3997 FABIAN WAY
ARCHITECTURAL REVIEW

PROJECT DESCRIPTION

THE PROJECT IS LOCATED AT 3997 FABIAN WAY AT THE CORNER OF FABIAN WAY AND EAST CHARLESTON ROAD AND CONSIST OF 295 UNITS UTILIZING THE STATE DENSITY BONUS. THE BUILDING IS SEVEN STORIES WITH FIVE LEVELS OF TYPE IIIA OVER TWO LEVELS OF TYPE IA. THERE ARE 343 PARKING SPACES.

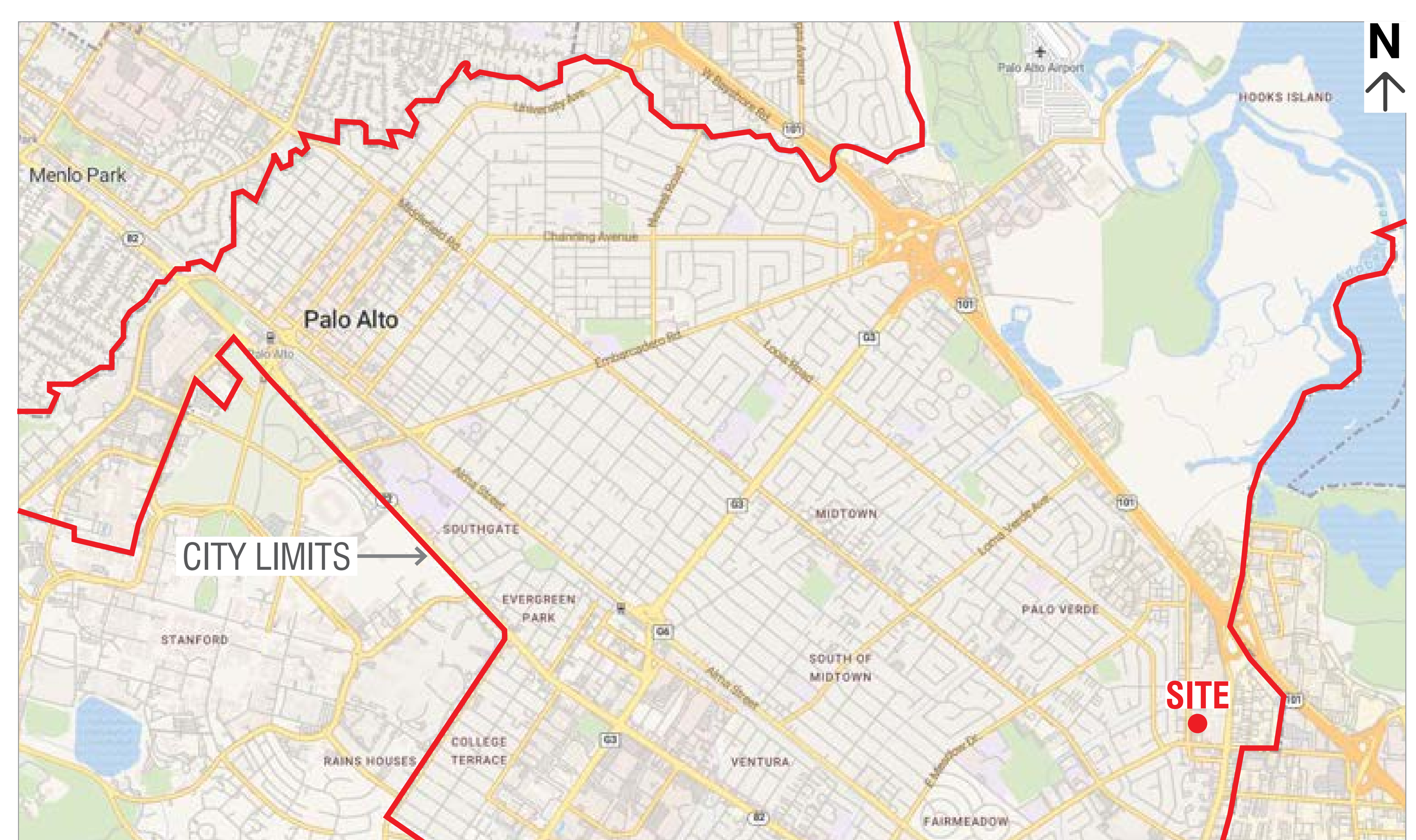
THE BUILDING PRESENTS A CONTEMPORARY INTERPRETATION OF THE TRADITIONAL BASE-MIDDLE-TOP DESIGN. THE RESIDENTIAL FLOORS FEATURE A STUCCO EXTERIOR IN VARYING COLORS, ADDING VISUAL INTEREST, AND BREAKING UP THE OVERALL MASSING. THE LOWER TWO FLOORS ARE CLAD IN BRICK, ECHOING THE ARCHITECTURAL CHARACTER OF THE SURROUNDING NEIGHBORHOOD. MULTIPLE FAÇADE BREAKS AND ARTICULATED ELEMENTS FURTHER REDUCE THE PERCEIVED SCALE, CREATING A MORE COMPLEMENTARY DESIGN TO THE SITE CONTEXT.

ZONING/BUILDING DATA

ADDRESS:	3997 FABIAN WAY, PALO ALTO, CA 94303
APN:	127-37-002 127-37-003 127-37-004 127-37-005 127-37-006 127-37-007
ZONING:	GENERAL MANUFACTURING FOCUS AREA
LOT AREA:	+/94,245 SF (2.16 ACRES)
SITE COVERAGE:	
EXISTING	31%
ALLOWED	70%
PROPOSED	79%
FLOOR AREA:	
EXISTING	36,164 SQ.FT.
PROPOSED	430,350 SQ.FT.
SETBACKS:	10'-15' FT
HEIGHT:	
ALLOWED	60'-0"
PROPOSED	88'-0", 7 STORIES
PARKING REQUIRED:	UTILIZING STATE DENSITY BONUS STUDIOS & ONE BED: 1 PER UNIT TWO BED: 1.5 PER UNIT TOTAL: 334 SPACES
PARKING PROVIDED:	343 SPACES
LOADING:	STREET
BIKE PARKING:	
LONG-TERM:	
REQUIRED	295
PROVIDED	295
SHORT-TERM:	
REQUIRED	29.5
PROVIDED	32

OCCUPANCIES:	RESIDENTIAL PARKING ASSEMBLY BUSINESS	R-2 S-2 A-3 B
NUMBER OF UNITS:		
EXISTING	0 UNITS	
PROPOSED	295 UNITS	
DENSITY:		
ALLOWED	NO MAX.LIMIT	
PROPOSED	135 D.U. / ACRE	
UNIT TYPES:		
STUDIOS	77	
1-BEDROOM	133	
2-BEDROOM	85	
BMR UNITS:		
REQUIRED	19	
PROVIDED	19	
LANDSCAPE OPEN SPACE:		
PERSENTAGE OF SITE AREA		
REQUIRED	20%	
PROPOSED	51% (47,959 SQ.FT.)	
USABLE COMMON OPEN SPACE:		
PROVIDED	9,127 SQ.FT.	
USABLE PRIVATE OPEN SPACE:		
PROVIDED	12,830 SQ.FT..	
FAR:		
ALLOWED	2.5	
PROPOSED	3.187	

VICINITY MAP



PROJECT TEAM

DEVELOPER:

JUNO Realty Partners, Inc.
1525 Dove Meadow Rd.
Solvang, CA 93463
Contact: John Favreau
P: 714.336.7166
jfavreau@junorp.com

ARCHITECT:

TCA Architects
1111 Broadway, Suite 1320
Oakland, CA 94607
Contact: Teresa Ruiz
P: 510.545.4222
www.tca-arch.com
truiz@tca-arch.com

LANDSCAPE ARCHITECT:

EPT Design
14988 Sand Canyon Ave, #8
Irvine, CA 92618
Contact: Steve Burkel
P: 949.502.4500
www.eptdesign.com
Sburkel@eptdesign.com

CIVIL ENGINEER:

BKF Engineers
2100 Franklin Street, Suite 4C
Oakland, CA 94612
Contact: Jacob Nguyen
P: 510.899.7300
www.bkf.com
jnguyen@bkf.com

DRY UTILITY:

Raduis Design LLC
1460 Maria Lane, Suite 420
Walnut Creek, CA 94596
Contact: Ravneet Sahi
P: 925.269.4575
www.raduisjt.com
ravneet@raduisjt.com

MEP ENGINEER:

MHC Engineering
150 8th Street
San Francisco, CA 94103
Contact: Toby Lee
P: 415.512.7141
www.mhcengr.com
tobylee@mhcengr.com

LIGHTING DESIGN:

HLB Lighting Design
785 Market Street, Suite 800
San Francisco, CA 94103
Contact: Brandon Thrasher
P: 415.348.8273
www.hlblighting.com
bthrasher@hlblighting.com

INDEX

BASIC PROJECT SUMMARY

UNIT SUMMARY AVERAGE UNIT SIZE

UNIT TYPE	AVERAGE UNIT AREA	TOTAL UNIT AREA	COUNT	PERCENTAGE
STUDIO	609 SF	46,874 SF	77	26%
ONE BEDROOM	742 SF	98,666 SF	133	45%
TWO BEDROOM	1,159 SF	98,534 SF	85	29%
TOTAL		**244,074 SF**	**295**	**100%**

UNIT SUMMARY

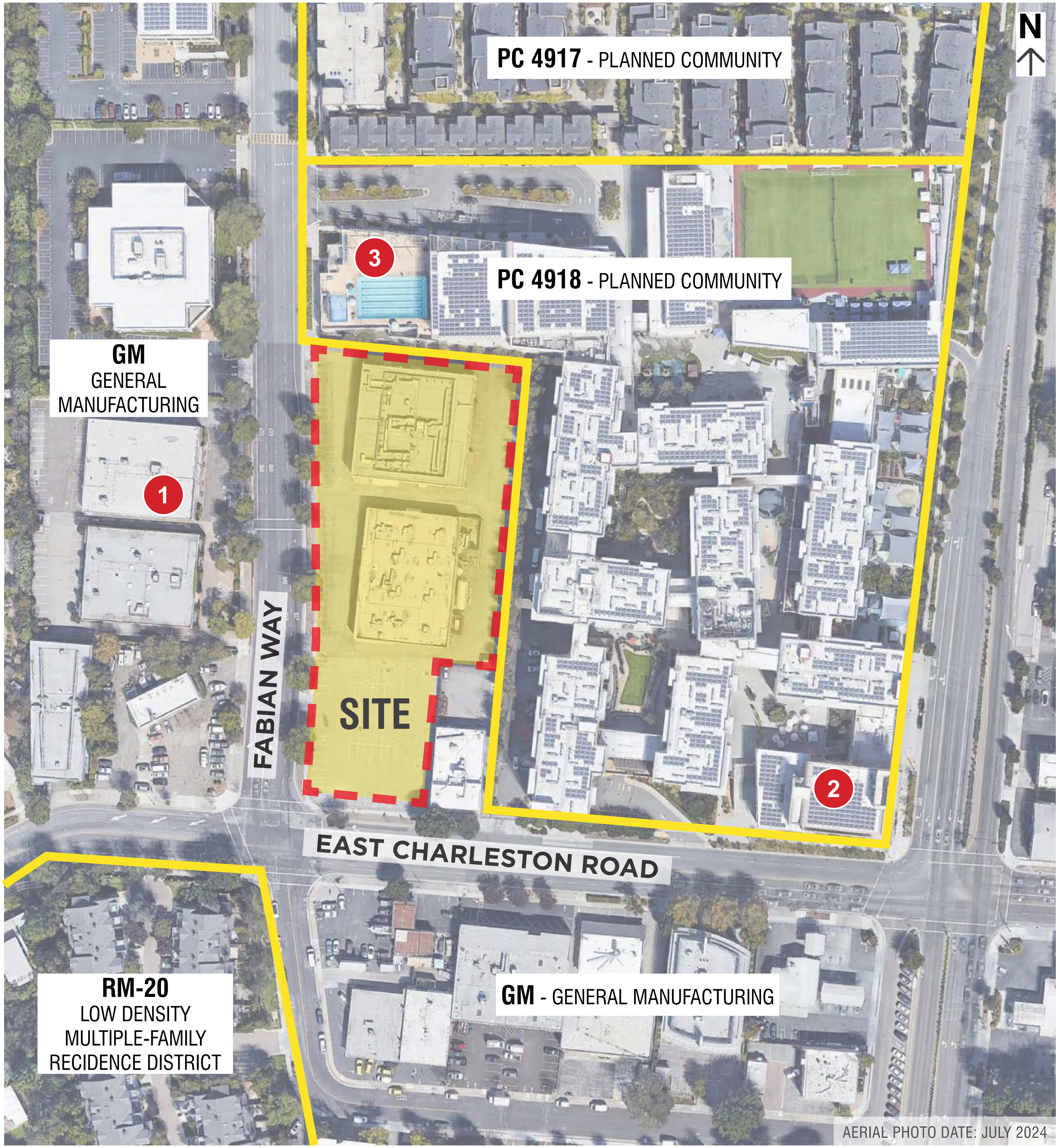
Name	AVERAGE UNIT AREA	TOTAL UNIT AREA	COUNT	PERCENTAGE
STUDIO				
S1	593 SF	39,740 SF	67	23%
S2	683 SF	3,416 SF	5	2%
S3	743 SF	3,717 SF	5	2%
ONE BEDROOM				
A1	741 SF	54,069 SF	73	25%
A1.1	718 SF	3,591 SF	5	2%
A1.2	758 SF	3,791 SF	5	2%
A1.3	743 SF	3,716 SF	5	2%
A2	683 SF	17,069 SF	25	8%
A3	812 SF	4,061 SF	5	2%
A4	831 SF	4,153 SF	5	2%
A5	795 SF	3,977 SF	5	2%
A6	848 SF	4,238 SF	5	2%
TWO BEDROOM				
B1	1,136 SF	32,943 SF	29	10%
B2	1,073 SF	12,875 SF	12	4%
B3	1,178 SF	11,784 SF	10	3%
B4	1,219 SF	6,096 SF	5	2%
B5	1,200 SF	5,998 SF	5	2%
B6	1,144 SF	5,719 SF	5	2%
B7	1,183 SF	5,914 SF	5	2%
B8	1,270 SF	6,348 SF	5	2%
B9	1,176 SF	4,704 SF	4	1%
B10	1,231 SF	6,153 SF	5	2%
TOTAL		**244,074 SF**	**295**	**100%**

PROJECT SUMMARY BY USE

LEVEL	RESIDENTIAL	GARAGE	AMENITY	B.O.H.	CIRCULATION	TOTAL
BUILDING						
1ST STORY	0 SF	0 SF	2,389 SF	1,984 SF	1,423 SF	5,796 SF
2ND STORY	0 SF	0 SF	2,954 SF	2,015 SF	1,411 SF	6,380 SF
3RD STORY	44,772 SF	0 SF	4,278 SF	502 SF	7,291 SF	56,844 SF
4TH STORY	48,760 SF	0 SF	0 SF	502 SF	7,339 SF	56,602 SF
5TH STORY	50,574 SF	0 SF	0 SF	502 SF	7,341 SF	58,417 SF
6TH STORY	50,574 SF	0 SF	0 SF	502 SF	7,332 SF	58,408 SF
7TH STORY	49,394 SF	0 SF	451 SF	502 SF	7,528 SF	57,876 SF
ROOF	0 SF	0 SF	0 SF	0 SF	240 SF	240 SF
BUILDING	**244,074 SF**	**0 SF**	**10,071 SF**	**6,511 SF**	**39,906 SF**	**300,562 SF**
GARAGE						
1ST STORY	0 SF	66,270 SF	0 SF	0 SF	0 SF	66,270 SF
2ND STORY	0 SF	63,518 SF	0 SF	0 SF	0 SF	63,518 SF
GARAGE	**0 SF**	**129,788 SF**	**0 SF**	**0 SF**	**0 SF**	**129,788 SF**
TOTAL	**244,074 SF**	**129,788 SF**	**10,071 SF**	**6,511 SF**	**39,906 SF**	**430,350 SF**

LOT AREA	**94,245 SF**	**2.16 acres**
F.A.R.		**3.187**
DENSITY		**135 DU/ACRE**
BUILDING SF		**300,562 SF**
GARAGE SF		**129,788 SF**
TOTAL		**430,350 SF**

NET LEASEABLE	**244,074 SF**
AVERAGE UNIT SIZE	**815 SF**
TOTAL NUMBER OF UNITS	**295**
TOTAL NUMBER OF PARKING	**343**



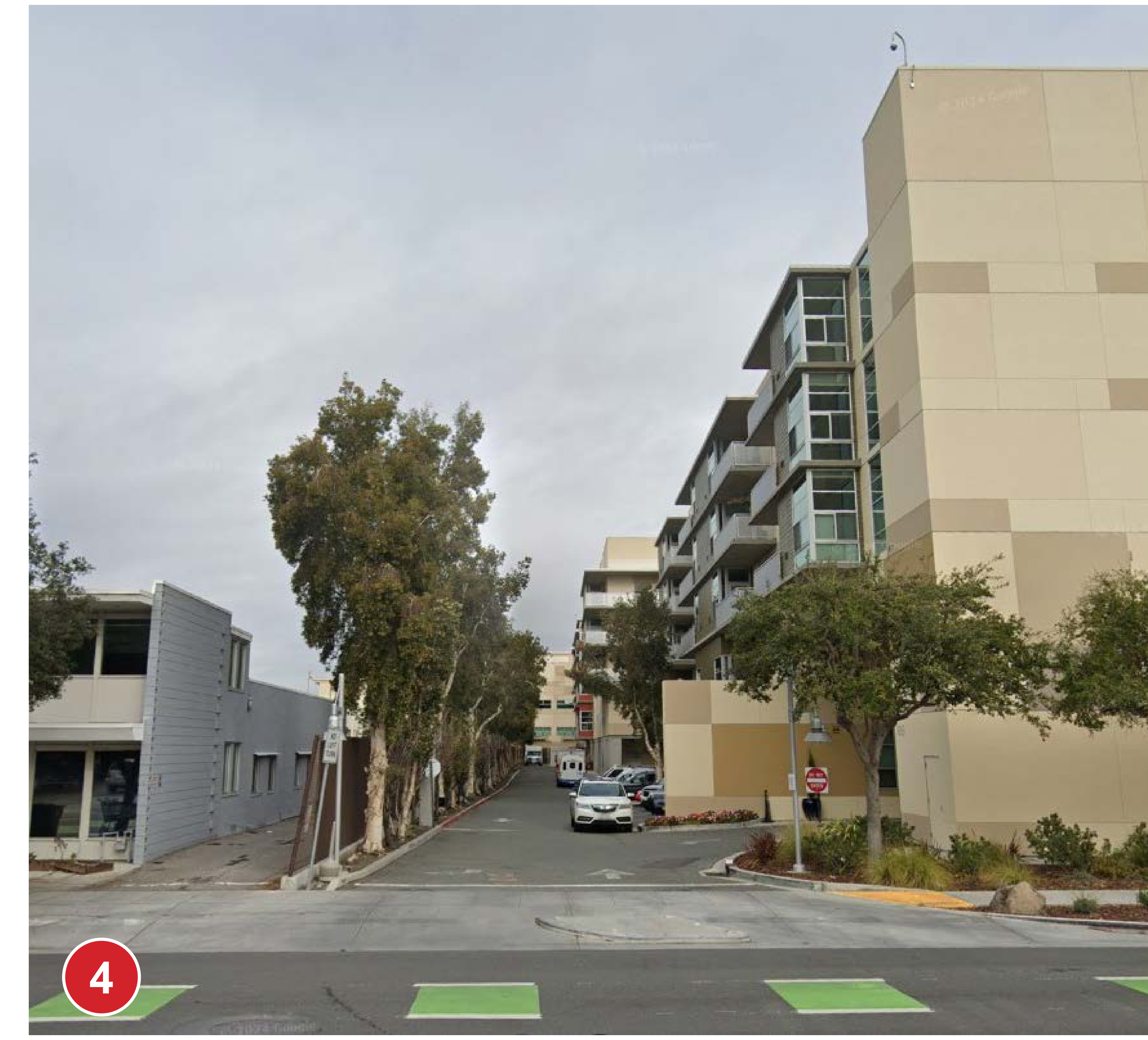
AERIAL PHOTO DATE: JULY 2024

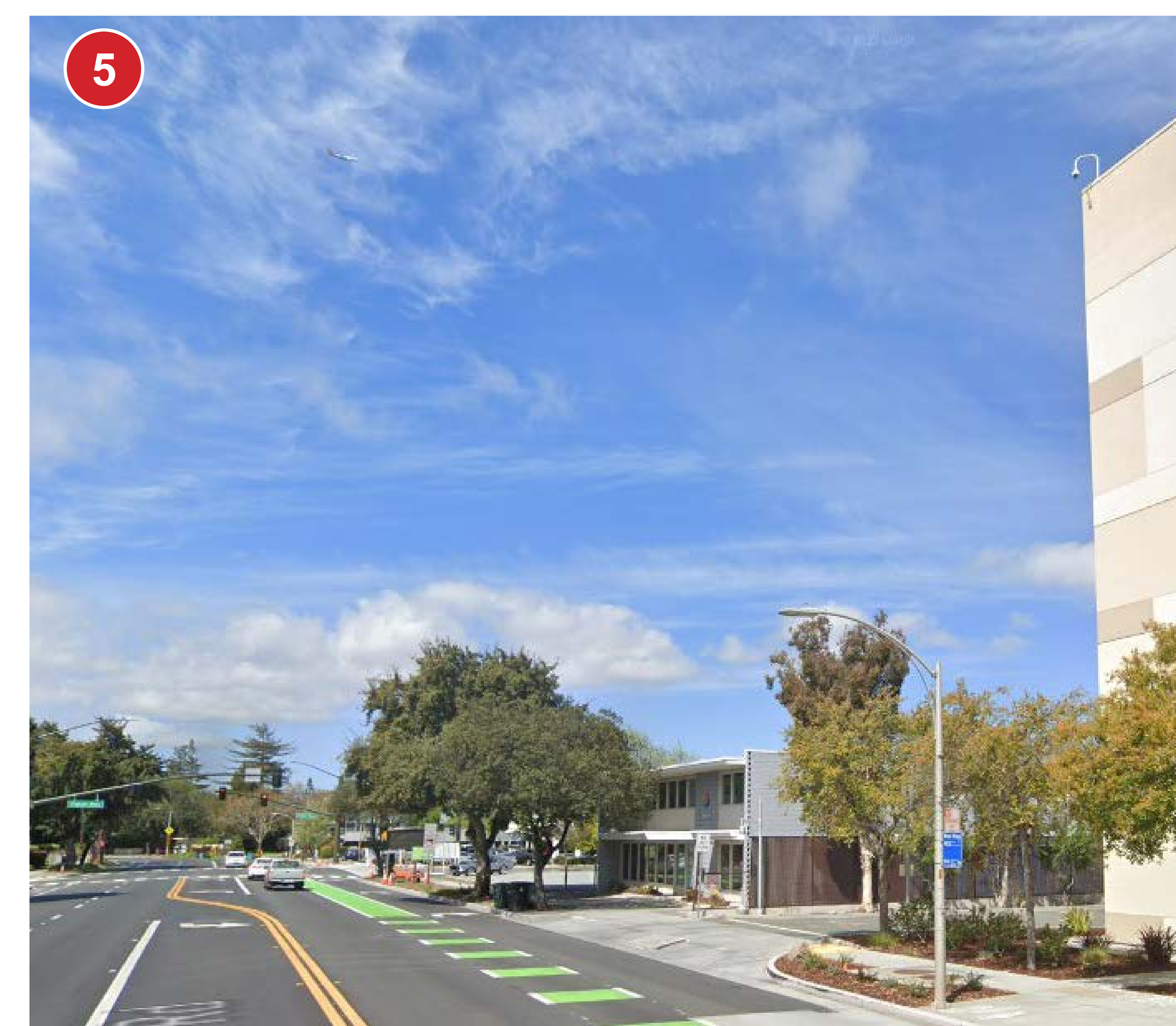
RETAIL
GENERAL MANUFACTURING

TAUBE KORET CAMPUS
PLANNED COMMUNITY PC-4918

OSHMAN FAMILY JEWISH COMMUNITY CENTER
PLANNED COMMUNITY PC-4918

NEIGBORHOOD CONTEXT





NEIGBORHOOD CONTEXT

4.1 Planning and Design

Group	Type	Measure	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	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/ A4.106.2.3	X			☐							
	Mandatory	Grading and paving	4.106.3	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 / A4.106.8	X			☐							
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1		X		☐							
	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		☐							
	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	X			☐							
	Elective	Community connectivity	A4.103.2				☐							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1				☐							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1				☐							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2				☐							
	Elective	Soil analysis	A4.106.2.1				☐							
	Elective	Soil protection	A4.106.2.2				☐							
	Elective	Landscape design	A4.106.3	X			☐							
	Elective	Vegetated roof	A4.106.6				☐							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X			☐							
	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

Group	Type	Measure	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X			☐							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2	X			☐							
	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	Not Applicable	☐							
	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	Not Applicable	☐							
	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	Recycled Water Not Available	☐							
	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	Recycled Water Not Available	☐							
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306	X			☐							
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	X			☐							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4				☐							
	Elective	Hot water recirculation systems	A4.303.5				☐							
	Elective	Rainwater catchment systems	A4.304.1				☐							
	Elective	Potable water elimination	A4.304.2				☐							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3	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

Group	Type	Measure	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	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 rodents	4.406.1	X			☐							
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of	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				☐							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2				☐							
	Elective	Efficient framing techniques - Building systems	A4.404.3				☐							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4				☐							
	Elective	Prefinished building materials	A4.405.1				☐							
	Elective	Concrete floors	A4.405.2				☐							
	Elective	Use of building materials from rapidly renewable sources	A4.405.4				☐							
	Elective	Drainage around foundations	A4.407.1	X			☐							
	Elective	Roof drainage	A4.407.2				☐							
	Elective	Flashing details	A4.407.3	X			☐							
	Elective	Material protection	A4.407.4	X			☐							
	Elective	Door protection	A4.407.6	X			☐							
	Elective	Roof overhangs	A4.407.7				☐							
	Elective	Innovative concepts and local environmental conditions	A4.411.1				☐							

4.5 Environmental Quality

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

Legend:

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

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

Special Inspector Acknowledgement

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

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

____
Signature (Green Building Special Inspector)

____
Print Name

____
Phone or Email

____
Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

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

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2).

I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section C1).

____
Signature (Green Building Special Inspector)

Sign only after project is complete

____
Print Name

____

CITY STAMPS ONLY

Project Address:

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

CITY OF PALO ALTO

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

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

Version 04/24

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

GB-1
Mandatory +Tier 2

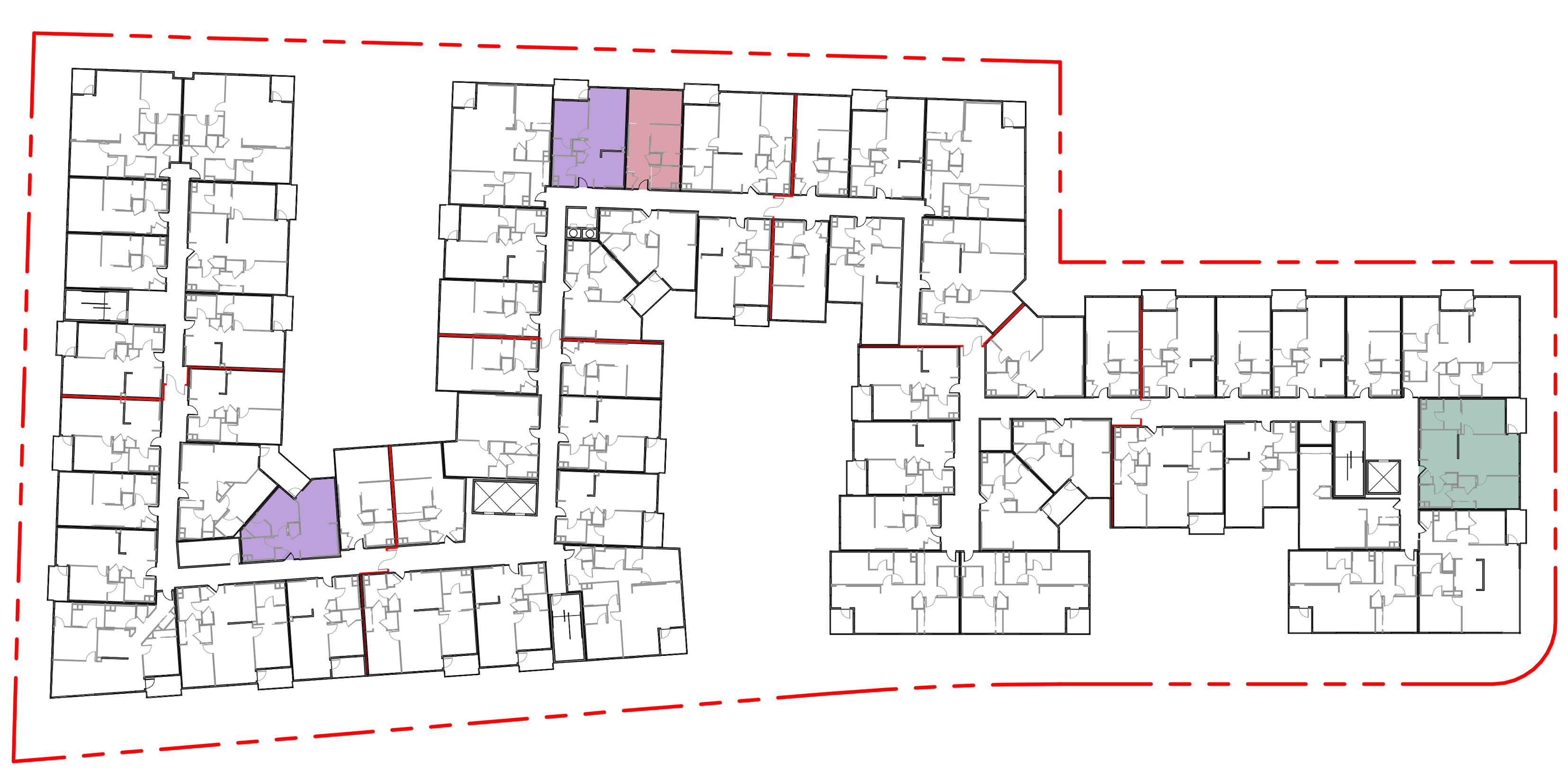
3 BMR UNIT DIAGRAM - 5TH STORY
1" = 50'-0"

BMR UNIT SUMMARY

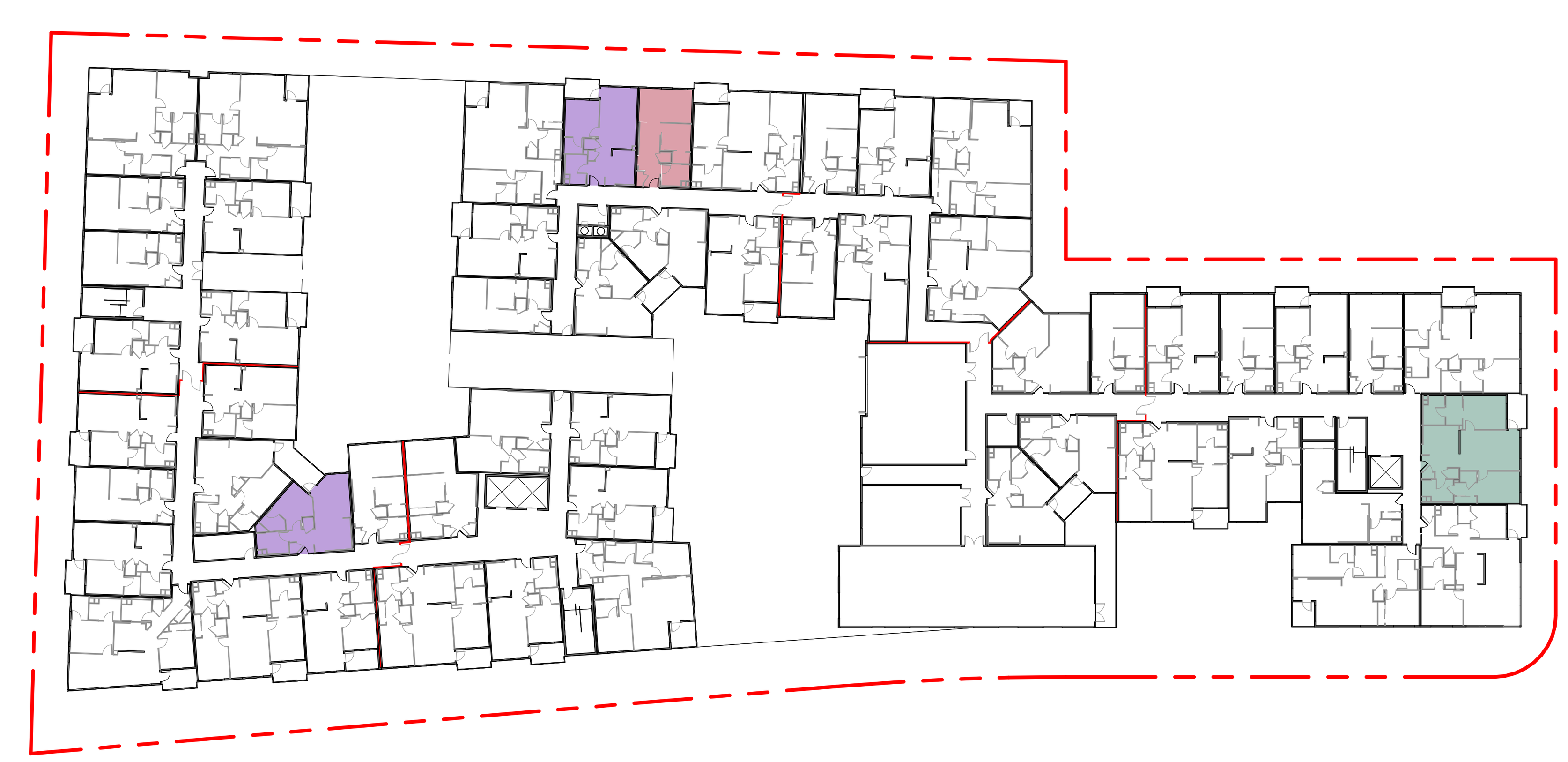
UNIT TYPE	TOT. UNIT COUNT	BMR UNIT COUNT
STUDIO	77	5
ONE BEDROOM	133	9
TWO BEDROOM	85	5
TOTAL	**295**	**19**

5 BMR UNIT DIAGRAM - 7TH STORY
1" = 50'-0"

2 BMR UNIT DIAGRAM - 4TH STORY
1" = 50'-0"



4 BMR UNIT DIAGRAM - 6TH STORY
1" = 50'-0"



1 BMR UNIT DIAGRAM - 3RD STORY
1" = 50'-0"

STUDIO
ONE-BEDROOM
TWO-BEDROOM

200'
100'
50'

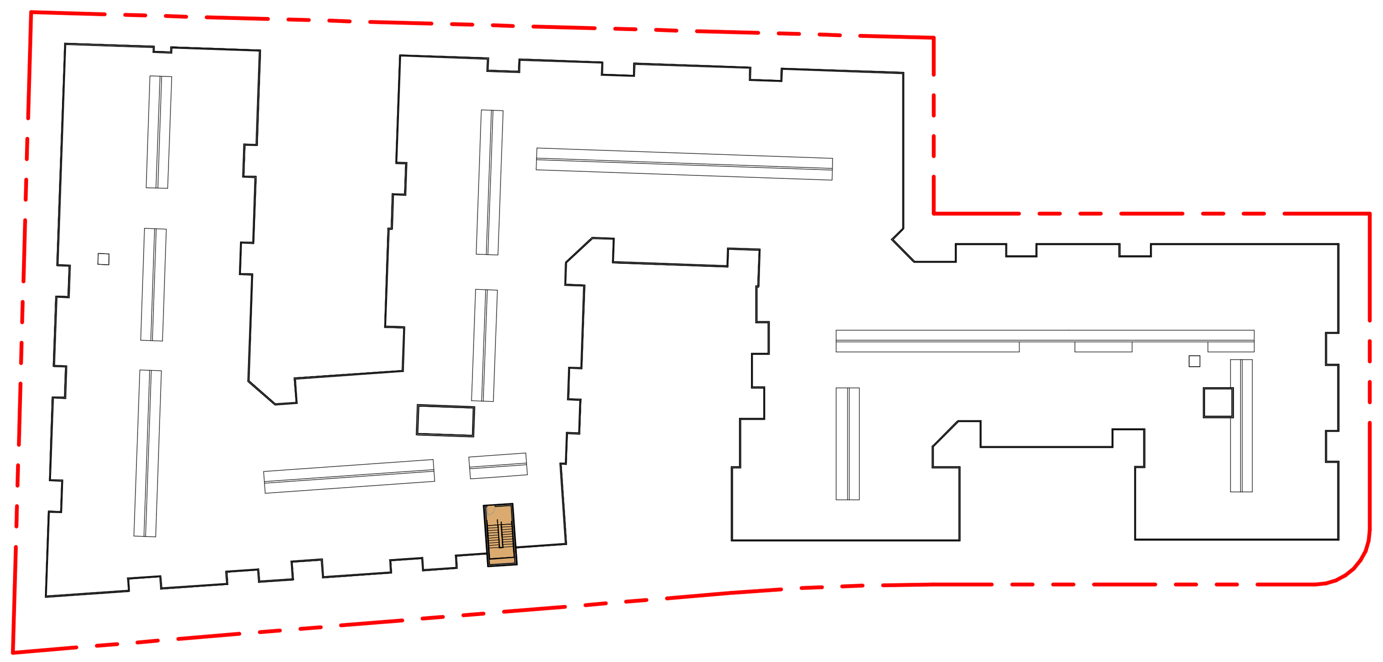
TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

BMR UNITS DIAGRAM
1" = 50' - 0"

G2.2



7 F.A.R. - ROOF
1" = 60'-0"

4 F.A.R. - 4TH STORY
1" = 60'-0"

FLOOR AREA TABULATION

LEVEL	AREA
1ST STORY	5,776 SF
2ND STORY	6,375 SF
3RD STORY	56,999 SF
4TH STORY	56,669 SF
5TH STORY	58,425 SF
6TH STORY	58,454 SF
7TH STORY	57,445 SF
ROOF	240 SF
TOTAL	300,383 SF

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

F.A.R. CALCULATION

TOTAL FLOOR AREA:	**300,383 SF**
BUILDABLE LOT AREA:	**94,245 SF | 2.16 acres**
F.A.R.:	**3.187**

6 F.A.R. - 7TH STORY
1" = 60'-0"

3 F.A.R. - 3RD STORY
1" = 60'-0"

ZONING FLOOR AREA CALCULATION

NOTE:

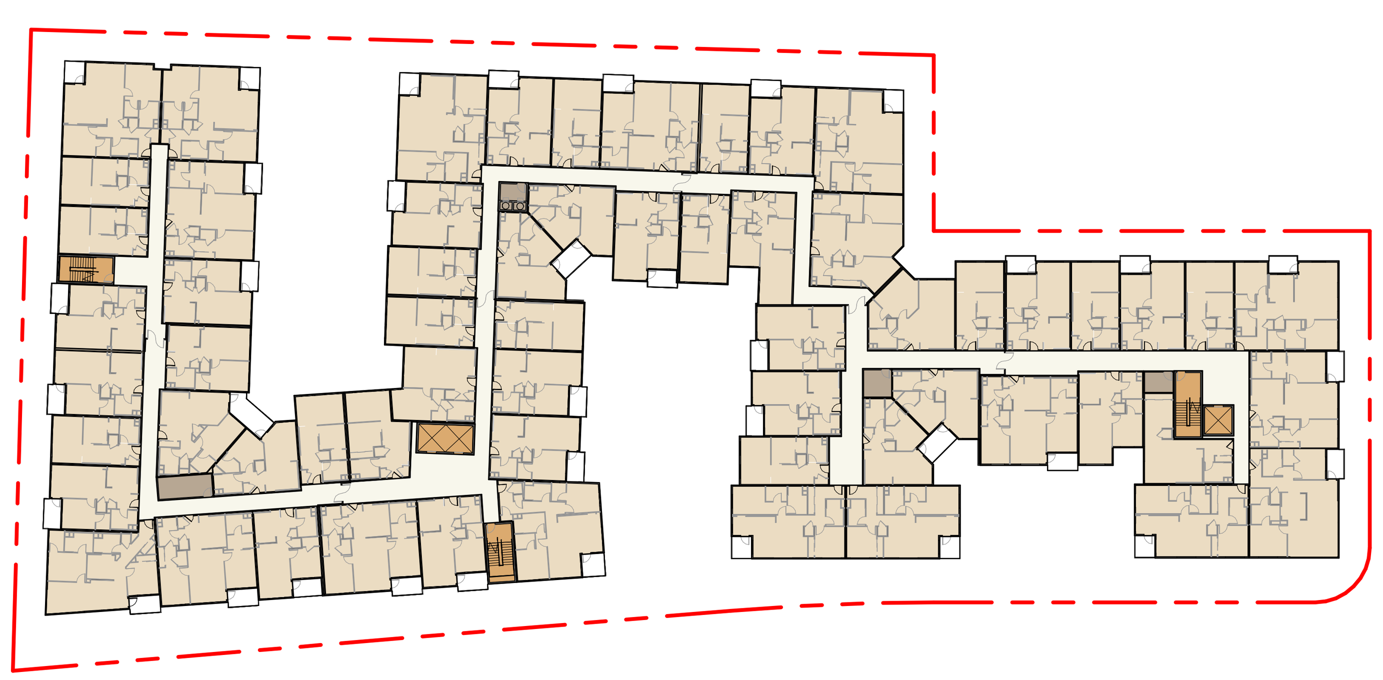
PER PAMC SEC. 18.04.030 - "FLOOR AREA RATIO" MEANS THE MAXIMUM RATIO OF GROSS FLOOR AREA ON SITE TO THE TOTAL SITE AREA

PER PAMC SEC. 18.04.030 - "GROSS FLOOR AREA" MEANS THE TOTAL AREA OF ALL FLOORS OF A BUILDING MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS AND INCLUDES:

SEE SHEETS A1.1 TO A1.7 FOR BUILDING DIMENSIONS

INCLUDED:

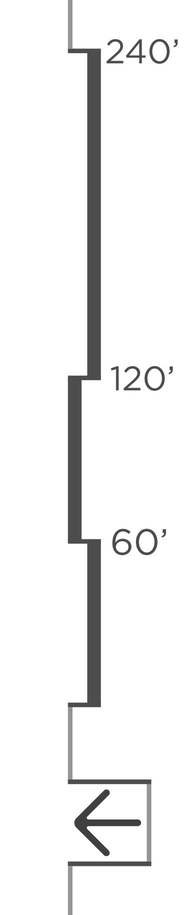
1. HALLS
2. STAIRS MEASURED AT EACH FLOOR
3. ELEVATOR SHAFTS MEASURED AT EACH FLOOR
4. SERVICE AND MECHANICAL EQUIPMENT ROOMS
5. BASEMENT, CELLAR OR ATTIC AREAS DEEMED USABLE BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
6. OPEN OR ROOFED PORCHES, ARCADES, PLAZAS, BALCONIES, COURTS, WALKWAYS, BREEZEWAYS OR PORTICOS IF LOCATED ABOVE THE GROUND FLOOR AND USED FOR REQUIRED ACCESS
7. PERMANENTLY ROOFED PORCHES, ARCADES, PLAZAS, BALCONIES, COURTS, WALKWAYS, BREEZEWAYS OR PORTICOS IF LOCATED ABOVE THE GROUND FLOOR AND USED FOR REQUIRED ACCESS
8. IN RESIDENTIAL DISTRICTS OTHER THAN THE R-E, R-1, R-2 AND RMD RESIDENCE DISTRICTS, ALL ROOFED PORCHES, ARCADES, BALCONIES, PORTICOS, BREEZEWAYS OR SIMILAR FEATURES WHEN LOCATED ABOVE THE GROUND FLOOR AND SUBSTANTIALLY ENCLOSED BY EXTERIOR WALLS



5 F.A.R. - 5TH-6TH STORY
1" = 60'-0"

2 F.A.R. - 2ND STORY
1" = 60'-0"

1 F.A.R. - 1ST STORY
1" = 60'-0"



TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

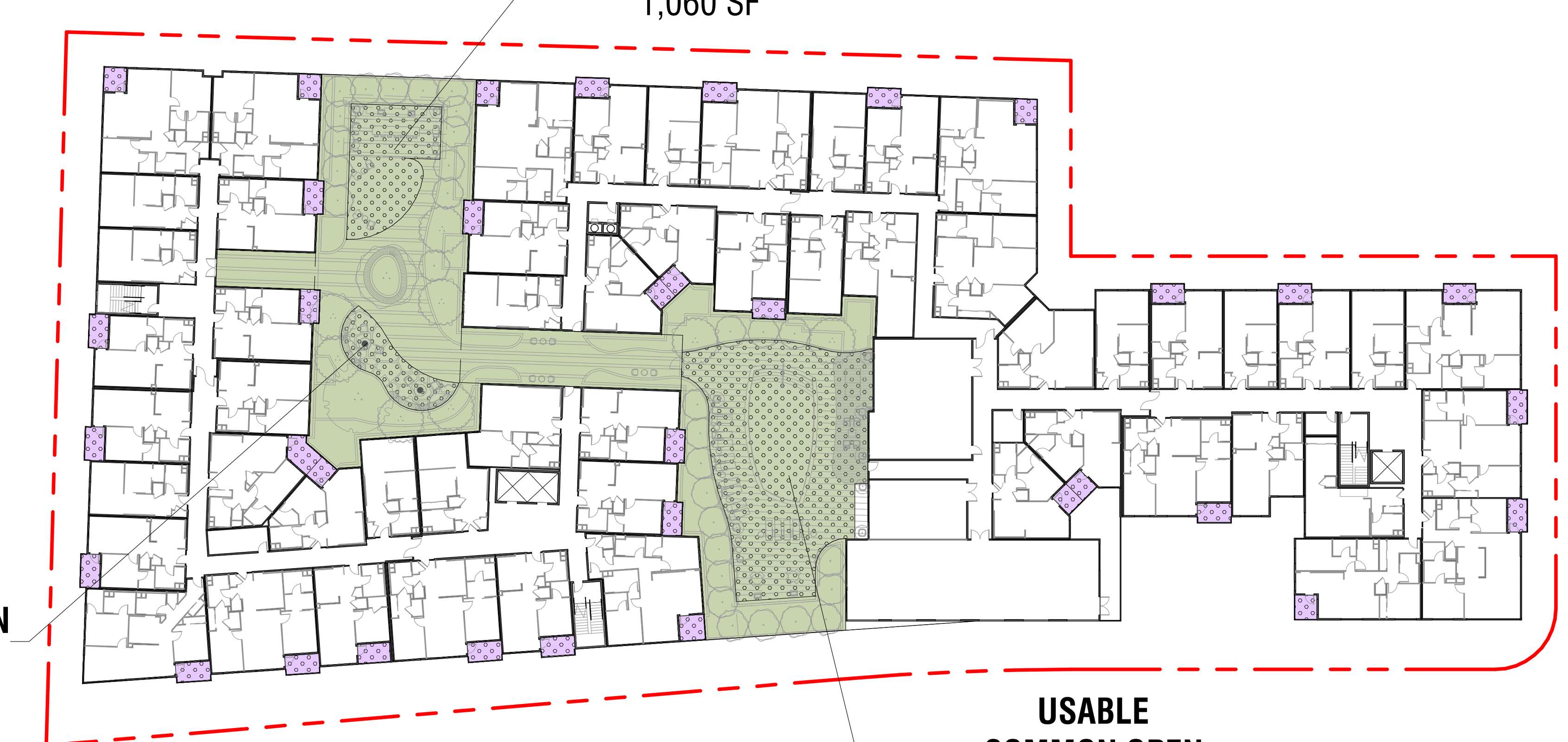
FLOOR AREA DIAGRAM

1" = 60' - 0"

G2.3

③ LANDSCAPE COVERAGE - TYP. LEVEL
1" = 50'-0"

④ LANDSCAPE COVERAGE - 7TH STORY
1" = 50'-0"



② LANDSCAPE COVERAGE - 3RD STORY
1" = 50'-0"

① LANDSCAPE COVERAGE - 1ST STORY
1" = 50'-0"

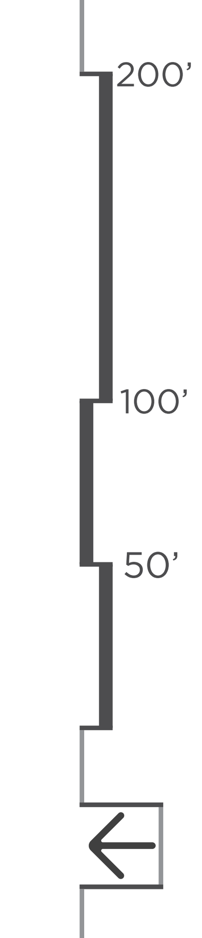
PRIVATE OPEN SPACE
COMMON OPEN SPACE
USABLE OPEN SPACE

REQUIRED LANDSCAPE / OPEN SPACE COVERAGE (PER PAMC 18.14.020.T2)

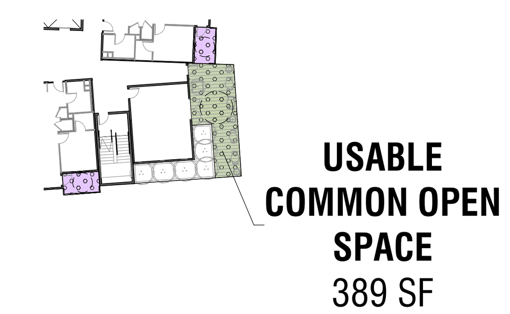
LOT AREA	REQUIRED PERCENTAGE	REQUIRED AREA
94,245 SF	20%	18,849 SF

PROVIDED LANDSCAPE / OPEN SPACE

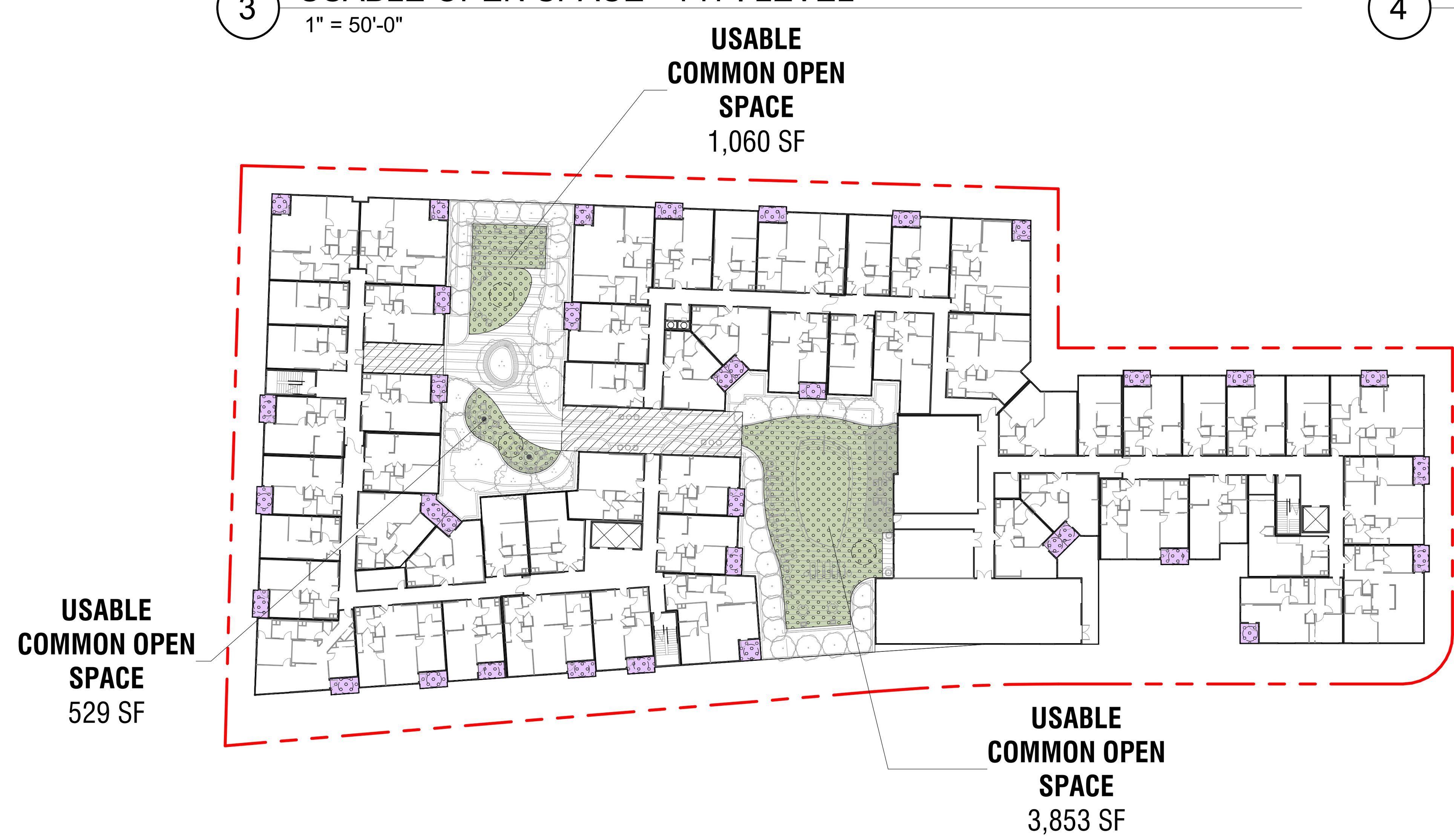
LEVEL	PROVIDED AREA
1ST STORY	
COMMON OPEN SPACE	17,126 SF
USABLE COMMON OPEN SPACE	3,296 SF
	20,422 SF
3RD STORY	
COMMON OPEN SPACE	8,664 SF
USABLE COMMON OPEN SPACE	5,442 SF
USABLE PRIVATE OPEN SPACE	2,392 SF
	16,499 SF
4TH STORY	
USABLE PRIVATE OPEN SPACE	2,528 SF
	2,528 SF
5TH STORY	
USABLE PRIVATE OPEN SPACE	2,660 SF
	2,660 SF
6TH STORY	
USABLE PRIVATE OPEN SPACE	2,660 SF
	2,660 SF
7TH STORY	
COMMON OPEN SPACE	212 SF
USABLE COMMON OPEN SPACE	389 SF
USABLE PRIVATE OPEN SPACE	2,590 SF
	3,191 SF
	47,959 SF



3 USABLE OPEN SPACE - TYP. LEVEL
1" = 50'-0"



4 USABLE OPEN SPACE - 7TH STORY
1" = 50'-0"



2 USABLE OPEN SPACE - 3RD STORY
1" = 50'-0"

1 USABLE OPEN SPACE - 1ST STORY
1" = 50'-0"

- PRIVATE OPEN SPACE
- 6' CIRCLE DIAMETER
- COMMON OPEN SPACE
- 10' CIRCLE DIAMETER
- USABLE OPEN SPACE
- COVERED OPEN SPACE

PRIVATE OPEN SPACE REQUIREMENTS (PER PAMC 18.24.080):

IF PRIVATE OPEN SPACE IS PROVIDED, IT SHALL MEET THE FOLLOWING STANDARD:
(A) FLOOR AREA SHALL INCLUDE A CLEAR SPACE WITH A MIN. DIM. OF A CIRCLE WITH A 6'-0" DIAMETER
(B) MIN. CLEAR HEIGHT DIMENSION OF 8'-6"
(C) BE ACCESSED DIRECTLY FROM A RESIDENTIAL UNIT
(D) BALCONIES SHALL NOT BE LOCATED WITHIN THE DAYLIGHT PLANE

PROVIDED USABLE PRIVATE OPEN SPACE

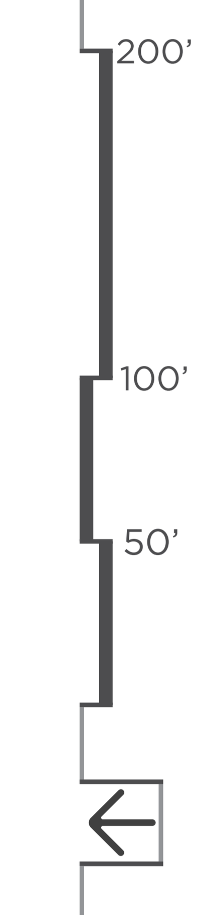
LEVEL	AREA
3RD STORY	2,392 SF
4TH STORY	2,528 SF
5TH STORY	2,660 SF
6TH STORY	2,660 SF
7TH STORY	2,590 SF
	12,830 SF

COMMON OPEN SPACE REQUIRMENTS (PER PAMC 18.24.080)

IF COMMON OPEN SPACE IS PROVIDED, IT SHALL MEET THE FOLLOWING STANDARD:
(A) MIN. SIZE OF 200 SQ.FT.
(B) AREA SHALL INCLUDE A SPACE WITH A MIN. DIM. OF A CIRCLE WITH A 10'-0" DIAMETER
(C) A MIN. OF 60% OF THE AREA SHALL BE OPEN TO THE SKY AND FREE OF PERMANENT WEATHER PROTECTION OR ENCROACHMENTS.
(E) INCLUDE PLACES TO SIT
(F) A MIN. 20% OF LANDSCAPING
(G) SOIL DEPTH: PLANTING IN ABOVE GRADE COURTYARDS SHALL HAVE A MIN. SOIL DEPTH OF 12" FOR GROUND COVER, 20" FOR SHRUBS, & 36" FOR TREES.

