

PALO ALTO COMMONS

Wellquest Living

APPROVAL STAMPS




IRWIN PARTNERS
ARCHITECTS

ARCHITECTURE
PLANNING
CONSULTING

245 Fischer Avenue
Suite B-2
Costa Mesa
California 92626
T: 714 557 2448
www.ipaac.com

PROJECT DATA

PROJECT ADDRESS 4075 El Camino Way, Palo Alto, CA 94306																			
LEGAL DESCRIPTION BOOK 132, PAGE 43, PARCEL 117, LOT A, J. J. MORRIS R.E. CO. SUB. OF THE COGAN TRACT, MAP BK. M PG. 3																			
ASSESSORS PARCEL NUMBER 132-43-177																			
ZONING PC - Planned Community (PC-3775 & PC-5116)																			
SCOPE OF WORK NEW ADDITIONS TO AN EXISTING ASSISTED LIVING AND MEMORY CARE FACILITY THAT HAD CONSISTED OF 121 UNITS. THE ADDITION WOULD INCLUDE 16 ADDITIONAL ASSISTED LIVING & MEMORY CARE DWELLING UNITS. (8 STUDIOS, 6 1-BED RMS, & 2 2-BED RMS). ASSISTED LIVING CONSISTS OF RESIDENTIAL CARE FOR THE ELDERLY THAT NEED DAY TO DAY ASSISTANCE. MEMORY CARE CONSISTS OF RESIDENTIAL CARE FOR THE ELDERLY WITH MEMORY ISSUES. THE PROPOSED TOTAL OF UNITS WOULD BE 137 UNITS																			
SITE DATA SITE AREA 110,642 SF BUILDING FOOTPRINT 33,236 SF (PAC) + 17,102 SF (AVANT) (EXISTING) BUILDING FOOTPRINT 34,422 SF (PAC) + 17,102 SF (AVANT) (PROPOSED) LOT COVERAGE (EXISTING) 52,470 SF (47.42%) with overhangs LOT COVERAGE (PROPOSED) 53,668 SF (48.51%) with overhangs (+1,198 SF)																			
YEAR FIRST OCCUPIED: 1988																			
PARKING SPACES EXISTING TO REMAIN 57* 0.47 SPACES PER UNIT - EXISTING																			
SPACES REQUIRES: NO RESIDENTIAL CARE FACILITY REQUIREMENT LISTED PER PAMC 18.52.040(C) TABLE 1 CONVALESCENT IS SIMILAR (OUR RESIDENTS ARE LONG TERM VS TEMPORARY BUT THE ALSO CAN'T DRIVE.) 1 SPACE PER 2.5 BEDS REQUIRED 1 BICYCLE SPACE PER 25 BEDS 141 BEDS / 2.5 = 56.4 141 / 25 = 5.64 57 SPACES REQUIRED 6 BICYCLE SPACES (2 LT & 4 ST)																			
SPACES PROVIDED: 57* TOTAL - NO CHANGE 4 ST & 2 LT 2 ADA, 8 COMPACT, 45 STANDARD 0.42 SPACES PER UNIT - PROPOSED																			
EXISTING PARKING ALLOTMENT: 41 SPACES ARE RESERVED FOR RESIDENTS & FAMILY MEMBERS 10 SPACES ARE RESERVED FOR STAFF 4 SPACES ARE RESERVED FOR VISITORS																			
PROPOSED PARKING ALLOTMENT: 26 SPACES ARE RESERVED FOR RESIDENTS & FAMILY MEMBERS 18 SPACES ARE RESERVED FOR STAFF 11 SPACES ARE RESERVED FOR VISITORS																			
PARKING SUMMARY (PAC) <table><thead><tr><th></th><th>EXISTING STAFF:</th></tr></thead><tbody><tr><td>Qty.</td><td>52 STAFF ON LARGEST SHIFT</td></tr><tr><td>ADA</td><td>21 - 40% COMMUTE BY CAR (4 PARK AT AVANT)</td></tr><tr><td>ADA VAN</td><td>31 - 60% COMMUTE BY CARPOOL, PUBLIC TRANSIT, RIDE SHARE</td></tr><tr><td>C</td><td>8 PROPOSED STAFF:</td></tr><tr><td>P</td><td>54 STAFF ON LARGEST SHIFT</td></tr><tr><td></td><td>22 - 40% COMMUTE BY CAR (4 PARK AT AVANT)</td></tr><tr><td></td><td>32 - 60% COMMUTE BY CARPOOL, PUBLIC TRANSIT, RIDE SHARE</td></tr><tr><td></td><td></td></tr></tbody></table> C - COMPACT PARKING P - STANDARD PARKING *AS PER PAMC 18.52.040(b)(8), ADA & ADA VAN SPACES SHALL COUNT AS AT LEAST 2 STANDARD PARKING SPACES FOR THE PURPOSES OF PARKING REQUIREMENTS.			EXISTING STAFF:	Qty.	52 STAFF ON LARGEST SHIFT	ADA	21 - 40% COMMUTE BY CAR (4 PARK AT AVANT)	ADA VAN	31 - 60% COMMUTE BY CARPOOL, PUBLIC TRANSIT, RIDE SHARE	C	8 PROPOSED STAFF:	P	54 STAFF ON LARGEST SHIFT		22 - 40% COMMUTE BY CAR (4 PARK AT AVANT)		32 - 60% COMMUTE BY CARPOOL, PUBLIC TRANSIT, RIDE SHARE		
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Willen Yu
Daniel Bowman
(Applicant)



PROJECT TEAM

OWNER Wellquest Living 30299 Buck Tail Drive, Canyon Lake, CA 92530 T: 949-757-2571 Charlene Kussner	ELECTRICAL ENGINEER GMEP Engineers 25439 Rancho Pkwy S., STE. #120 Lake Forest, CA 92530 T: 949-267-9095 Taylor Johnson
ARCHITECT Irwin Partners Architects 245 Fischer Avenue, Suite B2 Costa Mesa, CA 92626 T: 714-556-5774 W: www.ipaac.com Greg Irwin	INTERIOR DESIGNER Conley Design 7100 Northland Circle N, Unit 214 Minneapolis, MN 55428 T: 612-470-8602 Amy Jusich

PROJECT INFORMATION

UNIT MIX - PROPOSED				
Unit Name	Unit Type	Qty	Beds	Area (SF)
(E) Unit 2B-1	ASSISTED LIVING - 2 BED	2	2	733
(E) Unit B-1	ASSISTED LIVING - 1 BED	62	1	474
(E) Unit B-2	ASSISTED LIVING - 1 BED	12	1	469
(E) Unit B-3	ASSISTED LIVING - 1 BED	2	1	464
(E) Unit B-4	ASSISTED LIVING - 1 BED	1	1	441
(E) Unit B-5	ASSISTED LIVING - 1 BED	1	1	542
(E) Unit B-6	ASSISTED LIVING - 1 BED	1	1	637
(E) Unit B-H	ASSISTED LIVING - 1 BED	4	1	474
(E) Unit S-1	ASSISTED LIVING - STUDIO	22	1	377
(E) Unit S-3	ASSISTED LIVING - STUDIO	7	1	367
(E) Unit S-H	ASSISTED LIVING - STUDIO	7	1	378
(N) Unit AL-0A	ASSISTED LIVING - STUDIO	1	1	387
(N) Unit AL-0B	ASSISTED LIVING - STUDIO	3	1	319
(N) Unit AL-1A	ASSISTED LIVING - 1 BED	1	1	473
(N) Unit AL-1B	ASSISTED LIVING - 1 BED	1	1	406
(N) Unit AL-1C	ASSISTED LIVING - 1 BED	1	1	512
(N) Unit AL-1D	ASSISTED LIVING - 1 BED	1	1	462
(N) Unit AL-2A	ASSISTED LIVING - 2 BED	1	2	738
(N) Unit AL-2B	ASSISTED LIVING - 2 BED	1	2	708
(N) Unit MC-0A	MEMORY CARE - STUDIO	2	1	356
(N) Unit MC-0B	MEMORY CARE - STUDIO	2	1	489
(N) Unit MC-1A	MEMORY CARE - 1 BED	2	1	447
		137	141	

EXISTING UNIT COUNT:	121
PROPOSED UNIT COUNT:	137 (16 NEW UNITS)

CODE REQUIREMENTS

CODE INFORMATION UTILIZED FOR PROJECT THIS PROJECT IS PRIVATELY OWNED AND PRIVATELY FUNDED NO CHANGE IN USE EXISTING MEANS OF EGRESS TO REMAIN APPLICABLE CODES ALL WORK SHALL BE IN CONFORMANCE WITH 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE CALIFORNIA GREEN BUILDING CODE (CALGreen) WITH LOCAL AMENDMENTS PALO ALTO CODES AND ORDINANCES BUILDING CONSTRUCTION OCCUPANCY TYPES: R2.1, A2, A3, B; NO CHANGE CONSTRUCTION TYPE: TYPE V-A above TYPE I-A (UNDERGROUND PARKING); NO CHANGE SPRINKLERS: YES ALLOWABLE BUILDING HEIGHT: 50' (R2.1 CBC TABLE 50.43) 35' (PAMC) ACTUAL BUILDING HEIGHT: 32'-6"; NO CHANGE ALLOWABLE NUMBER OF STORIES: 3 (R2.1 CBC TABLE 504.4) 3 (PC-3775 & PC-5116) ACTUAL NUMBER OF STORIES: 3; NO CHANGE ALLOWABLE BUILDING AREA (SINGLE OCCUPANCY, MULTI-STORY, NON-SEPARATED USE): BASIC - 31,500 SF INCREASES: MULTISTORY - YES SPRINKLERS - YES (NFPA 13) FRONTAGE INCREASE - 0.50 (TABLE 506.3.3) 31,500 + (10,500 X 0.50) = 36,750 SF per Floor PALO ALTO COMMONS (EXISTING): <table><thead><tr><th>BUILDING AREA (EXISTING)</th><th>Area (SF)</th></tr></thead><tbody><tr><td>Building A</td><td></td></tr><tr><td>First Floor</td><td>20,802</td></tr><tr><td>Second Floor</td><td>17,400</td></tr><tr><td>Third Floor</td><td>11,433</td></tr><tr><td></td><td>49,635 sq ft</td></tr><tr><td>Building B</td><td></td></tr><tr><td>First Floor</td><td>12,434</td></tr><tr><td>Second Floor</td><td>11,607</td></tr><tr><td>Third Floor</td><td>9,812</td></tr><tr><td></td><td>33,853 sq ft</td></tr><tr><td></td><td>83,488 sq ft</td></tr></tbody></table> THE AVANT (EXISTING): BUILDING AREA: 47,500 SF FAR CALCULATION (EXISTING) TOTAL BUILDING AREA: 131,015 SF SITE AREA: 110,642 SF FAR: 1.18 PALO ALTO COMMONS (PROPOSED): <table><thead><tr><th>BUILDING AREA (PROPOSED)</th><th>Area (SF)</th></tr></thead><tbody><tr><td>Building A</td><td></td></tr><tr><td>First Floor</td><td>21,703</td></tr><tr><td>Second Floor</td><td>19,020</td></tr><tr><td>Third Floor</td><td>12,168</td></tr><tr><td></td><td>52,891 sq ft</td></tr><tr><td>Building B</td><td></td></tr><tr><td>First Floor</td><td>12,719</td></tr><tr><td>Second Floor</td><td>12,656</td></tr><tr><td>Third Floor</td><td>12,113</td></tr><tr><td></td><td>37,488 sq ft</td></tr><tr><td></td><td>90,379 sq ft</td></tr></tbody></table> THE AVANT (NO CHANGE; NOT IN SCOPE): BUILDING AREA: 47,500 SF FAR CALCULATION (PROPOSED) TOTAL BUILDING AREA: 137,906 SF +6,891 SF SITE AREA: 110,642 SF FAR: 1.25 +0.07		BUILDING AREA (EXISTING)	Area (SF)	Building A		First Floor	20,802	Second Floor	17,400	Third Floor	11,433		49,635 sq ft	Building B		First Floor	12,434	Second Floor	11,607	Third Floor	9,812		33,853 sq ft		83,488 sq ft	BUILDING AREA (PROPOSED)	Area (SF)	Building A		First Floor	21,703	Second Floor	19,020	Third Floor	12,168		52,891 sq ft	Building B		First Floor	12,719	Second Floor	12,656	Third Floor	12,113		37,488 sq ft		90,379 sq ft
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VICINITY MAP



DEFERRED SUBMITTALS

SUBJECT TO REVIEW AND APPROVAL OF FIRE AUTHORITY: FIRE SPRINKLERS NFPA 13 REQUIREMENTS FIRE ALARM SYSTEMS SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE GENERAL CONTRACTOR WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL BY THE GENERAL CONTRACTOR OR HIS SUB CONTRACTOR IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.	
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SHEET INDEX

TITLE A1.0 Title Sheet T-1 Tree Protection Sheet GB-1 Cal Greens Notes GB-2 Cal Greens Notes ARCHITECTURAL A1.1 Architectural Site Plan A1.2 Landscape Site Plan A1.3 Trash Site Plan A1.4 Trash Enclosure & Bike Storage A1.5 Exterior Wall - Max Opening A2.1A First Floor Plan Area A A2.1B First Floor Plan Area B A2.2A Second Floor Plan Area A A2.2B Second Floor Plan Area B A2.3A Third Floor Plan Area A A2.3B Third Floor Plan Area B A2.4 Basement Floor Plan A2.5 Floor Area Block Diagrams - 1st FLR A2.6 Floor Area Block Diagrams - 2nd FLR A2.7 Floor Area Block Diagrams - 3rd FLR A3.1 Roof Plan A4.1 Enlarged Unit Plans A4.2 Enlarged Unit Plans A4.3 Enlarged Unit Plans A5.1 Exterior Building Elevations - North A5.2 Exterior Building Elevations - South A5.3 Exterior Building Elevations - East A5.4 Exterior Building Elevations - West A5.5 Exterior Building Elevations - N/E Courtyard A5.6 Exterior Building Elevations - S/W Courtyard A5.7 Exterior Building Sections - Daylight Plane A5.8 Exterior Building Tent Diagrams - Daylight Plane A5.9 Shadow Study - Dec 21 A5.10 Shadow Study - March 21 A5.11 Shadow Study - June 21 A5.12 Shadow Study w/ Trees - March 21 A5.13 Shadow Study w/ Trees - June 21 - 12 PM A5.14 Shadow Study w/ Trees - Dec 21 - 12 PM A5.15 Shadow Study w/ Trees - Dec 21 - 4 PM	
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RECEIVED, REVIEWED & REVISION STAMPS

PROJECT: 21003
DRAWN BY: YI, RA, & DB
CHECKED BY: TB & MP

DATE OF ISSUE: 00/00/0000

DRAWING DESCRIPTION

Title Sheet

DRAWING NUMBER

A1.0

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 protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**

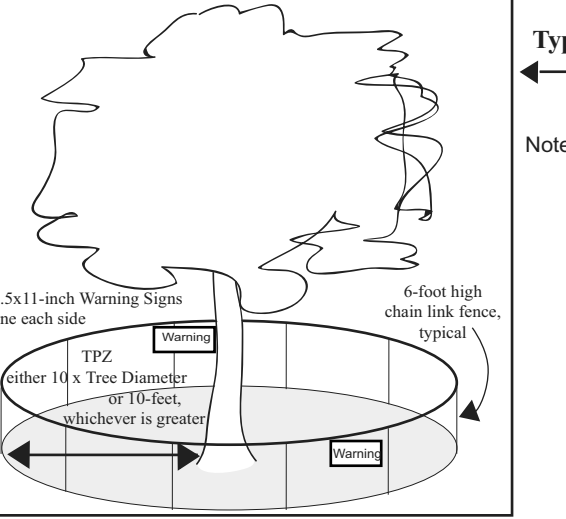
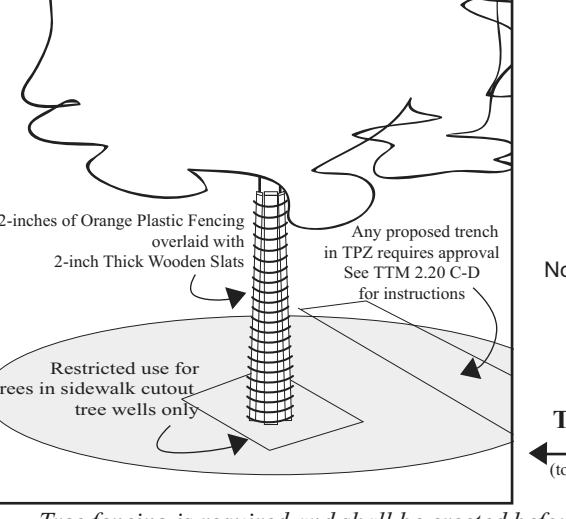
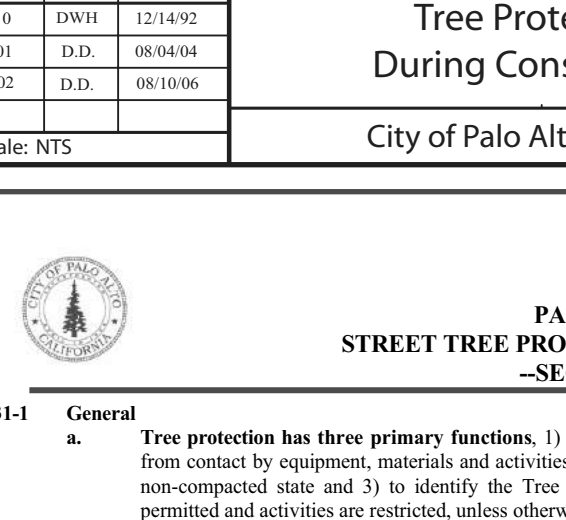
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual (TTM)** found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT		CITY OF PALO ALTO Planning Division, 250 Hamilton Avenue Palo Alto, CA 94301 (650) 329-2441 http://www.cityofpaloalto.org
Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. A completed tree disclosure statement must accompany all permit applications that include exterior work, all demolition or grading permit applications, or other development activity.		
PROPERTY ADDRESS: 4075 El Camino Way, Palo Alto, CA 94306		
Are there Regulated trees on or adjacent to the property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (If no, proceed to Section 4)		
[Sections 1 - 4 MUST be completed by the applicant. Please circle and/or check where applicable.]		
1. Where are the trees? Check those that apply. (Plans must be submitted showing all trees over 4" diameter) <input checked="" type="checkbox"/> On the property <input type="checkbox"/> On adjacent property overhanging the project site <input type="checkbox"/> In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*		
*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form. Contact Public Works Operations at (650) 496-5953 for inspection of type I, II or III fencing (see attached Detail 605) required for all street trees.		
2. Are there any Protected or Designated Trees? <input checked="" type="checkbox"/> YES (Check where applicable) <input type="checkbox"/> NO <input checked="" type="checkbox"/> Protected Tree (s) <input type="checkbox"/> Designated Tree (s) <input type="checkbox"/> On or overhanging the property		
3. Is there activity or grading within the drip-line? (radius 10 times the trunk diameter) of these trees? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM - Section 6.25). Attach this report to Sheet T-1, Tree Protection, as part of the Plan** per Site Plan Requirements.		
4. Are the Site Plan Requirements** completed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO **Plans, Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy drip-line; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the drip-line, per Sheet T-1 and Detail 605 - http://www.cityofpaloalto.org/trees/forms.htm (See also TTM - Section 2.15 for area to be fenced)		
I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.		
Signature: <u>Charlene Kussner</u> Print: <u>Charlene Kussner</u> Date: <u>6-9-22</u> (Prop. Owner or Agent)		
FOR STAFF USE: Sections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit). 5. Protected Trees: The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. YES NO (N/A if there are no protected trees, check here C) 6. Street Trees: A signed Public Works Street Tree Protection Verification form is attached. YES NO (N/A if there are no street trees, check here C)		

S:\PLANNING\Adv\Advance Planning\AboutTree Program\Information\Tree Disclosure Statement\T202Tree Disclosure Statement\Final_307.doc

Revised 03/04/07

City of Palo Alto 250 Hamilton Avenue, Palo Alto, CA 94301	
Search: <input type="text"/>	Advanced <input type="text"/>
Home <input type="text"/> Planning & Community Environment <input type="text"/>	
Tree Technical Manual	
To purchase the Tree Technical Manual	
June, 2001 First Edition	
View by section:	
<ul style="list-style-type: none">Table of Contents (PDF, 87KB)Intent and Purpose (PDF, 1.05MB)Introduction - Use of Manual (PDF, 1.05MB)Section 1.0 - Definitions (PDF, 66KB)Section 2.0 - Protection of Trees During Construction (PDF, 269KB)Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)Section 4.0 - Hazardous Trees (PDF, 105KB)Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)Section 6.0 - Tree Reports (PDF, 64KB)	
View ALL sections:	
<ul style="list-style-type: none">Tree Technical Manual - Full (PDF, 1.64MB)	
APPENDICES	
<ul style="list-style-type: none">A: Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management RegulationsB: Tree City - USAC: ISA Hazard Evaluation FormD: List of Inherent Failure Patterns for Selected Species (Reference source)E: ISA Tree Pruning Guidelines (PDF, 1.89MB)F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)G: Pruning Performance Standards, ANSI A300-1995 (Reference source)H: Tree Planting Details, Diagram 504 & 505I: Tree Disclosure StatementJ: Palo Alto Standard Tree Protection Instructions	

For written specifications associated with illustrations below, see Public Works Specifications Section 31 Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)	
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10 times the diameter of the tree or 10-foot, whichever is greater) • Restricted activity area - see Tree Technical Manual Sec 2.15(E) • Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call (650) 496-5953.	
	Type I Tree Protection For all Ordinance Protected and Designated trees, as detailed in the site specific tree protection report (TPR) prepared by the applicant's project arborist as directed in the plans. Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report
	Type II Tree Protection Any proposed trench or form work within TPZ requires approval from Public Works Operations. Call (650) 496-5953. Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.
	Type III Tree Protection To be used only with approval of Public Works Operations. Tree fencing is required and shall be erected before demolition, grading or construction begins.
Tree Protection During Construction City of Palo Alto Standard	
Rev. 01 DW/12/14/92 02 D.D./06/04/94 03 D.D./06/10/96	Approved by: Dave Dockter PE No. _____ Date: 2006 DWg No. 605

PALO ALTO STREET TREE PROTECTION INSTRUCTIONS -SECTION 31-	
31-1 General	<ul style="list-style-type: none">Tree protection has three primary functions. 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet, whichever is greater, enclosed by fencing.
31-2 Reference Documents	<ul style="list-style-type: none">Detail 605 - Illustration of situations described below.Tree Technical Manual (TTM) Form (http://www.cityofpaloalto.org/trees/)1. Trenching Restrictions (TTM, Section 2.20(C))2. Arborist Reporting Protocol (TTM, Section 6.25)3. Site Plan Requirements (TTM, Section 6.25)4. Tree Disclosure Statement (TTM, Appendix I)Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms.htm)
31-3 Execution	<ul style="list-style-type: none">Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade-level concrete base, if approved by Public Works Operations.Type II Tree Protection: For trees situated within a planting strip, only the planting strip and sand side of the TPZ shall be enclosed with the required chain link fencing in order to keep the sidewalk and street open for public use.Type III Tree Protection: To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.Size, type and area to be fenced: All trees to be preserved shall be protected with six (6) foot high chain link fences. Fences are to be erected on ten-foot diameter galvanized steel posts, driven into the ground to a depth of at least 2-foot at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.Warning Signs: A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."Duration: Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.During construction<ul style="list-style-type: none">All neighbors' trees that overhang the project site shall be protected from impact of any kind.The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.08.070 of the Palo Alto Municipal Code.The following tree preservation measures apply to all trees to be retained:<ul style="list-style-type: none">No storage of material, disposal, vehicles or equipment shall be permitted within the TPZ.The ground under and about the tree canopy shall not be altered.Tree to be retained shall be irrigated, attended and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Verification of Protection, PWS, Section 31

Revised 06/06

Palo Alto Tree Technical Manual CONTRACTOR & ARBORIST INSPECTION SCHEDULE	
Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/	
ALL CHECKED ITEMS APPLY TO THIS PROJECT:	
1. <input checked="" type="checkbox"/> Inspection of Protective Tree Fencing: For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.19)	
2. <input checked="" type="checkbox"/> Pre-Construction Meeting: Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).	
3. <input checked="" type="checkbox"/> Inspection of Rough Grading or Trenching: Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect irrigation systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.	
4. <input checked="" type="checkbox"/> Monthly Tree Activity Report Inspections: The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154 (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).	
5. <input checked="" type="checkbox"/> Special activity within the Tree Protection Zone: Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).	
6. <input type="checkbox"/> Landscape Architect Inspection: For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 3.20.1 A) and that the inspection is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.	
7. <input type="checkbox"/> List Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)	

City of Palo Alto Public Works Operations P.O. Box 1020 Palo Alto, CA 94303 (650) 496-5953 FAX: (650) 492-9489 arborist@cityofpaloalto.org		Verification of Street Tree Protection
Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.		
APPLICATION DATE: _____		
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: 4075 El Camino Way, Palo Alto, CA		
APPLICANT'S NAME: Charlene Kussner		
APPLICANT'S ADDRESS: 185 S. State Street, Suite 1500, Salt Lake City UT 84111		
APPLICANT'S TELEPHONE & FAX NUMBERS: Cell: 951-757-2571		
This section to be filled out by City Tree Staff		
1. The Street Trees at the above address(es) are adequately protected. The type of protection used is: _____	YES <input type="checkbox"/> NO <input type="checkbox"/>	* If NO, go to #2 below
Inspected by: _____		
Date of inspection: _____		
2. The Street Trees at the above address are NOT adequately protected. The following modifications are required: _____		
Indicate how the required modifications were communicated to the applicant: _____		
Subsequent inspection		
Street trees at above address were found to be adequately protected: _____	YES <input type="checkbox"/> NO <input type="checkbox"/>	* If NO, indicate in "Notes" below the disposition of case.
Inspected by: _____		
Date of inspection: _____		
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.		
Return approved sheet to Applicant for demolition or building permit issuance.		

City of Palo Alto Tree Technical Manual ADDENDUM 11	
Arborist Firm Data Here	
Monthly Tree Activity Report- Construction Site	
Inspection Date: _____	Site address: Palo Alto, CA
Inspection # _____	Contractor: _____
	Main Site Contact information
	#1: Job site superintendent
	Company/
	Email/
	Job site
	Office:
	Call:
	Mail:
	Also present: _____

Distribution: 1. City of Palo Alto	Attn: Dave Dockter
2. Others	Dave.dockter@cityofpaloalto.org
	650-329-2440
Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.	
1. Assignment Activity (Demolition/grading/sever/trenching/foundation list relevant visits)	
a. Pre-construction meeting requirement with sub-contractors	
b. Inspect to verify that tree protection measures are in place	
c. Determine if field adjustment, watering or plan revision may be needed	
2. Field Observations (general site-wide and list by individual tree number)	
a. Tree Protection Fences (TPF) are _____	
b. Trenching has/will occur _____	
3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due	
a. Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)	
b. Root zone buffer material (wood chips) can be installed next	
c. Schedule sever trench, foundation dig with _____	
4. Photographs (use often)	
5. Tree Location Map (mandatory 8.5 x 11 sheet)	
6. Recommendations, notes or monitor items for project/staff/schedule	
7. Past visits (list carry-over items satisfied/still outstanding)	
Respectfully submitted,	
Project site arborist	
Consultant contact information (Include email, cell#, and mailing)	
Cc: _____	
Enter Date	CPA Monthly Tree Activity Report: Type site address here
	Page #1 of 1

---WARNING---	
Tree Protection Zone	
This fencing shall not be removed without City Arborist approval (650-496-5953)	
Removal without permission is subject to a \$500 fine per day*	
*Palo Alto Municipal Code Section 8.10.110	
City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html	

SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPECTIONS MANDATORY	
PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.	
BUILDING PERMIT DATE: _____	
DATE OF 1 ST TREE ACTIVITY REPORT: _____	
CITY STAFF: _____	
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.	

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

Use additional "T" sheets as needed

T-1



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

Special Tree Protection Instruction Sheet

City of Palo Alto



T-1



Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Green Building Program and Resources
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments)

<http://www.bsc.ca.gov/Home/CALGreen.aspx>
<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance>
https://codellibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 1

Version 01/23

This plan sheet is for residential building additions
and/or alterations exceeding 1,000 square feet.

Project Address:

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 1

GB-1
Mandatory
+Tier 1

PROJECT: 21003
DRAWN BY: YI, RA, & DB
CHECKED BY: TB & MP

DATE OF ISSUE: 00/00/0000

DRAWING DESCRIPTION

Cal Greens Notes

DRAWING NUMBER

GB-1



PALO ALTO COMMONS
Wellquest Living
4075 El Camino Way, Palo Alto, CA 94306

© 2024 IRWIN PARTNERS ARCHITECTS 4/26/2024 10:44 AM K:\2023\1003 Wellquest - Palo Alto\21003 Arch\CAD\1003 Models\21003 Phase 2\0241 21003 Wellquest - PAC - Phase 2.dwg



				Compliance Path Verification					
				Plan Sheet, Spec or Attachment Reference	Plan Check	Rough GB Inspection IJR # 152	Final Inspection IJR #153		
					CORR	INITIAL	CORR	INITIAL	CORR
					INITIAL		INITIAL	Part 1	Part 2
								Part 1	Part 2
								INITIAL	INITIAL
4.1 Planning and Design									
Mandatory	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2 X	GB-2					
	Tier 1 Mand.	Topsoil protection - Tier 1 requirements	A4.106.2.3 X	GB-2					
Mandatory	Mandatory	Grading and paving	4.106.3 X	GB-2					
	Tier 1 Mand.	Water permeable surfaces for 20%: Tier 1 requirements	A4.106.4 X	GB-2					
Mandatory	Mandatory	Bicycle Parking (locally amended) When an addition/change of use results in increased parking (IMF)	PAMC 16.54.060 & 16.14.170 / A4.106.5 X						
	Tier 1 Mand.	Cool roof for reduction of heat island effect. (HR Residential, Hotels and Motels w/ Roof Slope 2:12 only)	PAMC 16.16.070 & 16.14.080 / A4.106.5 X						
Elective	Elective	Site selection	A4.103.1 X	GB-2					
	Elective	Community connectivity	A4.103.2 X	GB-2					
Elective	Elective	Supervision and education by a Special Inspector (locally amended)	PAMC 16.14.140/ A4.104.1 X						
	Elective	Deconstruction	PAMC 16.14.150/ A4.105.1 X						
Elective	Elective	Reuse of existing materials (Residential project other than HR Residential, Hotels, and Motels w/ Roof Slope)	PAMC 16.14.150/ A4.105.2 X						
	Elective	Landscape design	A4.106.3 X						
Elective	Elective	Soil analysis	A4.106.2.1 X						
	Elective	Soil protection	A4.106.2.2 X						
Elective	Elective	Landscape design	A4.106.3 X						
	Elective	Cool roof for reduction of heat island effect	PAMC 16.16.070 & 16.14.080/ A4.106.5 X						
Elective	Elective	Vegetated roof	A4.106.6 X						
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7 X						
Elective	Elective	Light pollution reduction (locally amended)	PAMC 16.14.180/ A4.108.10 X						
	Elective	Innovative concepts and local environmental conditions	A4.108.1 X						
4.3 Water Efficiency and Conservation									
Mandatory	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1 X	GB-2					
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2 X						
Mandatory	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1 X	GB-2					
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2 X						
Mandatory	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi) Minimum flow rate shall not be less than 0.8 gpm	4.303.1.4.1 X	GB-2					
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) (IMF)	4.303.1.4.2 X						
Mandatory	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3 X						
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2 X	GB-2					
Mandatory	Mandatory	Outdoor potable water use in landscape area (MWELQ)	4.304.1 X						
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100 / Sec.4.306 X						
Tier 1 Mand.	Elective	Recycled water for landscape irrigation (when landscape >1,000 sq. ft.) (IMF only/IAA)	PAMC 16.14.210/ A4.305.3 X						
	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1 X	GB-2					
Elective	Elective	Alternate water sources for nonpotable applications	A4.303.2 X						
	Elective	Appliances	A4.303.3 X						
Elective	Elective	Nonwater urinals and waterless toilets	A4.303.4 X						
	Elective	Hot water recirculation systems	A4.303.5 X	GB-2					
Elective	Elective	Rainwater catchment systems	A4.304.1 X						
	Elective	Potable water elimination	A4.304.2 X						
Elective	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3 X						
	Elective	Greywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210 / A4.305.1 X						
Elective	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2 X						
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3 X						
Elective	Elective	Innovative concepts and local environmental conditions	A4.306.1 X						
4.4 Material Conservation and Resource Efficiency									
Mandatory	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1 X	GB-2					
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000, less than \$25,000 must meet state standards of 65%)	PAMC 16.14.250/ A4.408.1 X	GB-2					
Mandatory	Mandatory	Construction waste management plan in Green Halo	4.408.2 X	GB-2					
	Mandatory	Waste management company	4.408.3 X	GB-2					
Mandatory	Mandatory	Documentation	4.408.5 X	GB-2					
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1 X	GB-2					
Mandatory	Mandatory	Recycling by occupants (IMF)	4.410.2 X						
	Tier 1 Mand.	Low-carbon concrete requirements	PAMC 16.14.240/ A4.403.2 X	GB-2					
Tier 1 Mand.	Elective	Recycled Content 10%	PAMC 16.16.070 & 16.14.080/ A4.405.3.1 X	GB-2					
	Elective	Efficient framing techniques - Lumber size	A4.404.1 X						
Elective	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2 X						
	Elective	Efficient framing techniques - Building systems	A4.404.3 X	GB-2					
Elective	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4 X						
	Elective	Prefinished building materials	A4.405.1 X						
Elective	Elective	Concrete floors	A4.405.2 X						
	Elective	Use of building materials from rapidly renewable sources	A4.405.4 X						
Elective	Elective	Drainage around foundations	A4.407.1 X						
	Elective	Roof drainage	A4.407.2 X						
Elective	Elective	Flashing details	A4.407.3 X						
	Elective	Material protection	A4.407.4 X	GB-2					
Elective	Elective	Door protection	A4.407.6 X						
	Elective	Roof overhangs	A4.407.7 X						
Elective	Elective	Innovative concepts and local environmental conditions	A4.411.1 X						

				Compliance Path Verification					
				Plan Sheet, Spec or Attachment Reference	Plan Check	Rough GB Inspection IJR # 152	Final Inspection IJR #153		
					CORR	INITIAL	CORR	INITIAL	CORR
					INITIAL		INITIAL	Part 1	Part 2
								Part 1	Part 2
								INITIAL	INITIAL
4.5 Environmental Quality									
Mandatory	Mandatory	Fireplaces, shall be direct-vent sealed combustion type	4.503.1 X						
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	4.504.1 X	GB-2					
Mandatory	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 or 4.504.2 for VOC limits	4.504.2.1 X	GB-2					
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2 X	GB-2					
Mandatory	Mandatory	Aerosol paints and coatings	4.504.2.3 X	GB-2					
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4 X	GB-2					
Mandatory	Mandatory	Carpet systems compliant with VOC limits	4.504.3 X	GB-2					
	Mandatory	Carpet systems: Carpet cushion	4.504.3.1 X	GB-2					
Mandatory	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2 X	GB-2					
	Tier 1 Mand.	Resilient flooring systems for 90% - Tier 1 requirements	M/C 16.16.070 & 16.14.080/ A4.504.2 X	GB-2					
Mandatory	Mandatory	Composite wood products	4.504.5 X	GB-2					
	Mandatory	Documentation	4.504.5.1 X	GB-2					
Mandatory	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2 X	GB-2					
	Mandatory	Cantilever break for slab-on-grade foundations	4.505.2.1 X	GB-2					
Mandatory	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3 X	GB-2					
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1 X	GB-2					
Mandatory	Mandatory	1. ENERGY STAR fans ducted to outside of building	X	GB-2					
	Mandatory	2. Humidity controlled OR functioning as a component of a whole-house ventilation system	X	GB-2					
Mandatory	Mandatory	3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	X	GB-2					
	Mandatory	Heating and air conditioning system design	4.507.2 X	GB-2					
Mandatory	Mandatory	Indoor Air Quality Management Plan (IMF)	PAMC 16.14.390 X	GB-2					
	Mandatory	Water Heater Replacement (Residential Remodels or Additions: HPWH required when gas water heater is replaced or new water heater is added)	PAMC 16.14.110/ 4.509 X	GB-2					
Elective	Elective	Compliance with formaldehyde limits	PAMC 16.14.265/ A4.504.1 X	GB-2					
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3 X						
Elective	Elective	Construction filters (HR)	A4.506.2 X						
	Elective	Direct-vent appliances	A4.506.3 X						
Elective	Elective	Innovative concepts and local environmental conditions.	A4.509.1 X						

Legend:

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
P - 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

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

☐ Construction debris receipts from an approved facility using Green Halo.

☐ If HERS testing was required per the homes energy report, attach the completed forms.

☐ If there were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) rerun the report and attach it.

I certify that:

☐ CALGreen inspections were performed throughout construction.

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

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

Signature (Green Building Special Inspector) _____

Sign only after project is complete

Print Name _____

Date _____

Division 4.1 – PLANNING AND DESIGN

SECTION 4A.103
SITE SELECTION

A4.103.1 Selection. A site which complies with at least one of the following characteristics is selected:

1. An infill site is selected.
2. A greyfield site is selected.
3. An EPA-recognized and remediated Brownfield site is selected.

A4.103.2 Community connectivity. Facilitate community connectivity by one of the following methods:

1. Locate project within a 1/4-mile true walking distance of at least four basic services, readily accessible by pedestrians.
2. Locate project within a 1/2-mile true walking distance of at least seven basic services, readily accessible by pedestrians.
3. Other methods increasing access to additional resources.

Note: Examples of services include, but are not limited to, bank, place of worship, convenience grocery, day care, cleaners, fire station, barber shop, beauty shop, hardware store, laundry, library, medical clinic, dental clinic, senior care facility, park, pharmacy, post office, restaurant, school, supermarket, theater, community center, fitness center, museum or farmers market. Other services may be considered on a case-by-case basis.

Site located walking distance from, Day care: 0.06 miles, Restaurant: 0.08 Miles, School: 0.11 Miles, Place of Worship: 0.16 Miles

SECTION 4.106
SITE DEVELOPMENT

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 Storm water drainage and retention during construction.

Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

1. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

A4.106.2.3 Topsoil protection. Topsoil shall be protected or saved for reuse as specified in this section.

Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from ero-sion.

Note: Protection from erosion includes covering with tarps, straw, mulch, chipped wood, vegetative cover or other means acceptable to the enforcing agency to protect the topsoil for later use.

A4.106.3 Landscape design. Postconstruction landscape designs shall accomplish one or more of the following:

1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.
2. Utilize at least 75 percent native California or drought tolerant plant and tree species appropriate for the climate zone region.

A4.106.4 Water permeable surfaces. Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following.

Tier 1. Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable.

Exceptions:

1. The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface.
2. Required accessible routes for persons with disabilities as required by California Code of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.

Division 4.3 - WATER EFFICIENCY AND CONSERVATION

SECTION 4.303
INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment details.

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

A4.303.1 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

A4.303.5 Hot water recirculation systems. One- and two-family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand hot water recirculation system shall be installed in accordance with the *California Plumbing Code*, *California Energy Code* and the manufacturer's installation instructions.

SECTION 4.305
WATER REUSE SYSTEMS

4.305.1 Recycled water supply systems. Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the *California Plumbing Code*.

Division 4.4 – MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

16.14.240 Section 4A.403.2 Reduction in cement use. Section 4A.403.2 of Appendix A4 of the California Green Building Standards Code is adopted as a Mandatory measure for all Tier 1 and Tier 2 projects and is amended to read:

A4.403.2 Low Carbon Concrete Requirements.

A4.403.2.1 Purpose. The purpose of this chapter is to provide practical standards and requirements for the composition of concrete, as defined herein, that maintains adequate strength and durability for the intended application and at the same time reduces greenhouse gas emissions associated with concrete composition. This code includes pathways for compliance with either reduced cement levels or lower-emission supplementary cementitious materials.

A4.403.2.2 Definitions. For the application of this section the following definitions shall apply:

Concrete. Concrete is any approved combination of mineral aggregates bound together into a hardened conglomerate in accordance with the requirements of this code.

Environmental product declaration (EPD). EPDs present quantified environmental information on the life cycle of a product to enable comparisons between products fulfilling the same function. EPDs must conform to ISO 14025, and EN 15804 or ISO 21930, and have at least a "cradle to gate" scope (which covers product life cycle from resource extraction to the factory). Upfront embodied carbon (embodied carbon). The greenhouse gasses emitted in material extraction, transportation and manufacturing of a material corresponding to life cycle stages A1 (extraction and upstream production), A2 (transportation), and A3 (manufacturing). Definition is as noted in ISO 21930 and as defined in the Product Category Rule for Concrete by NSF dated February 22nd, 2019. https://www.nsf.org/newsroom/pdf/concrete_pcr_2019.pdf

A4.403.2.3 Compliance. Compliance with the requirements of this chapter shall be demonstrated through any of the following options in Sections 4.403.2.3.2 through 4.403.2.3.5:

Table A4.403.2.3 Cement and Embodied Carbon Limit Pathways

A4.403.2.3.1 Allowable Increases.

- (1) Cement and Embodied Carbon Limit Allowances. Cement or Embodied Carbon limits shown in Table A4.403.2.3 can be increased by 30% for concretes demonstrated to the Building Official as requiring high early strength. Such concretes could include, but are not limited to, precast, prestressed concrete; beams and slabs above grade; and shotcrete.
- (2) Approved Cements. The maximum cement content may be increased proportionately above the tabulated value when using an approved cement, or blended cement, demonstrated by approved EPD to have a plant-specific EPD lower than the value for CEM I 52.5/normal mix. The increase in allowable cement content would be (1040/plant-specific EPD) %.

