of the building's support.

T-2

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T-2 TREE PROTECTION REPORT 4

JOB #: 2222
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L0.06

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Qualifications, Assumptions, & Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I, Matthew Fried, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment.
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- That the analysis, opinions, and conclusions stated herein are my own.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am Registered Consulting Arborist® #651 with the American Society of Consulting Arborists, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over twelve years.

Matthew Fried
Heartwood Consulting Arborists
Registered Consulting Arborist ® #651
Certified Arborist® MA-4851B

matthew@heartwoodarborists.com

ASCA RCA #651 Registered Consulting Arborist®

T-2

All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet
City of Palo Alto

VAN METER WILLIAMS POLLACK LLP
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CAMPBELL, CA 95008

☐ LANDSCAPE ARCHITECT
PLURAL
2742 17TH STREET
SAN FRANCISCO, CA 94110

☐ JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING, INC.
PO BOX 737
ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSE, CA 95110

T-2 TREE PROTECTION REPORT 5

JOB #: 2222
SCALE: 1" = 1'-30"

L0.07

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

INSTALL AFTER ASPHALT DEMOLITION

TYPE 1 TREE PROTECTION FENCE
(PALO ALTO STANDARD DWG NO. 605)

ARBORIST SUPERVISION
ARBORIST TO SUPERVISE PAVEMENT DEMOLITON PRIOR TO INSTALL OF TYPE 1 FENCE.

DEMO WORK TO BEGIN NEAR TREES MOVING REARWARD, LIMITING EQUIPMENT TO STILL-PAVED AREAS

RECOMMENDED

EXPLORATORY TRENCH (NTS)
SEE ARBORIST REPORT (4/3/24)

TREE PROTECTION ZONE
PROHIBITED ACTIVITIES

STORAGE OR PARKING VEHICLES, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS. POISONOUS MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, PAINT, PETROLEUM PRODUCTS, CONCRETE OR STUCCO MIX, DIRTY WATER OR ANY OTHER MATERIAL WHICH MAY BE DELETERIOUS TO TREE HEALTH.

THE USE OF TREE TRUNKS AS A WINCH SUPPORT, ANCHORAGE, AS A TEMPORARY POWER POLE, SIGN POSTS OR OTHER SIMILAR FUNCTION.

CUTTING OF TREE ROOTS BY UTILITY TRENCHING, FOUNDATION DIGGING, PLACEMENT OF CURBS AND TRENCHES AND OTHER MISCELLANEOUS EXCAVATION WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST.

SOIL DISTURBANCE OR GRADE CHANGE).

DRAINAGE CHANGES.

PROJECT ARBORIST
MATTHEW FRIED (ISA # MA-4851A)
MATTHEW@HEARTWOODARBORISTS.COM
#/ 650-542-8733

PRECONSTRUCTION MEETING WITH PROJECT ARBORIST

PRIOR TO BEGINNING WORK, SCHEDULE AN ONSITE MEETING WITH THE PROJECT ARBORIST TO REVIEW THE FOLLOWING:

TPZ FENCE LOCATIONS AND SPECIFICATIONS
TREE PROTECTION GUIDELINES
ACCESS ROUTES
STORAGE AREAS
WORK PROCEDURES
ACTIVITIES REQUIRING ARBORIST SUPERVISION

PROPOSED MAINLINE,
SEE JOINT TRENCH DRAWINGS

HEARTWOOD
CONSULTING ARBORISTS

TREE REMOVAL PLAN PROVIDED BY
VAN METER WILLIAMS POLLACK LLP (1/10/24)

TREE PROTECTION MARKUP BY:
MATTHEW FRIED (ISA NO. MA-4851B)
HEARTWOOD CONSULTING ARBORISTS

0 30' 60'

HEARTWOOD
CONSULTING ARBORISTS
266 S Hill Blvd. San Francisco, CA 94112
650.542.8733 w/heartwoodarborists.com

BUENA VISTA VILLAGE
3980 EL CAMINO REAL
PALO ALTO, CALIFORNIA 94306

DATE: 04/03/2024
PREPARED: MSF
SCALE: AS SHOWN

TREE PROTECTION PLAN

VAN METER WILLIAMS POLLACK LLP
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PO BOX 737
ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

T-2 ARBORIST TREE PROTECTION PLAN

JOB #: 2222
SCALE: 1" = 1'-30"

L0.08

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

T-2

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http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet

City of Palo Alto

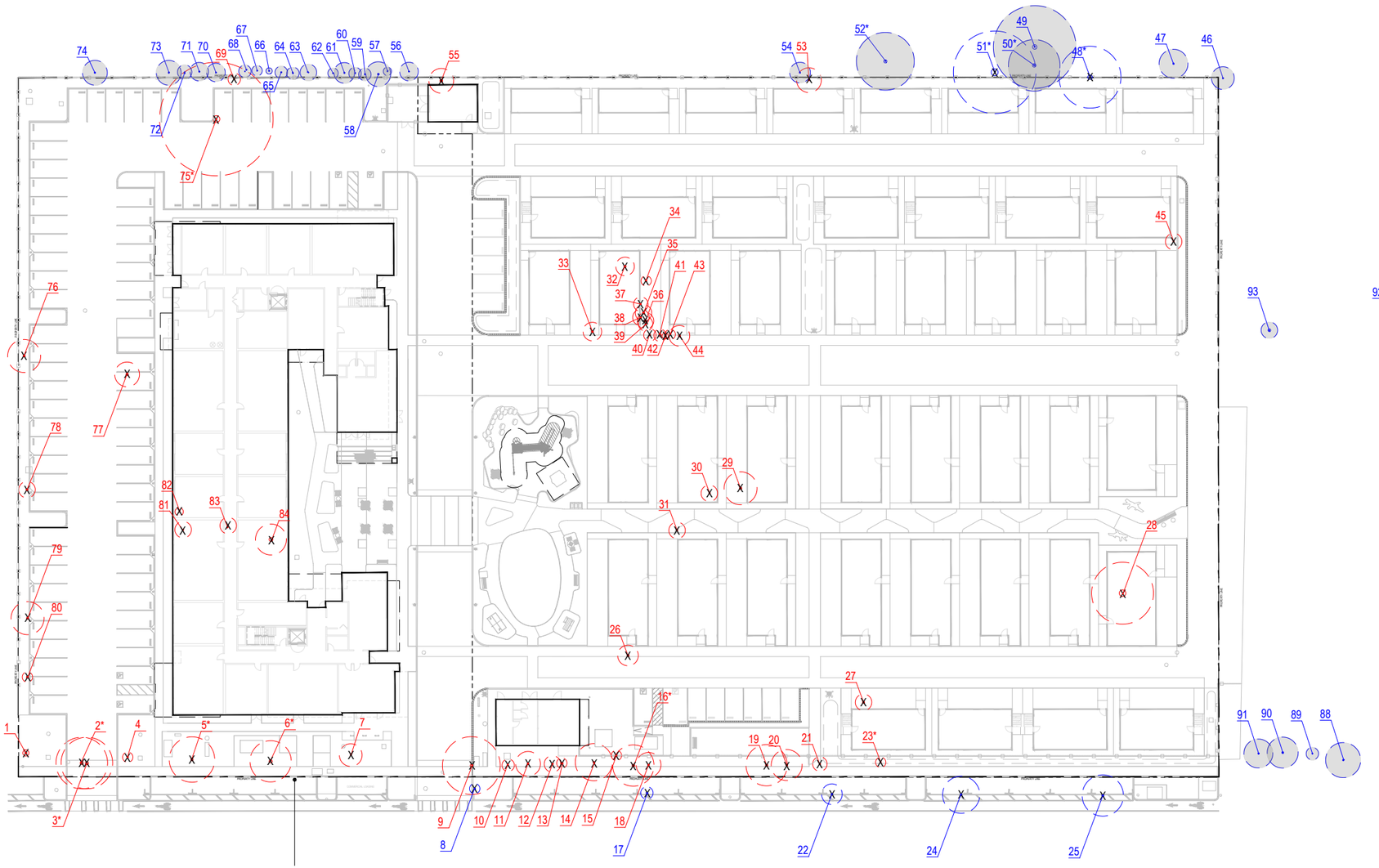
	OFFSITE		ONSITE
	Column 1	Column 2	Column 3
Tree To Be Replaced (#)	Average Canopy of the Removed Tree (ft)	Replacement Trees (24" Box)	Alternative Tree (36" Box)
1	3	0	0
2*	25	3	2
3*	25	3	2
4	5	2	1
5*	22	3	2
6*	20	3	2
7	6	2	1
8	2	0	0
9	28	4	2
10	6	2	1
11	12	3	2
12	8	2	1
13	5	2	1
14	18	3	2
15	5	2	1
16*	20	3	2
17	6	2	1
18	17	3	2
19	20	3	2
20	15	3	2
21	7	2	1
22	10	3	2
23*	5	2	1
24	18	3	2
25	20	3	2
26	10	3	2
27	8	2	1
28	30	4	2
29	16	3	2
30	8	2	1
31	8	2	1
32	9	2	1
33	9	2	1
34	5	2	1
35	8	2	1
36	8	2	1
37	7	2	1
38	8	2	1
39	7	2	1
40	6	2	1
41	6	2	1
42	3	0	0
43	5	2	1
44	10	3	2
45	8	2	1
48*	30	4	2
51*	40	4	2
53	12	3	2
55	12	3	2
69	6	2	1
75*	55	6	4
76	16	3	2
77	12	3	2
78	8	2	1
79	16	3	2
80	0	0	0
81	8	2	1
82	4	2	1
83	8	2	1
84	15	3	2

Total Removed
60

Total Replacement Required		
24" Box	or	36" Box
172		91

Oaks Removed
9

Replacement Oaks
9.5



EXISTING ON-SITE TREE LEGEND			EXISTING OFF-SITE TREE LEGEND			TREE REPLACEMENT REQUIRED BY BOX SIZE		
SYMBOL	NOTES	QTY	SYMBOL	NOTES	QTY	TREE REPLACEMENT REQUIREMENT @ 24" BOX	TREE REPLACEMENT REQUIREMENT @ 36" BOX	TREE REPLACEMENT REQUIREMENT @ 48" BOX
	TOTAL EXISTING ON-SITE TREES	53		TOTAL EXISTING OFF-SITE TREES	38			
X	ON-SITE TREES TO BE REMOVED	53	X	OFF-SITE TREES TO BE REMOVED	7	172	91	2
·	ON-SITE TREES TO BE PRESERVED	0	·	OFF-SITE TREES TO BE PRESERVED	31			
*	PROTECTED ON-SITE SPECIES TO BE REMOVED	7	*	PROTECTED OFF-SITE SPECIES TO BE REMOVED	2			
TOTAL TREES TO BE REMOVED ON-SITE AND OFF-SITE		60						

0 30' 60'

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☐ JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING, INC.
PO BOX 737
ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

TREE REMOVAL PLAN

JOB #: 2222
SCALE: 1" = 1'-30"

L0.09

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

LANDSCAPE MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
P1a		CONCRETE PAVING - PEDESTRIAN	CAST-IN-PLACE CONCRETE, SAWCUT JOINTS, SEE PLANS FOR JOINT LAYOUT COLOR: NATURAL GRAY, FINISH: LIGHT ACID WASH	1 L6.10
P1b		CONCRETE PAVING - PEDESTRIAN (COLOR B)	CAST-IN-PLACE CONCRETE, SAWCUT JOINTS, SEE PLANS FOR JOINT LAYOUT COLOR: NATURAL GRAY, FINISH: LIGHT ACID WASH	2 L6.10
P2a		CONCRETE PAVING - VEHICULAR	CAST-IN-PLACE CONCRETE, SAWCUT JOINTS, SEE PLANS FOR JOINT LAYOUT COLOR: INTEGRAL COLOR (2 COLORS, COLD JOINTS BETWEEN COLORS) FINISH: LIGHT ACID WASH	
P2b		CONCRETE PAVING - VEHICULAR (COLOR B)	CAST-IN-PLACE CONCRETE, SAWCUT JOINTS, SEE PLANS FOR JOINT LAYOUT COLOR: INTEGRAL COLOR (2 COLORS, COLD JOINTS BETWEEN COLORS) FINISH: LIGHT ACID WASH	
P3		ASPHALT PAVING - VEHICULAR	VEHICULAR ASPHALT PAVING, SEE CIVIL DRAWINGS	
P3b		ASPHALT PAVING WITH PAINT - VEHICULAR	BIOSTRIPE TRAFFIC PAINTING	
P4		ASPHALT PAVING WITH MURAL - VEHICULAR	AEXCEL'S BIOSTRIPE® COLOR: FOUR CUSTOM COLORS, TBD. PATTERN TO BE DEVELOPED BY LANDSCAPE ARCHITECT.	
P5		STEPSTONE TRUCATED DOME PAVERS	STEPSTONE PRECAST CONCRETE TRUNCATED DOME PAVERS. 36X24. COLOR: CHARCOAL 511	4 L6.11

SITE ELEMENTS

TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
S1		BICYCLE RACKS	MAGLIN 2300 SERIES ICONIC BIKE RACK. SURFACE MOUNT. COLOR: TITANIUM GLOSS	
S2		BENCH TYPE 1	MAGLIN 970 BACKED BENCH. THERMAL ASH WOOD. FRAME COLOR: TBD. SURFACE MOUNT.	
S3		SIDE CHAIR & TABLE	MAGLIN. ALUM LOUNGE (CHAIR). SURFACE MOUNT. THERMAL ASH WOOD. BASE COLOR: TBD.	
S4		PICNIC TABLE - LONG	MAGLIN LEXICON 6' TABLE, 4' BENCH AND 2' BENCH. SURFACE MOUNT. THERMAL ASH WOOD. FRAME COLOR: TBD.	
S5		CAFE TABLES & CHAIRS	MAGLIN 1900 SERIES 36" DIAMETER OGDEN TABLE. KONTUR CHAIR. COLOR: TBD	
S6		SMALL TABLE	MAGLIN 1900 SERIES 24" DIAMETER OGDEN TABLE. SURFACE MOUNT. COLOR: TBD.	
S7		FENCE TYPE 1 - PERIMETER	POST-SET WOODEN FENCE. FACING BOARDS: WESTERN RED CEDAR-GRADE A. POSTS, TOP RAIL, BOTTOM RAIL: PRESSURE TREATED DOUGLAS FIR.	1 L6.20
S8		FENCE & GATE TYPE 2 - COMMON SPACES	FENCE WITH STEEL POSTS AND WIRE MESH INFILL.	1 L6.21
S9		BOLLARD	RELIANCE FOUNDRY R-7907 STEEL BOLLARD. FIXED MOUNTING. COLOR: STATUARY BRONZE.	
S10		ELECTRIC BBQ	KENYON TEXAN ELECTRIC GRILL WITH STAND AND ADA LIFT KIT.	
S11		NOT IN USE		
S12		TREE GRATE	IRON AGE CAST IRON GRATE	

SITE LIGHTING AND ELECTRICAL

TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
E1		POLE LIGHT-16'	SEE ELECTRICAL DRAWINGS FOR SPECIFICATION	SLD & SED
E6		CATENARY LIGHT	SEE ELECTRICAL DRAWINGS FOR SPECIFICATION	SLD & SED
E9		LOS ROBLES STREET LIGHT	CITY OF PALO ALTO LOS ROBLES STREET LIGHT STANDARD	SLD & SED
E10		120V OUTLET	LEGRANDE XB814C515BN. IN GRADE ELECTRICAL FIXTURE. IP68 RATED. MFR: LEGRANDE	SLD & SED
E11		EV CHARGER	SEE ELECTRICAL DRAWINGS FOR SPECIFICATION	SLD & SED

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LANDSCAPE ARCHITECT
PLURAL
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ALAMO, CA 94507

STRUCTURAL ENGINEER

MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

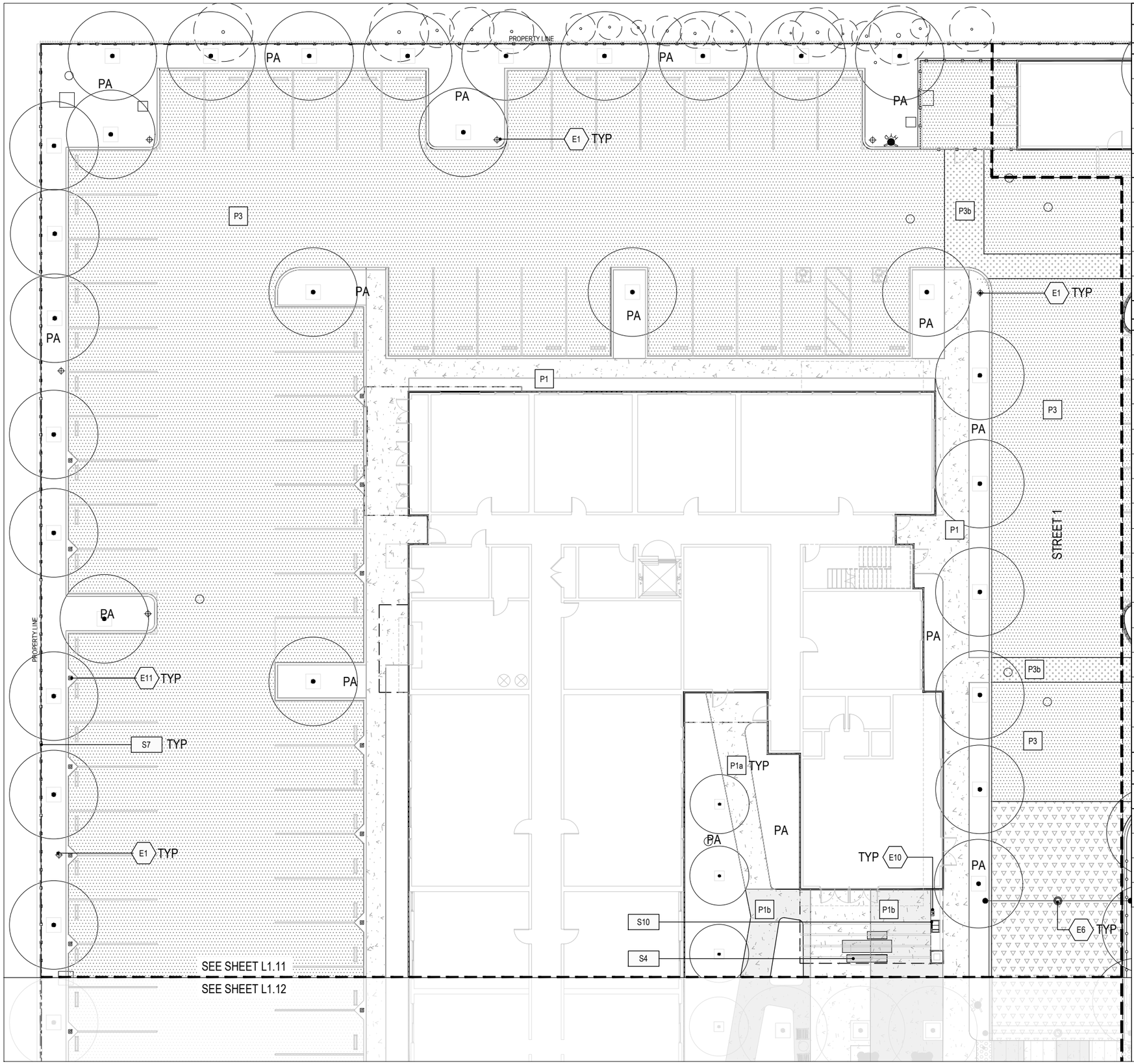
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

MATERIALS SCHEDULE

JOB #: 2222
SCALE:

L1.00

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



LANDSCAPE MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	NAME	DETAIL
P1a		CONCRETE PAVING - PEDESTRIAN	1 L6.10
P1b		CONCRETE PAVING - PEDESTRIAN (COLOR B)	2 L6.10
P2a		CONCRETE PAVING - VEHICULAR	
P2b		CONCRETE PAVING - VEHICULAR (COLOR B)	
P3		ASPHALT PAVING - VEHICULAR	
P3b		ASPHALT PAVING WITH PAINT - VEHICULAR	
P4		ASPHALT PAVING WITH MURAL - VEHICULAR	
P5		STEPSTONE TRUCATED DOME PAVERS	4 L6.11

SITE ELEMENTS

TAG	SYMBOL	NAME	DETAIL
S1		BICYCLE RACKS	
S2		BENCH TYPE 1	
S3		SIDE CHAIR & TABLE	
S4		PICNIC TABLE - LONG	
S5		CAFE TABLES & CHAIRS	
S6		SMALL TABLE	
S7		FENCE TYPE 1 - PERIMETER	1 L6.20
S8		FENCE & GATE TYPE 2 - COMMON SPACES	1 L6.21
S9		BOLLARD	
S10		ELECTRIC BBQ	
S11		NOT IN USE	
S12		TREE GRATE	

SITE LIGHTING AND ELECTRICAL

TAG	SYMBOL	NAME	DETAIL
E1		POLE LIGHT-16'	SLD & SED
E6		CATENARY LIGHT	SLD & SED
E9		LOS ROBLES STREET LIGHT	SLD & SED
E10		120V OUTLET	SLD & SED
E11		EV CHARGER	SLD & SED

0 10' 20'

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Project:

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HOUSINGAUTHORITY
SANTA CLARA COUNTY

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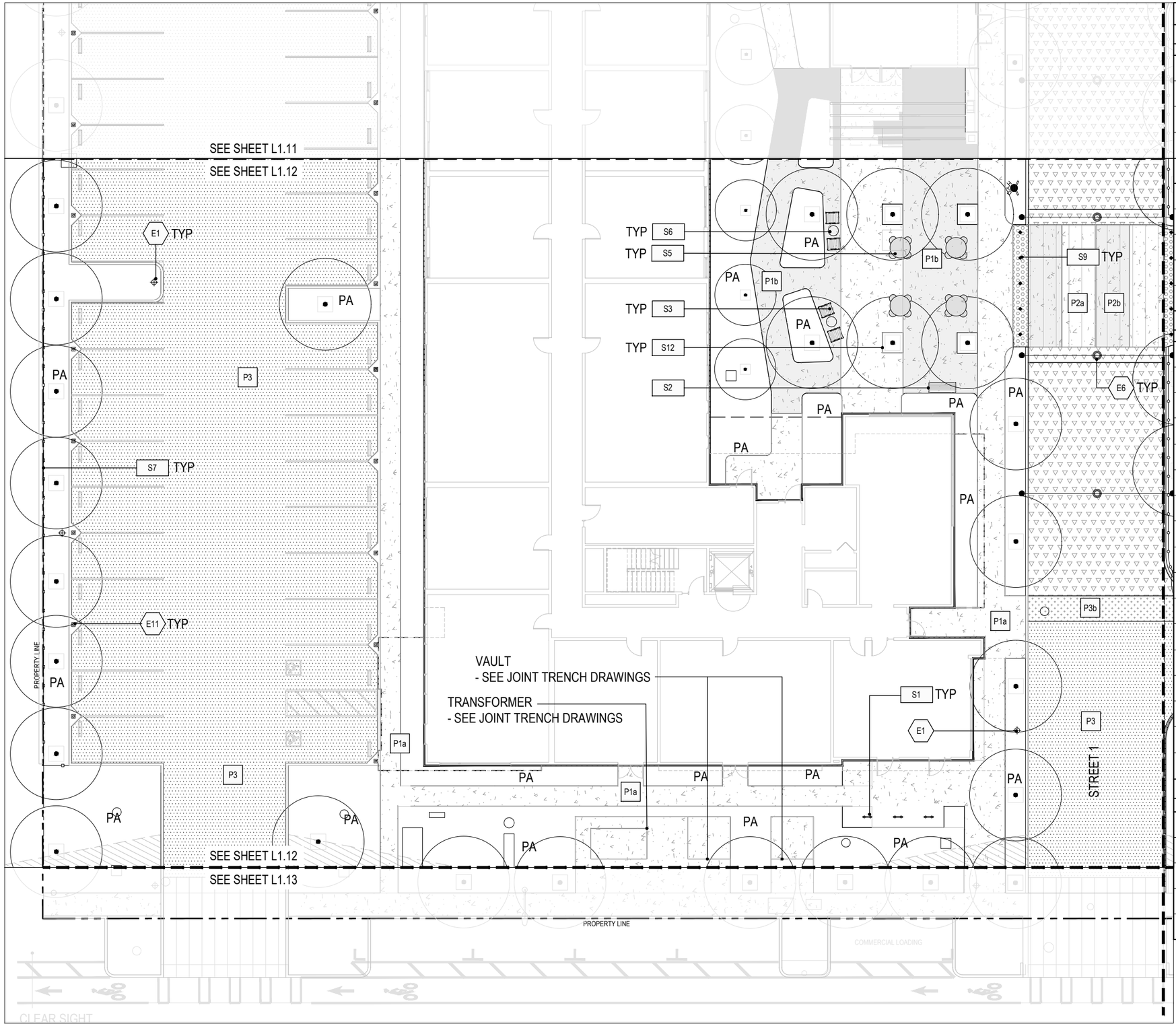
MATERIALS PLAN - NORTH

JOB #: 2222
SCALE: 1" = 1'-10"

L1.11

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



LANDSCAPE MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	NAME	DETAIL
P1a		CONCRETE PAVING - PEDESTRIAN	1 L6.10
P1b		CONCRETE PAVING - PEDESTRIAN (COLOR B)	2 L6.10
P2a		CONCRETE PAVING - VEHICULAR	
P2b		CONCRETE PAVING - VEHICULAR (COLOR B)	
P3		ASPHALT PAVING - VEHICULAR	
P3b		ASPHALT PAVING WITH PAINT - VEHICULAR	
P4		ASPHALT PAVING WITH MURAL - VEHICULAR	
P5		STEPSTONE TRUCATED DOME PAVERS	4 L6.11

SITE ELEMENTS

TAG	SYMBOL	NAME	DETAIL
S1		BICYCLE RACKS	
S2		BENCH TYPE 1	
S3		SIDE CHAIR & TABLE	
S4		PICNIC TABLE - LONG	
S5		CAFE TABLES & CHAIRS	
S6		SMALL TABLE	
S7		FENCE TYPE 1 - PERIMETER	1 L6.20
S8		FENCE & GATE TYPE 2 - COMMON SPACES	1 L6.21
S9		BOLLARD	
S10		ELECTRIC BBQ	
S11		NOT IN USE	
S12		TREE GRATE	

SITE LIGHTING AND ELECTRICAL

TAG	SYMBOL	NAME	DETAIL
E1		POLE LIGHT-16'	SLD & SED
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E11		EV CHARGER	SLD & SED

0 10' 20'

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3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY

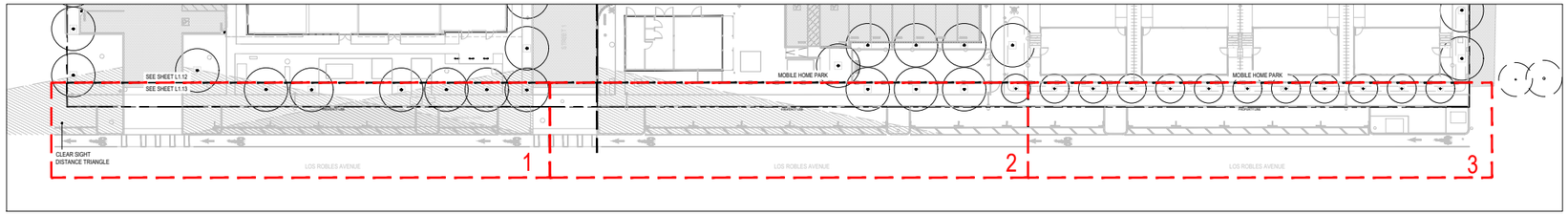
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

MATERIALS PLAN - SOUTH

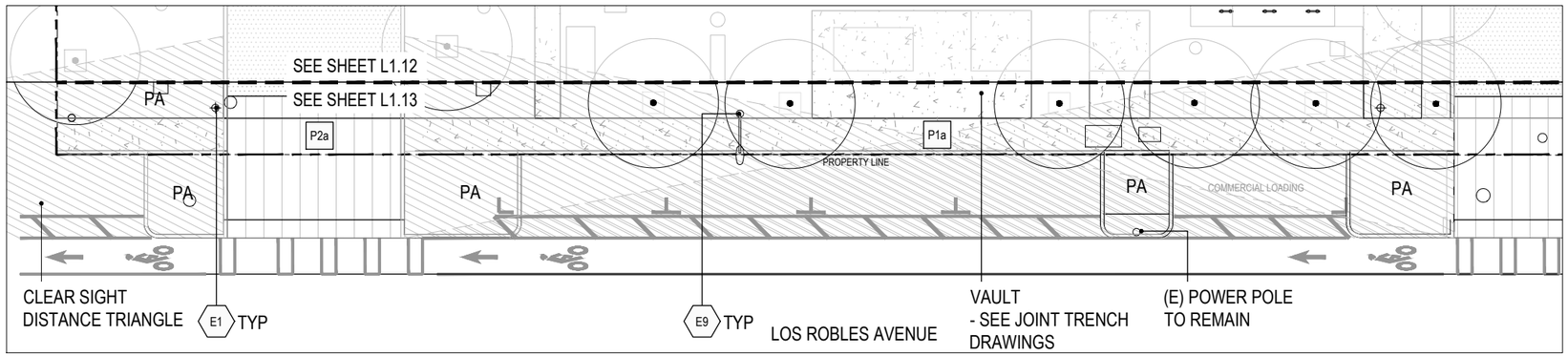
JOB #: 2222
SCALE: 1" = 1'-10"

L1.12

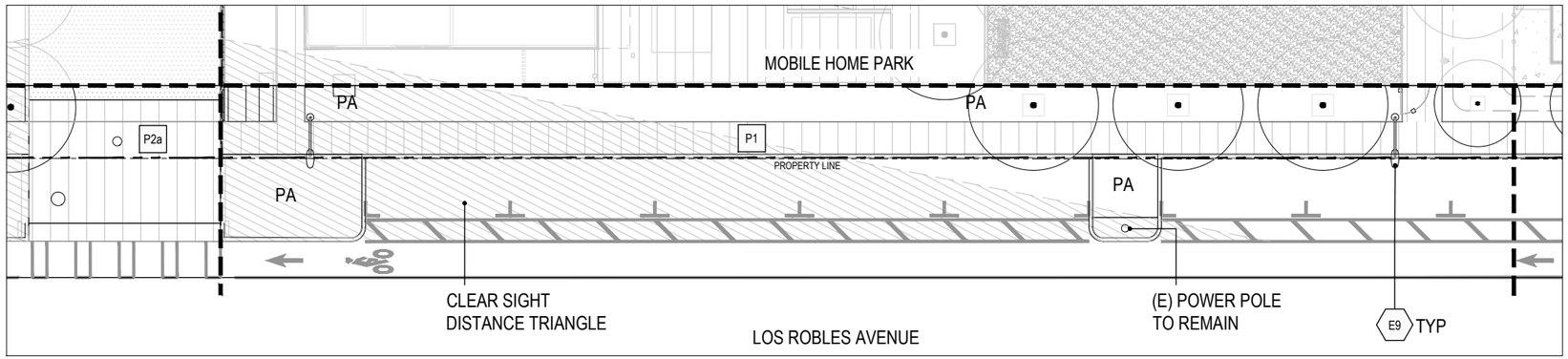
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



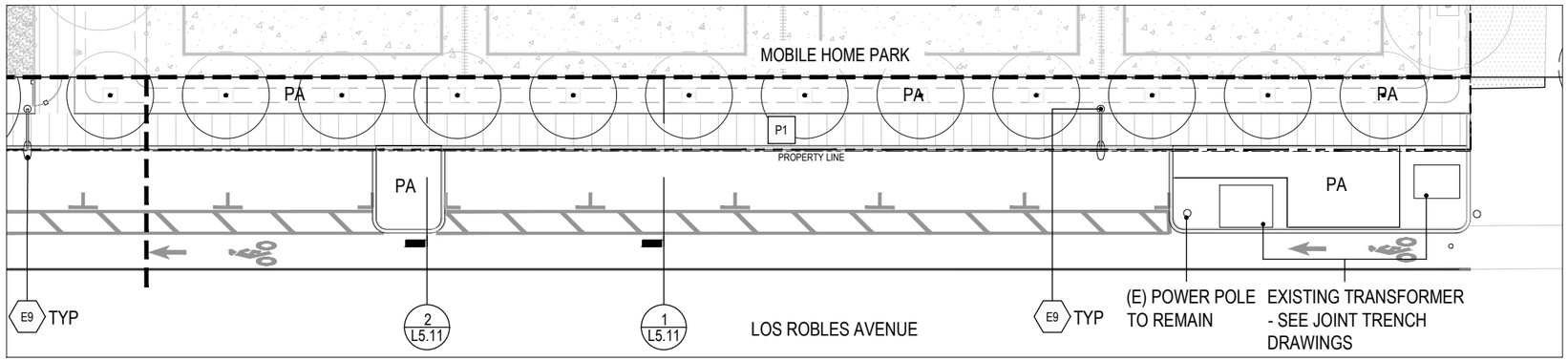
STREETSCAPE KEY PLAN
SCALE: 1"=30'-0"



STREETSCAPE ENLARGMENT PLAN - 1



STREETSCAPE ENLARGMENT PLAN - 2



STREETSCAPE ENLARGMENT PLAN - 3

LANDSCAPE MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	NAME	DETAIL
P1a		CONCRETE PAVING - PEDESTRIAN	1 L6.10
P1b		CONCRETE PAVING - PEDESTRIAN (COLOR B)	2 L6.10
P2a		CONCRETE PAVING - VEHICULAR	
P2b		CONCRETE PAVING - VEHICULAR (COLOR B)	
P3		ASPHALT PAVING - VEHICULAR	
P3b		ASPHALT PAVING WITH PAINT - VEHICULAR	
P4		ASPHALT PAVING WITH MURAL - VEHICULAR	
P5		STEPSTONE TRUCATED DOME PAVERS	4 L6.11

SITE ELEMENTS

TAG	SYMBOL	NAME	DETAIL
S1		BICYCLE RACKS	
S2		BENCH TYPE 1	
S3		SIDE CHAIR & TABLE	
S4		PICNIC TABLE - LONG	
S5		CAFE TABLES & CHAIRS	
S6		SMALL TABLE	
S7		FENCE TYPE 1 - PERIMETER	1 L6.20
S8		FENCE & GATE TYPE 2 - COMMON SPACES	1 L6.21
S9		BOLLARD	
S10		ELECTRIC BBQ	
S11		NOT IN USE	
S12		TREE GRATE	

SITE LIGHTING AND ELECTRICAL

TAG	SYMBOL	NAME	DETAIL
E1		POLE LIGHT-16'	SLD & SED
E6		CATENARY LIGHT	SLD & SED
E9		LOS ROBLES STREET LIGHT	SLD & SED
E10		120V OUTLET	SLD & SED
E11		EV CHARGER	SLD & SED

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☐ LANDSCAPE ARCHITECT
PLURAL
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SAN FRANCISCO, CA 94110

☐ JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING, INC.
PO BOX 737
ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:
HOUSINGAUTHORITY
SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

MATERIALS PLAN - STREET IMPROVEMENTS

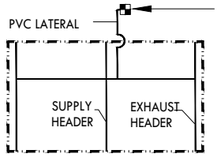
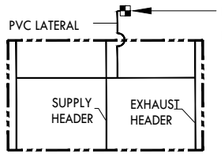
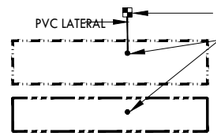
JOB #: 2222
SCALE: 1" = 1'-10"

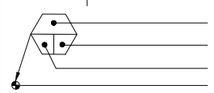
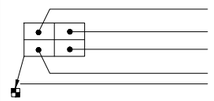
L1.13

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

0 10' 20'

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	DRIPLINE REMOTE CONTROL VALVE DRIP ZONE: TORO DL2000 SERIES DRIPLINE WITH DL2000 INSERT FITTINGS, PART #RGP-218. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 18" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.
	DRIPLINE REMOTE CONTROL VALVE DRIP ZONE: TORO DL2000 SERIES DRIPLINE WITH DL2000 INSERT FITTINGS, PART #RGP-212. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.
	DRIPLINE REMOTE CONTROL VALVE APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
○ ⊖ ⊕	570Z-6P-PRX-COM/ O-T-15FP,15HP,15QP	TORO POP-UP SPRAY SPRINKLER (TURF)	2.3,1.2,0.6	30	12-15
● ◒ ◔	570Z-6P-PRX-COM/ O-T-12FP,12HP,12QP	TORO POP-UP SPRAY SPRINKLER (TURF)	1.5,0.75,0.37	30	10-12
◇ ◈ ◈	570Z-6P-PRX-COM/ O-T-10FP,10HP,10QP	TORO POP-UP SPRAY SPRINKLER (TURF)	1,0.5,0.23	30	8-10
◒ ◆ ◆	570Z-6P-PRX-COM/ O-T-8FP,8HP,8QP	TORO POP-UP SPRAY SPRINKLER (TURF)	0.66,0.33, 0.17	30	6-8
⌀ ⋁ ▽	570Z-12P-PRX-COM/ O-T-15FP,15HP,15QP	TORO POP-UP SPRAY SPRINKLER (SHRUB/GC)	2.3,1.2,0.6	30	12-15
⌀ ⋁ ▽	570Z-12P-PRX-COM/ O-T-12FP,12HP,12QP	TORO POP-UP SPRAY SPRINKLER (SHRUB/GC)	1.5,0.75,0.37	30	10-12
▼ ▼ ▼	570Z-12P-PRX-COM/ O-T-10FP,10HP,10QP	TORO POP-UP SPRAY SPRINKLER (SHRUB/GC)	1,0.5,0.23	30	8-10
▼ ▼ ▼	570Z-12P-PRX-COM/ O-T-8FP,8HP,8QP	TORO POP-UP SPRAY SPRINKLER (SHRUB/GC)	0.66,0.33, 0.17	30	6-8
■	DB-15-PC-CV	TORO BUBBLER, MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
⧓	DB-15-PC-CV	TORO SHRUB BUBBLER	0.25	30	TRICKLE
●▶	T-YD-500-34	TORO AIR RELIEF VALVE			
●+	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
⊠	570Z-6P-SI/ O-T-5-QP	TORO POP-UP SPRINKLER WITH SIDE INLET AND A CLOSED 5' NOZZLE TO BE USED AS DRIPLINE INDICATOR			
◔	P-220-26 SERIES	TORO REMOTE CONTROL VALVE			
▞	DZK-700-MF	TORO DRIP ZONE KIT WITH IRRITROL 700 SERIES REMOTE CONTROL VALVE, PRESSURE REGULATOR (40 PSI) AND A 1" FILTER.			
◂▸	44-LRC	RAINBIRD 1" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
⋈	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)			
Ⓜ	WT-MV-150G-SNO	WeatherTRAK 1.5" BRASS MASTER VALVE (NORMALLY OPEN)			
Ⓕ	QS200-15	FLOMEC 1.5" PVC FLOW SENSOR			
Ⓐ	WTPRO3-C-2W-SWM	WeatherTRAK ET PRO3 2-WIRE STATION CONTROLLER IN A STAINLESS STEEL WALL MOUNTED ENCLOSURE.			
—	CIM-5YA	5 YEAR EXTENSION OF WeatherTRAK Central.			
—	WT2W-H2O-1VD	WEATHERTRAK DECODER (1 PER VALVE)			
—	WT2W-H2O-MV	WEATHERTRAK MASTER VALVE DECODER			
—	WT2W-H2O-FS	WEATHERTRAK FLOW SENSOR DECODER			
—	WT2W-H2O-SA	WEATHERTRAK SURGE ARRESTOR (1 EVERY 500 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
R	WT-WRS	WIRELESS RAIN SENSOR SYSTEM. AUTOMATICALLY SHUTS THE SYSTEM OFF AS SOON AS IT STARTS RAINING.			
		CONTROLLER AND STATION NUMBER FLOW (GPM) REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE			
		CONTROLLER AND STATION NUMBER AREA (SQ. FT.) FLOW (GPM) REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE: 2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		DRIP LATERAL LINE: 3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			

Irrigation Consultant:
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Walnut Creek, CA 94597
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Project:

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3980 EL CAMINO REAL,
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Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

