# ENCINA HOUSING

## 70 ENCINA AVENUE, PALO ALTO, CA 94301

## PLANNING APPLICATION - 07.25.2024 1




## PROJECT CONSULTANTS

| | |
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| ARBORIST | ARBOR RESOURCES<br>P.O.BOX 25295<br>SAN MATEO, CA 94402<br>650.654.3351 PH<br>CONTACT: DAVID BABBY<br>dbabby@comcast.net |
| UTILITY 1 | RADIUS DESIGN<br>1460 MARIA LANE #420<br>WALNUT CREEK, CA 94596<br>925.269-4575 PH<br>CONTACT: SCOTT HARDESTER<br>scott@radiusjt.com |

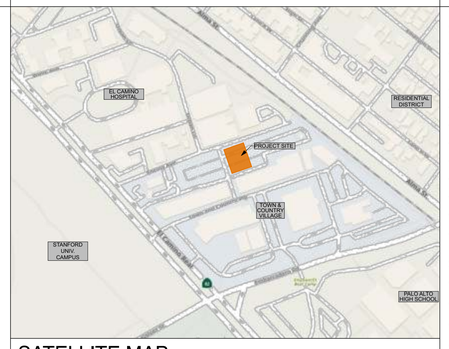
## PROJECT INFORMATION 1

| | |
|---|---|
| PROJECT DESCRIPTION: | NEW 3-STORY / 10-UNIT CONDOMINIUM (TOWNHOUSE STYLE) WITH ITS OWN GROUND LEVEL GARAGE AND UNIT ACCESS. HABITABLE SPACE ONLY PROPOSES ON 2ND AND 3RD LEVEL |
| APN: | 120-34-005 (HOUSING INVENTORY SITE)* / 120-34-007<br>*(4) PROJECTED UNIT YIELD 1 |
| ZONING: | CC / PHZ |
| OCCUPANCY: | R2 |
| CONSTRUCTION TYPE: | V-B |
| BUILDING CODES: | 2022 CALIFORNIA BUILDING CODE<br>2022 CALIFORNIA MECHANICAL CODE<br>2022 CALIFORNIA PLUMBING CODE<br>2022 CALIFORNIA ELECTRICAL CODE<br>2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)<br>2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)<br>2022 CALIFORNIA ENERGY CODE<br>PALO ALTO ORDINANCE #4976<br><br>ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS |
| FIRE SPRINKLERS: | NFPA 13 SPRINKLERS TO BE INSTALLED THROUGHOUT |
| TOTAL SITE AREA: | 12,120 SF (0.28 AC) |
| PARKING: | (3) UNIT WITH (1) CAR GARAGE<br>(6) UNIT WITH (2) CAR GARAGE<br>(1) UNIT WITH (1) ACCESSIBLE PARKING GARAGE<br>**NO REQUIRED PARKING PER AB 2097**<br>**(<0.5 MILE FROM MAJOR PUBLIC TRANSIT STATION)** |
| BICYCLE PARKING: | PROVIDED INSIDE PRIVATE GARAGE OF EACH UNIT |
| SHORT-TERM BICYCLE PARKING | (1) SHORT-TERM BICYCLE PARKING IS PROVIDED ALONG ENCINA AVENUE |
| TRASH/RECYCLE: | LOCATED ON SITE IN 240 SQUARE FOOT REFUSE ROOM ACCOMMODATING:<br><br>(1) 2CY RECYCLE CONTAINER + (2) 96G RECYCLE CART<br>(1) 2CY LANDFILL CONTAINER<br>(2) 96G COMPOST CART 1 |

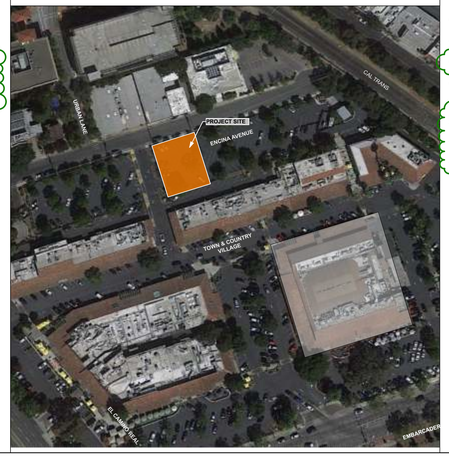
## GENERAL ZONE COMPLIANCE

| | CC | RM-40 | PROPOSED |
|---|---|---|---|
| MINIMUM SITE AREA | - | 8,500 SF | 12,120 SF |
| MIMIMUM SETBACKS | | | |
| FRONT: | 0'-0" | 20'-0" | 0' |
| REAR: | 10'-0" | 10'-0" | 0'-3" |
| LEFT: | 0'-0" | 10'-0" | 0'-7"~5'-0"(VARIES) |
| RIGHT: | 0'-0" | 10'-0" | 0'-7"~5'-0"(VARIES) |
| SITE DOES NOT ABUT A RESIDENTIAL DISTRICT. 1 | | | |
| MAX. HEIGHT FROM GRADE | 50'-0" | 40'-0" | 38'-9" |
| MAXIMUM SITE COVERAGE | 50% | 45% | 58.64% (7,108 SF) |
| MAXIMUM F.A.R.: (POTENTIALLY 1.25:1 AFTER PROPOSED HOUSING ELEMENT-RELATED UP-ZONING IS ADOPTED) | 0.15:1 | 1.0:1 | 1.84 : 1 (22,355 SF) 1 |
| MIN. LANDSCAPE OPEN SPACE COVERAGE | 30% | 20% | |
| USABLE OPEN SPACE (PRIVATE & COMMON) (PER UNIT) | 150 SF | 150 SF | 952 SF TOTAL 1 |
| RESIDENTIAL DENSITY | | 21~40 DU/ ACRE | 28 DU/ ACRE |
| # OF UNITS | | | 10 NEW CONDO UNITS (INCL: (2) 2-BEDROOM UNITS AND (8) 3-BEDROOM UNITS. TWO UNITS ARE DESIGNATED BMR. SEE FLOOR AREA BREAKDOWN ON SHEET A0.07 FOR DETAILS 1 |
| DAYLIGHT PLANE | - | - | - |

