City of Palo Alto

250 Hamilton Avenue, Palo Alto, CA 94301

Final Approval Report
Application No. 24PLN-00152
02/19/2025

Address : 4345 EL CAMINO REAL, PALO ALTO, CA, 94306

Project Description: 4335-4345 El Camino Real [24PLN-00152]: Request for Streamlined Housing Development Review to Allow the Development of 29 Three-Story Attached Residential Townhome Condominium Units and Associated Site Improvements on Two Non-Contiguous Lots. The Project Would Replace Existing Commercial and Motel Uses. The project Includes 4 Units at Below Market Rate and Accordingly Requests Waivers and Concessions Pursuant to State Density Bonus Law. A Compliant Senate Bill 330 Pre-Application Was Submitted on January 22, 2024. Environmental Assessment: The City is Preparing a Class 32 Exemption (Infill Development). Zoning District: CS (Service Commercial). For More Information Contact the Project Planner Emily Kallas at Emily.Kallas@cityofpaloalto.org.

Record Type : Planning - Entitlement

Document Filename : C4_4345ELC_PLANS (24PLN-00152).pdf Uploaded:12/18/24

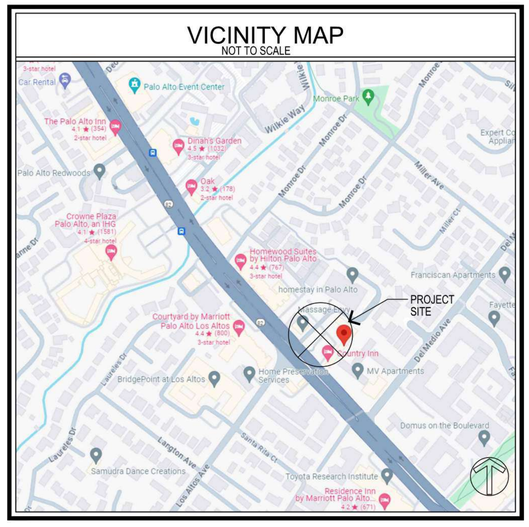
Thank you for submitting your plans for the Planning Entitlement application described above. The application was reviewed to ensure conformance with applicable Zoning regulations and the City's Guidelines.

The plans were received on 12/18/24 for review by Planning Staff and is Tentatively and Conditionally Approved.

CESANO COURT TOWNHOMES

4335 & 4345 EL CAMINO REAL





4335 & 4345 EL CAMINO REAL

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APPROVED
FILE#: 24PLN-00152
DATE: 02/19/2025
BY: Emily Kallas
CITY OF PALO ALTO
PLANNING DIVISION

381.077
Cesano Court Townhomes
4335 & 4345 El Camino Real, Palo Alto, CA
December 16, 2024

COVER SHEET, SHEET INDEX & VICINITY MAP
A01

SUMMERHILL HOMES
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SIMPLE ILLUSTRATED SITE PLAN

A01.1

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BUILDING CODE SUMMARY

REFERENCE:	2022 CALIFORNIA BUILDING CODE
OCCUPANCY:	R2 PER 2022 CBC
FIRE SPRINKLER SYSTEM:	NFPA 13
TYPE OF CONSTRUCTION:	VB NON-RATED
ALLOWABLE HEIGHT:	3 STORIES
ACCESSIBILITY:	PER 2022 CBC, CHAPTER 11A
BELOW MARKET RATE HOUSING PROGRAM:	BMR UNITS REQUIRED: 4.35 (15% OF TOTAL) BMR UNITS PROVIDED: 4 plus fractional in-lieu fee

Unit Name	Description	Garage SF (1,000 SF Max)	Garage Type	Quantity	%	Unit Net S.F.*	Total Net SF*	Unit Gross Floor Area (SF) **	Total Unit Gross Floor Area (SF)**	Unit Aggregate Floor Area (SF)****	Total Unit Aggregate Floor Area (SF)****
UNIT 1	3 Bedroom + 3 Bath	499	2-Car (1 Std. + 1 Tandem***)	8	27.6%	1,492	11,936	1,587	12,696	1,991	15,928
UNIT 2	3 Bedroom + 3 Bath	498	2-Car (1 Std. + 1 Tandem***)	4	13.8%	1,558	6,232	1,674	6,696	2,056	8,224
UNIT 3	3 Bedroom + 3 Bath + Office	498	2-Car (2 Std.)	7	24.1%	1,717	12,019	1,797	12,579	2,215	15,505
UNIT 3 (end unit at Bldg #5)	3 Bedroom + 3 Bath + Office	498	2-Car (2 Std.)	1	3.4%	1,717	1,717	1,826	1,826	2,215	2,215
UNIT 4	4 Bedroom + 4 Bath	501	2-Car (2 Std.)	2	6.9%	1,874	3,748	2,073	4,146	2,375	4,750
UNIT 4 (with attached utility cabinet)	4 Bedroom + 4 Bath	501	2-Car (2 Std.)	2	6.9%	1,874	3,748	2,127	4,254	2,375	4,750
UNIT 5	4 Bedroom + 3 Bath + Pwdr	473	2-Car (2 Std.)	2	6.9%	2,097	4,194	2,269	4,538	2,570	5,140
UNIT 5 (with attached utility cabinet)	4 Bedroom + 3 Bath + Pwdr	473	2-Car (2 Std.)	3	10.3%	2,097	6,291	2,286	6,858	2,570	7,710
Subtotal				29	100.0%		49,885		53,593		64,222
Avg. Unit Square Footage							1,720		1,848		2,215
Overall Density				20.29 du/ac							

*Net SF: Measured to outside face of stud. Excludes garage area, decks, & porches. Includes air gap per unit.
**Unit Gross Floor Area: Measured to outside surfaces of exterior walls per PAMC 18.04.030 (a) (65). Includes air gap per unit. Excludes parking facilities (PAMC 18.04.030(a)(65)(B)(i)).
*** 20% Tandem
****Aggregate Floor Area: Measure to outside face of stud. Includes garage area, excludes decks & porches. Includes air gap per unit.

BUILDING CONFIGURATIONS AND SIZES

Bldg	Units	Net Living SF *	Garage SF	Gross Floor Areas (SF) **	Number Of Buildings	Total Net Living SF*	Total Garage SF	Aggregate Floor Areas (SF) **
4-Unit	4-2-2-4	6,864	1,998	8,862	2	13,728	3,996	17,724
5-unit	5-1-3-1-3	8,515	2,467	10,982	1	8,515	2,467	10,982
8-Unit	5-1-3-1-3-1-3-5	13,821	3,937	17,758	2	27,642	7,874	35,516
TOTALS		**29,200**	**8,402**	**37,602**	**5**	**49,885**	**14,337**	**64,222**

*Net SF: Measured to outside face of stud, excludes garage area, deck and porches. Includes air gap per unit
**Aggregate Floor Area: Measured to outside face of stud, includes garage area. Includes air gap per unit.

SITE INFORMATION

		Parcel 1	Parcel 3	Project
APN		148-09-010	148-09-011	148-09-010, -011
Gross Area		0.45 Acres (17,406 SF)	0.95 Acres (41,370 SF)	1.35 Acres (58,776 SF)
Site Area		14,614 SF = 17,406 SF (gross area) - 2,792 SF (private streets)	30,744 SF = 41,370 SF (gross area) - 10,626 SF (private streets)	45,358 SF = 58,776 SF (gross area) - 13,418 SF (private streets)
General Plan				
Existing		Service Commercial	Service Commercial	Service Commercial
Proposed		No change	No change	No change
Zoning				
Existing		CS (Commercial Service)	CS (Commercial Service)	CS (Commercial Service)
Proposed		No change	No change	No change
Units				
Market Rate		7	18	25
Below-Market Rate		1	3	4
Total		8	21	29

DEVELOPMENT STANDARDS

	Required (PAMC secs. 18.14.020, 18.16.060)	Proposed Parcel 1	Proposed Parcel 3	Proposed Project
Minimum Site Specifications				
Site Area	None required	14,614 SF = 17,406 SF (gross area) - 2,792 SF (private streets)	30,744 SF = 41,370 SF (gross area) - 10,626 SF (private streets)	45,358 SF = 58,776 SF (gross area) - 13,418 SF (private streets)
Site Width		89'-11"	188'-11"	278'-10"
Site Depth		170'-6"	252'-2"	211'-4"
Minimum Setbacks				
Front Yard	0' - 10' to create an 8' - 12' effective sidewalk width	15'	15'-6"	15'
Rear Yard	10' for residential portion	27'	Building: 5'* Trash Enclosure: 0'*	Building: 5'* Trash Enclosure: 0'*
Rear Yard abutting residential zone district	10'	Not Applicable	Not Applicable	Not Applicable
Interior Side Yard if abutting residential zone district	10'	Not Applicable	Not Applicable	Not Applicable
Street Side Yard	5'	5'	10'	5'
Build-to-Lines (Front)	50% of frontage built to setback	0%*	7.9%*	5.2%*
Build-to-Lines (Street Side)	33% of side street built to setback	17.6%*	17%*	17.3%*
Maximum Site Coverage	50%	48.2%	55.1%*	51.9%*
Minimum Landscape/Open Space Coverage	30%	8,086 SF (55.3%) = 2,027 SF (Common Usable Open Space) + 548 SF (Private Usable Open Space) + 5,511 SF (Pervious Open Space)	10,944 SF (35.6%) = 1,504 SF (Common Usable Open Space) + 1,207 SF (Private Usable Open Space) + 8,233 SF (Pervious Open Space)	19,030 SF (42.0%) = 3,531 SF (Common Usable Open Space) + 1,755 SF (Private Usable Open Space) + 13,744 SF (Pervious Open Space)
Usable Open Space (Private and/or Common)	150 SF per unit***	322 SF per unit*	116 SF per unit*	173 SF per unit*
Height				
Maximum Height	50'	36'-2"	37'-2"	37'-2"
Maximum Height within 150 ft. of an abutting residential district (other than an RM-40 or PC zone)	35'	Not Applicable	Not Applicable	Not Applicable
Daylight Plane for lot lines abutting one or more residential zoning districts	Daylight plane height and slope of the most restrictive residential zoning district abutting the lot line	Not Applicable	Not Applicable	Not Applicable
Residential Density (net)	Minimum: 20 DU/acre No maximum	23.8 DU/ac	29.8 DU/ac	27.9 DU/ac
Maximum Residential Floor Area Ratio (FAR)	1.25:1	0.939:1	1.176:1	1.010:1
Parking				
Vehicle (Resident)	1.5 spaces per 3-bedroom unit + 2.5 spaces per 4-bedroom unit**	16 spaces	42 spaces	48 spaces
Vehicle (Guest)	None required**	0 spaces	2 spaces	2 spaces
Bicycle (Resident)	1 space per unit	8 spaces	21 spaces	29 spaces
Bicycle (Guest)	1 space per 10 units	6 spaces	6 spaces	12 spaces

* Waiver or reduction of development standards requested pursuant to State Density Bonus Law, Gov. Code sec. 65915.
** Parking requirements per Gov. Code sec. 65915, subd. (p).
*** Minimum dimensions for Usable Open Space (Private and/or Common) per PAMC sec. 18.16.060, table 4, & PAMC sec. 18.24.080, subd. (b).

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PROJECT DATA
A02

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NORTH

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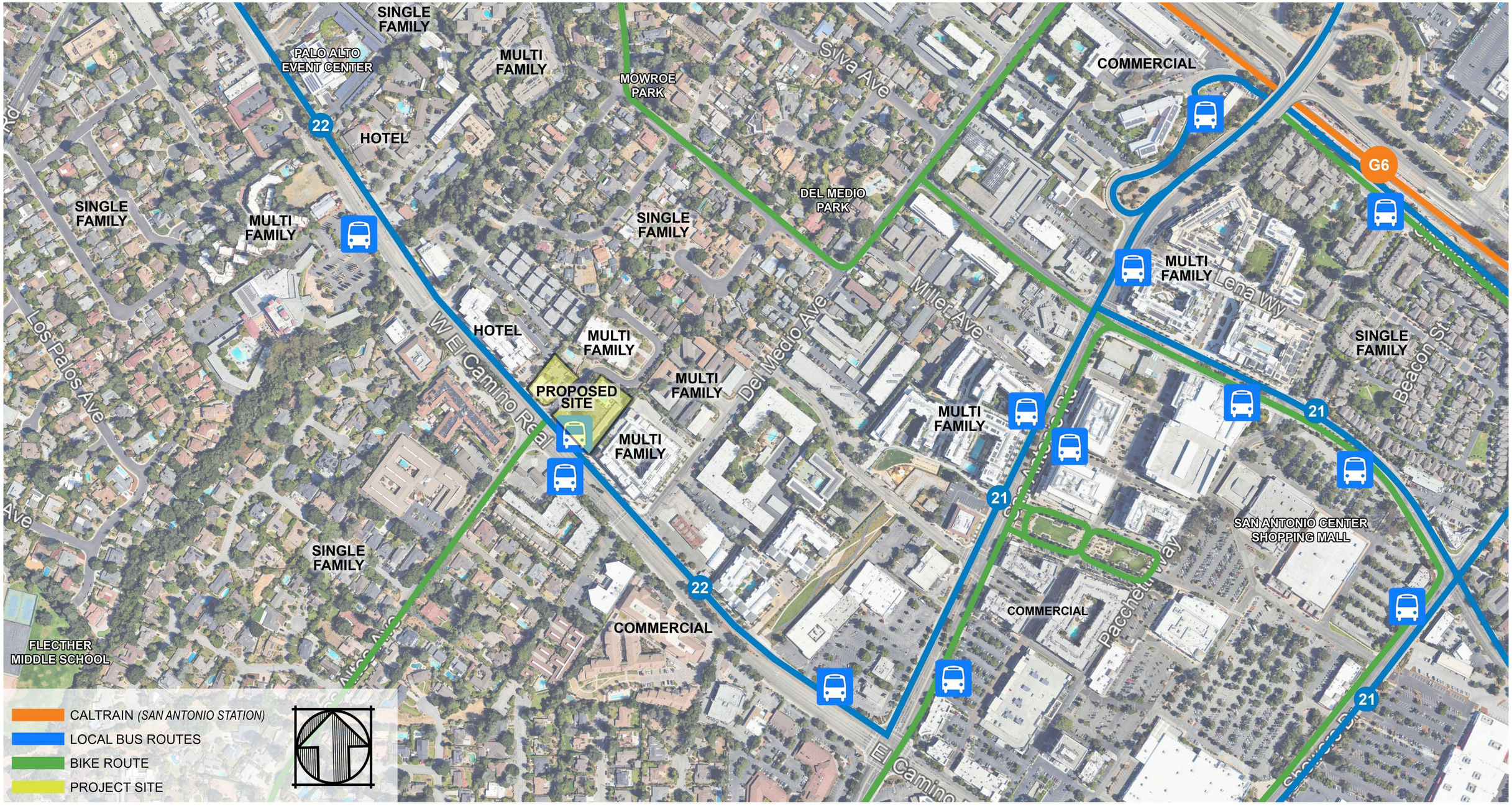
SITE AERIAL

A03

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NEIGHBORHOOD CONTEXT

A04

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EXISTING SITE & SURROUNDING CONTEXT

A05

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BMR UNIT SUMMARY

UNIT #	PLAN TYPE	BEDROOMS	LIVING AREA (SF)	ELIGIBLE HOUSEHOLD INCOME: 80% - 100% of AMI	ELIGIBLE HOUSEHOLD INCOME: 100% - 120% of AMI
6	PLAN 2	3	1,558	X	
19	PLAN 3	3	1,717	X	
21	PLAN 5	4	2,097		X
27	PLAN 1	3	1,492	X	

	PROJECT MIX		BMR MIX	
BEDROOMS	UNITS	PERCENTAGE	UNITS	PERCENTAGE
3 BEDROOMS	20	69%	3	75%
4 BEDROOMS	9	31%	1	25%
TOTAL	29	100%	4	100%

BMR MIX

ELIGIBLE HOUSEHOLD INCOME	UNITS	PERCENTAGE
80% - 100% of AMI	3	75%
100% - 120% of AMI	1	25%
TOTAL	4	100%

SITE KEY:

- (#) - UNIT NUMBER
- BMR - BELOW-MARKET RATE UNIT
- UNIT 1
- UNIT 2
- UNIT 3
- * - UNIT 3_ADAPTABLE
- UNIT 4
- UNIT 5

NORTH

0 4' 8' 12' 16' 20' 40'

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ILLUSTRATIVE SITE PLAN

A06

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SITE KEY:

#	- UNIT NUMBER
BMR	- BELOW-MARKET RATE UNIT
	- UNIT 1
	- UNIT 2
	- UNIT 3
*	- UNIT 3 ADAPTABLE
	- UNIT 4
	- UNIT 5
	- WALKWAY
	- PUBLIC WALKWAY
	- VEHICLE CIRCULATION

NORTH

0 4' 8' 12' 16' 20' 40'

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Cesano Court Townhomes

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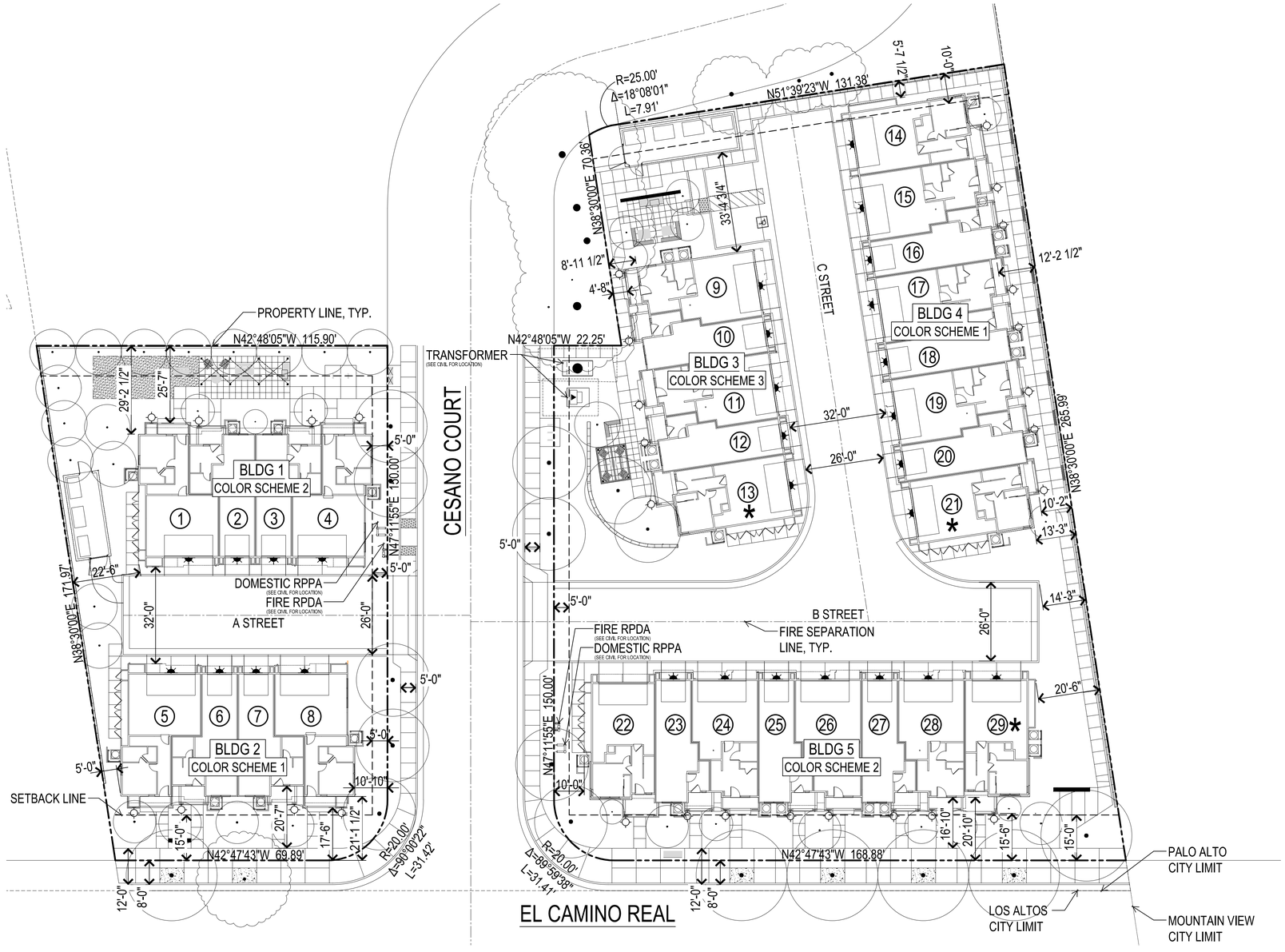
CIRCULATION PLAN

A07

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SITE KEY:	
#	- UNIT NUMBER
*	- ADP UNITS (3 TOTAL)
	- PROPERTY LINE
	- FIRE SEPARATION LINE
	- WALL PACK
	- WALL SCONCE

NOTE:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to project data sheet A02 for all site summary info
3. Refer to Landscape sheets for landscape design, dimensions and detailed information

NORTH

0 4' 8' 12' 16' 20' 40'

ARCHITECTURAL SITE PLAN
A08

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BUILDING COVERAGE OF PARCEL 1:	
4-UNIT BUILDING = 3,354.78 S.F. EA. x 2 BLDGS. =	6,709.56 S.F.
BUILDING COVERAGE OF PARCEL 1 =	6,709.56 S.F.
TRASH ENCLOSURE COVERAGE OF PARCEL 1 =	334.66 S.F.
TOTAL COVERAGE OF PARCEL 1 =	**7,044.22 S.F.**
BUILDING COVERAGE OF PARCEL 3:	
5-UNIT BUILDING = 3,911.41 S.F. EA. x 1 BLDG. =	3,911.41 S.F.
8-UNIT BUILDING (@ BLDG 4) = 6,228.58 S.F. EA. x 1 BLDG.	
8-UNIT BUILDING (@ BLDG 5) = 6,312.35 S.F. EA. x 1 BLDG. =	12,540.93 S.F.
BUILDING COVERAGE OF PARCEL 3 =	16,452.34 S.F.
TRASH ENCLOSURE COVERAGE OF PARCEL 3 =	487.95 S.F.
TOTAL COVERAGE OF PARCEL 3 =	**16,940.29 S.F.**
TOTAL COVERAGE OF BOTH PARCELS =	**23,984.51 S.F.**

SEE SHEET A10 FOR PERVIOUS OPEN SPACE COVERAGE AREA

SEE SHEETS A15.1, A16.1, A17.2A AND A17.2B FOR BUILDING COVERAGE DIAGRAMS

NORTH

0 4' 8' 12' 16' 20' 40'

NOTE:

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2. Refer to project data sheet A02 for all site summary info
3. Refer to Landscape sheets for landscape design, dimensions and detailed information

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LOT AREAS
A09

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PRIVATE USABLE OPEN SPACE - PARCEL 1

SQUARE FOOTAGE

UNIT TYPE	STOOPS	DECKS
UNIT 2 (x 4 UNITS)	68 SF/UNIT	0
UNIT 4 (x 4 UNITS)	0	69 SF/UNIT
TOTAL	272	276
PRIVATE USABLE OPEN SPACE		548

* SEE BUILDING PLANS FOR PRIVATE OPEN SPACE AND DIMENSIONS AT INDIVIDUAL UNITS

1,280.80 S.F. = TOTAL FRONT YARD SETBACK AREA FROM BACK OF CURB
960.88 S.F. = LANDSCAPED AREA IN SETBACK

960.88 S.F. = 75.02% OF SETBACK AREA IS LANDSCAPED ON PARCEL 1
1,280.80 S.F.

PRIVATE USABLE OPEN SPACE - PARCEL 3

SQUARE FOOTAGE

UNIT TYPE	STOOPS	DECKS
UNIT 1 (x 8 UNITS)	0 - 68 SF/UNIT	0
UNIT 3 (x 8 UNITS)	0	55 - 58 SF/UNIT
UNIT 5 (x 5 UNITS)	0 - 75 SF/UNIT	0 - 67 SF/UNIT
TOTAL	568	639
PRIVATE USABLE OPEN SPACE		1,207

* SEE BUILDING PLANS FOR PRIVATE OPEN SPACE AND DIMENSIONS AT INDIVIDUAL UNITS

2,731.25 S.F. = TOTAL FRONT YARD SETBACK AREA FROM BACK OF CURB
2,009.40 S.F. = LANDSCAPED AREA IN SETBACK

2,009.40 S.F. = 73.57% OF SETBACK AREA IS LANDSCAPED ON PARCEL 3
2,731.25 S.F.

PRIVATE USABLE OPEN SPACE - TOTAL

SQUARE FOOTAGE

UNIT TYPE	STOOPS	DECKS
UNIT 1 (x 8 UNITS)	0 - 68 SF/UNIT	0
UNIT 2 (x 4 UNITS)	68SF/UNIT	0
UNIT 3 (x 8 UNITS)	0	55 - 58 SF/UNIT
UNIT 4 (x 4 UNITS)	0	69 SF/UNIT
UNIT 5 (x 5 UNITS)	0 - 75 SF/UNIT	0 - 67 SF/UNIT
TOTAL	840	915
PRIVATE USABLE OPEN SPACE		1,755

* SEE BUILDING PLANS FOR PRIVATE OPEN SPACE AND DIMENSIONS AT INDIVIDUAL UNITS

4,012.05 S.F. = TOTAL FRONT YARD SETBACK AREA FROM BACK OF CURB
2,970.28 S.F. = LANDSCAPED AREA IN SETBACK

2,970.28 S.F. = 74.03% OF SETBACK AREA IS LANDSCAPED
4,012.05 S.F.



12'-0" DIA. CIRCLE AT QUALIFYING COMMON OPEN SPACE

NOTE:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to project data sheet A02 for all site summary info
3. Refer to Landscape sheets for landscape design, dimensions and detailed information

SITE OPEN SPACE - PARCEL 1

PERVIOUS SOFTSCAPE COVERAGE:
(GREEN AREA) = 5,511 S.F.

COMMON USABLE OPEN SPACE:
= 2,027 S.F.

PRIVATE USABLE OPEN SPACE:
(STOOPS & DECKS; SEE SHT. A02 AND BUILDING PLANS, SHTS. A15, A16, AND A17)
= 548 S.F.

TOTAL SITE OPEN SPACE = 8,086 S.F. PROVIDED (55.3%)

SEE SHT. A09 FOR SQ. FT. FOR BUILDING COVERAGE AND PRIVATE STREET COVERAGE AREAS

SEE SHEETS A15.2 FOR LOT COVERAGE DIAGRAMS

SITE OPEN SPACE - PARCEL 3

PERVIOUS SOFTSCAPE COVERAGE:
(GREEN AREA) = 8,233 S.F.

COMMON USABLE OPEN SPACE:
= 1,504 S.F.

PRIVATE USABLE OPEN SPACE:
(STOOPS & DECKS; SEE SHT. A02 AND BUILDING PLANS, SHTS. A15, A16, AND A17)
= 1,207 S.F.

TOTAL SITE OPEN SPACE = 10,944 S.F. PROVIDED (35.6%)

SEE SHT. A09 FOR SQ. FT. FOR BUILDING COVERAGE AND PRIVATE STREET COVERAGE AREAS

SEE SHEETS A16.2, A17.3A AND A17.3B FOR LOT COVERAGE DIAGRAMS

SITE OPEN SPACE - TOTAL

PERVIOUS SOFTSCAPE COVERAGE:
(GREEN AREA) = 13,744 S.F.

COMMON USABLE OPEN SPACE:
= 3,531 S.F.

PRIVATE USABLE OPEN SPACE:
(STOOPS & DECKS; SEE SHT. A02 AND BUILDING PLANS, SHTS. A15, A16, AND A17)
= 1,755 S.F.

TOTAL SITE OPEN SPACE = 19,030 S.F. PROVIDED (42.0%)

SEE SHT. A09 FOR SQ. FT. FOR BUILDING COVERAGE AND PRIVATE STREET COVERAGE AREAS

SEE SHEETS A15.2, A16.2, A17.3A AND A17.3B FOR LOT COVERAGE DIAGRAMS

NORTH

0 4' 8' 12' 16' 20' 40'

381.077

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OPEN SPACE
A10

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EXPANDED VIEW FROM EL CAMINO REAL
NOT TO SCALE



VIEW FROM EL CAMINO REAL

VIEW FROM EL CAMINO REAL
NOT TO SCALE

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STREETSCENE
A11

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VIEW FROM CESANO COURT LOOKING EAST

NOT TO SCALE





VIEW FROM CESANO COURT LOOKING WEST

NOT TO SCALE

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December 16, 2024

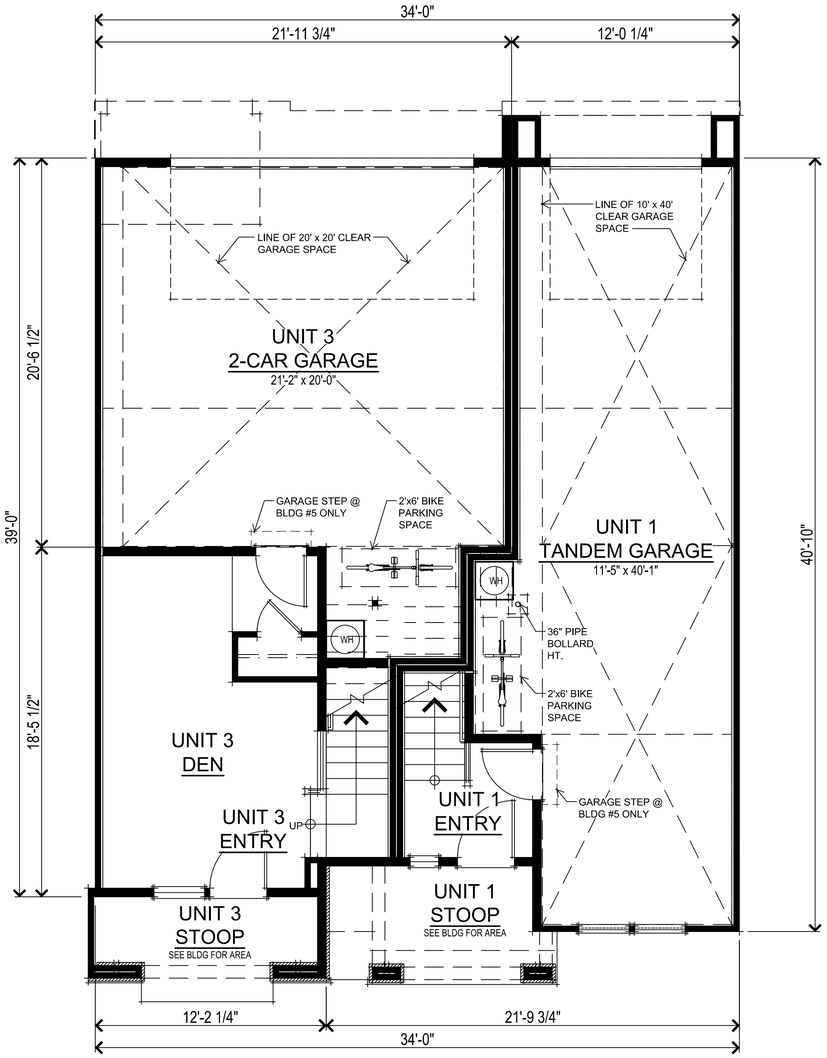
STREETSCENES

A11.1

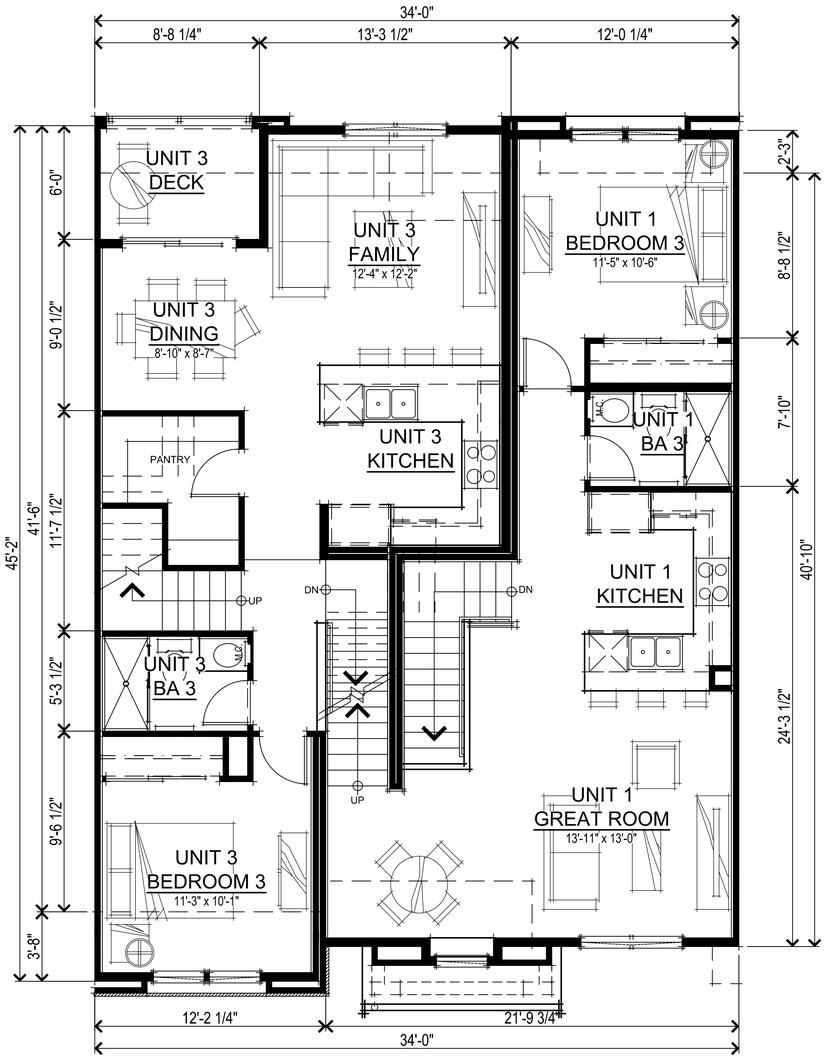
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

UNIT 3 SQUARE FOOTAGES		UNIT 1 SQUARE FOOTAGES	
FIRST FLOOR	266 SQ. FT.	FIRST FLOOR	68 SQ. FT.
SECOND FLOOR	739 SQ. FT.	SECOND FLOOR	704 SQ. FT.
THIRD FLOOR	712 SQ. FT.	THIRD FLOOR	720 SQ. FT.
TOTAL LIVING	1717 SQ. FT.	TOTAL LIVING	1492 SQ. FT.
2-CAR GARAGE	498 SQ. FT.	TANDEM GARAGE	499 SQ. FT.

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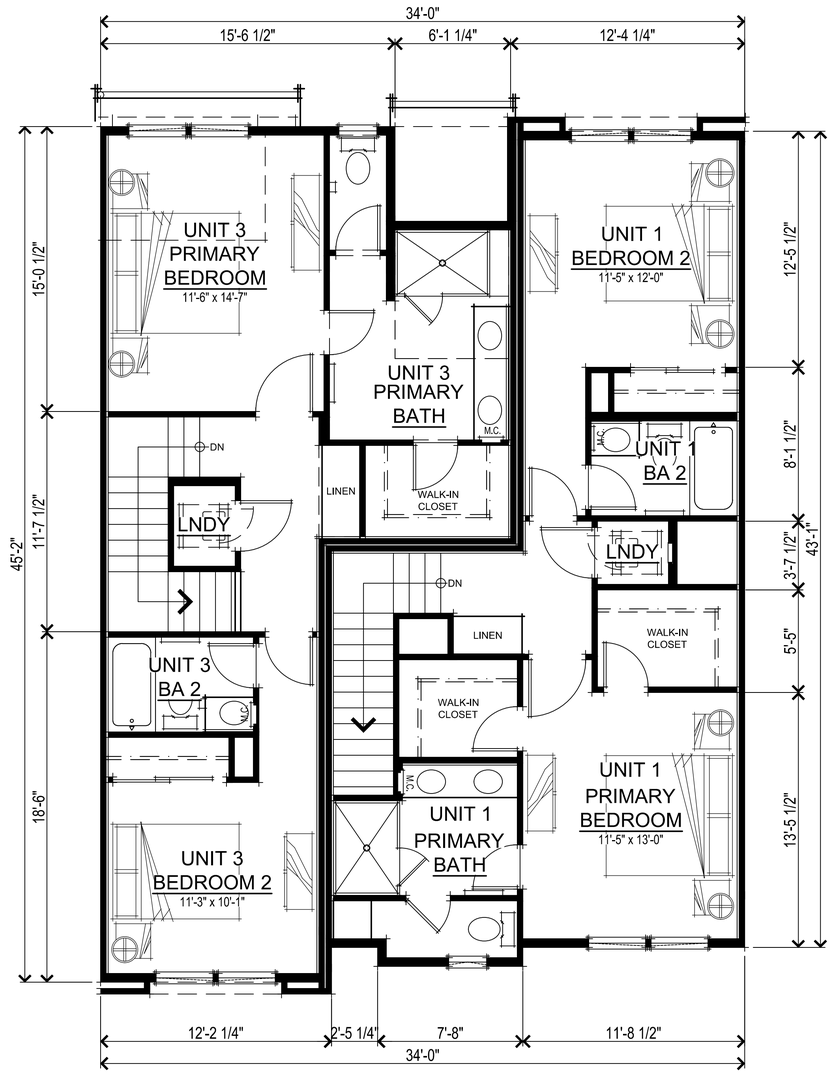
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UNITS 1 & 3 FIRST & SECOND FLOOR PLANS
A12

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THIRD FLOOR PLAN

0 1' 2' 3' 4' 8'

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Cesano Court Townhomes

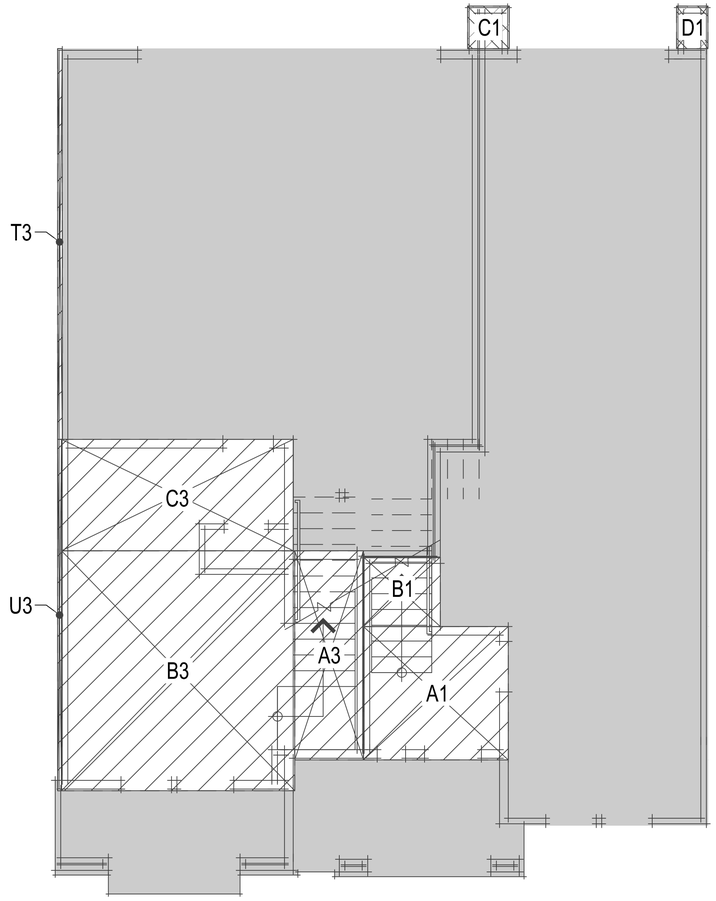
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UNITS 1 & 3 THIRD FLOOR PLAN
A12.1

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FIRST FLOOR PLAN

UNIT 3 - 1st FLOOR

AREA-A3	3'-7 1/2" x 11'-0 1/2"	40.03 SQ. FT.
AREA-B3	12'-3 3/4" x 12'-8"	155.96 SQ. FT.
AREA-C3	12'-2 3/4" x 5'-10 1/2"	71.85 SQ. FT.
FIRST FLOOR		268 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING) 268 SQ. FT.

AREA-T3	0'-3" x 20'-7 1/2"	5.16 SQ. FT.
AREA-U3	0'-2 1/2" x 18'-6 1/2"	3.86 SQ. FT.
FIRST FLOOR END UNIT		9 SQ. FT.

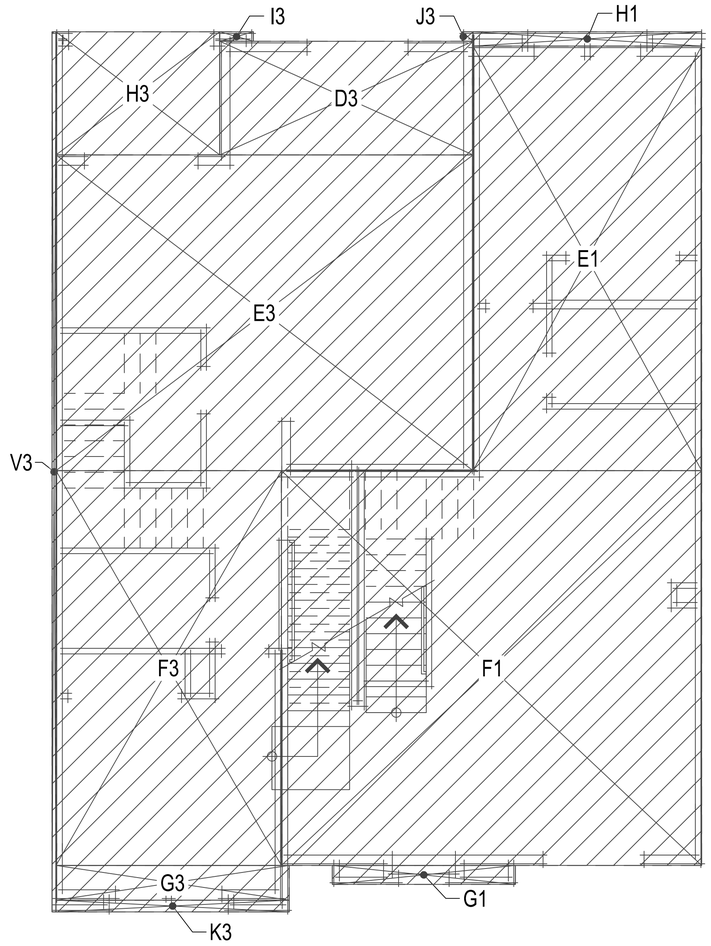
F.A.R. TOTAL AREA (FIRST FLOOR LIVING + END UNIT ADDITION) 277 SQ. FT.

UNIT 1 - 1st FLOOR

AREA-A1	7'-7 3/4" x 7'-0 1/2"	53.84 SQ. FT.
AREA-B1	4'-0 3/4" x 3'-8"	14.89 SQ. FT.
FIRST FLOOR		69 SQ. FT.

AREA-C1	2'-2 3/8" x 2'-3"	4.94 SQ. FT.
AREA-D1	1'-7 7/8" x 2'-3"	3.73 SQ. FT.
EXTERIOR PROJECTIONS		9 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS) 78 SQ. FT.



SECOND FLOOR PLAN

UNIT 3 - 2nd FLOOR

AREA-D3	13'-4 1/2" x 6'-0"	80.25 SQ. FT.
AREA-E3	22'-0 1/4" x 16'-8"	367.01 SQ. FT.
AREA-F3	11'-10 3/4" x 20'-10"	247.83 SQ. FT.
AREA-G3	12'-3 3/4" x 1'-10"	22.57 SQ. FT.
AREA-H3	8'-7 3/4" x 6'-6"	56.20 SQ. FT.
SECOND FLOOR		774 SQ. FT.

AREA-I3	1'-9 1/4" x 6"	0.89 SQ. FT.
AREA-J3	7" x 6"	0.29 SQ. FT.
AREA-K3	12'-3 3/4" x 7 1/2"	7.69 SQ. FT.
EXTERIOR PROJECTIONS		9 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + EXTERIOR PROJECTIONS) 783 SQ. FT.

AREA-V3	0'-2 1/2" x 46'-5 1/2"	9.68 SQ. FT.
SECOND FLOOR END UNIT		10 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + END UNIT ADDITION) 793 SQ. FT.

UNIT 1 - 2nd FLOOR

AREA-E1	12'-0 3/4" x 22'-5"	270.40 SQ. FT.
AREA-F1	22'-2 1/4" x 20'-10"	462.24 SQ. FT.
SECOND FLOOR		733 SQ. FT.

AREA-G1	9'-8" x 1'-0"	9.67 SQ. FT.
AREA-H1	12'-0 3/4" x 9"	9.05 SQ. FT.
EXTERIOR PROJECTIONS		19 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + EXTERIOR PROJECTIONS) 752 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS EXCLUDED FROM UNIT SQUARE FOOTAGE PER PAMC 18.04.030(a)(65)(B)(i) AND 18.04.030(a)(65)(B)(iii)
- SEE LOT COVERAGE SHEETS FOR SQUARE FOOTAGE CALCULATIONS

0 1' 2' 3' 4' 8'

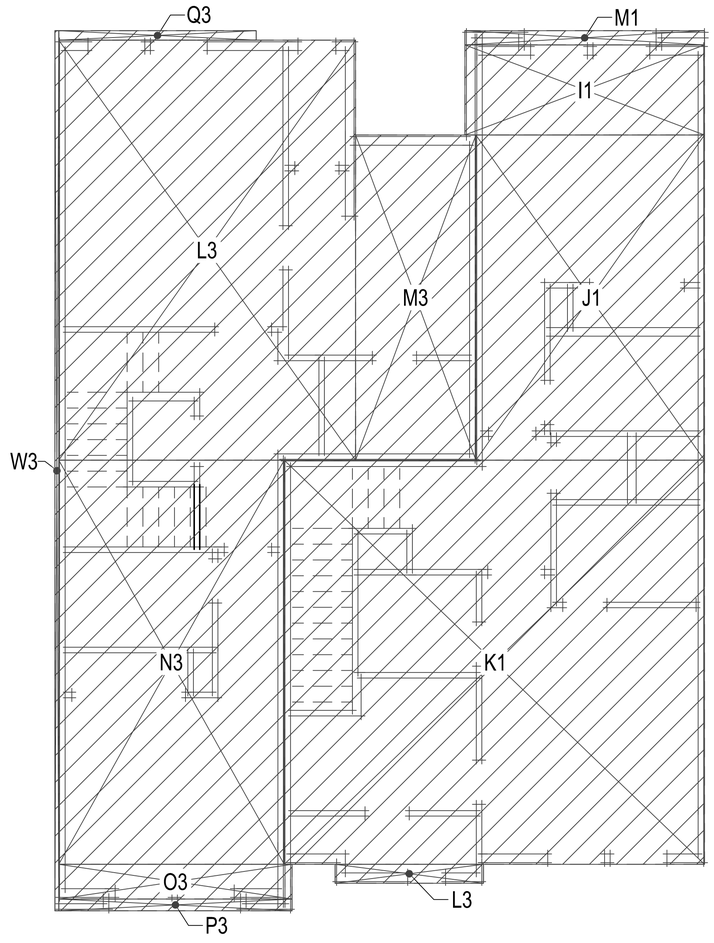
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UNITS 1 & 3 FIRST & SECOND FLOOR PLANS S.F. CALCS
A12.2

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THIRD FLOOR PLAN

UNIT 3 - 3rd FLOOR

AREA-L3	15'-8" x 22'-2"	347.28 SQ. FT.
AREA-M3	6'-4 1/4" x 17'-2"	109.08 SQ. FT.
AREA-N3	11'-10 3/4" x 21'-4"	253.78 SQ. FT.
AREA-O3	12'-3 3/4" x 1'-10"	22.57 SQ. FT.
THIRD FLOOR		733 SQ. FT.

AREA-P3	12'-3 3/4" x 7 1/2"	7.69 SQ. FT.
AREA-Q3	10'-5" x 6"	5.21 SQ. FT.
EXTERIOR PROJECTIONS		13 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + EXTERIOR PROJECTIONS) 746 SQ. FT.

AREA-W3	0'-2 1/2" x 46'-5 1/2"	9.68 SQ. FT.
THIRD FLOOR END UNIT		10 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + END UNIT ADDITION) 756 SQ. FT.

UNIT 1 - 3rd FLOOR

AREA-I1	12'-7 3/4" x 4'-9"	60.07 SQ. FT.
AREA-J1	12'-0 3/4" x 17'-2"	207.07 SQ. FT.
AREA-K1	22'-2 1/4" x 21'-4"	473.32 SQ. FT.
THIRD FLOOR		740 SQ. FT.

AREA-L1	7'-10" x 1'-0"	7.83 SQ. FT.
AREA-M1	12'-7 3/4" x 9"	9.48 SQ. FT.
EXTERIOR PROJECTIONS		17 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + EXTERIOR PROJECTIONS) 757 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS EXCLUDED FROM UNIT SQUARE FOOTAGE PER PAMC 18.04.030(a)(65)(B)(i) AND 18.04.030(a)(65)(B)(iii)
- SEE LOT COVERAGE SHEETS FOR SQUARE FOOTAGE CALCULATIONS

UNIT SQUARE FOOTAGE FOR PURPOSES OF F.A.R. CALCULATION PER PAMC 18.04.030(a)65 - (face of exterior finish)

UNIT 1: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 1587 SQ. FT.
UNIT 3: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 1797 SQ. FT.
END UNIT 3 @ 5-UNIT BLDG: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 1826 SQ. FT.

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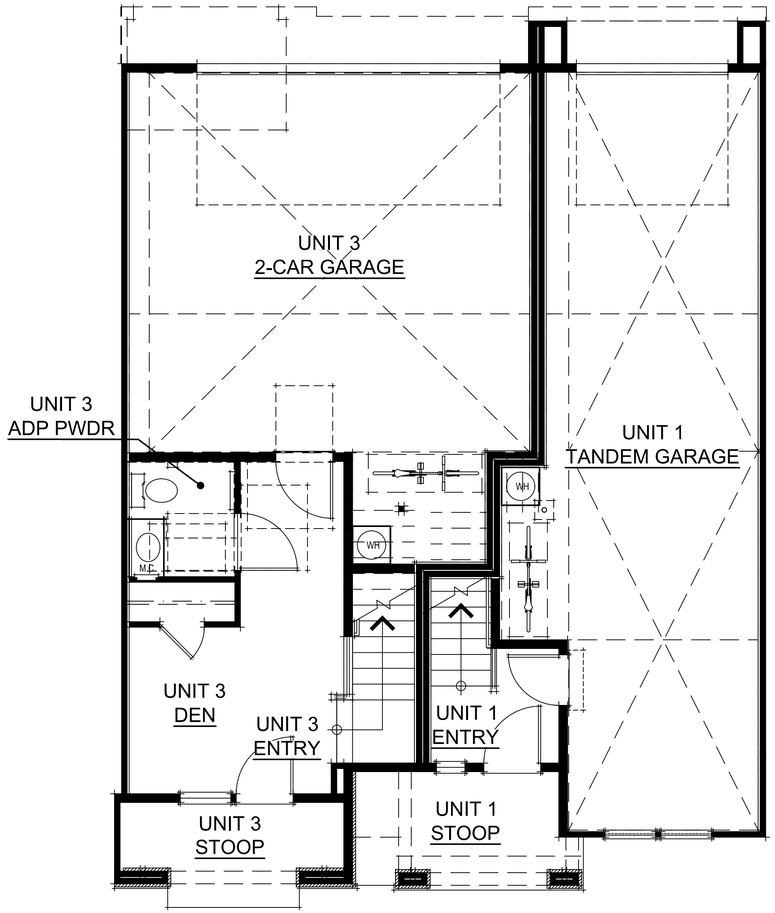
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UNITS 1 & 3 THIRD FLOOR PLAN S.F. CALCS
A12.3

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UNIT 3 FIRST FLOOR
ADAPTABLE PLAN

0 1' 2' 3' 4' 8'

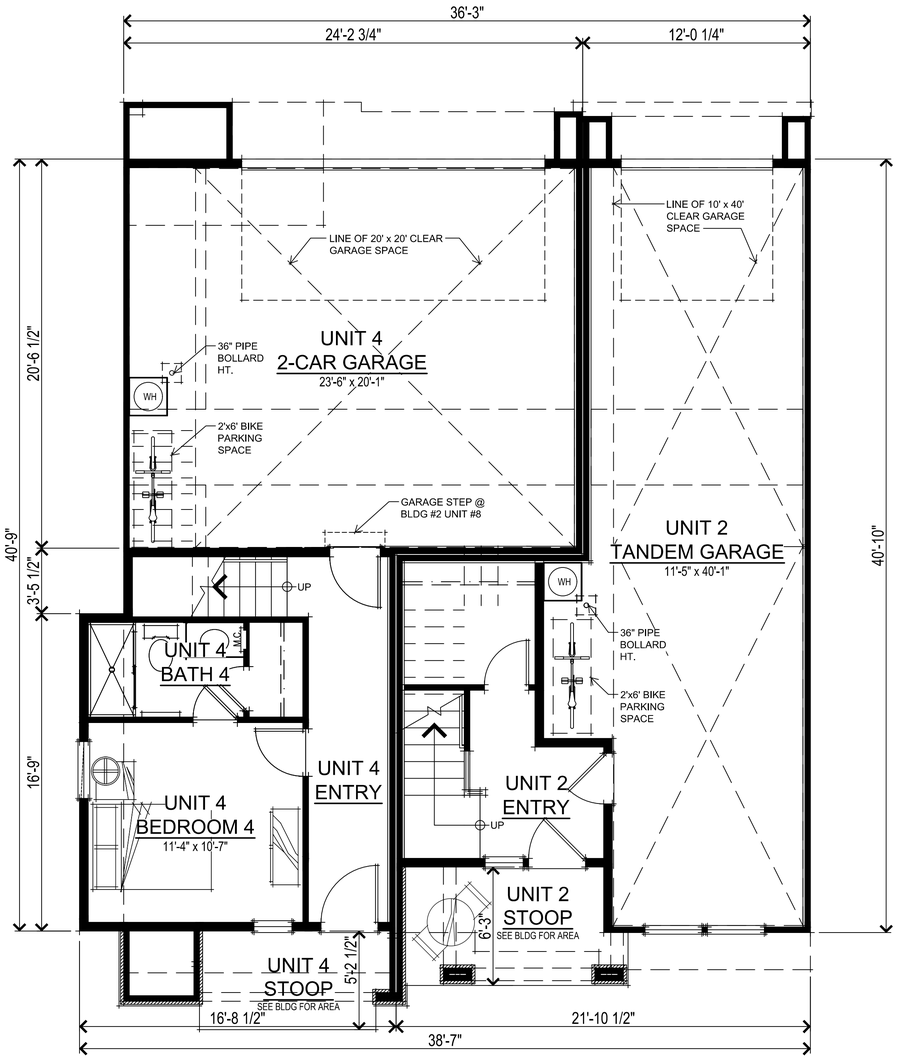
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UNIT 1 & 3 FIRST FLOOR ADAPTABLE PLAN
A12.4

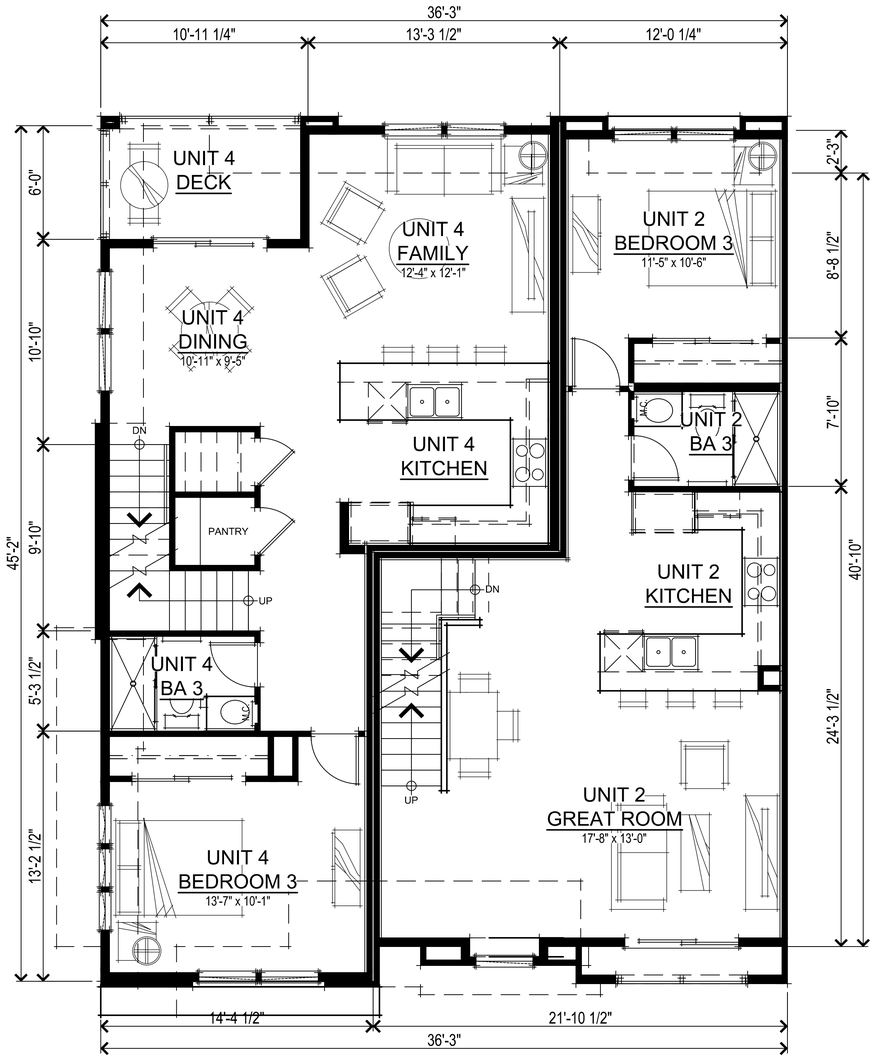
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

UNIT 4 SQUARE FOOTAGES		UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	330 SQ. FT.	FIRST FLOOR	153 SQ. FT.
SECOND FLOOR	808 SQ. FT.	SECOND FLOOR	725 SQ. FT.
THIRD FLOOR	736 SQ. FT.	THIRD FLOOR	680 SQ. FT.
TOTAL LIVING	1874 SQ. FT.	TOTAL LIVING	1558 SQ. FT.
2-CAR GARAGE	501 SQ. FT.	TANDEM GARAGE	498 SQ. FT.

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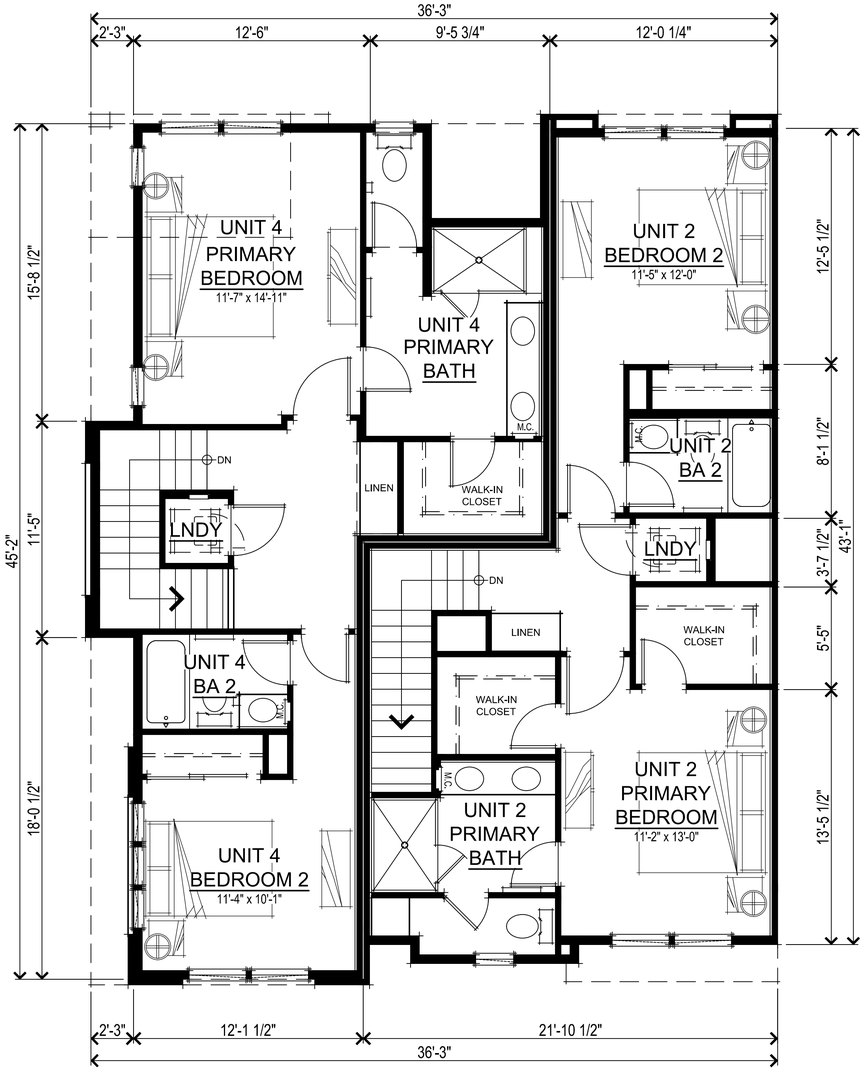
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UNITS 2 & 4 FIRST & SECOND FLOOR PLANS
A13

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THIRD FLOOR PLAN

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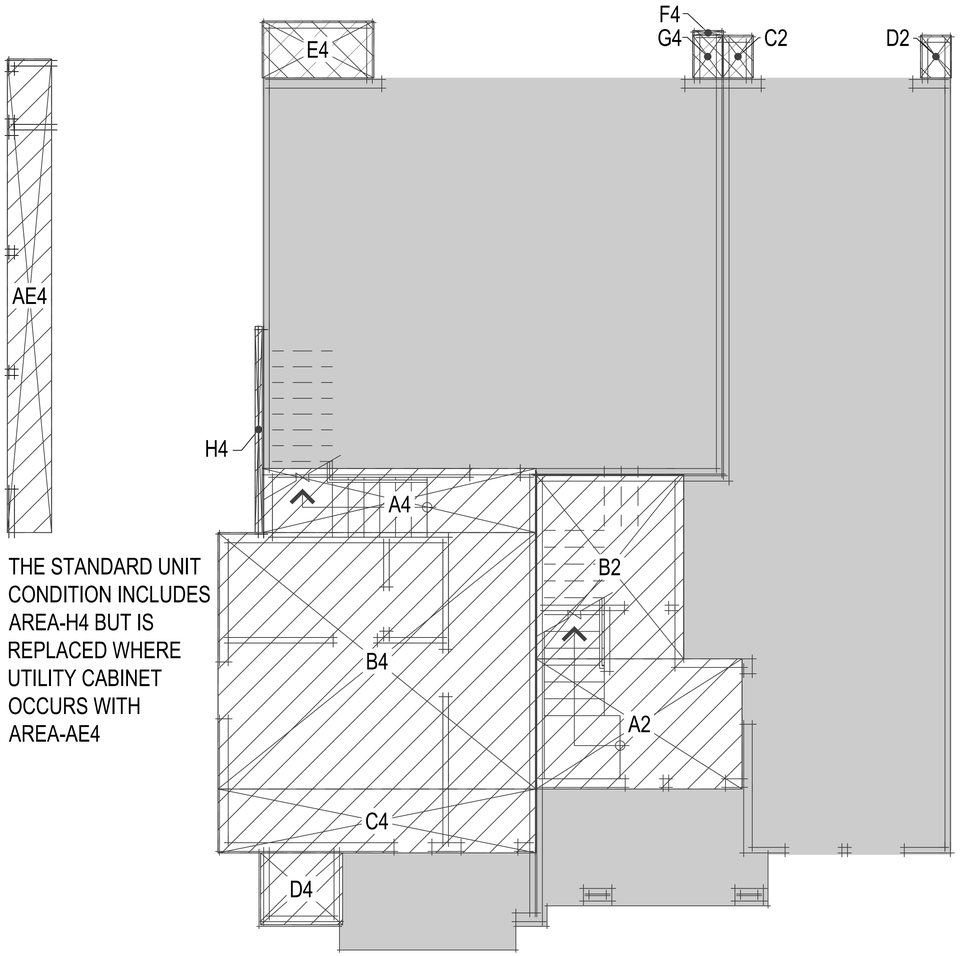
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UNITS 2 & 4 THIRD FLOOR PLAN
A13.1

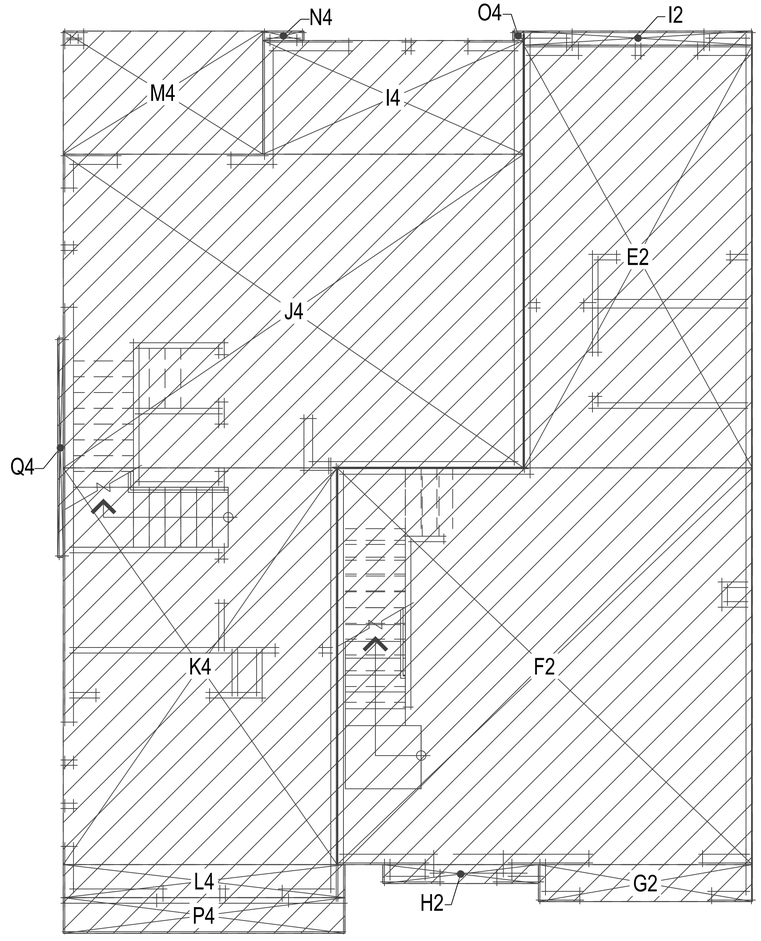
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THE STANDARD UNIT CONDITION INCLUDES AREA-H4 BUT IS REPLACED WHERE UTILITY CABINET OCCURS WITH AREA-AE4



FIRST FLOOR PLAN

UNIT 4 - 1st FLOOR

AREA-A4	3'-4 1/2" x 14'-5 1/2"	48.80 SQ. FT.
AREA-B4	13'-6 1/2" x 16'-9 1/2"	227.39 SQ. FT.
AREA-C4	3'-4 1/2" x 16'-9 1/2"	56.67 SQ. FT.
AREA-D4	3'-9 1/2" x 4'-4"	16.43 SQ. FT.
FIRST FLOOR		349 SQ. FT.