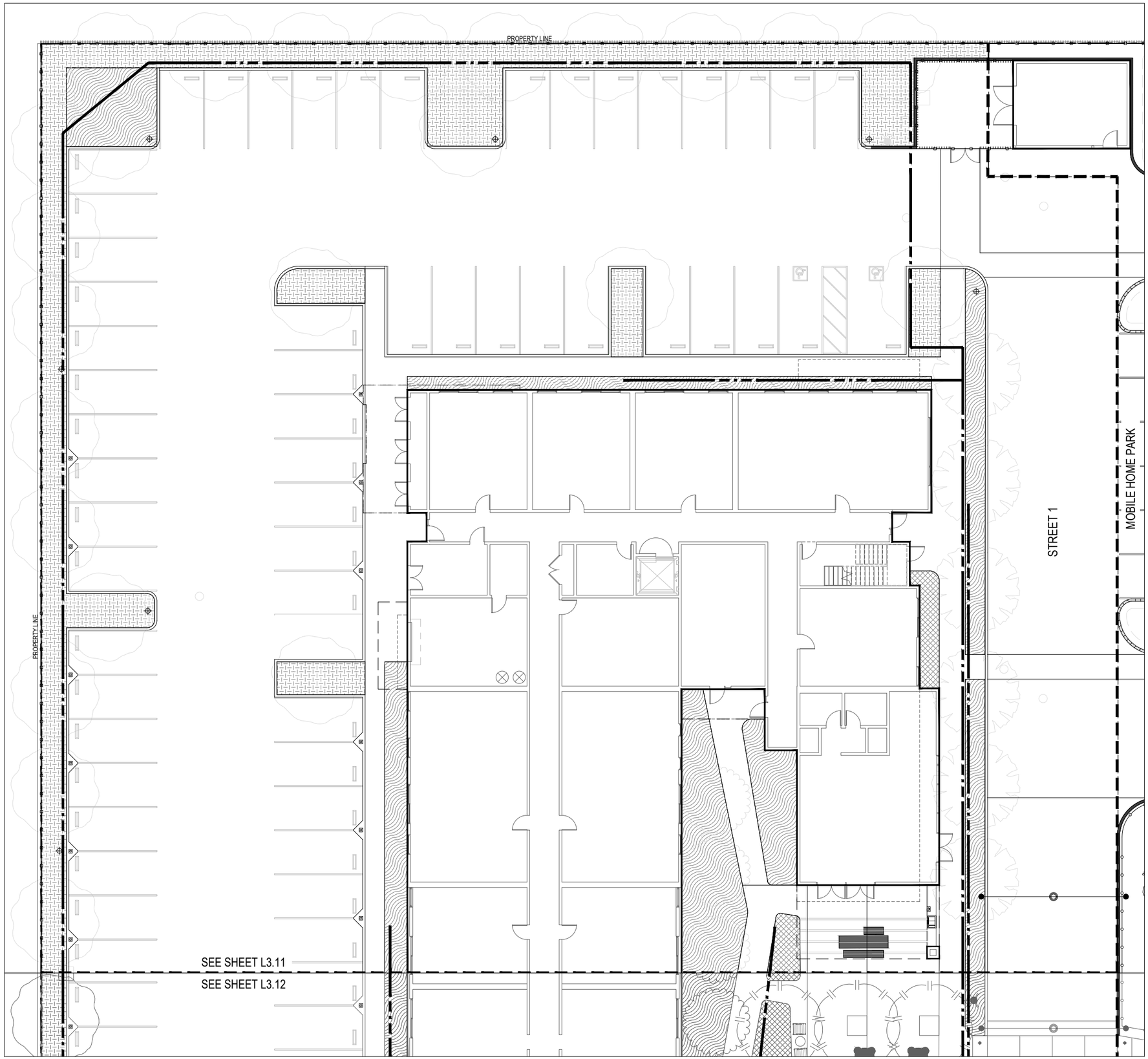
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSE, CA 95110

IRRIGATION LEGEND

JOB #: 2222
SCALE: NTS

L3.00

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



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0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM

5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
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0 10' 20'

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

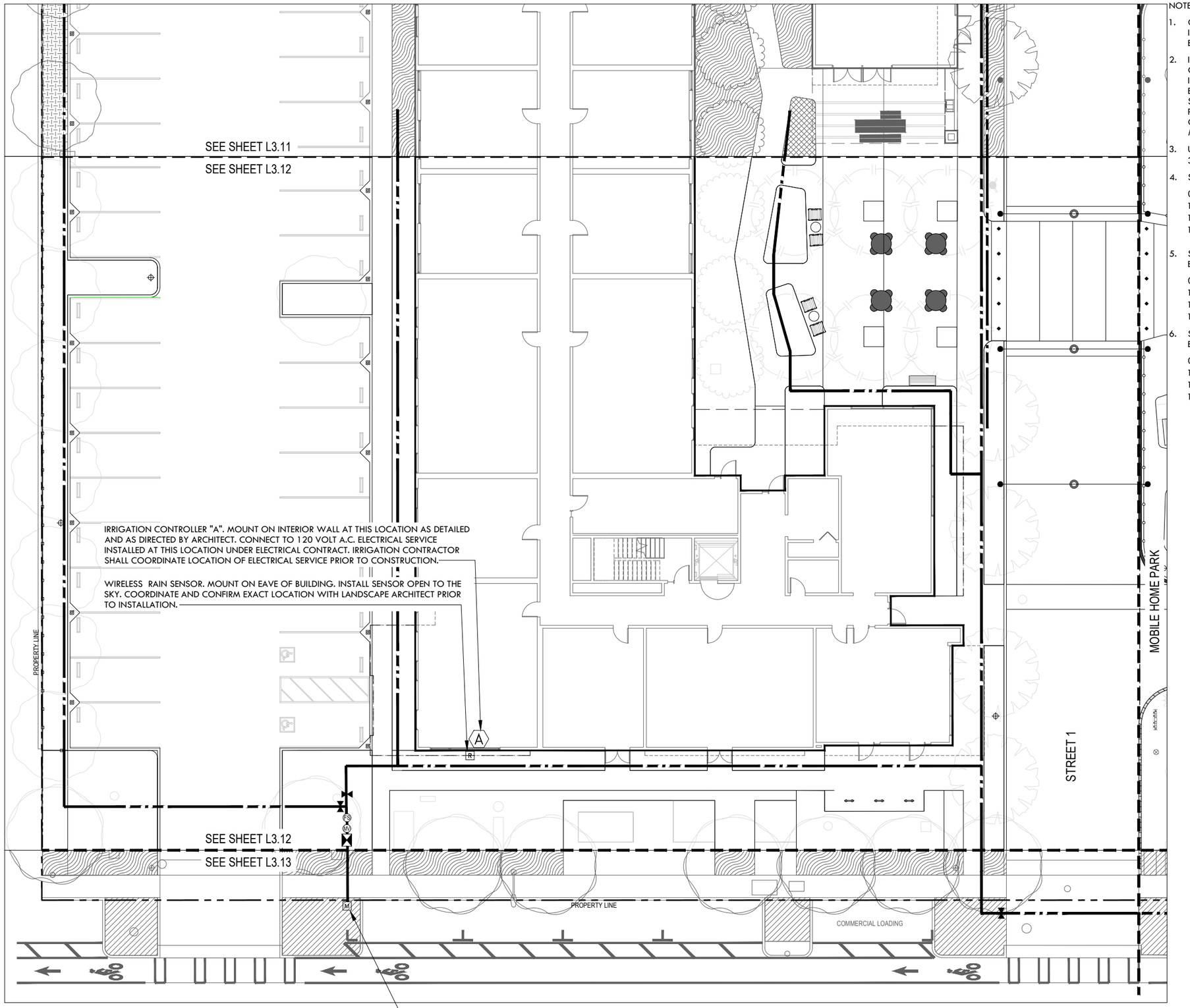
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

IRRIGATION PLAN - NORTH

JOB #: 2222
SCALE: 1" = 1'-10"

L3.11

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



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0 10' 20'

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY

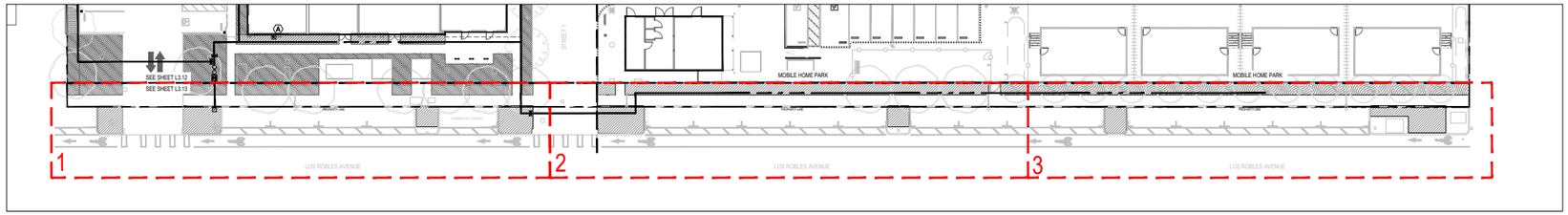
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

IRRIGATION PLAN - SOUTH

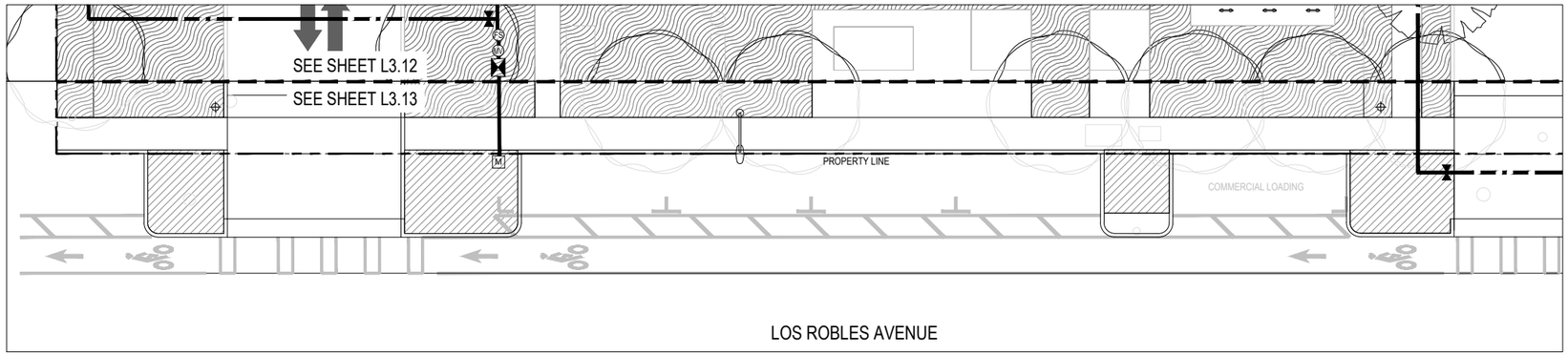
JOB #: 2222
SCALE: 1" = 1'-10"

L3.12

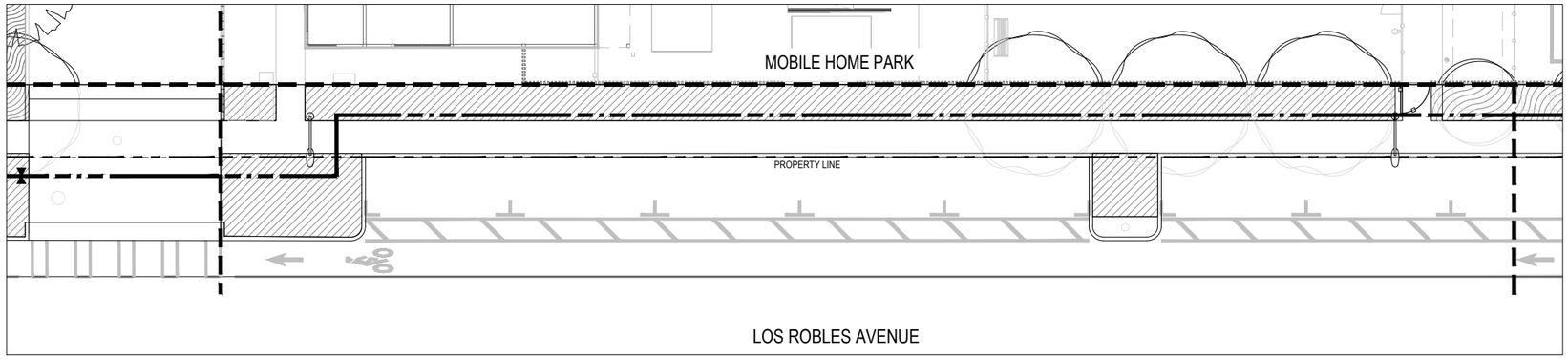
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



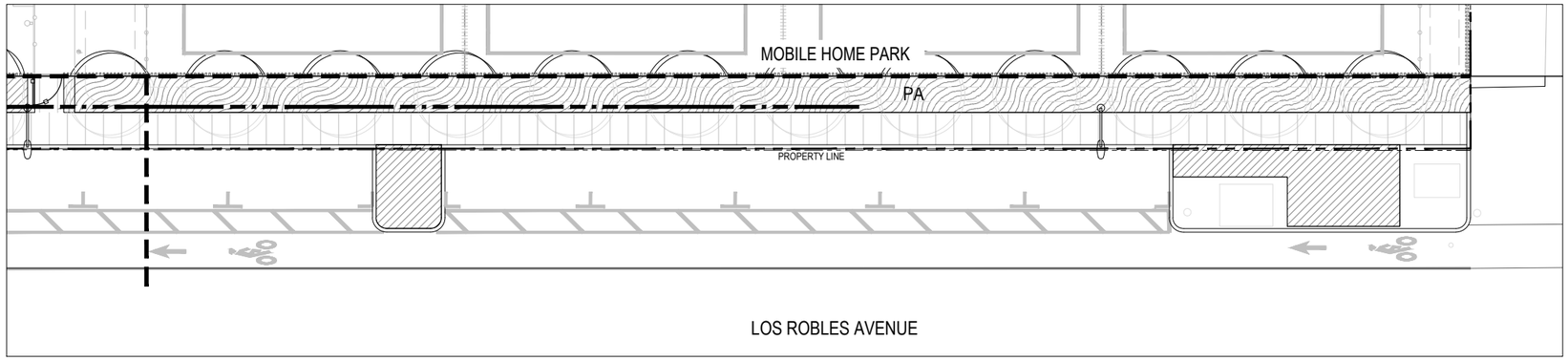
STREETSCAPE KEY PLAN
SCALE: 1"=30'-0"



STREETSCAPE ENLARGMENT PLAN - 1



STREETSCAPE ENLARGMENT PLAN - 2



STREETSCAPE ENLARGMENT PLAN - 3

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IRRIGATION PLAN - STREET IMPROVEMENTS

JOB #: 2222
SCALE: 1" = 1'-10"

L3.13

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

TREE SCHEDULE

PARKING CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	32
LOS ROBLES QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK	11
MAIN STREET QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	10
PLAZA CERCIS OCCIDENTALIS / WESTERN REDBUD	6
EDGE POPULUS NIGRA 'ITALICA' / LOMBARDY POPLAR	12
FOCAL ACER MONO / PAINTED MAPLE MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	6
EXISTING TREE TO REMAIN	

UNDERSTORY SCHEDULE

STREETSCAPE DUDLEYA FARINOSA / BLUFF LETTUCE DUDLEYA HASSEI / BRIGHT GREEN DUDLEYA FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH MUHLENBERGIA DUBIA / PINE MUHLY	2,268 SF
COMMONS AEONIUM ARBOREUM / TREE AEONIUM CAREX DIVULSA / EUROPEAN GREY SEDGE CLINOPODIUM DOUGLASII / YERBA BUENA GALVEZIA SPECIOSA / ISLAND SNAPDRAGON LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH SALVIA SPATHACEA / HUMMINGBIRD SAGE	1,582 SF
PARKING LOT LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH MUHLENBERGIA DUBIA / PINE MUHLY SALVIA SONOMENSIS 'DARA'S CHOICE' / DARA'S CHOICE CREEPING SAGE	4,870 SF

TREE PLANTING NOTES:

1. CONTRACTOR SHALL PROVIDE TREE LIST AND PRELIMINARY SOURCES TO ENSURE ADEQUATE QUANTITIES AND SIZES OF PLANT MATERIAL WILL BE AVAILABLE IN TIME FOR SCHEDULED INSTALLATION.
2. CONTRACTOR SHALL SUBMIT PHOTOS AND SIZE SPECS FOR ALL TREES FOR PRELIMINARY REVIEW. FOLLOWING REVIEW A TREE TAGGING SCHEDULE SHALL BE SUBMITTED.
3. ALL TREES 36" AND LARGER SHALL BE TAGGED AT THE NURSERY BY LANDSCAPE ARCHITECT
4. LOCATION OF TREE ON PLANS IS DIAGRAMMATIC. CONTRACTOR SHALL REVIEW FINAL LAYOUT ON SITE PRIOR TO PLANTING WITH THE LANDSCAPE ARCHITECT.
5. ALL TREES TO HAVE PLANTING PIT PREPARED AND BACKFILLED WITH APPROVED SOIL PER SOILS PLANS AND SCHEDULE.
6. ALL TREES TO BE IRRIGATED WITH AUTOMATIC BUBBLER IRRIGATION SYSTEM.
7. ALL TREES TO BE SET WITH CROWN 3" ABOVE ADJACENT FINISH GRADE.

UNDERSTORY PLANTING NOTES:

1. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS AND DIRECT SEEDING APPLICATIONS, SEE PLANTING SPECIFICATIONS
2. ALL ON-GRADE PLANTING AREAS TO BE TILLED WITH AMENDED SOIL PER SPECIFICATIONS AND AGRONOMIC SOILS REPORT AND IRRIGATED AS NOTED ON PLANS.
3. SEE PLANTING DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.
4. ALL LANDSCAPE PLANTING AND MAINTENANCE SHALL CONFORM WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
5. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING LANDSCAPE PLANTING WORK. WHERE IN-THE-FIELD CONFLICTS ARISE BETWEEN PLANT AND UTILITY LOCATIONS, THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO PLANT PLACEMENT WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, IN ORDER TO ACHIEVE OPTIMUM DESIGN INTENT.
6. IN ALL AREAS WHERE ASPHALT OR CONCRETE PAVING IS TO BE REMOVED AND REPLACED WITH NEW PLANTING, REMOVE ALL EXISTING AGGREGATE BASE, GRAVEL,ETC. LEAVE ONLY NATIVE SOIL OR EXISTING CLEAN FILL. IMPORT TOPSOIL OR AMEND EXISTING SOIL PER SPECIFICATIONS AND AGRONOMIC SOILS REPORT.
7. FINE GRADING IN ALL PLANTING AREAS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS, COORDINATE FINISH GRADE TO ALLOW FOR SPECIFIED DEPTH OF MULCH.
8. PLANTS SHALL BE NURSERY GROWN, OF THE FINEST QUALITY AND FREE OF DISEASE OR DAMAGE.
9. PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
10. PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT. MOVE INSTALLED IRRIGATION EQUIPMENT CONFLICTING WITH ACCEPTED PLANT LOCATIONS.
11. CONTRACTOR TO CALCULATE AND VERIFY PLANT QUANTITIES. ALL DISCREPANCIES IN QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. LAYOUT OF PLANT MATERIALS SHOWN ON DRAWINGS ARE APPROXIMATE. LAYOUT OF PLANT MATERIALS SHALL BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
13. INSTALL IRRIGATION SYSTEM PRIOR TO INSTALLING PLANTS.
14. THE PLANTING DESIGN COMPLIES WITH THE CRITERIA FOR THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND HAS BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

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☐ JOINT TRENCH
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PO BOX 737
ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

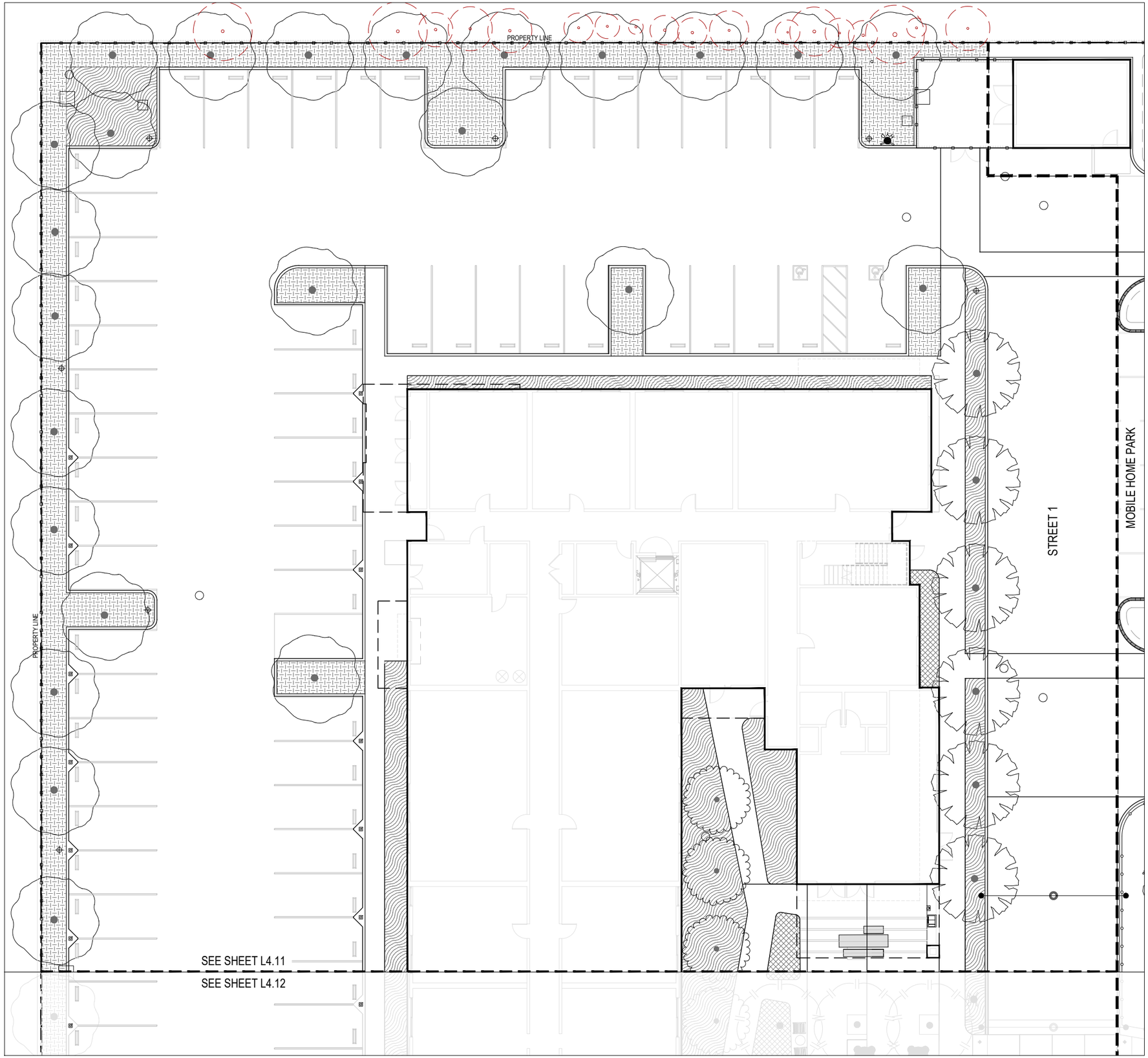
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSE, CA 95110

PLANTING SCHEDULE

JOB #: 2222
SCALE:

L4.00

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



TREE SCHEDULE

PARKING CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK		24
MAIN STREET QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK		6
PLAZA CERCIS OCCIDENTALIS / WESTERN REDBUD		3
EXISTING TREE TO REMAIN		

UNDERSTORY SCHEDULE

BTA ACHILLEA MILLEFOLIUM / COMMON YARROW FESTUCA CALIFORNICA / CALIFORNIA FESCUE JUNCUS PATENS / CALIFORNIA GRAY RUSH MIMULUS AURANTIACUS / STICKY MONKEYFLOWER POLYPODIUM CALIFORNICUM 'SARAH LYMAN' / CALIFORNIA POLYPODY		251 SF
COMMONS AEONIUM ARBOREUM / TREE AEONIUM CAREX DIVULSA / EUROPEAN GREY SEDGE CLINOPODIUM DOUGLASII / YERBA BUENA GALVEZIA SPECIOSA / ISLAND SNAPDRAGON LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH SALVIA SPATHACEA / HUMMINGBIRD SAGE		497 SF
PARKING LOT LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH MUHLENBERGIA DUBIA / PINE MUHLY SALVIA SONOMENSIS 'DARA'S CHOICE' / DARA'S CHOICE CREEPING SAGE		4,758 SF

NOTE:
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2) AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

3) TREES IN BTA TO BE ON THE APPROVED SPECIES LIST FOR BIOTREATMENT AREAS PER THE CITY OF PALO ALTO DEPARTMENT OF URBAN FORESTRY.

0 10' 20'

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Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
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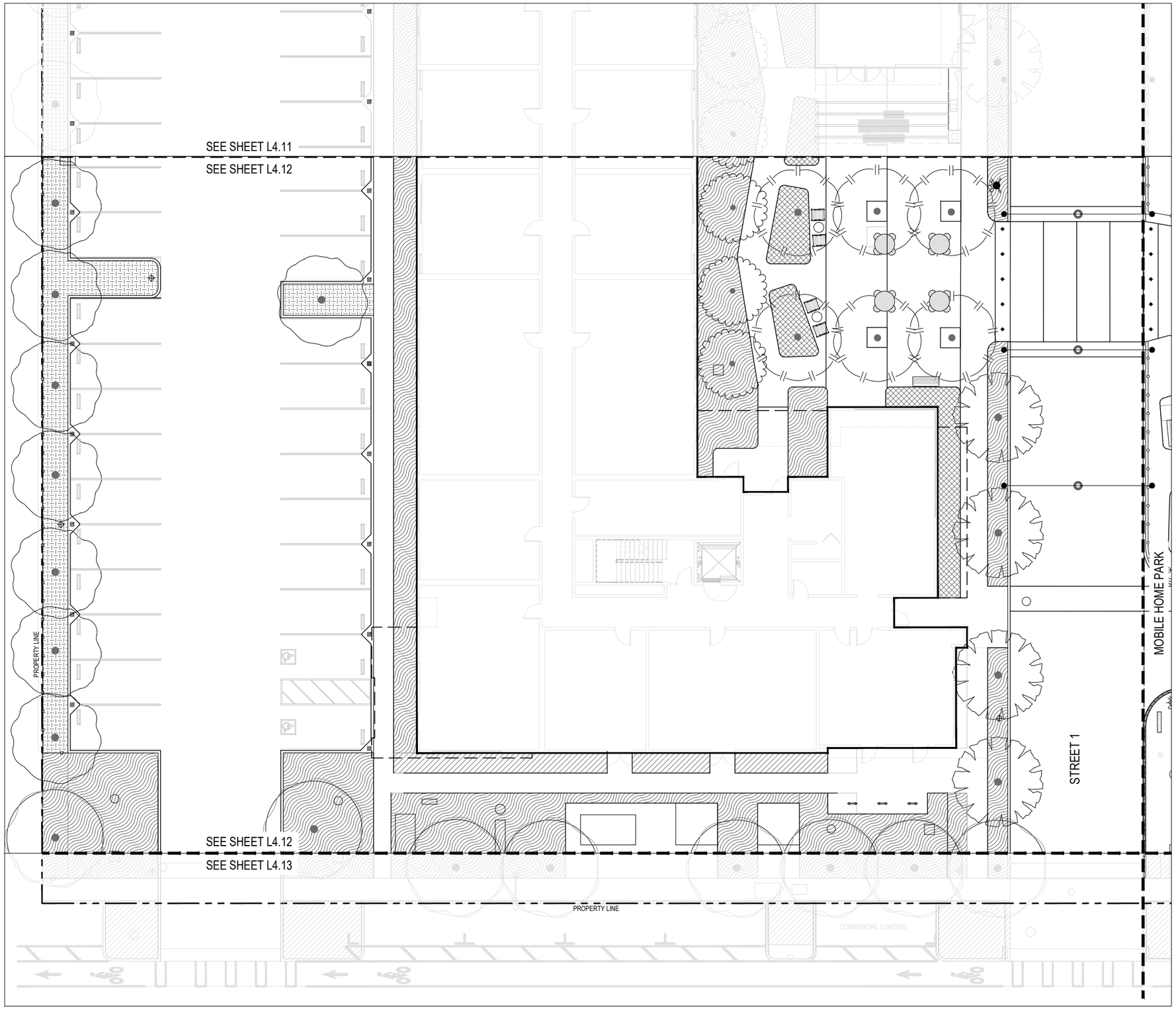
SAN JOSÉ, CA 95110

PLANTING PLAN - NORTH

JOB #: 2222
SCALE: 1" = 1'-10"

L4.11

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



TREE SCHEDULE

PARKING CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK		24
MAIN STREET QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK		6
PLAZA CERCIS OCCIDENTALIS / WESTERN REDBUD		3
EXISTING TREE TO REMAIN		

UNDERSTORY SCHEDULE

BTA ACHILLEA MILLEFOLIUM / COMMON YARROW FESTUCA CALIFORNICA / CALIFORNIA FESCUE JUNCUS PATENS / CALIFORNIA GRAY RUSH MIMULUS AURANTIACUS / STICKY MONKEYFLOWER POLYPODIUM CALIFORNICUM 'SARAH LYMAN' / CALIFORNIA POLYPODY		251 SF
COMMONS AEONIUM ARBOREUM / TREE AEONIUM CAREX DIVULSA / EUROPEAN GREY SEDGE CLINOPODIUM DOUGLASII / YERBA BUENA GALVEZIA SPECIOSA / ISLAND SNAPDRAGON LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH SALVIA SPATHACEA / HUMMINGBIRD SAGE		497 SF
PARKING LOT LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH MUHLENBERGIA DUBIA / PINE MUHLY SALVIA SONOMENSIS 'DARA'S CHOICE' / DARA'S CHOICE CREEPING SAGE		4,758 SF

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STRUCTURAL ENGINEER

MEP ENGINEER

ID	DATE	NAME

Project:

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3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

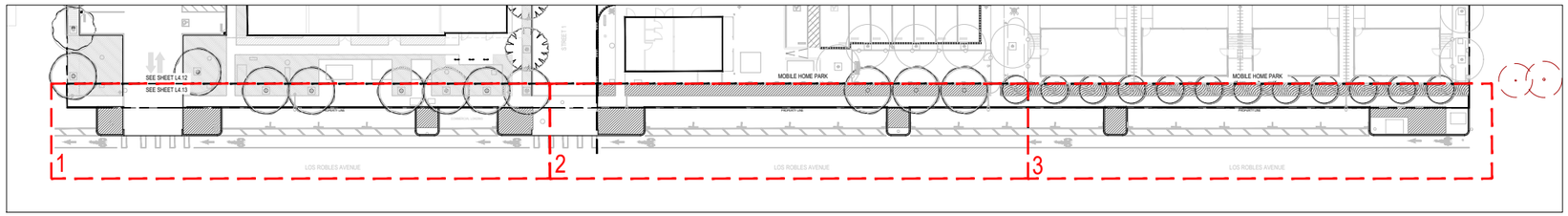
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

PLANTING PLAN - SOUTH

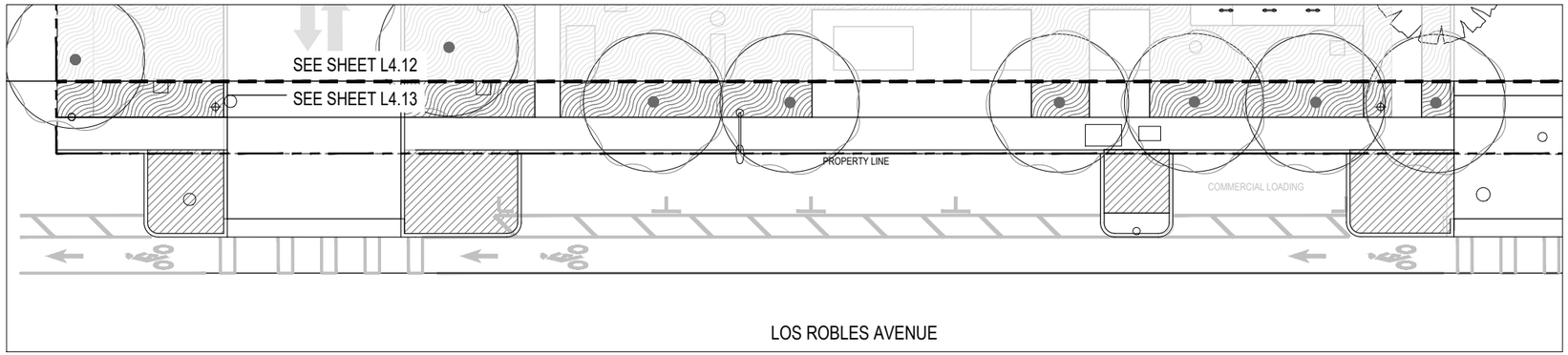
JOB #: 2222
SCALE: 1" = 1'-10"

L4.12

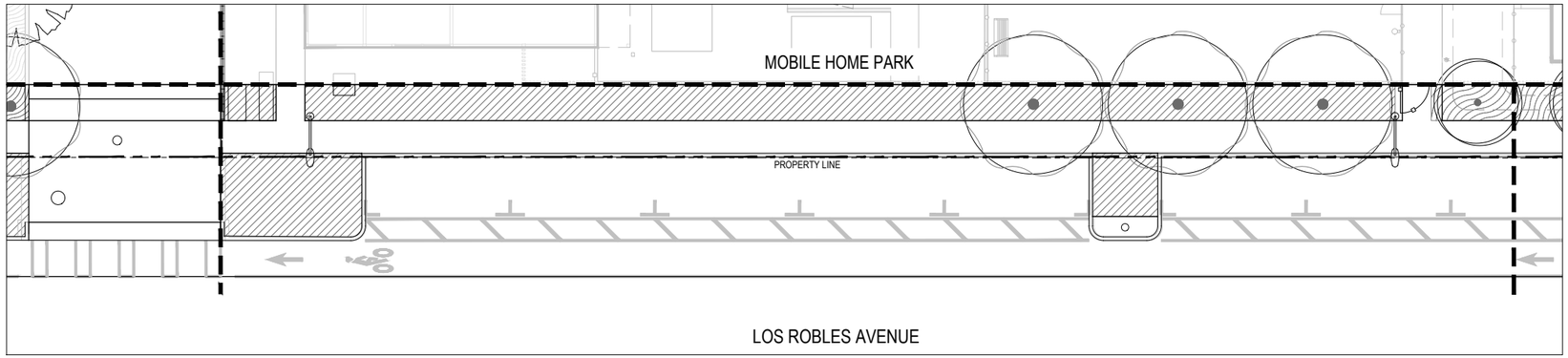
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



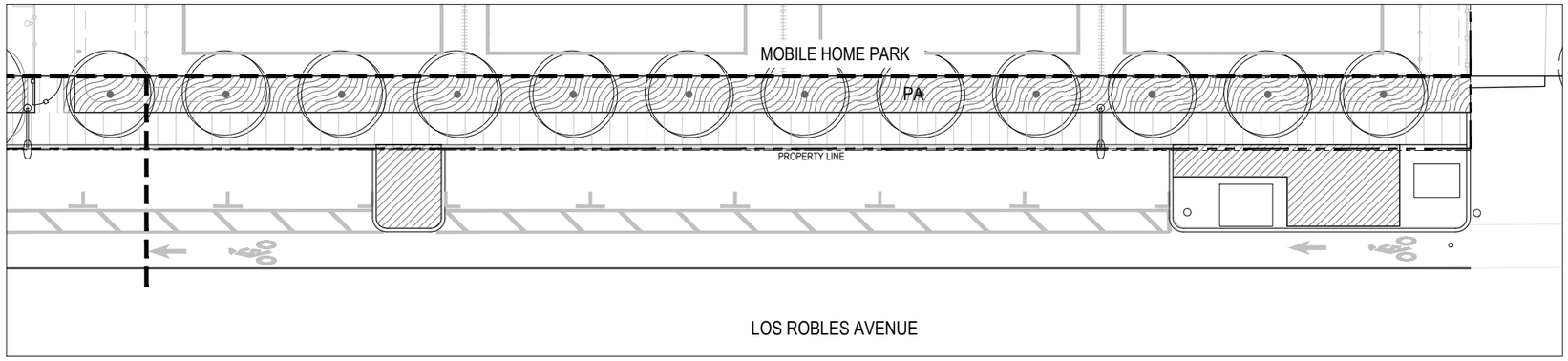
STREETSCAPE KEY PLAN
SCALE: 1"=30'-0"



STREETSCAPE ENLARGMENT PLAN - 1



STREETSCAPE ENLARGMENT PLAN - 2



STREETSCAPE ENLARGMENT PLAN - 3

TREE SCHEDULE

PARKING	CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	24
MAIN STREET	QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	6
PLAZA	CERCIS OCCIDENTALIS / WESTERN REDBUD	3
EXISTING	TREE TO REMAIN	

UNDERSTORY SCHEDULE

BTA	ACHILLEA MILLEFOLIUM / COMMON YARROW FESTUCA CALIFORNICA / CALIFORNIA FESCUE JUNCUS PATENS / CALIFORNIA GRAY RUSH MIMULUS AURANTIACUS / STICKY MONKEYFLOWER POLYPODIUM CALIFORNICUM 'SARAH LYMAN' / CALIFORNIA POLYPODY	251 SF
COMMONS	AEONIUM ARBOREUM / TREE AEONIUM CAREX DIVULSA / EUROPEAN GREY SEDGE CLINOPODIUM DOUGLASII / YERBA BUENA GALVEZIA SPECIOSA / ISLAND SNAPDRAGON LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH SALVIA SPATHACEA / HUMMINGBIRD SAGE	497 SF
PARKING LOT	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH MUHLENBERGIA DUBIA / PINE MUHLY SALVIA SONOMENSIS 'DARA'S CHOICE' / DARA'S CHOICE CREEPING SAGE	4,758 SF

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0 10' 20'

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☐ JOINT TRENCH
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ALAMO, CA 94507

☐ STRUCTURAL ENGINEER

☐ MEP ENGINEER

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

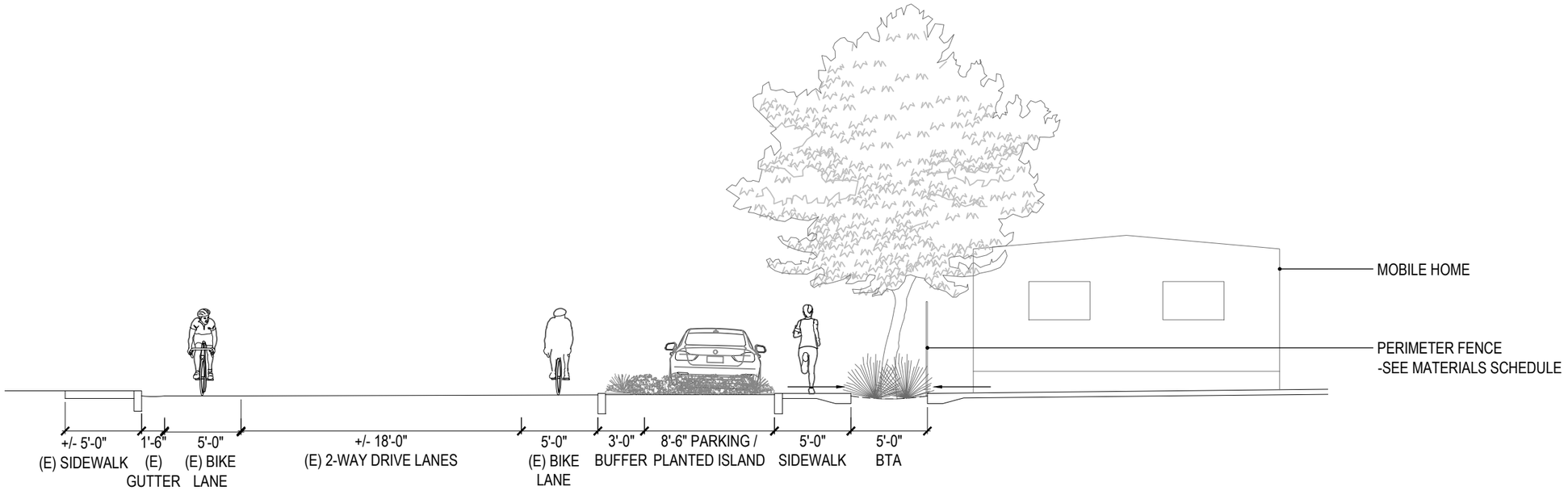
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

PLANTING PLAN - STREET IMPROVEMENTS

JOB #: 2222
SCALE: 1" = 1'-10"

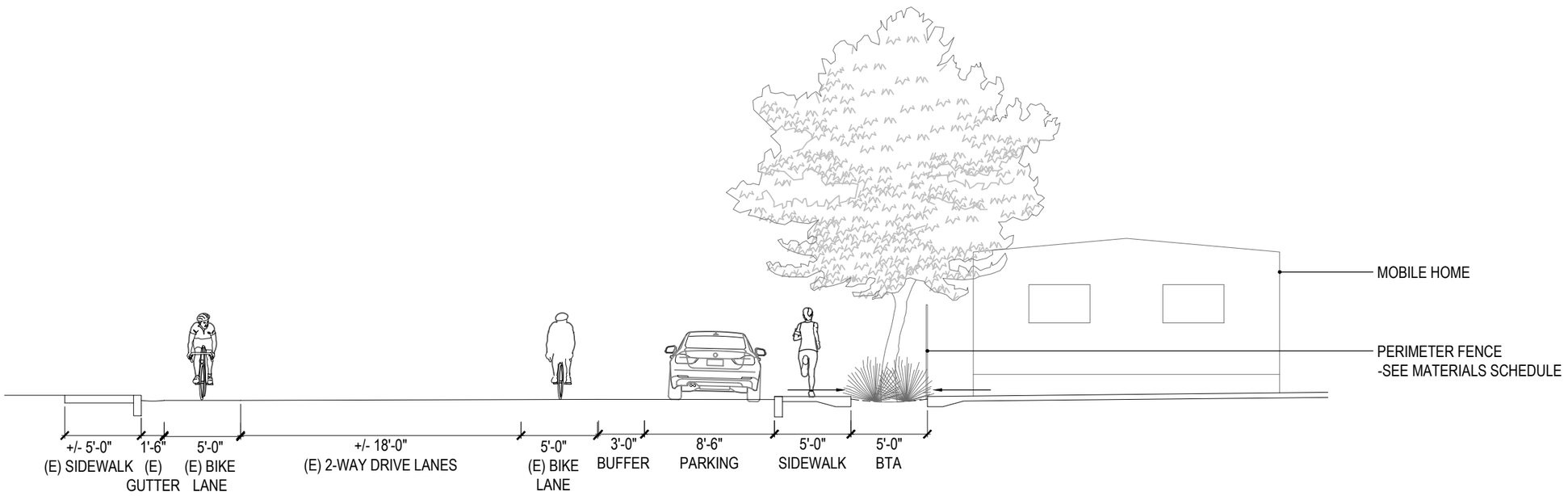
L4.13

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



2 STREET SECTION - B

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



1 STREET SECTION - A

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

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STRUCTURAL ENGINEER

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ID	DATE	NAME

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3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