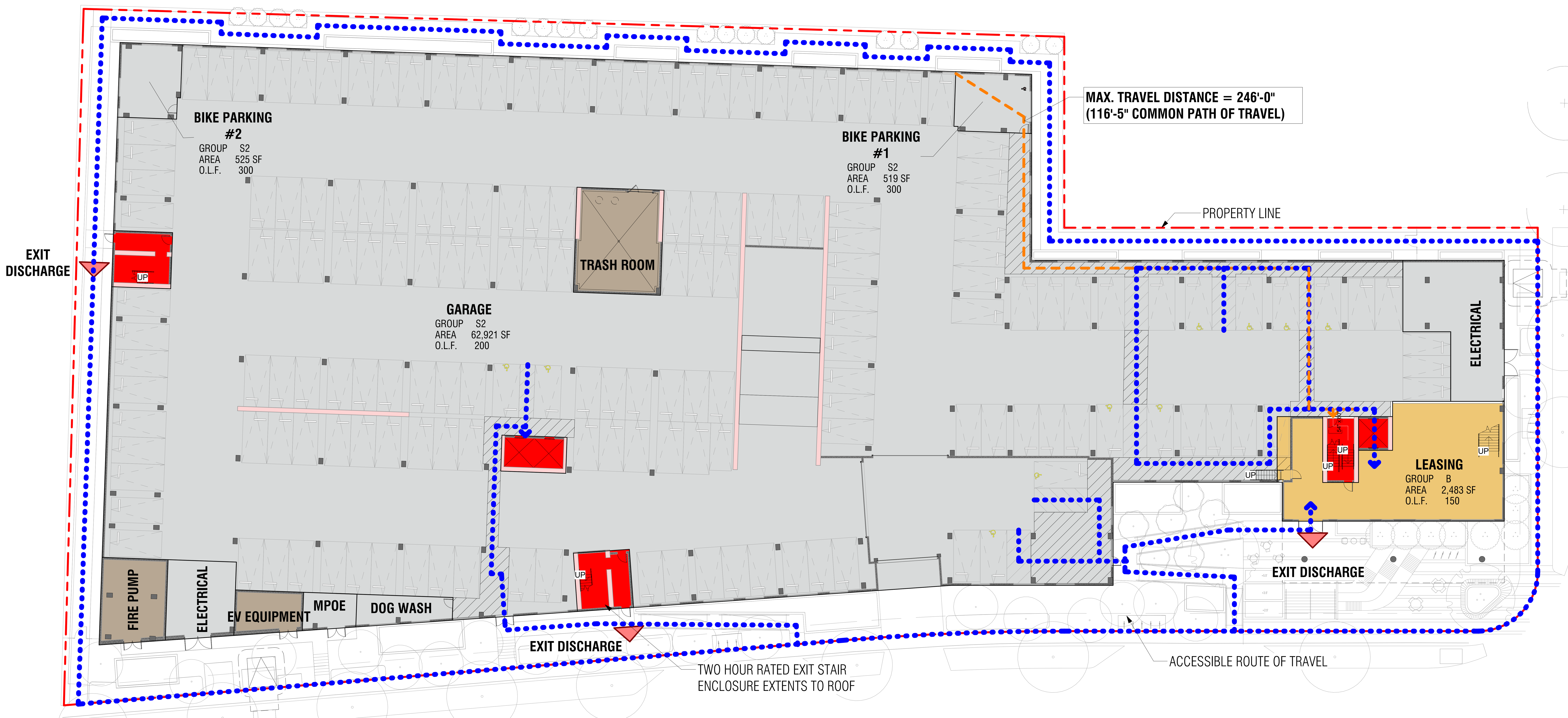
PROVIDED USABLE COMMON OPEN SPACE

LEVEL	AREA
1ST STORY	3,296 SF
3RD STORY	5,442 SF
7TH STORY	389 SF
	9,127 SF



1ST STORY OCC. LOAD TABULATION			
AREA NAME	AREA	OLF	OCC.
AMENITY			
LEASING	2,483 SF	150	17
B.O.H.			
FIRE PUMP	635 SF	300	3
EV EQUIPMENT	328 SF	300	2
TRASH ROOM	1,047 SF	300	4
GARAGE			
ELECTRICAL	1,253 SF	300	5
GARAGE	62,921 SF	200	315
ELECTRICAL	602 SF	300	3
MPOE	217 SF	300	1
DOG WASH	306 SF	150	3
BIKE PARKING #2	525 SF	300	2
BIKE PARKING #1	519 SF	300	2

357 TOTAL OCC. / 3 EXITS : 119 OCC. PER EXIT



1 EXITING - 1ST STORY
1" = 20'-0"

LEGEND:

- PROPERTY LINE
- PROJECT BOUNDARY
- ACCESSIBLE ROUTE OF TRAVEL
- 3 HOUR FIRE WALL
- HE — HORIZONTAL EXIT LOCATION
- MAX TRAVEL DISTANCE PATH
- 2 HOUR RATED ENCLOSURE
- GARAGE
- COURTYARD / OPEN SPACE
- EXIT DISCHARGE

80' 40' 20'

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

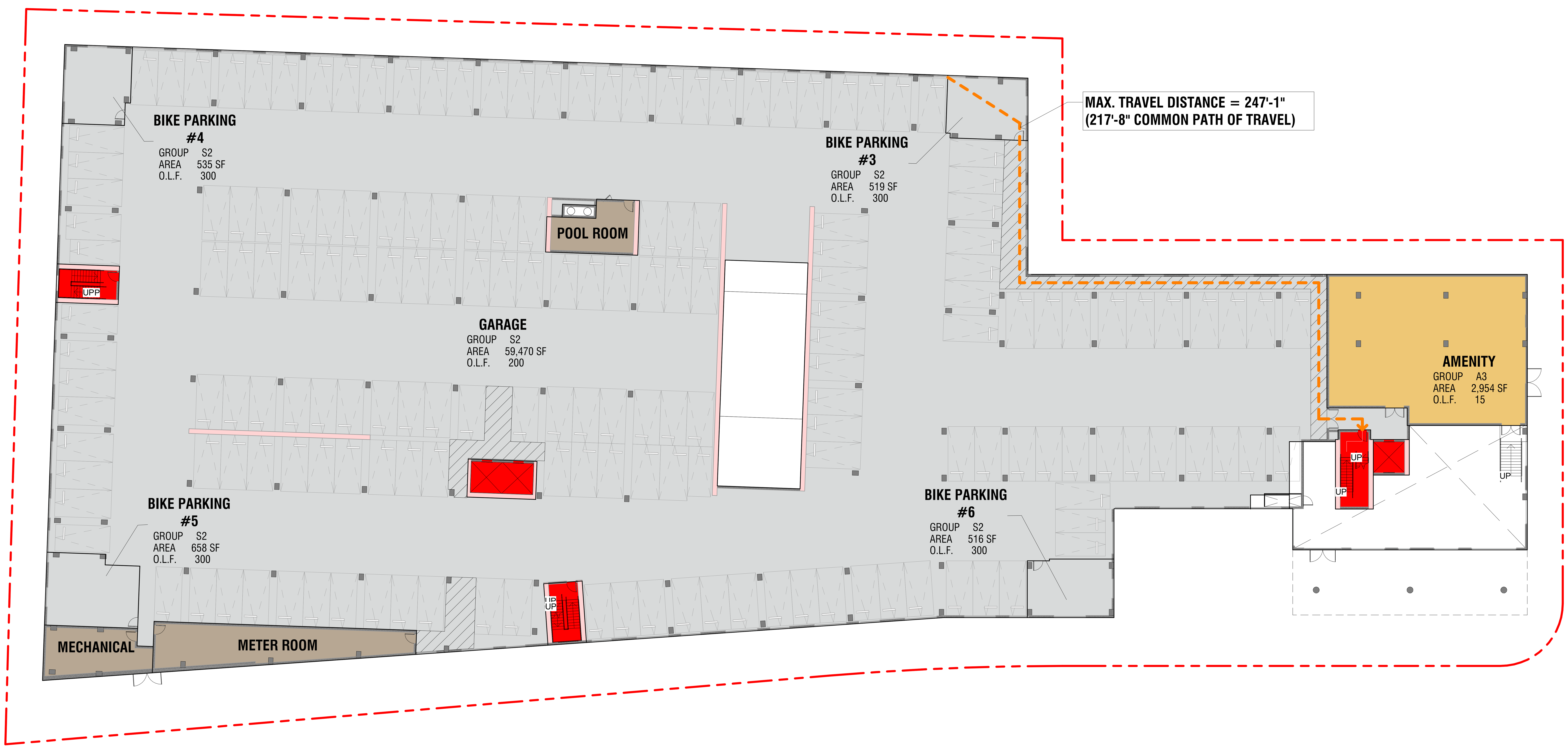
FIRE EXITING DIAGRAM

LEVEL 1
1" = 20' - 0"

2ND STORY OCC. LOAD TABULATION

AREA NAME	AREA	OLF	OCC.
AMENITY			
AMENITY	2,954 SF	15	197
B.O.H.			
POOL ROOM	419 SF	300	2
METER ROOM	1,017 SF	300	4
MECHANICAL	529 SF	300	2
GARAGE			
GARAGE	59,470 SF	200	298
BIKE PARKING #4	535 SF	300	2
BIKE PARKING #3	519 SF	300	2
BIKE PARKING #5	658 SF	300	3
BIKE PARKING #6	516 SF	300	2

512 TOTAL OCC. / 3 EXITS : 171 OCC. PER EXIT



1 EXITING - 2ND STORY
1" = 20'-0"

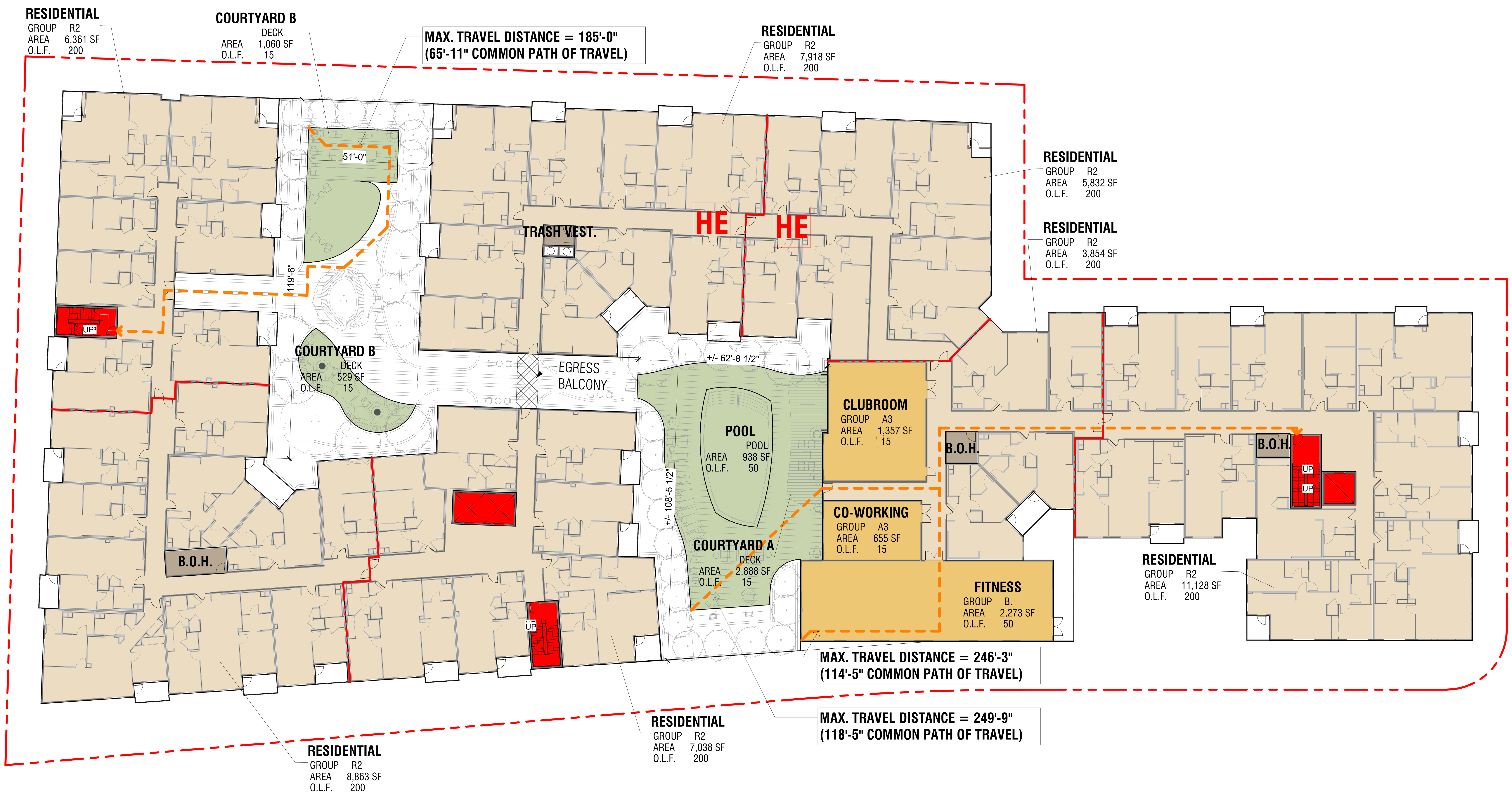
LEGEND:

- PROPERTY LINE
- PROJECT BOUNDARY
- ACCESSIBLE ROUTE OF TRAVEL
- 3 HOUR FIRE WALL
- HE HORIZONTAL EXIT LOCATION
- MAX TRAVEL DISTANCE PATH
- 2 HOUR RATED ENCLOSURE
- GARAGE
- COURTYARD / OPEN SPACE
- EXIT DISCHARGE

80' 40' 20'

3RD STORY OCC. LOAD TABULATION			
AREA NAME	AREA	OLF	OCC.
AMENITY			
CLUBROOM	1,357 SF	15	91
CO-WORKING	655 SF	150	5
FITNESS	2,273 SF	50	46
B.O.H.			
TRASH VEST.	71 SF	300	1
B.O.H.	180 SF	300	1
B.O.H.	116 SF	300	1
B.O.H.	89 SF	300	1
OPEN SPACE			
COURTYARD A	2,888 SF	15	193
COURTYARD B	529 SF	15	36
COURTYARD B	1,060 SF	15	71
POOL	938 SF	50	19
RESIDENTIAL			
RESIDENTIAL	6,361 SF	200	32
RESIDENTIAL	8,863 SF	200	45
RESIDENTIAL	7,038 SF	200	36
RESIDENTIAL	7,918 SF	200	40
RESIDENTIAL	5,832 SF	200	30
RESIDENTIAL	3,854 SF	200	20
RESIDENTIAL	11,128 SF	200	56

724 TOTAL OCC. / 3 EXITS : 242 OCC. PER EXIT



1 EXITING - 3RD STORY
1" = 20'-0"

LEGEND:

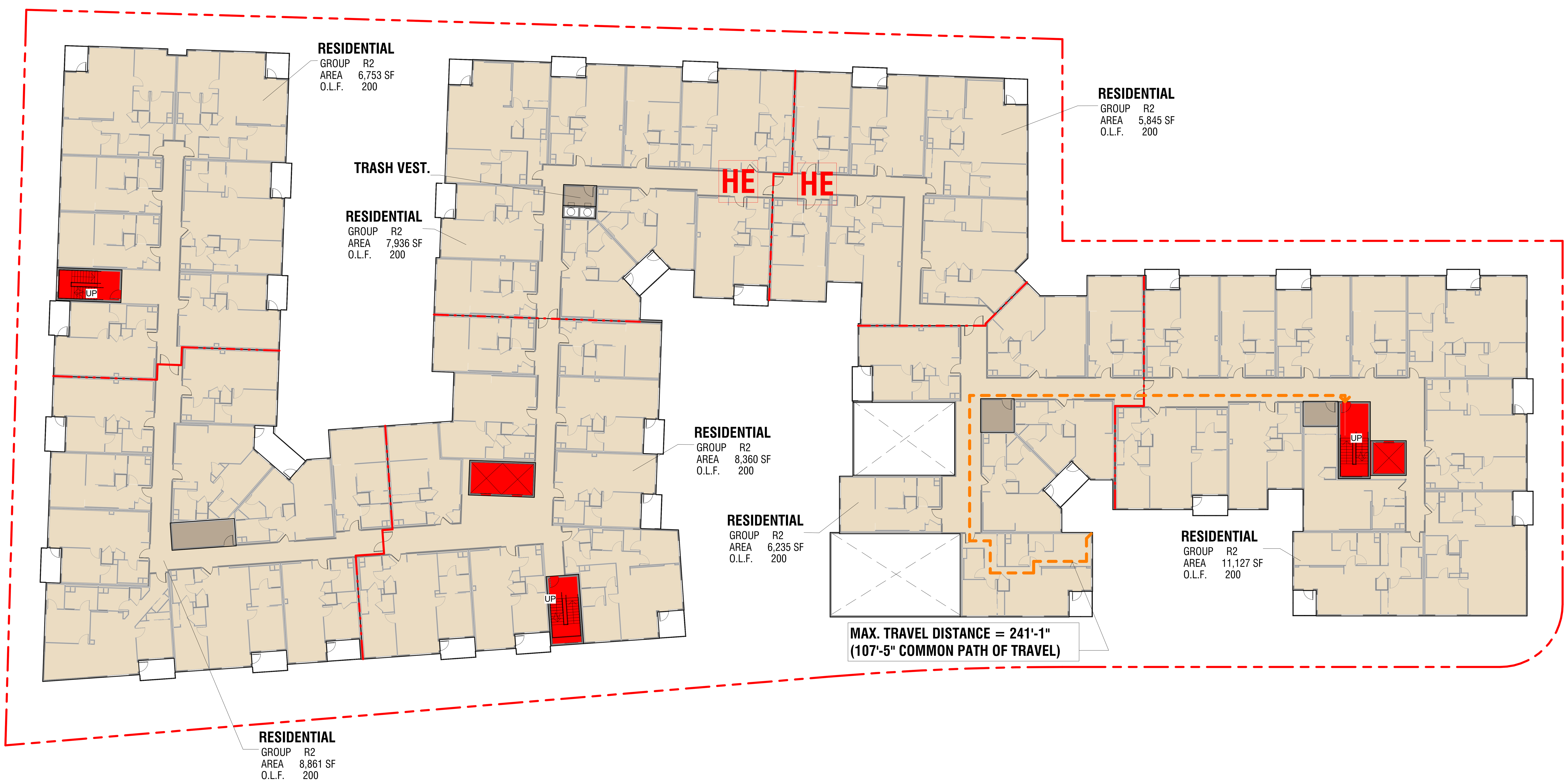
- PROPERTY LINE
- PROJECT BOUNDARY
- ACCESSIBLE ROUTE OF TRAVEL
- 3 HOUR FIRE WALL
- HE HORIZONTAL EXIT LOCATION
- MAX TRAVEL DISTANCE PATH
- 2 HOUR RATED ENCLOSURE
- GARAGE
- COURTYARD / OPEN SPACE
- EXIT DISCHARGE

80'
40'
20'

FIRE EXITING DIAGRAM
LEVEL 3 (PODIUM)
1" = 20' - 0"

4TH STORY OCC. LOAD TABULATION			
AREA NAME	AREA	OLF	OCC.
B.O.H.			
TRASH VEST.	71 SF	300	1
B.O.H.	180 SF	300	1
B.O.H.	116 SF	300	1
B.O.H.	89 SF	300	1
RESIDENTIAL			
RESIDENTIAL	6,753 SF	200	34
RESIDENTIAL	8,861 SF	200	45
RESIDENTIAL	8,360 SF	200	42
RESIDENTIAL	7,936 SF	200	40
RESIDENTIAL	5,845 SF	200	30
RESIDENTIAL	6,235 SF	200	31
RESIDENTIAL	11,127 SF	200	56

282 TOTAL OCC. / 3 EXITS : 94 OCC. PER EXIT



1 EXITING - 4TH STORY
1" = 20'-0"

LEGEND:

- PROPERTY LINE
- PROJECT BOUNDARY
- ACCESSIBLE ROUTE OF TRAVEL
- 3 HOUR FIRE WALL
- HE HORIZONTAL EXIT LOCATION
- MAX TRAVEL DISTANCE PATH
- 2 HOUR RATED ENCLOSURE
- GARAGE
- COURTYARD / OPEN SPACE
- EXIT DISCHARGE

80'
40'
20'

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

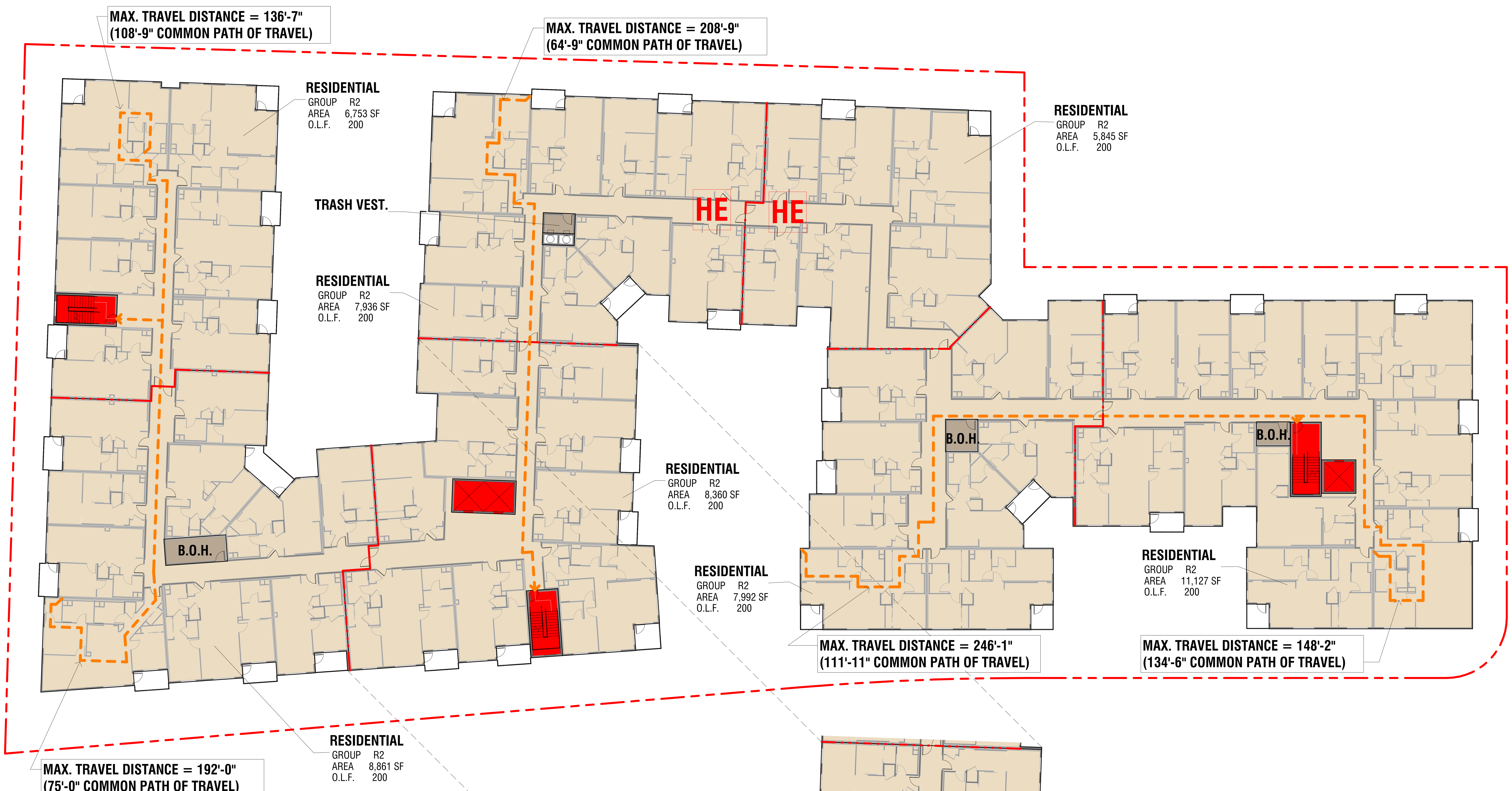
3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

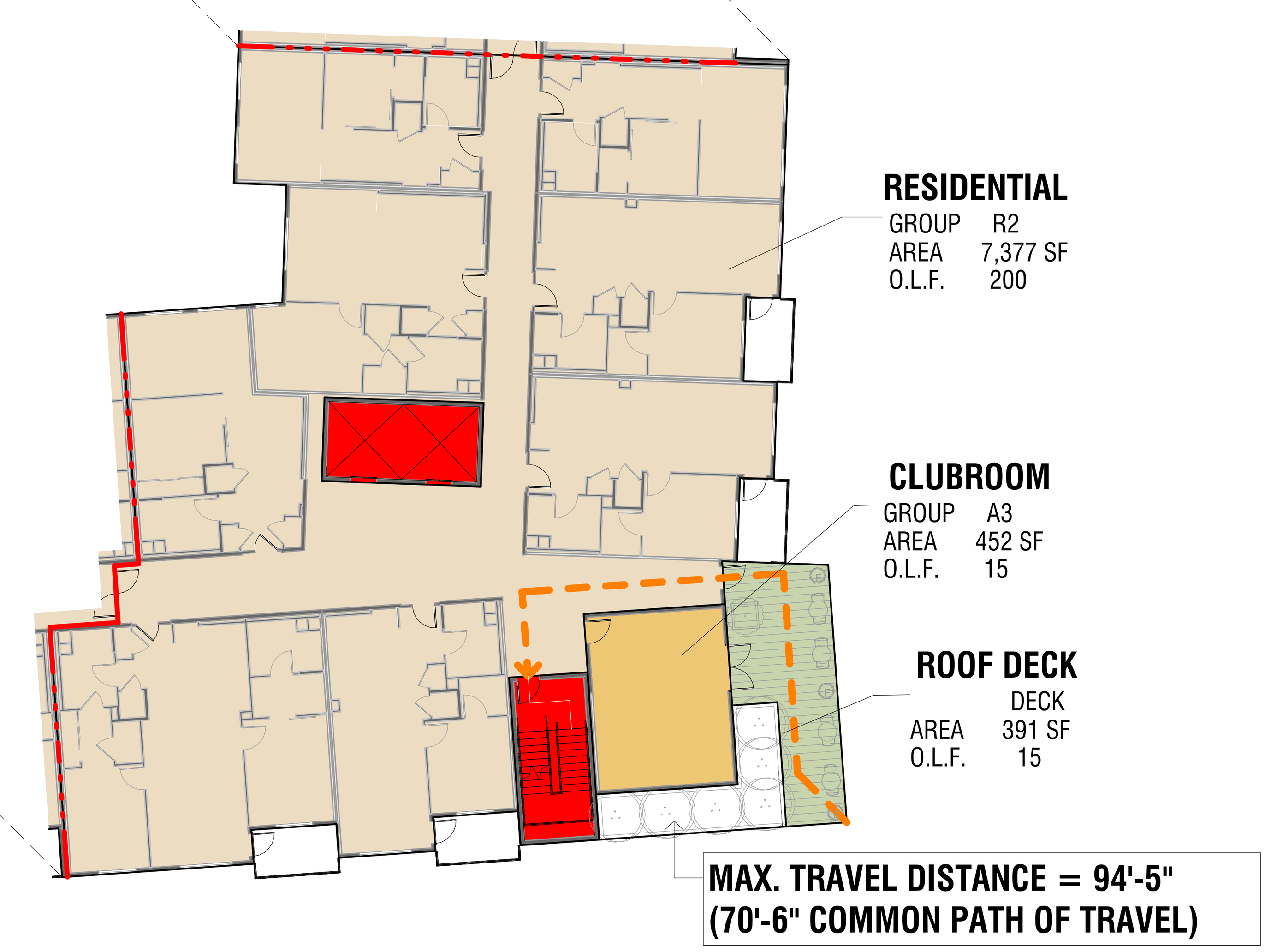
FIRE EXITING DIAGRAM

LEVEL 4
1" = 20' - 0"

G2.9



1 EXITING - 5TH - 6TH STORY (TYP.)
1" = 20'-0"



2 EXITING - 7TH STORY
1" = 20'-0"

TYP. STORY OCC. LOAD TABULATION

AREA NAME	AREA	OLF	OCC.
B.O.H.			
TRASH VEST.	71 SF	300	1
B.O.H.	180 SF	300	1
B.O.H.	116 SF	300	1
B.O.H.	89 SF	300	1
RESIDENTIAL			
RESIDENTIAL	6,753 SF	200	34
RESIDENTIAL	8,861 SF	200	45
RESIDENTIAL	8,360 SF	200	42
RESIDENTIAL	7,936 SF	200	40
RESIDENTIAL	5,845 SF	200	30
RESIDENTIAL	7,992 SF	200	40
RESIDENTIAL	11,127 SF	200	56

291 TOTAL OCC. / 3 EXITS : 97 OCC. PER EXIT

7TH STORY OCC. LOAD TABULATION

AREA NAME	AREA	OLF	OCC.
AMENITY			
CLUBROOM	452 SF	15	31
B.O.H.			
TRASH VEST.	71 SF	300	1
B.O.H.	180 SF	300	1
B.O.H.	116 SF	300	1
B.O.H.	89 SF	300	1
OPEN SPACE			
ROOF DECK	391 SF	15	26
RESIDENTIAL			
RESIDENTIAL	6,753 SF	200	34
RESIDENTIAL	8,861 SF	200	45
RESIDENTIAL	7,377 SF	200	38
RESIDENTIAL	7,936 SF	200	40
RESIDENTIAL	5,845 SF	200	30
RESIDENTIAL	7,992 SF	200	40
RESIDENTIAL	11,127 SF	200	56

344 TOTAL OCC. / 3 EXITS : 115 OCC. PER EXIT

LEGEND:

- PROPERTY LINE
- PROJECT BOUNDARY
- ACCESSIBLE ROUTE OF TRAVEL
- 3 HOUR FIRE WALL
- HE HORIZONTAL EXIT LOCATION
- MAX TRAVEL DISTANCE PATH
- 2 HOUR RATED ENCLOSURE
- GARAGE
- COURTYARD / OPEN SPACE
- EXIT DISCHARGE

80'
40'
20'

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

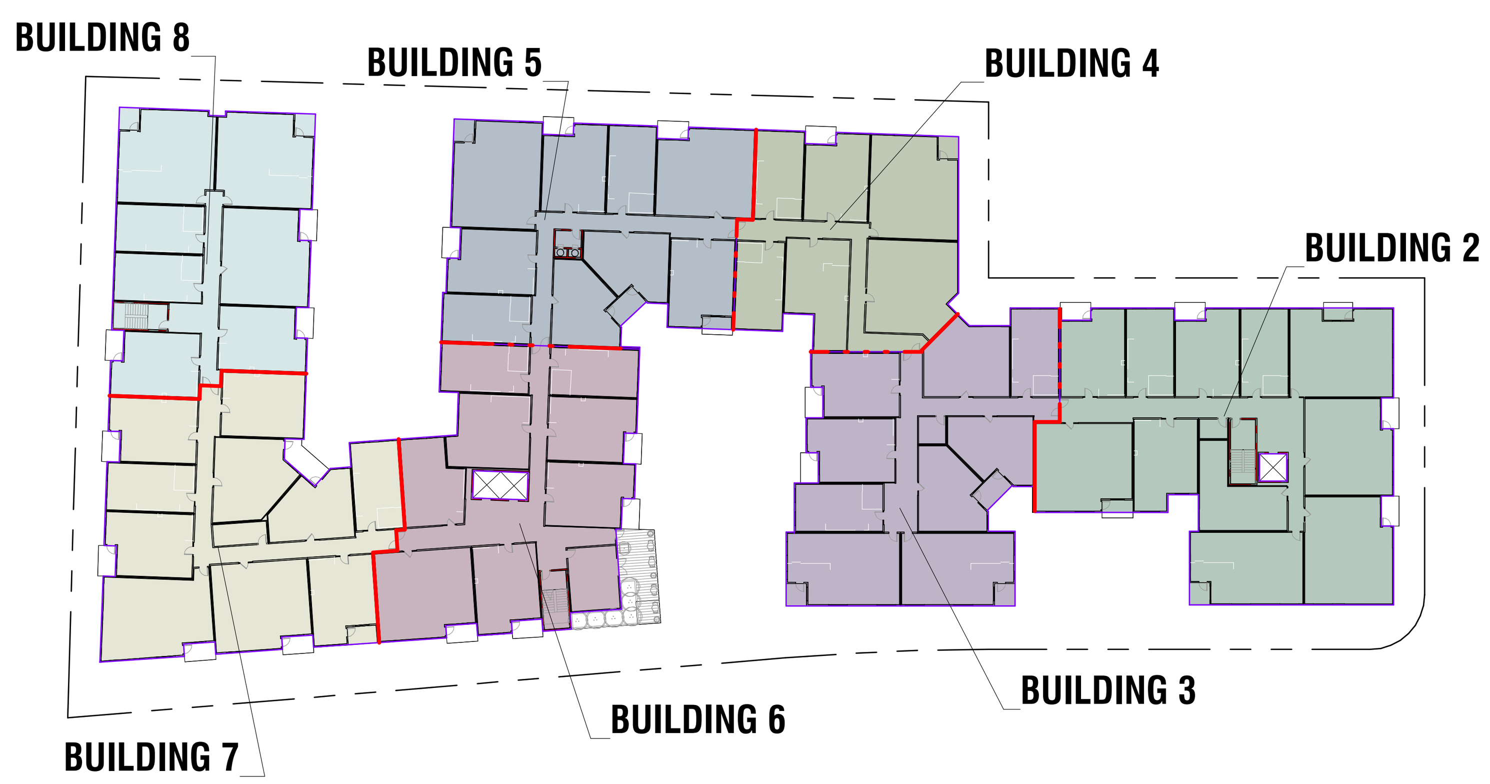
3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

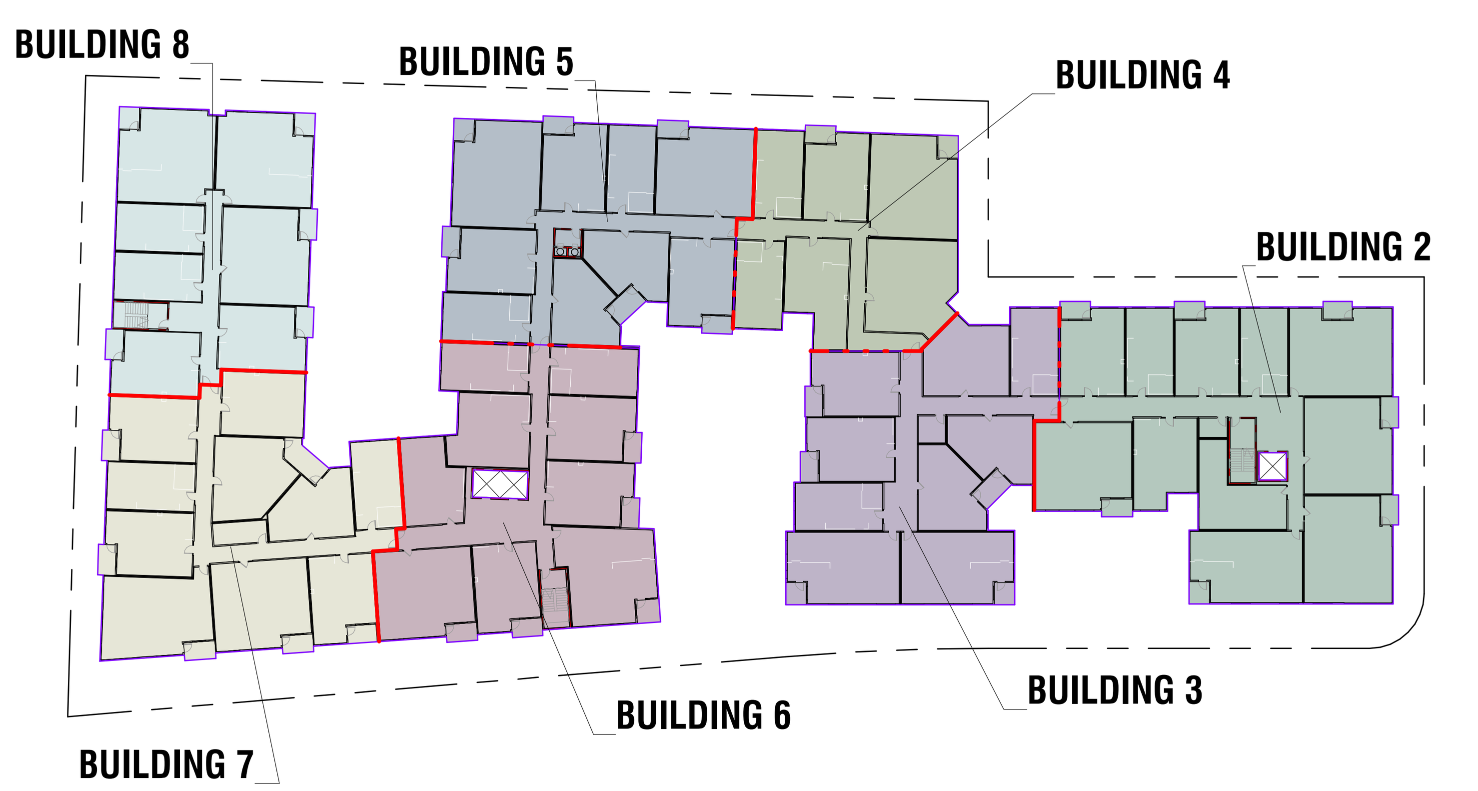
FIRE EXITING DIAGRAM

LEVEL 5-6-7
1" = 20' - 0"

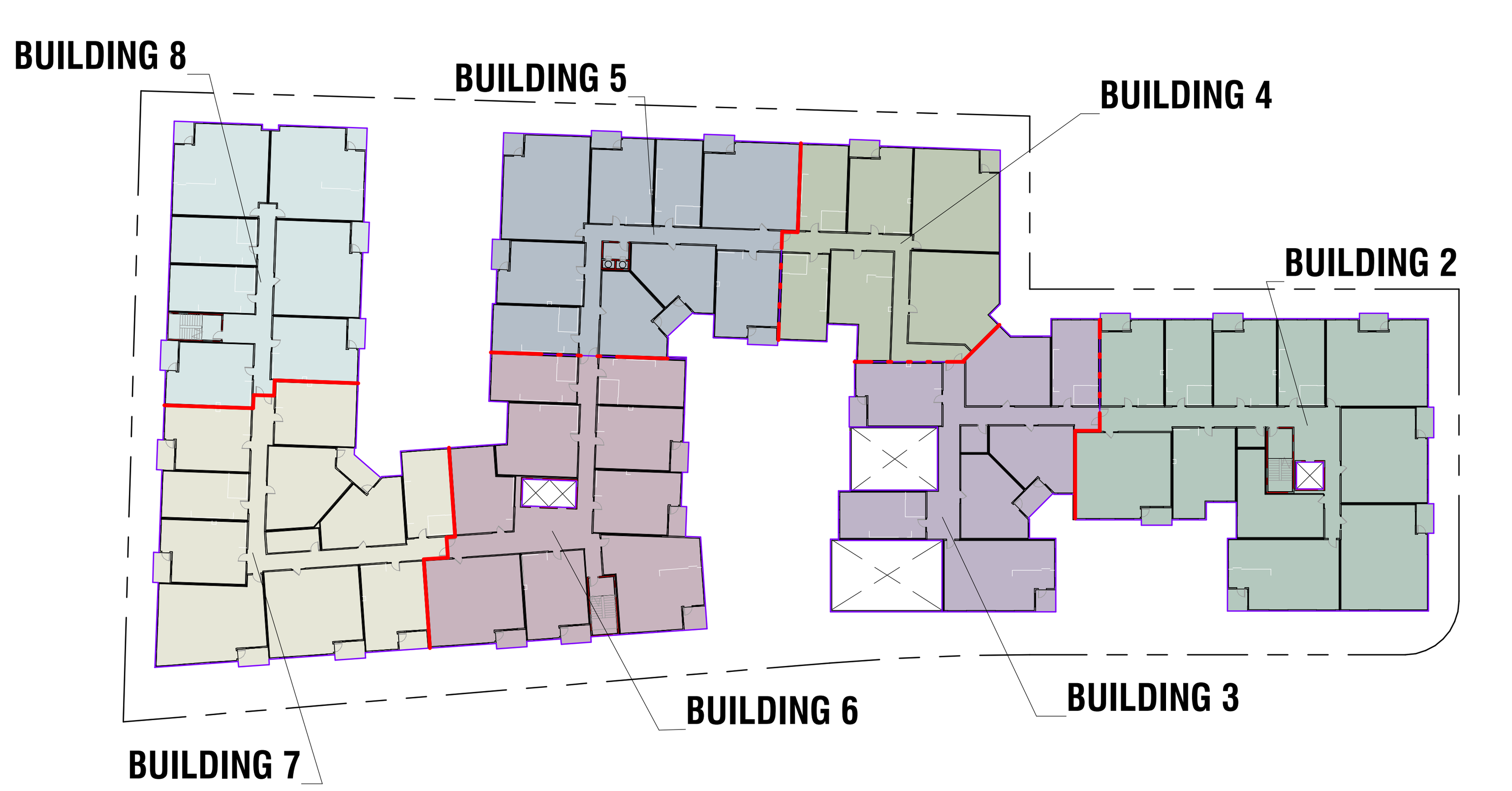
G2.10



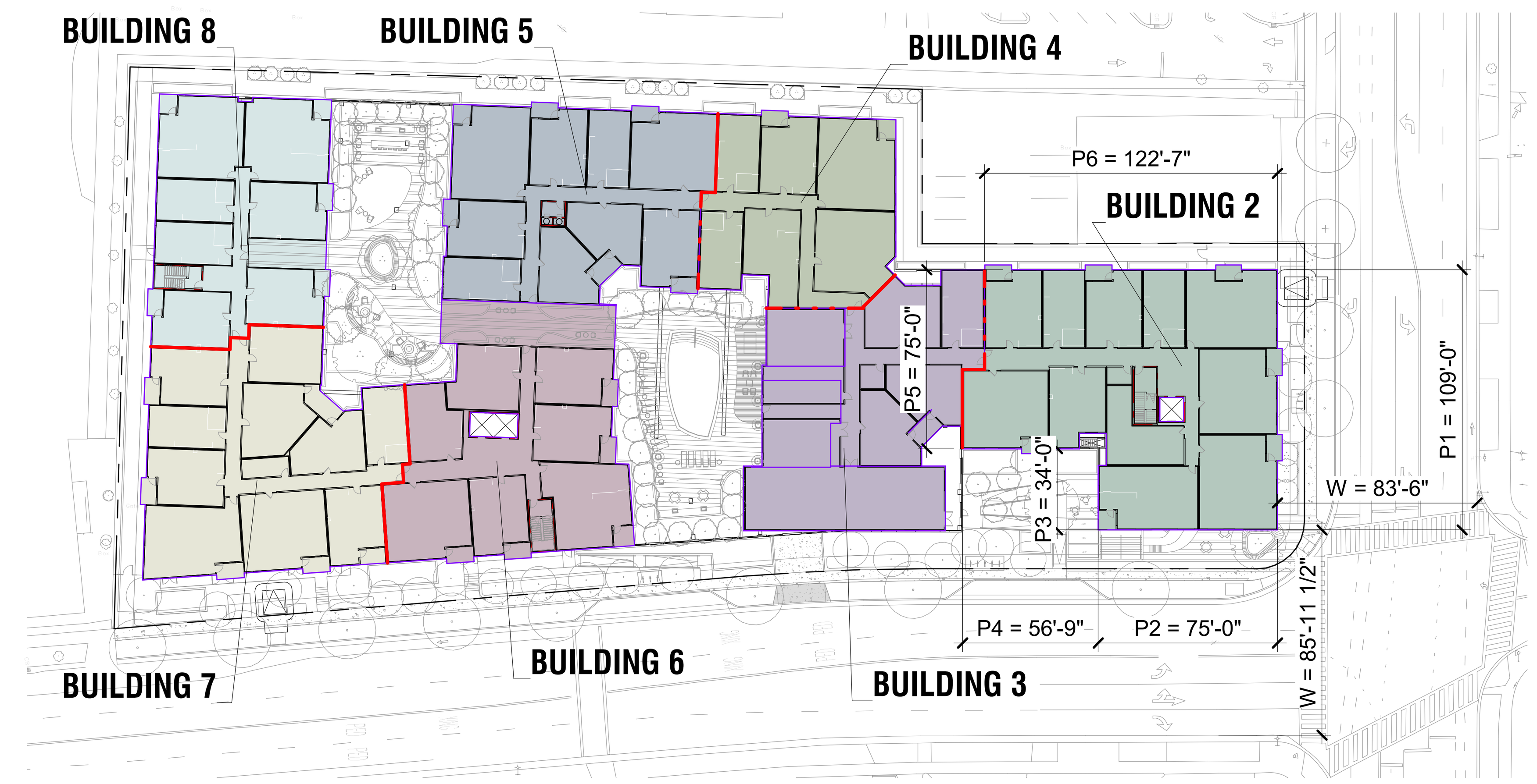
7 7TH STORY - ALLOWABLE BUILDING AREA
1" = 60'-0"



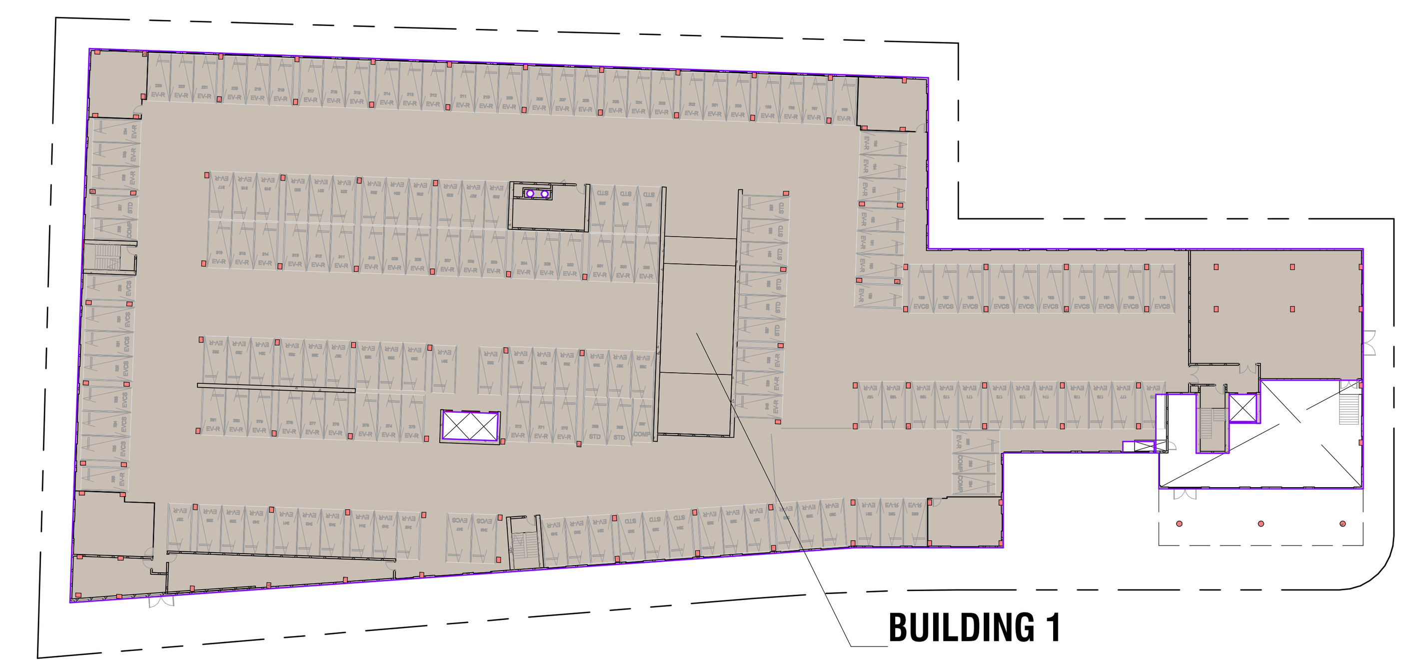
5 5TH-6TH STORY - ALLOWABLE BUILDING AREA
1" = 60'-0"



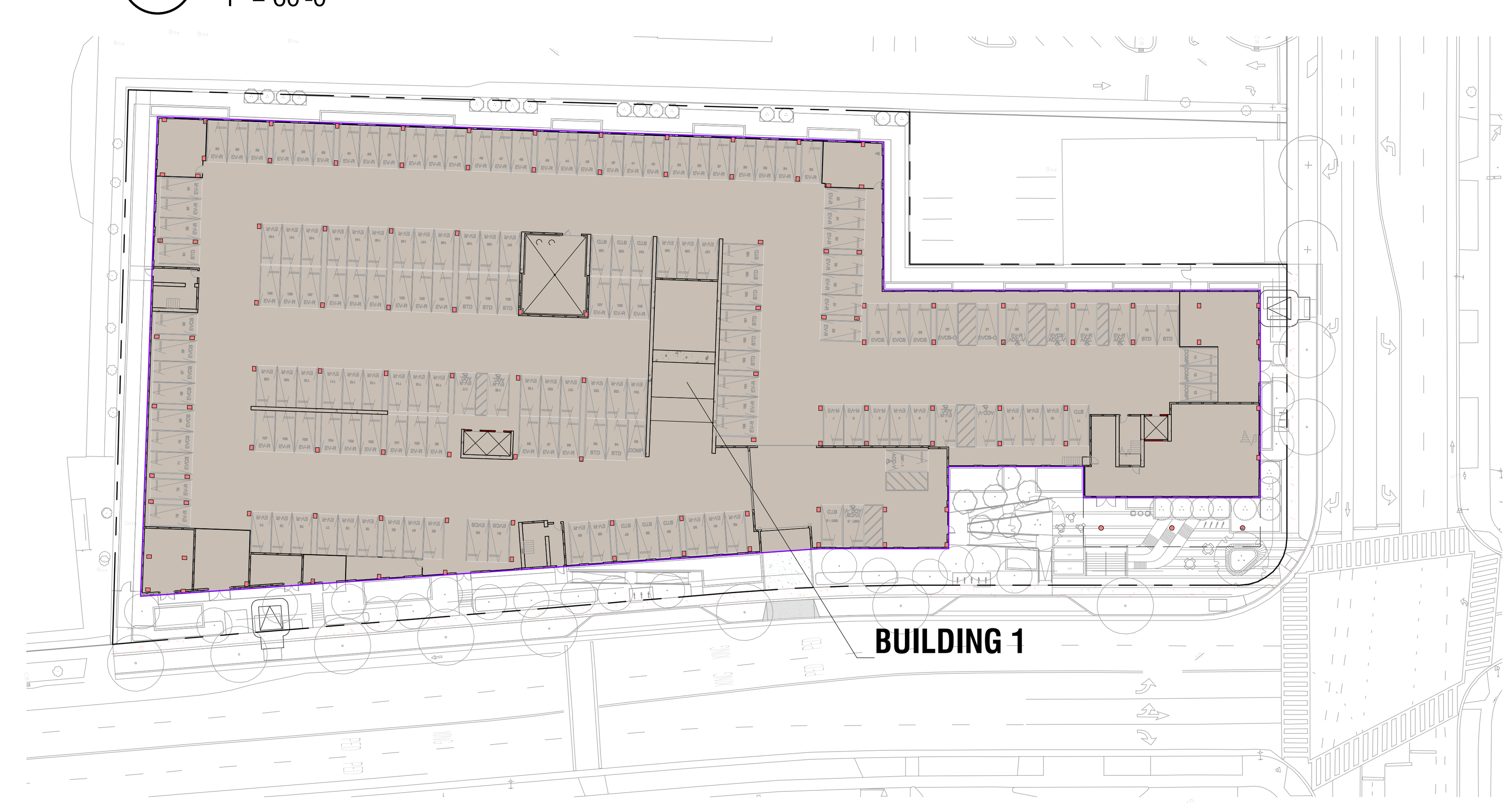
4 4TH STORY - ALLOWABLE BUILDING AREA
1" = 60'-0"



3 3RD STORY - ALLOWABLE BUILDING AREA
1" = 60'-0"



2 2ND STORY - ALLOWABLE BUILDING AREA
1" = 60'-0"



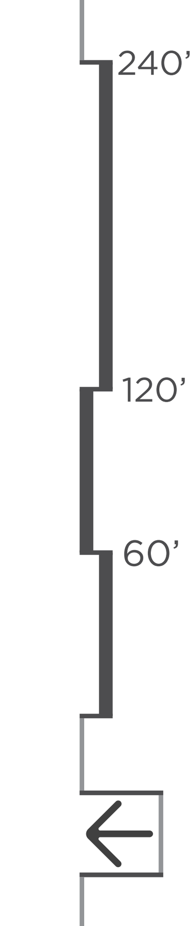
1 1ST STORY - ALLOWABLE BUILDING AREA
1" = 60'-0"

BUILDING AREA TABULATION

LEVELS	AREA
BUILDING 1	
1ST STORY	72,258 SF
2ND STORY	69,466 SF
	141,724 SF
BUILDING 2	
3RD STORY	11,988 SF
4TH STORY	11,987 SF
5TH STORY	11,987 SF
6TH STORY	12,087 SF
7TH STORY	11,652 SF
	59,701 SF
BUILDING 3	
3RD STORY	8,365 SF
4TH STORY	6,577 SF
5TH STORY	8,475 SF
6TH STORY	8,475 SF
7TH STORY	8,330 SF
	40,224 SF
BUILDING 4	
3RD STORY	5,980 SF
4TH STORY	5,979 SF
5TH STORY	5,979 SF
6TH STORY	5,979 SF
7TH STORY	5,907 SF
	29,825 SF
BUILDING 5	
3RD STORY	8,505 SF
4TH STORY	8,504 SF
5TH STORY	8,504 SF
6TH STORY	8,504 SF
7TH STORY	8,262 SF
	42,277 SF
BUILDING 6	
3RD STORY	8,992 SF
4TH STORY	8,992 SF
5TH STORY	8,992 SF
6TH STORY	9,192 SF
7TH STORY	8,097 SF
	44,263 SF

BUILDING AREA TABULATION

LEVELS	AREA
BUILDING 7	
3RD STORY	9,548 SF
4TH STORY	9,547 SF
5TH STORY	9,547 SF
6TH STORY	9,547 SF
7TH STORY	9,108 SF
	47,297 SF
BUILDING 8	
3RD STORY	7,312 SF
4TH STORY	7,312 SF
5TH STORY	7,312 SF
6TH STORY	7,312 SF
7TH STORY	7,093 SF
	36,341 SF



ALLOWABLE BUILDING AREA DIAGRAM
1" = 60' - 0"

BLDG. 3 - TYPE IIIA, MIXED USE OCC. ALLOWABLE AREA TABULATION					
LEVELS	NAME	CBC OCC. GROUP	ALLOWABLE AREA (Aa)	AREA	RATIO
BLDG. 3					
3RD STORY	AMENITY	A3	14,000 SF	4,191 SF	0.30
3RD STORY	RESIDENTIAL	R2	24,000 SF	4,174 SF	0.17
4TH STORY	RESIDENTIAL	R2	24,000 SF	6,577 SF	0.27
5TH STORY	RESIDENTIAL	R2	24,000 SF	8,475 SF	0.35
6TH STORY	RESIDENTIAL	R2	24,000 SF	8,475 SF	0.35
7TH STORY	RESIDENTIAL	R2	24,000 SF	8,330 SF	0.35
				40,224 SF	1.80

TYPE IIIA CONSTRUCTION (LEVELS 3 TO 7)
MIXED A-3 & R-2 OCCUPANCY ALLOWABLE BUILDING AREA CALCULATION:

PER 2022 CBC 506.2.2, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF 508.1, SHALL NOT EXCEED TWO

EQUATION 5-3: Aa= [At + (NS x If)] WHERE,
Aa = ALLOWABLE AREA PER STORY
At = TABULAR ALLOWABLE AREA PER TABLE 506.2
NS = TABULAR ALLOWABLE AREA FOR A NONSPRINKLERED BUILDING PER TABLE 506.2
If = AREA FACTOR INCREASE DUE TO FRONTAGE PER CBC SEC. 506.3

OCCUPANCY R2:
Aa = [At + (NS x If)]
Aa = [24,000 + (24,000 x 0)]
Aa = [24,000 + 0]
Aa = 24,000 SF

OCCUPANCY A3:
Aa = [At + (NS x If)]
Aa = [14,000 + (14,000 x 0)]
Aa = [14,000 + 0]
Aa = 14,000 SF

TYPE IIIA, SINGLE OCC. ALLOWABLE BLDG AREA TABULATION	
LEVELS	TOTAL AREA PER STORY
BUILDING 2	
3RD STORY	11,988 SF
4TH STORY	11,987 SF
5TH STORY	11,987 SF
6TH STORY	12,087 SF
7TH STORY	11,652 SF
	59,701 SF

ALLOWABLE BUILDING AREA FOR SINGLE OCCUPANCY BUILDING PER CBC 506.2.1:

BUILDINGS 2**,4-8:
Aa = [At + (NS x If)] x Sa
Aa = [24,000 + (24,000 x 0)] x 2
Aa = [24,000 + 0] x 2
Aa = 24,000 x 2
Aa = 48,000 SF

**BUILDING 2 REQUIRES FRONTAGE INCREASE PER CBC 506.2.1 (EQUATION 5-2)
Aa = [At + (NS x If)] x Sa
At = 24,000 PER TABLE 506.2
NS = 24,000 PER TABLE 506.2
If = .05
Sa = 2

PER TABLE 506.3.3 FRONTAGE INCREASE FACTOR FOR BUILDING 2 = 0.50
F/P = % OF FRONTAGE
F/P = 0.51 WHERE,
P=TOTAL BUILDING PERIMETER
P=P1+P2+P3+P4+P5+P6
P=109'-0"+75'-0"+34'-0"+56'-9"+75'-0"+122'-7"
P=472'-4"

F=BUILDING FRONTAGE
F=P1+P2+P4
F=109'-0"+75'-0"+56'-9"
F=240'-9"

ALLOWABLE BUILDING AREA FOR BUILDING 2:
Aa = [24,000+(24,000 x 0.5)] x 2
Aa = 72,000 SF

TYPE IIIA, SINGLE OCC. ALLOWABLE BLDG AREA TABULATION	
LEVELS	TOTAL AREA PER STORY
BUILDING 4	
3RD STORY	5,980 SF
4TH STORY	5,979 SF
5TH STORY	5,979 SF
6TH STORY	5,979 SF
7TH STORY	5,907 SF
	29,825 SF
BUILDING 5	
3RD STORY	8,505 SF
4TH STORY	8,504 SF
5TH STORY	8,504 SF
6TH STORY	8,504 SF
7TH STORY	8,262 SF
	42,277 SF
BUILDING 6	
3RD STORY	8,992 SF
4TH STORY	8,992 SF
5TH STORY	8,992 SF
6TH STORY	9,192 SF
7TH STORY	8,097 SF
	44,263 SF
BUILDING 7	
3RD STORY	9,548 SF
4TH STORY	9,547 SF
5TH STORY	9,547 SF
6TH STORY	9,547 SF
7TH STORY	9,108 SF
	47,297 SF
BUILDING 8	
3RD STORY	7,312 SF
4TH STORY	7,312 SF
5TH STORY	7,312 SF
6TH STORY	7,312 SF
7TH STORY	7,093 SF
	36,341 SF

TYPE IA, MIXED OCC. ALLOWABLE BLDG AREA TABULATION	
LEVELS	TOTAL AREA PER STORY
BUILDING 1	
1ST STORY	72,258 SF
2ND STORY	69,466 SF
	141,724 SF

TYPE IA CONSTRUCTION (LEVELS 1 TO 2)
MIXED A-3, R-2 & S-2 OCCUPANCY ALLOWABLE BUILDING AREA CALCULATION:

PER 2022 CBC 506.2.2,
UNLIMITED ALLOWABLE AREA

2 PARKING DIAGRAM - 2ND STORY
1" = 30'-0"

1 PARKING DIAGRAM - 1ST STORY
1" = 30'-0"

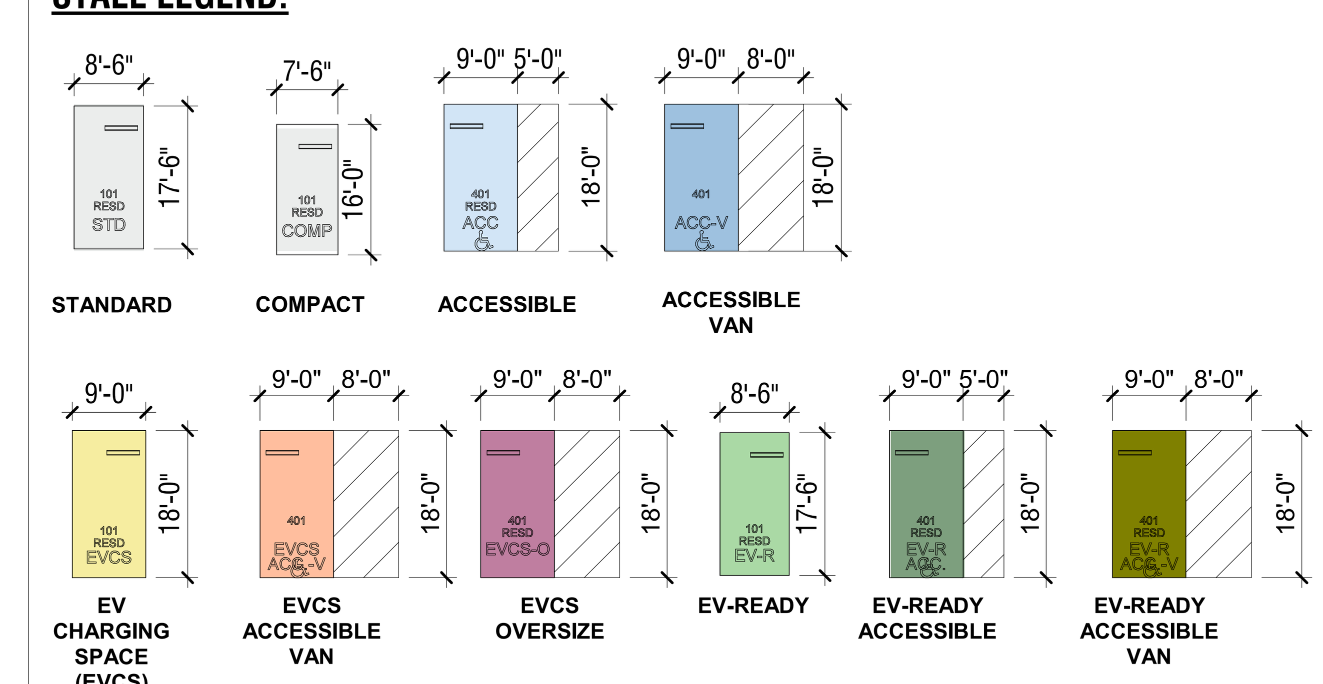
REQUIRED RESIDENTIAL PARKING (PER PAMC SEC. 18.14.020)

UNIT TYPE	COUNT	PARKING RATIO	TOT. PARKING REQ.
STUDIO	77	1	77
ONE BEDROOM	133	1	133
TWO BEDROOM	85	1.5	127.5
TOTAL	**295**		**337.5**

PROVIDED RESIDENTIAL PARKING SUMMARY

PARKING TYPE	COUNT
RESIDENTIAL	
ACCESSIBLE EV-READY (9'-0" x 18'-0")	5
ACCESSIBLE EV-READY VAN (9'-0" x 18'-0")	1
ACCESSIBLE EVCS VAN (9'-0" x 18'-0")	1
ACCESSIBLE VAN (9'-0" x 18'-0")	1
COMPACT (7'-6" x 16'-0")	8
EV-READY (8'-6" x 17'-6")	254
EV-READY (9'-0" x 17'-6")	1
EVCS (9'-0" x 18'-0")	31
OVERSIZE EVCS (9'-0" x 18'-0")	2
STANDARD (8'-6" x 17'-6")	24
STANDARD (9'-0" x 17'-6")	12
	340
NON-RESIDENTIAL	
ACCESSIBLE EVCS VAN (9'-0" x 18'-0")	1
ACCESSIBLE VAN (9'-0" x 18'-0")	1
STANDARD (9'-0" x 17'-6")	1
	3
TOTAL	**343**

STALL LEGEND:



RESIDENTIAL ACCESSIBLE PARKING SUMMARY

REQUIRED RESD. ACCESSIBLE PARKING (PER CBC SEC. 1109A.3)*

STANDARD PARKING PROVIDED	ACC. PARKING RATIO	TOT. ACC. PARKING REQ.
45	0.02	0.9

*PER CBC SEC. 1109A.8.6, 1 IN EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE.