AREA-E4	5'-10 3/4" x 3'-0"	17.69 SQ. FT.
AREA-F4	1'-7 1/2" x 0-3"	0.41 SQ. FT.
AREA-G4	1'-7" x 2-3"	3.56 SQ. FT.
AREA-H4	0'-4 1/2" x 10-10 1/2"	4.08 SQ. FT.
EXTERIOR PROJECTIONS		26 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS) 375 SQ. FT.

AREA-AE4	2'-4" x 25-0"	58.33 SQ. FT.
UTIL. CAB'T		58 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS + UTIL. CAB'T - AREA-H4) 429 SQ. FT.

UNIT 2 - 1st FLOOR

AREA-A2	10'-10 1/2" x 6'-10 1/2"	74.77 SQ. FT.
AREA-B2	7'-9 1/2" x 9'-8 1/2"	75.64 SQ. FT.
FIRST FLOOR		150 SQ. FT.

AREA-C2	1'-7 3/8" x 2'-3"	3.63 SQ. FT.
AREA-D2	1'-7 3/8" x 2'-3"	3.63 SQ. FT.
EXTERIOR PROJECTIONS		7 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS) 157 SQ. FT.

SECOND FLOOR PLAN

UNIT 4 - 2nd FLOOR

AREA-I4	13'-9 1/4" x 6'-0"	82.62 SQ. FT.
AREA-J4	24'-3 3/4" x 16'-6 3/4"	402.67 SQ. FT.
AREA-K4	14'-5 1/2" x 20'-11 1/4"	302.72 SQ. FT.
AREA-L4	1'-9" x 14'-10 1/2"	26.03 SQ. FT.
AREA-M4	10'-6 1/2" x 6'-6"	68.52 SQ. FT.
SECOND FLOOR		883 SQ. FT.

AREA-N4	2'-2" x 0'-6"	1.08 SQ. FT.
AREA-O4	0'-7" x 0'-6"	0.29 SQ. FT.
AREA-P4	14'-10 1/2" x 1'-10 1/2"	27.89 SQ. FT.
AREA-Q4	3 1/2" x 11'-7"	3.38 SQ. FT.
EXTERIOR PROJECTIONS		33 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + EXTERIOR PROJECTIONS) 916 SQ. FT.

UNIT 2 - 2nd FLOOR

AREA-E2	12'-0 3/4" x 22'-3 3/4"	269.14 SQ. FT.
AREA-F2	21'-11" x 20'-11 1/4"	458.88 SQ. FT.
AREA-G2	11'-3 1/2" x 1'-11 1/2"	22.11 SQ. FT.
SECOND FLOOR		750 SQ. FT.

AREA-H2	8'-2 1/2" x 1'-0"	8.21 SQ. FT.
AREA-I2	12'-0 3/4" x 0'-9"	9.05 SQ. FT.
EXTERIOR PROJECTIONS		17 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + EXTERIOR PROJECTIONS) 767 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS EXCLUDED FROM UNIT SQUARE FOOTAGE PER PAMC 18.04.030(a)(65)(B)(i) AND 18.04.030(a)(65)(B)(iii) - SEE LOT COVERAGE SHEETS FOR SQUARE FOOTAGE CALCULATIONS

0 1' 2' 3' 4' 8'

381.077

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December 16, 2024

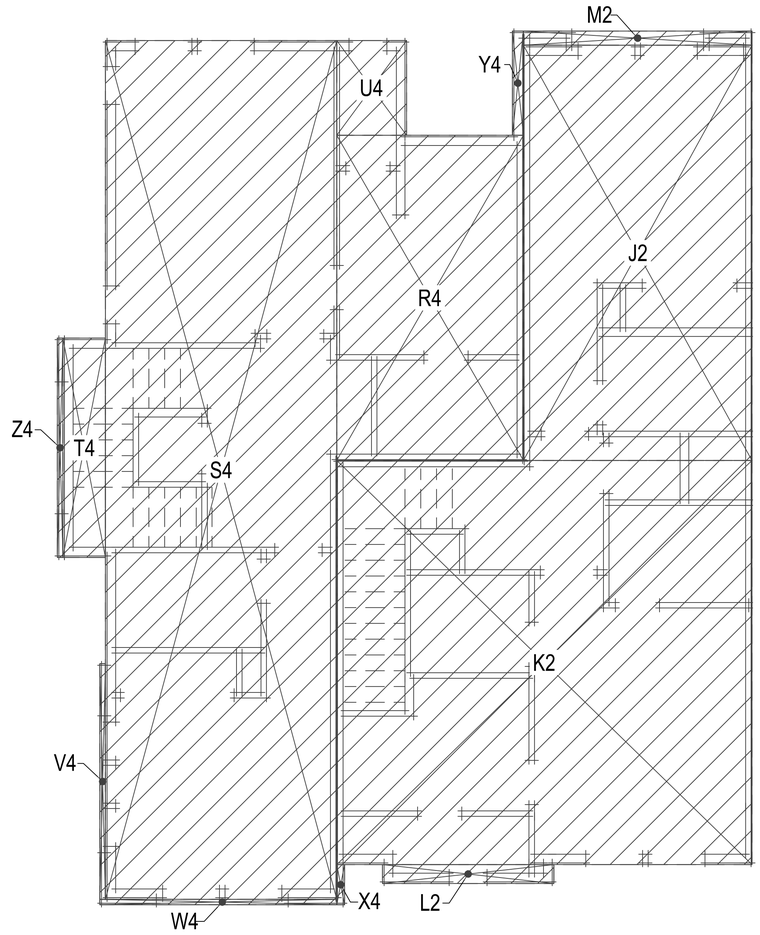
UNITS 2 & 4 FIRST & SECOND FLOOR PLANS S.F. CALCS

A13.2

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THIRD FLOOR PLAN

UNIT 4 - 3rd FLOOR

AREA-R4	9'-10 1/4" x 17'-2"	169.16 SQ. FT.
AREA-S4	12'-2 1/2" x 45'-4"	553.44 SQ. FT.
AREA-T4	2'-3" x 11'-7"	26.06 SQ. FT.
AREA-U4	3'-8 1/4" x 5'-0"	18.44 SQ. FT.
THIRD FLOOR		767 SQ. FT.

AREA-V4	0'-3 1/2" x 12'-5 1/4"	3.63 SQ. FT.
AREA-W4	12'-6" x 0'-3 1/2"	3.65 SQ. FT.
AREA-X4	0'-5" x 2'-1 1/2"	0.89 SQ. FT.
AREA-Y4	0'-7" x 5'-6"	3.21 SQ. FT.
AREA-Z4	0'-3 1/2" x 11'-7"	3.38 SQ. FT.
EXTERIOR PROJECTIONS		15 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + EXTERIOR PROJECTIONS) 782 SQ. FT.

UNIT 2 - 3rd FLOOR

AREA-J2	12'-0 3/4" x 21'-11"	264.37 SQ. FT.
AREA-K2	21'-11" x 21'-4"	467.56 SQ. FT.
THIRD FLOOR		732 SQ. FT.

AREA-L2	9'-0 1/2" x 1'-0"	9.04 SQ. FT.
AREA-M2	12'-0 3/4" x 0'-9"	9.05 SQ. FT.
EXTERIOR PROJECTIONS		18 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + EXTERIOR PROJECTIONS) 750 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS EXCLUDED FROM UNIT SQUARE FOOTAGE PER PAMC 18.04.030(a)(65)(B)(i) AND 18.04.030(a)(65)(B)(iii) - SEE LOT COVERAGE SHEETS FOR SQUARE FOOTAGE CALCULATIONS

0 1' 2' 3' 4' 8'

UNIT SQUARE FOOTAGE FOR PURPOSES OF F.A.R.
CALCULATION PER PAMC 18.04.030(a)65 - (face of exterior finish)

UNIT 2: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 1674 SQ. FT.
UNIT 4 (no util. cab't): TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 2073 SQ. FT.
UNIT 4 ADJ. TO UTIL. CAB'T: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 2127 SQ. FT.

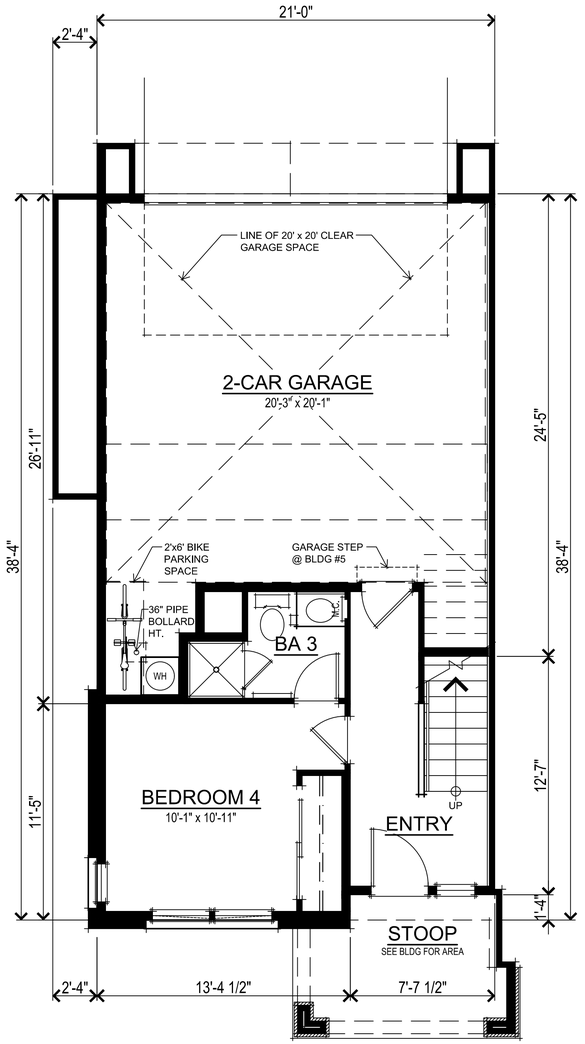
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UNITS 2 & 4 THIRD FLOOR PLAN S.F. CALCS
A13.3

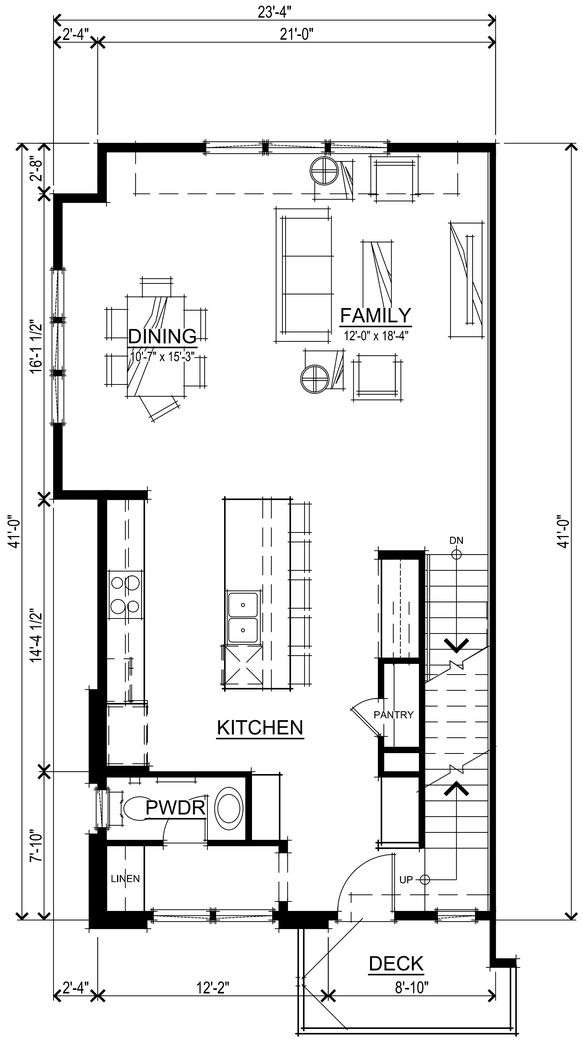
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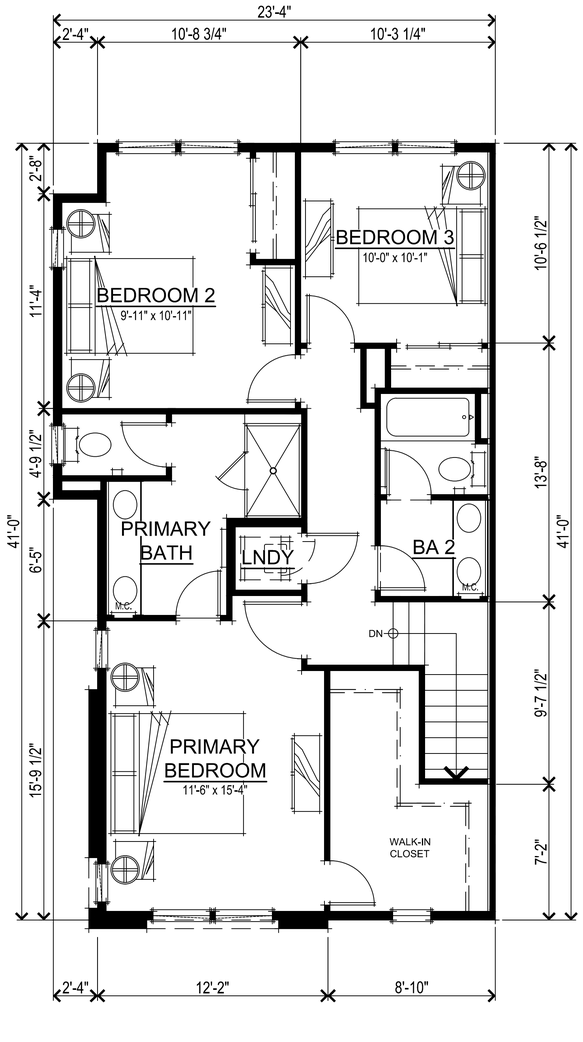
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT 5 SQUARE FOOTAGES	
FIRST FLOOR	323 SQ. FT.
SECOND FLOOR	900 SQ. FT.
THIRD FLOOR	874 SQ. FT.
TOTAL LIVING	2097 SQ. FT.
2-CAR GARAGE	473 SQ. FT.

0 1' 2' 3' 4' 8'

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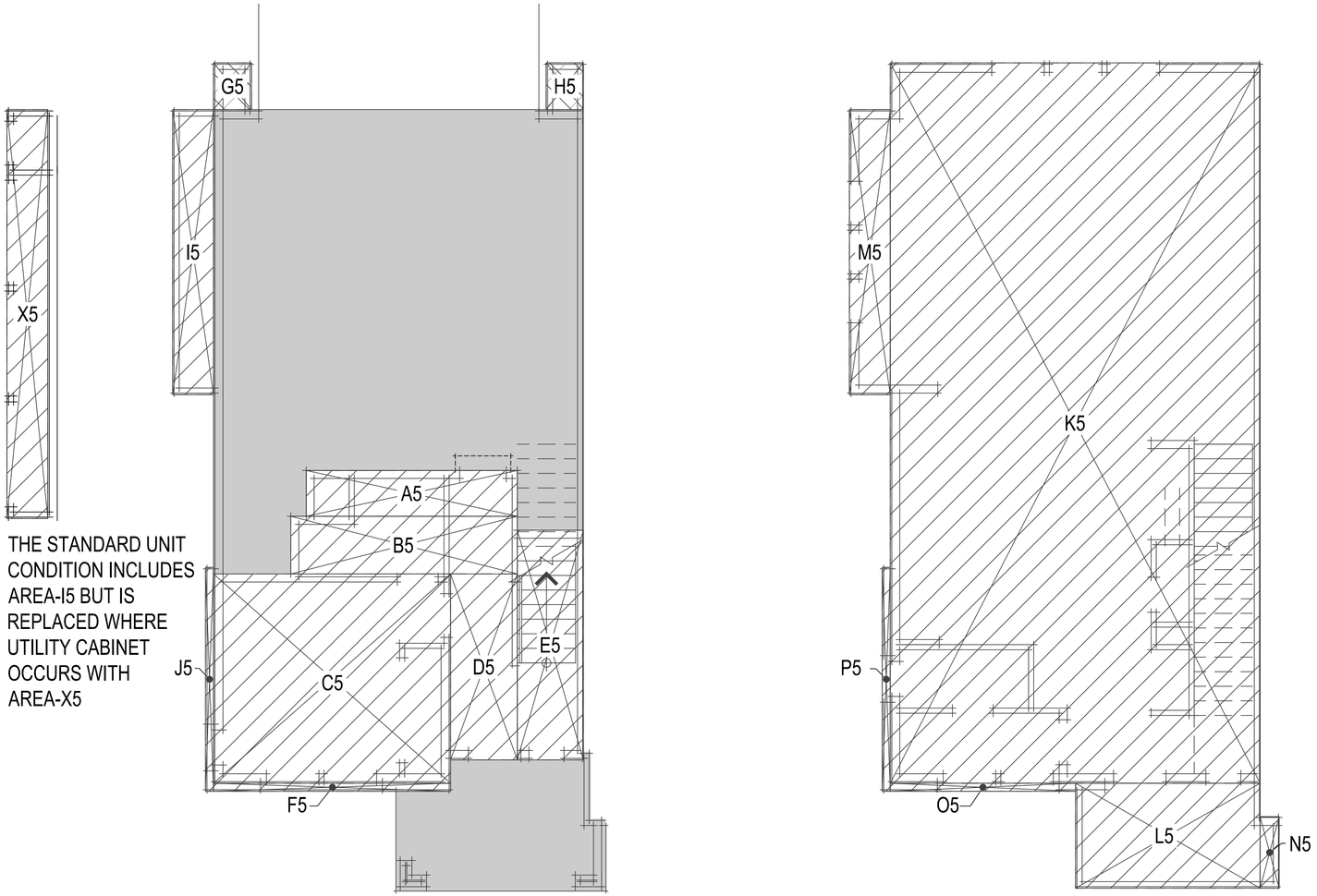
UNIT 5 FLOOR PLANS

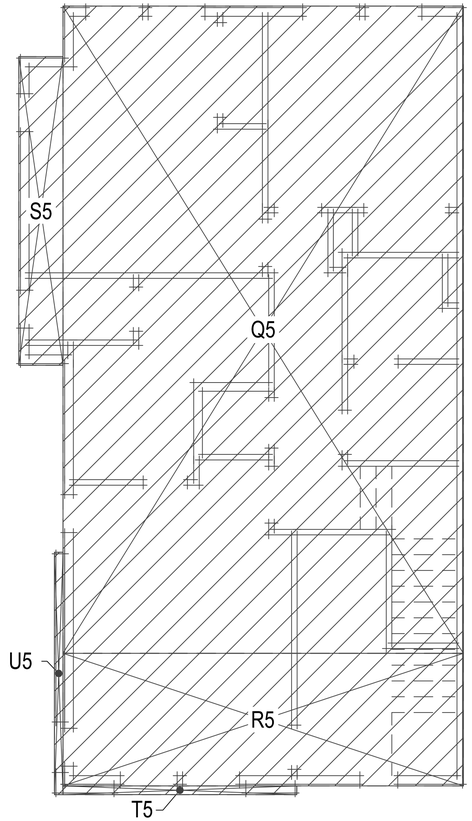
A14

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UNIT 5 - 1st FLOOR

AREA-A5	12'-0 3/4" x 2'-7 1/2"	31.66 SQ. FT.
AREA-B5	12'-11 1/4" x 3'-3 1/2"	42.59 SQ. FT.
AREA-C5	13'-6 1/2" x 11'-11 1/2"	161.94 SQ. FT.
AREA-D5	3'-9 3/4" x 10'-7 1/2"	40.51 SQ. FT.
AREA-E5	3'-9 1/4" x 13'-1 1/2"	49.49 SQ. FT.
FIRST FLOOR		326 SQ. FT.

AREA-F5	13'-6 1/2" x 0'-5 1/2"	6.21 SQ. FT.
AREA-G5	2'-2" x 2'-8"	5.78 SQ. FT.
AREA-H5	2'-1 1/2" x 2'-8"	5.67 SQ. FT.
AREA-I5	2'-4" x 16'-3 1/2"	38.01 SQ. FT.
AREA-J5	0'-5 1/2" x 12'-9 1/2"	5.86 SQ. FT.
EXTERIOR PROJECTIONS		62 SQ. FT.

FIRST FLOOR PLAN

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS) 388 SQ. FT.

AREA-X5	2'-4" x 23'-4 1/2"	54.54 SQ. FT.
EXTERIOR PROJECTIONS		55 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS + UTIL. CAB'T - AREA-I5) 405 SQ. FT.

SECOND FLOOR PLAN

UNIT 5 - 2nd FLOOR

AREA-K5	21'-1 1/2" x 41'-2"	869.65 SQ. FT.
AREA-L5	10'-6 1/2" x 6'-0"	63.25 SQ. FT.
AREA-M5	2'-4" x 16'-3 1/2"	38.01 SQ. FT.
AREA-N5	1'-1" x 4'-1"	4.42 SQ. FT.
SECOND FLOOR		975 SQ. FT.

AREA-O5	10'-7" x 0'-5 1/2"	4.85 SQ. FT.
AREA-P5	0'-5 1/2" x 12'-9 1/2"	5.86 SQ. FT.
EXTERIOR PROJECTIONS		11 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + EXTERIOR PROJECTIONS) 986 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS EXCLUDED FROM UNIT SQUARE FOOTAGE PER PAMC 18.04.030(a)(65)(B)(i) AND 18.04.030(a)(65)(B)(iii) - SEE LOT COVERAGE SHEETS FOR SQUARE FOOTAGE CALCULATIONS

THIRD FLOOR PLAN

UNIT 5 - 3rd FLOOR

AREA-Q5	21'-1 1/2" x 34'-2"	721.77 SQ. FT.
AREA-R5	21'-1 1/2" x 7'-0"	147.88 SQ. FT.
AREA-S5	2'-4" x 16'-3 1/2"	38.01 SQ. FT.
THIRD FLOOR		883 SQ. FT.

AREA-T5	12'-4" x 0'-5 1/2"	5.65 SQ. FT.
AREA-U5	0'-5 1/2" x 12'-9 1/2"	5.86 SQ. FT.
EXTERIOR PROJECTIONS		12 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + EXTERIOR PROJECTIONS) 895 SQ. FT.

UNIT SQUARE FOOTAGE FOR PURPOSES OF F.A.R. CALCULATION PER PAMC 18.04.030(a)65 - (face of exterior finish)

UNIT 5 (no util. cab't): TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 2269 SQ. FT.
UNIT 5 ADJ. TO UTIL. CAB'T: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 2286 SQ. FT.

0 1' 2' 3' 4' 8'

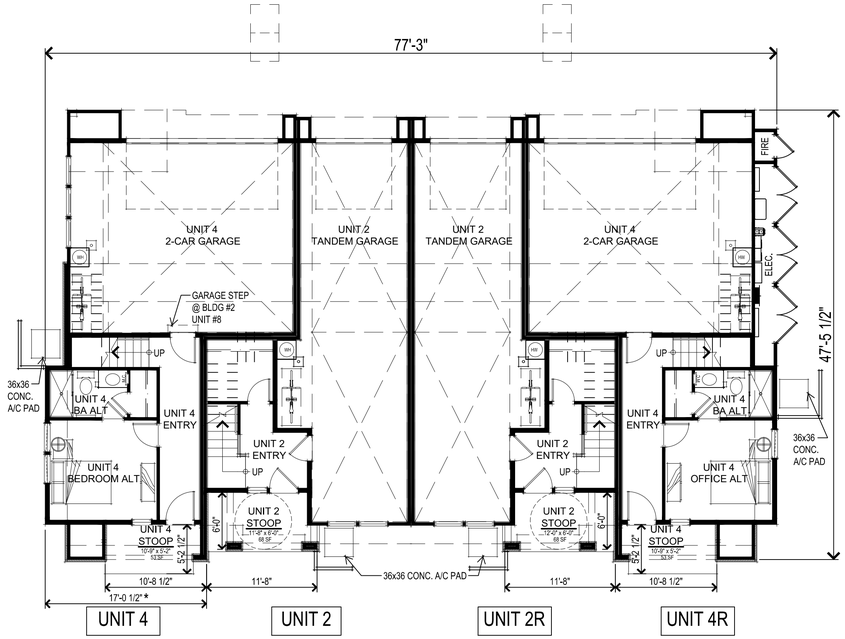
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UNIT 5 FLOOR PLANS S.F. CALCS
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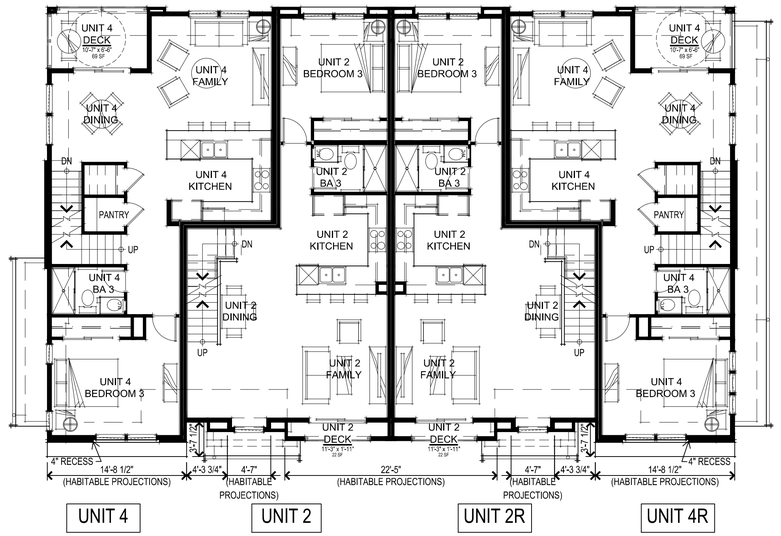
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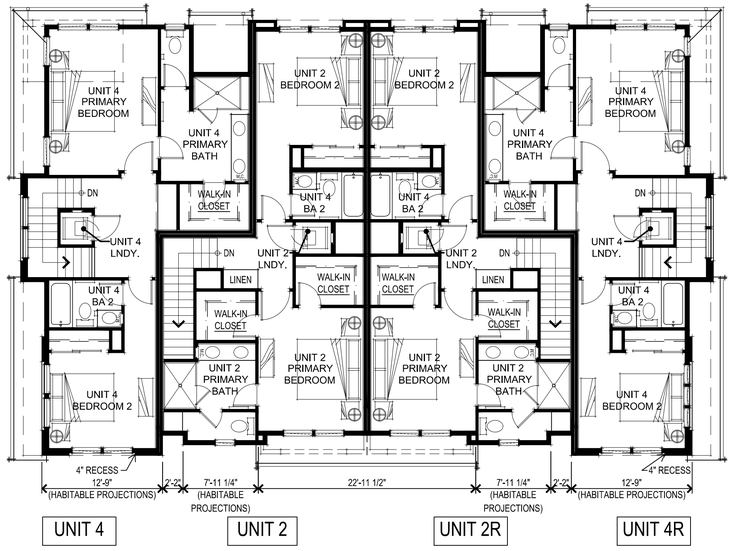
* DIMENSIONS COMPLY WITH OBJECTIVE DESIGN STANDARD 18.24.040 (b)(2)(A)

FIRST FLOOR PLAN

STOOPS LENGTH = 44'-9" = 57.93 %
OVERALL BUILDING LENGTH = 77'-3"



SECOND FLOOR PLAN



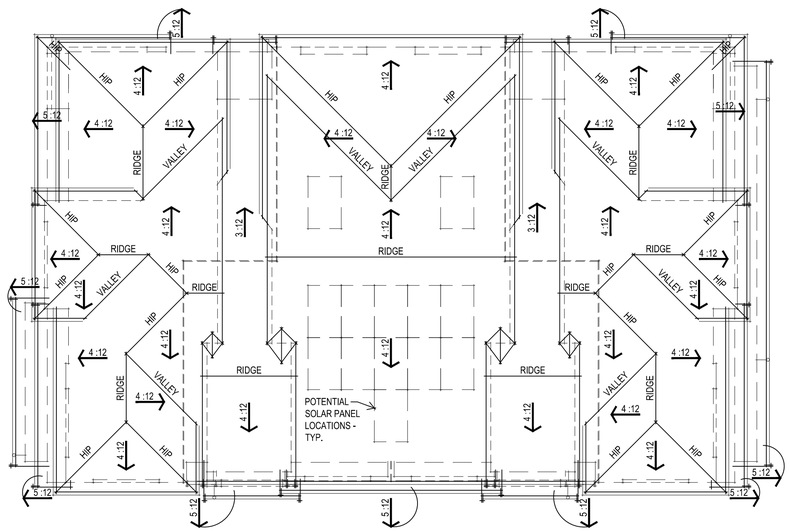
THIRD FLOOR PLAN

2 STORY 4" DEEP WINDOW RECESSES AT (2) UNIT 4 LOCATIONS COMPLY WITH OBJECTIVE DESIGN STANDARD 18.24.060 (c)(1)

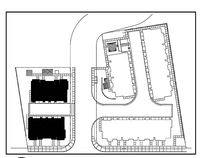
6'-0" DIA. CIRCLE AT QUALIFYING PRIVATE OPEN SPACE

STOOP ENTRY LANDINGS ARE A MINIMUM DEPTH OF 5'-0", PER OBJECTIVE DESIGN STANDARD 18.24.070 (b)(1)(A)(iii)

NOTE: ALL PRIVATE OPEN SPACE AREAS (STOOPS AND DECKS) ARE MINIMUM 8'-6" IN HEIGHT.



ROOF PLAN



KEY MAP - N.T.S.

4-UNIT BUILDING COVERAGE AREA (INDIVIDUAL BUILDING)	OCCURS ON SITE	TOTAL 4-UNIT BUILDING SQ. FTG. ON SITE (2 BUILDINGS)
3354.78 SQ. FT.	x 2	6709.56 SQ. FT.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

4-UNIT BUILDING FLOOR & ROOF PLANS

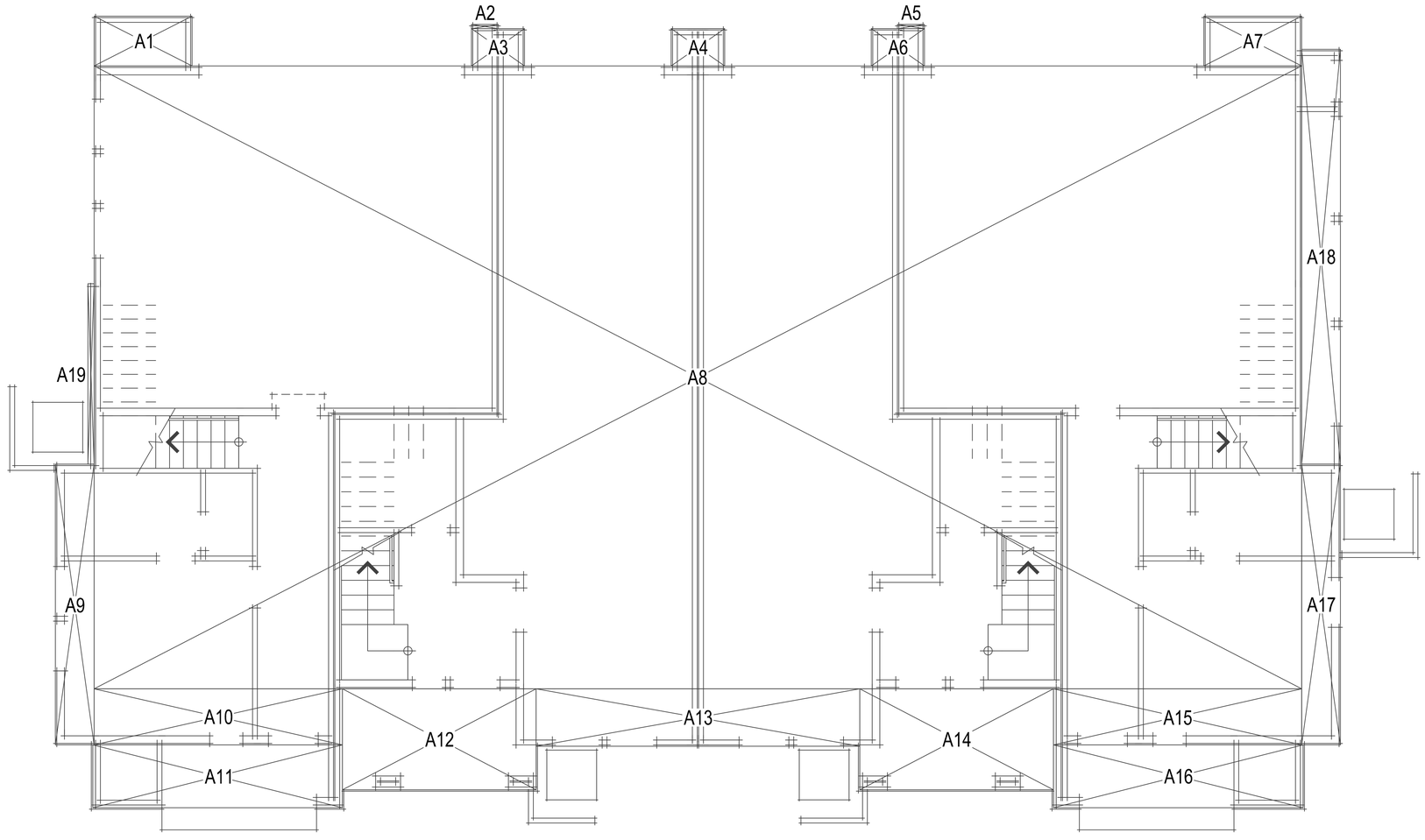
A15

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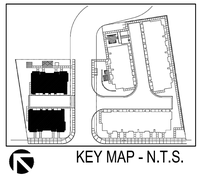
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FIRST FLOOR PLAN

AREA-A1	5'-10 3/4" x 3'-0"	17.69 SQ. FT.
AREA-A2	1'-7 1/2" x 0'-3"	0.41 SQ. FT.
AREA-A3	3'-2 3/8" x 2'-3"	7.20 SQ. FT.
AREA-A4	3'-2 3/4" x 2'-3"	7.27 SQ. FT.
AREA-A5	1'-7 1/2" x 0'-3"	0.41 SQ. FT.
AREA-A6	3'-2 3/8" x 2'-3"	7.20 SQ. FT.
AREA-A7	5'-10 3/4" x 3'-0"	17.69 SQ. FT.
AREA-A8	72'-9" x 37'-6 1/2"	2731.16 SQ. FT.
AREA-A9	2'-4" x 16'-11"	39.47 SQ. FT.
AREA-A10	14'-11 1/2" x 3'-4 1/2"	50.48 SQ. FT.
AREA-A11	15'-0 1/2" x 3'-9 1/2"	57.03 SQ. FT.
AREA-A12	11'-8" x 6'-1"	70.97 SQ. FT.
AREA-A13	19'-6" x 3'-5 1/2"	67.44 SQ. FT.
AREA-A14	11'-8" x 6'-1"	70.97 SQ. FT.
AREA-A15	14'-11 1/2" x 3'-4 1/2"	50.48 SQ. FT.
AREA-A16	15'-0 1/2" x 3'-9 1/2"	57.03 SQ. FT.

AREA-A17	2'-4" x 16'-11"	39.47 SQ. FT.
AREA-A18	2'-4" x 25'-0"	58.33 SQ. FT.
AREA-A19	0'-4 1/2" x 10'-10 1/2"	4.08 SQ. FT.
	TOTAL LOT COVERAGE: 4-UNIT BLDG	3354.78 SQ. FT.



KEY MAP - N.T.S.

0 1' 2' 3' 4' 8'

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4-UNIT BUILDING LOT COVERAGE CALCS
A15.1

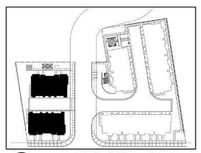
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UNIT 4 | UNIT 2 | UNIT 2R | UNIT 4R



KEY MAP - N.T.S.

NOTE:
COLOR SCHEME 2 AT BUILDING 1
COLOR SCHEME 1 AT BUILDING 2 (SHOWN)

0 1' 2' 3' 4' 8'

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4-UNIT BUILDING FRONT ELEVATION

A15.2

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RIGHT ELEVATION AT BLDG 2

WALL AREA = 1,266.66 S.F.
FENESTRATION = 255.67 S.F.

255.67/1,266.66 = 20.18%



** FACADE MODULATION 2'-4" DEEP

RIGHT ELEVATION



REAR ELEVATION

EXTERIOR MATERIALS

1	COMPOSITION SHINGLE ROOFING
2	EXTERIOR PLASTER WITH 20/30 LIGHT SAND FINISH
3	8" SMOOTH FIBER CEMENT SIDING
4	SMOOTH FIBER CEMENT PANEL
5	STEEL & WOOD RAILING
6	INSULATED VINYL WINDOWS
7	FIBERGLASS FRONT DOOR
8	SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
9	BACKLIT ADDRESS
10	METAL FASCIA GUTTER
11	WALL PACK LIGHT SEE PHOTOMETRIC FOR LOCATION
12	WOOD AC SCREEN
13	BRICK VENEER
14	WALL SCONCE LIGHT SEE PHOTOMETRIC FOR LOCATION

LEFT ELEVATION AT BLDG 1

WALL AREA = 1,294.67 S.F.
FENESTRATION = 200 S.F.

200/1,294.67 = 15.45%



*** FACADE MODULATION 2'-0 1/2" DEEP

LEFT ELEVATION



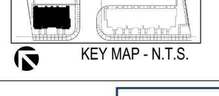
* SEE BUILDING PLANS FOR FACADE MODULATION DEPTHS AT FRONT ELEVATION

FRONT ELEVATION

FRONT ELEVATION AT BLDG 2

WALL AREA = 2,140.19 S.F.
FENESTRATION = 661.64 S.F.

661.64/2,140.19 = 30.91%



KEY MAP - N.T.S.

NOTE:
COLOR SCHEME 2 AT BUILDING 1
COLOR SCHEME 1 AT BUILDING 2 (SHOWN)

0 2' 4' 6' 8' 16'

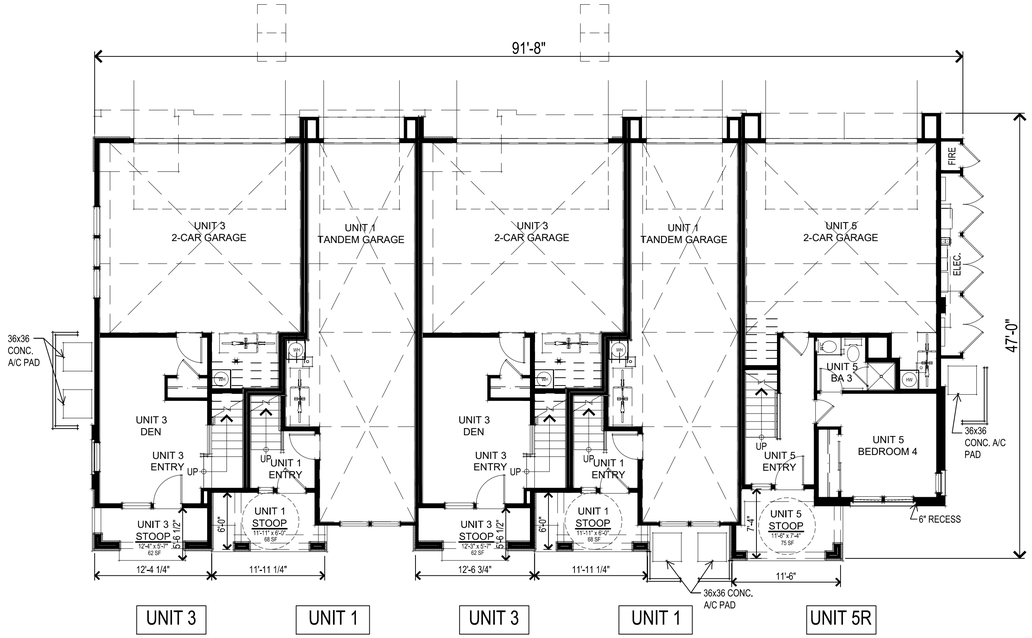
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4-UNIT BUILDING EXTERIOR ELEVATIONS
A15.3

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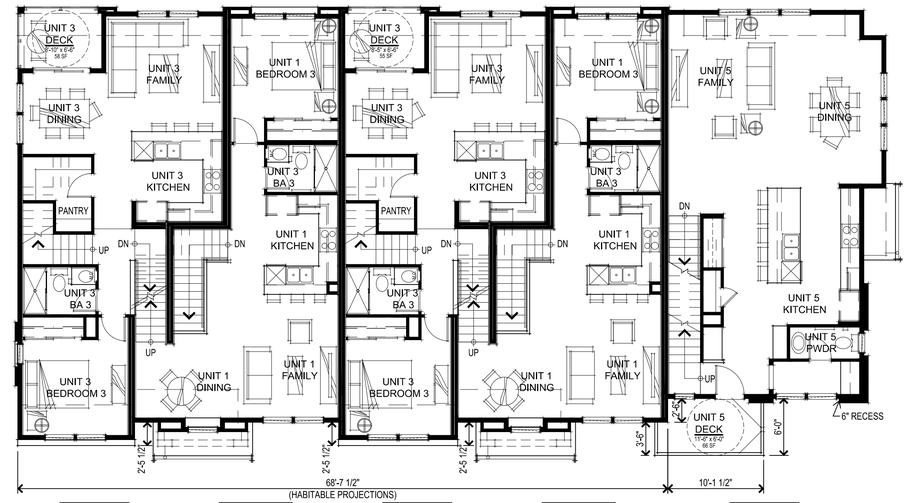
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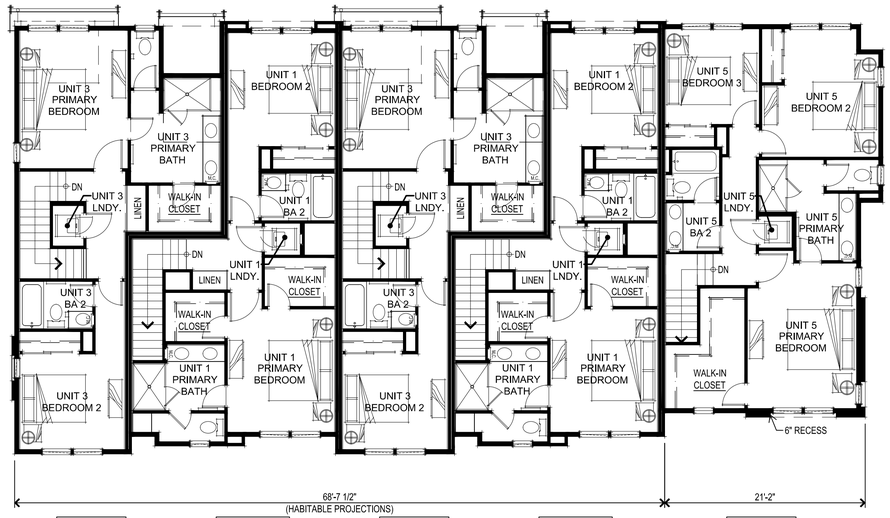


FIRST FLOOR PLAN

STOOPS LENGTH = 60'-3 1/2" = 65.77 %
OVERALL BUILDING LENGTH = 91'-8"



SECOND FLOOR PLAN



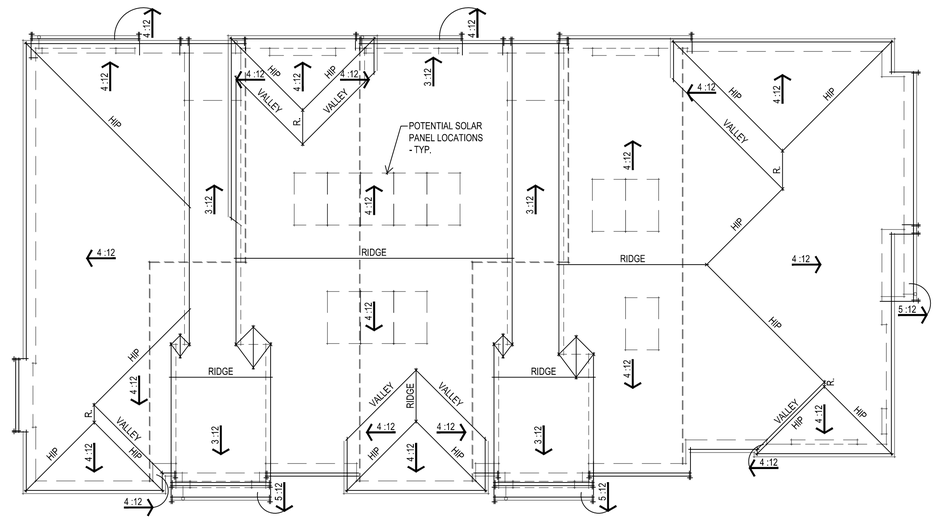
THIRD FLOOR PLAN

3 STORY 6" DEEP WINDOW RECESSES AT UNIT 5 LOCATION COMPLIES WITH OBJECTIVE DESIGN STANDARD 18.24.060 (c)(1)

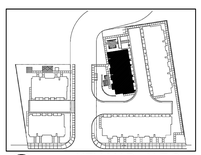
6'-0" DIA. CIRCLE AT QUALIFYING PRIVATE OPEN SPACE

STOOP ENTRY LANDINGS ARE A MINIMUM DEPTH OF 5'-0", PER OBJECTIVE DESIGN STANDARD 18.24.070 (b)(1)(A)(iii)

NOTE: ALL PRIVATE OPEN SPACE AREAS (STOOPS AND DECKS) ARE MINIMUM 8'-6" IN HEIGHT.



ROOF PLAN



KEY MAP - N.T.S.

5-UNIT BUILDING COVERAGE AREA (INDIVIDUAL BUILDING)	OCCURS ON SITE	TOTAL 5-UNIT BUILDING SQ. FTG. ON SITE (1 BUILDING)
3911.41 SQ. FT.	x 1	3911.41 SQ. FT.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

5-UNIT BUILDING FLOOR & ROOF PLANS

A16

381.077

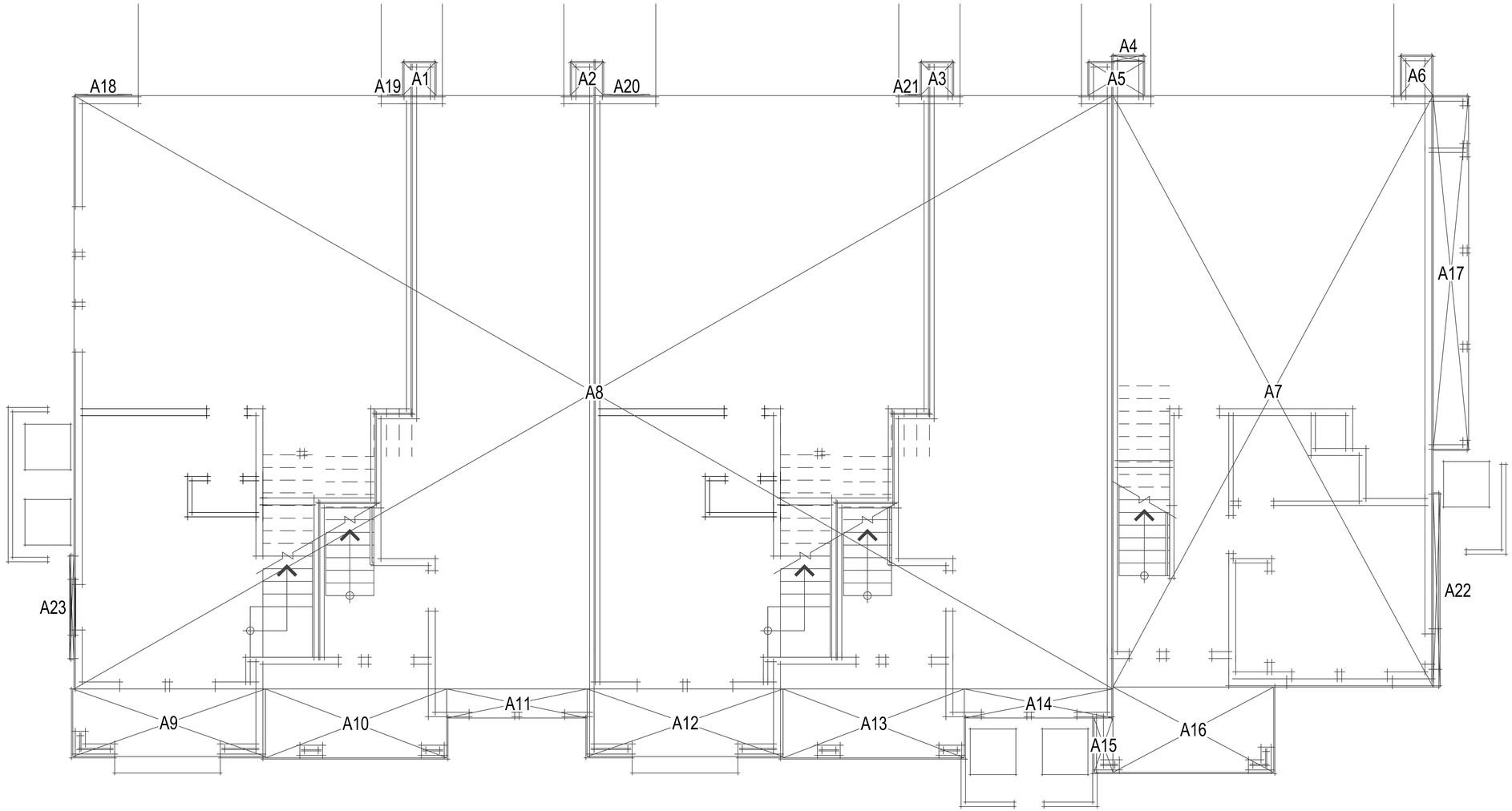
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4335 & 4345 El Camino Real, Palo Alto, CA
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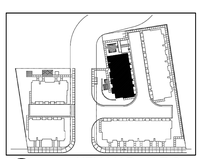
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FIRST FLOOR PLAN

AREA-A1	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A2	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A3	2'-3 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A4	2'-2" x 0'-5"	0.9 SQ. FT.
AREA-A5	3'-8 7/8" x 2'-3"	8.41 SQ. FT.
AREA-A6	2'-2" x 2'-8"	5.78 SQ. FT.
AREA-A7	21'-1" x 38'-11 1/2"	821.37 SQ. FT.
AREA-A8	68'-5" x 39'-1"	2673.95 SQ. FT.
AREA-A9	12'-8 1/4" x 4'-5 1/2"	56.57 SQ. FT.
AREA-A10	11'-11 1/4" x 4'-6 1/2"	54.22 SQ. FT.
AREA-A11	9'-3" x 1'-11"	17.73 SQ. FT.
AREA-A12	12'-10 3/4" x 4'-5 1/2"	57.49 SQ. FT.
AREA-A13	11'-11 1/4" x 4'-6 1/2"	54.22 SQ. FT.
AREA-A14	9'-9 1/2" x 1'-11"	18.77 SQ. FT.
AREA-A15	1'-3" x 3'-7"	4.48 SQ. FT.
AREA-A16	10'-7" x 5'-7 1/2"	59.53 SQ. FT.

AREA-A17	2'-4" x 23'-4 1/2"	54.54 SQ. FT.
AREA-A18	3'-8 3/4" x 0'-1"	0.31 SQ. FT.
AREA-A19	1'-0" x 0'-1"	0.08 SQ. FT.
AREA-A20	3'-0 1/4" x 0'-1"	0.25 SQ. FT.
AREA-A21	1'-0" x 0'-1"	0.08 SQ. FT.
AREA-A22	0'-5 1/2" x 12'-9 1/2"	5.86 SQ. FT.
AREA-A23	0'-3 1/2" x 6'-11"	2.02 SQ. FT.
	TOTAL LOT COVERAGE: 5-UNIT BLDG	3911.41 SQ. FT.


KEY MAP - N.T.S.

0 1' 2' 3' 4' 8'

381.077

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December 16, 2024

5-UNIT BUILDING LOT COVERAGE CALCS

A16.1

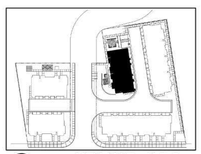
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UNIT 3 | UNIT 1 | UNIT 3 | UNIT 1 | UNIT 5R



KEY MAP - N.T.S.

NOTE:
COLOR SCHEME 3 AT BUILDING 3 (SHOWN)

0 1' 2' 3' 4' 8'

5-UNIT BUILDING FRONT ELEVATION

A16.2

381.077

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UNIT 5R

RIGHT ELEVATION



UNIT 5R | UNIT 1 | UNIT 3 | UNIT 1 | UNIT 3

REAR ELEVATION

EXTERIOR MATERIALS

1 COMPOSITION SHINGLE ROOFING
2 EXTERIOR PLASTER WITH 20/30 LIGHT SAND FINISH
3 8" SMOOTH FIBER CEMENT SIDING
4 SMOOTH FIBER CEMENT PANEL
5 STEEL & WOOD RAILING
6 INSULATED VINYL WINDOWS
7 FIBERGLASS FRONT DOOR
8 SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
9 BACKLIT ADDRESS
10 METAL FASCIA GUTTER
11 WALL PACK LIGHT
SEE PHOTOMETRIC FOR LOCATION
12 WOOD AC SCREEN
13 BRICK VENEER
14 WALL SCONCE LIGHT
SEE PHOTOMETRIC FOR LOCATION



UNIT 3

LEFT ELEVATION



*SEE BUILDING PLANS FOR FACADE MODULATION DEPTHS AT FRONT ELEVATION

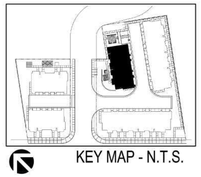
UNIT 3 | UNIT 1 | UNIT 3 | UNIT 1 | UNIT 5R

FRONT ELEVATION

FRONT ELEVATION AT BLDG 3

WALL AREA = 2,713.25 S.F.
FENESTRATION = 717.00 S.F.

717.00/2,713.25 = 26.42%



KEY MAP - N.T.S.

NOTE:
COLOR SCHEME 3 AT BUILDING 3 (SHOWN)

0 2' 4' 6' 8' 16'

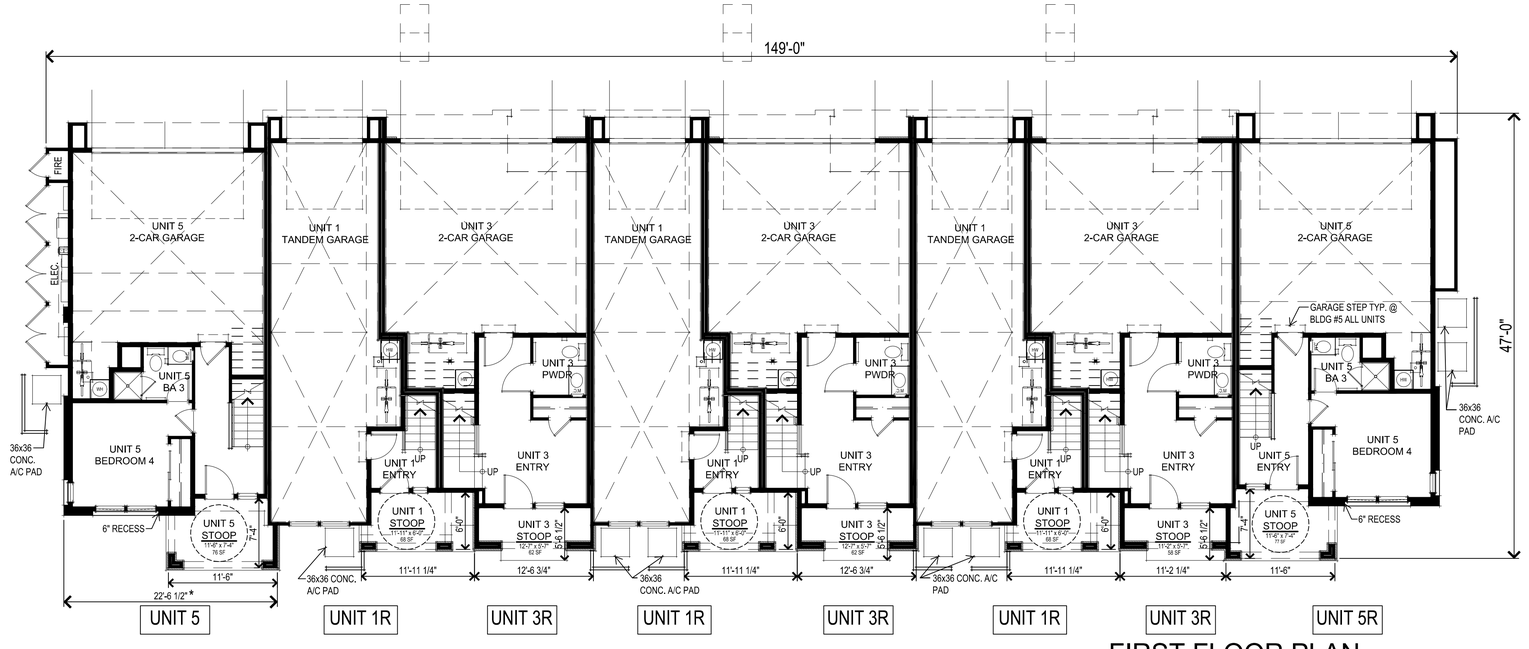
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5-UNIT BUILDING EXTERIOR ELEVATIONS
A16.3

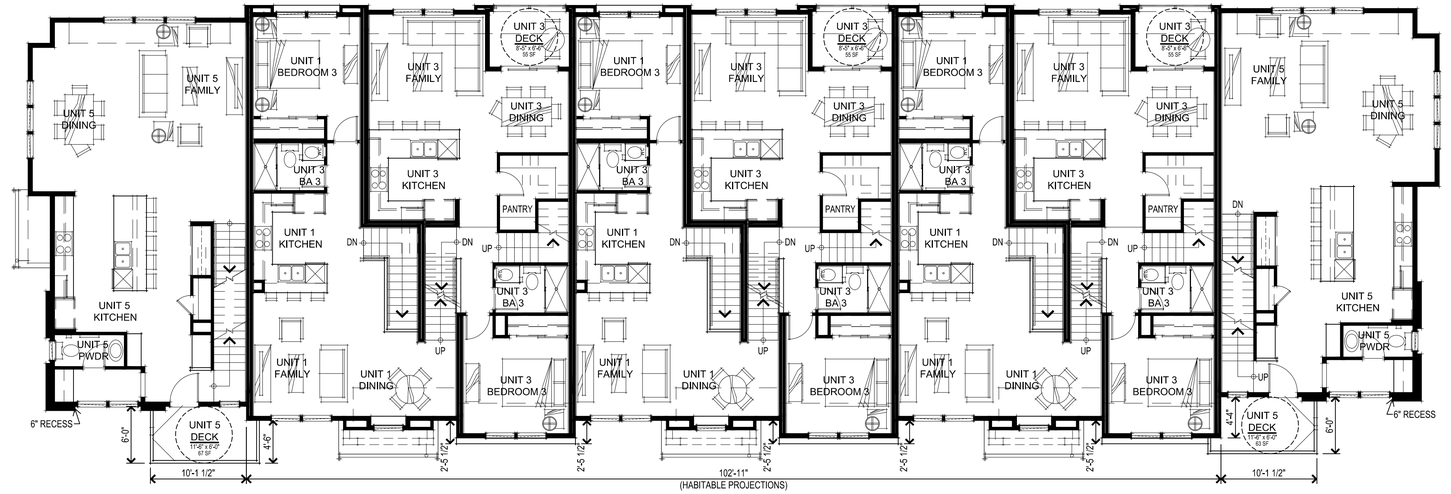
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

3 STORY 6" DEEP WINDOW RECESSES AT (2) UNIT 8 LOCATIONS COMPLY WITH OBJECTIVE DESIGN STANDARD 18.24.060 (c)(1)

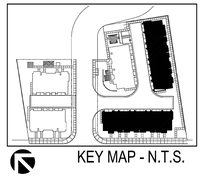
6'-0" DIA. CIRCLE AT QUALIFYING PRIVATE OPEN SPACE

STOOP ENTRY LANDINGS ARE A MINIMUM DEPTH OF 5'-0", PER OBJECTIVE DESIGN STANDARD 18.24.070 (b)(1)(A)(iii)

NOTE: ALL PRIVATE OPEN SPACE AREAS (STOOPS AND DECKS) ARE MINIMUM 8'-6" IN HEIGHT.