## VICINITY MAP




## SATELLITE MAP




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| A0.03 | PARCEL MAP DIAGRAM |
| A0.04 | SITE CONTEXT PLAN |
| A0.05 | STREETSCAPE ELEVATIONS |
| A0.07 | AREA DIAGRAMS & PLANNING CALCS |
| A0.08 | CODE COMPLIANCE |
| A0.09 | CODE COMPLIANCE |
| A0.10 | CODE COMPLIANCE |
| A0.11 | FIRE FIGHTER ACCESS DIAGRAMS |
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| C4.0 | GRADING AND DRAINAGE PLAN |
| C5.0 | UTILITY PLAN |
| C6.0 | STORMWATER MANAGEMENT PLAN |
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**ELECTRICAL / UTILITY**

| | |
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**LANDSCAPE**

| | |
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| T.06 | TREE DISPOSITION PLAN |


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70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:

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| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
COVER SHEET

STAMP

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2120.00

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VIEW AT ENTRY LOOKING SOUTH

SCALE:

6



ALLEY LOOKING EAST

SCALE:

4



VIEW FROM ALLEY LOOKING EAST

SCALE:

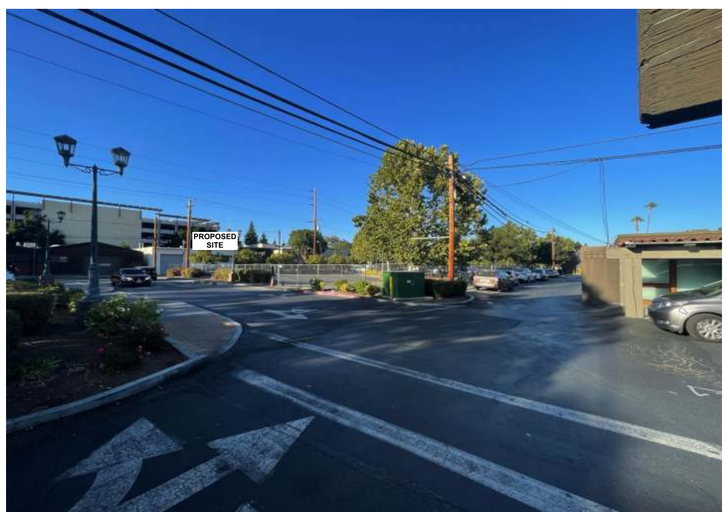
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VIEW FROM ENCINA AVE LOOKING SOUTH

SCALE:

5




VIEW FROM ALLEY LOOKING NORTHEAST

SCALE:

3




AERIAL VIEW

SCALE:

1

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EXTERIOR SITE IMAGERY

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PARCEL MAP DIAGRAM — SCALE: 1/64" = 1'-0" — 1

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PARCEL MAP DIAGRAM

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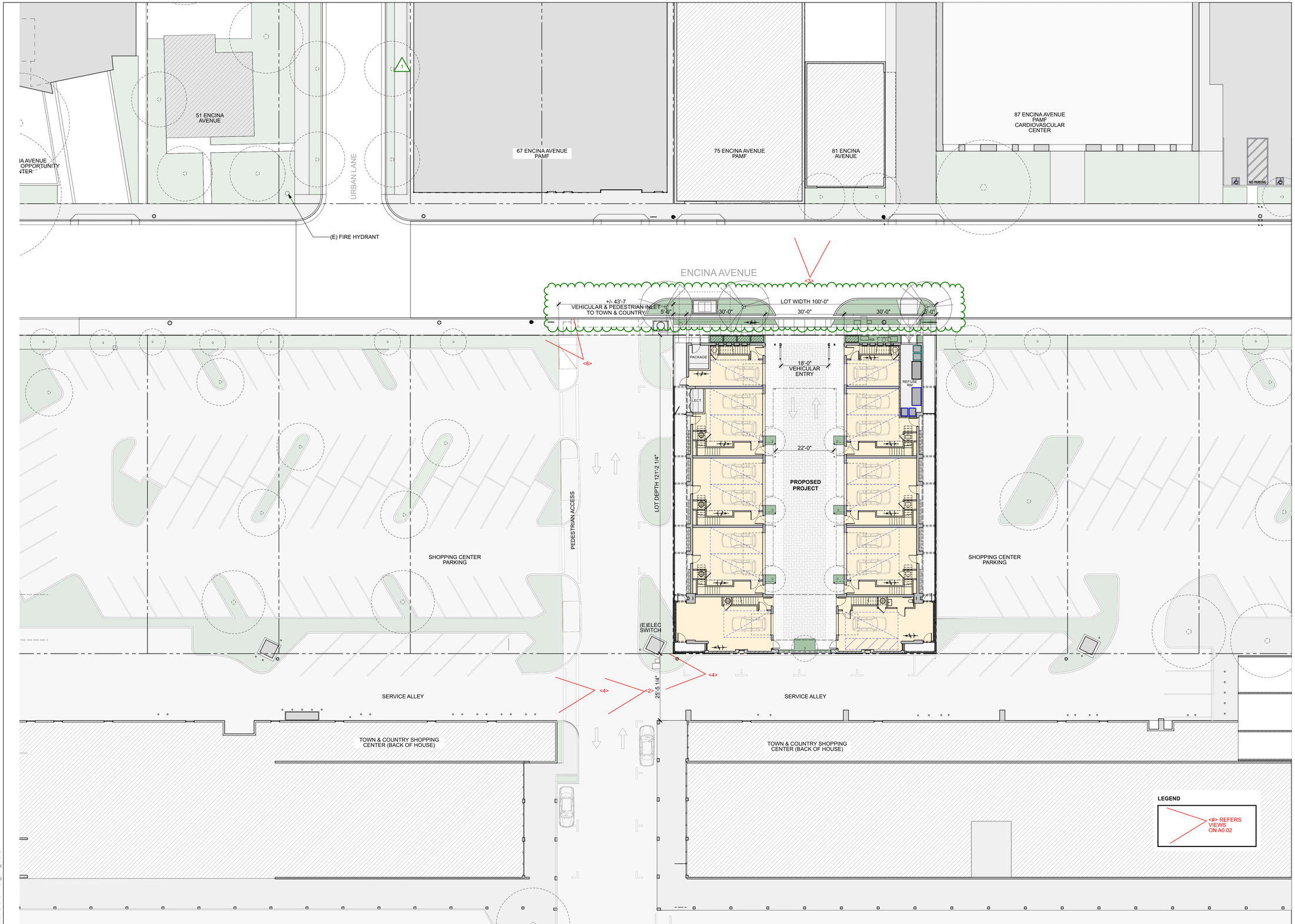
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SITE PLAN
SCALE: 1/16" = 1'-0"