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SANTA CLARA COUNTY

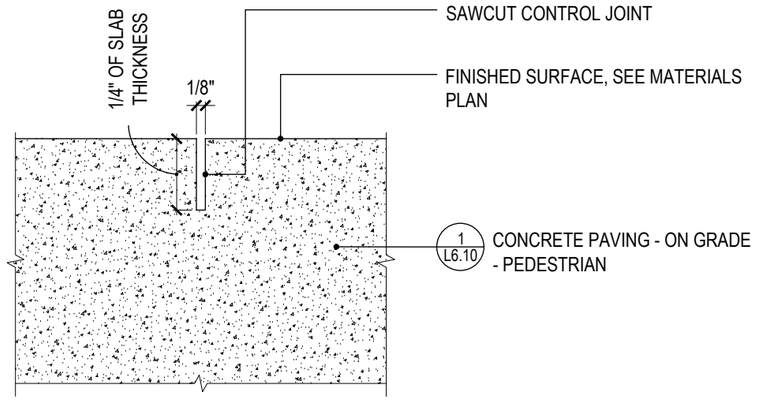
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

SECTIONS

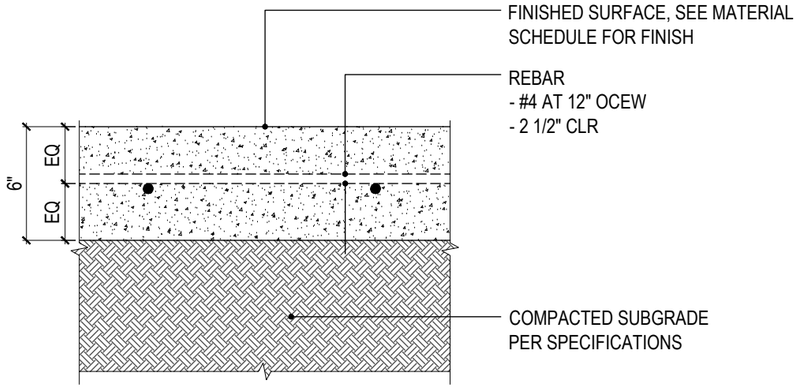
JOB #: 2222
SCALE: AS NOTED

L5.11

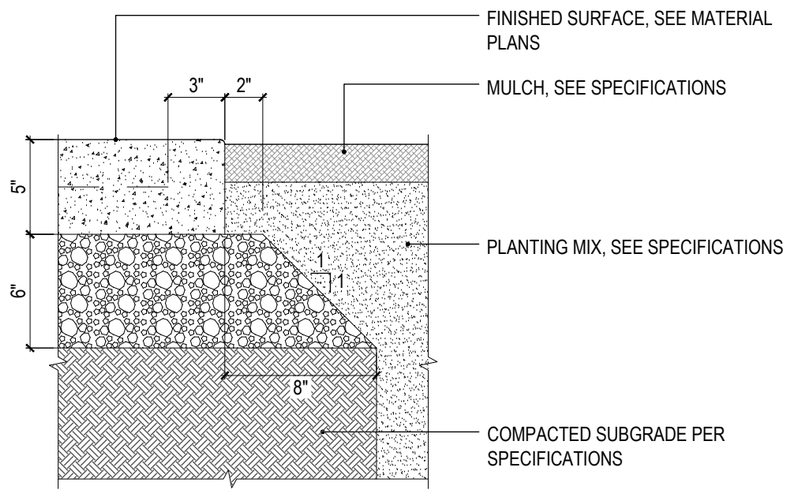
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



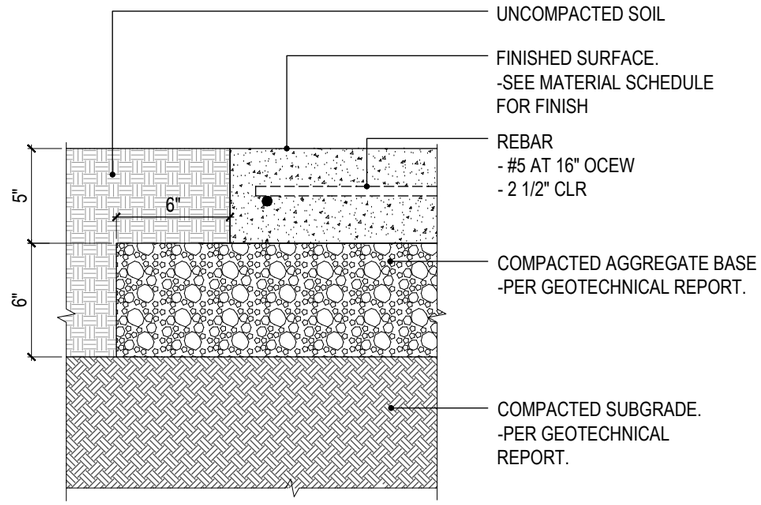
4 | CONCRETE CONTROL JOINT - SAWCUT | Scale: 1" = 1'-0"



2 | CONCRETE PAVING - VEHICULAR | Scale: 3" = 1'-0"



3 | CONCRETE PAVING AT PLANTING | Scale: 3" = 1'-0"



1 | CONCRETE PAVING - ON GRADE - PEDESTRIAN | Scale: 3" = 1'-0"

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☐ MEP ENGINEER

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Client:

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SANTA CLARA COUNTY

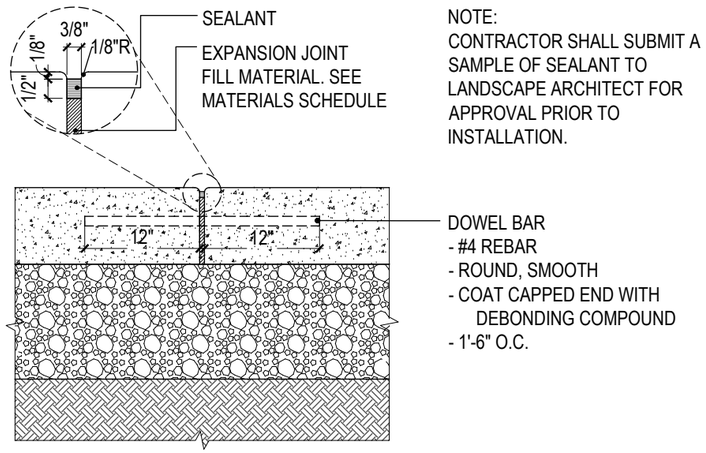
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

DETAILS - PAVING

JOB #: 2222
SCALE: AS NOTED

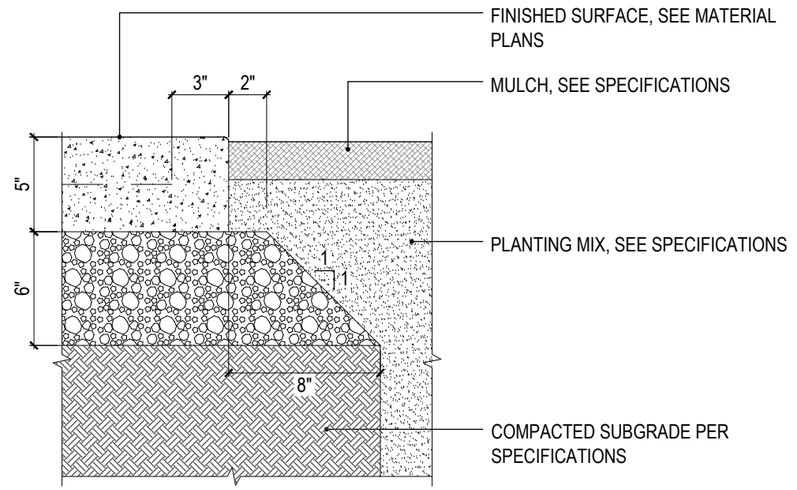
L6.10

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

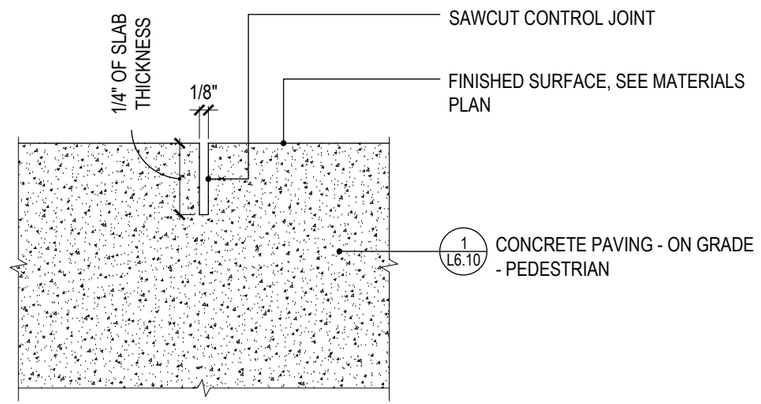


NOTE:
CONTRACTOR SHALL SUBMIT A SAMPLE OF SEALANT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

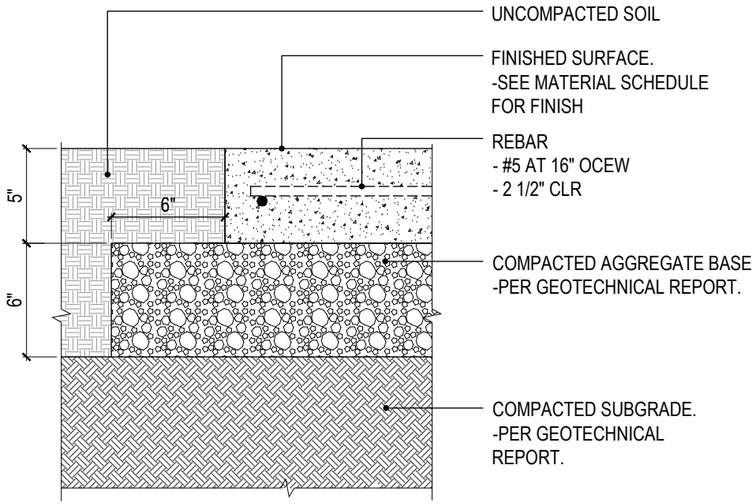
4 CONCRETE EXPANSION JOINT — Scale: 3" = 1'-0"



2 CONCRETE PAVING AT PLANTING — Scale: 3" = 1'-0"



3 CONCRETE CONTROL JOINT - SAWCUT — Scale: 1" = 1'-0"



1 CONCRETE PAVING - PEDESTRIAN — Scale: 3" = 1'-0"

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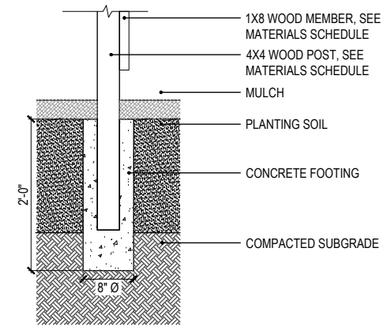
SAN JOSÉ, CA 95110

DETAILS - PAVING - STREET IMPROVEMENTS

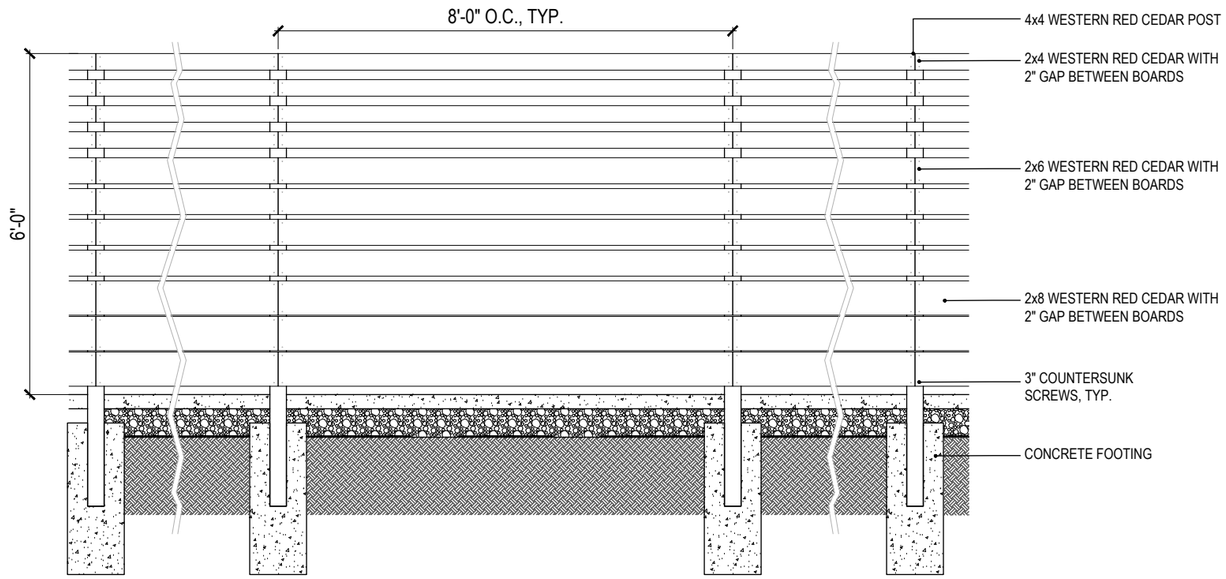
JOB #: 2222
SCALE: AS NOTED

L6.10A

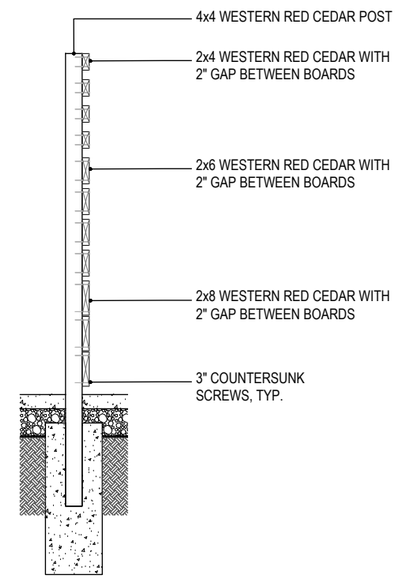
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



2 FENCE TYPE 1 - FOOTING — Scale: 1" = 1'-0"



3 FENCE TYPE 1 - ELEVATION — Scale: 3/4" = 1'-0"



1 FENCE TYPE 1 - SECTION — Scale: 3/4" = 1'-0"

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Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

DETAILS - SITE ELEMENTS

JOB #: 2222
SCALE: AS NOTED

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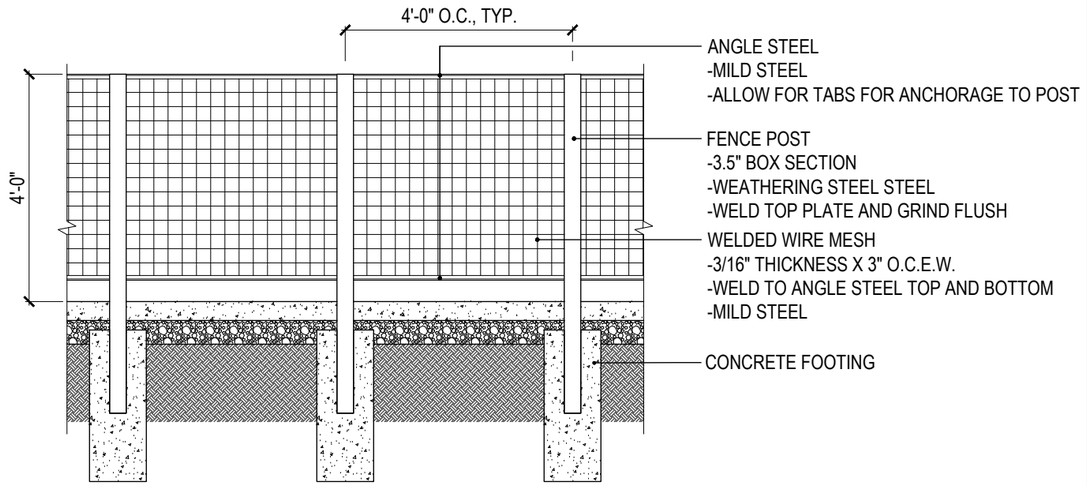
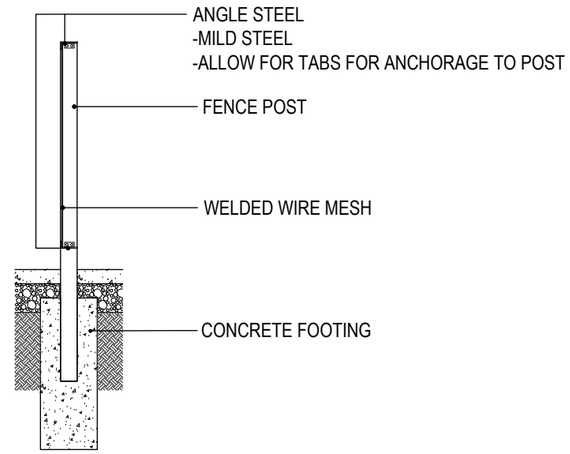


2 FENCE TYPE 2 - ELEVATION Scale: 3/4" = 1'-0"



1 FENCE TYPE 2 - SECTION Scale: 3/4" = 1'-0"

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DETAILS - SITE ELEMENTS

JOB #: 2222
SCALE: AS NOTED

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IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

8. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS.

9. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

10. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

11. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

12. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS THE PAIGE IRRIGATION WIRE, SPEC P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

13. DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET , AT THE CONTROLLER, ANY SPUR OVER 50 FEET AND AT THE ENDS OF COMMUNICATION WIRE PATHS. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

14. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

15. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE, AND PROVIDE 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.

17. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

18. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

19. THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:

A. SPRAY HEADS=40 PSI
B. DRIP EMITTERS=35 PSI
C. BUBBLERS= 30 PSI

20. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

21. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

22. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.

23. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

24. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

25. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

26. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

27. IRRIGATION DEMAND: REFER TO PLANS.

28. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

29. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

30. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

31. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

32. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

33. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

34. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

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IRRIGATION NOTES

JOB #: 2222
SCALE: NTS

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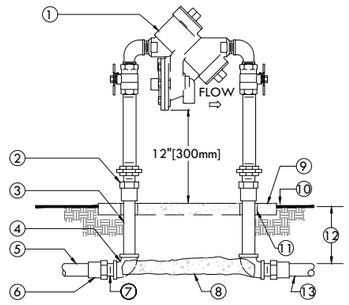
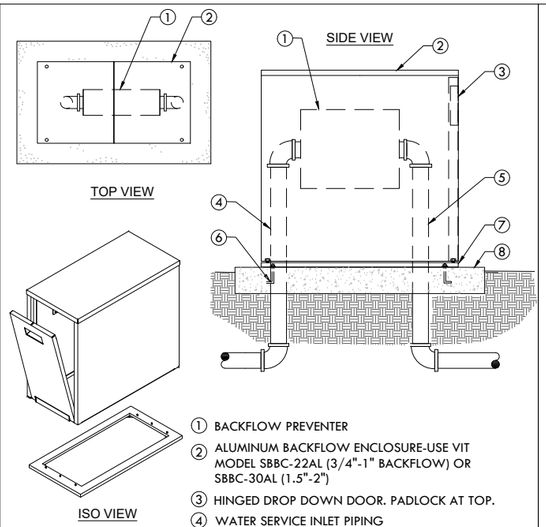


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
4. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
5. PVC MAIN LINE TO POINT OF CONNECTION.
6. BUSH AS NECESSARY FOR SIZE TRANSITION.
7. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
8. CONCRETE SUPPORT BLOCK.
9. CONCRETE PAD-SEE ENCLOSURE DETAIL.
10. FINISH GRADE.
11. PVC SLEEVE BOTH SIDES.
12. REFER TO IRRIGATION LEGEND.
13. PVC MAIN LINE TO IRRIGATION SYSTEM.

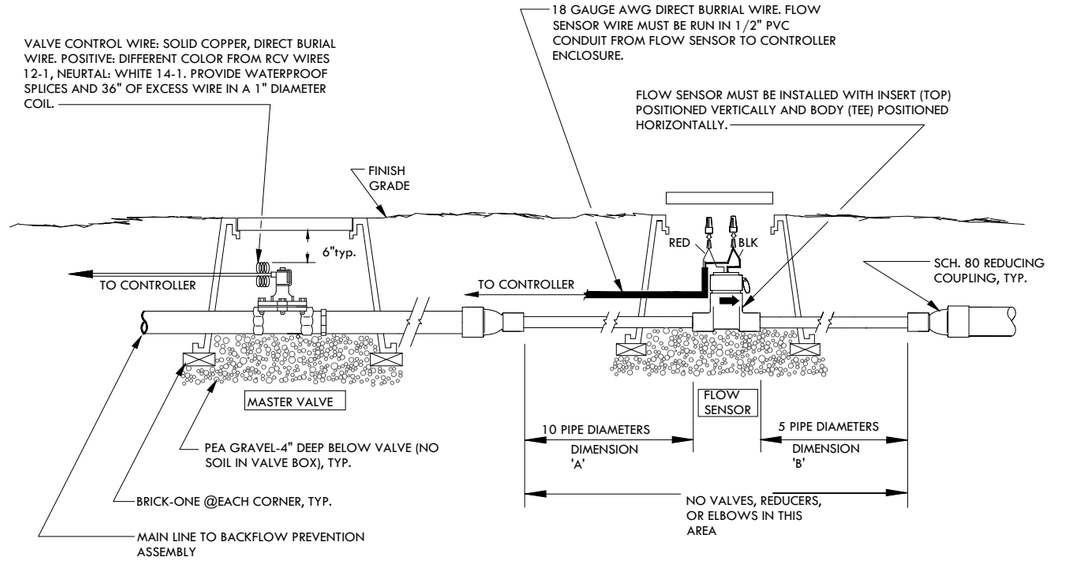
NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE

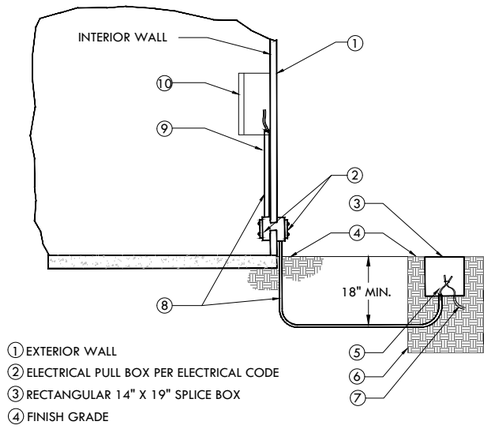


1. BACKFLOW PREVENTER
2. ALUMINUM BACKFLOW ENCLOSURE-USE VIT MODEL SBBC-22AL (3/4"-1" BACKFLOW) OR SBBC-30AL (1.5"-2")
3. HINGED DROP DOWN DOOR. PADLOCK AT TOP.
4. WATER SERVICE INLET PIPING
5. WATER SERVICE OUTLET PIPING
6. 3/8" "L" STYLE ANCHOR BOLTS SET IN CONCRETE BASE
7. SECURED ANCHOR PLATE MOUNTING BASE IN CONCRETE WITH 3#8" J BOLTS (4 PLACES).
8. POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE

2 ALUMINUM BACKFLOW ENCLOSURE-LOW PROFILE
SCALE: NONE



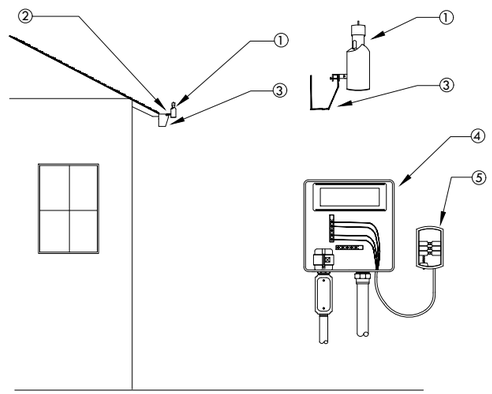
3 INSTALLATION DETAIL - MASTER VALVE/FLOW SENSOR
SCALE: NONE



1. EXTERIOR WALL
2. ELECTRICAL PULL BOX PER ELECTRICAL CODE
3. RECTANGULAR 14" X 19" SPLICE BOX
4. FINISH GRADE
5. DBY SPLICE KIT
6. PLANTER
7. DIRECT BURIAL LOW VOLTAGE WIRES ROUTED TO REMOTE CONTROL VALVES
8. SCHEDULE 40 GRAY PVC ELECTRICAL CONDUIT WITH SWEEPS FOR LOW VOLTAGE WIRE. ROUTE CONDUIT TO NEAREST PLANTER AND PLACE IN SPLICE BOX.
9. LOW VOLTAGE WIRES TO CONTROLLER
10. CONTROLLER(S)

NOTE:
WHEN POSSIBLE USE DIRECT WIRE PULLS FROM CONTROLLER TO REMOTE CONTROL VALVES. IF NECESSARY USE MULTI-STRAND WIRE FROM CONTROLLER TO SPLICE BOX. MAKE SPLICES WATER TIGHT WITH DBY CONNECTORS. SPLICES TO OCCUR IN SPLICE BOX ONLY.

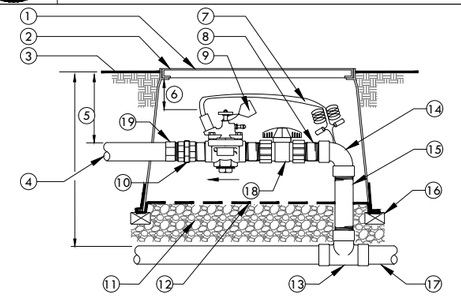
4 INTERIOR MOUNTED CONTROLLER
SCALE: NONE



NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

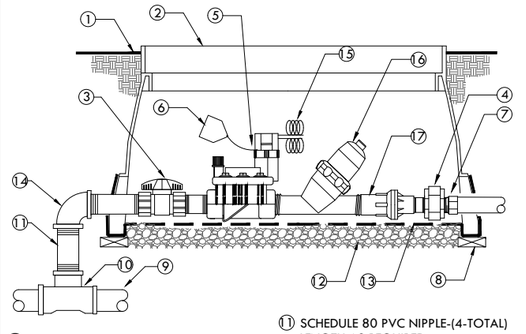
1. WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
2. MOUNT RAIN SENSOR ON GUTTER/EVE
3. GUTTER
4. CONTROLLER
5. RAIN SENSOR RECEIVER

5 WIRELESS RAIN SENSOR-GUTTER MOUNT
SCALE: NONE



1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
2. USE A NDS PRO SERIES 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. FINISH GRADE.
4. PVC LATERAL LINE.
5. REFER TO IRRIGATION SPECS.
6. 3" [75mm] MIN, 6" [150mm] MAX.
7. VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
8. SCHEDULE 80 PVC NIPPLE (3 TOTAL).
9. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
10. SCHEDULE 80 PVC THREADED UNION.
11. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
12. 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
13. SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
14. SCHEDULE 80 PVC 90° ELBOW (TxT).
15. SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
16. BRICK-1 EACH CORNER.
17. PVC MAIN LINE.
18. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
19. SCHEDULE 40 MALE ADAPTER

6 REMOTE CONTROL VALVE
SCALE: NONE



1. FINISH GRADE
2. RECTANGULAR JUMBO PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
4. SCHEDULE 80 PVC THREADED UNION
5. REMOTE CONTROL VALVE
6. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
7. SCHEDULE 40 MALE ADAPTER
8. BRICK-1 EACH CORNER.
9. PVC MAIN LINE.
10. SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
11. SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
12. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
13. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
14. SCHEDULE 80 PVC 90° ELBOW (TxT).
15. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
16. DISC FILTER
17. PRESSURE REGULATOR (40 PSI)

7 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE

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IRRIGATION DETAILS

JOB #: 2222
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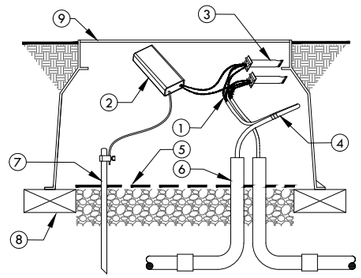
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

NOTE:

TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 500' FROM ANY DECODER. THE SURGE DEVICE MUST BE A WEATHERTRAK MODEL WT2W-LSP. THE MINIMUM DISTANCE BETWEEN THE SURGE ARRESTOR AND THE GROUND ROD SHOULD BE 3' (91.4CM). WEATHERTRAK RECOMMENDS A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A 3M DBY-6 WATERPROOF CONNECTOR.



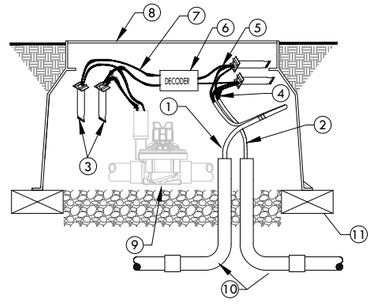
1. 2-WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW A 24" SLACK PER DECODER
2. LIGHTNING ARRESTOR (MODEL WT2W-LSP). 1 EVERY 500' FROM STARTING FROM CONTROLLER.
3. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
4. 2-WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
5. 18 GAUGE 1/2" [13mm] SQUARE STAINLESS STEEL WIRE MESH.
6. 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.
7. INSTALL 5/8" DIAMETER COPPER GROUND ROD OF 8' LENGTH.
8. BRICK-ONE ON EACH CORNER
9. GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "GR" INTO LID.

1 LIGHTNING ARRESTOR

SCALE: NONE

NOTE:

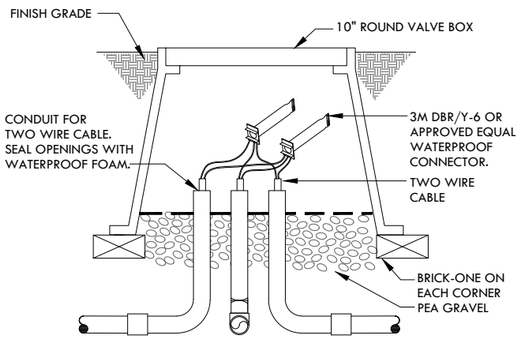
1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION.
2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO-WIRE SPLICE CONNECTIONS.



1. #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER.
2. TWO WIRE CABLE TO NEXT DECODER
3. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
4. A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS.
5. CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES.
6. DECODER
7. CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES
8. VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
9. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
10. 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM.
11. BRICK-ONE ON EACH CORNER

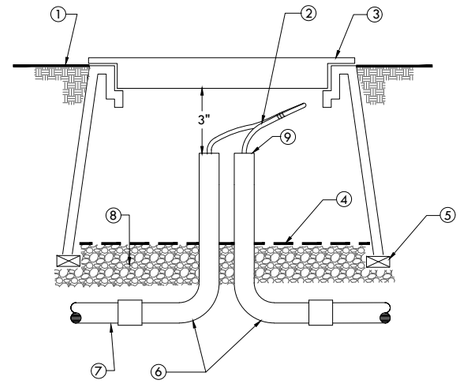
2 DECODER WIRING IN CONDUIT

SCALE: NONE



3 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH

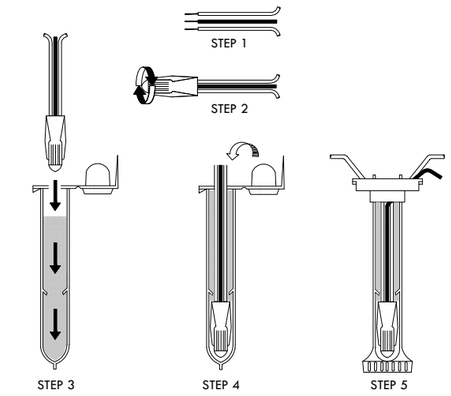
SCALE: NONE



1. FINISH GRADE
2. 24" LOOP OF TWO WIRE CABLE.
3. GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID.
4. 18 GAUGE 1/2" [13mm] SQUARE STAINLESS STEEL WIRE MESH.
5. BRICK-ONE ON EACH CORNER
6. SCHEDULE 40 PVC SWEEP ELLS
7. SCHEDULE 40 U.L. LISTED PVC CONDUIT
8. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
9. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

4 IRRIGATION TWO WIRE PULL BOX

SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:

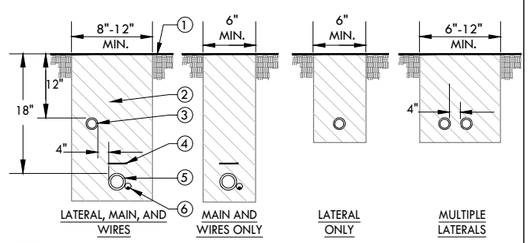
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:

1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

5 WEATHERPROOF WIRE SPLICE ASSEMBLY

SCALE: NONE



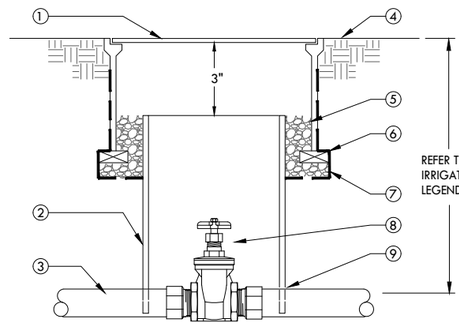
NOTES:

1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

1. FINISH GRADE.
2. CLEAN BACKFILL MATERIAL.
3. LATERAL LINE.
4. 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
5. MAIN LINE.
6. TWO WIRE CABLE IN CONDUIT

6 TRENCHING

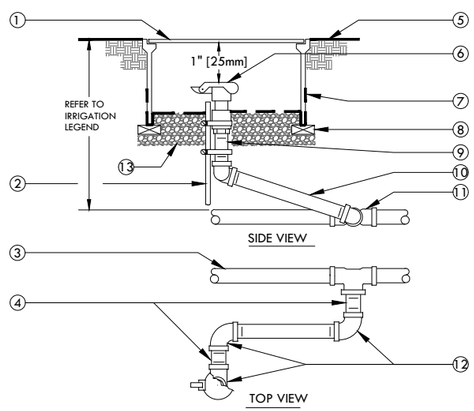
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 8" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3. PVC MAIN LINE.
4. FINISH GRADE.
5. PEA GRAVEL OR 3/4" DRAIN ROCK - 4" DEEP (NO SOIL IN VALVE BOX).
6. BRICK-2 TOTAL.
7. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP SIDES OF BOX.
8. GATE VALVE WITH X-TOP HANDLE.
9. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

7 GATE VALVE - 3" [75mm] AND SMALLER

SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK - 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
12. SCHEDULE 80 PVC THREADED 90° ELL.
13. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).

8 QUICK COUPLING VALVE

SCALE: NONE

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STRUCTURAL ENGINEER

MEP ENGINEER

ID	DATE	NAME

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505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

IRRIGATION DETAILS

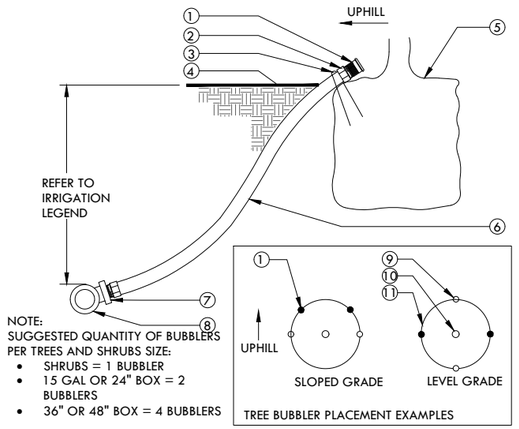
JOB #: 2222

SCALE: NTS

L6.32

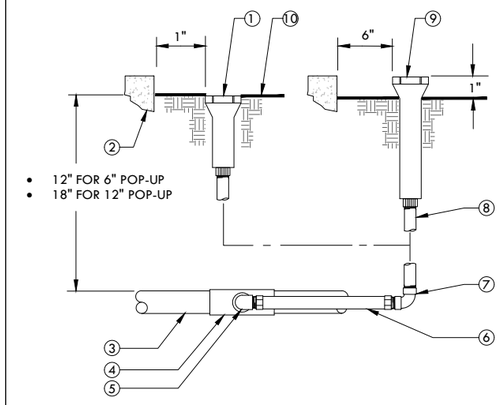
PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE:04/10/2024



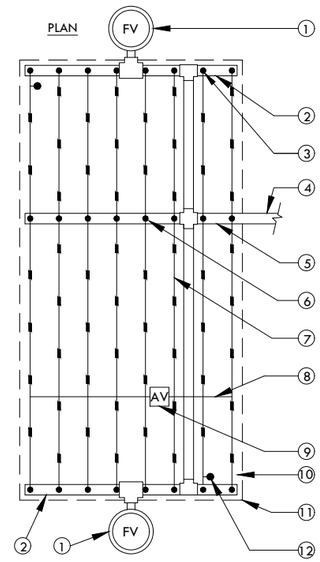
1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" SCH. 40 MALE ADAPTER (2 TOTAL).
3. 6" STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

1 TREE AND SHRUB BUBBLER
SCALE: NONE



1. POP-UP LAWN.
2. WALL, WALK, CURB OR BUILDING.
3. PVC LATERAL LINE.
4. SCH. 40 PVC TEE OR ELBOW.
5. 1/2" SCH. 40 PVC STREET ELL.
6. 1/2" FLEXIBLE IPS HOSE 6" LONG WITH MALE ADAPTERS.
7. 1/2" SCH. 40 PVC THREADED 90° ELL.
8. 1/2" SCH. 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
9. POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER.
10. FINISH GRADE.

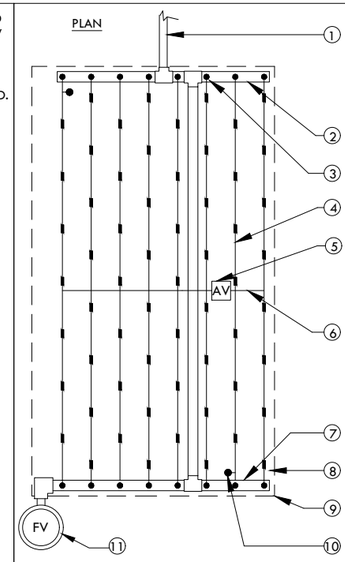
2 POP-UP SPRAY SPRINKLER RISER
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

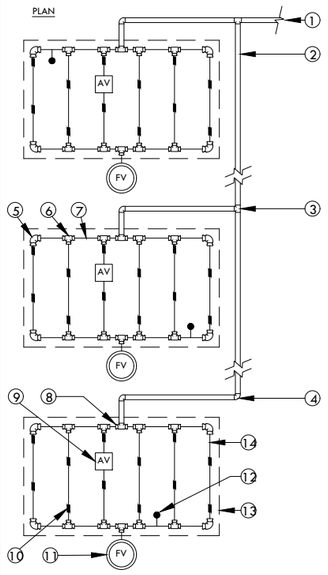
3 TORO DL 2000 CENTER FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

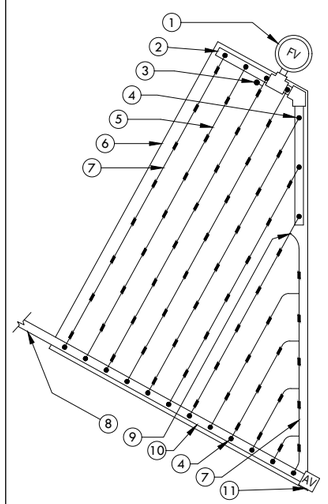
4 TORO DL 2000 END FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. TORO TRI-LOC ELL (TL-E).
6. TORO TRI-LOC TEE (TL-T).
7. BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
8. REFER TO DRIPLINE TO PVC CONNECTION DETAIL.
9. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
10. DRIPLINE LATERAL.
11. MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
13. ISLAND PERIMETER.
14. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

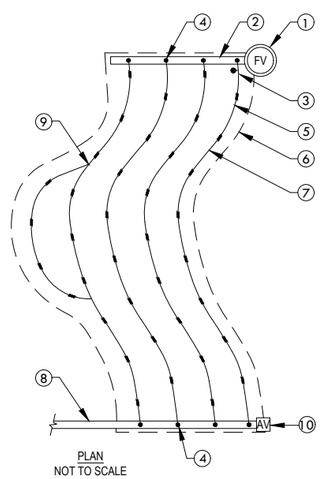
5 TORO DL 2000 ISLAND LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. TORO TRI-LOC TEE (TL-T)
10. PVC SUPPLY MANIFOLD.
11. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

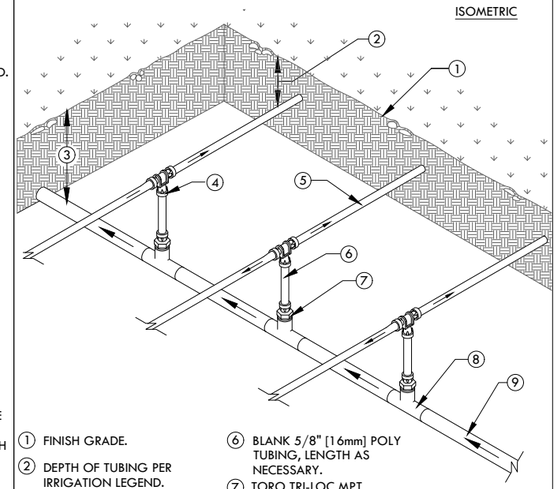
6 TORO DL2000 TRIANGULAR LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. TORO TRI-LOC TEE (TL-T)
10. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

7 TORO DL2000 ODD CURVE LAYOUT
SCALE: NONE



1. FINISH GRADE.
2. DEPTH OF TUBING PER IRRIGATION LEGEND.
3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
4. TORO TRI-LOC TEE (TL-T)
5. DRIPLINE TUBING.
6. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
7. TORO TRI-LOC MPT ADAPTER (TL-M50)
8. PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.