* DIMENSIONS COMPLY WITH OBJECTIVE DESIGN STANDARD 18.24.040 (b)(2)(A)

STOOPS LENGTH = 95'-1 1/2" = 63.84 %
OVERALL BUILDING LENGTH = 149'-0"



KEY MAP - N.T.S.

8-UNIT BUILDING COVERAGE AREA (INDIVIDUAL BUILDING)	OCCURS ON SITE	TOTAL 8-UNIT BUILDING SQ. FTG. ON SITE (2 BUILDINGS)
6228.58 SQ. FT. (@ BLDG 4)	x 1	
6312.35 SQ. FT. (@ BLDG 5)	x 1	12540.93 SQ. FT.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

8-UNIT BUILDING FIRST & SECOND FLOOR PLANS

A17

381.077

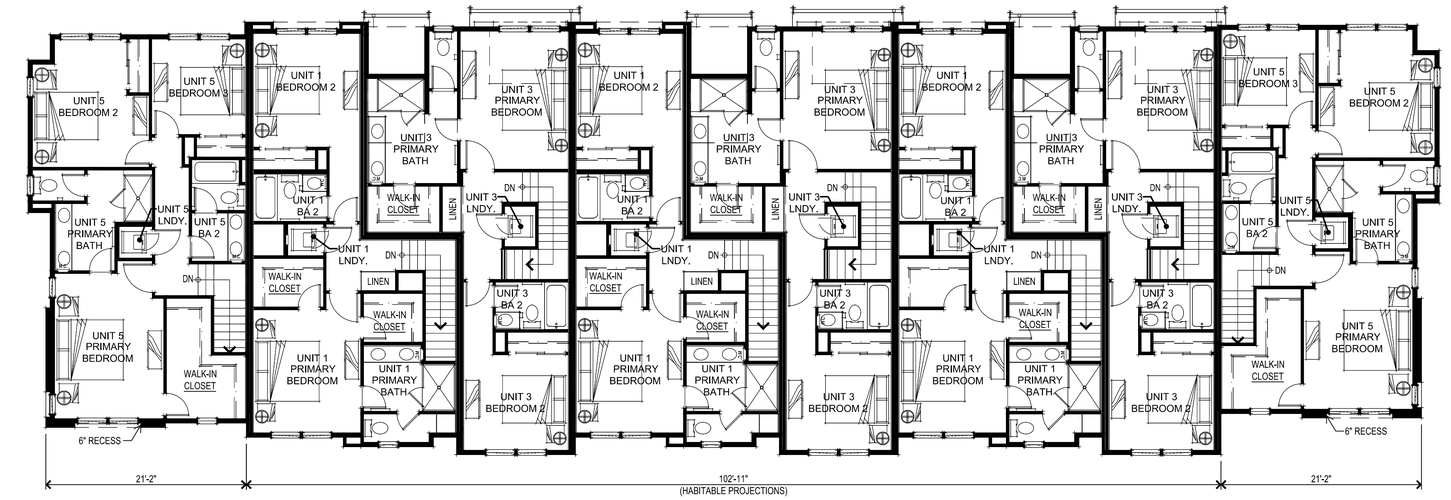
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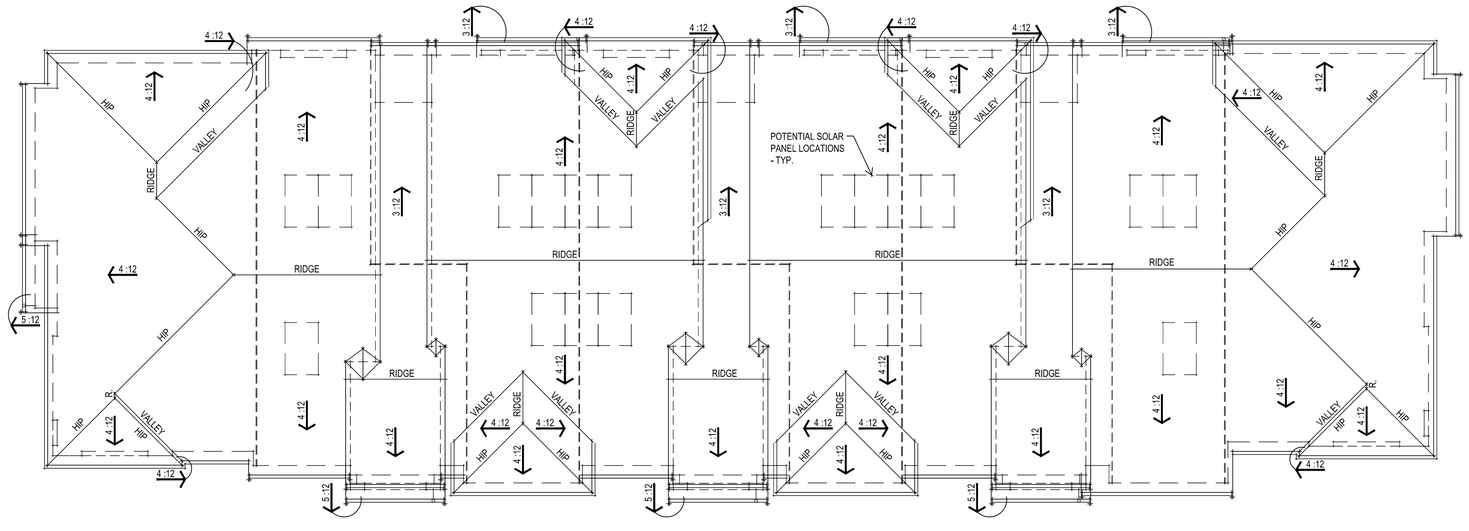
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THIRD FLOOR PLAN

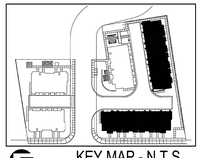


ROOF PLAN

3 STORY 6" DEEP WINDOW RECESSES AT (2) UNIT 8 LOCATIONS COMPLY WITH OBJECTIVE DESIGN STANDARD 18.24.060 (c)(1)

6'-0" DIA. CIRCLE AT QUALIFYING PRIVATE OPEN SPACE

NOTE: ALL PRIVATE OPEN SPACE AREAS (STOOPS AND DECKS) ARE MINIMUM 8'-6" IN HEIGHT.



KEY MAP - N.T.S.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

381.077

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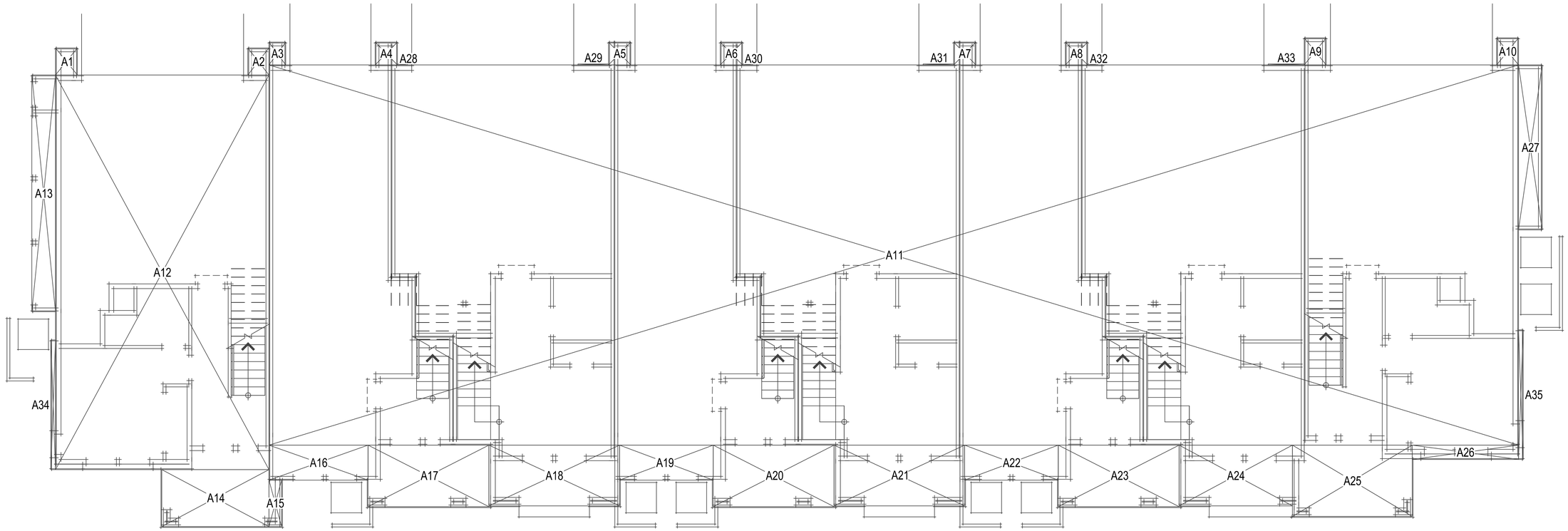
8-UNIT BUILDING THIRD FLOOR & ROOF PLANS

A17.1

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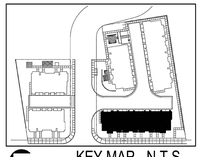


FIRST FLOOR PLAN

AREA-A1	2'-2" x 2'-8"	5.78 SQ. FT.
AREA-A2	2'-1" x 2'-8"	5.56 SQ. FT.
AREA-A3	1'-7 7/8" x 2'-3"	3.73 SQ. FT.
AREA-A4	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A5	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A6	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A7	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A8	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A9	2'-2" x 2'-8"	5.78 SQ. FT.
AREA-A10	2'-2" x 2'-8"	5.78 SQ. FT.
AREA-A11	123'-5" x 37'-6 1/2"	4633.27 SQ. FT.
AREA-A12	21'-1" x 38'-11 1/2"	821.37 SQ. FT.
AREA-A13	2'-4" x 23'-4 1/2"	54.54 SQ. FT.
AREA-A14	10'-7" x 5'-7 1/2"	59.53 SQ. FT.
AREA-A15	1'-3" x 4'-7"	5.73 SQ. FT.
AREA-A16	9'-9 1/2" x 3'-5 1/2"	33.86 SQ. FT.

AREA-A17	11'-11 1/4" x 6'-1"	72.62 SQ. FT.
AREA-A18	12'-10 3/4" x 6'-0"	77.37 SQ. FT.
AREA-A19	9'-3" x 3'-5 1/2"	31.99 SQ. FT.
AREA-A20	11'-11 1/4" x 6'-1"	72.62 SQ. FT.
AREA-A21	12'-10 3/4" x 6'-0"	77.37 SQ. FT.
AREA-A22	9'-3" x 3'-5 1/2"	31.99 SQ. FT.
AREA-A23	11'-11 1/4" x 6'-1"	72.62 SQ. FT.
AREA-A24	11'-2 1/4" x 6'-0"	67.12 SQ. FT.
AREA-A25	11'-10" x 7'-0 1/2"	83.33 SQ. FT.
AREA-A26	10'-6" x 1'-5"	14.87 SQ. FT.
AREA-A27	2'-4" x 16'-3 1/2"	38.01 SQ. FT.
AREA-A28	1'-0" x 0'-1"	0.08 SQ. FT.
AREA-A29	3'-0 1/4" x 0'-1"	0.25 SQ. FT.
AREA-A30	1'-0" x 0'-1"	0.08 SQ. FT.
AREA-A31	3'-0 1/4" x 0'-1"	0.25 SQ. FT.
AREA-A32	1'-0" x 0'-1"	0.08 SQ. FT.

AREA-A33	3'-6 1/4" x 0'-1"	0.30 SQ. FT.
AREA-A34	0'-5 1/2" x 12'-9 1/2"	5.86 SQ. FT.
AREA-A35	0'-5 1/2" x 12'-9 1/2"	5.86 SQ. FT.
	TOTAL LOT COVERAGE: 8-UNIT BLDG	6312.35 SQ. FT.



KEY MAP - N.T.S.

0 1' 2' 3' 4' 8'

381.077

Cesano Court Townhomes

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December 16, 2024

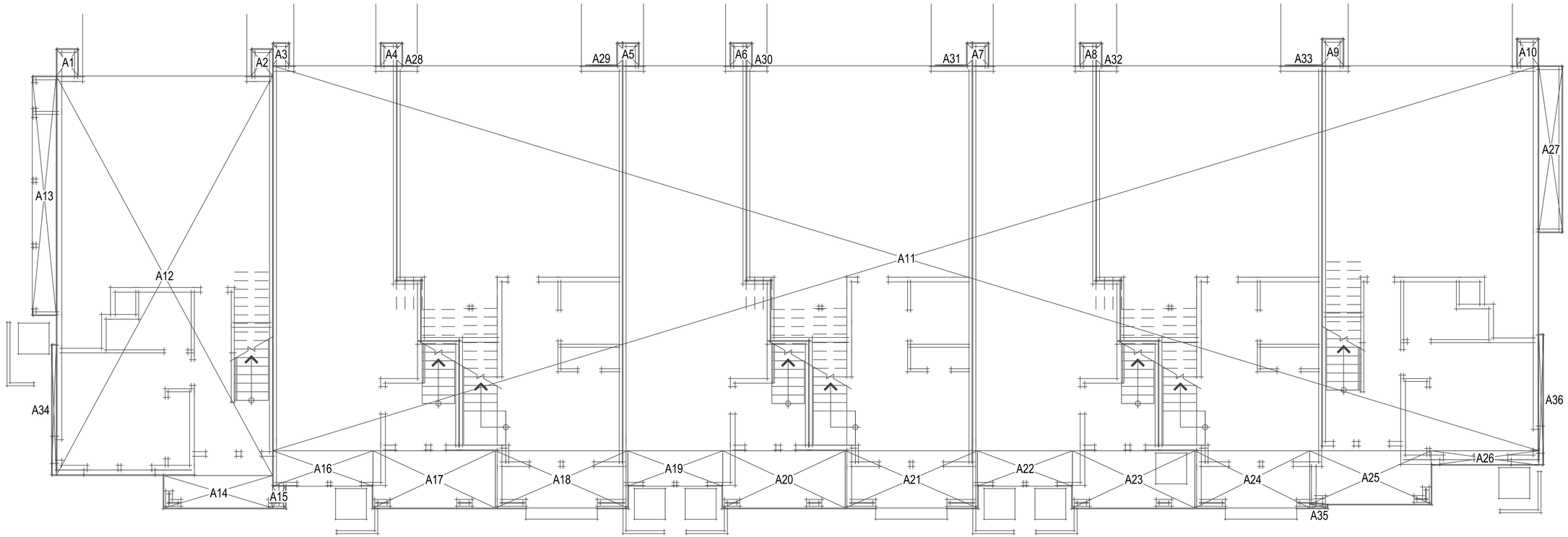
8-UNIT BUILDING LOT COVERAGE CALCS @ BLDG 5

A17.2A

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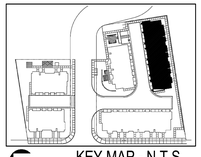


FIRST FLOOR PLAN

AREA-A1	2'-2" x 2'-8"	5.78 SQ. FT.
AREA-A2	2'-1" x 2'-8"	5.56 SQ. FT.
AREA-A3	1'-7 7/8" x 2'-3"	3.73 SQ. FT.
AREA-A4	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A5	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A6	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A7	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A8	2'-2 3/8" x 2'-3"	4.95 SQ. FT.
AREA-A9	2'-2" x 2'-8"	5.78 SQ. FT.
AREA-A10	2'-2" x 2'-8"	5.78 SQ. FT.
AREA-A11	123'-5" x 37'-6 1/2"	4633.27 SQ. FT.
AREA-A12	21'-1" x 38'-11 1/2"	821.37 SQ. FT.
AREA-A13	2'-4" x 23'-4 1/2"	54.54 SQ. FT.
AREA-A14	10'-7" x 3'-2"	33.2 SQ. FT.
AREA-A15	1'-3" x 2'-1 1/2"	2.66 SQ. FT.
AREA-A16	9'-9 1/2" x 3'-5 1/2"	33.86 SQ. FT.

AREA-A17	11'-11 1/4" x 5'-7"	66.65 SQ. FT.
AREA-A18	12'-10 3/4" x 5'-7"	72.00 SQ. FT.
AREA-A19	9'-3" x 3'-5 1/2"	31.99 SQ. FT.
AREA-A20	11'-11 1/4" x 5'-7"	66.65 SQ. FT.
AREA-A21	12'-10 3/4" x 5'-7"	72.00 SQ. FT.
AREA-A22	9'-3" x 3'-5 1/2"	31.99 SQ. FT.
AREA-A23	11'-11 1/4" x 5'-7"	66.65 SQ. FT.
AREA-A24	11'-2 1/4" x 5'-7"	62.46 SQ. FT.
AREA-A25	11'-10" x 5'-2 1/2"	61.63 SQ. FT.
AREA-A26	10'-6" x 1'-5"	14.87 SQ. FT.
AREA-A27	2'-4" x 16'-3 1/2"	38.01 SQ. FT.
AREA-A28	1'-0" x 0'-1"	0.08 SQ. FT.
AREA-A29	3'-0 1/4" x 0'-1"	0.25 SQ. FT.
AREA-A30	1'-0" x 0'-1"	0.08 SQ. FT.
AREA-A31	3'-0 1/4" x 0'-1"	0.25 SQ. FT.
AREA-A32	1'-0" x 0'-1"	0.08 SQ. FT.

AREA-A33	3'-6 1/4" x 0'-1"	0.30 SQ. FT.
AREA-A34	0'-5 1/2" x 12'-9 1/2"	5.86 SQ. FT.
AREA-A35	1'-8 1/2" x 0'-4 1/2"	0.64 SQ. FT.
AREA-A36	0'-5 1/2" x 12'-9 1/2"	5.86 SQ. FT.
	TOTAL LOT COVERAGE: 8-UNIT BLDG	6228.58 SQ. FT.



KEY MAP - N.T.S.

0 1' 2' 3' 4' 8'

381.077

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8-UNIT BUILDING LOT COVERAGE CALCS @ BLDG 4

A17.2B

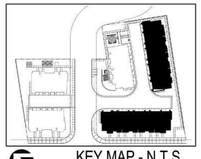
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UNIT 5 ALT | UNIT 1R | UNIT 3R | UNIT 1R | UNIT 3R | UNIT 1R | UNIT 3R | UNIT 5R



KEY MAP - N.T.S.

NOTE:
COLOR SCHEME 1 AT BUILDING 4
COLOR SCHEME 2 AT BUILDING 5 (SHOWN)

0 1' 2' 3' 4' 8'

381.077

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8-UNIT BUILDING FRONT ELEVATION

A17.3

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UNIT 5R

RIGHT ELEVATION

EXTERIOR MATERIALS

1	COMPOSITION SHINGLE ROOFING
2	EXTERIOR PLASTER WITH 20/30 LIGHT SAND FINISH
3	8" SMOOTH FIBER CEMENT SIDING
4	SMOOTH FIBER CEMENT PANEL
5	STEEL & WOOD RAILING
6	INSULATED VINYL WINDOWS
7	FIBERGLASS FRONT DOOR
8	SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
9	BACKLIT ADDRESS
10	METAL FASCIA GUTTER
11	WALL PACK LIGHT SEE PHOTOMETRIC FOR LOCATION
12	WOOD AC SCREEN
13	BRICK VENEER
14	WALL SCONCE LIGHT SEE PHOTOMETRIC FOR LOCATION



*SEE BUILDING PLANS FOR FACADE MODULATION DEPTHS AT FRONT ELEVATION

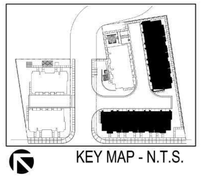
UNIT 5 ALT | UNIT 1R | UNIT 3R | UNIT 1R | UNIT 3R | UNIT 1R | UNIT 3R | UNIT 5R

FRONT ELEVATION

FRONT ELEVATION AT BLDG 5

WALL AREA = 4,392.28 S.F.
FENESTRATION = 1,214.14 S.F.

1,214.14/4,392.28 = 27.64%



KEY MAP - N.T.S.

NOTE:
COLOR SCHEME 1 AT BUILDING 4
COLOR SCHEME 2 AT BUILDING 5 (SHOWN)

0 2' 4' 6' 8' 16'

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8-UNIT BUILDING FRONT & RIGHT EXTERIOR ELEVATIONS
A17.4

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LEFT ELEVATION AT BLDG 5

WALL AREA = 1,345.25 S.F.
FENESTRATION = 243.72 S.F.

243.72/1,345.25 = 18.11%



** FACADE MODULATION 2'-4" DEEP

UNIT 5 ALT

LEFT ELEVATION

EXTERIOR MATERIALS

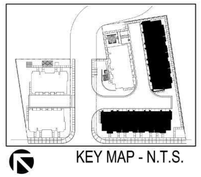
1 COMPOSITION SHINGLE ROOFING
2 EXTERIOR PLASTER WITH 20/30 LIGHT SAND FINISH
3 8" SMOOTH FIBER CEMENT SIDING
4 SMOOTH FIBER CEMENT PANEL
5 STEEL & WOOD RAILING
6 INSULATED VINYL WINDOWS
7 FIBERGLASS FRONT DOOR
8 SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
9 BACKLIT ADDRESS
10 METAL FASCIA GUTTER
11 WALL PACK LIGHT
SEE PHOTOMETRIC FOR LOCATION
12 WOOD AC SCREEN
13 BRICK VENEER
14 WALL SCONCE LIGHT
SEE PHOTOMETRIC FOR LOCATION



*SEE BUILDING PLANS FOR FACADE MODULATION DEPTHS AT FRONT ELEVATION

UNIT 5R | UNIT 3R | UNIT 1R | UNIT 3R | UNIT 1R | UNIT 3R | UNIT 1R | UNIT 5 ALT

REAR ELEVATION



KEY MAP - N.T.S.

NOTE:
COLOR SCHEME 1 AT BUILDING 4
COLOR SCHEME 2 AT BUILDING 5 (SHOWN)

0 2' 4' 6' 8' 16'

8-UNIT BUILDING REAR & LEFT EXTERIOR ELEVATION

A17.5

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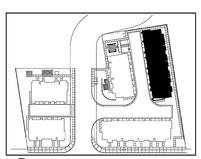
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FRONT ELEVATION



KEY MAP - N.T.S.

0 2' 4' 6' 8' 16'

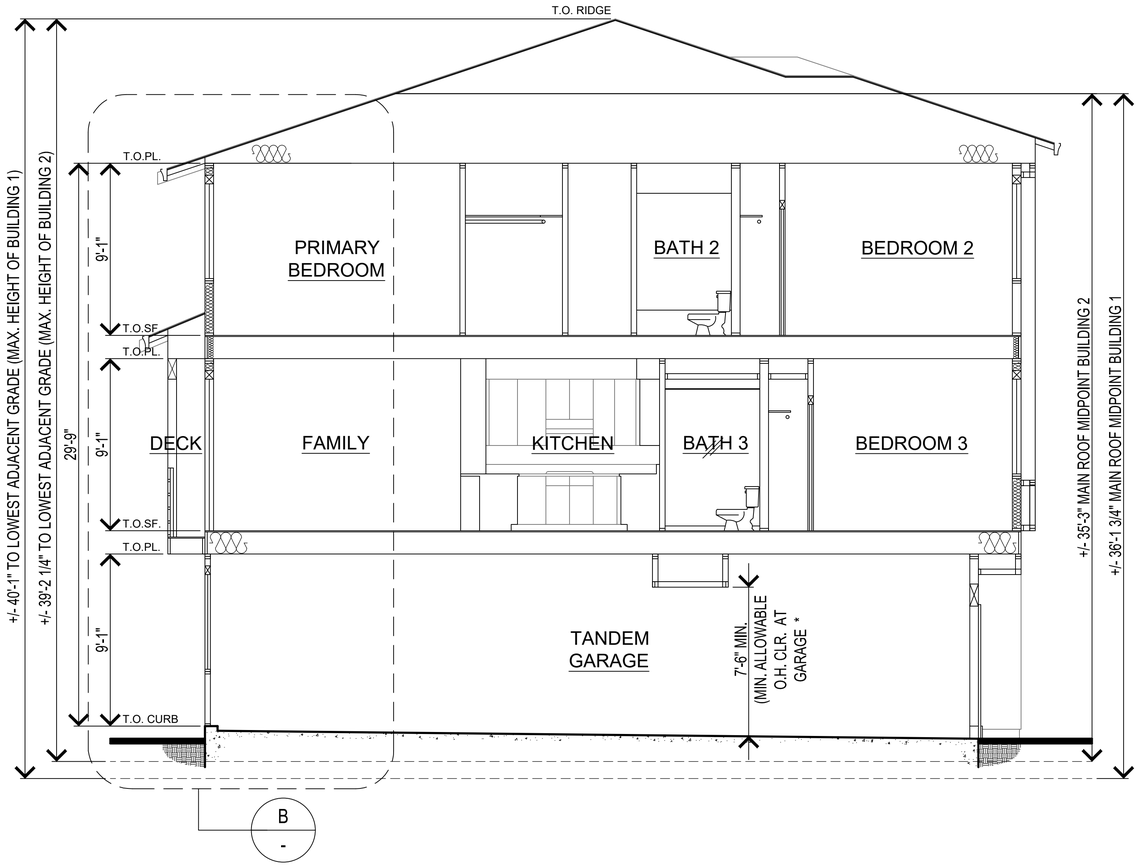
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8-UNIT BUILDING (#4) FRONT ELEVATION -FACADE BREAK EXHIBIT
A17.6

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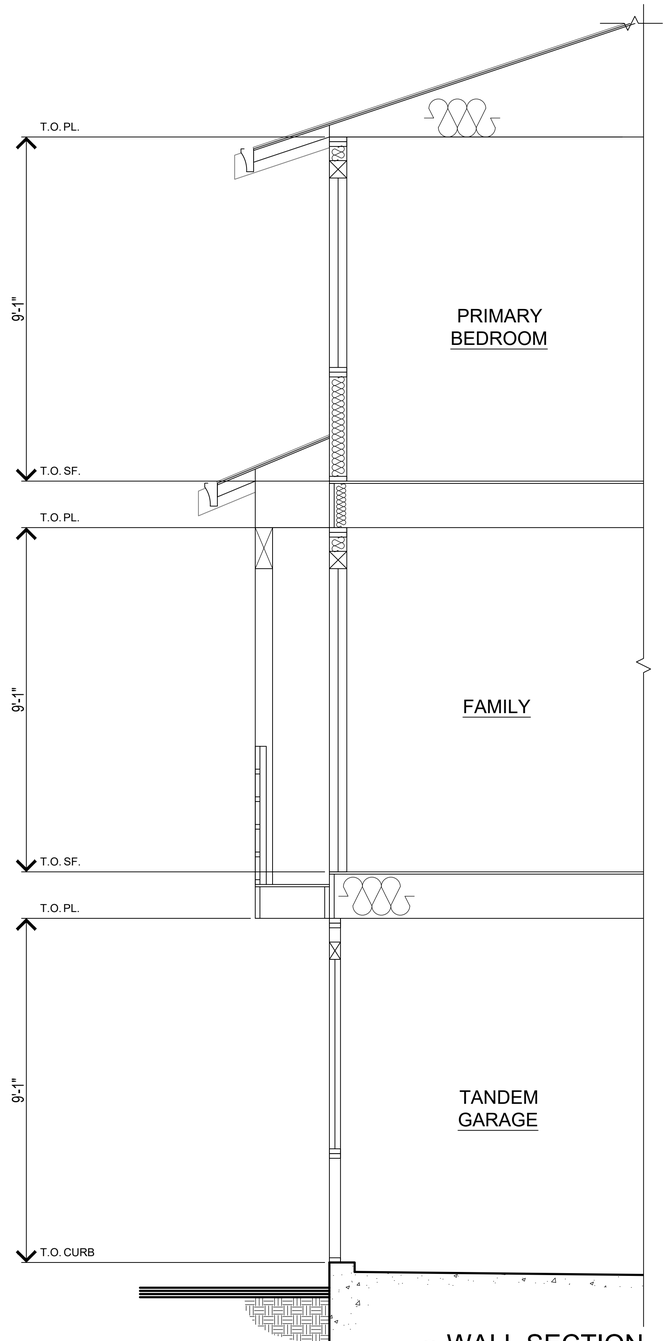
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4-UNIT BUILDING - SECTION

0 1' 2' 3' 4' 8'



B WALL SECTION

0 .5' 1' 1.5' 2' 4'

* DIMENSIONS ARE TAKEN FROM FIN. FLR. / TOP OF SLAB; REFER TO SHT. C5.1 FOR BUILDING HEIGHTS FROM LOWEST ADJACENT GRADE

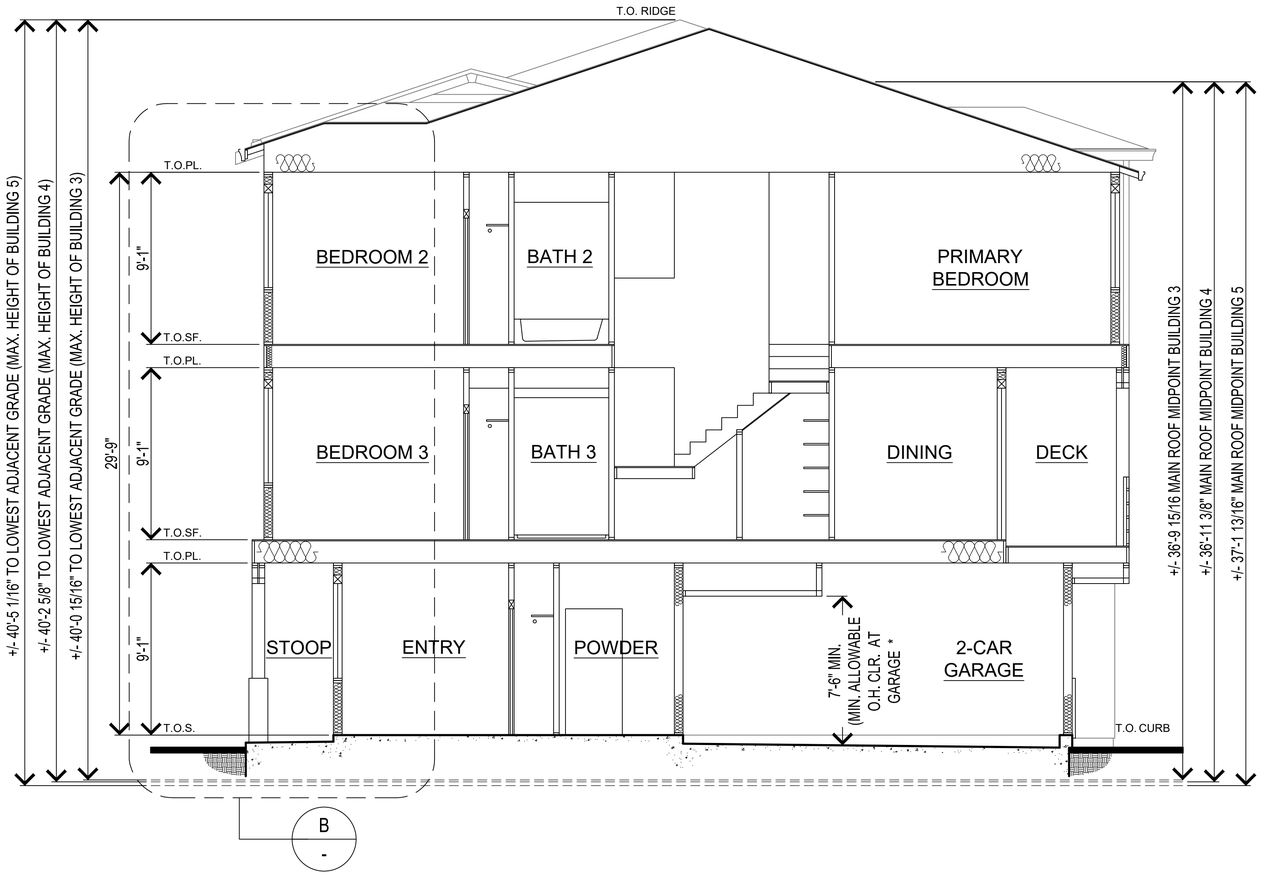
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4-UNIT BUILDING SECTIONS
A18

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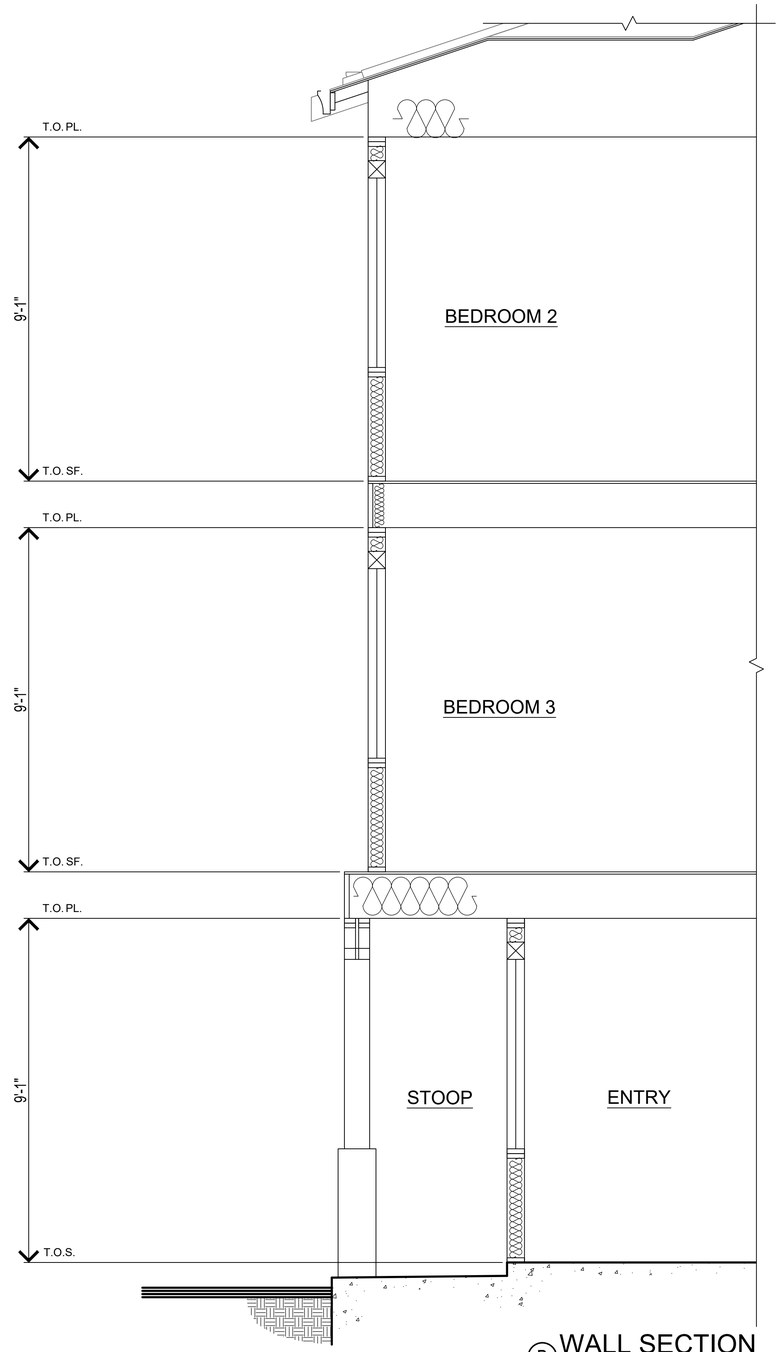
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5-UNIT & 8-UNIT BUILDING - SECTION

0 1' 2' 3' 4' 8'



B WALL SECTION

0 .5' 1' 1.5' 2' 4'

* DIMENSIONS ARE TAKEN FROM FIN. FLR. / TOP OF SLAB; REFER TO SHT. C5.1 FOR BUILDING HEIGHTS FROM LOWEST ADJACENT GRADE

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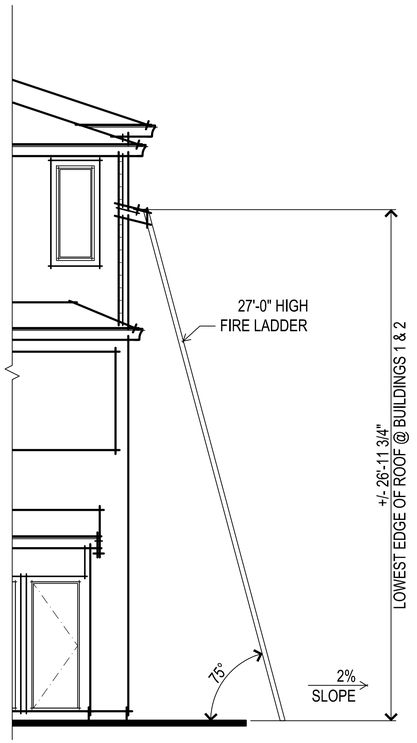
5-UNIT & 8-UNIT BUILDING SECTIONS

A18.1

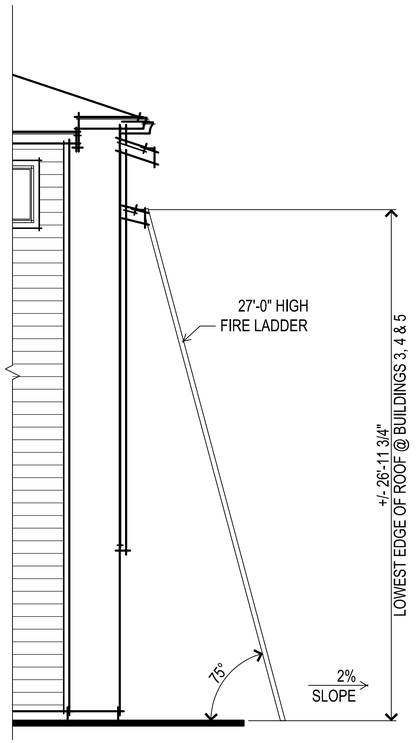
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4-UNIT BUILDING TYPE
RIGHT ELEVATION
B



5-UNIT & 8-UNIT BUILDING TYPES
RIGHT ELEVATION
B

0 1' 2' 3' 4' 8'

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LADDER REACH REQUIREMENTS
A19

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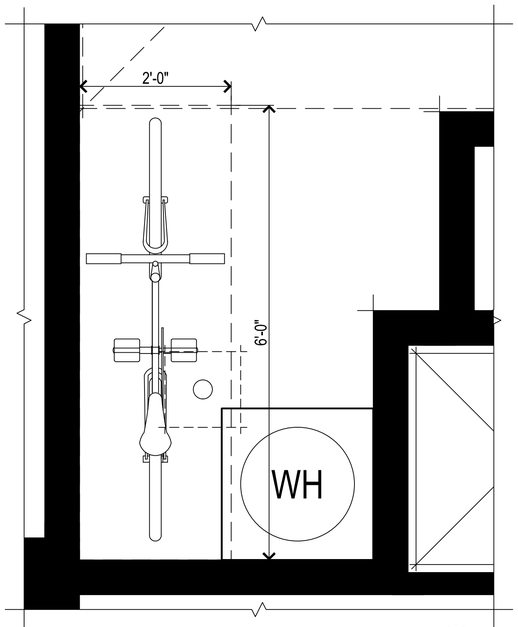




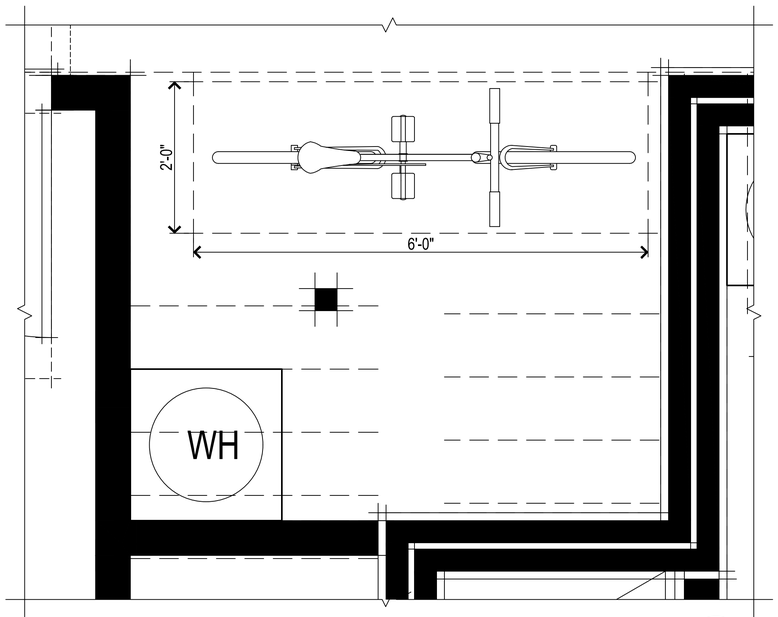


BICYCLE STORAGE HOIST ASSIST MECHANISM
BY RAD CYCLE PRODUCTS (AMAZON.COM)

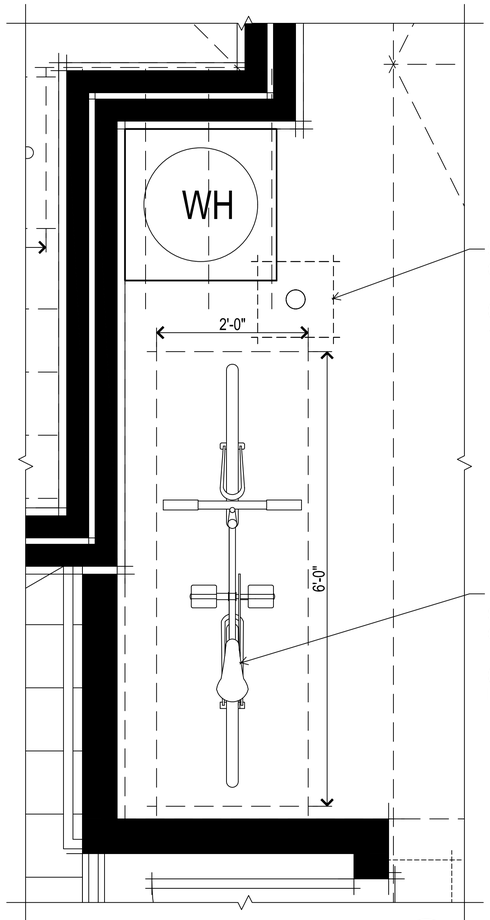




UNIT 5 (3)
ENLARGED BICYCLE STORAGE



UNIT 3 (2)
ENLARGED BICYCLE STORAGE



UNIT 1 (1)
ENLARGED BICYCLE STORAGE

0 3" 6" 9" 1' 2'

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ENLARGED SUSPENDED BICYCLE STORAGE
A20

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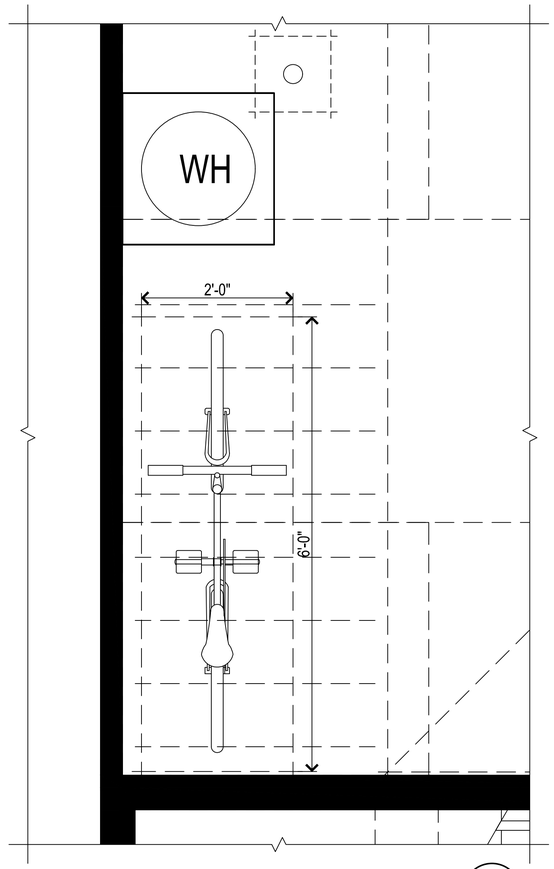




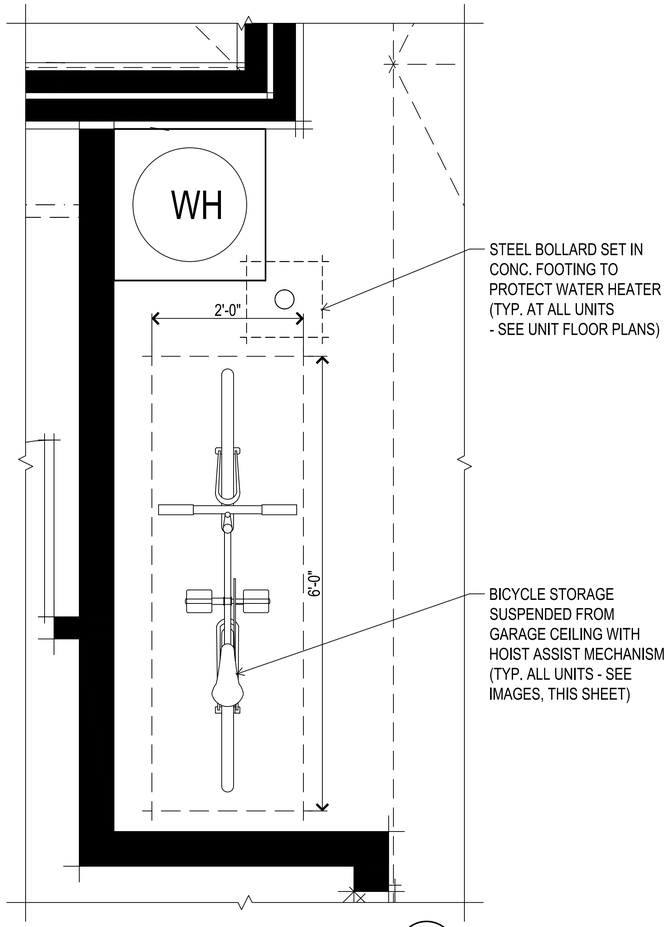




BICYCLE STORAGE HOIST ASSIST MECHANISM
BY RAD CYCLE PRODUCTS (AMAZON.COM)



UNIT 4 (2)
ENLARGED BICYCLE STORAGE



UNIT 2 (1)
ENLARGED BICYCLE STORAGE

0 3" 6" 9" 1' 2'

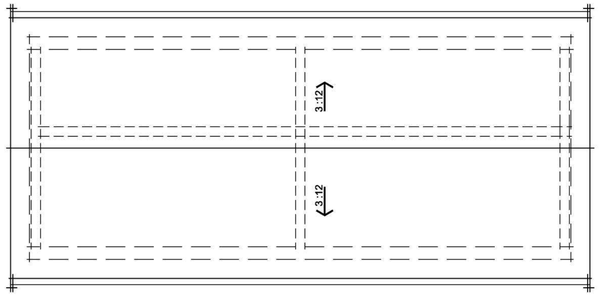
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ENLARGED SUSPENDED BICYCLE STORAGE
A20.1

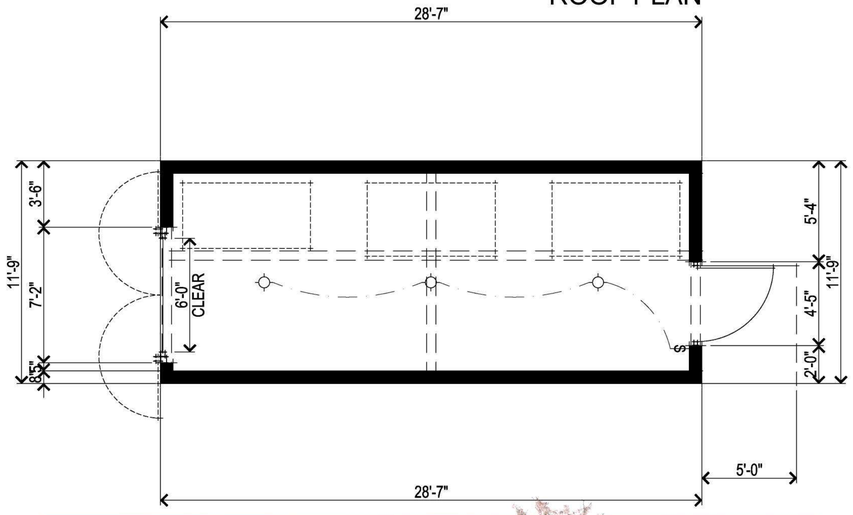
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ROOF PLAN





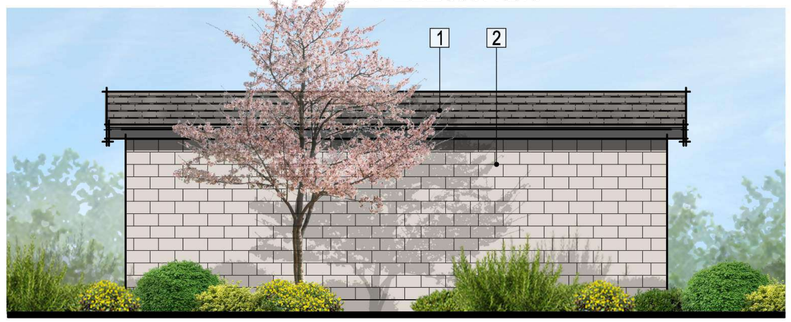
FRONT ELEVATION

EXTERIOR MATERIALS

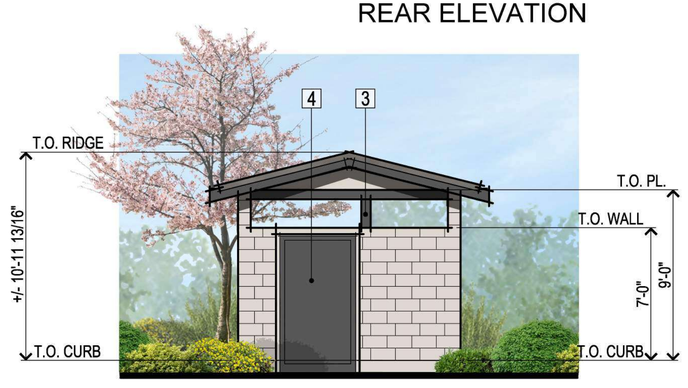
1 COMPOSITION SHINGLE ROOFING
2 PAINTED CMU WALLS
3 PAINTED METAL ROOF SUPPORTS
4 PAINTED METAL DOORS



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

0 1' 2' 3' 4' 8'

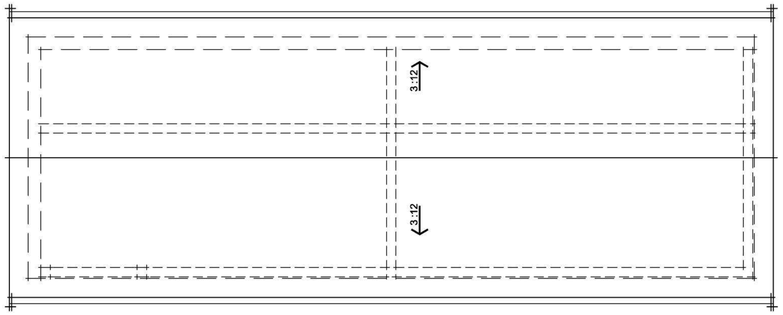
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PARCEL 1 TRASH ENCLOSURE
A21

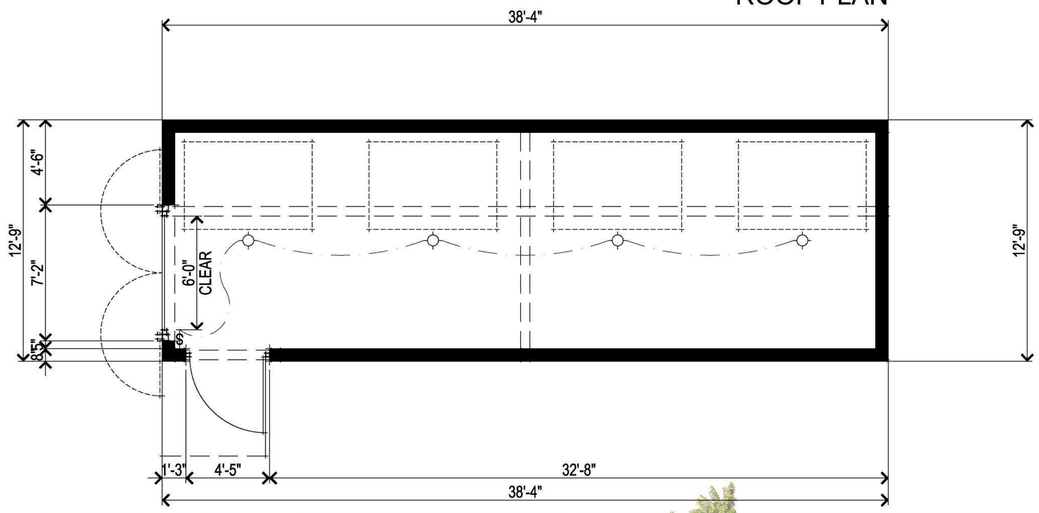
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ROOF PLAN





PARCEL 3 (NORTH) TRASH ENCLOSURE
FLOOR PLAN

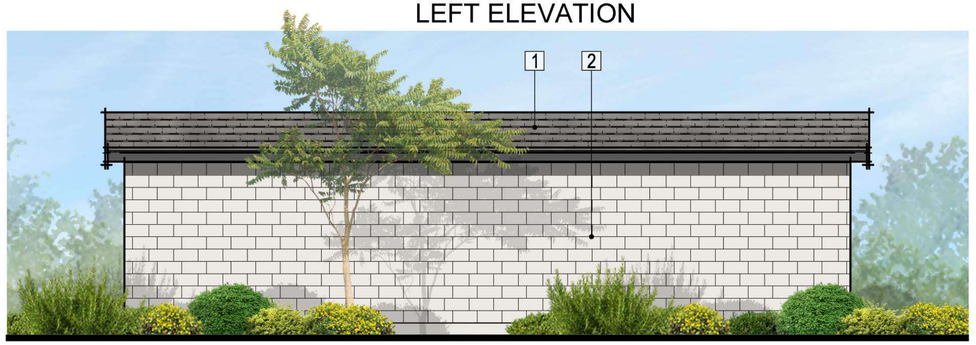
FRONT ELEVATION

EXTERIOR MATERIALS

1 COMPOSITION SHINGLE ROOFING
2 PAINTED CMU WALLS
3 PAINTED METAL ROOF SUPPORTS
4 PAINTED METAL DOORS



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

0 1' 2' 3' 4' 8'

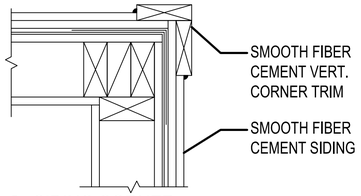
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PARCEL 3 TRASH ENCLOSURE
A21.1

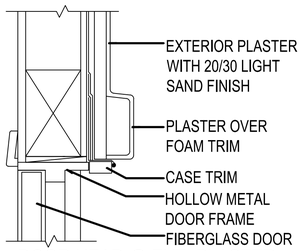
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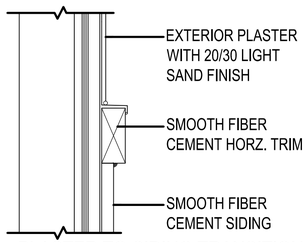
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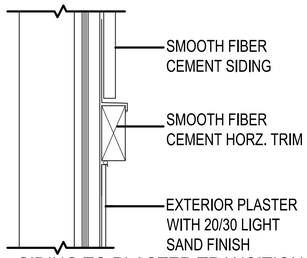
2x SIDING CORNER



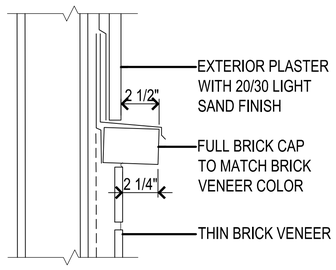
DOOR HEAD @ EXT. PLASTER



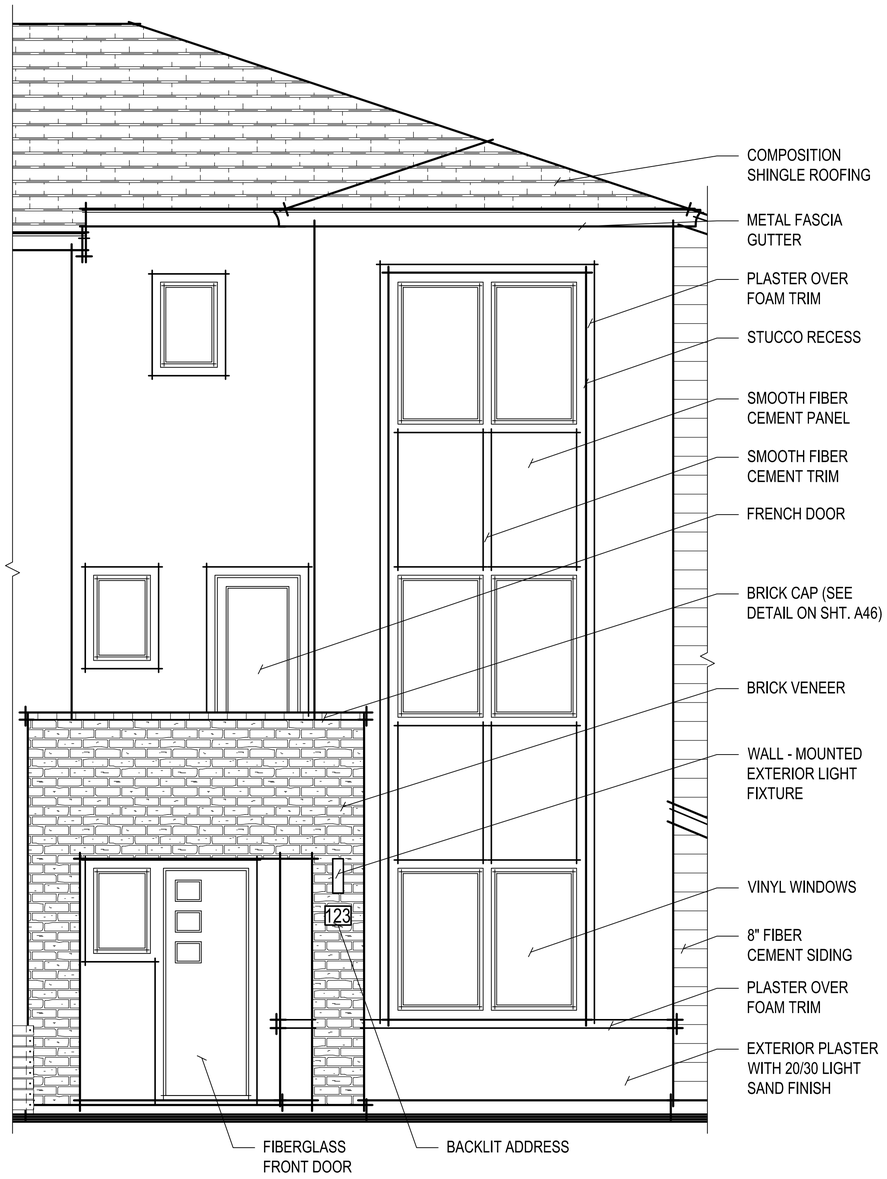
PLASTER TO SIDING TRANSITION

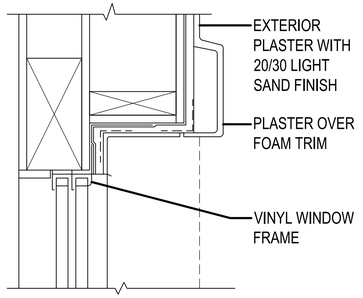


SIDING TO PLASTER TRANSITION

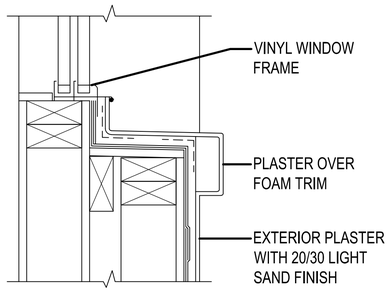


BRICK CAP

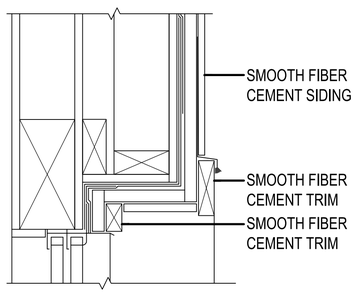




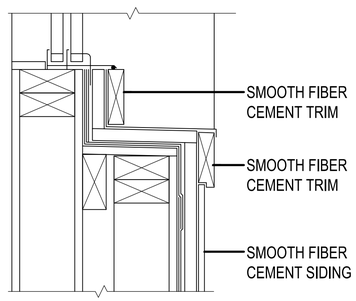
RECESSED WINDOW HEAD @ PLASTER



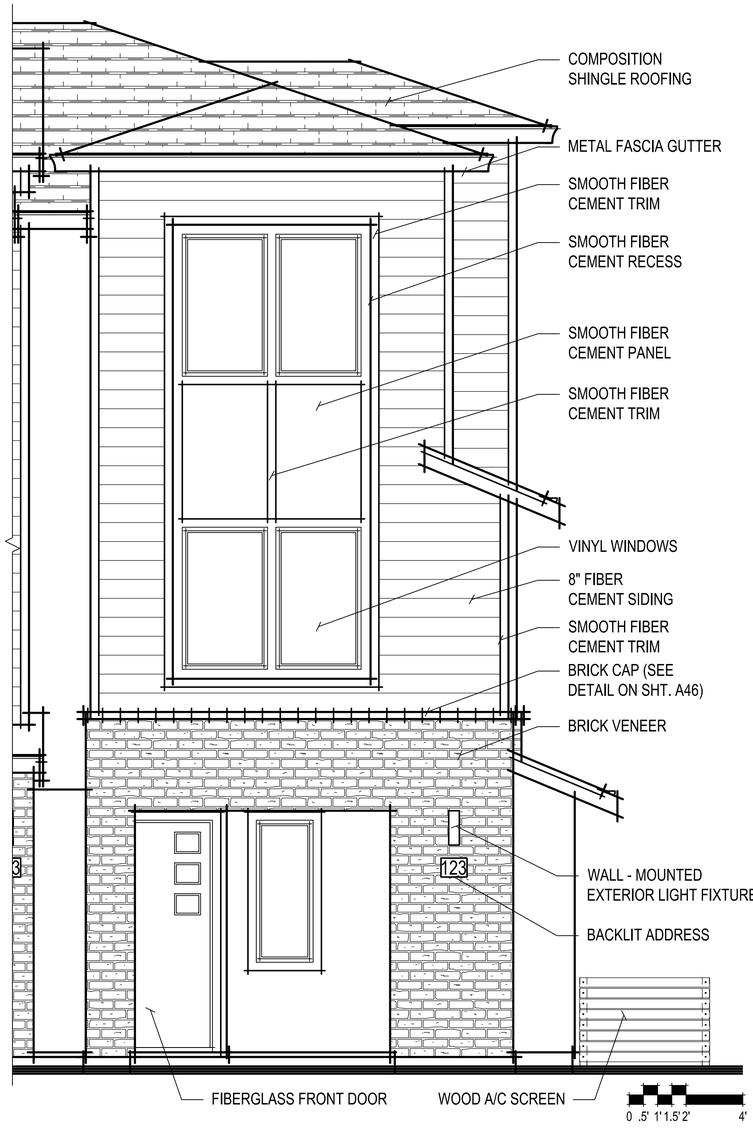
RECESSED WINDOW SILL @ PLASTER



RECESSED WINDOW HEAD @ SIDING



RECESSED WINDOW SILL @ SIDING



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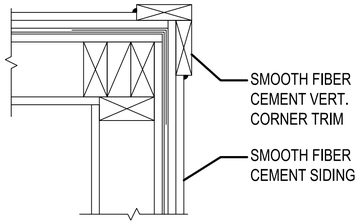
ARCHITECTURAL EXTERIOR MATERIALS & DETAILS