PROVIDED RESD. ACCESSIBLE PARKING

PARKING TYPE	COUNT
RESIDENTIAL	
ACCESSIBLE VAN (9'-0" x 18'-0")	**1**
TOTAL	**1**

RESIDENTIAL EV-READY PARKING SUMMARY

REQUIRED RESD. EV-READY PARKING (PER CALGREEN SEC. 4.106.4.2.2)

TOT. RESD. PARKING PROVIDED	EV-READY PARKING RATIO	TOT. EV-READY PARKING REQ.
340	0.4	136

REQUIRED RESD. EV-READY PARKING W/ ACC. (PER CALGREEN SEC. 4.106.4.2.2)*

EV-R PARKING PROVIDED	ACC. PARKING RATIO	ACC. EV-READY PARKING REQ.
261	0.02	5.2

*PER CBC SEC. 1109A.8.6, 1 IN EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE.

PROVIDED RESD. EV-READY PARKING

PARKING TYPE	COUNT
RESIDENTIAL	
ACCESSIBLE EV-READY (9'-0" x 18'-0")	**5**
ACCESSIBLE EV-READY VAN (9'-0" x 18'-0")	**1**
EV-READY (8'-6" x 17'-6")	**254**
EV-READY (9'-0" x 17'-6")	**1**
TOTAL	**261**

RESIDENTIAL EVCS PARKING SUMMARY

REQUIRED RESD. EVCS PARKING (PER CALGREEN SEC. 4.106.4.2.2)

TOT. RESD. PARKING PROVIDED	EVCS PARKING RATIO	TOT. EVCS PARKING REQ.
340	0.1	34.0

REQUIRED RESD. EVCS PARKING W/ ACC. (PER CALGREEN SEC....

EVCS PARKING PROVIDED	ACC. PARKING RATIO	ACC. EVCS PARKING REQ.
34	0.02	0.7

*PER CBC SEC. 1109A.8.6, 1 IN EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE.

REQUIRED RESD. OVERSIZE EVCS PARKING (PER CALGREEN SEC. 4.106.4.2.2)

EVCS PARKING PROVIDED	OVERSIZE EVCS PARKING RATIO	OVERSIZE EVCS PARKING REQ.
34	0.04	1.4

PROVIDED RESD. EVCS PARKING

PARKING TYPE	COUNT
RESIDENTIAL	
ACCESSIBLE EVCS VAN (9'-0" x 18'-0")	**1**
EVCS (9'-0" x 18'-0")	**31**
OVERSIZE EVCS (9'-0" x 18'-0")	**2**
TOTAL	**34**

RESIDENTIAL TOTAL EV PARKING SUMMARY

REQUIRED RESD. EV-READY & EVCS PARKING (PER PAMC SEC. A4.106.8.2)

UNIT COUNT	TOTAL EV PARKING RATIO	TOT. EV PARKING REQ.
295	1	295.0

PROVIDED RESD. EV-READY & EVCS PARKING

	COUNT
	295
	295

GUEST ACCESSIBLE PARKING SUMMARY

REQUIRED GUEST ACC. PARKING (PER CBC SEC. 1109A.5)*

TOT. PARKING PROVIDED	ACC. PARKING RATIO	TOT. ACC. PARKING REQ.
3	0.05	0.2

*PER CBC SEC. 1109A.8.6, 1 IN EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE.

PROVIDED GUEST ACCESSIBLE PARKING

PARKING TYPE	COUNT
NON-RESIDENTIAL	
ACCESSIBLE VAN (9'-0" x 18'-0")	**1**
TOTAL	**1**

GUEST EV PARKING SUMMARY

REQUIRED GUEST EV PARKING (PER PAMC SEC. A4.106.8.2)

TOT. PARKING PROVIDED	TOT. EV PARKING RATIO	TOT. EV PARKING REQ.
3	0.25	0.8

REQUIRED GUEST EVCS PARKING (PER PAMC SEC. A4.106.8.2)

TOT. PARKING PROVIDED	EVCS PARKING RATIO	EVCS PARKING REQ.
3	0.1	0.3

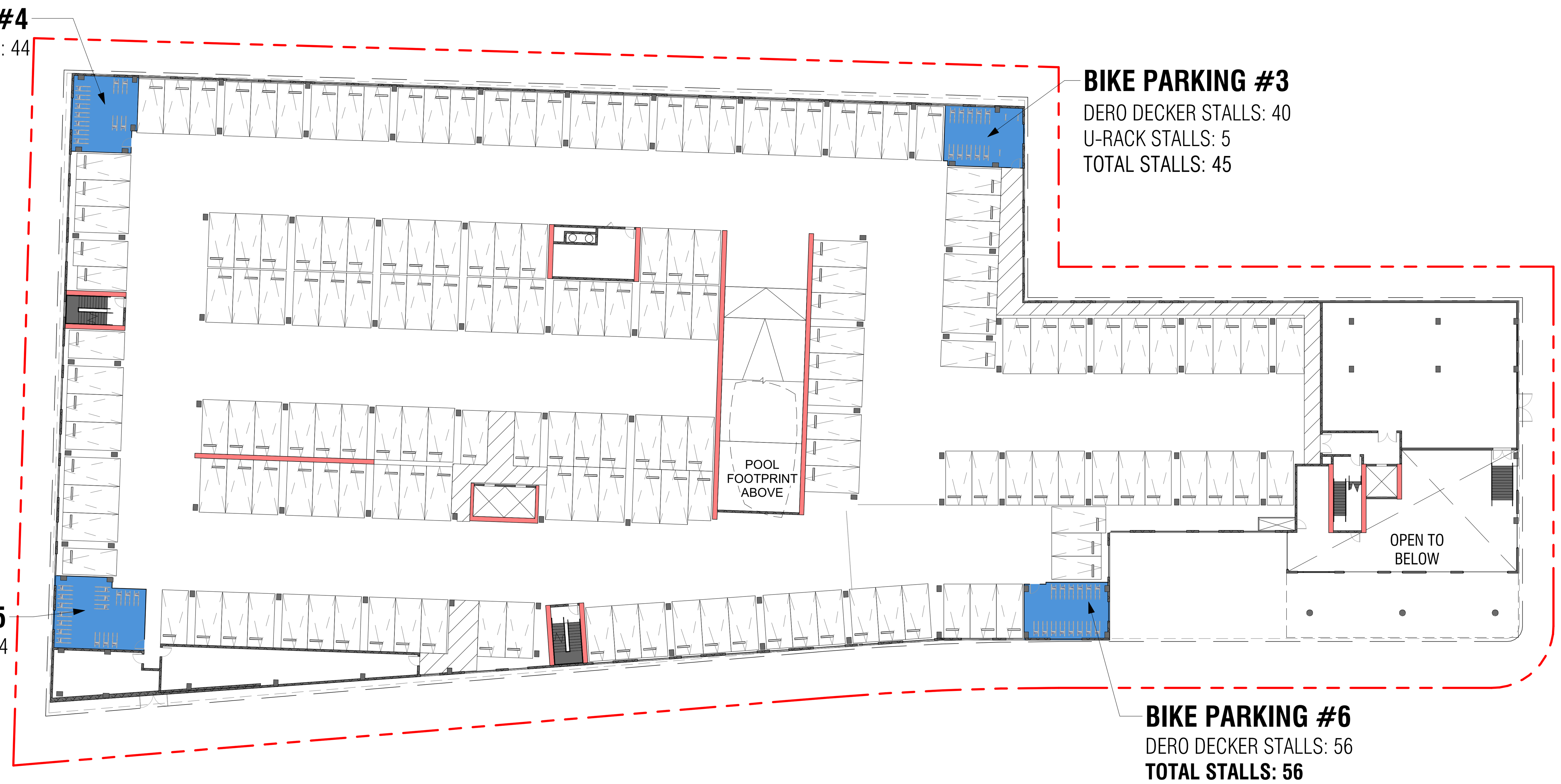
REQUIRED GUEST EVCS PARKING W/ ACC. (PER PAMC SEC. A4.106.8.2)*

TOT. PARKING PROVIDED	ACC. PARKING RATIO	ACC. EVCS PARKING REQ.
1	0.02	0.02

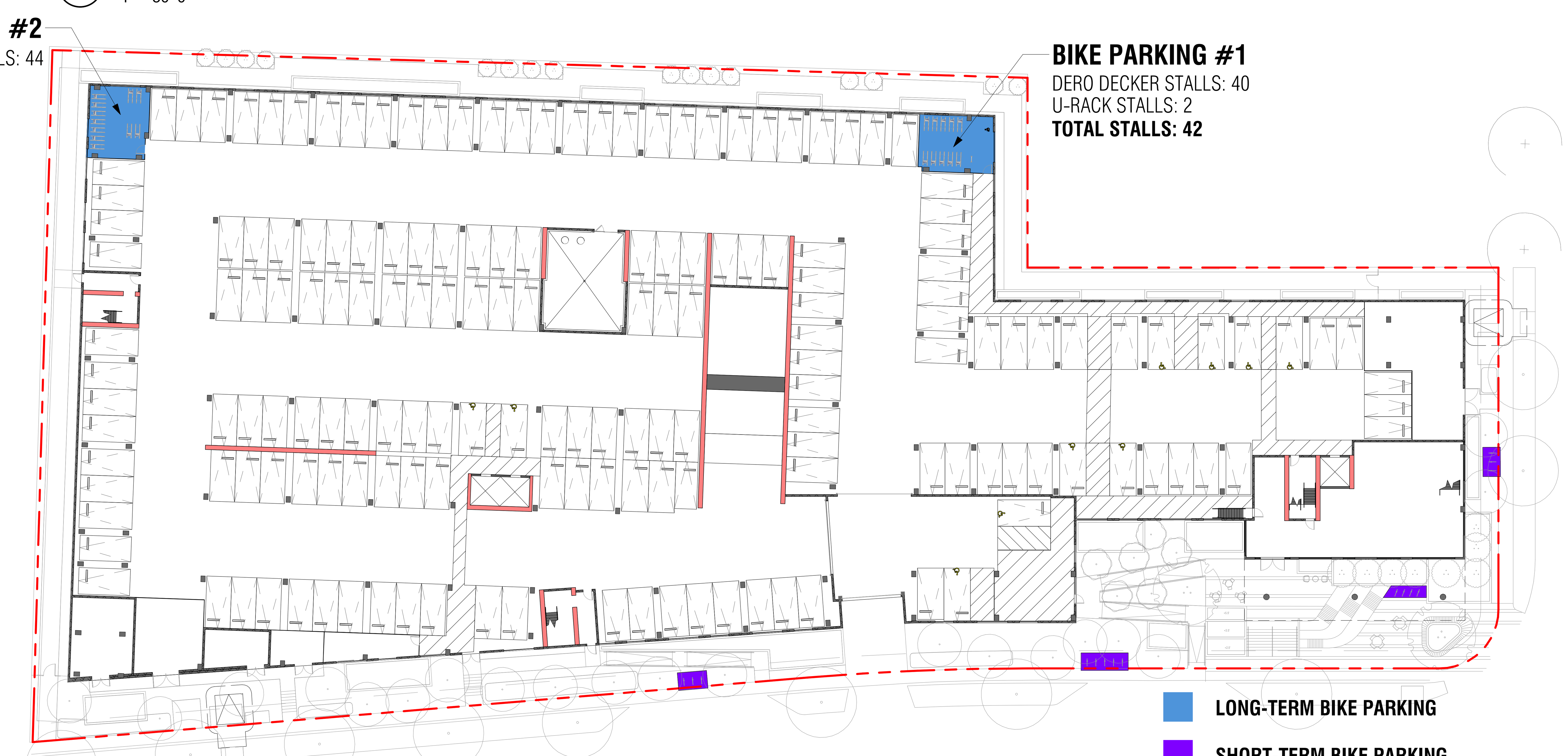
*PER CBC SEC. 1109A.8.6, 1 IN EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE.

PROVIDED GUEST EV PARKING

PARKING TYPE	COUNT
NON-RESIDENTIAL	
ACCESSIBLE EVCS VAN (9'-0" x 18'-0")	**1**
TOTAL	**1**



2 BIKE PARKING DIAGRAM - 2ND STORY
1" = 30'-0"



1 BIKE PARKING DIAGRAM - 1ST STORY
1" = 30'-0"

REQ. LONG-TERM BIKE PARKING (PER PAMC 18.52.40)

UNIT COUNT	REQ. LONG-TERM RATIO	REQ. L.T. BIKE PARKING
295	1	295
295		**295**

PROVIDED LONG-TERM PARKING

DERO DECKER STALLS	288
U-RACK STALLS	7
TOTAL	**295**

REQ. SHORT-TERM BIKE PARKING (PER PAMC 18.52.40)

UNIT COUNT	REQ. SHORT-TERM RATIO	REQ. S.T. BIKE PARKING
295	0.1	29.5
295		**29.5**

PROVIDED SHORT-TERM PARKING

U-RACK STALLS	32
TOTAL	**32**

120'
60'
30'

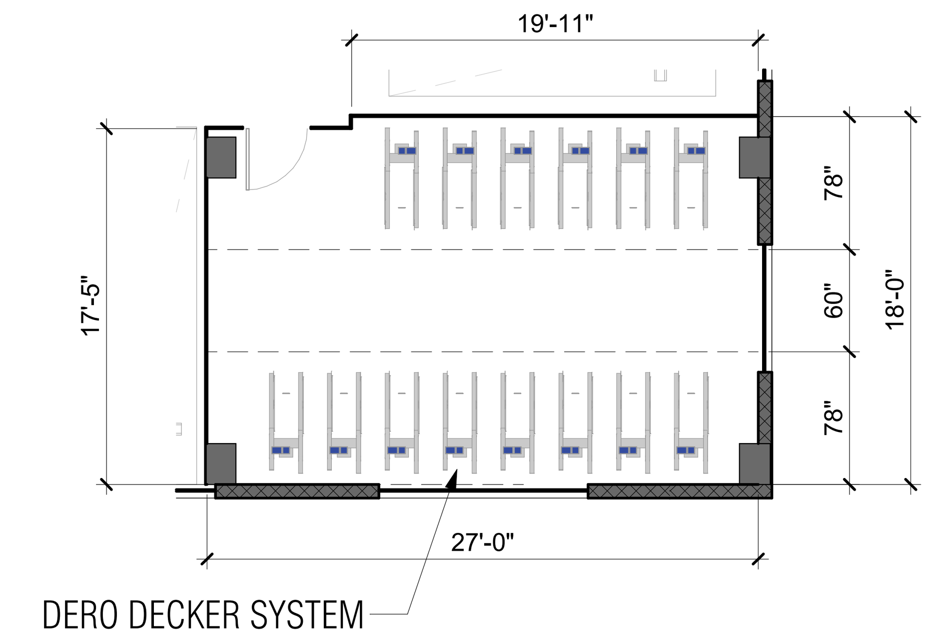
BIKE PARKING DIAGRAM

1" = 30' - 0"

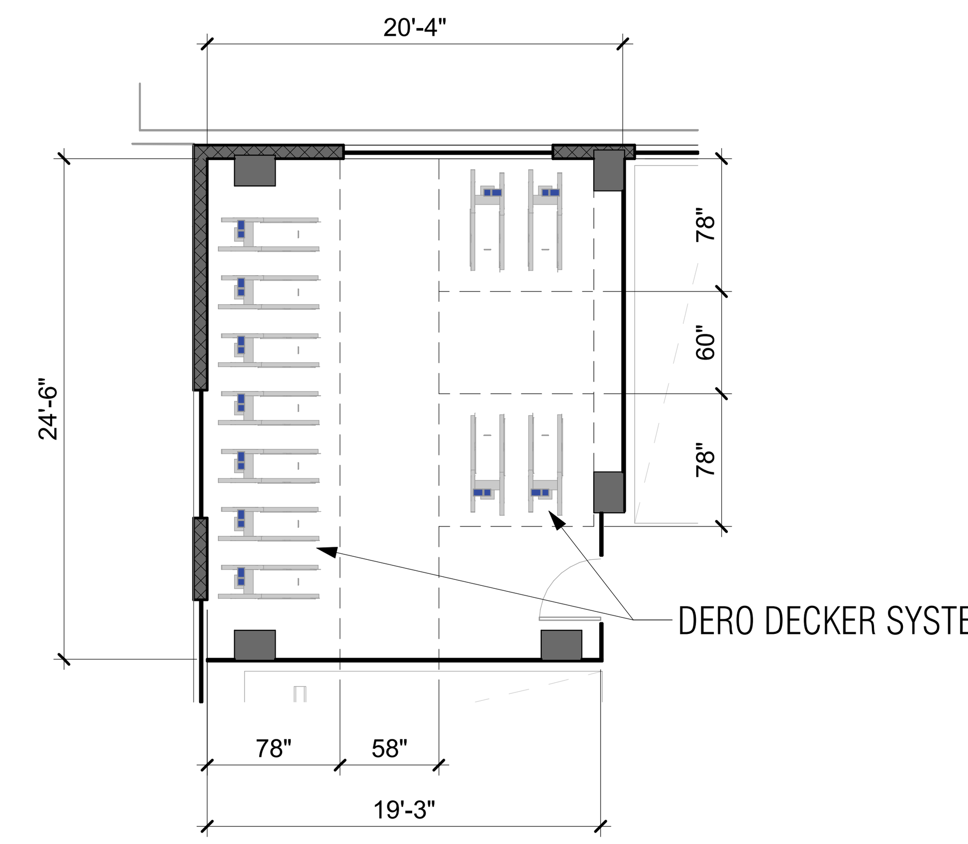
PROPOSED LONG-TERM BIKE PARKING SYSTEM:

DERO DECKER BIKE PARKING SYSTEM

U24-LB-SF U-SHAPED BIKE RACK



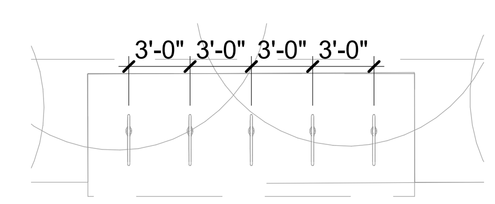
4 BIKE PARKING #6 - ENLARGED PLAN
1/8" = 1'-0"



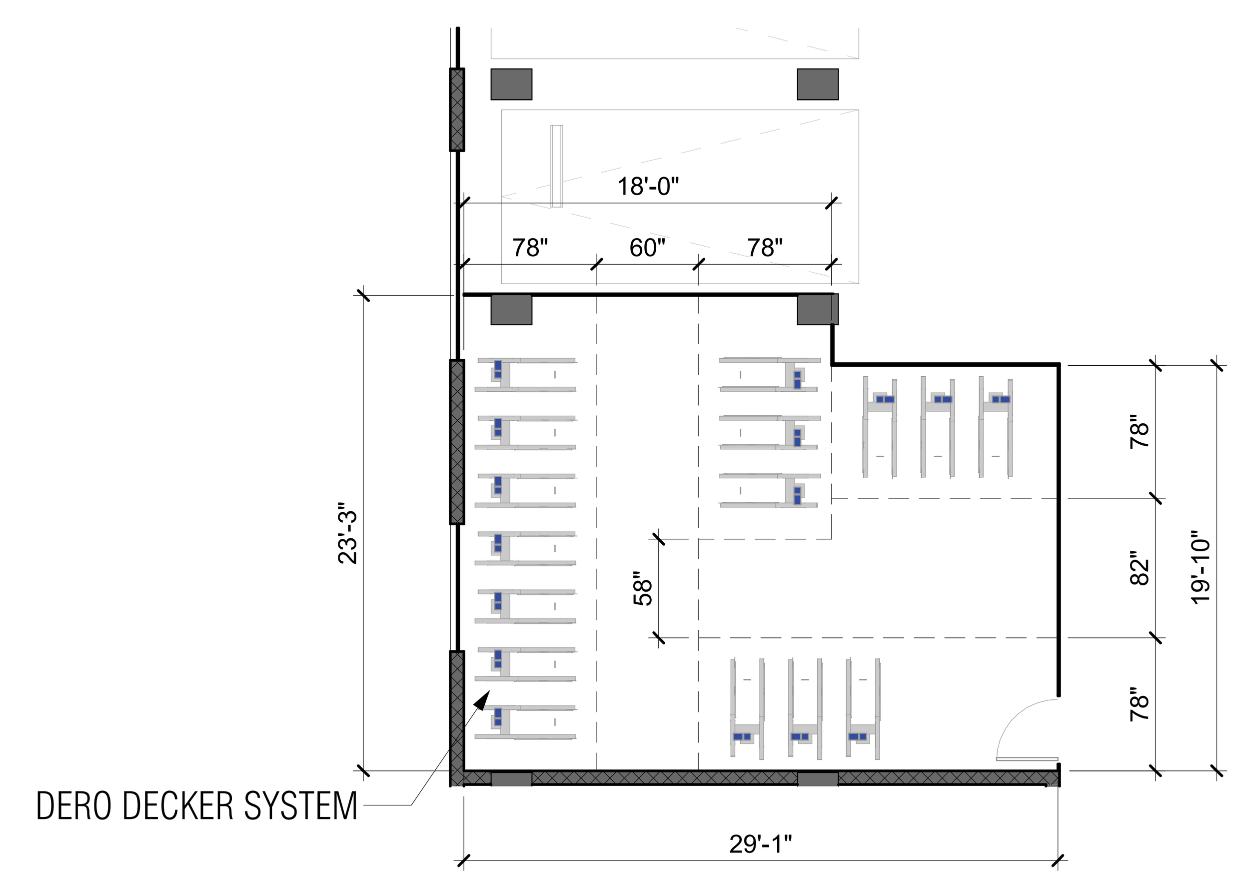
2 BIKE PARKING #2 & #4 - ENLARGED PLAN
1/8" = 1'-0"

PROPOSED SHORT-TERM BIKE PARKING SYSTEM:

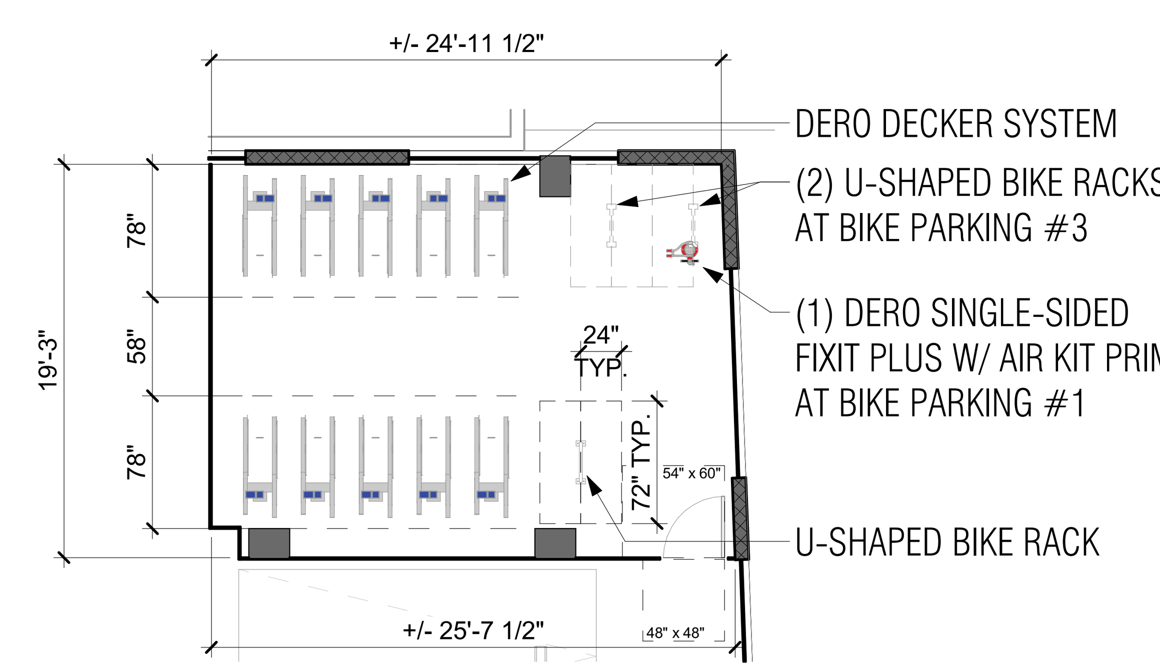
U-BIKE RACK



5 TYP. SHORT-TERM BIKE PARKING - ENLARGED PLAN
1/8" = 1'-0"



3 BIKE PARKING #5 - ENLARGED PLAN
1/8" = 1'-0"



1 BIKE PARKING #1 & #3 - ENLARGED PLAN
1/8" = 1'-0"

32'
16'
8'

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

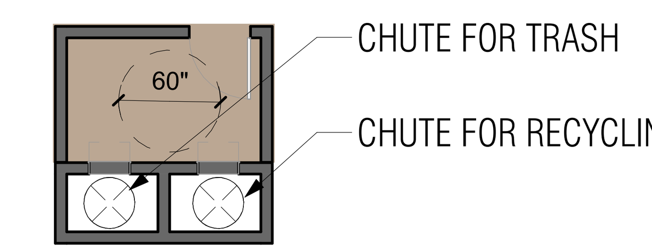
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

BIKE PARKING DIAGRAM

1/8" = 1' - 0"

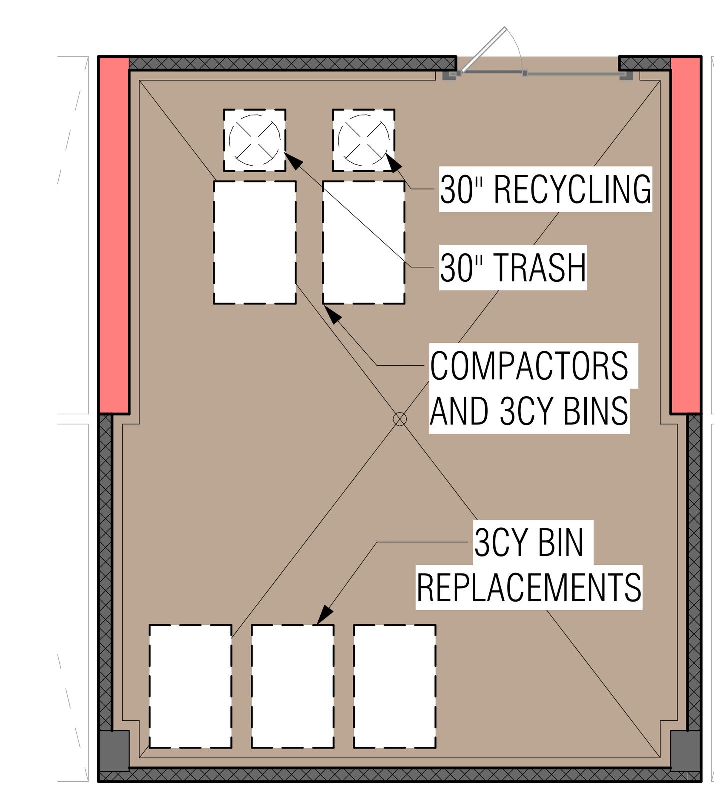
G2.16

2 TRASH DIAGRAM - TYPICAL LEVEL
1" = 30'-0"



4 CHUTE ROOM ENLARGED PLAN - TYP. LEVEL
1/8" = 1'-0"

1 TRASH DIAGRAM - LEVEL 01
1" = 30'-0"



3 TRASH ROOM ENLARGED PLAN - 1ST STORY
1/8" = 1'-0"

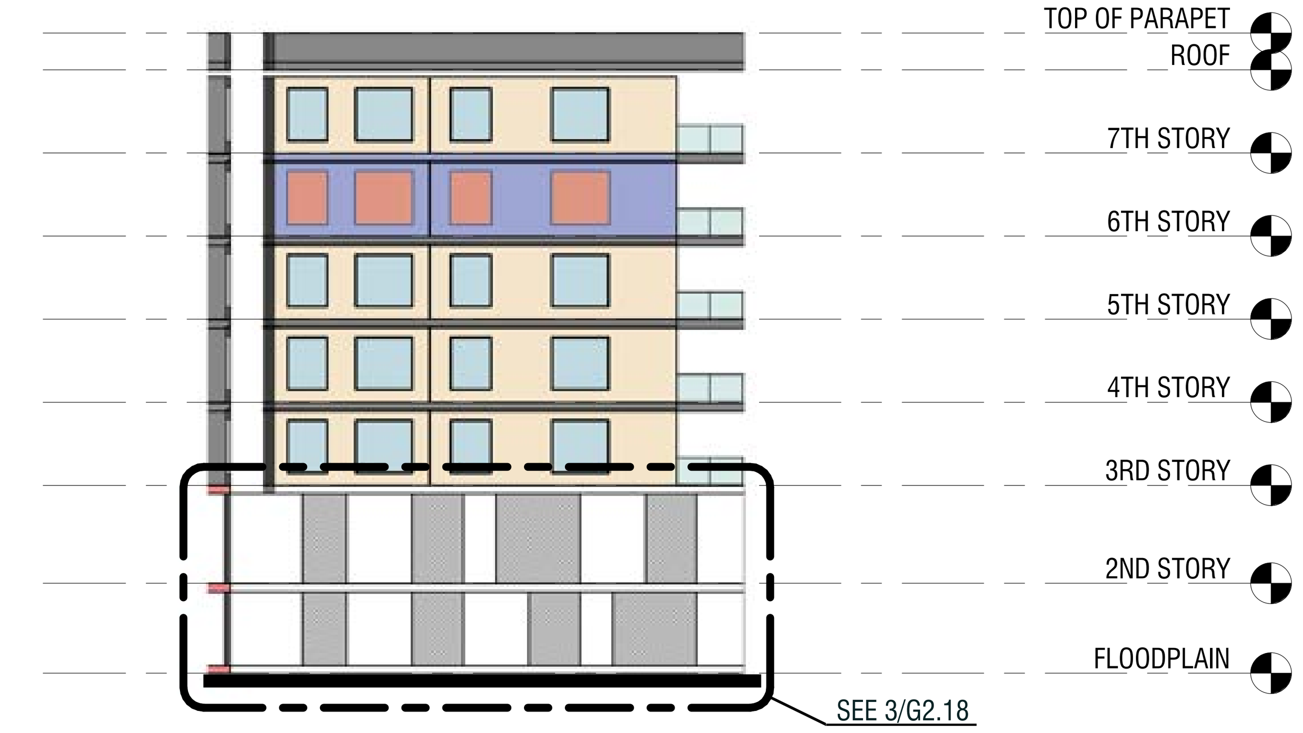
120'
60'
30'

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

TRASH DIAGRAM
1" = 30' - 0"



(1) NORTH ELEVATION
1" = 20'-0"

TOTAL WALL AREA = 1646 SQ.FT.
TOTAL OPENING = 589 SQ.FT.

DISTANCE TO PROPERTY LINE = 11'-3"

ALLOWED % OF OPENINGS PER CBC 705.8 = 45%
PROVIDED % OF OPENINGS PER FLOOR = 35%

(2) SOUTH ELEVATION
1" = 20'-0"

TOTAL WALL AREA = 500 SQ.FT.
TOTAL OPENING = 156 SQ.FT.

DISTANCE TO PROPERTY LINE = 10'-11"

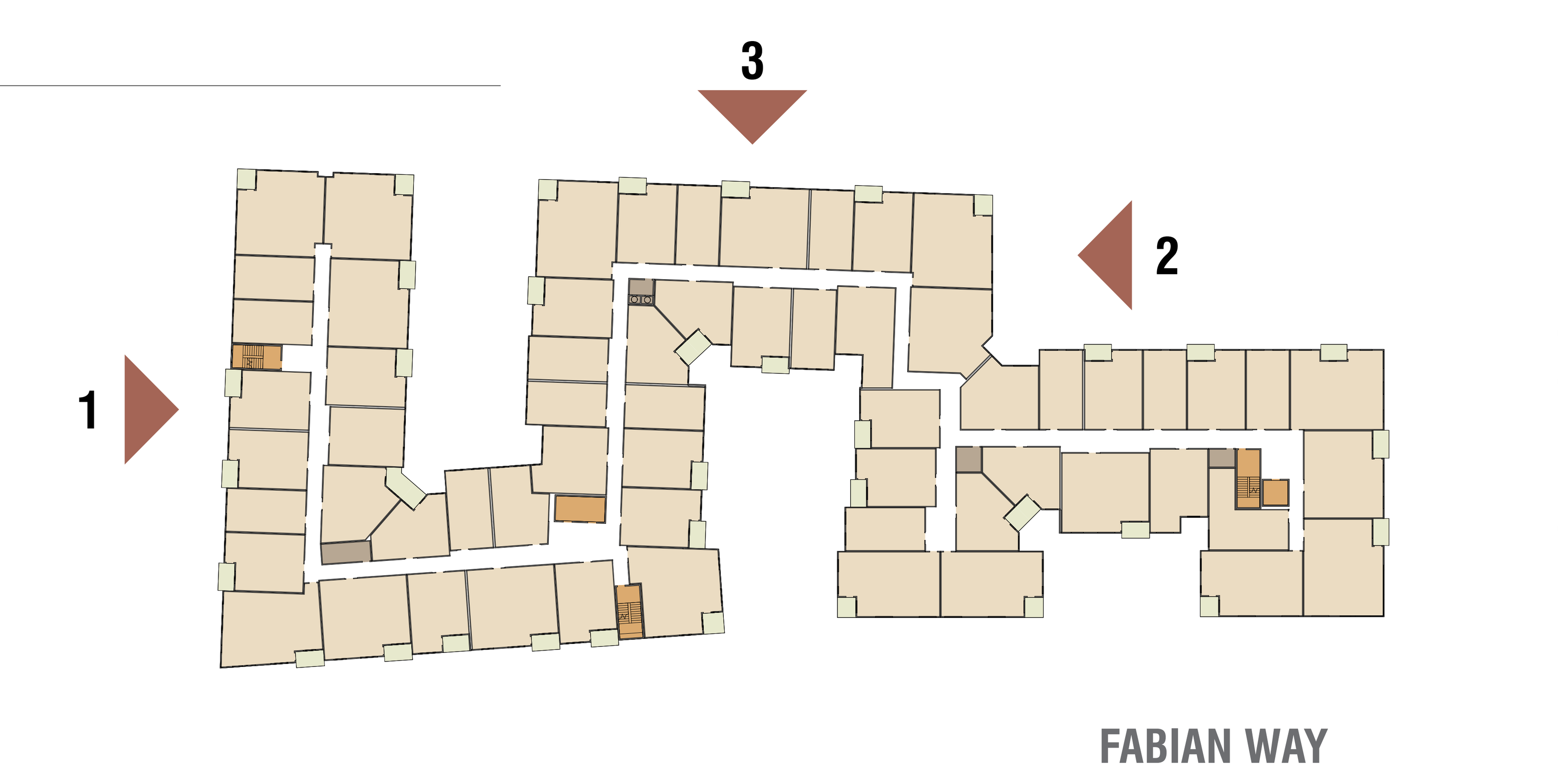
ALLOWED % OF OPENINGS PER CBC 705.8 = 45%
PROVIDED % OF OPENINGS PER FLOOR = 31%

(3) EAST ELEVATION
1" = 20'-0"

TOTAL WALL AREA = 3207 SQ.FT.
TOTAL OPENING = 917 SQ.FT.

DISTANCE TO PROPERTY LINE = 11'-0"

ALLOWED % OF OPENINGS PER CBC 705.8 = 45%
PROVIDED % OF OPENINGS PER FLOOR = 28%



80'
40'
20'

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

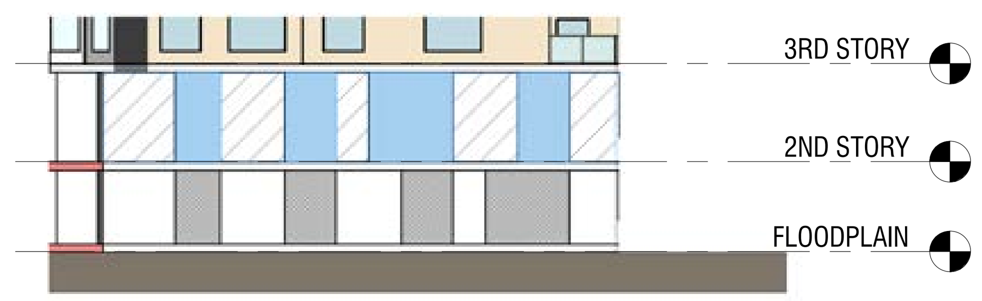
ALLOWABLE OPENINGS DIAGRAM
RESIDENTIAL LEVEL
1" = 20' - 0"

TOTAL WALL AREA = 2241 SQ.FT.
TOTAL OPENING = 976 SQ.FT.

DISTANCE TO PROPERTY LINE = 11'-2"

ALLOWED % OF OPENINGS PER CBC 705.8 = 45%
PROVIDED % OF OPENINGS PER FLOOR = 43%

2 NORTH ELEVATION
1" = 20'-0"



TOTAL WALL AREA = 691 SQ.FT.
TOTAL OPENING = 313 SQ.FT.

DISTANCE TO PROPERTY LINE = 11'-0"

ALLOWED % OF OPENINGS PER CBC 705.8 = 45%
PROVIDED % OF OPENINGS PER FLOOR = 44%

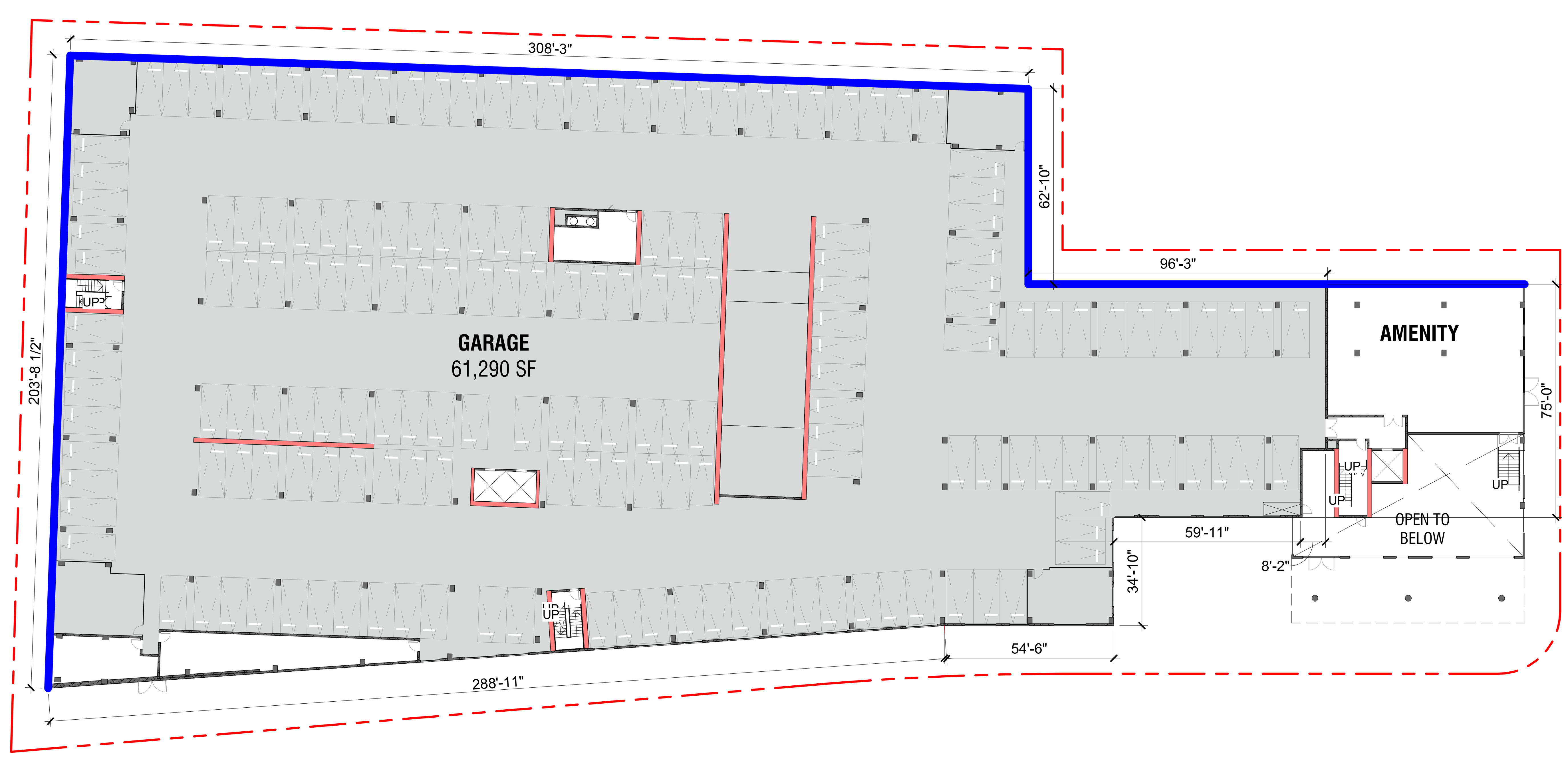
3 SOUTH ELEVATION
1" = 20'-0"

TOTAL WALL AREA = 4438 SQ.FT.
TOTAL OPENING = 1915 SQ.FT.

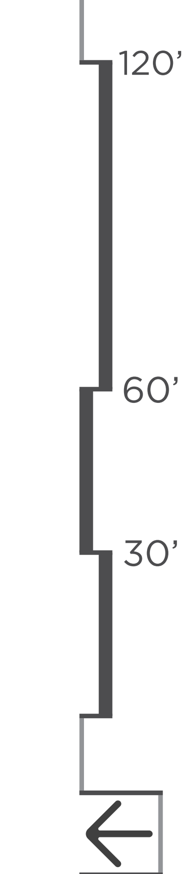
DISTANCE TO PROPERTY LINE = 11'-0"

ALLOWED % OF OPENINGS PER CBC 705.8 = 45%
PROVIDED % OF OPENINGS PER FLOOR = 43%

1 EAST ELEVATION
1" = 20'-0"



4 ALLOWABLE OPENING DIAGRAM - PARKING 2ND STORY
1" = 30'-0"

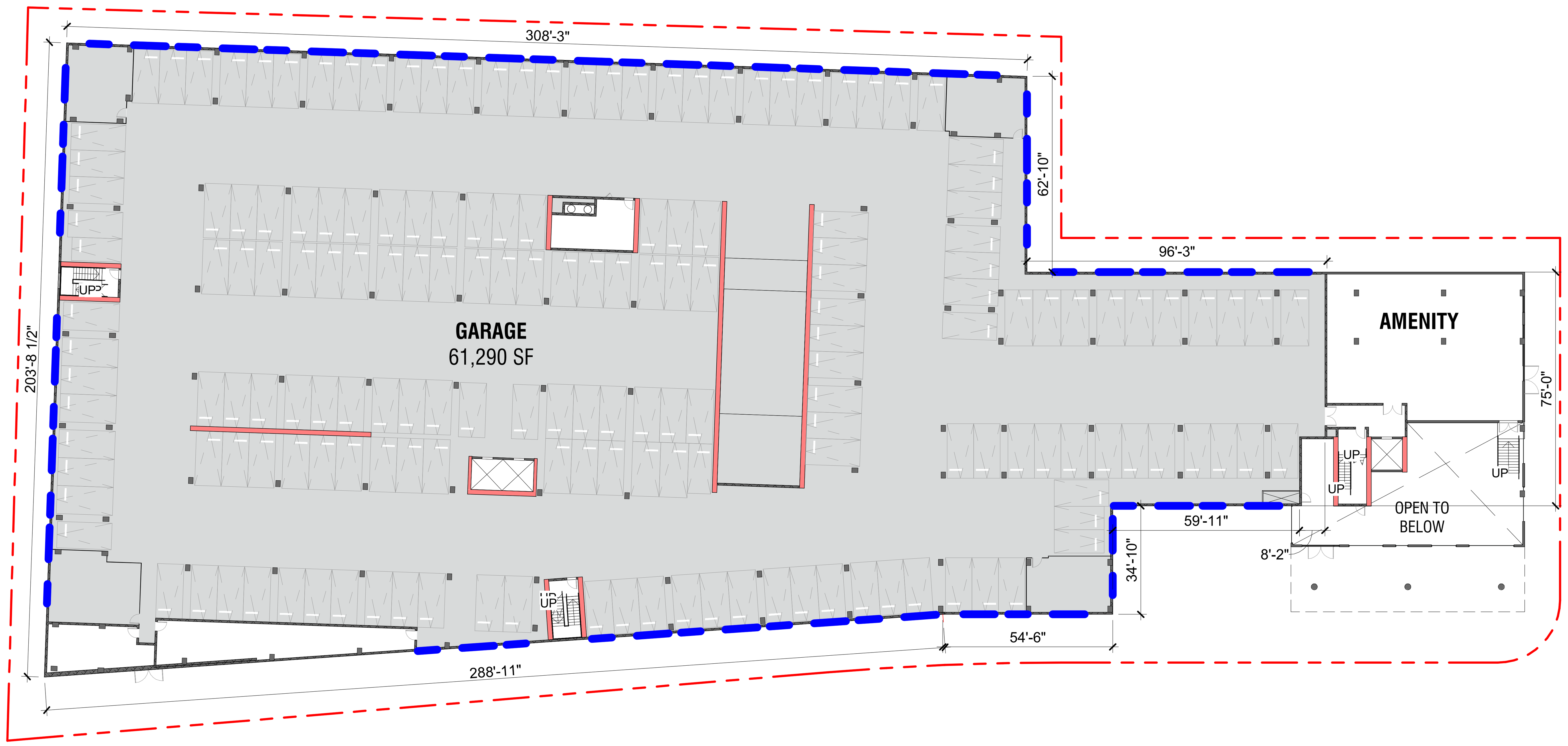


TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

ALLOWABLE OPENINGS DIAGRAM
GARAGE
1" = 30' - 0"



1 OPENING DIAGRAM - PARKING 2ND STORY
1" = 30'-0"

2 OPENING DIAGRAM - PARKING 1ST STORY
1" = 30'-0"

GARAGE OPENINGS SCHEDULE

TYPE	LEVEL	LENGTH	SCREEN AREA	OPENING AREA
PERFORATED PANEL	1ST STORY	447'	3,481 SF	2437 (70% OPEN)
PERFORATED PANEL	2ND STORY	503'	5,041 SF	3529 (70% OPEN)

REQUIRED PERFORATED PERIMETER

LEVEL 1

TOTAL GARAGE PERIMETER 1319'
REQUIRED PERFORATED PERIMETER = 0'

Per CBC 406.5.2
Exception: *Openings are not required to be distributed over 40 percent of the building perimeter where the required openings are uniformly distributed over two opposing sides of the building.*

LEVEL 2

TOTAL GARAGE PERIMETER 1257'
REQUIRED PERFORATED PERIMETER = 503'
(NOT LESS THAN 40% OF TOTAL)

PROVIDED PERFORATED PERIMETER = 503'

REQUIRED PERFORATED WALL AREA

LEVEL 1

TOTAL WALL AREA 1319' x 9' = 11 871 SQ.FT.
REQUIRED PERFORATED AREA = 2374 SQ.FT.
(NOT LESS THAN 20% OF TOTAL)

PROVIDED PERFORATED AREA = 2437 SQ.FT.

LEVEL 2

TOTAL WALL AREA 1257' x 11' = 13 827 SQ.FT.
REQUIRED PERFORATED AREA = 2765 SQ.FT.
(NOT LESS THAN 20% OF TOTAL)

PROVIDED PERFORATED AREA = 3529 SQ.FT.