8 TORO DL 2000 CENTER FEED MANIFOLD
SCALE: NONE

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☐ MEP ENGINEER

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Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
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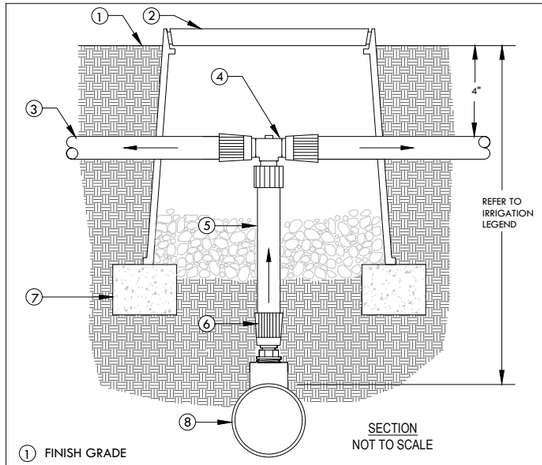
IRRIGATION DETAILS

JOB #: 2222
SCALE: NTS

L6.33

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

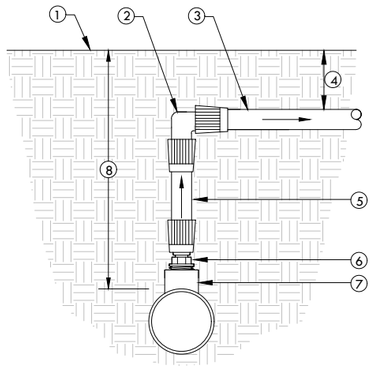


SECTION
NOT TO SCALE

1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. TORO TRI-LOC TEE
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. BRICK (1 OF 2)
8. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

NOTE:
USE ONLY WHEN THE TOTAL LENGTH OF DRIP LINE SERVICED FROM THIS PVC CONNECTION IS LESS THAN 300 FT.

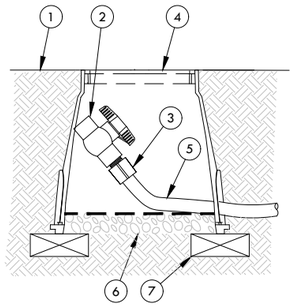
1 DRIPLINE TO PVC CONNECTION-SINGLE SOURCE DRIP AREAS ONLY
SCALE: NONE



SECTION/ELEVATION
NOT TO SCALE

1. FINISH GRADE
2. TORO TRI-LOC ELBOW (TL-E)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

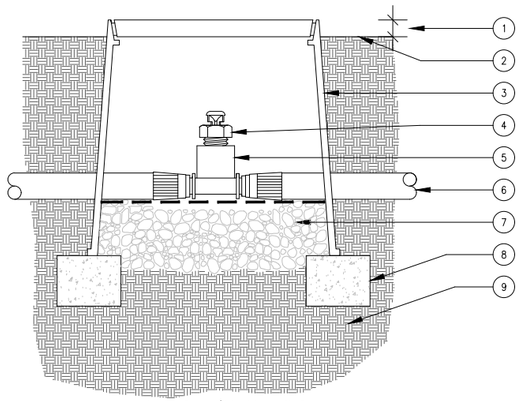
2 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE



NOTE:
ALLOW A 12" MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. FINISH GRADE
2. 1/2" SCH 40 THREADED BALL VALVE.
3. 1/2" SCH 40 MALE ADAPTER.
4. 6" ROUND PLASTIC VALVE BOX.
5. 1" IPS PVC HOSE FROM EXHAUST HEADER OR BLANK DRIP TUBING.
6. PEA GRAVEL SUMP (6" DEEP).
7. BRICK (1 OF 2)

3 DRIPLINE-FLUSH POINT
SCALE: NONE

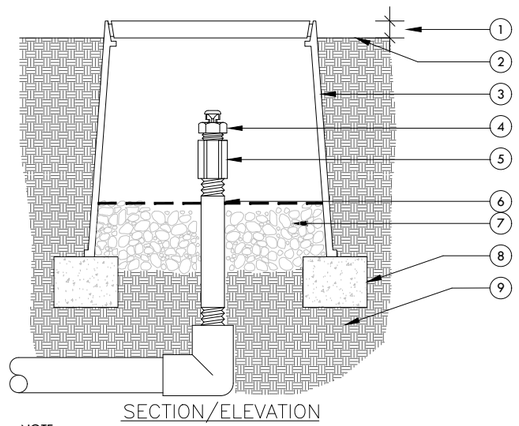


SECTION/ELEVATION

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. TORO TRI-LOC TEE X 1/2" FPT ADAPTER (TL-T-F50)
6. TORO DL2000 TUBING/ AIR-RELIEF LATERAL.
7. PEA GRAVEL (4" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

4 AIR VACUUM RELIEF VALVE IN DRIPLINE
SCALE: NONE

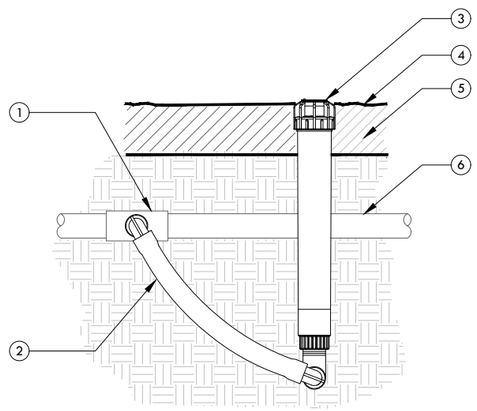


SECTION/ELEVATION

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

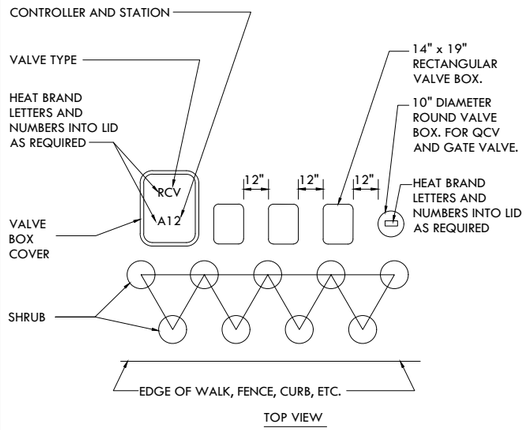
1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. 1/2" SCH 40 PVC COUPLING (TxT)
6. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. PEA GRAVEL (4" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

5 AIR VACUUM RELIEF VALVE ON PVC ELL
SCALE: NONE



1. UPC APPROVED SCHEDULE 40 PVC TEE, ELBOW OR BARB x THREAD DRIP FITTING TEE OR ELBOW WITH 3/4" OUTLET.
2. 1/2" X 3/4" X 6" HUNTER SWING JOINT (SJ-7506)
3. ECO INDICATOR
4. FINISHED GRADE
5. MULCH
6. PVC LATERAL PIPE OR DRIPLINE

6 DRIPLINE OPERATION INDICATOR
SCALE: NONE



TOP VIEW

INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA. PLACE BEHIND SECOND ROW OF SHRUBS (TYPICAL).
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

7 VALVE BOX INSTALLATION
SCALE: NONE

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Client:

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SANTA CLARA COUNTY

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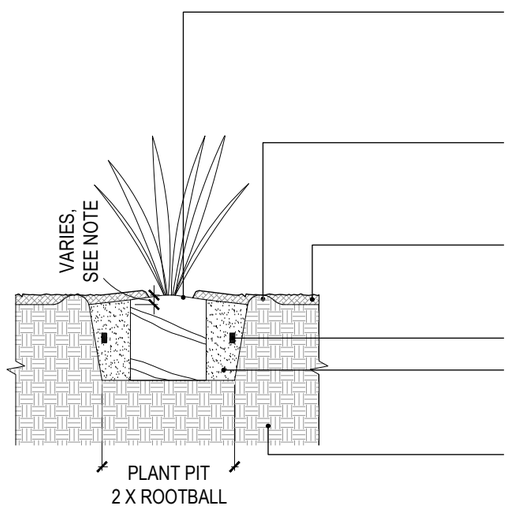
SAN JOSÉ, CA 95110

IRRIGATION DETAILS

JOB #: 2222
SCALE: NTS

L6.34

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



SET ROOTCROWN OF PLANT MATERIAL ABOVE FINISH GRADE AS FOLLOWS:
5-15 GALLON: 2" ABOVE
1 GALLON: 1" ABOVE
4" OR SMALLER: FLUSH

2" HIGH SOIL BERM TO FORM TEMPORARY WATERING BASIN. REMOVE FOLLOWING IRRIGATION INSTALLATION AND JUST PRIOR TO MULCH APPLICATION.

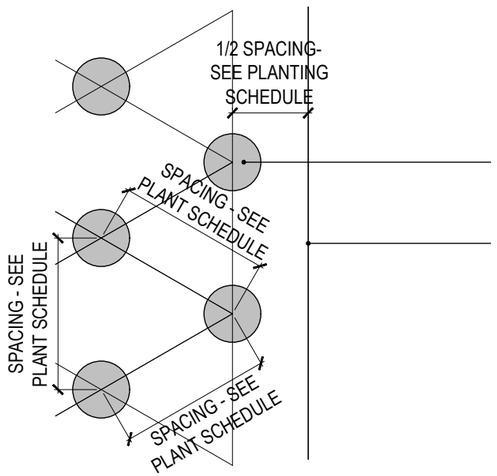
3" ORGANIC MULCH
-HOLD 3" MIN. AWAY FROM BASE OF SHRUB
-SEE SPECIFICATIONS

FERTILIZER TABLETS, SEE SPECS

PLANTING SOIL PER SPECS

UNDISTURBED SOIL OR COMPACTED SUBGRADE BELOW AND SIDES OF PLANT PIT. SCARIFY SIDES AND BOTTOM OF PIT

3 SHRUB PLANTING — Scale: 1/2" = 1'-0"

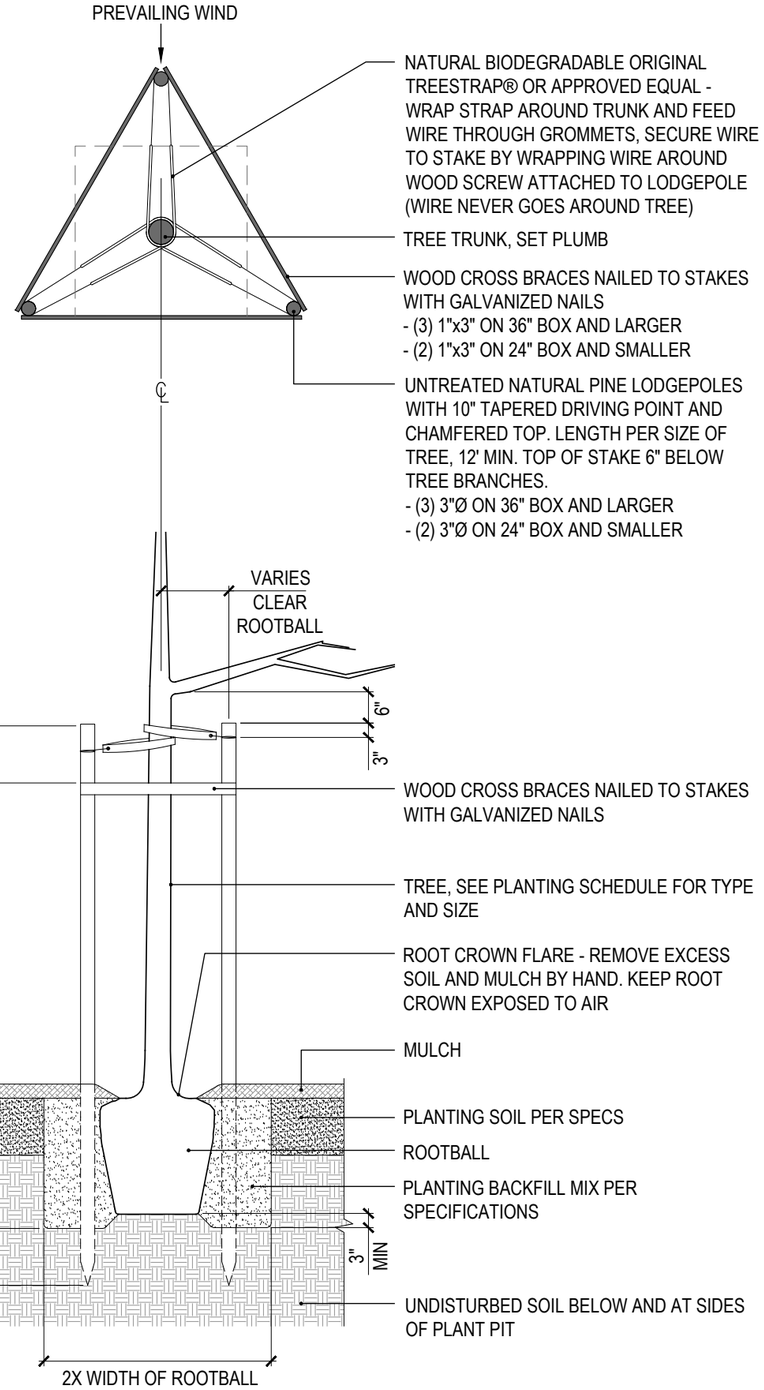


PLANT LOCATION
-SEE PLANTING SCHEDULE FOR SPECIES, SPACING AND SIZE

EDGE OF ADJACENT HARDSCAPE

NOTE: FOR PLANT SPACING SEE PLANT SCHEDULE

2 PLANTING LAYOUT - TRIANUGLAR — Scale: 1 1/2" = 1'-0"



NATURAL BIODEGRADABLE ORIGINAL TREESTRAP® OR APPROVED EQUAL - WRAP STRAP AROUND TRUNK AND FEED WIRE THROUGH GROMMETS, SECURE WIRE TO STAKE BY WRAPPING WIRE AROUND WOOD SCREW ATTACHED TO LODGEPOLE (WIRE NEVER GOES AROUND TREE)

TREE TRUNK, SET PLUMB

WOOD CROSS BRACES NAILED TO STAKES WITH GALVANIZED NAILS
- (3) 1"x3" ON 36" BOX AND LARGER
- (2) 1"x3" ON 24" BOX AND SMALLER

UNTREATED NATURAL PINE LODGEPOLES WITH 10" TAPERED DRIVING POINT AND CHAMFERED TOP. LENGTH PER SIZE OF TREE, 12' MIN. TOP OF STAKE 6" BELOW TREE BRANCHES.
- (3) 3"Ø ON 36" BOX AND LARGER
- (2) 3"Ø ON 24" BOX AND SMALLER

WOOD CROSS BRACES NAILED TO STAKES WITH GALVANIZED NAILS

TREE, SEE PLANTING SCHEDULE FOR TYPE AND SIZE

ROOT CROWN FLARE - REMOVE EXCESS SOIL AND MULCH BY HAND. KEEP ROOT CROWN EXPOSED TO AIR

MULCH

PLANTING SOIL PER SPECS

ROOTBALL

PLANTING BACKFILL MIX PER SPECIFICATIONS

UNDISTURBED SOIL BELOW AND AT SIDES OF PLANT PIT

1 TREE PLANTING AND STAKING — Scale: 3/4" = 1'-0"

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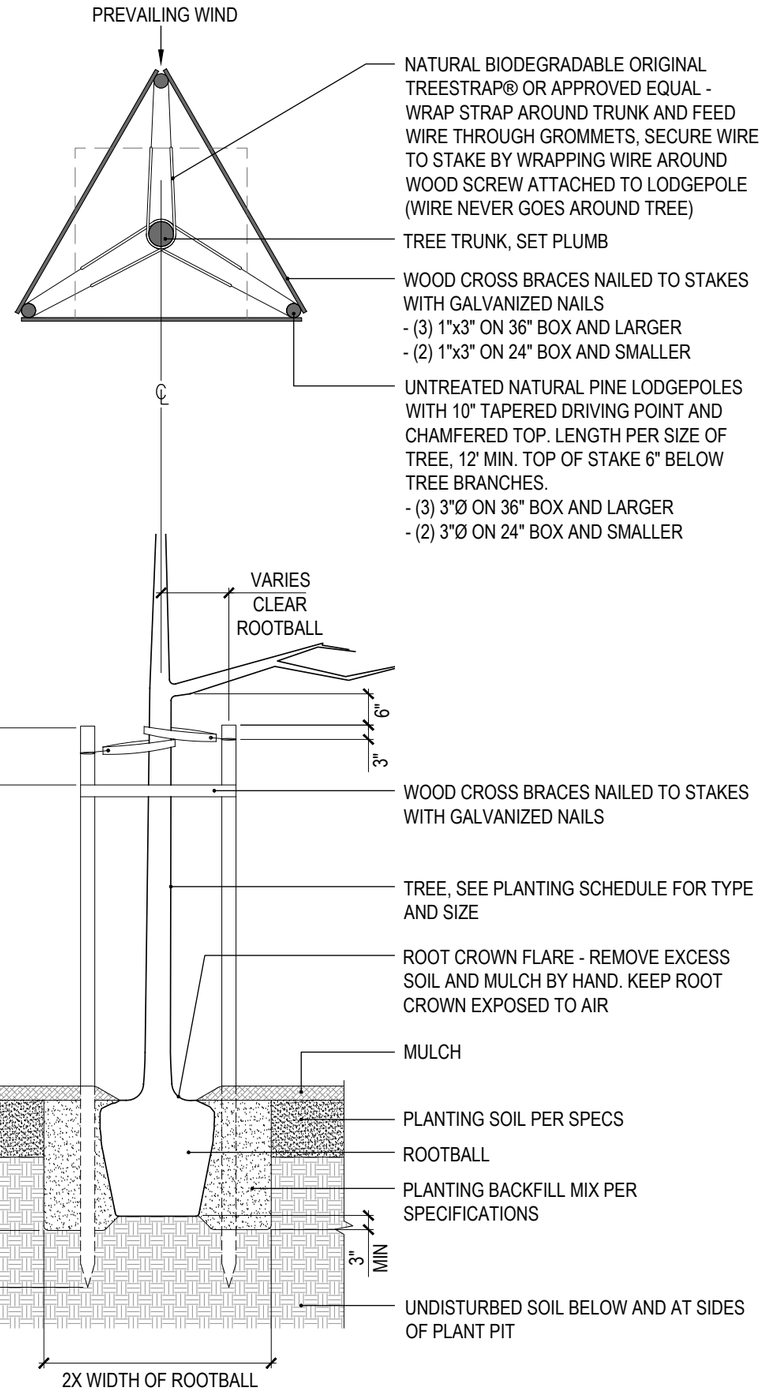
DETAILS - PLANTING

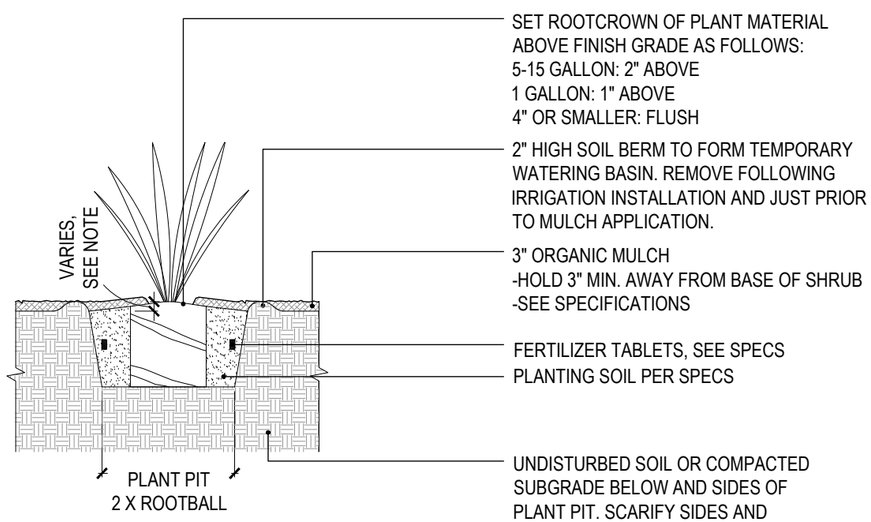
JOB #: 2222
SCALE: AS NOTED

L6.40

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



1 TREE PLANTING AND STAKING — Scale: 3/4" = 1'-0"



2 SHRUB PLANTING — Scale: 1/2" = 1'-0"

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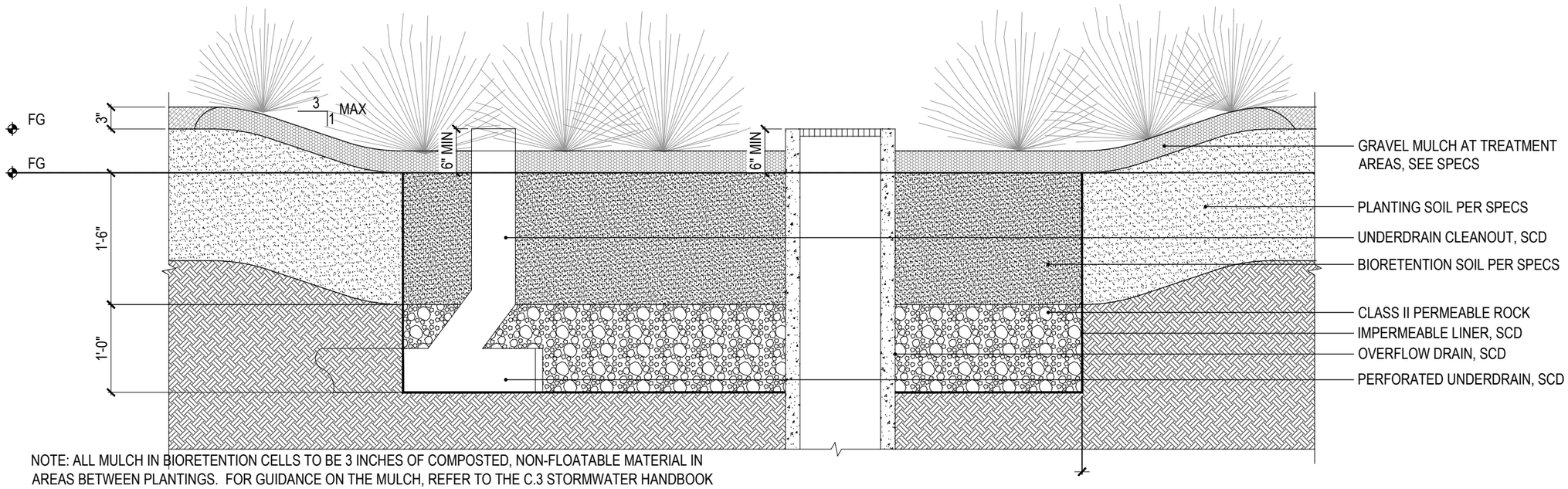
DETAILS - PLANTING - STREET IMPROVEMENTS

JOB #: 2222
SCALE: AS NOTED

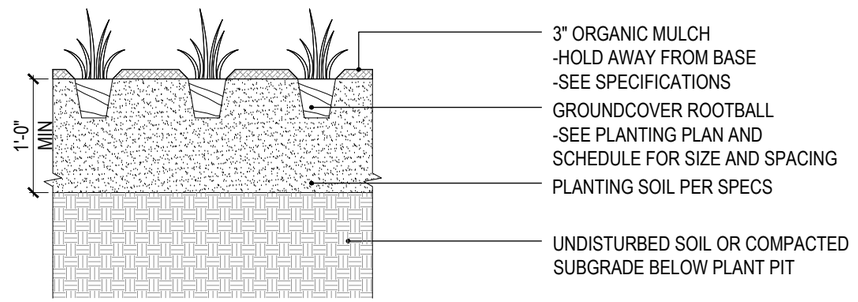
L6.40A

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



NOTE: ALL MULCH IN BIORETENTION CELLS TO BE 3 INCHES OF COMPOSTED, NON-FLOATABLE MATERIAL IN AREAS BETWEEN PLANTINGS. FOR GUIDANCE ON THE MULCH, REFER TO THE C.3 STORMWATER HANDBOOK CHAPTER 6.1, PAGE 6-5, UNDER VEGETATION.

2 BIORETENTION BASIN — Scale: 1 1/2" = 1'-0"



1 GROUNDCOVER PLANTING — Scale: 1 1/2" = 1'-0"

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DETAILS - PLANTING

JOB #: 2222
SCALE: AS NOTED

L6.41

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

NOTE: MOBILE HOME PARK PLANTING PLANS ARE INCLUDED TO SHOW TREE REPLACEMENT PROPOSED FOR ENTIRE SITE. REVIEW OF THE MOBILE HOME PARK TO BE DONE BY CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT.

TREE SCHEDULE

LOS ROBLES	QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	4
EDGE	CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK	11
SPINE	POPULUS NIGRA 'ITALICA' / LOMBARDY POPLAR	10
PATH	ACER RUBRUM 'COLUMNARE' / COLUMNAR RED MAPLE	10
MAIN STREET	QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	4
PARKING	CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	1
FOCAL	ACER MONO / PAINTED MAPLE MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	2
CENTRAL	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	15

EXISTING
TREE TO REMAIN

UNDERSTORY SCHEDULE

BTA	ACHILLEA MILLEFOLIUM / COMMON YARROW EPILOBIUM CANUM / CALIFORNIA FUCHSIA LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE	3,140 SF
STREETSCAPE	DUDLEYA FARINOSA / BLUFF LETTUCE DUDLEYA HASSEI / BRIGHT GREEN DUDLEYA FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH MUHLENBERGIA DUBIA / PINE MUHLY	1,901 SF
PARK	ANIGOZANTHOS FLAVIDUS / KANGAROO PAW DENDROMECON HARFORDII / ISLAND BUSH POPPY LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH VERBENA BONARIENSIS / TALL VERBENA	2,090 SF
SPINE & PATH	CAREX DIVULSA / EUROPEAN GREY SEDGE CLINOPODIUM DOUGLASII / YERBA BUENA IRIS DOUGLASIANA / DOUGLAS IRIS IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' / PCH IRIS MIMULUS AURANTIACUS / STICKY MONKEYFLOWER	1,471 SF
TURF	FESTUCA IDAHOENSIS / IDAHO FESCUE FESTUCA OCCIDENTALIS / WESTERN FESCUE FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE	1,150 SF

TREE PLANTING NOTES:

1. CONTRACTOR SHALL PROVIDE TREE LIST AND PRELIMINARY SOURCES TO ENSURE ADEQUATE QUANTITIES AND SIZES OF PLANT MATERIAL WILL BE AVAILABLE IN TIME FOR SCHEDULED INSTALLATION.
2. CONTRACTOR SHALL SUBMIT PHOTOS AND SIZE SPECS FOR ALL TREES FOR PRELIMINARY REVIEW. FOLLOWING REVIEW A TREE TAGGING SCHEDULE SHALL BE SUBMITTED.
3. ALL TREES 36" AND LARGER SHALL BE TAGGED AT THE NURSERY BY LANDSCAPE ARCHITECT
4. LOCATION OF TREE ON PLANS IS DIAGRAMMATIC. CONTRACTOR SHALL REVIEW FINAL LAYOUT ON SITE PRIOR TO PLANTING WITH THE LANDSCAPE ARCHITECT.
5. ALL TREES TO HAVE PLANTING PIT PREPARED AND BACKFILLED WITH APPROVED SOIL PER SOILS PLANS AND SCHEDULE.
6. ALL TREES TO BE IRRIGATED WITH AUTOMATIC BUBBLER IRRIGATION SYSTEM.
7. ALL TREES TO BE SET WITH CROWN 3" ABOVE ADJACENT FINISH GRADE.

UNDERSTORY PLANTING NOTES:

1. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS AND DIRECT SEEDING APPLICATIONS, SEE PLANTING SPECIFICATIONS
2. ALL ON-GRADE PLANTING AREAS TO BE TILLED WITH AMENDED SOIL PER SPECIFICATIONS AND AGRONOMIC SOILS REPORT AND IRRIGATED AS NOTED ON PLANS.
3. SEE PLANTING DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.
4. ALL LANDSCAPE PLANTING AND MAINTENANCE SHALL CONFORM WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
5. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING LANDSCAPE PLANTING WORK. WHERE IN-THE-FIELD CONFLICTS ARISE BETWEEN PLANT AND UTILITY LOCATIONS, THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO PLANT PLACEMENT WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, IN ORDER TO ACHIEVE OPTIMUM DESIGN INTENT.
6. IN ALL AREAS WHERE ASPHALT OR CONCRETE PAVING IS TO BE REMOVED AND REPLACED WITH NEW PLANTING, REMOVE ALL EXISTING AGGREGATE BASE, GRAVEL,ETC. LEAVE ONLY NATIVE SOIL OR EXISTING CLEAN FILL. IMPORT TOPSOIL OR AMEND EXISTING SOIL PER SPECIFICATIONS AND AGRONOMIC SOILS REPORT.
7. FINE GRADING IN ALL PLANTING AREAS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS, COORDINATE FINISH GRADE TO ALLOW FOR SPECIFIED DEPTH OF MULCH.
8. PLANTS SHALL BE NURSERY GROWN, OF THE FINEST QUALITY AND FREE OF DISEASE OR DAMAGE.
9. PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
10. PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT. MOVE INSTALLED IRRIGATION EQUIPMENT CONFLICTING WITH ACCEPTED PLANT LOCATIONS.
11. CONTRACTOR TO CALCULATE AND VERIFY PLANT QUANTITIES. ALL DISCREPANCIES IN QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. LAYOUT OF PLANT MATERIALS SHOWN ON DRAWINGS ARE APPROXIMATE. LAYOUT OF PLANT MATERIALS SHALL BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
13. INSTALL IRRIGATION SYSTEM PRIOR TO INSTALLING PLANTS.
14. THE PLANTING DESIGN COMPLIES WITH THE CRITERIA FOR THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND HAS BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

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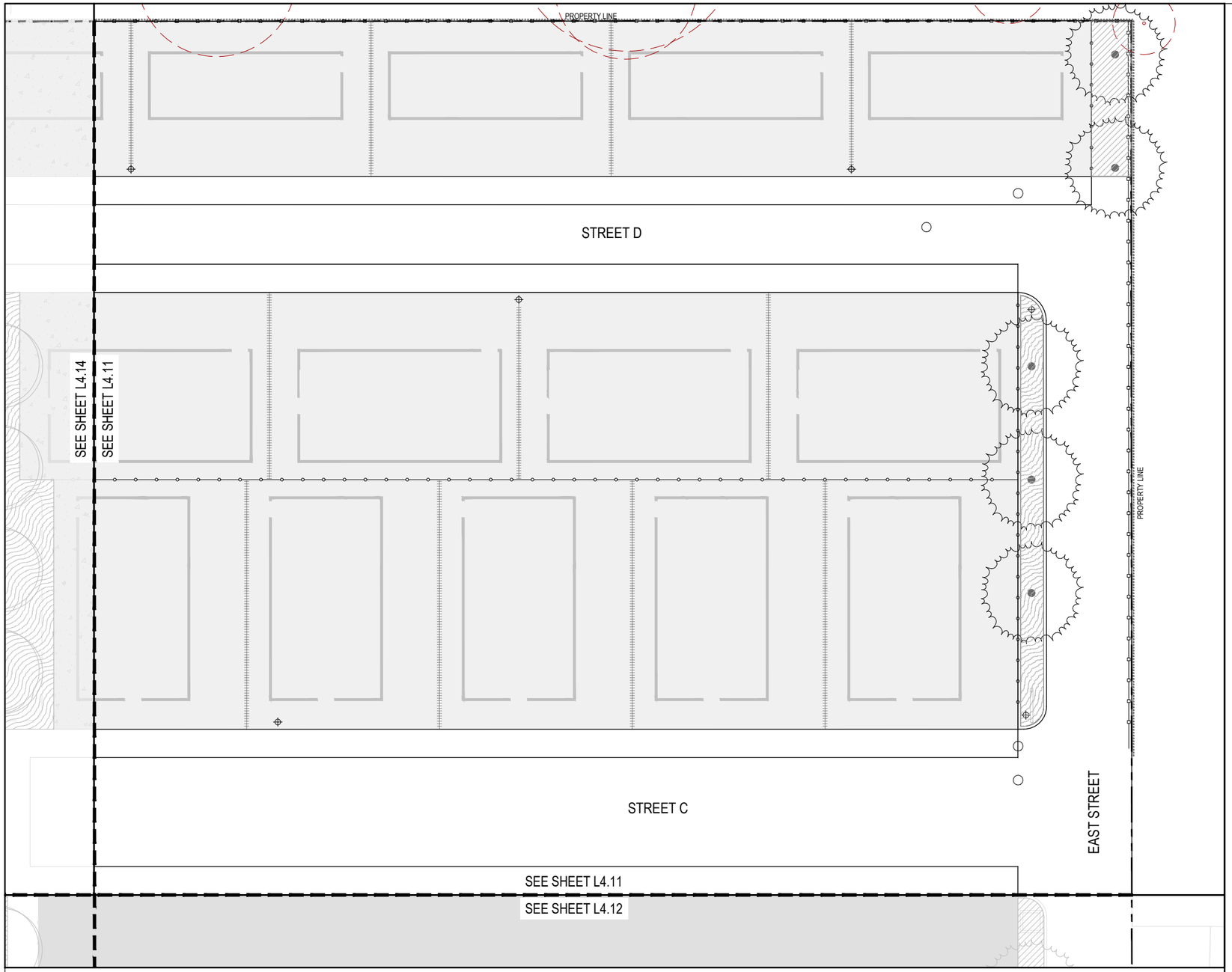

TREE SCHEDULE

EDGE	CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK	5
EXISTING	TREE TO REMAIN	

UNDERSTORY SCHEDULE

BTA	ACHILLEA MILLEFOLIUM / COMMON YARROW EPILOBIUM CANUM / CALIFORNIA FUCHSIA LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE	299 SF
STREETSCAPE	DUDLEYA FARINOSA / BLUFF LETTUCE DUDLEYA HASSEI / BRIGHT GREEN DUDLEYA FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH MUHLENBERGIA DUBIA / PINE MUHLY	192 SF

NOTE: MOBILE HOME PARK PLANTING PLANS ARE INCLUDED TO SHOW TREE REPLACEMENT PROPOSED FOR ENTIRE SITE. REVIEW OF THE MOBILE HOME PARK TO BE DONE BY CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT.

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VILL

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Client:

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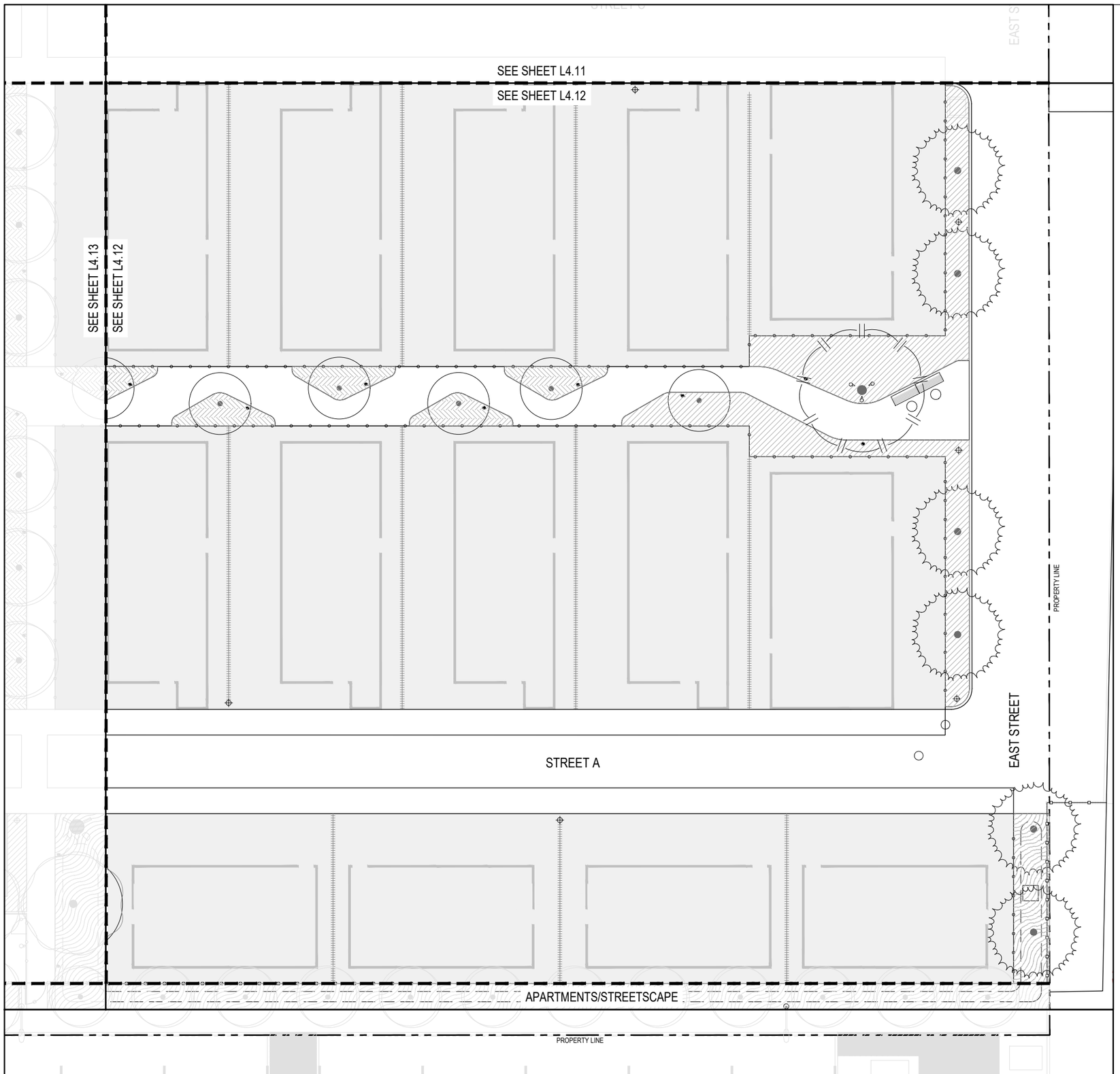

TREE SCHEDULE

EDGE	CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK	6
SPINE	POPULUS NIGRA 'ITALICA' / LOMBARDY POPLAR	5
FOCAL	ACER MONO / PAINTED MAPLE MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	1

UNDERSTORY SCHEDULE

BTA	ACHILLEA MILLEFOLIUM / COMMON YARROW EPILOBIUM CANUM / CALIFORNIA FUCHSIA LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE	554 SF
STREETSCAPE	DUDLEYA FARINOSA / BLUFF LETTUCE DUDLEYA HASSEI / BRIGHT GREEN DUDLEYA FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH MUHLENBERGIA DUBIA / PINE MUHLY	1,185 SF
SPINE & PATH	CAREX DIVULSA / EUROPEAN GREY SEDGE CLINOPODIUM DOUGLASII / YERBA BUENA IRIS DOUGLASIANA / DOUGLAS IRIS IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' / PCH IRIS MIMULUS AURANTIACUS / STICKY MONKEYFLOWER	414 SF

NOTE: MOBILE HOME PARK PLANTING PLANS ARE INCLUDED TO SHOW TREE REPLACEMENT PROPOSED FOR ENTIRE SITE. REVIEW OF THE MOBILE HOME PARK TO BE DONE BY CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT.

VAN M
WILL
POLL
ARCHITECTURE | URBAN DESIGN
333 Bryant Street, Suite 300, San Fran

CIVIL ENGINEER
SANDIS
1700 S. WINCHESTE
CAMPBELL, CA 9500

LANDSCAPE ARCHI
PLURAL
2742 17TH STREET
SAN FRANCISCO, C

JOINT TRENCH
MILLENNIUM D
CONSULTING,
PO BOX 737
ALAMO, CA 94507

STRUCTURAL ENGI

MEP ENGINEER

NOT
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ID	DATE	NAME

Project:

BUENA
VILLA

3980 EL CAM
PALO ALTO,

Client:

HOUSING
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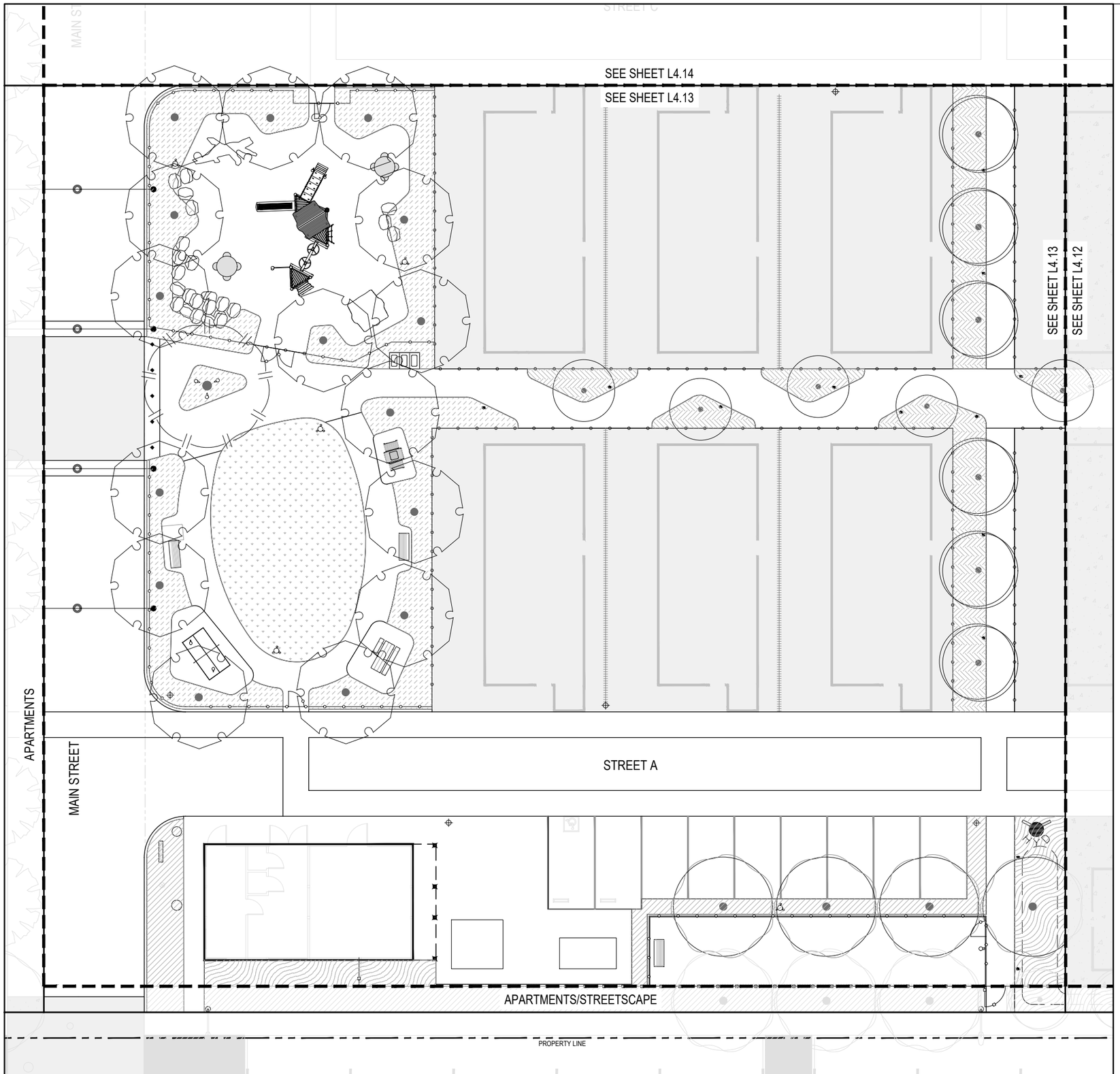
SANTA CLAR
HOUSING A
505 W. JULIA
SAN JOSÉ,

PLANTING
EAS

JOB #: 2323



TREE SCHEDULE

LOS ROBLES QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	4
SPINE POPULUS NIGRA 'ITALICA' / LOMBARDY POPLAR	5
PATH ACER RUBRUM 'COLUMNARE' / COLUMNAR RED MAPLE	6
FOCAL ACER MONO / PAINTED MAPLE MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	1
CENTRAL GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK	15
EXISTING TREE TO REMAIN	

UNDERSTORY SCHEDULE

BTA ACHILLEA MILLEFOLIUM / COMMON YARROW EPILOBIUM CANUM / CALIFORNIA FUCHSIA LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE	228 SF
STREETSCAPE DUDLEYA FARINOSA / BLUFF LETTUCE DUDLEYA HASSEI / BRIGHT GREEN DUDLEYA FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH MUHLENBERGIA DUBIA / PINE MUHLY	524 SF
PARK ANIGOZANTHOS FLAVIDUS / KANGAROO PAW DENDROMECON HARFORDII / ISLAND BUSH POPPY LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH VERBENA BONARIENSIS / TALL VERBENA	2,090 SF
SPINE & PATH CAREX DIVULSA / EUROPEAN GREY SEDGE CLINOPODIUM DOUGLASII / YERBA BUENA IRIS DOUGLASIANA / DOUGLAS IRIS IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' / PCH IRIS MIMULUS AURANTIACUS / STICKY MONKEYFLOWER	1,139 SF
TURF FESTUCA IDAHOENSIS / IDAHO FESCUE FESTUCA OCCIDENTALIS / WESTERN FESCUE FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE	1,150 SF

NOTE: MOBILE HOME PARK PLANTING PLANS ARE INCLUDED TO SHOW TREE REPLACEMENT PROPOSED FOR ENTIRE SITE. REVIEW OF THE MOBILE HOME PARK TO BE DONE BY CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT.