A22

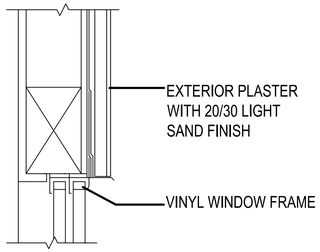
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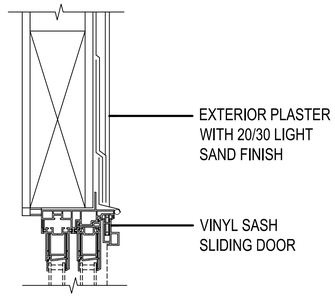
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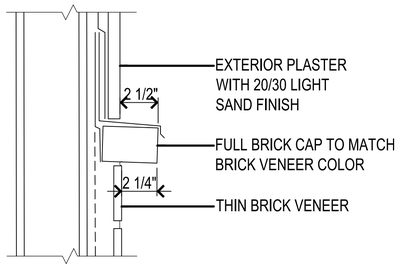
2x SIDING CORNER



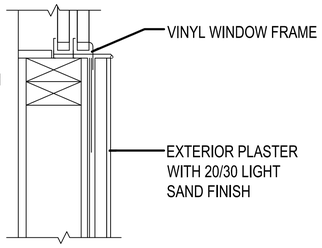
WINDOW HEAD w/o TRIM



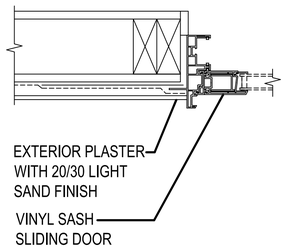
SLIDING DOOR HEAD



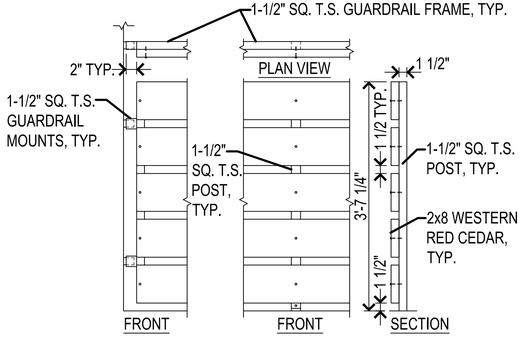
BRICK CAP



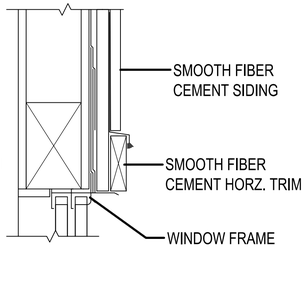
WINDOW SILL w/o TRIM



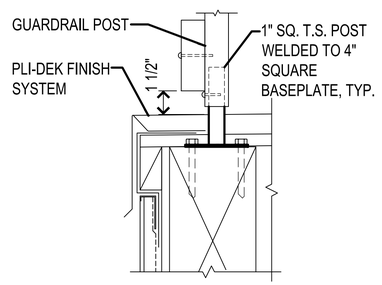
SLIDING DOOR JAMB



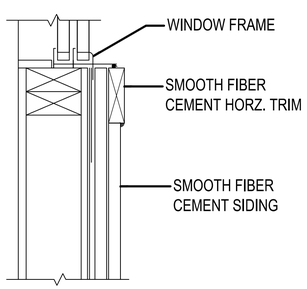
DECK RAIL



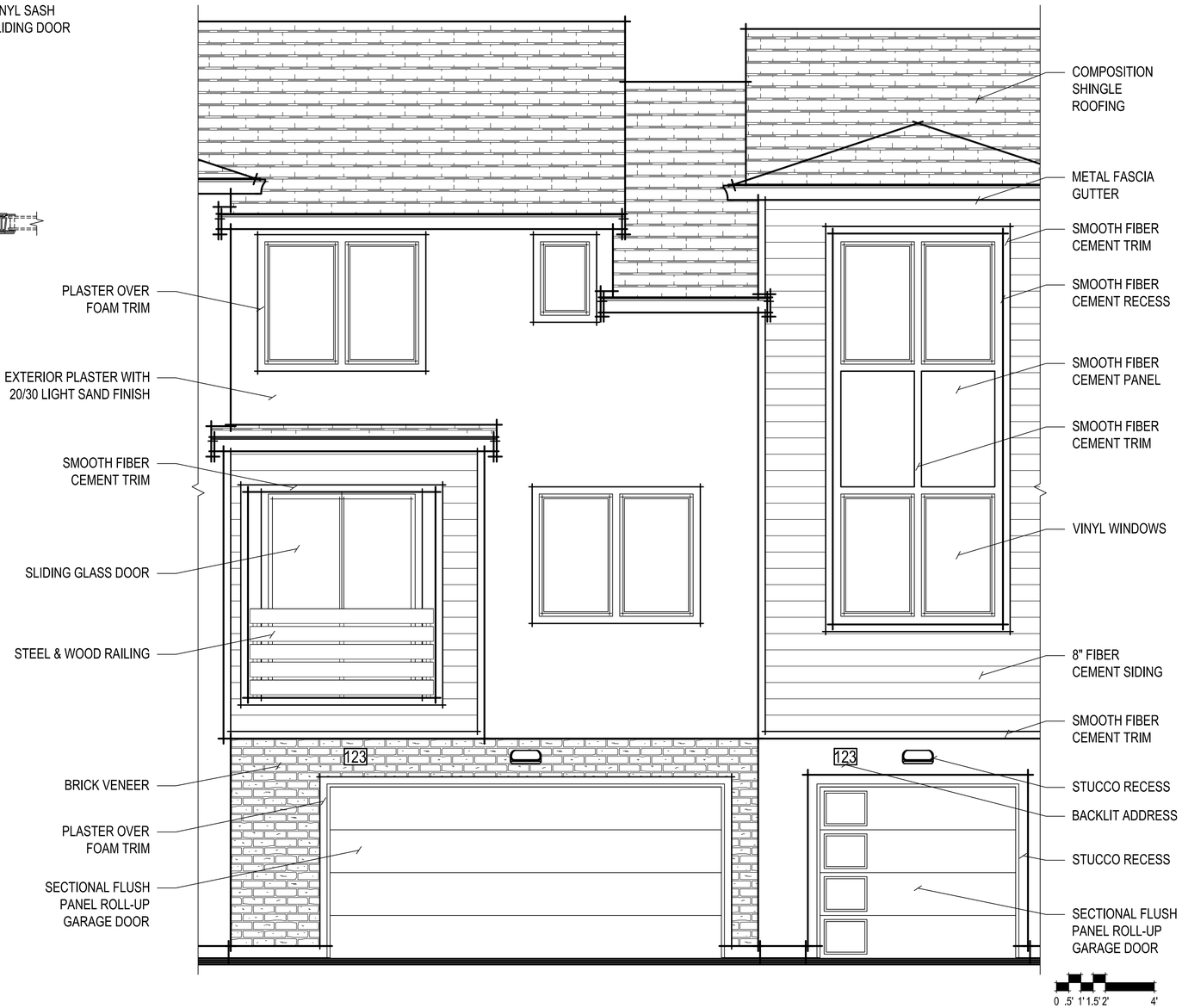
WINDOW HEAD w/ TRIM



RAIL CONNECTION



WINDOW SILL w/ TRIM



381.077

Cesano Court Townhomes

4335 & 4345 El Camino Real, Palo Alto, CA
December 16, 2024

ARCHITECTURAL EXTERIOR MATERIALS & DETAILS

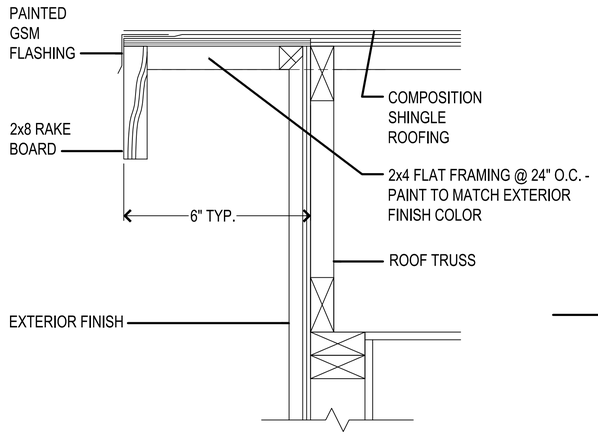
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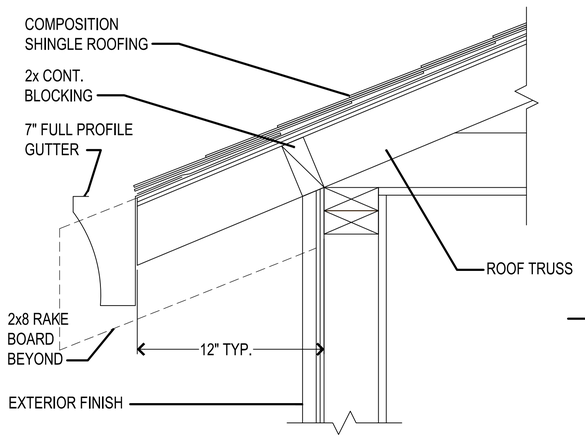
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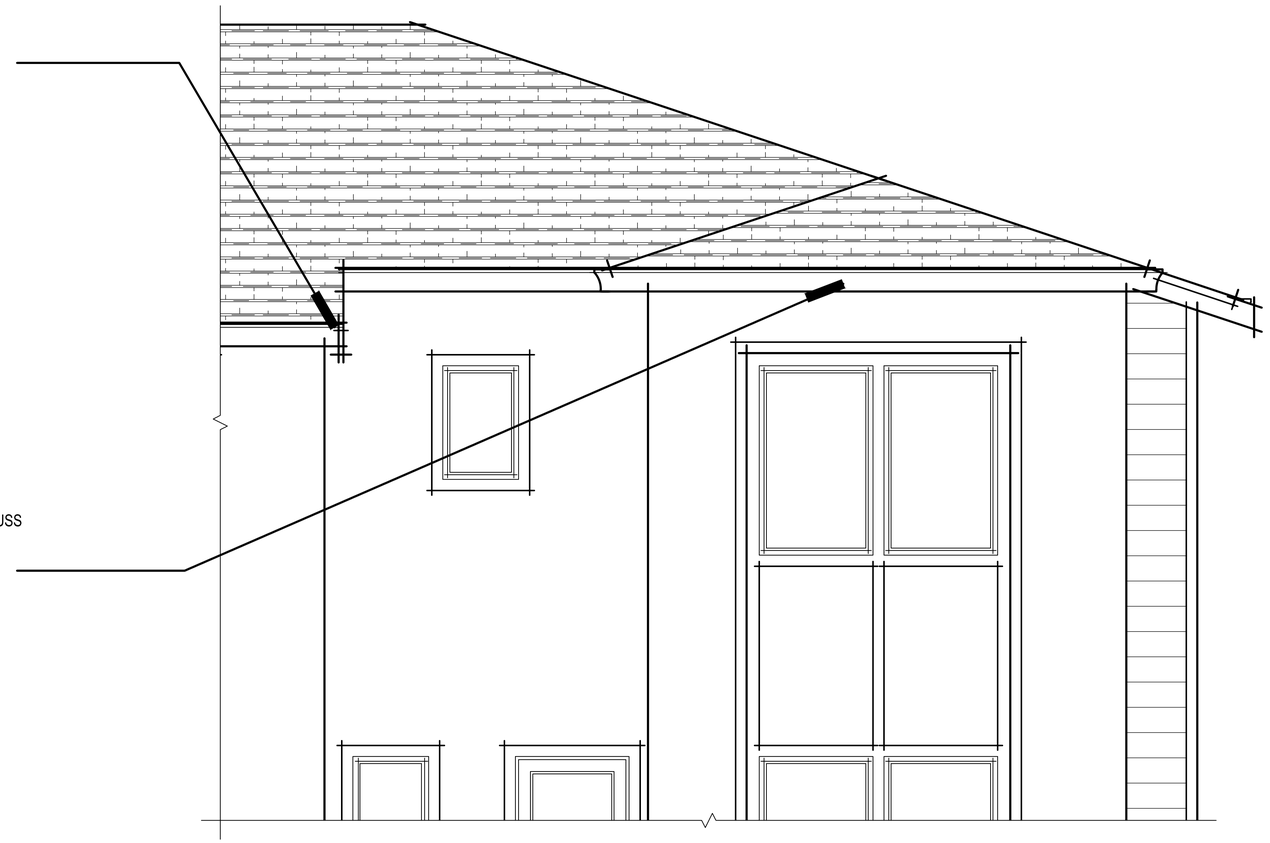
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TYPICAL RAKE



TYPICAL EAVE





381.077 Cesano Court Townhomes
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December 16, 2024

ARCHITECTURAL EAVE & RAKE DETAILS
A22.2

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SCHEME 1 EXTERIOR COLOR & MATERIALS

MATERIAL	COLOR	MANUFACTURER
Roofing Comp. Shingle Roofing	LANDMARK WEATHERED WOOD	CERTAINTEED
Vinyl Windows (Factory Finish)	TAN	TBD
Gutters	PAINT TO MATCH FASCIA	SHERWIN WILLIAMS
Downspouts	PAINT TO MATCH ADJACENT BODY COLOR	SHERWIN WILLIAMS
Body 1 Stucco - Sand Finish	SW 7628 WINDFRESH WHITE	SHERWIN WILLIAMS
Body 2 & 2-Car Garage 8" Horizontal Lap Siding Stucco - Sand Finish	SW 7031 MESA GREIGE	SHERWIN WILLIAMS
Body 3 8" Horizontal Lap Siding Stucco - Sand Finish	SW 9173 SHIITAKE	SHERWIN WILLIAMS
1-Car Garage, Fascia & Eaves Railings	SW 7674 PEPPERCORN	SHERWIN WILLIAMS
Trim 1 Trim	SW 7628 WINDFRESH WHITE	SHERWIN WILLIAMS
Trim 2 Trim	SW 7031 MESA GREIGE	SHERWIN WILLIAMS
Trim 3 Trim	SW 9173 SHIITAKE	SHERWIN WILLIAMS
Entry Doors	SW 7075 WEB GRAY SW 2851 SAGE GREEN LIGHT SW 6993 BLACK OF NIGHT SW 7591 RED BARD SW 7076 CYBERSAPCE	SHERWIN WILLIAMS
Utility Doors	PAINT TO MATCH ADJACENT BODY COLOR	SHERWIN WILLIAMS
Brick	CANYON MIST	MUTUAL MATERIALS

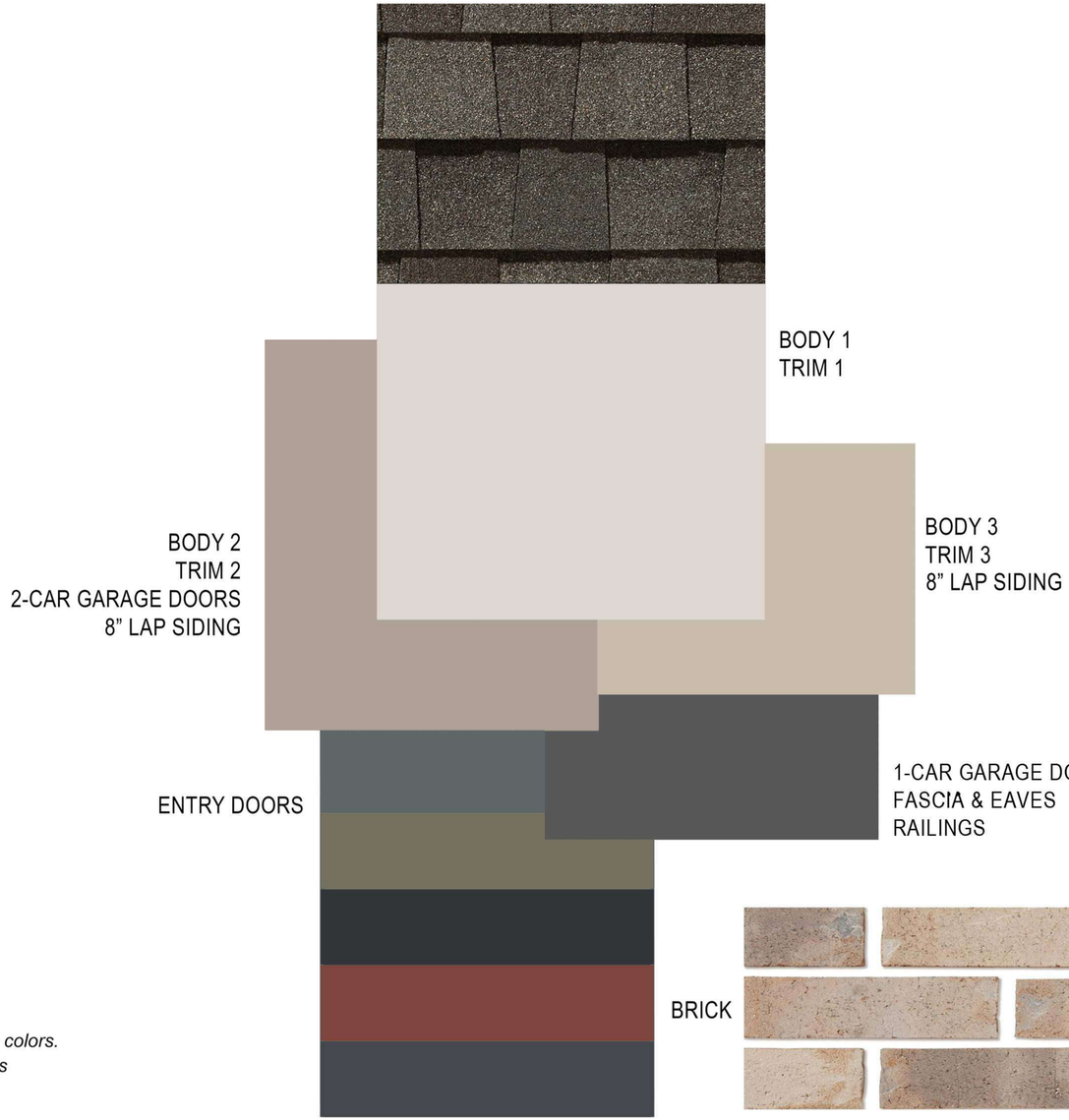
NOTES:

Colors may vary in print and on screen. Please refer to manufacturer-provided color chips for accurate colors. All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

** Manufacturer and product line subject to change as necessary to meet STC requirements.*

SCHEME 1 APPLIES TO BUILDINGS 2 & 4

SCHEME 1



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SCHEME 2 EXTERIOR COLOR & MATERIALS

MATERIAL	COLOR	MANUFACTURER
Roofing Comp. Shingle Roofing	LANDMARK GEORGETOWN GRAY	CERTAINTEED
Vinyl Windows (Factory Finish)	TAN	TBD
Gutters	PAINT TO MATCH FASCIA	SHERWIN WILLIAMS
Downspouts	PAINT TO MATCH ADJACENT BODY COLOR	SHERWIN WILLIAMS
Body 1 Stucco - Sand Finish	SW 7671 ON THE ROCKS	SHERWIN WILLIAMS
Body 2 & 2-Car Garage 8" Horizontal Lap Siding Stucco - Sand Finish	SW 0077 CLASSIC FRENCH GRAY	SHERWIN WILLIAMS
Body 3 8" Horizontal Lap Siding Stucco - Sand Finish	SW 7024 FUNCTIONAL GRAY	SHERWIN WILLIAMS
1-Car Garage, Fascia & Eaves Railings	SW 7674 PEPPERCORN	SHERWIN WILLIAMS
Trim 1 Trim	SW 7671 ON THE ROCKS	SHERWIN WILLIAMS
Trim 2 Trim	SW 0077 CLASSIC FRENCH GRAY	SHERWIN WILLIAMS
Trim 3 Trim	SW 7024 FUNCTIONAL GRAY	SHERWIN WILLIAMS
Entry Doors	SW 7075 WEB GRAY SW 2851 SAGE GREEN LIGHT SW 6993 BLACK OF NIGHT SW 7591 RED BARD SW 7076 CYBERSAPCE	SHERWIN WILLIAMS
Utility Doors	PAINT TO MATCH ADJACENT BODY COLOR	SHERWIN WILLIAMS
Brick	COAL CREEK SLIM BRICK	MUTUAL MATERIALS

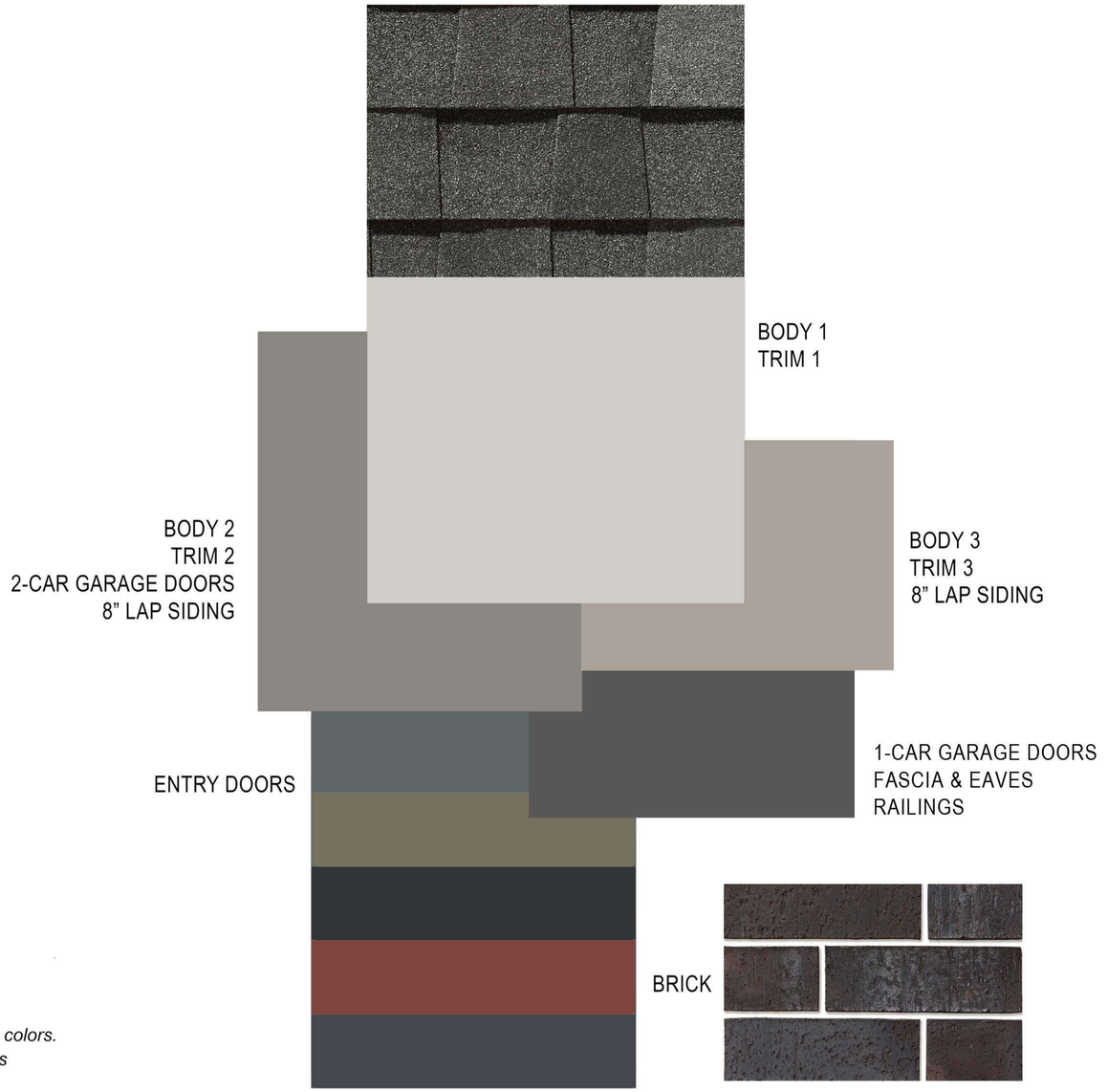
NOTES:

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SCHEME 2 APPLIES TO BUILDINGS 1 & 5

SCHEME 2



381.077

Cesano Court Townhomes

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December 16, 2024

COLOR SCHEME
A23.1

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SCHEME 3 EXTERIOR COLOR & MATERIALS

MATERIAL	COLOR	MANUFACTURER
Roofing Comp. Shingle Roofing	LANDMARK GRAPHITE	CERTAINTEED
Vinyl Windows (Factory Finish)	TAN	TBD
Gutters	PAINT TO MATCH FASCIA	SHERWIN WILLIAMS
Downspouts	PAINT TO MATCH ADJACENT BODY COLOR	SHERWIN WILLIAMS
Body 1 Stucco - Sand Finish	SW 7004 SNOWBOUND	SHERWIN WILLIAMS
Body 2 & 2-Car Garage 8" Horizontal Lap Siding Stucco - Sand Finish	SW 6004 MINK	SHERWIN WILLIAMS
Body 3 8" Horizontal Lap Siding Stucco - Sand Finish	SW 7023 REQUISITE GRAY	SHERWIN WILLIAMS
1-Car Garage, Fascia & Eaves Railings	SW 7674 PEPPERCORN	SHERWIN WILLIAMS
Trim 1 Trim	SW 7004 SNOWBOUND	SHERWIN WILLIAMS
Trim 2 Trim	SW 6004 MINK	SHERWIN WILLIAMS
Trim 3 Trim	SW 7023 REQUISITE GRAY	SHERWIN WILLIAMS
Entry Doors	SW 7075 WEB GRAY SW 2851 SAGE GREEN LIGHT SW 6993 BLACK OF NIGHT SW 7591 RED BARD SW 7076 CYBERSAPCE	SHERWIN WILLIAMS
Utility Doors	PAINT TO MATCH ADJACENT BODY COLOR	SHERWIN WILLIAMS
Brick	HARBOR MIST	MUTUAL MATERIALS SLIMBRICK

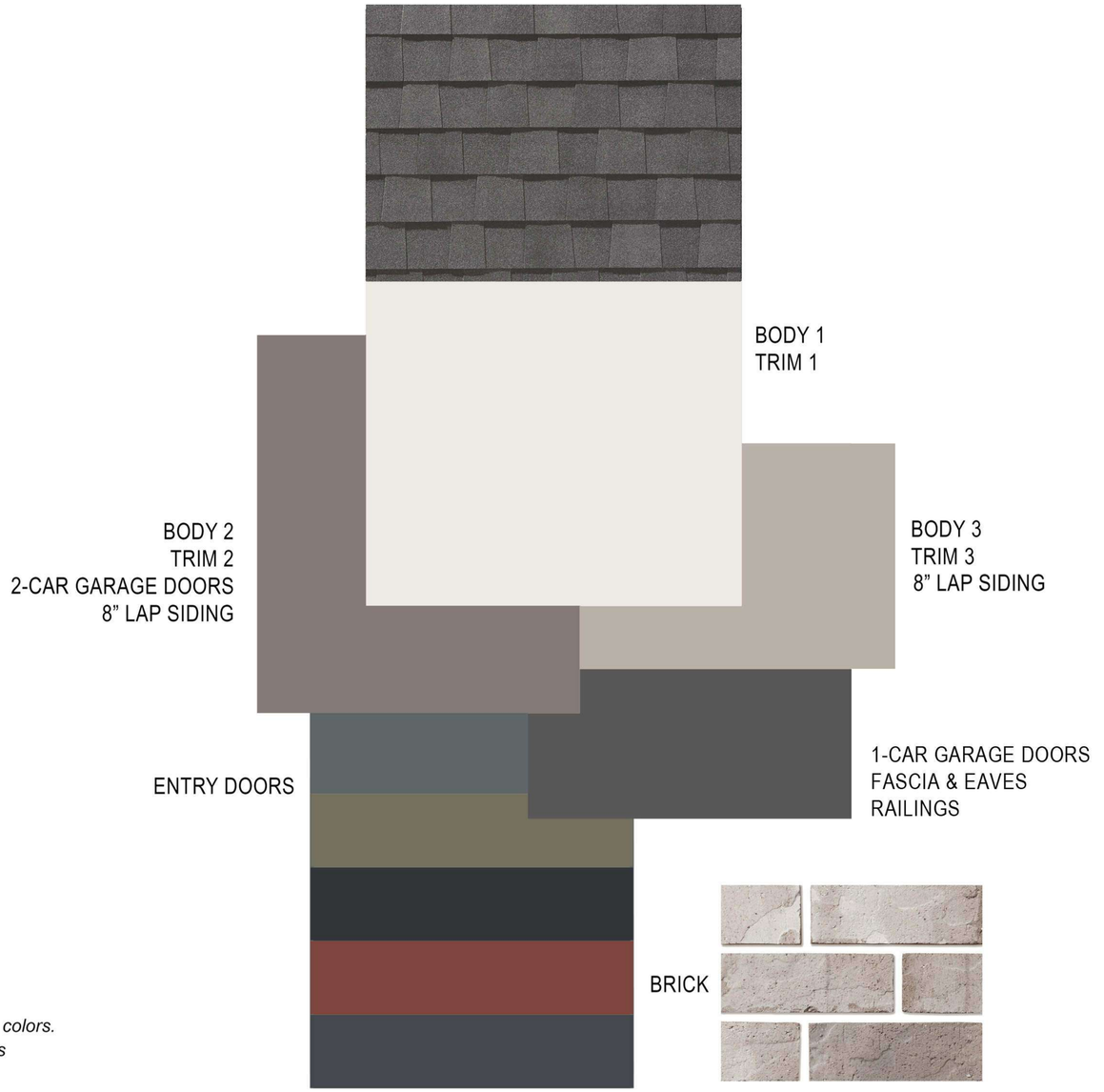
NOTES:

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SCHEME 3 APPLIES TO BUILDING 3

SCHEME 3



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						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.1 Planning and Design		Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4,106.2	X		☐							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16,16,070 and 16,14,80/ A4,106,2.3	X	Civil - Grading Plans	☐							
	Mandatory	Grading and paving	4,106.3	X	Civil - Improvement plans	☐							
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4,106.4	X	Landscape plans	☐							
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16,16,070 & 16,14,080 / A4,106.5	X	PV Roof - Deferred submittal	☐							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16,14,420 / A4,106.8	X	E sheets - Unit plans	☐							
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16,14,420/ A4,106,8.1		N/A	☐							
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16,14,420/ A4,106,8.2	X	E sheets - Unit plans	☐							
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16,14,420/A4,106,8.3		N/A	☐							
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4,106.9		N/A	☐							
Electives (choose 4)	**Elective**	Site selection	A4,103.1	X	1, Infill site - Site Aerial AD2	☐							
	Elective	Community connectivity	A4,103.2	X	2, Goto Walkscore.com 64 pts.	☐							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16,14,140/ A4,104,1	X		☐							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16,14,150/ A4,105,1	X		☐							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16,14,150/ A4,105,2	X		☐							
	Elective	Soil analysis	A4,106,2.1	X	3, Geotechnical Report	☐							
	Elective	Soil protection	A4,106,2.2	X		☐							
	Elective	Landscape design	A4,106.3	X	4, Landscape plans	☐							
	Elective	Vegetated roof	A4,106.6	X		☐							
	Elective	Reduction of heat island effect for nonroof areas	A4,106.7	X		☐							
	Elective	Light pollution reduction (Locally amended)	PAMC 16,14,180/ A4,106.10	X		☐							
	Elective	Innovative concepts and local environmental conditions	A4,108.1	X		☐							
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1,28 gpf)	4,303.1.1	X	Plumbing plans	☐							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0,125 gpf, all others 0.5 gpf)	4,303.1,2	X	N/A	☐							
	Mandatory	Indoor Water Use: Single showerhead (1,8 gpm at 80 psi)	4,303.1,3.1	X	Plumbing plans	☐							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1,8 gpm at 80 psi)	4,303.1,3.2	X	N/A	☐							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1,2 gpm at 60 psi)	4,303.1,4.1	X	Plumbing plans	☐							
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0,5 gpm at 60 psi) *[MF]*	4,303.1,4.2	X	N/A	☐							
	Mandatory	Indoor Water Use: Metering faucets (0,2 gallons per cycle)	4,303.1,4.3	X	Plumbing plans	☐							
	Mandatory	Indoor Water Use: Kitchen faucets (1,8 gpm at 60 psi)	4,303.1,4.4	X	Plumbing plans	☐							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4,303,2	X	Plumbing plans	☐							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4,304,1	X	Plumbing plans	☐							
	Mandatory	Recycled water supply systems *[N]*	4,305,1	X	Civil and Landscape plans	☐							
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq, ft) *[MF only][AA]*	PAMC 16.14.210/ A4,305.3	X	Landscape - Irrigation plans	☐							
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4,306	X		☐							
Electives (choose 3)	**Elective**	Kitchen faucets (1,5 gpm at 60 psi)	A4,303.1	X	1, Plumbing plans	☐							
	Elective	Alternate water sources for nonpotable applications	A4,303.2	X		☐							
	Elective	Appliances	A4,303.3	X	2, Appliance spec - Deferred Sut	☐							
	Elective	Nonwater supplied urinals and waterless toilets	A4,303,4	X		☐							
	Elective	Hot water recirculation systems	A4,303,5	X		☐							
	Elective	Rainwater catchment systems	A4,304,1	X		☐							
	Elective	Potable water elimination	A4,304,2	X		☐							
	Elective	Irrigation metering device (locally amended)	PAMC 16,14,200/ A4,304,3	X	3, Landscape - Irrigation plans	☐							
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4,305.1	X		☐							
	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	Innovative concepts and local environmental conditions	A4,306.1	X		☐							
4.4 Material Conservation and Resource Efficiency													
Mandatory	**Tier 2 Mand.**	Recycled content - 15% - Tier 2 requirements	PAMC 16,14,070 & 16,14,080 / A4,405,3.1	X	Architectural - CALGreen notes	☐							
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4,403.2	X	Structural plans - City notes	☐							
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4,406.1	X	Architectural - CALGreen notes	☐							
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of	PAMC 16,14.250/ 4,408,1	X	Architectural - CALGreen notes	☐							
	Mandatory	Construction waste management plan in Green Halo	A4,408,2	X	Architectural - CALGreen notes	☐							
	Mandatory	Waste management company	4,408,3	X	Architectural - CALGreen notes	☐							
	Mandatory	Operation and maintenance manual provided to the building owner	4,410,1	X	Architectural - CALGreen notes	☐							
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4,410,2	X	Architectural - Site plan	☐							
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4,404.1	X	1. Structural plans - Framing plan	☐							
	Elective	Efficient framing techniques - Dimensions and layouts	A4,404.2	X		☐							
	Elective	Efficient framing techniques - Building systems	A4,404.3	X		☐							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4,404.4	X		☐							
	Elective	Prefinished building materials	A4,405.1	X	2, Architectural - Window sched	☐							
	Elective	Concrete floors	A4,405,2	X		☐							
	Elective	Use of building materials from rapidly renewable sources	A4,405.4	X		☐							
	Elective	Drainage around foundations	A4,407.1	X		☐							
	Elective	Roof drainage	A4,407.2	X		☐							
	Elective	Flashing details	A4,407,3	X	3. Architectural - Flashing details	☐							
	Elective	Material protection	A4,407.4	X		☐							
	Elective	Door protection	A4,407.6	X	4, Architectural - Unit plan	☐							
	Elective	Roof overhangs	A4,407.7	X		☐							
	Elective	Innovative concepts and local environmental conditions	A4,411.1	X		☐							

						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.5 Environmental Quality		Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type	PAMC 16,14,090/ 4,503,1	X	X No Fireplaces	☐							
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	4,504,1	X	Architectural - CALGreen notes	☐							
	Mandatory	Adhesives, sealants and caulks - Table 4,504,1 and 4,504,2 for VOC limits	4,504,2.1	X	Architectural - CALGreen notes	☐							
	Mandatory	Paints and coatings - Table 4,504,3 for VOC limits	4,504,2,2	X	Architectural - CALGreen notes	☐							
	Mandatory	Aerosol paints and coatings	4,504,2,3	X	Architectural - CALGreen notes	☐							
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4,504,2,4	X	Architectural - CALGreen notes	☐							
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4,504,3	X	Architectural - CALGreen notes	☐							
	Mandatory	Carpet cushion	4,504,3,1	X	Architectural - CALGreen notes	☐							
	Mandatory	Carpet systems: Carpet adhesive - Table 4,504,1 for VOC limits	4,504,3,2	X	Architectural - CALGreen notes	☐							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4,504,.2	X	Architectural - CALGreen notes	☐							
	Mandatory	Composite wood products	4,504,5	X	Architectural - CALGreen notes	☐							
	Mandatory	Concrete slab foundations - vapor retarder required	4,505,2	X	Architectural - CALGreen notes	☐							
	Mandatory	Capillary break for slab-on-grade foundations	4,505,2.1	X	Structural - Concrete slab detail	☐							
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4,505,3	X	Architectural - CALGreen notes	☐							
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4,506,1	X	Mechanical - Fan notes	☐							
		1, ENERGY STAR fans ducted to outside of building,		X	Mechanical - Fan notes	☐							
		2, Humidity controlled OR functioning as a component of a whole-house ventilation system		X	Mechanical - Fan notes	☐							
		3, Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max		X	Mechanical - Fan notes	☐							
	Mandatory	Heating and air conditioning system design	4,507,2	X	Mechanical - CALGreen notes	☐							
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16,14,410	X	Mechanical - Unit plans & notes	☐							
Electives (1)	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.260/ A4,504,1	X		☐							
	Elective	Thermal insulation	PAMC 16.14.270/ A4,504.3	X		☐							
	Elective	Construction filters *[HR]*	A4,506.2	X		☐							
	Elective	Direct-vent appliances	A4,506.3	X	', Mechanical - Unit plans & note	☐							
	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
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations
[HR] - High-rise building

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

Special Inspector Acknowledgement

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

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

_____
Signature (Green Building Special Inspector)

Nathan Krantz
Print Name

nathan@krantzconsultants.com
Phone or Email

6-MAY-2024
Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

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

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

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

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

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

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

_____
Signature (Green Building Special Inspector)

Sign only after project is complete

Nathan Krantz
Print Name

CITY STAMPS ONLY

Project Address:

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
City of Palo Alto Green Building Ordinance 5570 (PAMC 16,14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

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

Version 04/24

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

GB-1
Mandatory +Tier 2

GENERAL NOTES:

1. OWNER : CESANO, INC., A CALIFORNIA CORPORATION
2310 WEBSTER STREET
PALO ALTO, CA 94301

2. APPLICANT/DEVELOPER: SUMMERHILL HOMES, LLC
777 SOUTH CALIFORNIA AVENUE
PALO ALTO, CA 94304
(650) 842-2360
JOHN HICKEY

3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
RYAN HANSEN, P.E.

4. GEOTECHNICAL ENGINEER: ENGEO INC.
2350 MISSION COLLEGE BLVD, SUITE 800
SANTA CLARA, CA 95054
(408) 574-4900
YANET ZEPEDA, P.E.

5. ARCHITECT: SDG ARCHITECTS, INC.
3361 WALNUT BLVD., SUITE 320
BRENTWOOD, CA 94513
(925) 634-7000
JENNIFER MASTRO

6. CONTOUR INTERVAL: 1 FOOT

7. ADDRESS: 4335 & 4345 EL CAMINO REAL
PALO ALTO, CA 94086

8. ASSESSORS PARCEL NO.: 148-09-010 & 148-09-011

9. GENERAL PLAN: SERVICE COMMERCIAL (CITY OF PALO ALTO COMPREHENSIVE PLAN)
THIS MAP COMPLIES WITH THE ELEMENTS OF THE PALO ALTO COMPREHENSIVE PLAN

10. EXISTING ZONING: CS

11. PROPOSED ZONING: CS

12. EXISTING USE: COMMERCIAL

13. PROPOSED USE: RESIDENTIAL

14. SITE AREA: 1.35± AC (58,776 SF)

15. NUMBER OF UNITS: 29

16. EXISTING PARCELS: 2
PARCEL 1 – 0.45 AC (17,406 SF)
PARCEL 3 – 0.95 AC (41,370 SF)

17. UTILITIES
WATER: CITY OF PALO ALTO
SEWER: CITY OF PALO ALTO
STORM DRAIN: CITY OF PALO ALTO
GAS & ELECTRIC: CITY OF PALO ALTO
TELEPHONE & CABLE TV: AT&T & COMCAST

18. WATER SYSTEM: ALL BUILDINGS TO BE SERVED BY NFPA 13/13R WATER SYSTEM WHICH UTILIZES SEPARATE FIRE/DOMESTIC WATER SERVICES.

19. FLOOD ZONE DESIGNATION: ZONE X (SHADED) – AREAS W/ REDUCED RISK DUE TO LEVEES

20. TRASH: GREEN WASTE OF PALO ALTO

21. RECYCLE: GREEN WASTE OF PALO ALTO

22. STREETS: ALL PROPOSED STREETS AND ALLEYS ARE PRIVATE

23. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINISHED GRADING IS SUBJECT TO FINAL DESIGN

24. DIMENSIONS: ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE DURING FINAL DESIGN

25. PHASING: BUILDINGS MAY BE CONSTRUCTED AND OCCUPIED IN MULTIPLE PHASES.

26. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS

27. COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

28. ACCESSIBILITY: ALL REQUIRED ADA ACCESSIBLE UNITS WILL BE DESIGNED PER CALIFORNIA BUILDING CODE REQUIREMENTS WITH RESPECT TO SITE ACCESSIBILITY. SEE SHEETS C.2 FOR PRELIMINARY ADA UNIT LOCATIONS.

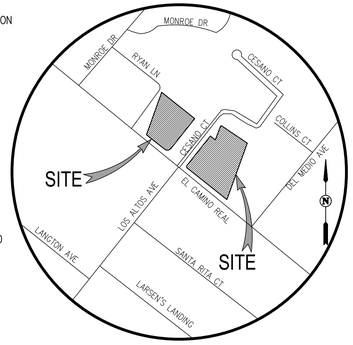
29. LIGHTING: ALL ONSITE LIGHTING WILL BE PRIVATE AND HOA MAINTAINED

30. TREES: EXISTING TREES ONSITE TO BE REMOVED AS SHOWN ON SHEET C.9. PROPOSED ON-SITE TREES SHALL BE PRIVATELY MAINTAINED.

33. BENCHMARK: CITY OF LOS ALTOS BENCHMARK NO. 1, BEING A BRASS DISC SET IN CONCRETE ON THE ISLAND AT THE SOUTHERN CORNER OF THE EL CAMINO REAL AND LOS ALTOS AVENUE INTERSECTION, HAVING AN NAVD88 ELEVATION OF 66.12 FEET.

34. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CESANO COURT, THE BEARING BEING N47°11'55"E PER TRACT NO. 6607, PALO ALTO GREENS (456 M 3).

35. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR PARCELS 1 & 3 AND THE SUBDIVISIONS ARE CONDOMINIUM PROJECTS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 29 RESIDENTIAL CONDOMINIUM UNITS FOR PARCELS 1 & 3.



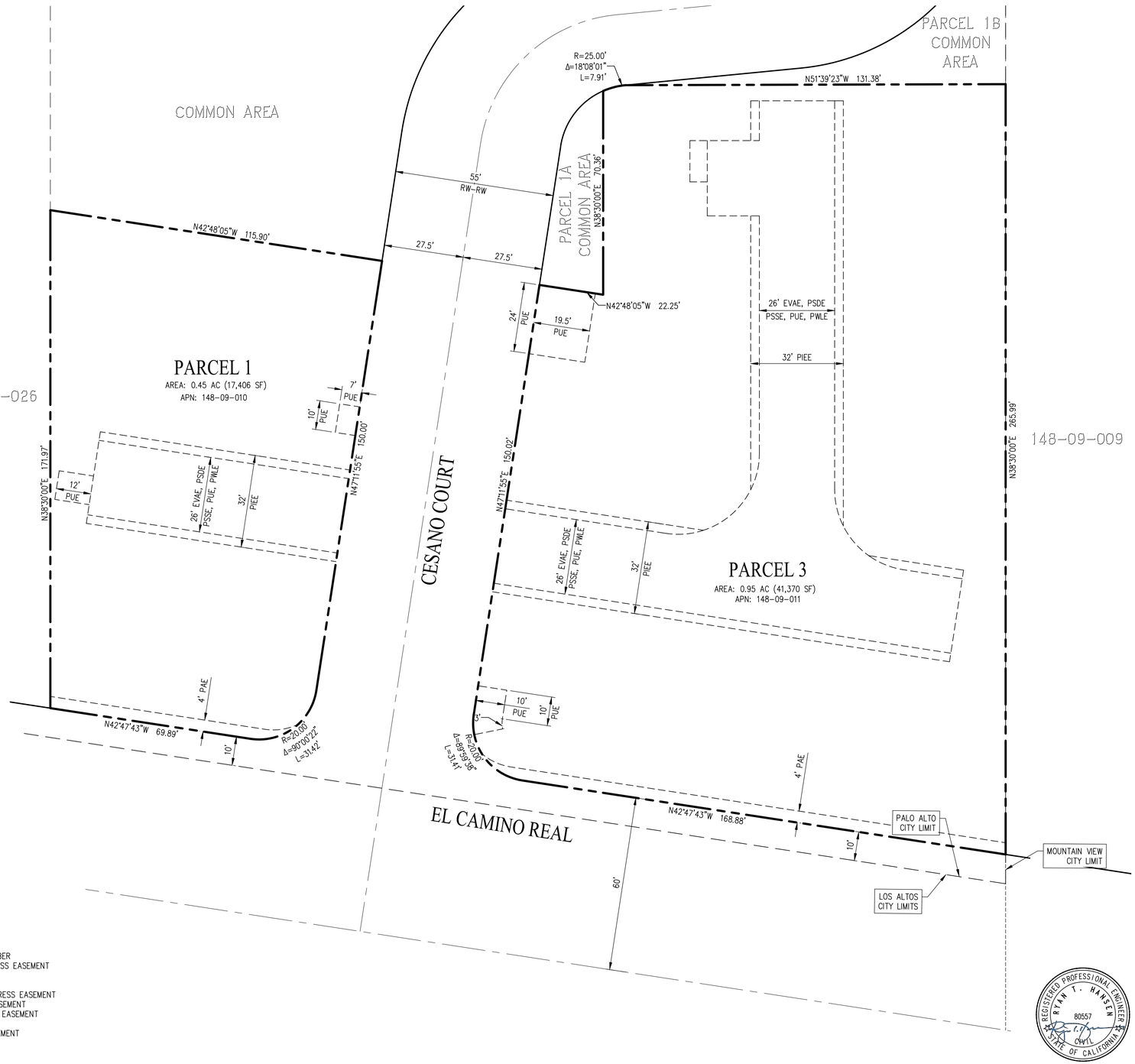
VICINITY MAP
NOT TO SCALE

SHEET INDEX

Sheet Number	Sheet Title
TM.1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C.1	BOUNDARY & EXISTING CONDITIONS
C.2	PRELIMINARY SITE PLAN
C.3	PRELIMINARY GRADING AND DRAINAGE
C.3.1	PRELIMINARY SITE GRADING SECTIONS
C.4	PRELIMINARY SITE SECTIONS
C4.1	BUILDING HEIGHT MEASUREMENT
C.5	PRELIMINARY UTILITY PLAN
C.6	PRELIMINARY STORMWATER MANAGEMENT PLAN
C.7	PRELIMINARY FIRE SERVICE PLAN
C.8	PRELIMINARY GARBAGE SERVICE PLAN
C.9	EXISTING TREE OVERLAY

ABBREVIATIONS

AC	ACRES
APN	ASSESSOR'S PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PAE	PUBLIC ACCESS EASMENT
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
SF	SQUARE FEET



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STATE OF CALIFORNIA

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Palo Alto, CA
December 16, 2024

TM.1 - VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

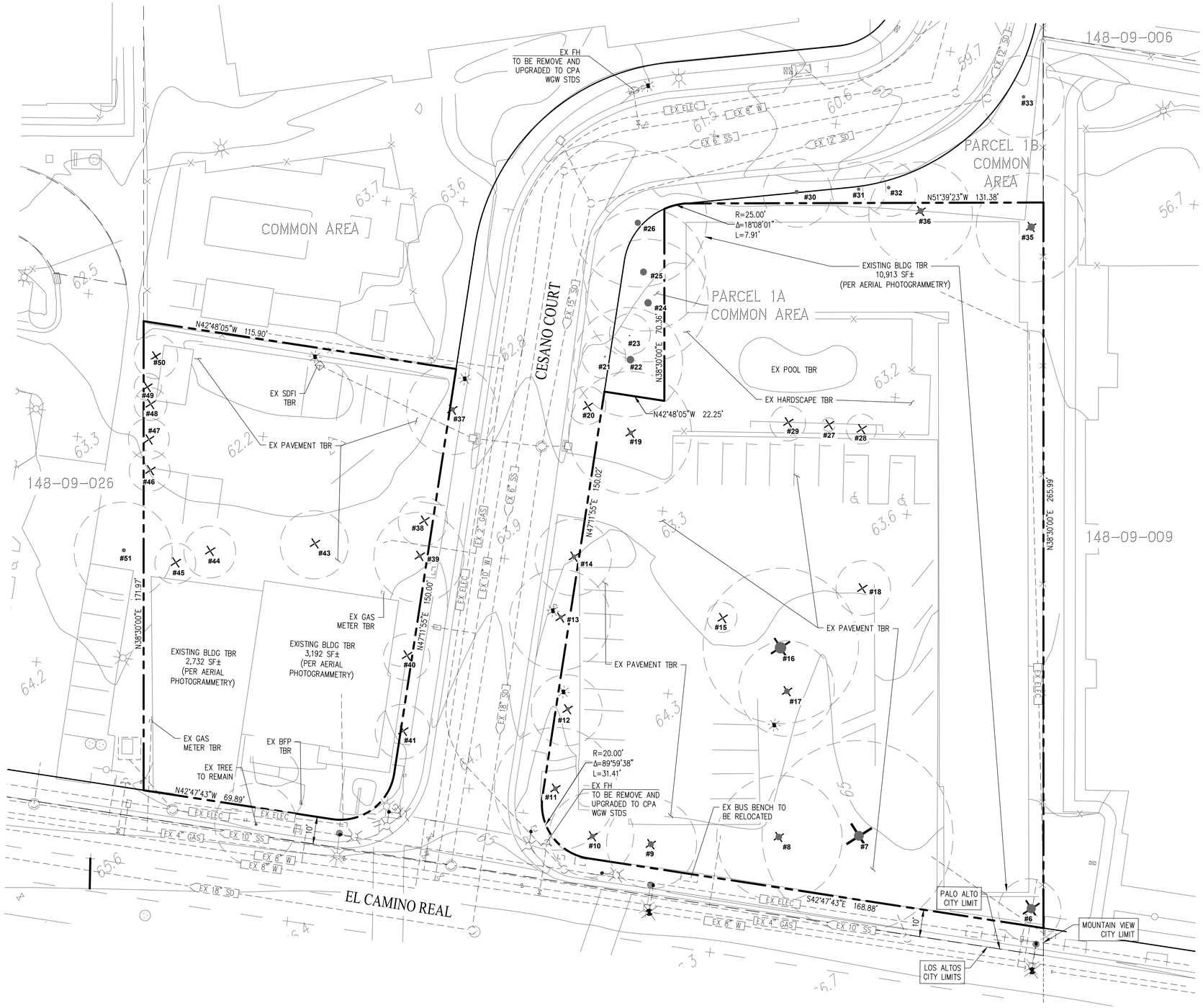
SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

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Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

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0 20 40 60



LEGEND

- EXISTING BOUNDARY
- CITY LIMITS
- EXISTING EASEMENT LINE
- EX SD — EXISTING STORM DRAIN
- EX SS — EXISTING SANITARY SEWER MAIN
- EX W — EXISTING WATER MAIN
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING ELECTRICAL MAIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN FIELD INLET
- EXISTING UTILITY BOX/VAULT
- EXISTING ELECTROLIER
- EXISTING BACK FLOW PREVENTOR
- EXISTING WATER VALVE
- EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING POST INDICATOR VALVE (PIV)
- EXISTING TREE TO BE REMOVED (WITH APPROXIMATE CANOPY INDICATED)
- EXISTING TREE TO REMAIN (WITH APPROXIMATE CANOPY INDICATED)

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
BLDG	BUILDING
ELEC	ELECTRICAL
EX	EXISTING
LT	LIGHT
SS	SANITARY SEWER
SD	STORM DRAIN
TBR	TO BE REMOVED
VLT	VAULT
W	WATER

NOTES:

1) ALL EXISTING DRY UTILITY LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
2) SEE SHEET C.9 FOR TREE SUMMARY TABLE AND DISPOSITION PLAN.
3) UNUSED UTILITIES SERVICES REQUIREMENTS: ALL EXISTING WATER, GAS, AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER CPAU WGW UTILITIES PROCEDURES.
4) FIRE HYDRANTS AT ECR/CESANO AND IN FRONT OF 440 CESANO ARE TO BE UPGRADED AS NOTED ON PLANS.

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C.1 - BOUNDARY & EXISTING CONDITIONS

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED EASEMENT
- SETBACK LINE
- CITY LIMIT LINE
- ACCESSIBLE PARKING STALL
- ACCESSIBLE PATH
- (#) UNIT NUMBER
- EX TREE TO REMAIN (WITH APPROXIMATE CANOPY INDICATED)
- PROPOSED TREES
- BLDG 1 BUILDING NUMBER
- PROPOSED RETAINING WALL (SUBJECT TO FINAL DESIGN)
- PROPOSED SIDEWALK
- PROPOSED ADA PARKING STALL AND ACCESS AISLE
- EV EV READY PARKING STALL
- AC UNIT
- PROPOSED STOP SIGN
- ADAPTABLE (ADP) UNIT
- BIO RETENTION

ABBREVIATIONS

BLDG	BUILDING
BW	BACK OF WALK
D/W	DRIVEWAY
EVCS	ELECTRICAL VEHICLE CHARGING STATION
FC	FACE OF CURB
L/S	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PR	PROPOSED
PWLE	PRIVATE WATER LINE EASEMENT
REQ	REQUIRED
S/W	SIDEWALK

PARKING SUMMARY

# UNITS	REQUIRED PARKING STALLS/UNIT	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED
29	1.5 STALLS PER 3 BEDROOM UNIT + 2.5 STALLS PER 4 BEDROOM UNIT	53	58
GUEST PARKING		0	2
TOTAL			60

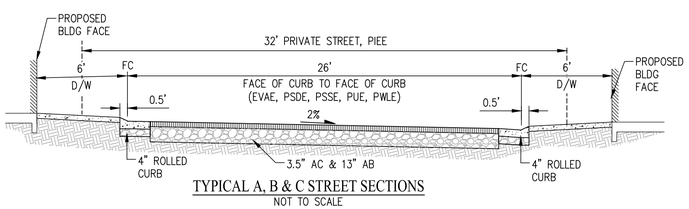
ADP UNIT COUNT SUMMARY

# UNITS	REQUIRED ADP UNIT COUNT	PROVIDED ADP UNIT COUNT
29	3	3

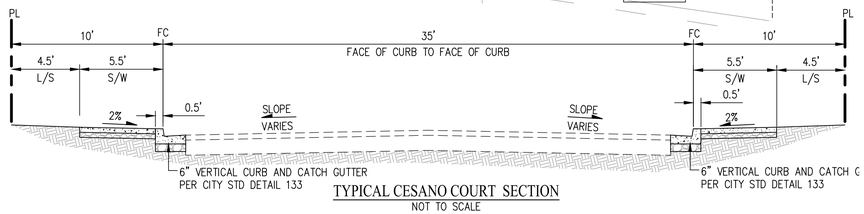
NOTES:

1. GUEST PARKING INCLUDES 1 ACCESSIBLE STALL.
2. GUEST PARKING INCLUDES 1 ELECTRIC VEHICLE CHARGING STATION PARKING STALL.
3. ELECTRIC VEHICLE CHARGING STATION PARKING STALLS MINIMUM DIMENSION 9'X18'. THE ONE ACCESSIBLE STALL PROVIDED IS ALSO AN EVCS.

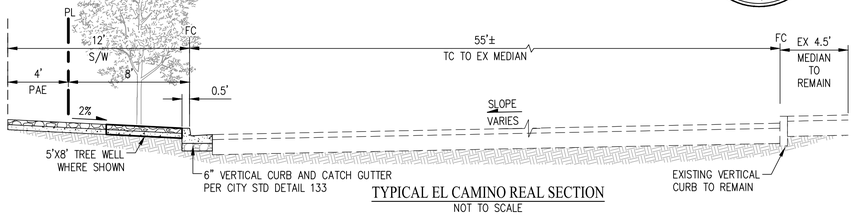
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TYPICAL A, B & C STREET SECTIONS
NOT TO SCALE



TYPICAL CESANO COURT SECTION
NOT TO SCALE



TYPICAL EL CAMINO REAL SECTION
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Palo Alto, CA
December 16, 2024

C.2 - PRELIMINARY SITE PLAN

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING STORM DRAIN (EX SD)
- PROPOSED STORM DRAIN (12" SD / 6" SD)
- STORM DRAIN FORCE PUMP MAIN
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN FIELD INLET
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN FIELD INLET
- PROPOSED AREA DRAIN/INLET
- RAISED BIO RETENTION PLANTERS (SUBJECT TO FINAL DESIGN)
- PROPOSED SIDEWALK
- PROPOSED CURB CUT LOCATION
- (#) UNIT NUMBER
- ✱ ADAPTABLE (ADP) UNIT
- ×52.81 SPOT GRADE
- 2% SLOPE ARROW
- OVERLAND RELEASE
- (P) SUMP PUMP STRUCTURE TREATMENT FLOW ONLY
- AC UNIT
- RETAINING WALL (SUBJECT TO FINAL DESIGN)
- EXISTING TREE TO REMAIN (WITH APPROXIMATE CANOPY INDICATED)
- PROPOSED TRANSFORMER

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BW	BACK OF SIDEWALK
EG	EXISTING GROUND
EX	EXISTING
FF	FINISH FLOOR ELEVATION
GLIP	GARAGE LIP
RET	RETAINING
SD	STORM DRAIN
TC	TOP OF CURB
TSM	TOP OF SOIL MIX
TW	TOP OF RETAINING WALL

ESTIMATED ROUGH GRADING EARTHWORK SUMMARY

PARCEL 1			
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	150	800	650 (F)
UTILITY SPOILS	150		150 (C)
BIO-RETENTION	50		65 (C)
TOTAL	350	800	450 (F)
PARCEL 3			
ROUGH GRADING	450	700	250 (F)
UTILITY SPOILS	400		400 (C)
BIO-RETENTION	200		200 (C)
TOTAL	1,050	700	350 (C)
NET VALUE (PARCEL 1 & 3)			100 (F)

NOTE:
1. ROUGH GRADING REFLECTS STREET SUBGRADE COMPARED TO EXISTING SUBGRADE. PROPOSED STREET SECTION ASSUMED TO BE 12". OFF HAUL QUANTITY OF EXISTING PAVEMENT AND BUILDING FOUNDATION NOT INCLUDED.
2. ASSUMED FOUNDATION THICKNESS OF 12".
3. ROUGH GRADING EARTHWORK QUANTITIES ARE SUBJECT TO FINAL DESIGN.
4. THE EXISTING INLETS ON CESANO MAY NEED TO BE REPLACED DURING CONSTRUCTION AND PER DISCRETION OF PUBLIC WORKS INSPECTOR.
5. THE SD SYSTEM UPSTREAM FROM THE BACK OF THE PUBLIC INLETS SHALL BE PRIVATELY MAINTAINED.
6. CONSTRUCTION EQUIPMENT LISTED ON TABLE 1 OF THE ENVIRONMENTAL NOISE ASSESSMENT DATED DECEMBER 9, 2024 PREPARED BY SALTER WILL NOT BE USED WITHIN THE SPECIFIED MINIMUM SETBACK DISTANCES FROM THE PROPERTY LINE.