120'
60'
30'

GARAGE NATURAL VENTILATION DIAGRAM

1" = 30' - 0"

JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

LEVEL 1
FLOOR PLAN
1" = 20' - 0"

A1.1

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

LEVEL 2
FLOOR PLAN
1" = 20' - 0"

A1.2

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

LEVEL 3
FLOOR PLAN
1" = 20' - 0"

A1.3

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

LEVEL 4
FLOOR PLAN
1" = 20' - 0"

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

LEVEL 5-6
FLOOR PLAN
1" = 20' - 0"

A1.5

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH
- PROPERTY LINE

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

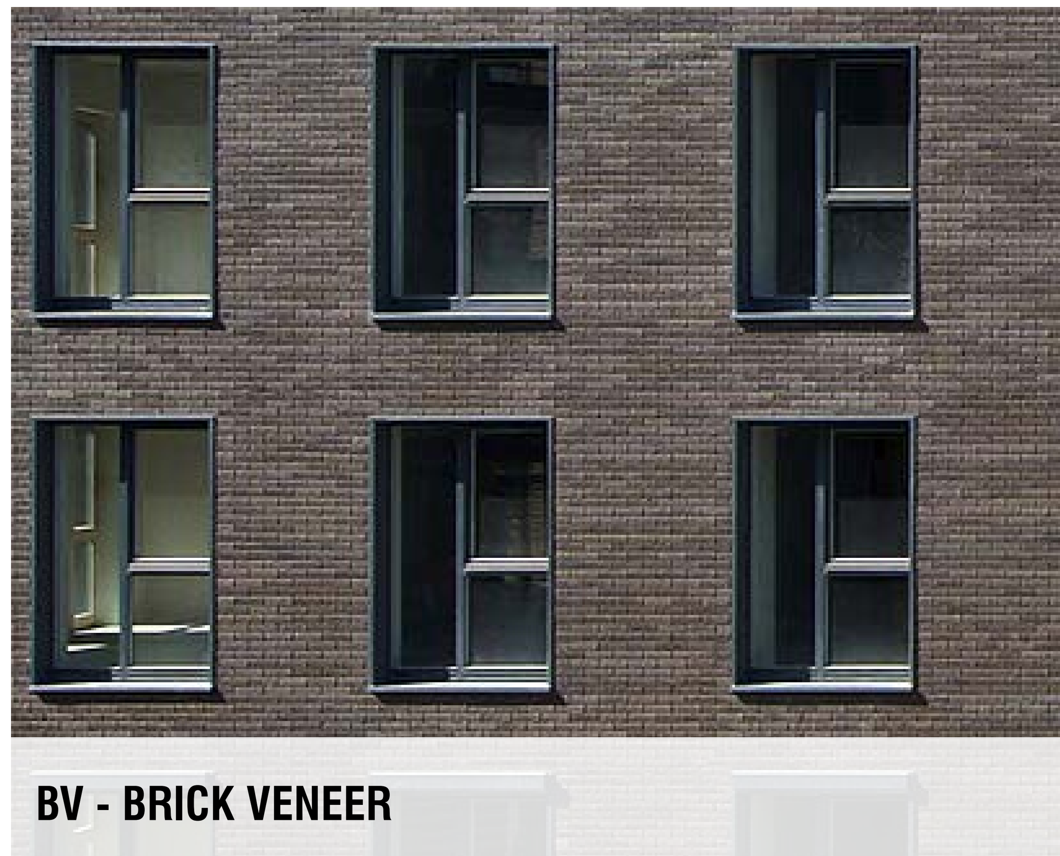
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

LEVEL 7
FLOOR PLAN
1" = 20' - 0"

A1.6

ROOF PLAN

1" = 20' - 0"



BV - BRICK VENEER

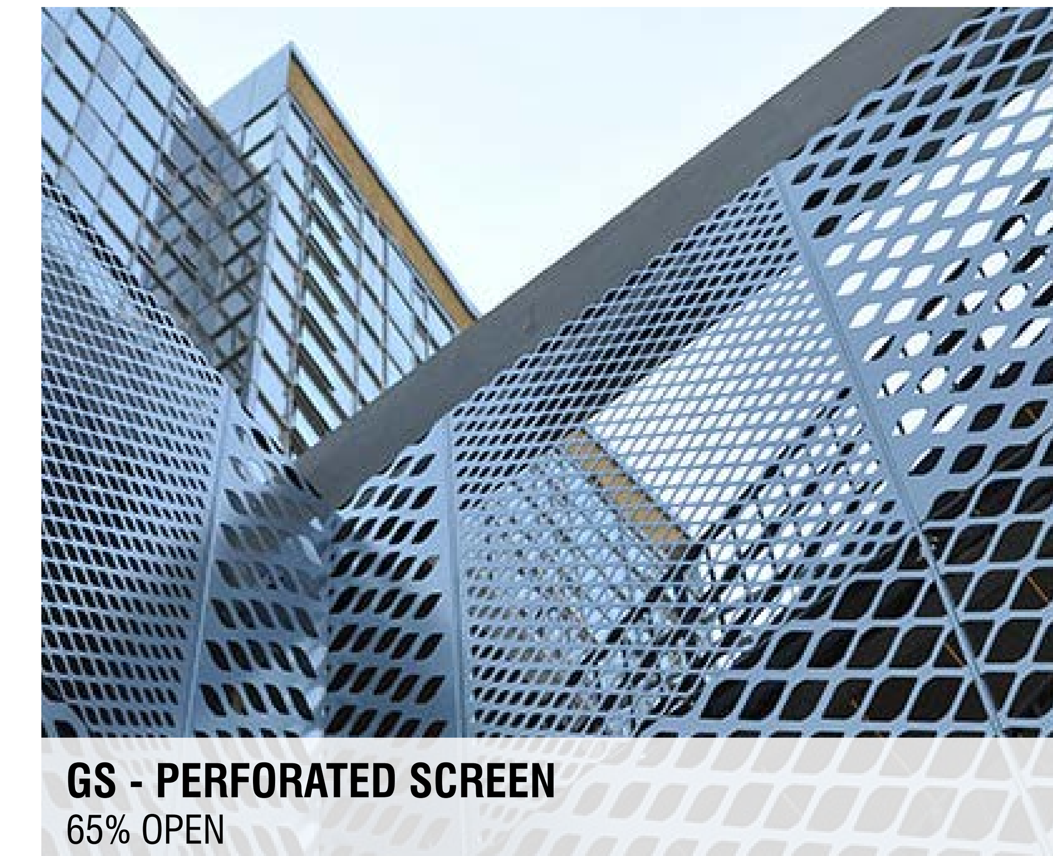
B1 - THIN BRICK VENEER
H.C.MUDDOX "IRON MOUNTAIN"

S - STUCCO

S1 - SW 7674
"PEPPERCORN"
236-C7

S2 - SW 7006
"EXTRA WHITE"
257-C1

S3 - SW 6990
"CAVAIR"
251-C2

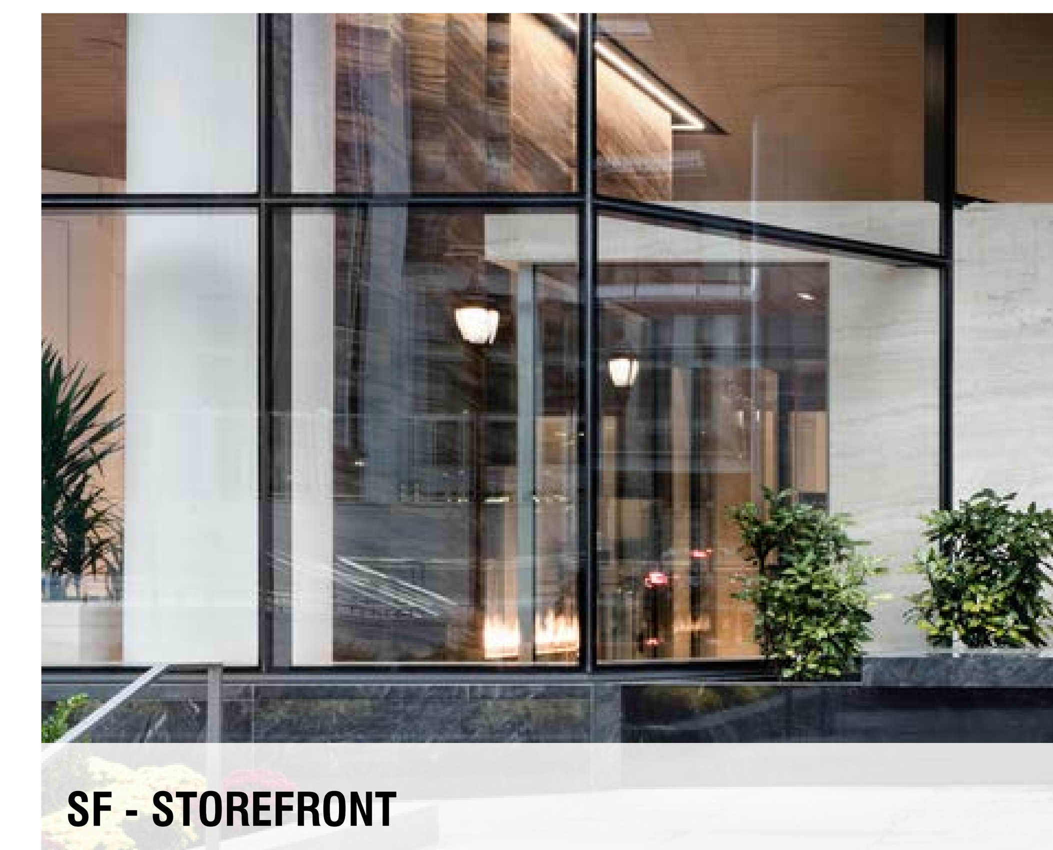


GS - PERFORATED SCREEN
65% OPEN

GS
"BLACK"

CWS - COMPOSITE WOOD SOFFIT

CWS - TRESPA METEON
"CLASSIC OAK"



SF - STOREFRONT

SF - ALUMINUM STOREFRONT
"BLACK"

RL - RAILING

RL - GLASS RAILING

VW - VINYL WINDOW

VW1
"WHITE"

VW2
"BLACK"

MATERIAL BOARD

FABIAN WAY ELEVATION

EAST CHARLESTON ROAD ELEVATION

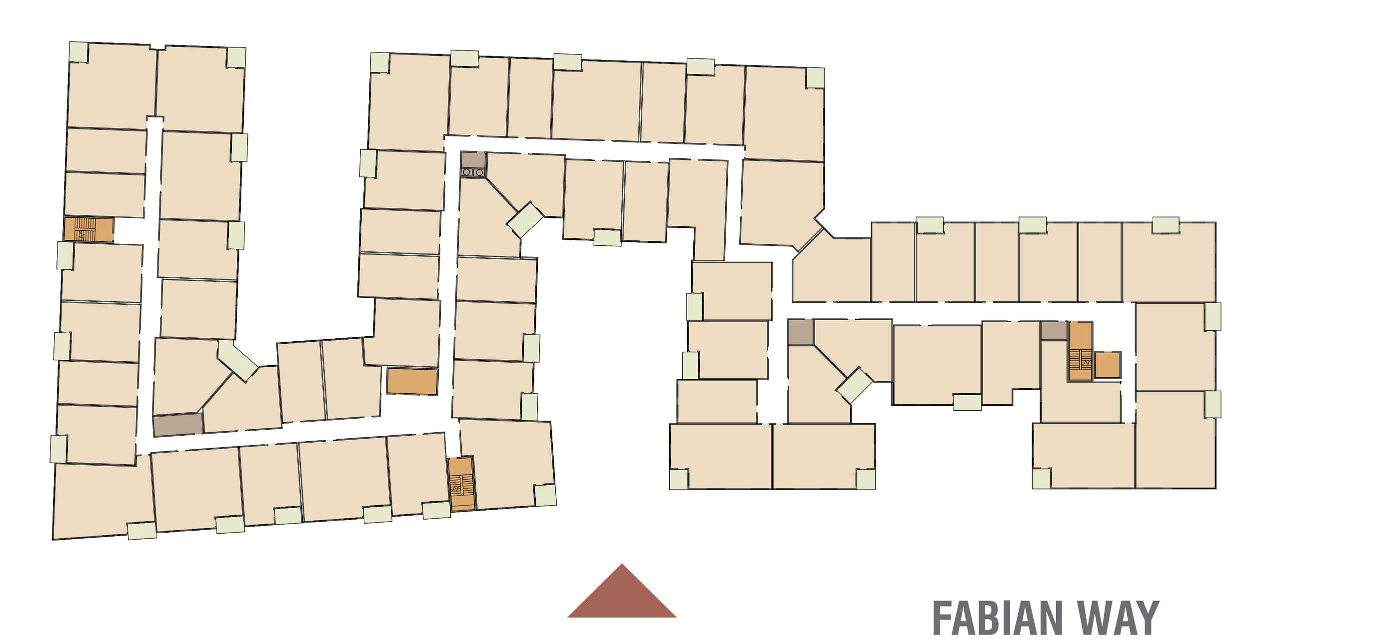
80'
40'
20'

MATERIAL KEY

S1 - STUCCO 1 - GREY
S2 - STUCCO 2 - WHITE
S3 - STUCCO 3 - BLACK

VW1 - VINYL WINDOW - WHITE
VW2 - VINYL WINDOW - BLACK
B1 - THIN BRICK VENEER
SF - ALUMINUM STOREFRONT

CWS - COMPOSITE WOOD SOFFIT
GS - GARAGE SCREEN
RL - GLASS RAILING



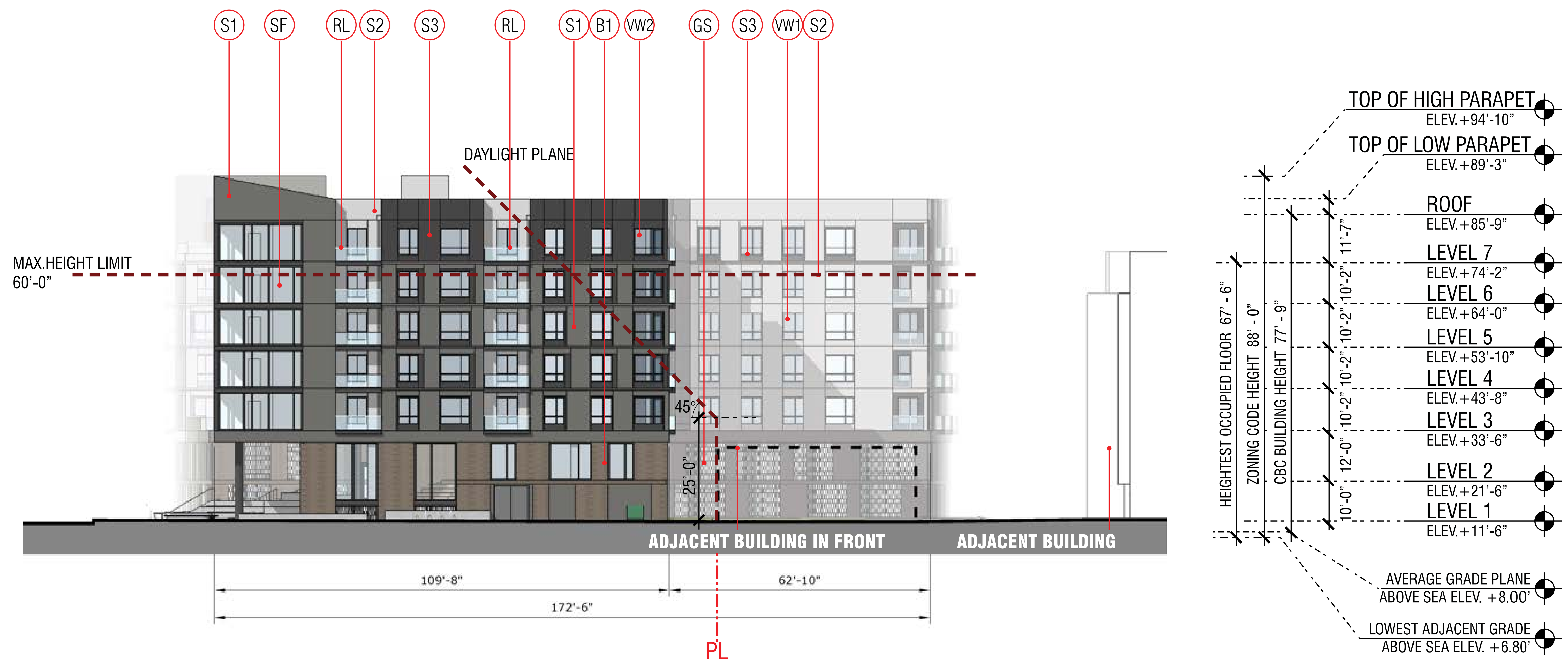
TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

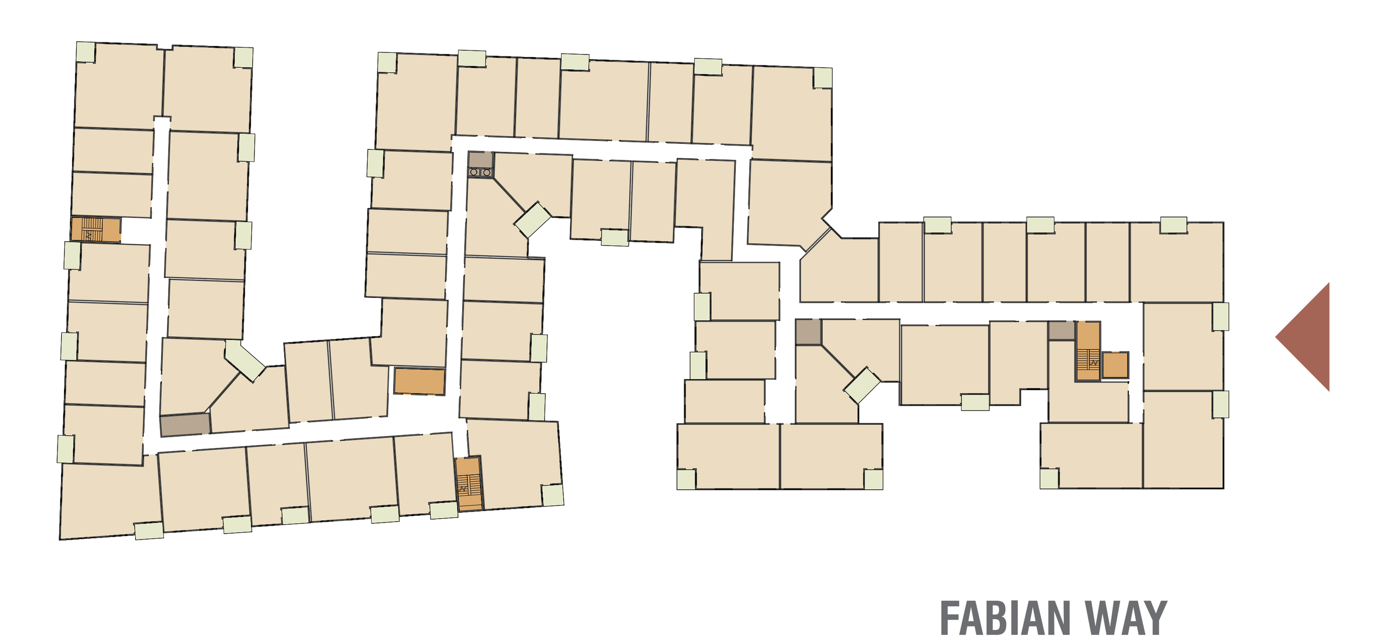
3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

WEST ELEVATION
FABIAN WAY
1" = 20' - 0"

A2.3





80'
40'
20'

MATERIAL KEY

S1 - STUCCO 1 - GREY	VW1 - VINYL WINDOW - WHITE	CWS - COMPOSITE WOOD SOFFIT
S2 - STUCCO 2 - WHITE	VW2 - VINYL WINDOW - BLACK	GS - GARAGE SCREEN
S3 - STUCCO 3 - BLACK	B1 - THIN BRICK VENEER	RL - GLASS RAILING
	SF - ALUMINUM STOREFRONT	

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

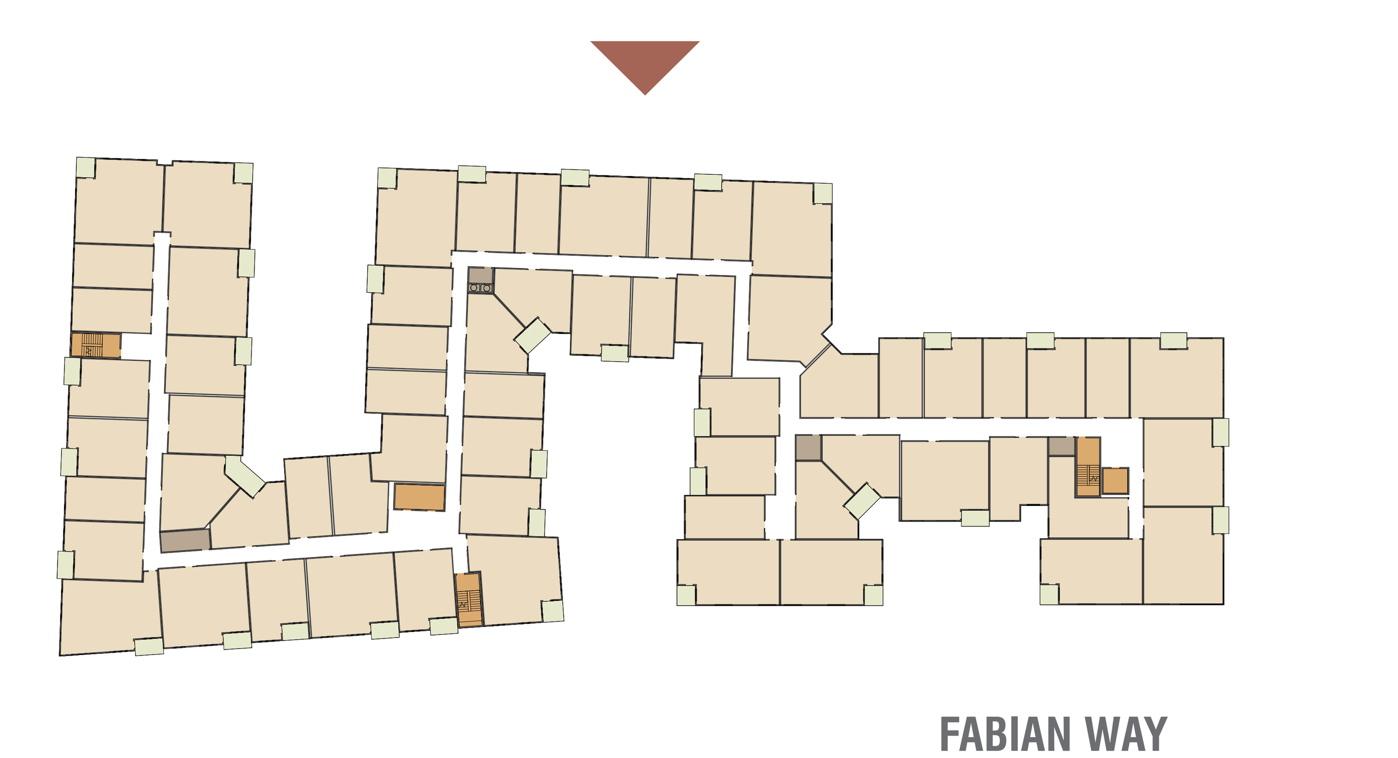
SOUTH ELEVATION
EAST CHARLESTON ROAD
1" = 20' - 0"

MATERIAL KEY

S1 - STUCCO 1 - GREY
S2 - STUCCO 2 - WHITE
S3 - STUCCO 3 - BLACK

VW1 - VINYL WINDOW - WHITE
VW2 - VINYL WINDOW - BLACK
B1 - THIN BRICK VENEER
SF - ALUMINUM STOREFRONT

CWS - COMPOSITE WOOD SOFFIT
GS - GARAGE SCREEN
RL - GLASS RAILING



TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

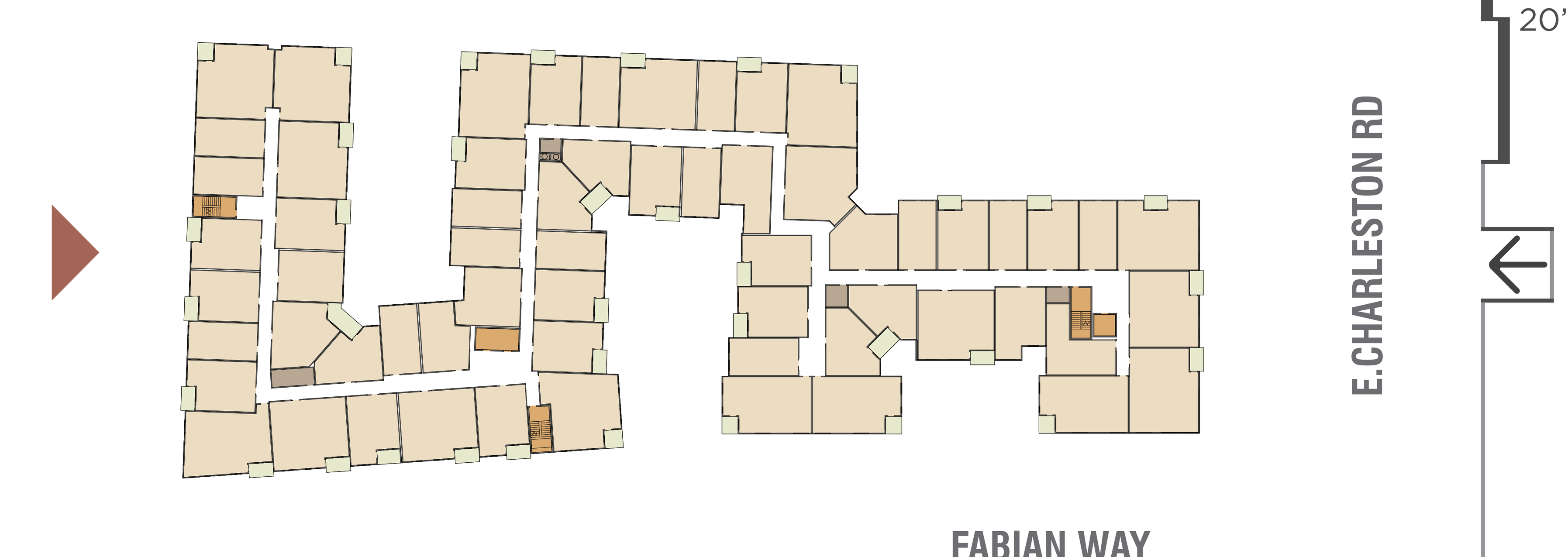
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

EAST ELEVATION

1" = 20' - 0"

A2.5

DAYLIGHT PLANE IS NOT APPLICABLE IN THIS ELEVTAION



MATERIAL KEY

S1 - STUCCO 1 - GREY
S2 - STUCCO 2 - WHITE
S3 - STUCCO 3 - BLACK

VW1 - VINYL WINDOW - WHITE
VW2 - VINYL WINDOW - BLACK
B1 - THIN BRICK VENEER
SF - ALUMINUM STOREFRONT

CWS - COMPOSITE WOOD SOFFIT
GS - GARAGE SCREEN
RL - GLASS RAILING

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

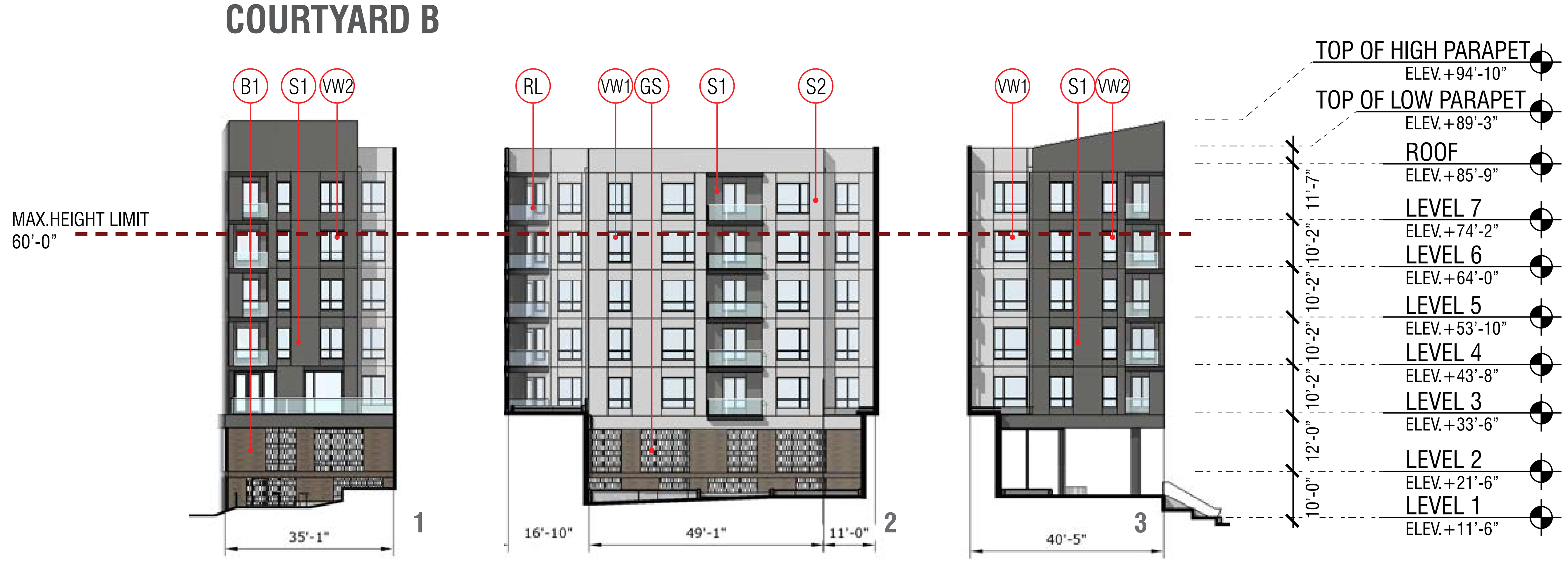
NORTH ELEVATION

1" = 20' - 0"

A2.6

COURTYARD A

COURTYARD B



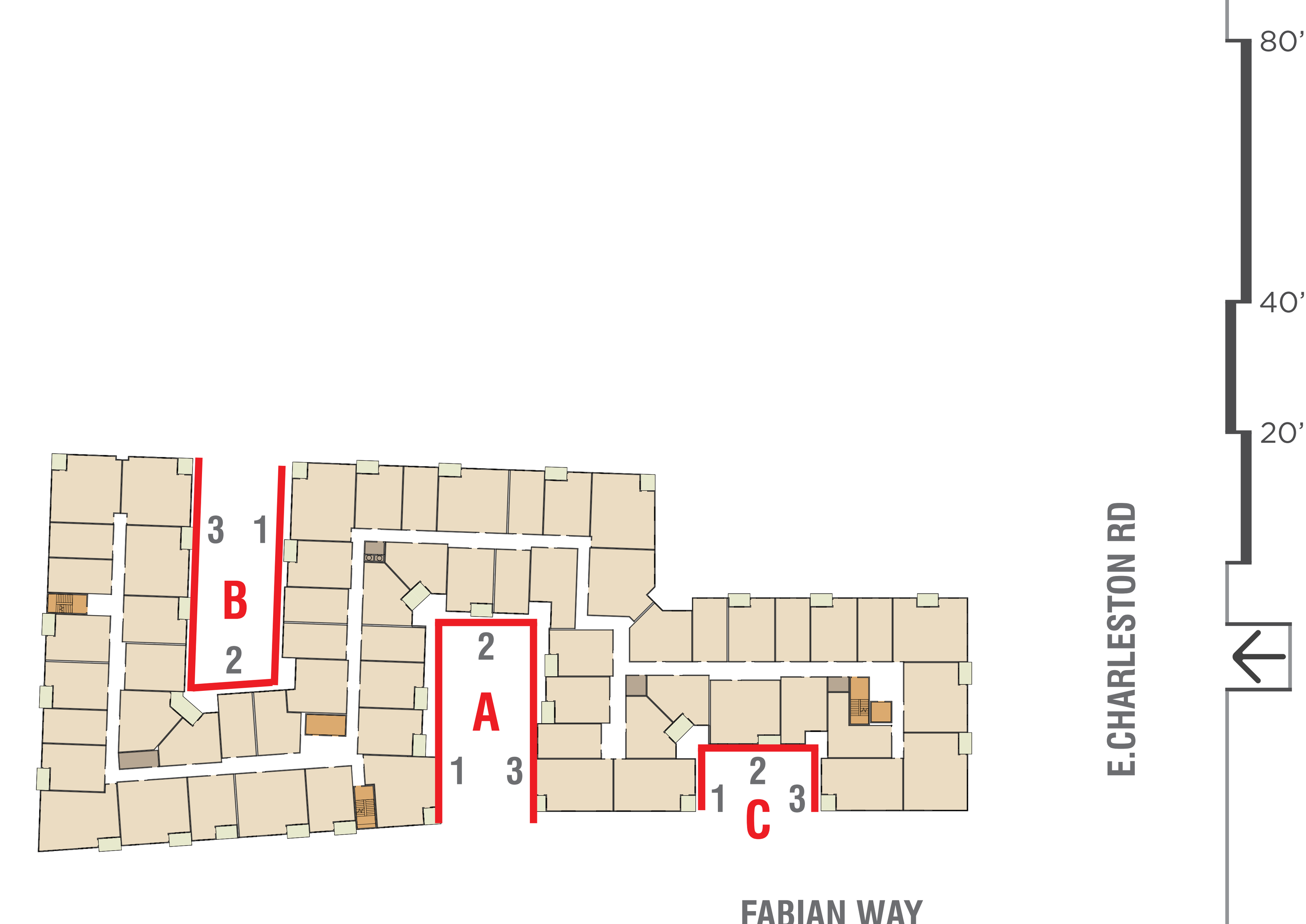
COURTYARD C

MATERIAL KEY

S1 - STUCCO 1 - GREY
S2 - STUCCO 2 - WHITE
S3 - STUCCO 3 - BLACK

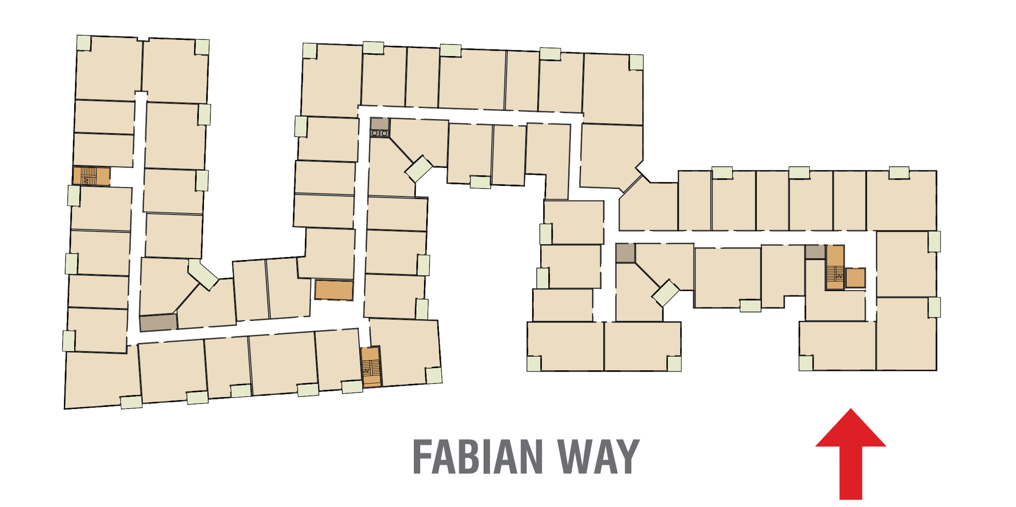
VW1 - VINYL WINDOW - WHITE
VW2 - VINYL WINDOW - BLACK
B1 - THIN BRICK VENEER
SF - ALUMINUM STOREFRONT

CWS - COMPOSITE WOOD SOFFIT
GS - GARAGE SCREEN
RL - GLASS RAILING



E.CHARLESTON RD
FABIAN WAY

3D VIEW



TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

3D VIEW

A3.3

TCA ARCHITECTS

JUNO
REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

3D VIEW

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

3D VIEW

JUNO
REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

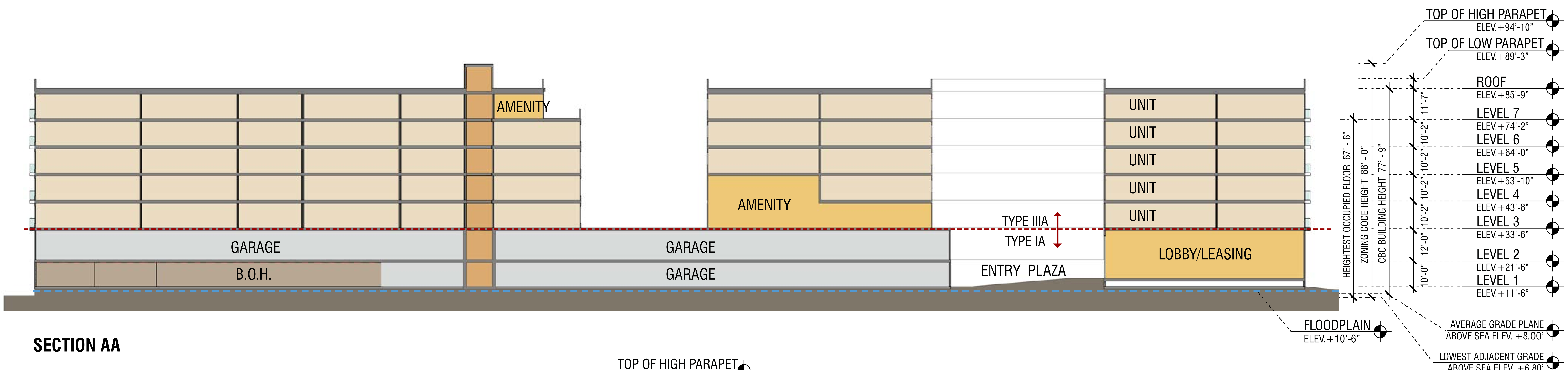
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

3D VIEW

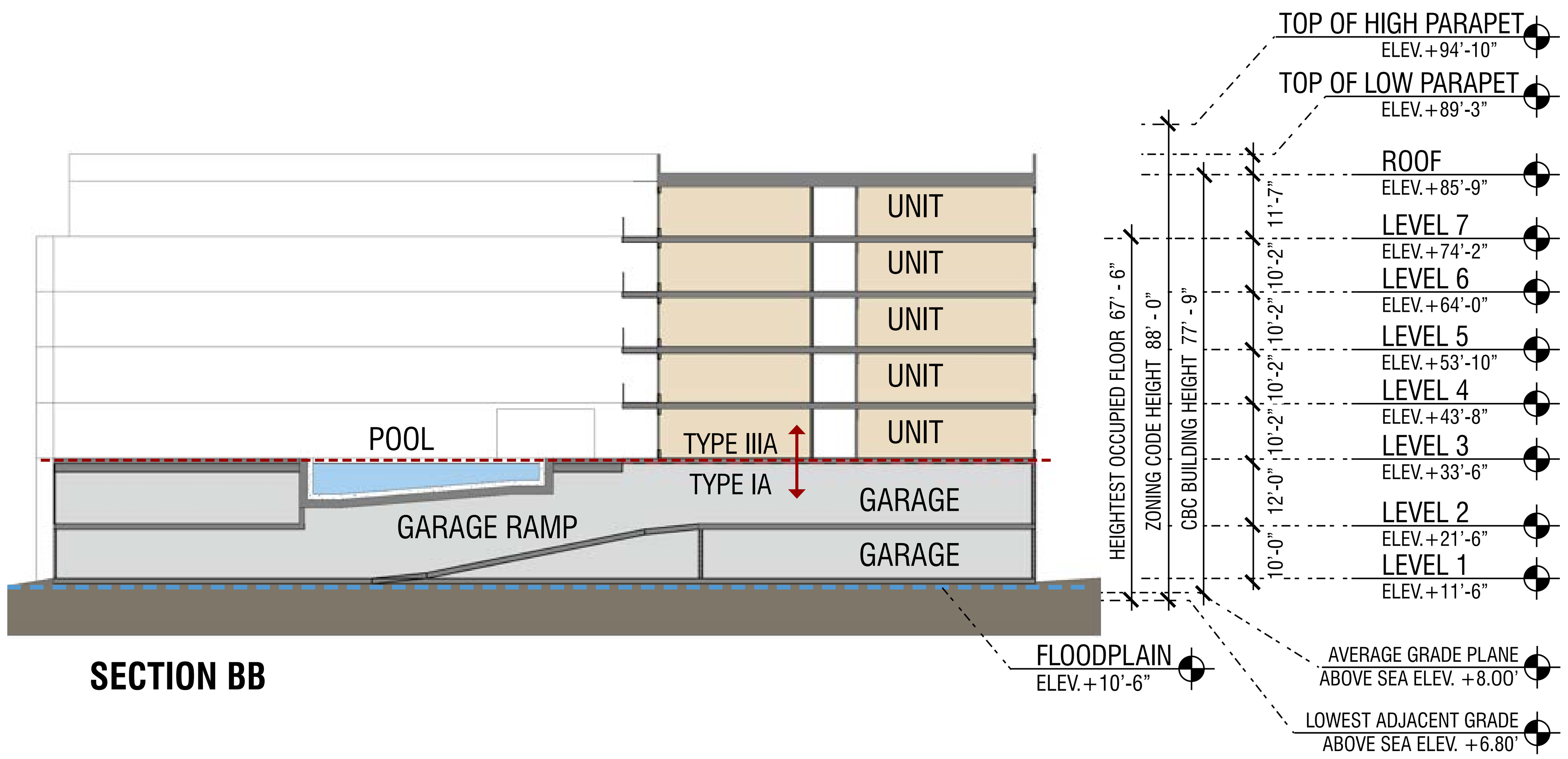
A3.6

LEGEND

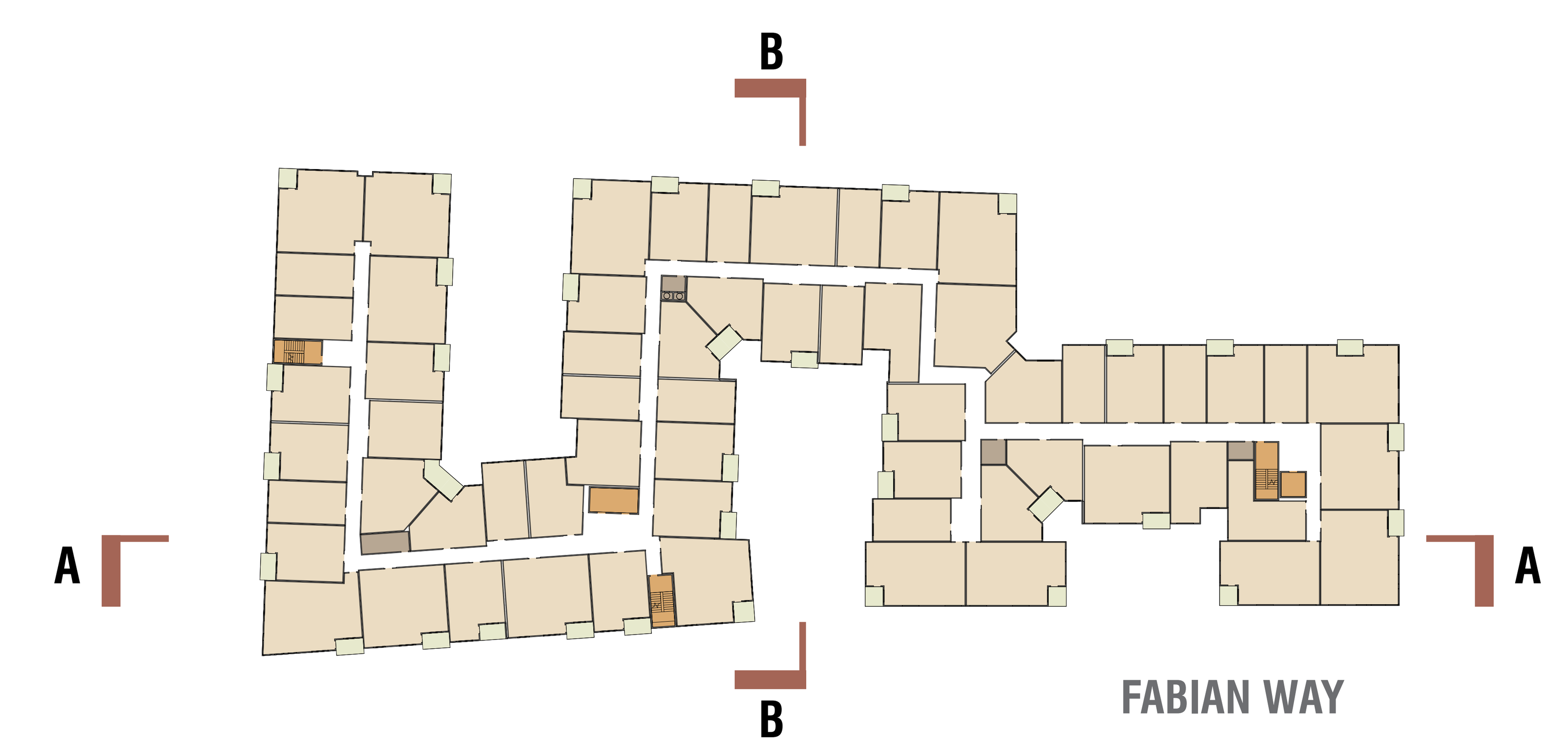
- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH

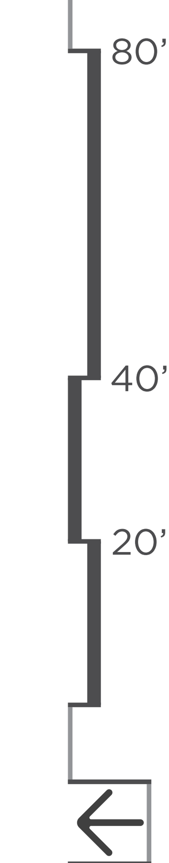


SECTION AA



SECTION BB





TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

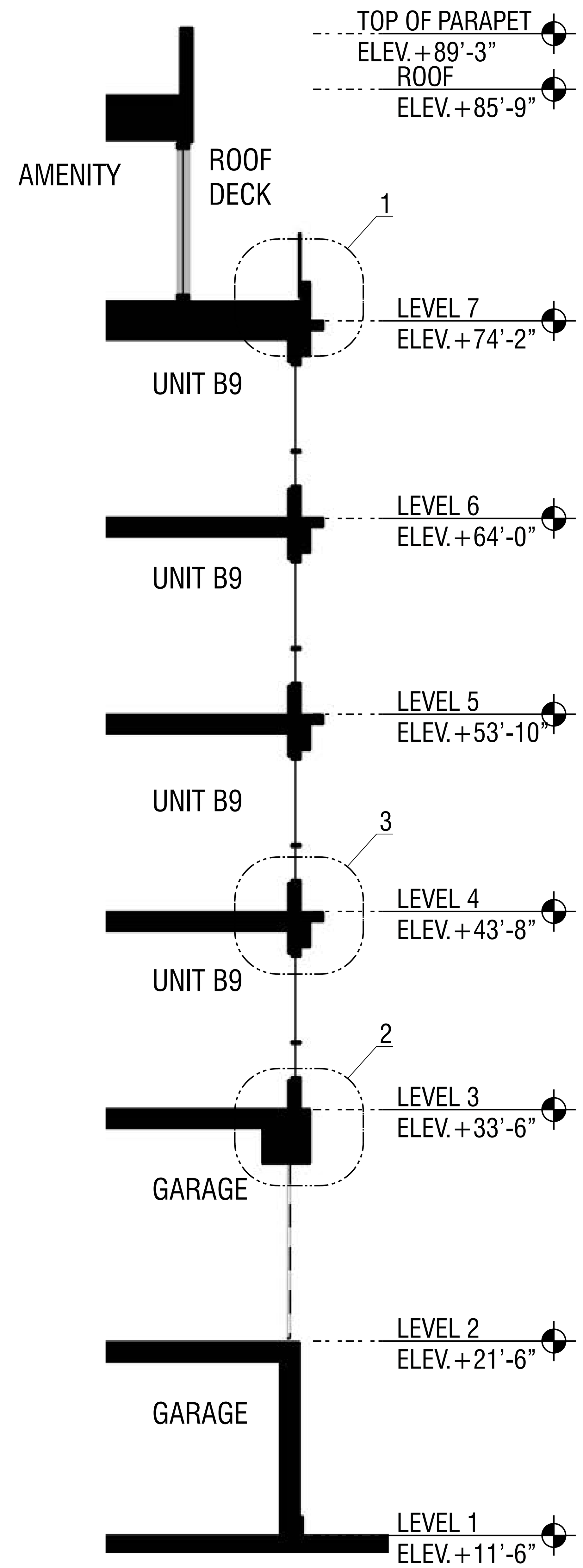
3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

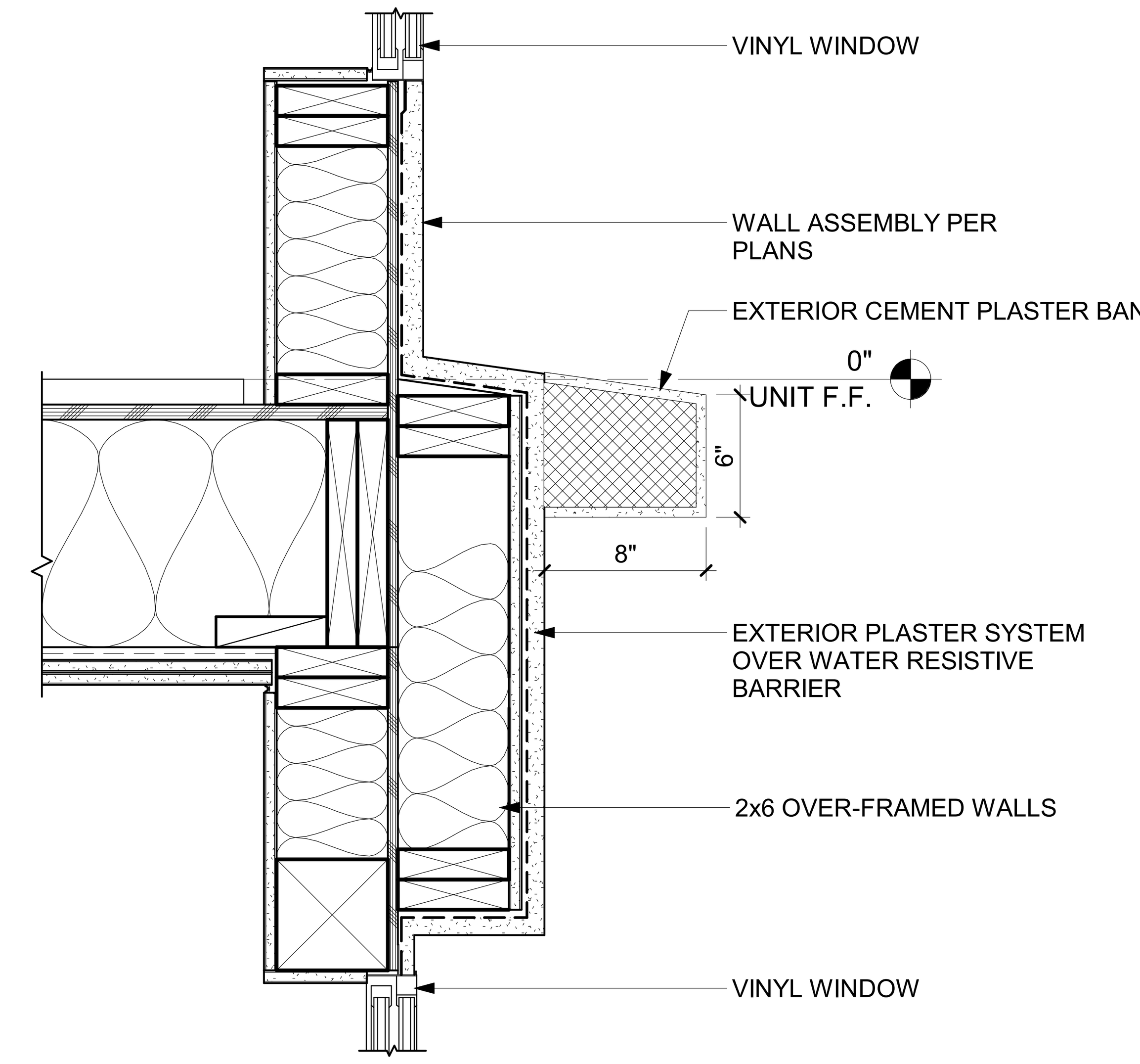
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

BUILDING SECTIONS

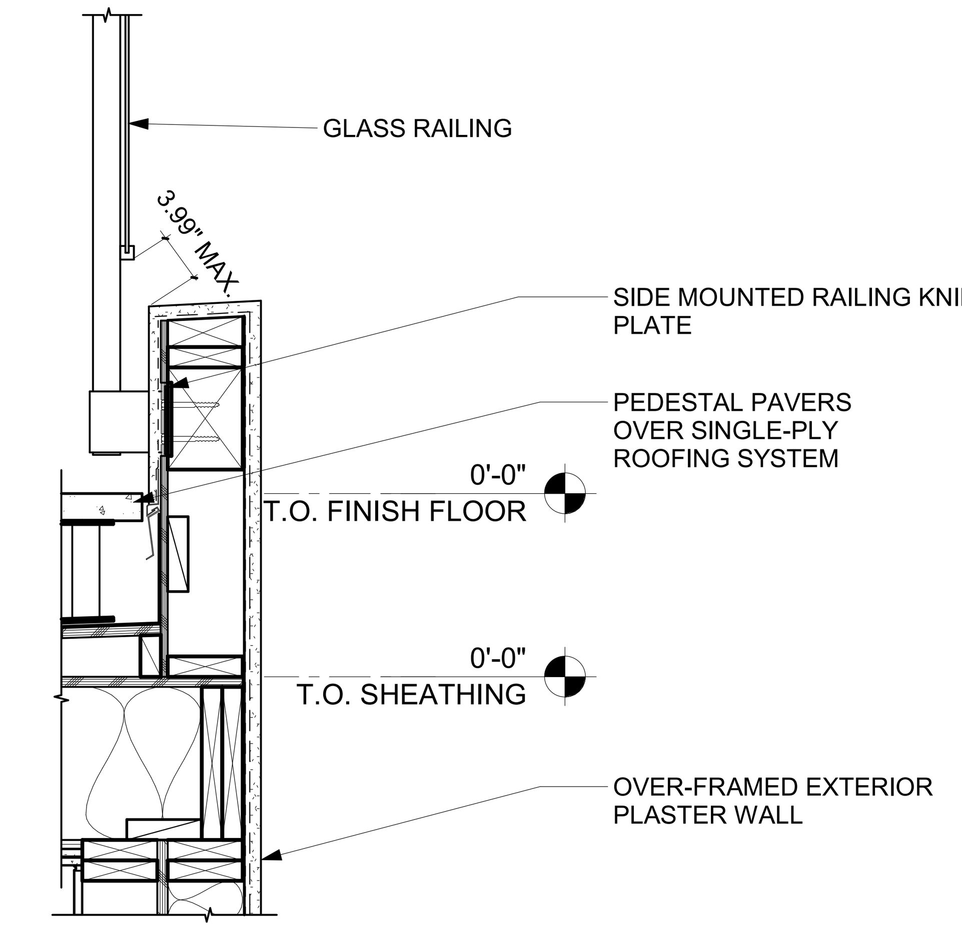
1" = 20' - 0"

A4.1

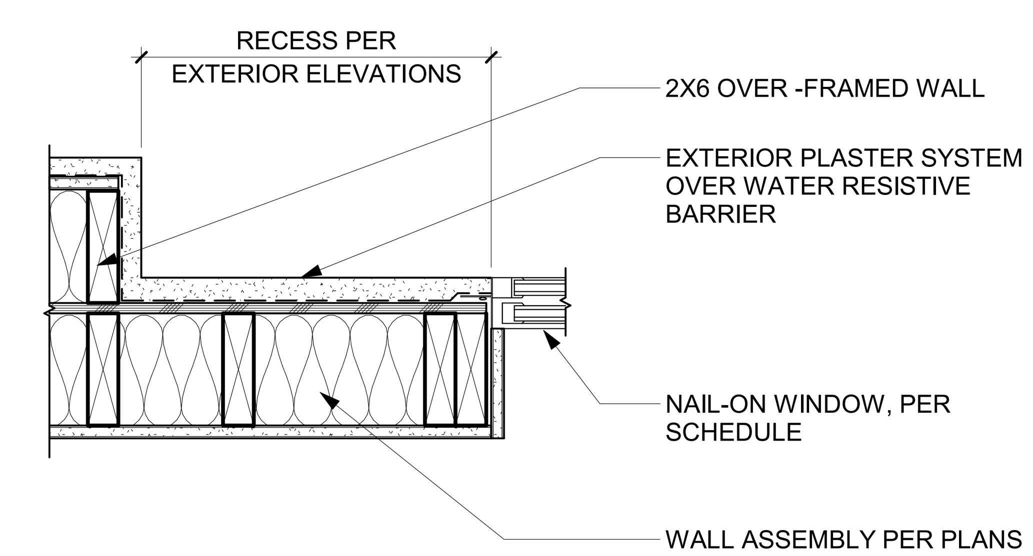




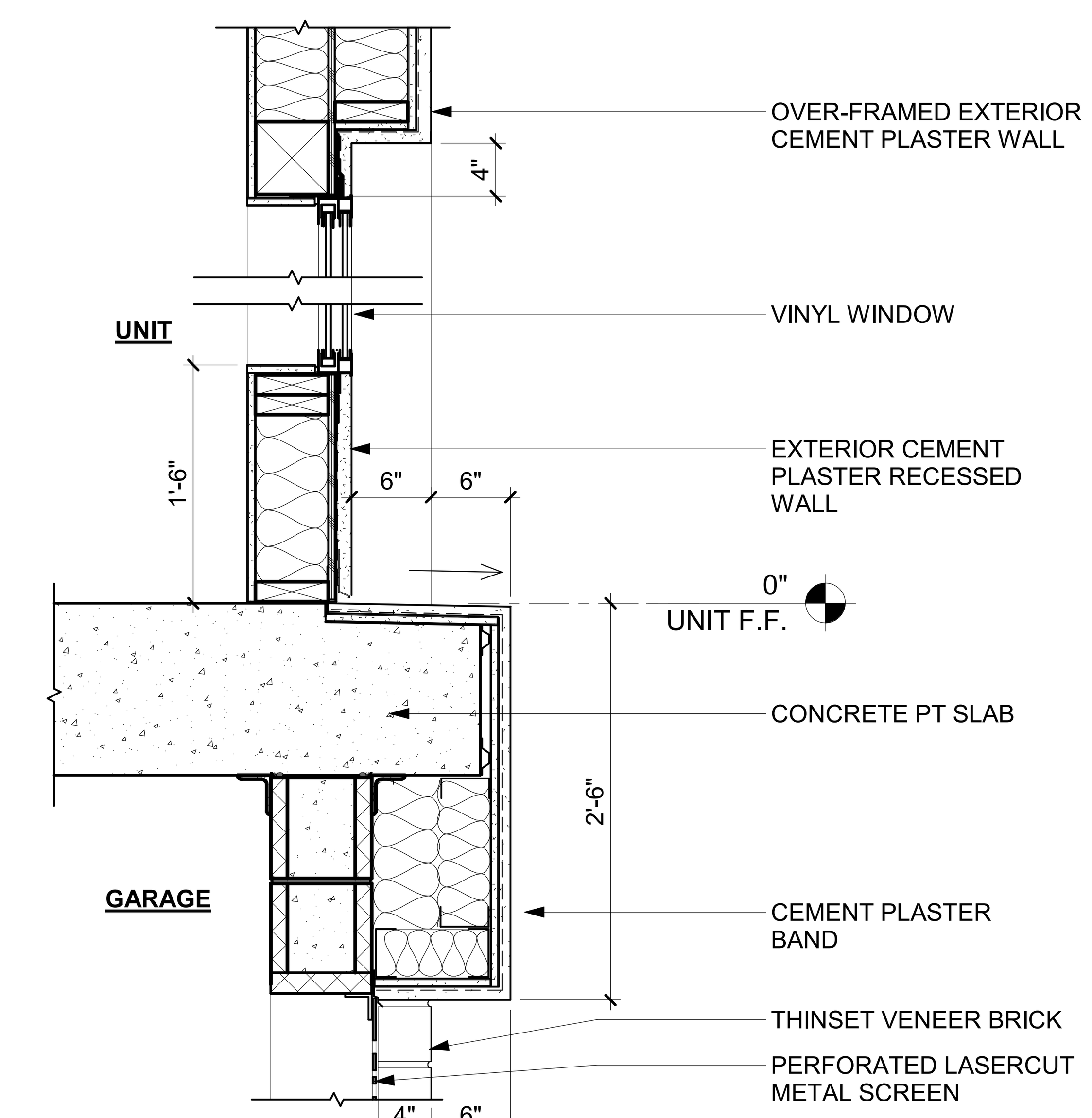
3 WINDOW AT EXTERIOR PLASTER SYSTEM - RECESSED COND.
1 1/2" = 1'-0"



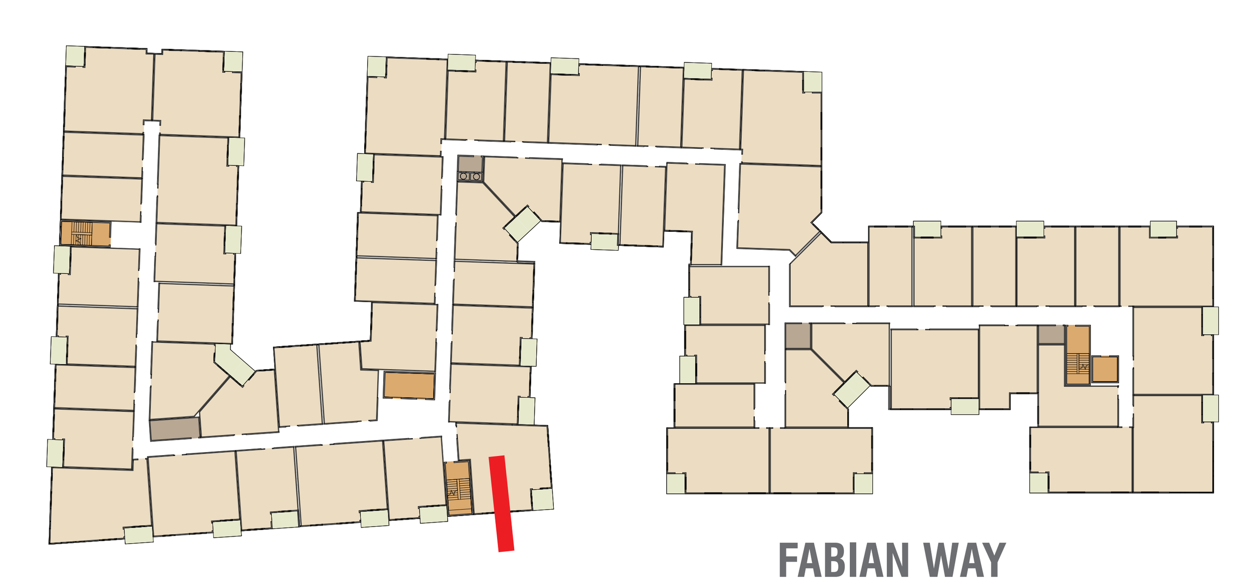
1 ROOF DECK AT SIDE-MOUNTED GUARDRAIL
1" = 1'-0"

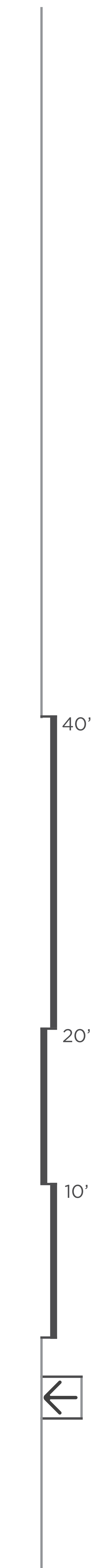


4 WINDOW JAMB AT EXTERIOR PLASTER SYSTEM - RECESSED COND.
1 1/2" = 1'-0"



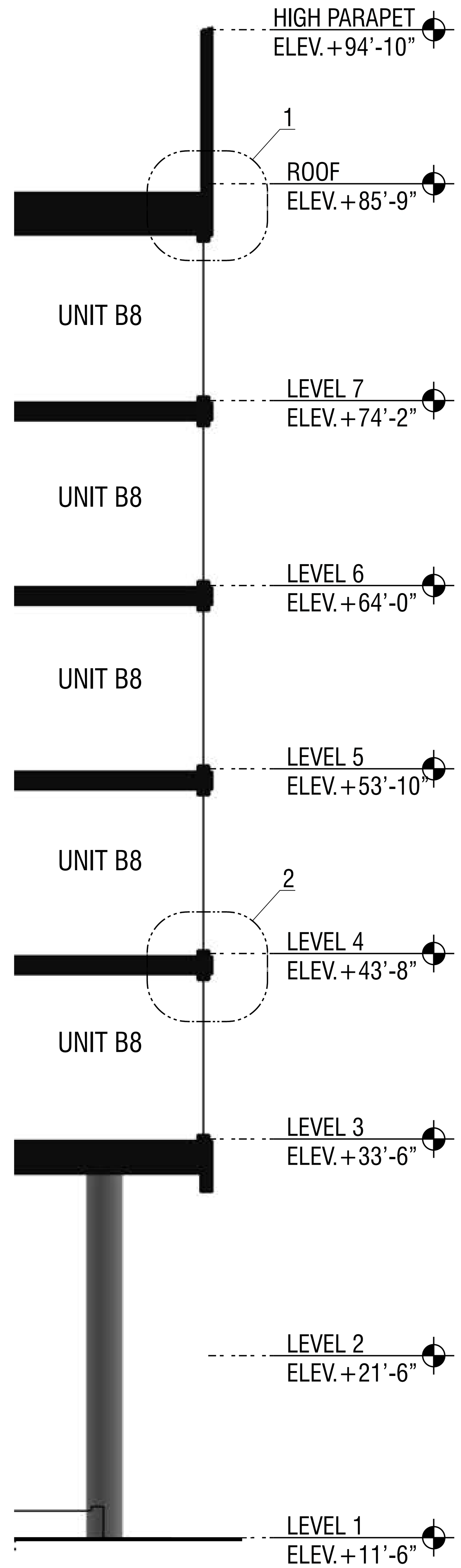
2 BAND AT CONCRETE SLAB
1" = 1'-0"