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CAMPBELL, CA 9500

LANDSCAPE ARCHI
PLURAL
2742 17TH STREET
SAN FRANCISCO, C

JOINT TRENCH
MILLENNIUM D
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ALAMO, CA 94507

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ID	DATE	NAME

Project:

BUENA
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3980 EL CAM
PALO ALTO,

Client:

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505 W. JULIA
SAN JOSÉ,

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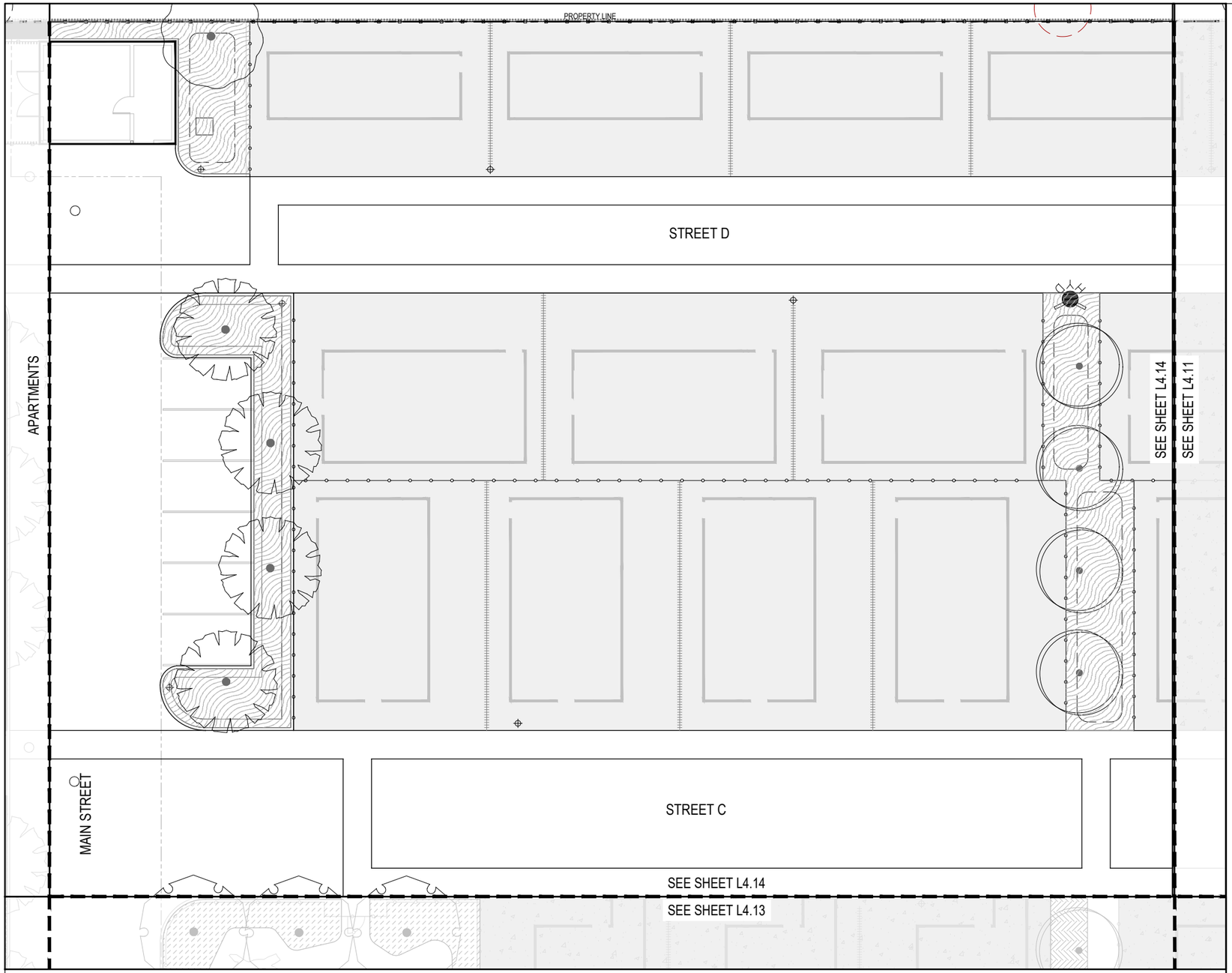
JOB #: 2232



TREE SCHEDULE

PATH ACER RUBRUM 'COLUMNARE' / COLUMNAR RED MAPLE		4
MAIN STREET QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK		4
PARKING CORYMBIA CITRIODORA / LEMON SCENTED GUM QUERCUS HYPOLEUCOIDES / SILVERLEAF OAK QUERCUS TOMENTELLA / ISLAND OAK		1
EXISTING TREE TO REMAIN		

UNDERSTORY SCHEDULE

BTA ACHILLEA MILLEFOLIUM / COMMON YARROW EPILOBIUM CANUM / CALIFORNIA FUCHSIA LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE		2,059 SF

NOTE: MOBILE HOME PARK PLANTING PLANS ARE INCLUDED TO SHOW TREE REPLACEMENT PROPOSED FOR ENTIRE SITE. REVIEW OF THE MOBILE HOME PARK TO BE DONE BY CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT.

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ALAMO, CA 94507

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Project:

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3980 EL CAM
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Client:

HOUSING
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505 W. JULIA
SAN JOSÉ,

PLANTIN
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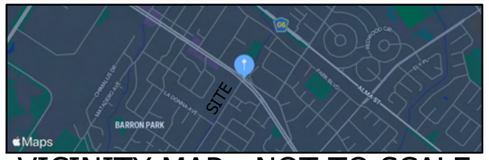
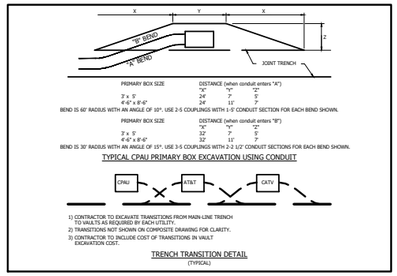
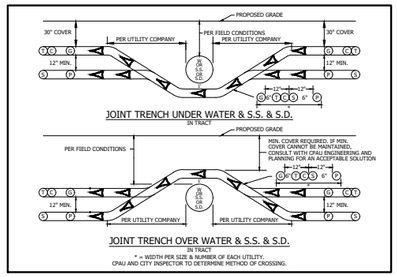
JOB #: 2022



VICINITY MAP - NOT TO SCALE



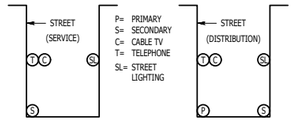


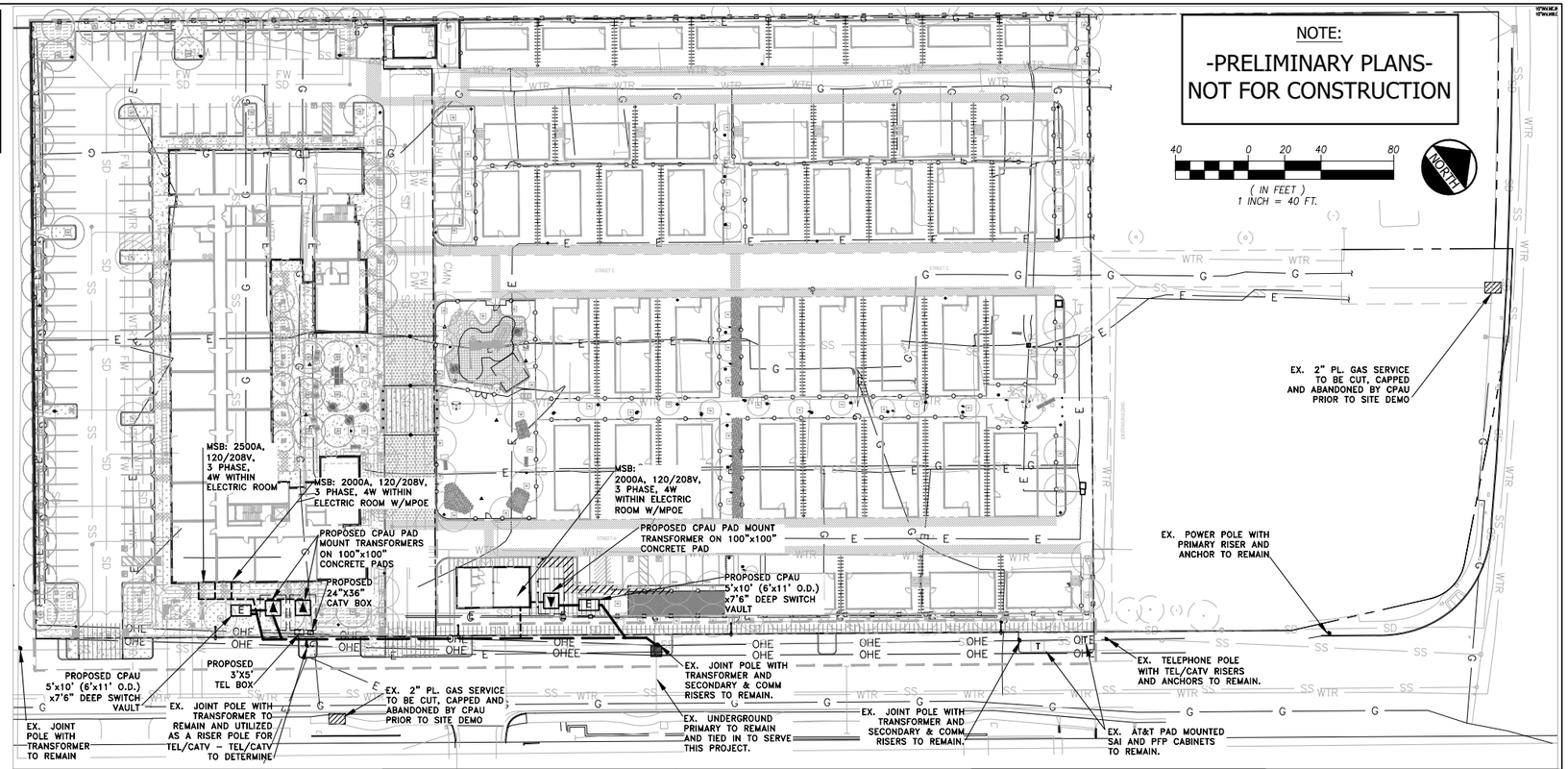
CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE

DRY UTILITY (JOINT TRENCH) INSTALLATION FOR THIS PROJECT SHALL BE:
SHARED INSTALL

	CPAU	APPLICANT
* ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT	○	●
* ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE	●	○

ADDITIONAL NOTES:
*APPLICANT WILL TRENCH & BACKFILL ALL.
*CPAU WILL MAKE ALL "HOT" TIE-INS & SET ALL METERS.
*APPLICANT SHALL INSTALL ALL TELEPHONE BOXES & CONDUIT.
*TELEPHONE COMPANY WILL INSTALL ALL TELEPHONE WIRE.
*INSTALLATION OF CATV BOXES & CONDUIT BY CATV, OR APPLICANT, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. IF BY APPLICANT, CATV COMPANY TO DELIVER SUBSTRUCTURE MATERIAL TO THE JOBSITE.
JT CONTRACTOR & CATV COMPANY TO COORDINATE DELIVERY.



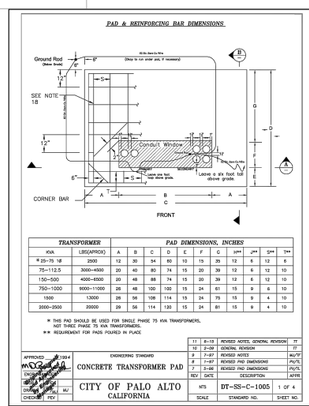


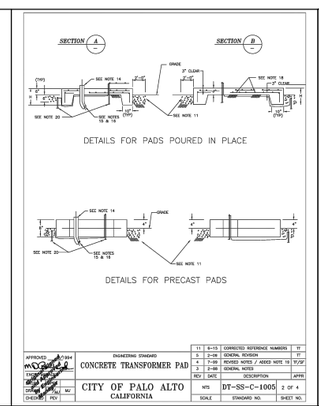
MILLENNIUM
DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

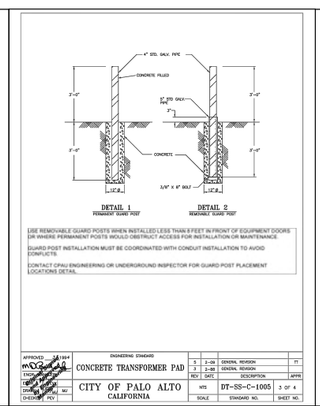
CONSTRUCTION NOTE:

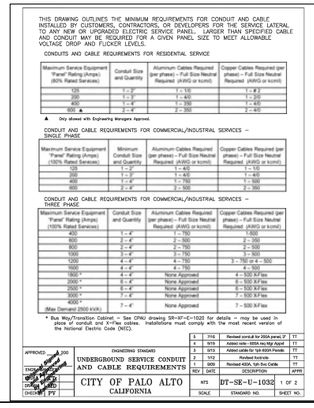
DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT CPAU INSPECTION

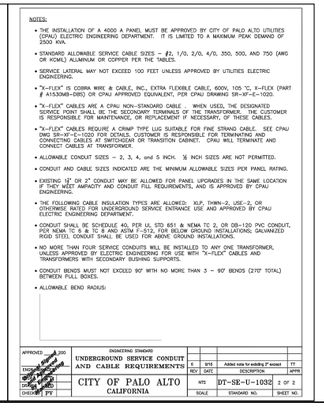
NOTE:
TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY. THE SIZE AND QUANTITY OF CONDUITS NOT SHOWN.

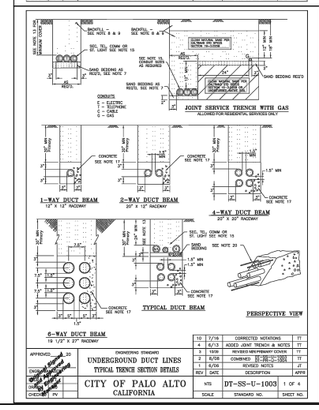


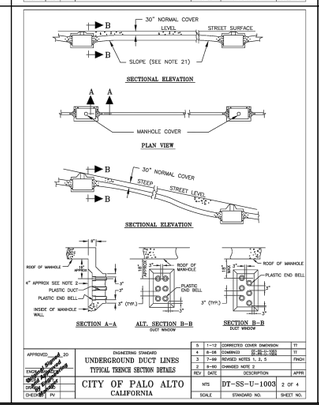


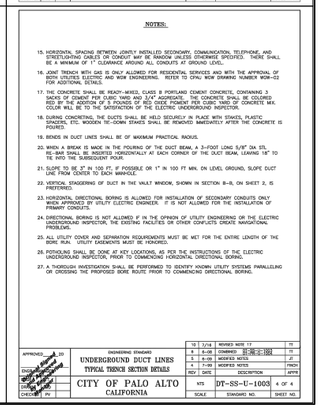












VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

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SANDIS
1700 S. WINCHESTER BLVD., SUITE 200
CAMPBELL, CA 95008

LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING, INC.
PO BOX 737
ALAMO, CA 94507

STRUCTURAL ENGINEER
ELEMENT STRUCTURAL ENGINEERS, INC.
39675 CEDAR BLVD #295C
NEWARK, CA 94560

MEP ENGINEER
EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET
SAN JOSE, CA 95110

JOINT TRENCH INTENT

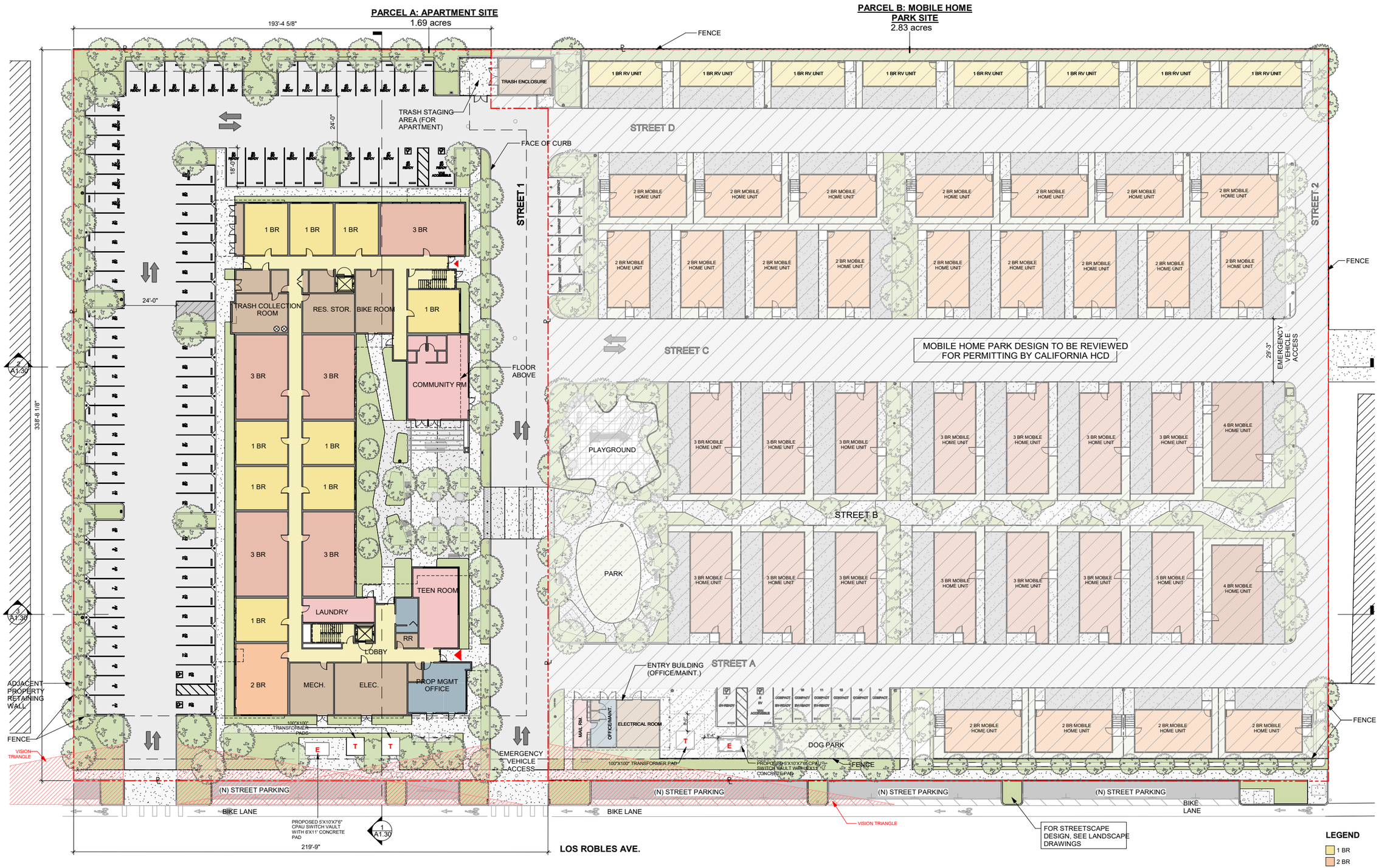
JOB #: 2222

SCALE: 1" = 40'

JTC1

PALO ALTO PLANNING- ENTITLEMENTS

PLANNING SUBMITTAL | DATE:04/10/2024



1 A1.10 **OVERALL SITE PLAN**
SCALE: 3/64" = 1'-0"

LEGEND
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- CIRCULATION
- COMMON
- OFFICE
- SERVICES

0' 11' 21' 42'

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☐ LANDSCAPE ARCHITECT
PLURAL STUDIO
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☐ JOINT TRENCH
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ALAMO, CA 94507

☐ STRUCTURAL ENGINEER
ELEMENT STRUCTURAL ENGINEERS, INC.
39675 CEDAR BLVD #295C
NEWARK, CA 94560

☐ MEP ENGINEER
EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY SANTA CLARA COUNTY
making homes, growing communities

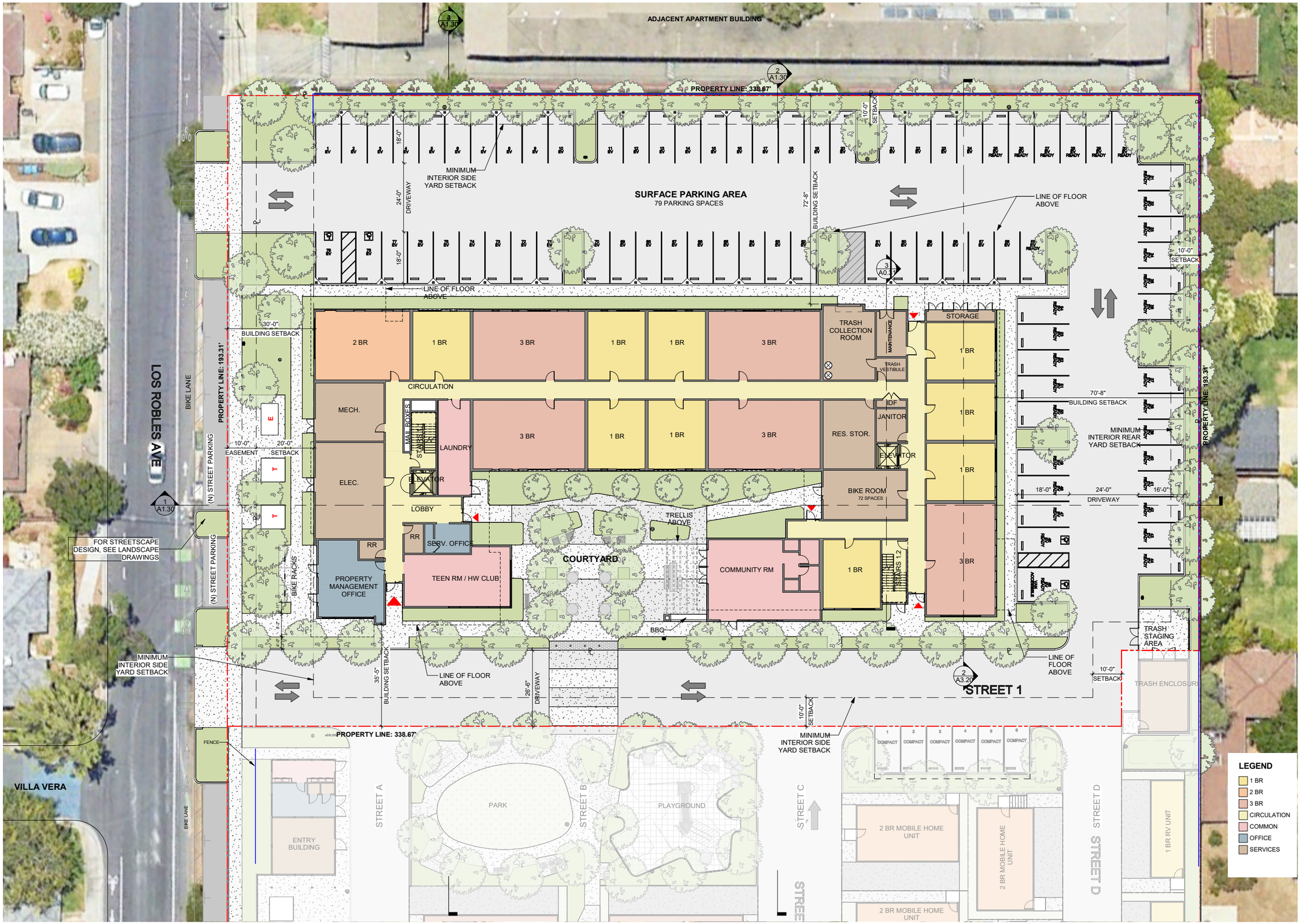
SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

OVERALL SITE PLAN

JOB #2222.1
SCALE: 3/64" = 1'-0"

A1.10

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



1 A1.10A **ILLUSTRATIVE SITE PLAN**
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

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PALO ALTO, CA 94306

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SANTA CLARA COUNTY
making homes, growing communities

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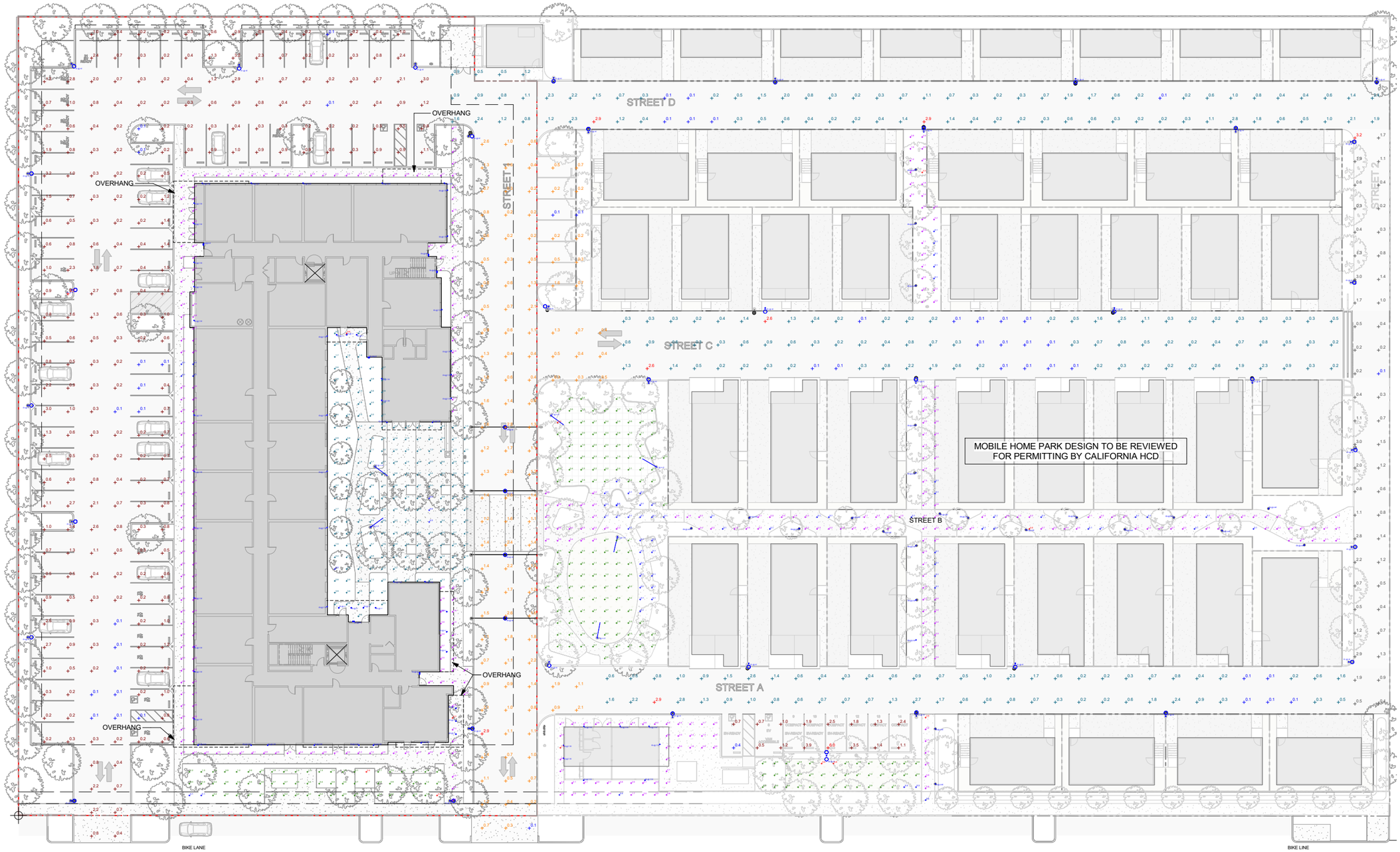
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

ILLUSTRATIVE SITE PLAN

JOB #2222.1
SCALE: 1/16" = 1'-0"

A1.10A

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024



NOTE: 16'-0" CLEAR
TO THE BOTTOM
OF THE FIXTURE

Statistics							
Description	Symbol	Avg	Min	Max	Max/Min	Avg/Min	*Target Light Levels
Community Garden	+	0.9 fc	0.1 fc	2.4 fc	24.0:1	9.0:1	ANSI/IES RP-43-22: 0.1-0.8 fc avg
Dog Park	+	1.8 fc	0.3 fc	6.8 fc	22.7:1	6.0:1	ANSI/IES RP-43-22: 0.5-1.5 fc avg
East Street	+	1.1 cd/m²	0.1 cd/m²	3.2 cd/m²	32.0:1	11.0:1	ANSI/IES RP-8-22: 0.3-0.6 avg cd/m²
Main Street	+	1.0 cd/m²	0.1 cd/m²	2.9 cd/m²	29.0:1	10.0:1	ANSI/IES RP-8-22: 0.3-0.6 avg cd/m²
Parking Lot	+	0.7 fc	0.1 fc	3.7 fc	37.0:1	7.0:1	ANSI/IES RP-8-22: 0.3-0.6 avg cd/m²
Parking Lot @ Street A	+	1.9 fc	0.4 fc	6.0 fc	15.0:1	4.8:1	ANSI/IES RP-8-22: 0.2-0.9 fc min
Pathway by the utility building	+	2.9 fc	0.5 fc	7.5 fc	15.0:1	5.8:1	ANSI/IES RP-43-22: 1-3 fc avg
Pedestrain pathway	+	1.0 fc	0.1 fc	5.6 fc	56.0:1	10.0:1	ANSI/IES RP-8-22: 0.9 fc avg
Pedestrain pathway by Street D & C	+	1.3 fc	0.1 fc	3.3 fc	33.0:1	13.0:1	ANSI/IES RP-8-22: 0.9 fc avg
Pedestrian pathway around the building	+	2.8 fc	0.1 fc	8.2 fc	82.0:1	28.0:1	ANSI/IES RP-8-22: 0.9 fc avg
Pedestrian pathway by the dog park	+	1.6 fc	0.5 fc	3.9 fc	7.8:1	3.2:1	ANSI/IES RP-43-22: 0.5-1.5 fc avg
Playground	+	1.4 fc	0.1 fc	9.4 fc	94.0:1	14.0:1	ANSI/IES RP-43-22: 4-8 fc avg
Plaza	+	2.2 fc	0.3 fc	9.6 fc	32.0:1	7.3:1	ANSI/IES RP-2-20 +E1: 0.6 fc avg
Street A	+	0.9 cd/m²	0.1 cd/m²	2.9 cd/m²	29.0:1	9.0:1	ANSI/IES RP-8-22: 0.3-0.6 avg cd/m²
Street C	+	0.5 cd/m²	0.1 cd/m²	2.6 cd/m²	26.0:1	5.0:1	ANSI/IES RP-8-22: 0.3-0.6 avg cd/m²
Street D	+	0.9 cd/m²	0.1 cd/m²	2.9 cd/m²	29.0:1	9.0:1	ANSI/IES RP-8-22: 0.3-0.6 avg cd/m²

*Target light levels are based on ANSI/IES RP-43-22 Lighting Exterior Applications, ANSI/IES RP-8-22 Lighting Roadway and Parking facilities & ANSI/IES RP-2-20 +E1 Lighting Retail Spaces

1 A1.11 **OVERALL SITE LIGHTING PLAN - PHOTOMETRICS**
SCALE: 3/64" = 1'-0"

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NEWARK, CA 94560

MEP ENGINEER
EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036

sixteen5hundred BRINGING IDEAS TO LIGHT

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

SITE PHOTOMETRICS

JOB #: 2222.1
SCALE: As indicated

A1.11

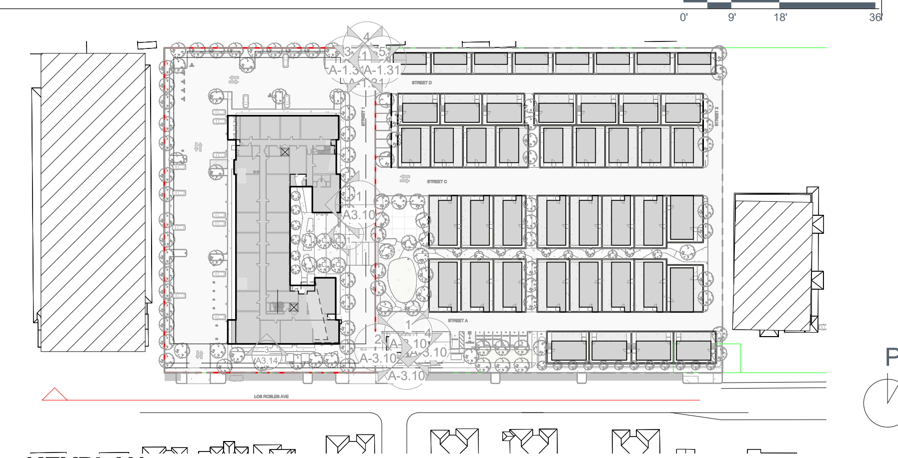
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024

2 / A1.20 SITE ELEVATION - LOS ROBLES (EAST SIDE)

0' 9' 18' 36'

1 / A1.20 SITE ELEVATION - LOS ROBLES (WEST SIDE)

0' 9' 18' 36'



KEYPLAN

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CAMPBELL, CA 95008

LANDSCAPE ARCHITECT
PLURAL STUDIO
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SAN FRANCISCO, CA 94110

JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING, INC.
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ALAMO, CA 94507

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ELEMENT STRUCTURAL ENGINEERS, INC.
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NEWARK, CA 94560

MEP ENGINEER
EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

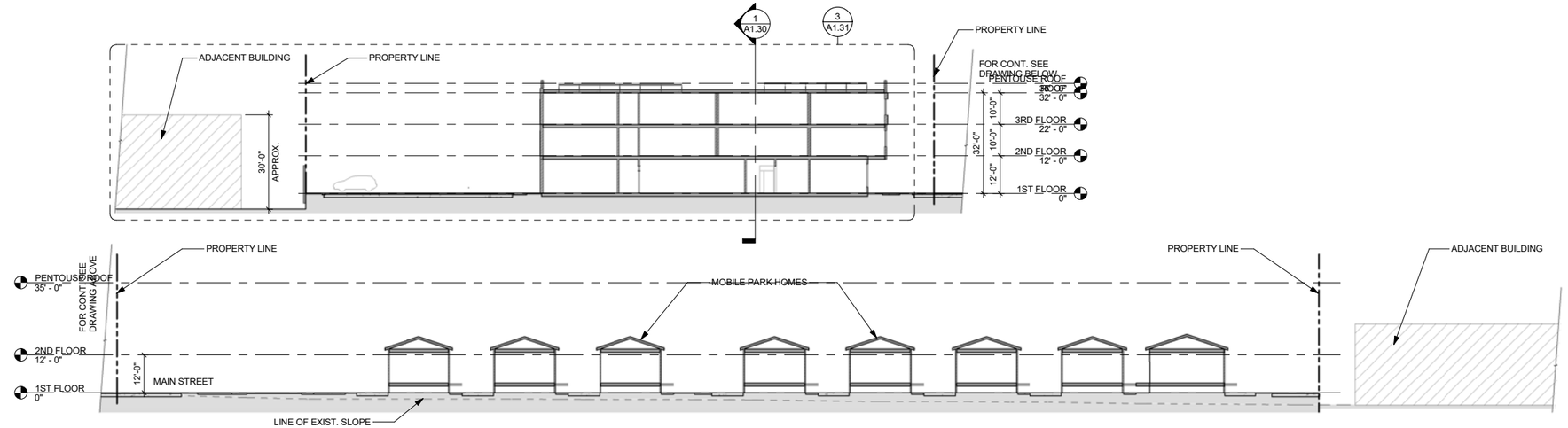
SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

SITE ELEVATIONS

JOB #: 2222.1
SCALE: As indicated

A1.20

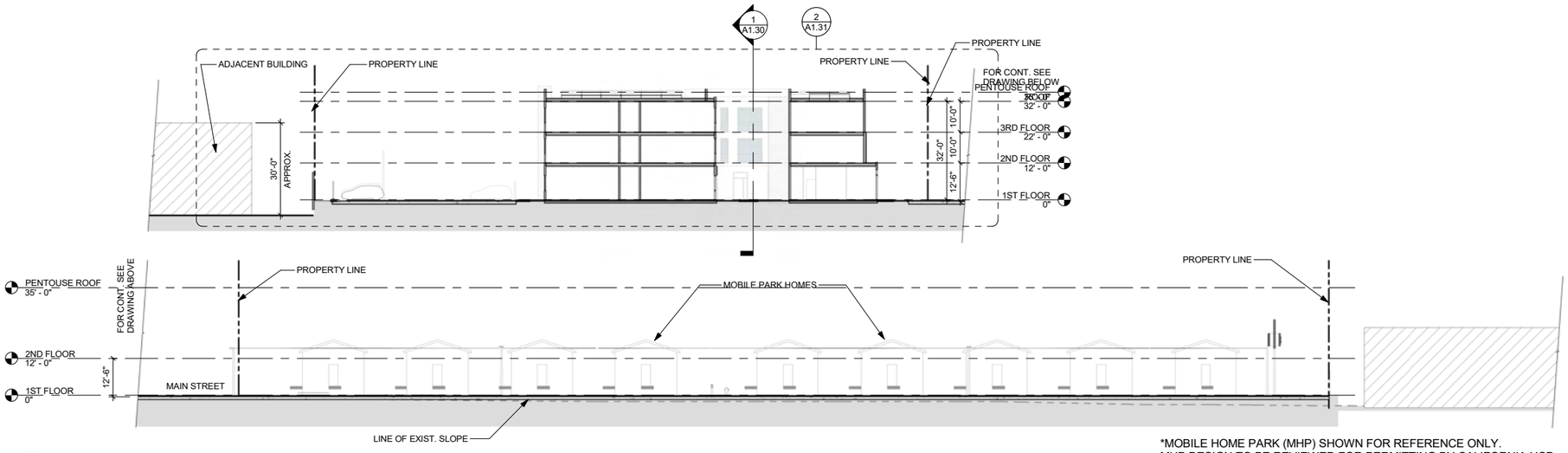
PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024



3 A1.30 OVERALL SITE SECTION C

SCALE: 3/64" = 1'-0"

*MOBILE HOME PARK (MHP) SHOWN FOR REFERENCE ONLY.
MHP DESIGN TO BE REVIEWED FOR PERMITTING BY CALIFORNIA HCD.



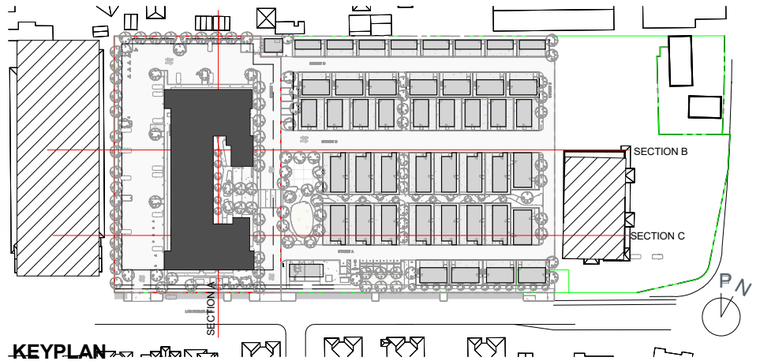
2 A1.30 OVERALL SITE SECTION B

SCALE: 3/64" = 1'-0"

*MOBILE HOME PARK (MHP) SHOWN FOR REFERENCE ONLY.
MHP DESIGN TO BE REVIEWED FOR PERMITTING BY CALIFORNIA HCD.