1

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DRAWING CONTENT
SITE CONTEXT PLAN

STAMP

JOB NUMBER:
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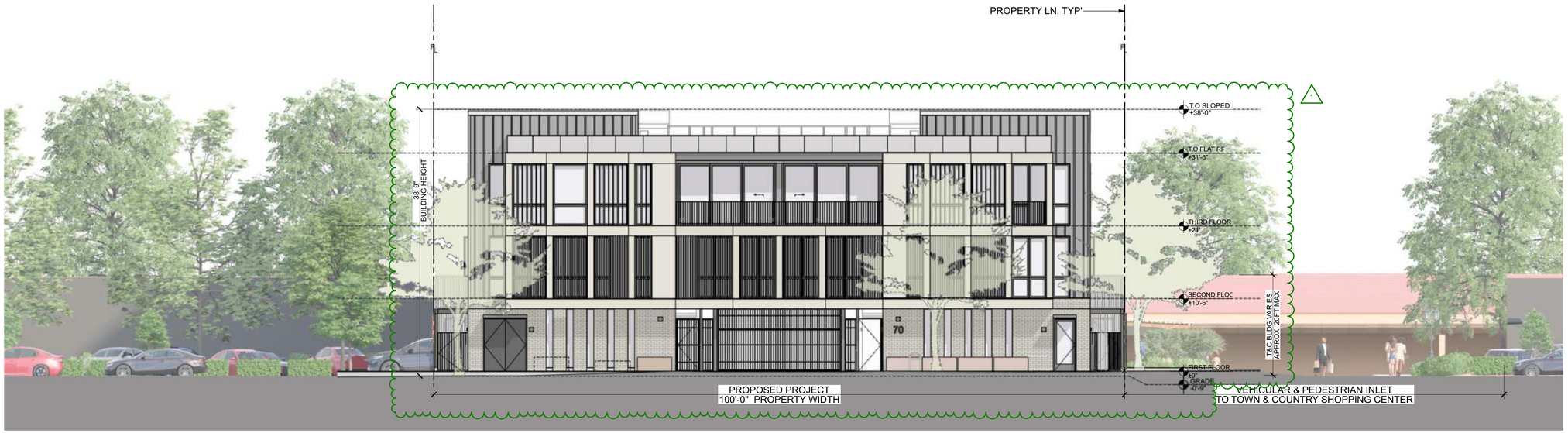
SCALE:
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PROPOSED ENCINA AVE. STREETSCAPE

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

2




EXISTING ENCINO AVE STREETSCAPE

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

1

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DRAWING CONTENT
STREETSCAPE
ELEVATIONS