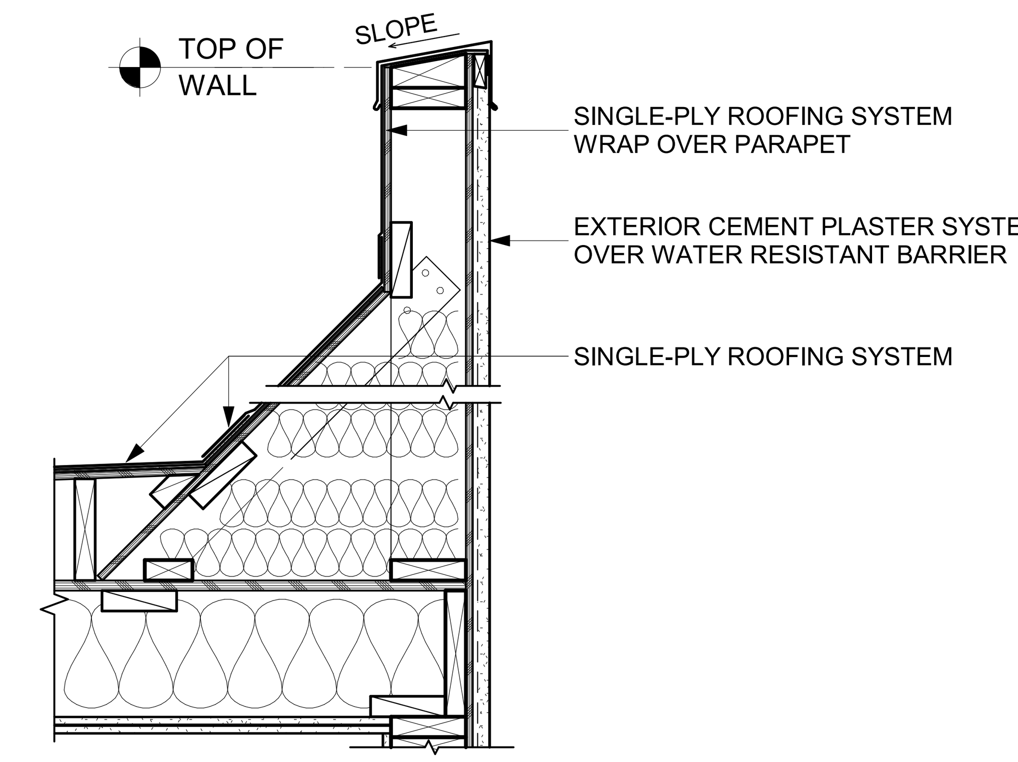




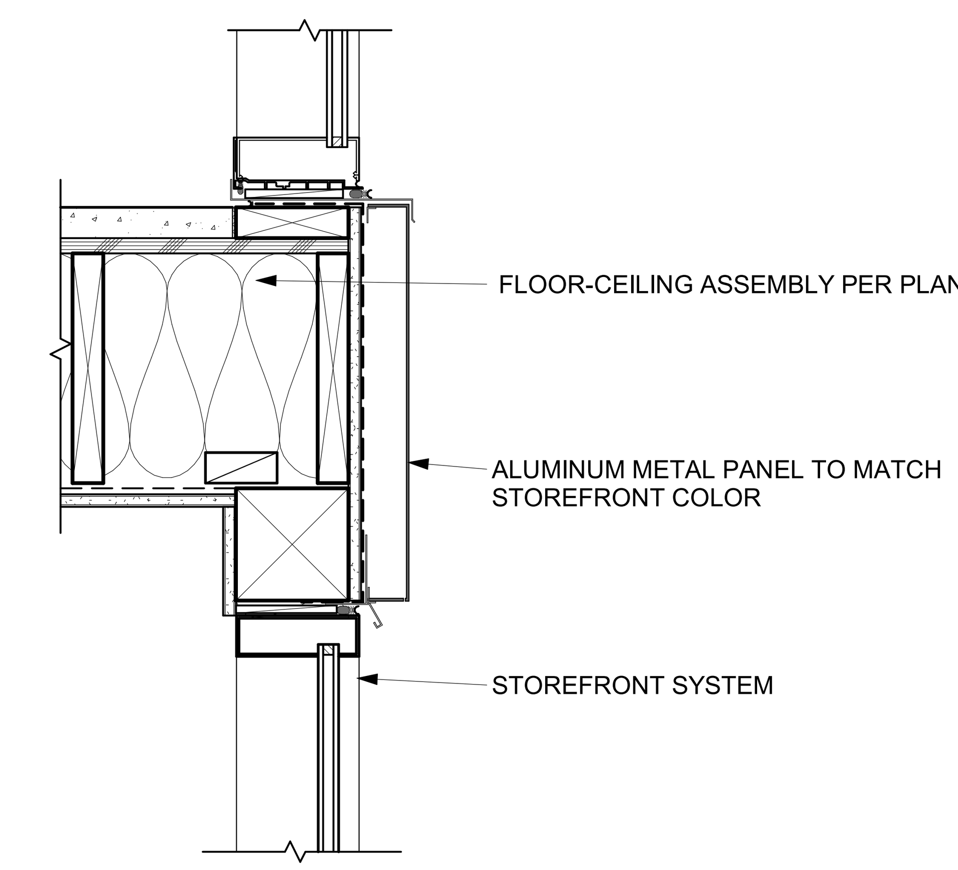
WALL SECTION AND DETAILS

3/16" = 1' - 0"

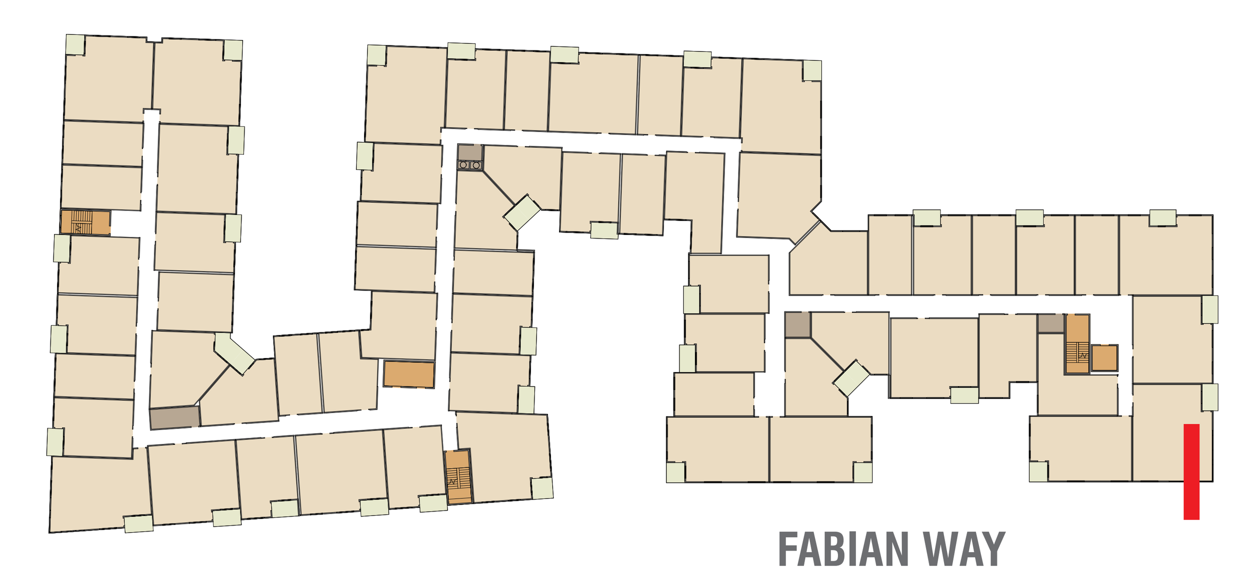


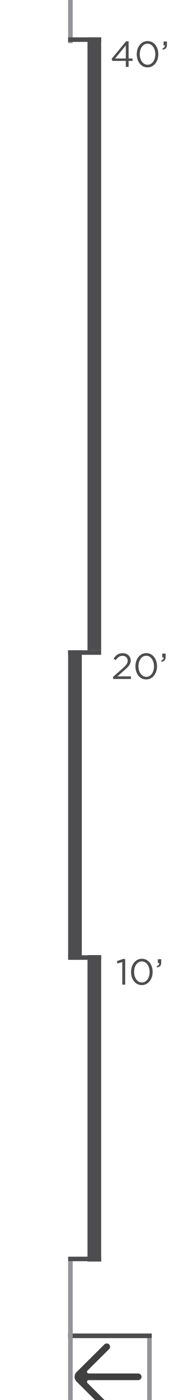


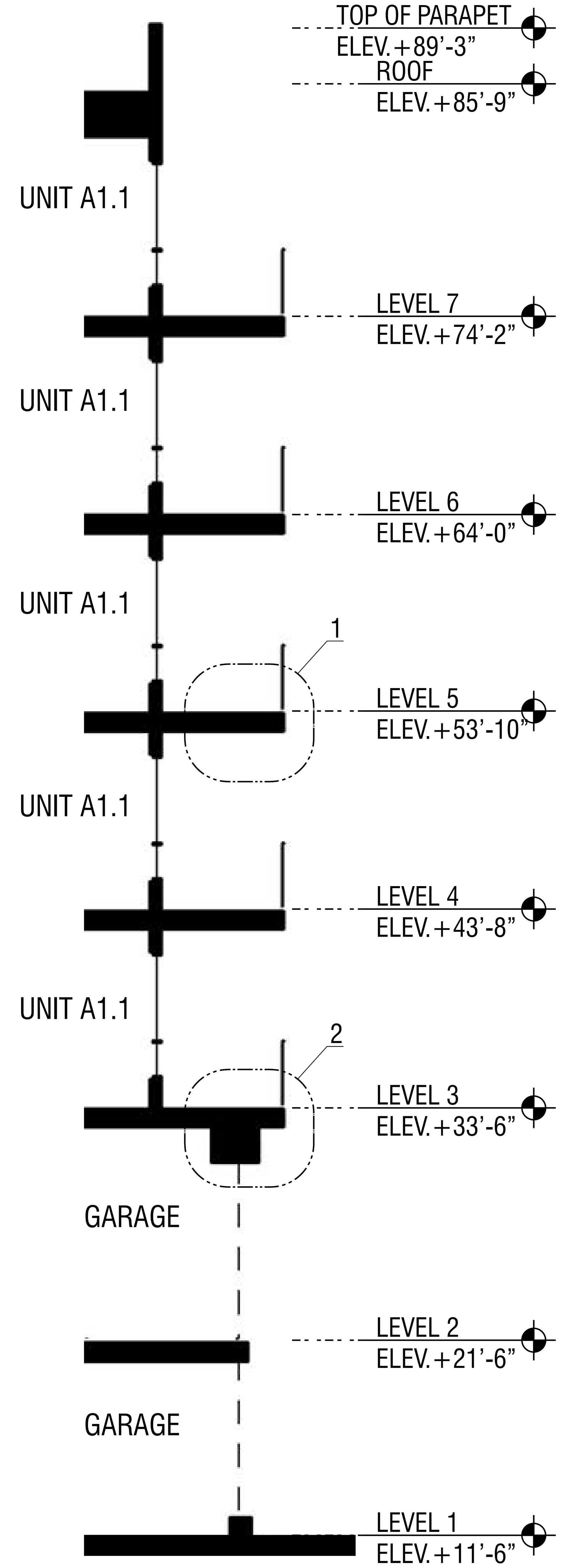
1 PARAPET WITH BRACING
1" = 1'-0"

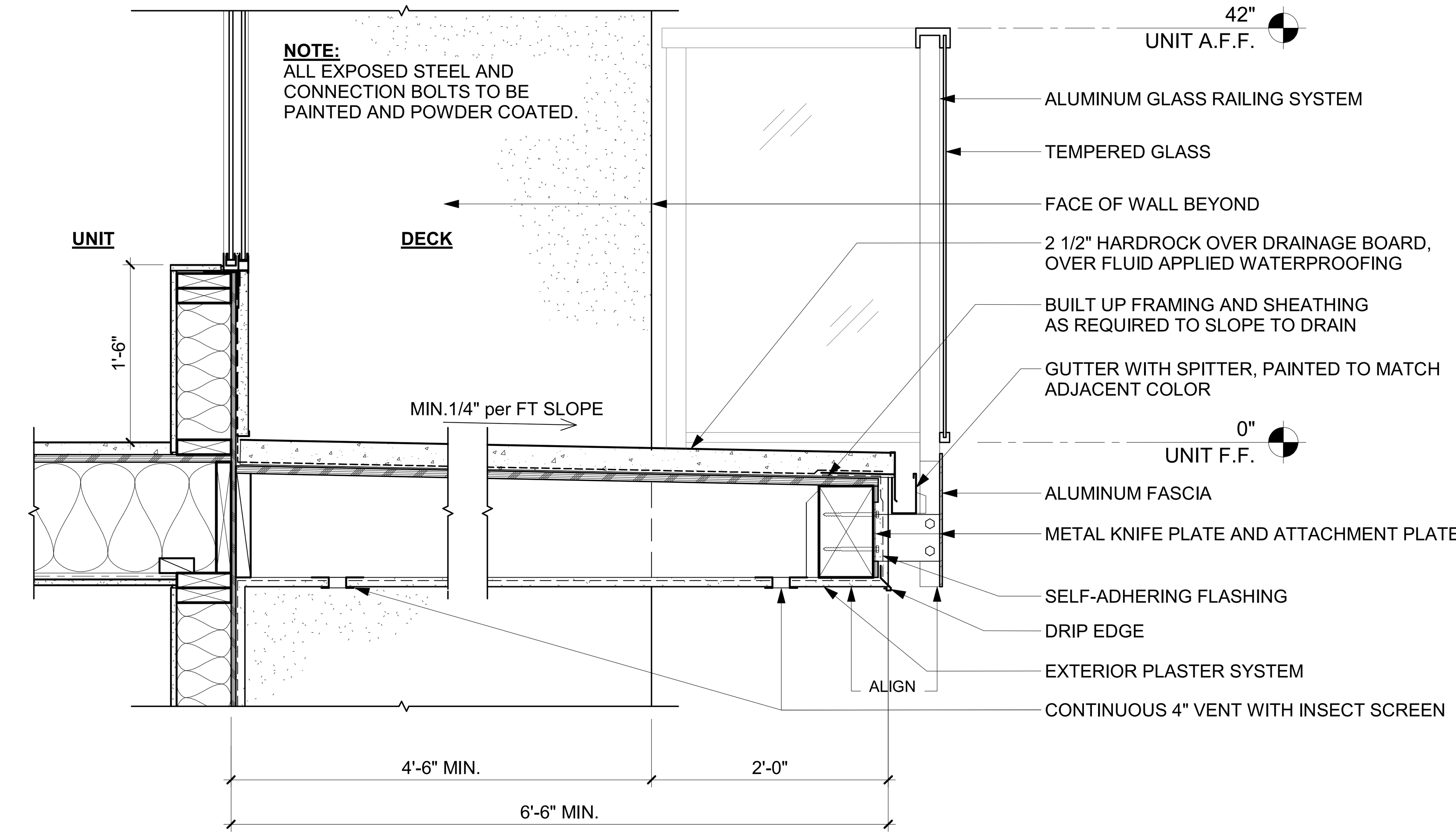


2 STOREFRONT HEAD AND SILL AT METAL PANEL
1 1/2" = 1'-0"

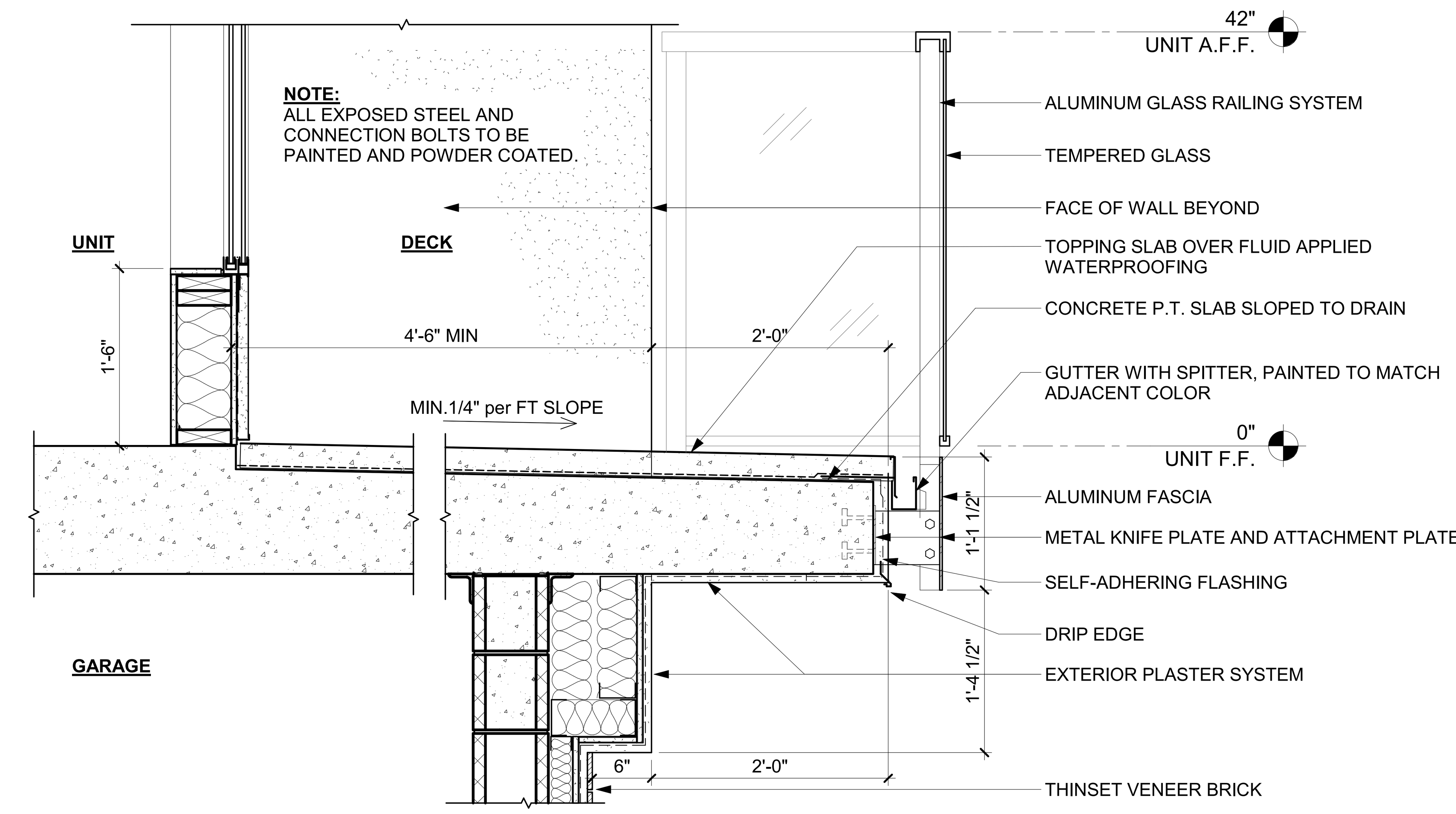




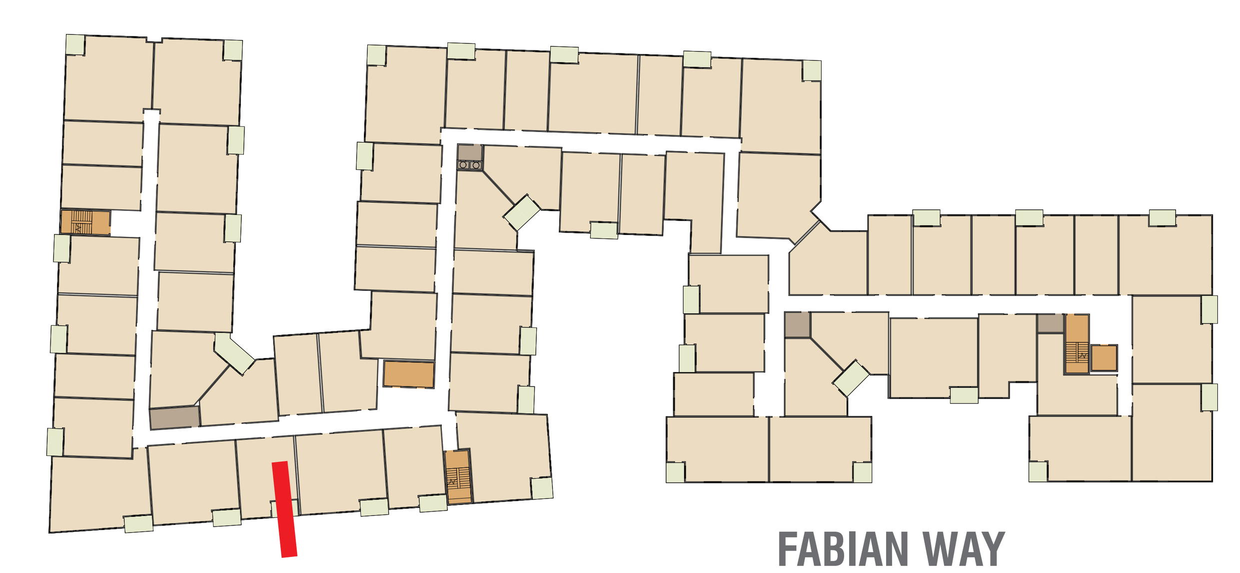




1 BALCONY WITH FACE-MOUNTED RAILING AT CONCRETE TOPPING SLAB
1" = 1'-0"



2 BALCONY WITH FACE-MOUNTED RAILING AT CONCRETE SLAB
1" = 1'-0"



40'
20'
10'

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

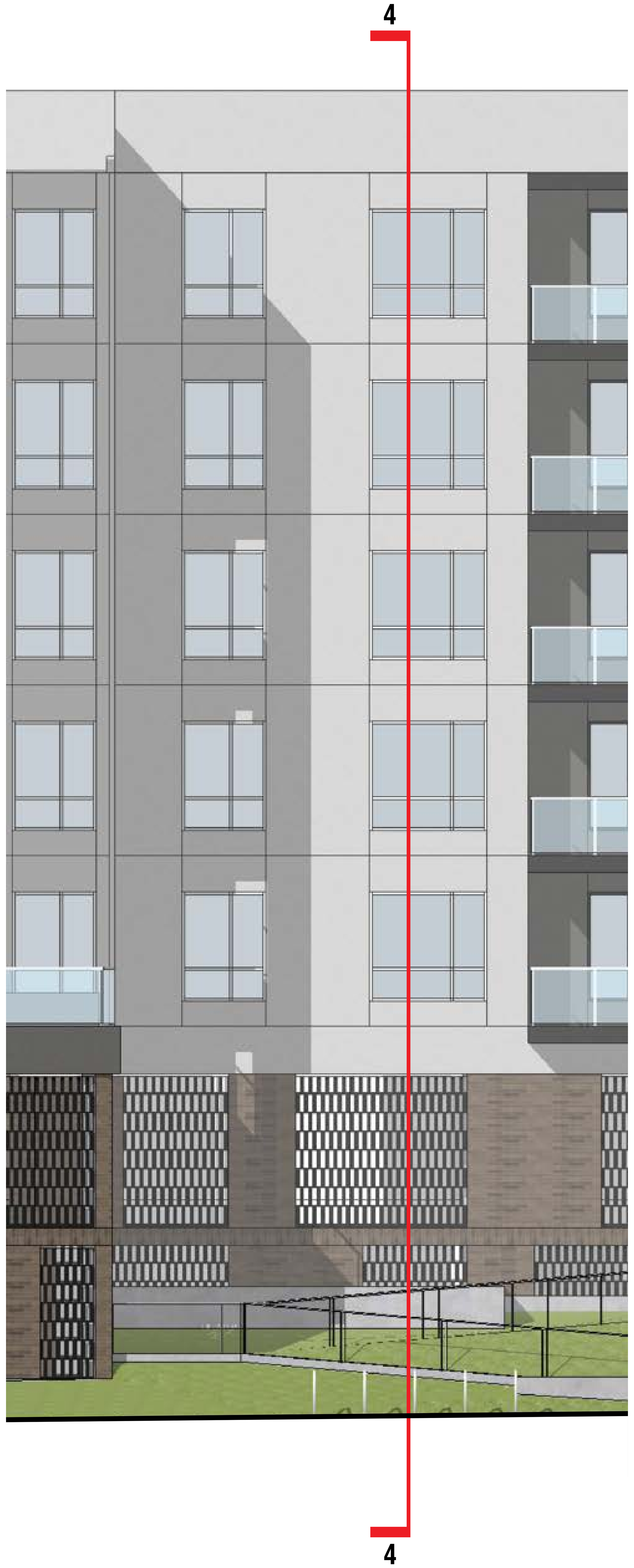
3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

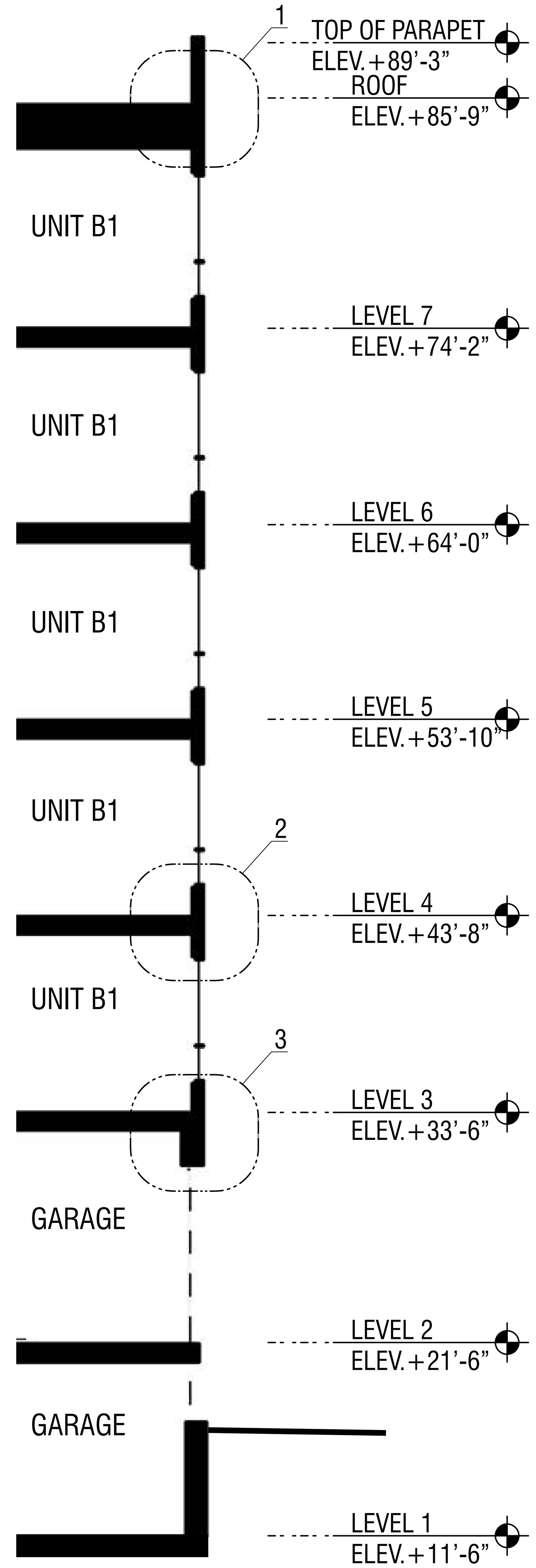
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

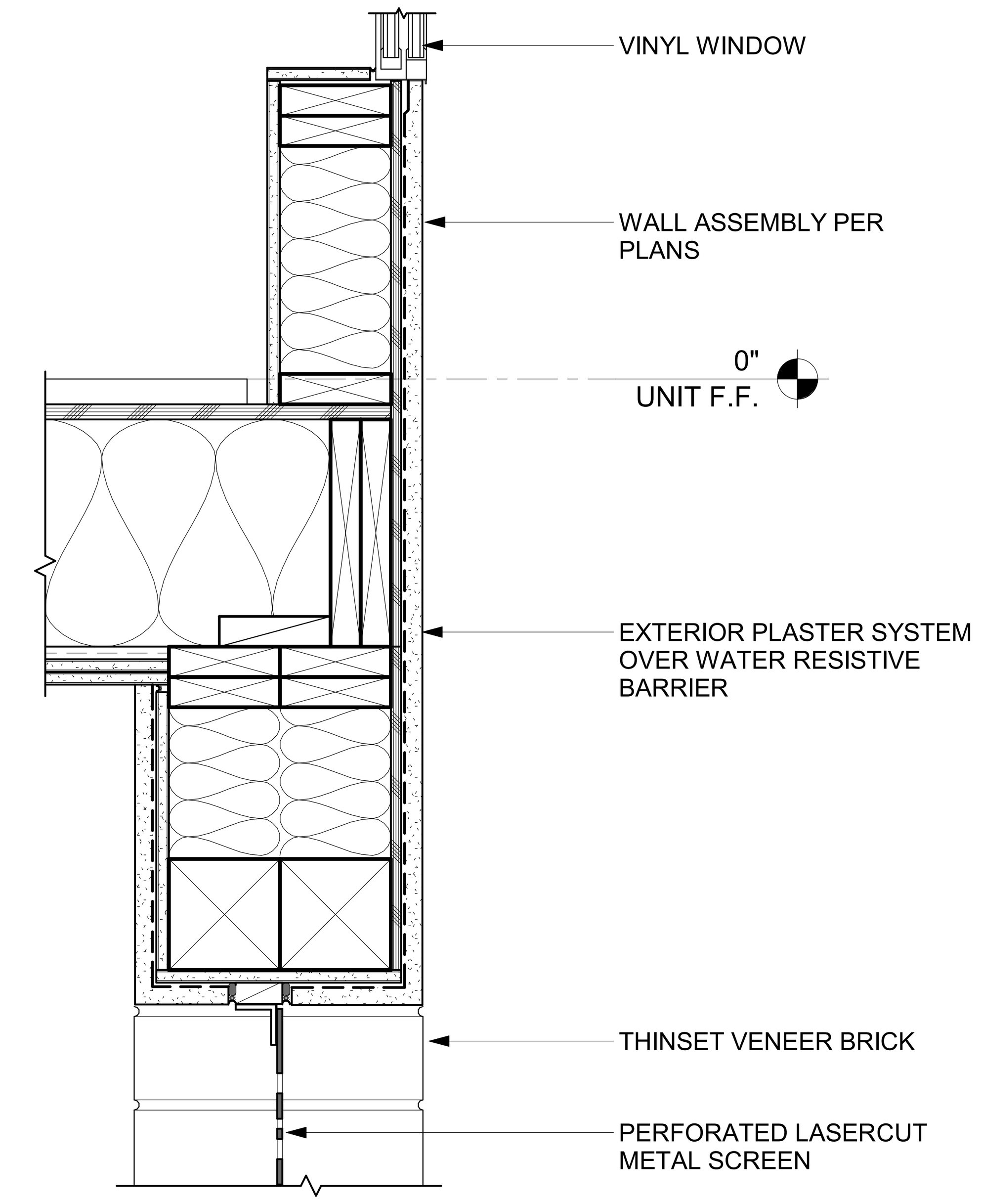
WALL SECTION AND DETAILS

3/16" = 1' - 0"

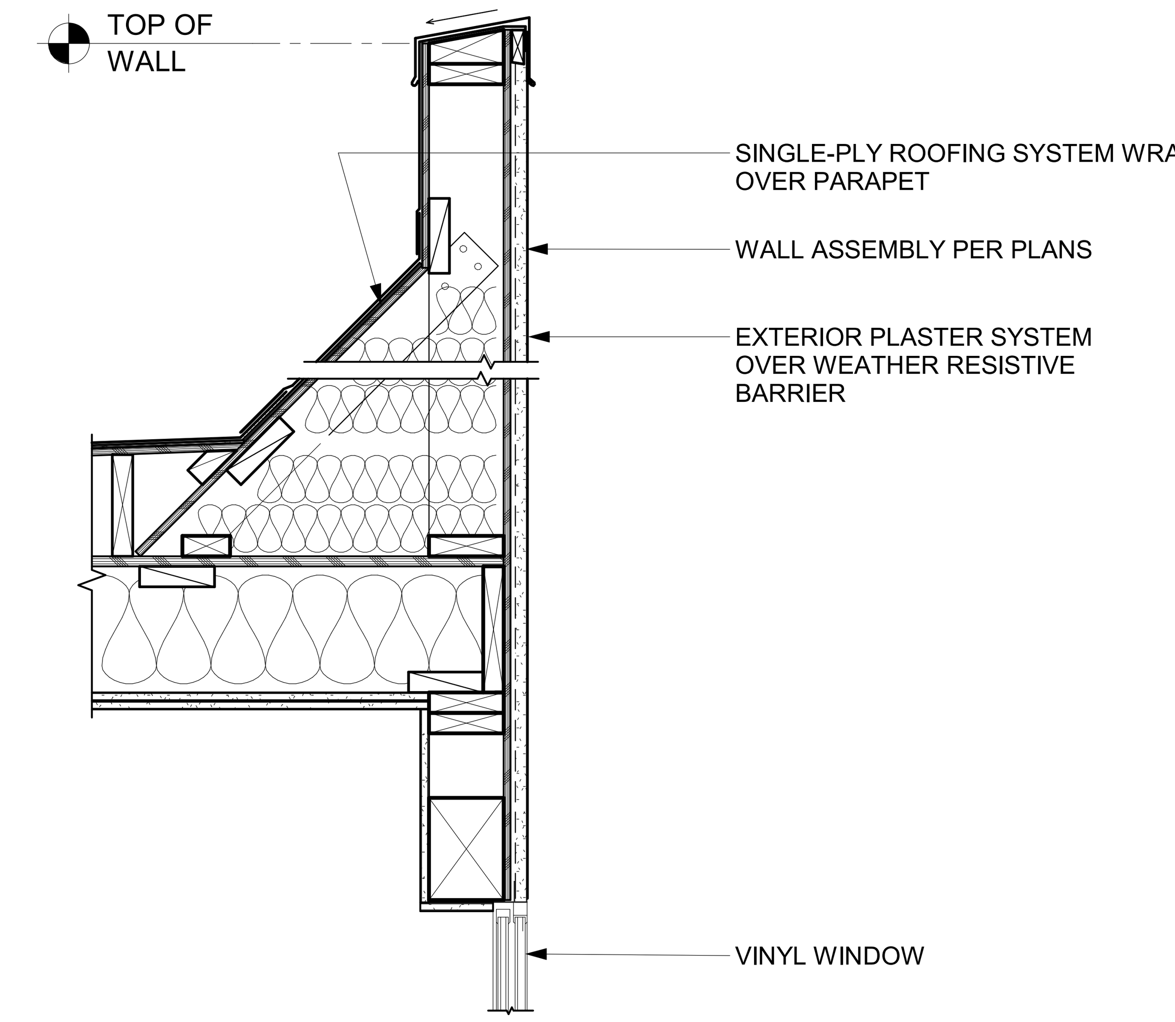
A5.3



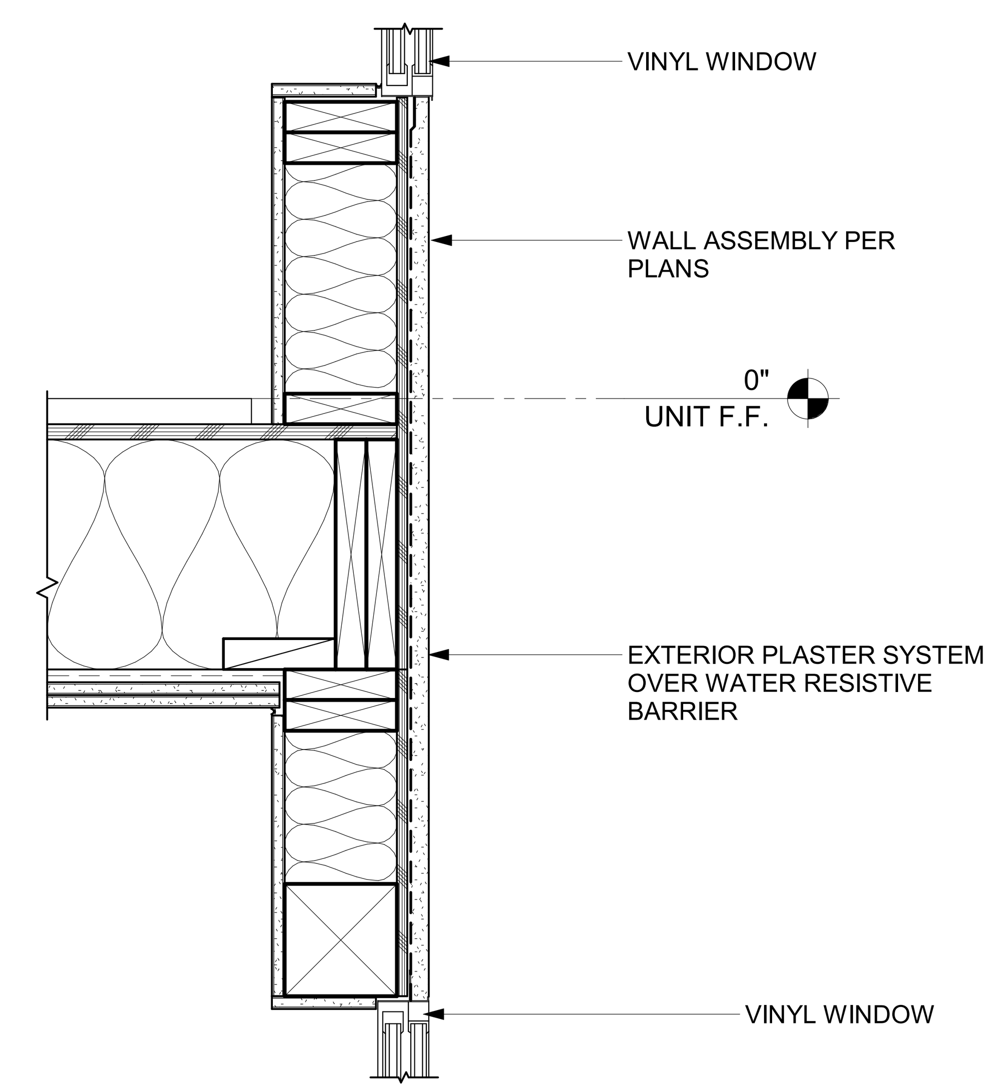




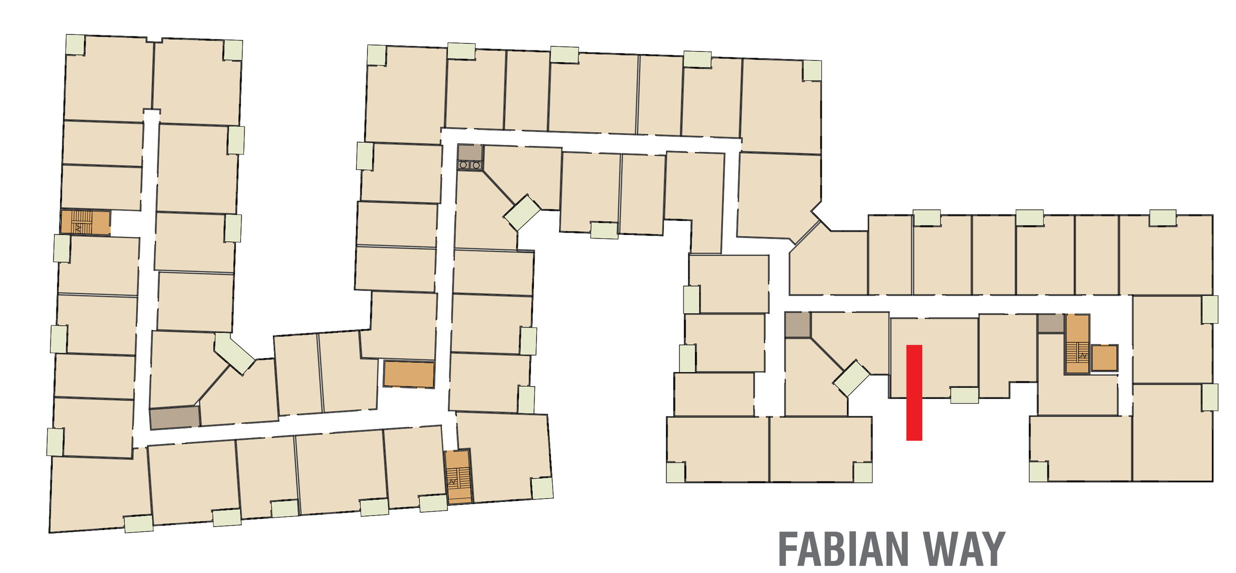
3 SCREEN AT PARKING GARAGE
1 1/2" = 1'-0"



1 PARAPET WITH BRACING
1" = 1'-0"



2 WINDOW AT EXTERIOR PLASTER SYSTEM - FLUSH COND.
1 1/2" = 1'-0"



40'
20'
10'

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA # 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

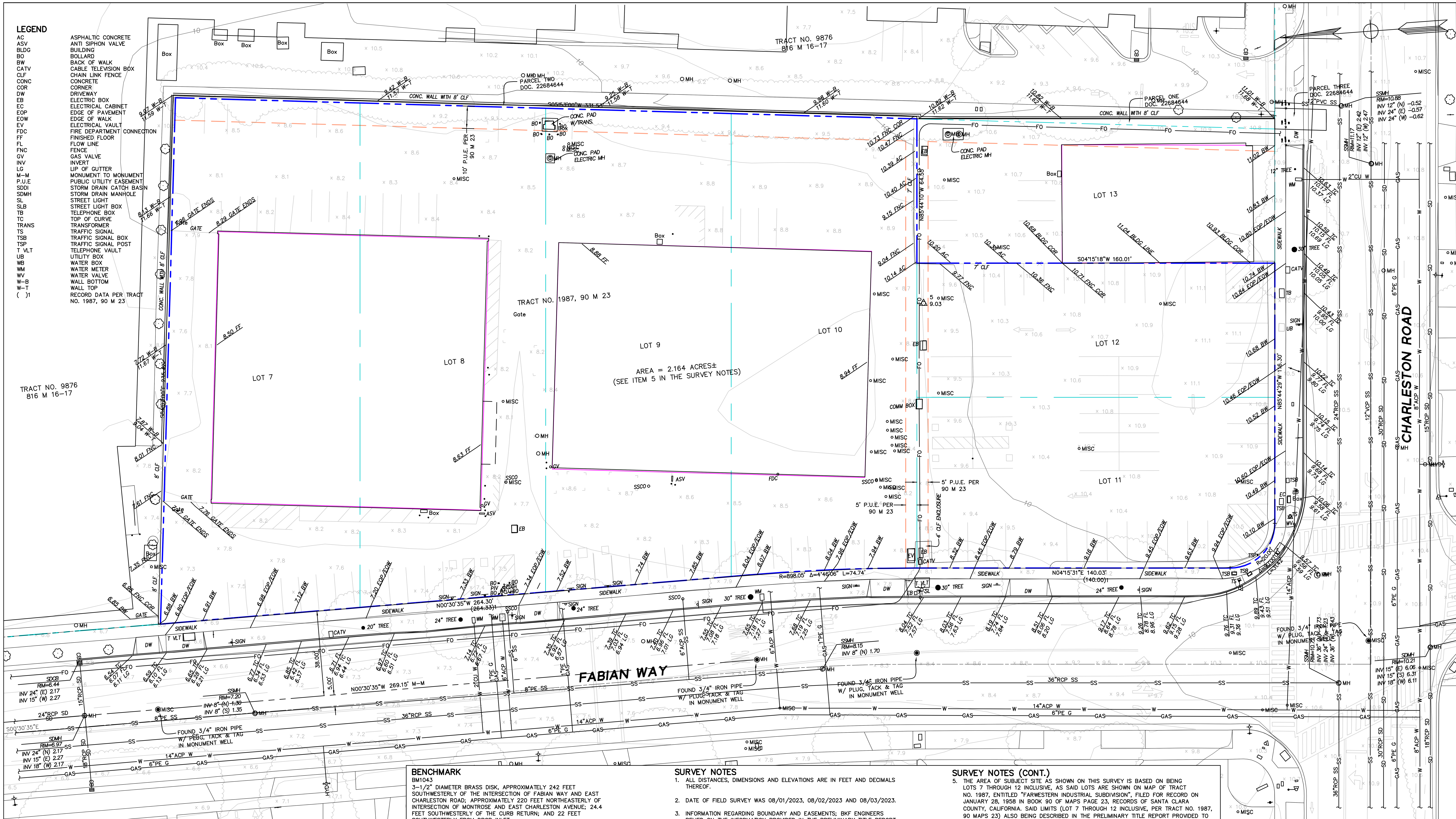
WALL SECTION AND DETAILS

3/16" = 1' - 0"

A5.4

LEGEND

AC	ASPHALTIC CONCRETE
ASV	ANTI SIPHON VALVE
BLDG	BUILDING
BO	BOLLARD
BW	BACK OF WALK
CATV	CABLE TELEVISION BOX
CLF	CHAIN LINK FENCE
CONC	CONCRETE
COR	CORNER
DW	DRIVEWAY
EB	ELECTRIC BOX
EC	ELECTRICAL CABINET
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WALK
EV	ELECTRICAL VAULT
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FNC	FENCE
GV	GAS VALVE
INV	INVERT
LG	LIP OF GUTTER
M-M	MONUMENT TO MONUMENT
P.U.E	PUBLIC UTILITY EASEMENT
SDDI	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
TB	TELEPHONE BOX
TC	TOP OF CURVE
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POST
T VLT	TELEPHONE VAULT
UB	UTILITY BOX
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE
W-B	WALL BOTTOM
W-T	WALL TOP
( )1	RECORD DATA PER TRACT NO. 1987, 90 M 23



BENCHMARK

BM1043

3-1/2" DIAMETER BRASS DISK, APPROXIMATELY 242 FEET SOUTHWESTERLY OF THE INTERSECTION OF FABIAN WAY AND EAST CHARLESTON ROAD; APPROXIMATELY 220 FEET NORTHEASTERLY OF INTERSECTION OF MONTROSE AND EAST CHARLESTON AVENUE; 24.4 FEET SOUTHWESTERLY OF THE CURB RETURN; AND 22 FEET SOUTHWESTERLY FROM DROP INLET.

ELEVATION = 10.36 FEET BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BASIS OF BEARINGS

THE BEARING NORTH 00°30'35" WEST, OF THE MONUMENT LINE, BETWEEN FOUND IRON PIPE MONUMENTS, AS SAID BEARING IS SHOWN ON MAP OF TRACT NO. 9876, FILED FOR RECORD ON JULY 16, 2007, IN BOOK 816 OF MAPS AT PAGES 16 AND 17, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS.

SURVEY NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. DATE OF FIELD SURVEY WAS 08/01/2023, 08/02/2023 AND 08/03/2023.
3. INFORMATION REGARDING BOUNDARY AND EASEMENTS; BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. NCS-1174592-SA1, DATED APRIL 10, 2023 FOR 3997, 3977 AND 3963 FABIAN WAY, PALO ALTO, CA.
4. THE FOLLOWING PARCELS ONE, TWO AND THREE PER THAT CERTAIN QUITCLAIM DEED, RECORDED AUGUST 21, 2014 AS DOCUMENT NO. 22684644, OFFICIAL RECORDS OF SANTA CLARA COUNTY, MAY BE APPURTENANT TO SUBJECT SITE. THE LIMITS OF THESE PARCELS ARE NOT REFERENCED IN THE PRELIMINARY TITLE REPORT ISSUED FOR SUBJECT SITE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS1174592-SA1, AND DATED APRIL 10, 2023.

SURVEY NOTES (CONT.)

5. THE AREA OF SUBJECT SITE AS SHOWN ON THIS SURVEY IS BASED ON BEING LOTS 7 THROUGH 12 INCLUSIVE, AS SAID LOTS ARE SHOWN ON MAP OF TRACT NO. 1987, ENTITLED "FARWESTERN INDUSTRIAL SUBDIVISION", FILED FOR RECORD ON JANUARY 28, 1958 IN BOOK 90 OF MAPS PAGE 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA. SAID LIMITS (LOT 7 THROUGH 12 INCLUSIVE, PER TRACT NO. 1987, 90 MAPS 23) ALSO BEING DESCRIBED IN THE PRELIMINARY TITLE REPORT PROVIDED TO BKF ENGINEERS BY THE CLIENT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1174592-SA1 AND DATED APRIL 10, 2023.

FLOOD HAZARD INFORMATION

THE SITE IS LOCATED WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0036H EFFECTIVE DATE MAY 18, 2009. THE FIRM SHOWS THE PROPERTY IS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATIONS (BFE) IS DETERMINED TO BE AT 10.5 FOOT ELEVATION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

PROPERTY LINE

LOT LINE

EASEMENT LINE

BKF

JUNO
REALTY PARTNERS LLC

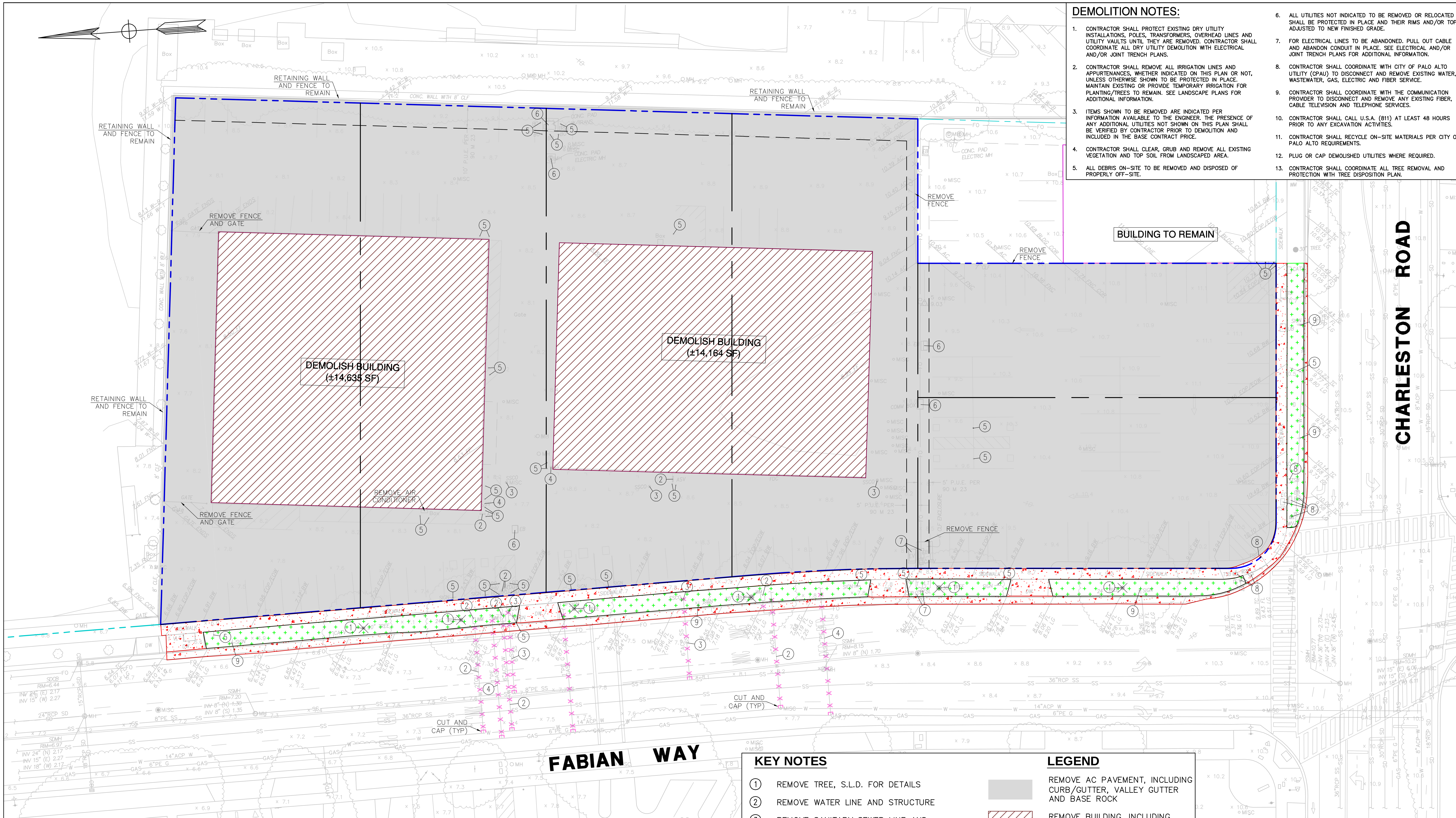
3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

EXISTING CONDITIONS PLAN

C1.0

C



DEMOLITION NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING DRY UTILITY INSTALLATIONS, POLES, TRANSFORMERS, OVERHEAD LINES AND UTILITY VAULTS UNTIL THEY ARE REMOVED. CONTRACTOR SHALL COORDINATE ALL DRY UTILITY DEMOLITION WITH ELECTRICAL AND/OR JOINT TRENCH PLANS.
2. CONTRACTOR SHALL REMOVE ALL IRRIGATION LINES AND APPURTENANCES, WHETHER INDICATED ON THIS PLAN OR NOT, UNLESS OTHERWISE SHOWN TO BE PROTECTED IN PLACE. MAINTAIN EXISTING OR PROVIDE TEMPORARY IRRIGATION FOR PLANTING/TREES TO REMAIN. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
3. ITEMS SHOWN TO BE REMOVED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. THE PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION AND INCLUDED IN THE BASE CONTRACT PRICE.
4. CONTRACTOR SHALL CLEAR, GRUB AND REMOVE ALL EXISTING VEGETATION AND TOP SOIL FROM LANDSCAPED AREA.
5. ALL DEBRIS ON-SITE TO BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
6. ALL UTILITIES NOT INDICATED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED IN PLACE AND THEIR RIMS AND/OR TOP ADJUSTED TO NEW FINISHED GRADE.
7. FOR ELECTRICAL LINES TO BE ABANDONED. PULL OUT CABLE AND ABANDON CONDUIT IN PLACE. SEE ELECTRICAL AND/OR JOINT TRENCH PLANS FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL COORDINATE WITH CITY OF PALO ALTO UTILITY (CPAU) TO DISCONNECT AND REMOVE EXISTING WATER, WASTEWATER, GAS, ELECTRIC AND FIBER SERVICE.
9. CONTRACTOR SHALL COORDINATE WITH THE COMMUNICATION PROVIDER TO DISCONNECT AND REMOVE ANY EXISTING FIBER, CABLE TELEVISION AND TELEPHONE SERVICES.
10. CONTRACTOR SHALL CALL U.S.A. (811) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ACTIVITIES.
11. CONTRACTOR SHALL RECYCLE ON-SITE MATERIALS PER CITY OF PALO ALTO REQUIREMENTS.
12. PLUG OR CAP DEMOLISHED UTILITIES WHERE REQUIRED.
13. CONTRACTOR SHALL COORDINATE ALL TREE REMOVAL AND PROTECTION WITH TREE DISPOSITION PLAN.