1 A1.30 OVERALL SITE SECTION A

SCALE: 3/64" = 1'-0"



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SAN JOSÉ, CA 95110

OVERALL SITE SECTIONS

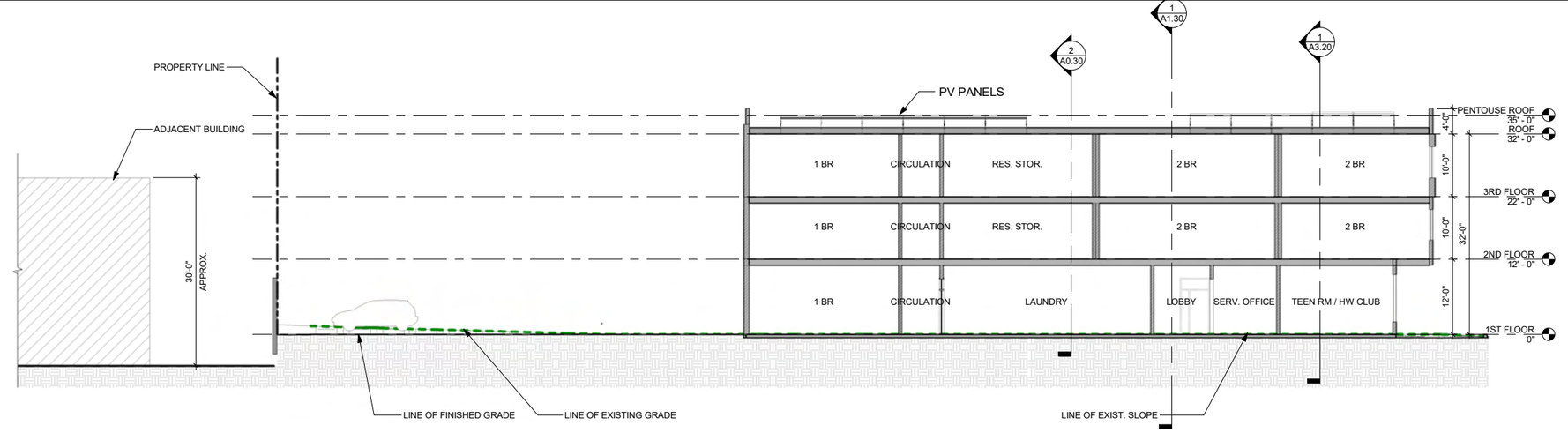
JOB #: 2222.1

SCALE: As indicated

A1.30

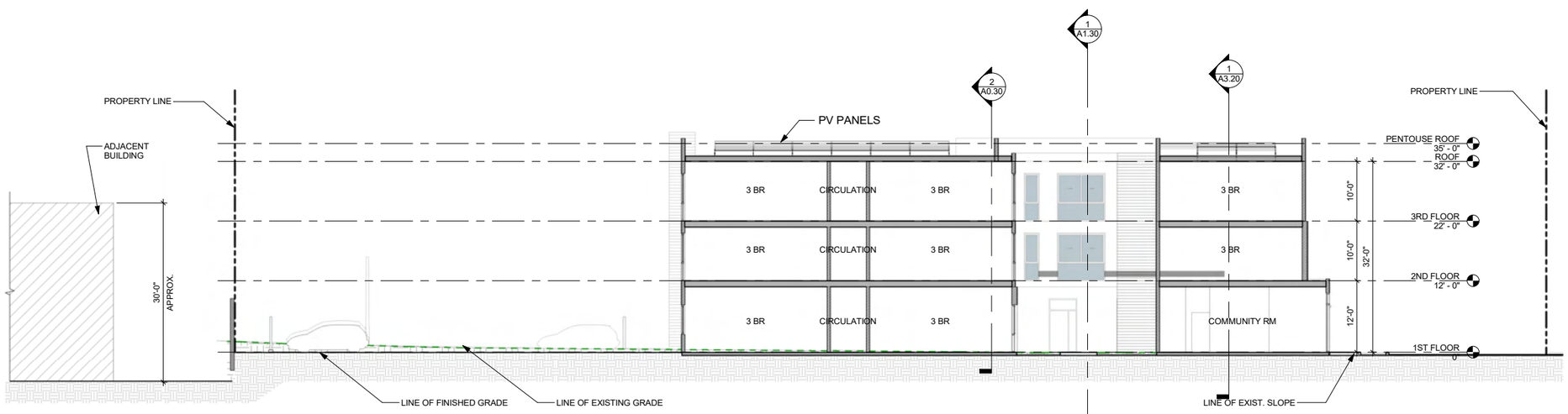
PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024



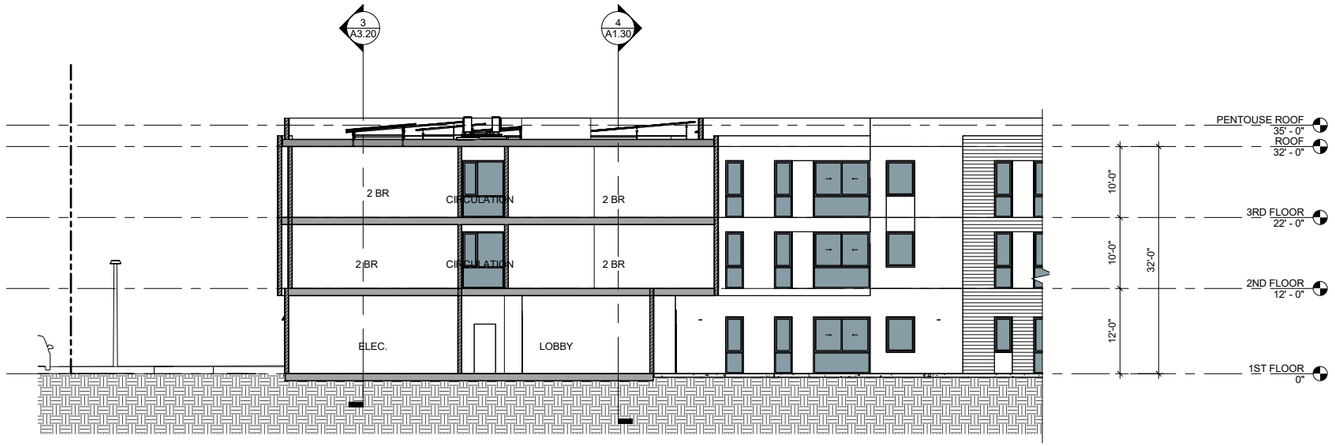
3 A1.31 **ENLARGED SITE SECTION - C**

SCALE: 3/32" = 1'-0"



2 A1.31 **ENLARGED SITE SECTION - B**

SCALE: 3/32" = 1'-0"



1 A1.31 **ENLARGED SITE SECTION - A**

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'

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505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

ENLARGED SITE SECTIONS

JOB #: 2222.1

SCALE: 3/32" = 1'-0"

A1.31

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024

1 A2.10 **1ST FLOOR**
SCALE: 3/32" = 1'-0"

0' 5' 10' 20'

FLOOR PLAN SHEET NOTES

1. FIRE HYDRANT, SCD
2. BOLLARD
3. BICYCLE RACKS, SLD
4. LIGHT POLE
5. TRASH CHUTE

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SAN JOSE, CA 95110

FIRST FLOOR PLAN

JOB #: 2222.1
SCALE: As indicated

A2.10

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024

1 A2.11 **2ND FLOOR**
SCALE: 3/32" = 1'-0"

FLOOR PLAN SHEET NOTES

1. FIRE HYDRANT, SCD
2. BOLLARD
3. BICYCLE RACKS, SLD
4. LIGHT POLE
5. TRASH CHUTE

LEGEND

- 1 BR JUNIOR
- 1 BR
- 2 BR
- 3 BR
- CIRCULATION
- SERVICES

0' 10' 20' 40'

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SECOND FLOOR PLAN

JOB #: 2222.1
SCALE: As indicated

A2.11

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024

FLOOR PLAN SHEET NOTES

1. FIRE HYDRANT, SCD
2. BOLLARD
3. BICYCLE RACKS, SLD
4. LIGHT POLE
5. TRASH CHUTE

LEGEND

- 1 BR JUNIOR
- 1 BR
- 2 BR
- 3 BR
- CIRCULATION
- SERVICES

1 / A2.12 **3RD FLOOR**

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'

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THIRD FLOOR PLAN

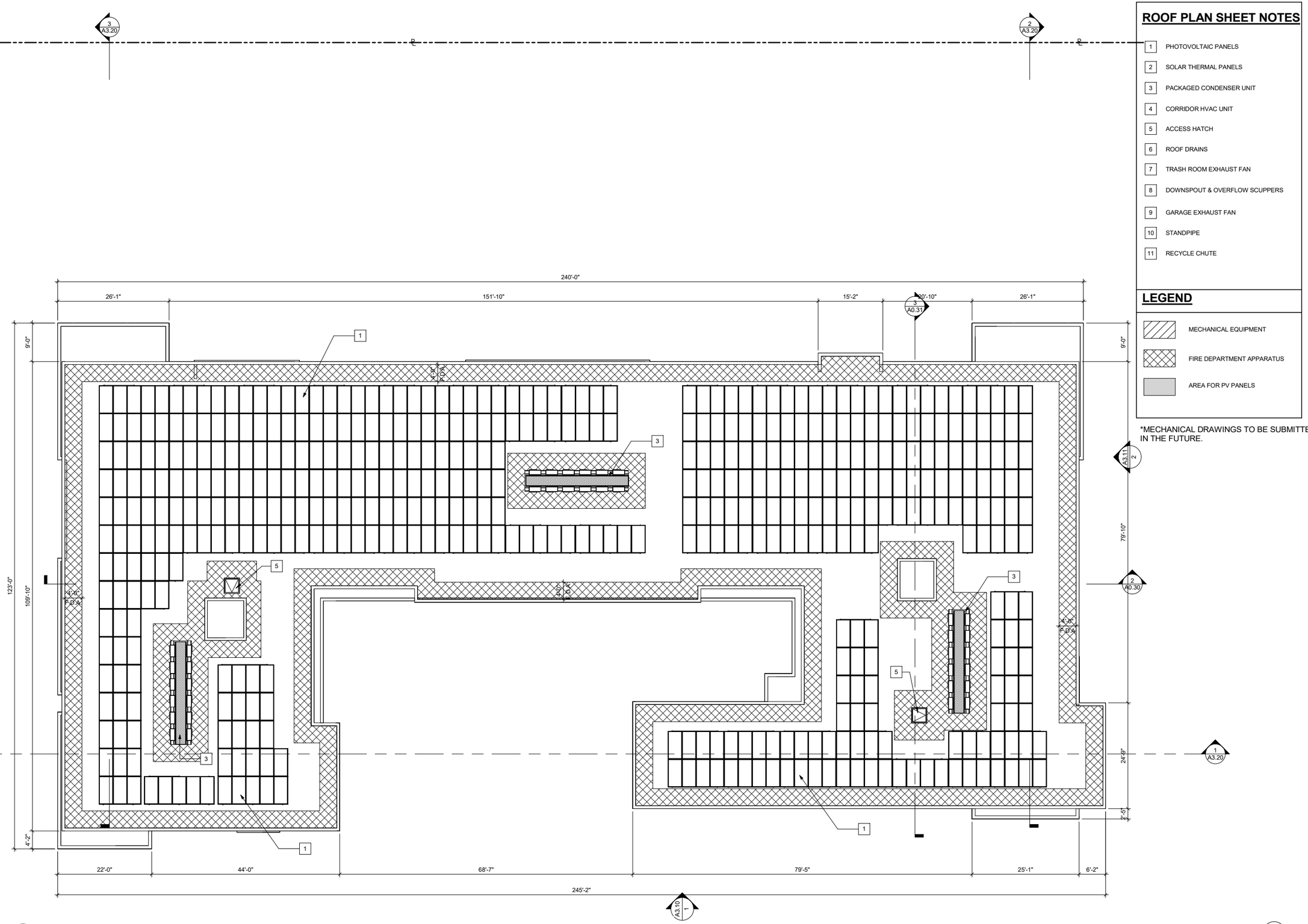
JOB #: 2222.1

SCALE: As indicated

A2.12

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024



1 A2.13 **ROOF**
SCALE: 3/32" = 1'-0"

0' 10' 20' 40'

ROOF PLAN SHEET NOTES

1. PHOTOVOLTAIC PANELS
2. SOLAR THERMAL PANELS
3. PACKAGED CONDENSER UNIT
4. CORRIDOR HVAC UNIT
5. ACCESS HATCH
6. ROOF DRAINS
7. TRASH ROOM EXHAUST FAN
8. DOWNSPOUT & OVERFLOW SCUPPERS
9. GARAGE EXHAUST FAN
10. STANDPIPE
11. RECYCLE CHUTE

LEGEND

- MECHANICAL EQUIPMENT
- FIRE DEPARTMENT APPARATUS
- AREA FOR PV PANELS

*MECHANICAL DRAWINGS TO BE SUBMITTED IN THE FUTURE.

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SAN JOSÉ, CA 95110

ROOF PLAN

JOB #: 2222.1
SCALE: As indicated

A2.13

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE: 04/10/2024

2 A3.10 **SOUTH ELEVATION (AS SEEN FROM LOS ROBLES AVE)**

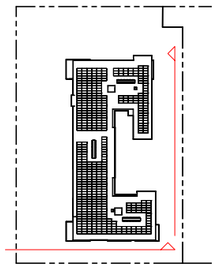
SCALE: 3/32" = 1'-0"

1 A3.10 **EAST ELEVATION (AS SEEN FROM BVMHP)**

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'

KEYPLAN



MATERAILS LEGEND

1a — MATERIAL / COLOR

MATERIALS

1. STUCCO
2. CEMENT FIBER BOARD
3. CEMENT FIBER BOARD LAP SIDING
4. METAL PANEL
5. VINYL WINDOW
6. ALUMINUM STOREFRONT SYSTEM
7. VINYL ADHESIVE LETTERS
8. PERFORATED METAL SUNSHADE
9. METAL PLANTER

COLORS

a WESTHIGLAND WHITE, SHERWIN WILLIAMS
b GAUNTLET GRAY, SHERWIN WILLIAMS
c JAMES HARDIE - GRANDVIEW, SHERWIN WILLIAMS
d BRICK PAVER, SHERWIN WILLIAMS
e STEEL GRAY
f GRAY/SILVER
g BEIGE

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SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

EXTERIOR BUILDING ELEVATIONS

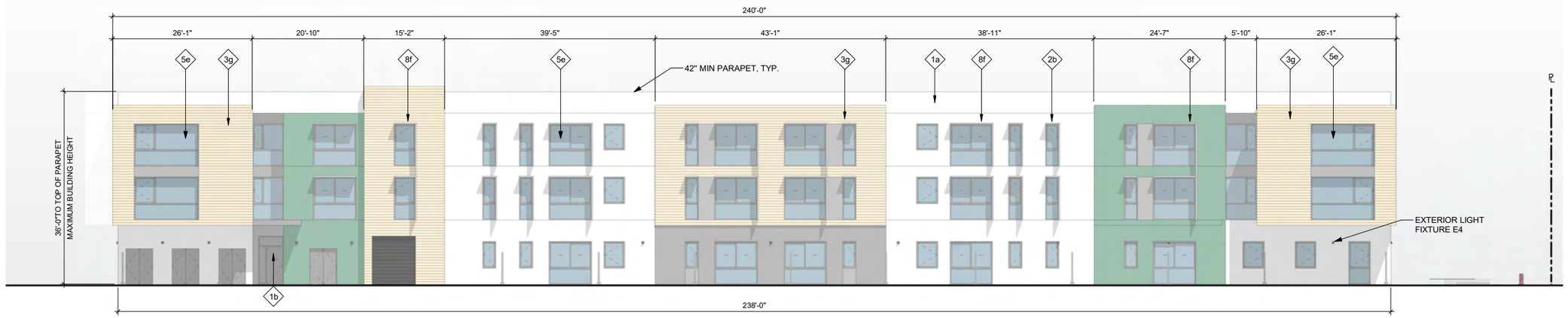
JOB #2222.1
SCALE:As indicated

A3.10

PALO ALTO PLANNING- ENTITLEMENTS
50% DD | DATE:04/10/2024

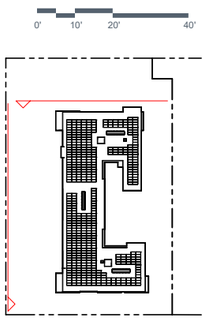
2 A3.11 **NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



1 A3.11 **WEST ELEVATION**

SCALE: 3/32" = 1'-0"



KEYPLAN

MATERAILS LEGEND

1a MATERIAL / COLOR

MATERIALS

1. STUCCO
2. CEMENT FIBER BOARD
3. CEMENT FIBER BOARD LAP SIDING
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6. ALUMINUM STOREFRONT SYSTEM
7. VINYL ADHESIVE LETTERS
8. PERFORATED METAL SUNSHADE
9. METAL PLANTER

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EXTERIOR BUILDING ELEVATIONS

JOB #2222.1
SCALE:As indicated

A3.11

PALO ALTO PLANNING- ENTITLEMENTS
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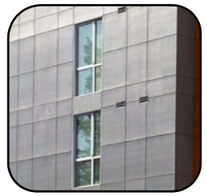
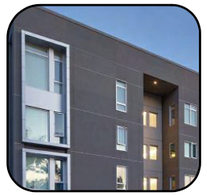
STUCCO



CEMENT FIBER BOARD



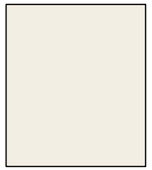
STUCCO

STUCCO

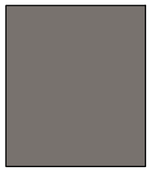
CEMENT FIBER BOARD LAP SIDING

METAL SUNSHADE/ SCREEN

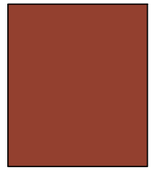
BBQ/ OPEN SPACE



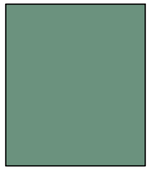
WESTHIGHLAND WHITE SW 7566



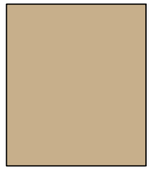
GAUNTLET GRAY SW 7019



BRICK PAVER SW 7599



GRANDVIEW SW 6466



BLONDE SW 6128

ALUMINUM STOREFRONT SYSTEM

VPI GRAY WINDOW

METAL SUNSHADE/ SCREEN

METAL PLANTER

1 A3.14 COLORIZED FRONT ELEVATION @ FACING TO BV MOBILE HOME PARK

SCALE: 3/32" = 1'-0"

3 A3.14 SOUTH ELEVATION @ AS SEEN FROM LOS ROBLES AVE

SCALE: 3/32" = 1'-0"

MATERAILS LEGEND

1a — MATERIAL / COLOR

MATERIALS

1. STUCCO
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3. CEMENT FIBER BOARD LAP SIDING
4. METAL PANEL
5. VINYL WINDOW
6. ALUMINUM STOREFRONT SYSTEM
7. VINYL ADHESIVE LETTERS
8. ---
9. METAL PLANTER

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21705 HIGHWAY 99
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ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

EXTERIOR FINISHES & COLORS

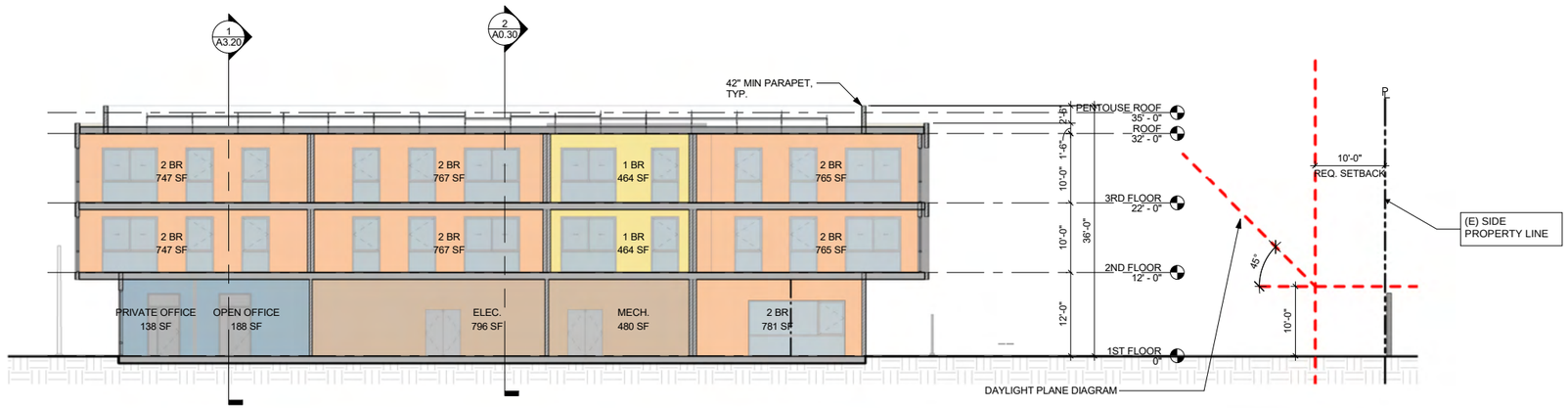
JOB #: 2222.1

SCALE: As indicated

A3.14

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024

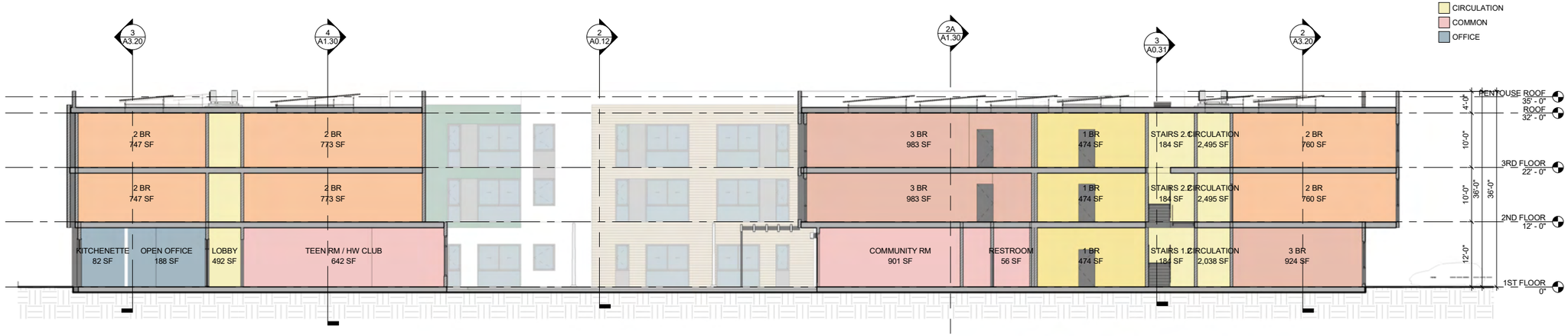


3 A3.20 **SECTION EAST / WEST**

SCALE: 3/32" = 1'-0"

2 A3.20 **SECTION WEST / EAST**

SCALE: 3/32" = 1'-0"



1 A3.20 **SECTION SOUTH / NORTH**

SCALE: 3/32" = 1'-0"

RATING LEGEND

- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 2-HR FIRE BARRIER @ SHAFT ENCLOSURE
- 2-HR FIRE BARRIER @ HORIZONTAL EXIT
- 2-HR FIRE WALL
- 3-HR RATED FIRE BARRIER OR HORIZONTAL BUILDING SEPARATION
- 3-HR FIRE WALL

GENERAL NOTES

1. PER CBC TABLE 601

   TYPE VA EXTERIOR WALLS, TO BE 1-HR FIRE RATED CONSTRUCTION. PROTECTED OPENINGS ARE NOT REQUIRED. INTERIOR WALLS AND FLOOR/ROOF ASSEMBLIES TO BE 1-HR FIRE RATED CONSTRUCTION.
2. FIRE RESISTIVE WALLS SHALL BE MARKED AS APPLICABLE PER CBC 703.5
3. 1-HR FIRE PARTITION PER CBC SECTION 708, TYPICAL AT CORRIDORS AND WALLS SEPARATING DWELLING UNITS PROTECTED OPENINGS ARE REQUIRED.
4. 1-HR FIRE BARRIER AT OCCUPANCY SEPARATION WALLS TYPICAL AT WALLS SEPARATING DIFFERENT OCCUPANCIES CBC TABLE 508.4, AND AT SHAFT ENCLOSURES LESS THAN 3 STORIES
5. 2-HR SHAFT ENCLOSURES REQUIRED PER CBC 713.4. EXTERIOR WALLS TO SERVE AS PART OF A SHAFT ENCLOSURE PER CBC 713.6. WHERE SUCH WALLS SHALL COMPLY WITH CBC SECTION 705 AND FIRE RESISTANCE RATED SHAFT ENCLOSURE REQUIREMENTS SHALL NOT APPLY. PER PER SECTION 713.8.8 PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED IN THE SHAFT ENCLOSURE.
6. 3-HR HORIZONTAL BUILDING SEPARATION ALLOWED PER CBC SECTION 510.2. BETWEEN CONSTRUCTION TYPES IA & VA. PROTECTED OPENINGS ARE REQ'D
7. 2-HR FIRE BARRIER AT HORIZONTAL EXITS REQUIRED PER CBC SECTION 1026 & 706.4. TYPE VA PROTECTED OPENINGS ARE REQUIRED
8. 2-HR FIRE WALLS CONSTRUCTED PER CBC SECTION 706 ALLOWED AT AREA SEPARATION WALLS PER CBC TABLE 601 FOR TYPE V CONSTRUCTION ONLY
9. 3-HR FIRE WALLS CONSTRUCTED PER CBC SECTION 706 REQUIRED AT AREA SEPARATION PER CBC TABLE 601 PRIMARY STRUCTURAL FRAME FOR TYPE IA

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BUILDING SECTIONS

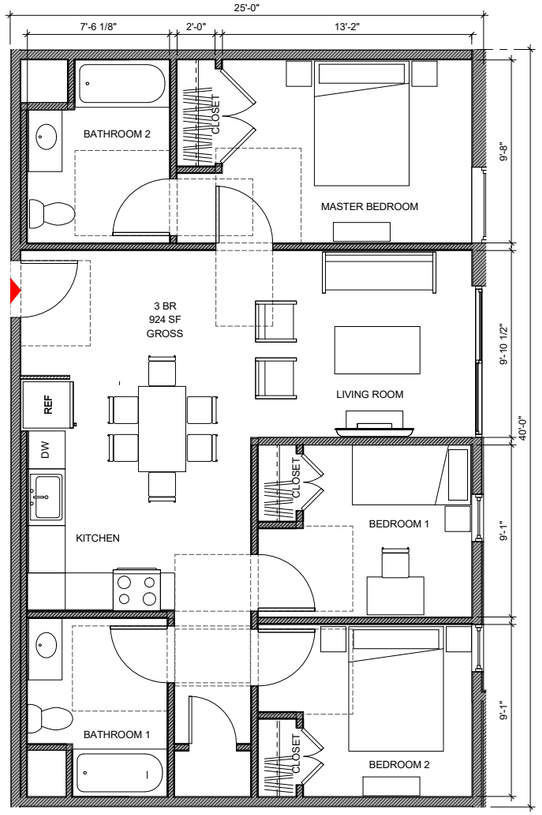
JOB #: 2222.1

SCALE: As indicated

A3.20

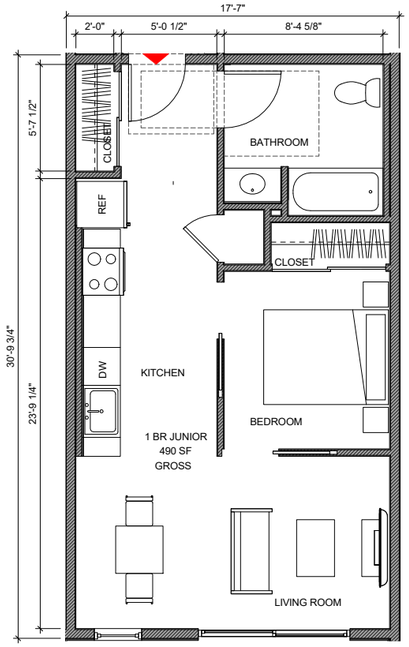
PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024



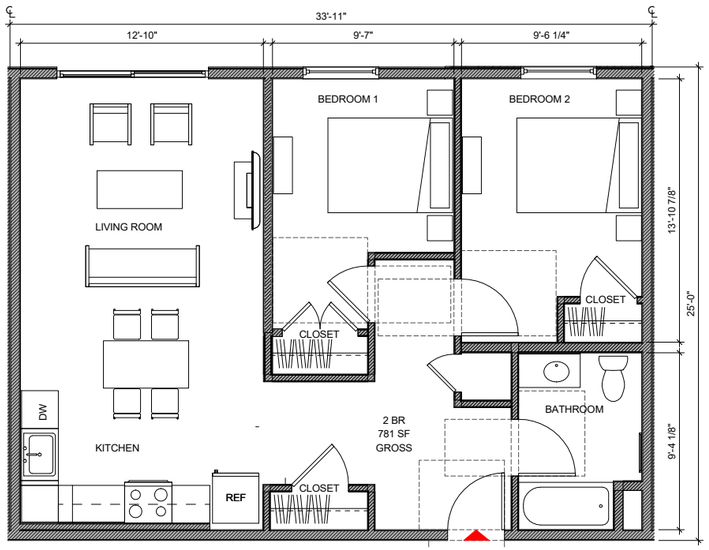
5 A4.10 **3 BEDROOM TYP. - 40' x 25'**

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



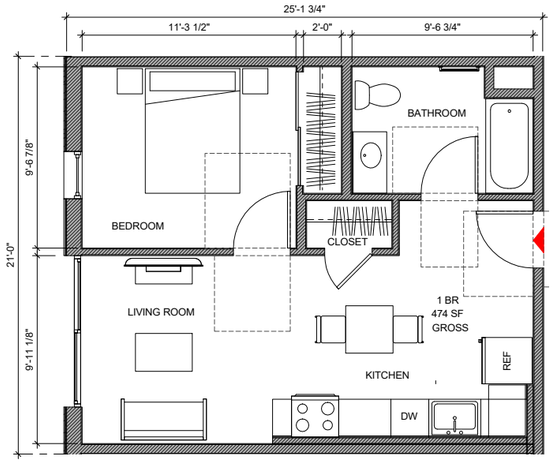
4 A4.10 **JUNIOR 1 BEDROOM TYP. - 31' x 18'**

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



3 A4.10 **2 BEDROOM TYP. - 34' 'x 25'**

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



1 A4.10 **1 BEDROOM PLAN TYP. 21' x 25'**

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

0' 10' 20' 40'

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HOUSING AUTHORITY
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SAN JOSÉ, CA 95110

TYPICAL UNIT PLANS

JOB #: 2222.1

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

A4.10

PALO ALTO PLANNING- ENTITLEMENTS

50% DD | DATE: 04/10/2024

GENERAL NOTES

GENERAL

1. PROVIDE ELECTRICAL INSTALLATION IN ACCORDANCE W/ NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF UTILITY COMPANIES FURNISHING SERVICES TO INSTALLATION.
2. PROVIDE ITEMS NECESSARY TO COMPLETE ELECTRICAL SYSTEMS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY CONDUIT, BOX, CONDUCTOR, OR SIMILAR ITEMS FOR A COMPLETE INSTALLATION.
3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND DETERMINE CONDITIONS WHICH MAY AFFECT BID. ANY ITEMS NOT FULLY UNDERSTOOD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
4. "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, OR MECHANICAL).
5. WHEREVER THE WORD "PROVIDE" IS USED, IT MEANS FURNISH AND INSTALL COMPLETE AND READY FOR USE.
6. COORDINATE LOCATION OF ELECTRICAL FIXTURES WITH OTHER TRADES.
7. REFER TO EQUIPMENT DRAWINGS FOR MECHANICAL CHARACTERISTICS (SIZE, LOCATION, ETC.) OF MECHANICAL EQUIPMENT UNLESS OTHERWISE INDICATED.
8. PROVIDE CONDUCTORS AND RACEWAYS PER NATIONAL ELECTRICAL CODE.

MATERIALS AND METHODS

9. PROVIDE RACEWAY AND WIRING AS NOTED, ROUTED CONCEALED WITHIN BUILDING STRUCTURE WHEREVER POSSIBLE (EXCEPTIONS INCLUDE GARAGE & BOH/UTILITY ROOMS). ANY EXPOSED WIRING IS TO BE SENT AS AN RFI FOR OWNER, ARCHITECT, & ENGINEER REVIEW.
10. OUTDOOR EXPOSED CONDUIT ROUTING: CONDUITS ROUTED ON ROOF OR EXPOSED TO WEATHER SHALL BE EMT OR LIQUID-TIGHT FLEX. PROVIDE WATER-TIGHT CONNECTIONS AND FITTINGS. CONDUITS ON THE ROOF TO BE A MINIMUM 1" ABOVE THE ROOF SURFACE.
11. CLEARANCES: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET.
12. CONNECTIONS: PROVIDE GRS, METALLIC FLEX, OR LIQUIDTITE FLEX CONDUITS FOR CONNECTIONS TO MOTORS OR MOTORIZED EQUIPMENT.
13. WIRING: MINIMUM TO BE #12 AWG WIRE IN COMMON AREAS; #14 ALLOWED WITHIN DWELLING UNITS ONLY. NON-METALLIC CABLE (ROMEX) IS ALLOWED IN TYPE III OR V CONSTRUCTION ONLY, INSTALLED PER NEC.
14. APARTMENT FEEDERS ARE TO MAINTAIN SUFFICIENT SPACING FOR TEMPERATURE REGULATION. AT NO POINT SHALL FEEDERS BE ROUTED SUCH THAT THEY ARE BUNDLED TIGHTLY (WITHOUT SUFFICIENT SPACING) FOR MORE THAN 24-INCHES CONTINUOUS.
15. FEEDERS PASSING THROUGH TYPE I CONSTRUCTION ARE TO BE MC CABLE.
16. WIRING: UNLESS OTHERWISE NOTED, UPSIZE BRANCH CIRCUITS AS NECESSARY TO LIMIT VOLTAGE DROP TO 2% MAXIMUM.
17. WIRING: POWER WIRING SHALL BE COPPER, THWN/THHN, INSULATED FOR 600V. ALUMINUM CONDUCTORS ARE PERMITTED FOR FEEDERS 100 AMPS OR LARGER. IF CHANGING TO ALUMINUM, INCREASE WIRE AND CONDUIT SIZE TO EQUAL OR EXCEED DESIGNED COPPER RATING (INCLUDING GROUND).
18. DISCONNECTS:
    - 18.1. PROVIDE DISCONNECTS (FUSED AND UNFUSED) AS SHOWN AND REQUIRED BY CODE FOR EQUIPMENT FURNISHED UNDER ELECTRICAL AND MECHANICAL SCOPES OF WORK. REFER TO COORDINATION MATRIX.
    - 18.2. OUTDOOR DISCONNECTS: PROVIDE ALL NECESSARY MEMBRANE PENETRATIONS WITH WATERPROOFING PER ARCHITECTURAL SPECIFICATIONS.
    - 18.3. ALL DISCONNECTS ARE TO MAINTAIN CODE MINIMUM WORKING CLEARANCE (30" WIDTH, 36" DEPTH) AND ACCESS.
    - 18.4. INDOOR DISCONNECTS: ALLOWED TO BE INSTALLED ABOVE A CEILING PER 404.8 EX:2. PROVIDE ACCESS PANEL MINIMUM 22" X 22" PER 110.26(A)(4).
19. FUSES: PROVIDE FUSES PER EQUIPMENT NAMEPLATE UNLESS OTHERWISE INDICATED. FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
20. SUPPORT: SUPPORT LIGHT FIXTURES FROM BUILDING STRUCTURE. DO NOT SUPPORT FIXTURES FROM SUSPENDED CEILING.
21. LABELS: ENCLOSURES FOR ELECTRICAL PANELS, TIME SWITCHES, DISCONNECTS, STARTERS, CONTACTORS, PULL BOXES, ETC. SHALL BE PERMANENTLY LABELED TO IDENTIFY THEIR DESIGNATION OR UNIT SERVED. PANEL SCHEDULES MUST BE TYPED.
22. PAINTING: ELECTRICAL ENCLOSURES SHALL BE PAINTED TO MATCH ADJACENT WALL.
23. COVERPLATES: PROVIDE AS FOLLOWS, SUBMIT SAMPLE OF EACH FOR APPROVAL:
    - 23.1. COMMERCIAL KITCHENS: STAINLESS STEEL SWITCH PLATES, WITH BLACK DEVICES.
    - 23.2. ALL OTHER AREAS: WHITE COLOR PLASTIC.
24. ELECTRICAL CONTRACTOR SHALL REVIEW THE LANDSCAPE PLANS FOR ALL IRRIGATION CONTROL WIRING RACEWAY REQUIREMENTS.
25. OUTLET BOXES SHALL NOT BE INSTALLED BACK TO BACK.

SITE ELECTRICAL

26. TRENCHING: COORDINATE ALL TRENCHING WORK WITH OTHER UTILITY LOCATIONS AND DRAINAGE TRENCHES.
27. UNDERGROUND CONDUITS: PROVIDE PVC, SCHEDULE 40, 3/4" MINIMUM. PROVIDE PVC CONDUIT TRANSITION ELBOW WHEN TURNING UP TO ABOVE-GRADE.
28. BELOW SLAB: CONDUIT ROUTED BELOW ON-GRADE FLOOR SLABS SHALL BE INSTALLED PRIOR TO FLOOR SLAB POUR. ROUTE CONDUITS BELOW SLAB AS STRAIGHT AS POSSIBLE TO MINIMIZE BENDS.
29. ALL CONDUITS PENETRATING THE BUILDING ENVELOPE BELOW GRADE SHALL FOLLOW WATERPROOFING REQUIREMENTS IN THE ARCHITECTURAL DRAWINGS.

NEUTRALS

30. AT CONTRACTORS DISCRETION, NEUTRALS MAY BE SHARED ON COMBINED HOMERUNS UNLESS THE CIRCUIT HAS A GFCI OR AFCI BREAKER, AN ISOLATED GROUND, OR IS FROM A PANEL WITH SPD (TVSS) PROTECTION. ANY NEUTRAL DOWNSTREAM FROM A DIMMER SHALL BE DEDICATED TO THE DIMMED LOAD.
31. NEUTRAL WIRES SHOWN FOR TWO- AND THREE-POLE MECHANICAL/KITCHEN EQUIPMENT MAY BE OMITTED UPON VERIFICATION THAT THEY ARE NOT REQUIRED FOR EITHER OPERATION OR CONTROL CIRCUITS PER MANUFACTURER'S SPECIFICATIONS.

LIGHTING

32. PROVIDE LIGHT FIXTURES W/ PROPER FITTING FLANGES, MOUNTING SUPPORTS, AND ACCESSORY ITEMS UL LISTED FOR CONDITIONS OF USE.
33. LOW VOLTAGE LIGHTING
    - 33.1. PROVIDE LOW VOLTAGE TRANSFORMERS IN NEARBY ACCESSIBLE CEILING SPACE.
    - 33.2. PROVIDE LOW VOLTAGE CONDUCTORS SIZED PER MANUFACTURER'S GUIDELINES TO MINIMIZE VOLTAGE DROP.

LIGHTING CONTROL

34. THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A TWENTY AMPERE CIRCUIT LOADED TO EIGHTY PERCENT. A MASTER CONTROL MAY BE INSTALLED, PROVIDED THE INDIVIDUAL SWITCHES RETAIN THEIR CAPABILITY TO FUNCTION INDEPENDENTLY.
35. EXIT SIGNS, BATTERY BALLASTS, & EMERGENCY FIXTURES SHALL BE CONNECTED TO AN UNSWITCHED LEG OF THE DESIGNATED CIRCUIT.
36. NO LIGHTING SHALL BE ON THE SAME CIRCUIT BREAKER AS EQUIPMENT LOADS.
37. ALL LIGHTING SWITCHES SHALL BE MOUNTED WITH TOP OF SWITCH AT 48" AFF, OR 44" AFF IF OVER OBSTRUCTION.
38. ALL OCCUPANCY SENSORS WITHIN ENCLOSED ROOMS ARE TO BE BE AUTOMATIC OFF, MANUAL ON. PROVIDE LIGHTING CONTROL SYSTEM CAPABLE OF THIS REQUIREMENT PER ENERGY CODE.

ELEVATOR

39. IF BATTERY LOWERING DEVICE IS PROVIDED, PROVIDE AUXILIARY CONTACTS AT FUSED DISCONNECT SWITCH & BREAKER.

MISCELLANEOUS

40. PROVIDE DECORA SWITCHES & OUTLETS IN UNITS & COMMON PUBLIC AREAS. TOGGLE SWITCHES & STANDARD OUTLETS ARE ACCEPTABLE IN MECH, ELEV, AND ELEC ROOMS.
41. PROVIDE ALL NECESSARY FIRE CAULKING & FIRE STOPPING FOR ALL ELECTRICAL EQUIPMENT.
42. TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR ALL 15A AND 20A 120V RECEPTACLES LOCATED IN DWELLING UNITS.
43. ALL ELECTRICAL ACCESS PANELS ARE TO BE PROVIDED BY THE ELECTRICIAN. SEE SPECIFICATIONS FOR MATERIALS AND APPROVED MANUFACTURERS.
44. IF MAGNETIC DOOR HOLDERS ARE 120V, PROVIDE POWER FROM NEAREST CONVENIENCE RECEPTACLE CIRCUIT.
45. SUB-GRADE ELECTRICAL ROOMS: PROVIDE HOUSEKEEPING PAD FOR ALL SWITCHGEAR LOCATED IN SUB-GRADE ELECTRICAL ROOMS. HOUSEKEEPING PAD TO BE LESS THAN 2" IN HEIGHT.
46. WATER SUBMETER REPEATERS TO BE LOCATED IN IDF CLOSETS, PLUGGED INTO THE SHOWN WALL OUTLETS.
47. STAIRS: WIRING & JBOX PENETRATIONS INTO INTERIOR EXIT STAIRWAYS ARE PROHIBITED EXCEPT FOR EQUIPMENT ASSOCIATED WITH THE STAIR.