A4.403.2.3.2 Cement Limit Method - Mix. Cement content of a concrete mix using this method shall not exceed the value shown in the Table A4.403.2.3. Use of this method is limited to concrete with specified compressive strength not exceeding 5,000 psi.

A4.403.2.3.3 Cement Limit Method - Project. Total cement content shall be based on total cement usage of all concrete mix designs within the same project. Total cement content for a project shall not exceed the value calculated according to Equation A4.403.2.3.3.

Equation A4.403.2.3.3:

$$CEM_{proj} \leq CEM_{allowed}$$
$$n(CEM_{proj} + CEM_{m1} + CEM_{m2} + CEM_{m3} + CEM_{m4} + CEM_{m5} + CEM_{m6} + CEM_{m7} + CEM_{m8} + CEM_{m9} + CEM_{m10} + CEM_{m11} + CEM_{m12} + CEM_{m13} + CEM_{m14} + CEM_{m15} + CEM_{m16} + CEM_{m17} + CEM_{m18} + CEM_{m19} + CEM_{m20} + CEM_{m21} + CEM_{m22} + CEM_{m23} + CEM_{m24} + CEM_{m25} + CEM_{m26} + CEM_{m27} + CEM_{m28} + CEM_{m29} + CEM_{m30} + CEM_{m31} + CEM_{m32} + CEM_{m33} + CEM_{m34} + CEM_{m35} + CEM_{m36} + CEM_{m37} + CEM_{m38} + CEM_{m39} + CEM_{m40} + CEM_{m41} + CEM_{m42} + CEM_{m43} + CEM_{m44} + CEM_{m45} + CEM_{m46} + CEM_{m47} + CEM_{m48} + CEM_{m49} + CEM_{m50} + CEM_{m51} + CEM_{m52} + CEM_{m53} + CEM_{m54} + CEM_{m55} + CEM_{m56} + CEM_{m57} + CEM_{m58} + CEM_{m59} + CEM_{m60} + CEM_{m61} + CEM_{m62} + CEM_{m63} + CEM_{m64} + CEM_{m65} + CEM_{m66} + CEM_{m67} + CEM_{m68} + CEM_{m69} + CEM_{m70} + CEM_{m71} + CEM_{m72} + CEM_{m73} + CEM_{m74} + CEM_{m75} + CEM_{m76} + CEM_{m77} + CEM_{m78} + CEM_{m79} + CEM_{m80} + CEM_{m81} + CEM_{m82} + CEM_{m83} + CEM_{m84} + CEM_{m85} + CEM_{m86} + CEM_{m87} + CEM_{m88} + CEM_{m89} + CEM_{m90} + CEM_{m91} + CEM_{m92} + CEM_{m93} + CEM_{m94} + CEM_{m95} + CEM_{m96} + CEM_{m97} + CEM_{m98} + CEM_{m99} + CEM_{m100})$$

n = the total number of concrete mixtures for the project

CEM_{m1} = the cement content for mixtures, kg/m^3 or lb/yd^3

CEM_{m2} = the maximum cement content for mixtures, per Table A4.403.2.3, kg/m^3 or lb/yd^3

V_{m1} = the volume of mixtures, concrete to be placed, yd^3 or m^3

Applicant can use yd^3 or m^3 for calculation, but must keep same units throughout

A4.403.2.3.4. Embodied Carbon Method - Mix. Embodied carbon (EC) of concrete mix designs shall not exceed the value given in Table A4.403.2.3.

A4.403.2.3.5. Embodied Carbon Method - Project. Total embodied carbon (EC) of all concrete mix designs within the same project shall not exceed the project limit (EC allowed) determined using Table A4.403.2.3 and Equation A4.403.2.3.5.

Equation A4.403.2.3.5:

$$EC_{proj} \leq EC_{allowed}$$
$$n(EC_{proj} + EC_{m1} + EC_{m2} + EC_{m3} + EC_{m4} + EC_{m5} + EC_{m6} + EC_{m7} + EC_{m8} + EC_{m9} + EC_{m10} + EC_{m11} + EC_{m12} + EC_{m13} + EC_{m14} + EC_{m15} + EC_{m16} + EC_{m17} + EC_{m18} + EC_{m19} + EC_{m20} + EC_{m21} + EC_{m22} + EC_{m23} + EC_{m24} + EC_{m25} + EC_{m26} + EC_{m27} + EC_{m28} + EC_{m29} + EC_{m30} + EC_{m31} + EC_{m32} + EC_{m33} + EC_{m34} + EC_{m35} + EC_{m36} + EC_{m37} + EC_{m38} + EC_{m39} + EC_{m40} + EC_{m41} + EC_{m42} + EC_{m43} + EC_{m44} + EC_{m45} + EC_{m46} + EC_{m47} + EC_{m48} + EC_{m49} + EC_{m50} + EC_{m51} + EC_{m52} + EC_{m53} + EC_{m54} + EC_{m55} + EC_{m56} + EC_{m57} + EC_{m58} + EC_{m59} + EC_{m60} + EC_{m61} + EC_{m62} + EC_{m63} + EC_{m64} + EC_{m65} + EC_{m66} + EC_{m67} + EC_{m68} + EC_{m69} + EC_{m70} + EC_{m71} + EC_{m72} + EC_{m73} + EC_{m74} + EC_{m75} + EC_{m76} + EC_{m77} + EC_{m78} + EC_{m79} + EC_{m80} + EC_{m81} + EC_{m82} + EC_{m83} + EC_{m84} + EC_{m85} + EC_{m86} + EC_{m87} + EC_{m88} + EC_{m89} + EC_{m90} + EC_{m91} + EC_{m92} + EC_{m93} + EC_{m94} + EC_{m95} + EC_{m96} + EC_{m97} + EC_{m98} + EC_{m99} + EC_{m100})$$

n = the total number of concrete mixtures for the project

EC_{m1} = the embodied carbon potential for mixture 1 per mixture EPD, kg/m^3

EC_{m2} = the embodied carbon potential limit for mixture 1 per Table A4.403.2.3, kg/m^3

V_{m1} = the volume of mixtures, concrete to be placed, yd^3 or m^3

Applicant can use yd^3 or m^3 for calculation, but must keep same units throughout.

A4.403.2.3.6. Enforcement. As a condition prior to the issuance of every building permit involving placement of concrete, the permit applicant shall be required to submit a completed low-carbon concrete compliance form that shall be provided by and on behalf of the permit applicant to the department prior to issuing the permit. As a condition of such building permits, and prior to approving construction inspections following placement of concrete, the permit applicant shall be required to submit batch certificates and/or EPDs provided by the manufacturer of concrete to demonstrate compliance with the low-carbon concrete compliance form on file with the building permit. The batch certificates and/or EPDs shall be reviewed for compliance by the building department prior to approving any further inspections. When deviations from compliance with this section occur, the chief building official or his designee is authorized to require evidence of equivalent carbon reductions from the portion of remaining construction of the project to demonstrate alternative compliance with the intent of this chapter. For projects involving placement of concrete by, or on behalf of, a public works, parks, or similar department, the director of such department, or his/her assignee, shall maintain accurate records of the total volume (in cubic yards) of all concrete placed, as well as the total compliant volume (in cubic yards) of all concrete placed, and shall report this data annually to the governing body in a form expressing an annual compliance percentage derived from the quotient of total compliant concrete volume placed divided by total concrete volume placed.

A4.403.2.3.7. Exemptions.

(a) Hardship or infeasibility exemption. If an applicant for a project subject to this chapter believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this chapter, the applicant may request an exemption as set forth below. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility. The applicant shall identify in writing the specific requirements of the standards for compliance that the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. Circumstances that constitute hardship or infeasibility may include, but are not limited to the following:

- (1) There is a lack of commercially available material necessary to comply with this chapter;
- (2) The cost of achieving compliance is disproportionate to the overall cost of the project;
- (3) Compliance with certain requirements would impair the historic integrity of buildings listed on a local, state or federal list or register of historic structures as regulated by the California Historic Building Code (Title 24, Part 8).

(b) Granting of exemption. If the chief building official determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the California Building Standards Code, the chief building official shall determine the maximum feasible threshold of compliance reasonably achievable for the project. In making this determination, the chief building official shall consider whether alternate, practical means of achieving the objectives of this chapter can be satisfied. If an exemption is granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the chief building official.

(c) Denial of exemption. If the chief building official determines that the applicant is not reasonably diligent to fully meet the requirements of this chapter, the request shall be denied and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.

A4.403.2.Reduction in cement use. As allowed by the enforcing agency, cement used in foundation mix design shall be reduced as follows:

Tier 1. Not less than a 20 percent reduction in cement use.

Note: Projects commonly used to replace cement in concrete concrete designs include, but are not limited to:

1. Fly ash.
2. Slag.
3. Silica fume.
4. Rice hull ash.

A4.404.3 Building systems. Use premanufactured building systems to eliminate solid sawn lumber whenever possible. One or more of the following premanufactured building systems is used:

1. Composite floor joist or premanufactured floor framing system.
2. Composite roof rafters or premanufactured roof framing system.
3. Panelized (SIPS, ICF or similar) framing systems.
4. Other methods approved by the enforcing agency.

A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials with a total (combined) recycled content value (RCV) of:

Tier 1. The RCV shall not be less than 10 percent of the total material cost of the project.

Required Total RCV (dollars) = Total Material Cost (dollars) × 10 percent (Equation A4. 4-1)

For the purposes of this section, materials used as components of the structural frame shall not be used to calculate recycled content. Materials used in stairs, elevators, load bearing structural elements, such as wall studs, plates, sills, columns, beams, girders, joists, rafters and trusses.

Notes:

1. Sample forms which allow user input and automatic calculation are located at <http://www.hcd.ca.gov/building-standards/calgreen/cal-green-forms.html> and may be used to simplify documenting compliance with this section and for calculating recycled content value of materials or assembly products.
2. Sources and recycled content of some recycled materials can be obtained from CalRecycle if not provided by the manufacturer.

A4.405.3.1.1 Total material cost. Total material cost is the total estimated or actual cost of materials and assembly products used in the project. The required total recycled content value for the project (in dollars) shall be determined by Equation A4.4-1 or Equation A4.4-2. Total material cost shall be calculated by using one of the methods specified below:

1. Simplified method. To obtain the total cost of the project, multiply the square footage of the residential structure by the square foot valuation established pursuant to the ICC Building Valuation Data (BVD) or other valuation data approved and established by the enforcing agency. The total material cost is 45 percent of the total cost of the project. Use Equations A4-3A or A4-4-3B to determine total material costs using the simplified method.

Total material costs = Project square footage × square foot valuation × 45 percent (Equation A4.4-3A)

Total estimated or actual cost of project × 45 percent (Equation A4.4-3B)

2. Detailed method. To obtain the total cost of the project, add the estimated and/or actual costs of materials used for the project, including the structure (steel, concrete, wood or masonry); the enclosure (roof, windows, doors and exterior walls); the interior walls, ceilings and finishes (gypsum board, ceiling tiles, etc.). The total estimated and/or actual costs shall not include fees, labor and installation costs, overhead, appliances, equipment, furniture or furnishings.

A4.405.3.1.2 Determination of total recycled content value (RCV). Total RCV may be determined either by dollars or percentage as noted below.

1. Total recycled content value for the project (in dollars). This is the sum of the recycled content value of the materials and/or assemblies combined and shall be determined by Equation A4.4-4. The result of this calculation may be directly compared to Equations A4.4-1 and A4.4-2 to determine compliance with Tier 1 or Tier 2 prerequisites.

Total Recycled Content Value (dollars) = (RCVM + RCVA) (Equation A4.4-4)

2. Total recycled content value for the project (by percentage). This is expressed as a percentage of the total material cost and shall be determined by Equation A4.4-4 and Equation A4.4-5. The result of this calculation may be directly compared for compliance with Tier 1 (10 percent) or Tier 2 (15 percent) prerequisites.

Total Recycled Content Value (percent) = [Total Recycled Content Value (dollars) ÷ Total Material Cost (dollars)] × 100 (Equation A4.4-5)

A4.405.3.1.3 Determination of recycled content value of materials (RCVM). The recycled content value of each material (RCVM) is calculated by multiplying the cost of material, as defined by the recycled content. See Equations A4.4-6 and A4.4-7.

RCVM (dollars) = Material cost (dollars) × RC_m (percent) (Equation A4.4-6)

RCM (percent) = Postconsumer content percentage + (1/2) Preconsumer content percentage (Equation A4.4-7)

Notes:

1. If the postconsumer and preconsumer recycled content is provided in pounds, Equation A4.4-7 may be used, but the final result (in pounds) must be multiplied by 100 to obtain RCM as a percentage.
2. If the manufacturer reports total recycled content of a material as one percentage in lieu of separately reporting preconsumer and post-consumer values, the total shall be considered preconsumer recycled material.

A4.405.3.1.4 Determination of recycled content value of assemblies - (RCVA). Recycled content value of assemblies is calculated by multiplying the total cost of the assembly by the total recycled content of the assembly (RCA), and shall be determined by Equation A4.4-8.

RCVA (dollars) = Assembly cost (dollars) × Total RCA (percent) (Equation A4.4-8)

If not provided by the manufacturer, Total RCA (percent) = (RCM × 12) ÷ 100 (Equation A4.4-9)

Total RCV (dollars) = RCVA + RCVM (Equation A4.4-10)

RCA = Σ RC_m (Equation A4.4-9)

PRCM of each material may be calculated by one of two methods using the following formulas:

Method 1: Recycled content (postconsumer and preconsumer) of each material provided in percentages

PRC_m (percent) = Weight of material (percent) × RC_m (percent) (Equation A4.4-10)

Weight of material (percent) = [Weight of material (lbs) ÷ Weight of assembly (lbs)] × 100 (Equation A4.4-11)

RC_m (percent) = Postconsumer content percentage + (1/2) Preconsumer content percentage (See Equation A4.4-7)

Method 2: Recycled content (postconsumer and preconsumer) provided in pounds

PRC_m (percent) = RC_m (lbs) ÷ Weight of material (lbs)] × 100 (Equation A4.4-12)

RC_m (lbs) = Postconsumer content (lbs) + (1/2) Preconsumer content (lbs) (Equation A4.4-13)

Note: If the manufacturer reports total recycled content of a material as one percentage in lieu of separately reporting preconsumer and postconsumer values, the total shall be considered preconsumer recycled material.

A4.405.3.1.5 Alternate method for concrete. When Supplementary Cementitious Materials (SCMs), such as fly ash or ground blast furnace slag, are used in concrete, an alternate method of calculating and reporting recycled content in concrete products shall be permitted. When determining the recycled content value, the percent recycled content shall be multiplied by the cost of the cementitious materials only, not the total cost of the concrete.

ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.408.1 Resilient flooring systems. Resilient flooring systems, cables, conduits or other openings in soletobottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

A4.407.4 Material protection. Protect building materials delivered to the construction site from rain and other sources

SECTION 4.408
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

PAMC 16.14.250 Section 4A.408.1 Enhanced construction waste reduction. Section 4A.408.1 of Appendix A4 of the California Green Building Standards Code is adopted as a mandatory measure and is amended to read:

A4.408.1 Enhanced Construction Waste Reduction. Nonhazardous construction and demolition debris generated at the site is diverted to recycle or salvage in compliance with the following:

1. Projects with a given valuation of \$25,000 or more must have at least an 80-percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.

Exceptions:

1. Residential stand-alone mechanical, electrical or plumbing permits.
2. Commercial stand-alone mechanical, electrical or plumbing permits.

A4.408.1.1 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with all construction and demolition waste reduction requirements.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5. Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <http://www.hcd.ca.gov/building-standards/calgreen/calgreen-form.html> may be used to assist in documenting compliance with this section.
2. For the construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

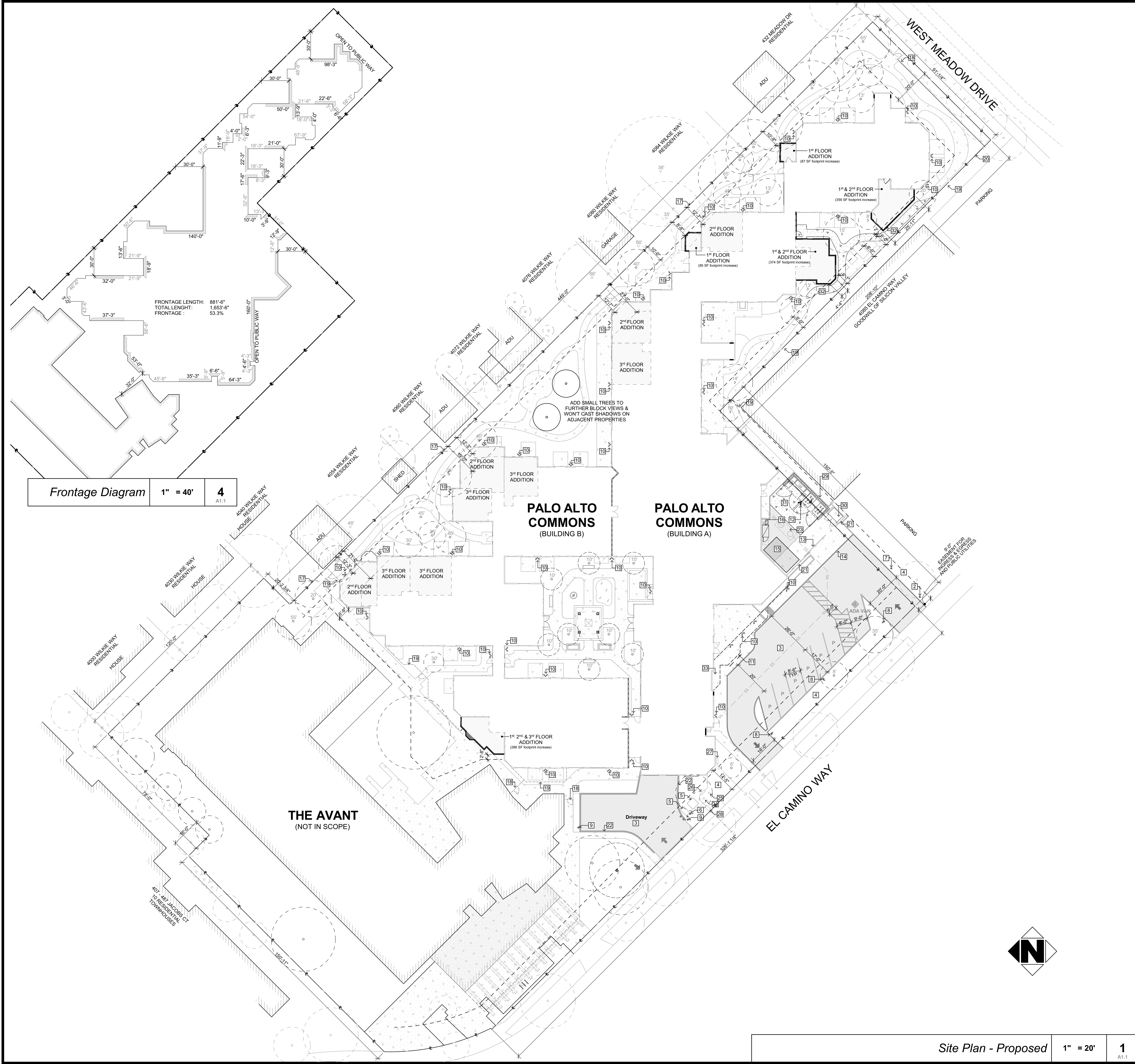
SECTION 4.410
BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the building.
2. Operation and maintenance instructions for the following:
 - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - b. Roof and yard drainage, including gutters and downspouts.
 - c. Space conditioning systems, including condensers and air filters.
 - d. Landscape irrigation systems.
 - e. Water reuse systems.
3. Operation and maintenance instructions for the following:
 - a. Water conservation, including water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
 - b. Public transportation and/or carpool options available in the area.
 - c. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
 - d. Information about water-conserving landscape and irrigation design and controllers which conserve water.
 - e. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
 - f. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
 - g. Information on how to take solar energy and incentive programs available.
 - h. A copy of all special inspection verifications required by the enforcing agency or this code.

Division 4.5 – ENVIRONMENTAL QUALITY
SECTION 4.504
POLLUTANT CONTROL

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until mix design of the foundation, concrete and wetting agent, all duct and other related air distribution component openings shall be covered



LEGEND AND NOTES

SITE PLAN LEGEND

PROPERTY LINE

SETBACKS

(E) SITE CONCRETE

(N) SITE CONCRETE

KEYNOTE NUMBER

FENCE. SEE KEYNOTES

(E) SANITARY SEWER
V.I.F. EXACT LOCATION

(E) WATER LINE
V.I.F. EXACT LOCATION

(E) GAS LINE
V.I.F. EXACT LOCATION

EXISTING TREE

PROPOSED TREE

EXISTING TREE ON ADJACENT SITE

SITE PLAN KEYNOTES

1. NOT USED

2. (E) DISABLED TOW-AWAY SIGN

3. (E) DRIVEWAY (BACK-UP AREA)

4. (E) LANDSCAPE AREA

5. (E) ELECTRICAL TRANSFORMER

6. (E) STEEL BOLLARDS, TYP.

7. (E) FIRE LANE WARNING SIGN

8. (E) LIGHT POST

9. (E) LIGHT BOLLARD

10. (E) WALL LIGHT

11. (E) BIKE PARKING - 4 SHORT TERM INVERTED-U BIKE RACKS - SEE 20&13/A1.4

12. (N) WALL LIGHT

13. (E) ROLLING GATE THAT WILL BE LEFT OPEN DURING TRASH PICKUP TIMES

14. (E) ZERO CURB

15. (E) STORAGE SHED

16. (N) STAFF LONG TERM BIKE LOCKER

FOR 2 BIKES - SEE 15&11/A1.4

17. (E) WOOD FENCE - 5' SOLID WITH 1" LATTICE ON TOP

18. (E) METAL FENCE - 6' WROUGHT IRON WITH SOLID PANEL

19. (E) WOOD FENCE - 6' SOLID

20. (E) METAL FENCE - 5' WROUGHT IRON WITH SOLID PANEL

21. (E) WOOD FENCE - 4' SIDING WITH 2" WROUGHT IRON ON TOP

22. (E) MASONRY WALL - 3' SOLID

23. (E) GREASE TRAP

24. (E) PIV

25. (E) FDC

26. (E) BACKFLOW PREVENTER

27. (E) GAS METER

28. (E) WATER METER

29. (N) TRASH, RECYCLING, & COMPOST WASTE ENCLOSURE

SEE 1/A1.4

30. (E) TRASH ENCLOSURE

31. (N) CONCRETE TO SUPPORT 30 TONS

32. (N) MAX 2' PROTRUSION INTO (E) SETBACK

33. (E) BENCH

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LICENSED ARCHITECT
MELISA PERCE
No. C 24539
Exp. 05/31/2025
STATE OF CALIFORNIA

PROJECT: 21003
DRAWN BY: YI, RA, & DB
CHECKED BY: TB & MP
DATE OF ISSUE: 00/00/0000
DRAWING DESCRIPTION
Architectural Site Plan
DRAWING NUMBER
A1.1

© 2024 IRWIN PARTNERS ARCHITECTS 4/26/2024 10:45 AM K:\2021\1003 Wellquest - Palo Alto\21003 Architectural\003 Phase 2\024\001 21003 Wellquest - PAC - Phase 2.dwg



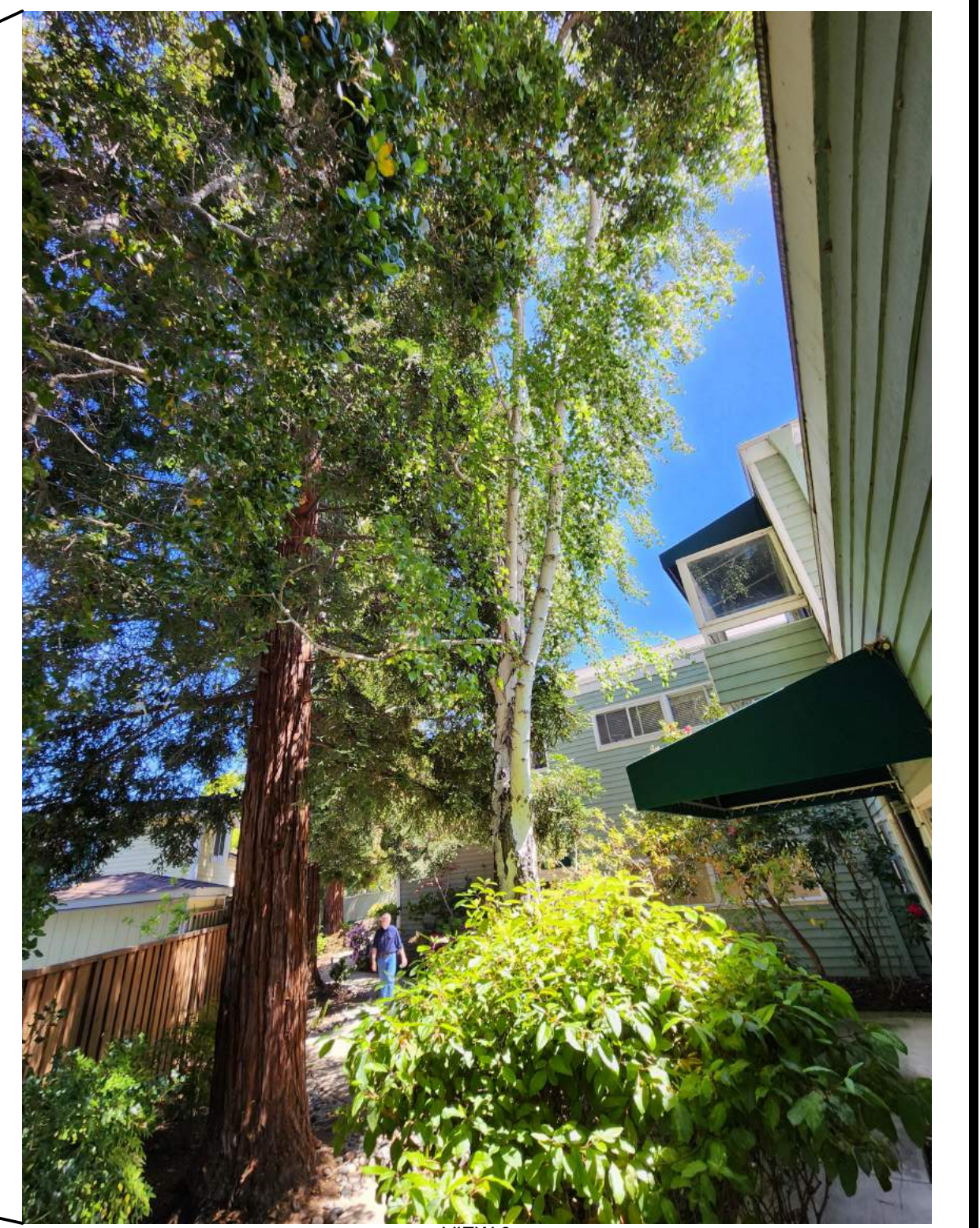
VIEW 2



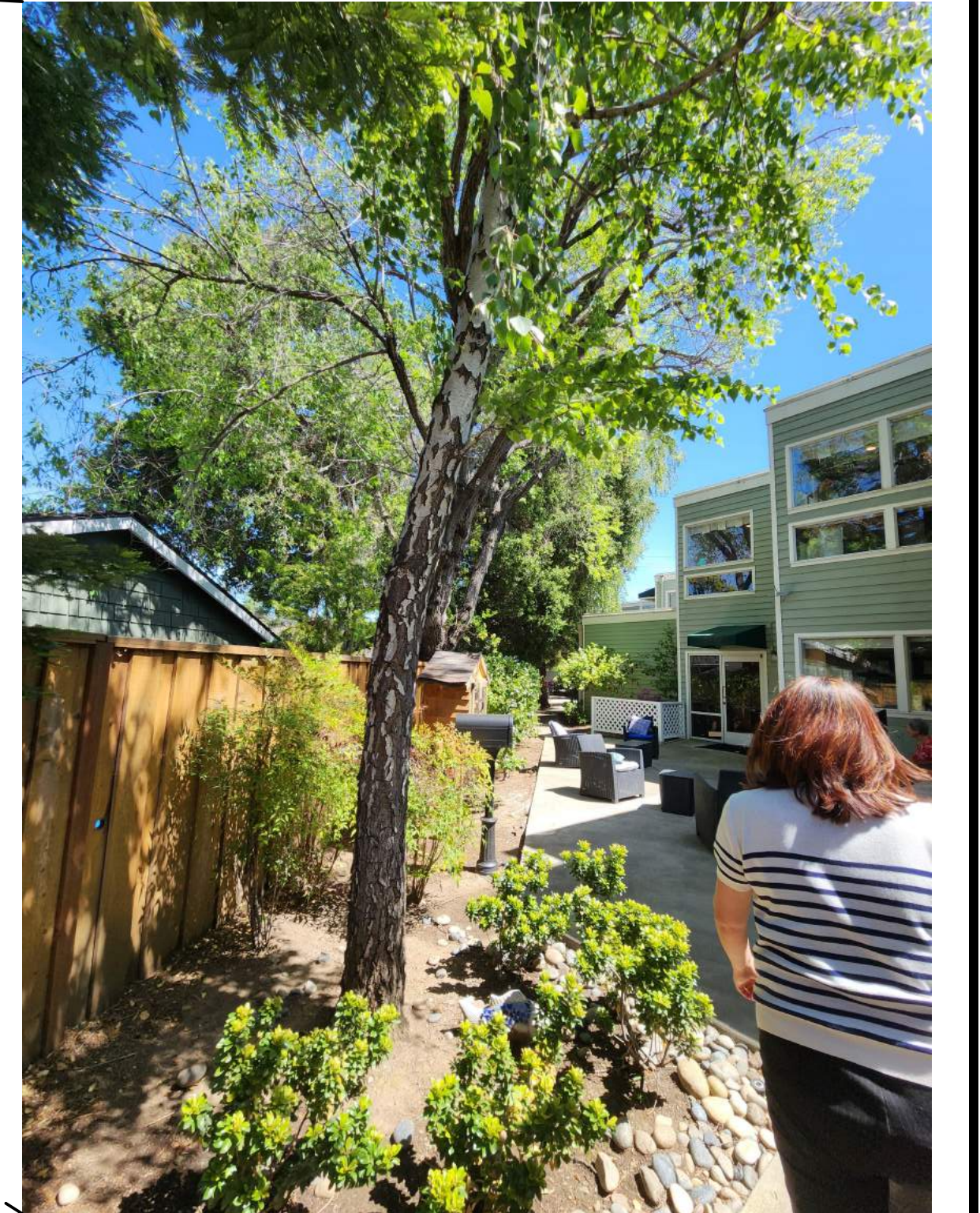
VIEW 3



VIEW 1



VIEW 6



VIEW 5



VIEW 4



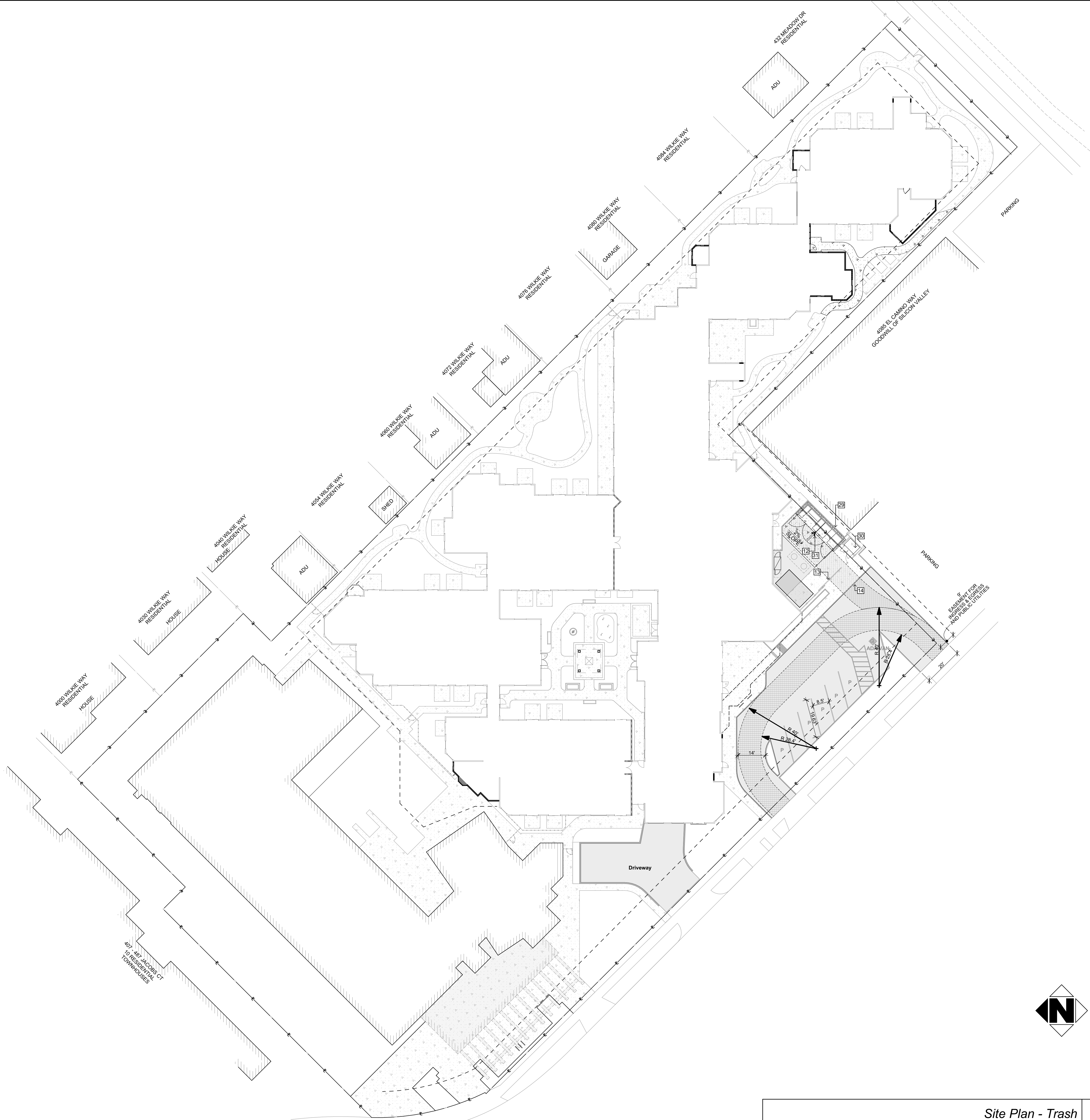
Site Plan - Landscape

1" = 20'

1

A1.2

- HEIGHT OF TREE
EXISTING TREE
- PROPOSED TREE
- EXISTING TREE ON ADJACENT SITE
- TREE PROTECTION FENCING
*DO TO THE LIMITED SPACE AND NEED FOR EGRESS, THE TEMPORARY TREE PROTECTION FENCING CAN NOT BLOCK THE ENTIRE DRIPLINE AREA.



LEGEND AND NOTES

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACKS
- (E) SITE CONCRETE
- (N) SITE CONCRETE
- KEYNOTE NUMBER
- FENCE. SEE KEYNOTES
- (E) SANITARY SEWER V.I.F. EXACT LOCATION
- (E) WATER LINE V.I.F. EXACT LOCATION
- (E) GAS LINE V.I.F. EXACT LOCATION
- EXISTING TREE
- PROPOSED TREE
- EXISTING TREE ON ADJACENT SITE
- REFUGE HAULER PATH OF TRAVEL

SITE PLAN KEYNOTES

- NOT USED
- (E) DISABLED TOW-AWAY SIGN
- (E) DRIVEWAY (BACK-UP AREA)
- (E) LANDSCAPE AREA
- (E) ELECTRICAL TRANSFORMER
- (E) STEEL BOLLARDS, TYP.
- (E) FIRE LANE WARNING SIGN
- (E) LIGHT POST
- (E) LIGHT BOLLARD
- (E) WALL LIGHT
- (E) BIKE PARKING - 4 SHORT TERM INVERTED-U BIKE RACKS - SEE 20&13/A1.4
- (N) WALL LIGHT
- (E) ROLLING GATE THAT WILL BE LEFT OPEN DURING TRASH PICKUP TIMES
- (E) ZERO CURB
- (E) STORAGE SHED
- (N) STAFF LONG TERM BIKE LOCKER FOR 2 BIKES - SEE 15&11/A1.4
- (E) WOOD FENCE - 5' SOLID WITH 1" LATTICE ON TOP
- (E) METAL FENCE - 6' WROUGHT IRON WITH SOLID PANEL
- (E) WOOD FENCE - 6' SOLID
- (E) METAL FENCE - 5' WROUGHT IRON WITH SOLID PANEL
- (E) WOOD FENCE - 4' SIDING WITH 2" WROUGHT IRON ON TOP
- (E) MASONRY WALL - 3' SOLID
- (E) GREASE TRAP
- (E) PIV
- (E) FDC
- (E) BACKFLOW PREVENTER
- (E) GAS METER
- (E) WATER METER
- (N) TRASH, RECYCLING, & COMPOST WASTE ENCLOSURE SEE 1/A1.4
- (E) TRASH ENCLOSURE
- (N) CONCRETE TO SUPPORT 30 TONS
- (N) MAX 2' PROTRUSION INTO (E) SETBACK
- (E) BENCH

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Wellquest Living

PALO ALTO COMMONS

Wellquest Living

4075 El Camino Way, Palo Alto, CA 94306

Licensed Architect

MELISSA PERCE

No. C 24539

Exp. 05/31/2024

STATE OF CALIFORNIA

PROJECT: 21003

DRAWN BY: YI, RA, & DB

CHECKED BY: TB & MP

DATE OF ISSUE: 00/00/0000

DRAWING DESCRIPTION

Trash Site Plan

DRAWING NUMBER

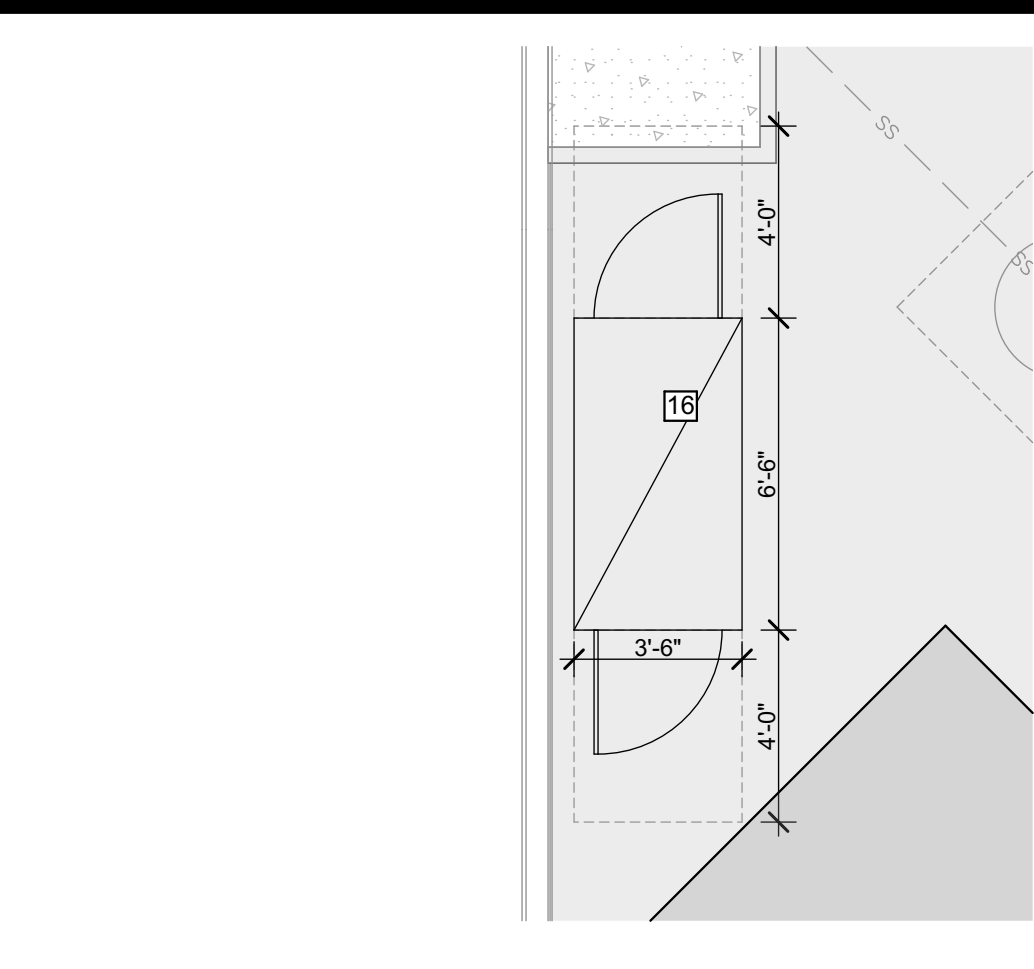
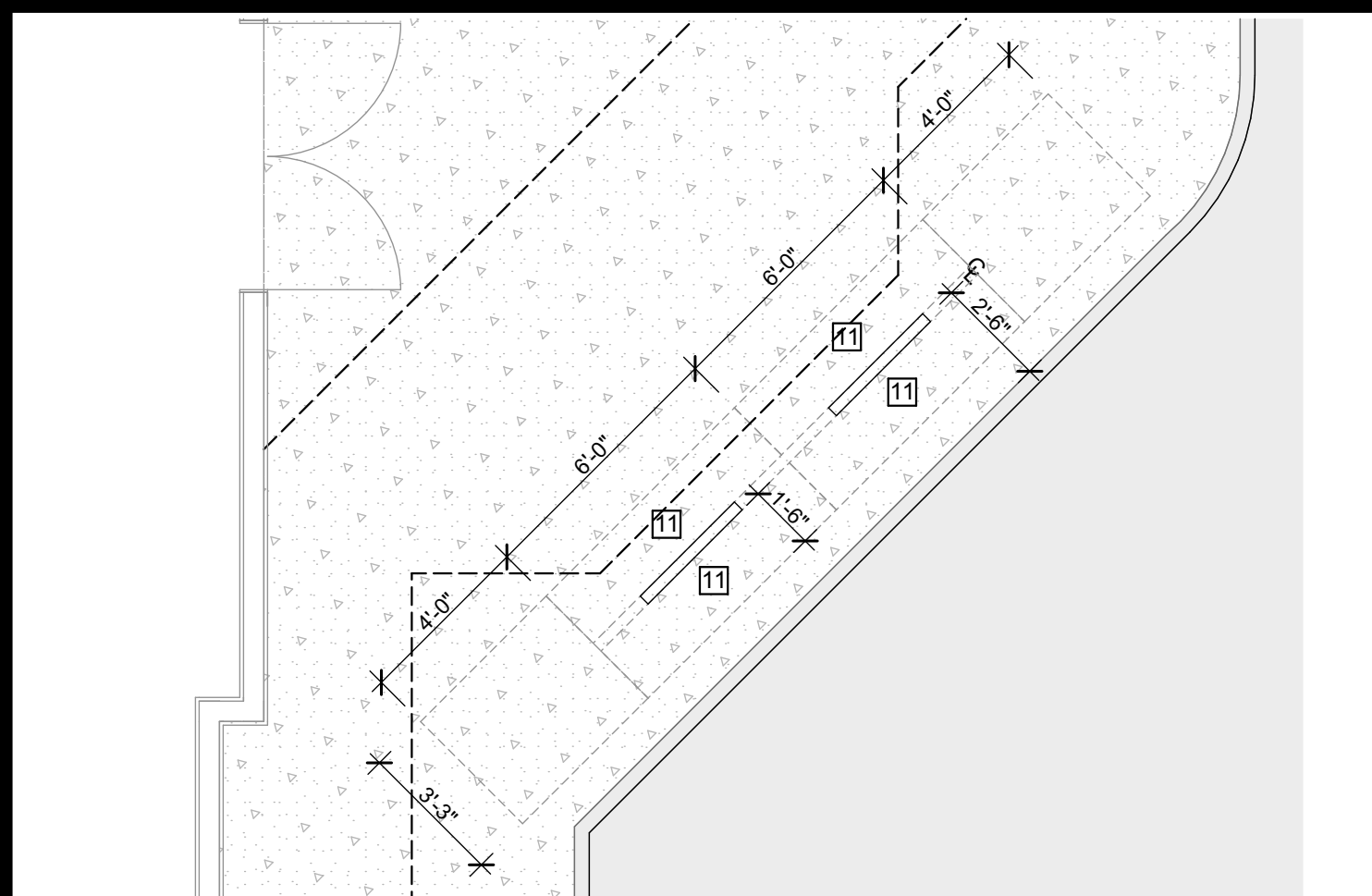
A1.3