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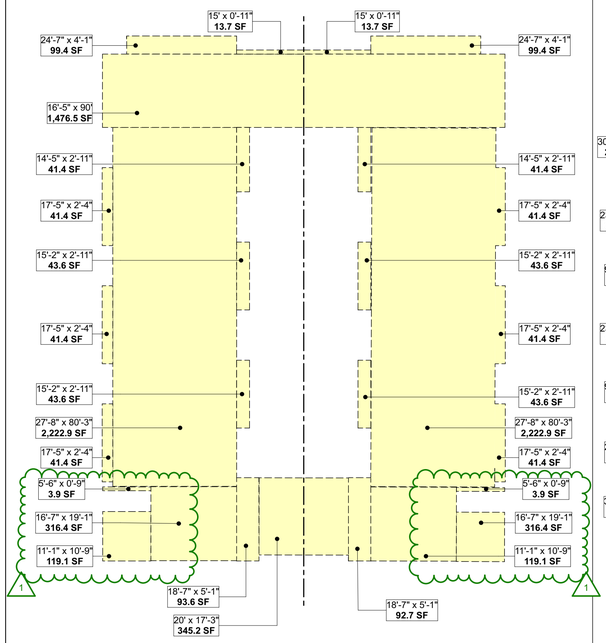
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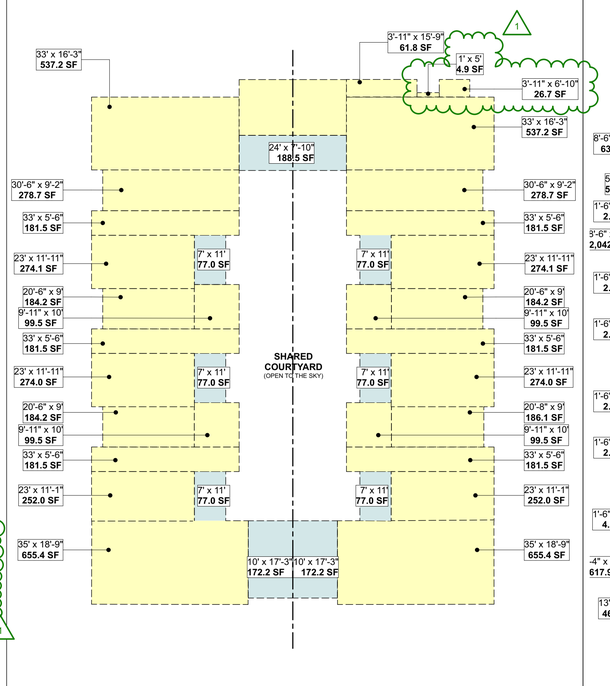
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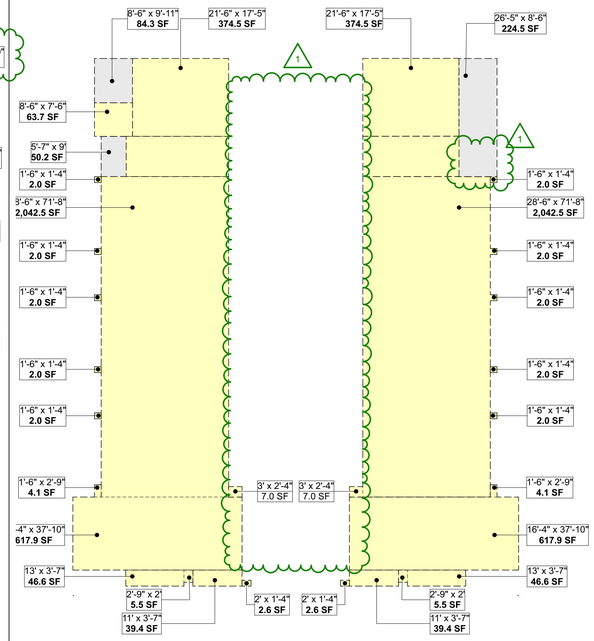
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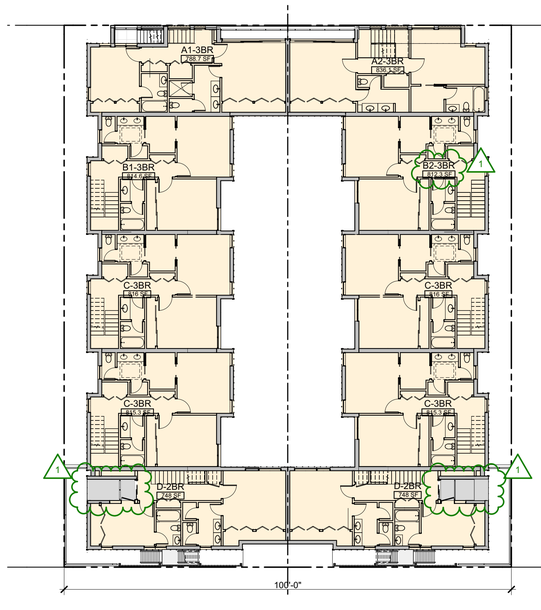
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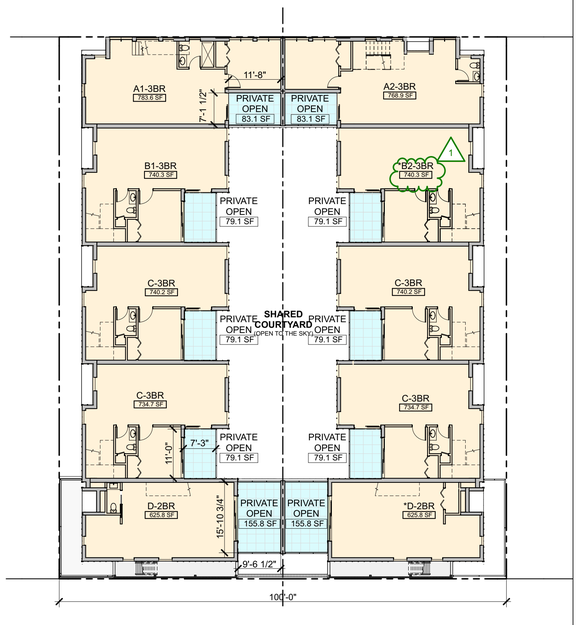
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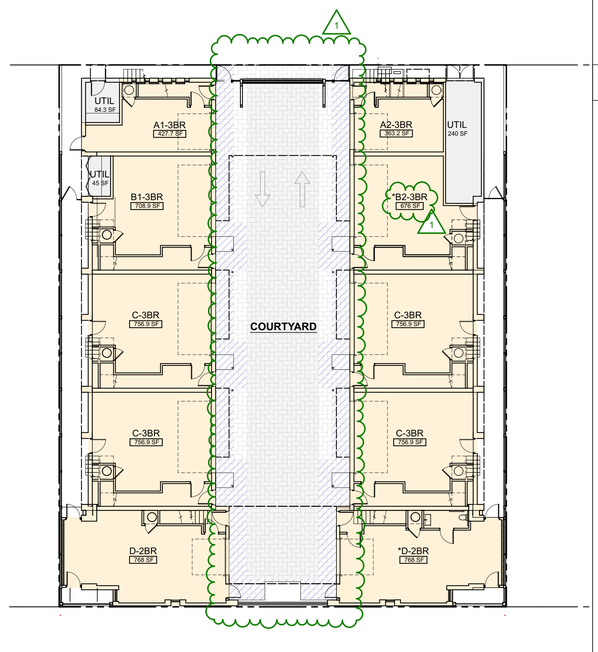