CODES

CODES:

- CALIFORNIA ELECTRIC CODE 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA FIRE CODE 2022
- NATIONAL ELECTRIC CODE 2020
- CALIFORNIA TITLE-24 ENERGY CODE 2022
- CALIFORNIA GREEN BUILDING STANDARD 2022

CITY MUNICIPAL CODE: EV CHARGING REQUIREMENT: _____

PRE-WIRING FOR FUTURE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING STATION ON EACH LEVEL.

LOW LEVEL EXIT SIGNS ARE NOT REQUIRED IN THE CORRIDORS FOR APARTMENT BUILDINGS (ONLY IN CORRIDORS OF HOTELS)

BIDDING NOTES

THE FOLLOWING SYSTEMS ARE TO BE INCLUDED IN THE BIDDING OF THE PROJECT. ANY QUESTIONS NEED TO BE PRESENTED DURING THE BIDDING PHASES. CHANGE ORDERS ARE NOT ALLOWED FOR ANY OF THE ITEMS LISTED BELOW:

1. POWER TO ALL POWERED DOORS INCLUDING GARAGE DOOR AND ALL NECESSARY WIRING & CONNECTIONS.
2. POWER TO ALL ELECTRONIC DOOR STRIKES (FROM NEAREST 120V GENERAL PURPOSE RECEPTACLE CIRCUIT).
3. RACKING IN PBX ROOM AND IDF ROOMS.
4. SMOKE GUARDS: PROVIDE 120V POWER TO DEVICE AND FIRE ALARM SMOKE DETECTOR LOCATED OUTSIDE EACH PAIR OF ELEVATOR DOORS. REFER TO ARCH PLANS FOR LOCATIONS AND QUANTITY. COORDINATE WITH FIRE ALARM CONTRACTOR.
5. ALL NECESSARY ROOF PENETRATIONS TO THE LIGHTING AND EQUIPMENT SHOWN PER PLANS.
6. ALL RECESSED ITEMS PENETRATING RATED ASSEMBLIES SHALL BE PROVIDED WITH FIRE RATED PROTECTION. CONTRACTOR SHALL PROVIDE FIRE PROTECTIVE DEVICES (INCLUDING LUMINARIES AND BOXES) TO MAINTAIN FIRE RATING.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE FIRE CAULKING AND PUTTY PADS FOR PENETRATIONS THROUGH RATED ASSEMBLIES.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE WIRING FOR DUCT SMOKE DETECTORS.
9. ALL FLOOR OUTLETS TO BE BRASS. PROVIDE AND INSTALL STEEL CITY SERIES FLOOR BOX 664-SC UNLESS OTHERWISE NOTED.
10. INSTALLATION OF ALL LOW VOLTAGE LIGHTING TRANSFORMERS AND REMOTE DRIVERS. NOT SHOWN ON PLANS, TO BE COORDINATED BY THE ELECTRICAL CONTRACTOR.
11. TRASH CHUTE SYSTEM WIRING PER INSTALLATION MANUAL.
12. LIGHTING IN GARAGES AND BOH SPACES: LIGHT FIXTURES AND EXIT SIGNS MAY NEED TO BE SUSPENDED DUE TO OTHER TRADES & INSULLATION, PROVIDE HANGING SUPPORTS WHERE NECESSARY. IN GARAGES OVER 10-FT HIGH, PROVIDE HANGERS TO MOUNT AT A MAX OF 10-FT.
13. CONTRACTORS MANUFACTURER SHALL PROVIDE A SELECTIVE COORDINATION STUDY OF THE ELEVATORS & EMERGENCY/LEGALLY REQUIRED STANDBY ELECTRICAL SYSTEM.
14. POWER TO ALL FIRE ALARM POWER SUPPLIES (PER DESIGN/BUILD FIRE ALARM PLANS).
15. CONNECTION TO ROOFTOP AMENITY EQUIPMENT (INCLUDING FIRE PITS WITH CIRCUITRY AS SHOWN).
16. UTILITY COMPANY REMOTE METER CONDUIT AND ANTENNA JBOX AS SHOWN PER PLANS.
17. PUMPS: CONDUIT AND WIRING FROM THE PUMP TO THE CONTROL BOX. CONTROLLER LOCATION TO BE PER PLUMBING CONTRACTOR.
18. AMENITY AREA COOKING HOODS TO HAVE ACCESSIBLE CONTROLS. ON/OFF SWITCH MAY NOT BE COMPATIBLE WITH THE SPECIFIED HOOD. PROVIDE BROAN 66W REMOTE 3-BUTTON WALL SWITCH WITH BROAN 40000-SERIES HOODS AS BASIS OF DESIGN. CONFIRM WITH ID PLANS PRIOR TO ANY INSTALLATION.

DRAWING INDEX

DWG	DESCRIPTION	INCLUDED IN SET: PLANNING RESUB 04/08/24	SHEETS WITH REVISIONS
E0.00	GENERAL NOTES, SHEET INDEX, LEGEND, ABBREV.	●	
E0.01	GENERAL NOTES, SHEET INDEX, LEGEND, ABBREV. CONT	●	
E3.10	FIRST FLOOR POWER PLAN	●	
E5.00	ONELINE DIAGRAM	●	
E5.01	ONELINE DIAGRAM	●	
E5.02	LOAD CALCULATIONS	●	

TKEHRET 2 \'2293-020 BUENA VISTA VILLAGE, SANTA CLARA, CA\DWG\E000 GENERAL NOTES, SHEET INDEX, LEGEND, ABBREV.DWG 04-09-2024 13:21

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GENERAL NOTES, SHEET INDEX, LEGEND, ABBREV.

JOB #: '293-020
SCALE: EFERENCE PLANS

E0.00

PALO ALTO PLANNING- ENTITLEMENTS
PLANNING RESUB | DATE:04/10/2024

LEGEND

##	LIGHT FIXTURE CALLOUT
	ILLUMINATED EXIT SIGN, ARROWS AS INDICATED
$	SINGLE POLE, SINGLE THROW LIGHT SWITCH, 20A (WP = WEATHERPROOF COVER)
$3	THREE–WAY LIGHT SWITCH, 20A
$4	FOUR–WAY LIGHT SWITCH, 20A
$T	TIMER SWITCH
	DIMMER SWITCH
$a	SWITCH, SINGLE POLE; WITH SWITCHING SUBSCRIPT 'a'
x Y $ $ OS	DUAL SWITCHES, BOTH WITH OCCUPANCY SENSOR CONTROL
$OS	OCCUPANCY SENSOR, WALL MOUNTED
OS	OCCUPANCY SENSOR, CEILING MOUNTED
	SINGLE RECEPTACLE, GROUNDED
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE, 1/2 HOT
IG	DUPLEX RECEPTACLE, ISOLATED GROUND
GFCI	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI)
	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI) LOCATED ABOVE COUNTER
	QUAD RECEPTACLE, GROUNDED
PC	PHOTOCELL
WP GFCI	DUPLEX RECEPTACLE, GFCI WITH WEATHERPROOF COVER EXTRA DUTY AND WEATHER RESISTANT RECEPTACLE
	FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE AS NOTED
SD	PHOTOELECTRIC SMOKE ALARM (120V IN APARTMENT UNITS, POWERED BY FIRE ALARM SYSTEM ELSEWHERE)
	COMBINATION SMOKE & CARBON MONOXIDE ALARM (120V IN APARTMENT UNITS, POWERED BY FIRE ALARM SYSTEM ELSEWHERE)
T	THERMOSTAT
J	JUNCTION BOX
	CCTV SECURITY CAMERA

DOOR ACCESS/CONTROL EQUIPMENT

A	INTRUSION DETECTION (DOOR OR WINDOW)
B	DOOR DETECTOR BUZZER IF PROPPED OPEN
C	EMERGENCY EXIT ONLY, DOOR TO HAVE SOUNDER WHEN OPEN
FA	DOOR TO AUTOMATICALLY OPEN IN A FIRE ALARM EVENT
CR	KEY CARD READER ACCESS FOB

TV	TELEVISION CABLE OUTLET
	TELEPHONE OUTLET, MOUNTED AT 18" UNLESS OTHERWISE INDICATED
	DATA OUTLET, MOUNTED AT 18" UNLESS OTHERWISE INDICATED
	TELEPHONE & DATA OUTLET IN DUPLEX BOX
TV	SINGLE GANG JBOX WITH 1 DATA AND 1 TV OUTLET
	PANELBOARD
	ELECTRICAL DISTRIBUTION EQUIPMENT
	CIRCUIT BREAKER DISCONNECT SWITCH
	NON–FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	MAGNETIC MOTOR STARTER
	COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT SWITCH
C	CONTACTOR
T	THERMOSTAT
	MOTOR CONNECTION
$M	MOTOR RATED SWITCH
T	TRANSFORMER
	EQUIPMENT CONNECTION, REFER TO DESCRIPTION ON PLANS FOR WHICH SPECIFIC EQUIPMENT CONNECTION.

COMMON EQUIPMENT CONNECTIONS:

WH	120V CONNECTION TO WATER HEATERS
EF	120V CONNECTION TO EXHAUST FAN
DAMPER	120V CONNECTION TO MOTORIZED DAMPER
DSD	120V CONNECTION TO FIRE ALARM SYSTEM DUCT MOUNT SMOKE DETECTOR
FSD	120V CONNECTION TO FIRE ALARM SYSTEM FIRE SMOKE DAMPER

2–WAY COMM	2–WAY COMMUNICATION DEVICE, REFER TO DETAIL 4/E6.03
FSD	120V CONNECTION TO FIRE/SMOKE DAMPER
	DOORBELL
	DOORBELL CHIME
T	DOORBELL XFMR

A PART OF THE DESIGN/BUILD FIRE ALARM SYSTEM

HD	HEAT DETECTOR
FS	SPRINKLER FLOW SWITCH
TS	SPRINKLER VALVE TAMPER SWITCH
HS	FIRE ALARM HORN/STROBE LIGHT
H	FIRE ALARM HORN
S	FIRE ALARM STROBE
MH	MINI HORN
F	FIRE ALARM PULL STATION
CO	CARBON MONOXIDE DETECTOR POWERED BY FIRE ALARM SYSTEM
	ELECTRO–MAGNETIC DOOR HOLDER, POWERED BY FIRE ALARM SYSTEM

ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT, ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AMP	AMPERE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BRKR	BREAKER
BLDG	BUILDING
BOH	BACK OF HOUSE
C	CONDUIT
CEC	CALIFORNIA ELECTRICAL CODE
CKT	CIRCUIT
CO	CARBON MONOXIDE
CLG	CEILING
CT	CURRENT TRANSFORMER
Cu	COPPER
CW	COOL WHITE
D/B	DESIGN/BUILD
DCO	DUPLEX CONVENIENCE OUTLET
DISP	GARBAGE DISPOSAL
DN	DOWN
DW	DISHWASHER
EXIST	EXISTING
EF	EXHAUST FAN
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NON–METALLIC TUBING
ERRCS	EMERGENCY RADIO RESPONDER COVERAGE SYSTEM
EQUIP	EQUIPMENT
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR
FLUOR	FLUORESCENT
FOH	FRONT OF HOUSE
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GRS	GALVANIZED RIGID STEEL
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPWH	HEAT PUMP WATER HEATERS
HT	HEAT TRACE
IC	INSULATED CEILING RATED
IDF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
JT	JOINT TRENCH
KCMIL	THOUSAND CIRCULAR MILLS
KEC	KITCHEN EQUIPMENT CONTRACTOR
KVA	KILOVOLT AMPERES
KW	KILOWATT
LTG	LIGHTING
MATV	MASTER ANTENNA TELEVISION
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MPOE	MAIN POINT OF ENTRY
N	NEUTRAL
NIC	NOT IN CONTRACT
NEC	NATIONAL ELECTRICAL CODE (NFPA–70)
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
OS	OCCUPANCY SENSOR
PC	PHOTOCELL
PNL	PANEL
POC	POINT OF CONNECTION
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTY	QUANTITY
RECEPT	RECEPTACLE
ROMEX	ELECTRICAL NM CABLE
SD	SMOKE DETECTOR
SER	SERVICE ENTRANCE CABLE
SPEC	SPECIFICATIONS
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V	VOLTS
VS	VACANCY SENSOR
W	WATTS
WW	WARM WHITE
WP	WEATHERPROOF
W/	WITH
W/O	WITHOUT
XFMR	TRANSFORMER
XFR	TRANSFER
Z	IMPEDANCE OR ZONE

PRE-CONSTRUCTION MEETING

CONTRACTORS SHALL ATTEND A PRE–CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK. THE MEETING SHALL BE LOCATED AT THE PROJECT SITE ON A DATE AND TIME TO BE MUTUALLY AGREED. THE MEETING WILL BE A WORKING SESSION. THE MEETING WILL BE FACILITATED BY THE ENGINEER AND THE AGENDA WILL INCLUDE A DETAILED REVIEW OF THE PLANS AND SPECIFICATIONS, CROSS CHECK WITH OTHER TRADES FOR COORDINATION ISSUES, REVIEW OF PROPOSED PRODUCTS, REVIEW OF PLANNED MEANS AND METHODS,AND ON–SITE INVESTIGATION OF FIELD CONDITIONS RELATIVE TO EXISTING CONDITIONS THAT COULD AFFECT THE WORK. PERSONS ATTENDING THE MEETING SHALL BE KNOWLEDGEABLE OF THE PROJECT AND SHALL BE THE SPECIFIC PERSONS INTENDED TO CONTINUE WITH THE PROJECT THROUGH TO COMPLETION. IF REQUIRED, REVISED PLANS WILL BE ISSUED THROUGH OFFICIAL CHANNELS. CHANGES IN THE BID PRICE WILL BE DISCUSSED, BUT NO CHANGE ORDERS WILL BE ISSUED UNLESS PROCESSED THOUGH OFFICIAL CHANNELS. IT SHALL BE UNDERSTOOD THAT THE ENGINEER HAS NO AUTHORITY TO ISSUE CHANGE ORDERS.

THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE MINIMUM TIME INDICATED:

MECHANICAL	2 HOURS
PLUMBING/PIPING	2 HOURS
ELECTRICAL	2 HOURS
GENERAL CONTRACTOR	ALL SESSIONS

STRUCTURED CABLING (TELEPHONE, DATA, TV):
DESIGN AND PROVIDE COMPLETE, OPERATING, AND FULLY FUNCTIONAL TEL/DATA/TV WIRING SYSTEM PER OWNER & VENDOR REQUIREMENTS. SEE PLANS FOR OUTLET LOCATIONS, WIRING REQUIREMENTS, AND SERVICE ENTRANCE REQUIREMENTS. SUCCESSFUL SUB–CONTRACTOR IS RESPONSIBLE FOR WIRING TERMINATIONS AT THE OUTLETS AND RESPONSIBLE FOR COORDINATING WITH VENDOR ON WIRING TERMINATIONS AT THE EQUIPMENT. COORDINATE WITH ALL THE OWNER REQUESTED VENDORS FOR SCOPE DIFFERENTIATION. COORDINATE TERMINATION TYPES WITH EQUIPMENT VENDOR. VERTICAL RISERS ARE TO BE IN RACEWAY, HORIZONTAL WIRING TO BE CABLE. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL CONDUIT AND LOW VOLTAGE WIRING WITH THE EXCEPTION OF WIRING UPSTREAM OF THE DEMARCATION AND TRUNKLINE CABLING (COORDINATE WITH VENDOR).

FIRE ALARM SYSTEM (283100):
DESIGN AND PROVIDE COMPLETE, OPERATING, AND FULLY FUNCTIONAL FIRE DETECTION ALARM SYSTEM THAT MEETS ALL LOCAL CODES AND ORDINANCES. SUCCESSFUL SUB–CONTRACTOR SHALL SUBMIT FULL SET OF PLANS TO OWNER, INDICATING DEVICE LOCATIONS, WIRING, CONNECTIONS, AND SPECIAL MOUNTING DETAILS. REFER TO ELECTRICAL PLANS FOR MAIN EQUIPMENT LOCATIONS. SUBMIT PLANS AND OBTAIN PERMIT FROM LOCAL AHJ. DEVICES SHOWN ON PLANS ARE FOR REFERENCE ONLY AND ARE ONLY INTENDED AS DESIGN INTENT.

ALL DWELLINGS UNITS AND SLEEPING UNITS SHALL BE PRE–WIRED TO SUPPORT FUTURE INSTALLATION OF VISIBLE NOTIFICATION APPLIANCES IN ALL UNITS. THE WIRING SHALL NOT BE LIMITED TO FIRE ALARM NOTIFICATION CIRCUITS AND THE ASSOCIATED JUNCTION BOXES, AND DEPENDING ON THE DESIGN MAY INCLUDE SIGNALING LINE OR INITIATING CIRCUITS. IN LIEU OF ACTUAL PRE–WIRING, APPROVED ELECTRICAL CONDUIT INSTALLED IN ALL UNITS WITH SUITABLE JUNCTION BOXES AND DIRECT TERMINATION AT THE FIRE ALARM CONTROL UNIT LOCATION WOULD BE AN ACCEPTABLE ALTERNATIVE. THE FIRE ALARM DESIGNER SHALL PROVIDE COMPLETE PLANS, WHICH SHALL INCLUDE DETAILS SHOWING HOW FUTURE VISIBLE APPLIANCE EXPANSIONS ARE TO BE ACCOMPLISHED. VISIBLE APPLIANCES, CONNECTIONS TO SMOKE ALARMS OR SYSTEM DETECTORS AND ADDITIONAL FIRE ALARM EQUIPMENT (NAC PANELS, POWER SUPPLIES, BATTERIES, ETC) NECESSARY FOR FUTURE EXPANSION NEED NOT BE INSTALLED UNTIL VISIBLE APPLIANCES ARE DEEMED NECESSARY. CFC 907.5.2.3.3

FIRE SMOKE DAMPERS REQUIRE A SMOKE DETECTOR TO BE LOCATED WITHIN ALL ROOMS SERVED BY THE DUCT SYSTEM TO INITIATE FIRE SMOKE DAMPER ACTUATION & HVAC UNIT SHUTDOWN. THIS IS TO BE INCORPORATED INTO THE FIRE ALARM SYSTEM. CBC 717.3.3.2.5

LOW FREQUENCY AUDIBLE NOTIFICATION APPLIANCES ARE REQUIRED WITHIN ALL SLEEPING UNITS.

LEED 10.2(b) | GPR D9.2: PROVIDE CO DETECTORS IN ALL ROOMS THAT SHARE A DOOR WITH THE GARAGE.

IN ELEVATOR SHAFTS, PROVIDE A VESDA AIR ASPIRATING SMOKE DETECTOR. PROVIDE CONNECTION TO FACP AND PROVIDE REMOTE LED INDICATOR (LOCATION TO BE BY FIRE ALARM CONTRACTOR APPROVED BY AHJ). CONFIRM WITH ARCHITECT IF REQUIRED.

ELECTRONIC SURVEILLANCE (282300):
DESIGN AND PROVIDE COMPLETE, OPERATING, AND FULLY FUNCTIONAL SECURITY CCTV CAMERA SYSTEM BASED ON OWNER REQUIREMENTS. ALL WIRING IS TO BE IN CONDUIT. CAMERAS TO BE WIRED TO A DVR LOCATED IN THE MANAGEMENT OFFICE. DVR TO HOLD 28 DAYS. CAMERAS TO BE GLOBE TYPE FOR READJUSTING. REFER TO PLANS FOR LOCATIONS.

ACCESS CONTROL 281300:
DESIGN AND PROVIDE COMPLETE, OPERATING, AND FULLY FUNCTIONAL FOB ENTRY SYSTEM WITH ENTRY CALL BOX BASED ON OWNER REQUIREMENTS. CARD READER SYSTEM TO BE PROGRAMMABLE WITH TIME ACCESS LIMITATIONS, AND TRACK USER DATA.

EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS):
CONTRACTOR SHALL PROVIDE A FULLY FUNCTIONAL AND CODE COMPLIANT ERRCS SYSTEM TO PROVIDE SUFFICIENT RADIO COVERAGE THROUGHOUT THE BUILDING. GENERAL CONTRACTOR SHALL CARRY A BUDGET TO COVER A FULL COVERAGE SYSTEM. DESIGN/BUILD CONTRACTOR SHALL PROVIDE DESIGN PLANS FOR DESIGN TEAM TO REVIEW. HEADEND EQUIPMENT TO BE LOCATED IN AN AREA THAT IS EASILY VENTILATED.

2–WAY COMMUNICATION SYSTEM:
CONTRACTOR SHALL PROVIDE A FULLY FUNCTIONAL AND CODE COMPLIANT 2–WAY COMMUNICATION SYSTEM. PLANS ARE TO BE SUBMITTED TO THE LOCAL FIRE DEPARTMENT FOR PERMITTING. DEVICES SHOWN ON PLANS ARE FOR REFERENCE ONLY AND ARE ONLY INTENDED AS DESIGN INTENT.

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GENERAL NOTES, SHEET INDEX, LEGEND, ABBREV. CONT

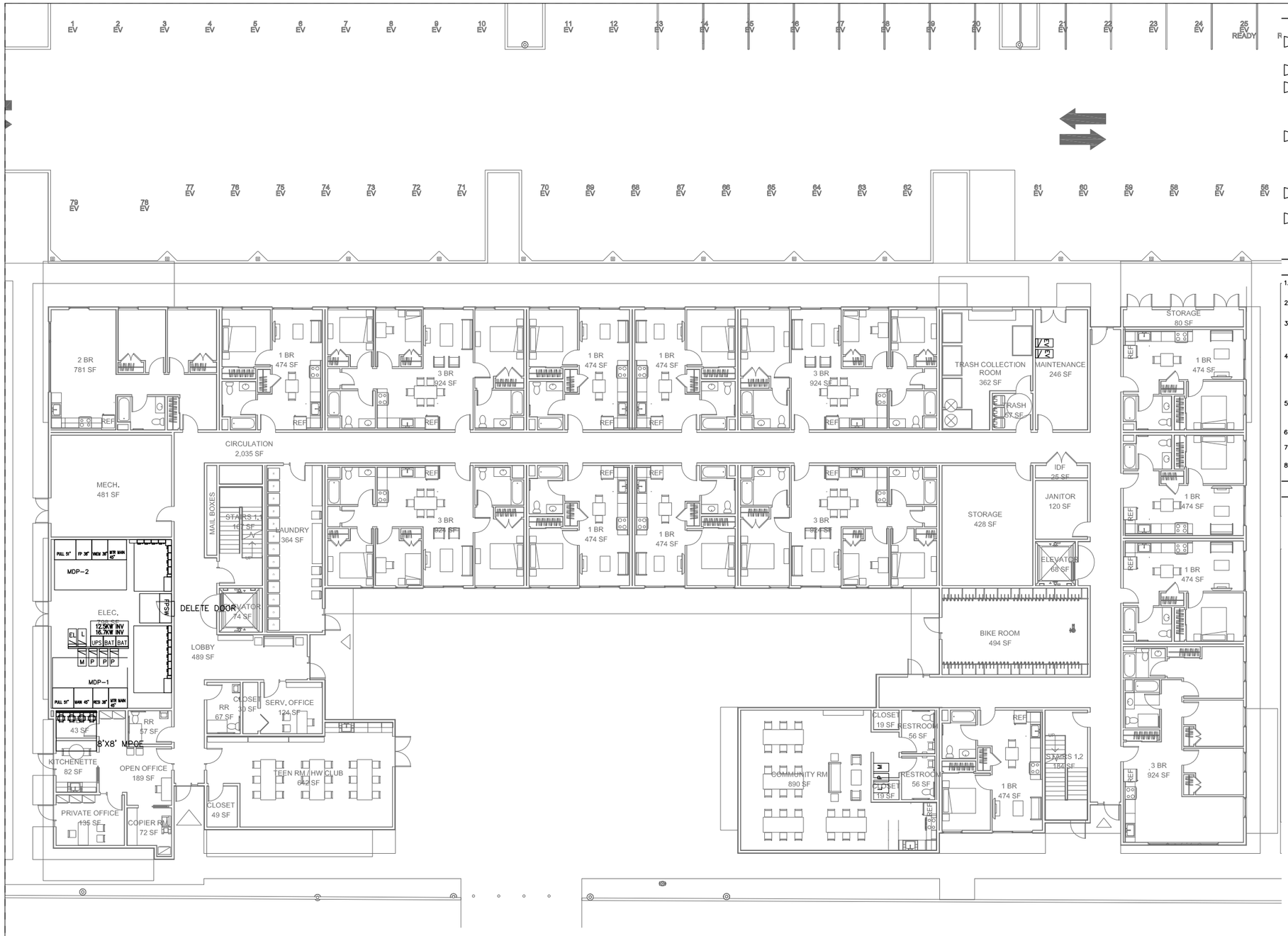
JOB #: 2293-020

SCALE: EFERENCE PLANS

E0.01

PALO ALTO PLANNING- ENTITLEMENTS

PLANNING RESUB | DATE:04/10/2024



1 E3.10 FIRST FLOOR POWER PLAN
SCALE: 3/32" = 1'-0"

POWER FLAG NOTES

2. PROVIDE A REMOTE CALL STATION FOR RESCUE ASSISTANCE 2-WAY COMMUNICATION DEVICE. REFER TO DETAIL 2/E6.01 FOR WIRING DIAGRAM.
3. REFER TO DETAIL 4/E6.02 FOR AQUASTAT, PUMP LAG-LEAD CONTROLLER, AND HOT WATER CIRCULATION PUMP WIRING.
5. ROUTE (1) 2" CONDUIT FROM MAIN ELEC ROOM FOR CPAU SMART METER ANTENNA. SMART METER SHALL BE LOCATED MINIMUM OF 8' ABOVE GRADE, TERMINATING IN A MINIMUM 6"x6"x6" NEMA 3R RATED ENCLOSURE BOX WITH ACCESSIBLE FRONT COVER. PROVIDE CONDUIT CAP AT ELEC ROOM TERMINATION.
6. CONTROLLED RECEPTACLE: IN KITCHENS, LOBBIES, & OFFICE/CONFERENCE SPACES, AN OCCUPANCY-SENSOR-CONTROLLED OUTLET MUST BE PROVIDED WITHIN 6' OF EACH REGULAR OUTLET. PROVIDE PERMANENT LABEL STATING "CONTROLLED RECEPTACLE". CONTROLLED OUTLETS TO BE PART OF THE LIGHTING ROOM CONTROLLER SYSTEM; REFER TO DETAIL 1/E6.03.
8. VENTILATION SHUTOFF: FAN TO BE CONTROLLED BY LIGHTING ROOM CONTROLLER OCCUPANCY SENSORS; REFER TO DETAIL 1/E6.03.
9. ELEVATOR MOTORIZED DAMPER: DAMPER TO BE CONTROLLED BY THE FIRE ALARM SYSTEM WITH ACTIVATION OF SMOKE DETECTED IN THE HOISTWAY. PROVIDE A MANUAL OVERRIDE CONTROL IN ELEV CONTROL ROOM. CFC 3003.4.3

POWER SHEET NOTES

1. PROVIDE TAMPER RESISTANT RECEPTACLES THROUGHOUT PUBLIC SPACES.
2. WATER SUBMETER REPEATERS ARE TO BE LOCATED IN THE IDF CLOSETS, UTILIZING THE EXISTING POWER CIRCUITRY.
3. FLOOR MOUNTED SWITCHBOARDS LOCATED BELOW GRADE SHALL BE SUPPORTED BY A CONCRETE BASE NOT GREATER THAN 2". TOP POSITION OF OVER-CURRENT DEVICES TO NOT EXCEED 6'7" ABOVE WORKING SPACE FLOOR AREA.
4. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE THE VERTICAL 6' DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT. IF ABOVE 6', SHEET METAL DRIP PANS MAY BE USED IF APPROVED BY THE LOCAL AHJ. FOREIGN SYSTEMS TO BE MINIMUM 3' AWAY IN ALL DIRECTIONS FROM CPAU METERS.
5. POWER TO FIRE ALARM EQUIPMENT IS SHOWN FOR BIDDING PURPOSES ONLY. COORDINATE ALL FIRE ALARM POWER REQUIREMENTS WITH DESIGN/BUILD FIRE ALARM CONTRACTOR PRIOR TO ROUGH-IN.
6. OPEN EQUIPMENT DOORS SHALL NOT IMPEDE ENTRY TO OR EGRESS FROM THE WORKING SPACE.
7. ROOF CONDUITS TO BE MINIMUM 7/8" OFF OF THE FINISHED ROOF.
8. OUTDOOR RECEPTACLES MUST BE "EXTRA DUTY".

LOW VOLTAGE SYSTEMS SHEET LEGEND:

- (A) INTRUSION DETECTION (DOOR OR WINDOW)
- (B) DOOR DETECTOR BUZZER IF PROPPED OPEN
- (C) EMERGENCY EXIT ONLY, DOOR TO HAVE SOUNDER WHEN OPEN
- CR KEY CARD READER ACCESS FOB
- CCTV SECURITY CAMERA

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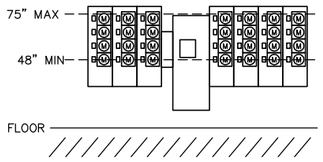
FIRST FLOOR POWER PLAN

JOB #: '293-020
SCALE: EFERENCE PLANS

E3.10

PALO ALTO PLANNING- ENTITLEMENTS
PLANNING RESUB | DATE:04/10/2024

PROVIDE A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT DENOTING ALL OTHER SERVICES SUPPLYING THAT BUILDING.
MDP–1: SERVICE 1 OF 2
MDP–2: SERVICE 2 OF 2



PER CPAU, ELECTRICAL METERS SHALL BE LOCATED ACCORDINGLY FOR MULTI–UNIT INSTALLATIONS:
–MINIMUM HEIGHT: IF INDOORS, 36" FROM THE FINISHED FLOOR TO THE CENTER OF THE METER. IF OUTDOORS & ABOVE UNFINISHED SURFACE, 48" INSTEAD.
–MAXIMUM HEIGHT: 75" FROM THE FINISHED FLOOR TO THE CENTER OF THE METER.
–A MAXIMUM OF 4 METERS MAY BE VERTICALLY STACKED

INDOORS–HEIGHT MEASUREMENTS ARE TO BE MADE TO CENTERLINE OF METER.

METER HEIGHT REQUIREMENT 1

SCALE: NONE

APARTMENT FEEDER SCHEDULE

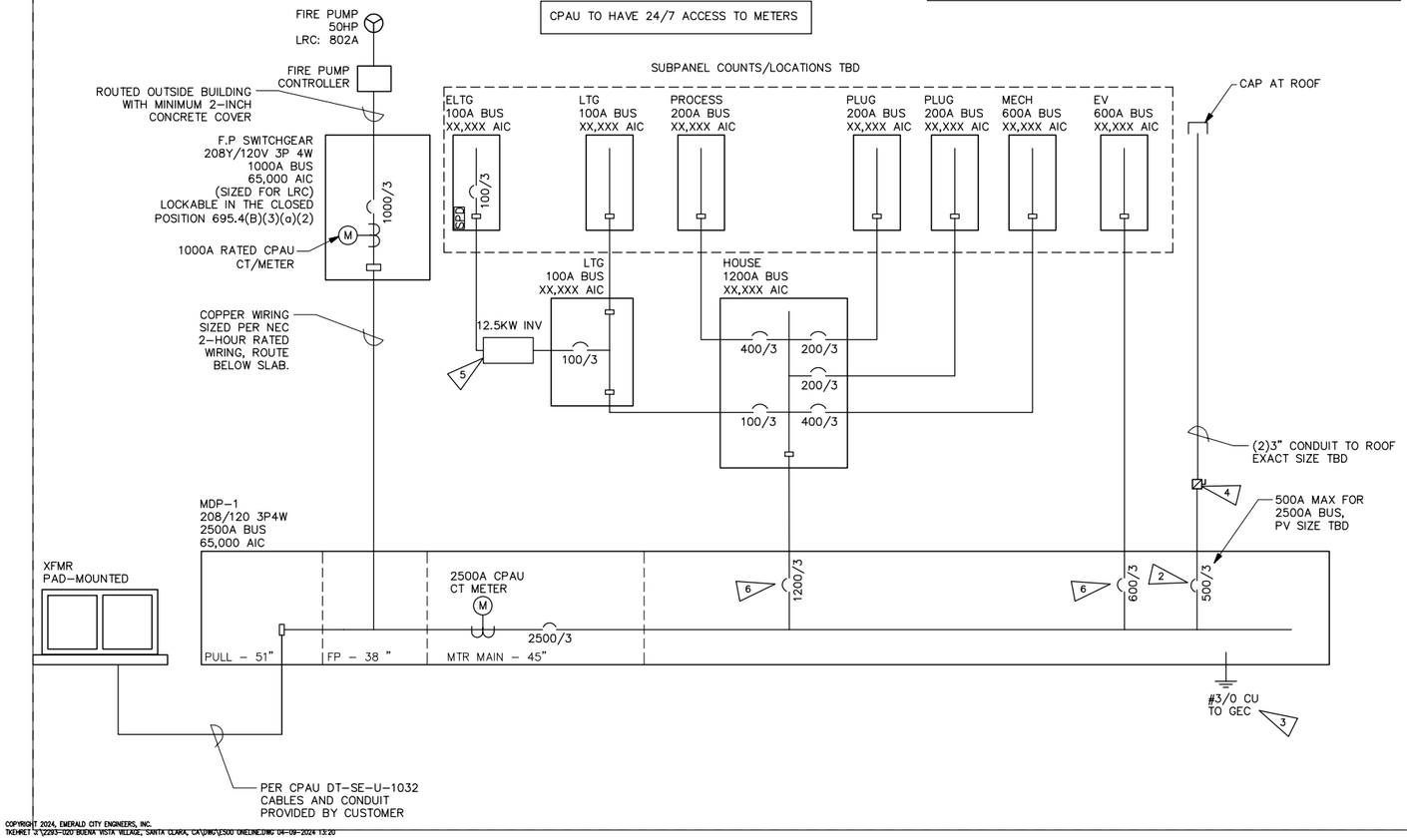
VOLTAGE DROP DESIGN PARAMETERS:
#.#% ALLOWED MAXIMUM

MC CABLE

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.

CPAU TO HAVE 24/7 ACCESS TO METERS



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.

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)(d)(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 CALGREEN MINIMUM:
5% EVSE: FULLY INSTALLED LEVEL 2 EV CHARGER.
10% EV–C: EV–CAPABLE, PREWIRE LEVEL 2 CIRCUIT.
25% EV–R: EV–READY, LOW–POWER LEVEL 2 RECEPTACLE (208V 16A).

OF TOTAL PARKING STALLS.
EVSE
EV–C
EV–R
LOAD MANAGEMENT MAY NOT BE USED UNLESS ABOVE CODE MINIMUM

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. PROVIDE CPAU SMART METER CONDUITS PER UTILITY REQUIREMENTS, REFER TO FLOOR PLANS FOR LOCATION.
2. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%.
3. FIRE PUMP AND HOUSE METERS TO HAVE TEST–BYPASS.
4. 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.
5. EQUIPMENT MARKING SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT PER CEC 110.21.
6. 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.
7. CIRCUIT BREAKER 1200A OR GREATER, PROVIDE ENERGY–REDUCING MAINTENANCE SWITCH FOR ARC ENERGY REDUCTION PER CEC 240.87.
8. * THE INTERRUPTING RATING OF ALL NEW DOWNSTREAM LOADS SHALL BE VERIFIED WITH CPAU PRIOR TO PROCUREMENT AND INSTALLATION. IN ADDITION, THE AVAILABLE FAULT CURRENT INFORMATION (ONCE IT IS MADE AVAILABLE) SHALL ALSO BE PROVIDED TO SSF DESIGN REVIEW PRIOR TO INSTALLATION.
   * UPON RECEIPT OF THE AVAILABLE FAULT CURRENT INFORMATION, THE ELECTRICAL ENGINEER OF RECORD SHALL VERIFY THAT THE PROPOSED ELECTRICAL EQUIPMENT ARE ADEQUATELY BRACED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THE ELECTRICAL SERVICE. THE ELECTRICAL SYSTEM SHALL BE SUBJECT TO VERIFICATION AND FINAL ACCEPTANCE BY AHJ.
9. CONTRACTOR TO SUBMIT SWITCHGEAR PLANS TO UTILITY PRIOR TO ORDERING.
10. CIRCUIT BREAKERS 400A AND LARGER TO HAVE FIELD–ADJUSTABLE, SHORT–TIME AND CONTINUOUS–CURRENT SETTINGS.
11. CEC 2022: 230.67: MAIN SERVICE REQUIRES TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE.
12. 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.
13. 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).

SOLAR PHOTOVOLTAIC CONNECTION

CEC 705.12(D)(2)
BUS OR CONDUCTOR RATING. THE SUM OF THE AMPERE RATINGS OF OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUSBAR OR CONDUCTOR SHALL NOT EXCEED 120 PERCENT OF THE RATING OF THE BUSBAR OR CONDUCTOR.

MDP
2,500A UTILITY + 500A INVERTERS = 3,000A

BUS RATING = 2,500A.

3,000/2,500 = 1.2.
BUS DOES NOT EXCEED 120%

TKEHRET Z:\2293–020 BUENA VISTA VILLAGE, SANTA CLARA, CA\DWG\E500 ONELINE.DWG 04–09–2024 13:20

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ID	DATE	NAME

Project:

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3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:
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making homes, growing communities

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505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

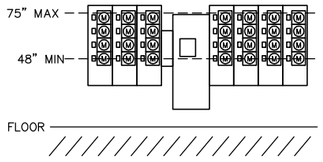
ONELINE

JOB #: 2293-020
SCALE: EFERENCE PLANS

E5.00

PALO ALTO PLANNING- ENTITLEMENTS
PLANNING RESUB | DATE:04/10/2024

PROVIDE A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT DENOTING ALL OTHER SERVICES SUPPLYING THAT BUILDING.
MDP–1: SERVICE 1 OF 2
MDP–2: SERVICE 2 OF 2



PER CPAU, ELECTRICAL METERS SHALL BE LOCATED ACCORDINGLY FOR MULTI–UNIT INSTALLATIONS:
–MINIMUM HEIGHT: IF INDOORS, 36" FROM THE FINISHED FLOOR TO THE CENTER OF THE METER. IF OUTDOORS & ABOVE UNFINISHED SURFACE, 48" INSTEAD.
–MAXIMUM HEIGHT: 75" FROM THE FINISHED FLOOR TO THE CENTER OF THE METER.
–A MAXIMUM OF 4 METERS MAY BE VERTICALLY STACKED

INDOORS–HEIGHT MEASUREMENTS ARE TO BE MADE TO CENTERLINE OF METER.

METER HEIGHT REQUIREMENT 1

SCALE: NONE

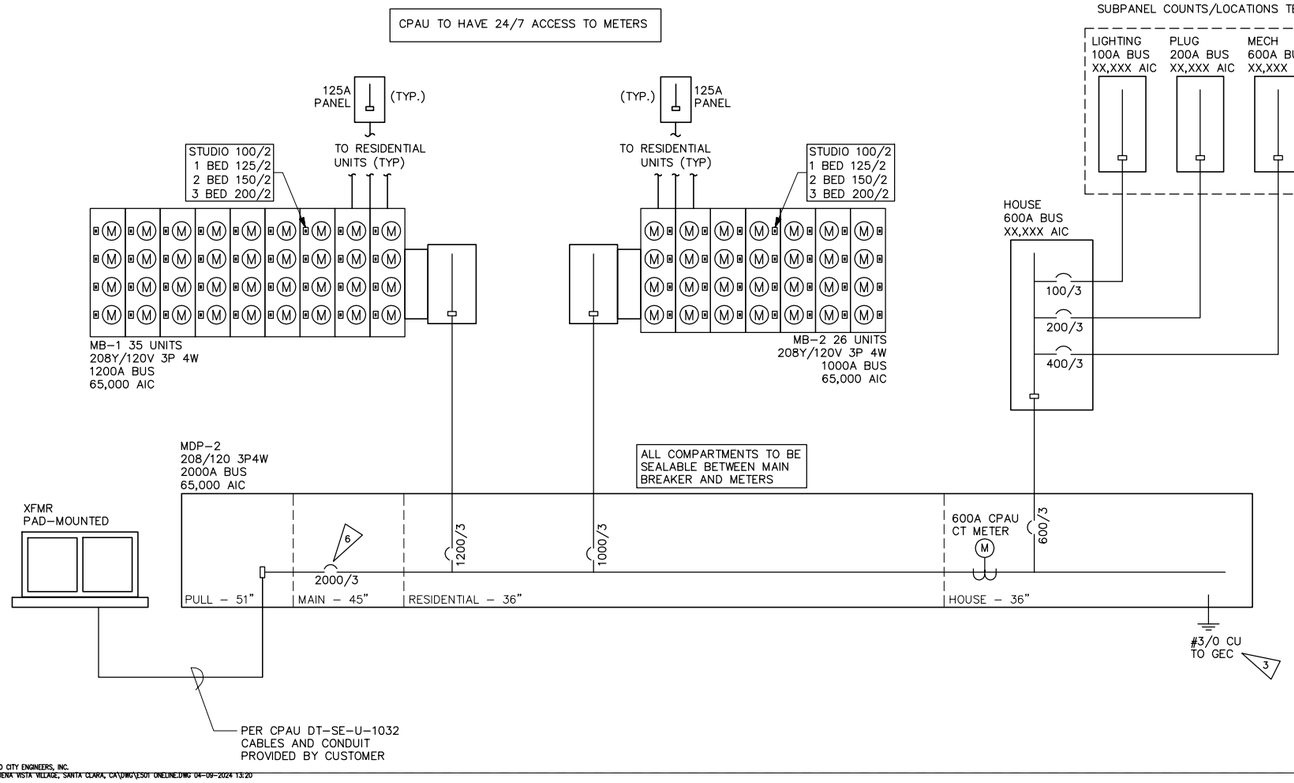
APARTMENT FEEDER SCHEDULE

VOLTAGE DROP DESIGN PARAMETERS:
#.#% ALLOWED MAXIMUM

MC CABLE

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.