Site Plan - Trash

1" = 20'

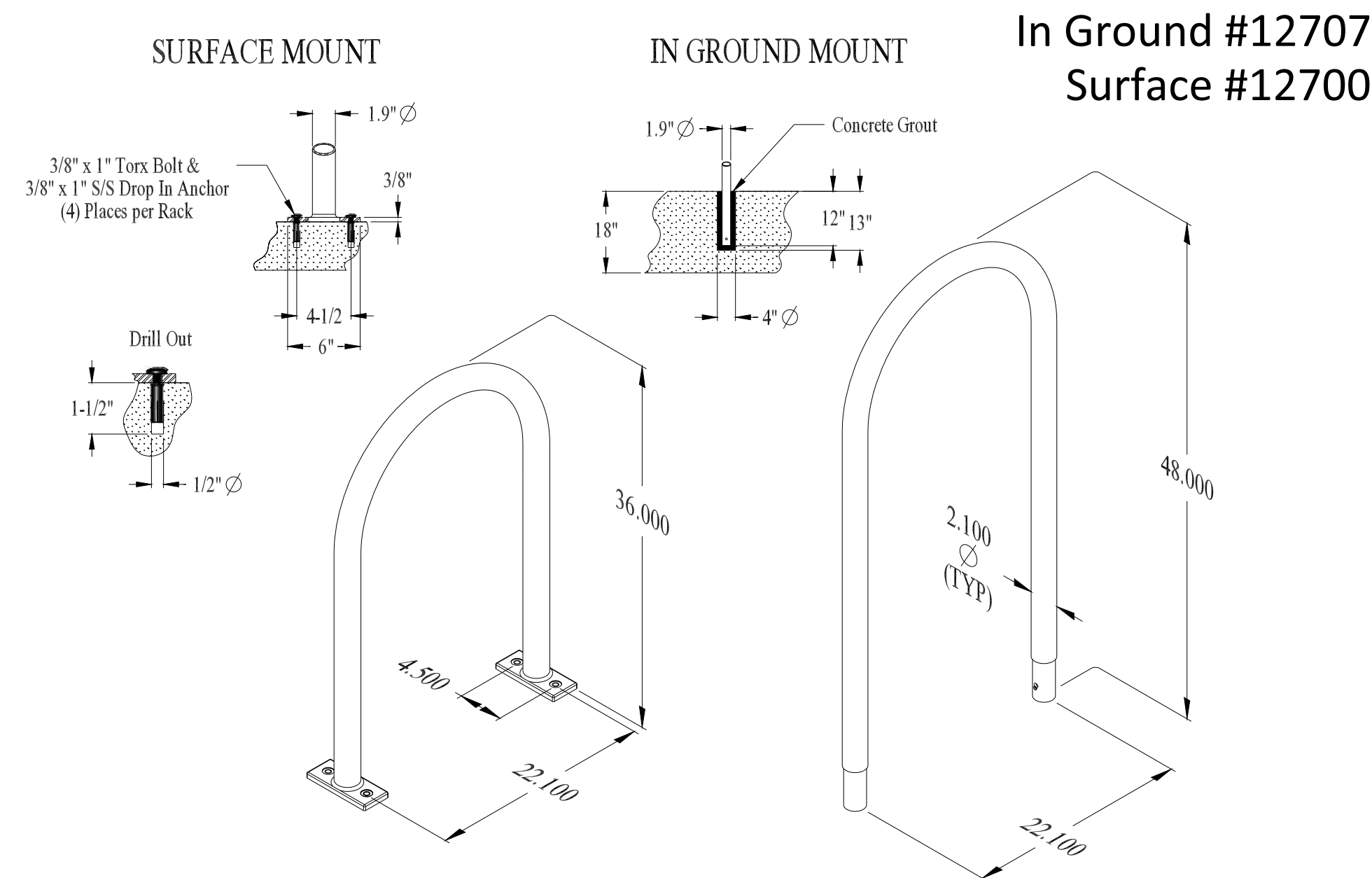
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A1.3



Enlarged Existing Short Term Bike Parking
1/4" = 1'-0" 20
A1.4

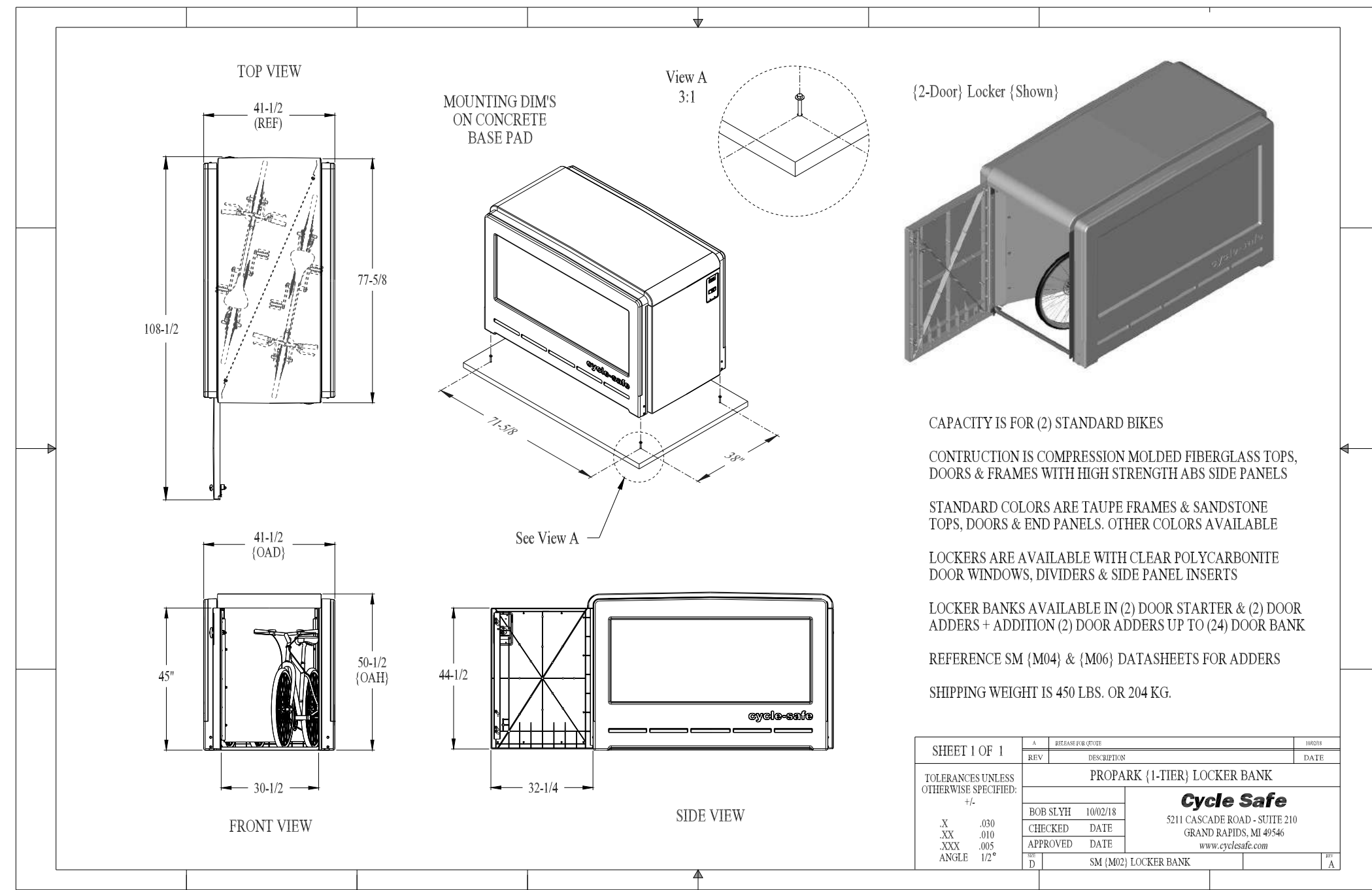
Enlarged Long Term Bike Parking
1/4" = 1'-0" 15
A1.4



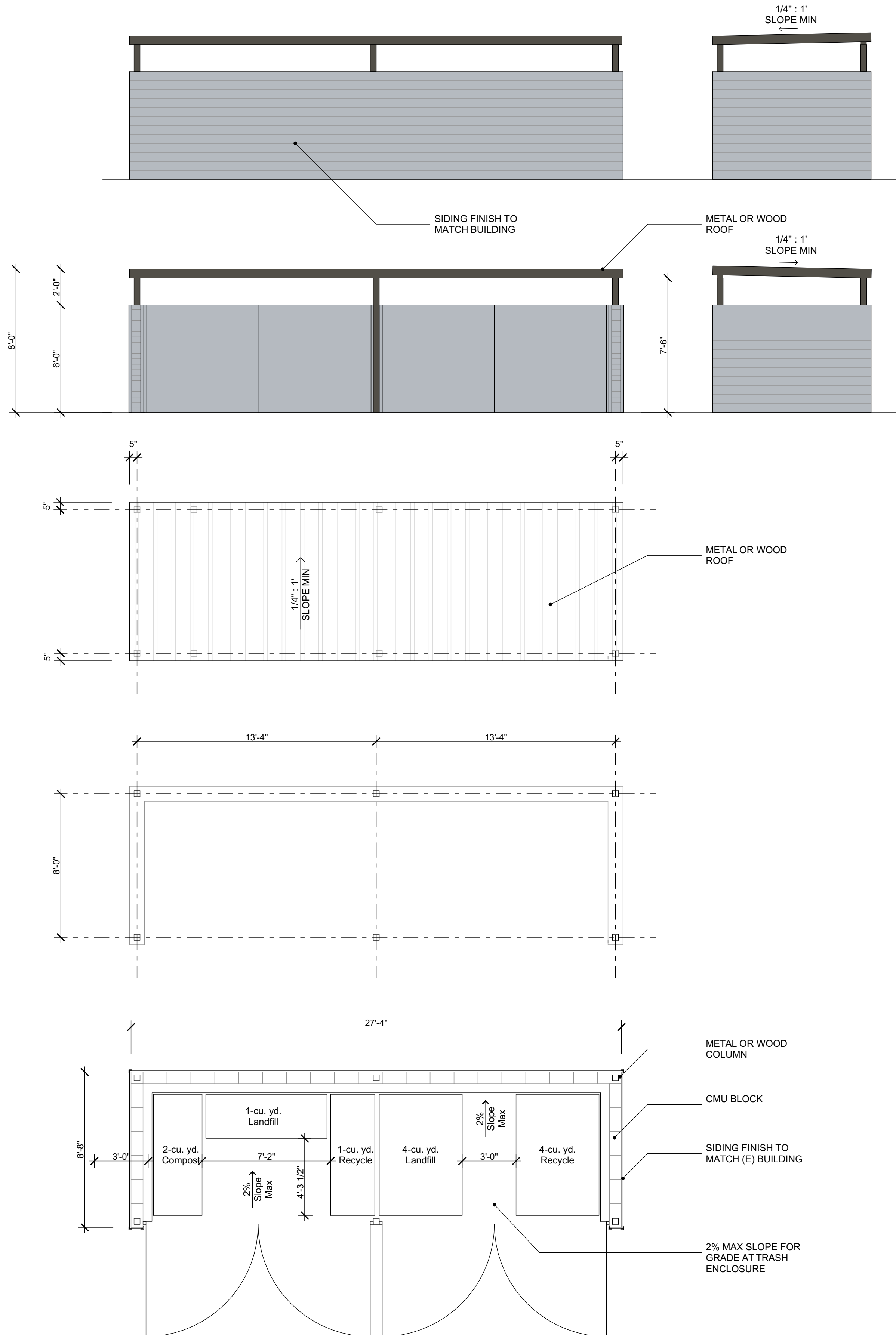
Plastisol {Classic} Racks
Surface Mount / In Ground Mount {Dims}



Existing Short Term U-Rack
1' = 1'-0" 13
A1.4



Long Term - ProPark Locker - 2 Doors
1' = 1'-0" 11
A1.4

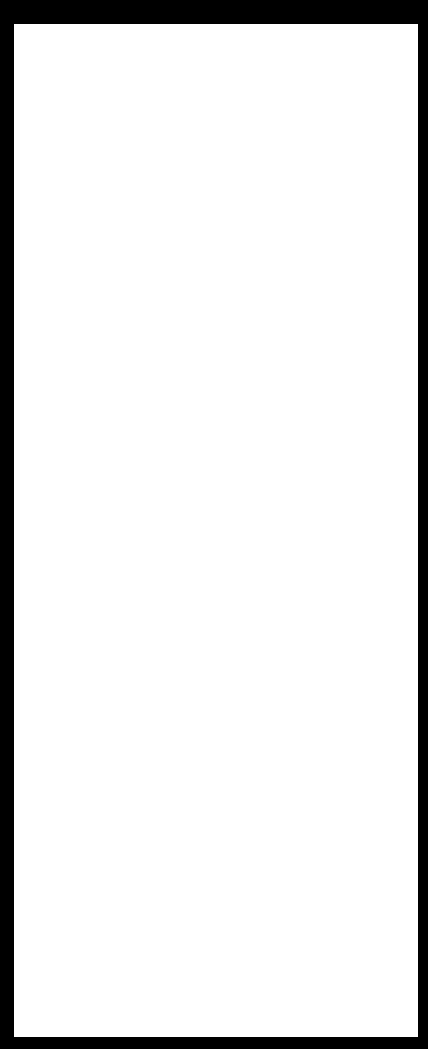


Trash, Recycling, & Compost Waste Enclosure Plan
1/4" = 1'-0" 1
A1.4

LEGEND AND NOTES

PROVIDE FIRE SPRINKLER PROTECTION FOR PROPOSED TRASH ENCLOSURE

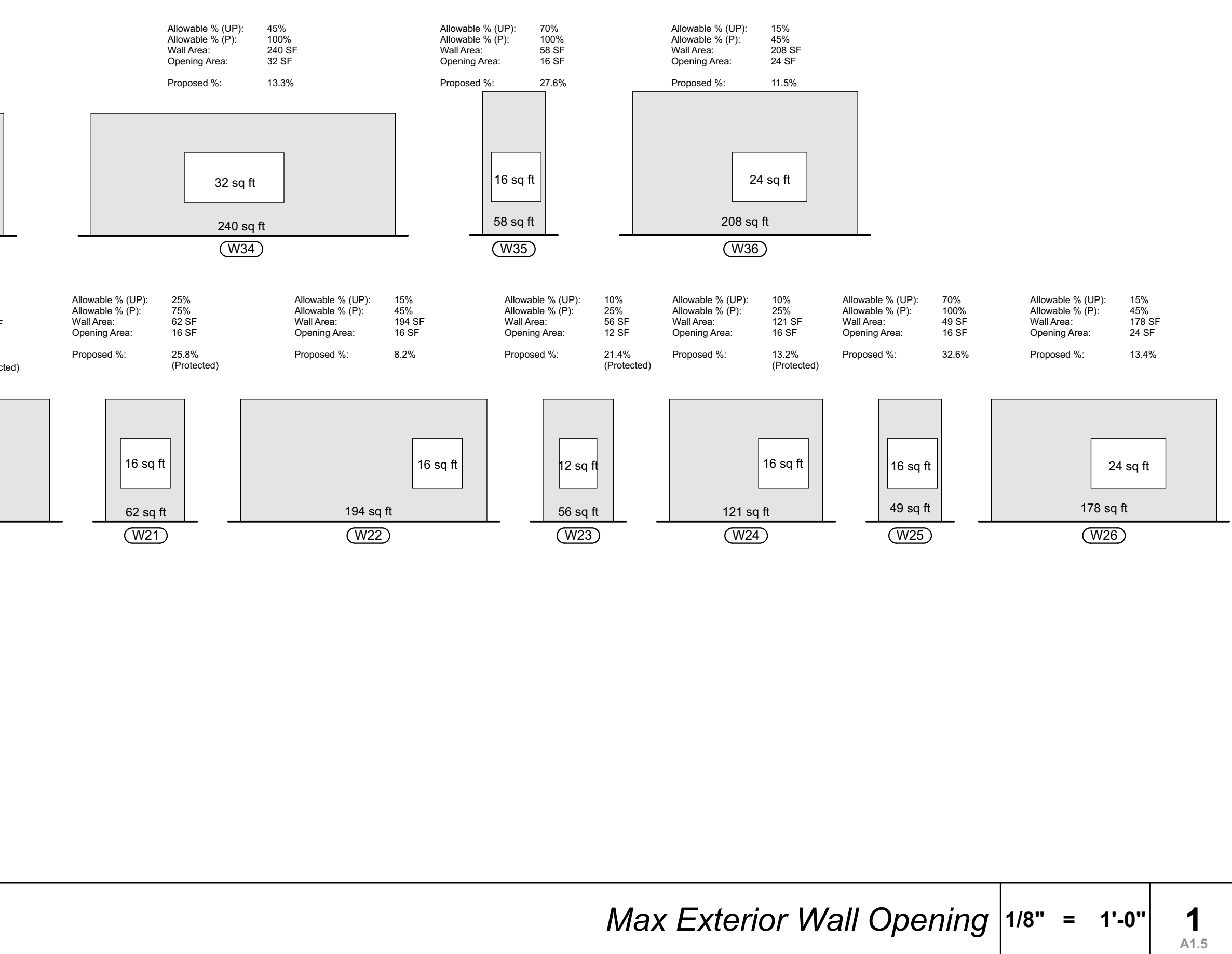
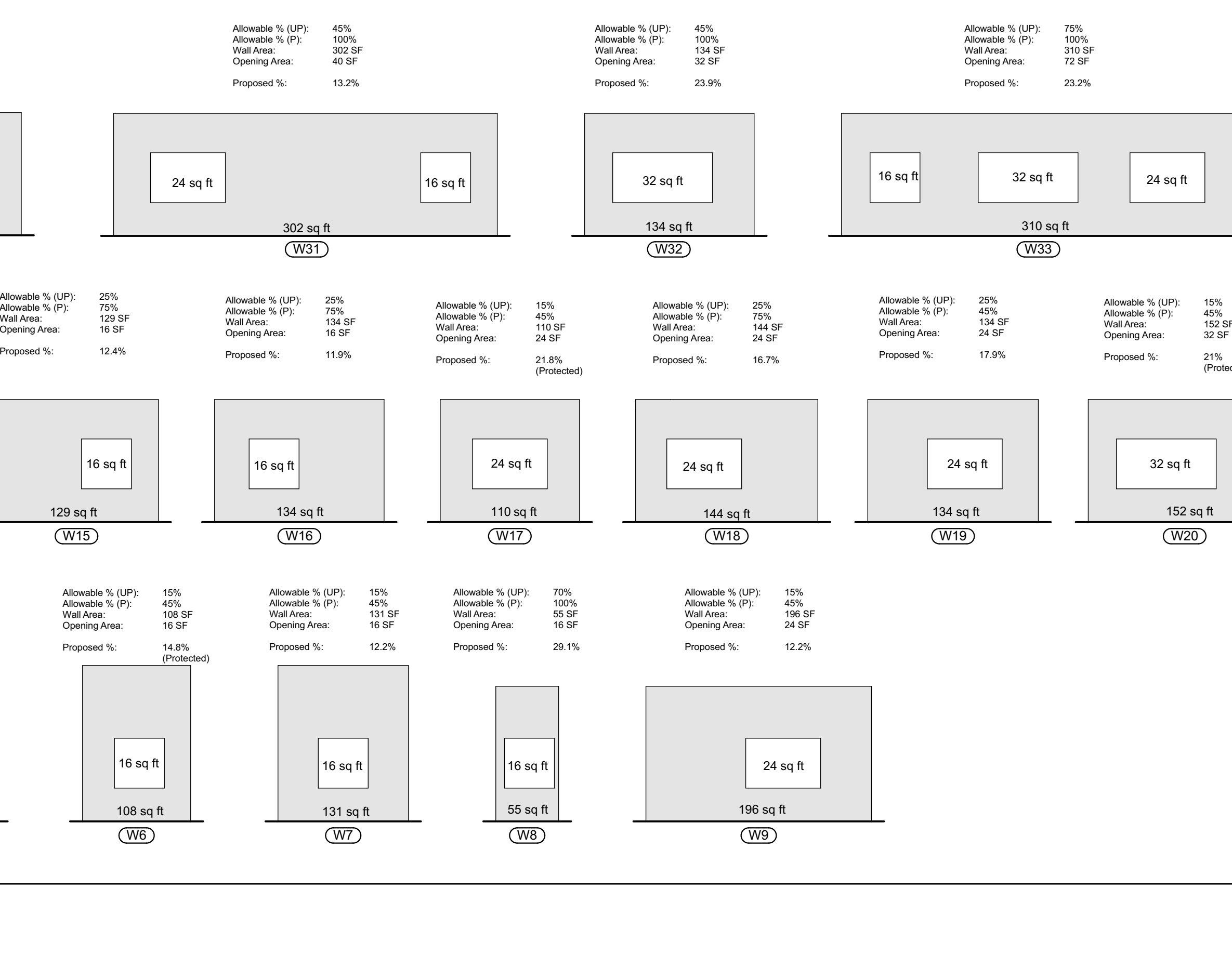
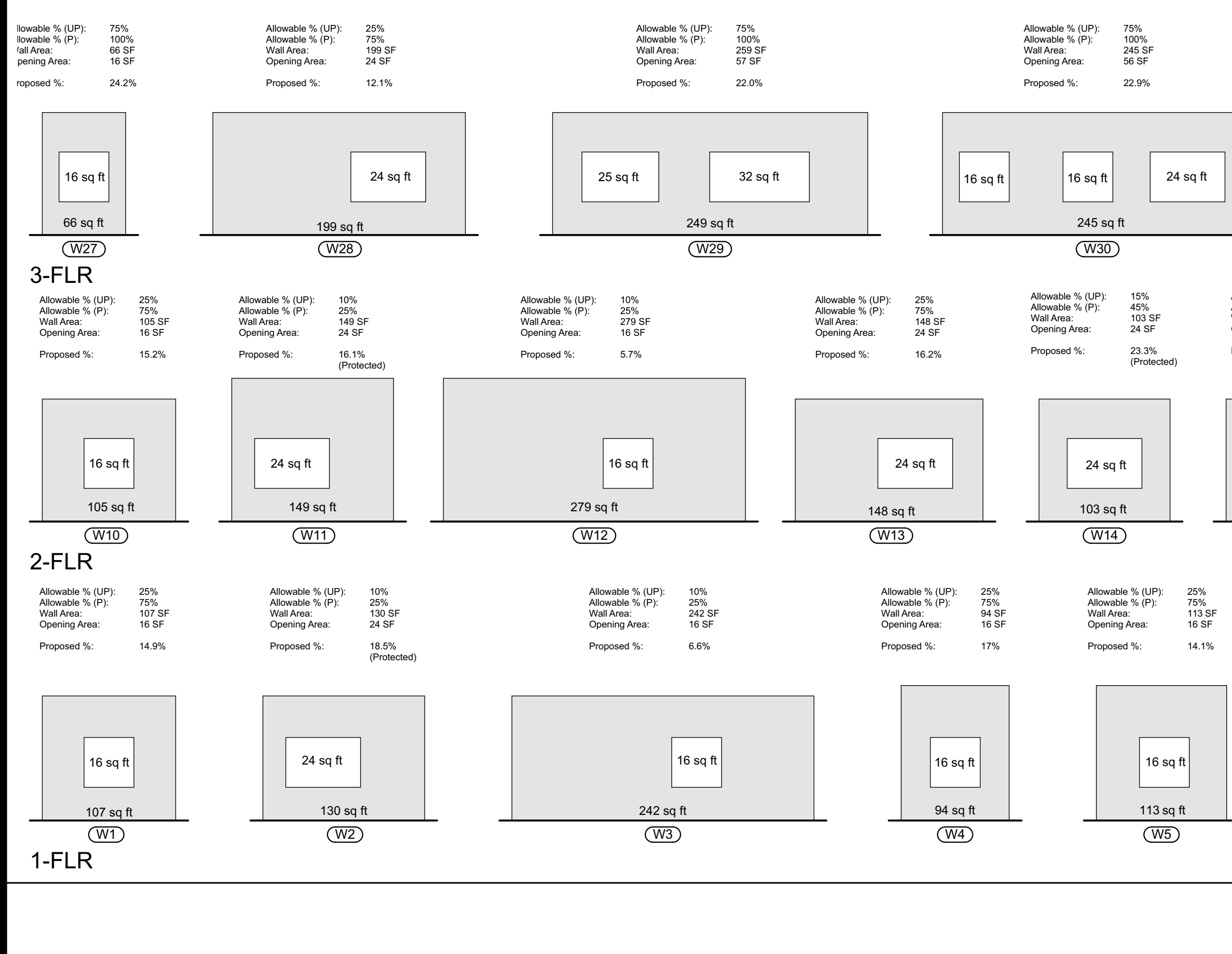
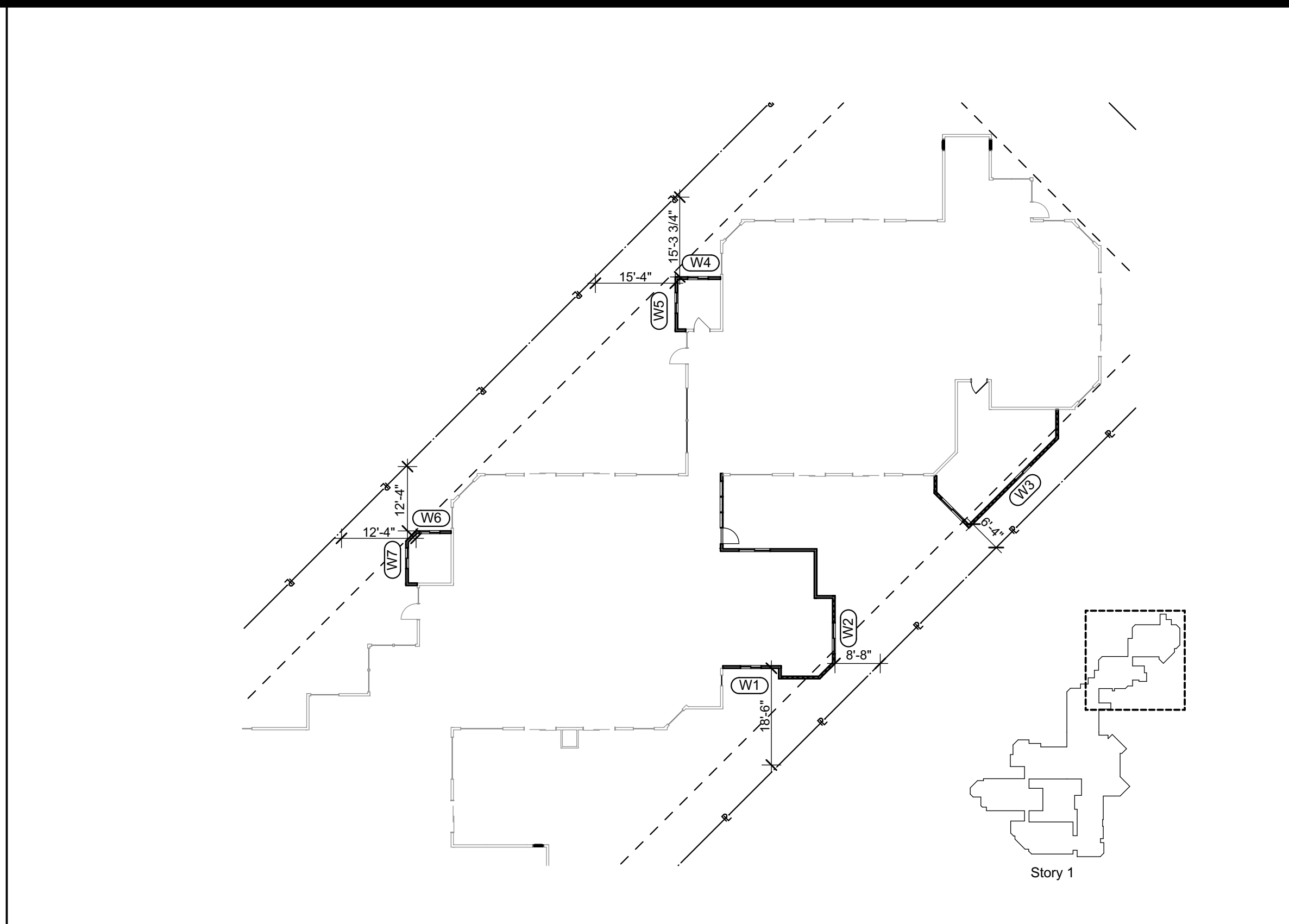
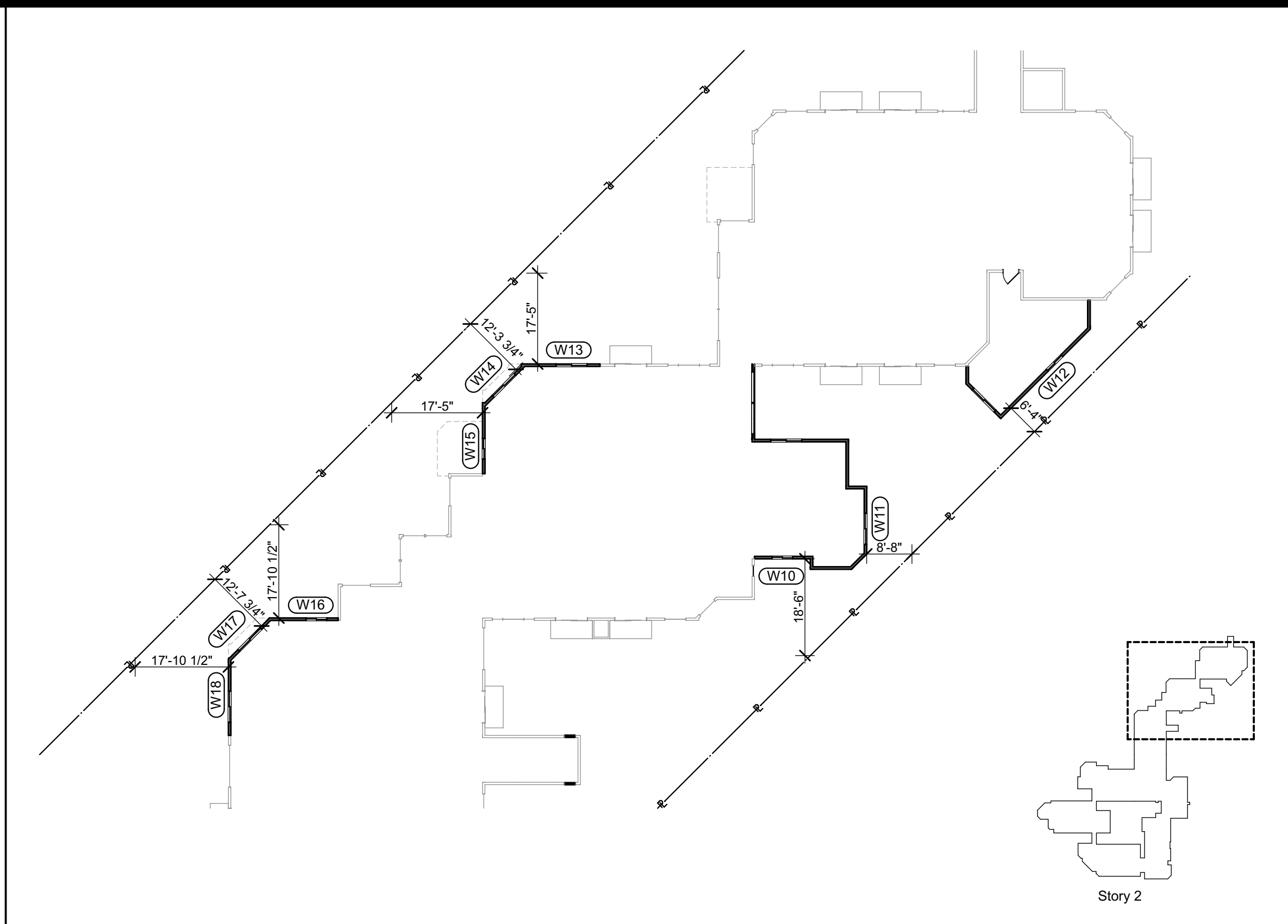
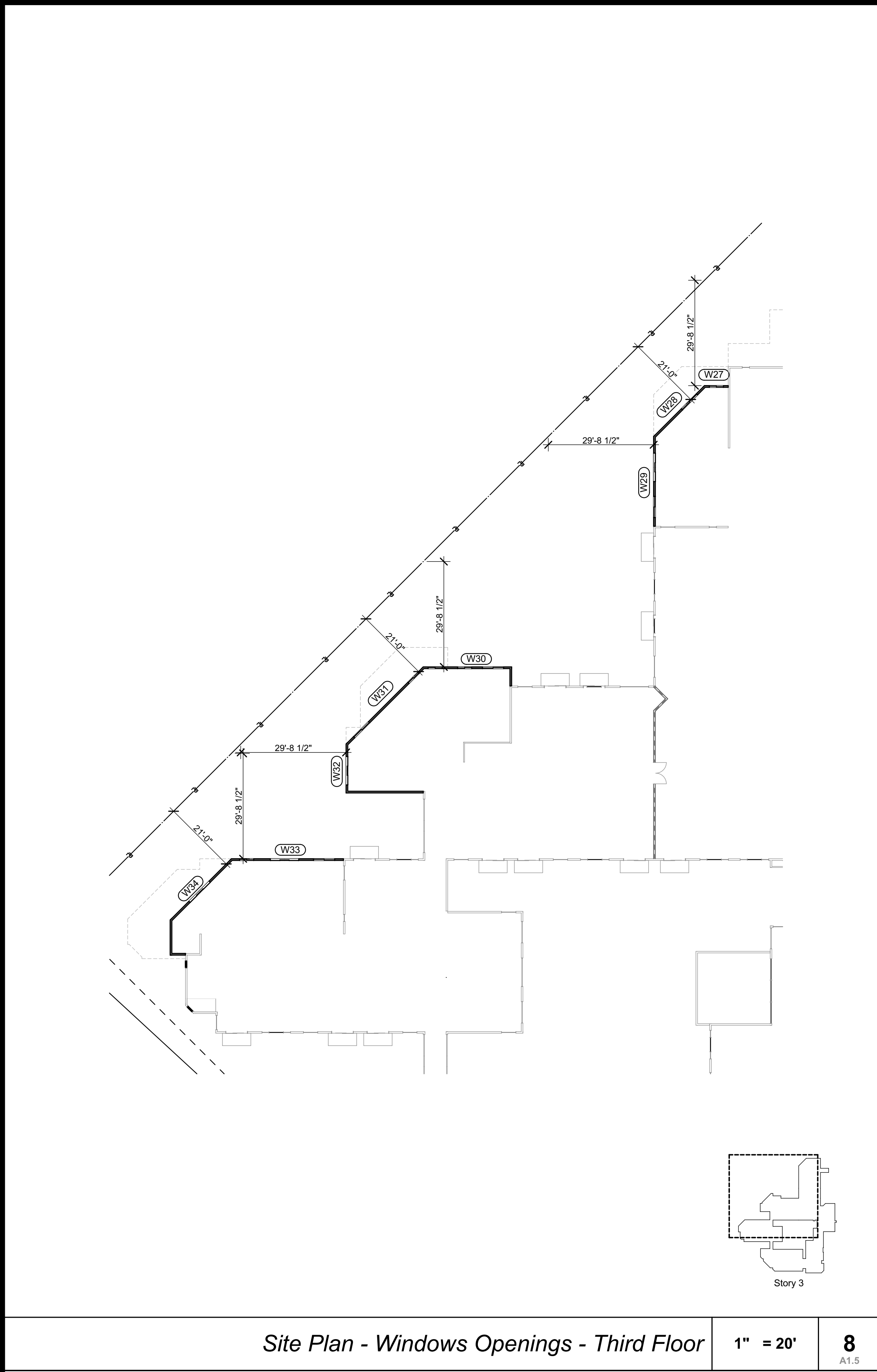
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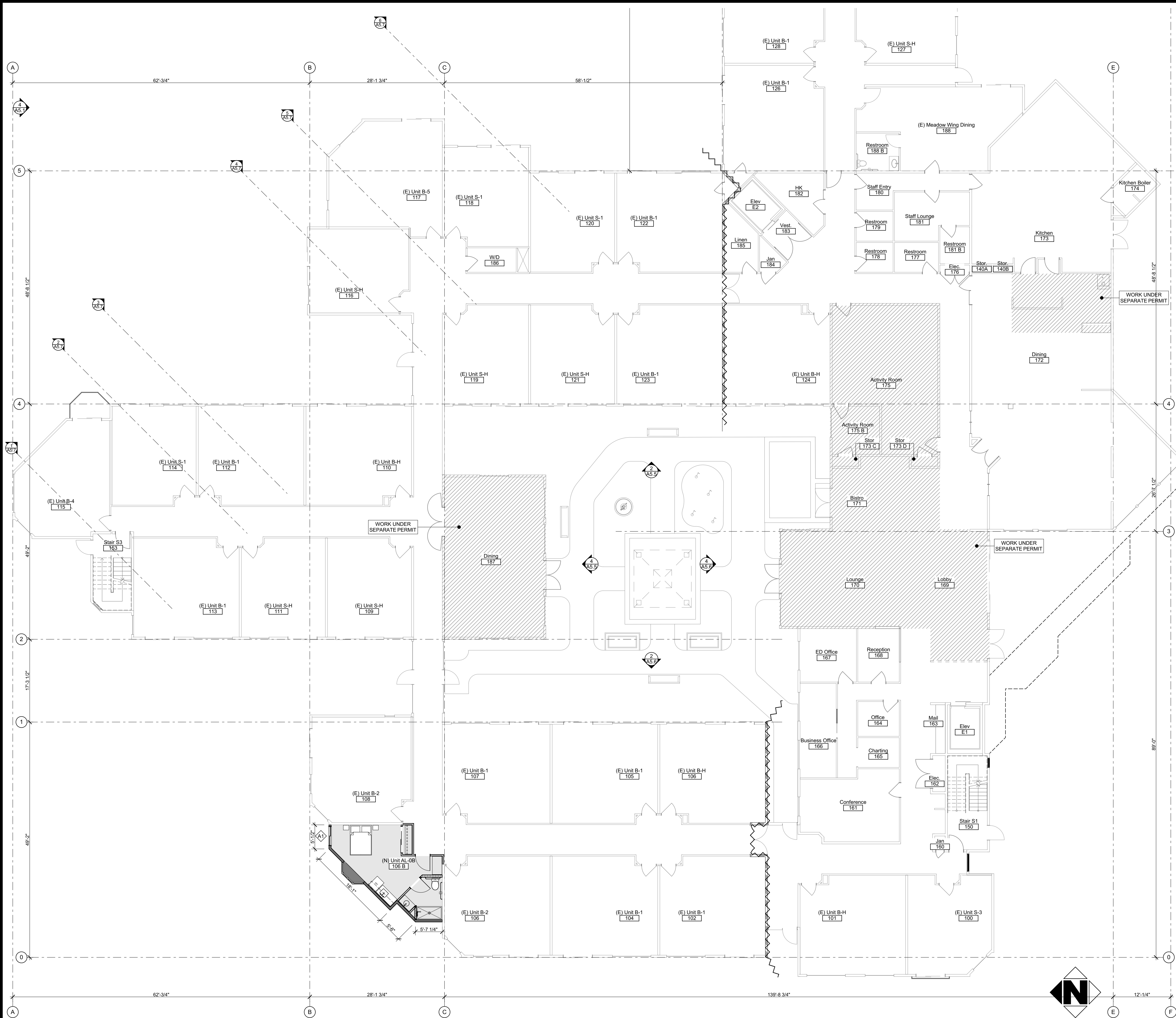