REGISTERED PROFESSIONAL ENGINEER · RYAN T. HANSEN · 80557 · CIVIL · STATE OF CALIFORNIA

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Palo Alto, CA
December 16, 2024

C.3 - PRELIMINARY GRADING AND DRAINAGE

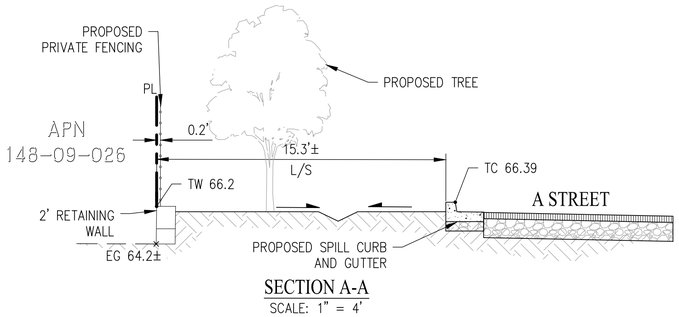
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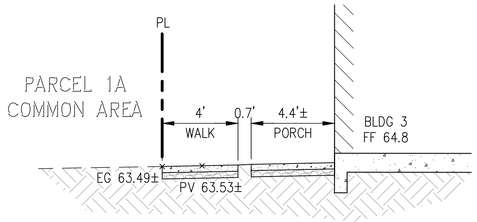
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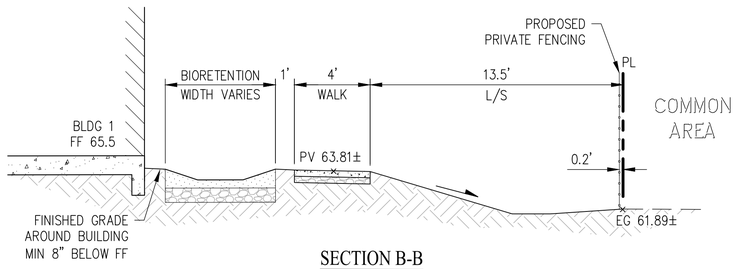
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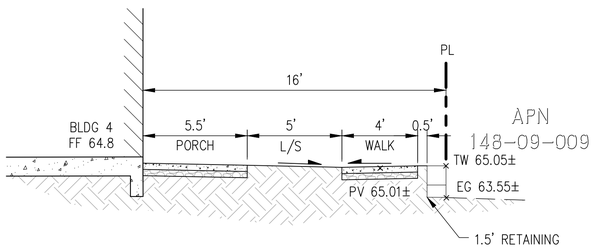
SECTION A-A
SCALE: 1" = 4'



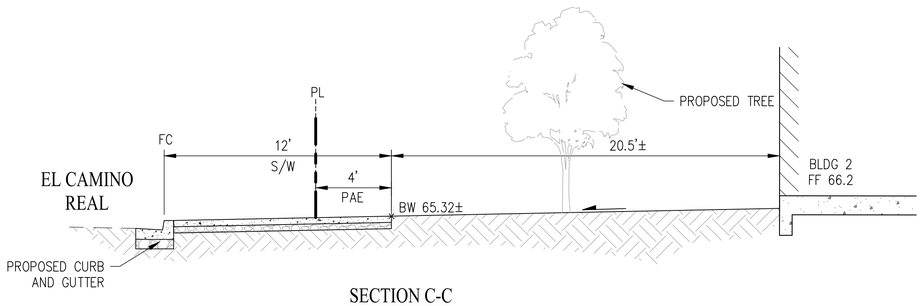
SECTION D-D
SCALE: 1" = 4'



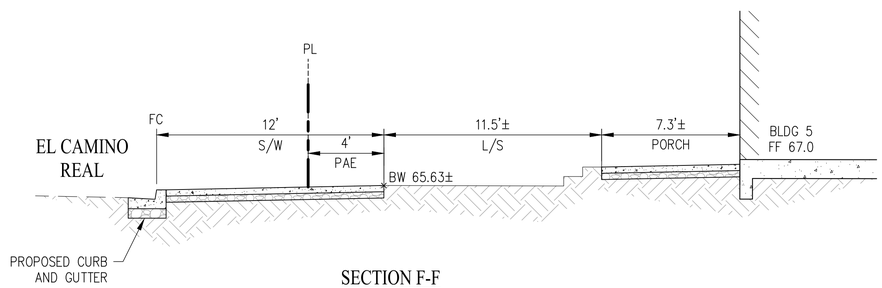
SECTION B-B
SCALE: 1" = 4'



SECTION E-E
SCALE: 1" = 4'



SECTION C-C
SCALE: 1" = 4'



SECTION F-F
SCALE: 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

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Palo Alto, CA
December 16, 2024

C.3.1 - PRELIMINARY SITE GRADING SECTIONS

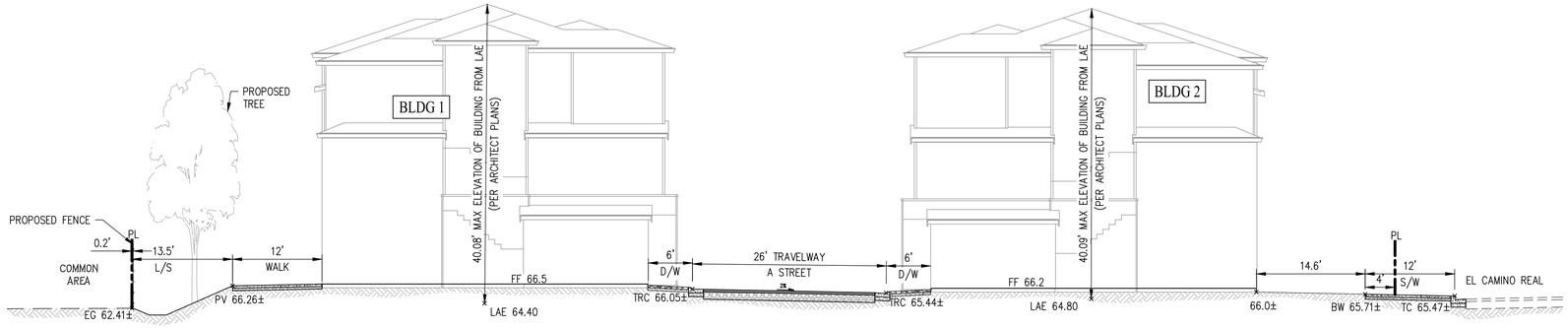
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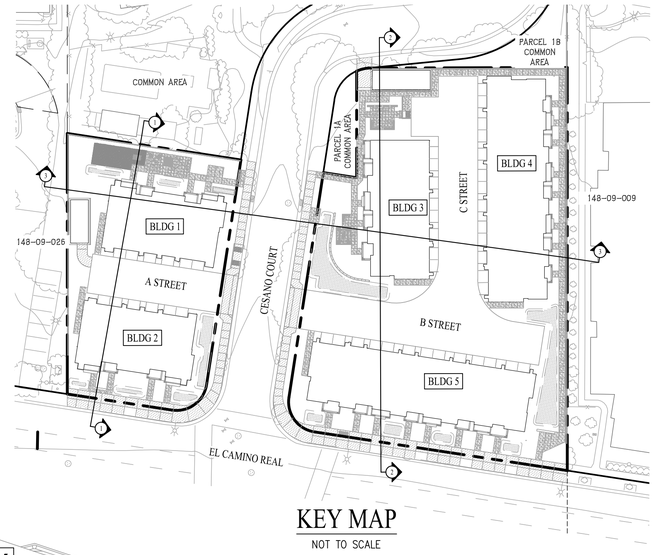
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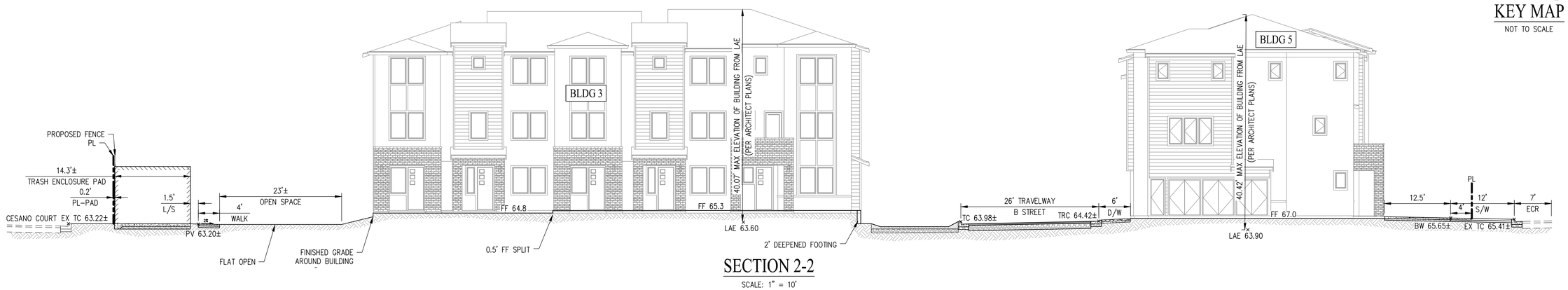
SECTION 1-1

SCALE: 1" = 10'



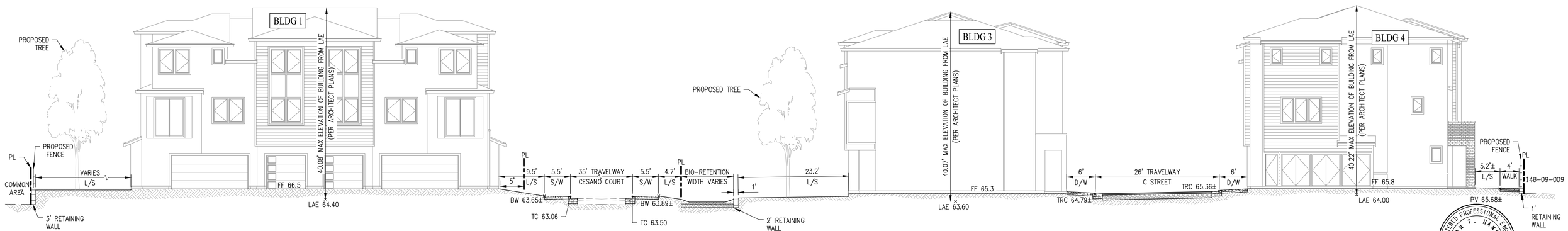
KEY MAP

NOT TO SCALE



SECTION 2-2

SCALE: 1" = 10'



SECTION 3-3

SCALE: 1" = 10'

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December 16, 2024

C.4 - PRELIMINARY SITE SECTIONS

SUMMERHILL HOMES
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LEGEND

5' OFFSET BUILDING PERIMETER

100 — LOWEST ADJACENT ELEVATION (WITHIN LIMITS OF 5' OFFSET FROM BUILDING)

LAE — LOWEST ADJACENT ELEVATION

BUILDING HEIGHT SUMMARY TABLE

BLDG #	LOWEST ADJACENT ELEVATION (LAE)	FINISHED FLOOR ELEVATION	HEIGHT TO MAX ELEVATION OF BUILDING FROM LAE (FT)
1	64.40	66.50	48.04
2	64.80	66.00	47.13
3	63.60	65.30/64.80	46.78
4	64.0	64.80/65.80	46.89
5	63.90	65.90	47.08

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C4.1 - BUILDING HEIGHT MEASUREMENT

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING ELECTRIC UTILITY
- EXISTING TELEPHONE LINE
- PROPOSED STORM DRAIN
- STORM DRAIN FORCE PUMP MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED JOINT TRENCH
- PROPOSED TRANSFORMER
- EXISTING MANHOLE
- PROPOSED MANHOLE
- STORM DRAIN SUMP PUMP (TREATMENT FLOW ONLY)
- EXISTING TREE TO REMAIN (WITH APPROXIMATE CANOPY INDICATED)
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM FIELD INLET
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN FIELD INLET
- PROPOSED AREA DRAIN
- UNDERGROUND TREATMENT SYSTEM
- RAISED BIO RETENTION PLANTERS (SUBJECT TO FINAL DESIGN)
- BUILDING NUMBER
- UNIT NUMBER
- PROPOSED WATER VAULT
- PROPOSED DOMESTIC RPPA
- PROPOSED FIRE RPDA
- PROPOSED POST INDICATOR VALVE
- ACCESSIBLE PARKING STALL
- EXISTING ELECTROLIER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER BLOWOFF
- PROPOSED FIRE DEPARTMENT CONNECTION
- AC UNIT
- PROPOSED TREES

ABBREVIATIONS

BLDG	BUILDING
EX	EXISTING
FS	FIRE SERVICE
RPDA	REDUCE PRESSURE DETECTOR ASSEMBLY
RPPA	REDUCE PRESSURE PRINCIPLE ASSEMBLY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

ESTIMATED DOMESTIC WATER LOAD:

PARCEL 1 MASTER METERING: 1-1/2" (78 GPM MAX)
PARCEL 3 MASTER METERING: 3" (165 GPM MAX)

NOTES:

1. WATER DEMAND CALCS FOR UNITS/BUILDING ARE PER MEP ENGINEER XL ENGINEERING RECEIVED JULY 11, 2024.
2. FIRE HYDRANTS AT ECR/CESANO AND IN FRONT OF 440 CESANO ARE TO BE UPGRADED AS NOTED ON PLANS.
3. THE CPAU OR CONTRACTOR TO INSTALL TWO (2) NEW 6" HDPE SEWER LATERALS WITH THE CITY'S CLEANOUTS, TO BE CONNECTED TO THE EXISTING 6" VCP SEWER MAIN. THIS CONNECTION WILL CONSIST OF A 10-FOOT OR LONGER STRAIGHT PIPE WITH TWO WYES CONNECTION, POSITIONED AT A MINIMUM OF 5 FEET APART, TO BE CONNECTED TO THE EXISTING 6" SEWER MAIN. NO NEW MH (MANHOLE). THE DESIGN AND INSTALLATION OF THE SEWER LATERALS CONNECTION WILL BE PROVIDED TO THE APPLICANT DURING THE BUILDING PERMIT REVIEW PROCESS. IT WILL BE DETERMINED BY THE CPAU WHETHER THE NEW SEWER LATERALS ARE TO BE INSTALLED BY WGW OPERATIONS OR BY THE APPLICANT'S CONTRACTOR AT A LATER PHASES OF THE PROJECT.
4. THE IRRIGATION SERVICE AND METER WILL BE TAPPED OFF THE DOMESTIC WATER SERVICE.

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December 16, 2024

C.5 - PRELIMINARY UTILITY PLAN

SUMMERHILL HOMES
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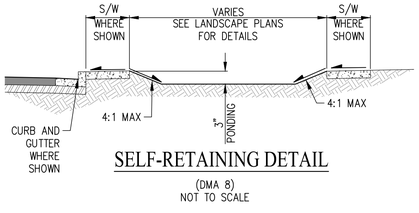
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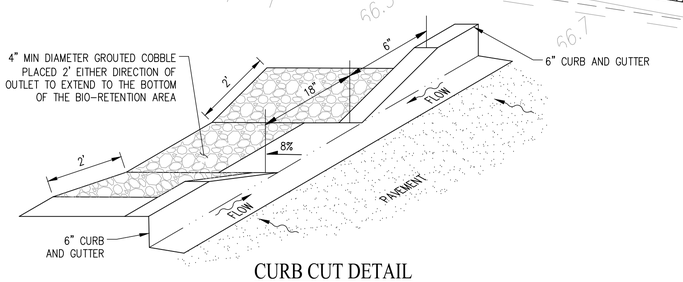
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SELF-RETAINING DETAIL

(DMA 8)
NOT TO SCALE



CURB CUT DETAIL

NOT TO SCALE

LEGEND

- DRAINAGE AREA BOUNDARY
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STORM DRAIN FORCE PUMP MAIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING FIELD INLET
- PROPOSED FIELD INLET
- AREA DRAIN
- BIO RETENTION (SUBJECT TO FINAL DESIGN)
- UNDERGROUND TREATMENT SYSTEM
- DMA 1 — DRAINAGE MANAGEMENT AREA LABEL
- (P) — TREATMENT SUMP PUMP STRUCTURE
- EXISTING TREE TO REMAIN (WITH APPROXIMATE CANOPY INDICATED)
- EQUIVALENT IMPERVIOUS SURFACE TO DMA 9A (BEING TREATED IN STM-4)
- OFF-SITE BIO RETENTION (SEE NOTE 1)
- CURB CUT (SEE NOTE 11)

ABBREVIATIONS

BR	BIO-RETENTION AREA
STM-#	STORMWATER TREATMENT MEASURE
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
GR	GRATE ELEVATION
SD	STORM DRAIN
TOP	TOP OF BIO ELEVATION
TSM	TOP OF SPOIL MIX ELEVATION
UTS	UNDERGROUND TREATMENT SYSTEM

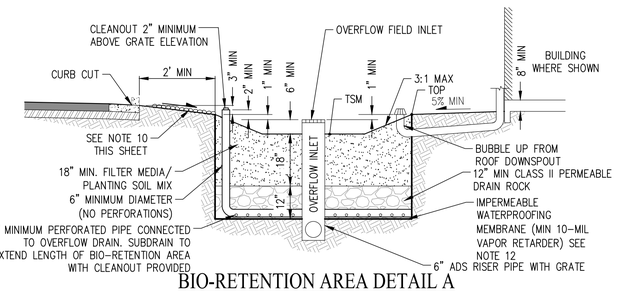
STORM WATER TREATMENT SUMMARY

DMA	DRAINAGE AREA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE AREA TO BE TREATED (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT TYPE (2)	LID YES/NO	SIZING METHOD	OVERFLOW RISER HEIGHT (IN)	AB DEPTH (FT)
PARCEL 1											
1	6824	3198	3626	3560	142	143	STM-1	YES	4%	6	1
2	6792	6065	727	6137	246	246	STM-2	YES	4%	6	1
3	3766	2082	1684	2250	90	90	STM-3	YES	4%	6	1
PARCEL 3											
4	12618	9561	3057	9867	395	712	STM-4	YES	4%	6	1
5	20281	16837	3444	17181	687	700	STM-5	YES	4%	6	1
6	4353	3235	1118	3346	135	150	STM-6	YES	4%	6	1
7	2374	1781	593	1840	74	79	STM-7	YES	4%	6	1
8	1713	0	1713	171	7	SELF-RETAINING					1
OFFSITE											
9A	3469	3210	259	3235	129	0	STM-4	YES	4%	6	1
9B	9420	4710	4710	4710	188	0	STM-4	YES	4%	6	1

NOTE:

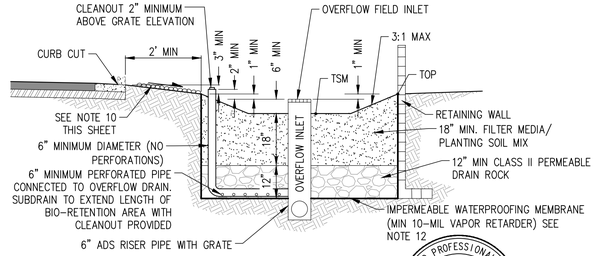
1. DMA AREAS 9A AND 9B ARE COMBINED ONSITE/OFFSITE TREATABLE AREAS. SINCE DMA 9A AREA CANNOT BE TREATED ONSITE DUE TO EXISTING DRAINAGE CONDITIONS, A EQUIVALENT AREA WILL BE TREATED IN LIEU OF NOT BEING ABLE TO TREAT DMA 9A.THESE AREAS WILL BE TREATED BY STM-4 WHICH IS A COMBINATION OF THE REQUIRED TREATMENT AREA FOR DMA 4 AND DMA 9A/9B.

   DMA 4 (395 SF) + DMA 9A (129 SF) +DMA 9B (188 SF) = STM-4 (712 SF)
2. ALL BIO RETENTION AREAS ARE LINED.
3. STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITYS STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THEBAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
4. THIRD PARTY INSPECTION IS REQUIRED DURING INSTALLATION OF STORMWATER TREATMENT MEASURES AND STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.
5. DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES.
6. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
7. PAMC 16.09.165(H) STORM DRAIN LABELING STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING – FLOWS TO [CREEK]," OR EQUIVALENT.
8. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES INTO BIORETENTION AREAS.
9. INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN PLANTINGS.
10. 2 INCHES MINIMUM DROP BETWEEN THE IMPERVIOUS SURFACE AND THE FINISH GRADE OF STORMWATER TREATMENT FACILITY. REFER TO CHAPTER 5.2, PAGE 5-9 AND FIGURE 5-3 ON PAGE 5-10 OF THE C.3 STORMWATER HANDBOOK. CURB CUT TO HAVE 4"-6" RIVER ROCK COBBLE TO BE EMBEDDED IN CONCRETE BED .
11. SPACE CURB-OPENINGS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS OR LESS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASINS.
12. PUMP DESIGN FLOW:
    Q=0.28AC *0.9* 0.2 IN/HR = 0.04 CFS (18.85 GPM)



BIO-RETENTION AREA DETAIL A

(STM-1 TO STM-3 & STM-5 TO STM-7)
NOT TO SCALE



BIO-RETENTION AREA DETAIL B

(STM-4)
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER — RYAN T. HANSEN — 80557 — CIVIL — STATE OF CALIFORNIA

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December 16, 2024

C.6 - PRELIMINARY STORMWATER MANAGEMENT PLAN

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COMMUNITIES OF DISTINCTION
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LEGEND

- EXISTING PROPERTY LINE PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED RPDA
- FS — PROPOSED FIRE SERVICE PIPE
- EX W — EXISTING WATER PIPE
- FIRE HOSE PULL (150' MAX)

ABBREVIATIONS

BLDG	BUILDING
EX	EXISTING
FS	FIRE SERVICE
RPDA	REDUCE PRESSURE DETECTOR ASSEMBLY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

FIRE FLOW DATE CALCULATIONS:

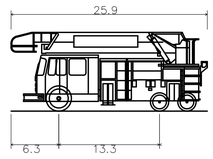
FIRE FLOW DATA:
STATIC : 84 PSI
RESIDUAL: 64 PSI
FLOW: 1,126 GPM

FIRE FLOW AT 20 PSI = 2,110 GPM

PROPOSED FIRE FLOW DEMAND:
TYPE V-B (17,000 SF)
FLOW: 3,500 GPM
AT 50% FIRE FLOW = 1,750 GPM

NOTE:

1. FIRE FLOW DATA PER PALO ALTO FIRE DEPARTMENT RECEIVED MARCH 27, 2024.
2. TYPE V-B CONSTRUCTION SHALL BE THE AREA OF THE LARGEST BUILDING. TOTAL 17,000 SF.
3. PER PALO ALTO FIRE DEPARTMENT IF PROPOSED NFPA 13 SYSTEM, THE 50% REDUCTION IS ALLOWED.



PALO ALTO FIRE TRUCK	
Overall Length	25.900ft
Overall Width	6.900ft
Overall Body Height	10.392ft
Min Body Ground Clearance	0.823ft
Track Width	6.900ft
Lock-to-lock time	7.00s
Max Wheel Angle	33.00°

PALO ALTO FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

NOTE:
FIRE TRUCK TURNING MOVEMENTS REFLECT MOST RESTRICTIVE TURNING MOVEMENTS.

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December 16, 2024

C.7 - PRELIMINARY FIRE SERVICE PLAN

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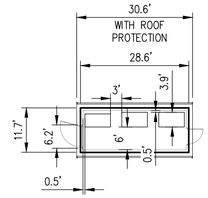
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LEGEND

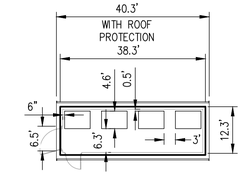
PROPOSED PROPERTY LINE

ADJACENT PROPERTY LINE



PARCEL 1 - TRASH ENCLOSURE AND BIN LAYOUT

NOT TO SCALE



PARCEL 3 - TRASH ENCLOSURE AND BIN LAYOUT

NOT TO SCALE

NOTES:

1. GREENWASTE WILL BE RESPONSIBLE TO PULL OUT THE CONTAINERS FOR SERVICE AND IMMEDIATELY PLACE THE CONTAINERS BACK INTO THE REFUSE ENCLOSURE UPON SERVICE.
2. THE CITY'S WASTE HAULER IS NOT RESPONSIBLE FOR MAINTAINING THE REFUSE ENCLOSURES. THE CITY'S WASTE HAULER IS RESPONSIBLE FOR COLLECTING ALL SOLID WASTE, RECYCLING AND COMPOSTABLE MATERIALS AS SET FORTH IN CONTRACTS BETWEEN THE CITY AND THE CITY'S WASTE HAULER OR THE CITY' WASTE HAULER AND THE HOMEOWNERS ASSOCIATION. THE CITY'S WASTE HAULER IS NOT OTHERWISE RESPONSIBLE FOR COLLECTING SOLID WASTE, RECYCLING OR COMPOSTABLE MATERIAL.

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Palo Alto, CA
December 16, 2024

C.8 - PRELIMINARY GARBAGE SERVICE PLAN

SUMMERHILL HOMES
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Tree Number	Species	Trunk Diamater (IN)	Regulated Tree	Protected Species	Proposed Action
6	Canary Island date Palm	37.8	Yes	Yes	Remove
7	Camphor	40.6	Yes	Yes	Remove
8	Camphor	26	Yes	Yes	Remove
9	Camphor	24	Yes	Yes	Remove
10	Camphor	18.7	Yes	Yes	Remove
11	Sweet Gum	18.1	Yes	Yes	Remove
12	Camphor	14.8	No	No	Remove
13	Camphor	15.6	Yes	Yes	Remove
14	Sweet Gum	17.3	Yes	Yes	Remove
15	Water Gum	5.1	No	No	Remove
16	Deodar cedar	48.2	Yes	Yes	Remove
17	Magnolia	21.7	Yes	Yes	Remove
18	White-bird-of-paradise	5.1	No	No	Remove
19	Camphor	18	No	No	Remove
20	Camphor	6.5	No	No	Remove
21	Ornamental Prunus	5.3	No	No	Preserve
22	Stone Pine	30.7	Yes	Yes	Preserve
23	Ornamental Prunus	4.1	No	No	Preserve
24	Stone Pine	25	Yes	Yes	Preserve
25	Stone Pine	27.6	Yes	Yes	Preserve
26	Stone Pine	24.6	Yes	Yes	Preserve
27	Willow-leaf podocarp	5.3	No	No	Remove
28	Willow-leaf podocarp	7.1	No	No	Remove
29	Water Gum	7.5	No	No	Remove
30	Australian silky oak	15.9	Yes	Yes	Preserve
31	Australian silky oak	12.4	No	No	Preserve
32	Australian silky oak	13.2	No	No	Preserve
33	Australian silky oak	13.2	No	No	Preserve
34	Elm	5.9	No	No	Preserve
35	Coast live oak	29.2	Yes	Yes	Remove
36	Coast live oak	23.6	Yes	Yes	Remove
37	Camphor	16.9	Yes	Yes	Remove
38	Calley pear	9.1	No	No	Remove
39	Calley pear	15	Yes	Yes	Remove
40	Calley pear	9.3	No	No	Remove
41	Crepe-myrtle	7.9	No	No	Remove
42	London plane tree	10.6	Yes	Yes	Preserve
43	Water Gum	7.1	No	No	Remove
44	Camphotr	5.9	No	No	Remove
45	Ornamental Prunus	4.1	No	No	Remove
46	Ornamental Prunus	5.9	No	No	Remove
47	Ornamental Prunus	5.9	No	No	Remove
48	Ornamental Prunus	6.7	No	No	Remove
49	Coast live oak	3.5	No	No	Remove
50	Ornamental Prunus	8.7	No	No	Remove
51	Valley Oak	15.2	Yes	Yes	Preserve

NOTE:
1. THE TABLE WAS CREATED WITH USE OF THE ARBORIST REPORT PREPARED BY LIVE OAK ASSOCIATES, INC. ON MAY 2, 2024

LEGEND

- EXISTING BOUNDARY
- EXISTING TREE TO BE REMOVED (WITH APPROXIMATE CANOPY INDICATED)
- EXISTING TREE TO REMAIN (WITH APPROXIMATE CANOPY INDICATED)
- * DENOTES OFFSITE TREES THAT ARE TO BE REMOVED (TREE SUMMARY TABLE)

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C.9 - EXISTING TREE OVERLAY

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BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

A STREET

B STREET

C STREET

CESANO COURT

EL CAMINO REAL

PLAN VIEW
Scale: 1"=20'-0"
0' 10' 20' 40'

400-141

Cesano Court

Palo Alto, CA
December 16, 2024

Illustrative Site Plan
L-1.1

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COMMUNITIES OF DISTINCTION
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EXISTING OFFSITE TREE 33 TO REMAIN:
REFER TO EXISITING TREE, PROPOSED TREE, AND TREE MITIGATION PLAN SHEET L-5

PROPOSED 6'-0" HIGH HORIZONTAL WOOD FENCE:
REFER TO DETAIL/IMAGE 2 SHEET L-6.2

EXISTING OFFSITE TREES 30-32 TO REMAIN:
REFER TO EXISITING TREE, PROPOSED TREE, AND TREE MITIGATION PLAN SHEET L-5

AMENITY SPACE 'B' ENLARGEMENT:
REFER TO SHEET L-2.2, FOR PLANTING PLAN
REFER TO SHEET L-3.2

EXISTING OFFSITE TREES 21-26 TO REMAIN:
REFER TO EXISITING TREE, PROPOSED TREE, AND TREE MITIGATION PLAN SHEET L-5

MAILBOX STATION:
REFER TO DETAIL/IMAGE 4 SHEET L-6.2

PROPOSED 6'-0" HIGH VERTICAL WOOD FENCE:
REFER TO DETAIL/IMAGE 1 SHEET L-6.2

AMENITY SPACE 'A' ENLARGEMENT:
REFER TO SHEET L-2.1, FOR PLANTING PLAN
REFER TO SHEET L-3.1

TRASH ENCLOSURE:
REFER TO PLANS PREPARED BY SDG ARCHITECTS

EXISTING 6'-0" HIGH WOOD FENCE TO REMAIN

STREETSCAPE 'A' PLANTING PLAN:
REFER TO SHEET L-3.3

SEATWALL:
REFER TO IMAGE SHEET L-9.3

PUBLIC SIDEWALK:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

EXISTING TREE 42 TO REMAIN:
REFER TO EXISITING TREE, PROPOSED TREE, AND TREE MITIGATION PLAN SHEET L-5

UTILITY LEGEND

- STORM DRAIN LINE & MANHOLE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- STORM DRAIN CATCH BASIN - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- STORM DRAIN LATERAL & AREA DRAIN - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- SANITARY SEWER LINE & MANHOLE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- WATER LINE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- POST INDICATOR VALVE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- WATER METER - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- BACKFLOW PUMP - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- FIRE RISER - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- WATER TREATMENT AREA - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- JOINT TRENCH LINE - REFER TO PLANS PREPARED BY TARRAR UTILITY CONSULTANTS
- ELECTRIC LINE - REFER TO PLANS PREPARED BY TARRAR UTILITY CONSULTANTS
- UTILITY BOX - REFER TO PLANS PREPARED BY TARRAR UTILITY CONSULTANTS
- TRANSFORMER - REFER TO PLANS PREPARED BY TARRAR UTILITY CONSULTANTS
- EXISTING STORM DRAIN LINE & MANHOLE TO REMAIN
- EXISTING STORM DRAIN CATCH BASIN TO REMAIN
- EXISTING SANITARY SEWER LINE & MANHOLE TO REMAIN
- EXISTING WATER LINE & VALVE TO REMAIN
- EXISTING WATER LATERAL & METER TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING ELECTRIC LINE TO REMAIN
- EXISTING GAS LINE & VALVE TO REMAIN
- EXISTING STREET LIGHT TO REMAIN

LADDER PAD LOCATION:
TYPICAL SYMBOL, REFER TO PLANS PREPARED BY SDG ARCHITECTS

6'-0" HIGH X 4'-0" WIDE FREESTANDING HORIZONTAL METAL TRELLIS IN FRONT OF EXISTING WOOD FENCE OPPOSITE EACH FRONT DOOR::
REFER TO IMAGE SHEET L-9.2

4'-0" WIDE CONCRETE WALKWAY

AIR CONDENSOR SCREEN:
REFER TO DETAIL/IMAGE 3 SHEET L-6.2

EXISTING 6'-0" HIGH WOOD FENCE TO REMAIN
ALL GAPS IN FENCE TO BE COVERED WITH A 1"X6" PER ACOUSTICS STUDY

PROPOSED LOCATION OF IRRIGATION BACKFLOW TO BE SCREENED WITH EVERGREEN SHRUBS:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

CONCRETE DRIVEWAY:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

WATER TREATMENT SHRUBS AND GRASSES:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

STREETSCAPE 'B' PLANTING PLAN:
REFER TO SHEET L-3.4

BUS STOP BENCH

SEATWALL:
REFER TO IMAGE SHEET L-9.3

EL CAMINO REAL STREET TREE IN 5'X8' TREE WELL AND SPACED AT 30'-0" O.C.:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

PLAN VIEW

Scale: 1"=20'-0"

0' 10' 20' 40'

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

Preliminary Landscape Plan
L-1.2

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CONCEPTUAL IMAGERY

EVERGREEN TREE:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

PROPOSED 6'-0" HIGH VERTICAL WOOD FENCE:
REFER TO DETAIL/IMAGE 1 SHEET L-6.2

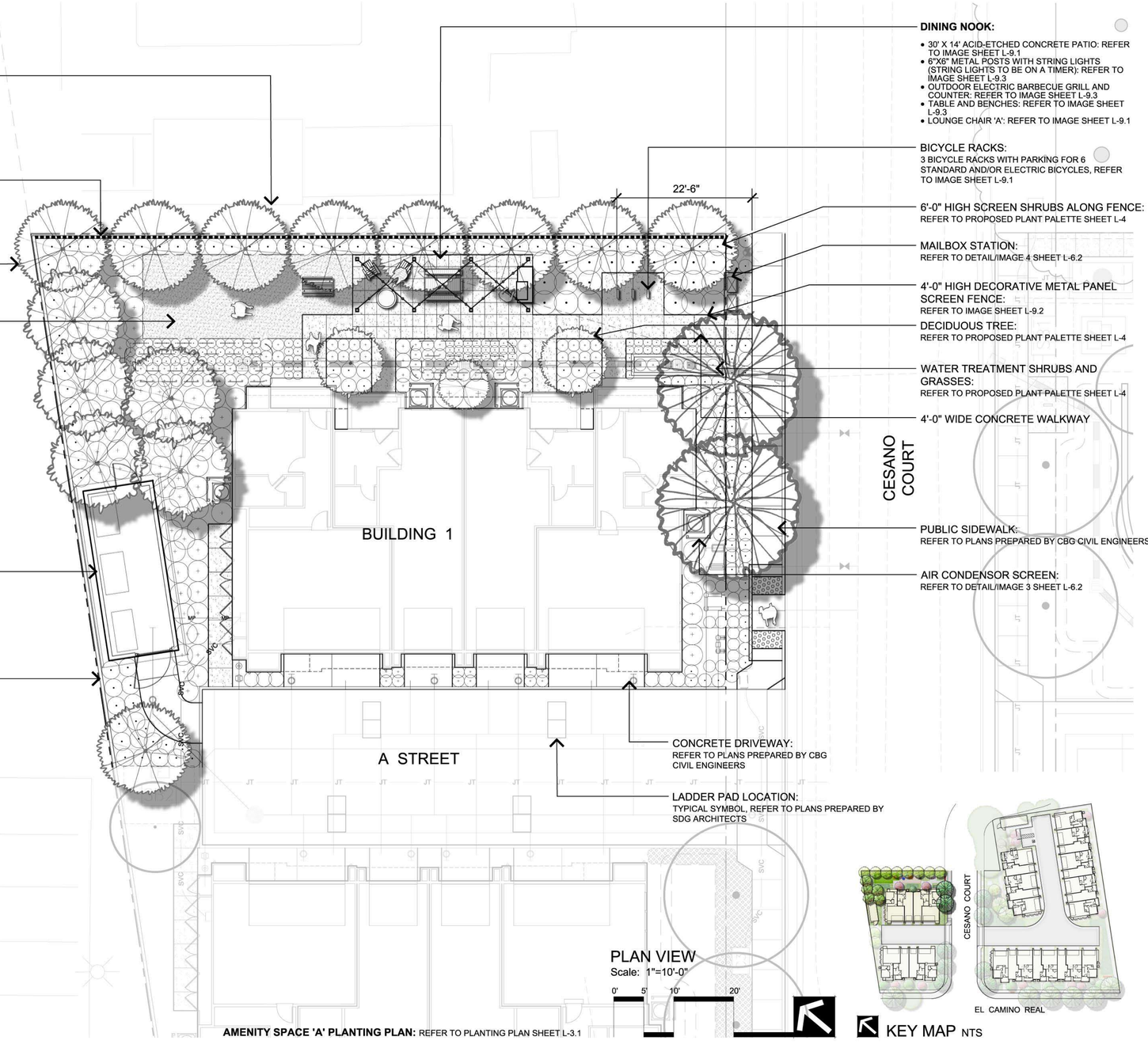
EVERGREEN TREE:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

CHILDREN'S PLAY AREA:

- 455 S.F. NON-PFAS SYNTHETIC TURF (WITH GREEN SAND INFILL) PLAY AREA WITH FIXED KIDS SOCCER GOAL
- CHILDREN'S PICNIC TABLE

TRASH ENCLOSURE:
REFER TO PLANS PREPARED BY SDG ARCHITECTS

EXISTING 6'-0" HIGH WOOD FENCE TO REMAIN



DINING NOOK:

- 30' X 14' ACID-ETCHED CONCRETE PATIO: REFER TO IMAGE SHEET L-9.1
- 6"X6" METAL POSTS WITH STRING LIGHTS (STRING LIGHTS TO BE ON A TIMER): REFER TO IMAGE SHEET L-9.3
- OUTDOOR ELECTRIC BARBECUE GRILL AND COUNTER: REFER TO IMAGE SHEET L-9.3
- TABLE AND BENCHES: REFER TO IMAGE SHEET L-9.3
- LOUNGE CHAIR 'A': REFER TO IMAGE SHEET L-9.1

BICYCLE RACKS:
3 BICYCLE RACKS WITH PARKING FOR 6 STANDARD AND/OR ELECTRIC BICYCLES, REFER TO IMAGE SHEET L-9.1

6'-0" HIGH SCREEN SHRUBS ALONG FENCE:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

MAILBOX STATION:
REFER TO DETAIL/IMAGE 4 SHEET L-6.2

4'-0" HIGH DECORATIVE METAL PANEL SCREEN FENCE:
REFER TO IMAGE SHEET L-9.2

DECIDUOUS TREE:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

WATER TREATMENT SHRUBS AND GRASSES:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

4'-0" WIDE CONCRETE WALKWAY

PUBLIC SIDEWALK:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

AIR CONDENSOR SCREEN:
REFER TO DETAIL/IMAGE 3 SHEET L-6.2

CONCRETE DRIVEWAY:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

LADDER PAD LOCATION:
TYPICAL SYMBOL, REFER TO PLANS PREPARED BY SDG ARCHITECTS

PLAN VIEW
Scale: 1"=10'-0"
0' 5' 10' 20'

AMENITY SPACE 'A' PLANTING PLAN: REFER TO PLANTING PLAN SHEET L-3.1

KEY MAP NTS

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

Amenity Space 'A' Enlargement
L-2.1

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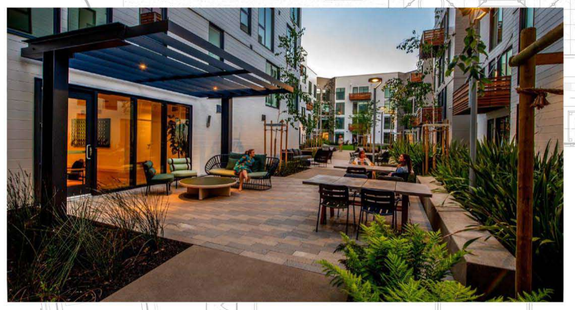
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CONCEPTUAL IMAGERY

EXISTING TREES 21-26 TO REMAIN:
REFER TO EXISITING TREE, PROPOSED TREE, AND TREE MITIGATION PLAN SHEET L-5

DINING LOUNGE:

- 15' X 16' ACID-ETCHED CONCRETE PATIO: REFER TO IMAGE SHEET L-9.1
- OUTDOOR ELECTRIC BARBECUE GRILL AND COUNTER: REFER TO IMAGE SHEET L-9.2
- CAST-IN-PLACE CONCRETE SEATWALL WITH PERFORATED METAL SCREEN PANELS: REFER TO IMAGE SHEET L-9.2
- CAST-IN-PLACE CONCRETE SEATWALL WITH WOOD SLATS: REFER TO IMAGE SHEET L-9.2
- LOUNGE TABLES

DECIDUOUS TREE:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

PUBLIC SIDEWALK:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

SCREEN SHRUBS AT TRANSFORMER:
REFER TO PROPOSED PLANT PALETTE SHEET L-4

BICYCLE RACKS:
3 BICYCLE RACKS WITH PARKING FOR 69 STANDARD AND/OR ELECTRIC BICYCLES, REFER TO IMAGE SHEET L-9.1

OUTDOOR LIVING AREA:

- 22' X 14' ACID-ETCHED CONCRETE PATIO: REFER TO IMAGE SHEET L-9.1
- METAL PERGOLA: REFER TO IMAGE SHEET L-9.3
- LOUNGE CHAIR 'B': REFER TO IMAGE SHEET L-9.1
- CONCRETE COFFEE TABLE: REFER TO IMAGE SHEET L-9.1
- CAST-IN-PLACE CONCRETE SEATWALL WITH WOOD SLATS: REFER TO IMAGE SHEET L-9.2

WATER TREATMENT SHRUBS AND GRASSES:
E.G. CHONDROPETALUM ELEPHANTIUM (1 GALLON) AND MIMULUS AURANTIACUS (1 GALLON) -
REFER TO PROPOSED PLANT PALETTE SHEET L-4

RETAINING WALL:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

EVERGREEN TREE:
E.G. QUERCUS AGRIFOLIA
REFER TO PROPOSED PLANT PALETTE SHEET L-4

PROPOSED 6'-0" HIGH HORIZONTAL WOOD FENCE:
REFER TO DETAIL/IMAGE 2 SHEET L-6.2

TRASH ENCLOSURE:
REFER TO PLANS PREPARED BY SDG ARCHITECTS

AIR CONDENSOR SCREEN:
REFER TO DETAIL/IMAGE 3 SHEET L-6.2

CONCRETE DRIVEWAY:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

LADDER PAD LOCATION:
TYPICAL SYMBOL, REFER TO PLANS PREPARED BY SDG ARCHITECTS

4'-0" WIDE CONCRETE WALKWAY



PLAN VIEW
Scale: 1"=10'-0"
0' 5' 10' 20'

AMENITY SPACE 'B' PLANTING PLAN: REFER TO PLANTING PLAN SHEET L-3.2

KEY MAP NTS

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

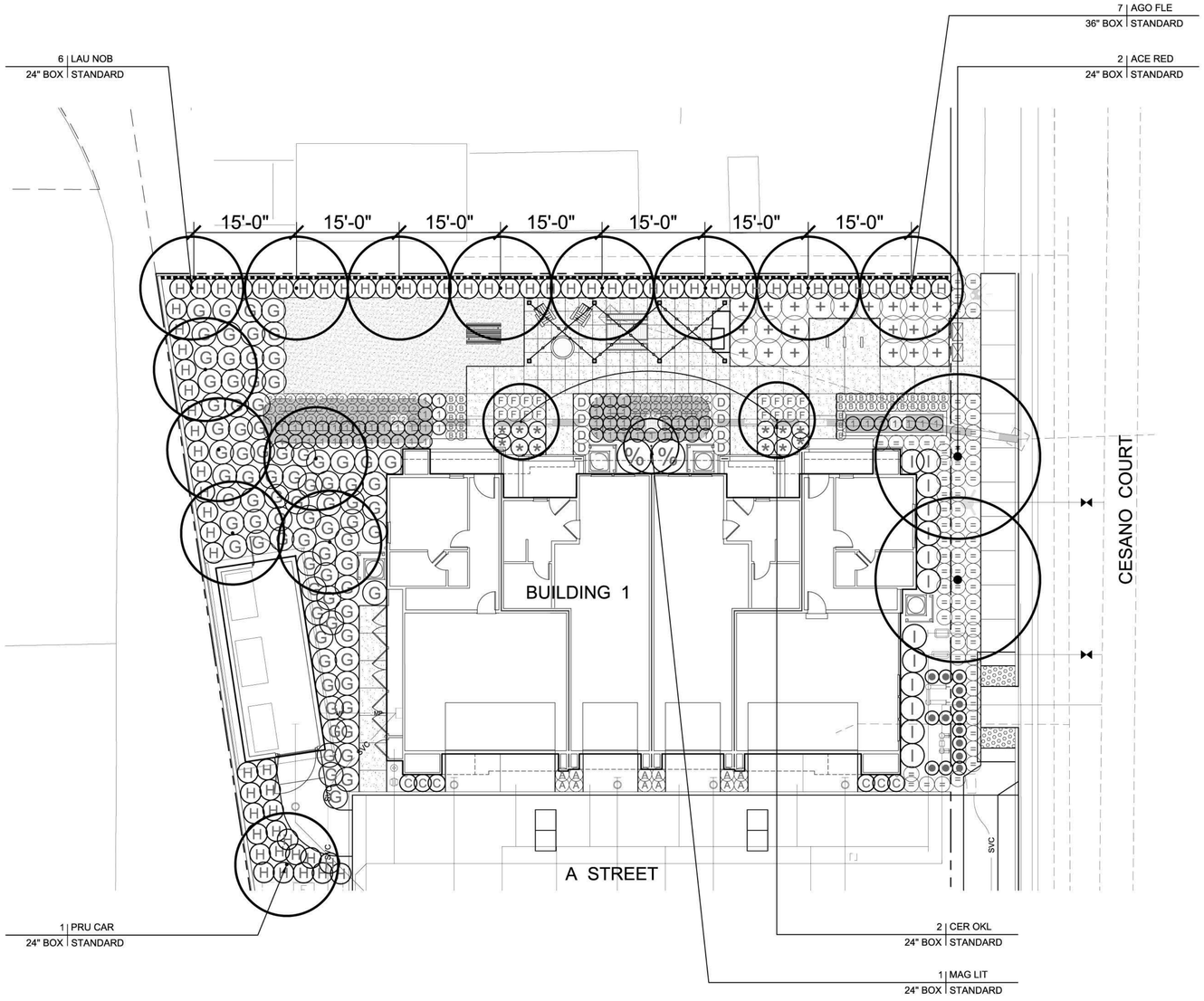
Amenity Space 'B' Enlargement
L-2.2

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PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	COMMENTS	WUCOLS	QTY.
	TREES:					
ACE RED	ACER RUBRUM 'REDPOINTE'	RED MAPLE	24" BOX	STANDARD	M	2
AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	STANDARD	L	8
CER OKL	CERCIS CANADENSIS 'OKLAHOMA'	EASTERN REDBUD	24" BOX	STANDARD	M	2
LAU NOB	LAURUS NOBILIS	SWEET BAY	36" BOX	STANDARD	L	5
MAG LIT	MANOGLIA 'LITTLE GEM'	MAGNOLIA	24" BOX	STANDARD	M	1
PRU CAR	PRUNUS CAROLINIANA	LAUREL CHERRY	24" BOX	STANDARD	L	1
	SHRUBS:					
* %	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GALLON		L	2
A	DIANELLA BLUETOPIA	FLAX LILY	1 GALLON		M	13
+	DIANELLA TASMANICA	FLAX LILY	5 GALLON		M	21
*	DIANELLA WYEENA	FLAX LILY	5 GALLON		L	12
* =	EPILOBIUM CANUM 'CLOVERDALE'	CALIFORNIA FUCHSIA	1 GALLON		L	68
* B	HEUCHERA 'CANYON DUET'	ALUM ROOT	1 GALLON		L	35
C	ILEX CRENATA 'SKY PENCIL	BOX-LEAVED HOLLY	5 GALLON		M	6
●	LIGUSTRUM TEXANUM	PRIVET	5 GALLON	FOR SCREENING OF UTILITIES AND ALONG PERIMETER FENCE	M	14
D	LIRIOPE GIGANTEA	LILYTURF	5 GALLON		M	8
F	NANDINA 'HARBOUR DWARF'	HEAVENLY BAMBOO	1 GALLON		L	16
* G	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GALLON		L	84
● H	PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA LAUREL CHERRY	5 GALLON	COLUMN FORM, FOR SCREENING OF AND ALONG PERIMETER FENCE	L	70
I	RHAPHIOLEPIS UMBELLATUM 'MINOR'	YEDDO HAWTHORNE	5 GALLON		L	13
	WATER TREATMENT PLANTS:					
* 1	JUNCUS PATENS	RUSH	1 GALLON		L	59
* 2	MIMULUS 'JELLY BEAN'	MONKEY FLOWER	1 GALLON		VL	69

* DENOTES CALIFORNIA NATIVE SPECIES
● DENOTES SCREEN SHRUB



KEY MAP NTS

400-141
Cesano Court
Palo Alto, CA
December 16, 2024

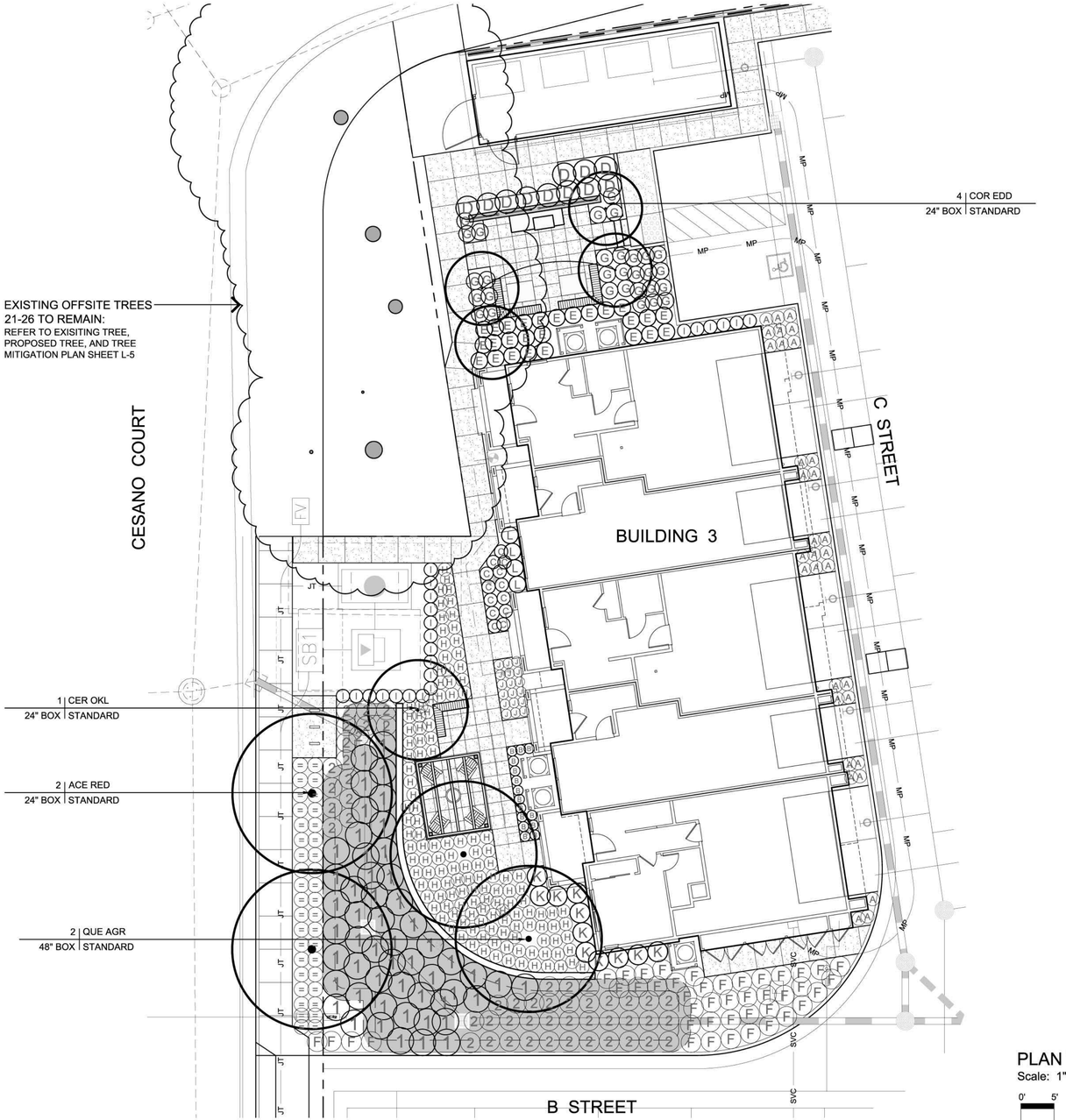
Amenity Space 'A' Planting Plan
L-3.1

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PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	COMMENTS	WUCOLS	QTY.
	TREES:					
ACE RED	ACER RUBRUM 'REDPOINTE'	RED MAPLE	24" BOX	STANDARD	M	2
CER OKL	CERCIS CANADENSIS 'OKLAHOMA'	EASTERN REDBUD	24" BOX	STANDARD	M	1
COR EDD	CORNUS 'EDDIE'S WHITE WONDER'	DOGWOOD	24" BOX	STANDARD	M	4
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	STANDARD	L	2
	SHRUBS:					
A	DIANELLA BLUETOPIA	FLAX LILY	1 GALLON		L	32
B	DIANELLA 'COOL VISTA'	FLAX LILY	1 GALLON		L	15
C	DIANELLA 'SILVER STREAK'	FLAX LILY	1 GALLON		L	13
D	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON		L	11
E	DIETES GRANDIFLORA 'VARIEGATA'	FORTNIGHT LILY	5 GALLON		L	26
* =	EPILOBIUM CANUM 'CLOVERDALE'	CALIFORNIA FUCHSIA	1 GALLON		L	38
* F	GALVEZIA SPECIOSA 'FIRECRACKER'	SNAPDRAGON	1 GALLON		L	43
G	LOMANDRA 'BREEZE'	MAT RUSH	1 GALLON		L	30
H	LOMANDRA 'LIME TUFF'	MAT RUSH	1 GALLON		L	139
I	MYRSINE AFRICANA	AFRICAN BOXWOOD	15 GALLON	FOR SCREENING OF UTILITIES	L	23
J	NANDINA 'BLUSH PINK'	HEAVENLY BAMBOO	1 GALLON		L	18
K	PHORMIUM 'PINK PANTHER'	FLAX	5 GALLON		L	11
L	WESTRINGIA 'GRAY BOX'	ROSEMARY	5 GALLON		L	4
	WATER TREATMENT PLANTS:					
* 1	CONDROPETALUM ELEPHANTIUM	LARGE CAPE RUSH	1 GALLON		L	53
* 2	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GALLON		VL	51

* DENOTES CALIFORNIA NATIVE SPECIES



KEY MAP NTS

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

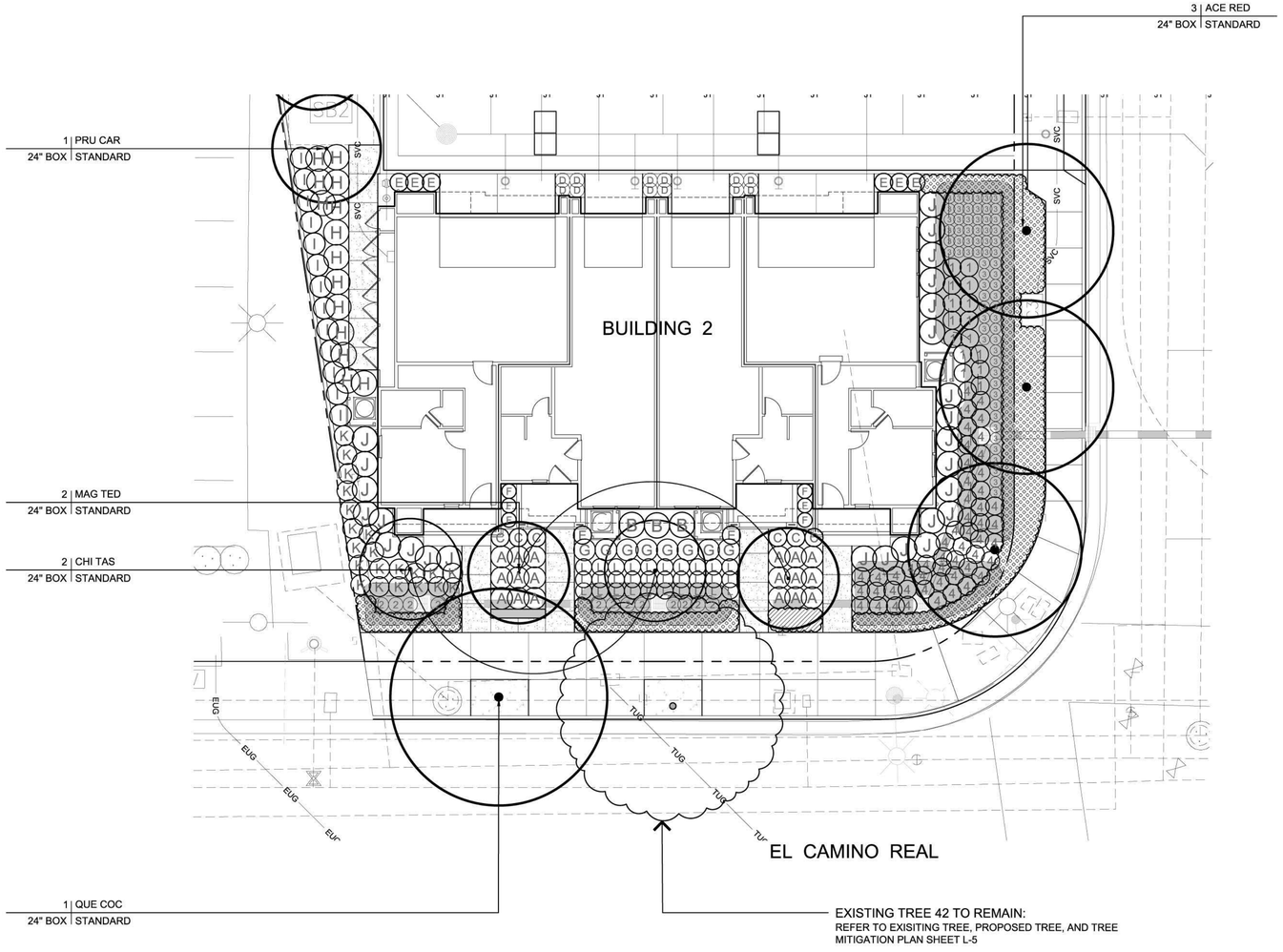
Amenity Space 'B' Planting Plan
L-3.2

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PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	COMMENTS	WUCOLS	QTY.
	TREES:					
ACE RED	ACER RUBRUM 'REDPOINTE'	RED MAPLE	24" BOX	STANDARD	M	3
CHI TAS	CHITAPLA TASHKENTENSIS	NCN	24" BOX	STANDARD	L	2
MAG TED	MANOGLIA 'TEDDY BEAR'	MAGNOLIA	24" BOX	STANDARD	M	2
QUE COC	QUERCUS COCCINEA	NCN	24" BOX	STANDARD	L	1
PRU CAR	PRUNUS CAROLINIANA	LAUREL CHERRY	24" BOX	STANDARD	L	1
	SHRUBS:					
A	CALANDRINIA 'JAZZ TIME'	ROCK PURSLANE	1 GALLON		L	18
* B	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GALLON		L	4
C	CORDYLINE 'DESIGN A LINE'	CORDYLINE	5 GALLON		L	7
D	DIANELLA BLUETOPIA	FLAX LILY	1 GALLON		M	13
E	ILEX CRENATA 'SKY PENCIL	BOX-LEAVED HOLLY	5 GALLON		M	9
F	NANDINA 'COMPACTA'	HEAVENLY BAMBOO	1 GALLON		L	7
G	PHORMIUM 'WINGS OF GOLD'	FLAX	5 GALLON		L	9
* H	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GALLON		L	15
I	PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA LAUREL CHERRY	5 GALLON	COLUMN FORM	L	14
J	RHAPHIOLEPIS UMBELLATUM 'MINOR'	YEDDO HAWTHORNE	5 GALLON		L	27
K	SALVIA GREGGII 'CHERRY LIPS'	AUTUMN SAGE	5 GALLON		L	22
L	SALVIA GREGGII 'ICING SUGAR'	AUTUMN SAGE	5 GALLON		L	31
	WATER TREATMENT PLANTS:					
* 1	CHONDROPETALUM 'EL CAMPO'	CAPE RUSH	1 GALLON		L	16
* 2	JUNCUS PATENS	RUSH	1 GALLON		L	15
* 3	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GALLON		L	67
* 4	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GALLON		VL	52
	GROUNDCOVER:					
	CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON @ 1'-6" O.C.		L	
	TEUCRIUM CHAMAEDRYS 'SUMMER SUNSHINE'	GERMANDER	1 GALLON @ 2'-0" O.C.		L	

* DENOTES CALIFORNIA NATIVE SPECIES



KEY MAP NTS

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

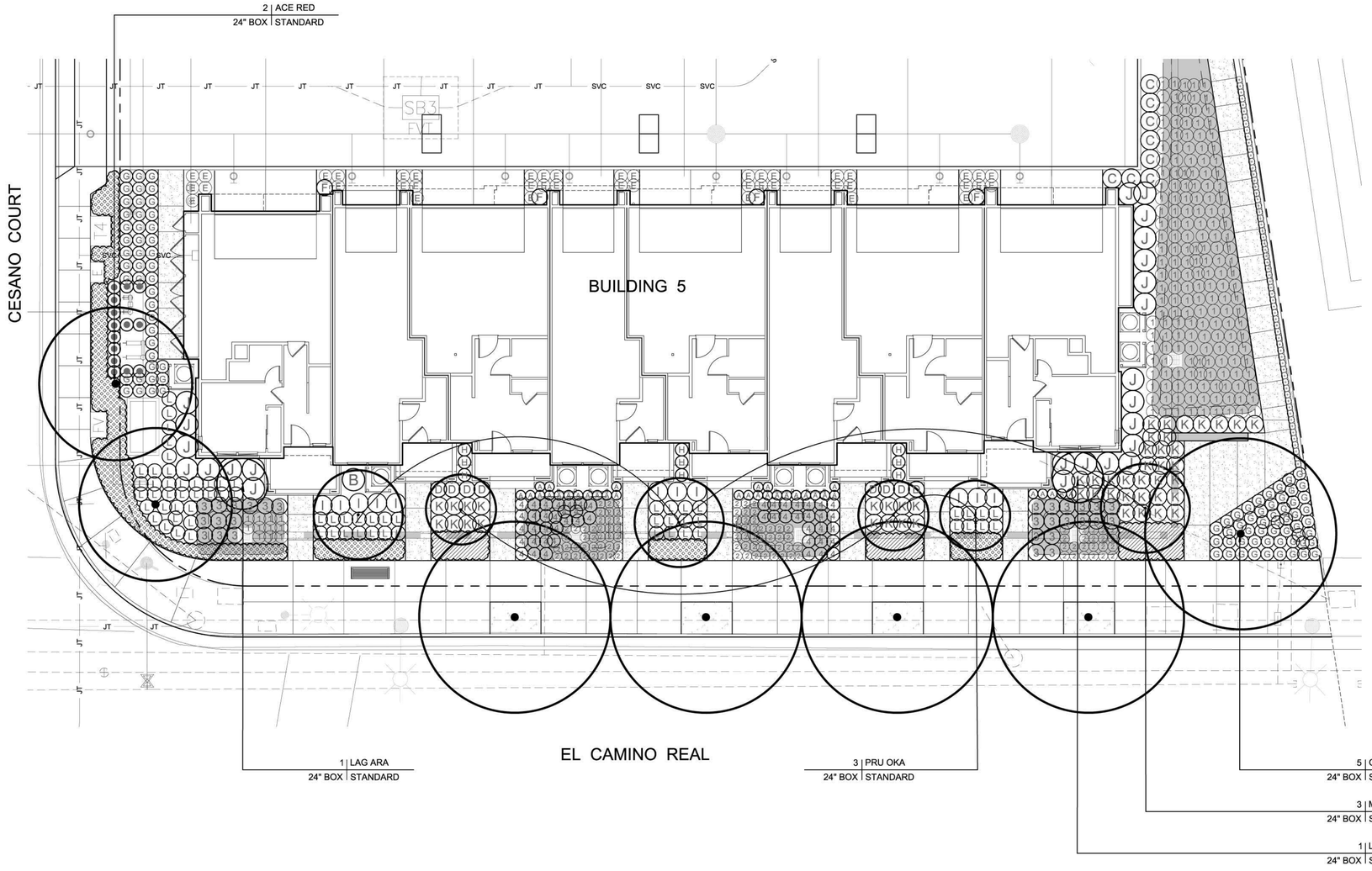
Streetscape 'A' Planting Plan
L-3.3

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PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	COMMENTS	WUCOLS	QTY.
	TREES:					
ACE RED	ACER RUBRUM 'REDPOINTE'	RED MAPLE	24" BOX	STANDARD	M	2
LAG ARA	LAGERSTROEMIA 'ARAPAHO'	CRAPE MYRTLE	24" BOX	STANDARD	M	2
MAG TED	MANOGLIA 'TEDDY BEAR'	MAGNOLIA	24" BOX	STANDARD	M	3
QUE COC	QUERCUS COCCINEA	NCN	24" BOX	STANDARD	L	5
PRU OKE	PRUNUS INCAMP 'OKAME'	NCN	24" BOX	STANDARD	L	3
	SHRUBS:					
A	ANIGOZANTHOS 'RED CROSS'	KANGAROO PAW	5 GALLON		L	33
* B	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GALLON		L	1
C	CISTUS HYBRIDUS 'WICKIE'	ROCKROSE	1 GALLON		L	8
D	CORDYLINE 'DESIGN A LINE'	CORDYLINE	5 GALLON		L	8
E	DIANELLA BLUETOPIA	FLAX LILY	1 GALLON		M	43
F	ILEX CRENATA 'SKY PENCIL	BOX-LEAVED HOLLY	5 GALLON		M	4
●	LIGUSTRUM TEXANUM	PRIVET	5 GALLON	FOR SCREENING OF UTILITIES	M	14
○	LOMANDRA 'BABY BREEZE'	MAT RUSH	1 GALLON		L	62
G	LOMANDRA 'BREEZE'	MAT RUSH	1 GALLON		L	104
H	NANDINA 'COMPACTA'	HEAVENLY BAMBOO	1 GALLON		L	9
I	PHORMIUM 'WINGS OF GOLD'	FLAX	5 GALLON		L	11
J	RHAPHIOLEPIS UMBELLATUM 'MINOR'	YEDDO HAWTHORNE	5 GALLON		L	24
K	SALVIA GREGGII 'CHERRY LIPS'	AUTUMN SAGE	5 GALLON		L	49
L	SALVIA GREGGII 'ICING SUGAR'	AUTUMN SAGE	5 GALLON		L	68
	WATER TREATMENT PLANTS:					
* 1	JUNCUS PATENS	RUSH	1 GALLON		L	192
* 2	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GALLON		L	99
* 3	MIMULUS AURANTIACUS	MONKEY FLOWER	1 GALLON		VL	28
4	STIPA PULCHRA	NCN	1 GALLON		L	50
	GROUNDCOVER:					
	CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON @ 1'-6" O.C.		L	
	TEUCRIUM CHAMAEDRYS 'SUMMER SUNSHINE'	GERMANDER	1 GALLON @ 2'-0" O.C.		L	