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)(d)(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 CALGREEN MINIMUM:
5% EVSE: FULLY INSTALLED LEVEL 2 EV CHARGER.
10% EV–C: EV–CAPABLE, PREWIRE LEVEL 2 CIRCUIT.
25% EV–R: EV–READY, LOW–POWER LEVEL 2 RECEPTACLE (208V 16A).

OF TOTAL PARKING STALLS.
EVSE
EV–C
EV–R
LOAD MANAGEMENT MAY NOT BE USED UNLESS ABOVE CODE MINIMUM

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. PROVIDE CPAU SMART METER CONDUITS PER UTILITY REQUIREMENTS, REFER TO FLOOR PLANS FOR LOCATION.
2. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%.
3. FIRE PUMP AND HOUSE METERS TO HAVE TEST–BYPASS.
4. 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.
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MDP
2,500A UTILITY + 500A INVERTERS = 3,000A

BUS RATING = 2,500A.

3,000/2,500 = 1.2.
BUS DOES NOT EXCEED 120%

TKEMET J:\2293-020 BUENA VISTA VILLAGE, SANTA CLARA, CA\DWG\ESOT ONELINE.DWG 04-09-2024 13:20

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NEWARK, CA 94560

☐ MEP ENGINEER
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LYNNWOOD, WA 98036

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:
HOUSINGAUTHORITY SANTA CLARA COUNTY
making homes, growing communities

SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

ONELINE

JOB #: :293-020
SCALE: EFERENCE PLANS

E5.01

PALO ALTO PLANNING- ENTITLEMENTS
PLANNING RESUB | DATE:04/10/2024

Apt. Service Load - Optional Calculation MDP-1

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

Job Number:	**2293-020**	**Run By:** **TCK**	Printed :
Job Name:	**Buena Vista Village**		03/15/24
Location:	**Palo Alto, CA**		10:52 AM

208/120 - 3

House Load

House Square Footage

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

House Lighting	enter known >>	20			(kVA)	25.0
House Washer Load	Load per Washer (kW)	1.5	Quantity	8	(kVA)	15.0
House Dryer Load	Load per Dryer (kW)	5	Quantity	8	(kVA)	50.0

Miscellaneous Continuous Loads
90 total parking stals

Low power L2 EV (40%)	118.8		
EVCS (15%)	92.4		

(kVA) 264.0

Non-Continuous House Loads (kVA)

House Range Load	Load per Range (kW)	8.1	Quantity	1	(kVA)	8.1
Elevator Load (Hydraulic)	Load per Elevator (kW)	50	Quantity	2	(kVA)	100.0
Receptacles (220 - 14)	Load per Receptacle (VA)	180	Quantity	100	first 10 kVA at 100% remainder at 50%	14.0
Commercial Kitchen Equipment	TOTAL Equipment Load (kW)		Quantity / Demand Factor:	100%	(kVA)	0.0
Central Electric HP/WH			Included?	Yes		
			Water Heaters (1.16 kW/unit)	70.76		
			Recirc Heater (0.567 kW/unit)	34.59	(kVA)	105.3

Miscellaneous Noncontinuous Loads

Fire Pump	50	Communit Room	36
		Offices/Lobby	72
		Corridor HVAC	72
		Misc.	

(kVA) 230.0

25% of Largest Motor	enter 25% of largest	12.5	(kVA)	12.5

House Demand Load Total (kVA) 824

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	208/120 - 3	1	Total Three Phase Demand Load (kVA)	824
			Service Size (A)	2287

Apt. Service Load - Optional Calculation MDP-2

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

Job Number:	**2293-020**	**Run By:** **TCK**	Printed :
Job Name:	**Buena Vista Village**		03/15/24
Location:	**Palo Alto, CA**		10:53 AM

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts.	7	20	18	16				
total demand load per unit (kVA)	30.5	34.4	39.9	44.0	49.8	32.8	32.8	
unit demand times # of units	213.6	687.3	718.2	704.1	0.0	0.0	0.0	
undiversified load (kVA)	2323.2							
total number of apartments	61							
demand factor (%) (table 220 - 84)	24%							

Service Voltage 208/120 - 3

General Demand Load for all apartments (kVA) 558
Service Size (A) 1548

House Load

House Square Footage 20000

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

House Lighting	enter known >>	20			(kVA)	25.0
House Washer Load	Load per Washer (kW)	1.5	Quantity		(kVA)	0.0
House Dryer Load	Load per Dryer (kW)	5	Quantity		(kVA)	0.0

Miscellaneous Continuous Loads
90 total parking stalls

Low power L2 EV (40%)			
EVCS (15%)			

(kVA) 0.0

Non-Continuous House Loads (kVA)

House Range Load	Load per Range (kW)	8.1	Quantity		(kVA)	0.0
Elevator Load (Hydraulic)	Load per Elevator (kW)	50	Quantity		(kVA)	0.0
Receptacles (220 - 14)	Load per Receptacle (VA)	180	Quantity	100	first 10 kVA at 100% remainder at 50%	14.0
Commercial Kitchen Equipment	TOTAL Equipment Load (kW)		Quantity / Demand Factor:	100%	(kVA)	0.0
Central Electric HPWH			Included?	No		
			Water Heaters (1.16 kW/unit)	0		
			Recirc Heater (0.567 kW/unit)	0.00	(kVA)	0.0

Miscellaneous Noncontinuous Loads

		Community Room	36
		Misc.	

(kVA) 36.0

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

House Demand Load Total (kVA) 80

Three Phase Service

Three Phase Load at Meter Bank			Meter Bank Load (kVA)	558
Three Phase Load at Meter Bank			Meter Bank Load (A)	1548
Three Phase Main Service	208/120 - 3	1	Total Three Phase Demand Load (kVA)	638
			Service Size (A)	1770

TKEHRET Q:\2293-020 BUENA VISTA VILLAGE, SANTA CLARA, CA\DWG\ESO2 LOAD CALCULATIONS.DWG 04-09-2024 13:20

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LOAD CALCULATIONS

JOB #: 2293-020
SCALE: REFERENCE PLANS

E5.02

PALO ALTO PLANNING- ENTITLEMENTS
PLANNING RESUB | DATE:04/10/2024

LEGEND

ACU	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
BHP	BRAKE HORSEPOWER
BTUH	BRITISH THERMAL UNIT PER HOUR
C	COMMON
CAP	CAPACITY
CC	COOLING COIL
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CLG	CEILING, COOLING
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
COMB	COMBUSTION
CONT	CONTINUE, CONTROL
CONTR	CONTRACTOR
COP	COEFFICIENT OF PERFORMANCE
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
D	DIAMETER
DB	DRY BULB, DECIBEL
DEG	DEGREE
DIM	DIMENSION
DISCH	DISCHARGE
DN	DOWN
EAT	ENTERING AIR TEMPERATURE
EFF	EFFICIENCY
EG	ENGINE GENERATOR
ELEC	ELECTRIC
EQUIV	EQUIVALENT
EXH	EXHAUST
EXT	EXTERIOR, EXTERNAL
F	FAHRENHEIT
FCU	FAN COIL UNIT
FLR	FLOOR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
G	GAS
GAL	GALLONS
GD	GARAGE DRAIN
GPM	GALLONS PER MINUTE
GWB	GYPSUM WALLBOARD
HD	HEAD
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPU	HEAT PUMP UNIT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
ID	INDIRECT DRAIN, INSIDE DIAMETER
IN	INCH
KW	KILOWATT
L	LONG, LENGTH
LB	POUND
MBH	THOUSAND BTU PER HOUR
MECH	MECHANICAL
MCA	MINIMUM CIRCUIT AMPACITY
MOCP	MAXIMUM OVER CURRENT PROTECTION
MTD	MOUNTED
OD	OUTSIDE DIMENSION OR DIAMETER, OVERFLOW DRAIN
OPNG	OPENING
P	PUMP
PD	PRESSURE DROP, PUMPED DRAIN
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH GAUGE
RD	ROOF DRAIN
REF	REFERENCE
RPM	REVOLUTIONS PER MINUTE
SCH	SCHEDULE
SF	SQUARE FOOT
SR	SUDS RELIEF
SS	STAINLESS STEEL, SANITARY SEWER
SQ	SQUARE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VENT
VTR	VENT THRU ROOF
W	WASTE, WATT, WIDE
RL	RAIN LEADER
OL	OVERFLOW LEADER
CRL	COMBINED RAIN LEADER
PRL	PUMPED RAIN LEADER

EQUIPMENT

EF-1 — TYPICAL EQUIPMENT DESIGNATION (EXHAUST FAN SHOWN)

T — ROOM THERMOSTAT OR TEMPERATURE TRANSMITTER

DSD — DUCT SMOKE DETECTOR

GENERAL

ARCHITECTURAL BACKGROUND (THIN LINE)

NEW MECHANICAL WORK (HEAVY LINE)

MATCHLINE OR PROPERTY LINE

SECTION INDENTIFICATION (DETAIL SIMILAR)

A / M-3 / M-3 — INDICATES DIRECTION OF CUTTING PLANE; LETTER INDICATES SECTION (NO. INDICATES DETAIL); SHEET # WHERE SECTION IS DRAWN; SHEET # WHERE SECTION IS TAKEN

PIPING

CD — CONDENSATE DRAINAGE

G — NATURAL GAS – STANDARD PRESSURE

MPG — NATURAL GAS – MEDIUM PRESSURE

W — WASTE (W)

RL — RAIN LEADER (RL)

OL — OVERFLOW RAIN LEADER (OL)

V — VENT (V)

C — COLD WATER (CW)

H — HOT WATER, POTABLE, 120°F

HWC — HOT WATER CIRCULATING (HWC), POTABLE, 120°F

140F — HOT WATER, POTABLE, TEMPERATURE OTHER THAN 120°F

140F — HOT WATER CIRCULATING (HWC), POTABLE TEMP OTHER THAN 120°F

I — IRRIGATION

PIPE CAP

PIPE PLUG

UNION

FLANGE

GATE VALVE OR BALL VALVE

BALL VALVE

PRESSURE REDUCING VALVE (PRV)

BREAK IN PIPING OR DUCTWORK

CHECK VALVE

BALANCING OR PLUG VALVE

BALANCING/MEASUING VALVE

ID — INDIRECT DRAIN, PIPE TO DRAIN

GLOBE VALVE

BUTTERFLY VALVE

WYE STRAINER

WYE STRAINER WITH CAPPED HOSE END BLOWDOWN VALVE

AUTOMATIC CONTROL VALVE, 2-WAY

AUTOMATIC CONTROL VALVE, 3-WAY

ID — RELIEF VALVE

RPBP — REDUCED PRESSURE BACKFLOW PREVENTER

DCVA — DOUBLE CHECK VALVE ASSEMBLY

FLOOR DRAIN

HOSE BIBB

PIPE ALIGNMENT GUIDE

FLEXIBLE CONNECTION IN PIPING

PS — PIPE SUPPORT

A — PIPE ANCHOR

PRESSURE GAGE

THERMOMETER

P/T — PRESSURE / TEMPERATURE TEST PORT

VALVE STATION OR ASSEMBLY

PUMP

— WASTE/VENT RISER CALLOUT

— CONDENSATE RISER CALLOUT

CW/HW RISER CALLOUT

GENERAL NOTES

GENERAL NOTES – MECHANICAL

1. REFERENCE TO RELATED WORK: "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, LANDSCAPE, OR KITCHEN), OR ITEM BASED ON A SPECIFIC MANUFACTURER'S DIMENSIONS (VERIFY).
2. ELECTRICAL CHARACTERISTICS: REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS (VOLTAGES, ETC. OF MECHANICAL EQUIPMENT, UNLESS OTHERWISE INDICATED.
3. CODES: COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM SHALL BE PER THE APPLICABLE BUILDING, MECHANICAL, ENERGY, PLUMBING, FIRE, AND HEALTH CODES AND REGULATIONS AS ADOPTED BY THE LOCAL AHJ.
4. PREPARE AND SUBMIT FOR REVIEW A SHOP DRAWING BASED ON FINAL STRUCTURAL SHOP DRAWINGS FOR LOCATING AND ROUTING ALL DUCTWORK, DAMPERS, EQUIPMENT, PIPING, ETC.
   A. COORDINATE FLOOR AND BEAM PENETRATIONS WITH STRUCTURAL.
   B. COORDINATE FINAL LOCATION AND ROUTING WITH CEILING, LIGHTS, WALLS, FIRE SPRINKLER PIPING, AND OTHER TRADES WORK.
   C. INCLUDE ADDITIONAL OFFSETS, ELBOWS, ROUTING, EQUIVALENT DUCT SIZING EXCHANGE, RELOCATING, ETC. AS REQUIRED FOR A COMPLETE OPERATING MECHANICAL SYSTEM.
   D. PROVIDE SHOP DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
5. MECHANICAL CONTRACTOR SHALL LOCATE AND COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITHIN THE STRUCTURE.
6. ACCESS DOORS: COORDINATE WITH ARCHITECT AND LOCATE ALL ACCESS DOORS ON SHOP DRAWINGS PRIOR TO BEGINNING OF CONSTRUCTION. ACCESS DOORS IN FIRE RATED STRUCTURE SHALL BE FIRE RATED. VERIFY ACCESS DOOR LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO BIDDING.
7. RATED PENETRATION: DUCT PENETRATIONS THROUGH RATED ENCLOSURES SHALL BE FIRE/SMOKE DAMPERED PER THE LATEST EDITION OF THE UNDERWRITERS LABORATORIES(UL) FIRE RESISTANCE WITH HOURLY RATINGS FOR THROUGH-PENETRATION FIRE STOPS SYSTEM VOLUME #2, OR SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S UL LISTINGS (3M OR EQUIVALENT). DETERMINE REQUIREMENTS WITH GENERAL CONTRACTOR PRIOR TO BID.
8. ROOF PENETRATIONS: SEE ARCHITECTURAL DRAWINGS FOR ROOF CAP, ROOF CURB, ROOF DRAIN, AND VTR DETAILS.
9. EXPOSED PIPING: PROVIDE CHROME PLATING FOR EXPOSED PIPING IN FINISHED ROOMS.
10. PENETRATIONS: PROVIDE ESCUTCHEON PLATES FOR EXPOSED PIPING PENETRATIONS AND SHEET METAL FLASHING FOR EXPOSED DUCTWORK PENETRATIONS.
11. SHAFT AND PLENUM CONNECTIONS: SEAL CONNECTIONS TO AIR SHAFTS AIRTIGHT. PROVIDE AIRTIGHT SEAL AROUND PENETRATIONS IN AIR PLENUMS.
12. LIGHT FIXTURE CLEARANCE: COORDINATE LOCATIONS OF MECHANICAL WORK TO PROVIDE CLEARANCES OVER LIGHTING FIXTURES FOR REMOVAL AND REPLACEMENT.
13. CABLE TRAYS: DUCTWORK AND PIPING INSTALLED ADJACENT TO ELECTRICAL CABLE TRAYS SHALL ALLOW MINIMUM ACCESS OF 6" ABOVE AND TO THE SIDE OF CABLE TRAYS.
14. MOTORS: COMPLY WITH ENERGY CODE ENFORCED BY AHJ FOR MINIMUM EFFICIENCIES UNDER FULL LOAD.
15. ACCESS CLEARANCES FOR MAINTENANCE AND REPLACEMENT: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET. COORDINATE LOCATIONS OF MECHANICAL WORK AND WORK OF OTHER TRADES TO PROVIDE ACCESS CLEARANCES FOR SERVICE AND MAINTENANCE.

COORDINATION REQUIREMENTS

1. PIPING: COORDINATE WITH STRUCTURAL FOR EXACT LOCATION OF ALL STRUCTURAL FRAMING AND FOOTINGS AND FINALIZE THE EXACT ROUTING OF ALL PIPES WITH STRUCTURAL AND AT THE SITE PRIOR AND DURING THE CONSTRUCTION.
2. ADJUSTMENTS: ALL EQUIPMENT, MOTORS, FANS GAS BURNERS, IGNITION DEVICES, DRIVES, ETC. SHALL BE ADJUSTED AND BALANCED TO OPERATE AT SPECIFIED RATINGS AS REQUIRED FOR THIS PROJECT SITE AND ACCOUNTING FOR ELEVATION ABOVE SEA LEVEL.
3. APPROVALS: MECHANICAL AND PLUMBING EQUIPMENT SHALL BE APPROVED FOR INSTALLATION IN THE PROJECT LOCATION AND SHALL HAVE ALL CERTIFICATIONS AND RATINGS TO MEET ALL ENERGY, POLLUTION, ENVIRONMENTAL, SEISMIC, ETC. CODES AND REGULATIONS. THE CONTRACTOR SHALL COORDINATE WITH HIS MANUFACTURE SUPPLIERS AND SHALL INCLUDE ALL COSTS REQUIRED TO MEET THESE REQUIREMENTS IN HIS BID.

DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.

COORDINATION REQUIREMENTS

1. UTILITIES: COORDINATE WITH SITE UTILITY CONTRACTOR. JOINT TRENCH CONSULTANT AND CIVIL DRAWINGS FOR UTILITY CONNECTIONS AND EXTENSIONS.
2. PLUMBING FIXTURES: COORDINATE WITH ARCHITECTURAL AND OTHER TRADES EXACT LOCATION OF ALL PLUMBING FIXTURES.

PLUMBING NOTES

1. CONNECTIONS: PROVIDE PLUMBING FIXTURE CONNECTIONS TO BUILDING WASTE, VENT, COLD WATER, AND HOT WATER SYSTEM IN ACCORDANCE WITH DRAWINGS, MANUFACTURER'S RECOMMENDATIONS, AND LOCAL CODES. CONNECT TO EACH FIXTURE, EQUIPMENT, ETC. WITH ALL ACCESSORIES, VALVES, VACUUM BREAKERS, REGULATORS, UNIONS, ETC. AS REQUIRED AND AS RECOMMENDED BY THE MANUFACTURERS. REFER TO PLUMBING FIXTURE CONNECTION SCHEDULE ON PLANS.
2. HOT AND COLD: WATER PIPING CONNECTION TO EACH FIXTURE SHALL BE COLD WATER ON THE RIGHT HAND SIDE AND HOT WATER ON THE LEFT HAND SIDE.
3. HOT WATER: NON-CIRCULATING HOT WATER PIPE SHALL NOT EXCEED 10' UNLESS OTHERWISE SHOWN ON DRAWINGS.
4. VENT STACKS: COORDINATE VENT STACK WITH HVAC EQUIPMENT TO MAINTAIN MINIMUM 10' CLEARANCE FROM OUTSIDE AIR INTAKES.
5. CLEANOUTS: PROVIDE CLEANOUTS PER CURRENT CPC AND AS REQUIRED BY LOCAL JURISDICTIONS. CLEANOUTS SHALL BE LOCATED IN WALLS/FLOORS WHERE THEY ARE NOT HIGHLY VISIBLE. LOCATIONS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. NOTE: NOT ALL CLEANOUTS ARE SHOWN ON THE PLUMBING DRAWINGS.
6. SHUT-OFFS: PROVIDE SHUT-OFF VALVES/STOPS AT HOT AND COLD WATER SUPPLY TO EACH FIXTURE. EXCEPTION: PROVIDE SCREWDRIVER STOPS AT BATH/SHOWERS.
7. TUB SPOUTS SHALL BE THREADED (NO PUSH-ON FITTINGS).
8. TRAP ARMS: PROVIDE TRAP ARMS SUCH THAT THE MAXIMUM LENGTH WILL NOT EXCEED CODE REQUIREMENTS.
9. ADA INSULATION: AT PLUMBING PIPING EXPOSED UNDER LAVATORIES, INSULATE THE EXPOSED PIPING AND TRAPS WITH PRODUCT SPECIFICALLY DESIGNED FOR THIS APPLICATION MEETING ADA REQUIREMENTS. PROVIDE HANDI-LAV GUARD OR EQUIVALENT. OFFSET P-TRAPS TO CLEAR WHEELCHAIR ACCESS.
10. FREEZE PROTECTION: WATER PIPING SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION.
11. WATER HAMMER ARRESTERS: WATER HAMMER ARRESTORS ARE REQUIRED FOR QUICK CLOSING VALVES, SUCH AS LAUNDRY WASHERS, FLUSH VALVES, ETC.
12. REDUCED PRESSURE BACKFLOW PREVENTERS: PROVIDE INDIRECT DRAIN PIPING FROM RPBP TO NEAREST DRAIN; INSTALL FUNNEL AT RPBP IF REQUIRED.
13. TRAP PRIMERS: PROVIDE TRAP PRIMERS AND PIPING FOR DRAINS AND FLOOR SINKS. ARRANGE PIPING TO ACHIEVE EQUAL FLOW TO EACH DRAIN AND FLOOR SINK FOR TRAP PRIMERS SERVING MULTIPLE DRAINS AND FLOOR SINKS.

PIPING NOTES

1. DISASSEMBLY PROVISIONS: PROVIDE UNIONS OR FLANGES AT PIPING CONNECTIONS TO EQUIPMENT, COILS, TRAPS, CONTROL VALVES, AND OTHER COMPONENTS TO ALLOW DISASSEMBLY FOR MAINTENANCE.
2. REDUCERS: PROVIDE AS REQUIRED FROM LINE PIPE SIZE TO EQUIPMENT, TRAP, COIL, AND CONTROL VALVE CONNECTION SIZES.
3. OFFSETS: PROVIDE FOR BRANCH LINES TO EQUIPMENT.
4. DIELECTRIC UNIONS: PROVIDE AT CONNECTIONS OF DISSIMILAR PIPE.
5. REFRIGERANT PIPING: PROVIDE SIZING & INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6. CONDENSATE DRAIN: PROVIDE A P-TRAP FOR EACH HVAC UNIT CONDENSATE PAN WITH PLUG TEES FOR CLEANING. CONDENSATE DRAINS SHALL BE DISCHARGED TO AN INDIRECT WASTE OR OUTSIDE.
7. PIPE AND EQUIPMENT INSULATION AND NOISE ISOLATION: ACOUSTO-PLUMB SYSTEM AT 1" OR SMALLER WATER PIPES. HUBBARD HOLDRITE SILENCER SYSTEM AT 1-1/4" AND LARGER.

PRE-CON MEETING NOTES

CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK. THE MEETING SHALL BE LOCATED AT THE PROJECT SITE ON A DATE AND TIME TO BE MUTUALLY AGREED. THE MEETING WILL BE A WORKING SESSION. THE MEETING WILL BE FACILITATED BY THE ENGINEER AND THE AGENDA WILL INCLUDE A DETAILED REVIEW OF THE PLANS AND SPECIFICATIONS, CROSS CHECK WITH OTHER TRADES FOR COORDINATION ISSUES, REVIEW OF PROPOSED PRODUCTS, REVIEW OF PLANNED MEANS AND METHODS, AND ON-SITE INVESTIGATION OF FIELD CONDITIONS RELATIVE TO EXISTING CONDITIONS THAT COULD AFFECT THE WORK. PERSONS ATTENDING THE MEETING SHALL BE KNOWLEDGEABLE OF THE PROJECT AND SHALL BE THE SPECIFIC PERSONS INTENDED TO CONTINUE WITH THE PROJECT THROUGH TO COMPLETION. IF REQUIRED, REVISED PLANS WILL BE ISSUED THROUGH OFFICIAL CHANNELS. CHANGES IN THE BID PRICE WILL BE DISCUSSED, BUT NO CHANGE ORDERS WILL BE ISSUED UNLESS PROCESSED THOUGH OFFICIAL CHANNELS. IT SHALL BE UNDERSTOOD THAT THE ENGINEER HAS NO AUTHORITY TO ISSUE CHANGE ORDERS. THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE MINIMUM TIME INDICATED:

1 HOURS:	MECHANICAL SHEET METAL
1 HOURS:	PLUMBING/PIPING
1 HOURS:	ELECTRICAL
ALL SESSIONS:	GENERAL CONTRACTOR

APPLICABLE CODES

THESE DRAWINGS ARE BASED ON THE FOLLOWING CODES:

-2022 CALIFORNIA BUILDING CODE
-2022 CALIFORNIA PLUMBING CODE
-2022 CALIFORNIA MECHANICAL CODE

PIPE MATERIALS

1. UNDERGROUND SERVICE ENTRANCE PIPING: COPPER TYPE K
2. ABOVEGROUND WATER DISTRIBUTION PIPING:
   MAINS – CPVC
   RISERS & RUNOUTS – PEX – HUBBARD HOLD-RITE ISOLATORS SHOULD BE USED FOR THE PEX PIPING WITHIN THE UNIT WALLS AND FLOOR/CEILING ASSEMBLIES.
3. UNDERGROUND WASTE AND VENT PIPING: PVC
4. ABOVEGROUND WASTE AND VENT PIPING: CAST IRON.
5. UNDERGROUND STORM PIPING: PVC
6. ABOVEGROUND STORM PIPING: CAST IRON.
7. CONDENSATE DRAIN PIPING: COPPER TUBING, TYPE M. ACOUSTO-PLUMB ISOLATORS ARE NOT NECESSARY AS THE COPPER PIPING IS EITHER UNDERGROUND OR IS NOT UNDER PRESSURE (CONDENSATE).

NOTE:
PROVIDE CORROSION PROTECTION FOR METALLIC UNDERGROUND PIPING. WRAP PIPES IN 2 LAYERS OF 3-MIL PLASTIC.

DRAWING INDEX

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REGISTERED PROFESSIONAL ENGINEER
MASSAMAGHAN KONE
No. M-38848
EXP. 03-31-24
MECHANICAL
STATE OF CALIFORNIA

ID	DATE	NAME

Project:
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3980 EL CAMINO REAL,
PALO ALTO, CA 94306

Client:
HOUSINGAUTHORITY SANTA CLARA COUNTY
making homes, growing communities
SANTA CLARA COUNTY HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

LEGEND, INDEX & GENERAL NOTES

JOB #: 2293-021
SCALE: AS NOTED

P0.00

| DATE:04/10/2024

WASTE CALCS

EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036

Proj Name: BUENA VISTA VILLAGE
Proj #: 2293-020
By: KS
Date: 4.5.24

WASTE CALCULATIONS - APT BUILDING

UNITS WITH ONE BATHROOM

FIXTURE	FU EACH	QTY EACH	L01	L02	L03	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	1	10	18	18		46	46
WATER CLOSET	3	1	10	18	18		46	138
SINK	2	1	10	18	18		46	92
BATHTUB	2	1	10	18	18		46	92
CLOTHES WASHER	3	0	0	0	0		0	0
								368

UNITS WITH TWO BATHROOMS

FIXTURE	FU EACH	QTY EACH	L01	L02	L03	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	2	5	5	5		30	30
WATER CLOSET	3	2	5	5	5		30	90
SINK	2	1	5	5	5		15	30
BATHTUB	2	2	5	5	5		30	60
CLOTHES WASHER	3	1	0	0	0		0	0
								210

PUBLIC SPACES

FIXTURE	FU EACH	L01	L02	L03	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	4	0	0		4	4
FLUSH VALVE TOILET	4	4	0	0		4	16
FLUSH VALVE URINAL	2	1	0	0		1	2
SERVICE/MOP SINK	3	2	1	1		4	12
CLOTHES WASHER	4	8	0	0		8	32
4" FLOOR SINK	8	4	0	0		4	32
2" FLOOR DRAIN	4	8	0	0		8	32
DRINKING FOUNTIAN	3	2	0	0		2	6
SINK	2	4	0	0		4	8
							144

BUILDING FIXTURE UNITS: 722 FU
TURE COMMERCIAL FIXTURE UNITS 0 DFU
TOTAL WASTE FIXTURE UNITS: 722 **DFU**

WATER QUALITY

City of Palo Alto Water Quality Data for Year 2022 (1)

This report offers a snapshot of last year's water quality. The tables below list detected contaminants in our drinking water in 2022 as well as information about their typical sources. Contaminants that are below detection limits for reporting are not shown, in accordance with regulatory guidance. The City holds a SWRCB monitoring waiver for some contaminants in the surface water supply and therefore their monitoring frequencies are less than annual.

DETECTED CONTAMINANTS	Unit	MCL/TT	PHG or (MCLG)	Range or Level Found	Average or [Max]	Typical Sources in Drinking Water
TURBIDITY						
Unfiltered Hetch Hetchy Water	NTU	5	N/A	0.2 - 0.4 [2]	[3.4]	Soil runoff
Filtered Water from Sunol Valley Water Treatment Plant (SVWTP)	NTU -	1 [3] Min 95% of samples ≤ 0.3 NTU [3]	N/A N/A	- 99.3% - 100%	[2.2] -	Soil runoff Soil runoff
Filtered Water from Harry Tracy Water Treatment Plant (HTWTP)	NTU	1 [3] Min 95% of samples ≤ 0.3 NTU [3]	N/A	- 100%	[0.1] -	Soil runoff Soil runoff
DISINFECTION BYPRODUCTS AND PRECURSOR						
Total Trihalomethanes	ppb	80	N/A	13 - 47	35.8 [4]	Byproduct of drinking water disinfection
Five Haloacetic Acids	ppb	60	N/A	6.4 - 48	34.5 [4]	Byproduct of drinking water disinfection
Bromate	ppb	10	0.1	ND - 1.7	[1.3] [5]	Byproduct of drinking water disinfection
Total Organic Carbon [6]	ppm	TT	N/A	1.3 - 3.9	2.3	Various natural and man-made sources
Fecal coliform and *E. coli*	-	0 PS	(0)	-	0	Human or animal fecal waste
Giardia lamblia	cyst/L	TT	(0)	0 - 0.04	0.01	Naturally present in the environment
INORGANICS						
Fluoride (source water) [7]	ppm	2.0	1	ND - 0.8	0.3 [8]	Erosion of natural deposits; water additive to promote strong teeth
Chloramine (as chlorine)	ppm	MRDL = 4.0	MRDLG = 4	0.75 - 3.57	2.98 [5]	Drinking water disinfectant added for treatment

NON-REGULATED WATER QUALITY PARAMETERS	Unit	ORL	Range	Average
Alkalinity (as $CaCO_3$)	ppm	N/A	7.1 - 166	41
Boron	ppb	1000 (NL)	28 - 105	56
Calcium (as Ca)	ppm	N/A	3.2 - 15	9.3
Chlorate	ppb	800 (NL)	45 - 650	147
Chromium (VI)	ppb	N/A	0.22 - 0.27	0.25
Hardness (as $CaCO_3$)	ppm	N/A	9.1 - 49	32
Magnesium	ppm	N/A	0.2 - 4.2	2.9
pH	-	N/A	8.2 - 9.6	9.2
Potassium	ppm	N/A	0.3 - 1	0.7
Silica	ppm	N/A	5 - 5.9	5.5
Sodium	ppm	N/A	3.5 - 21	14
Strontium	ppb	N/A	16 - 159	79

KEY

< / ≤	= less than / less than or equal to
AL	= Action Level
cyst/L	= Cysts per Liter
Max	= Maximum
Min	= Minimum
N/A	= Not Available
ND	= Non-detect
NL	= Notification Level
NTU	= Nephelometric Turbidity Unit
ORL	= Other Regulatory Level
ppb	= part per billion
ppm	= part per million
PS	= Number of Positive Sample
µS/cm	= microSiemens/centimeter

WATER PRESSURE DATA

From: Ford, Shannon <Shannon.Ford@CityofPaloAlto.org>
Sent: Monday, November 13, 2023 4:09 PM
To: Truc Nguyen <trucnguyen@sandis.net>
Cc: Nebiyu Taddesse <ntaddesse@sandis.net>; Nate Dickinson <ndickinson@sandis.net>; Schneider, Karl <Karl.Schneider@CityofPaloAlto.org>
Subject: RE: Buena Vista Mobile Home Park - Fire Flow Data

Greetings,

The flow tests were completed today. The results:

Hydrant#5279

88=Static

72=Residual

48=Pitot

1155=GPM

Los Robles/Amaranta Hydrant

92=Static

2

76=Residual

49=Pitot

1180=GPM

Please check with our Fire Plans Examiner Karl Schneider to verify this data is acceptable for your project. I've included him on this email.

Respectfully,

Shannon Ford | Administrative Associate

Fire Department
Palo Alto, CA 94301
D: 650.617.3184 | E: shannon.ford@cityofpaloalto.org

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MASSAMAGHAN, KONE
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EXP. 03-31-24
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STATE OF CALIFORNIA

ID	DATE	NAME

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Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSÉ, CA 95110

NOTES & CALCULATIONS

JOB #: 2293-021
SCALE: AS NOTED

P0.02

| DATE:04/10/2024

K:\STEPHENS K:\2293-020 BUENA VISTA VILLAGE, SANTA CLARA, CA\DWG\P002 SCHEDULES & CALCULATIONS.DWG 11-30-2023 14:36

CALGREEN REQUIREMENTS

RESIDENTIAL TABLE 4.303.1 RESIDENTIAL MANDATORY FLOWRATES

FIXTURE TYPE	MAXIMUM FLOW RATE (CALGREEN)	MAXIMUM FLOW RATE (WATERSENSE)
WATER CLOSETS – FLUSHOMETER VALVE TYPE	1.28 GAL/FLUSH	1.28 GAL/FLUSH
WATER CLOSETS – TANK TYPE	1.28 GAL/FLUSH	1.28 GAL/FLUSH
URINALS	0.5 OR 0.125 GAL/FLUSH	0.5 GAL/FLUSH
BATHROOM LAVATORY	0.5 GPM @ 60 PSI	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI	1.8 GPM @ 60 PSI
KITCHEN SPRAY FAUCETS	1.6 GPM @ 60 PSI	N/A
SHOWERHEADS	1.8 GPM @ 80 PSI	2.0 GPM @ 60 PSI

NOTE: 1. FLOW RATES REDUCE WATER USAGE AND WASTEWATER

NON–RESIDENTIAL TABLE 5.303.6 REQUIRED STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

WATER CLOSETS – FLUSHOMETER VALVE TYPE	ASME A 112.19.2/CSA B45.1 1.28 GAL (4.8 L)
WATER CLOSETS – TANK TYPE	U.S. EPA WATERSENSE TANK–TYPE HIGH–EFFICIENCY TOILET SPECIFICATION
URINALS	ASME A 112.19.2/CSA B45.1 0.5 GAL (1.9 L)
PUBLIC LAVATORY FAUCETS: MAXIMUM FLOW RATE – 0.5 GPM (1.9 L/MIN)	ASME A 112.18.1/CSA B125.1

NOTE: APPLICABLE TO THE NON–RESIDENTAL PORTIONS OF THE BUILDING
REFER TO CH.5, TABLE 5.303.6 OF THE CALGREEN CODE FOR ENTIRE TABLE.

NON–RESIDENTIAL TABLE 5.303.2.3 INDOOR WATER USE FLOWRATES

FIXTURE TYPE	MAXIMUM FLOW RATE
WATER CLOSETS – FLUSHOMETER VALVE TYPE	1.28 GAL/FLUSH
WATER CLOSETS – TANK TYPE	1.28 GAL/FLUSH
URINALS	0.5 OR 0.125 GAL/FLUSH
PUBLIC LAVATORY	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
KITCHEN SPRAY FAUCETS	1.6 GPM @ 60 PSI
SHOWERHEADS	1.8 GPM @ 80 PSI

NOTE: 1. FLOW RATES REDUCE WATER USAGE AND WASTEWATER
2. APPLICABLE TO NON–RESIDENTAL PORTIONS OF THE BUILDING

WATER SUPPLY SIZING CALCULATIONS

ENTRY BUILDING

EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036

Proj Nam BUENA VISTA VILLAGE
Proj #: 2293-020
By: KS
Date: 3.28.24

SUPPLY FIXTURE UNIT CALCULATIONS - ENTRY BUILDING

PUBLIC SPACES

FIXTURE	FU EACH	L01	L02	L03	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
HOSE BIB	2.5	2	0	0		2	5
							5

BUILDING FIXTURE UNITS: 5 FU
TURE COMMERCIAL FIXTURE UNITS 0 DFU
TOTAL SUPPLY FIXTURE UNITS: 5 **DFU**

TRASH BUILDING

EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036

Proj Nam BUENA VISTA VILLAGE
Proj #: 2293-020
By: KS
Date: 3.28.24

SUPPLY FIXTURE UNIT CALCULATIONS - TRASH BUILDING

PUBLIC SPACES

FIXTURE	FU EACH	L01	L02	L03	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
HOSE BIB	2.5	2	0	0		2	5
							5

BUILDING FIXTURE UNITS: 5 FU
FUTURE COMMERCIAL FIXTURE UNITS 0 DFU
TOTAL SUPPLY FIXTURE UNITS: 5 **DFU**

APT BUILDING

EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036

Proj Nam BUENA VISTA VILLAGE
Proj #: 2293-020
By: KS
Date: 3.28.24

SUPPLY FIXTURE UNIT CALCULATIONS - APT BUILDING

UNITS WITH ONE BATHROOM

FIXTURE	FU EACH	QTY EACH	L01	L02	L03	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	1	10	18	18		46	46
WATER CLOSET	2.5	1	10	18	18		46	115
SINK	2	1	10	18	18		46	92
BATHTUB	4	1	10	18	18		46	184
CLOTHES WASHER	4	1	0	0	0		0	0
								437

UNITS WITH TWO BATHROOMS

FIXTURE	FU EACH	QTY EACH	L01	L02	L03	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	2	5	5	5		30	30
WATER CLOSET	2.5	2	5	5	5		30	75
SINK	2	1	5	5	5		15	30
BATHTUB	4	2	5	5	5		30	120
CLOTHES WASHER	4	1	0	0	0		0	0
								255

PUBLIC SPACES

FIXTURE	FU EACH	L01	L02	L03	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	4	0	0		4	4
FLUSH VALVE TOILET	40	4	0	0		4	160
FLUSH VALVE URINAL	20	1	0	0		1	20
SERVICE/MOP SINK	3	2	1	1		4	12
WASHER BOX	4	8	0	0		8	32
DRINKING FOUNTIAN	1	1	0	0		1	1
HOSE BIB	2.5	4	0	0	3	7	17.5
SINK	2	4	0	0		4	8
							254.5

BUILDING FIXTURE UNITS: 946.5 FU
ITURE COMMERCIAL FIXTURE UNITS 0 DFU
TOTAL SUPPLY FIXTURE UNITS: 946.5 **DFU**

TRAILERS

EMERALD CITY ENGINEERS
21705 HIGHWAY 99
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Proj Nam BUENA VISTA VILLAGE
Proj #: 2293-020
By: KS
Date: 4.2.24

SUPPLY FIXTURE UNIT CALCULATIONS - TRAILER 2 BED 1 BATH

UNITS WITH ONE BATHROOM

FIXTURE	FU EACH	QTY EACH	L01	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	1	1		1	1
WATER CLOSET	2.5	1	1		1	2.5
SINK	2	1	1		1	2
SHOWER	2	0	1		0	0
BATHTUB	4	1	1		1	4
HOSE BIB	2.5	1	1		1	2.5
CLOTHES WASHER	4	1	1		1	4
						16

BUILDING FIXTURE UNITS: 16 FU
TURE COMMERCIAL FIXTURE UNITS 0 DFU
TOTAL SUPPLY FIXTURE UNITS: 16 **DFU**

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SUPPLY FIXTURE UNIT CALCULATIONS - TRAILER 1 BED 1 BATH

UNITS WITH ONE BATHROOM

FIXTURE	FU EACH	QTY EACH	L01	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	1	1		1	1
WATER CLOSET	2.5	1	1		1	2.5
SINK	2	1	1		1	2
SHOWER	2	1	1		1	2
BATHTUB	4	0	1		0	0
HOSE BIB	2.5	1	1		1	2.5
CLOTHES WASHER	4	1	1		1	4
						14

BUILDING FIXTURE UNITS: 14 FU
TURE COMMERCIAL FIXTURE UNITS 0 DFU
TOTAL SUPPLY FIXTURE UNITS: 14 **DFU**

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SUPPLY FIXTURE UNIT CALCULATIONS - TRAILER 4 BED 2 BATH

UNITS WITH ONE BATHROOM

FIXTURE	FU EACH	QTY EACH	L01	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	2	1		2	2
WATER CLOSET	2.5	2	1		2	5
SINK	2	1	1		1	2
SHOWER	2	0	1		0	0
BATHTUB	4	2	1		2	8
HOSE BIB	2.5	1	1		1	2.5
CLOTHES WASHER	4	1	1		1	4
						23.5

BUILDING FIXTURE UNITS: 23.5 FU
TURE COMMERCIAL FIXTURE UNITS 0 DFU
TOTAL SUPPLY FIXTURE UNITS: 23.5 **DFU**

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SUPPLY FIXTURE UNIT CALCULATIONS - TRAILER 3 BED 2 BATH

UNITS WITH ONE BATHROOM

FIXTURE	FU EACH	QTY EACH	L01	ROOF	TOTAL QTY OF FIXTURES	TOTAL FIXTURE UNITS
LAVATORY	1	2	1		2	2
WATER CLOSET	2.5	2	1		2	5
SINK	2	1	1		1	2
SHOWER	2	0	1		0	0
BATHTUB	4	2	1		2	8
HOSE BIB	2.5	1	1		1	2.5
CLOTHES WASHER	4	1	1		1	4
						23.5

BUILDING FIXTURE UNITS: 23.5 FU
TURE COMMERCIAL FIXTURE UNITS 0 DFU
TOTAL SUPPLY FIXTURE UNITS: 23.5 **DFU**

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EMERALD CITY ENGINEERS, INC

REGISTERED PROFESSIONAL ENGINEER
MASSAMAGHAN KONE
No. M–38848
EXP. 03–31–24
MECHANICAL
STATE OF CALIFORNIA

ID	DATE	NAME

Project:

BUENA VISTA COMMONS

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PALO ALTO, CA 94306

Client:

HOUSINGAUTHORITY
SANTA CLARA COUNTY
making homes, growing communities

SANTA CLARA COUNTY
HOUSING AUTHORITY
505 W. JULIAN STREET,
SAN JOSE, CA 95110

NOTES & CALCULATIONS

JOB #: 2293-021

SCALE: AS NOTED

P0.04

| DATE:04/10/2024