## LOT COVERAGE

NET LOT AREA: 12,120 SF

**LOT COVERAGE MAX: CC DISTRICT**
50% (6,060 SF)

**LOT COVERAGE PROPOSED: PHZ REZONING**
ALL SHADED FOOTPRINT ON FIRST FLOOR AREA DIAGRAM
58.64% (7,108 SF) 1

## F.A.R. ANALYSIS

**F.A.R. LIMITS: CC DISTRICT**
SITE AREA: 12,120 SF
MAX. RESIDENTIAL F.A.R 0.15:1 (1,818 SF)

**F.A.R. PROPOSED: PHZ REZONING**
MAX. RESIDENTIAL F.A.R 1.84:1 (22,355 SF) 1

## PROPOSED RESIDENTIAL DENSITY

10 UNITS 28 DU / ACRE

## FLOOR AREA SUMMARY

| | | |
|---|---|---|
| **FIRST FLOOR** | | |
| | UTILITY | 369.3 |
| | RESIDENTIAL | 6,739.4 |
| | | 7,108.7 ft² |
| **SECOND FLOOR** | | |
| | RESIDENTIAL | 7,234.8 |
| | | 7,234.8 ft² |
| **THIRD FLOOR** | | |
| | RESIDENTIAL | 8,011.6 |
| | | 8,011.6 ft² |
| | | **22,355.1 ft²** |

1

## FLOOR AREA BREAKDOWN & PARKING SUMMARY

UNIT SUMMARY (AREAS INCLUDE GARAGES)

| | | |
|---|---|---|
| **A1**-3 BEDROOM (1-CAR) | 2,000 SF | 1 |
| (LEVELS 2&3 'LIVEABLE' AREA: | (1,572 SF) | |
| **A2**-3 BEDROOM (2-CAR) | 1,995 SF | 1 |
| (LEVELS 2&3 'LIVEABLE' AREA: | (1,632 SF) | |
| **B1**- 3 BEDROOM (2-CAR) | 2,263 SF | 1 |
| (LEVELS 2&3 'LIVEABLE' AREA: | (1,555 SF) | |
| **B2**- 3 BEDROOM (2-CAR) | 2,231 SF | 1 |
| (LEVELS 2&3 'LIVEABLE' AREA: | (1,555 SF) | |
| **C**- 3 BEDROOM (2-CAR) | 2,307SF | 4 |
| (LEVELS 2&3 'LIVEABLE' AREA: | (1,555 SF) | |
| **D**- 2 BEDROOM (1-CAR) | 2,137 SF | 2 |
| (LEVELS 2&3 'LIVEABLE' AREA: | (1,369 SF) | |
| **TOTAL UNITS:** | | **10** |
| BMR UNITS OWED (20%) | | (2) |

1 1 1

## USABLE OPEN SPACE

**COMMON USABLE OPEN SPACE**
**N/A**

1

**PRIVATE USABLE OPEN SPACE**

**TERRACE AREA TOTAL: (79 SF OR MORE PROVIDED PER UNIT)**

**SECOND FLOOR**

| | | |
|---|---|---|
| | OPEN SPACE-PRIVATE | 952.4 |
| | | **952.4 ft²** |


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DRAWING CONTENT
AREA DIAGRAMS & PLANNING CALCS

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SCALE:
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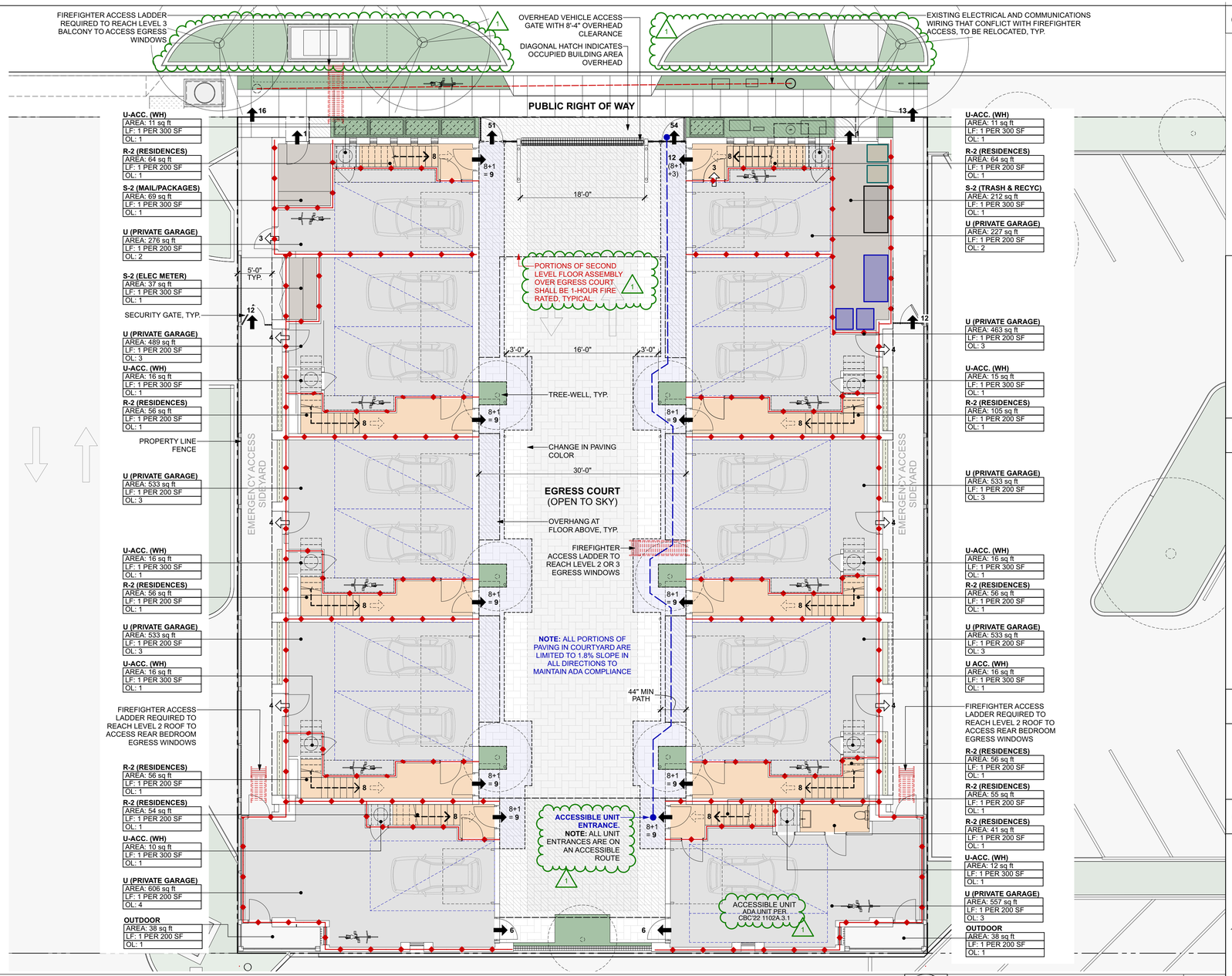
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THIRD FLOOR AREA PLAN DIAGRAM 3
SCALE: 1/16" = 1'-0"