KEY NOTES

1. REMOVE TREE, S.L.D. FOR DETAILS
2. REMOVE WATER LINE AND STRUCTURE
3. REMOVE SANITARY SEWER LINE AND STRUCTURE
4. REMOVE GAS LINE AND STRUCTURE
5. REMOVE SIGN, POST AND BOLLARD, INCLUDING FOOTINGS
6. REMOVE ELECTRICAL STRUCTURE, SEE JOINT TRENCH PLAN FOR DETAILS
7. ELECTRICAL STRUCTURE TO REMAIN, SEE JOINT TRENCH PLAN FOR DETAILS
8. TRAFFIC SIGNAL AND STRUCTURE TO REMAIN
9. SIGN AND POST TO REMAIN

LEGEND

- REMOVE AC PAVEMENT, INCLUDING CURB/GUTTER, VALLEY GUTTER AND BASE ROCK
- REMOVE BUILDING, INCLUDING FOUNDATION
- REMOVE CONCRETE PAVING, INCLUDING REINFORCING AND BASE ROCK
- REMOVE LANDSCAPE, INCLUDING SHRUBS AND GRASS. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING UTILITY

FLOOD HAZARD INFORMATION:
THE SITE IS LOCATED WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0036H EFFECTIVE DATE MAY 18, 2009. THE FIRM SHOWS THE PROPERTY IS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATIONS (BFE) IS DETERMINED TO BE AT 10.5 FOOT ELEVATION.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

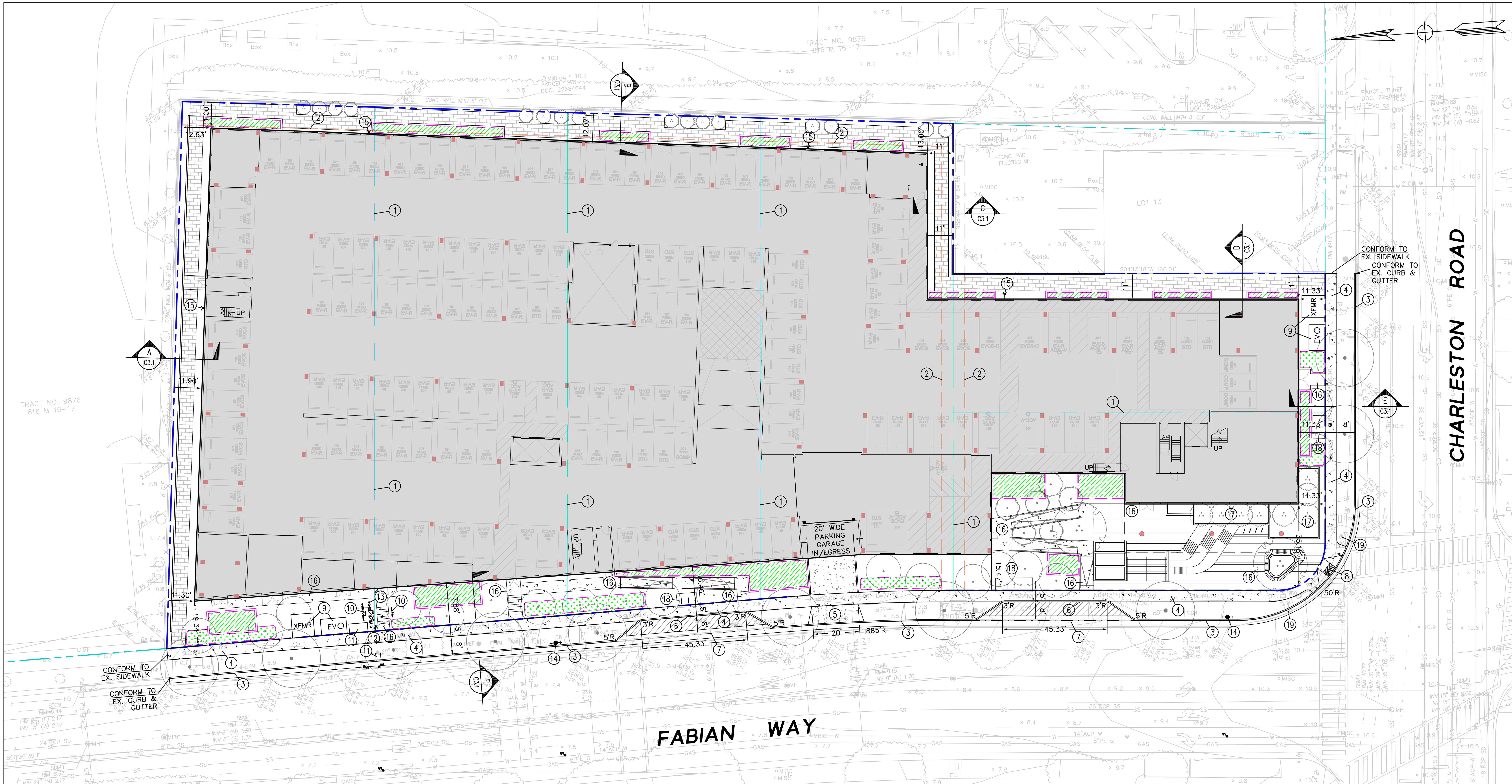
BKF | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

DEMOLITION PLAN
C2.0

C



KEY NOTES

1. LOT LINE TO BE REMOVED
2. EASEMENT TO BE REMOVED
3. CITY STANDARD CURB AND GUTTER
4. CITY STANDARD SIDEWALK
5. 20' WIDE CITY STANDARD DRIVEWAY
6. CITY STANDARD CURB
7. CITY STANDARD CONCRETE VALLEY GUTTER
8. CITY STANDARD CURB RAMP
9. TRANSFORMER AND VAULT, SEE JOINT TRENCH PLAN FOR DETAILS
10. BACKFLOW PREVENTER
11. WATER METER BOX
12. FIRE DEPARTMENT CONNECTION
13. POST INDICATOR VALVE
14. FIRE HYDRANT
15. WHARF HYDRANT
16. PRIVATE WALK, STAIRS AND RAMP, S.L.D.
17. RAISED PLANTER, S.L.D.
18. BIKE RACK, S.L.D.
19. TRAFFIC SIGNAL TO REMAIN

LEGEND

- FLOW-THROUGH PLANTER
- SELF-RETAINING AREA
- PERVIOUS PAVEMENT, S.L.D.
- CONCRETE DRIVEWAY
- AC PAVEMENT
- WV WATER VALVE BOX

FLOOD HAZARD INFORMATION:
THE SITE IS LOCATED WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0036H EFFECTIVE DATE MAY 18, 2009. THE FIRM SHOWS THE PROPERTY IS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATIONS (BFE) IS DETERMINED TO BE AT 10.5 FOOT ELEVATION.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

JUNO REALTY PARTNERS LLC

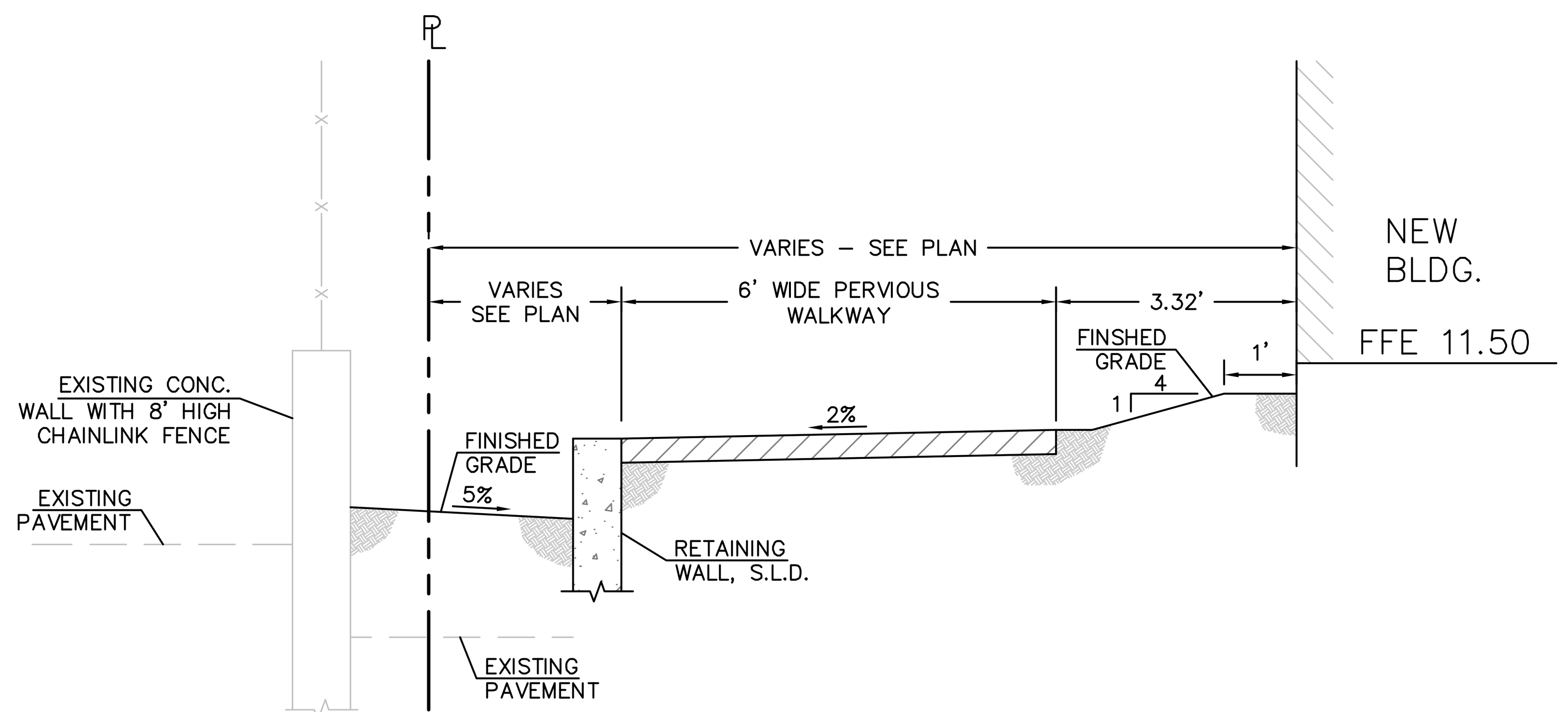
3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

PRELIMINARY SITE PLAN

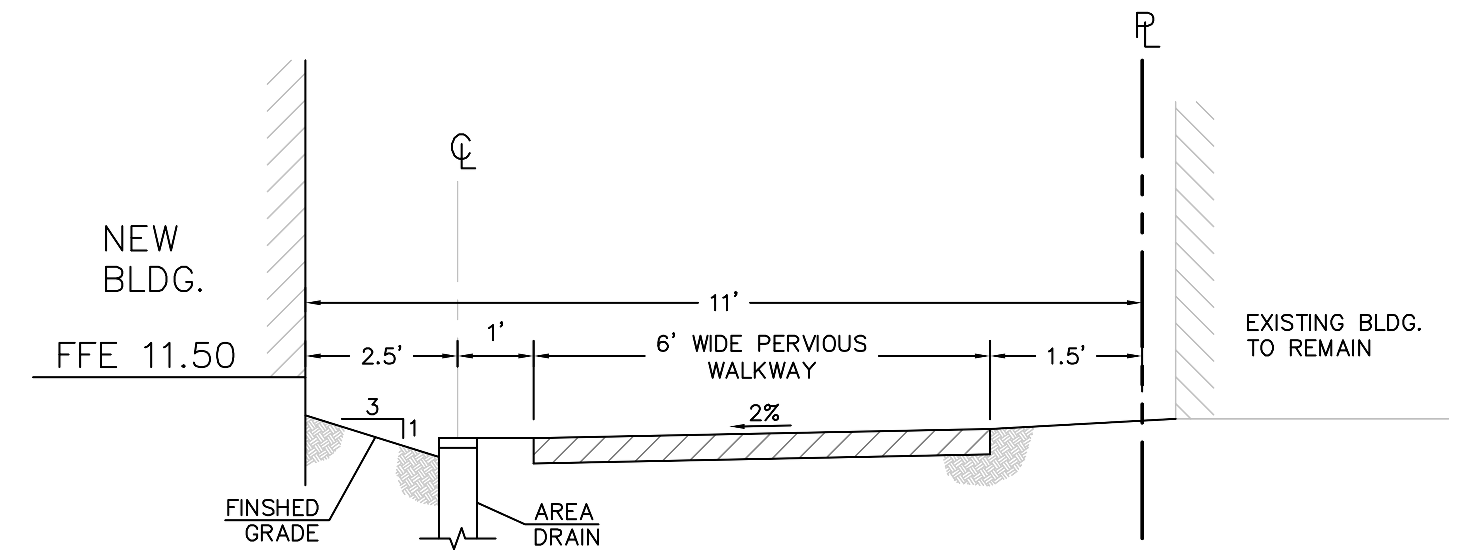
C3.0

C



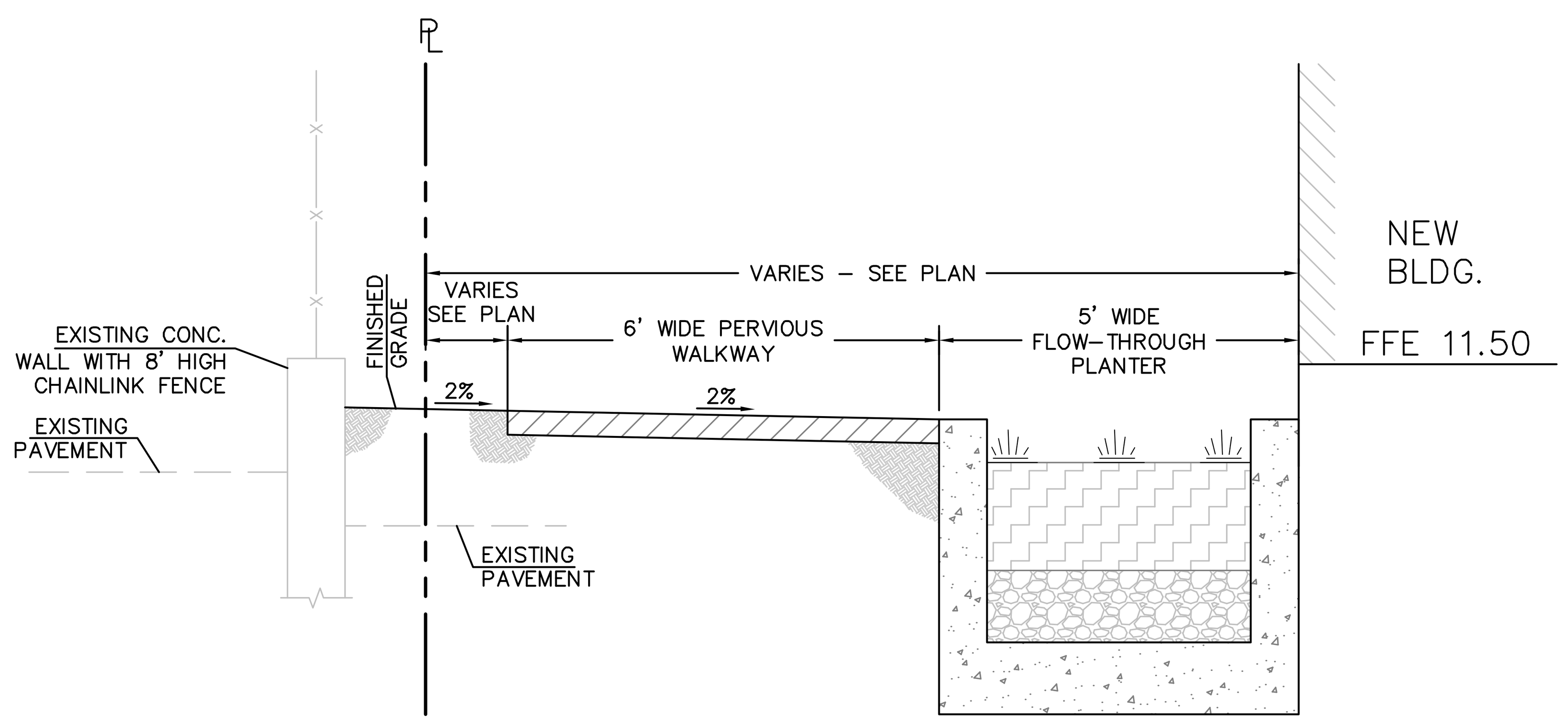
SECTION A

SCALE: 1"=2'



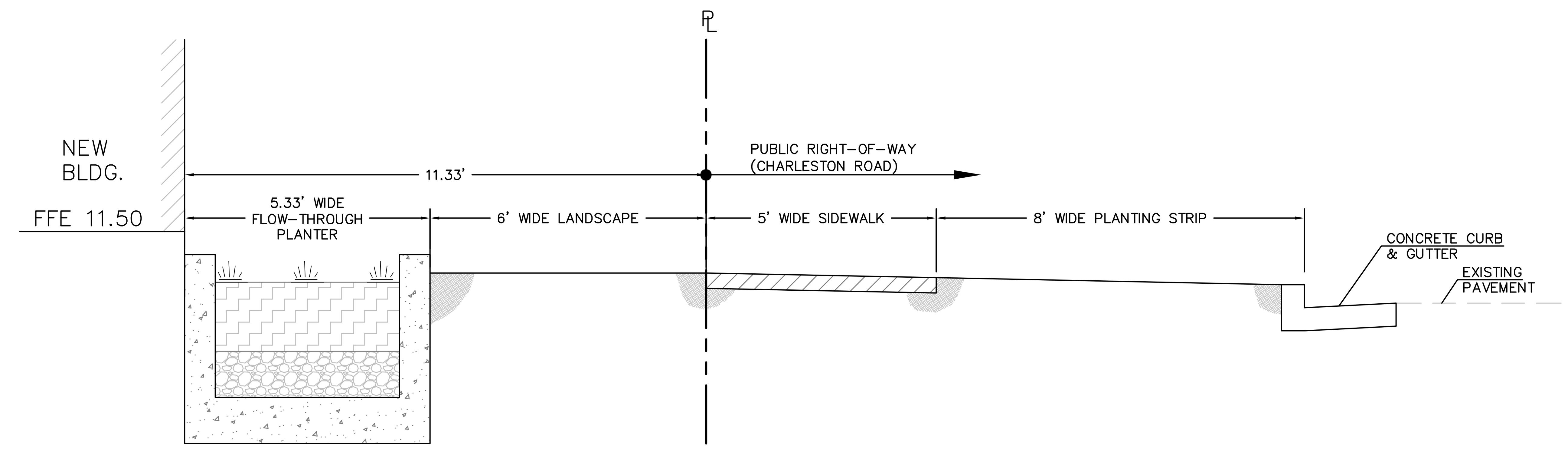
SECTION D

SCALE: 1"=2'



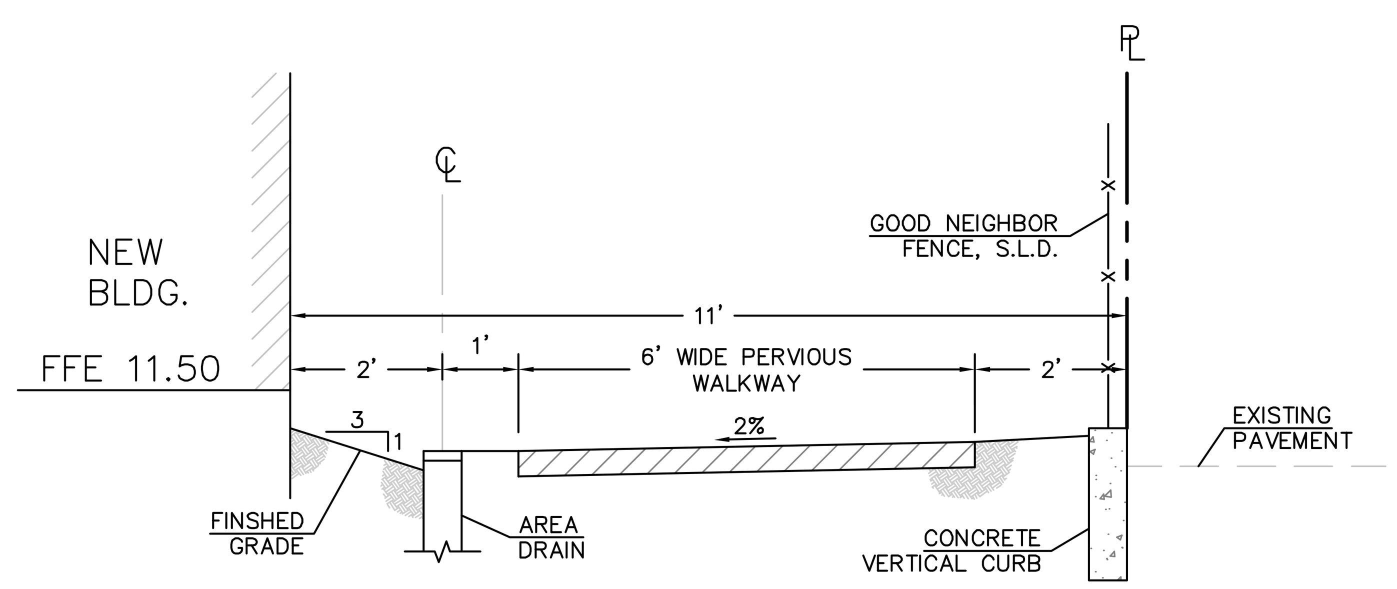
SECTION B

SCALE: 1"=2'



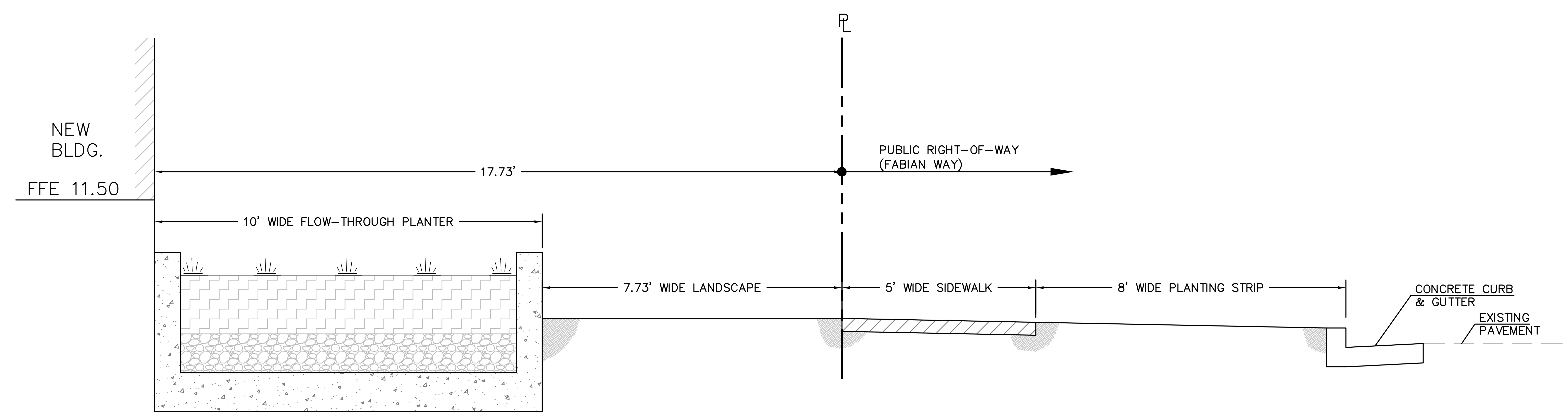
SECTION E

SCALE: 1"=2'



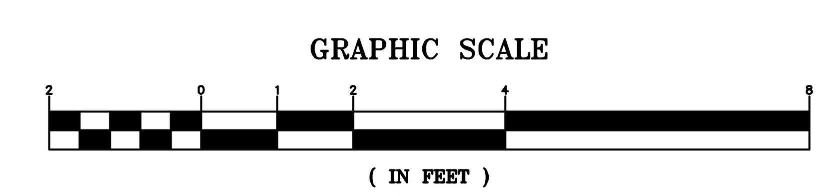
SECTION C

SCALE: 1"=2'



SECTION F

SCALE: 1"=2'



BKF

JUNO
REALTY PARTNERS LLC

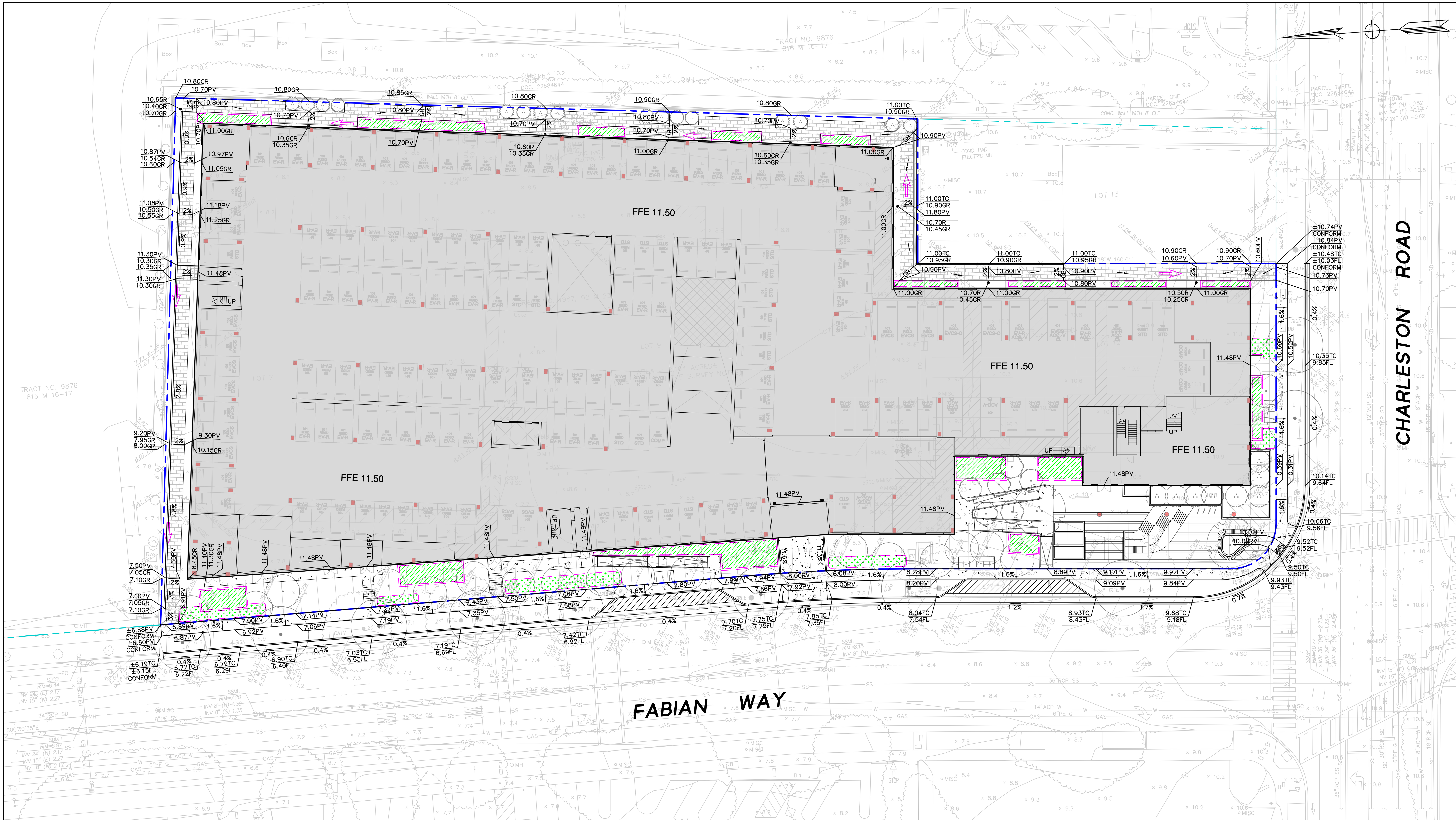
3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

PRELIMINARY SITE SECTIONS

C3.1

C



FLOOD HAZARD INFORMATION:
THE SITE IS LOCATED WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0036H EFFECTIVE DATE MAY 18, 2009. THE FIRM SHOWS THE PROPERTY IS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATIONS (BFE) IS DETERMINED TO BE AT 10.5 FOOT ELEVATION.

ABBREVIATIONS

BFE	BASE FLOOD ELEVATION
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
GB	GRADE BREAK
GR	GROUND
PV	PAVING
R	RIM
TC	TOP OF CURB

LEGEND

- FLOW-THROUGH PLANTER
- SELF-RETAINING AREA
- OVERLAND RELEASE
- AREA DRAIN

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

BKF

JUNO
REALTY PARTNERS LLC

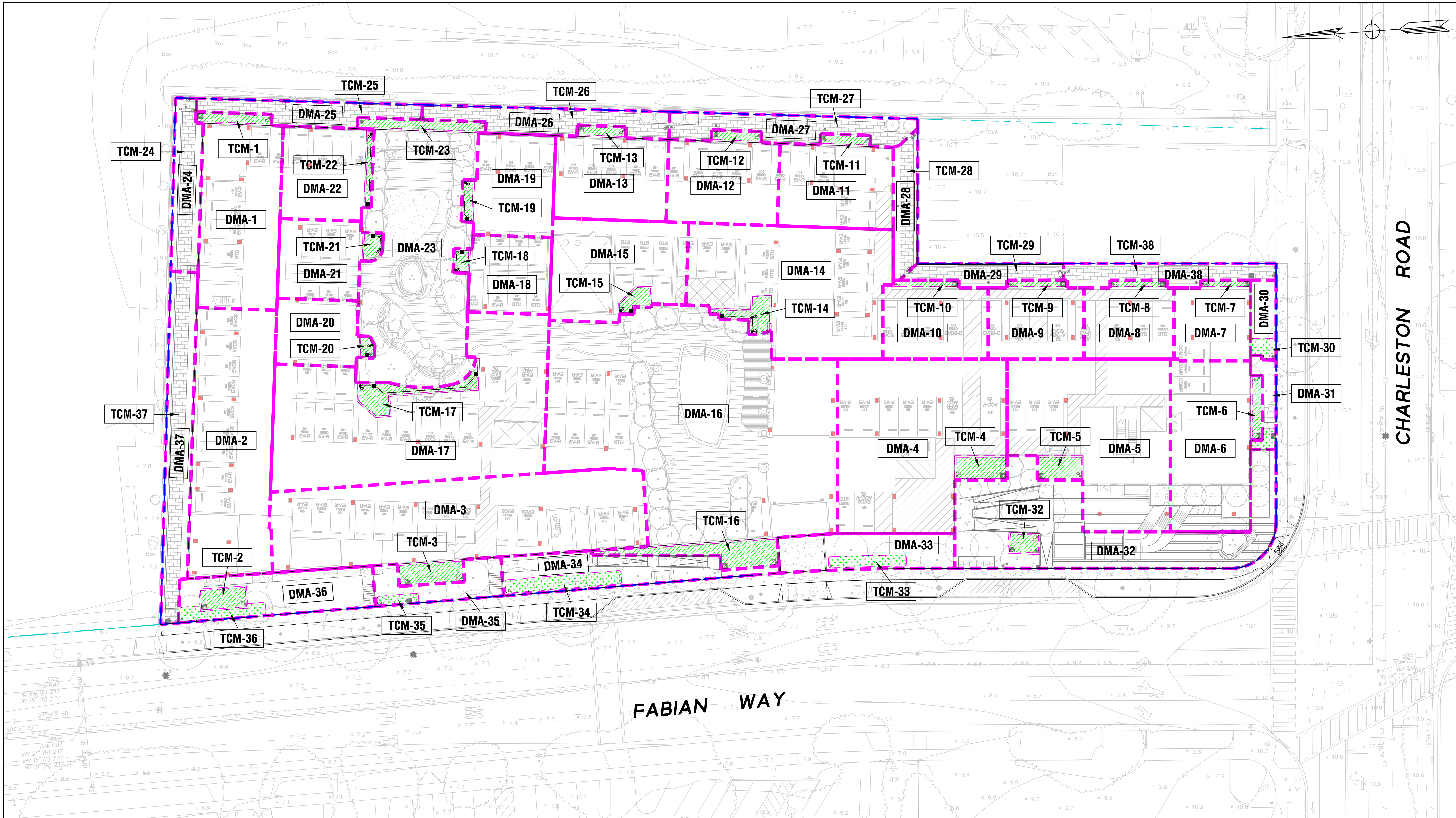
3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

PRELIMINARY GRADING PLAN

C4.0

C



FLOOD HAZARD INFORMATION:
THE SITE IS LOCATED WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0036H EFFECTIVE DATE MAY 18, 2009. THE FIRM SHOWS THE PROPERTY IS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATIONS (BFE) IS DETERMINED TO BE AT 10.5 FOOT ELEVATION.

LIST OF POTENTIAL POLLUTANTS:

1. LITTER
2. MOTOR OIL
3. GASOLINE
4. HYDROCARBONS
5. HEAVY METALS
6. PESTICIDES

LEGEND

FLOW-THROUGH PLANTER
SELF-RETAINING AREA
PERVIOUS PAVEMENT, S.L.D.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

BKF
JUNO
REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

PRELIMINARY STORMWATER CONTROL PLAN

C5.0

C

TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		Media Filter				Credits		
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	3,114	2,994	0	120	3.30%	120	120	6	-	-	-	-	-	-	-	-	
2	2	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	4,299	4,125	0	174	4.56%	165	174	6	-	-	-	-	-	-	-	-	
3	3	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	6,312	6,069	0	243	6.70%	243	243	6	-	-	-	-	-	-	-	-	
4	4	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	5,349	5,139	0	210	5.68%	206	210	6	-	-	-	-	-	-	-	-	
5	5	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	4,700	4,519	0	181	4.99%	181	181	6	-	-	-	-	-	-	-	-	
6	6	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	2,901	2,789	0	112	3.08%	112	112	6	-	-	-	-	-	-	-	-	
7	7	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,189	1,143	0	46	1.26%	46	46	6	-	-	-	-	-	-	-	-	
8	8	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,366	1,313	0	53	1.45%	53	53	6	-	-	-	-	-	-	-	-	
9	9	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,455	1,399	0	56	1.54%	56	56	6	-	-	-	-	-	-	-	-	
10	10	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,603	1,541	0	62	1.70%	62	62	6	-	-	-	-	-	-	-	-	
11	11	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,996	1,919	0	77	2.12%	77	77	6	-	-	-	-	-	-	-	-	
12	12	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,943	1,866	0	77	2.06%	75	77	6	-	-	-	-	-	-	-	-	
13	13	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,971	1,895	0	76	2.09%	76	76	6	-	-	-	-	-	-	-	-	
14	14	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	4,631	4,452	0	179	4.91%	178	179	6	-	-	-	-	-	-	-	-	
15	15	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	2,561	2,462	0	99	2.72%	98	99	6	-	-	-	-	-	-	-	-	
16	16	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	11,624	11,177	0	447	12.33%	447	447	6	-	-	-	-	-	-	-	-	
17	17	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	6,789	6,501	0	288	7.20%	260	288	6	-	-	-	-	-	-	-	-	
18	18	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,330	1,273	0	57	1.41%	51	57	6	-	-	-	-	-	-	-	-	
19	19	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,697	1,627	0	70	1.80%	65	70	6	-	-	-	-	-	-	-	-	
20	20	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,141	1,097	0	44	1.21%	44	44	6	-	-	-	-	-	-	-	-	
21	21	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,413	1,331	0	82	1.50%	53	82	6	-	-	-	-	-	-	-	-	
22	22	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1,651	1,586	0	65	1.75%	63	65	6	-	-	-	-	-	-	-	-	
23	23	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	5,427	5,218	0	209	5.76%	209	209	6	-	-	-	-	-	-	-	-	
24	24	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	931	0	524	407	0.99%	0	0	0	0.01	0.33	-	-	-	-	-	-	
25	25	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	828	0	717	111	0.88%	0	0	0	0.01	0.33	-	-	-	-	-	-	
26	26	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	1,072	0	859	213	1.14%	0	0	0	0.01	0.33	-	-	-	-	-	-	
27	27	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	1,147	0	908	239	1.22%	0	0	0	0.01	0.33	-	-	-	-	-	-	
28	28	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	661	0	300	361	0.70%	0	0	0	0.01	0.33	-	-	-	-	-	-	
29	29	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	595	0	520	75	0.63%	0	0	0	0.01	0.33	-	-	-	-	-	-	
30	30	Onsite	Self-retaining areas	LID	N/A	394	160	0	234	0.42%	0	0	0	0.33	0.33	-	-	-	-	-	-	Sizing Method: 2:1 Ratio of Impervious to Pervious Area
31	31	Onsite	Self-retaining areas	LID	N/A	310	130	0	180	0.33%	0	0	0	0.33	0.33	-	-	-	-	-	-	Sizing Method: 2:1 Ratio of Impervious to Pervious Area
32	32	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	4,141	2,556	0	1,585	4.39%	102	102	6	-	-	-	-	-	-	-	-	
33	33	Onsite	Self-retaining areas	LID	N/A	1,242	336	0	906	1.32%	0	0	0	0.33	0.33	-	-	-	-	-	-	Sizing Method: 2:1 Ratio of Impervious to Pervious Area
34	34	Onsite	Self-retaining areas	LID	N/A	1,488	673	0	815	1.58%	0	0	0	0.33	0.33	-	-	-	-	-	-	Sizing Method: 2:1 Ratio of Impervious to Pervious Area
35	35	Onsite	Self-retaining areas	LID	N/A	731	122	0	609	0.78%	0	0	0	0.01	0.33	-	-	-	-	-	-	Sizing Method: 2:1 Ratio of Impervious to Pervious Area
36	36	Onsite	Self-retaining areas	LID	N/A	1,642	374	0	1,268	1.74%	0	0	0	0.01	0.33	-	-	-	-	-	-	Sizing Method: 2:1 Ratio of Impervious to Pervious Area
37	37	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	1,768	0	1,051	717	1.88%	0	0	0	0.01	0.33	-	-	-	-	-	-	
38	38	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	833	0	713	120	0.88%	0	0	0	0.01	0.33	-	-	-	-	-	-	
					Totals:	94,245	77,786	5,592	10,867	100.00%												

Footnotes:

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

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

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

BKF

JUNO
REALTY PARTNERS LLC

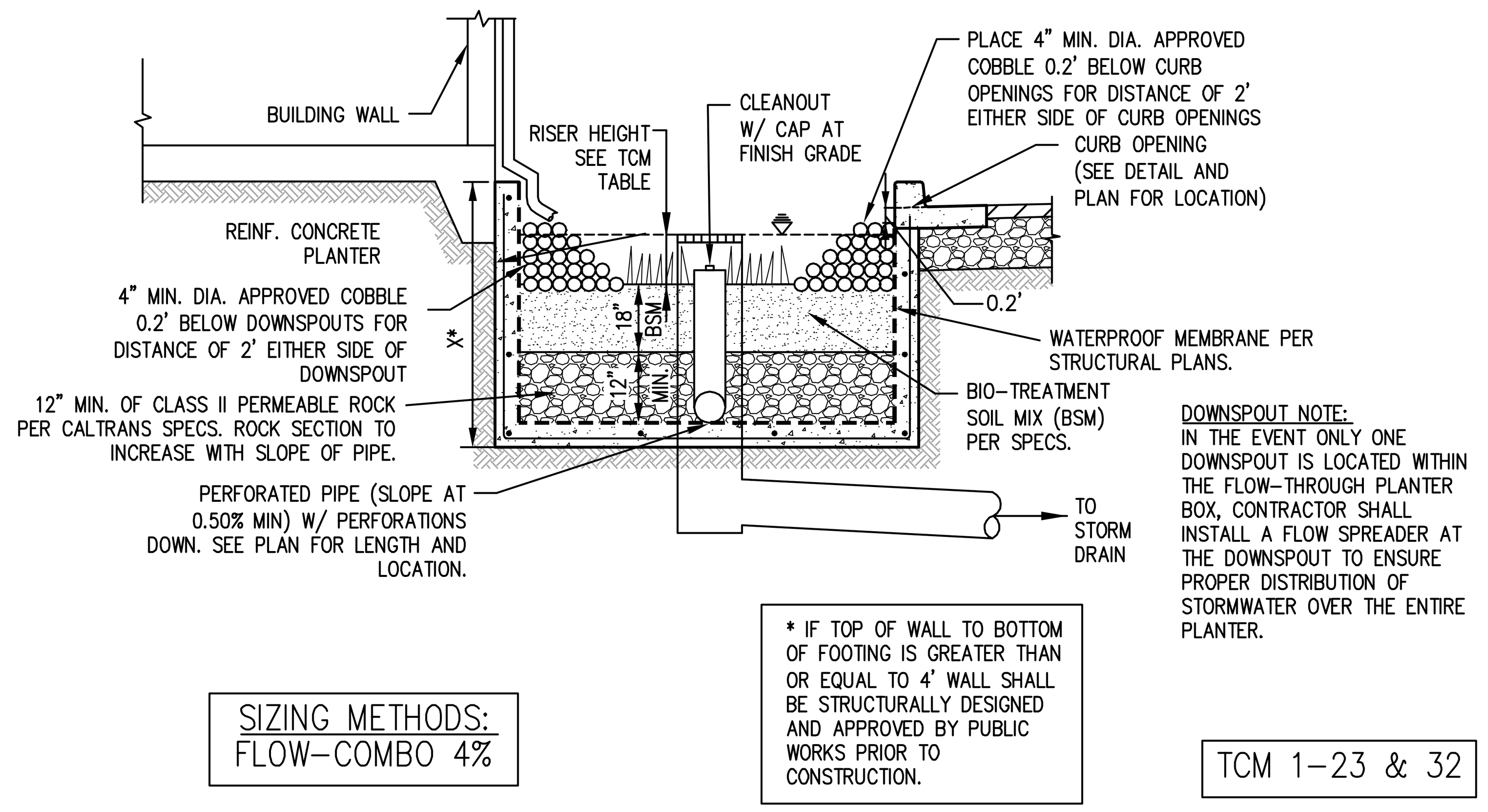
3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

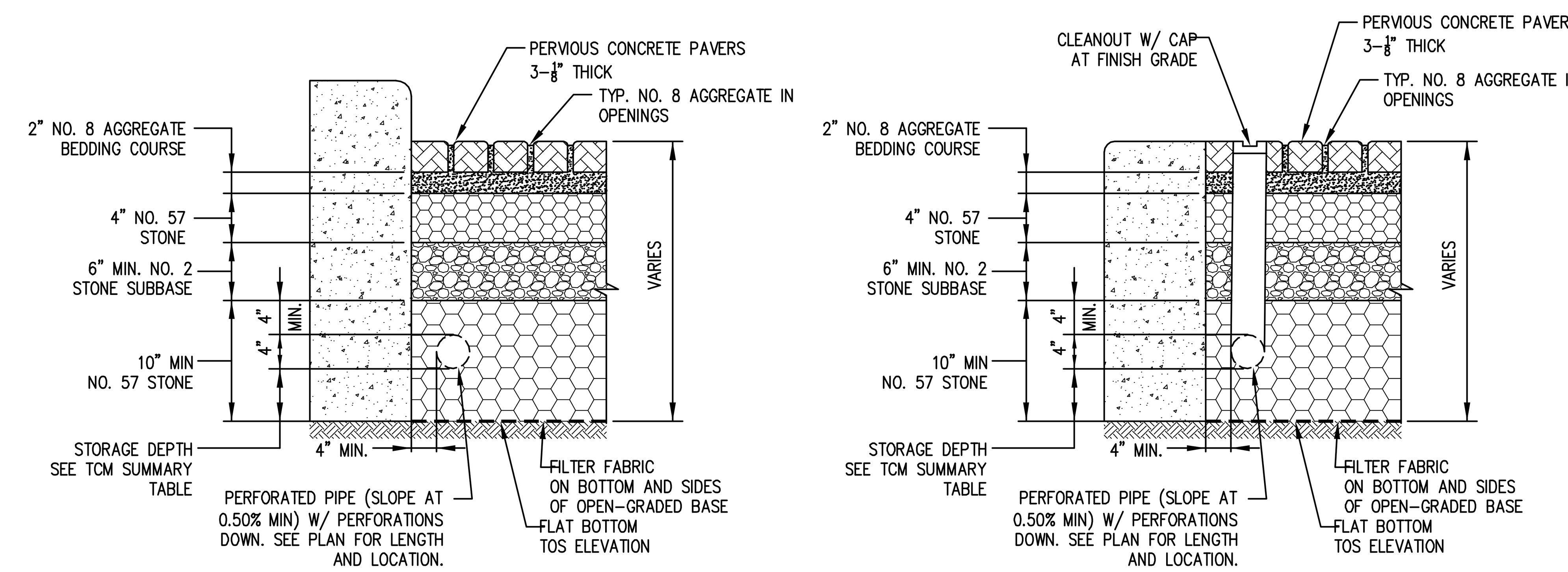
PRELIMINARY STORMWATER CONTROL DETAIL PLAN

C5.1

C



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

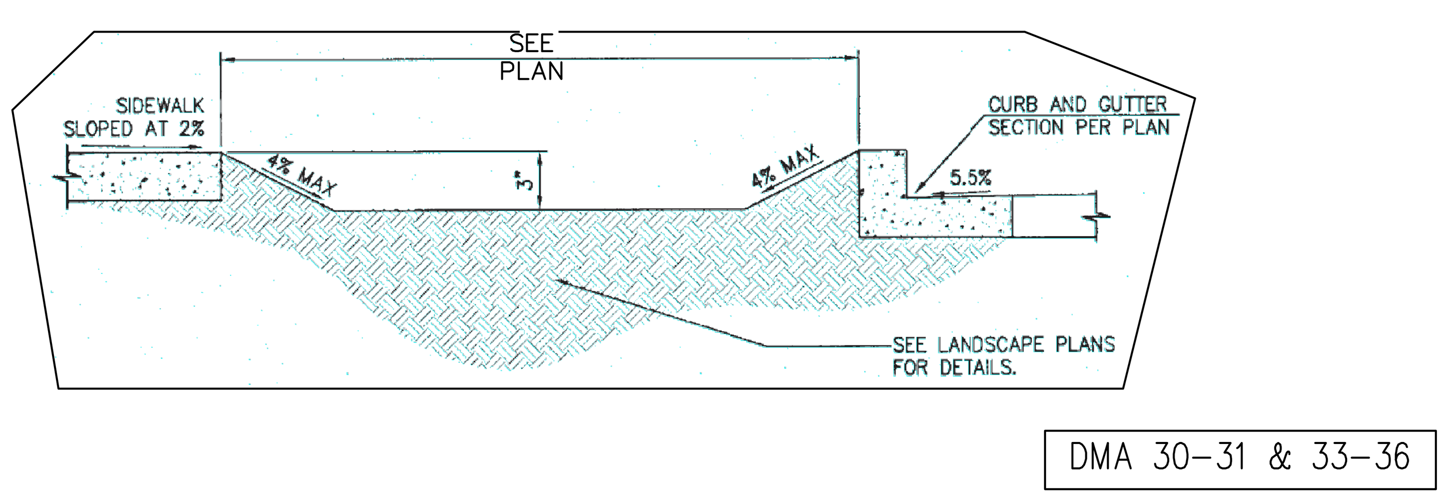


NOTES:

1. INSTALL CLEANOUT AND CAP AT BEGINNING OF PERFORATED PIPE.
2. SUBGRADE SHALL BE MOISTURE CONDITIONED TO ABOVE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% RELATIVE COMPACTION TO A DEPTH OF 6 INCHES.
3. CRUSHED ROCK SHALL BE WRAPPED IN FILTER FABRIC AT BOTTOM AND SIDES.
4. TAMPED OR VIBRATED ANY GRAVEL OR STONE (IE. NO. 57 AND NO. 2 STONE) INTO PLACE, WHERE THE PERVIOUS PAVER SECTION ABUTS FOUNDATIONS.

TCM 24-29, 37 & 38

2 PERVIOUS PAVEMENT (SELF RETAINING)
SCALE: NTS



3 SELF-RETAINING AREA
SCALE: NTS

BKF | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

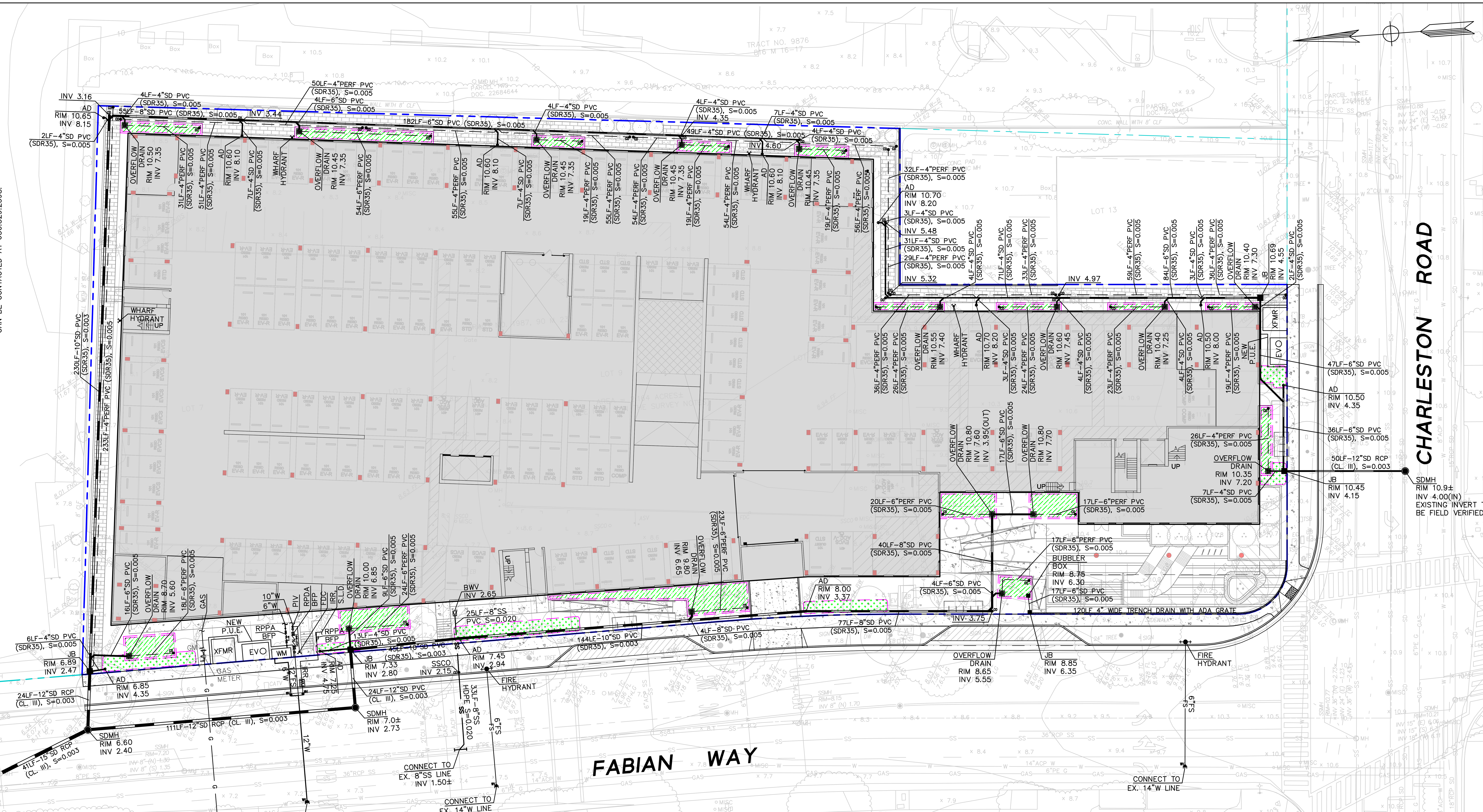
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

PRELIMINARY STORMWATER CONTROL DETAIL PLAN

C5.2

C

STORM DRAIN LOGO:
CONTRACTOR SHALL PAINT THE "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON-SITE STORM DRAIN INLETS. CATCH BASIN IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A MEDALLION PLACED NEXT TO THE INLET. THE STENCILS OF THE LOGO AND THE MEDALLION ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION WHICH CAN BE CONTACTED AT 650.329.2598.



FLOOD HAZARD INFORMATION:
THE SITE IS LOCATED WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0036H EFFECTIVE DATE MAY 18, 2009. THE FIRM SHOWS THE PROPERTY IS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATIONS (BFE) IS DETERMINED TO BE AT 10.5 FOOT ELEVATION.

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACKFLOW PREVENTER
BWV	BACKWATER VALVE
CO	CLEANOUT
EV	ELECTRICAL VAULT
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
INV	INVERT
PERF	PERFORATED
PIV	POST INDICATOR VALVE
PUE	PUBLIC UTILITY EASEMENT
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

LEGEND

FLOW-THROUGH PLANTER
SELF-RETAINING AREA
FIRE SERVICE LINE
GAS LINE
IRRIGATION WATER LINE
PERFORATED PIPE
SANITARY SEWER LINE
STORM DRAIN LINE (TREATED)
STORM DRAIN LINE (UN-TREATED)
WATER LINE
WATER VALVE AND BOX
SANITARY SEWER BACKWATER VALVE
WATER METER AND VAULT
GAS METER AND CONCRETE PAD
BACKFLOW PREVENTER
ELECTRICAL VAULT
ABOVE GROUND TRANSFORMER

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

BKF
JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

PRELIMINARY UTILITY PLAN

C6.0

C

POLLUTION PREVENTION — IT'S PART OF THE PLAN

Construction projects are required to implement year-round stormwater BMPs, as they apply to your project.

Runoff from streets and other paved areas is a major source of pollution to San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep construction dirt, debris, and other pollutants out of storm drains and local creeks. Following these guidelines will ensure your compliance with City of Palo Alto Ordinance requirements.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site clear of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report any hazardous materials spills immediately! Call City of Palo Alto Communications, **(650) 329-2413**. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. **(800) 852-7550 (24 hours).**

EARTHMOVING

Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (e.g., silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrubed by construction activities.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will fl ow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ☐ Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.
- ☐ Be sure to obtain a Permit for Construction in the Public Street from Public Works Engineering before discharging water to a street, gutter, or storm drain. Call the Regional Water Quality Control Plant (RWQCP) at **(650) 329-2598** for an inspection prior to commencing discharge. Use filtration or diversion through a basin, tank, or sediment trap as required by the approved dewatering plan. Dewatering is not permitted from October to April.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the City inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

PAVING/ASPHALT WORK

Paving

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

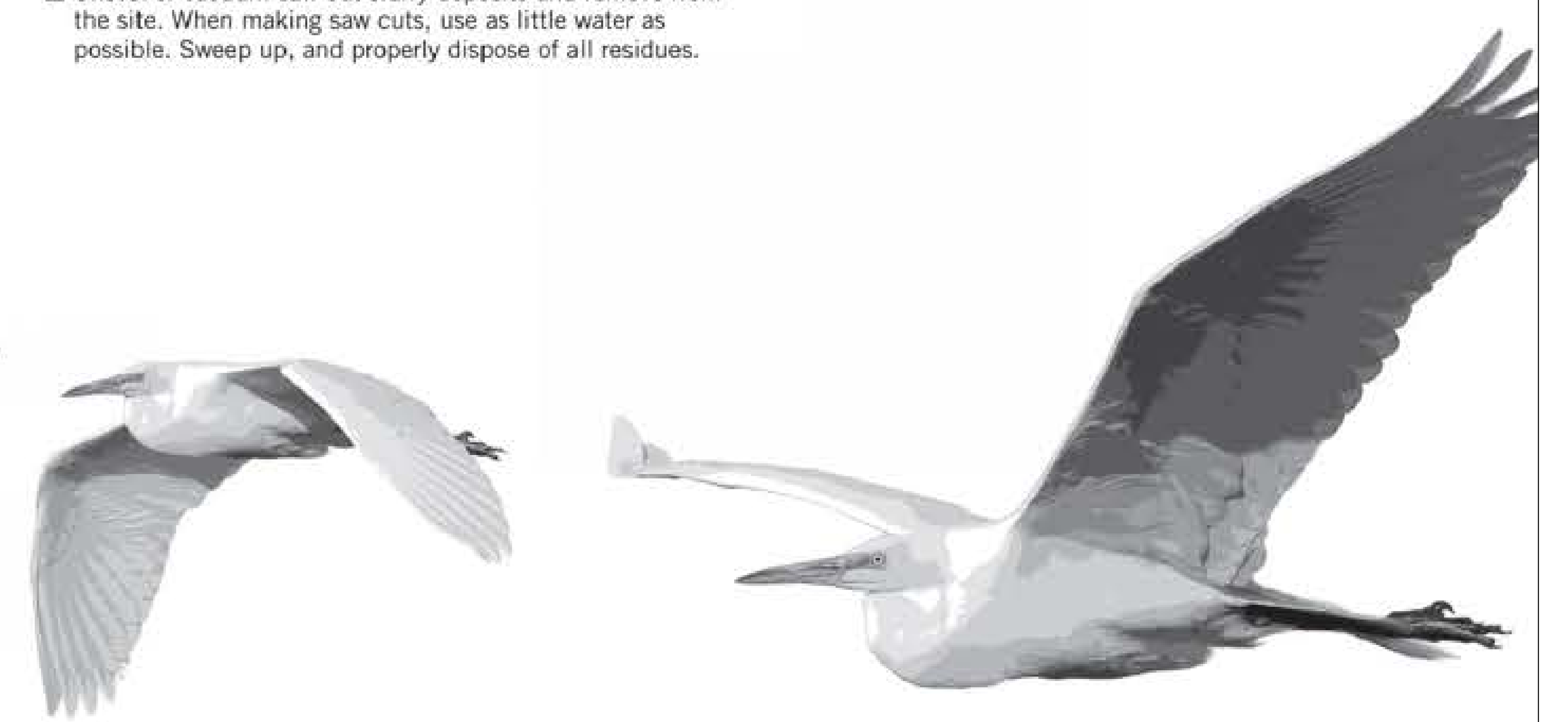
Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state certified contractor.



STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

250 Hamilton Avenue
Palo Alto, CA 94301
650.329.2211
cityofpaloalto.org

CITY OF PALO ALTO

Legend

1. Retail Plaza with Grand Stairs and Terracing Seat Walls
   - *Enhanced Concrete*
   - *Seating*
2. Pedestrian Sidewalk - Concrete
3. Proposed Street Tree
4. Existing Trees *(Outside of Project Boundary)*
5. Garage Entry
6. Loading Zone
7. 6' Unobstructed Walk - Per PAFD
8. Raised Planters
9. Custom Seating
10. Accent Tree
11. Short Term Bicycle Parking *(30 Spaces Provided)*
12. Transformers
13. Stairs
14. Ramp
15. Gate

EPTDESIGN | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

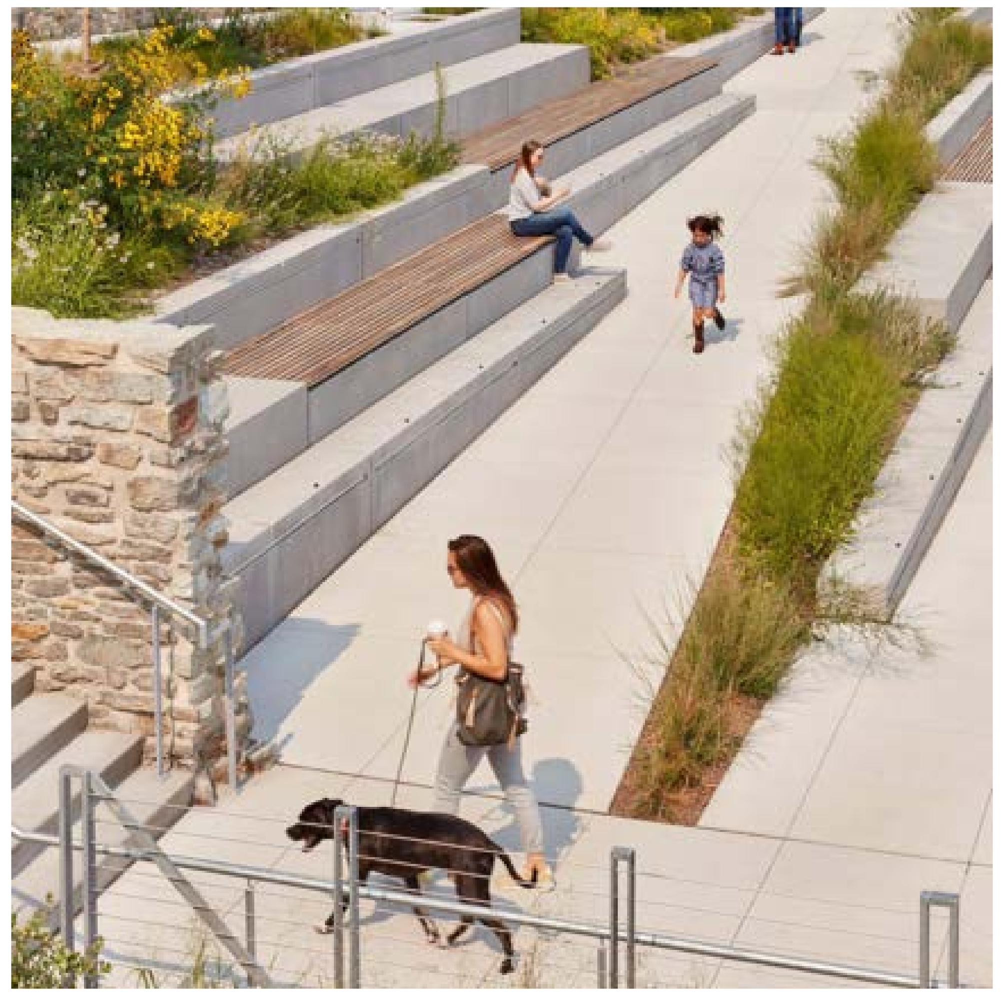
0 10 20 40

LANDSCAPE CONCEPT PLAN
GROUND LEVEL

L-1.1







EPTDESIGN | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

LANDSCAPE INSPIRATIONAL IMAGES
GROUND LEVEL

L-1.1B

Legend

1. Swimming Pool (783 SF)
2. Ping Pong Table / Lounge seating on Wood Deck
3. Outdoor Dining Area with Overhead Structure
4. Chaise Lounge Seating
5. Fire Table and Lounge Seating
6. Lounge Seating
7. Potted Accent Plants
8. Activity Lawn with Seating
9. Entertainment Wall
10. Accent Planter with Custom Wood Bench
11. Accent Tree
12. Typical 30" Raised Podium Planter Wall
13. 42" Height Stormwater Treatment Planter
14. Pool Gate / Enclosure Fence
15. Guardrail

EPTDESIGN | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

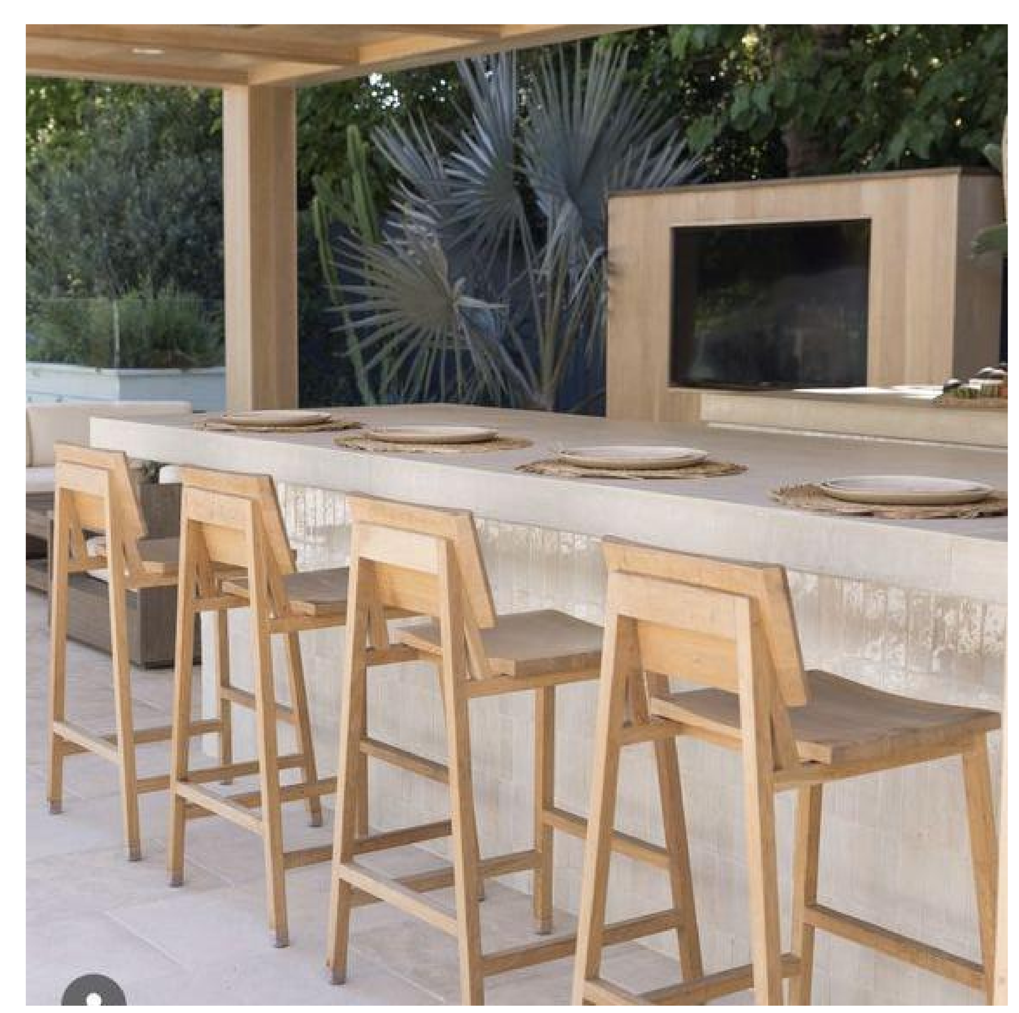
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

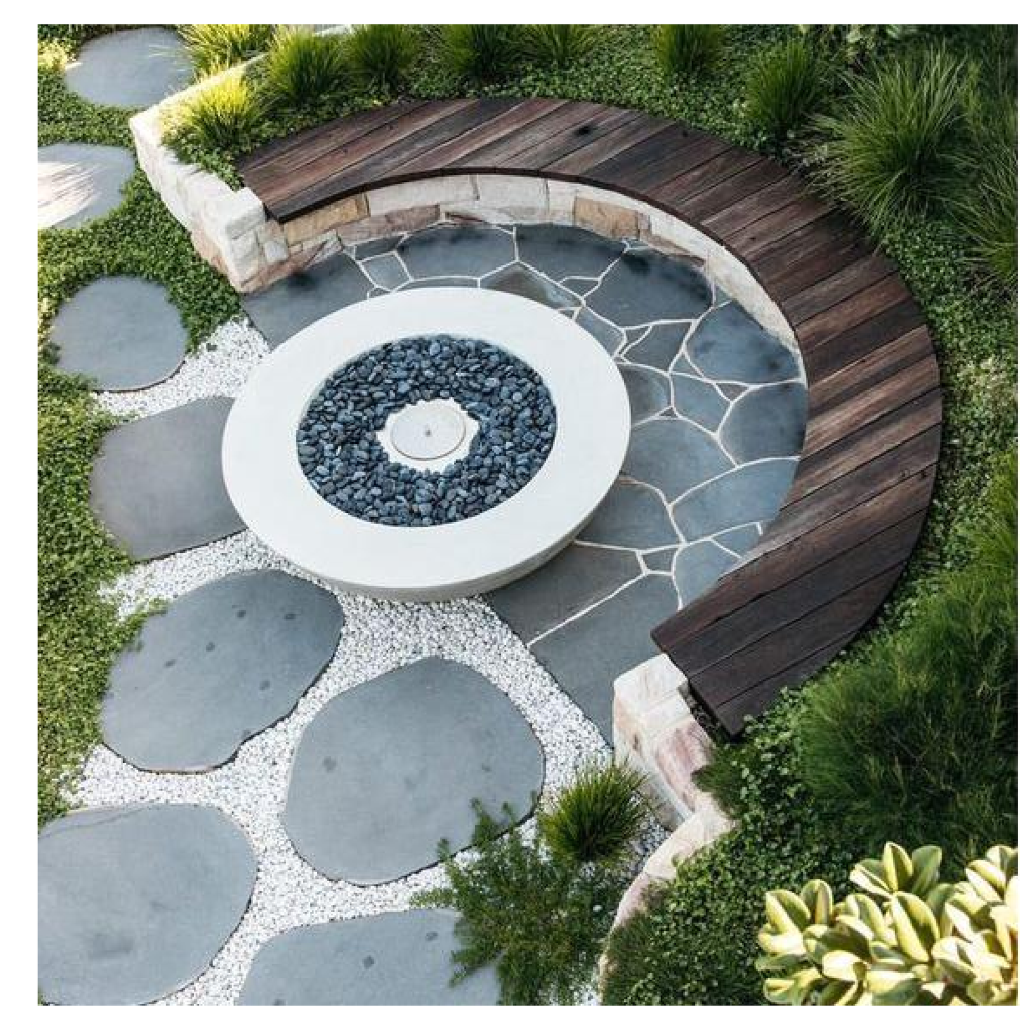
0 10 20 40

LANDSCAPE CONCEPT PLAN

PODIUM LEVEL

L-1.2





EPTDESIGN | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

LANDSCAPE INSPIRATIONAL IMAGES

PODIUM LEVEL

L-1.2B

Legend

1. Raised Planter
2. Accent Pottery and Planting
3. Lounge Seating
4. Pottery

PLANTING NOTES

1. A wide variety of plant materials have been included as part of this legend. Not all plant material listed will be incorporated into final design. The actual plant materials incorporated into the final design shall not be limited to the plant materials listed. Water conservation requirements will be considered and met on the final plant selection and quantity.
2. All shrub areas shall receive a 3" thick layer of bark mulch.
3. Trees and plant material layout shall not impede fire rescue access to upper story exit windows in bedrooms.
4. Soil in planters shall be amended before planting with compost as specified as the soil amendment consistent with bay friendly basic practices checklist.

MINIMUM TREE CLEARANCE NOTE:

1. Small trees (15' tall) shall be placed a minimum of 6' from buildings and a minimum of 4' from edges of paving, curbs or walls.
2. Medium trees (25' tall) shall be placed a minimum of 10' from buildings and a minimum of 4' from paving, curbs or walls.
3. Large trees (above 35' tall) shall be placed a minimum of 15' from buildings and a minimum of 4' from paving, curbs or walls.
4. 5' minimum from joint trench, water lines, water meters and fire hydrants.
5. 8' minimum from sanitary sewer and storm drains.

IRRIGATION SYSTEM

All planting areas shall be irrigated with a fully automatic controlled irrigation systems using rain sensors and irrigated according to planting type groupings and environmental exposure as required by AB 325. The irrigation system shall be capable of repeat cycles in order to apply water at a rate the soil can absorb the applied irrigation water. A master control valve shall be installed to prevent over watering when valves malfunction. Domestic water is proposed for the project and shall comply with City of Palo Alto Services District standards and all local ordinances. Sprinkler and spray heads will not be specified in planter areas less than 10' wide.

HYDROZONE LEGEND

(Final plant palette to be determined during construction documentation process)

GROUND LEVEL

SYMBOL	HYDROZONE	PLANT FACTOR	IRRIGATION METHOD	HYDROZONE AREA (SF)	% OF TOTAL LANDSCAPE AREA
	STORMWATER PLANTING				
	LOW WATER USE	(.3)	DRIP	3,010 SF	20 %
	FOREGROUND / MIDGROUND PLANTING				
	LOW WATER USE	(.3)	DRIP	12,020 SF	80 %
			TOTAL:	**15,030 SF**	**100%**

PODIUM LEVEL

SYMBOL	HYDROZONE	PLANT FACTOR	IRRIGATION METHOD	HYDROZONE AREA (SF)	% OF TOTAL LANDSCAPE AREA
	STORMWATER PLANTING				
	LOW WATER USE	(.3)	DRIP	885 SF	17 %
	FOREGROUND / MIDGROUND AND POOL AREA PLANTING				
	MEDIUM WATER USE	(.5)	DRIP	3,692 SF	72 %
	TURF / SOD				
	HIGH WATER USE	(.9)	HIGH EFFICIENCY NOZZLES	543 SF	11 %
			TOTAL:	**5,120 SF**	**100%**

TERRACE LEVELS

SYMBOL	HYDROZONE	PLANT FACTOR	IRRIGATION METHOD	HYDROZONE AREA (SF)	% OF TOTAL LANDSCAPE AREA
	PLANTER PLANTING				
	MEDIUM WATER USE	(.5)	DRIP	172 SF	100 %
			TOTAL:	**172 SF**	**100%**

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) x (0.62) x (0.55 x LA)

ETo**	43.1	ETo (inches / year)
Total Project Landscaped Area	20,322	LA (square feet)
Total Special Landscaped Area	0	SLA (square feet)
RESULT		
	298,652	**MAWA (gallons / year)**

ESTIMATED TOTAL WATER USE

ETWU = (ETo) x (0.62) x [(PF x HA) / IE + SLA]

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	HYDROZONE AREA (HA)(sq ft)	(PF x HA) / IE (sq ft)
Low	0.3	Drip	0.81	15,915	5,894
Moderate	0.5	Drip	0.81	3,864	2,385
High	0.9	High Efficiency Nozzles	0.75	543	652
Swimming Pool	1.0	-	0.81	938	1,158
			TOTAL:	**21,260**	**10,089**

RESULT

MAWA =	**298,652**	**ETWU =**	**269,598**	**gallons / year**

CONCEPT SHRUB AND GROUNDCOVER LIST

(Final plant palette to be determined during construction documentation process)

GROUND LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE	QTY	WUCOLS
	STORMWATER PLANTING				
	Archostaphylos desinflora 'McMinn'	Manzanita 'McMinn'	5 GAL. / 72" O.C.	3,010 SF	Low
	Baccharis pilularis	Coyote Brush	5 GAL. / 36" O.C.		Low
	Carex tumulicola	Berkeley Sedge	5 GAL. / 30" O.C.		Low
	Chondropetalum tectorum	Cape Rush	5 GAL. / 36" O.C.		Low
	Fetusca californica	California Fescue	5 GAL. / 36" O.C.		Low
	Iris douglasiana	Pacific Coast Iris	1 GAL. / 18" O.C.		Low
	Juncus patens	California Gray Rush	5 GAL. / 30" O.C.		Low
	Juncus patens 'Elk Blue'	Elk Blue Gray Rush	5 GAL. / 48" O.C.		Low
	Mahonia repens	Creeping Oregon Grape	1 GAL. / 24" O.C.		Low
	Muhlenbergia rigens	Deer Grass	5 GAL. / 36" O.C.		Low
	Muhlenbergia capillaris	Muhley Grass	5 GAL. / 36" O.C.		Low
	FOREGROUND / MIDGROUND PLANTING				
	Aster chilensis	California Aster	5 GAL. / 36" O.C	12,020 SF	Low
	Agave 'Desertii'	Desert Agave	5 GAL. / 30" O.C		Low
	Achillea millefolium	Common Yallow	5 GAL. / 36" O.C		Low
	Ceanothus 'Concha'	Dwarf Mat Rush	5 GAL. / 24" O.C		Low
	Lomandra longifolia 'Lime Tuff'		5 GAL. / 24" O.C		Low
	Muhlenbergia rigens	Deer Grass	5 GAL. / 36" O.C		Low
	Muhlenbergia capillaris	Muhley Grass	5 GAL. / 36" O.C		Low
	Rhaphiolepsis umbellata 'Minor'	Dwarf Yedda Hawthorn	5 GAL. / 24" O.C.		Low
	Rosmarinus officinalis 'Blue Spires'	Rosemary	5 GAL. / 30" O.C.		Low
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 GAL. / 18" O.C.		Low
	Salvia greggii	Autumn Sage	5 GAL. / 30" O.C		Low
	Senecio mandraliscae	Blue Chalk Sticks	1 GAL. / 18" O.C		Low

PODIUM LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE	QTY	WUCOLS
	STORMWATER PLANTING				
	Archostaphylos desinflora 'McMinn'	Manzanita 'McMinn'	5 GAL. / 72" O.C.	885 SF	Low
	Baccharis pilularis	Coyote Brush	5 GAL. / 36" O.C.		Low
	Carex tumulicola	Berkeley Sedge	5 GAL. / 30" O.C.		Low
	Chondropetalum tectorum	Cape Rush	5 GAL. / 36" O.C.		Low
	Fetusca californica	California Fescue	5 GAL. / 36" O.C.		Low
	Iris douglasiana	Pacific Coast Iris	1 GAL. / 18" O.C.		Low
	Juncus patens	California Gray Rush	5 GAL. / 30" O.C.		Low
	Juncus patens 'Elk Blue'	Elk Blue Gray Rush	5 GAL. / 48" O.C.		Low
	Mahonia repens	Creeping Oregon Grape	1 GAL. / 24" O.C.		Low
	Muhlenbergia rigens	Deer Grass	5 GAL. / 36" O.C.		Low
	Muhlenbergia capillaris	Muhley Grass	5 GAL. / 36" O.C.		Low
	FOREGROUND / MIDGROUND PLANTING				
	Aspidistra elatior	Cast Iron Plant	1 GAL. / 36" O.C	3,692 SF	Low
	Cycas revoluta	Sago Palm	15 GAL. / PER PLAN		Moderate
	Carex pansa	Sand Dune Sedge	5 GAL. / 30" O.C.		Moderate
	Ligustrum japonicum 'Texanum'	Japanese Privet	5 GAL. / 30" O.C.		Moderate
	Olea europea 'Little Ollie'	Little Ollie Dwarf Olive	5 GAL. / 36" O.C		Very Low
	Pittosporum tobira	Japanese Mock Orange	5 GAL. / 36" O.C		Low
	Rhaphiolepus indica 'Clara'	Indian Hawthorn	1 GAL. / 36" O.C		Moderate
	Rosemarinus officinalis	Huntington Carpet Rosemary	1 GAL. / 24" O.C.		Low
	Polystichum munitum	Western Sword Fern	5 GAL. / 36" O.C.		Moderate
	Strelitzia nicolai	Giant Bird of Paradise	15 GAL. / 36" O.C.		Moderate
	Trachelospermum japonicum	Star Jasmine	1 GAL. / 36" O.C.		Moderate
	Woodwardia fimbriata	Giant Chain Fern	5 GAL. / 48" O.C.		
	TURF / SOD				
	Rye / Bluegrass Blend			543 SF	High

TERRACE LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE	QTY	WUCOLS
	PLANTER PLANTING				
	Cycas revoluta	Sago Palm	15 GAL. / PER PLAN	172 SF	Moderate
	Carex pansa	Sand Dune Sedge	5 GAL. / 30" O.C.		Moderate
	Ligustrum japonicum 'Texanum'	Japanese Privet	5 GAL. / 30" O.C.		Moderate
	Pennisetum spathiolatum	Slender Veldt Grass	1 GAL. / 24" O.C.		Moderate
	Polystichum munitum	Western Sword Fern	5 GAL. / 36" O.C.		Moderate
	Strelitzia nicolai	Giant Bird of Paradise	15 GAL. / 36" O.C.		Moderate
	Trachelospermum japonicum	Star Jasmine	1 GAL. / 36" O.C.		Moderate
	Woodwardia fimbriata	Giant Chain Fern	5 GAL. / 48" O.C.		Moderate

CONCEPT TREE LIST

(Final plant palette to be determined during construction documentation process)

GROUND LEVEL

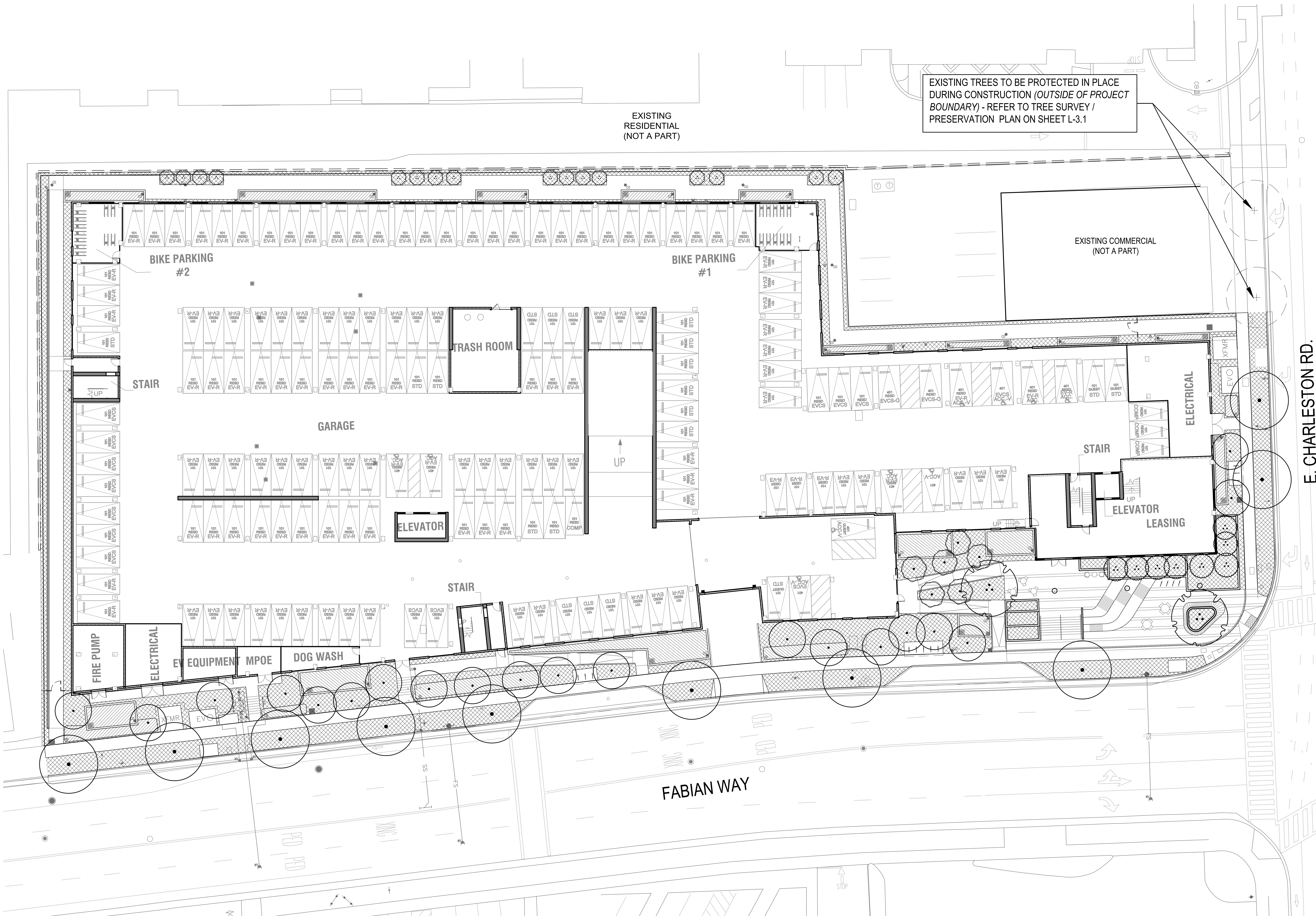
SYMBOL	SPECIES	COMMON NAME	SIZE	QTY	WUCOLS
	Perimeter Screen Trees				
	Bambusa oldhamii Bambusa textilis gracilis Lophostemon confertus Podocarpus gracilior	Giant Tinder Bamboo Graceful Bamboo Brisbane Box African Fern Pine	24"BOX.	16	Low Moderate Moderate Low
	Foundation Trees				
	Arbutus unedo Acer palmatum Cercis occidentalis Larus 'Saragota' Lophostemon confertus Lyonathamnus floribudus Tristania lauriuna 'Elegant'	Strawberry Tree Japanese Maple Western Redbud Saratoga Laurel Brisbane Box Catalina Ironwood Elegant Water Gum	24"BOX. 24"BOX.	19 6	Low Moderate Low Low Moderate Low
	Street Trees				
	Quercus agrifolia Quercus lobata Cinnamomum camphora	Coast Live Oak Valley Oak Camphor Tree	24"BOX.	10	Vey Low Low Moderate
	Small Retail Trees				
	Sygrus romanzafianum Chameadorea microspadix	Queen Palm Cold Hardy Bamboo Palm	24"BOX.	8	Moderate Low
	Retail Accent Trees				
	Platanus racemosa Ulmus parvifolia 'Drake'	Western Sycamore Chinese Elm	36"BOX.	2	Moderate Low

PODIUM LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE	QTY	WUCOLS
	Podium Screen / Background Tree				
	Arbutus unedo Lophostemon confertus Pinus Eldarica	Strawberry Tree Brisbane Box Mondell Pine	24"BOX.	31	Low Moderate Low
	Evergreen Canopy Trees				
	Quercus ilex Cinnamon camphora	Holly Oak Camphor Tree	24"BOX.	8	Low Moderate
	Podium Accent Tees				
	Olea europea 'Swan Hill' Platanus racemosa Ulmus parvifolia 'Drake' Quercus agrifolia	Swan Hill Fruitless Olive Western Sycamore Chinese Elm Coastal Live Oak	36"BOX. 36"BOX.	1 1	Low Moderate Low Very Low

TERRACE LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE	QTY	WUCOLS
	Terrace Trees				
	Arbutus unedo Dracaena draco Laurus nobilis 'Saragota'	Strawberry Tree Dragon Tree Saragota Bay Laurel	24"BOX.	6	Low Very Low Low



CONCEPT TREE LIST
(Final plant palette to be determined during construction documentation process)

GROUND LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE
	Perimeter Screen Trees		
	Bambusa oldhamii	Giant Tinder Bamboo	24"BOX.
	Bambusa textilis gracilis	Graceful Bamboo	
	Lophostemon confertus	Brisbane Box	
	Podocarpus gracilior	African Fern Pine	
	Foundation Trees		
	Arbutus unedo	Strawberry Tree	24"BOX.
	Acer palmatum	Japanese Maple	
	Cercis occidentalis	Western Redbud	
	Larus 'Saragota'	Saratoga Laurel	
	Lophostemon confertus	Brisbane Box	
	Lyonathamnus floribudus	Catalina Ironwood	24"BOX.
	Tristania lauriuna 'Elegant'	Elegant Water Gum	
	Street Trees		
	Quercus agrifolia	Coast Live Oak	24"BOX.
	Quercus lobata	Valley Oak	
	Cinnamomum camphora	Camphor Tree	
	Small Retail Trees		
	Sygrus romanzafianum	Queen Palm	24"BOX.
	Chameadorea microspadix	Cold Hardy Bamboo Palm	
	Retail Accent Trees		
	Platanus racemosa	Western Sycamore	36"BOX.
	Ulmus parvifolia 'Drake'	Chinese Elm	

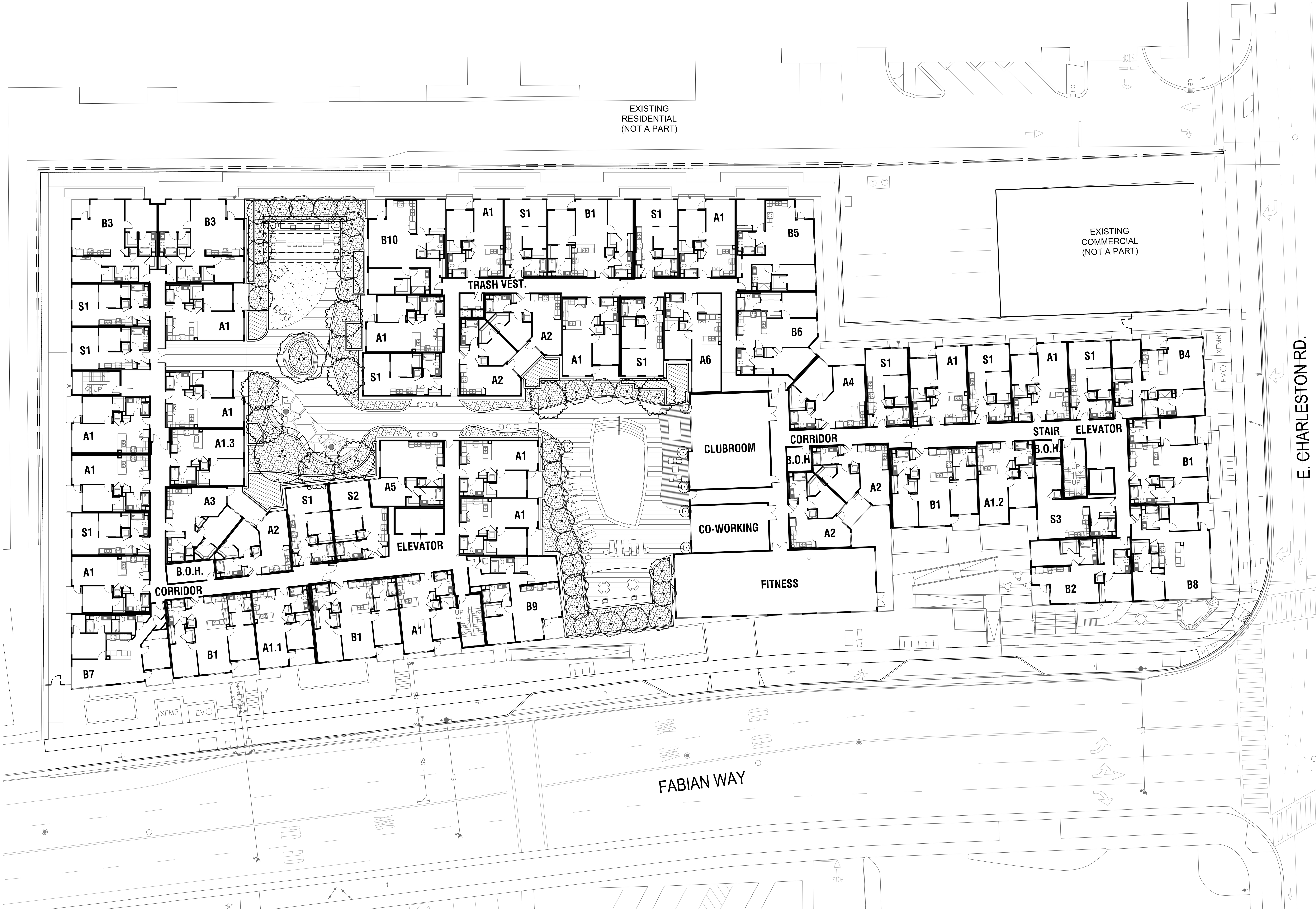
CONCEPT SHRUB AND GROUNDCOVER LIST
(Final plant palette to be determined during construction documentation process)

GROUND LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE
	STORMWATER PLANTING		
	Archostaphylos desinflora 'McMinn'	Manzanita 'McMinn'	5 GAL. / 72" O.C.
	Baccharis pilularis	Coyote Brush	5 GAL. / 36" O.C.
	Carex tumulicola	Berkeley Sedge	5 GAL. / 30" O.C.
	Chondropetalum tectorum	Cape Rush	5 GAL. / 36" O.C.
	Fetusca californica	California Fescue	5 GAL. / 36" O.C.
	Iris douglasiana	Pacific Coast Iris	1 GAL. / 18" O.C.
	Juncus patens	California Gray Rush	5 GAL. / 30" O.C.
	Juncus patens 'Elk Blue'	Elk Blue Gray Rush	5 GAL. / 48" O.C.
	Mahonia repens	Creeping Oregon Grape	1 GAL. / 24" O.C.
	Muhlenbergia rigens	Deer Grass	5 GAL. / 36" O.C.
	Muhlenbergia capillaris	Muhley Grass	5 GAL. / 36" O.C.
	FOREGROUND / MIDGROUND PLANTING		
	Aster chilensis	California Aster	5 GAL. / 36" O.C
	Agave 'Desertii'	Desert Agave	5 GAL. / 30" O.C
	Achillea millefolium	Common Yallow	5 GAL. / 36" O.C
	Ceanothus 'Concha'	Dwarf Mat Rush	5 GAL. / 24" O.C
	Lomandra longifolia 'Lime Tuff'		5 GAL. / 24" O.C
	Muhlenbergia rigens	Deer Grass	5 GAL. / 36" O.C
	Muhlenbergia capillaris	Muhley Grass	5 GAL. / 36" O.C
	Rhaphiolepsis umbellata 'Minor'	Dwarf Yedda Hawthorn	5 GAL. / 24" O.C.
	Rosmarinus officinalis 'Blue Spires'	Rosemary	5 GAL. / 30" O.C.
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 GAL. / 18" O.C.
	Salvia greggii	Autumn Sage	5 GAL. / 30" O.C
	Senecio mandraliscae	Blue Chalk Sticks	1 GAL. / 18" O.C

PLANTING NOTES:
Shrub/tree layout, species selection, size, quantity, and spacing is preliminary and is subject to change based on updates to the buildings, site plans, and nursery availability. final information will conform to City of Palo Alto landscape requirements and will be provided during building permit approval process.

CONCEPT PLANTING PLAN
GROUND LEVEL



CONCEPT TREE LIST
(Final plant palette to be determined during construction documentation process)

PODIUM LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE
	Podium Screen / Background Tree		
	Arbutus unedo Lophostemon confertus Pinus Eldarica	Strawberry Tree Brisbane Box Mondell Pine	24"BOX.
	Evergreen Canopy Trees		
	Quercus ilex Cinnamon camphora	Holly Oak Camphor Tree	24"BOX.
	Podium Accent Tees		
	Olea europea 'Swan Hill' Platanus racemosa Ulmus parvifolia 'Drake' Quercus agrifolia	Swan Hill Fruitless Olive Western Sycamore Chinese Elm Coastal Live Oak	36"BOX.
			36"BOX.

CONCEPT SHRUB AND GROUNDCOVER LIST
(Final plant palette to be determined during construction documentation process)

PODIUM LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE
	STORMWATER PLANTING		
	Archostaphylos desinflora 'McMinn'	Manzanita 'McMinn'	5 GAL. / 72" O.C.
	Baccharis pilularis	Coyote Brush	5 GAL. / 36" O.C.
	Carex tumulicola	Berkeley Sedge	5 GAL. / 30" O.C.
	Chondropetalum tectorum	Cape Rush	5 GAL. / 36" O.C.
	Fetusca californica	California Fescue	5 GAL. / 36" O.C.
	Iris douglasiana	Pacific Coast Iris	1 GAL. / 18" O.C.
	Juncus patens	California Gray Rush	5 GAL. / 30" O.C.
	Juncus patens 'Elk Blue'	Elk Blue Gray Rush	5 GAL. / 48" O.C.
	Mahonia repens	Creeping Oregon Grape	1 GAL. / 24" O.C.
	Muhlenbergia rigens	Deer Grass	5 GAL. / 36" O.C.
	Muhlenbergia capillaris	Muhley Grass	5 GAL. / 36" O.C.
	FOREGROUND / MIDGROUND PLANTING		
	Aspidistra elatior	Cast Iron Plant	1 GAL. / 36" O.C
	Cycas revoluta	Sago Palm	15 GAL. / PER PLAN
	Carex pansa	Sand Dune Sedge	5 GAL. / 30" O.C.
	Ligustrum japonicum 'Texanum'	Japanese Privet	5 GAL. / 30" O.C.
	Olea europea 'Little Ollie'	Little Ollie Dwarf Olive	5 GAL. / 36" O.C
	Pittosporum tobira	Japanese Mock Orange	5 GAL. / 36" O.C
	Rhaphiolepus indica 'Clara'	Indian Hawthorn	1 GAL. / 36" O.C
	Rosemarinus officinalis	Huntington Carpet Rosemary	1 GAL. / 24" O.C.
	Polystichum munitum	Western Sword Fern	5 GAL. / 36" O.C.
	Strelitzia nicolai	Giant Bird of Paradise	15 GAL. / 36" O.C.
	Trachelospermum japonicum	Star Jasmine	1 GAL. / 36" O.C.
	Woodwardia fimbriata	Giant Chain Fern	5 GAL. / 48" O.C.
	TURF / SOD		
	Rye / Bluegrass Blend		

PLANTING NOTES:

Shrub/tree layout, species selection, size, quantity, and spacing is preliminary and is subject to change based on updates to the buildings, site plans, and nursery availability. final information will conform to City of Palo Alto landscape requirements and will be provided during building permit approval process.

EPTDESIGN | JUNO REALTY PARTNERS LLC

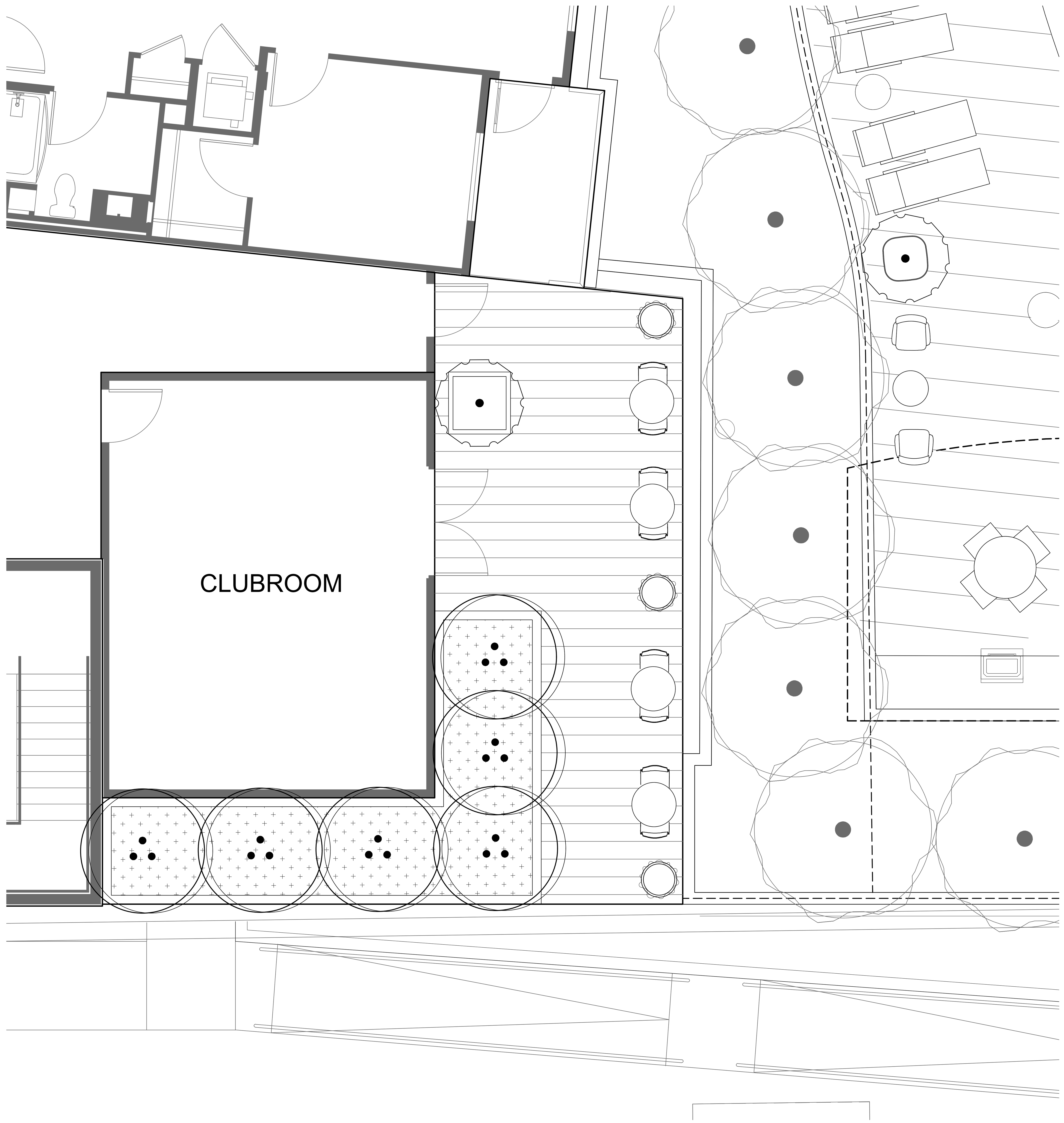
3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

0 10 20 40

CONCEPT PLANTING PLAN
PODIUM LEVEL

L-2.2



CONCEPT TREE LIST
(Final plant palette to be determined during construction documentation process)

TERRACE LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE
	Terrace Trees		
	Arbutus unedo Dracaena draco Laurus nobilis 'Saragota'	Strawberry Tree Dragon Tree Saragota Bay Laurel	24"BOX.

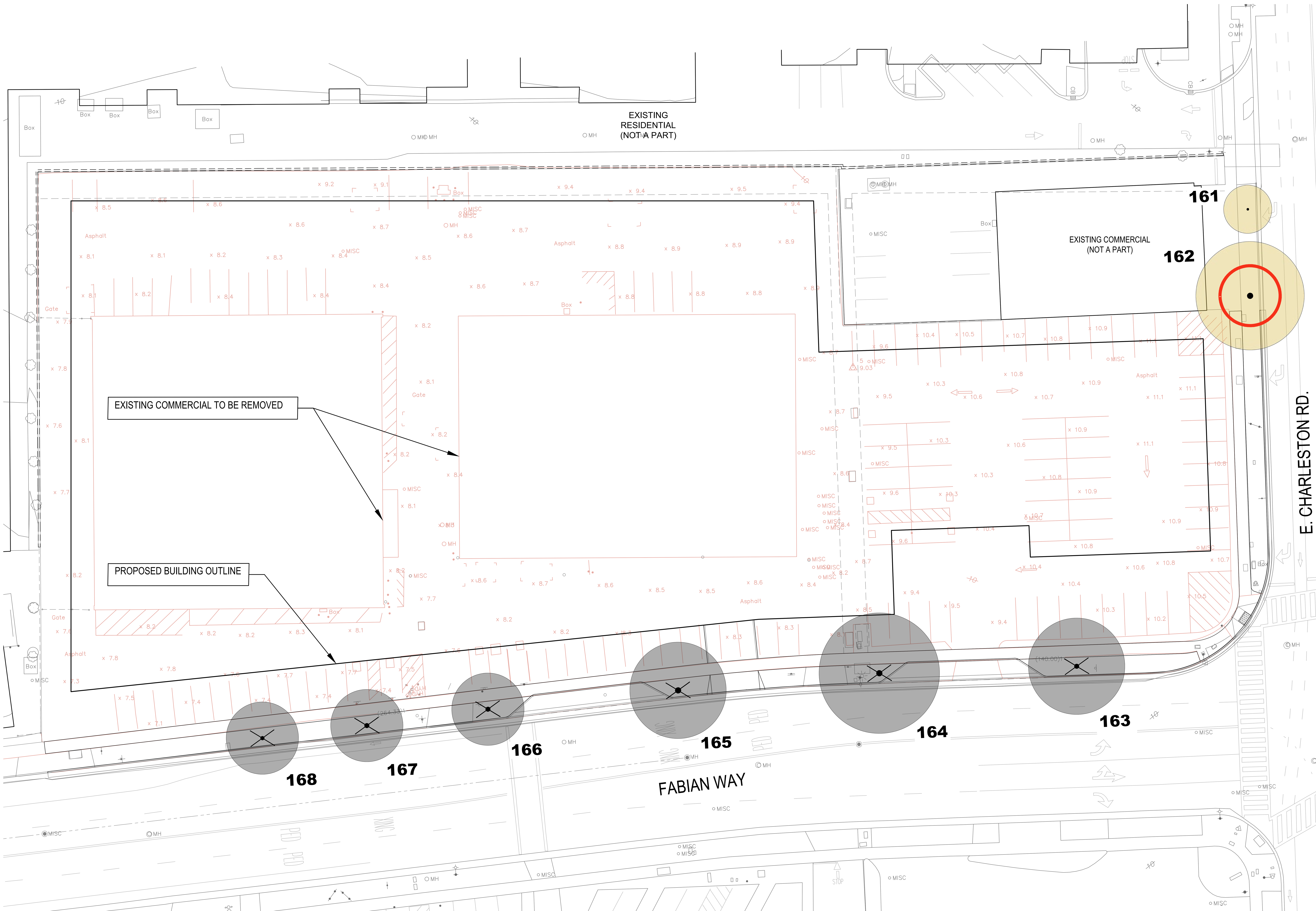
CONCEPT SHRUB AND GROUNDCOVER LIST
(Final plant palette to be determined during construction documentation process)

TERRACE LEVEL

SYMBOL	SPECIES	COMMON NAME	SIZE
	PLANTER PLANTING		
	Cycas revoluta	Sago Palm	15 GAL. / PER PLAN
	Carex pansa	Sand Dune Sedge	5 GAL. / 30" O.C.
	Ligustrum japonicum 'Texanum'	Japanese Privet	5 GAL. / 30" O.C.
	Pennisetum spathiolatum	Slender Veldt Grass	1 GAL. / 24" O.C.
	Polystichum munitum	Western Sword Fern	5 GAL. / 36" O.C.
	Strelitzia nicolai	Giant Bird of Paradise	15 GAL. / 36" O.C.
	Trachelospermum japonicum	Star Jasmine	1 GAL. / 36" O.C.
	Woodwardia fimbriata	Giant Chain Fern	5 GAL. / 48" O.C.

PLANTING NOTES:

Shrub/tree layout, species selection, size, quantity, and spacing is preliminary and is subject to change based on updates to the buildings, site plans, and nursery availability. final information will conform to City of Palo Alto landscape requirements and will be provided during building permit approval process.



	EXISTING TREES - TO BE REMOVED
	EXISTING TREES - TO REMAIN *(Outside of Project Boundary)*
	TREE PROTECTION ZONE (TPZ) *(Per Arborist Report)*

DESCRIPTIONS OF TREE SYMBOL

- TREE CANOPY SIZE DELINEATION
- TREE TRUNK SHOWING DBH
- # TREE TAG NUMBER PER ARBORIST REPORT
- SYMBOL FOR TREE REMOVAL

TREE MITIGATION SCHEDULE

EXISTING TREES - TOTAL QUANTITY:	8 TREES
EXISTING TREES - TO BE PROTECTED: *(OUTSIDE OF PROJECT BOUNDARY)*	2 TREES
EXISTING TREES - TO BE REMOVED:	6 TREES
PROPOSED STREET TREES - PUBLIC RIGHT-OF WAY	10 TREES
TOTAL NEW TREES ONSITE:	108 TREES

TREE REPLACEMENT STANDARDS

SIZE OF TREES TO BE REMOVED	QTY.	SIZE OF REPLACEMENT TREES	QTY.
4' - 9' DIA.	N/A	TWO 24" BOX SIZE OR ONE 36" BOX SIZE	N/A
10' - 27' DIA.	N/A	THREE 24" BOX SIZE OR TWO 36" BOX SIZE	N/A
28'-40' DIA.	5	FOUR 24" BOX OR TWO 48" BOX SIZE AND TWO 36" BOX SIZE	20 OR 10 AND 10
40'-56' DIA.	1	SIX 24" BOX SIZE OR TWO 48" BOX AND TWO 36" BOX SIZE	6 OR 2 AND 2

NOTES:

****Required mitigation for each tree approved to be removed shall be the planting of 24" Box minimum replacement trees per Tree Replacement Standards** *(See table above)*.

SITE PLAN LEGEND

	EXISTING SITE PLAN
	PROPOSED SITE PLAN

EPTDESIGN | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

0 10 20 40

TREE SURVEY / PRESERVATION
PLAN

L-3.1

Tag #	Species	Common name	DBH	Height	Spread	Health	Structure	Protected	Suitability for Preservation	TPZ	Designation	Notes
161	*Quercus ilex*	Holly Oak	10	20	20	F	F-G	1	F-G	10	Protect	Slight lean, codominant, lion's tail pruning, some tip dieback, large pruning wounds
162	*Quercus suber*	Cork Oak	25	35	45	G	F	1	G	25	Protect	Large pruning wounds, lion's tailed, codominant, slight bow in trunk, minimal hardscape displacement
163	*Fraxinus udhei*	Shamel Ash	22	40	40	F-G	G	1	G	22	Remove	Some internal decay in branch growing over street, Minor tip dieback on sidewalk side
164	*Fraxinus udhei*	Shamel Ash	25	40	50	F	F	1	F-G	25	Remove	Hardscape displacement, dead wood, large branch dieback likely due to root loss during previous gutter repairs, minimal sidewalk displacement
165	*Fraxinus udhei*	Shamel Ash	25	35	40	F	G	1	G	25	Remove	Slightly, dieback on street side, possibly due to gutter repairs, large pruning wounds, three main stems, Sidewalk uplift
166	*Fraxinus udhei*	Shamel Ash	21	35	30	F	F	1	F	21	Remove	Sparse foliage, large pruning wounds, codominant with included bark, poor vertical branch spacing
167	*Fraxinus udhei*	Shamel Ash	19	25	30	G	P	1	F	19	Remove	Codominant with included bark, poor vertical branch spacing, tip dieback
168	*Fraxinus udhei*	Shamel Ash	19	40	30	G	G	1	G	19	Remove	Sway in trunk, large, previous pruning wound, minimal hardscape displacement, nice structure

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

TREE DISCLOSURE STATEMENT

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

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

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

PROPERTY ADDRESS: 3997, 3977, 3963 Fabian Way

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

**Street trees on the property or within 30ft of proposed work require special protection by a fenced enclosure per the instructions on the T-1 Sheet. Prior to beginning any work, you must schedule a Street Tree Protection Verification inspection by calling Public Works Operations at 650-496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605). NOTE: ADU only projects (including Table 1/SB9) are not exempt.

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

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

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

*For ADU Only Projects: this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/SB9 projects are not exempt from tree disclosure.

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

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

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

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

Signature: ________ Print: Molly Batchelder ISA#: 9613A Date: 8/20/24

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

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

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

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

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

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

PROPERTY ADDRESS: 3997 Fabian Way, Palo Alto , CA 94303

1. **Is there any new or rehabilitated landscape area included in this project?** ☐ YES (continue form) ☒ NO (form requirements complete)
2. If new landscape is included, enter the square footage: New Landscape square footage* = 20,322
   *If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.
3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* = N/A
   *If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.
4. Enter the total combined square footage of all landscaping included in the project*= 20,322
   *If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

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

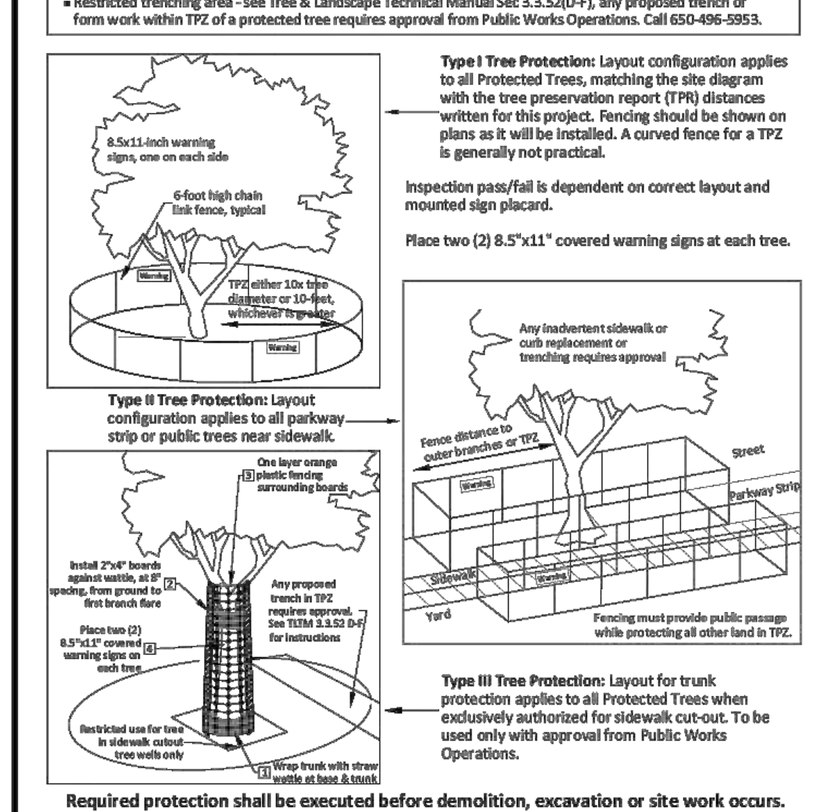
Signature: ________ Print: Steve Burkel Date: 9/23/24

Revised 09/26/2023

Tree Protection During Construction

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

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



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

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

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

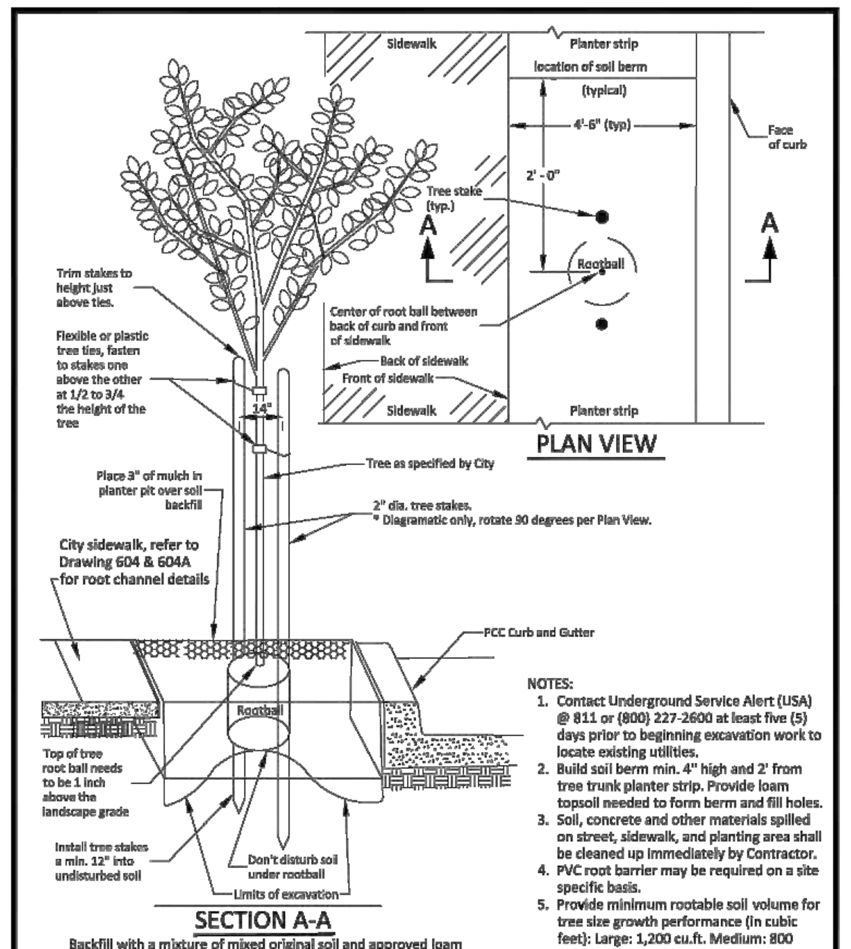
Type II Tree Protection: Layout configuration applies to all parkway-strip or public trees near sidewalk.

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

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

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

Scale: NTS — Tree Protection During Construction — City of Palo Alto Standard — Approved by: P. GOLLINGER — PE No. ISA-WE-7320BM — Date 02/14/2024 — Dwg No. 605



Tree Detail Planter Strip — City of Palo Alto Standard

Rev	By	Date
1	Ron L	04/15/03
2	JT	08/14/06
3	HQN	03/10/07
4	RTN	06/11/17

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

URBAN FORESTRY STANDARD CONDITIONS

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

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

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

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

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

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

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

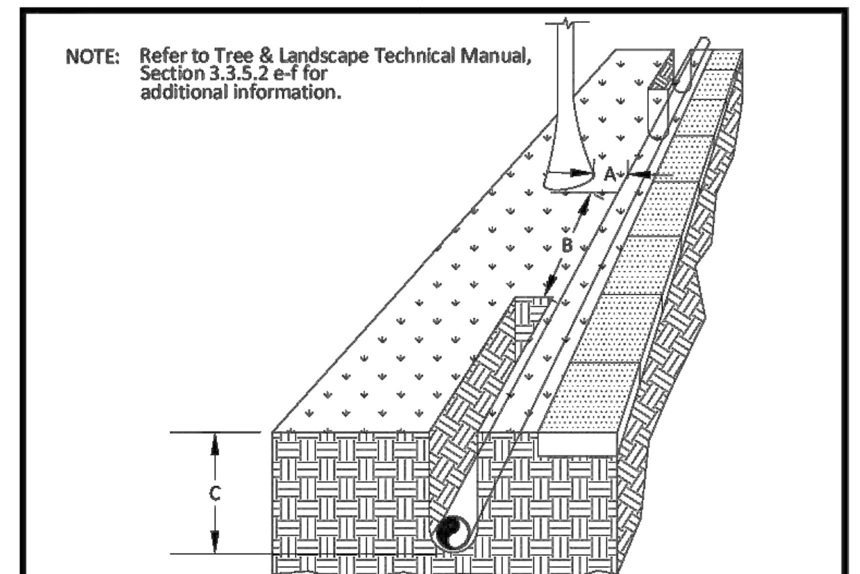
PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

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

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

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

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



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

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

Scale: NTS — Utility Trenching Near Trees — City of Palo Alto Standard — Approved by — PE No. 72158 — Date 01/10/18 — Dwg No. 504

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

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

- ☐ **PSR1 - TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Uriel Hernandez at 650-690-0258 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until completion of urban forestry final inspection.
- ☐ **PSR2 - MWELO INSPECTION REQUIRED:** Prior to building final, applicant must contact Urban Forestry at trees@cityofpaloalto.org for landscape final (MWELO Inspection). Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled. See MWELO guidelines for details on any required third party water audits.
- ☐ **PSR3 - TREE PERMIT REQUIRED:** Plans indicate that protected trees will be removed as part of this project. Please contact Urban Forestry at trees@cityofpaloalto.org to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.
- ☐ **PSR4 - PROJECT ARBORIST:** The property owner shall hire a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees.
- ☐ **PSR5 - PROJECT ARBORIST CERTIFICATION LETTER:** When required, a letter certifying that the project arborist has reviewed the building permit plan set with regards to trees as well as the Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged with the contractor or owner. Project Arborist Certification Letters should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Letter, TLTM Section 5.3.5).
- ☐ **PSR6 - MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures (see Monthly Inspection Report, TLTM Section 5.3.6).
- ☐ **PSR7 - SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).
- ☐ **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TPZ:** Work in the Tree Protection Zone of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).

---WARNING---
Tree Protection Zone

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

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

***Palo Alto Municipal Code Section 8.10.110**

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

Use additional "T" sheets as needed

Project Data

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

City of Palo Alto

Tree Protection - It's Part of the Plan!

SBCA TREE CONSULTING

1534 Rose Street, Crockett, CA 94525
Phone: (510) 787-3075
Fax: (510) 787-3065
Website: www.sbcatree.com

Steve Batchelder, Consulting Arborist
WC ISA Certified Arborist #228
CUFC Certified Urban Forester #134
CA Contractor License #(C-27) 53367
E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
ISA Tree Risk Assessment Qualified
E-mail: molly@sbcatree.com

Date: Amended September 13, 2024

To: Rosa Mendoza, Project Manager
EPT Design
14988 Sand Canyon Avenue, Studio 8
Irvine, CA 92618

Project: 3997, 3977, and 3963 Fabian Way

Assignment: *Arborist was asked to prepare tree inventory for all City Protected trees within the project scope.*

Scope: *All trees were provided with a visual assessment from the ground. Trees located on adjacent properties were not included in the inventory.*

Appendix items:
1. *Tree Inventory Data*
2. *Tree Location Map with TPZs link*
3. *Photos of trees and site conditions link*

City of Palo Alto Tree Ordinance

PAMC 8.10.020 describes the specific categories of Protected Trees. These categories are:

Protected Mature Trees
- Any mature tree measuring 15" or more DBH
- Invasive species trees and high-water use trees are excluded. See our list of excluded trees included on this page.

Designated Trees
- Any tree designated for protection during review and approval of a development project.

Public Trees / Street Trees
- "Public trees" include any tree, in any street, park, or public place in the city of Palo Alto. "Street Tree" refers to the Public Trees located in the city road right of way.

Replacement Mitigation Trees
- Any replacement mitigation tree or other tree designated to be planted due to the conditions listed in the ordinance.

PAMC 8.10.020 includes the following exemptions from the Protected Mature Trees category:

EXEMPT TREES - SPECIFIC SPECIES
- Cajeput Tree *(Melaleuca quinquenervia)*

Summary

The tree inventory tagged and recorded data on eight City Protected Street Trees located within the project scope. The two oaks on E Charleston Road will be protected in place. The six ash on Fabian Way are proposed for removal to accommodate the construction project.

Tree inventory procedure – All trees were tagged with a metal number tag beginning with #161. Trees were provided visual assessment of health and structural conditions from the ground. Data on individual trees was recorded in Excel sheets in *Appendix 1.*

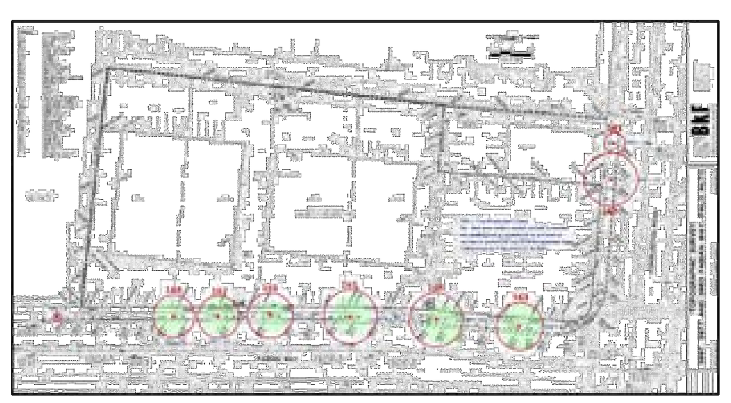
Table 1 – Table below provides a breakdown of tree species. A full inventory is in *Appendix 1.*

	Species	Common Name	Total Amount	Protected Tree Amount	Overall Retention Suitability	Comments
1	*Fraxinus udhei*	Shamel Ash	6	6	F-G	All are street trees along Fabian Way. All are proposed for removal. Signs of prior hardscape improvements maybe correlated with branch and tip dieback observed on a few trees; Minor sidewalk uplift noted.
2	*Quercus ilex*	Holly Oak	1	1	F-G	Will be protected in place during construction. Street tree on E. Charleston Rd, Slight lean, codominant, poorly pruned, some tip dieback, large pruning wounds
3	*Quercus suber*	Cork Oak	1	1	G	Will be protected in place during construction. Street tree on E. Charleston Rd, Large pruning wounds, poorly pruned, slight bow in trunk, minimal hardscape displacement
		Totals:	**8**	**8**		

Neighboring trees

- **Cajeput Trees *(Melaleuca quinquenervia)*** – Thirty-one (31) Cajeput Trees line the northern and eastern property lines and are located on the adjacent properties. The species is listed as 'Exempt' according to City ordinance. Most of the trees are on top of a 20" retaining wall. Trees located closer to Fabian Way and E Charleston Rd are on grade. It is unlikely roots will be found during project construction because of the retaining wall and soil compaction. Potholing at key locations can help to confirm root presence.
- **Raywood Ash *(Fraxinus oxycarpa* 'Raywood')** – A line of City Street trees is in front of the adjacent property to the north on Fabian Way. The first tree is 25' from the building footprint/area of work. It was noted to be 4" in DBH and in poor health and structural condition, with mistletoe and significant tip dieback. The tree was not included in arborist inventory.