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Wellquest Living
4075 El Camino Way, Palo Alto, CA 94306



PROJECT: 21003
DRAWN BY: YI, RA, & DB
CHECKED BY: TB & MP
DATE OF ISSUE: 00/00/0000
DRAWING DESCRIPTION
Trash Enclosure & Bike Storage
DRAWING NUMBER
A1.4





LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	WALL/FLOOR/BASE	XXX	ENLARGED PLAN NO.
X/A-XX	ELEVATION NO./SHEET NO.	X/A-XX	SHEET NO.
C			OR FINISH CODE

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER
	AREA OF WORK (SHADED)
	AREA UNDER SEPARATE PERMIT

WALL LEGEND

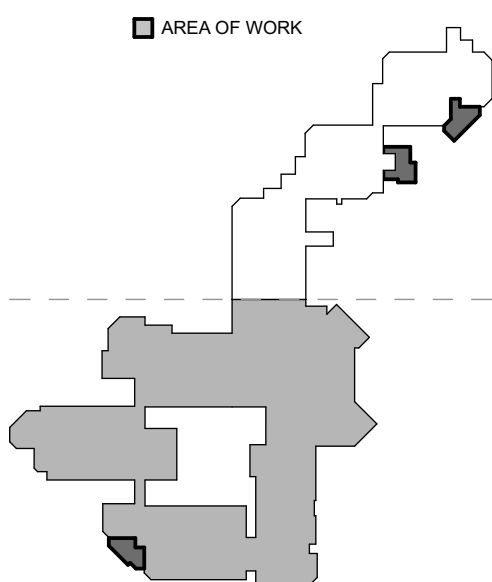
	EXISTING WALL TO REMAIN
	EXISTING 2 HR WALL TO REMAIN
	EXISTING SMOKE BARRIER WALL TO REMAIN
	NEW:
	EXTERIOR WALLS
	1 HR EXTERIOR WALL 1/A4.1
	INTERIOR WALLS
	1 HR CORRIDOR WALL, 8/A4.1
	INTERIOR WALL, 7/A4.1, 2/A4.1
	INTERIOR PLUMBING WALL, 7/A4.1, 8/A4.1, 4/A4.1

FLOOR PLAN GENERAL NOTES

- PATCH, REPAIR, AND REPAINT ALL AFFECTED WALLS, FLOORS, AND CEILING TO MATCH SIMILAR EXISTING CONDITIONS.
- EXISTING CONDITIONS ARE NOT NECESSARILY AS SHOWN IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY THE OWNER, AND ARCHITECT OF ANY CONDITIONS UNCOVERED DURING DEMOLITION THAT DIFFER FROM WHAT IS SHOWN IN THE DOCUMENTS.
- INSPECT ALL EXPOSED PLUMBING LINES FOR LEAKS AND DEFECTS, ANY PLUMBING THAT CANNOT BE REFURBISHED SHALL BE REPLACED.
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FLOOR PLAN KEYNOTES

KEY PLAN

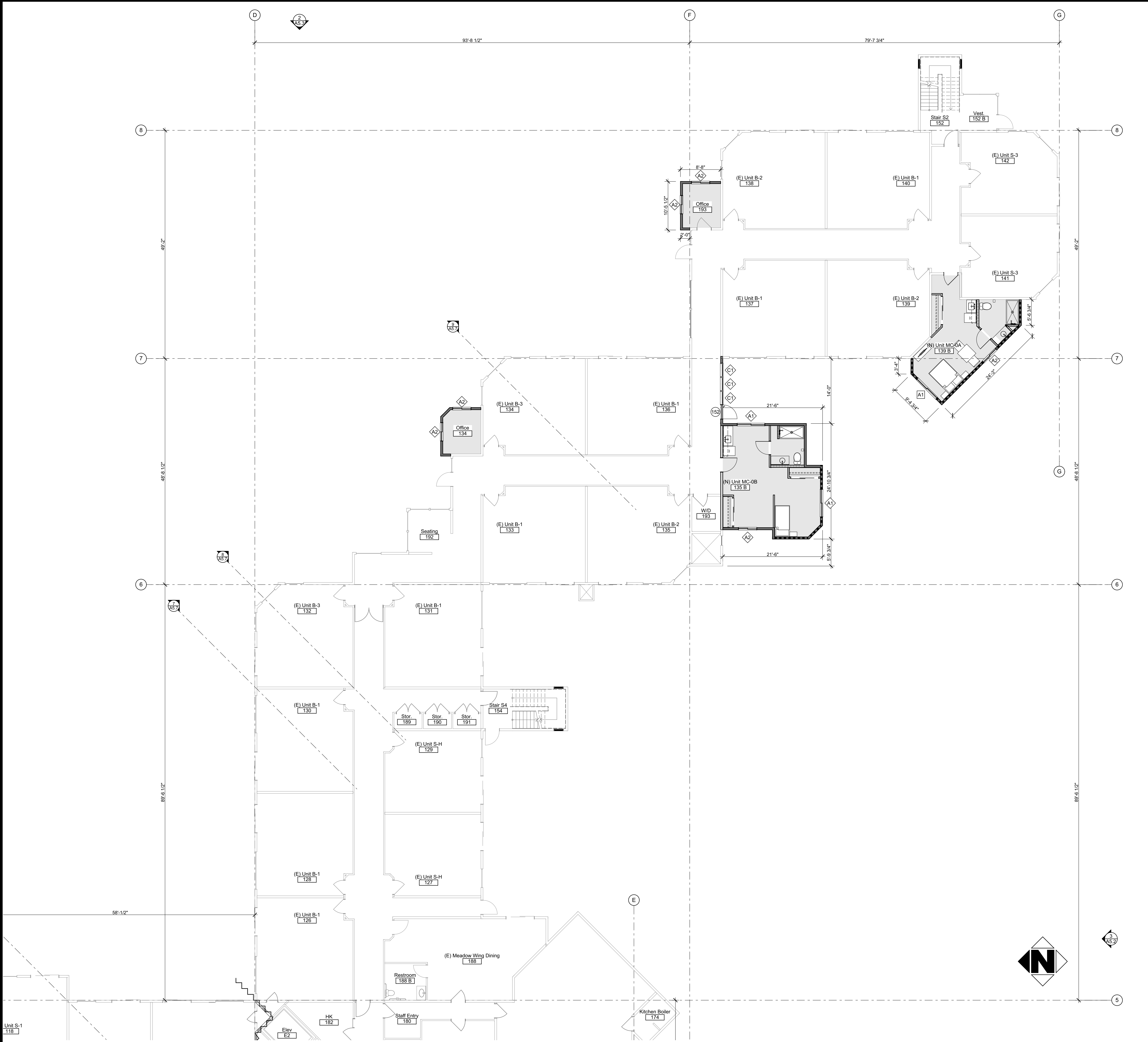


First Floor Plan - Area A

1/8" = 1'-0"

1

A2.1A



LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	ENLARGED PLAN NO.	X/A-XX	/SHEET NO.
X/A-XX	WALL/FLOOR/BASE		OR FINISH CODE
C	ELEVATION NO./SHEET NO.		

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER
[Shaded Box]	AREA OF WORK (SHADED)
[Hatched Box]	AREA UNDER SEPARATE PERMIT

WALL LEGEND

[Solid Line]	EXISTING WALL TO REMAIN
[Double Line]	EXISTING 2 HR WALL TO REMAIN
[Wavy Line]	EXISTING SMOKE BARRIER WALL TO REMAIN

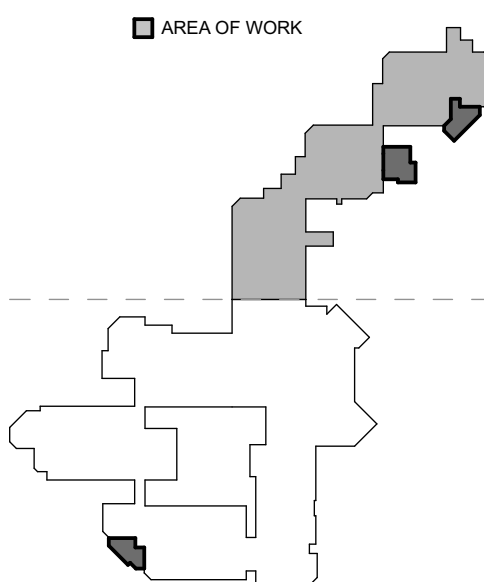
NEW:	
EXTERIOR WALLS	1 HR EXTERIOR WALL 1/A4.1
INTERIOR WALLS	
[Thick Solid Line]	1 HR CORRIDOR WALL, 8/A4.1
[Thin Solid Line]	INTERIOR WALL, 7/A4.1, 2/A4.1
[Dashed Line]	INTERIOR PLUMBING WALL, 7/A4.1, 8/A4.1, 4/A4.1

FLOOR PLAN GENERAL NOTES

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FLOOR PLAN KEYNOTES

KEY PLAN



First Floor Plan - Area B

1/8" = 1'-0"

1

A2.1B





LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	WALL/FLOOR/BASE	XXX	ENLARGED PLAN NO.
X/A-XX	ELEVATION NO./SHEET NO.	X/A-XX	SHEET NO.
C			OR FINISH CODE

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER
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[Hatched Box]	AREA UNDER SEPARATE PERMIT

WALL LEGEND

[Solid Line]	EXISTING WALL TO REMAIN
[Dashed Line]	EXISTING 2 HR WALL TO REMAIN
[Wavy Line]	EXISTING SMOKE BARRIER WALL TO REMAIN

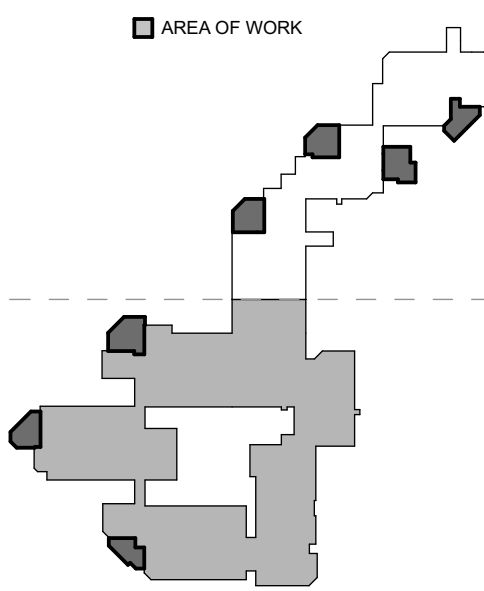
NEW:	
EXTERIOR WALLS	
[Thick Solid Line]	1 HR EXTERIOR WALL 1/A4.1
INTERIOR WALLS	
[Thick Dashed Line]	1 HR CORRIDOR WALL, 8/A4.1
[Thin Solid Line]	INTERIOR WALL, 7/A4.1, 2/A4.1
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FLOOR PLAN GENERAL NOTES

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FLOOR PLAN KEYNOTES

KEY PLAN

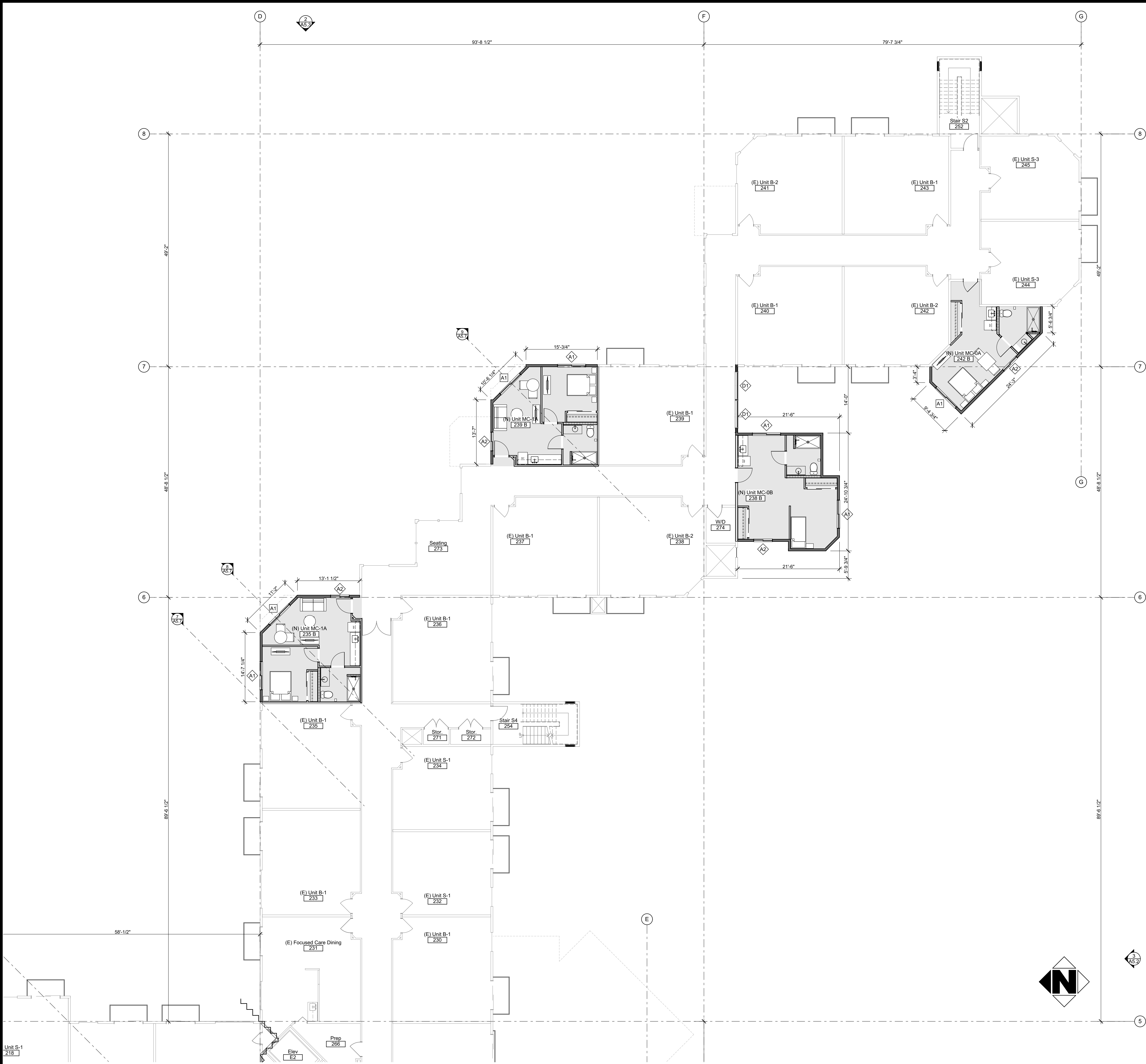


Second Floor Plan - Area A

1/8" = 1'-0"

1

A2.2A



LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	WALL/FLOOR/BASE	XXX	ENLARGED PLAN NO.
X/A-XX	ELEVATION NO./SHEET NO.	X/A-XX	SHEET NO.
C			OR FINISH CODE

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER
	AREA OF WORK (SHADED)
	AREA UNDER SEPARATE PERMIT

WALL LEGEND

EXISTING:	EXISTING WALL TO REMAIN
	EXISTING 2 HR WALL TO REMAIN
	EXISTING SMOKE BARRIER WALL TO REMAIN

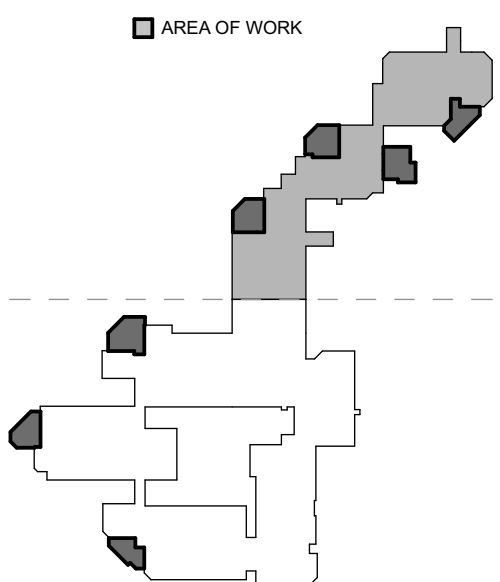
NEW:	
EXTERIOR WALLS	1 HR EXTERIOR WALL 1/A4.1
INTERIOR WALLS	
	1 HR CORRIDOR WALL, 8/A4.1
	INTERIOR WALL, 7/A4.1, 2/A4.1
	INTERIOR PLUMBING WALL, 7/A4.1, 8/A4.1, 4/A4.1

FLOOR PLAN GENERAL NOTES

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FLOOR PLAN KEYNOTES

KEY PLAN

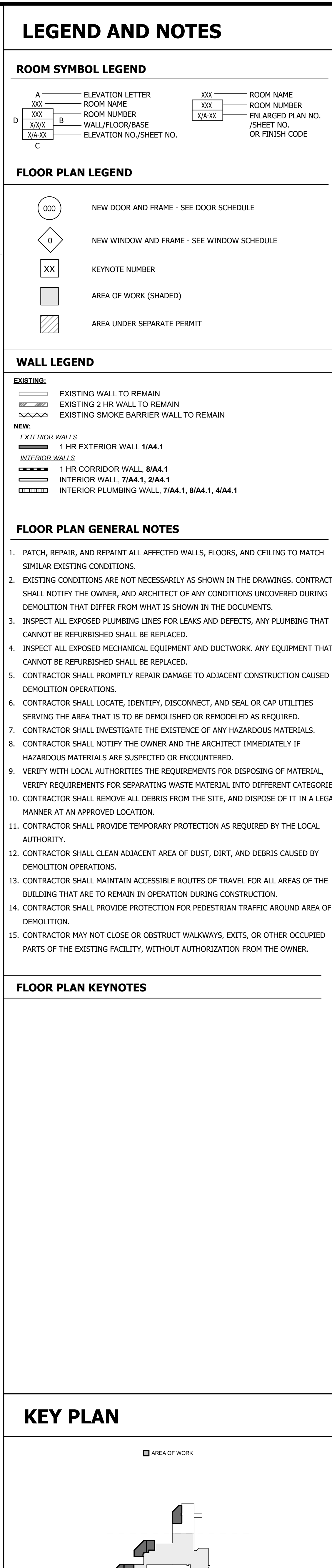


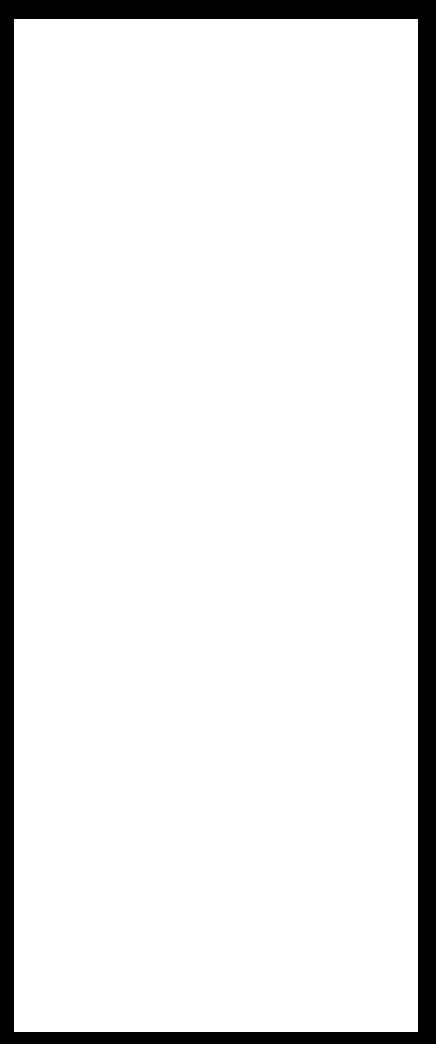
Second Floor Plan - Area B

1/8" = 1'-0"

1

A2.2B



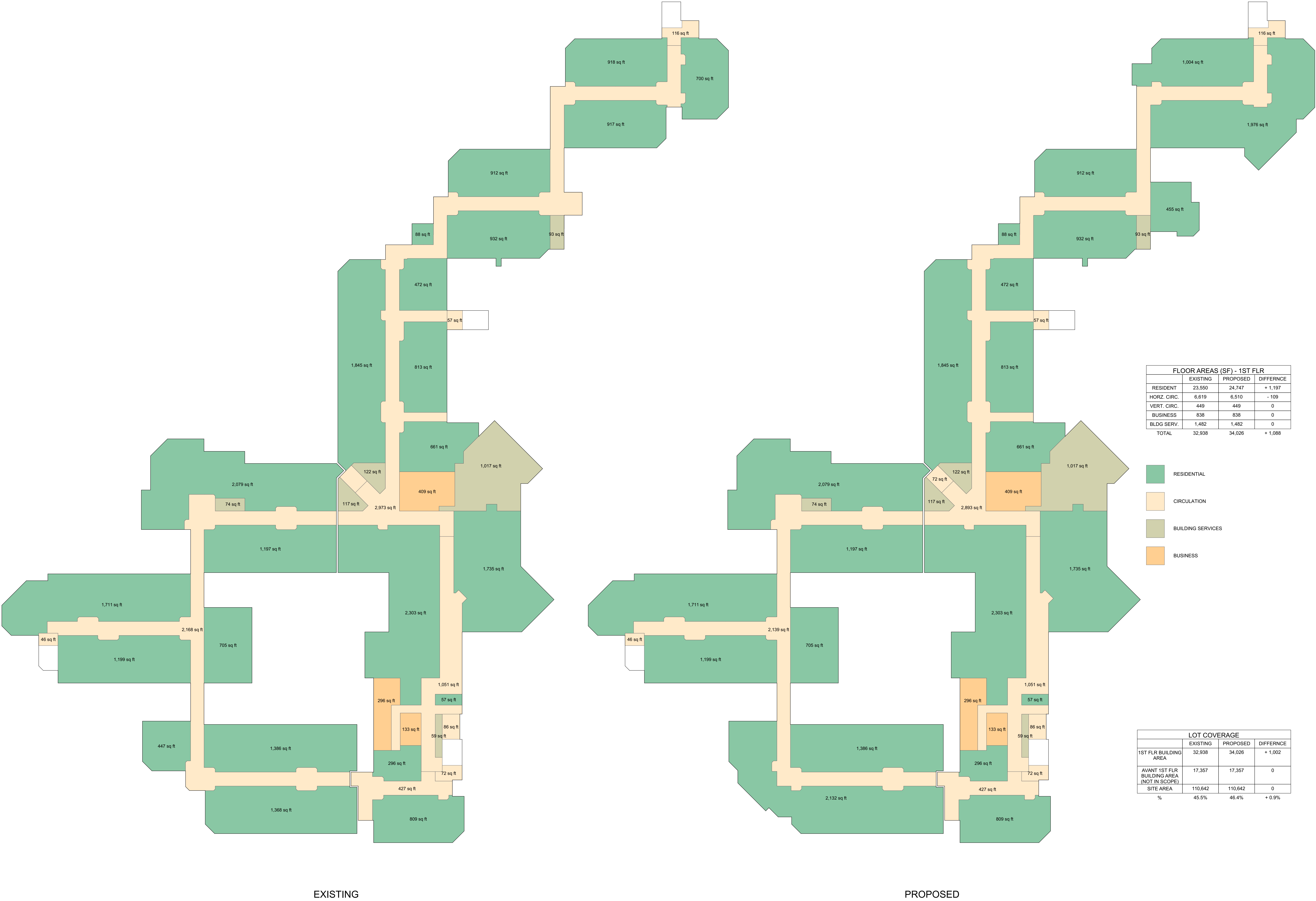


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PROJECT: 21003
DRAWN BY: YI, RA, & DB
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DATE OF ISSUE: 00/00/0000

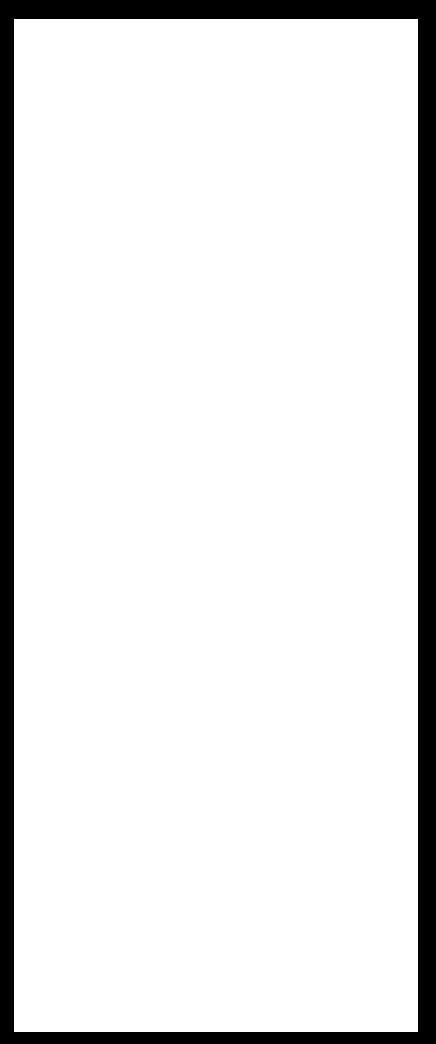
DRAWING DESCRIPTION
**Floor Area Block
Diagrams - 1st FLR**
DRAWING NUMBER
A2.5



FLOOR AREAS (SF) - 1ST FLR			
	EXISTING	PROPOSED	DIFFERENCE
RESIDENT	23,550	24,747	+ 1,197
HORZ. CIRC.	6,619	6,510	- 109
VERT. CIRC.	449	449	0
BUSINESS	838	838	0
BLDG SERV.	1,482	1,482	0
TOTAL	32,938	34,026	+ 1,088

- RESIDENTIAL
- CIRCULATION
- BUILDING SERVICES
- BUSINESS

LOT COVERAGE			
	EXISTING	PROPOSED	DIFFERENCE
1ST FLR BUILDING AREA	32,938	34,026	+ 1,088
AVANT 1ST FLR BUILDING AREA (NOT IN SCOPE)	17,357	17,357	0
SITE AREA	110,642	110,642	0
%	45.5%	46.4%	+ 0.9%



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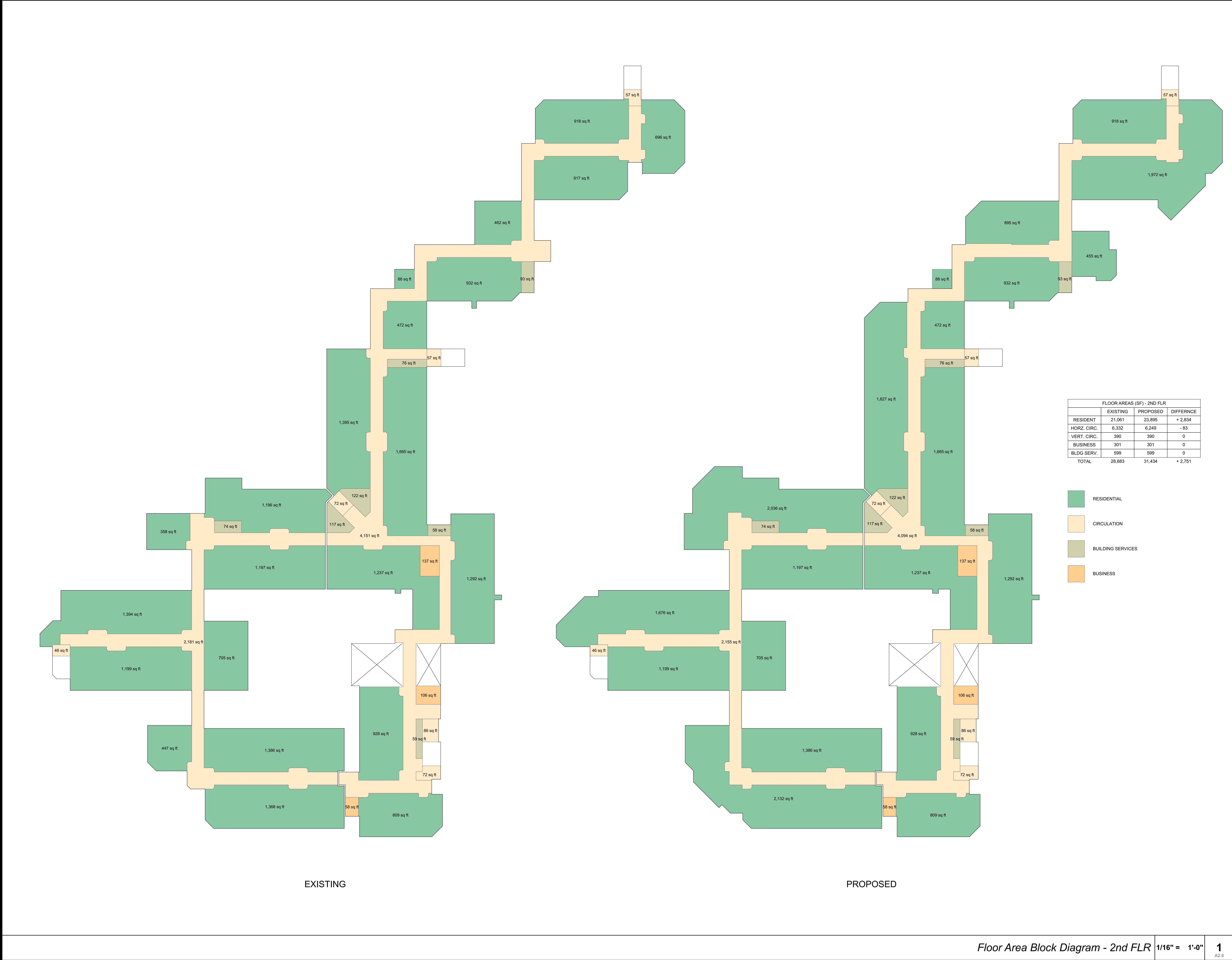
Floor Area Block

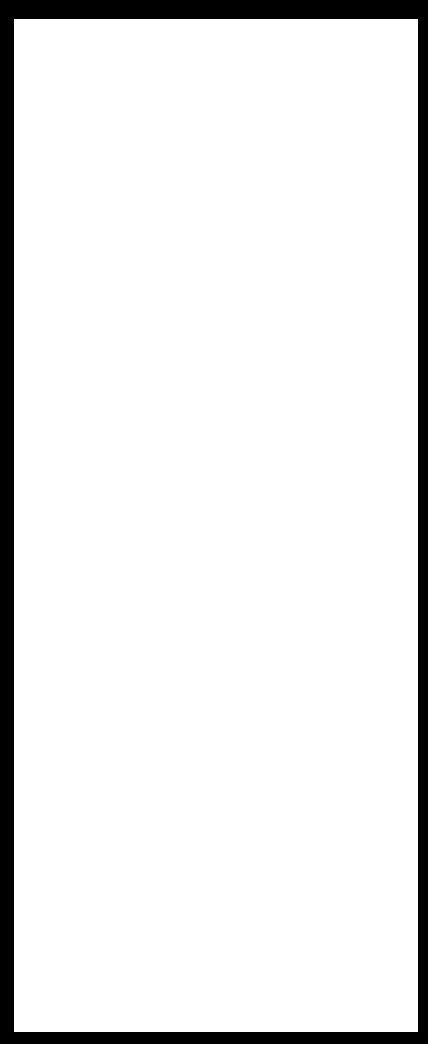
Diagrams - 2nd FLR

DRAWING NUMBER

A2.6

A2.6





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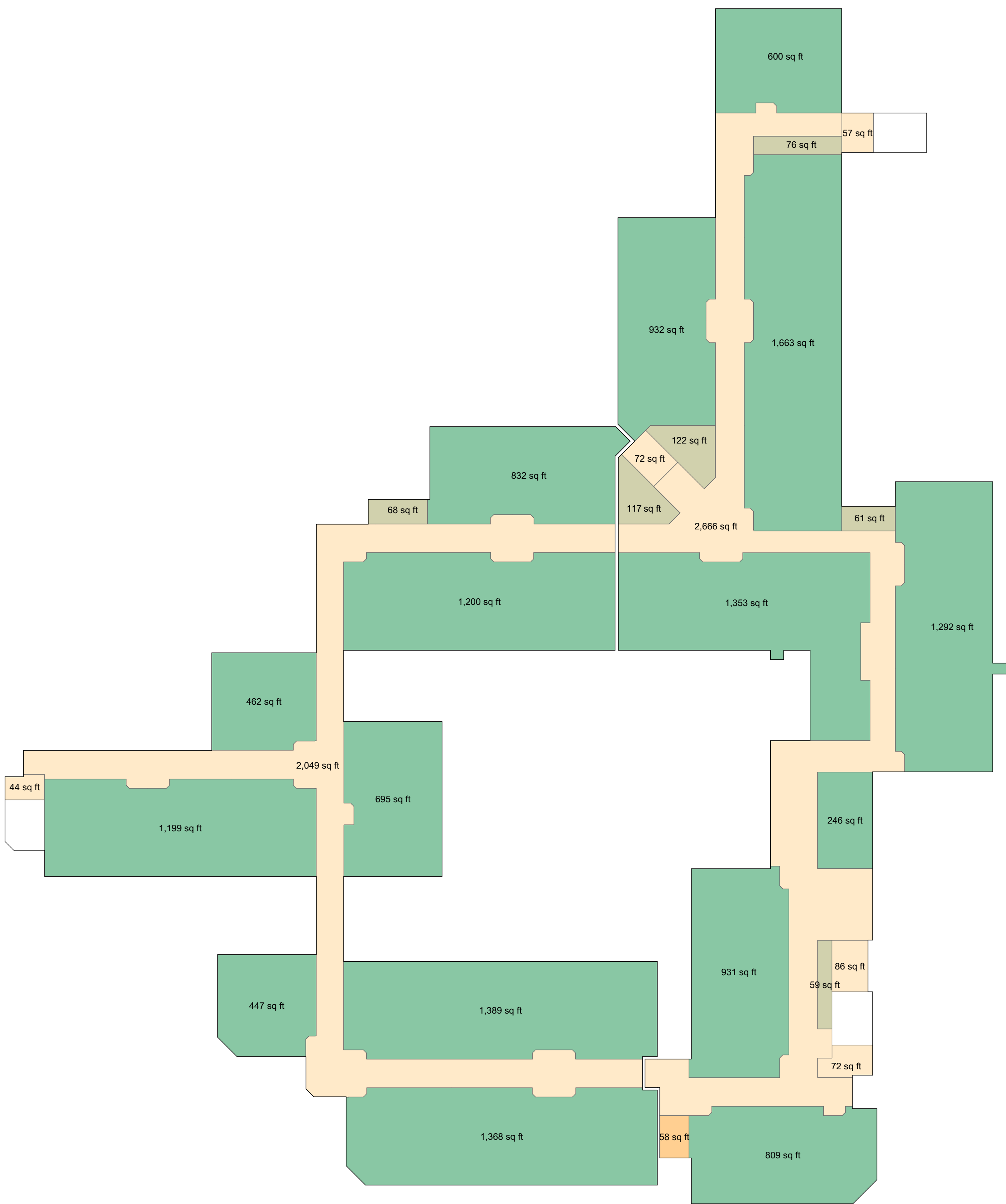


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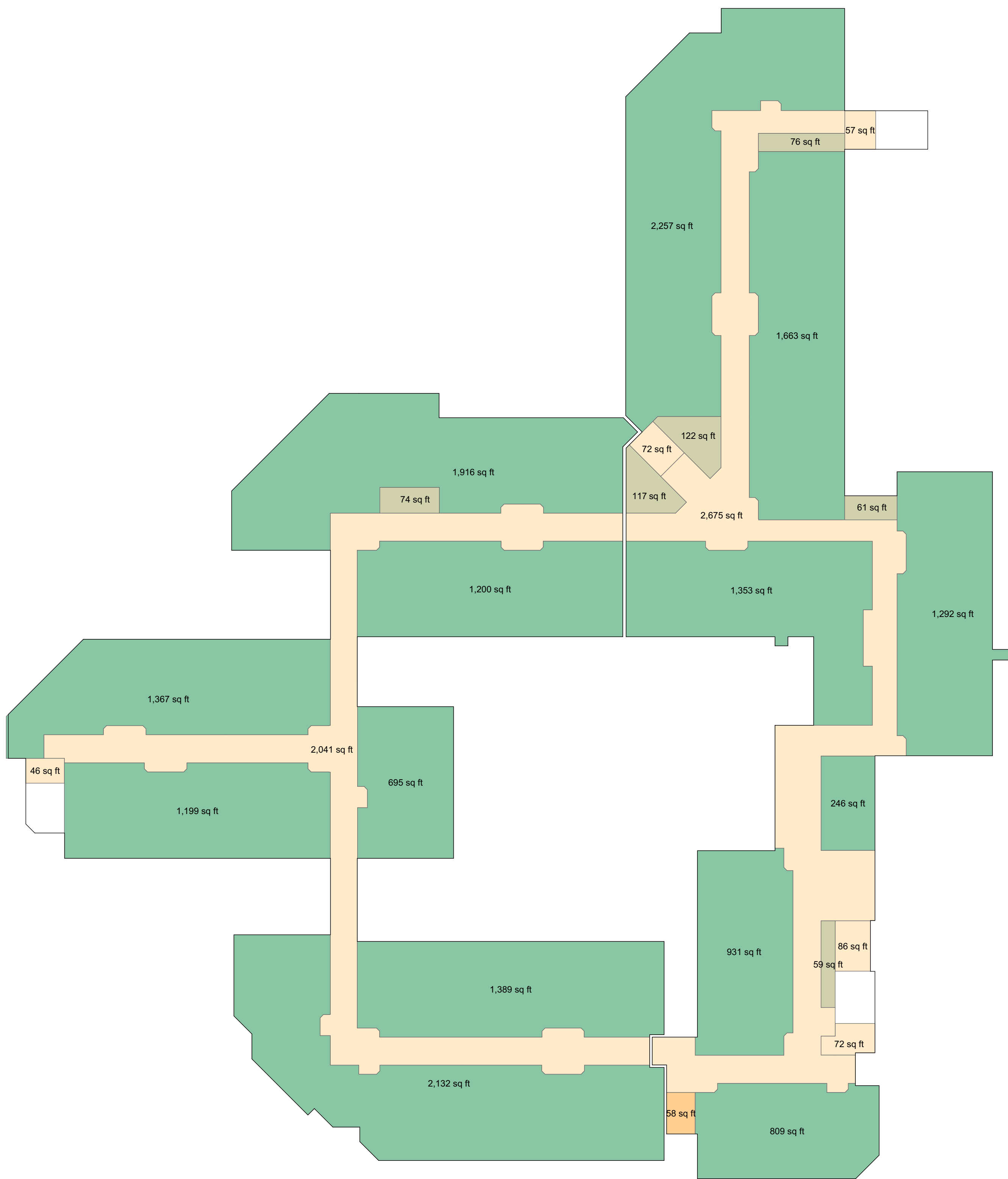
Floor Area Block
Diagrams - 3rd FLR

DRAWING NUMBER
A2.7

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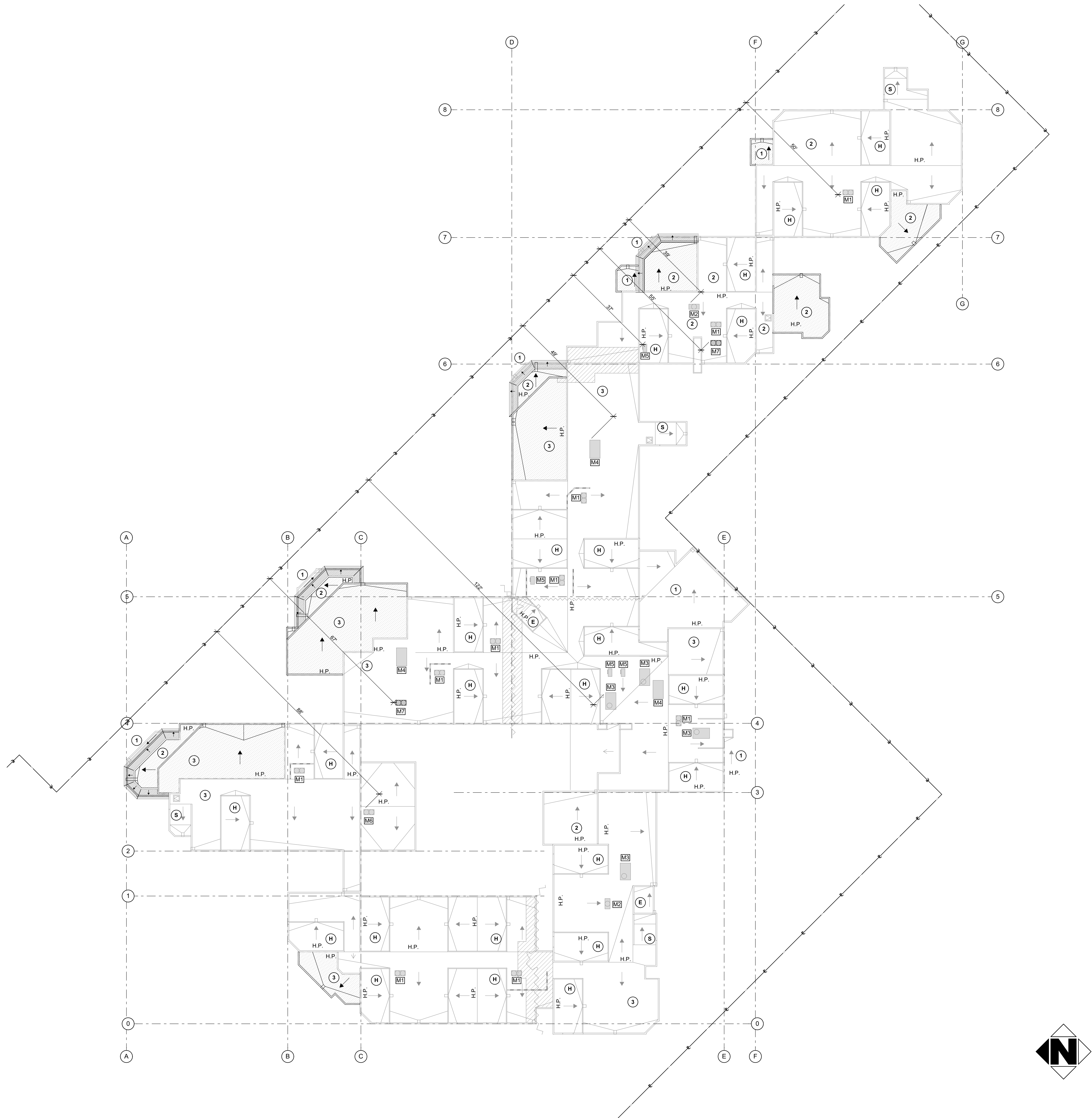
EXISTING



PROPOSED

FLOOR AREAS (SF) - 3RD FLR			
	EXISTING	PROPOSED	DIFFERENCE
RESIDENT	15,418	18,653	+ 3,235
HORZ. CIRC.	4,713	4,716	+ 3
VERT. CIRC.	333	333	0
BUSINESS	58	58	0
BLDG SERV.	503	509	+ 6
TOTAL	21,025	24,269	+ 3,244

- RESIDENTIAL
- CIRCULATION
- BUILDING SERVICES
- BUSINESS



LEGEND AND NOTES

ROOF PLAN LEGEND

- DOWNSPOUT (E)
- X:12 ROOF SLOPE DOWN, 1/4:12 TYP., U.N.O. 6:12 TYP. FOR ASPHALT SHINGLES
- XX KEYNOTE NUMBER
- SMOKE BARRIER WALL BELOW
- AREA OF PROPOSED WORK
- AREA OF 5' (EA SIDE) OF AREA SEPERATION WALL. NO ROOF PENETRATIONS WITHIN THIS AREA ARE ALLOWED
- MECHANICAL EQUIPMENT @ ROOF
- ROOF ACCESS HATCH (NON-RATED) ACCESS FOR HVAC EQUIPMENT - 30" x 30" w/ LADDER
- EXISTING ROOF SCREENING
- PROPOSED ASPHALT SHINGLE SLOPED ROOFS

ROOF PLAN KEYNOTES

- 1 ROOF @ ONE STORY
- 2 ROOF @ TWO STORY
- 3 ROOF @ THREE STORY
- H RAISED HIGH ROOF
- S ROOF @ STAIR
- E ROOF @ ELEVATOR

EXISTING ROOFTOP EQUIPMENT

		dBA @ SOURCE	dBA @ PL. ADJ TO RESIDENTIAL
M1	HEAT PUMP - DAIKIN REYQ14APBTJ, REYQ36PBTJ, OR REYQ72PBTJ	62, 58, 58	28, 24, 24
M2	PKG UNIT - CARRIER 48VLNC	74	42
M3	PKG UNIT - CARRIER 48KCDA	82	40
M4	MAU - REZNOR RPB-300	77	43
M5	MINI SPLIT - MITSUBISHI MUZ-WR18NA	57	26
M6	HEAT PUMP - DAIKIN RXYQ96TTJU (PHASE 1)	61	22

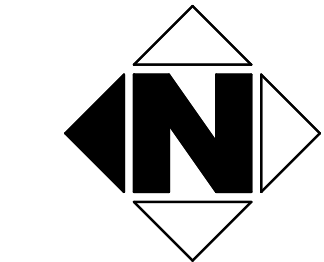
PROPOSED ROOFTOP EQUIPMENT

M7	HEAT PUMP - DAIKIN RXYQ96TTJU	61	26
----	-------------------------------	----	----

LOCAL AMBIENT NOISE LEVEL IS AT LEAST 40 dBA (IT COULD BE HIGHER) PER PAMC 9.10.20(d).