* DENOTES CALIFORNIA NATIVE SPECIES
● DENOTES SCREEN SHRUB



KEY MAP NTS

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

Streetscape 'B' Planting Plan
L-3.4

SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	TREE SIZE	WULCOLS	QTY.
EL CAMINO REAL STREET TREE:						
QUERCUS COCCINEA	NCN	24" BOX	N/A	MEDIUM	L	5
DECIDUOUS TREES:						
ACER RUBRUM 'REDPOINTE'	RED MAPLE	24" BOX	N/A	MEDIUM	L	8
✱ CERCIS SPECIES	REDBUD	24" BOX	N/A	SMALL	M	5
CHIONANTHUS RETUSUS	FRINGE TREE	24" BOX	N/A	MEDIUM	M	-
CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	N/A	SMALL	M	1
CORNUS EDDIE'S WHITE WONDER	DOGWOOD	24" BOX	N/A	SMALL	M	4
LAGERSTROEMIA SPECIES	CRAPE MYRTLE	24" BOX	N/A	SMALL	M	3
ZELKOVA SERRATA	SAW LEAF SELKOVA	24" BOX	N/A	MEDIUM	M	-
EVERGREEN TREES:						
AGONIS FLEXUOSA	PEPPERMINT TREE	36" BOX	N/A	MEDIUM	L	4
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	N/A	SMALL	L	5
MAGNOLIA 'LITTLE GEM'	MAGNOLIA	24" BOX	N/A	SMALL	M	3
MELALEUCA QUINQUENERVIA	NCN	24" BOX	N/A	SMALL	M	-
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	N/A	SMALL	L	1
PODOCARPUS MACROPHYLLA	YEW PINE	24" BOX	N/A	SMALL	M	2
PRUNUS CAROLINIANA	NCN	24" BOX	N/A	MEDIUM	L	2
✱ QUERCUS HYPOLENCOIDES	SILVER LEG OAK	24" BOX	N/A	MEDIUM	L	-
✱ QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	N/A	MEDIUM	L	2
RHAPHIOLEPIS 'MAGNIFICENT'	INDIAN HAWTHORNE	24" BOX	N/A	SMALL	L	3
BACKGROUND/FOUNDATION SHRUBS:						
MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GALLON	3'-0" O.C.		L	
MYRTUS COMMUNIS COMPACTA	MYRTLE	5 GALLON	2'-6" O.C.		L	
PITTOSPORUM SPECIES	TOBIRA	5 GALLON	3'-0" O.C.		L	
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL	15 GALLON	2'-0" O.C.		M	
RHAPHIOLEPIS SPECIES	NCN	5 GALLON	3'-0" O.C.		L	
INTERMEDIATE SHRUBS:						
CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GALLON	3'-0" O.C.		L	
✱ CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GALLON	4'-0" O.C.		L	
DIETES SPECIES	FORTNIGHT LILY	5 GALLON	3'-0" O.C.		L	
EUPHORBIA CHARACIAS WULFENII	SPURGE	5 GALLON	2'-6" O.C.		L	
✱ GALVEZIA SPECIOSA 'FIRE CRACKER'	ISLAND SNAP DRAGON	1 GALLON	4'-0" O.C.		M	
✱ SALVIA SPECIES	SAGE	5 GALLON	3'-0" O.C.		L	
✱ ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	VARIES		L	
FOREGROUND SHRUBS:						
ANIGOZANTHUS SPECIES	KANGAROO PAWS	1 GALLON	1'-6" O.C.		L	
BULBINE FRUTESCENS	NCN	1 GALLON	2'-6" O.C.		L	
CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON	2'-6" O.C.		L	
DIANELLA SPECIES	FLAX LILY	1 GALLON	2'-6" O.C.		L	
HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2'-0" O.C.		M	
✱ HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GALLON	VARIES		L	
LIROPE SPECIES	BIG BLUE LILY TURF	1 GALLON	1'-6" O.C.		M	
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	3'-0" O.C.		L	
✱ POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GALLON	VARIES		L	
TEUCRIUM SPECIES	GERMANDER	1 GALLON	1'-6" O.C.		L	
✱ ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES		L	

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	WULCOLS
GROUNDCOVER:				
✱ ARCTOSTAPHYLOS SPECIES	BEARBERRY	1 GALLON	3'-0" O.C.	L
EREMOPHILA GLABRA	GRAY EMU	1 GALLON	3'-0" O.C.	L
✱ ERIOGONUM SPECIES	BUCKWHEAT	1 GALLON	VARIES	L
GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	3'-0" O.C.	L
PORTULACARIA AFRA MINIMA	NCN	1 GALLON	2'-6" O.C.	L
TEUCRIUM SPECIES	GERMANDER	1 GALLON	2'-0" O.C.	L
✱ ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES	L
VINES:				
TRACHELOSPERMUM JASMINOIDES	JASMINE	15 GALLON	N/A	M
GRASSES:				
FESTUCA MAIREI	FESCUE	1 GALLON	3'-0" O.C.	L
LOMANDRA SPECIES	NCN	1 GALLON	VARIES	L
✱ MUHLENBERGIA SPECIES	DEER GRASS	1 GALLON	4'-0" O.C.	L
✱ PENNISETUM SPECIES	FOUNTAIN GRASS	1 GALLON	3'-0" O.C.	L
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	1'-0" O.C.	L
AGAVE, ALOE, & SUCCULENTS:				
AEONIUM SPECIES	AEONIUM	2 GALLON	VARIES	L
AGAVE ATTENUATA	AGAVE	15 GALLON	VARIES	L
ALOE SPECIES	ALOE	1 GALLON	VARIES	L
ECHEVERIA SPECIES	ECHEVERIA	2 GALLON	VARIES	L
HESPERALOE PARVIFLORA 'BRAKELIGHTS'	RED YUCCA	1 GALLON	2'-6" O.C.	L
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GALLON	2'-0" O.C.	L
YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	5 GALLON	4'-0" O.C.	L
WATER TREATMENT SHRUBS AND GRASSES:				
✱ ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MIX EVENLY	L
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	MIX EVENLY	L
✱ ELYMUS CONDENSATUS 'CANYON PRINCE'	NCN	1 GALLON	MIX EVENLY	L
✱ JUNCUS PATENS	RUSH	1 GALLON	MIX EVENLY	L
✱ MIMULUS ARANTIACUS	MONKEY FLOWER	1 GALLON	MIX EVENLY	L

✱ DENOTES CALIFORNIA NATIVE SPECIES

NOTES

LANDSCAPE NOTES:

PLANT PALETTE IS FOR REFERENCE ONLY, NOT ALL TREES, SHRUBS, GRASSES, AND GROUNDCOVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. ADDITIONAL PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY AND CONTAINER SIZE. PLANT MATERIAL SHALL BE SELECTED AT THE DESCRETION OF THE LANDSCAPE ARCHITECT.

ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH EVERGREEN SHRUBS. REFER TO PLANTING PLANS SHEET L-3.1 AND L-3.2 FOR EXAMPLE OF SCREENING AND PROPOSED PLANT PALETTE THIS SHEET FOR A LIST OF POTENTIAL SHRUBS FOR SCREENING.

INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN WATER TREATMENT AREAS BETWEEN PLANTINGS.

BAY-FRIENDLY GUIDELINES:

DO NOT USE CHEMICALS, FERTILIZERS, HERBICIDES, OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATIERLAS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSACPE GUIDELINES: HTTP://WWW.STOPWASTE.ORD/RESOURDE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL AND RESCAPECA.ORG FOR GUIDANCE.

AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

WATER CONSERVATION STATEMENT:

ALL PLANTING AND IRRIGATION WILL CONFORM TO THE COUNTY'S WATER EFFICIENT LANDSCAPE ORDINANCE (PER LOT). POINT-SOURCE DRIP EMITTERS WILL BE USED TO IRRIGATE SHRUBS AND GROUNDCOVER. IRRIGATION CONTROLLERS WILL BE SELF-ADJUSTING (SMART). ALL OTHER REQUIREMENTS OF THE ORDINANCE WILL BE FOLLOWED, INCLUDING A MINIMUM OF 3" DEEP LAYER OF BARK MULCH IN ALL NON-TURF PLANTER AREAS. PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

IRRIGATION NOTE:

THE PROPOSED IRRIGATION SYSTEM FOR THIS SITE WILL BE DESIGNED WITH THE LATEST TECHNOLOGY IN WATER CONSERVATION AND EFFICIENCY. THE SYSTEM WILL CONSIST OF THE FOLLOWING TYPES OF IRRIGATION METHODS AND EQUIPMENT COMPLYING WITH THE STATE WATER ORDINANCE. ALL SMALL PLANTING BEDS WILL BE IRRIGATED WITH HIGHLY EFFICIENT, WATER CONSERVING INLINE DRIP. ALL BIOSWALES AREAS WILL BE IRRIGATED WITH HIGH EFFICIENCY POP-UP SPRAY PRESSURE COMPENSATING SPRAY SPRINKLERS. THESE SPRINKLERS APPLY THE WATER AT A LOWER APPLICATION RATE TO REDUCE RUNOFF AND PONDING. ALL SPRINKLERS WILL INCLUDE BUILT IN CHECK VALVES AND PRESSURE REGULATORS TO PREVENT MISTING AND LOW HEAD DRAINAGE ON SLOPED AREAS. THE CONTROLLER THAT WILL MANAGE THIS SYSTEM UTILIZES AN ONSITE WEATHER BASED SENSOR TO ADJUST THE RUN TIMES OF THE VALVES BASED ON DAILY WEATHER CONDITIONS. UTILIZING THIS TYPE OF WEATHER BASED SYSTEM WILL HELP THE LANDSCAPE MANAGER SAVE 25% MORE WATER THAN WITH A CONVENTIONAL CONTROLLER.

IRRIGATION ZONES

1. LOW WATER USE/CALIFORNIA NATIVE SHRUBS/GROUNDCOVER/GRASSES/ANNUALS AREA WILL BE IRRIGATED WITH AN INLINE DRIP EMITTERS SYSTEM.
2. LARGE SHRUBS/TREES/ AREAS WILL USE POINT SOURCE BUBBLERS.

IRRIGATION EQUIPMENT

1. THE IRRIGATION SYSTEM WILL BE AUTOMATED USING AN "ET" WEATHER BASED CONTROLLER. THE CONTROLLER RECEIVES ET/WEATHER UPDATES FROM A LOCAL WEATHER STATION OR SENSING DEVICE AND WILL AUTOMATICALLY ADJUSTS THE IRRIGATION SYSTEM RUN TIMES ACCORDINGLY.
2. PRESSURIZED MAINLINE 2" AND SMALLER SHALL BE SOLVENT WELD SCHEDULE 40 PVC WITH SCHEDULE 40 FITTINGS.
3. LATERAL LINE PIPING SHALL BE SOLVENT WELD SCHEDULE 40 PVC WITH SCHEDULE 40 FITTINGS.
4. BUBBLERS, POP-UP SPRAY AND ROTOR HEADS WILL BE TORO, HUNTER, OR RAIN BIRD.
5. SUBSURFACE INLINE DRIP EMITTERS WILL BE PROVIDED BY NETAFIM, RAIN BIRD, HUNTER OR TORO AND BURIED APPROXIMATELY 4" BELOW GRADE.

MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2'-0" FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3'-0" FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM oF 15' FROM BUILDINGS AND A MINIMUM OF 3'-0" FROM PAVING, CURBS OR WALLS.
4. 3'-0" MINIMUM FROM JOINT TRENCH, 6' FROM WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
6. ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES, SHALL INCLUDE A ROOT BARRIER PER SECTION 4-32.
7. STREET TREES TO BE LOCATED A MINIMUM OF 20' FROM STREET LIGHTS.

ADDITIONAL TREES AND SHRUB SPECIES ARE PROVIDED FOR OTHER AREAS OF THE SITE NOT INCLUDED IN THE PLANTING PLANS AND IN THE CASE OF PROPOSED SPECIES OF TREES, SHRUBS, AND GROUNDCOVER NOT BEING AVAILABLE AT TIME OF INSTALLATION.

400-141
Cesano Court
Palo Alto, CA
December 16, 2024

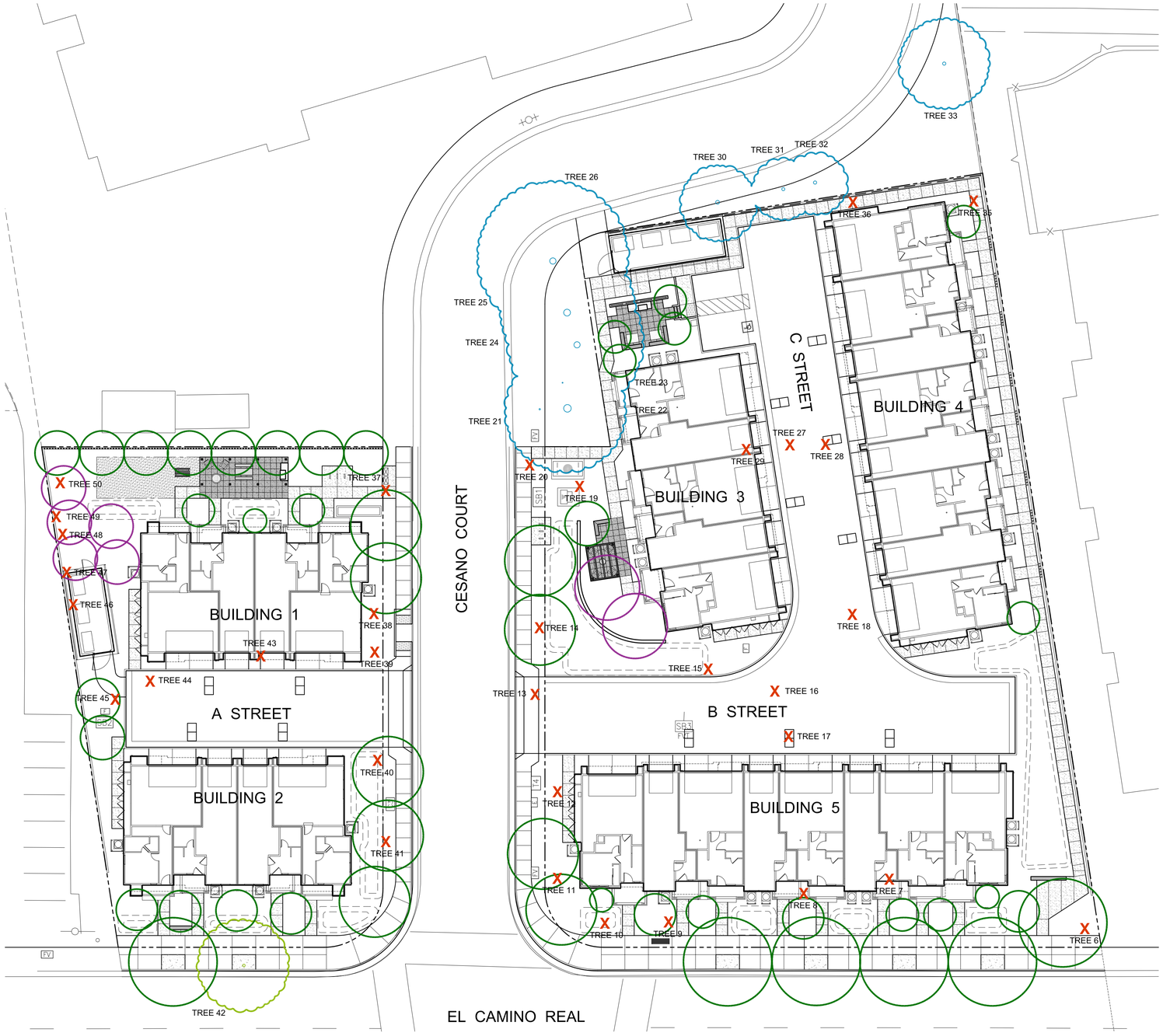
Proposed Plant Palette
L-4

SUMMERHILL HOMES™
COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

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TREE NO.	SPECIES	PROTECTED TREE	PROPOSED ACTION	TREE CANOPY	REPLACEMENT TREE SIZE	REPLACEMENT QUANTITY		
						24" BOX	36" BOX	48" BOX
6	CANARY ISLAND DATE PALM	YES	REMOVE	23'	24" BOX	3		
7	CAMPHOR	YES	REMOVE	70'	36" BOX		4	
8	CAMPHOR	YES	REMOVE	46'	24" BOX	6		
9	CAMPHOR	YES	REMOVE	33'	24" BOX	4		
10	CAMPHOR	YES	REMOVE	31'	24" BOX	4		
11	SWEET GUM	YES	REMOVE	45'	24" BOX	6		
12	CAMPHOR	NO	REMOVE	26'	24" BOX	3		
13	CAMPHOR	YES	REMOVE	37'	24" BOX	4		
14	SWEET GUM	YES	REMOVE	28'	24" BOX	4		
15	WATER GUM	NO	REMOVE	11'	24" BOX	3		
16	DEOCOR CEDAR	YES	REMOVE	57'	24" BOX, 36" BOX, 48" BOX	2	2	2
17	MAGNOLIA	YES	REMOVE	35'	24" BOX	4		
18	WHITE BIRD OF PARADISE	NO	REMOVE	20'	24" BOX	3		
19	CAMPHOR	NO	REMOVE	45'	24" BOX	6		
20	CAMPHOR	NO	REMOVE	14'	24" BOX	3		
21	ORNAMENTAL PRUNUS	NO	PRESERVE	16'				
22	STONE PINE	YES	PRESERVE	40'				
23	ORNAMENTAL PRUNUS	NO	PRESERVE	15'				
24	STONE PINE	YES	PRESERVE	45'				
25	STONE PINE	YES	PRESERVE	45'				
26	STONE PINE	YES	PRESERVE	50'				
27	WILLOW LEAF PODOCARP	NO	REMOVE	5'	24" BOX	2		
28	WILLOW LEAF PODOCARP	NO	REMOVE	11'	24" BOX	3		
29	WATER GUM	NO	REMOVE	13'	24" BOX	3		
30	AUSTRALIAN SILKY OAK	YES	PRESERVE	25'				
31	AUSTRALIAN SILKY OAK	NO	PRESERVE	20'				
32	AUSTRALIAN SILKY OAK	NO	PRESERVE	20'				
33	AUSTRALIAN SILKY OAK	NO	PRESERVE	30'				
35	COAST LIVE OAK	YES	REMOVE	40'	24" BOX	6		
36	COAST LIVE OAK	YES	REMOVE	38'	24" BOX	4		
37	CAMPHOR	YES	REMOVE	33'	24" BOX	4		
38	CALLERY PEAR	NO	REMOVE	18'	24" BOX	3		
39	CALLERY PEAR	YES	REMOVE	33'	24" BOX	4		
40	CALLERY PEAR	NO	REMOVE	17'	24" BOX	3		
41	CRAPE MYRTLE	NO	REMOVE	20'	24" BOX	3		
42	LONDON PLANE TREE	YES	PRESERVE	30'				
43	WATER GUM	NO	REMOVE	25'	24" BOX	3		
44	CAMPHOR	NO	REMOVE	19'	24" BOX	3		
45	ORNAMENTAL PRUNUS	NO	REMOVE	15'	24" BOX	3		
46	ORNAMENTAL PRUNUS	NO	REMOVE	15'	24" BOX	3		
47	ORNAMENTAL PRUNUS	NO	REMOVE	15'	24" BOX	3		
48	ORNAMENTAL PRUNUS	NO	REMOVE	12'	24" BOX	3		
49	COAST LIVE OAK	NO	REMOVE	10'	24" BOX	3		
50	ORNAMENTAL PRUNUS	NO	REMOVE	16'	24" BOX	3		
			REPLACEMENT TREE TOTALS			114	6	2

TREE TO BE REMOVED	REPLACEMENT TREE(S)
4'-9' CANOPY	TWO 24" BOX TREE OR ONE 36" BOX TREE
10'-27' CANOPY	THREE 24" BOX TREES OR TWO 36" BOX TREES
28'-40' CANOPY	FOUR 24" BOX TREES OR TWO 48" BOX TREES
40'-56' CANOPY	SIX 24" BOX TREES OR TWO 36" BOX TREES & TWO 48" BOX TREES
56'-60' CANOPY	TWO 24" BOX TREES, TWO 36" BOX TREES, TWO 48" BOX TREES
60'+ CANOPY	**

** REPLACE THE TREE WITH A COMBINATION OF BOTH TREE CANOPY AND TREE VALUE STANDARDS

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

KEY

- X — EXISTING TREE TO BE REMOVED
- EXISTING FRONTAGE TREE TO REMAIN
- EXISTING OFFSITE TREE TO REMAIN
- PROPOSED 24" BOX TREE
- PROPOSED 36" BOX TREE

TREE COUNTS

TOTAL NUMBER OF TREES TO BE REMOVED: 32

TOTAL NUMBER OF FRONTAGE TREES TO BE PRESERVED: 1

TOTAL NUMBER OF PROPOSED 24" BOX TREES: 47

TOTAL NUMBER OF PROPOSED 36" & 48" BOX TREES: 7

* FOR ADDITIONAL INFORMATION REFER TO ARBORIST REPORT PREPARED BY LIVE OAK ASSOCIATES, INC.

VEGETATION REMOVAL NOTE

ALL VEGETATION SHALL BE REMOVED FROM SITE WITH THE EXCEPTION OF TREE 42

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

Existing Tree, Proposed Tree, and Tree Mitigation Plan
L-5.1

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

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City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

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

TREE DISCLOSURE STATEMENT

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

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

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

PROPERTY ADDRESS: 4335 & 4345 El Camino Real

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

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

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

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

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

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

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

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

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

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

Signature: _____ Print: _____ ISA#: _____ Date: _____

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

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

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

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

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

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

PROPERTY ADDRESS: 4335 & 4345 El Camino Real

1. **Is there any new or rehabilitated landscape area included in this project?**
   ☒ **YES** (continue form) ☐ **NO** (form requirements complete)
2. If new landscape is included, enter the square footage: New Landscape square footage* = 16,425
   *If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.
3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* =
   *If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.
4. Enter the total combined square footage of all landscaping included in the project*= 16,425
   *If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

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

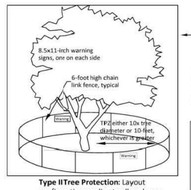
Signature: _____ Print: _____ Date: _____

Revised 09/26/2023

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

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

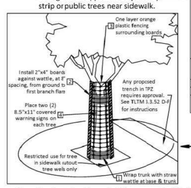
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.



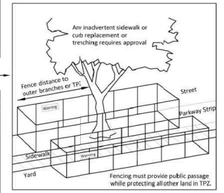
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

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

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



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



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

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

Rev	By	Date
1	DD	08/13/06
2	JGH	06/01/16
3	RTN	05/21/17
4	PGG	02/14/24

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

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

URBAN FORESTRY STANDARD CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

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

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

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

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

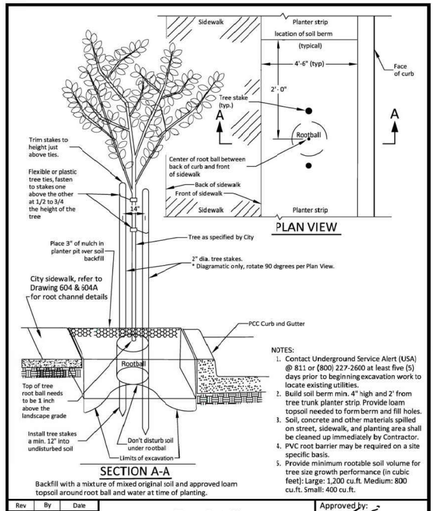
☐ **PSR4 - PROJECT ARBORIST:** The property owner shall hire a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees.

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

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

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

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



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

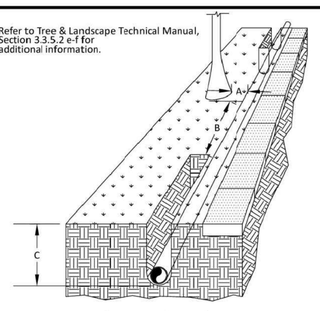
Backfill with a mixture of mixed original soil and approved loam topsoil around root ball and water at time of planting.

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

Tree Detail Planter Strip

City of Palo Alto Standard

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



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

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

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

Scale: NTS

Utility Trenching Near Trees

City of Palo Alto Standard

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

---WARNING---
Tree Protection Zone

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

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

Palo Alto Municipal Code Section 8.10.110

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

Use additional "T" sheets as needed

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

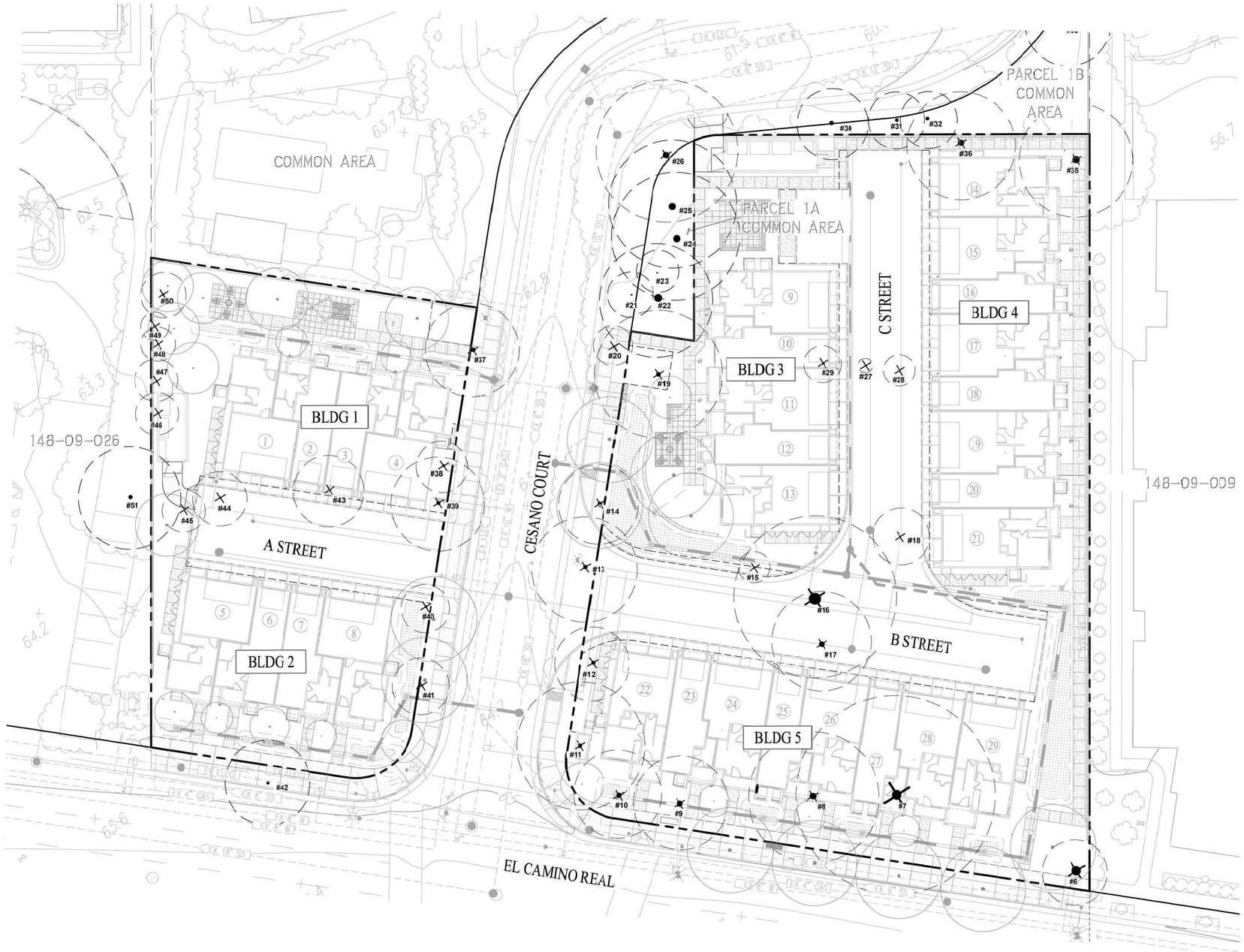
Special Tree Inspection Instruction Sheet
L-5.2

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



Tree Number	Species	Trunk Diamater (IN)	Regulated Tree	Protected Species	Proposed Action
6	Canary Island date Palm	37.8	Yes	Yes	Remove
7	Camphor	40.6	Yes	Yes	Remove
8	Camphor	26	Yes	Yes	Remove
9	Camphor	24	Yes	Yes	Remove
10	Camphor	18.7	Yes	Yes	Remove
11	Sweet Gum	18.1	Yes	Yes	Remove
12	Camphor	14.8	No	No	Remove
13	Camphor	15.6	Yes	Yes	Remove
14	Sweet Gum	17.3	Yes	Yes	Remove
15	Water Gum	5.1	No	No	Remove
16	Deodar cedar	48.2	Yes	Yes	Remove
17	Magnolia	21.7	Yes	Yes	Remove
18	White-bird-of-paradise	5.1	No	No	Remove
19	Camphor	18	No	No	Remove
20	Camphor	6.5	No	No	Remove
21	Ornamental Prunus	5.3	No	No	Preserve
22	Stone Pine	30.7	Yes	Yes	Preserve
23	Ornamental Prunus	4.1	No	No	Preserve
24	Stone Pine	25	Yes	Yes	Preserve
25	Stone Pine	27.6	Yes	Yes	Preserve
26	Stone Pine	24.6	Yes	Yes	Remove
27	Willow-leaf podocarp	5.3	No	No	Remove
28	Willow-leaf podocarp	7.1	No	No	Remove
29	Water Gum	7.5	No	No	Remove
30	Australian silky oak	15.9	Yes	Yes	Preserve
31	Australian silky oak	12.4	No	No	Preserve
32	Australian silky oak	13.2	No	No	Preserve
33	Australian silky oak	13.2	No	No	Preserve
34	Elm	5.9	No	No	Preserve
35	Coast live oak	29.2	Yes	Yes	Remove
36	Coast live oak	23.6	Yes	Yes	Remove
37	Camphor	16.9	Yes	Yes	Remove
38	Calley pear	9.1	No	No	Remove
39	Calley pear	15	Yes	Yes	Remove
40	Calley pear	9.3	No	No	Remove
41	Crepe-myrtle	7.9	No	No	Remove
42	London plane tree	10.6	Yes	Yes	Preserve
43	Water Gum	7.1	No	No	Remove
44	Camphotr	5.9	No	No	Remove
45	Ornamental Prunus	4.1	No	No	Remove
46	Ornamental Prunus	5.9	No	No	Remove
47	Ornamental Prunus	5.9	No	No	Remove
48	Ornamental Prunus	6.7	No	No	Remove
49	Coast live oak	3.5	No	No	Remove
50	Ornamental Prunus	8.7	No	No	Remove
51	Valley Oak	15.2	Yes	Yes	Preserve

NOTE:
1. THE TABLE WAS CREATED WITH USE OF THE ARBORIST REPORT PREPARED BY LIVE OAK ASSOCIATES, INC. ON MAY 2, 2024

LEGEND

- EXISTING BOUNDARY
- EXISTING TREE TO BE REMOVED (WITH APPROXIMATE CANOPY INDICATED)
- EXISTING TREE TO REMAIN (WITH APPROXIMATE CANOPY INDICATED)
- * DENOTES OFFSITE TREES THAT ARE TO BE REMOVED (TREE SUMMARY TABLE)

NOTE: TREE REMOVAL PLAN PREPARED BY CBG CIVIL ENGINEERS

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

Tree Preservation Report
L-5.3

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



FENCE, AC SCREEN, AND MAILBOX SCHEDULE

- PROPOSED 6'-0" HIGH VERTICAL WOOD FENCE, FENCE TO HAVE A SURFACE DENSITY OF AT LEAST 3 PSF PER ACOUSTICAL REPORT: REFER TO DETAIL/IMAGE 1 SHEET L-6.2
- PROPOSED 6'-0" HIGH HORIZONTAL WOOD FENCE, FENCE TO HAVE A SURFACE DENSITY OF AT LEAST 3 PSF PER ACOUSTICAL REPORT: REFER TO DETAIL/IMAGE 2 SHEET L-6.2
- AIR CONDENSOR SCREEN: REFER TO DETAIL/IMAGE 3 SHEET L-6.2
- MAILBOX STATION: REFER TO DETAIL/IMAGE 4 SHEET L-6.2
- LADDER PAD (SIZE: 3'-0" X 6'-0") - REFER TO PLANS PREPARED BY SDG ARCHITECTS
- EXISTING 6'-0" HIGH WOOD FENCE TO REMAIN, ALL GAPS IN FENCE TO BE COVERED WITH A 1"X6" PER ACOUSTICS STUDY
- BICYCLE RACKS: REFER TO IMAGE SHEET L-9.1
  - 6 TOTAL BICYCLE RACKS WITH PARKING FOR 12 STANDARD AND/OR ELECTRIC BICYCLES

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

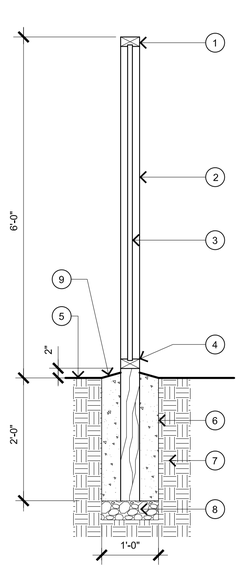
Fencing, Bicycle Rack, and AC Screen Location Plan
L-6.1

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

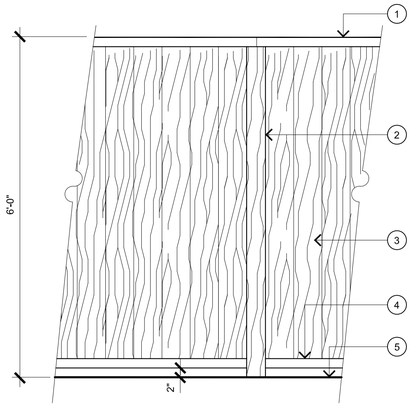
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
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SDG architects



SECTION



ELEVATION



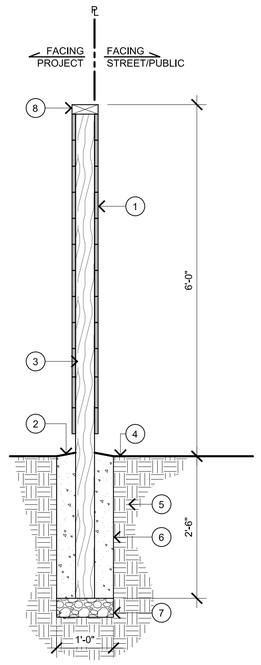
1 2"X4" TOP RAIL DADO
2 4"X4" POST (PTDF) @ 8' O.C.
3 1"X6" OVERLAPPED FENCE BOARDS (3/4" - 1" OVERLAP)
4 2"X4" BOTTOM L-RAIL WITH 1" X 1" CLEAT
5 FINISH GRADE, GRADE TO SLOPE AWAY FROM FENCE
6 CONCRETE FOOTING
7 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
8 CLASS II AGGREGATE SUB BASE, THICKNESS PER SOILS REPORT
9 SLOPE TOP OF FOOTING AT GRADE

NOTE:

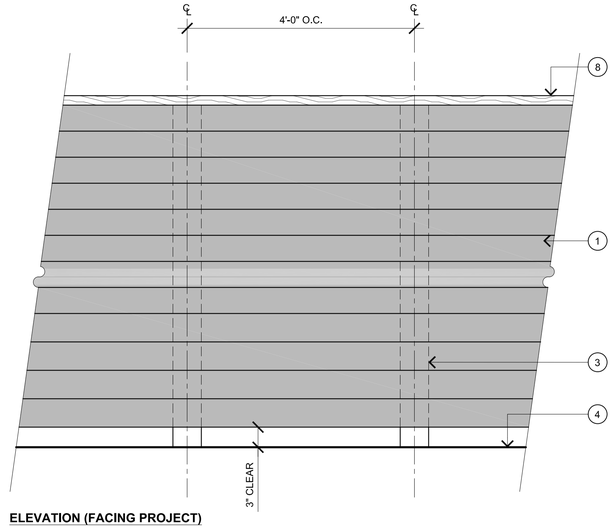
- ALL SCREWS SHALL BE HOT DIPPED GALVANIZED
- ALL WOOD TO BE CONSTRUCTION HEART REDWOOD UNLESS OTHERWISE NOTED
- 2"X12" KICKERBOARD (PTDF) TO BE USED AS NEEDED
- MINUMUM SURFACE DENSITY PER ACOUSTIC REPORT

1 6'-0" HIGH VERTICAL WOOD FENCE

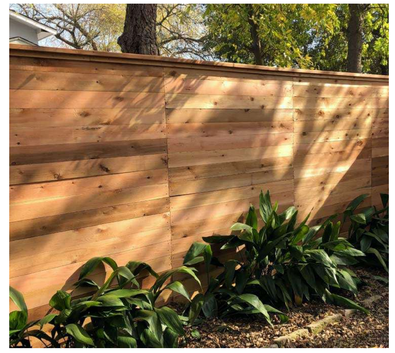
SCALE : 3/4"=1'-0"



SECTION



ELEVATION (FACING PROJECT)

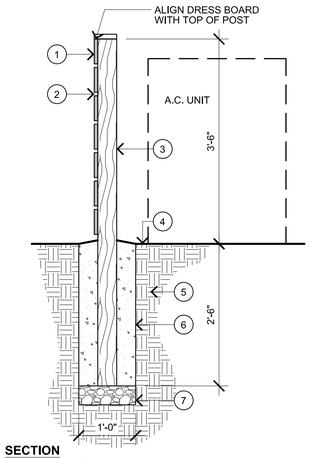


1 1" X 6" DRESS BOARD
2 SLOPE TOP OF FOOTING AT GRADE
3 4"X6" PTDF POST (POST WITH FOOTING AT 8'-0" O.C. WITH SUPPORT POST AT 4'-0" O.C.)
4 FINISH GRADE
5 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
6 CONCRETE FOOTING
7 4" THICK LAYER OF CALTRANS CLASS II AB AT 95% RELATIVE COMPACTION
8 2" X 6" TOP RAIL CENTERED ON POST

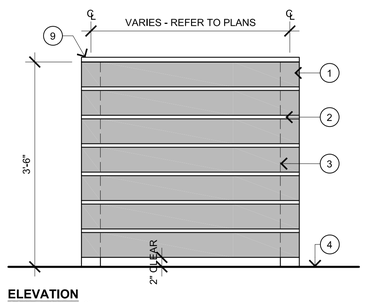
NOTE:
- ALL SCREWS SHALL BE HOT DIPPED GALVANIZED
- GRADE CHANGES SHALL OCCUR AT POST, DRESSER BOARDS TO ALIGN
- MINUMUM SURFACE DENSITY PER ACOUSTIC REPORT

3 6'-0" HIGH HORIZONTAL WOOD FENCE

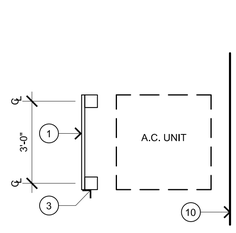
SCALE : 3/4"=1'-0"



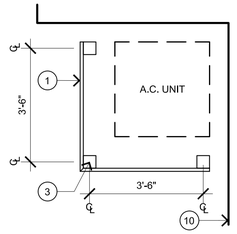
SECTION
SCALE : 3/4"=1'-0"



ELEVATION
SCALE : 3/4"=1'-0"



TYPICAL ENLARGEMENT (1-SIDED)
SCALE : 1/2"=1'-0"



TYPICAL ENLARGEMENT (2-SIDED)
SCALE : 1/2"=1'-0"

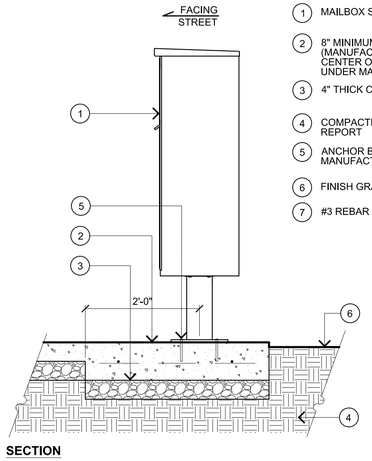


1 5-1/4"X3/4" DRESS BOARD
2 1/2" SPACER
3 4"X4" PTDF POST
4 FINISH GRADE
5 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
6 CONCRETE FOOTING
7 4" LAYER OF AGGREGATE DRAIN ROCK
8 MITER CORNERS
9 1X6 CAP
10 BUILDING

NOTES:

- ALL SCREWS SHALL BE HOT DIPPED GALVANIZED
- REFER TO CONSTRUCTION LEGEND SHEET L1.5 FOR WOOD AND STAIN SPECIFICATIONS

3 AIR CONDENSER SCREEN



SECTION

1 MAILBOX STATION
2 8" MINIMUM THICK CONCRETE PAVING (MANUFACTURER'S RECOMMENDATION, 24" MIN. FROM CENTER OF MAILBOX STATION IN ALL DIRECTIONS) UNDER MAILBOX STATIONS ONLY
3 4" THICK CLASS II AGGREGATE SUB BASE
4 COMPACTED SUB GRADE PER SOILS REPORT
5 ANCHOR BOLTS (TYP.) - INSTALL PER MANUFACTURER'S SPECIFICATIONS
6 FINISH GRADE
7 #3 REBAR @ 24" O.C. BOTH WAYS

NOTES:

- MAILBOX TO COMPLY WITH CBC 11B-228.2
- CONTRACTOR TO CONFIRM REQUIRED QUANTITIES OF DOORS AND PARCEL LOCKERS PER REQUIREMENTS OF LOCAL POSTAL SERVICES



4 MAILBOX STATION

SCALE : 3/4"=1'-0"

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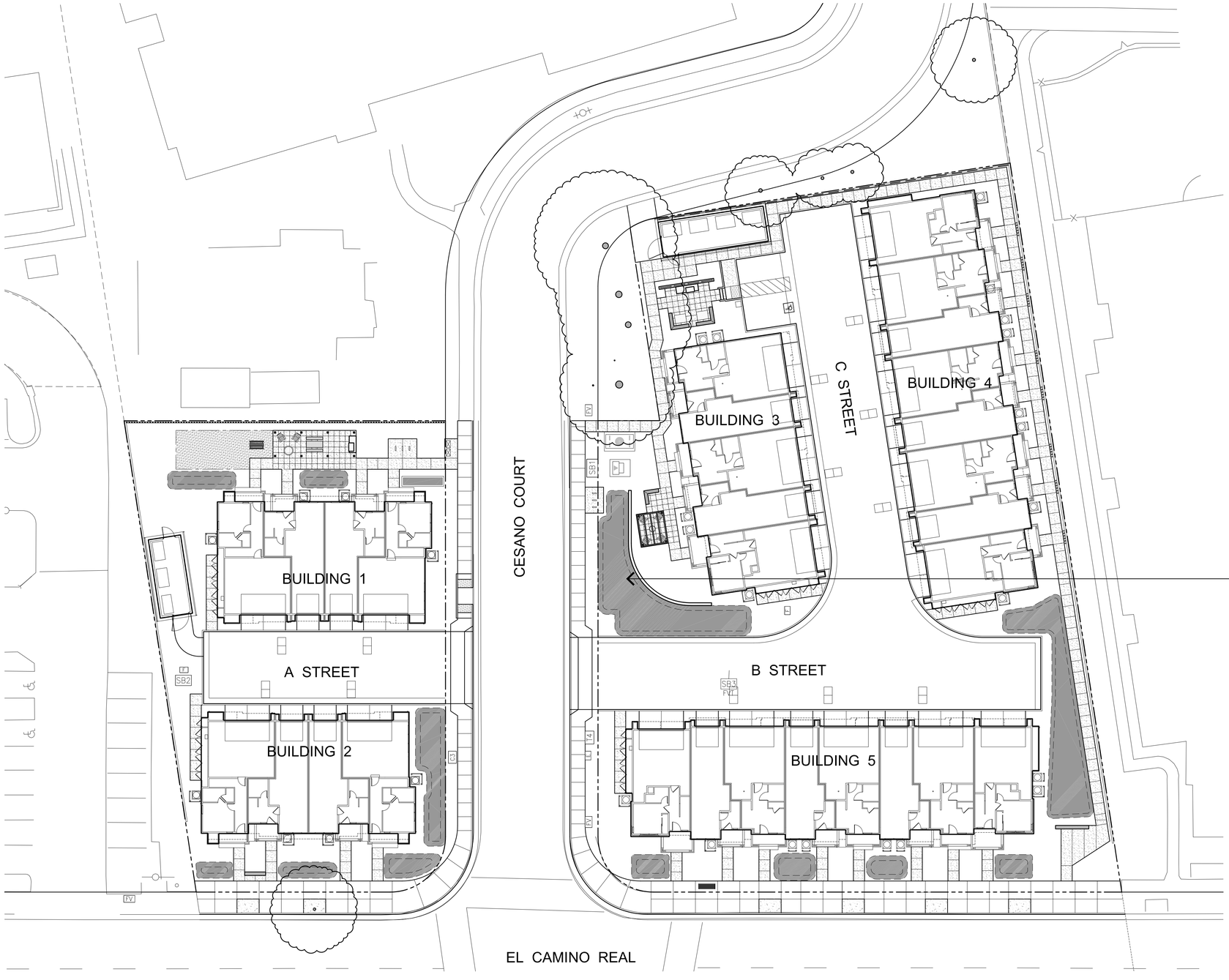
Fencing and AC Screen Details
L-6.2

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FOR TYPICAL WATER TREATMENT PLANTING PLAN REFER TO SHEETS L-3.1 - L-3.4

INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN WATER TREATMENT AREAS BETWEEN PLANTINGS.

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

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Water Treatment Area Location Plan
L-7

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UTILITY LEGEND

- STORM DRAIN LINE & MANHOLE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- STORM DRAIN CATCH BASIN - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- STORM DRAIN LATERAL & AREA DRAIN - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- SANITARY SEWER LINE & MANHOLE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- WATER LINE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- POST INDICATOR VALVE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- WATER METER - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- BACKFLOW PUMP - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- FIRE RISER - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- WATER TREATMENT AREA - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS
- JOINT TRENCH LINE - REFER TO PLANS PREPARED BY TARRAR UTILITY CONSULTANTS
- ELECTRIC LINE - REFER TO PLANS PREPARED BY TARRAR UTILITY CONSULTANTS
- UTILITY BOX - REFER TO PLANS PREPARED BY TARRAR UTILITY CONSULTANTS
- TRANSFORMER - REFER TO PLANS PREPARED BY TARRAR UTILITY CONSULTANTS
- EXISTING STORM DRAIN LINE & MANHOLE TO REMAIN
- EXISTING STORM DRAIN CATCH BASIN TO REMAIN
- EXISTING SANITARY SEWER LINE & MANHOLE TO REMAIN
- EXISTING WATER LINE & VALVE TO REMAIN
- EXISTING WATER LATERAL & METER TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING ELECTRIC LINE TO REMAIN
- EXISTING GAS LINE & VALVE TO REMAIN
- EXISTING STREET LIGHT TO REMAIN

UTILITY NOTES

ALL WET UTILITIES PER PLANS PREPARED BY CBG CIVIL ENGINEERS.

ALL DRY UTILITIES PER PLANS PREPARED BY TARRAR UTILITY CONSULTANTS.

THIS SHEET FOR REFERENCE ONLY

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

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Utility Plan
L-8

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ACID-ETCHED CONCRETE



TABLES AND BENCHES

SURFACE MOUNTED, FRAME FINISH TO BE MODERN KHAKI, RECYCLED PLASTIC SLATS TO BE GREY



LOUNGE CHAIR 'A'

SURFACE MOUNTED, FRAME FINISH TO BE LAKESIDE SANDTEX, RECYCLED PLASTIC SLATS TO BE GREY



LOUNGE CHAIR 'B'

SURFACE MOUNTED, FRAME FINISH TO BE GROOVY RED, RECYCLED PLASTIC SLATS TO BE GREY



CONCRETE COFFEE TABLE



BICYCLE RACK

SURFACE MOUNTED, FRAME FINISH TO BE BLACK



POLE MOUNTED STREET LIGHT

FRAME FINISH TO BE BLACK

400-141

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December 16, 2024

Site Furniture
L-9.1

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6'-0" HIGH X 4'-0" WIDE FREESTANDING HORIZONTAL METAL TRELLIS IN FRONT OF EXISTING WOOD FENCE OPPOSITE EACH FRONT DOOR

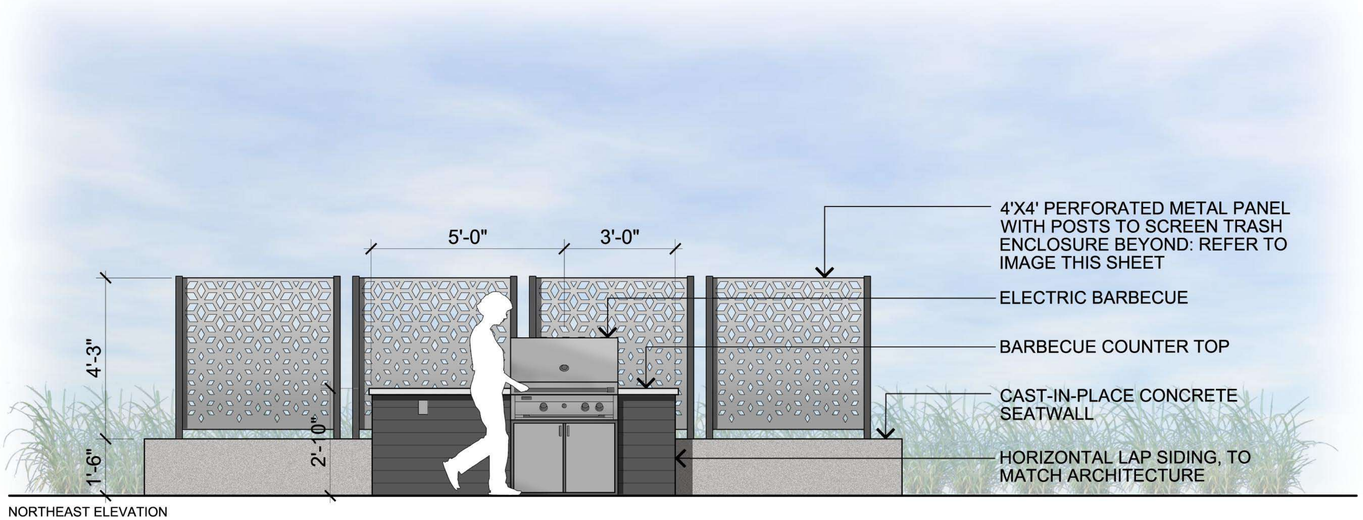
EACH TRELLIS TO HAVE ONE 15 GALLON EVERGREEN VINE ATTACHED TO TRELLIS (I.E. TRACHELOSPERMUM JASMINOIDES)



PERFORATED METAL SCREEN PANELS



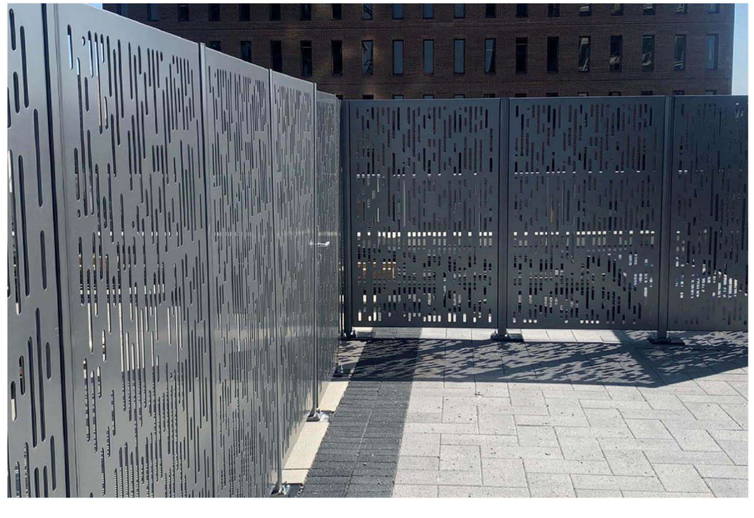
CAST-IN-PLACE CONCRETE SEATWALL WITH WOOD SLATS



NORTHEAST ELEVATION

DINING LOUNGE

SCALE: 1/2" - 1'-0"



4'-0" HIGH DECORATIVE METAL PANEL SCREEN FENCE

400-141

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Palo Alto, CA
December 16, 2024

Site Furniture
L-9.2

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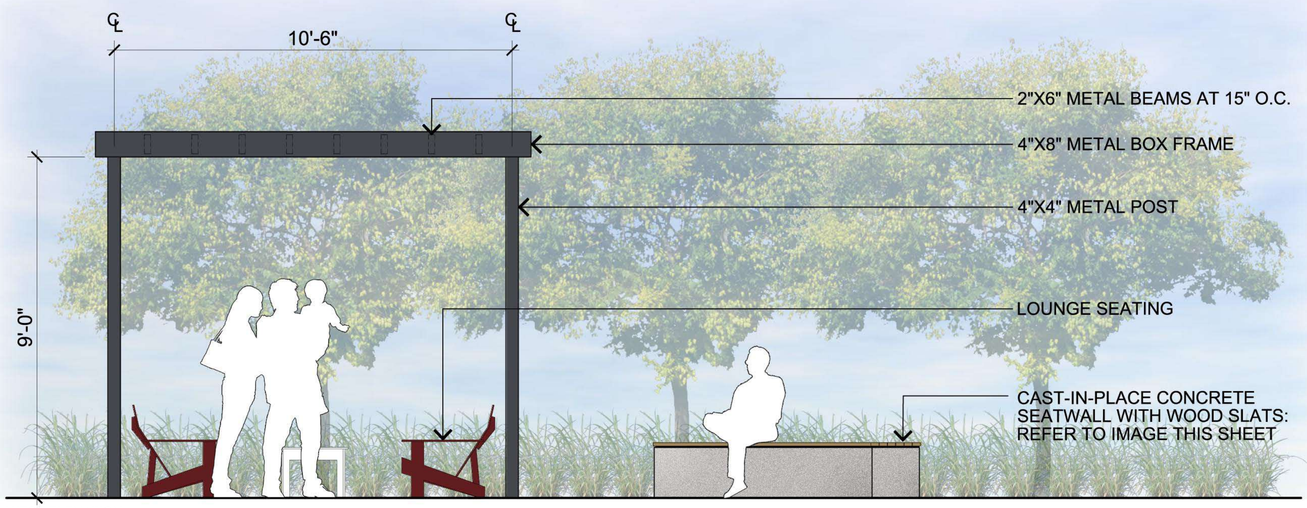
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CONCEPTS

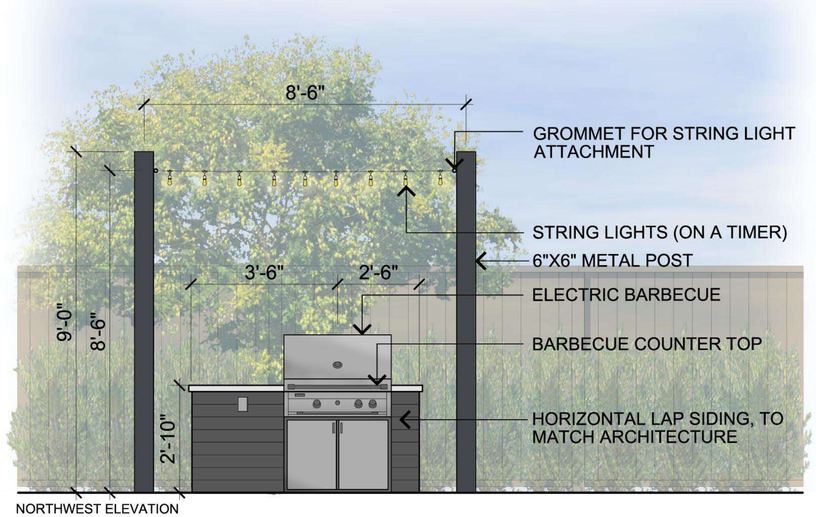
SEATWALL



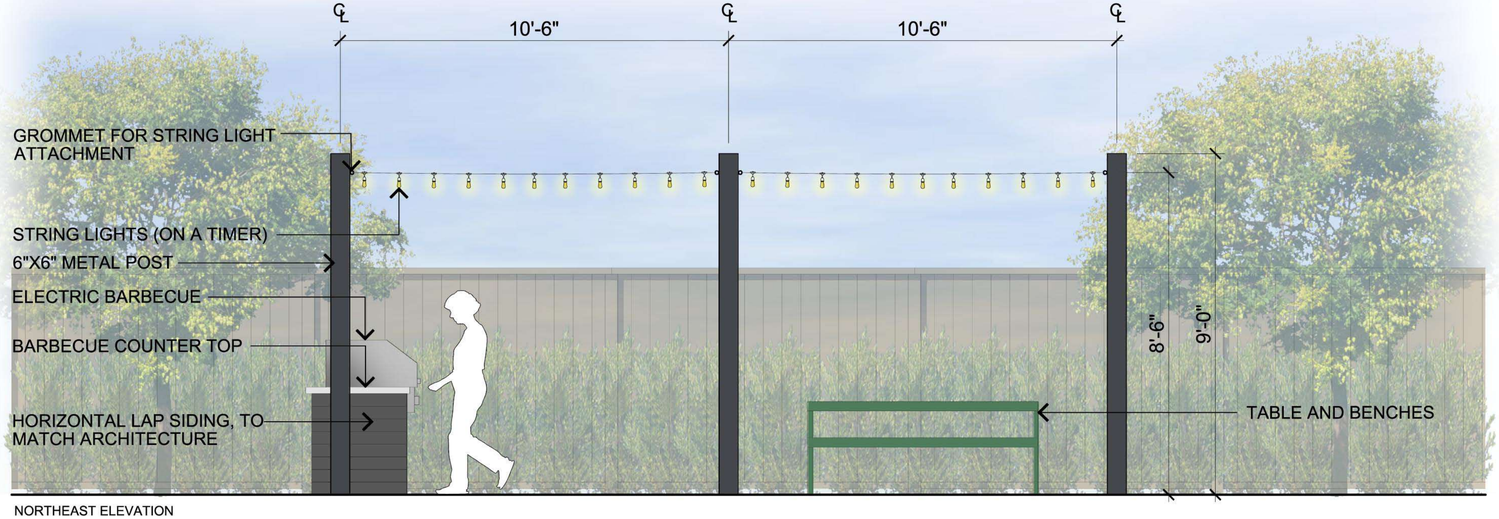
WEST ELEVATION

OUTDOOR LIVING AREA

SCALE: 1/2" - 1'-0"



NORTHWEST ELEVATION



NORTHEAST ELEVATION

DINING NOOK

SCALE: 1/2" - 1'-0"

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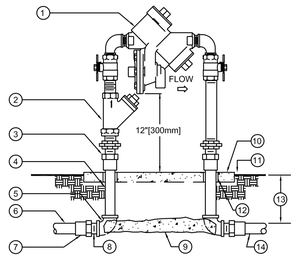
Site Furniture
L-9.3

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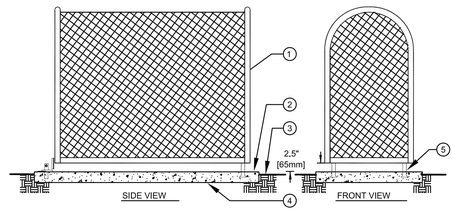
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1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. YB "Y" STRAINER SYSTEM (AS REQUIRED).
3. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
4. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
5. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD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

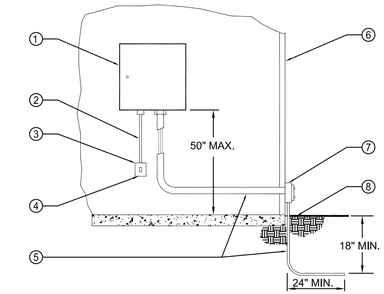
NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE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

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE



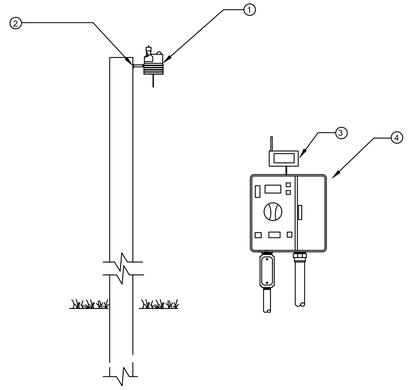
1. STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
2. SET PAD 1/2" [13MM] ABOVE FINISH GRADE
3. FINISH GRADE
4. 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
5. MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

2 BACKFLOW ASSEMBLY ENCLOSURE
SCALE: NONE



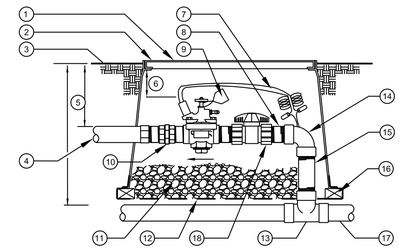
1. IRRIGATION CONTROLLER
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT
3. 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
5. SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
6. EXTERIOR WALL
7. ELECTRICAL PULL BOX PER ELECTRICAL CODE
8. FINISH GRADE

3 INTERIOR MOUNTED CONTROLLER
SCALE: NONE



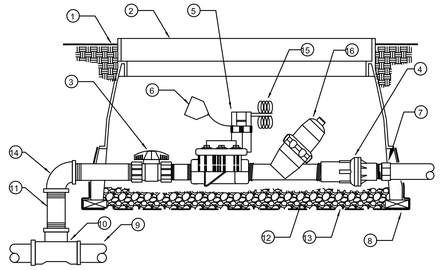
1. WIRELESS CLIMATE SENSOR TRANSMITTER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. SENSOR RECEIVER
4. CONTROLLER

4 WIRELESS WEATHER SENSOR
SCALE: NONE



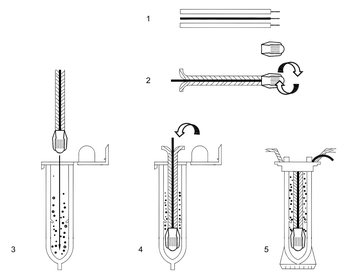
1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
2. USE A 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES.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

5 REMOTE CONTROL VALVE
SCALE: NONE



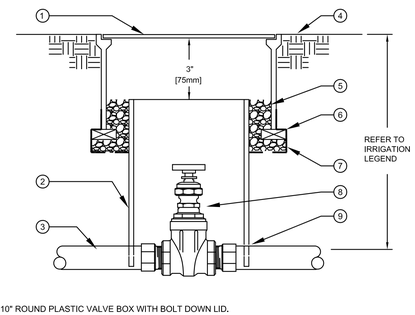
1. FINISH GRADE
2. JUMBO RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
4. PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
5. REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL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

6 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE



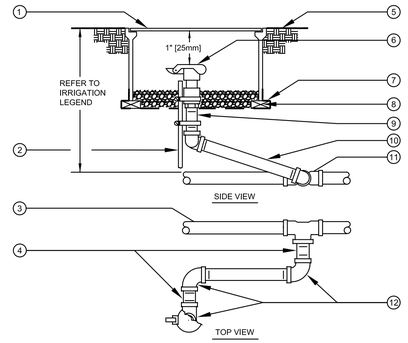
INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT. DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

7 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3. PVC MAIN LINE.
4. FINISH GRADE.
5. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
6. BRICK-2 TOTAL.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. GATE VALVE.
9. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

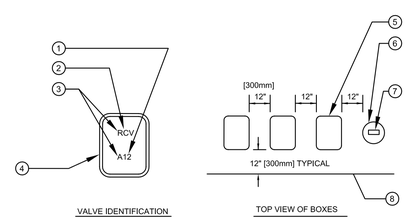
8 GATE VALVE
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK - 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
12. SCHEDULE 80 PVC THREADED 90° ELL.