Graphic 1 – Map below provides tree locations and estimated Tree Protection Zones (TPZ)[1]. A pdf version is in the link in report heading.



End

Report submitted by:

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
Tree Risk Assessment Qualified (TRAQ)

[1] **TPZ**- Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees. Calculated as a radial distance from the base of the tree equal to 1' for every 1" in tree DBH.

Photo Supplement (link to all photos is found in the report heading)

Photo 1. *Photo left shows the line of Raywood Ash trees located north of the project site. This tree is 25' from proposed construction which requires disclosure according to City ordinance.*

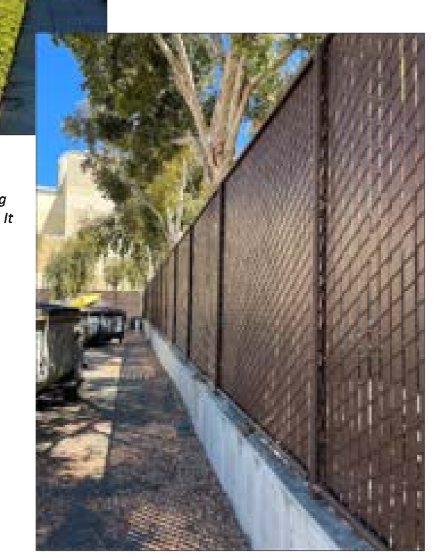


Photo 2. *Photo left shows the line of neighboring Cajeput Trees located on top of a retaining wall. It is unlikely roots will be found below.*

End Photos

Project Data

T-2

CITY OF PALO ALTO

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

Special Tree Protection Instruction Sheet
City of Palo Alto

CITY OF PALO ALTO

T-2

VICINITY MAP
N. T. S.

WORK RESPONSIBILITY JOINT TRENCH

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

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

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	09-13-2024	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	09-13-2024	PRELIMINARY
APPLICANT DESIGN (GAS)	N/A	N/A
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE	N/A	N/A
C.A.T.V.		
C.L.E.C.		
LANDSCAPE	09-13-2024	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

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

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

CONSTRUCTION NOTES

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

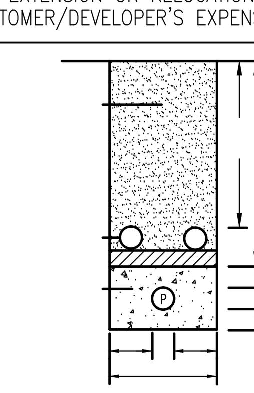
CONDUIT NOTES

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

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

ELECTRIC UTILITIES DEPARTMENT COMMENTS & CONDITIONS

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



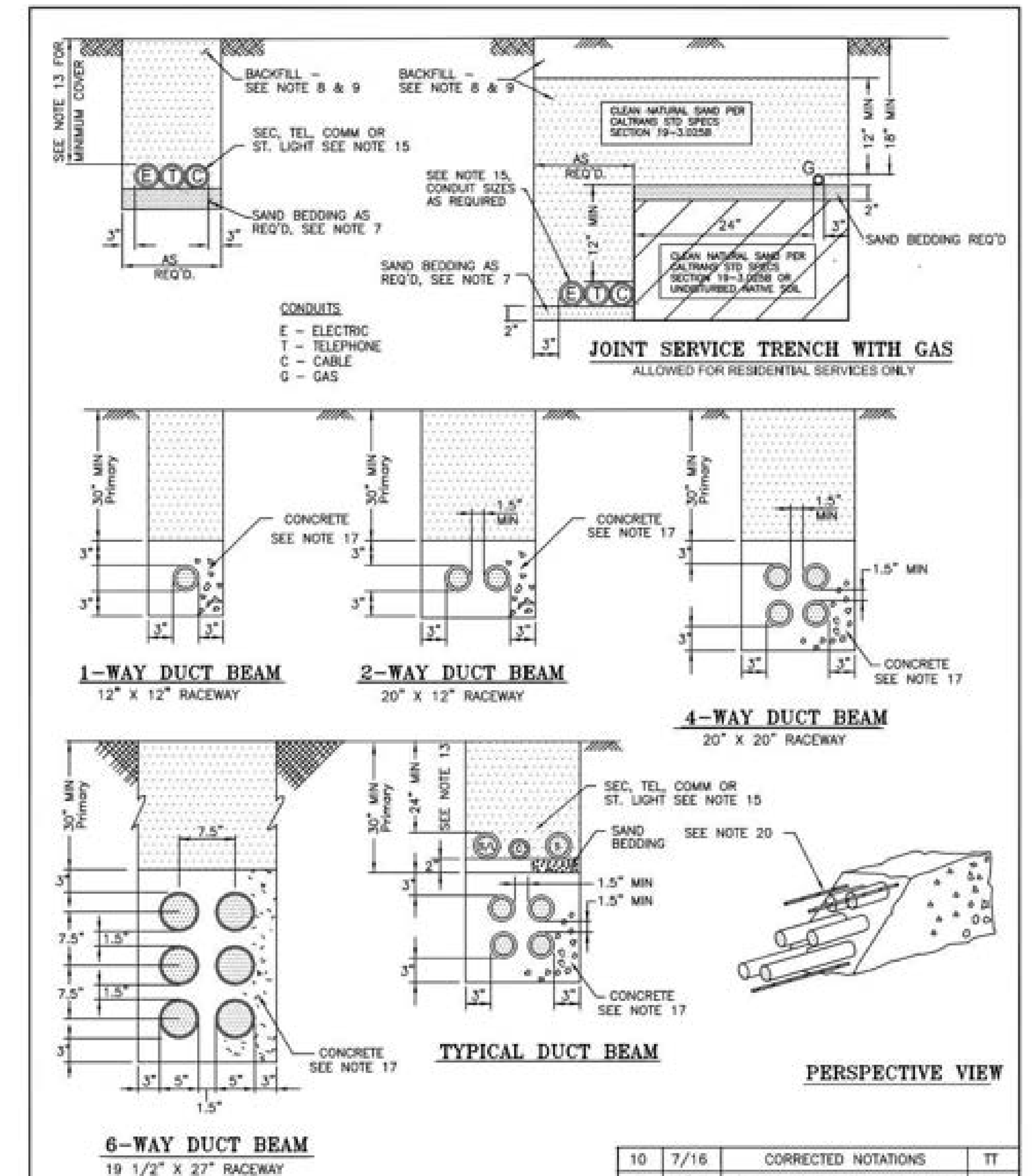
Direct Buried Conduit

ELECTRIC CONDUIT
MINIMUM BEND RADIUS FOR NEW CONSTRUCTION SERVICE

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

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

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



REV	DATE	DESCRIPTION	APPR
10	7/16	CORRECTED NOTATIONS	TT
4	6/13	ADDED JOINT TRENCH & NOTES	TT
3	10/09	REVISED MIN PRIMARY COVER	TT
2	8/08	COMBINED DT-SS-U-1003 DT-PR-U-1004	TT
1	6/06	REVISED NOTES	JT

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

CONCRETE TRANSFORMER PAD NOTES:

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

OTHER NOTES

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

GENERAL NOTES:

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

UTILITY APPROVALS

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

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE		
PRE-CON		
PRE-CON		

DEVELOPER: JUNO REALTY PARTNERS, LLC
1525 DOVE MEADOW ROAD
SOLVANG, CA 93463
JOHN FAVREAU
(___) ___-____
JFAVREAU@JUNORP.COM

SHEET INDEX

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

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-26
CIVIL
STATE OF CALIFORNIA

DATE: | REVISION | DELTA NO:

CALL 811 BEFORE YOU DIG — USA — UNDERGROUND SERVICE ALERT

JOINT TRENCH TITLE SHEET
FABIAN WAY
RELOCATION
JUNO REALTY PARTNERS LLC
PALO ALTO
CALIFORNIA

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269-4575

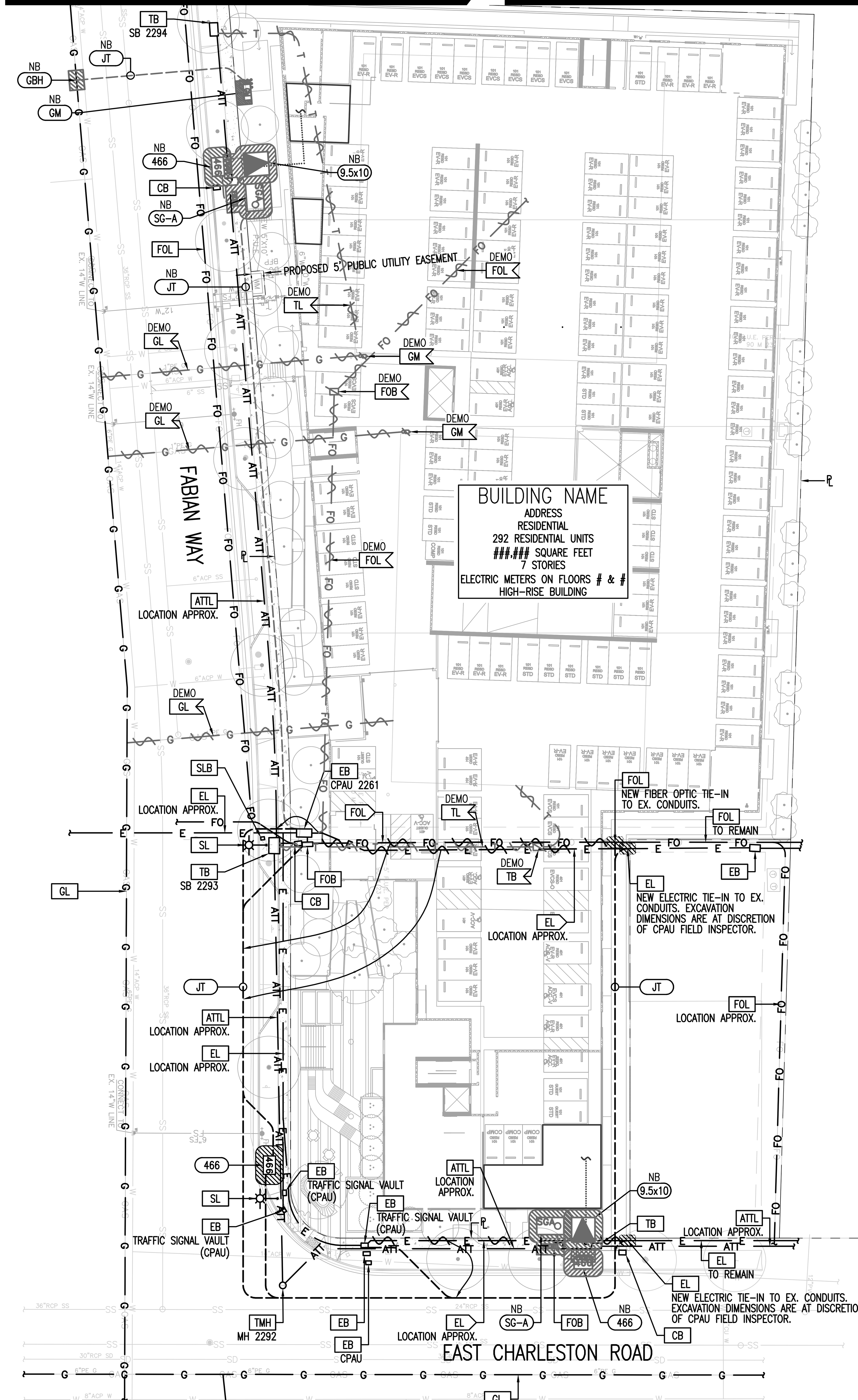
PROJECT NUMBER:	24-1334
SCALE:	N.T.S.
PROJECT MANAGER:	RAVNEET SAHI
DRAWN BY:	JIE ROU FANG
CHECKED BY:	RAVNEET SAHI
LAST UPDATED:	09-27-2024
DRAWING NUMBER:	JTR-1
SHEET:	1 OF: 2

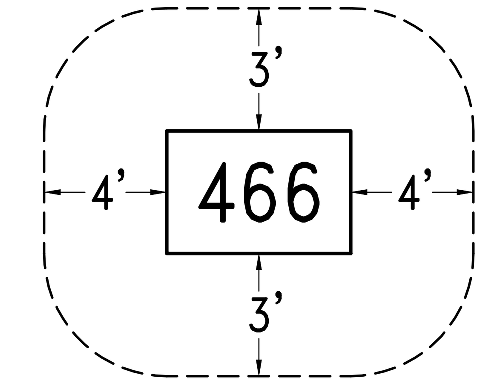
DRAWING NAME: j:\dropbox\projects\2024\24-1334 fabian way, palo alto\radius work\rms 24-1334_jt.dwg
PLOT DATE: Friday, September 20, 2024 9:15:05 AM
PLOTTED BY: JIE ROU

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

-PRELIMINARY-
NOT FOR CONSTRUCTION

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





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

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

LEGEND:

NEW

JT	JOINT TRENCH
466	78" x 48" x 60" JUNCTION BOX (CPAU) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE

EXISTING - TO REMAIN

EL	ELECTRIC LINE
EB	ELECTRIC BOX
GL	GAS LINE
TB	PHONE BOX
TMH	PHONE MANHOLE
ATTL	AT&T LINE
CB	CATV BOX
FOL	FIBER OPTIC LINE
FOB	FIBER OPTIC BOX
SL	STREET LIGHT
SLB	STREET LIGHT BOX

EXISTING - TO BE REMOVED OR RELOCATED

EL	ELECTRIC LINE TO BE RELOCATED
FOL	FIBER OPTIC LINE TO BE RELOCATED

NEW - INSTALLATION UNDER SEPARATE PLAN

NB XXX SEE SEPARATE NEW BUSINESS PLAN (PG&E APPLICATION# #########)

EXISTING - REMOVAL UNDER SEPARATE PLAN

DEMO XXX SEE SEPARATE REMOVALS PLAN (PG&E APPLICATION# #########)

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

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

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

SHEET INDEX

0 15 30 60

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-26
CIVIL
STATE OF CALIFORNIA

DRAWING NAME: j:\dropbox\projects\2024\24-1334 fabian way, palo alto\radius work\ms 24-1334_jt.dwg
PLOT DATE: Friday, September 20, 2024 9:15:05 AM
PLOTTED BY: JIE ROU

DATE: | REVISION | DELTA NO:

JOINT TRENCH INTENT
FABIAN WAY
RELOCATION
JUNO REALTY PARTNERS LLC

PALO ALTO
CALIFORNIA

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269-4575

PROJECT NUMBER: 24-1334
SCALE: 1" = 30'
PROJECT MANAGER: RAVNEET SAHI
DRAWN BY: JIE ROU FANG
CHECKED BY: RAVNEET SAHI
LAST UPDATED: 09-27-2024
DRAWING NUMBER: JTR-2
SHEET: 2 OF: 2

VICINITY MAP

N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

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

● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES

● ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED

○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

* CPAU TO PULL CABLE INTO ENERGIZED ENCLOSURES

NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	09-13-2024	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	09-13-2024	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
C.L.E.C.		
LANDSCAPE	09-13-2024	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

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

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

CONSTRUCTION NOTES

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

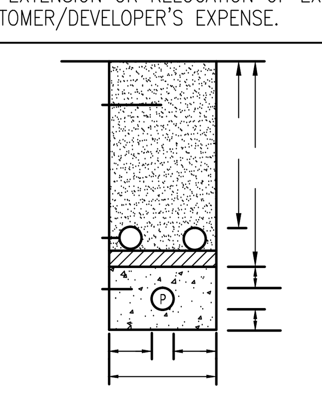
CONDUIT NOTES

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

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

ELECTRIC UTILITIES DEPARTMENT COMMENTS & CONDITIONS

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



Direct Buried Conduit

ELECTRIC CONDUIT

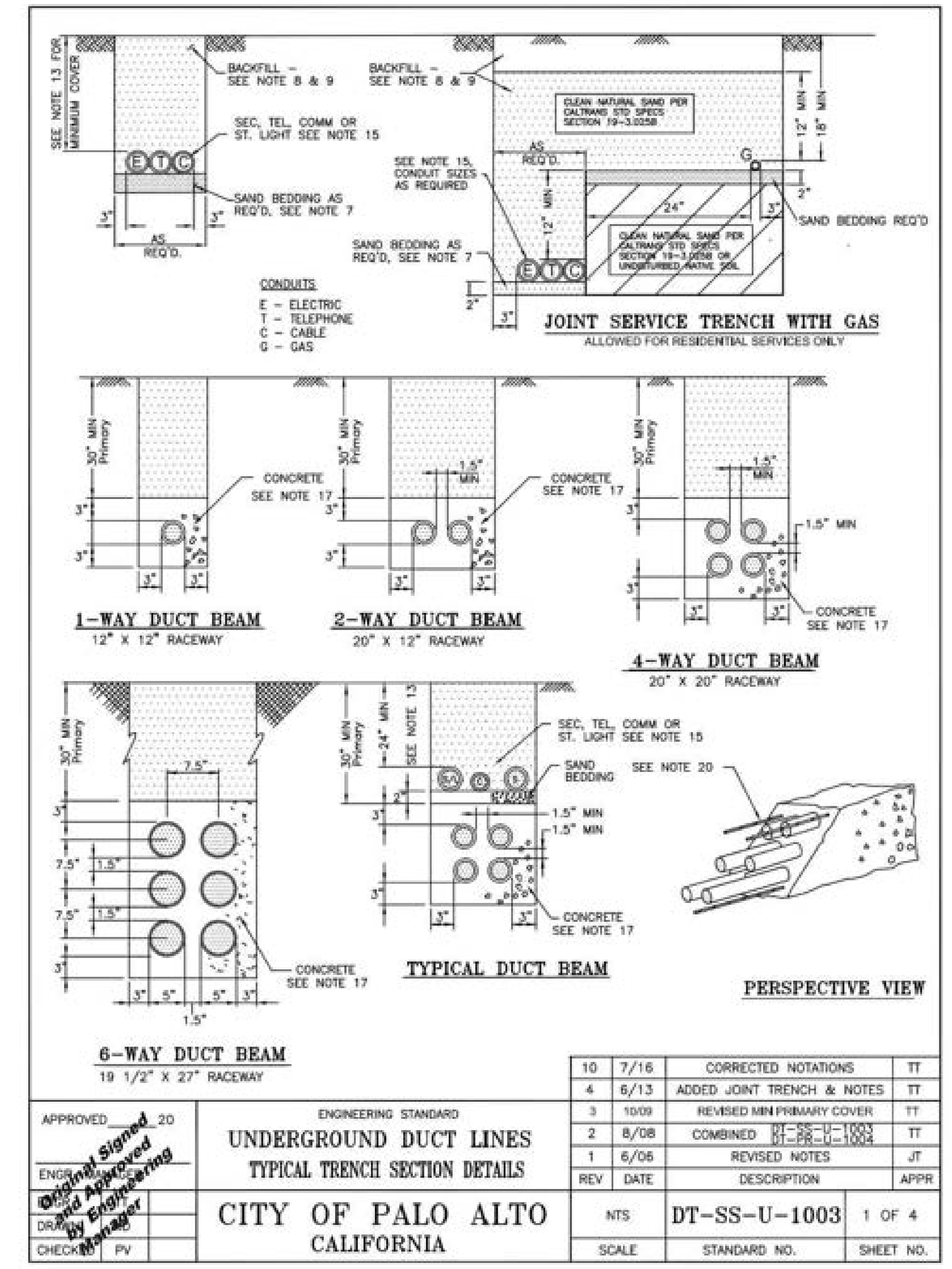
MINIMUM BEND RADIUS FOR NEW CONSTRUCTION SERVICE

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

NOTE:

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

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



CONCRETE TRANSFORMER PAD NOTES:

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

OTHER NOTES

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

GENERAL NOTES:

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

UTILITY APPROVALS

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

FOR RADIUS USE ONLY

QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE		
PRE-CON		
PRE-CON		

DEVELOPER: JUNO REALTY PARTNERS, LLC
1525 DOVE MEADOW ROAD
SOLVANG, CA 93463
JOHN FAVREAU
(___) ___-____
JFAVREAU@JUNORP.COM

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-26
CIVIL
STATE OF CALIFORNIA

CALL 811 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

DATE:	REVISION	DELTA NO:

JOINT TRENCH TITLE SHEET
FABIAN WAY
NEW BUSINESS
JUNO REALTY PARTNERS LLC

CALIFORNIA

PALO ALTO

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269-4575

PROJECT NUMBER:	24-1334
SCALE:	N.T.S.
PROJECT MANAGER:	RAVNEET SAHI
DRAWN BY:	JIE ROU FANG
CHECKED BY:	RAVNEET SAHI
LAST UPDATED:	09-27-2024
DRAWING NUMBER:	JT-1
SHEET:	1 OF: 2

DRAWING NAME: j:\dropbox\projects\2024\24-1334 fabian way, palo alto\radius work\ms 24-1334_jt.dwg
PLOT DATE: Friday, September 20, 2024 9:15:05 AM
PLOTTED BY: JIE ROU

UTILITIES PLEASE CONFIRM TIE IN LOCATIONS

-PRELIMINARY- NOT FOR CONSTRUCTION

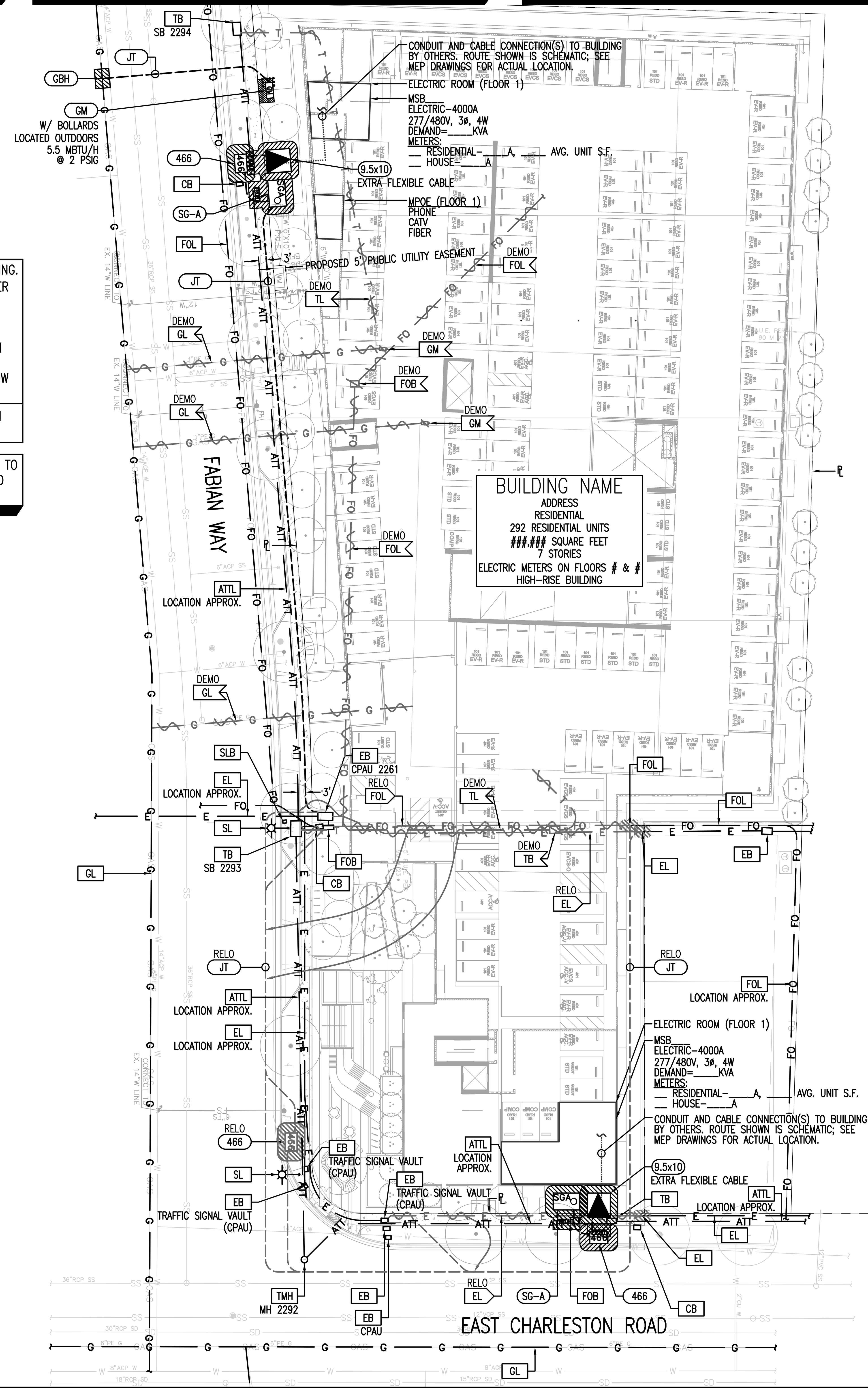
THIS IS NOT A BID DOCUMENT

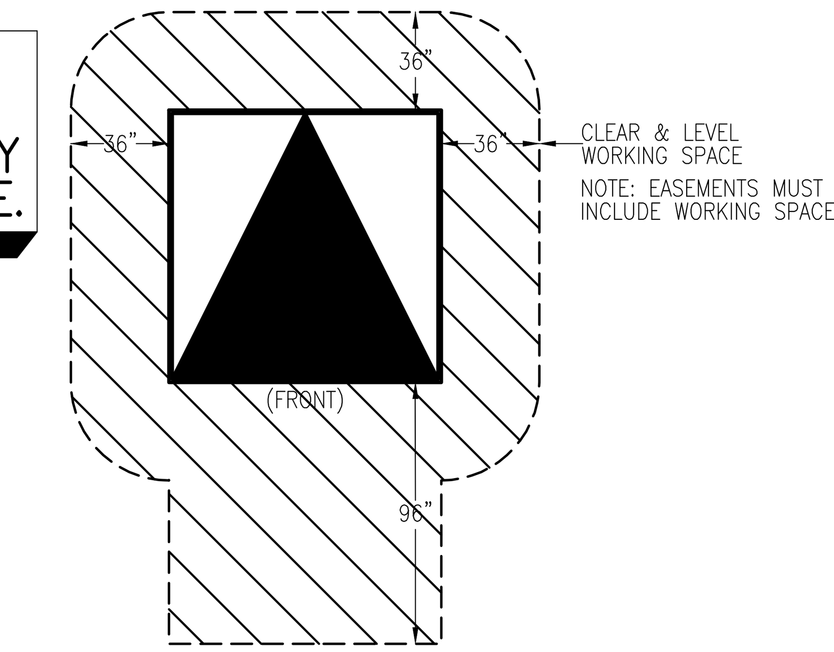
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

SEE BUILDING PLANS FOR CONDUIT ENTRY INTO BUILDING. DEVELOPER'S RESPONSIBILITY TO BUILD ELECTRIC METER ROOM IN COMPLIANCE WITH CURRENT CPAU ELECTRIC SERVICE REQUIREMENTS SECTIONS 2, 3, 4, AND 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS! DO NOT BOTTOM FEED ELECTRIC CONDUITS INTO PANEL WHEN PANEL IS BELOW GRADE.

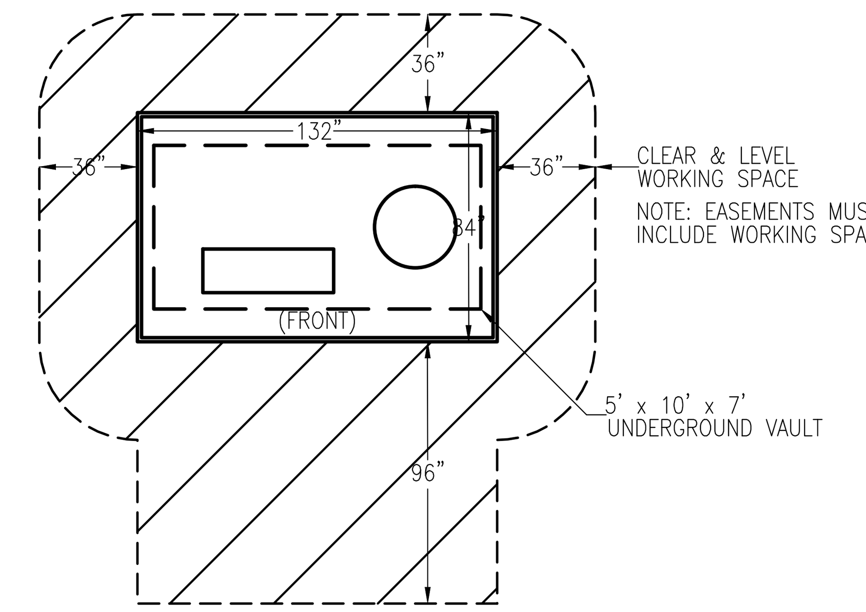
SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.

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

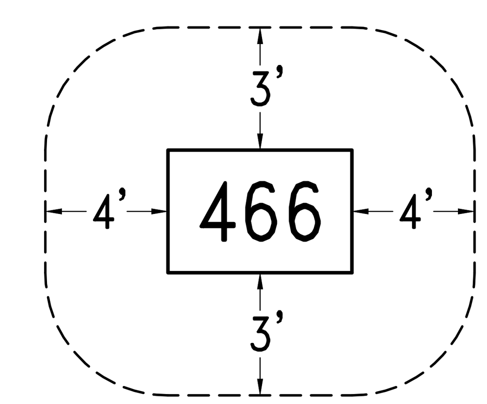




CPAU WORKING SPACE REQUIREMENTS
TRANSFORMER PAD
N.T.S.



CPAU WORKING SPACE REQUIREMENTS
132" x 84" TYPE-A SWITCHGEAR PAD
N.T.S.



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

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

LEGEND:

NEW

JT	— — — —	JOINT TRENCH
9.5x10		114" x 120" TRANSFORMER PAD (CPAU). WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
SG-A		132" x 84" TYPE A SWITCHGEAR PAD (CPAU) WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
466		78" x 48" x 60" JUNCTION BOX (CPAU) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
GM		GAS METER LOCATION WITH BARRIER POSTS.
GBH		6' x 8' BELL HOLE FOR GAS TIE-IN (PG&E). EXCAVATION TO BE 24" BELOW EXISTING GAS LINE. INCREASE SIZE IF DIRECTED BY PG&E.

EXISTING – TO REMAIN

EL	— E —	ELECTRIC LINE
EB		ELECTRIC BOX
GL	— G —	GAS LINE
TB		PHONE BOX
TMH		PHONE MANHOLE
ATTL	— ATT —	AT&T LINE
CB		CATV BOX
FOL	— FO —	FIBER OPTIC LINE
FOB		FIBER OPTIC BOX
SL		STREET LIGHT
SLB		STREET LIGHT BOX

NEW – INSTALLATION UNDER SEPARATE PLAN

RELO XXX SEE SEPARATE RELOCATION PLAN (PG&E APPLICATION# ########)

EXISTING – REMOVAL UNDER SEPARATE PLAN

DEMO XXX SEE SEPARATE REMOVALS PLAN (PG&E APPLICATION# ########)

EXISTING – RELOCATION UNDER SEPARATE PLAN

RELO XXX SEE SEPARATE RELOCATION PLAN (PG&E APPLICATION# ########)

0 15 30 60

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

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

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

SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER DAVID B. VOORHIES No. 26429 Exp. 03-31-26 CIVIL STATE OF CALIFORNIA

DRAWING NAME: j:\dropbox\projects\2024\24-1334 fabian way, palo alto\radius work\ms 24-1334_jt.dwg
PLOT DATE: Friday, September 20, 2024 9:15:05 AM
PLOTTED BY: JIE ROU

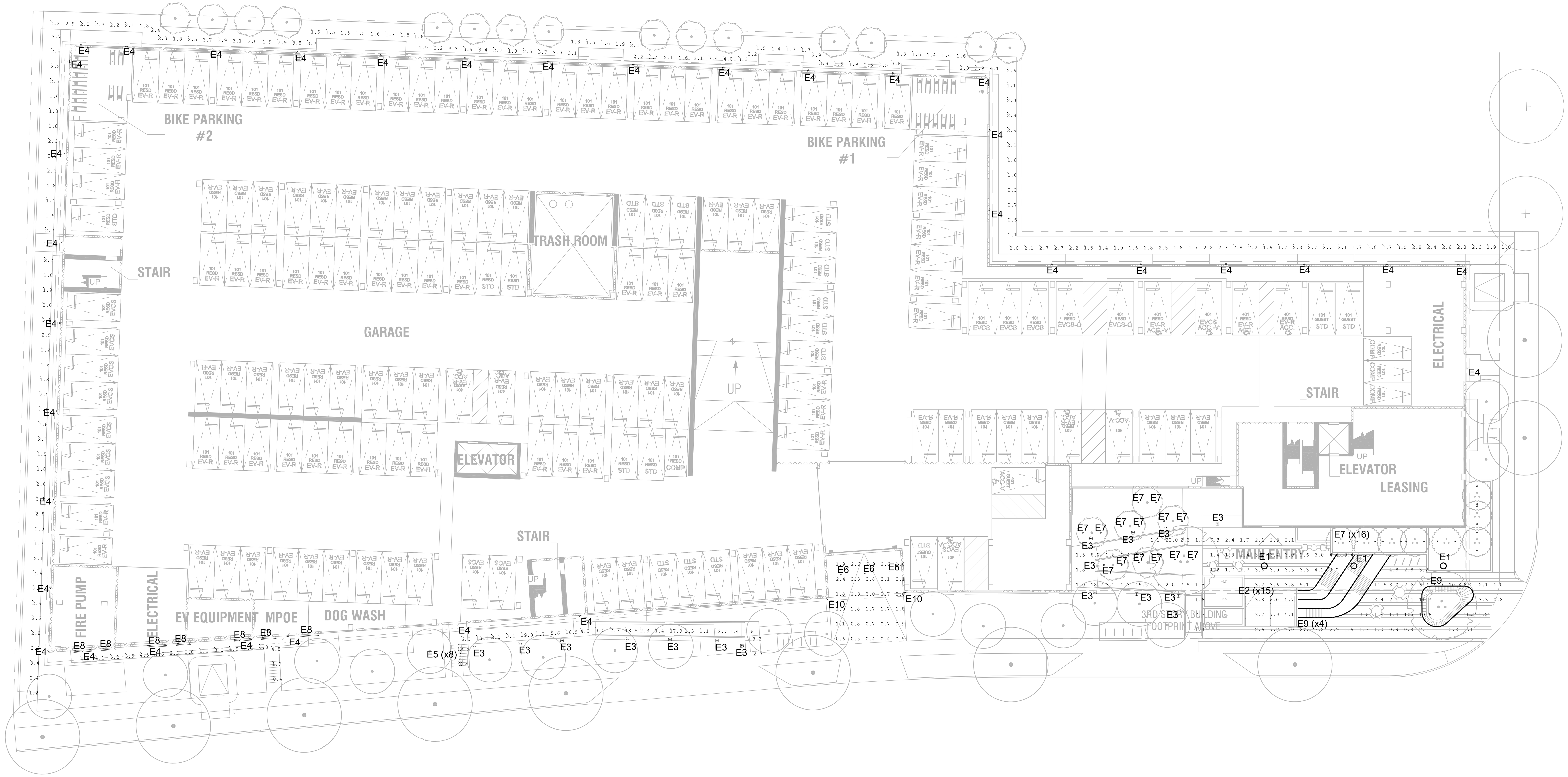
DELTA NO:	REVISION	DATE:

CALL 811 BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

JOINT TRENCH INTENT
FABIAN WAY
NEW BUSINESS
JUNO REALTY PARTNERS LLC
PALO ALTO CALIFORNIA

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269-4575

PROJECT NUMBER: 24-1334
SCALE: 1" = 30'
PROJECT MANAGER: RAVNEET SAHI
DRAWN BY: JIE ROU FANG
CHECKED BY: RAVNEET SAHI
LAST UPDATED: 09-27-2024
DRAWING NUMBER: JT-2
SHEET: 2 OF: 2



Illuminance Calculations Disclaimer:

Illuminance calculations are for lighting design aid purposes only. All calculations performed by Horton Lees Brogden Lighting Design Inc (HLB) are based on published methods and recommendations of the Illuminating Engineering Society of North America (IESNA).Calculation accuracy is highly dependent upon the input data utilized in the calculations and variances greater than 20% may occur if there are variations in the input data or if equipment does not perform as published in IES Photometric files. Some input data is provided by others (e.g. manufacturer's photometric reports, lamp lumen ratings, ballast factors, room surface materials and or reflectances) and not all report data is available for the exact luminaire characteristics specified. Some information is derived by HLB from industry standard methods (e.g. luminaire and room surface dirt depreciation factors). Some information is not available for conditions outside of the norm, like variations in temperature, humidity, snow cover, vibration or non-standard mounting conditions. HLB has made every effort to endure the reliability of all data, but is not responsible for errors in data that is received from others, is unavailable, or for equipment that does not perform as published. Field measurements may vary as much as 10%-20% from calculation results due to the limitations associated with the calculation procedures utilized and referenced by the IESNA. High amounts of variation can occur from the use of non-professional grade illuminance meters or meters that are not in perfect calibration. HLB includes a listing of all input values as part of the calculation submission. Please review these input values and notify HLB immediately if any inconsistencies or inaccuracies are noted. Further, the Calculation results provided herein are without warranty of any kind as related to compliance with any local or state emergency or egress code requirements. Use of the Calculations for these purposes is at sole risk of the user and without liability of legal exposure to HLB. User agrees that they shall waive any and all claims against HLB arising out of or resulting from use of the Calculations for these purposes.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min
East Pathway	Illuminance	Fc	2.46	4.2	1.4	1.76
Entry Plaza	Illuminance	Fc	4.12	22.0	0.8	5.15
Garage Entry	Illuminance	Fc	1.81	3.8	0.4	4.53
North Pathway	Illuminance	Fc	2.41	3.7	1.2	2.01
Service Pathway	Illuminance	Fc	3.48	5.1	0.4	8.70
South-East Pathway	Illuminance	Fc	2.24	3.0	1.0	2.24
West Pathway	Illuminance	Fc	7.15	19.0	1.1	6.50

Luminaire Schedule

Type	Luminaire Lumens	Luminaire Watts
E1	4714	47.75
E2	100	2.89
E3	843	16
E4	1385	15
E5	342	8
E6	775	9
E9	163	1.51
E10	1946	24

TCA ARCHITECTS

JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

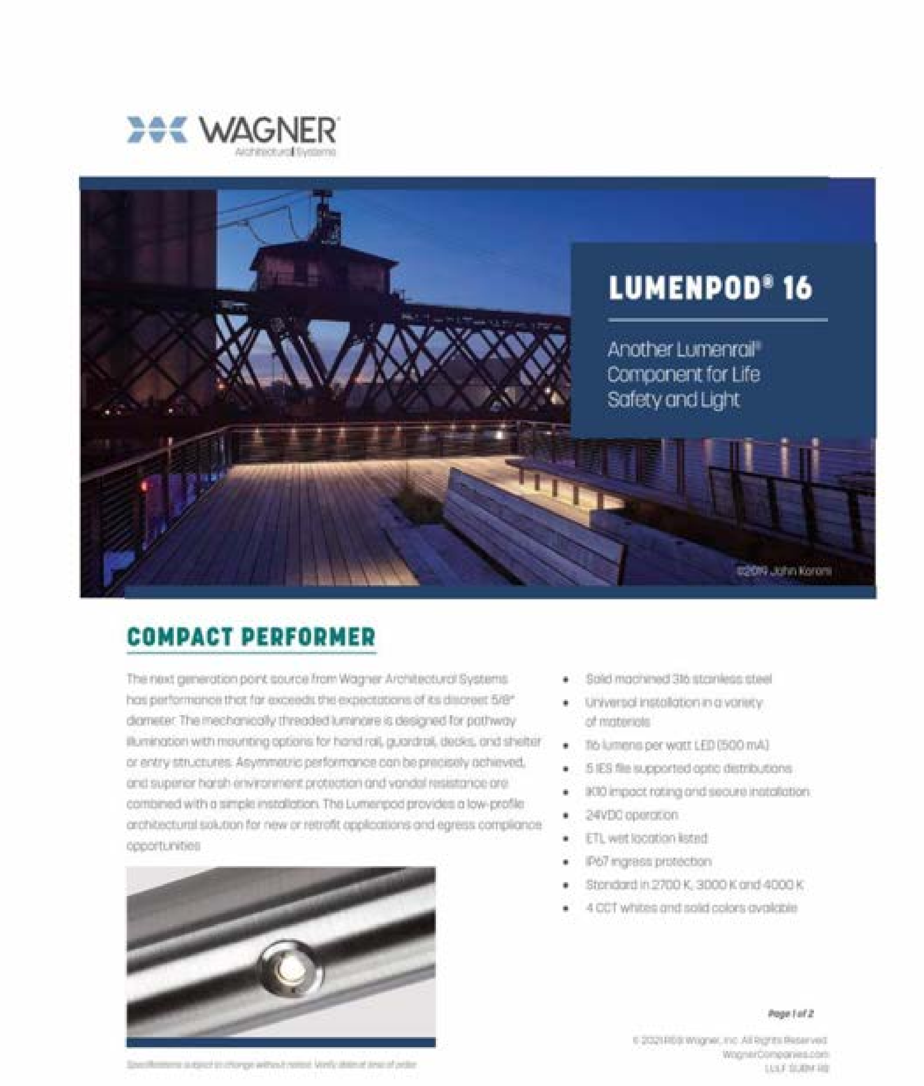
ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

HLB

EL-1

SITE LIGHTING PHOTOMETRIC PLAN

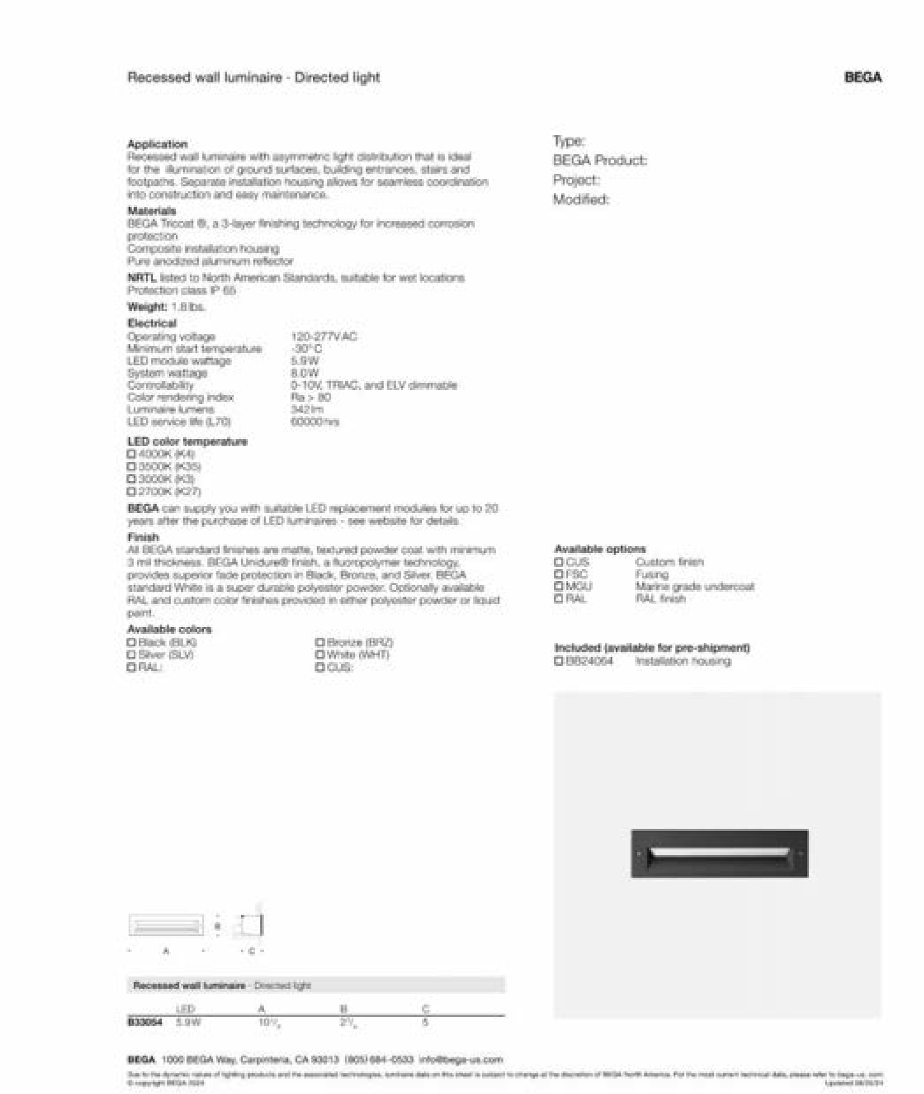
HLB 3997 Fabian Way
Type: E1
230633.000
Entitlements Submittal
27 September 2024
Page 1-2 of 38



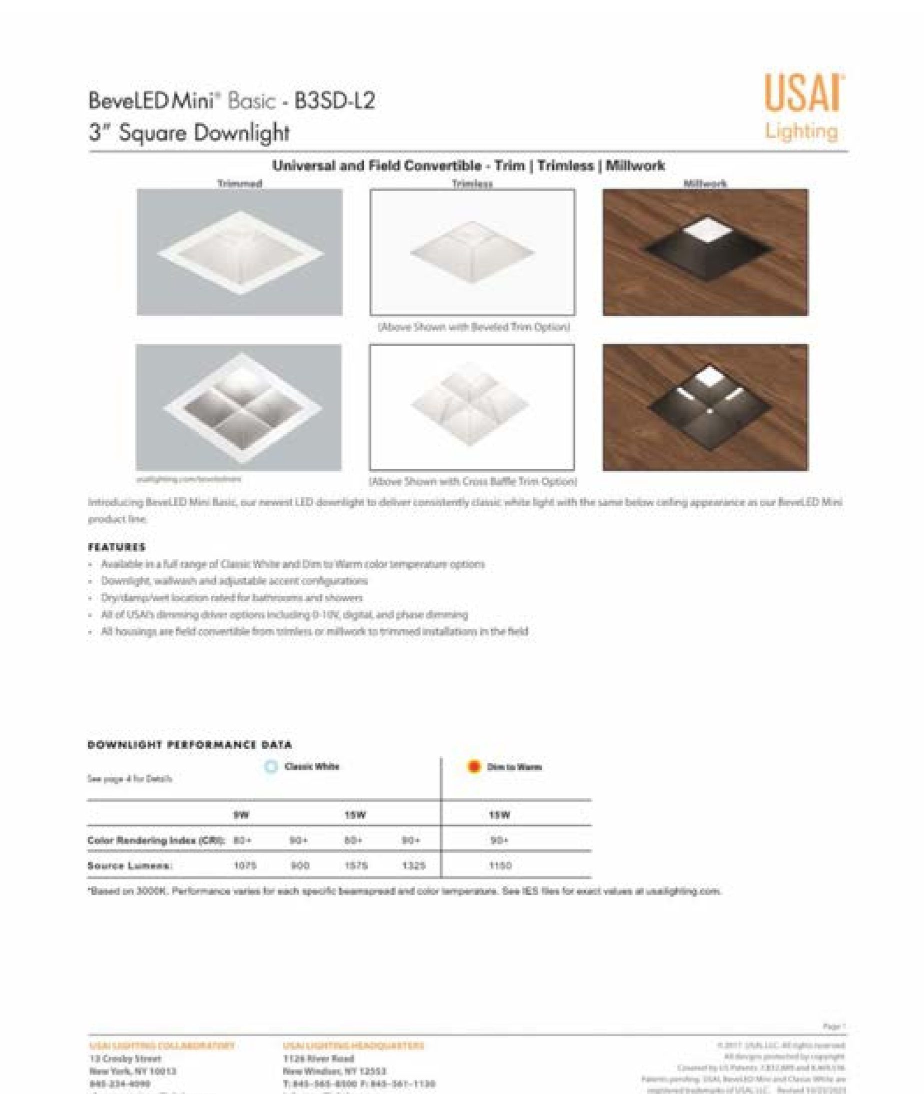
HLB 3997 Fabian Way
Type: E2
230633.000
Entitlements Submittal
27 September 2024
Page 7 of 38

HLB 3997 Fabian Way
Type: E3
230633.000
Entitlements Submittal
27 September 2024
Page 9 of 38

HLB 3997 Fabian Way
Type: E4
230633.000
Entitlements Submittal
27 September 2024
Page 10 of 38

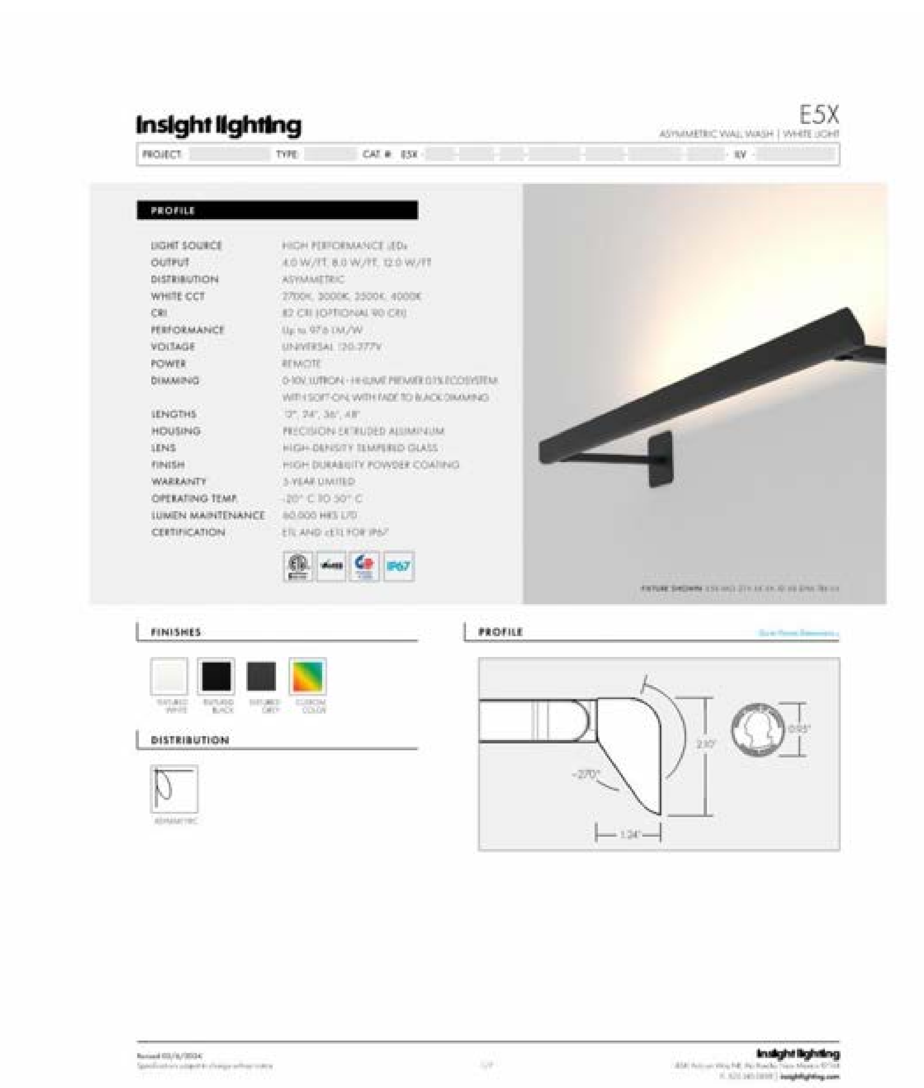


HLB 3997 Fabian Way
Type: E5
230633.000
Entitlements Submittal
27 September 2024
Page 12 of 38

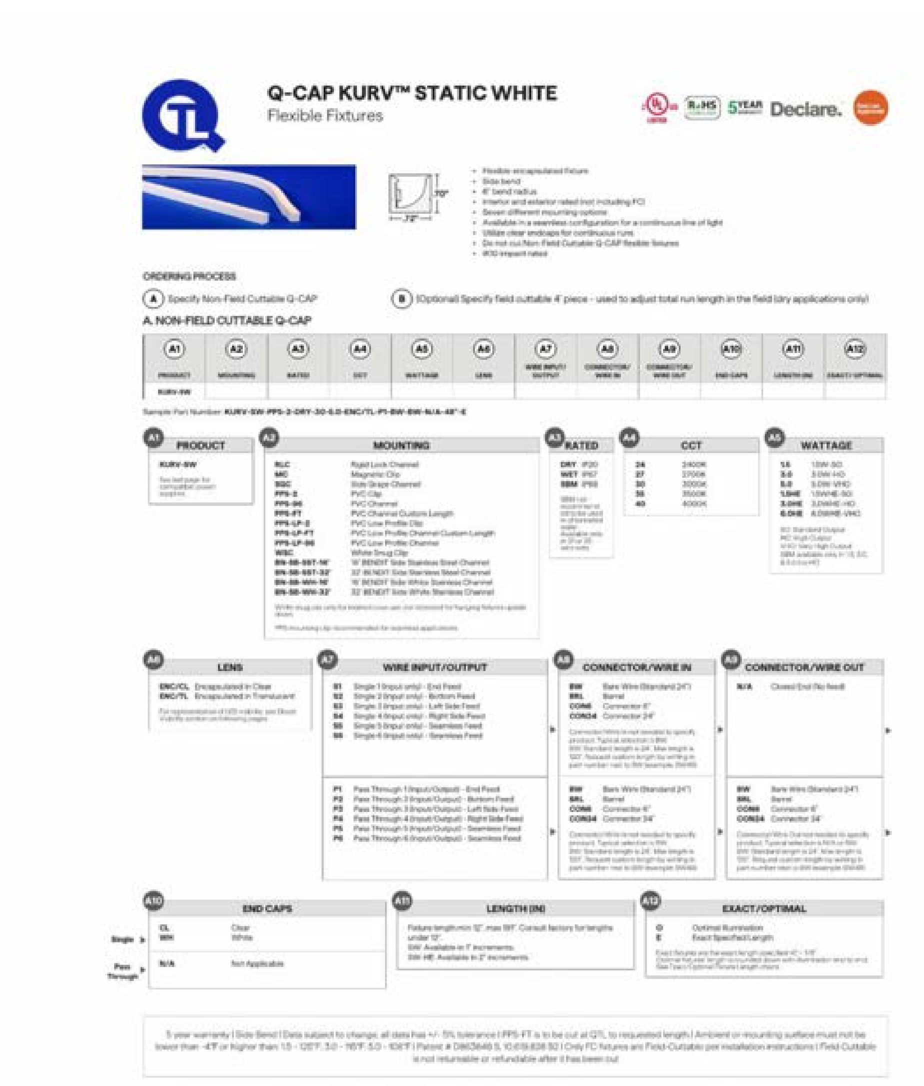


HLB 3997 Fabian Way
Type: E6
230633.000
Entitlements Submittal
27 September 2024
Page 13 of 38

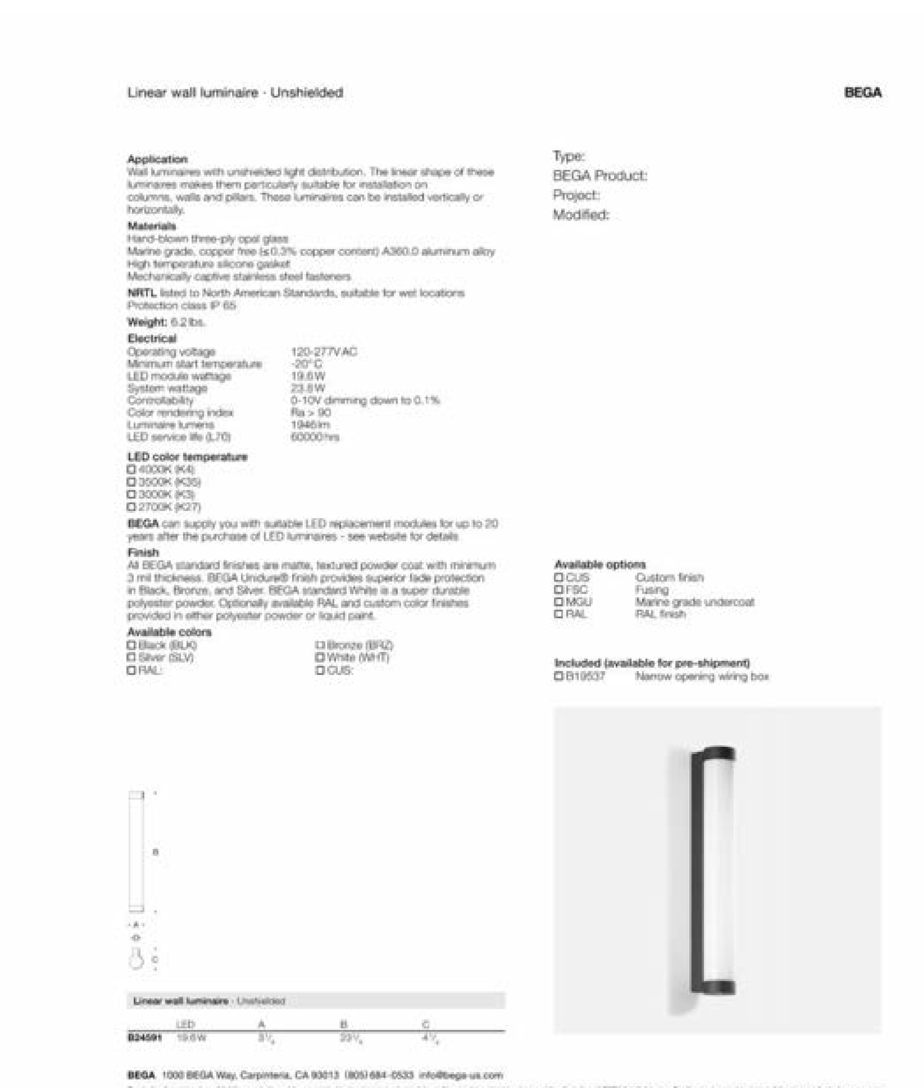
HLB 3997 Fabian Way
Type: E7
230633.000
Entitlements Submittal
27 September 2024
Page 19 of 38



HLB 3997 Fabian Way
Type: E8
230633.000
Entitlements Submittal
27 September 2024
Page 23 of 38



HLB 3997 Fabian Way
Type: E9
230633.000
Entitlements Submittal
27 September 2024
Page 30 of 38



HLB 3997 Fabian Way
Type: E10
230633.000
Entitlements Submittal
27 September 2024
Page 39 of 39

TCA ARCHITECTS | JUNO REALTY PARTNERS LLC

3997 FABIAN WAY
PALO ALTO, CA
TCA# 2021-091

ENTITLEMENT PACKAGE
SEPTEMBER 27, 2024

HLB

EL-2
SITE LIGHTING CUTSHEETS