MAX SOUND FROM EXISTING EQUIPMENT AT THE PROPERTY LINE THAT IS ADJACENT TO THE RESIDENTIAL ZONING IS 3 dBA ABOVE THE MIN LOCAL AMBIENT NOISE LEVEL, WHICH IS ACCEPTABLE UNDER PAMC 9.10.030(a).

PROPOSED EQUIPMENT IS 14 dBA UNDER THE MIN LOCAL AMBIENT NOISE LEVEL, WHICH IS ACCEPTABLE UNDER PAMC 9.10.030(a).



Roof Plan

1/16" = 1'-0"

1

A3.1

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PROJECT: 21003
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CHECKED BY: TB & MP

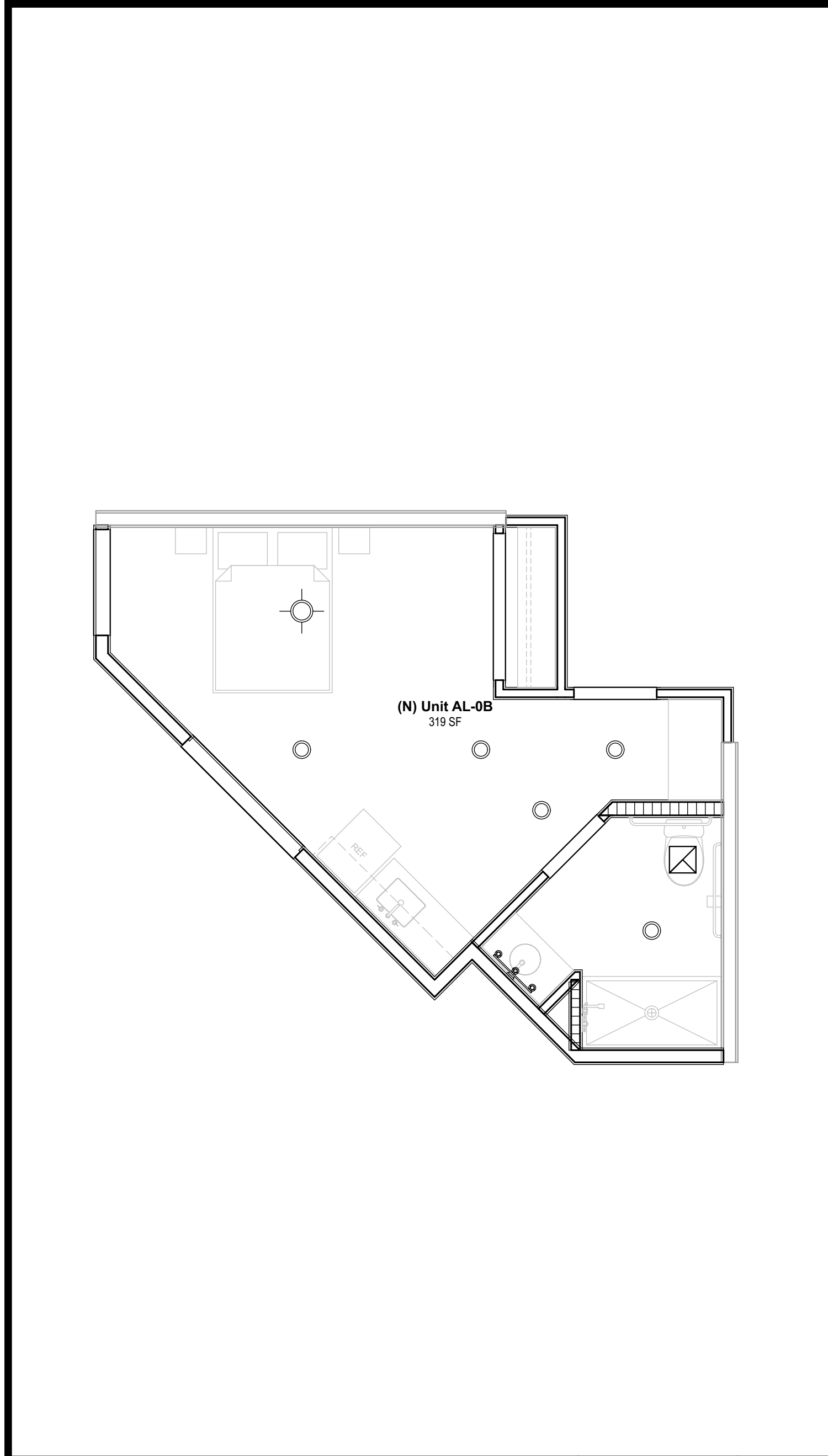
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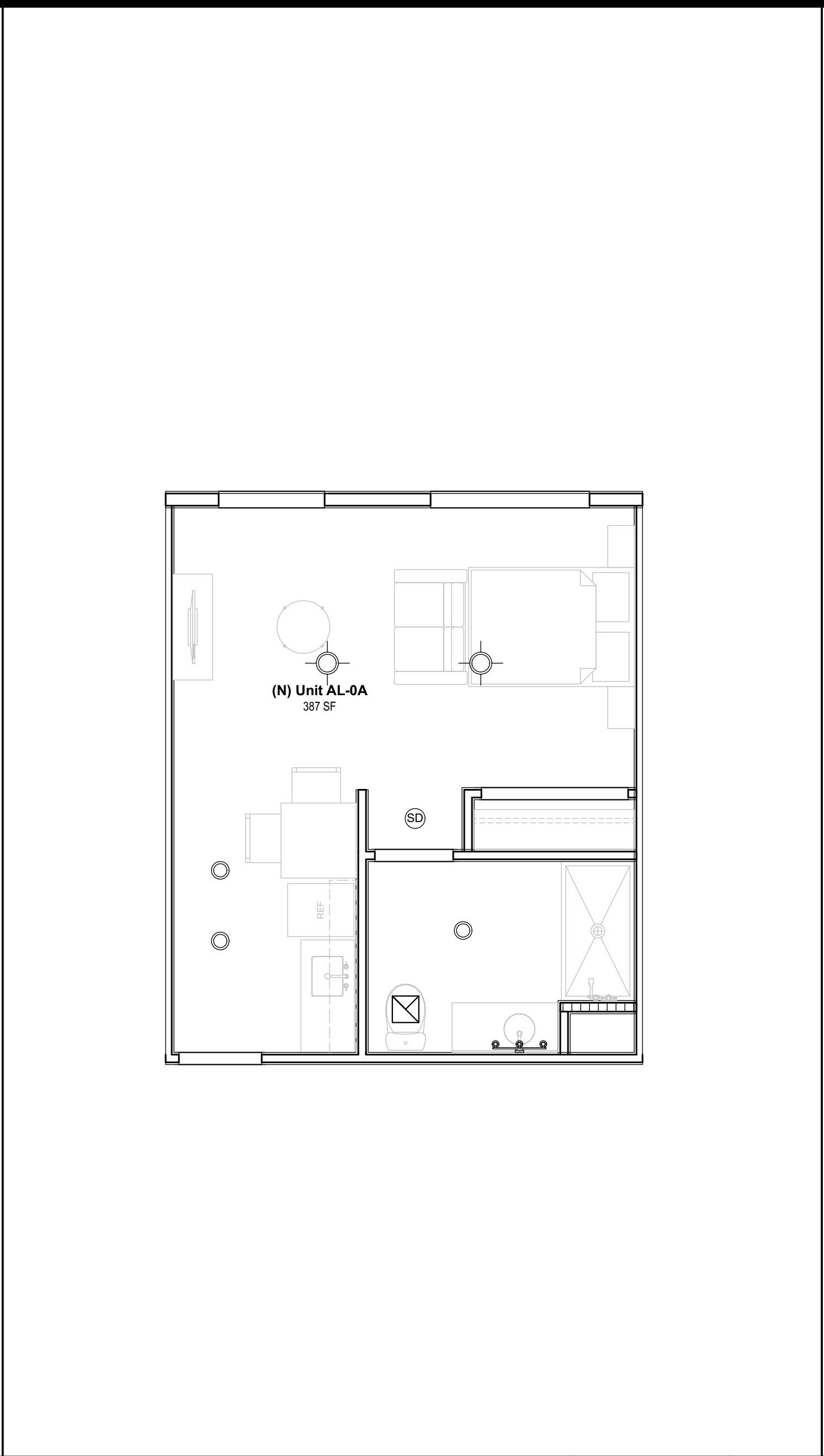
Roof Plan

DRAWING NUMBER

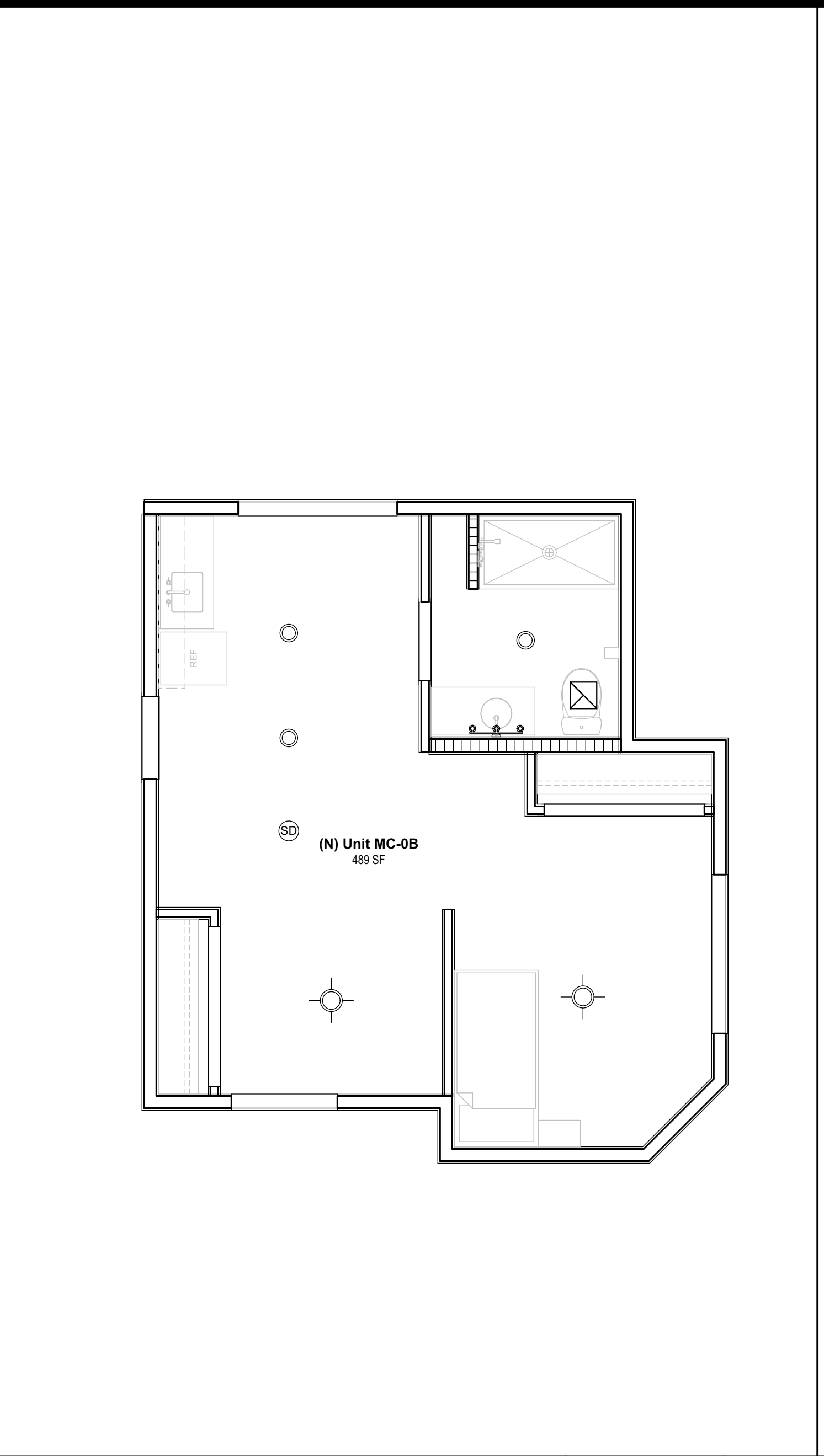
A3.1



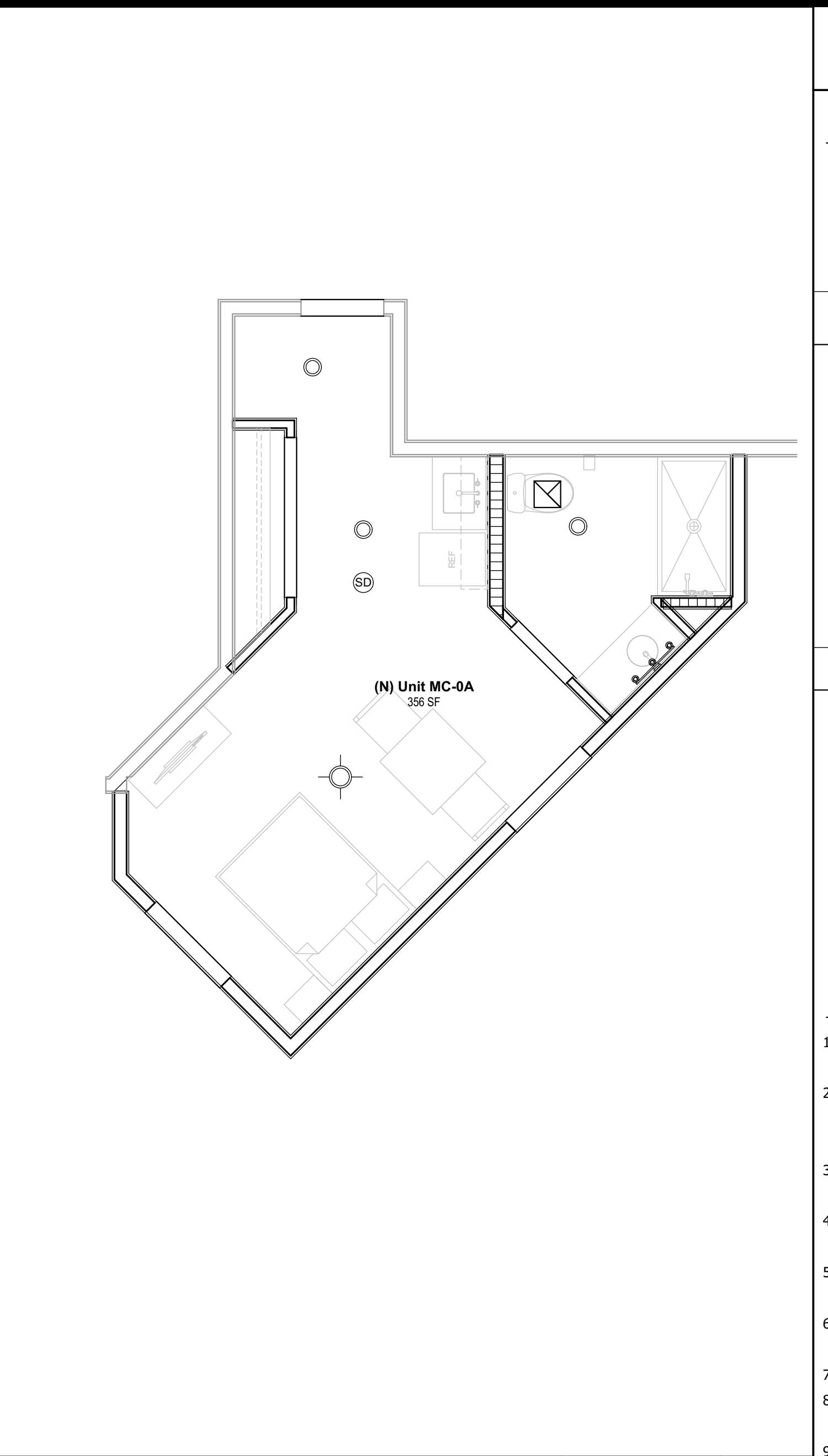
Unit AL-0B RCP - Proposed 1/4" = 1'-0" 8 A4.1



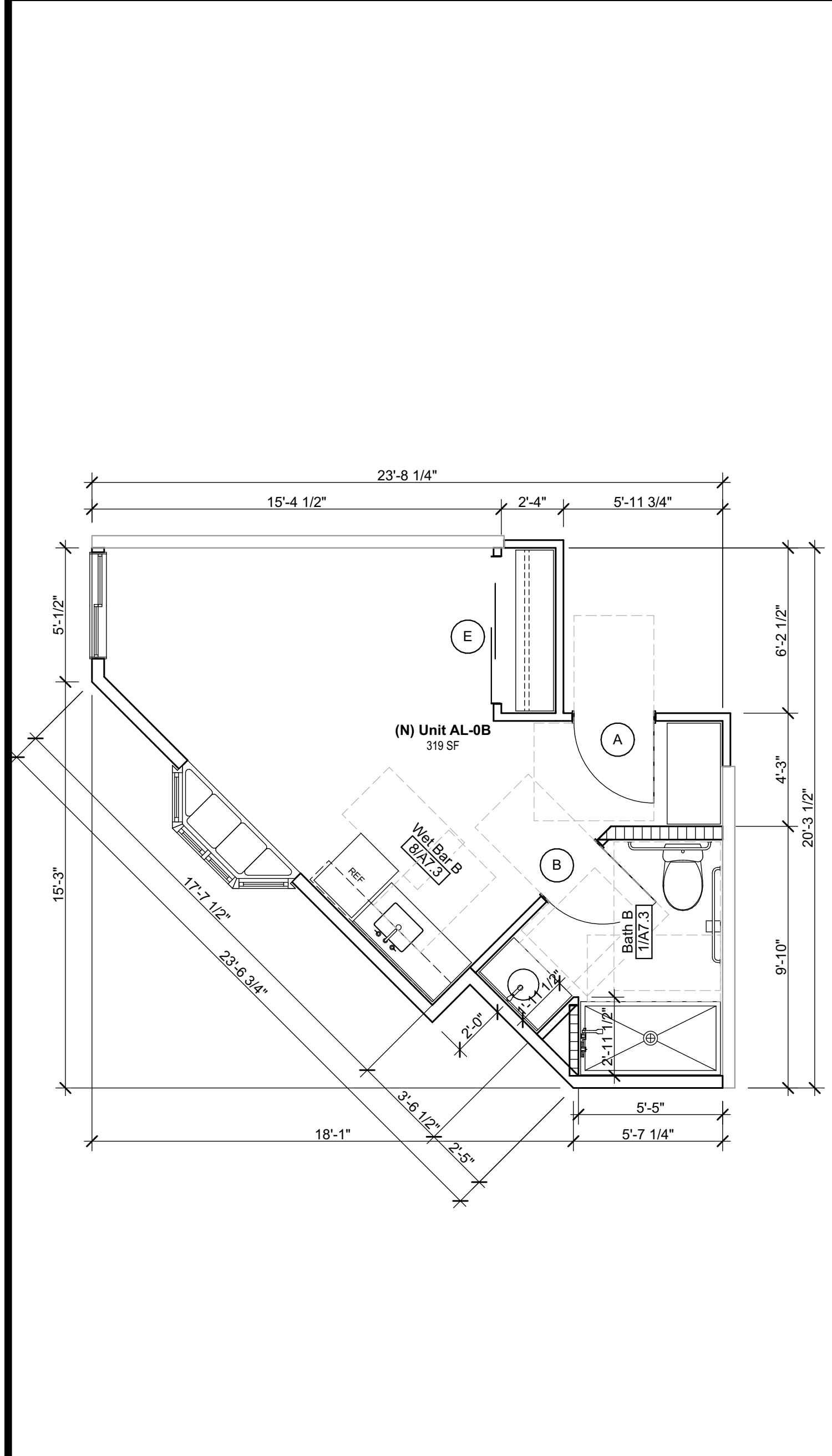
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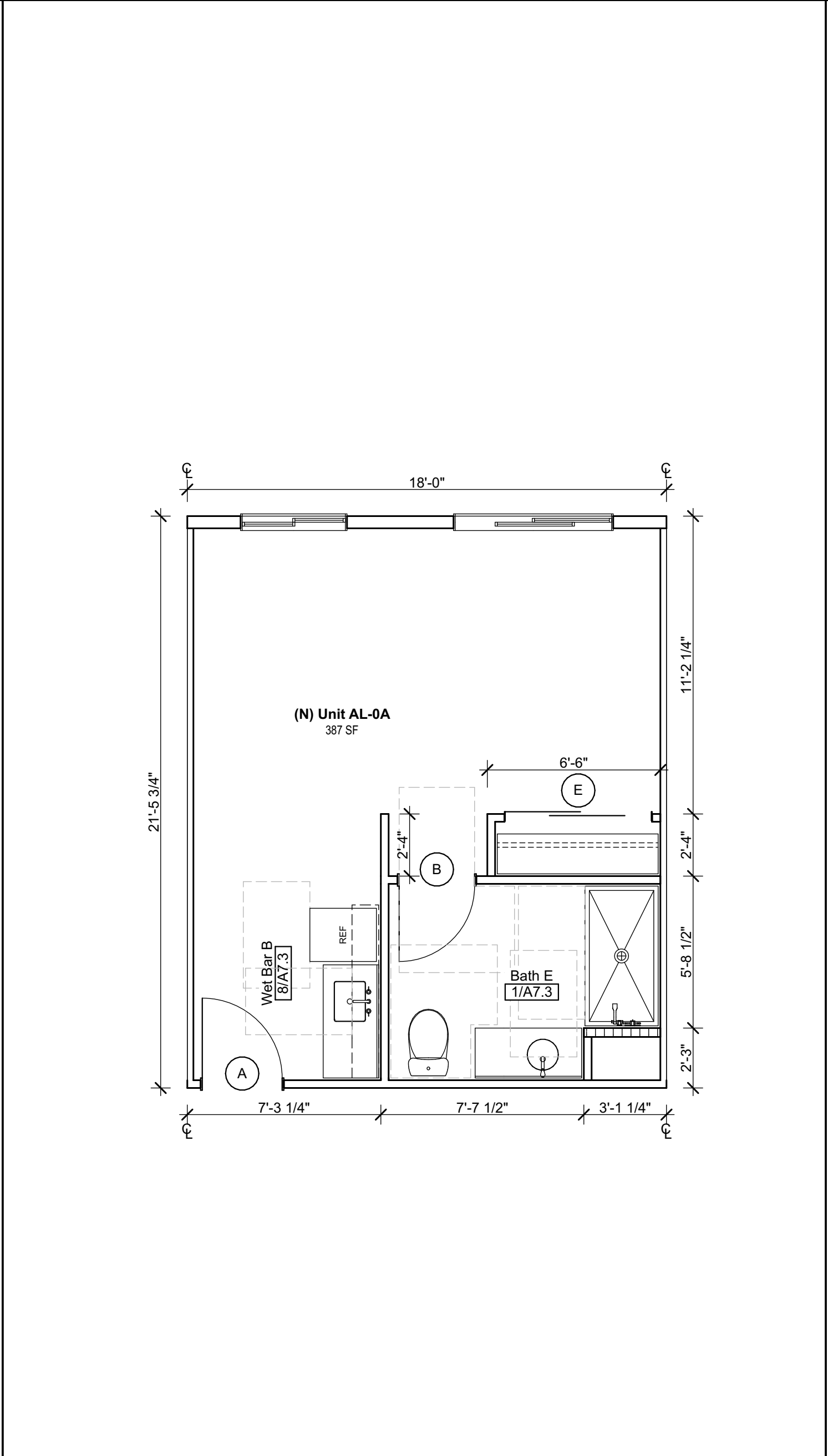
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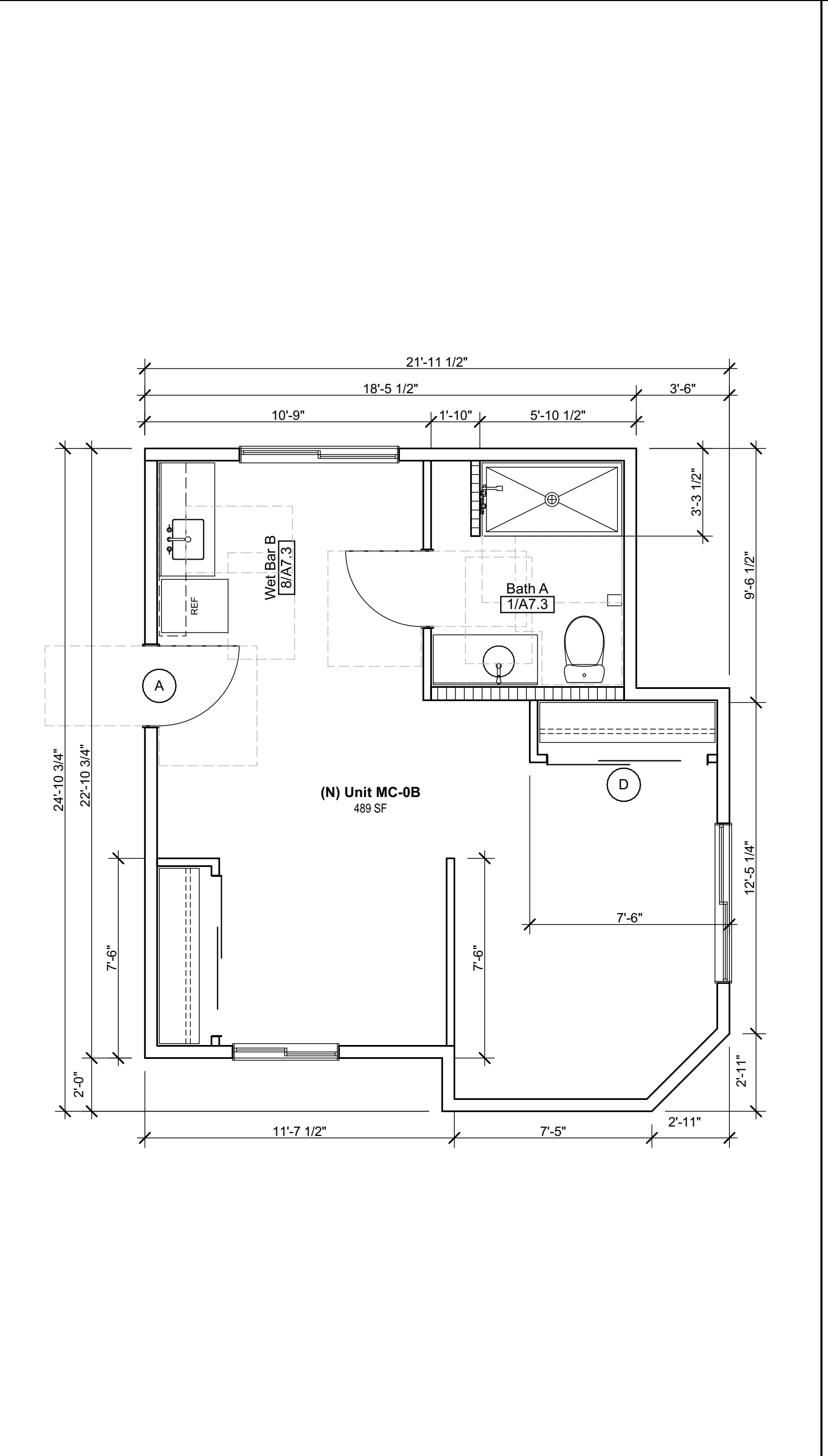
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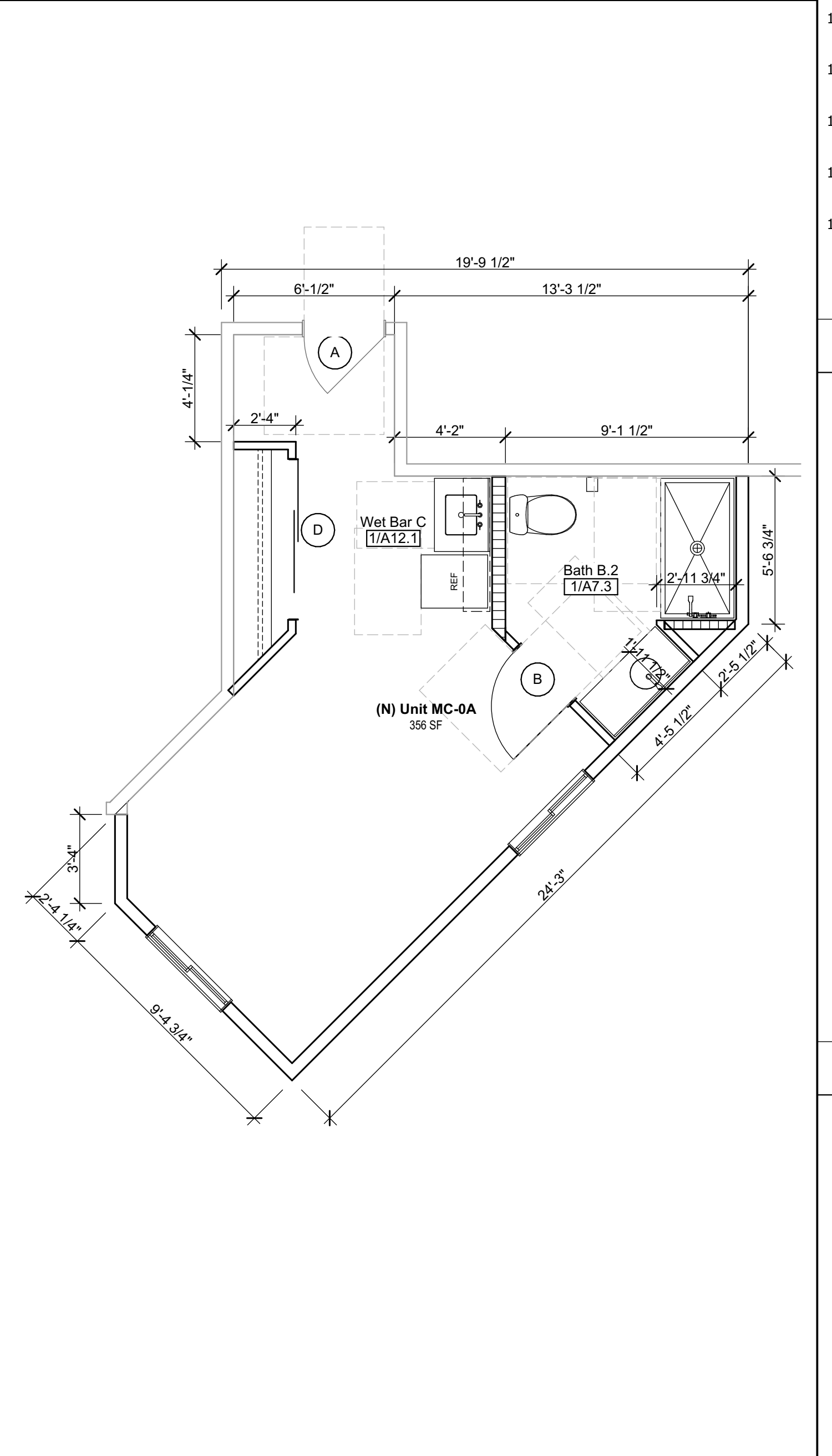
Unit AL-0B Enlarged Plan - Proposed 1/4" = 1'-0" 7 A4.1



Unit AL-0A Enlarged Plan - Proposed 1/4" = 1'-0" 5 A4.1



Unit MC-0B Enlarged Plan - Proposed 1/4" = 1'-0" 3 A4.1



Unit MC-0A Enlarged Plan - Proposed 1/4" = 1'-0" 1 A4.1

LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	WALL/FLOOR/BASE	XXX	ENLARGED PLAN NO.
X/A-XX	ELEVATION NO./SHEET NO.	X/A-XX	SHEET NO.
C			OR FINISH CODE

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER

WALL LEGEND

EXISTING:	EXISTING WALL TO REMAIN
	EXISTING 2 HR WALL TO REMAIN
	EXISTING SMOKE BARRIER WALL TO REMAIN

NEW:

EXTERIOR WALLS	1 HR EXTERIOR WALL 1/A4.1
INTERIOR WALLS	
	1 HR CORRIDOR WALL, 8/A4.1
	INTERIOR WALL, 7/A4.1, 2/A4.1
	INTERIOR PLUMBING WALL, 7/A4.1, 8/A4.1, 4/A4.1

FLOOR PLAN GENERAL NOTES

- PATCH, REPAIR, AND REPAINT ALL AFFECTED WALLS, FLOORS, AND CEILING TO MATCH SIMILAR EXISTING CONDITIONS.
- EXISTING CONDITIONS ARE NOT NECESSARILY AS SHOWN IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY THE OWNER, AND ARCHITECT OF ANY CONDITIONS UNCOVERED DURING DEMOLITION THAT DIFFER FROM WHAT IS SHOWN IN THE DOCUMENTS.
- INSPECT ALL EXPOSED PLUMBING LINES FOR LEAKS AND DEFECTS, ANY PLUMBING THAT CANNOT BE REFURBISHED SHALL BE REPLACED.
- INSPECT ALL EXPOSED MECHANICAL EQUIPMENT AND DUCTWORK. ANY EQUIPMENT THAT CANNOT BE REFURBISHED SHALL BE REPLACED.
- CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE TO ADJACENT CONSTRUCTION CAUSED BY DEMOLITION OPERATIONS.
- CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES SERVING THE AREA THAT IS TO BE DEMOLISHED OR REMODELED AS REQUIRED.
- CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ANY HAZARDOUS MATERIALS.
- CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY IF HAZARDOUS MATERIALS ARE SUSPECTED OR ENCOUNTERED.
- VERIFY WITH LOCAL AUTHORITIES THE REQUIREMENTS FOR DISPOSING OF MATERIAL, VERIFY REQUIREMENTS FOR SEPARATING WASTE MATERIAL INTO DIFFERENT CATEGORIES.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE, AND DISPOSE OF IT IN A LEGAL MANNER AT AN APPROVED LOCATION.
- CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AS REQUIRED BY THE LOCAL AUTHORITY.
- CONTRACTOR SHALL CLEAN ADJACENT AREA OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS.
- CONTRACTOR SHALL MAINTAIN ACCESSIBLE ROUTES OF TRAVEL FOR ALL AREAS OF THE BUILDING THAT ARE TO REMAIN IN OPERATION DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE PROTECTION FOR PEDESTRIAN TRAFFIC AROUND AREA OF DEMOLITION.
- CONTRACTOR MAY NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER OCCUPIED PARTS OF THE EXISTING FACILITY, WITHOUT AUTHORIZATION FROM THE OWNER.