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

9 QUICK COUPLING VALVE
SCALE: NONE



1. CONTROLLER AND STATION
2. VALVE TYPE
3. HEAT BRAND LETTERS AND NUMBERS INTO LID.
4. VALVE BOX COVER
5. RECTANGULAR VALVE BOX
6. ROUND VALVE BOX FOR QCV AND GATE VALVE.
7. HEAT BRAND LETTERS AND NUMBERS INTO LID (TYPICAL).
8. EDGE OF LAWN, WALK, FENCE, CURB, ETC.

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" [25mm] ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

10 VALVE BOX INSTALLATION
SCALE: NONE

400-141
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Palo Alto, CA
December 16, 2024

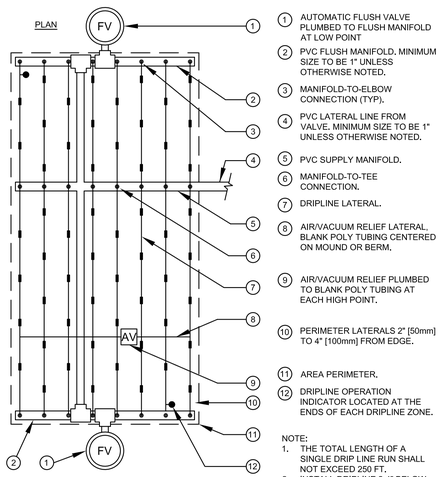
Irrigation Details (Private)
L-10.1

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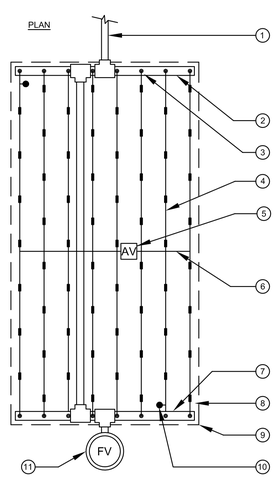


1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD-TO-TEE CONNECTION.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

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

1 TORO DL 2000 CENTER FEED LAYOUT

SCALE: NONE

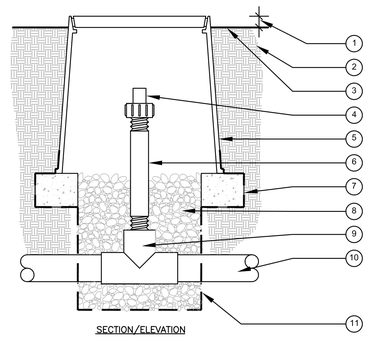


1. PVC LATERAL LINE FROM VALVE, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" [16mm] TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" [16mm] POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

2 TORO DL 2000 END FEED LAYOUT

SCALE: NONE



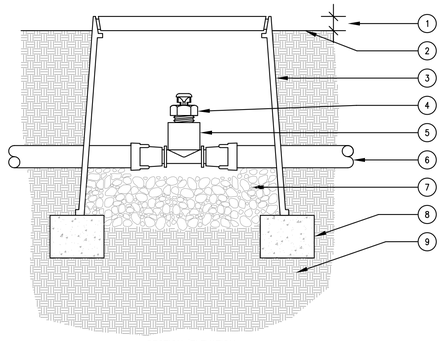
SECTION/ELEVATION

1. 1" [25mm] ABOVE FINISH GRADE.
2. NATIVE SOIL.
3. FINISH GRADE.
4. FLUSH VALVE.
5. ROUND PLASTIC VALVE BOX. REFER TO IRRIGATION SPECS FOR BOX SIZE. HEAT BRAND "FV" ON LID IN 2" [50mm] HIGH CHARACTERS.
6. 3/4" [20mm] SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK - 2 TOTAL
8. PEA GRAVEL 18" (450mm) DEEP.
9. PVC TEE (SxSxT) WITH 3/4" [20mm] THREADED OUTLET.
10. PVC PIPING.
11. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.

NOTE:
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

3 TORO DL 2000 FLUSH VALVE (PVC TEE)

SCALE: NONE



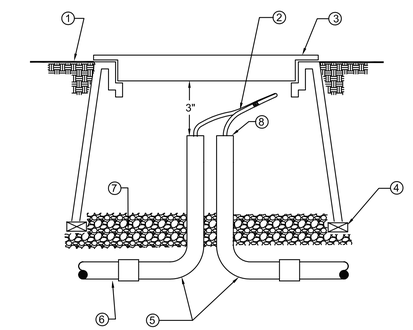
SECTION/ELEVATION

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. TORO LOC-EZE X 1/2" FPT TEE (FTF16).
6. TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
7. PEA GRAVEL SUMP (6" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

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

4 TORO DL 2000 AIR VACUUM RELIEF VALVE

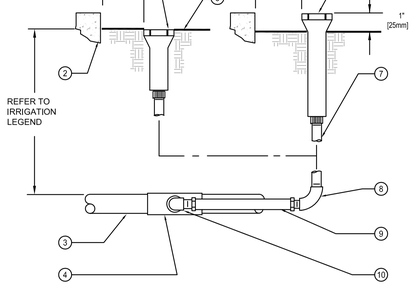
SCALE: NONE



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

5 IRRIGATION TWO WIRE PULL BOX

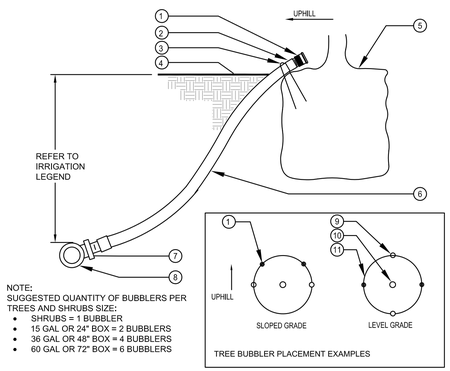
SCALE: NONE



1. POP-UP LAWN SPRAY SPRINKLER
2. WALL, WALK, CURB OR BUILDING
3. PVC LATERAL LINE
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
5. POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER
6. FINISH GRADE
7. 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
8. 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
9. 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" [13mm] FLEXIBLE SWING JOINT (1/2" x 6") [13mm x 150mm] WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa].
10. 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

6 POP-UP SPRAY SPRINKLER RISER

SCALE: NONE



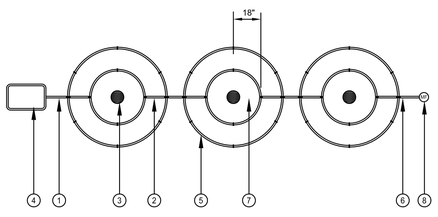
NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36 GAL OR 48" BOX = 4 BUBBLERS
- 60 GAL OR 72" BOX = 6 BUBBLERS

TREE BUBBLER PLACEMENT EXAMPLES

1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" [13mm] SCH. 40 MALE ADAPTER.
3. 6" [150mm] STEEL STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" [13mm] IPS FLEXIBLE PVC.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

7 SHRUB BUBBLER

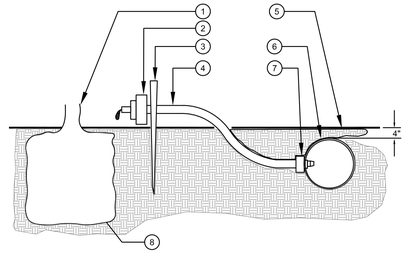
SCALE: NONE



1. SUPPLY HEADER.
2. 17mm BLANK DRIPLINE MODEL: TLCVO
3. TREE TRUNK.
4. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV.
5. TECHLINE CV DRIPLINE, FLOW, DRIPPER SPACING, LINE SPACING PER NETAFIM INSTALLATION GUIDELINES.
6. EXHAUST HEADER.
7. TECHLINE CV SPACING PER NETAFIM INSTALLATION GUIDELINES.
8. MANUAL FLUSH VALVE MODEL: TLSOV

8 TREE BUBBLER

SCALE: NONE

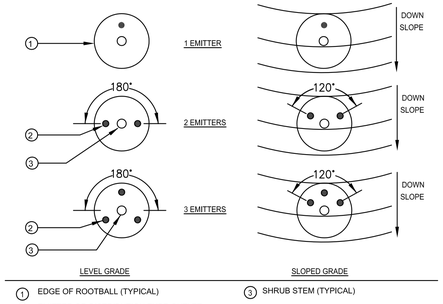


NOTE:
TO INSERT BARBED CONNECTOR INTO POLYETHYLENE TUBING, USE INSERTION TOOL, WHERE POLYETHYENE TUBING CAN BE PLACED ADJACENT TO SHRUB ROOTBALL, A BARBED EMITTER MAY BE INSTALLED DIRECTLY INTO POLYETHYENE TUBING AND DISTRIBUTION TUBING ELIMINATED. POINT OF WATER EMISSION FROM BARBED EMITTER MUST DRIP WATER DIRECTLY ON ROOTBALL.

1. SHRUB STEM.
2. EMITTER REFER TO EMITTER SCHEDULE FOR QUANTITY OF EMITTERS PER PLANT.
3. TUBING SUPPORT STAKE (SALCO DTS-200-400)
4. 1/4" TUBING DO NOT EXCEED 3' [1m] IN LENGTH.
5. FINISH GRADE.
6. SALCO PVC FLEX HOSE. INSTALL 4" [100mm] BELOW FINISH GRADE.
7. BARBED MALE ADAPTER.
8. EDGE OF ROOTBALL.

9 SALCO FLEX TUBING EMITTER PLACEMENT

SCALE: NONE



1. EDGE OF ROOTBALL (TYPICAL)
2. EMITTER OR DISTRIBUTION TUBE OUTLET (TYPICAL)
3. SHRUB STEM (TYPICAL)

EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFACATION	FLOW (GPH)/PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
1 GALLON SHRUBS	USE SLV-PS-CV-1	1 GPH	2
5 GALLON SHRUBS	USE SLV-PS-CV-2	2 GPH	2
15 GALLON	USE SLV-PS-CV-2	2 GPH	3

MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 240 GPH

10 SALCO EMITTER PLACEMENT AND

SCALE: NONE

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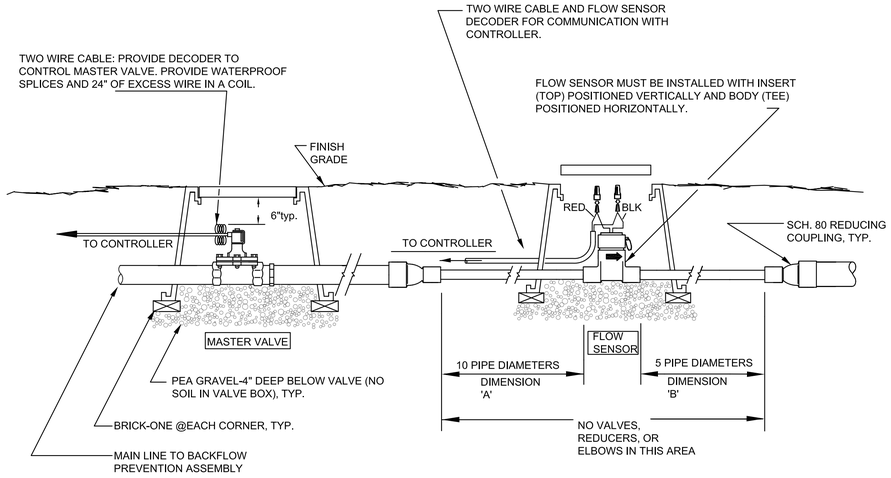
Irrigation Details (Private)
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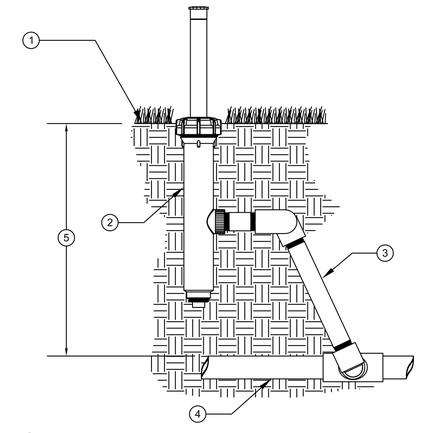
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1 INSTALLATION DETAIL MASTER VALVE/FLOW SENSOR

SCALE: NONE



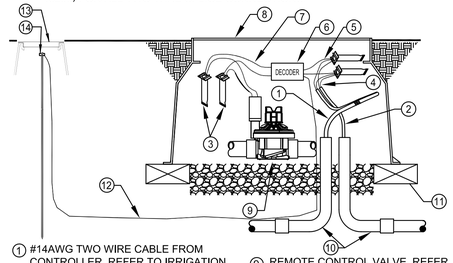
1. FINISH GRADE.
2. 570 POP-UP DRIP OPERATION INDICATOR ASSEMBLY (TORO MODEL 570-DRIP-IND) INSTALLED AT FURTHEST POINT DOWNSTREAM OF ZONE VALVE.
3. PVC OR SWING PIPE SWING JOINT ASSEMBLY.
4. PVC DRIP ZONE FOOTER.
5. DEPTH OF PVC LINE PER SPECIFICATIONS.

NOTE: TEFLON TAPE ALL THREADED JOINTS

5 570 POP-UP DRIP OPERATION INDICATOR

SCALE: NONE

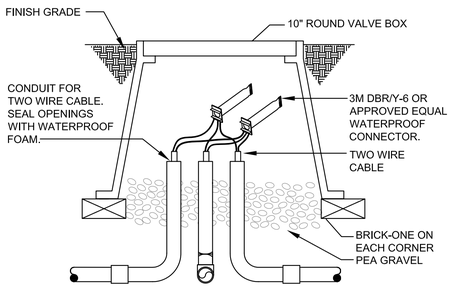
NOTE:
1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION.
2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO-WIRE SPLICE CONNECTIONS.



1. #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER.
2. TWO WIRE CABLE TO NEXT DECODER
3. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
4. A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS.
5. CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES.
6. DECODER
7. CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES
8. VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
9. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
10. 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM.
11. BRICK-ONE ON EACH CORNER
12. #6 BARE COPPER GROUND WIRE. SPLICE INTO GROUND WIRE AT DECODER. ONLY REQUIRED AT EVERY 10TH DECODER AND AT THE ENDS OF THE LINE.
13. 8' LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 8' AWAY FROM DECODER AND TWO WIRE CABLE. LOCATE IN 10" ROUND BOX.
14. CADWELD CONNECTIONS

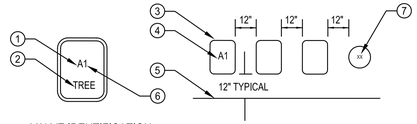
6 DECODER WIRING IN CONDUIT

SCALE: NONE



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

SCALE: NONE



VALVE IDENTIFICATION

1. CONTROLLER ID.
2. ALL TREE VALVES TO HAVE TREE BRANDED INTO LID.
3. RECTANGULAR VALVE BOX.
4. HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.
5. EDGE OF LAWN, WALK, FENCE, CURB, ETC.
6. STATION NUMBER.
7. ROUND VALVE BOX FOR QCV AND GATE VALVE. HEAT BRAND VALVE TYPE INTO STATION LID PER TABLE.

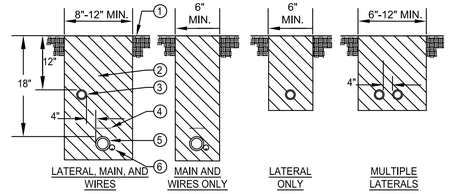
TOP VIEW OF BOXES

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A___
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

3 VALVE BOX INSTALLATION

SCALE: NONE



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

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

4 TRENCHING

SCALE: NONE

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December 16, 2024

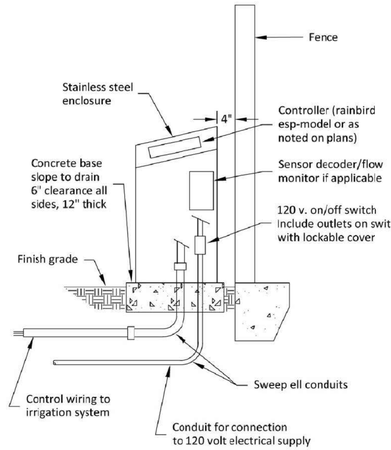
Irrigation Details (Private)
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SDG architects



NOTES:
- Controller to be properly grounded per article 250 of the national electric code and conform to local regulations.
- Refer to contract technical specifications for additional information.

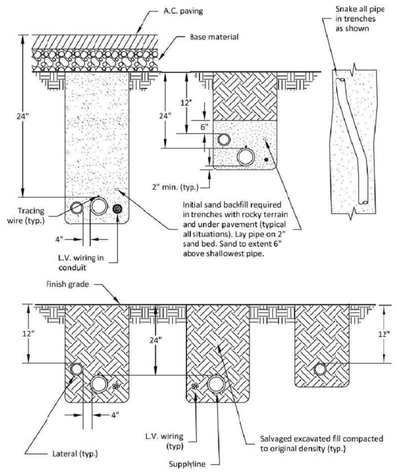
Rev	By	Date
1	MMN	3/15/04
2	RTN	06/11/17

Irrigation: Pedestal Mount Controller

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 501

Scale: NTS



NOTE: Provide 15" cover for rotor system lateral lines. Refer to Tree Technical Manual, Section 2.20.C-D for additional information.

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

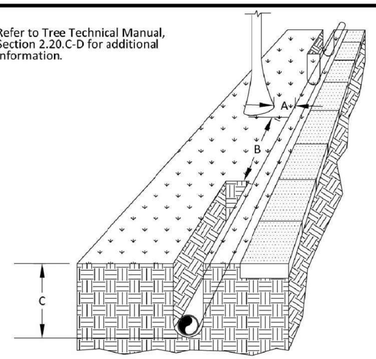
Irrigation: Trenching

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 503

Scale: NTS

NOTE: Refer to Tree Technical Manual, Section 2.20.C-D for additional information.



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

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

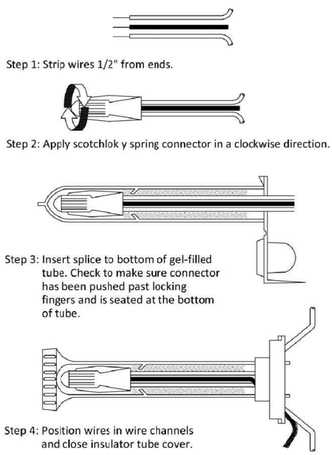
Irrigation: Trenching Near Trees

City of Palo Alto Standard

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

Scale: NTS

NOTE: Maximum wire sizes per connector are 3 - #14's or 2 - #12'S.



Step 1: Strip wires 1/2" from ends.

Step 2: Apply scotchlok y spring connector in a clockwise direction.

Step 3: Insert splice to bottom of gel-filled tube. Check to make sure connector has been pushed past locking fingers and is seated at the bottom of tube.

Step 4: Position wires in wire channels and close insulator tube cover.

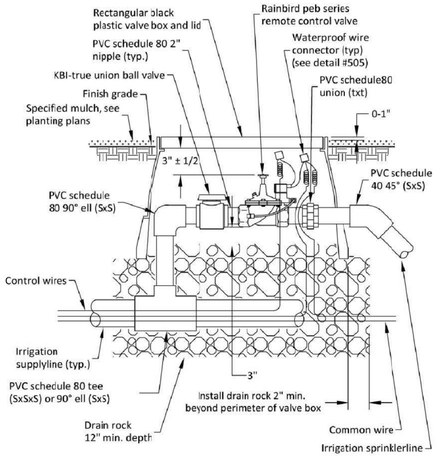
Rev	By	Date
1	MMN	3/15/05
2	RTN	06/11/17

Irrigation: Wire Connectors

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 505

Scale: NTS



NOTE:
- Each valve to include valve i.d. tag (model #vid1y24 or approved equal)
- Set top of box flush with finished grade in turf areas
- Each valve to include rain tag (model #vid1y24 or approved equal)
- Refer to project technical specifications for additional in

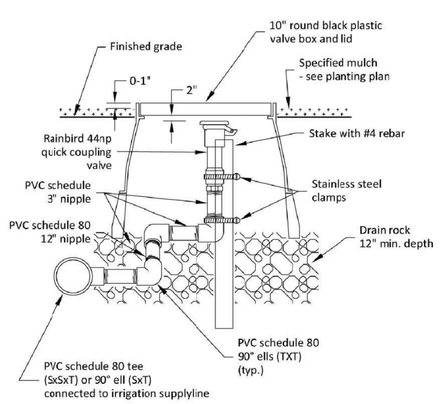
Rev	By	Date
1	MMN	03/15/05
2	RTN	08/11/17

Irrigation: Remote Control Valve

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 506

Scale: NTS



NOTES:
- Set top of box even with finished grade in turf areas.
- Refer to contract technical specifications for additional information.

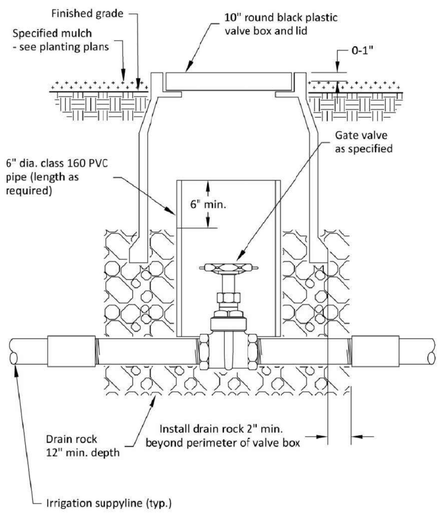
Rev	By	Date
1	MMN	03/15/05
2	RTN	06/11/17

Irrigation: Quick Coupling Valve

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 507

Scale: NTS



NOTES:
- Set top of box even with finished grade in turf areas.
- Refer to contract technical specifications for additional information.

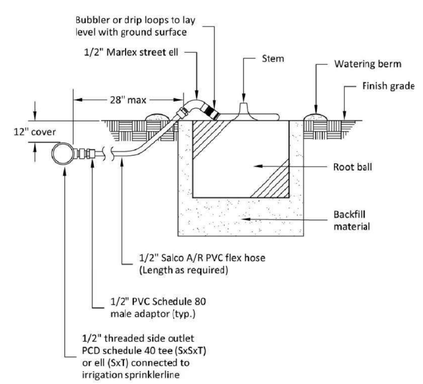
Rev	By	Date
1	MMN	3/15/05
2	RTN	06/11/17

Irrigation: Gate Valve

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 508

Scale: NTS



NOTES:

1. Trees in the City owned right-of-way shall be provided two bubblers (x2) each, placed at each root ball edge or drip loops per Drawing 513a.
2. Place 3" of mulch in planter pit over soil backfill.
3. See also Section 28 - Irrigation for more details.

Rev	By	Date
0	JT	08/09/06
1	RTN	08/11/17

Irrigation: Bubbler Installation for Trees in Ground Cover and other Areas

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 513

Scale: NTS

400-141 Cesano Court
Palo Alto, CA
December 16, 2024

Irrigation Details (Public)
L-10.4

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COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

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Brentwood, CA 94513
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SDG architects

WATER USE ESTIMATION PRELIMINARY - Cesano Court -Palo Alto CA

WATER TYPE	POTABLE
SITE ETO=	43.1

5/6/2024

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	LOW WATER PLANTING	LOW	0.3	DRIP	0.81	0.370	10,778	**3,992**	106,670	0.33	142.61	66%
2	MODERATE WATER PLANTING	MOD	0.5	DRIP	0.81	0.617	3,592	**2,217**	59,250	0.18	79.21	22%
3	LOW BIO RETENTION PLANTIN	LOW	0.3	SPRAY	0.75	0.400	2,055	**822**	21,965	0.07	29.37	13%
					TOTALS		**16,425**	**7,031**	**187,886**	**0.58**	**251.18**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
						1						0%
					TOTALS		0					**0%**

MAWA		
	GALLONS/YR	197,509
	ACRE FEET/YR	0.61
	HCF/YR	264.05

ETWU		
	GALLONS/YR	187,886
	ACRE FEET/YR	0.58
	HCF/YR	251.18

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.2%	0.34	YES

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

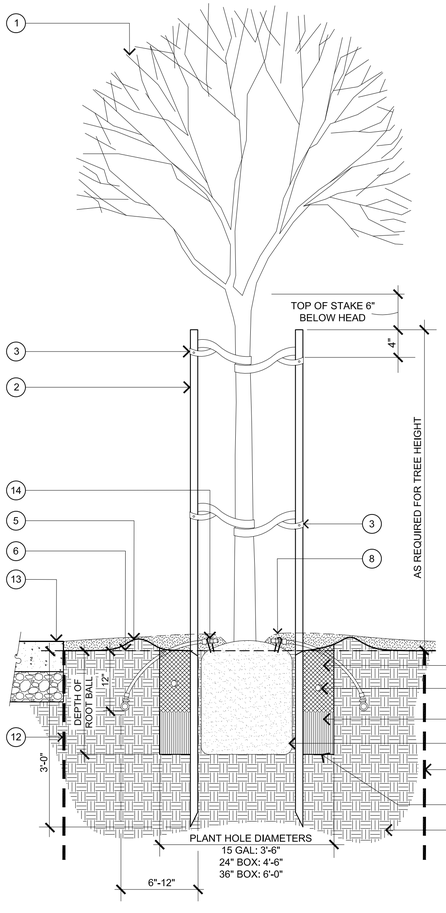
ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	7,031
TOTAL AREA	16,425
AVG. ETAF	42.81%

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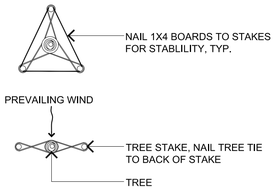
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3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



1. TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
2. LODGE POLE PINE TREE STAKES: 3"X10' LONG TREE STAKES FOR WINDY CONDITIONS AND 36" BOX AND LARGER TREES
3. TREE TIE: WONDER TREE-TIE(800-910-2810) MODEL# W14-46, W24-84 OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3" OF MOVEMENT OF TREE IN ALL DIRECTIONS.
4. TREE ROOTBALL SET ON 12" LAYER UNDISTURBED NATIVE SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES. TAMP SOIL TO 85% RELATIVE COMPACTION. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
5. 3" EARTH BERM FOR WATER BASIN
6. FINISH GRADE, SET 1" BELOW AT TURF AREAS AND 2" AT SHRUB AND GROUNDCOVER AREAS
7. BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
8. BARK MULCH: 3" DEPTH, KEEP CLEAR FROM TRUNK OF TREE
9. PULVERIZED NATIVE SOIL
10. FERTILIZER TABS (21 GRAM, 20-10-5):
    - 15 GAL: 7 TABS
    - 24" BOX: 15 TABS
    - 36" BOX: 24 TABS
11. PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12" FROM FINISHED GRADE; SCARIFY WALLS
12. ROOT BARRIER(AS NEEDED): REFER TO PLANTING NOTES AND SPECIFICATIONS
13. PAVING: REFER TO PLAN
14. 1/4 GPM IRRIGATION BUBBLER, OFFSET FROM TREE TUCKED TO ROOTBALL
15. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT

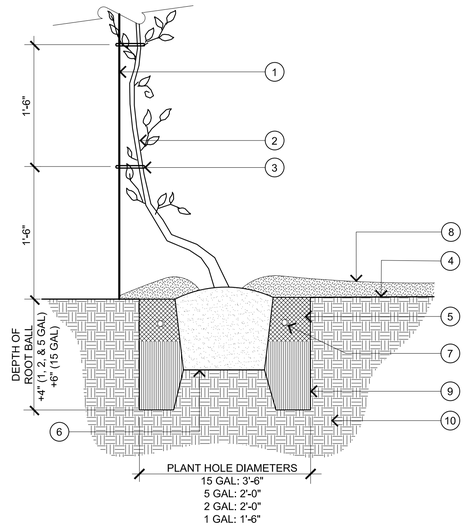
NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.



1 TREE STAKING

N.T.S.



1. TRASH ENCLOSURE
2. VINE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
3. VINE TIES AT 1'-6" INTERVALS AS SHOWN: REFER TO SPECIFICATIONS
4. FINISH GRADE
5. BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HT.): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
6. VINE ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE
7. FERTILIZER TABS (21 GRAM, 20-10-5):
    - 1 GALLON: 1 TAB
    - 2 GALLON: 2 TABS
    - 5 GAL: 3 TABS
    - 15 GAL: 5 TABS
8. BARK MULCH: 3" DEPTH, KEEP CLEAR FROM ROOT BALL CROWN
9. PULVERIZED NATIVE SOIL
10. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

2 VINE PLANTING/STAKING

N.T.S.

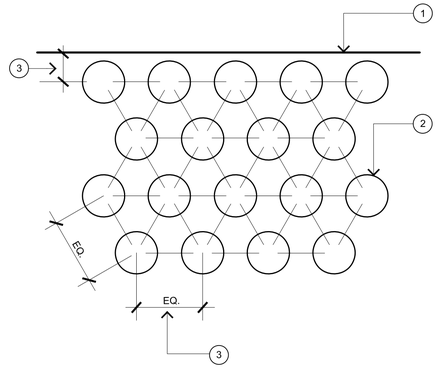
1. SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
2. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
3. FINISH GRADE
4. BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
5. SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE.
6. FERTILIZER TABS (21 GRAM, 20-10-5):
    - 1 GALLON: 1 TAB
    - 2 GALLON: 2 TABS
    - 5 GAL: 3 TABS
    - 15 GAL: 5 TABS
7. BARK MULCH: 3" DEPTH, KEEP CLEAR FROM ROOT BALL CROWN
8. PULVERIZED NATIVE SOIL

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

3 SHRUB PLANTING

N.T.S.



1. EDGE OF PAVING, HEADER, FACE OF BUILDING, WALL, ETC.
2. GROUNDCOVER OR SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
3. GROUNDCOVER AND SHRUB SPACING PER PLANTING PLAN AND LEGEND

NOTES:

1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. KEEP MULCH CLEAR OF PLANT BASE.
5. ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

4 GROUNDCOVER PLANTING

N.T.S.

400-141
Cesano Court
Palo Alto, CA
December 16, 2024

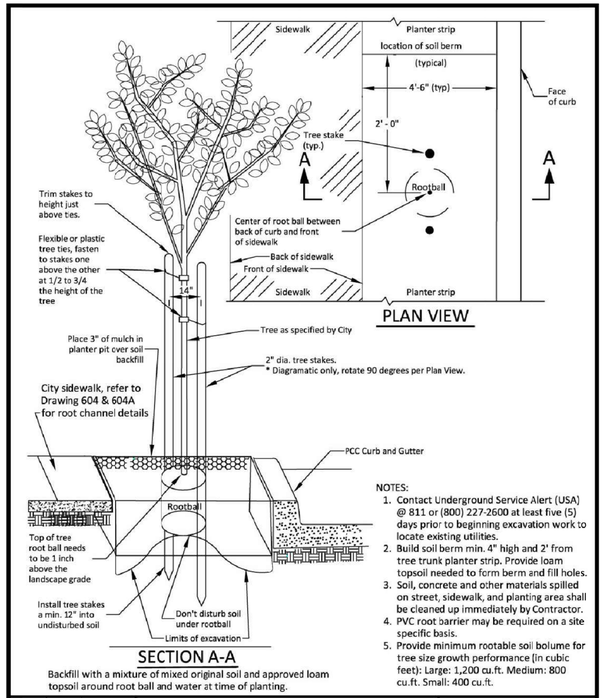
Planting Details (Private)
L-11.1

SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
777 California Ave, Palo Alto, Ca 94304

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

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3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
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SDG architects



NOTES:

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

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

Scale: NTS

Tree Detail
Planter Strip

City of Palo Alto Standard

Approved by:

PE No. 72158
Date 01/10/18
Dwg No. 603

400-141

Cesano Court
Palo Alto, CA
December 16, 2024

Planting Details (Public)
L-11.2

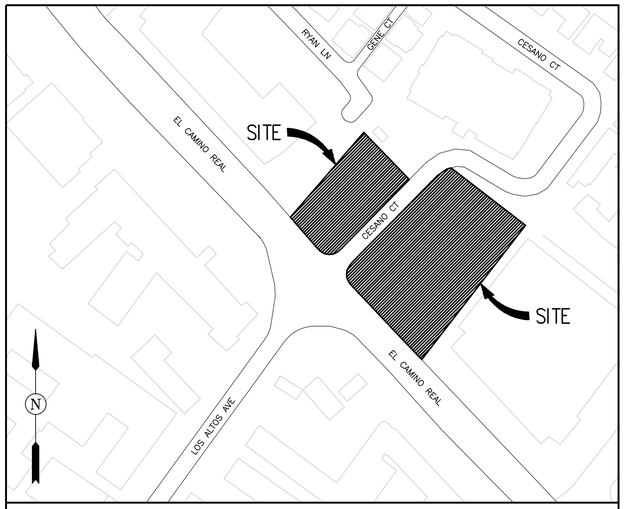
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SUMMERHILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO SANTA CLARA COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE

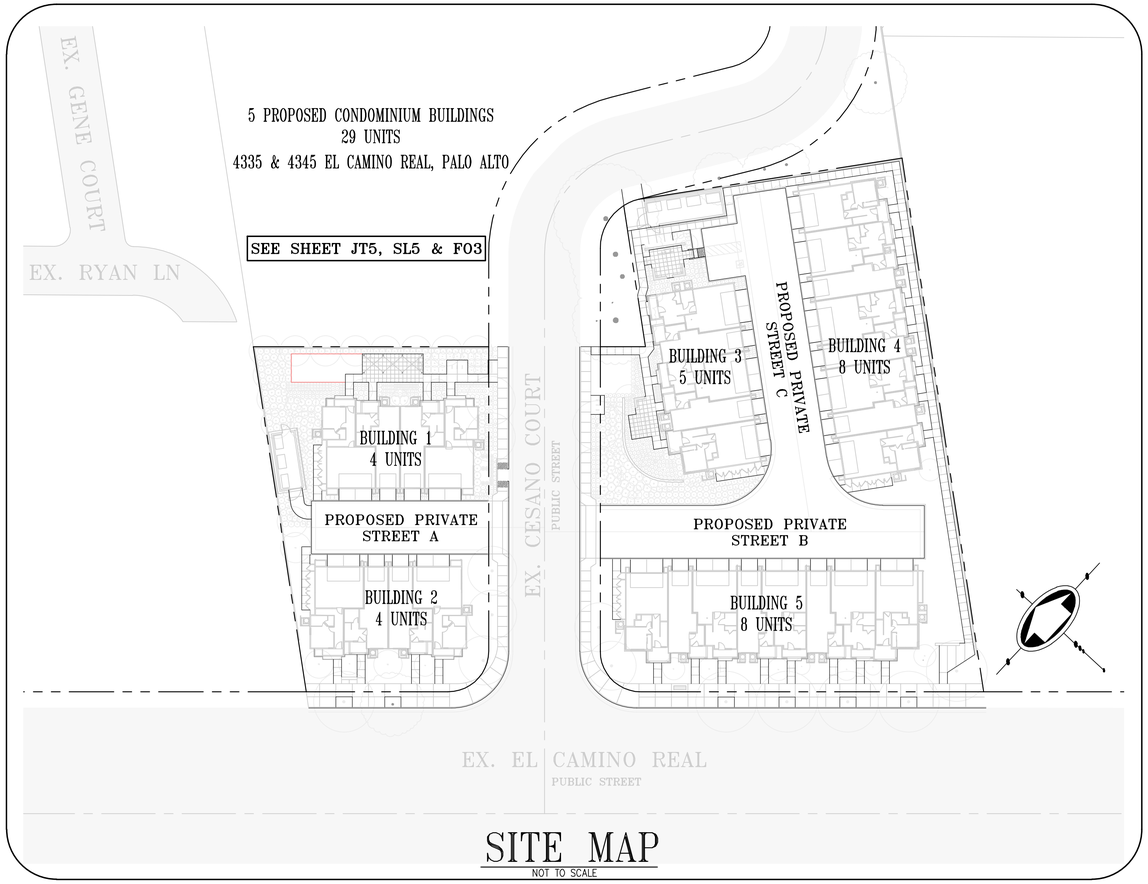
SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
SL1-SL2	STREET LIGHTING GENERAL NOTES AND DETAILS
SL3	STREET LIGHTING SITE PLAN
FO1	FIBER OPTIC TITLE SHEET
FO2	FIBER OPTIC DETAIL SHEET
FO3	FIBER OPTIC CONDUIT PLAN

1,195 L.F. OF JOINT TRENCH AND 1 PUBLIC STREET LIGHT SHALL BE RELOCATED WITH THIS JOINT TRENCH PLAN SET

5 NEW CONDOMINIUM BUILDINGS (29 UNITS)

5 NEW FULL SERVICE COMPLETIONS (ELECTRICAL, TELEPHONE, CATV & FIBER OPTICS)



SITE MAP
NOT TO SCALE

LEGEND

- JT — PROPOSED JOINT TRENCH
- SVC — PROPOSED JOINT TRENCH SERVICE
- EX GAS — EXISTING GAS
- EEUG — EXISTING UNDERGROUND ELECTRIC LINES
- CUG — PROPOSED UNDERGROUND CATV LINES
- EUG — PROPOSED UNDERGROUND ELECTRIC LINES
- TUG — PROPOSED UNDERGROUND TELEPHONE LINES
- DESIGNATES UTILITY LINES TO BE REMOVED
- EXISTING PRIMARY SPLICE BOX
- EXISTING SECONDARY SPLICE BOX
- PROPOSED CPAU 3ø, PAD MOUNT TRANSFORMER, IIE PAD SIZE–74"x88"
- PROPOSED CPAU PAD MOUNT SWITCH, PAD SIZE–84"x132"
- SB1 — PROPOSED 3'x5'x4'6" CPAU SUBSURFACE ELECTRIC BOX
- SB2 — PROPOSED 3'x5'x4'6" CPAU SUBSURFACE ELECTRIC BOX
- FVT SB3 — PROPOSED 3'x5'x4'6" F.V.T. CPAU SUBSURFACE ELECTRIC BOX
- PROPOSED 24"x36"x18" CPAU ELECTRIC SERVICE BOX
- T4 — PROPOSED TELEPHONE SERVICE BOX, 30"x48"x34"
- C3 — PROPOSED CATV SPLICE BOX, 30"x48"x24"
- PROPOSED 24"x36"x34" FIBER OPTIC BOX
- FV — PROPOSED 30"x48"x34" FIBER OPTIC BOX
- LIGHTING, WALL MOUNTED (BY OTHERS)
- LIGHTING, WALL MOUNTED (BY OTHERS)
- EXISTING ELECTROLIER, POST TOP
- RELOCATED PUBLIC STREET LIGHT, POST TOP

TARRAR UTILITY REP.:	KARA PEDERSEN	JOB NO.	224013	PHONE NO.	(925) 240-2595
DEVELOPER:	JOHN HICKEY	JOB NO.	-	PHONE NO.	(650) 842-2360
CPAU ELECTRIC COORDINATOR:	LUDWIG SIMPAO	JOB NO.	24PLN-00023	PHONE NO.	(650) 566-4513
CPAU GAS COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
TELEPHONE REP.:	ROBERT HASSING	JOB NO.	-	PHONE NO.	(408) 635-8825
CABLE T.V. REP.:	CHRISTIAN ROYAL	JOB NO.	-	PHONE NO.	(408) 206-2802

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	CBG	07-19-2024	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	SDG	05-08-2024	R
LANDSCAPE PLANS (ELECTRONIC FILE)	R3 STUDIOS, INC.	07-19-2024	R
FIBER OPTICS DESIGN	CITY OF PALO ALTO	06-27-2024	R
ELECTRIC DESIGN	CITY OF PALO ALTO	06-27-2024	R
TELEPHONE INTENT REPLY	AT&T	03-20-2024	R
CATV INTENT REPLY	COMCAST	04-04-2024	R
STREET LIGHT PLANS – PUBLIC	TARRAR UTILITY CONSULTANTS	07-25-2024	R
STREET LIGHT PLANS – PRIVATE	TARRAR UTILITY CONSULTANTS	07-25-2024	R
SOILS REPORT	XXXX	XX-XX-XXXX	XXXX

A = APPROVED • **ANS** = APPROVED NOT SIGNED • **NA** = NOT APPROVED• **F** = FIRST SUBMITTAL • **SS** = SECOND SUBMITTAL • **R** = RECEIVED

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
ALFONSO REYES
QUALIFIED APPLICANT DESIGN ENGINEER

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER NOTE AND SIGN

ALL CPAU ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE: _____

COMPOSITE DRAWING BY DEVELOPER

Approved _____ Telephone representative _____ Date

Approved _____ CATV representative _____ Date

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE TITLE SHEET
SUMMERHILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JULY 29, 2024 | DATE LAST WORKED ON: 10/16/2024
SCALE: NOT TO SCALE | DRAWN: AB | CHECKED: KT
JOB NO.: 224013

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ALFONSO REYES Exp. 06/30/25 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT5 SHEETS

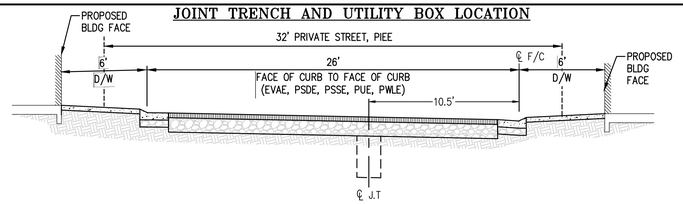
PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL CPAU, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL CPAU SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM CBG (925-866-322).

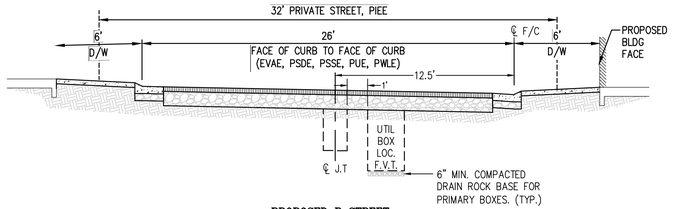
ABBREVIATION LIST

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	ℙ	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAW	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	PwE	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

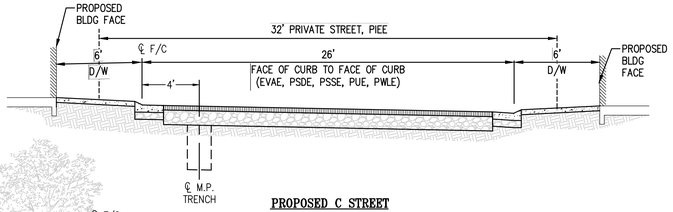
JOINT TRENCH AND UTILITY BOX LOCATION



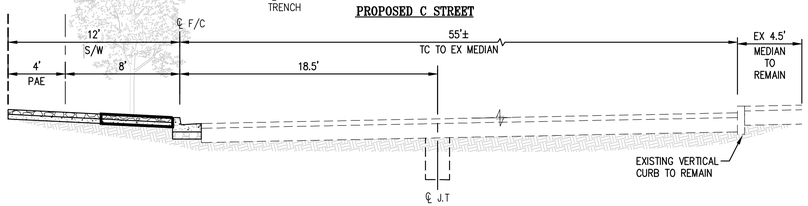
PROPOSED A STREET



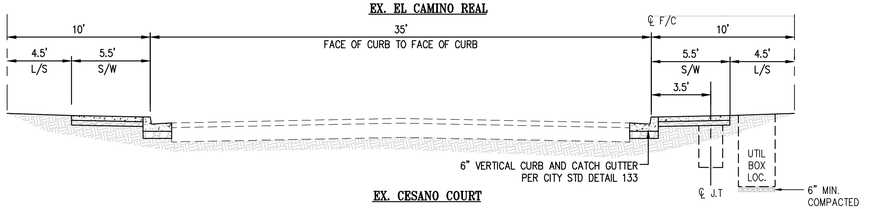
PROPOSED B STREET



PROPOSED C STREET



EX. EL CAMINO REAL



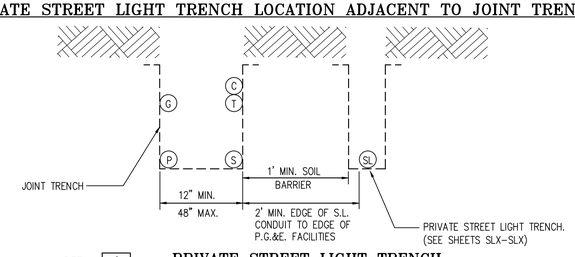
EX. CESANO COURT

JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6"
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH



DETAIL 1 / N.T.S. JT2 — PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH

NOT TO SCALE

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH CPAU UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO CPAU GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.**
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF CPAU'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. CPAU'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER CPAU SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE **CITY OF PALO ALTO** REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A **CITY OF PALO ALTO** ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE **CITY OF PALO ALTO** AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
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- Cost Analysis
- Due Diligence

JOINT TRENCH GENERAL NOTES AND DETAILS

SUMMERHILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO CALIFORNIA

REVISIONS	BY	DATE

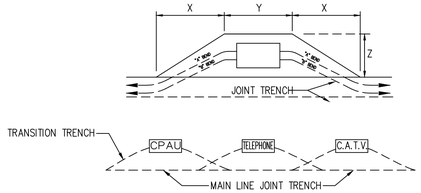
DATE: JULY 29, 2024 | DATE LAST WORKED ON: 10/16/2024
SCALE: NOT TO SCALE | DRAWN: AB | CHECKED: KT
JOB NO.: 224013

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — SHILLA ZAMANI — Exp. 06/30/25 — CIVIL — STATE OF CALIFORNIA

SHEET JT2 OF JT5 SHEETS

JOINT TRENCH TRANSITION

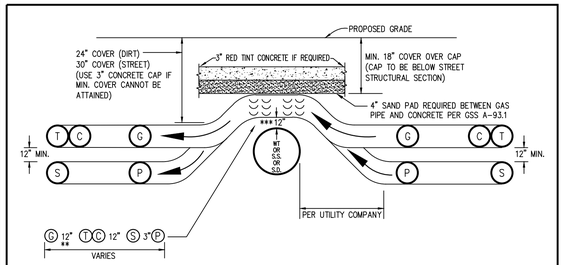


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box) "X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24"	7"	5"	BEND IS 60° RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5° CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24"	11"	7"	
"B"	3' x 5'	32"	7"	5"	BEND IS 30° RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2° CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	32"	11"	7"	

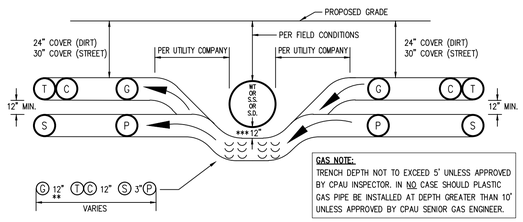
NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 / N.T.S. JT3 — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



GAS NOTE:
TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY CPAU INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT DEPTH GREATER THAN 10' UNLESS APPROVED BY CPAU SENIOR GAS ENGINEER.

JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMINCATION DUCTS (TELEPHONE & CATV).

*** 6" MINIMUM REQUIRED BY CPAU--ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 / N.T.S. JT3 — OVER UNDER DETAILS

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)

	CP&U ELECTRIC	CP&U GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING: EXCAVATE, BACKFILL AND COMPACT.	○	○	○	○	●
GAS MATERIAL: FURNISH.	○	○	○	○	○
INSTALL.	○	○	○	○	○
ELECTRIC CABLE: FURNISH.	●	○	○	○	○
INSTALL.	○	○	○	○	●
ELECTRIC CONDUIT: FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SPLICE BOXES: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TRMR. ENCLS.: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC EQUIP. ENCLS.: EXCAVATE.	○	○	○	○	●
FURNISH.	●	○	○	○	○
INSTALL.	○	○	○	○	●
ELECTRIC TRMR. PADS: GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SWITCH PADS: GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CONDUIT: FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CABLE: FURNISH.	○	○	●	○	○
INSTALL.	○	○	○	○	●
TELEPHONE SPLICE BOX: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE INTER. PADS: GRADE.	○	○	○	○	○
FURNISH.	○	○	○	○	○
INSTALL.	○	○	○	○	○
C.A.T.V. CONDUITS: FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
C.A.T.V. SPLICE BOXES: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●

STREET LIGHTING SYSTEM (PUBLIC)

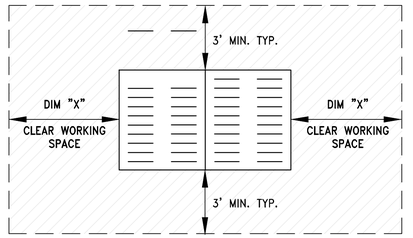
	CP&U	CONTRACTOR
WIRE: FURNISH.	○	●
INSTALL.	○	●
CONDUIT: FURNISH.	○	●
INSTALL.	○	●
BASES: FURNISH.	○	●
INSTALL.	○	●
LUMINAIRES: FURNISH.	○	●
INSTALL.	○	●
SPLICE BOXES: FURNISH.	○	●
INSTALL.	○	●
EXCAVATE.	○	●
POLES & ARMS: FURNISH.	○	●
INSTALL.	○	●

SCHEDULE: LS2A
INSTALL IN JOINT TRENCH:: YES
INSTALL IN SEPARATE TRENCH:: NO
CONDUIT SIZE:: 1 1/2"
CONDUIT TYPE:: SCH. 40
WIRE SIZE:: #8 TYPE:: CU

ADDITIONAL NOTES:
DEVELOPER TO SUPPLY AND INSTALL ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF CPAU.

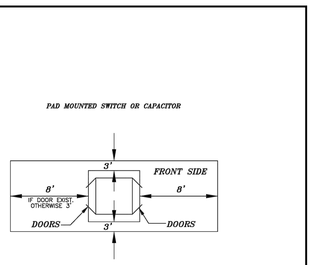
● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.

DETAIL 3 / N.T.S. JT3 — C.P.A.U. STYLE IIE TRANSFORMER DETAIL (PHYSICAL PROTECTION REQUIREMENTS IN PARKING LOT, TRAVELED WAY, ETC. ...)



DIM "X"
3' MIN. 3'0" x 5'0" ENCLOSURES
4' MIN. 4' x 6'6" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES
(OR EASEMENT REQUIRED)

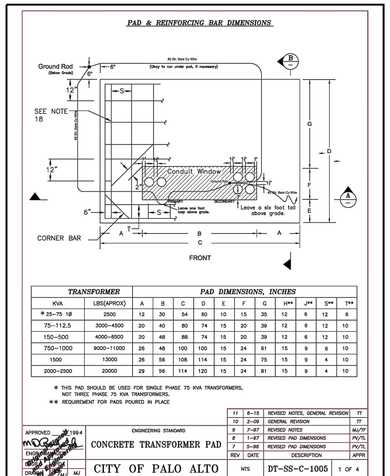
DETAIL 4 / N.T.S. JT3 — C.P.A.U. ENCLOSURE CLEARANCES



WORK SPACE FOR PAD MOUNTED SWITCHES AND CAPACITORS

DETAIL 5 / N.T.S. JT3 — C.P.A.U. PAD MOUNT TRANSFORMER DETAIL

APPROVED	ENGINEERING STANDARD	REV	DATE	DESCRIPTION	APPR
ENGINEER	PAD MOUNT CLEARANCE REQUIREMENTS	1	08/08	REVISED DRAWING	TT
DRAWN MJ	CITY OF PALO ALTO CALIFORNIA	NTS		DT-CL-U-1031	9 OF 9
CHECKED PV		SCALE		STANDARD DWG. NO.	SHEET NO.

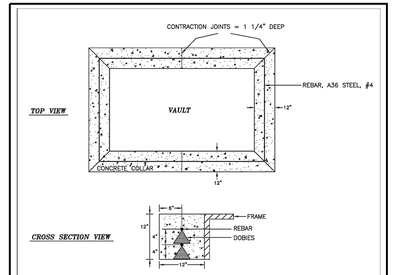


TRANSFORMER KVA	LBS(APPROX)	PAD DIMENSIONS, INCHES A	B	C	D	E	F	G	J**	J**	T**
* 25-75 1Ø	2500	12	30	54	60	10	15	35	12	6	12	6
75-112.5	3000-4500	20	40	80	74	15	20	39	12	6	12	10
150-500	4000-8500	20	48	88	74	15	20	39	12	6	12	10
750-1000	9000-11000	26	48	100	100	15	24	81	15	9	6	10
1500	13000	26	56	108	114	15	24	75	15	9	4	10
2000-2500	20000	29	56	114	120	15	24	81	15	9	4	10

* THIS PAD SHOULD BE USED FOR SINGLE PHASE 75 KVA TRANSFORMERS, NOT THREE PHASE 75 KVA TRANSFORMERS.
** REQUIREMENT FOR PADS POURED IN PLACE

APPROVED	ENGINEERING STANDARD	REV	DATE	DESCRIPTION	APPR
ENGINEER	CONCRETE TRANSFORMER PAD	11	6-15	REVISED NOTES, GENERAL REVISION	TT
DRAWN MJ	CITY OF PALO ALTO CALIFORNIA	10	2-09	GENERAL REVISION	TT
CHECKED PEV		9	7-97	REVISED NOTES	MJ/TT
		8	1-97	REVISED PAD DIMENSIONS	PV/TL
		7	5-96	REVISED PAD DIMENSIONS	PV/TL
		SCALE		STANDARD NO.	SHEET NO.
		NTS		DT-SS-C-1005	1 OF 4

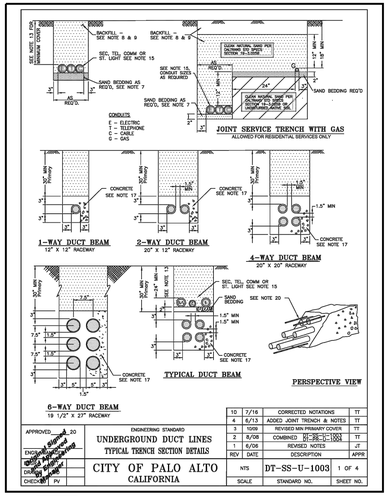
DETAIL 6 / N.T.S. JT3 — C.P.A.U. PAD MOUNT TRANSFORMER DETAIL



NOTES:
1.) CONCRETE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 16 OF THE CITY OF PALO ALTO PUBLIC WORKS STANDARDS.
2.) USE CLASS 2 CONCRETE – A MIX OF 6 SACKS OF CEMENT PER CUBIC YARD WITH 3/4" AGGREGATE.
3.) USE TWO (2) PINTS OF LIQUID LAMPBLACK PER CUBIC YARD.
4.) BACKFILL BELOW COLLAR SHALL BE PER CPAU STANDARD DT-SS-U-1002.
5.) BROOMED FINISH.

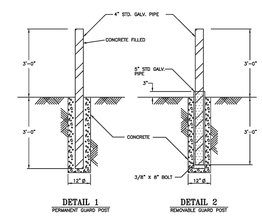
DETAIL 7 / N.T.S. JT3 — C.P.A.U. CONCRETE COLLAR SURROUNDING A VAULT

APPROVED	ENGINEERING STANDARD	REV	DATE	DESCRIPTION	APPR
ENGINEER	CONCRETE COLLAR SURROUNDING A VAULT				
DRAWN MJ	CITY OF PALO ALTO CALIFORNIA	NTS		DT-SS-U-1038	1 OF 1
CHECKED HW		SCALE		STANDARD NO.	SHEET NO.



APPROVED	ENGINEERING STANDARD	REV	DATE	DESCRIPTION	APPR
ENGINEER	UNDERGROUND DUCT LINES TYPICAL TRENCH SECTION DETAILS	10	7/16	CORRECTED NOTATIONS	TT
DRAWN MJ	CITY OF PALO ALTO CALIFORNIA	4	6/13	ADDED JOINT TRENCH & NOTES	TT
CHECKED PV		3	10/09	REVISED MIN PRIMARY COVER	TT
		2	6/08	COMBINED DT-SS-C-1004	TT
		1	6/06	REVISED NOTES	JT
		SCALE		STANDARD NO.	SHEET NO.
		NTS		DT-SS-U-1003	1 OF 4

DETAIL 10 / N.T.S. JT3 — C.P.A.U. UNDERGROUND DUCT LINES TYPICAL TRENCH SECTION DETAILS



USE REMOVABLE GUARD POSTS WHEN INSTALLED LESS THAN 8 FEET IN FRONT OF EQUIPMENT DOORS OR WHERE PERMANENT POSTS WOULD OBSTRUCT ACCESS FOR INSTALLATION OR MAINTENANCE.

GUARD POST INSTALLATION MUST BE COORDINATED WITH CONDUIT INSTALLATION TO AVOID CONFLICTS.

CONTACT CPAU ENGINEERING OR UNDERGROUND INSPECTOR FOR GUARD POST PLACEMENT LOCATIONS DETAIL.

DETAIL 8 / N.T.S. JT3 — C.P.A.U. CONCRETE TRANSFORMER PAD

APPROVED	ENGINEERING STANDARD	REV	DATE	DESCRIPTION	APPR
ENGINEER	CONCRETE TRANSFORMER PAD	5	2-09	GENERAL REVISION	TT
DRAWN MJ	CITY OF PALO ALTO CALIFORNIA	3	2-88	GENERAL REVISION	
CHECKED PEV		SCALE		STANDARD NO.	SHEET NO.
		NTS		DT-SS-C-1005	3 OF 4

PURPOSE: THIS DRAWING PROVIDES INFORMATION ON THE INSTALLATION REQUIREMENTS, BOX TYPES, AND BOX SIZES ALLOWED FOR UNDERGROUND ELECTRIC UTILITY APPLICATION.