SECOND FLOOR AREA PLAN DIAGRAM 2
SCALE: 1/16" = 1'-0"

FIRST FLOOR AREA DIARAM 1
SCALE: 1/16" = 1'-0"

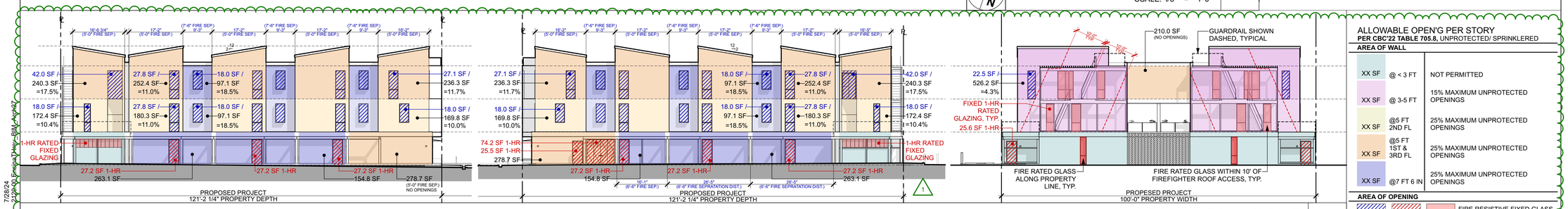
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## FIRST FLOOR EGRESS PLAN

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

1




## EXTERIOR WALL OPENING CALC

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

2

Date: 7/28/24
File: Hayes 2120-00 Encina 70 Hwy-BIM_Archive

## CODE PLAN SYMBOLS

OCCUPANCY GROUP AND DIVISION: R

OCCUPANT LOAD AND EGRESS REQUIREMENTS: USE: LF = LOAD FACTOR; OL = OCCUPANT LOAD; # OF EXITS REQUIRED

EXIT DOOR OR STAIR: 12 ➡

OCCUPANTS EXITING FROM AREA: 12 ⇨

ACCESSIBLE ROUTE OF TRAVEL

PATH OF TRAVEL

1 HOUR WALL

EGRESS WINDOW PER **CBC'22 SECTION 1030**

EXIT PATH IN EGRESS COURT PER **CBC'22 1028 & 1029**: 44" MIN. CLR.

CONSTRUCTION TYPE = TYPE V-B (**PER CBC '22 TABLE 504.3,504.4,& 506.2**)

OCCUPANCY GROUP = R2 (10-UNIT TOWNHOME STYLE MULTI-FAMILY HOUSING)

FIRE PROTECTION = FULLY SPRINKLERED. FIRE SPRINKLERS SHALL COMPLY WITH **CBC' 22 903.1.1 NFPA 13**

REQUIRED EXITING WIDTH AT DOOR : (PER **CRC'22 311.2**)

REQUIRED WIDTH : 32"

REQUIRED EXITING WIDTH AT STAIRWAYS : (PER **CBC'22 CRC 311.7.1**)

REQUIRED WIDTH AT STAIR :
36" (WHEN OL LESS THAN 50)
30" (WHEN OL LESS THAN 10)

REQUIRED HALLWAY : (PER **CBC'22 CRC 311.6**)
REQUIRED WIDTH AT HALLWAY : 36"

## ALLOWABLE BLDG. AREAS & STORIES

PER **CBC '22 TABLE 504.3, 504.4, & 506.2**

**INCREASES TAKEN**

SPRINKLER AREA INCREASE: NOT REQUIRED
FRONTAGE AREA INCREASE: NOT REQUIRED
SPRINKLER STORY INCREASE: NOT REQUIRED
SPRINKLER HEIGHT INCREASE: NOT REQUIRED

**TYPE OF CONSTRUCTION: TYPE V-B (NON-RATED / SPRINKLERED : NFPA 13)**

**ALLOWABLE NUMBER OF STORIES PER TABLE 504.4**

| OCCUPANCY | ALLOWABLE | W/ INCREASE | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| R2 | 3 | (NOT TAKEN) | 3 | OK |

**ALLOWABLE BUILDING HEIGHT PER TABLE 504.3**

| OCCUPANCY | ALLOWABLE | W/ INCREASE | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| R2 | 60'-0" | (NOT TAKEN) | 38'-2" | OK |