RCP LEGEND

◆	SURFACE MOUNTED LIGHT FIXTURE
◆	PENDANT LIGHT FIXTURE
⊕	WALL SCONCE MOUNTED
⊕	WALL MOUNTED LIGHT FIXTURE
□	2'-0" X 4'-0" FLUORESCENT FIXTURE - RECESSED
□	2'-0" X 4'-0" FLUORESCENT FIXTURE - SURFACE MOUNTED
□	2'-0" X 2'-0" FLUORESCENT FIXTURE - RECESSED
☼	SURFACE MOUNTED LIGHT (DECORATIVE - CHANDELIER)
⋯	VANITY LIGHT BAR
—	FLUORESCENT STRIP LIGHT (SINGLE OR STAGGERED TUBE)
○	SMOKE & CARBON MONOXIDE DETECTOR
⊗	EXHAUST FAN UNIT / HUMIDISTAT
⊗	ILLUMINATED EXIT SIGN, (SHADED AREA REPRESENTS DIRECTION)

CEILING TYPES

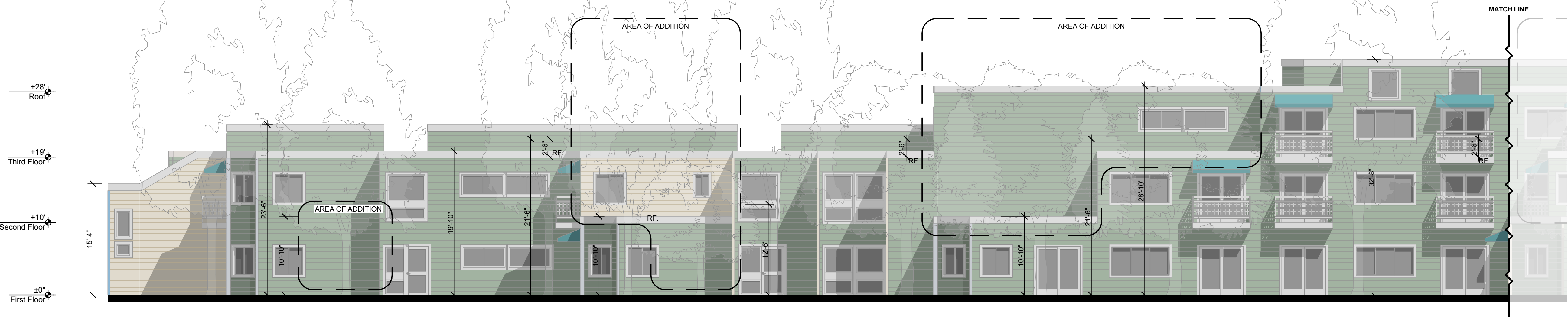
□	GYPSUM BOARD
□	SUSPENDED ACOUSTICAL CEILING
□	NON-RATED
□	2' X 2' GRID



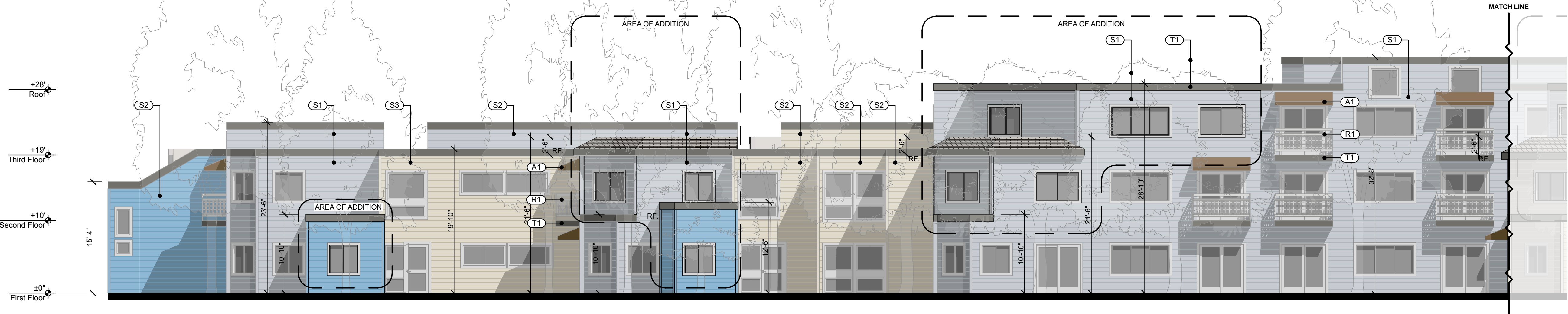
GYPSUM BOARD

SUSPENDED ACOUSTICAL CEILING
NON-RATED
2' x 2' GRID

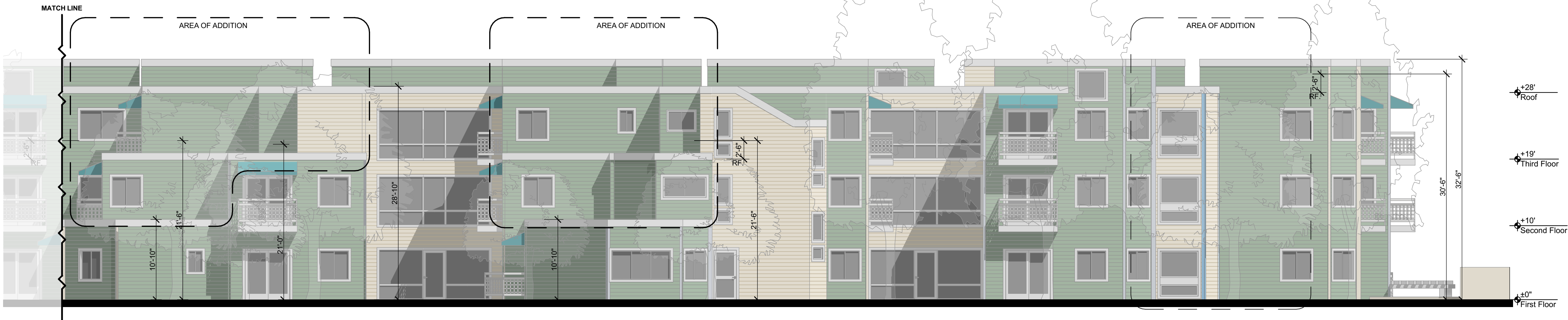




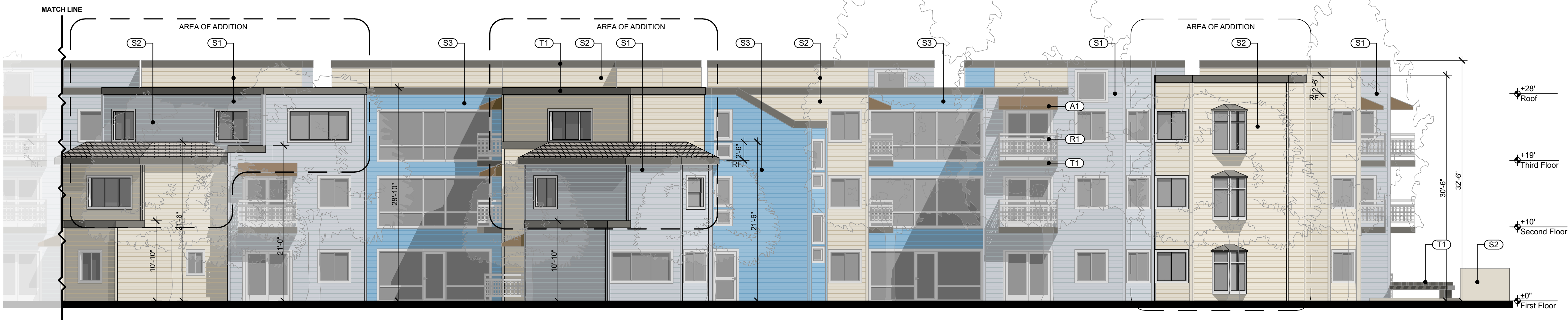
North Elevation - Existing 1/8" = 1'-0" 4



North Elevation - Proposed 1/8" = 1'-0" 3



North Elevation - Existing 1/8" = 1'-0" 2



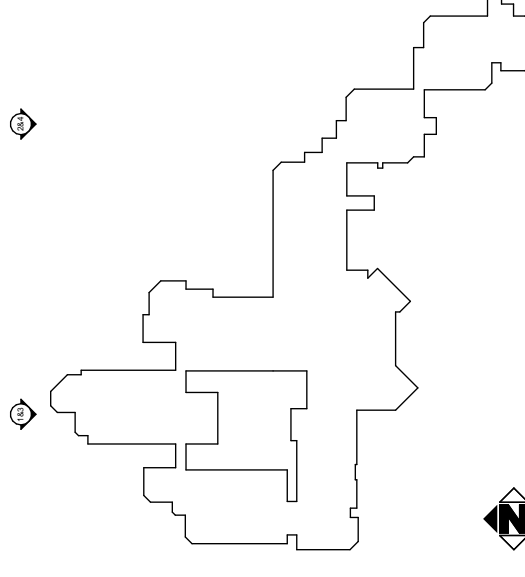
North Elevation - Proposed 1/8" = 1'-0" 1

LEGEND AND NOTES

EXTERIOR FINISHES

SIDING 1 - SILVER SPRINGS DUNN-EDWARDS DE6346	(S1)	
SIDING 2 - HEATHER DUNN-EDWARDS DEC773	(S2)	
SIDING 3 - WANDERING RIVER DUNN-EDWARDS DE6350	(S3)	
RAILING - PRECIOUS PEARLS DUNN-EDWARDS DEW386	(R1)	
TRIM - RENWICK BROWN DUNN-EDWARDS DET630	(T1)	
AWNING - COCOA SUNBRELLA SHADE 4678-0000	(A1)	

KEY PLAN





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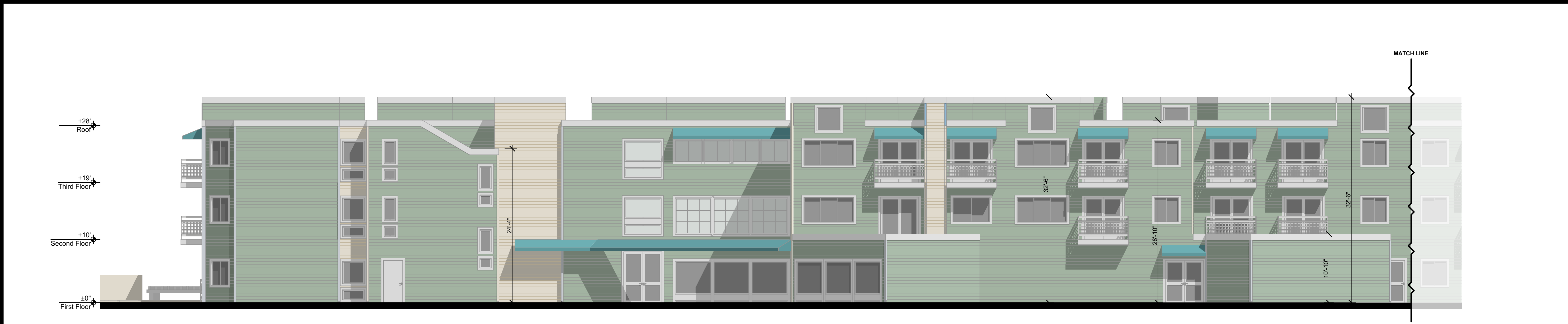
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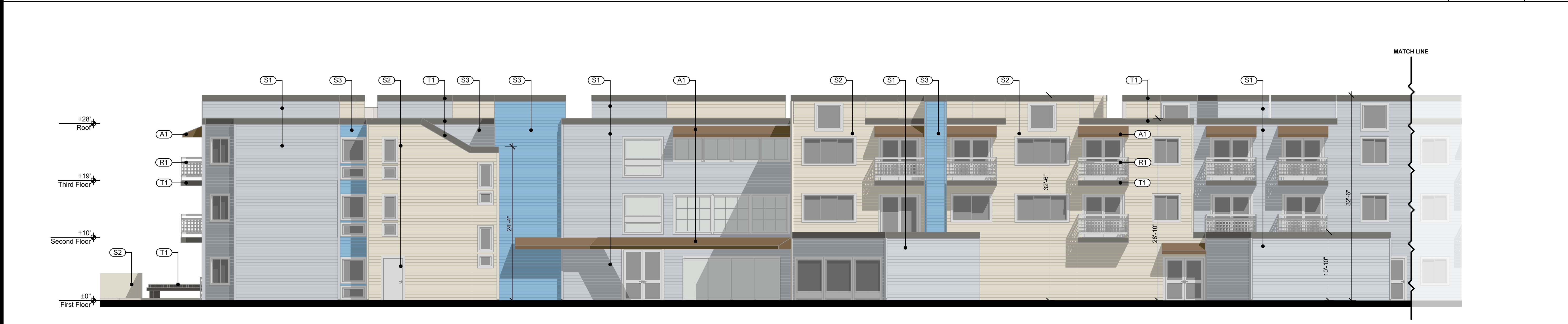
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PROJECT:	21003
DRAWN BY:	YI, RA, & DB
CHECKED BY:	TB & MP
DATE OF ISSUE:	00/00/0000
DRAWING DESCRIPTION	Exterior Building Elevations - North
DRAWING NUMBER	A5.1



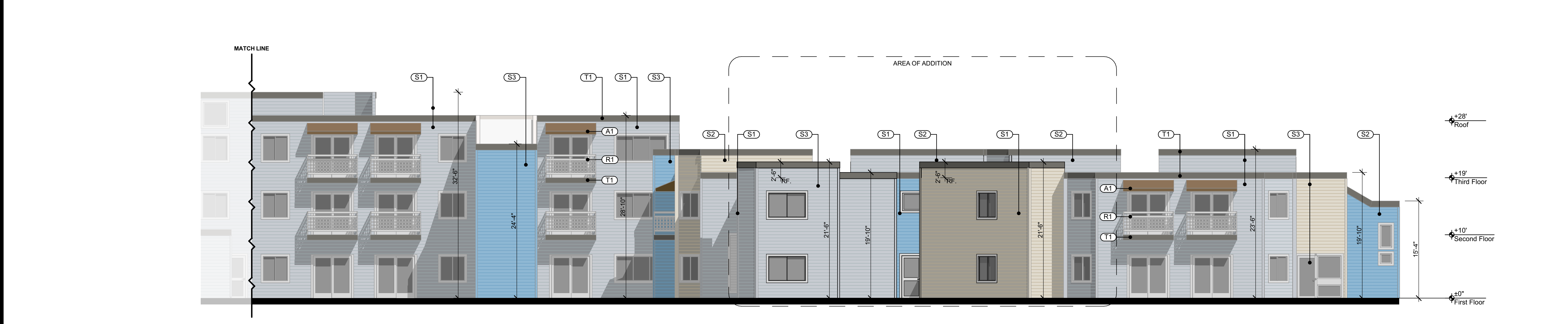
South Elevation - Existing 1/8" = 1'-0" 4



South Elevation - Proposed 1/8" = 1'-0" 3



South Elevation - Existing 1/8" = 1'-0" 2



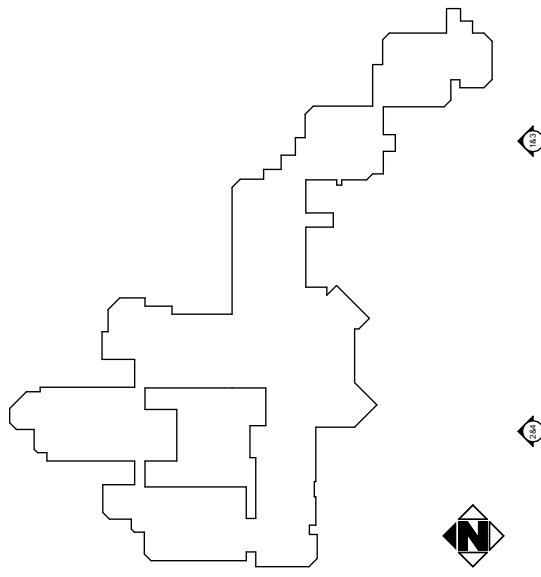
South Elevation - Proposed 1/8" = 1'-0" 1

LEGEND AND NOTES

EXTERIOR FINISHES

SIDING 1 - SILVER SPRINGS DUNN-EDWARDS DE6346	(S1)	
SIDING 2 - HEATHER DUNN-EDWARDS DEC773	(S2)	
SIDING 3 - WANDERING RIVER DUNN-EDWARDS DE359	(S3)	
RAILING - PRECIOUS PEARLS DUNN-EDWARDS DEW386	(R1)	
TRIM - RENWICK BROWN DUNN-EDWARDS DET630	(T1)	
AWNING - COCOA SUNBRELLA SHADE 4678-0000	(A1)	

KEY PLAN

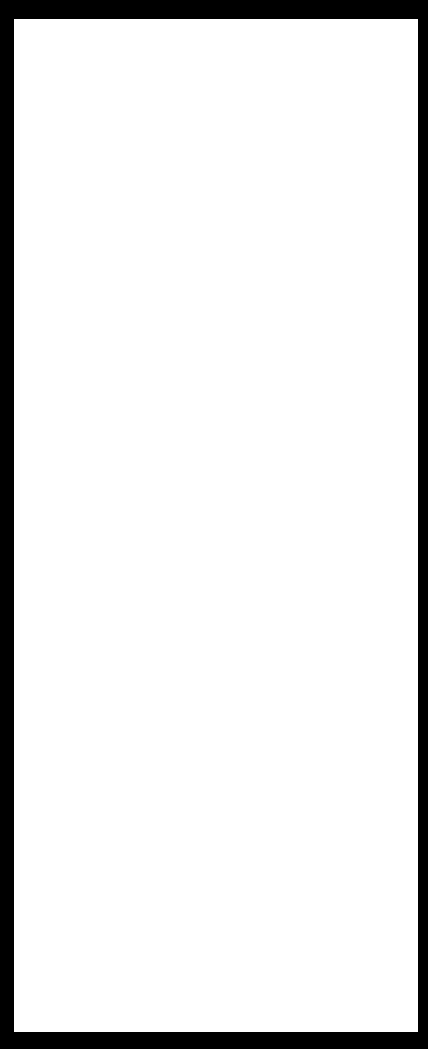




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DATE OF ISSUE: 00/00/0000

DRAWING DESCRIPTION	
Exterior Building Elevations - South	

DRAWING NUMBER
A5.2

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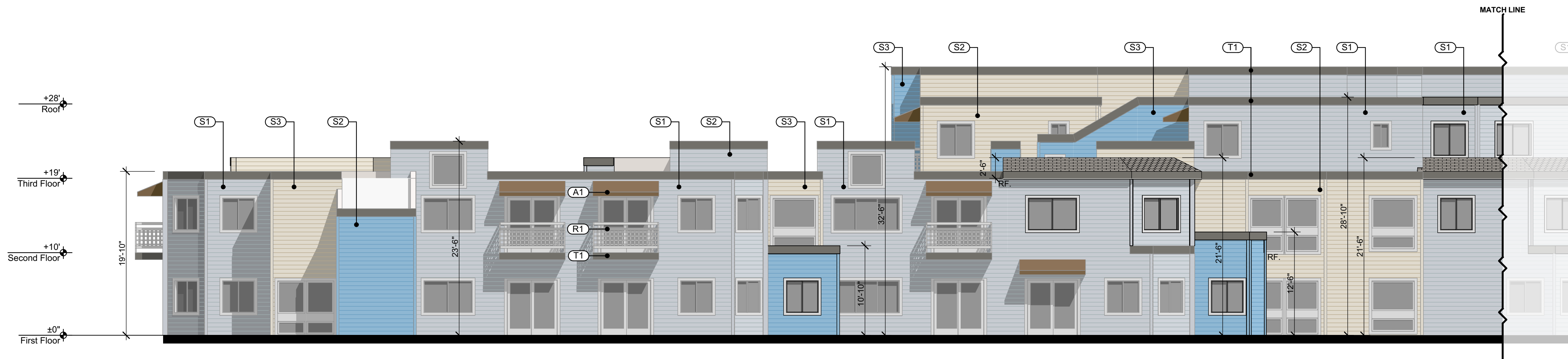


East Elevation - Existing

1/8" = 1'-0"

4

A5.3



East Elevation - Proposed

1/8" = 1'-0"

3

A5.3



East Elevation - Existing

1/8" = 1'-0"

2

A5.3



East Elevation - Proposed

1/8" = 1'-0"

1

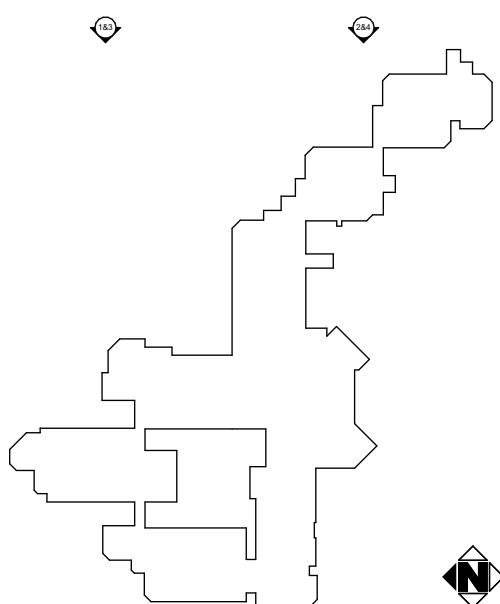
A5.3

LEGEND AND NOTES

EXTERIOR FINISHES

SIDING 1 - SILVER SPRINGS DUNN-EDWARDS DE6346	(S1)	
SIDING 2 - HEATHER DUNN-EDWARDS DEC773	(S2)	
SIDING 3 - WANDERING RIVER DUNN-EDWARDS DE3550	(S3)	
RAILING - PRECIOUS PEARLS DUNN-EDWARDS DEW386	(R1)	
TRIM - RENWICK BROWN DUNN-EDWARDS DET630	(T1)	
AWNING - COCOA SUNBRELLA SHADE 4678-0000	(A1)	

KEY PLAN



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PROJECT:	21003
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DATE OF ISSUE:	00/00/0000
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DRAWING NUMBER	A5.3

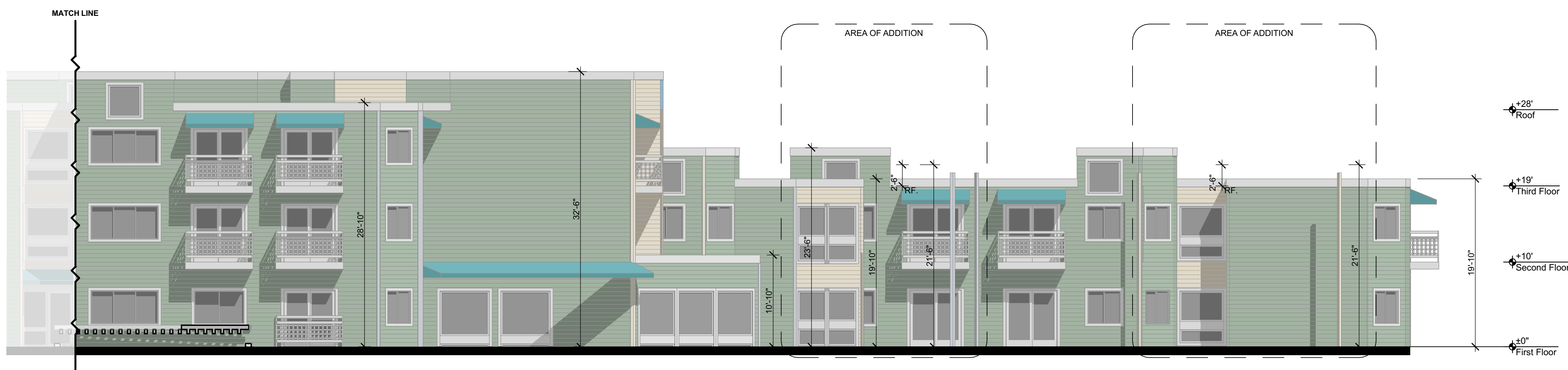
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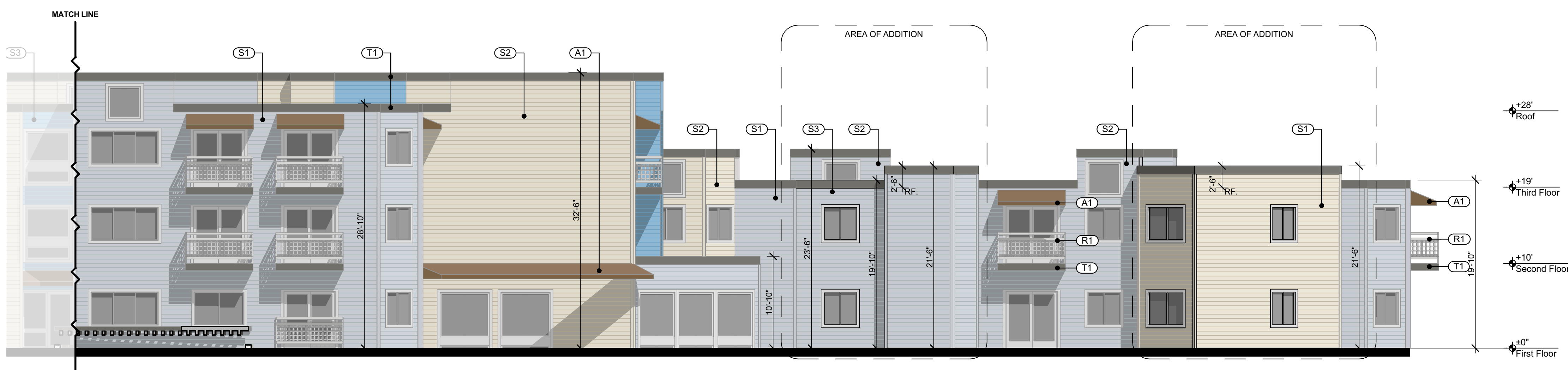
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West Elevation - Proposed 1/8" = 1'-0" 3



West Elevation - Existing 1/8" = 1'-0" 2



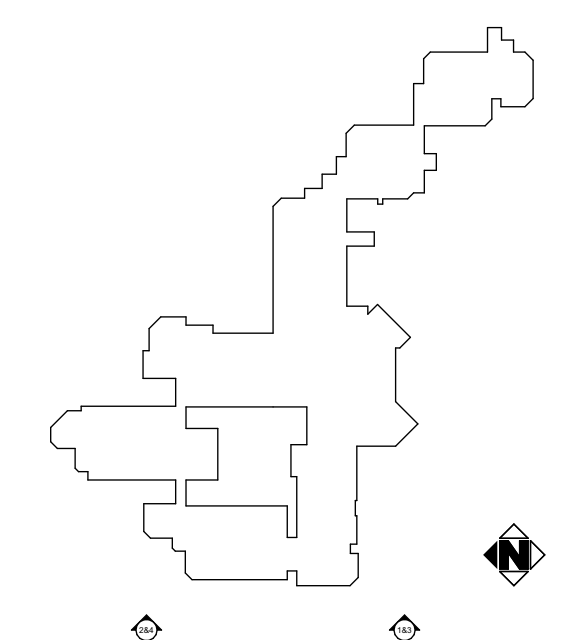
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LEGEND AND NOTES

EXTERIOR FINISHES

SIDING 1 - SILVER SPRINGS DUNN-EDWARDS DE6346	(S1)	
SIDING 2 - HEATHER DUNN-EDWARDS DEC773	(S2)	
SIDING 3 - WANDERING RIVER DUNN-EDWARDS DE3550	(S3)	
RAILING - PRECIOUS PEARLS DUNN-EDWARDS DEW386	(R1)	
TRIM - RENWICK BROWN DUNN-EDWARDS DET630	(T1)	
AWNING - COCOA SUNBRELLA SHADE 4678-0000	(A1)	

KEY PLAN



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DRAWING DESCRIPTION	Exterior Building Elevations - West
DRAWING NUMBER	A5.4

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LEGEND AND NOTES

EXTERIOR FINISHES

SIDING 1 - SILVER SPRINGS DUNN-EDWARDS DE6346	(S1)	
SIDING 2 - HEATHER DUNN-EDWARDS DEC773	(S2)	
SIDING 3 - WANDERING RIVER DUNN-EDWARDS DE3550	(S3)	
RAILING - PRECIOUS PEARLS DUNN-EDWARDS DEW386	(R1)	
TRIM - RENWICK BROWN DUNN-EDWARDS DET630	(T1)	
AWNING - COCOA SUNBRELLA SHADE 4678-0000	(A1)	

KEY PLAN

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PROJECT: 21003
DRAWN BY: YI, RA, & DB
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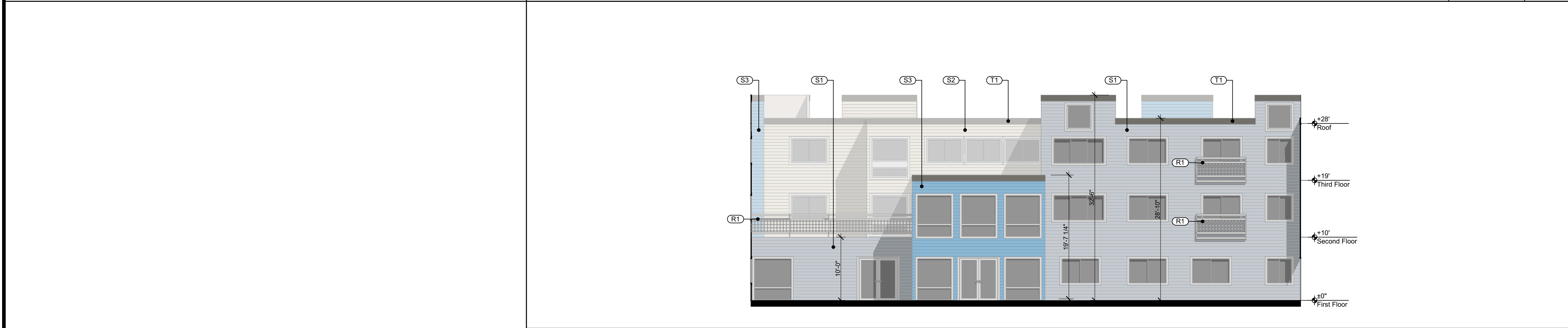
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DRAWING NUMBER	

A5.5

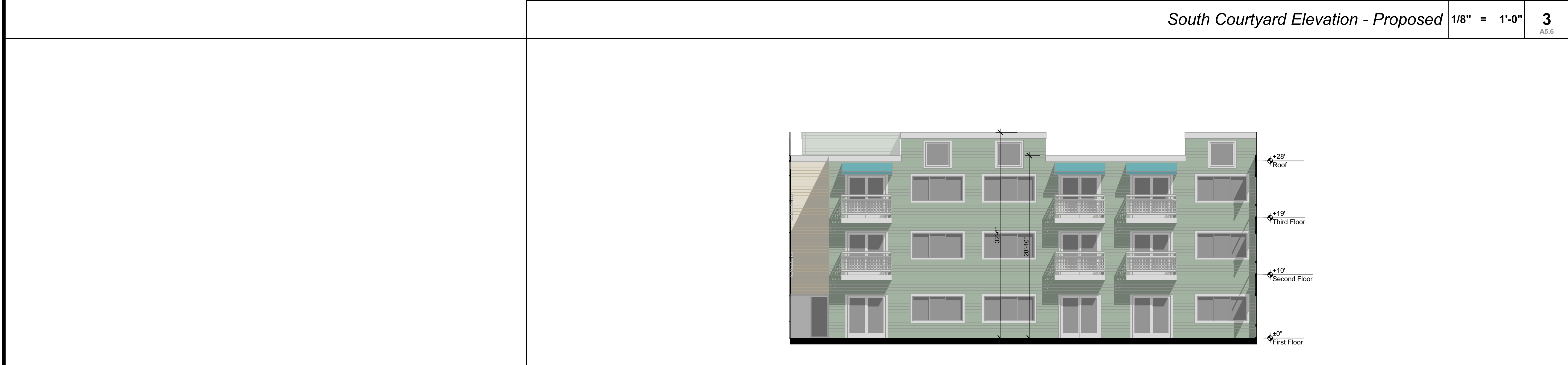
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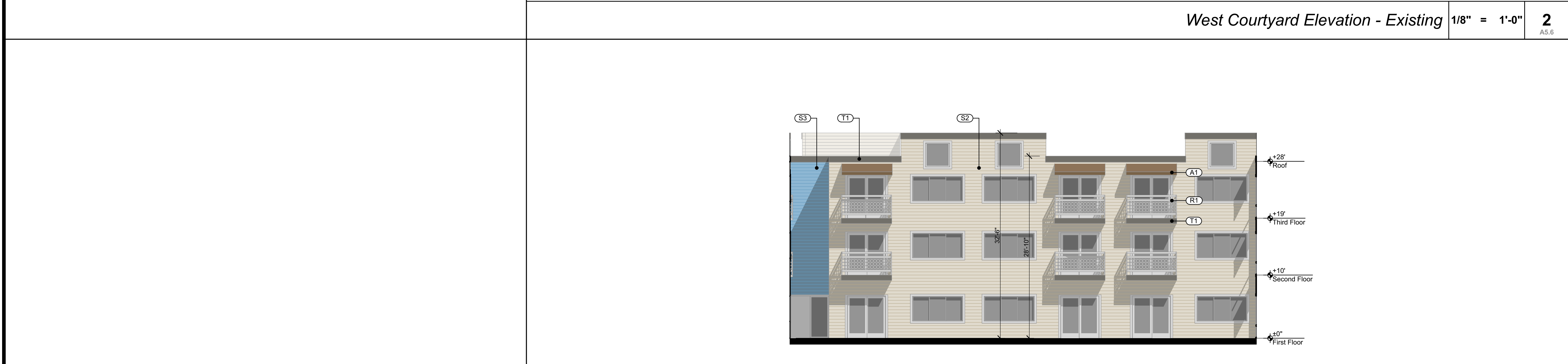
South Courtyard Elevation - Existing 1/8" = 1'-0" 4



South Courtyard Elevation - Proposed 1/8" = 1'-0" 3



West Courtyard Elevation - Existing 1/8" = 1'-0" 2



West Courtyard Elevation - Proposed 1/8" = 1'-0" 1

LEGEND AND NOTES

EXTERIOR FINISHES

SIDING 1 - SILVER SPRINGS DUNN-EDWARDS DE6346	(S1)	
SIDING 2 - HEATHER DUNN-EDWARDS DEC773	(S2)	
SIDING 3 - WANDERING RIVER DUNN-EDWARDS DE3550	(S3)	
RAILING - PRECIOUS PEARLS DUNN-EDWARDS DEW386	(R1)	
TRIM - RENWICK BROWN DUNN-EDWARDS DET630	(T1)	
AWNING - COCOA SUNBRELLA SHADE 4678-0000	(A1)	

KEY PLAN

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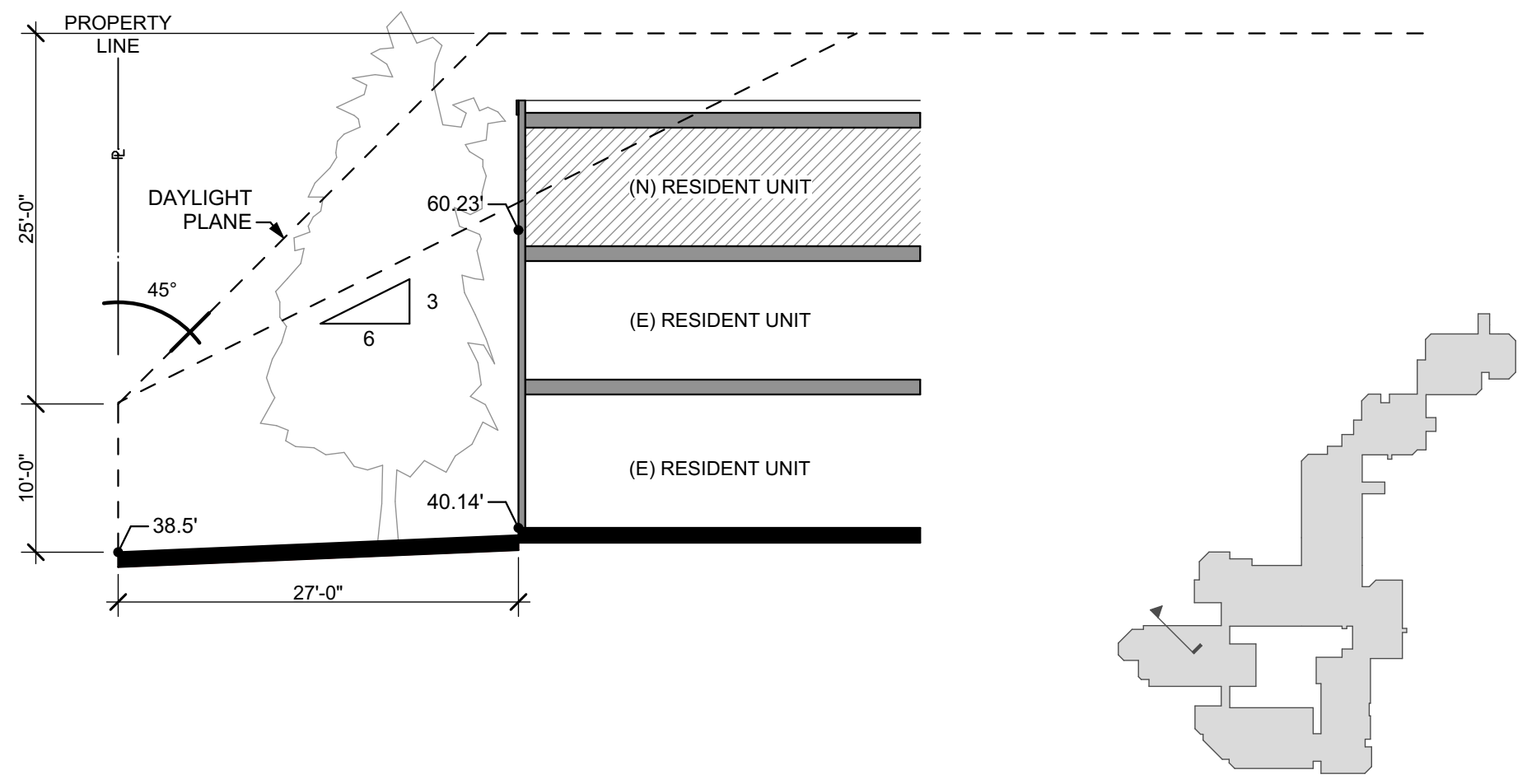
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Exterior Building Elevations - S/W Courtyard

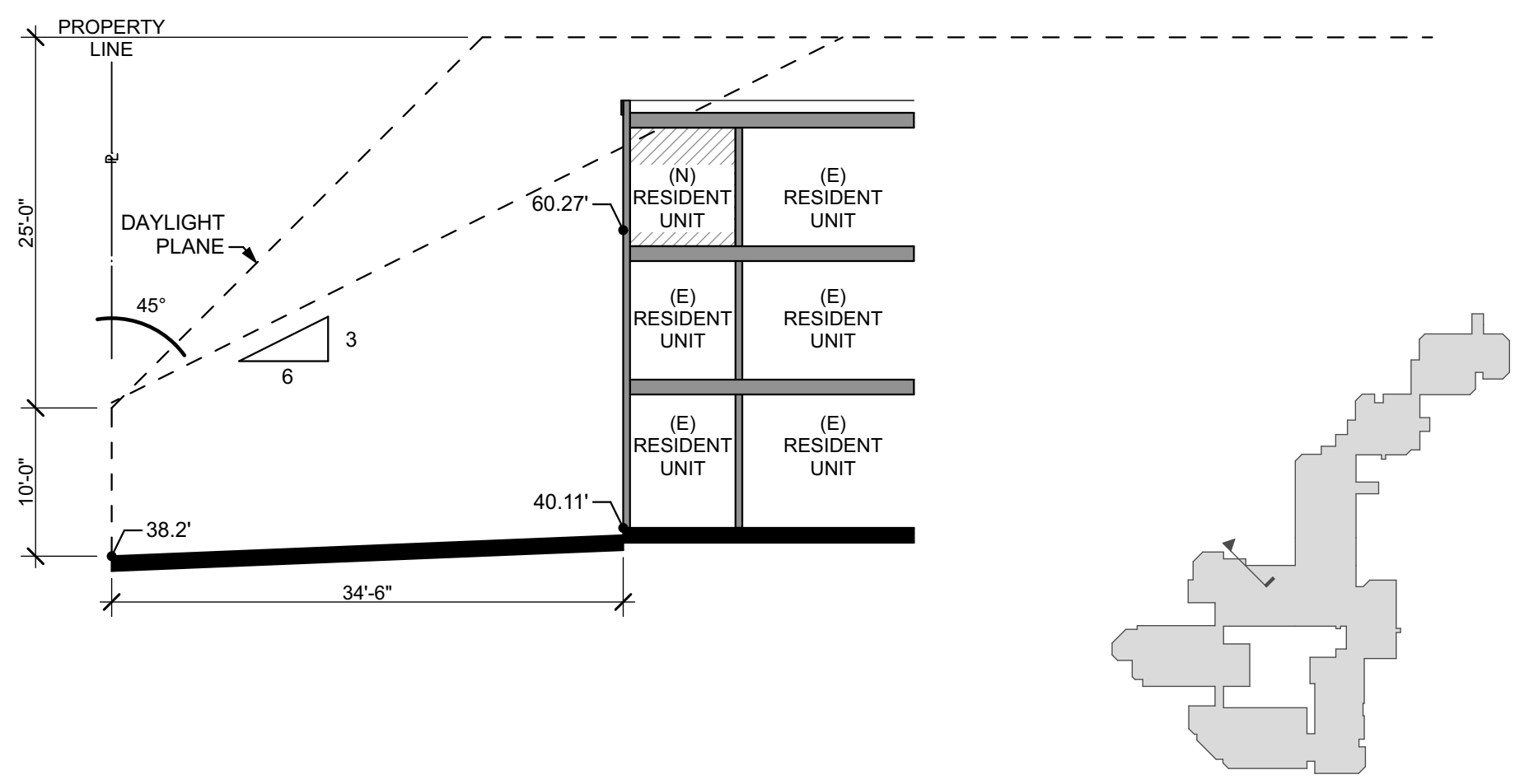
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A5.6