Box Manufacturer and Catalog Number: Gasser Corporation	Christy Concrete Products, Inc.	Utility Vault Company	Maximum Allowable Working Load (Static)	Maximum Allowable Working Load (Dynamic)	Maximum # of Primary Cables in Box	Maximum # of Secondary Cables in Box	Maximum # of Service Cables in Box	Minimum # of Conduits	Application
FP1118	N/A	1118	11K	5K	6	12	6	4	Traffic Signal, Street Light, or Communications ONLY
FP1730	N730	1730	24K	11K	8	16	8	6	Pull box for secondary cables
FP2130	N2130	2130	30K	15K	8	16	8	6	Pull box for secondary cables
FP2436	N2436	2436	34K	17K	8	16	8	6	Pull box for secondary cables
FP3048	N3048	3048	48K	24K	8	16	8	6	Pull box for secondary cables
3648LA	3648LA	3648LA	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
3660	3660	3660	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
3660LA	3660LA	3660LA	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
3660LA-LW	3660LA-LW	3660LA-LW	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
4848LA	4848LA-LW	4848LA-LW	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
4860	4860	4860	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
4860LA	4860LA	4860LA	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
4860LA-LW	4860LA-LW	4860LA-LW	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6048	6048	6048	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6048LA	6048LA-LW	6048LA-LW	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6060	6060	6060	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6060LA	6060LA	6060LA	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6060LA-LW	6060LA-LW	6060LA-LW	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6072	6072	6072	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6072LA	6072LA	6072LA	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6072LA-LW	6072LA-LW	6072LA-LW	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6084	6084	6084	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6084LA	6084LA	6084LA	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables
6084LA-LW	6084LA-LW	6084LA-LW	34K (0.5")	17K (0.5")	8	16	8	6	Pull box for secondary cables

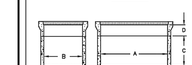
FOR REFERENCE - NOT APPROVED FOR NEW INSTALLATIONS

FOR REFERENCE - ENGINEERING APPROVAL REQUIRED FOR NEW INSTALLATIONS

LEGEND:
▲ For Traffic Signal, Streetlight, or Communications ONLY
■ For Use as Subvault ONLY
● No more than 4 of maximum size
▲ No more than 2 of maximum size
#1 No more than 1 set of maximum size (set = 4 conduits)
#2 No more than 2 sets of maximum size (set = 4 conduits)
#3 No more than 3 sets of maximum size (set = 4 conduits)

DETAIL 9 / N.T.S. JT3 — C.P.A.U. UNDERGROUND JUNCTION BOXES

TABLE 1 – BOX TYPE, SIZE, & APPLICATION



BOX DIMENSIONS

APPROVED	ENGINEERING STANDARD	REV	DATE	DESCRIPTION	APPR
ENGINEER	UNDERGROUND JUNCTION BOXES	8	9-15	ADD PGE-466	JP
DRAWN MJ	CITY OF PALO ALTO CALIFORNIA	7	7-13	ADD PG1118, REV BOX SIZE	TT
CHECKED PEV		6	1-09	REVISED	TT
		5	3-95	REVISED	PV/MJ
		4	7-89	REVISED	DH
		SCALE		STANDARD NO.	SHEET NO.
		NTS		DT-SS-U-1002	1 OF 3

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH DETAILS
SUMMERHILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JULY 29, 2024 | DATE LAST WORKED ON: 10/16/2024
SCALE: NOT TO SCALE | DRAWN: AB | CHECKED: KT
JOB NO.: 224013

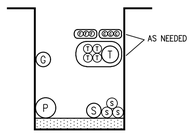
811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER KEITH TARRAR Exp. 06/30/25 CIVIL STATE OF CALIFORNIA

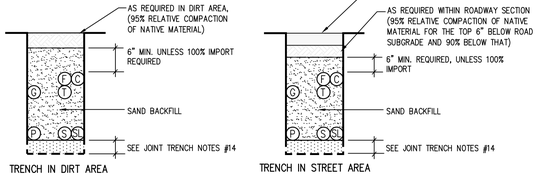
SHEET JT3 OF JT5 SHEETS

JOINT TRENCH MINIMUM COVER AND CLEARANCES
MINIMUM SEPARATION FROM

	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24", 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	1"	12"	12"	24", 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	1"	12"	12"	24", 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"	1"	12"	12"	24", 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24", 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	2"	2"	2"	2"	12"	12"	36", 36" IN STREET
SL	(PUBLIC AND PRIVATE–STREET LIGHT)**	12"	12"	12"	12"	12"	12"	–	12"	12"	12"	24", 30" IN STREET
SLP	(P.G.E.–STREET LIGHT)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24", 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON CPAU)	12"	12"	12"	12"	12"	12"	12"	12"	12"	–	24", 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	–	12"	24", 30" IN STREET



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



TRENCH IN DIRT AREA

TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- G — GAS
- P — ELECTRIC PRIMARY
- S — ELECTRIC SECONDARY
- T — TELEPHONE (DUCT OR DIRECT BURY)
- C — CATV
- SL — STREET LIGHT (PUBLIC OR PRIVATE)
- SLP — STREET LIGHT (CPAU)
- FE — FOREIGN ELECTRIC
- F — FIBER OPTIC

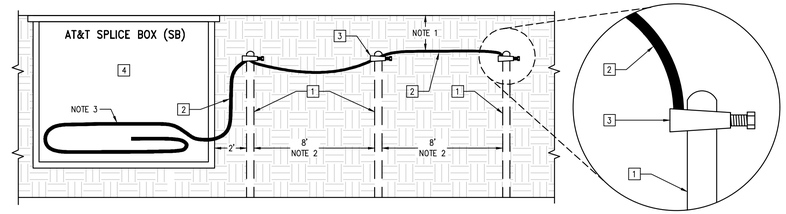
JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB–BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE–INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE–INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO CPAU GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE **CITY OF PALO ALTO** ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL CPAU, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X				X
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTICS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



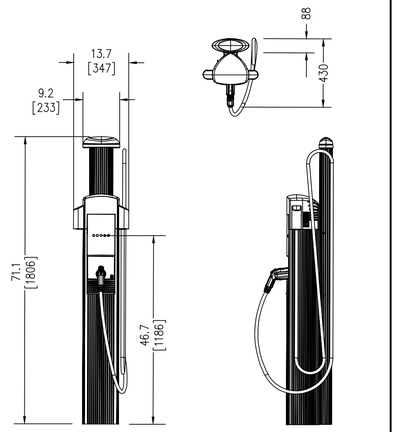
LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

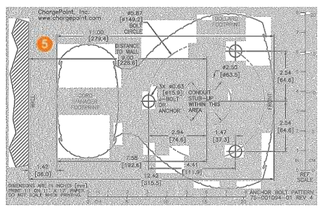
NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 / JT4 — N.T.S. — AT&T AERIAL AND BURIED GROUND BED DESIGN



DETAIL 2 / JT4 — N.T.S. — CT4011 SINGLE EV CHARGER DETAIL



Note: When installing the CT4000 charging station, ensure that 2 bolts are located **at the front** of the station and 1 bolt is located in the rear, facing the Cable Management Kit.

DETAIL 3 / JT4 — N.T.S. — CT4011 PEDESTAL MOUNT DETAIL

CT4000 Datasheet

General Specifications

Electrical Input

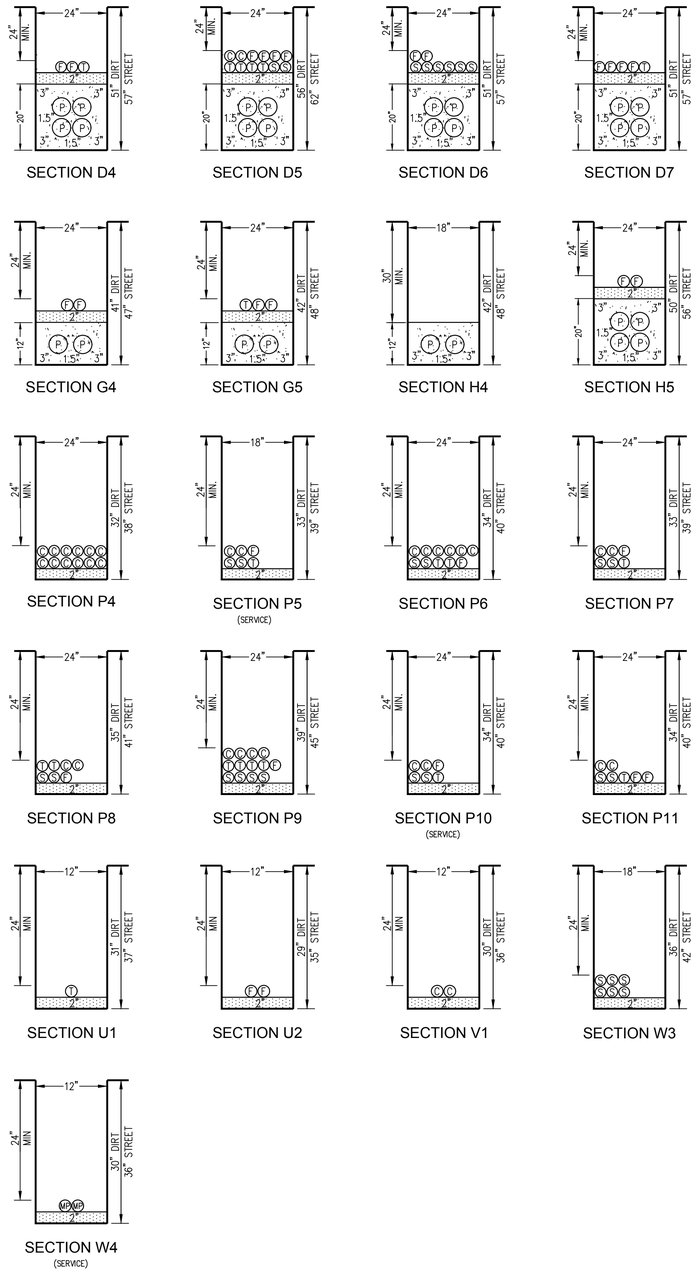
Electrical Input	Single Port (AC Voltage 208 / 240V AC)			Dual Port (AC Voltage 208 / 240V AC)		
	Input Current	Input Power Connection	Required Service Panel Breaker	Input Current	Input Power Connection	Required Service Panel Breaker
Standard	30A	One 40A branch circuit	40A dual pole (non-GFCI type)	30A x 2	Two independent 40A branch circuits	40A dual pole (non-GFCI type) x 2
Standard Power Share	n/a	n/a	n/a	32A	One 40A branch circuit	40A dual pole (non-GFCI type)
Power Select 24A	24A	One 30A branch circuit	30A dual pole (non-GFCI type)	24A x 2	Two independent 30A branch circuits	30A dual pole (non-GFCI type) x 2
Power Select 24A Power Share	n/a	n/a	n/a	24A	One 30A branch circuit	30A dual pole (non-GFCI type)
Power Select 16A	16A	One 20A branch circuit	20A dual pole (non-GFCI type)	16A x 2	Two independent 20A branch circuits	20A dual pole (non-GFCI type)
Power Select 16A Power Share	n/a	n/a	n/a	16A	One 20A branch circuit	20A dual pole (non-GFCI type)
Service Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)					
Wiring – Standard	3-wire (L1, L2, Earth)			5-wire (L1, L1, L2, L2, Earth)		
Wiring – Power Share	n/a			3-wire (L1, L2, Earth)		
Station Power	8 W typical (standby), 15 W maximum (operation)					

Electrical Output

Electrical Output	Single Port (AC Voltage 208 / 240V AC)	Dual Port (AC Voltage 208 / 240V AC)
Standard	7.2 kW (240V AC @ 30A)	7.2 kW (240V AC @ 30A) x 2
Standard Power Share	n/a	7.2 kW (240V AC @ 30A) x 1 or 3.8 kW (240V AC @ 16A) x 2

Power Select 24A	5.8 kW (240V AC @ 24A)	5.8 kW (240V AC @ 24A) x 2
Power Select 24A Power Share	n/a	5.8 kW (240V AC @ 24A) x 1 Or 2.9 kW (240V AC @ 12A) x 2
Power Select 16A	3.8 kW (240V AC @ 16A)	3.8 kW (240V AC @ 16A) x 2
Power Select 16A Power Share	n/a	3.8 kW (240V AC @ 16A) x 1 Or 1.9 kW (240V AC @ 8A) x 2

DETAIL 4 / JT4 — N.T.S. — CT4011 GENERAL SPECIFICATIONS



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- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH SECTIONS AND DETAILS
SUMMERHILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JULY 29, 2024 — DATE LAST WORKED ON: 11/27/2024
SCALE: NOT TO SCALE — DRAWN: AB — CHECKED: KT
JOB NO.: 224013

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — Richard Tarrar — Exp. 06/30/25 — CIVIL — STATE OF CALIFORNIA

SHEET JT4 OF JT5 SHEETS

EX. 417 GENE COURT
PALO ALTO, CA.

EX. 421 GENE COURT
PALO ALTO, CA.

EX. GENE COURT

EX. RYAN LN

EX. 440 CESANO COURT
PALO ALTO, CA.

EX. 4329 EL CAMINO
REAL PALO ALTO, CA.

EX. 2700 EL CAMINO REAL

EX. EL CAMINO REAL
(PUBLIC STREET)

EX. CESANO COURT (PUBLIC STREET)

EXISTING ELECTROLIER, POST TOP TO REMAIN

EX. TELEPHONE BOX TO REMAIN

PROPOSED TRASH ENCLOSURE LIGHTS BY OTHERS

PROJECT BOUNDARY

EX. R/W

55' R/W TO R/W

35' F/C TO F/C

LIMIT OF WORK

EX. GAS

EEUG

F/C

R/W

TRASH AREA

PROPOSED PRIVATE STREET C

PROPOSED PRIVATE STREET A

PROPOSED PRIVATE STREET B

BUILDING 1
4 UNITS

BUILDING 2
4 UNITS

BUILDING 3
5 UNITS

BUILDING 4
8 UNITS

BUILDING 5
8 UNITS

PROPOSED LIGHTING, WALL MOUNTED (TYP.)

PROPOSED EV CHARGER TO BE INSTALL BY OTHERS

EX. CPAU UNDERGROUND ELECTRIC LINES TO BE REMOVED BY CPAU PRIOR TO GRADING

EX. GAS TO BE CUT AND ABANDON BY CPAU

EX. CPAU GAS METER #44101

EX. CPAU PAD MOUNTED TRANSFORMER #8229 TO REMAIN

PROPOSED 30"x48"x34" FIBER OPTIC BOX

PROPOSED 24"x36"x34" FIBER OPTIC BOX

PROPOSED 30"x48"x24" CATV SPLICE BOX (B48)

EX. ELECTRIC UNDERGROUND TO BE REMOVED BY CPAU PRIOR TO GRADING

EX. STREET LIGHT METER PEDESTAL TO REMAIN

EXISTING TRAFFIC SIGNAL TO REMAIN (TYP.)

EXISTING ELECTROLIER, POST TOP TO BE RELOCATED

EX. CATV PEDESTAL TO REMAIN. CONTRACTOR TO TIE INTO THIS BOX FOR CATV SERVICE

STA. XX+XX± PROPOSED 30"x48"x34" FIBER OPTIC BOX

STA. XX+XX± PROPOSED 6'-6"x4'x5'6" PAD MOUNT SWITCH (60"x120" BOX WITH 84"x132" PAD)

STA. XX+XX± PROPOSED 30"x48"x34" FIBER OPTIC BOX

STA. XX+XX± PROPOSED 24"x36"x18" ELECTRIC SERVICE BOX

STA. XX+XX± PROPOSED LOCATION OF PUBLIC STREET LIGHT, POST TOP

STA. XX+XX± PROPOSED 30"x48"x34" TELEPHONE SERVICE BOX

STA. XX+XX± PROPOSED 3'x5'x4'6" CPAU SUBSURFACE SPLICE BOX. SEE PROJECT NOTES #3, 5, & 25 ON SHEET JT2. MAINTAIN 3' LONG SIDE AND 3' SHORT SIDE CLEAR LEVEL WORK SPACE AROUND BOX.

STA. XX+XX± PROPOSED 6'-6"x4'x5'6" PAD MOUNT TRANSFORMER, PAD SIZE--74" x 88" SEE PROJ. NOTES #12, 14, 28 & 30 (TYP.) IF -9" CLEARANCE FROM PAD EDGE TO F/C CANNOT BE MET, BARRIER POSTS MAY BE REQUIRED, AT THE DIRECTION OF THE CPAU INSPECTOR. (TYP.)

600A MAIN 120/208V 3ϕ 4 WIRE (TYP.)

E/T/C

CONTRACTOR TO ADJUST EX. BOX TO FINAL GRADE OR FINAL CONCRETE SURFACE.

EX. PAVEMENT TO BE REPLACE PER CITY STANDARDS (TYP.)

EX. CPAU ELECTRIC VAULT # 40071 TO REMAIN. CONTRACTOR TO TIE INTO EXISTING ELECTRIC BOX. USE EXTREME CAUTION WHEN WORKING AROUND ENERGIZED ELECTRIC FACILITIES.

EX. CPAU ELECTRIC MANHOLE #1400 TO REMAIN

EX. TELEPHONE BOX TO REMAIN & PROPOSED TIE-IN LOCATION FOR TELEPHONE SERVICE

EX. CATV PEDESTAL TO REMAIN

EX. CPAU ELECTRIC PEDESTAL #E3787 TO REMAIN

EX. CPAU GAS AND USA MARKINGS

EX. CPAU ELECTRIC BOX TO REMAIN

EX. CPAU ELECTRIC MANHOLE CONTRACTOR TO TIE INTO EXISTING ELECTRIC BOX. USE EXTREME CAUTION WHEN WORKING AROUND ENERGIZED ELECTRIC FACILITIES.

EX. CATV BOX TO REMAIN

EX. TELEPHONE BOX TO REMAIN

EX. BUS STOP BENCH TO REMAIN

EXISTING ELECTROLIER SINGLE ARM TO REMAIN

EX. CPAU ELECTRIC VAULT #40083 TO REMAIN

EX. CPAU SUBSURFACE VAULT TO REMAIN

EXISTING ELECTROLIER SINGLE ARM TO REMAIN

EX. TELEPHONE BOX TO REMAIN

EX. CPAU UNDERGROUND ELECTRIC LINES TO BE REMOVED BY CPAU PRIOR TO GRADING

EX. GAS TO BE CUT AND ABANDON BY CPAU

SCALE: 1" = 20'

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
ALFONSO REYES
QUALIFIED APPLICANT DESIGN ENGINEER

CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X				X
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

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- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE PLAN

SUMMERHILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO CALIFORNIA

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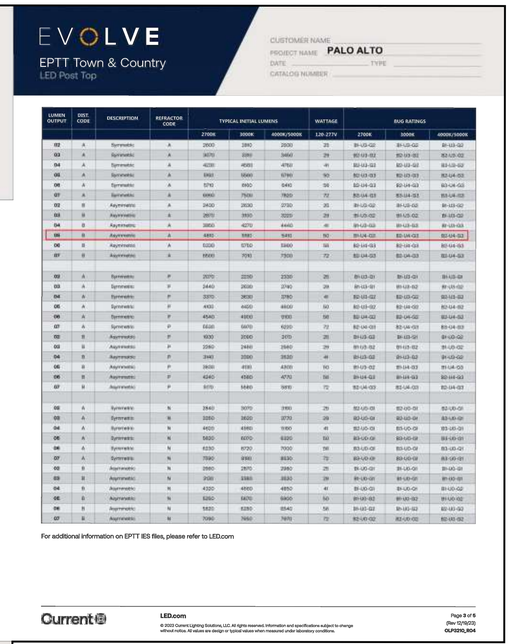
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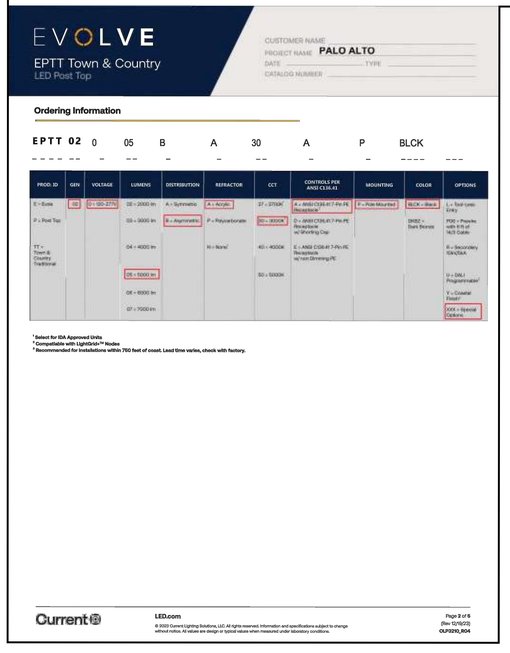
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SHEET JT5 OF JT5 SHEETS

SUMMER HILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO SANTA CLARA COUNTY COUNTY CALIFORNIA







1 SL1 STREET LIGHT, POST TOP DETAIL
NOT TO SCALE

LEGEND

- ESL — EXISTING STREET LIGHT CONDUIT
- SL — PROPOSED STREET LIGHT CONDUIT
- X'(XX"S.L. COND.) — STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX"S.L. COND.) INDICATES CONDUIT SIZE
- X'(XX) — STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE.
- (2W) — 2–#8 CU. WIRE (SEE NOTE 15)
- (3W) — 3–#8 CU. WIRE (SEE NOTE 15)
- (3WG) — 2–#8 CU. WIRE & 1–#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
- (4WG) — 3–#8 CU. WIRE & 1–#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
- EXISTING TRAFFIC SIGNAL
- STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
- STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12"
- RELOCATED PUBLIC STREET LIGHT, POST TOP
- PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS)
- PROPOSED EXTERIOR TRASH ENCLOSURE LIGHT (BY OTHERS)
- PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS)
- EXISTING STREET LIGHT, POST TOP
- EXISTING STREET LIGHT, SINGLE ARM
- (X) — CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS)
- (XXXX) — POLE NUMBER
- POS — STREET LIGHT POINT OF SERVICE
- F/C — FACE OF CURB

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

STREET LIGHTING SYSTEM (PUBLIC)

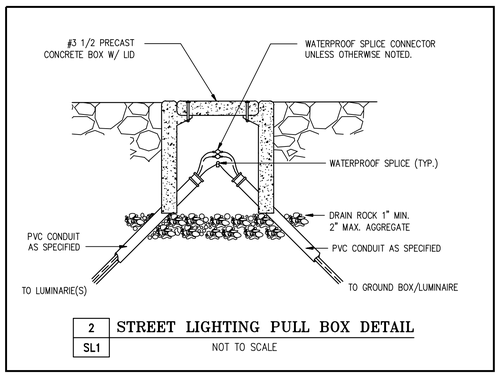
	P.G.&E.	CONTRACTOR
WIRE:		
FURNISH		●
INSTALL		●
CONDUIT:		
FURNISH		●
INSTALL		●
BASES:		
FURNISH		●
INSTALL		●
LUMINARIES:		
FURNISH		●
INSTALL		●
SPLICE BOXES:		
FURNISH		●
INSTALL		●
EXCAVATE		●
POLES & ARMS:		
FURNISH		●
INSTALL		●

SCHEDULE: LS2A
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 1 1/2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

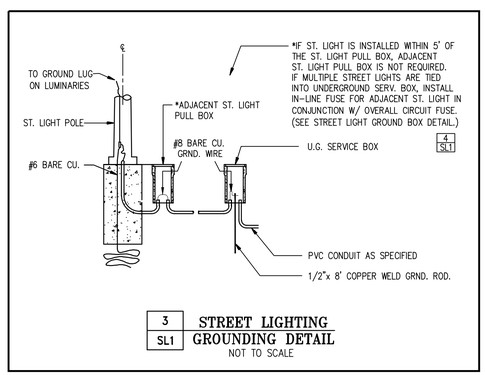
ADDITIONAL NOTES:
DEVELOPER TO SUPPLY AND INSTALL ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF CPAU.

STREET LIGHTING NOTES

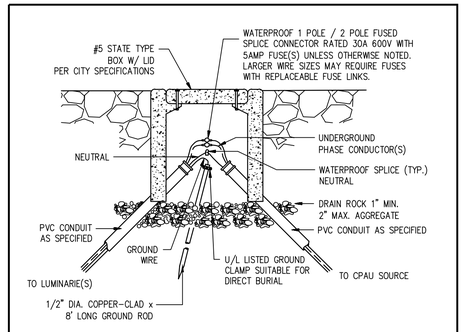
1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF PALO ALTO.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO CPAU SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY CITY OF PALO ALTO.
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C., USE MINIMUM 1 1/2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE, UNLESS OTHERWISE NOTED OR REQUIRED. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. CONDUIT DEPTH: 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8, 7–STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3–1/2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN–LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK –ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH CPAU AND/OR CITY OF PALO ALTO FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CAN BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER CITY OF PALO ALTO SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY CITY OF PALO ALTO PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'–0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 18" RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF CITY OF PALO ALTO INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.



2 SL1 STREET LIGHTING PULL BOX DETAIL
NOT TO SCALE



3 SL1 STREET LIGHTING GROUNDING DETAIL
NOT TO SCALE



4 SL1 STREET LIGHT GROUND BOX DETAIL
NOT TO SCALE

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- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS
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4335 & 4345 EL CAMINO REAL
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JOB NO.: 224013

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL1 OF SL3 SHEETS

Wall luminaire · Narrow beam upward · Narrow beam downward

BEGA

Application
Wall luminaires with directed narrow beam light distribution on two sides. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

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

Weight: 7.5lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
LED module wattage	15.8 W
System wattage	21.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1047 lm
LED service life (L70)	60000hrs

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

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

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

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

Type:
BEGA Product:
Project:
Modified:

Available options
☐ AMB Amber LED
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Available accessories
☐ B79547 Surface mounted wiring box

See individual accessory spec sheet for details.

Included (available for pre-shipment)
☐ B19537 Narrow opening wiring box





Wall luminaire · Narrow beam upward · Narrow beam downward

	LED	□	A	B	C	D
B66516	15.8W	20°	4⅛	19⅛	6⅝	1⅞

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
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QUANTITY: 31

1 SL2 **EXTERIOR LIGHT, WALL MOUNT DETAIL**
NOT TO SCALE

VOLTAIRE MINI ARCHITECTURAL WALL PACK — VWM

CATALOG: WILLIAMS VWMH-L17-830-TL-CGL-DIM-UNV TYPE:
PROJECT: NOTES:

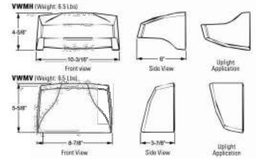
EXAMPLE: VWM H - L20/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV
(SERIES · TYPE · LUMEN PACKAGE · CRI & CCT · DISTRIBUTION · FINISH · SHIELDING · OPTIONS/ACCESSORIES · DRIVER · VOLTAGE)

LED



CROSS SECTIONS

VWMH (Weight: 8.5 Lbs)



VWMV (Weight: 8.5 Lbs)

ORDERING INFORMATION

SERIES
VWM — Voltaire Mini Architectural Wall Pack

TYPE
H — Horizontal
V — Vertical

LED PACKAGE
Type bold for fixture performance data.

Example: L12/740	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
L10	1,000	830 = 80 CRI, 3000K 840 = 80 CRI, 4000K	13
L17	1,700	750 = 70 CRI, 5000K	18
L20	2000	730 = 70 CRI, 3000K 740 = 70 CRI, 4000K 750 = 70 CRI, 5000K	25

DISTRIBUTION
TL — Lambertian distribution (L10 & L17 only)
T3 — Type III (L20 only)

FINISH OPTIONS
For custom colors, visit the VWM at hew.com.[1]
BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING
SDGL Solite® diffused textured tempered glass lens
CGL Clear tempered glass lens

OPTIONS
See back for option details.
PC Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)
SPD Surge protection

DRIVER
DIM Dimming driver prewired for 0-10V controls

VOLTAGE
120 120V
208 208V
277 277V
UNV 120-277V

[1] For custom colors other than RAL, manufacturers' code plus two switches (minimum 1" square) required.

FEATURES

GENERAL
- Engineered with the highest quality materials to ensure reliability, performance, and quality.
- Provides security and accent lighting for walkways, entries, perimeters, and facades.
- Intended for use in both uplight and downlight applications
- Aesthetically designed horizontal and vertical housings blend seamlessly with a variety of architectural styles.
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance.
- Optional energy-saving photocell available.
- Rated >50,000 hours at 70% lumen maintenance (L70).
- ANSI 3000K, 4000K, or 5000K CCT.
- Minimum 70 CRI.
- Available in six standard finish options.
- This fixture is proudly made in the USA.

THERMAL
- Integral die-cast aluminum heatsink provides optimal passive thermal management.
- Concealed heatsink design preserves architectural appearance.
- Rated ambient operating temperature -30°C to 50°C (-0.10), L17) , -30°C to 45°C (L20).

OPTICAL
- Full cutoff, dark-sky compliant optics (downlight applications only) reduce light where it's needed with minimal glare.

ELECTRICAL
- 0-10V dimming standard.
- 10kA/10kV surge protection optional.

VWM — VOLTAIRE MINI ARCHITECTURAL WALL PACK

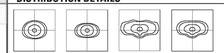
LED

SPECIFICATIONS

Housing – Die-cast aluminum enclosure.
Thermal Management – Integral die-cast aluminum heatsink and LED source provide passive thermal management. Rated ambient operating temperature -30°C to 50°C (L10, L17), -30°C to 45°C (L20).
Optical System – General output provides full cutoff.
LED Source – ANSI 3000K, 4000K, or 5000K CCT, 70 or 80 CRI LEDs. L20: circuit board design, L10 & L17: Chip on board.
LED Driver – 0-10V dimming.
Electrical – 120-277 VAC input range; 50-60Hz; power factor > 90; THD <20% at full load. FCC Class A compliant. Quick-disconnect wiring provided.
Finish – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability. Available in six standard colors. Custom colors available.
Mounting – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (6.5 Lbs).
Listings –
- cCSAus certified as luminaire suitable for wet locations.
- DesignLights Consortium qualified product. Not all versions of this product may be DLC qualified, see the DLC Qualified Products List at www.designlights.org/QPL.
- Calculated L20 >50,000 hours per IES TM-21.
- Tested to IES LM-79-08 standards.
- Lighting Facts listed.
- IDA Dark-Sky approved (downlight app/cations only).
- RoHS compliant.
- IP65 rated.
- Title 24 compliant with PC option.
- BUG classified per IES TM-15-11.

Warranty – 5-year limited warranty, see hew.com/warranty.

DISTRIBUTION DETAILS



FIXTURE PERFORMANCE DATA

Series	Distribution	Lumen Package	Average System Wattage[1]	CCT	Clear Glass (CGL) Delivered Lumens[2]	CGL Efficacy (lm/W)[3]	Solite Glass (SDGL) Delivered Lumens[2]	SDGL Efficacy (lm/W)[3]	BUG Ratings
VWMH	TL	L10	13	3000	1166	91.3	1164	85.5	B1-U0-G0
				4000	1250	98.2	1163	89.4	
				5000	1249	103.8	1259	98.5	
		L17	18	3000	1644	102.9	1529	93.5	
				4000	1731	108.2	1610	106.6	
				5000	1840	115.9	1711	107.0	
	T3	L20	25	3000	2387	95.5	2197	87.9	B1-U0-G1
				4000	2393	95.6	2229	89.2	
				5000	2508	100.4	2341	93.6	
VWMV	TL	L10	13	3000	1006	77.4	936	72.0	B1-U0-G0
				4000	1059	81.5	985	75.8	
				5000	1201	92.4	1117	85.9	
		L17	16	3000	1520	95.0	1414	88.4	
				4000	1600	100.0	1488	93.0	
				5000	1704	106.5	1585	99.0	
	T3	L20	25	3000	2139	85.6	2022	80.9	B1-U0-G1
				4000	2280	91.6	2136	85.4	
				5000	2301	92.0	2146	85.8	

[1] Wattage shown is average for 120V through 277V input.
[2] Efficacy/lumen output shown is average based on voltage input of 120V through 277V.
[3] Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

LUMEN MAINTENANCE

Lumen Package	Ambient Temp.	Reported L70 Hours (TM-21)
L20	25°C	>60,000
	35°C	>60,000
	45°C	>60,000
L10/L17	25°C	>55,000
	35°C	>55,000
	45°C	>55,000

- Predicted lumen maintenance calculated from LED manufacturer IES LM-80 data and in-situ temperature measurement.
- Reported L70 hours in accordance with IES TM-21

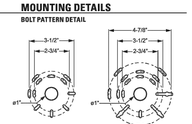
OPTIONS



PC
Factory-insta lled button-style photocell (120V, 208V, or 277V only; must specify voltage)

MOUNTING DETAILS

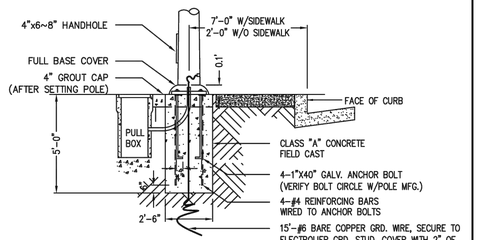
BOLT PATTERN DETAIL



H.E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417-358-4085
Information contained herein is subject to change without notice.
REVISIONS 10/18

QUANTITY: 37

2 SL2 **EXTERIOR LIGHT, WALL MOUNT DETAIL**
NOT TO SCALE

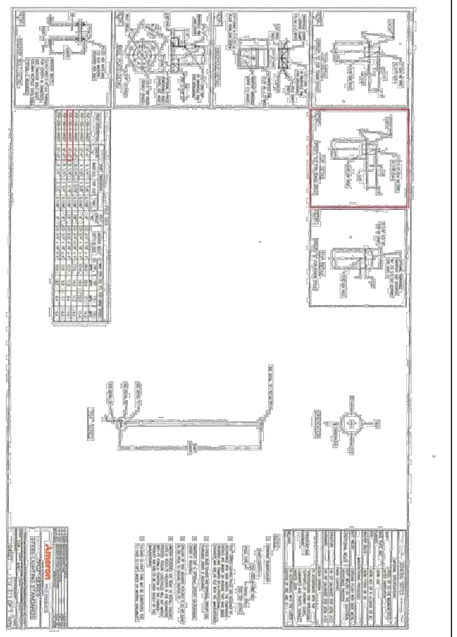


NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

3 SL2 **FOUNDATION LIGHT DETAIL**
NOT TO SCALE

Submitted by Associated Lighting Reps., Inc.

ALR | **Job Name: PALO ALTO** | **Catalog Number:** | **Type:**
Notes:



Index Page

5 SL2 **STREET LIGHT POLE DETAIL**
NOT TO SCALE

Day-Brite CFI by ⓢignify

Industrial

Vaporlume LED DW

2' sealed industrial, 2700 lumens



The Day-Brite / CFI Vaporlume LED sealed industrial DW is a specialized wet location, IP rated product designed for use in both indoor and outdoor environments. It is a wet location listed, non-corrosive luminaire available in both fluorescent and LED light sources.

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

Ordering guide

Example: DWAE27L840-2-UNV-MD360W

Family	Application	Lens	Hubs Installed	Lumen Package	Color Temp.	Length	Voltage	Options
D	W		E	27L		-	-	
D Sealed Industrial	W Wet Location	A DR Acrylic P Polycarbonate	E Ends only	27L 2700 nominal lumens	830 80 CRI, 3000K 835 80 CRI, 3500K 840 80 CRI, 4000K 850 80 CRI, 5000K	2 2'	UNV Universal Voltage, 120-277V 347 347V	MD360W Wet location occupancy sensor, external GLR Fusing, fast blow

Footnotes
1 347V available only for 25°C maximum ambient.

Accessories (order separately)
- **TBK** – Stainless Steel Top Bracket Kit (pair of brackets plus hardware)
- **EBK** – Stainless Steel End Bracket Kit (pair of brackets plus hardware)
- **WBK** – Stainless Steel Wraparound Bracket Kit (pair of brackets)
- **FKR-126** – Chain Hanger Set (requires TBK)

DW Vaporlume LED sealed industrial

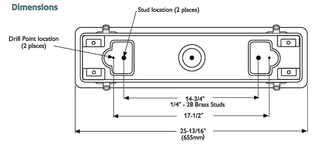
2', 2700 lumens

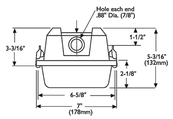
Application
- Ideally suited for use in refrigerated cold storage, industrial, parking garage, and canopy applications.
- Acceptable for outdoor as well as Indoor Installations.
- Can be surface (wall/ceiling) or suspended mounted unless otherwise specified.
- Wet Location – Areas of high humidity, water vapor, rain, incidental water spray, or other non-corrosive or non-flammable liquid.
- Mounting brackets available, order separately.
- IP65 rating standard.
- LED sources provide excellent low temperature performance. This product can replace a fluorescent model in cold environments with significant energy savings.
- Listed for use in 40°C ambient (343V available only for 25°C maximum ambient).
- NSF Certified for Non-Food Zone Installations.

Construction/Finish
- Non-conductive, non-corrosive housing.
- Smooth exterior surface for easy cleaning.
- White one piece, molded fiberglass reinforced polyester body. No rusting, no oxidation, and no corrosion.
- Lens formed from crepe pattern high impact acrylic sheet of .130" nominal thickness.
- Optional polycarbonate lens will not be yellowed by LED sources because they do not produce UV.
- Continuous compressible closed cell gasket provides tight seal between plastic enclosure and luminaire body.
- White ABS cam action latches standard.
- Pre-painted steel lighting channel.
- Two gasketed threaded (1/2" trade size) wet location hubs installed on ends.

Electrical
- High efficiency LEDs have 50,000 hour rated life (L70, defined as 70% lumen maintenance).
- Dimming to 5% on 0–10V controls.
- Driver and LED boards are accessible from below. LED boards are individually replaceable if required.
- LED sources provide full illumination in low temperature applications, unlike fluorescent sources that provide reduced light levels in very cold environments.
- LED sources can be frequently switched with no negative impact on life..
- High CRI source provides excellent color rendering.
- Light output from the luminaire contains no infrared or ultraviolet energy, so the light won't heat or fade the objects being lit..
- Available motion sensor further increases energy savings in areas where occupancy is not continuous.
- cETLus listed to UL 1598. Suitable for use in wet locations.
- Five year luminaire warranty including LED boards and driver..

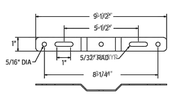
Dimensions



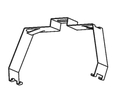


Mounting Brackets

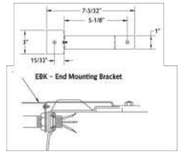
TBK – Top Mounting Bracket



WBK – Wraparound Mounting Bracket



EBK – End Mounting Bracket



QUANTITY: 4

4 SL2 **EXTERIOR LIGHT DETAIL**
NOT TO SCALE

DW Vaporlume LED sealed industrial

2', 2700 lumens

2' Vaporlume LED DW, 2700 nominal delivered lumens LER-104

Catalog No.	DWAE27L835-2-UNV
Test No.	31212
S/MH	1.2
Source	LED
Input Watts	26

Comparative yearly lighting energy cost per 1000 lumens – $2.31 based on 3000 hrs. and $.08 per kWh..

The photometric results were obtained in the Day-Brite laboratory which is NVLAP accredited by the National Institute of Standards and Technology.

Photometric values based on test performed in compliance with LM-79.

Candlepower

Angle	End	45	Cross
0	914	914	914
5	908	904	904
15	864	879	887
25	825	833	827
35	727	725	704
45	587	572	606
55	429	473	502
65	271	376	345
75	147	177	192
85	41	60	59
95	21	19	18
105	22	16	11
115	13	17	8
125	6	13	13
135	3	6	12
145	1	3	5
155	1	2	1
165	1	1	1
175	1	1	1

Coefficients of Utilization

EFFECTIVE FLOOR CAVITY REFLECTANCE 20 PER (pfc=0.20)

RC	80			70			50	
RW	70	50	30	70	50	30	50	30
RA	20							
0	117	117	117	114	114	114	110	110
1	108	103	98	105	100	95	95	92
2	97	89	82	94	86	81	82	78
3	89	78	69	85	77	68	72	67
4	81	68	60	79	68	59	65	57
5	75	61	53	72	60	52	57	51
6	68	56	46	67	55	46	53	45
7	64	51	41	61	50	40	47	40
8	59	46	38	57	45	36	44	35
9	56	41	34	54	41	34	40	33
10	52	39	30	51	38	30	36	29

Light Distribution

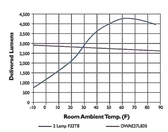
Degrees	Lumens	% Luminaire
0–30	796	26.5
0–40	1165	43.1
0–60	2046	75.7
0–90	2629	97.6

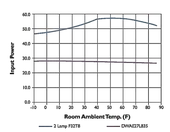
Average Luminance

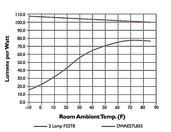
Angle	End	45°	Cross
45	4378	4268	4520
55	3945	4347	4708
65	3387	4717	4309
75	2997	3610	3912
85	2464	3632	3584

Energy Data

Model	Initial Delivered Lumens @ 25°C Ambient	Input Power	Lumens per Watt	Application notes
DWAE27L835-2-UNV	2,694	26W	104 LPW	• Equivalent to 2 lamp F17T8 or 1 lamp F32T8 at room temperature, 15% energy savings. • Equivalent to 2 lamp F32T8 in freezer (25°F), 50% energy savings.







ⓢignify
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Signify Canada Ltd 281 Hillmount Road, Markham, ON, Canada L6C 2S3 Telephone 800-668-9008
DW_wet_loc_vaporlume_LED_2ft www.day-brite.com 11/18 page 3 of 3

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- Cost Analysis
- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS

SUMMER HILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JULY 29, 2024 | DATE LAST WORKED ON: 12/2/2024
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: AR
JOB NO.: 224013

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL2 OF SL3 SHEETS

EX. 417 GENE COURT
PALO ALTO, CA.

EX. 421 GENE COURT
PALO ALTO, CA.

EX. GENE COURT

EX. RYAN LN

EX. 440 CESANO COURT
PALO ALTO, CA.

EX. 4329 EL CAMINO
REAL PALO ALTO, CA.

EX. 2700 EL CAMINO REAL

EX. CESANO COURT (PUBLIC STREET)

EX. EL CAMINO REAL
(PUBLIC STREET)

EX. CPAU ELECTRIC
VAULT #2190 TO REMAIN
EX. FIBER OPTIC BOX TO REMAIN

EXISTING ELECTROLIER, POST TOP TO REMAIN

SEE 4 DETAIL SL2 PROPOSED TRASH ENCLOSURE LIGHTS BY OTHERS

PROJECT BOUNDARY

EX. R/W

TRASH AREA

BUILDING 1
4 UNITS

BUILDING 2
4 UNITS

BUILDING 3
5 UNITS

BUILDING 4
8 UNITS

BUILDING 5
8 UNITS

PROPOSED PRIVATE STREET

LIMIT OF WORK

EXISTING ELECTROLIER, POST TOP TO BE RELOCATED

W1-27'
27'(1 1/2"S.L. COND.)
37'(3WG)

PROPOSED STREET LIGHTING PULL BOX
STATE TYPE #3 1/2, 10"x17"x12"

STA-XX+XX+ 1 3 5 SEE
PROPOSED PUBLIC SL1 SL2 SL2 DETAIL
STREET LIGHT, POST TOP

SEE 7 DETAIL SL2 PROPOSED EXTERIOR LIGHT, WALL MOUNTED, TO BE INSTALLED BY BUILDING CONTRACTOR, CONNECTED TO HOME OWNER'S PANEL (TYP.)

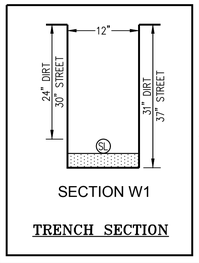
EX. STREET LIGHT METER PEDESTAL TO REMAIN

EXISTING ELECTROLIER, SINGLE ARM TO REMAIN

EX GAS
EEUG
F/C
SB
SB2
SB3
FV
LC1
LC2
SL

1. REMOVE EXISTING STREET LIGHT & BASE
   –BASE REMOVAL IS PER CITY SPECIFICATIONS.
2. EXISTING STREET LIGHT SPLICE BOX TO BE REMOVED
   –CONTRACTOR TO EXPOSE EXISTING STREET LIGHT CONDUCTORS.
3. INSTALL SINGLE ARM, STREET LIGHT WITH BASE AND ADJACENT SPLICE BOX COMPLETE.
4. TRENCH AND INSTALL 1 1/2" SCH. 40 PVC STREET LIGHT CONDUIT FROM SPLICE POINT TO NEW STREET LIGHT SPLICE BOX.
   –INSTALL AND SPLICE NEW CONDUCTORS FROM NEW STREET LIGHT TO THE EXISTING SPLICE BOX.

NOTE: EXISTING STREET LIGHT CIRCUITRY IS UNKNOWN, THEREFORE VOLTAGE DROP CALCULATIONS AND WIRE SIZING WILL NEED TO BE FIELD DESIGNED BY THE CONTRACTOR. RELATED STREET LIGHT FACILITIES ARE TO REMAIN OPERATIONAL WITH MODIFICATIONS AS REQUIRED. CONTRACTOR TO INSTALL FACILITIES MINIMIZING "DOWN TIME" OF AREA LIGHTING.



SECTION W1

TRENCH SECTION



SCALE: 1" = 20'

813 First Street
Brentwood, CA 94513
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(925) 240-2013 fax
www.tarrar.com

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- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

STREET LIGHTING SITE PLAN
SUMMERHILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO CALIFORNIA

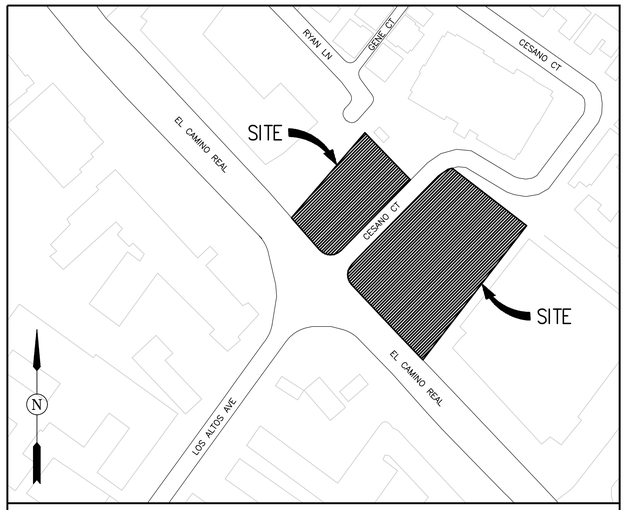
NO.	REVISIONS	BY	DATE

DATE: JULY 29, 2024 | DATE LAST WORKED ON: 12/2/2024
SCALE: 1" = 20' | DRAWN: AB | CHECKED: AR
JOB NO.: 224013

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL3 OF SL3 SHEETS

SUMMER HILL HOMES
4345 EL CAMINO REAL
PALO ALTO SANTA CLARA COUNTY COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
FO1	FIBER OPTIC TITLE SHEET
FO2	FIBER OPTIC DETAIL SHEET
FO3	FIBER OPTIC CONDUIT PLAN

ABBREVIATION LIST

B/C	BACK OF CURB	I.E.U.E.	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	SCH.	SCHEDULE
BTU	BRITISH TERM UNITS	IRR.	IRRIGATION CONTROLLER	SD	STORM DRAIN
CB	CATCH BASIN	J.T.	JOINT TRENCH	SHT.	SHEET
℄	CENTERLINE	KV	KILO-VOLTS	S/W	SIDE WALK
CAT.	CATALOG	L.F.	LINEAR FOOT/FEET	SS	SANITARY SEWER
C OR C.A.T.V.	CABLE TELEVISION	MH	MANHOLE	S.S.E.	SANITARY SEWER EASEMENT
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	M.P.O.E.	MINIMUM POINT OF ENTRY	SUBD'V	SUBDIVISION
CU	COPPER	N.T.S.	NOT TO SCALE	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.D.	OUTER DIAMETER	T	TELEPHONE
EP	EDGE OF PAVEMENT	O.H.	OVER HEAD	TUC	TARRAR UTILITY CONSULTANTS
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	ℙ	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	P.S.D.E.	PUBLIC STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	P.S.E.	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	P.V.A.W.	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	PWR	POWER	W/	WITH
G.E.	GENERAL ELECTRIC	P.U.E.	PUBLIC UTILITY EASEMENT	W/O	WITHOUT
GRD.	GROUND	RT	RETAINING WALL	W.L.E.	WATER LINE EASEMENT
H.P.S.	HIGH PRESSURE SODIUM	R/W	RIGHT OF WAY	XFMR	TRANSFORMER



SITE MAP
NOT TO SCALE

LEGEND

EX FO	EXISTING FIBER OPTICS
FO SVC	PROPOSED FIBER OPTICS SERVICE
FO TR	PROPOSED FIBER OPTICS TRUNK
FO DIS	PROPOSED FIBER OPTICS DISTRIBUTION
F	FIBER OPTIC SERVICE SPLICE BOX, 24" x 36" x 34"
FV	FIBER OPTIC TRUNK SPLICE BOX, 30" x 48" x 34"

NOTE:
CONDUIT FOR FIBER OPTIC IS SHOWN SCHEMATICALLY. REFER TO JOINT TRENCH COMPOSITE PLAN FOR EXACT TRENCH AND BOX LOCATIONS.

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FIBER OPTIC TITLE SHEET
SUMMER HILL HOMES
4335 & 4345 EL CAMINO REAL
PALO ALTO CALIFORNIA

NO.	REVISIONS	BY	DATE

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811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — SHULLEY ZHOU — No. C 93158 — Exp. 06/30/25 — CIVIL — STATE OF CALIFORNIA

SHEET FO1 OF FO3 SHEETS

FIBER OPTIC NOTES:

		CONDUIT SPECIFICATIONS QTY. & DIA.	MATERIAL	COLOR	MISC.
		1–2"ø	PVC – SCHEDULE 40	VARIES	MIN. DEPTH 24"
1.	FIBER OPTIC TRUNK LINE:				
		1–2"ø	PVC – SCHEDULE 40	VARIES	
2.	FIBER OPTIC DISTRIBUTION: (PXD)				
		1–2"ø	PVC – SCHEDULE 40	VARIES	
3.	FIBER OPTIC SERVICES: (PXS)				

4. VAULTS

VAULT FOR FIBER OPTIC TRUNK:
MINIMUM SIZE: 2'(W) x 3'(L) x 2'(D)
TYPE AND MATERIAL OF BOX: POLYMER CONCRETE RING
TYPE AND MATERIAL OF LID: POLYMER CONCRETE CONSTRUCTION, 9/16" SS HEX HEAD X 3 1/2" X 3/8" THREAD BOLT & WASHER (2PL), 20,800 LBS WHEEL LOAD ON 10" X 20" PLATE, NON-SKID SURFACE
MARKING OF LID: "CITY OF PALO ALTO"
CONDUIT ENTRANCE INTO BOX: FROM THE SIDE
ADD RIGID CAP FOR ALL EMPTY CONDUITS

VAULT FOR FIBER OPTIC DISTRIBUTION:

VAULT FOR FIBER OPTIC SERVICE:
IF THE VAULT IS NOT ON THE PROPERTY LINE, THE BOX SHALL BE INSTALLED WITHIN THE RIGHT OF WAY (ROW) AND NOT WITHIN THE FIVE FOOT (5') PUBLIC UTILITY EASEMENT (PUE). (UNLESS OTHERWISE SHOWN)

5. SWEEPS:
MINIMUM RADIUS:
VERTICAL: 24"
HORIZONTAL: 24"

6. TERMINATION'S:
PUBLIC RIGHT OF WAY:
FIBER OPTIC CONDUIT TERMINATION'S INTO SPLICE VAULTS SHALL BE GRADUALLY SWEEPED (15 TO 30 DEGREE BENDS) TO THE ELEVATION WHERE THE CONDUIT ENTERS THROUGH THE SIDE OF THE VAULT.

7. INSTALLATION:
A PULL ROPE SHALL BE INSTALLED IN ALL CONDUITS THAT ARE TO RECEIVE FUTURE CABLES. THE PULL ROPE SHALL BE NYLON OR POLYPROPYLENE WITH A MINIMUM TENSILE STRENGTH OF 500 POUNDS. AT LEAST 2 FEET OF PULL ROPE SHALL BE DOUBLED BACK INTO THE CONDUIT AT EACH TERMINATION. PRIOR TO ACCEPTANCE BY THE CITY OF PALO ALTO, ALL FIBER OPTIC CONDUITS SHALL BE CLEANED WITH A MANDREL.

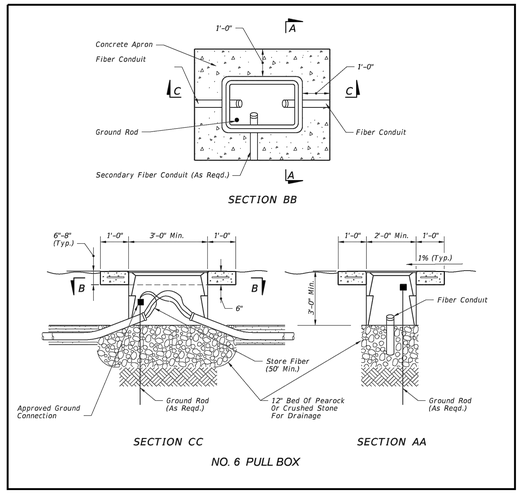
8. SUBMITTALS:
PRIOR TO ORDERING MATERIALS, PROVIDE SUBMITTALS OF MATERIALS TO BE UTILIZED IN THE FIBER OPTIC JOINT TRENCH PLANS FOR REVIEW BY CITY OF PALO ALTO.

9. TERMINATION'S INTO PRIVATE DWELLINGS:
ALL COMMUNICATIONS, CABLE AND FIBER OPTIC CONDUIT SHALL TERMINATE INTO (1) JOINT USE PANEL, TO BE SHARED BY ALL PROVIDERS. (CONTACT BUILDING DEPARTMENT FOR LATEST PANEL SPECIFICATION).

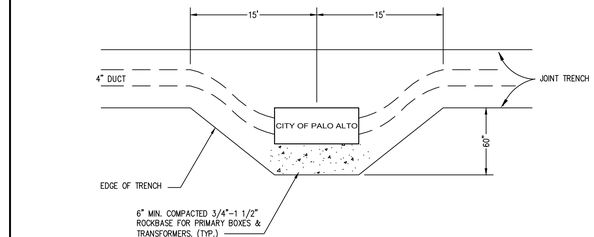
10. CAUTION:
CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'–0".

ADDITIONAL 5' P.U.E. PROVIDED BEHIND RIGHT OF WAY AS NECESSARY FOR BOX LACEMENT.

CONDUIT SHOWN SCHEMATICALLY. REFER TO J.T. COMPOSITE PLAN FOR EXACT TRENCH AND BOX LOCATIONS.



1 F02 — CITY OF PALO ALTO VAULT DETAIL
SCHEMATIC



2 F02 — TYPICAL FIBER OPTIC SPLICE BOX EXCAVATION DETAIL
SCHEMATIC

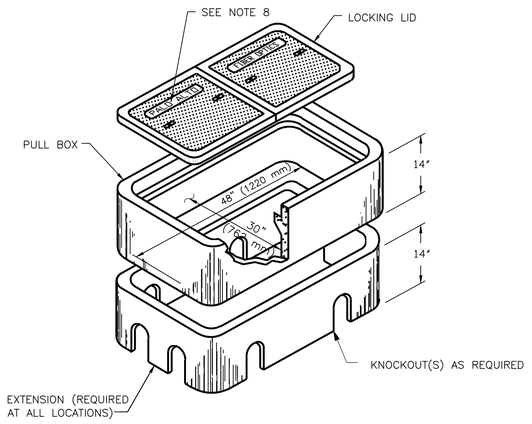
FIBER OPTIC DESIGN TABLES

TRUNK LINE

CABLE			VAULT TYPE	
ID#	TYPE	LENGTH	OUT	IN
A	TR	X'	P/S	BOX
B	TR	X'	P/S	BOX
C	TR	X'	BOX	BOX
D	TR	X'	BOX	STUB
E	TR	X'	BOX	BOX
F	TR	X'	BOX	BOX
G	TR	X'	BOX	BOX
H	TR	X'	BOX	BOX
J	TR	X'	BOX	BOX

DISTRIBUTION

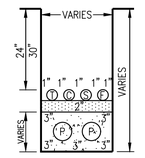
CABLE			VAULT TYPE	
ID#	TYPE	LENGTH	OUT	IN
1	DIS	X'	BOX	BOX
2	DIS	X'	BOX	BOX
3	DIS	X'	BOX	BOX
4	DIS	X'	BOX	STUB
5	DIS	X'	BOX	BOX
6	DIS	X'	BOX	BOX
7	DIS	X'	BOX	BOX
8	DIS	X'	BOX	BOX
9	DIS	X'	BOX	BOX
10	DIS	X'	BOX	BOX



3 F02 — TYPICAL FIBER OPTIC SPLICE BOX DETAIL
SCHEMATIC

LEGEND

- (G) GAS
- (P) ELECTRIC PRIMARY
- (S) ELECTRIC SECONDARY
- (T) TELEPHONE
- (C) CATV
- (F) FIBER OPTIC



TYPICAL SECTION

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FIBER OPTIC DETAIL SHEET
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SHEET F02 OF F03 SHEETS

EX. 418 GENE COURT
PALO ALTO, CA.

EX. 417 GENE COURT
PALO ALTO, CA.

EX. 421 GENE COURT
PALO ALTO, CA.

EX. 420 GENE COURT
PALO ALTO, CA.

EX. GENE COURT

EX. RYAN LN

EX. 440 CESANO COURT
PALO ALTO, CA.

EX. 2700 EL CAMINO REAL

EX. 4329 EL CAMINO
REAL PALO ALTO, CA.

EX. CESANO COURT
(PUBLIC STREET)

EX. EL CAMINO REAL
(PUBLIC STREET)

LIMIT OF WORK

LIMIT OF WORK

PROJECT BOUNDARY

EX. R/W

R/W

F/C

EEUG

EX GAS

FO DIS

FO TR

FO SVC

TRASH AREA

BUILDING 1
4 UNITS

BUILDING 2
4 UNITS

BUILDING 3
5 UNITS

BUILDING 4
8 UNITS

BUILDING 5
8 UNITS

PROPOSED PRIVATE
STREET A

PROPOSED PRIVATE
STREET B

PROPOSED PRIVATE STREET C

SEE DETAIL 1 FO2 24"x 36"x 34" FIBER OPTIC PULL BOX

SEE DETAIL 1 FO2 30"x 48"x 34" FIBER OPTIC PULL BOX

30"x 48"x 34" FIBER OPTIC SPLICE BOX 3 SEE FO2 DETAIL

SB1

SB3

FV

FVT

EV. CPAU ELECTRIC VAULT # 43071 TO REMAIN. CPAU TO TERMINATE THIS BOX FOR FIBER OPTIC SERVICE TO THE PROJECT

1-2" (13')
2-2" (162')
1-2" (30')
1-2" (10')
1-2" (120')
1-2" (127')
1-2" (27')
1-2" (161')
1-2" (88')
1-2" (42')
2-2" (225')

0 10 20 40
SCALE: 1" = 20'

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- Cost Analysis
- Due Diligence

FIBER OPTIC CONDUIT PLAN

SUMMER HILL HOMES
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PALO ALTO CALIFORNIA

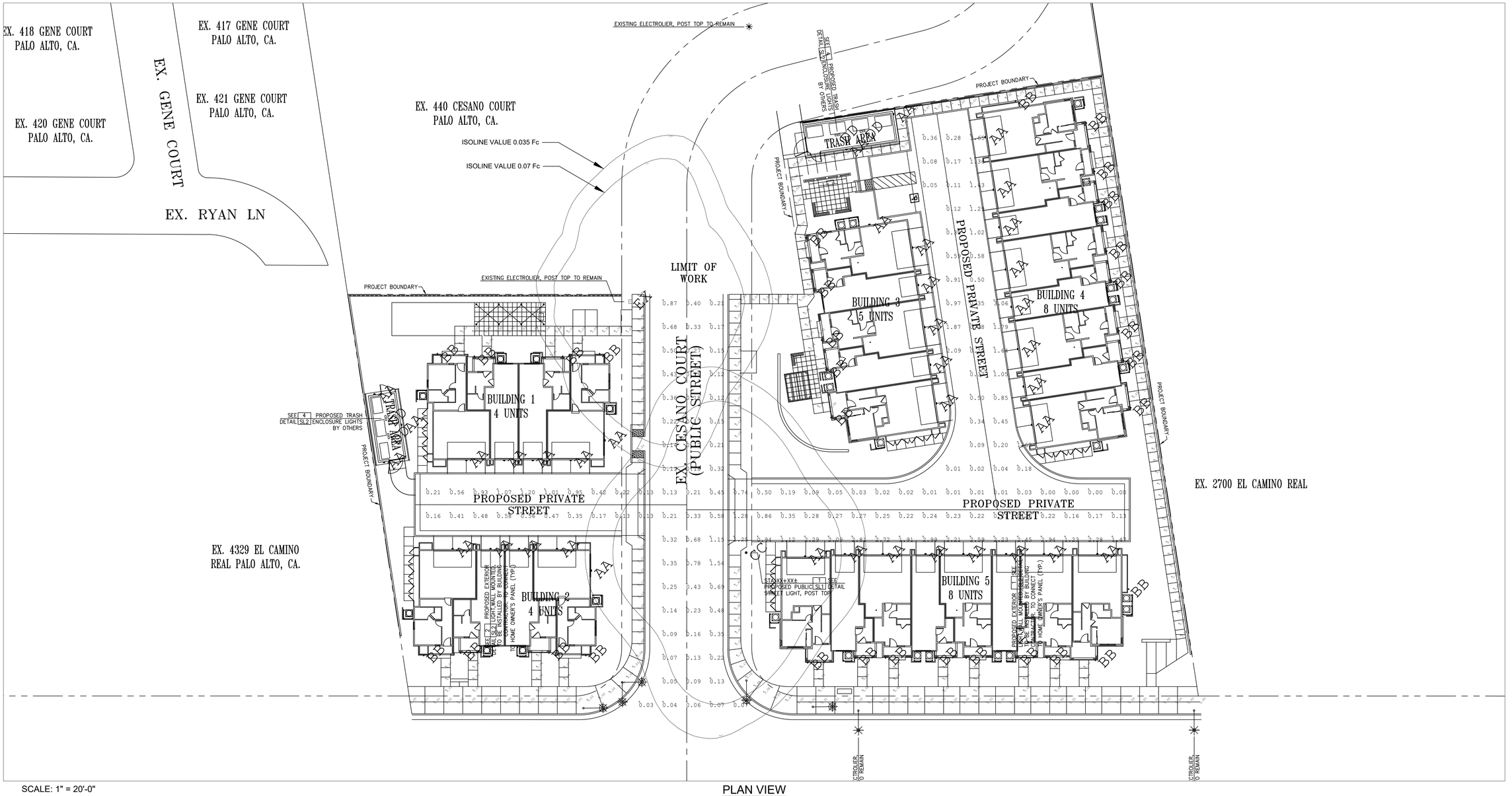
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JOB NO.: 224013

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REGISTERED PROFESSIONAL ENGINEER
KEVIN TARRAR
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

SHEET F03
OF F03 SHEETS



SCALE: 1" = 20'-0"

PLAN VIEW

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
·	1	EX	Single	EXISTING 100W HPS POST TOP - 16' L.C.	0.594	4683	100	100	GE7502.IES
	37	AA	Single	WILLIAMS VWMH-L17-830-TL-CGL-xxx-DIM-UNV - 8' M.H.	0.900	1811	16	592	VWMH-L17-830-TL-xxx-SDGL-DIM-UNV_.ies
	31	BB	Single	BEGA 66 516-K3 - 7' M.H.	0.900	1047	21	651	66516_BEGA_IES.ies
	1	CC	Single	CURRENT EPTT-02-0-05-B-A-30-X-X-XXXX-XXX - 16' L.C.	0.900	5190	50	50	EPTT02_05BA30_____-120-277V.ies
	4	DD	Single	DAYBRITE DWAE27L830-2	0.900	2694	26	104	Copy_29374.ies

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CESANO COURT	Illuminance	Fc	0.31	1.54	0.03	10.33	51.33
PROPOSED PRIVATE STREET	Illuminance	Fc	0.76	3.65	0.00	N.A.	N.A.

D-5.88(0.6917)

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

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

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

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
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Chicago, IL — 2723 North Grove, 60614 — 708-492-1444
Sacramento, CA — 1912 Del Paso Rd, 95834 — 916-283-0345
Oakland, CA — 1777 Panoramic Lane, 94611 — 510-536-3900
Denver, CO — 6900 S Broadway, Suite 200, 80122 — 303-794-7000

INSTRUCTIONS: USED AS A BASIS FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND CALCULATION METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IESNA standards and good practice, but are dependent upon accurate data supplied. Actual performance may vary due to tolerances in calculation methods, testing procedures, component performance, maintenance, and field conditions. Users must verify that luminaire locations, quantities, dimensions, reflectances, and architectural elements significantly affect the calculations. Small changes in these variables can result in significant changes. Field measurements will occur between measured values and calculated values.

AGI32 VERSION 2021
AGI (C) 2024 LIGHTING ANALYSTS, INC. From REVALIZE SOFTWARE
8800 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32256

REPORT FOR:
TARRAR UTILITY CONSULTANTS

SALES REPRESENTATIVE:
KURT STAFFORD
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING:
HUNTER SIMMERS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
CESANO
PALO ALTO, CA
DRAWING NO. / INPUT FILE:
2280GREY-R7.DWG/.A32

REV	SHEET	DATE	SCALE
7	1 OF 1	11-21-2024	1" = 20'-0"