**ALLOWABLE BUILDING AREA PER TABLE 506.2**

| LEVEL | OCC. | ALLOWABLE | PROPOSED | RATIO | COMPLIANCE |
|---|---|---|---|---|---|
| LVL 1 | U & R2 | 16,500 (U) | 8,877 SF | 0.42 | OK |
| LVL 2 | R2 | 21,000 | 8,265 SF | 0.35 | OK |
| LVL 3 | R2 | 21,000 | 8,180 SF | 0.38 | OK |

***AREA INDICATED IN THIS TABLE DOES NOT INCLUDE OUTDOOR TERRACES. SEE LEVEL 2 CODE PLAN FOR UNCOVERED OUTDOOR AREAS.

## BLDG. OCCUPANT LOAD SUMMARY

OCCUPANT LOAD FACTOR : *SEE PLANS

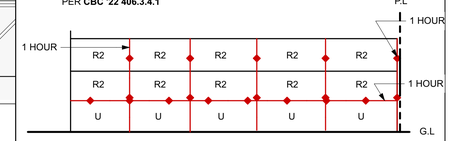
| | | |
|---|---|---|
| UNIT A1 | 12 | 1,945 GSF |
| UNIT A2 | 12 | 1,882 GSF |
| UNIT B | 13 | 2,263 GSF |
| UNIT C | 13 | 2,311 GSF |
| UNIT D | 15 | 2,199 GSF |
| UTILITY RM | 4 | |

TOTAL BUILDING OCC. LOAD = 136(ALL COMBINED, SEE CODE PLANS)

## OCCUPANCY SEPARATION DIAGRAM

*NOTES:

1. FIRE SEPARATION BETWEEN DWELLING UNITS PER **CBC '22 420.2 / 708.1.1**
2. FIRE RESISTANCE RATING NOT LESS THAN 1/2 HOUR PER **CBC '22 708.3.2**
3. RATED EXTERIOR WALL PER **CBC '22 TABLE 507.5**
4. PRIVATE GARAGE SHALL BE SEPARATED FROM DWELLING UNIT PER **CBC '22 406.3.4.1**




## ALLOWABLE OPEN'G PER STORY

**PER CBC'22 TABLE 705.8,** UNPROTECTED/ SPRINKLERED

**AREA OF WALL**

| | | |
|---|---|---|
| XX SF | @ < 3 FT | NOT PERMITTED |
| XX SF | @ 3-5 FT | 15% MAXIMUM UNPROTECTED OPENINGS |
| XX SF | @5 FT 2ND FL | 25% MAXIMUM UNPROTECTED OPENINGS |
| XX SF | @5 FT 1ST & 3RD FL | 25% MAXIMUM UNPROTECTED OPENINGS |
| XX SF | @7 FT 6 IN | 25% MAXIMUM UNPROTECTED OPENINGS |

**AREA OF OPENING**

XX SF XX SF XX SF — FIRE RESISTIVE FIXED GLASS WALL IN COMPLIANCE W/ ASTM 119 OR NFPA 251

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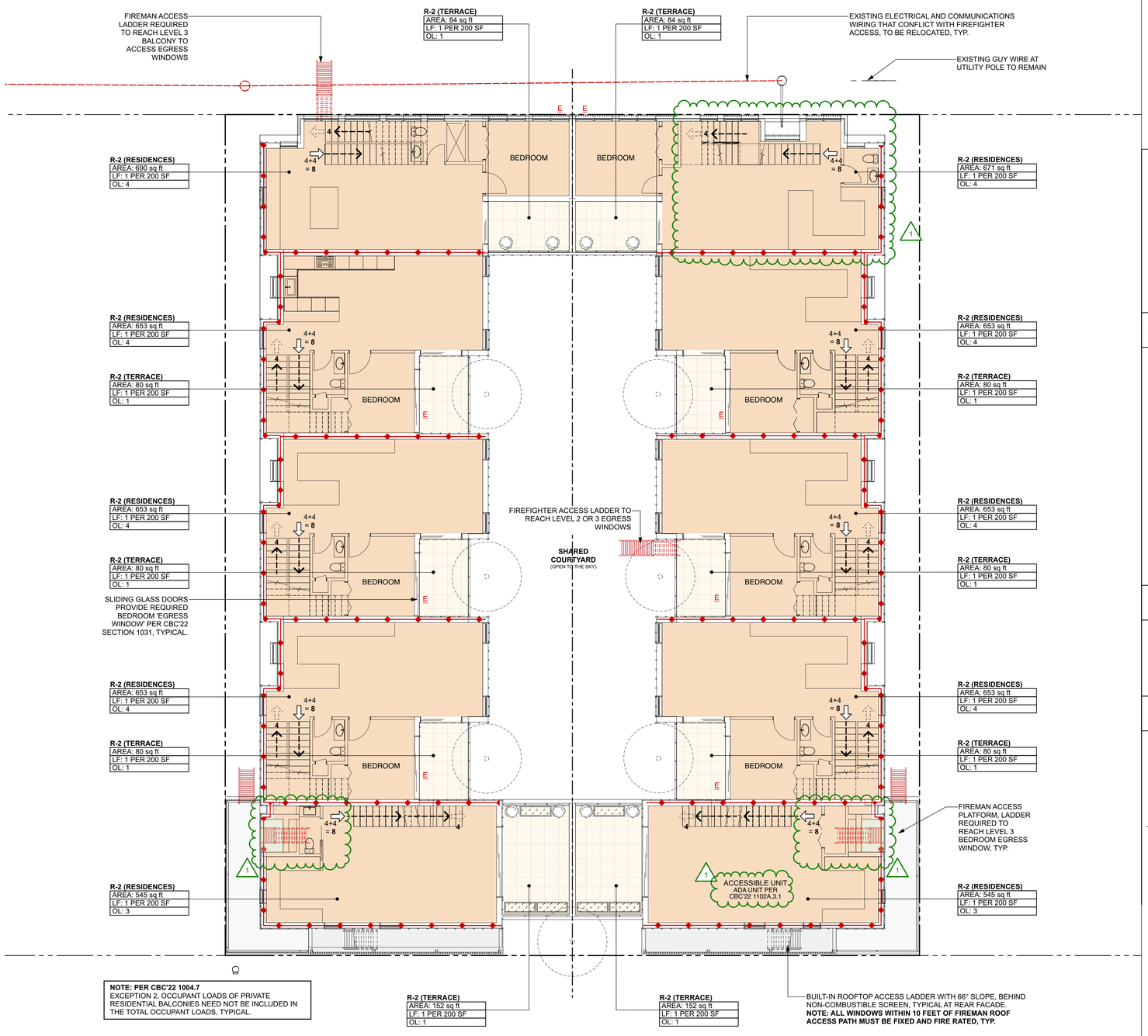
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## CODE PLAN SYMBOLS