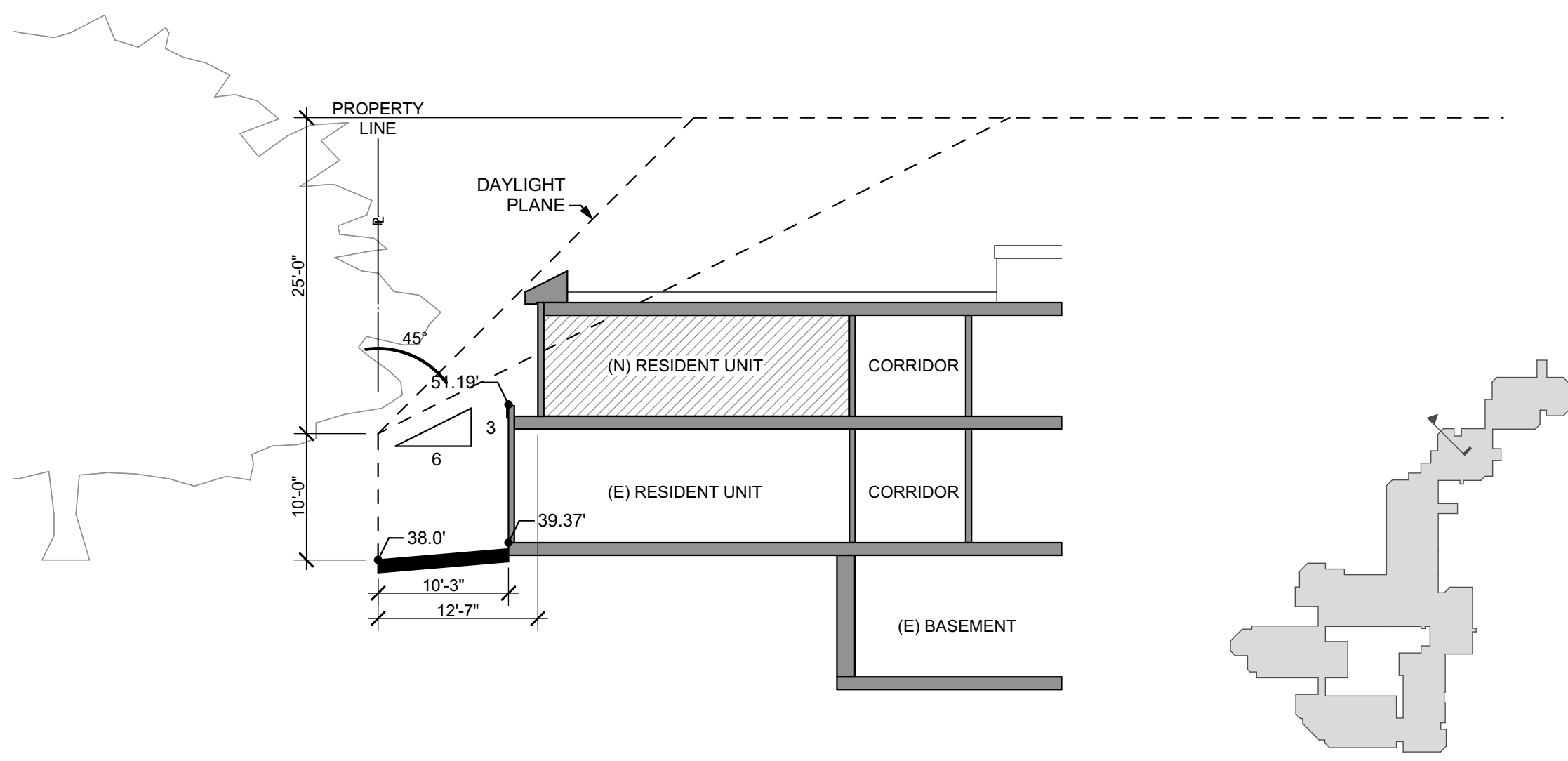
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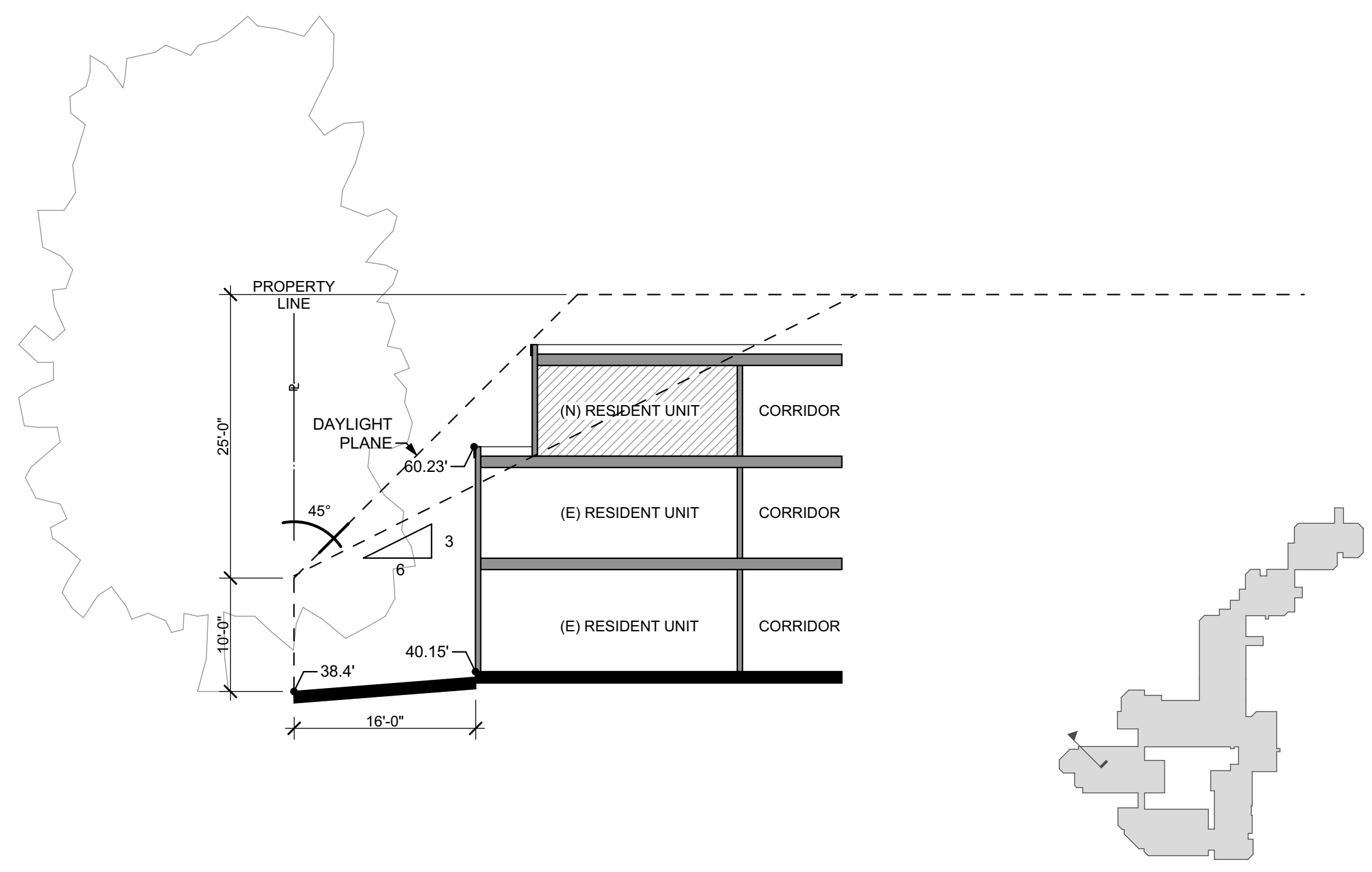
SECTION C 3/32" = 1'-0" 3
A5.7



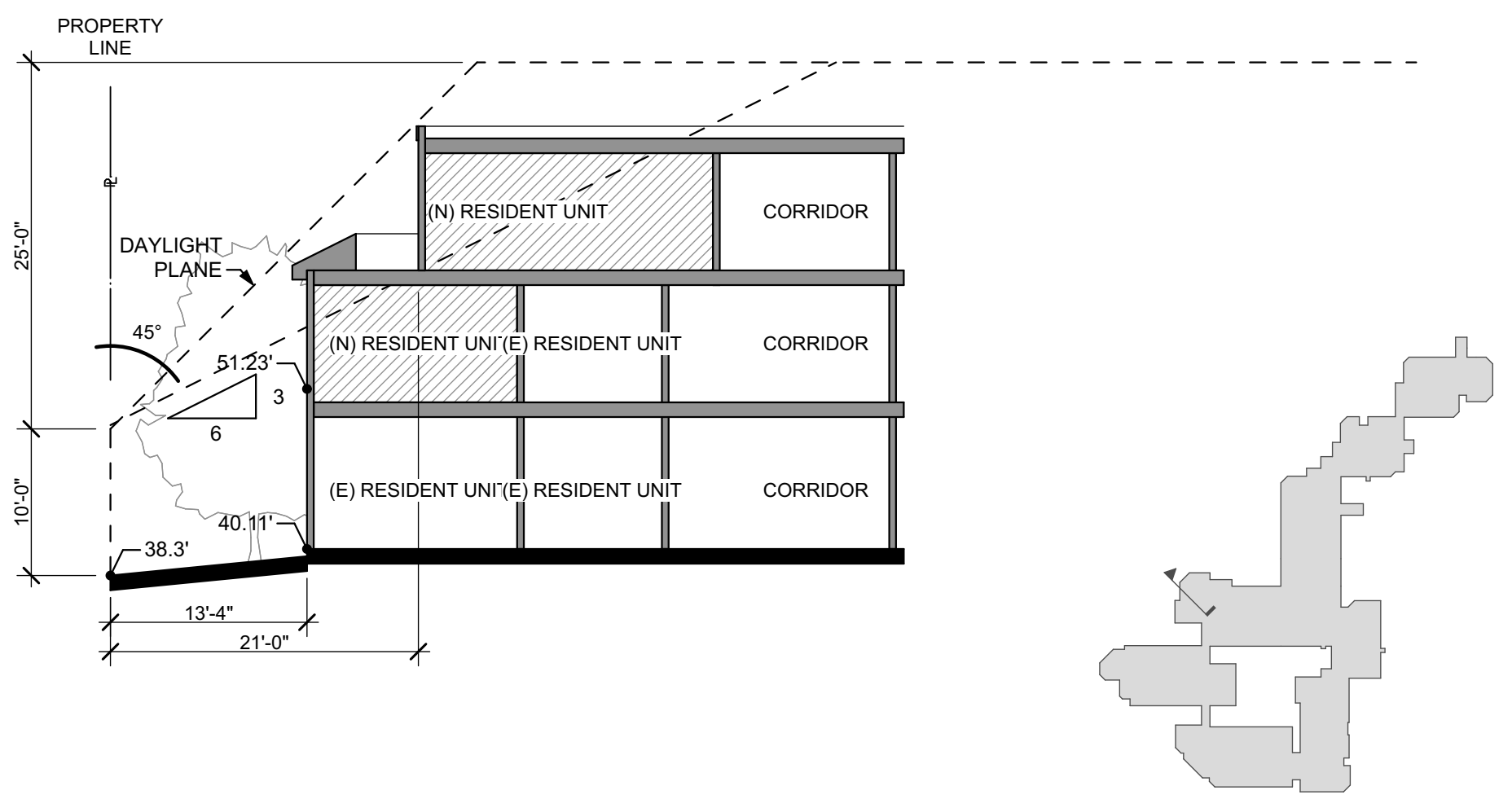
SECTION F 3/32" = 1'-0" 6
A5.7



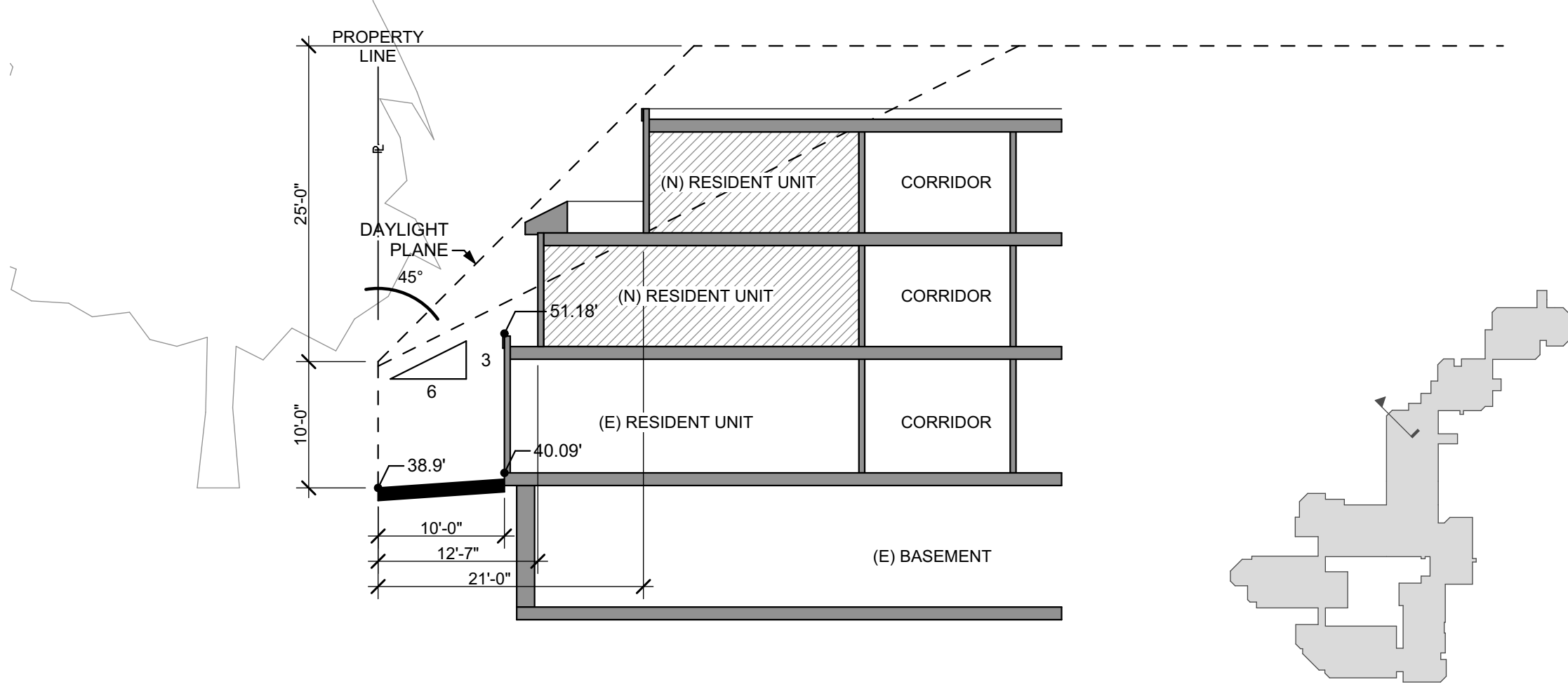
SECTION J 3/32" = 1'-0" 9
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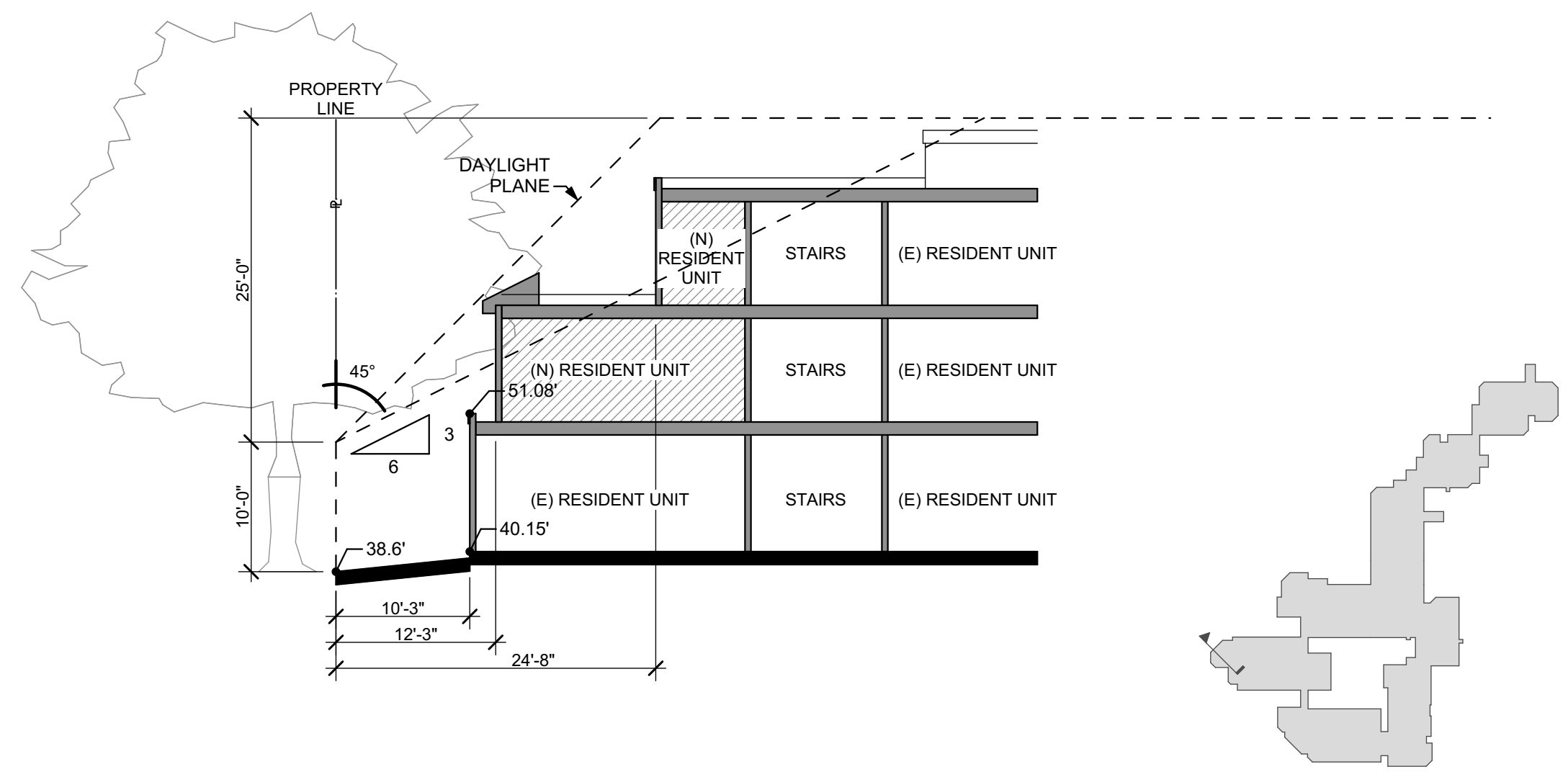
SECTION B 3/32" = 1'-0" 2
A5.7



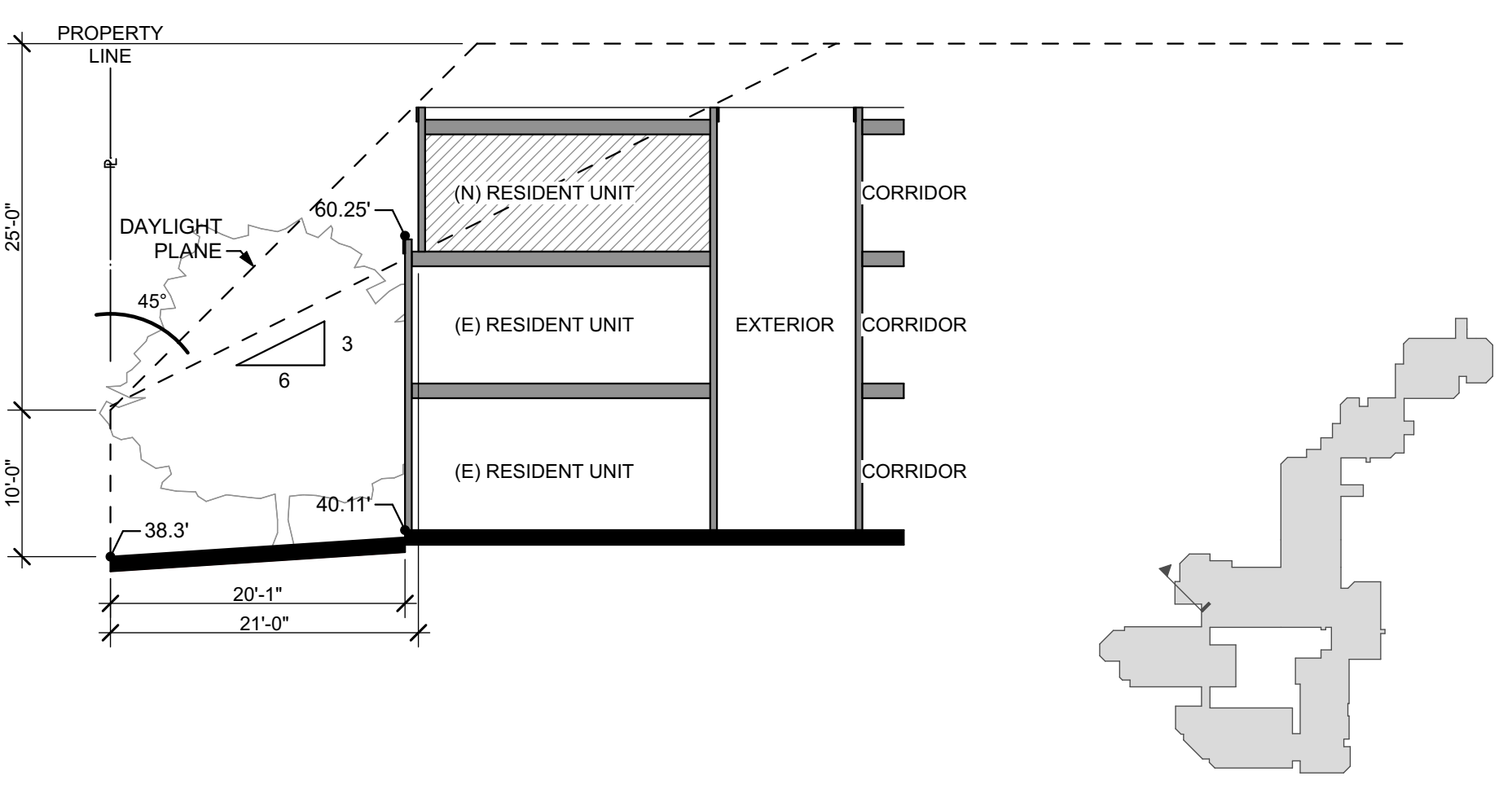
SECTION E 3/32" = 1'-0" 5
A5.7



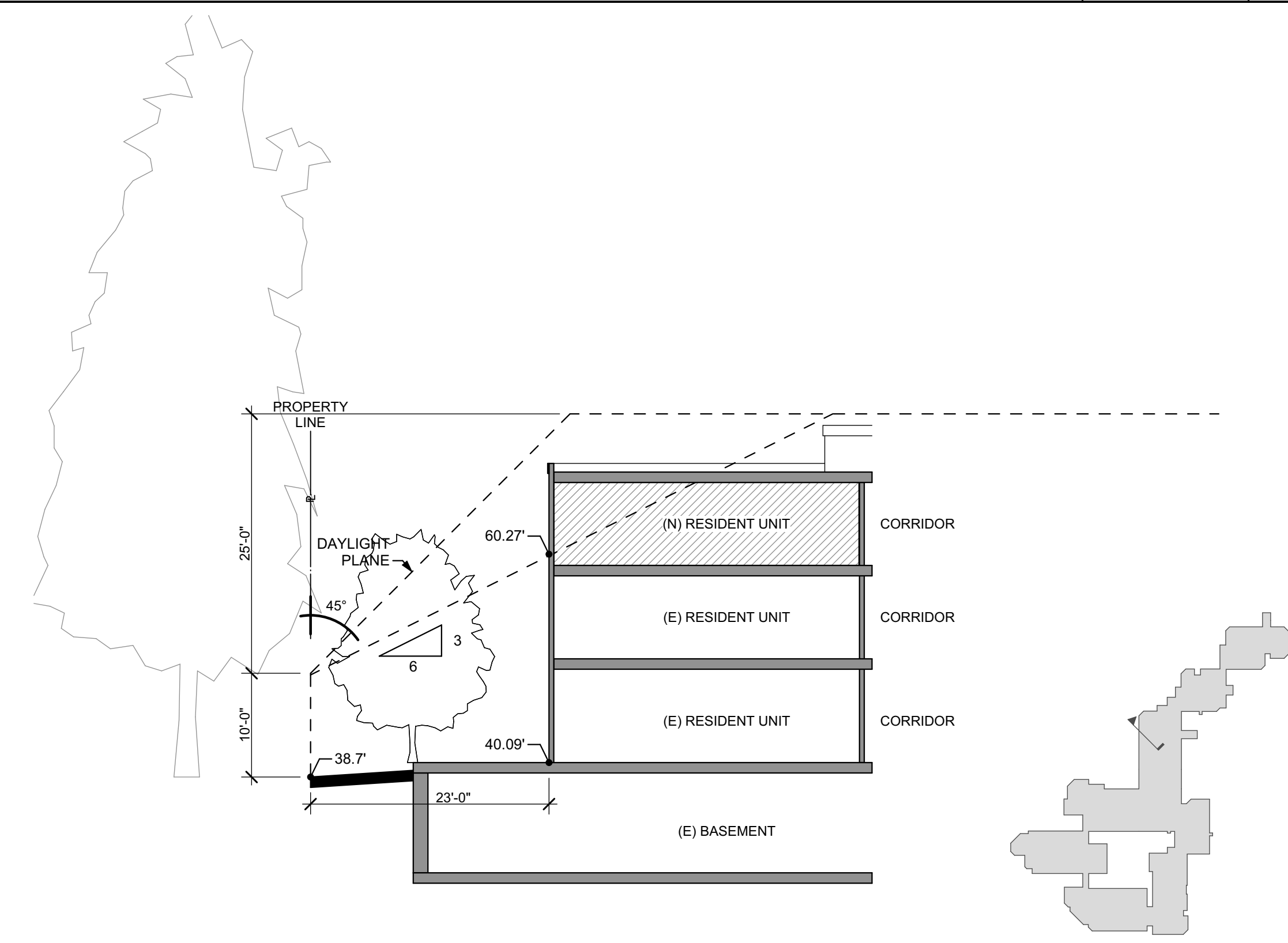
SECTION H 3/32" = 1'-0" 8
A5.7



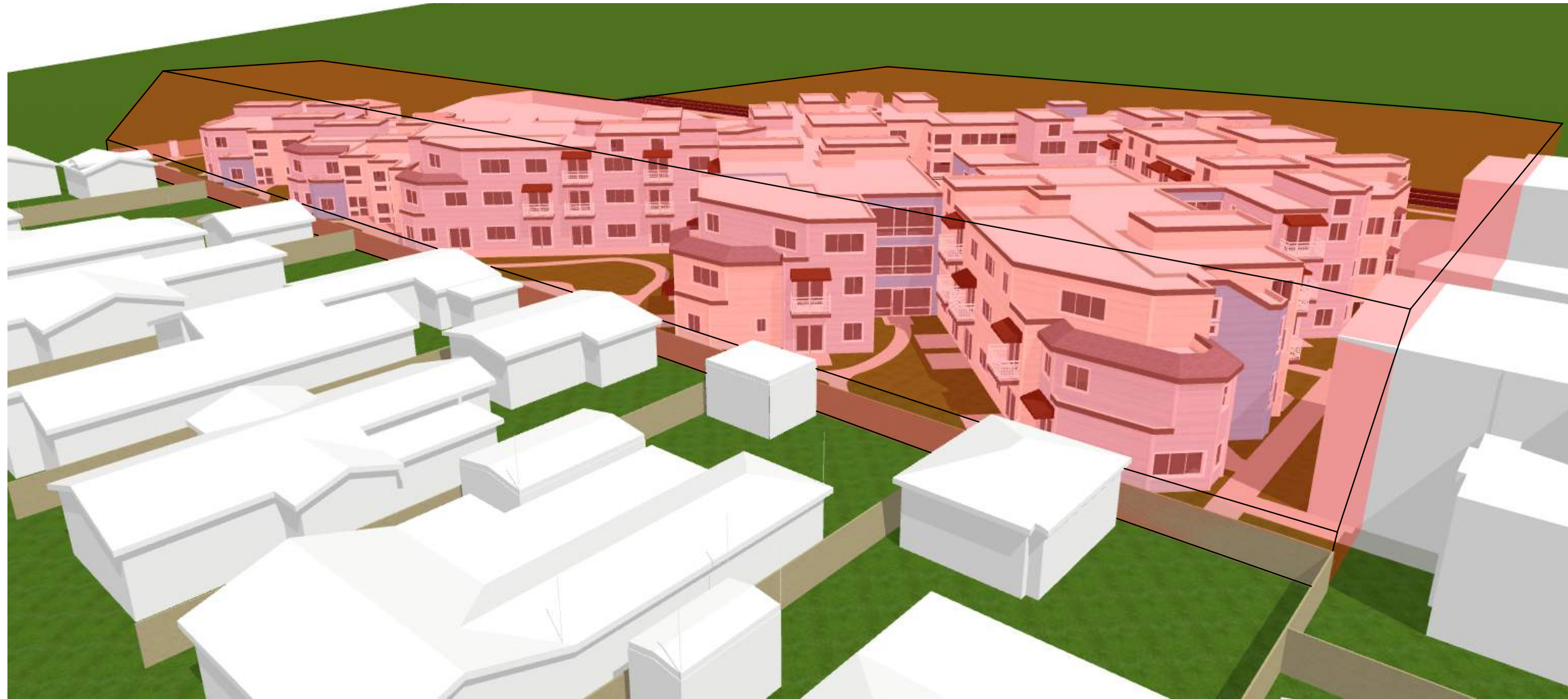
SECTION A 3/32" = 1'-0" 1
A5.7



SECTION D 3/32" = 1'-0" 4
A5.7



SECTION G 3/32" = 1'-0" 7
A5.7



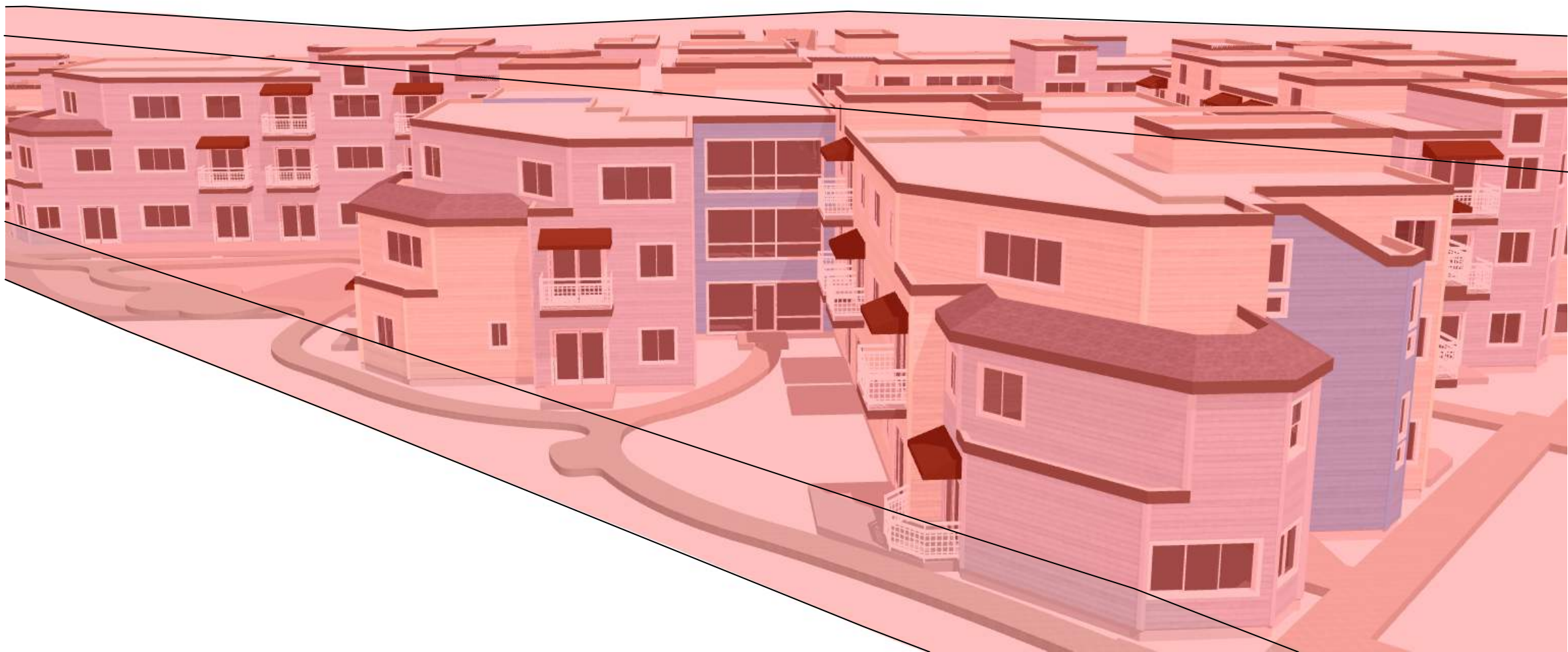
PROPOSED OVERVIEW



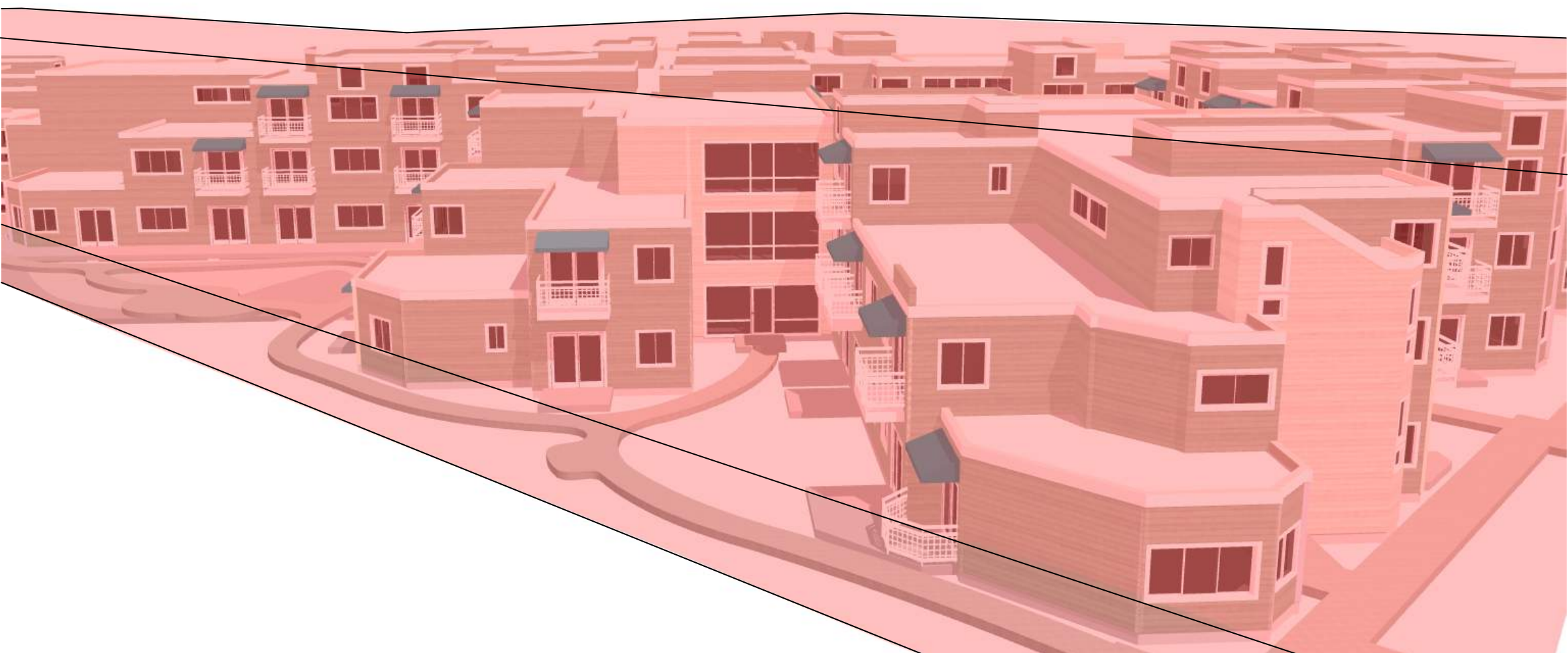
EXISTING OVERVIEW

LEGEND AND NOTES

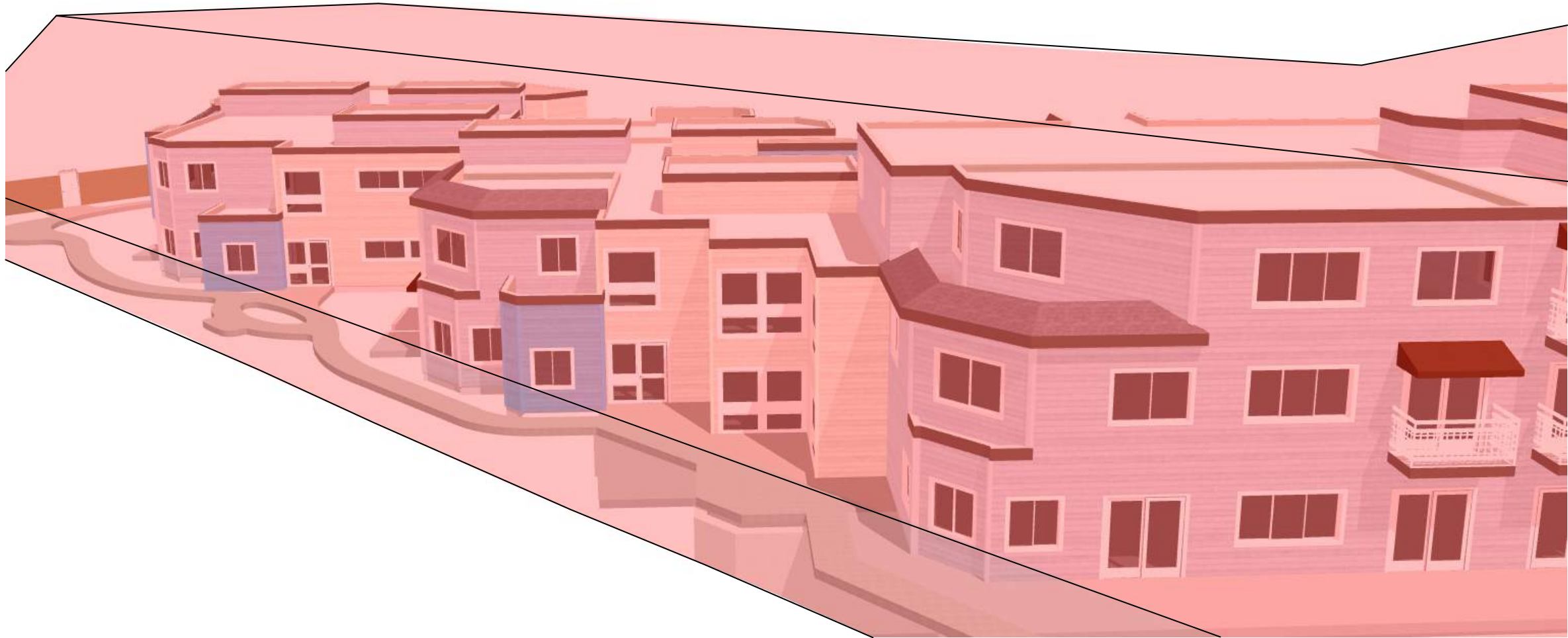
NO PROPOSED DAYLIGHTING PLANE PROTRUSION



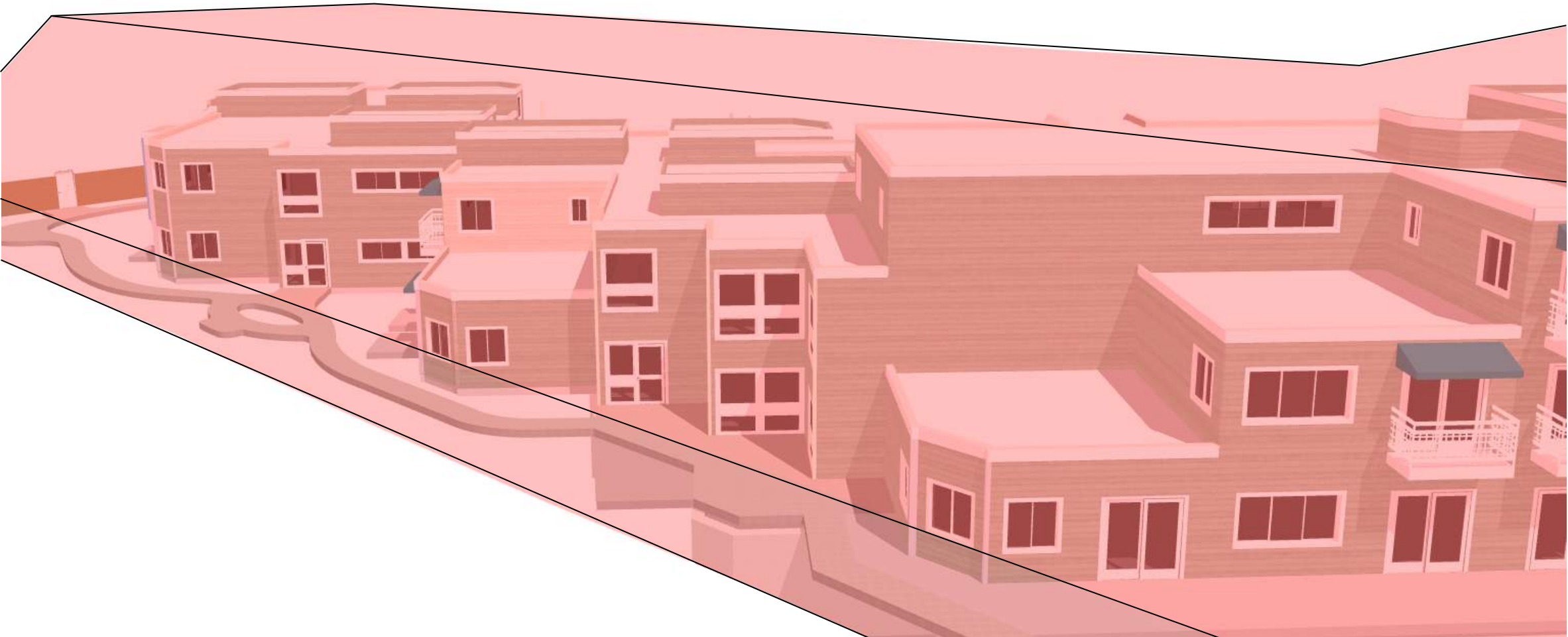
PROPOSED VIEW 1



EXISTING VIEW 1



PROPOSED VIEW 2



EXISTING VIEW 2



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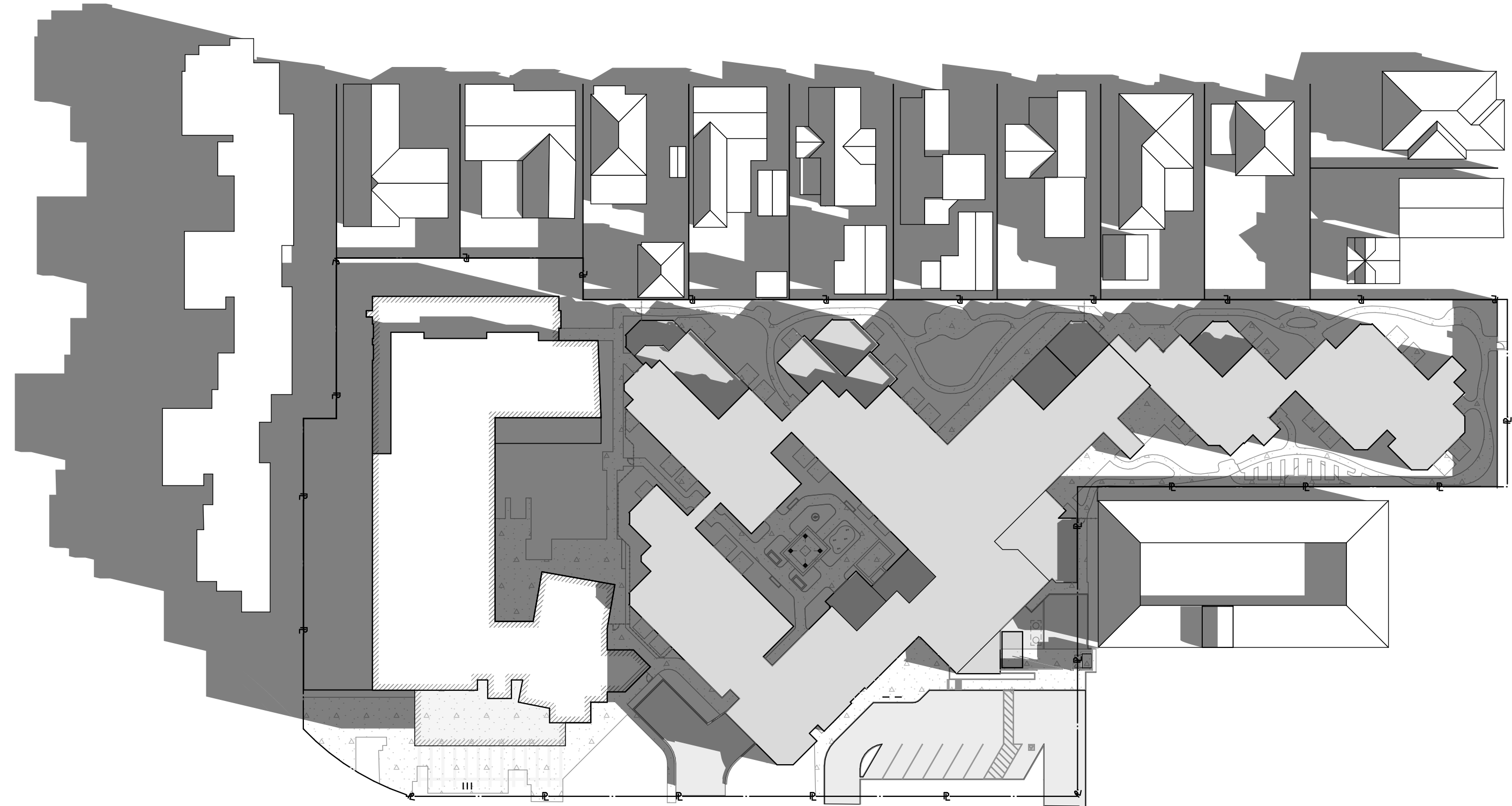


PROJECT: 21003
DRAWN BY: YI, RA, & DB
CHECKED BY: TB & MP
DATE OF ISSUE: 00/00/0000

DRAWING DESCRIPTION
Exterior Building
Tent Diagrams -
Daylight Plane

DRAWING NUMBER
A5.8

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Shadow Diagram - Dec 21 - 9 AM - Existing

1" = 50'

6
A5.9



Shadow Diagram - Dec 21 - 9 AM - Proposed

1" = 50'

3



Shadow Diagram - Dec 21 - 12 PM - Existing

1" = 50'

5
A5.9



Shadow Diagram - Dec 21 - 12 PM - Proposed

1" = 50'

2
A5.9



Shadow Diagram - Dec 21 - 4 PM - Existing

1" = 50'

4
A5.9



Shadow Diagram - Dec 21 - 4 PM - Proposed

1" = 50'

1
A5.9

 PROPOSED SHADE FROM
NEW BUILDING ADDITIONS

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PROJECT:	21003
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DRAWING DESCRIPTION		

Shadow Study - Dec 21

DRAWING NUMBER

A5.9



Shadow Diagram - June 21 - 9 AM - Existing

1" = 50'

6

A5.11

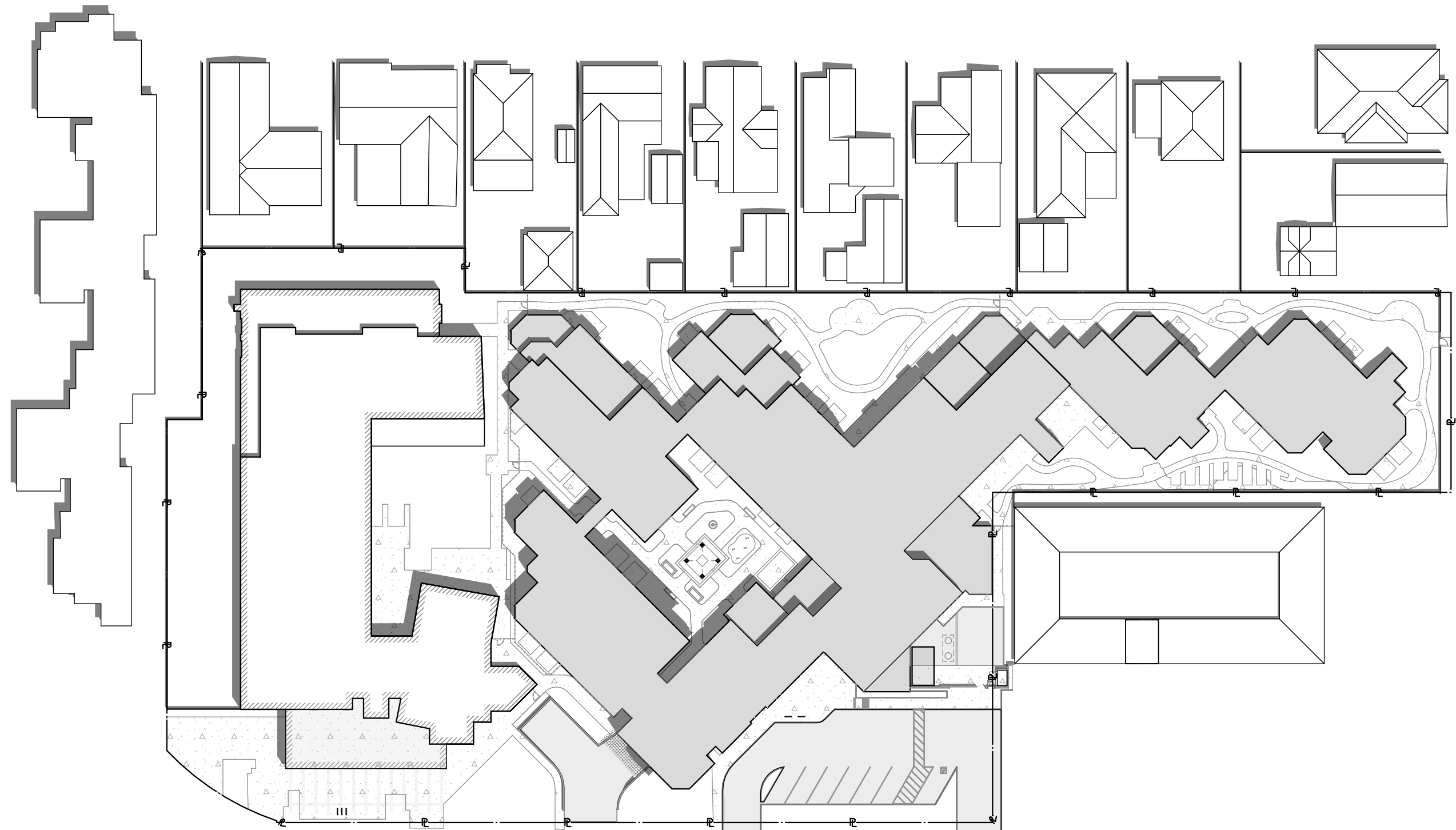


Shadow Diagram - June 21 - 9 AM - Proposed

1" = 50'

3

A5.11

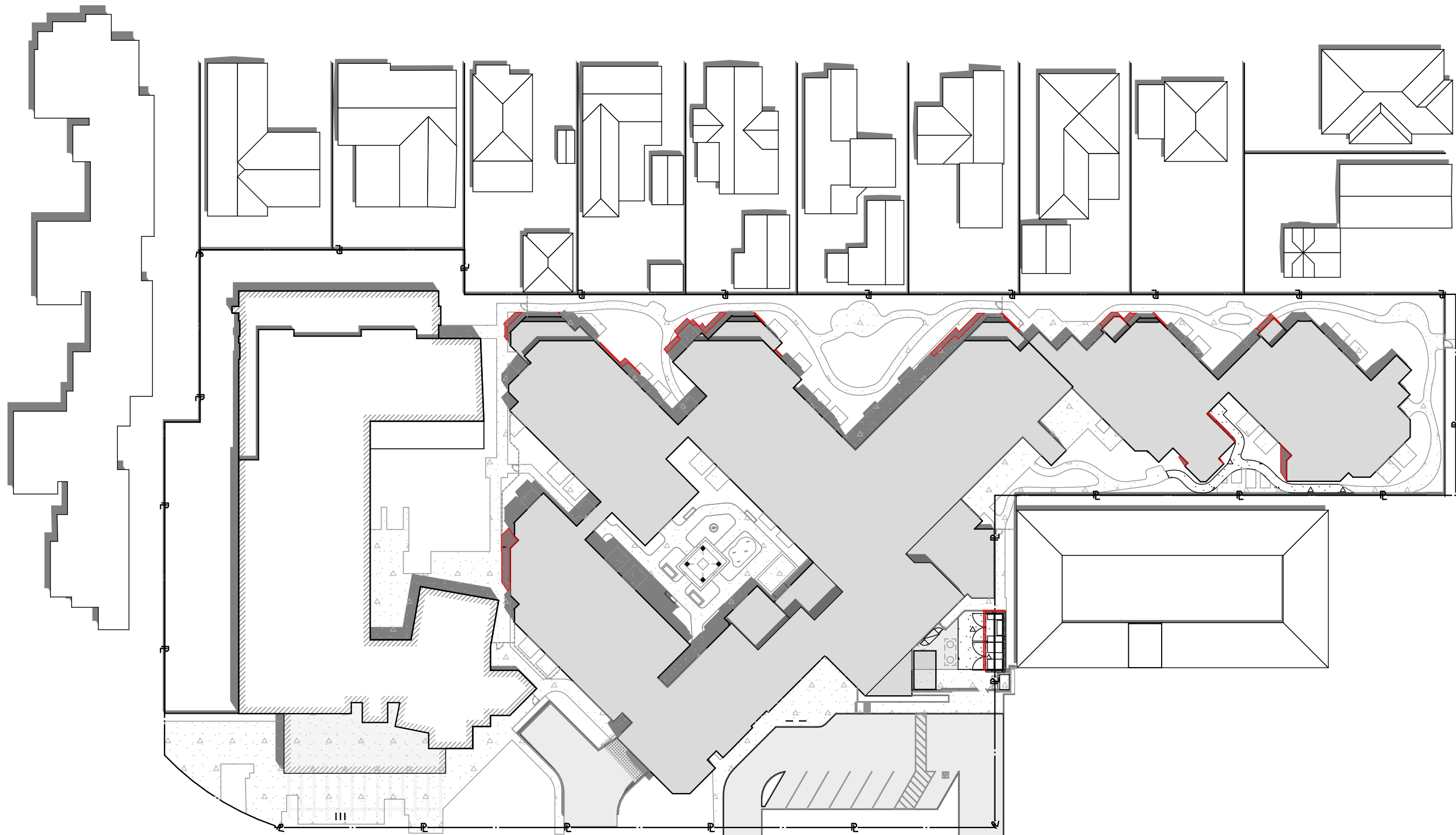


Shadow Diagram - June 21 - 1 PM - Existing

1" = 50'

5

A5.11

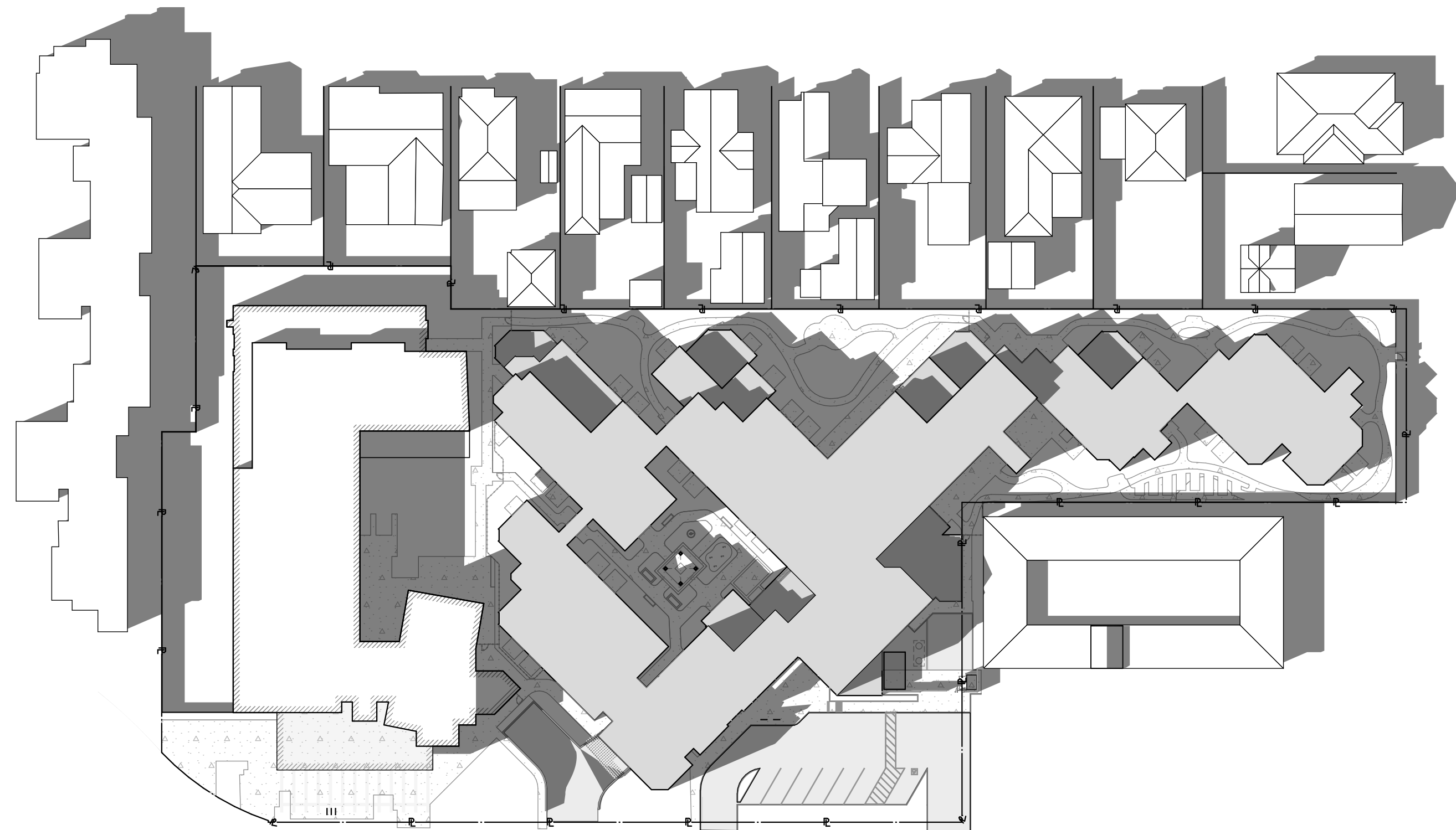


Shadow Diagram - June 21 - 1 PM - Proposed

1" = 50'

2

A5.11



Shadow Diagram - June 21 - 6 PM - Existing

1" = 50'

4

A5.11



Shadow Diagram - June 21 - 6 PM - Proposed

1" = 50'

1

A5.11

PROPOSED SHADE FROM
NEW BUILDING ADDITIONS



Shadow Diagram - March 21 - 12 PM - Existing 1/16" = 1'-0" 2 A5.12



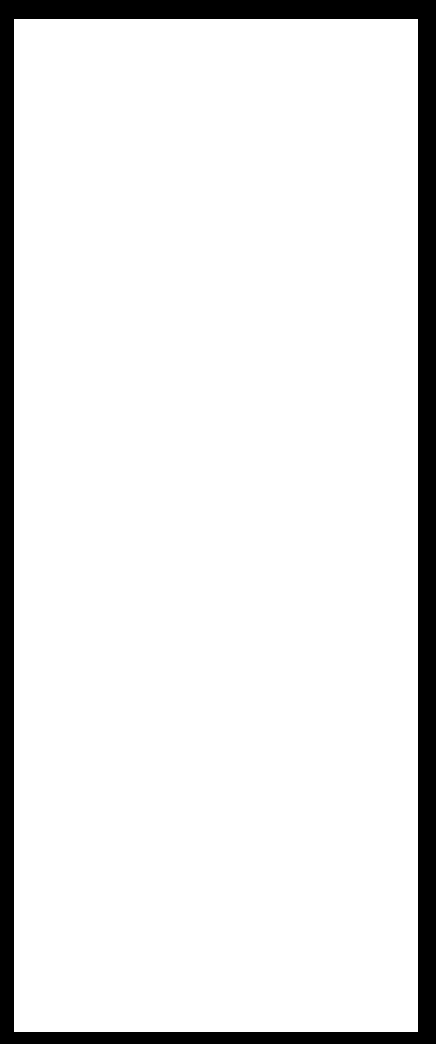
Shadow Diagram - March 21 - 12 PM - Proposed 1/16" = 1'-0" 1 A5.12



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DRAWING DESCRIPTION	
Shadow Study w/ Trees- March 21	
DRAWING NUMBER	

A5.12



Shadow Diagram - June 21 - 12 PM - Existing 1/16" = 1'-0" 2
A5.13



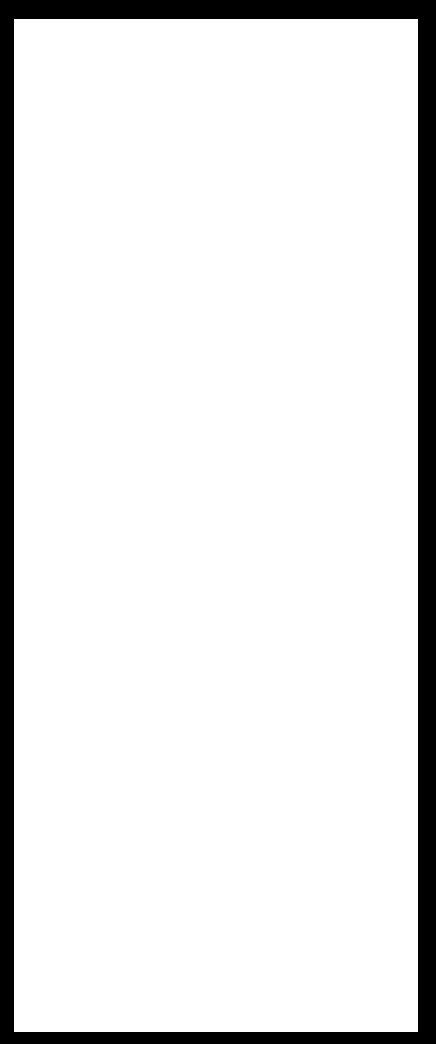
Shadow Diagram - June 21 - 12 PM - Proposed 1/16" = 1'-0" 1
A5.13



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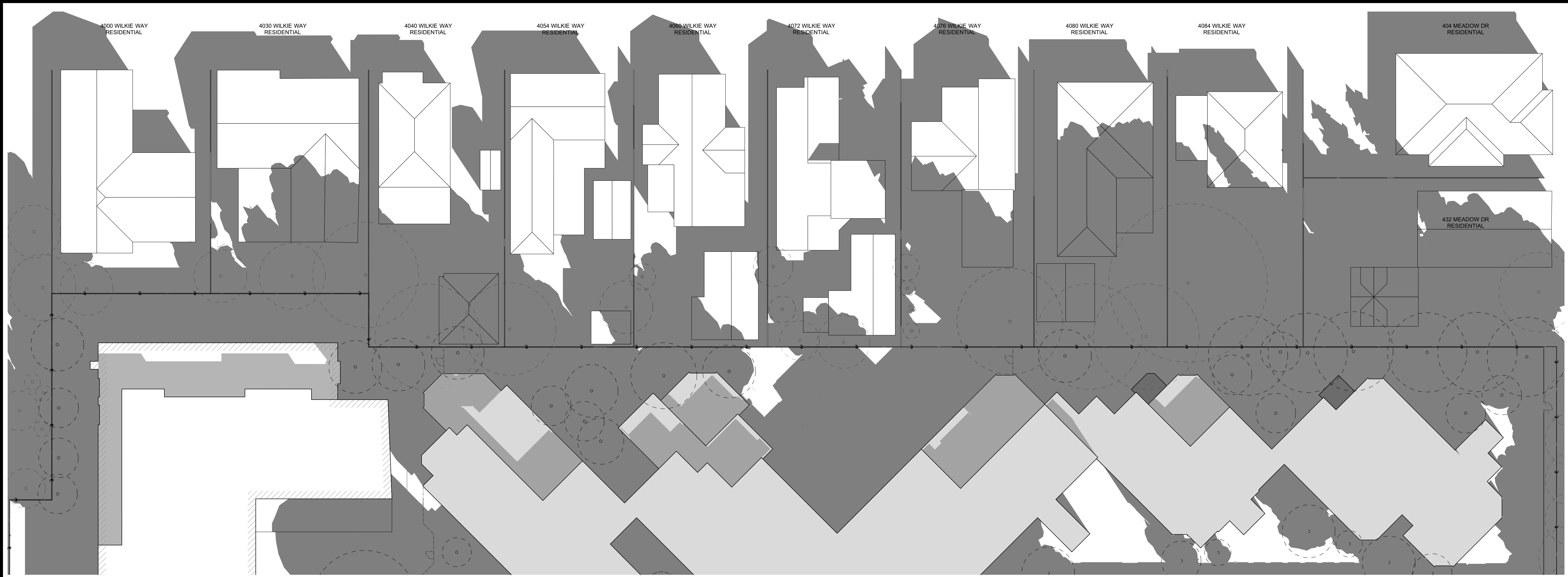


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DRAWING DESCRIPTION	
Shadow Study w/ Trees - June 21 - 12 PM	
DRAWING NUMBER	

A5.13

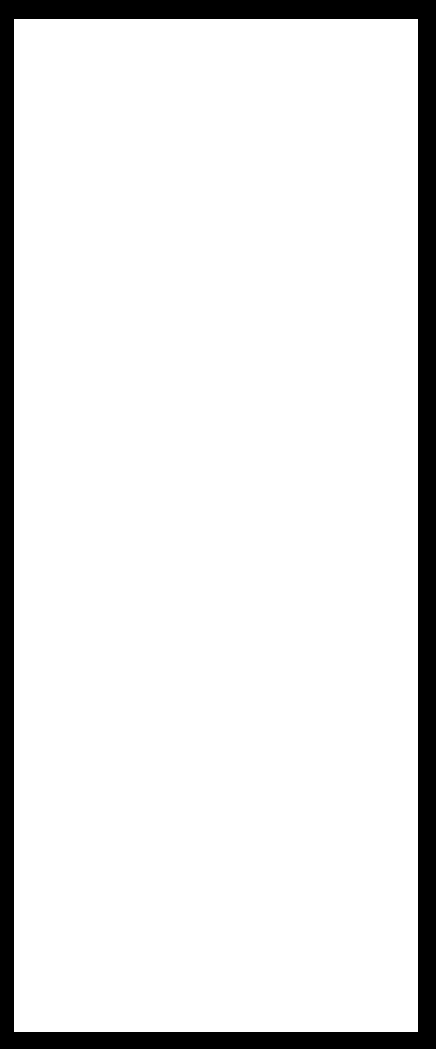


Shadow Diagram - Dec 21 - 12 PM - Existing 1/16" = 1'-0" 2
A5.14



Shadow Diagram - Dec 21 - 12 PM - Proposed 1/16" = 1'-0" 1
A5.14

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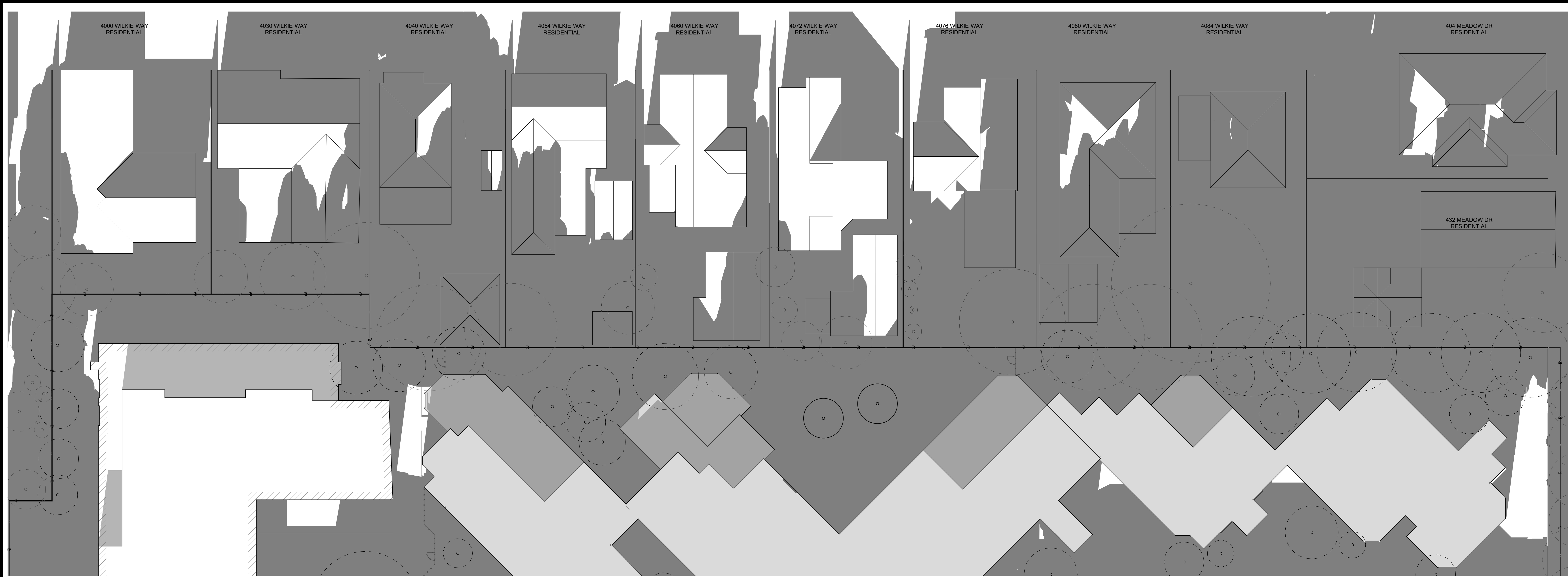


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DRAWING DESCRIPTION	
Shadow Study w/ Trees - Dec 21 - 12 PM	
DRAWING NUMBER	

A5.14



Shadow Diagram - Dec 21 - 4 PM - Existing 1/16" = 1'-0" 2
A5.15



Shadow Diagram - Dec 21 - 4 PM - Proposed 1/16" = 1'-0" 1
A5.15

TABLE 1 120/208V 1 PHASE 3 WIRE ALUMINUM ELECTRICAL VOLTAGE DROP OF 2%	
THREE WIRE + GROUND	
25AMPS 120/208V 1 PHASE 3 WIRE	
DISTANCE	COPPER CONDUCTORS INSULATION PER SPECIFICATIONS
<24'	(3#10 + 1#12G) 3/4"C.
<38'	(3#8 + 1#10G) 3/4"C.
<59'	(3#6 + 1#8G) 3/4"C.
<94'	(3#4 + 1#6G) 1"C.
<119'	(3#3 + 1#4G) 1-1/4"C.
<150'	(3#2 + 1#4G) 1-1/4"C.
<190'	(3#1 + 1#2G) 1-1/4"C.
<239'	(3#AWG10 + 1#1G) 1-1/2"C.
<302'	(3#AWG20 + 1#1G) 2"C.

TABLE 2 120/208V 1 PHASE 3 WIRE ALUMINUM ELECTRICAL VOLTAGE DROP OF 2%	
THREE WIRE + GROUND	
125 AMPS 120/208V 1PHASE 3 WIRE	
DISTANCE	ALUMINUM CONDUCTORS INSULATION PER SPECIFICATIONS
<80'	(3#2/0 + 1#4G) 2"C.
<76'	(3#3/0 + 1#2G) 2"C.
<96'	(3#4/0 + 1#1G) 2"C.
<113'	(3#250KCMIL + 1#1G) 2-1/2"C.
<136'	(3#300KCMIL + 1#1/0G) 2-1/2"C.
<159'	(3#350KCMIL + 1#2/0G) 3"C.
<181'	(3#400KCMIL + 1#2/0G) 3"C.
<226'	(3#500KCMIL + 1#3/0G) 3"C.
<272'	2[(3#300KCMIL + 1#4/0G) 2-1/2"C.]

TABLE 3 120/208V 1 PHASE 3 WIRE ALUMINUM ELECTRICAL VOLTAGE DROP OF 2%	
THREE WIRE + GROUND	
225 AMPS 120/208V 1PHASE 3 WIRE	
DISTANCE	ALUMINUM CONDUCTORS INSULATION PER SPECIFICATIONS
<75'	(3#300KCMIL + 1#2G) 2-1/2"C.
<88'	(3#350KCMIL + 1#1G) 3"C.
<101'	(3#400KCMIL + 1#1/0G) 3"C.
<126'	(3#500KCMIL + 1#2/0G) 3"C.
<151'	2[(3#300KCMIL + 1#2/0G) 2-1/2"C.]
<176'	2[(3#350KCMIL + 1#3/0G) 3"C.]
<202'	2[(3#400KCMIL + 1#4/0G) 3"C.]
<252'	2[(3#500KCMIL + 1#250KCMIL G) 3"C.]

SINGLE-LINE DIAGRAM GENERAL NOTES	
a)	NOT USED.
b)	ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES IN MAINSWITCHBOARD OR PANEL BOARDS SHALL BE SERIES RATED TO MATCH EXISTING AIC RATING OR APPROVED EQUAL OR 65KAIC, UNLESS NOTED OTHERWISE.
c)	MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATING.
d)	SERIES COMBINATION AIC RATING SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECT TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIC RATING.
e)	EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION-SERIES RATED SYSTEM - _____KAMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IN COMPLIANCE WITH 2014 CEC (2017 NEC) SECTION 110-22. END USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2014 CEC SECTION 240-83(C). NO EXCEPTION.
f)	FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
g)	ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
h)	NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
SINGLE-LINE DIAGRAM KEYED NOTES	
①	THE EQUIPMENT SHOWN IS EXISTING UNDER A PREVIOUS APPROVED CONSTRUCTION PERMIT, NOT A PART OF THIS SUBMITTAL, UNLESS NOTED AS NEW.
②	VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFORMATION BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF ANY MAJOR DISCREPANCIES OCCUR.
③	VERIFY DISTANCES IN FIELD.

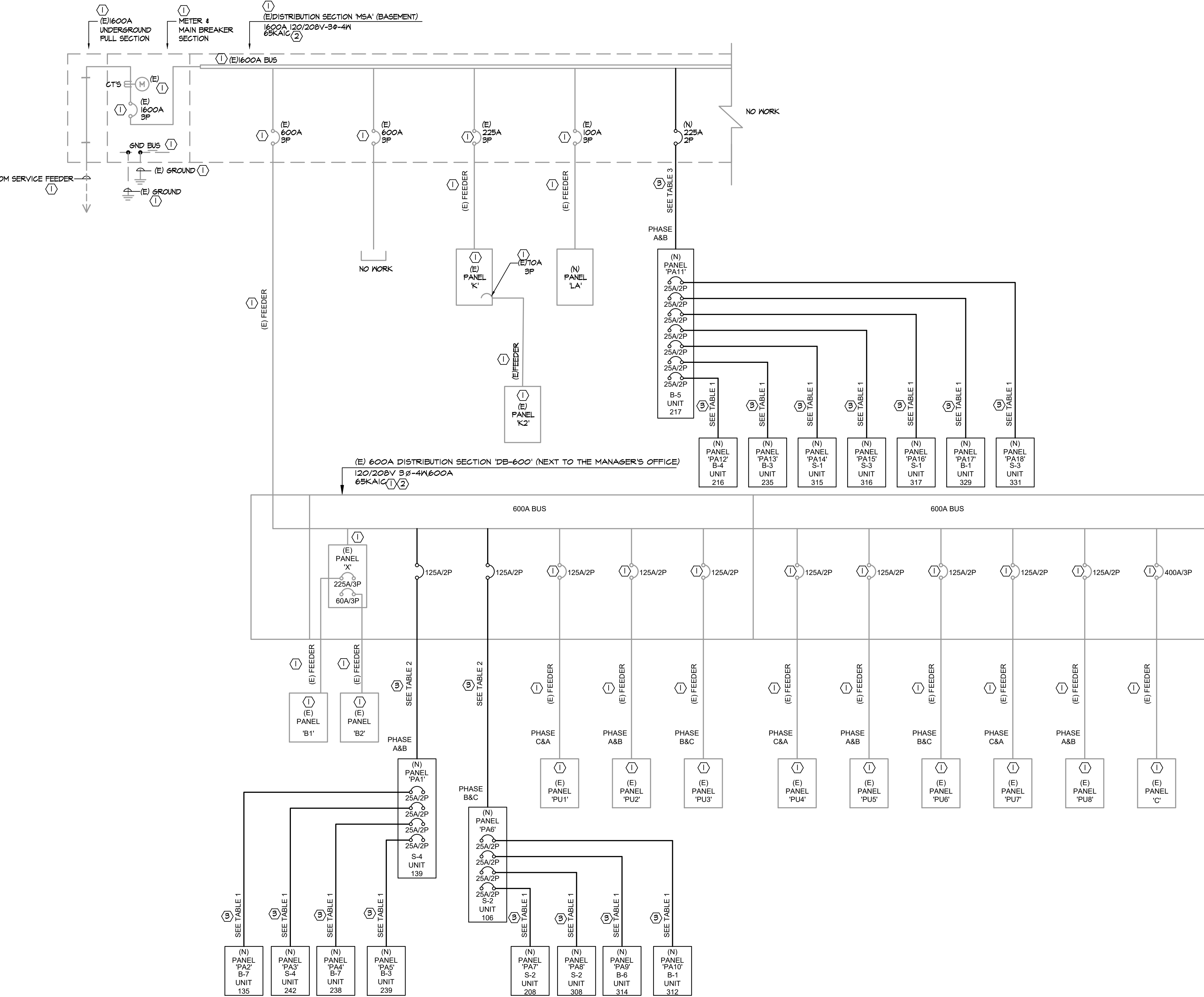
LOAD SUMMARY (MSA)		
1.	EXISTING	370KVA*
2.	NEW ADD'L @25A X 18	92.5 KVA
SUBTOTAL		462.5 KVA
POWER FACTOR(80%)		SUBTOTALx1.2 = 555 KVA
AMPERAGE @120/208V 3 PHASE 4 WIRE		1541 AMPS
SERVICE @120/208V 3 PHASE 4 WIRE		1600 AMPS
*BASED ON AN AS-BUILT DRAWING. CONTRACTOR TO DO A LOAD TEST BEFORE ISSUING BID.		

LOAD SUMMARY (DB-600)		
1.	EXISTING	125KVA*
2.	NEW ADD'L @25A X 10	51.4 KVA
SUBTOTAL		176.4 KVA
POWER FACTOR(80%)		SUBTOTALx1.2 = 211.7 KVA
AMPERAGE @120/208V 3 PHASE 4 WIRE		588 AMPS
SERVICE @120/208V 3 PHASE 4 WIRE		600 AMPS
*BASED ON AN AS-BUILT DRAWING. CONTRACTOR TO DO A LOAD TEST BEFORE ISSUING BID.		

PANEL 'PA1'		LOCATION TBD		MAIN (AMP)		M.L.O.		BUS RATING		125 AMPS		120/240V 1Ø3 W	
DESCRIPTION		VOLTAMPS		L T G		R E C		BKR		M T R		VOLTAMPS	
		ØA ØB		ØA ØB		ØA ØB		ØA ØB		ØA ØB		ØA ØB	
GENERAL LTG 1		500				1 15-1		20-1 2		500		KITCHEN 1	
GENERAL LTG 2		500				3 15-1		20-1 4		500		KITCHEN 2	
HEAT		900				5 15/2		20-1 6		800		MICROWAVE	
OFFICE HEAT		180				7 2		20-1 8		360		OFFICE PLUGS	
SUBPANEL 'PA2'		2880				9 20-1		25/ 10		2880		SUBPANEL 'PA4'	
SUBPANEL 'PA2'		2880				11 25/2		2/ 12		2260		SUBPANEL 'PA5'	
SUBPANEL 'PA2'		2260				13 2		25/ 14		2880		SUBPANEL 'PA5'	
SUBPANEL 'PA3'		2880				15 25/2		2/ 16		2260		SUBPANEL 'PA5'	
SPACE		2260				17 2		18		0		SPACE	
SPACE		0				19		20		0		SPACE	
SPACE		0				21		22		0		SPACE	
SPACE		0				23		24		0		SPACE	
SUB-TOTAL		ØA= 13160 VA						ØB= 12540 VA					
TOTAL CONNECTED VA		= 25700											
LCL @ 125 %		= 0											
TOTAL OTHER LOAD		= 0											
PANEL LOAD		= 25.7KVA											
FEEDER AMPS		= 110A											

TYPICAL FOR ALL UNITS

PANEL 'PA2'		LOCATION TBD		MAIN (AMP)		25A		BUS RATING		100 AMPS		120/240V 1Ø3 W	
DESCRIPTION		VOLTAMPS		L T G		R E C		BKR		M T R		VOLTAMPS	
		ØA ØB		ØA ØB		ØA ØB		ØA ØB		ØA ØB		ØA ØB	
GENERAL LTG 1		500				1 15-1		20-1 2		500		KITCHEN 1	
GENERAL LTG 2		500				3 15-1		20-1 4		500		KITCHEN 2	
HEAT		900				5 15/2		20-1 6		800		MICROWAVE	
OFFICE HEAT		180				7 2		20-1 8		360		OFFICE PLUGS	
SPACE		0				9 20-1		25/ 10		0		SPACE	
SUB-TOTAL		ØA=2880 VA						ØB= 2260 VA					
TOTAL CONNECTED VA		= 5140											
LCL @ 125 %		= 0											
TOTAL OTHER LOAD		= 0											
PANEL LOAD		= 5.1KVA											
FEEDER AMPS		= 24A											



SINGLE LINE DIAGRAM

SCALE: NONE

PANEL 'PA6'		LOCATION TBD				BUS RATING				125 AMPS		120/240V 1Ø 3 W				
		MAIN (AMP)		M.L.O.		M T R		L T G		MOUNTING: REC						
DESCRIPTION	VOLTAMPS		L ØA	T ØB	R ØA	E ØB	C ØA	BKR	BUS	BKR	M T R ØA	L T G ØB	VOLTAMPS		DESCRIPTION	
	ØA	ØB											ØA	ØB		
GENERAL LTG 1	500								●	20-1	2		500		KITCHEN 1	
GENERAL LTG 2		500							●	20-1	4			500		KITCHEN 2
HEAT									●	20-1	6					MICROWAVE
		900							●	20-1	8			360		OFFICE PLUGS
OFFICE HEAT	180								●	25-1	10		880			SUBPANEL 'PA12'
SUBPANEL 'PA7'		2880							●	12	12			2260		----
	2260								●	25-1	14		2880			SUBPANEL 'PA13'
SUBPANEL 'PA8'		2880							●	2	16			2260		----
	2260								●		18		0			SPACE
		0							●		19					SPACE
SPACE		0							●		21			0		SPACE
SPACE									●		22			0		SPACE
SUB-TOTAL	ØA= 13160 VA				ØB= 12540 VA											
NOTES: ① REFER TO MECHANICAL DRAWINGS FOR DETAILED EQUIPMENT																
LOC. 125 = 175% VA																
TOTAL CONNECTED VA = 25700																
TOTAL OVERHEAD VA = 0																
TOTAL OTHER LOAD = 0																
PANEL LOAD = 25.7KVA																
FEEDER AMPS = 119A																