OCCUPANCY GROUP AND DIVISION — R

OCCUPANT LOAD AND EGRESS REQUIREMENTS — USE: LF = LOAD FACTOR; OL = OCCUPANT LOAD; # OF EXITS REQUIRED

EXIT DOOR OR STAIR — 12

OCCUPANTS EXITING FROM AREA — 12

ACCESSIBLE ROUTE OF TRAVEL

PATH OF TRAVEL

1 HOUR WALL

EGRESS WINDOW PER **CBC'22 SECTION 1030**

EXIT PATH IN EGRESS COURT PER **CBC'22 1028 & 1029**: 44" MIN. CLR.

CONSTRUCTION TYPE = TYPE V-B (**PER CBC '22 TABLE 504.3,504.4,& 506.2**)

OCCUPANCY GROUP = R2 (10-UNIT TOWNHOME STYLE MULTI-FAMILY HOUSING)

FIRE PROTECTION = FULLY SPRINKLERED. FIRE SPRINKLERS SHALL COMPLY WITH **CBC' 22 903.1.1 NFPA 13**

REQUIRED EXITING WIDTH AT DOOR : (PER **CRC'22 311.2**)

REQUIRED WIDTH : 32"

REQUIRED EXITING WIDTH AT STAIRWAYS : (PER **CBC'22 CRC 311.7.1**)

REQUIRED WIDTH AT STAIR :
36" (WHEN OL LESS THAN 50)
30" (WHEN OL LESS THAN 10)

REQUIRED HALLWAY : (PER **CBC'22 CRC 311.6**)
REQUIRED WIDTH AT HALLWAY : 36"

## ALLOWABLE BLDG. AREAS & STORIES

PER **CBC '22 TABLE 504.3, 504.4, & 506.2**

**INCREASES TAKEN**

SPRINKLER AREA INCREASE: NOT REQUIRED
FRONTAGE AREA INCREASE: NOT REQUIRED
SPRINKLER STORY INCREASE: NOT REQUIRED
SPRINKLER HEIGHT INCREASE: NOT REQUIRED

**TYPE OF CONSTRUCTION: TYPE V-B (NON-RATED / SPRINKLERED : NFPA 13)**

**ALLOWABLE NUMBER OF STORIES PER TABLE 504.4**

| OCCUPANCY | ALLOWABLE | W/ INCREASE | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| R2 | 3 | (NOT TAKEN) | 3 | OK |

**ALLOWABLE BUILDING HEIGHT PER TABLE 504.3**

| OCCUPANCY | ALLOWABLE | W/ INCREASE | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| R2 | 60'-0" | (NOT TAKEN) | 38'-2" | OK |

**ALLOWABLE BUILDING AREA PER TABLE 506.2**

| LEVEL | OCC. | ALLOWABLE | PROPOSED | RATIO | COMPLIANCE |
|---|---|---|---|---|---|
| LVL 1 | U & R2 | 16,500 (U) | 8,877 SF | 0.42 | OK |
| LVL 2 | R2 | 21,000 | 8,265 SF | 0.35 | OK |
| LVL 3 | R2 | 21,000 | 8,180 SF | 0.38 | OK |

***AREA INDICATED IN THIS TABLE DOES NOT INCLUDE OUTDOOR TERRACES. SEE LEVEL 2 CODE PLAN FOR UNCOVERED OUTDOOR AREAS.

## BLDG. OCCUPANT LOAD SUMMARY

OCCUPANT LOAD FACTOR : *SEE PLANS

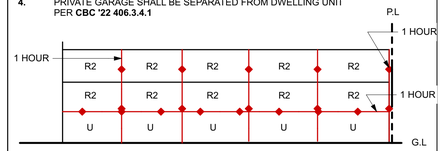
| | | |
|---|---|---|
| UNIT A1 | 12 | 1,945 GSF |
| UNIT A2 | 12 | 1,882 GSF |
| UNIT B | 13 | 2,263 GSF |
| UNIT C | 13 | 2,311 GSF |
| UNIT D | 15 | 2,199 GSF |
| UTILITY RM | 4 | |

TOTAL BUILDING OCC. LOAD = 136(ALL COMBINED, SEE CODE PLANS)

## OCCUPANCY SEPARATION DIAGRAM

*NOTES:

1. FIRE SEPARATION BETWEEN DWELLING UNITS PER **CBC '22 420.2 / 708.1.1**
2. FIRE RESISTANCE RATING NOT LESS THAN 1/2 HOUR PER **CBC '22 708.3.2**
3. RATED EXTERIOR WALL PER **CBC '22 TABLE 507.5**
4. PRIVATE GARAGE SHALL BE SEPARATED FROM DWELLING UNIT PER **CBC '22 406.3.4.1**




## SECOND FLOOR AREA PLAN - CODE PLAN

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

1

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PALO ALTO, CA 94301

ISSUANCE:
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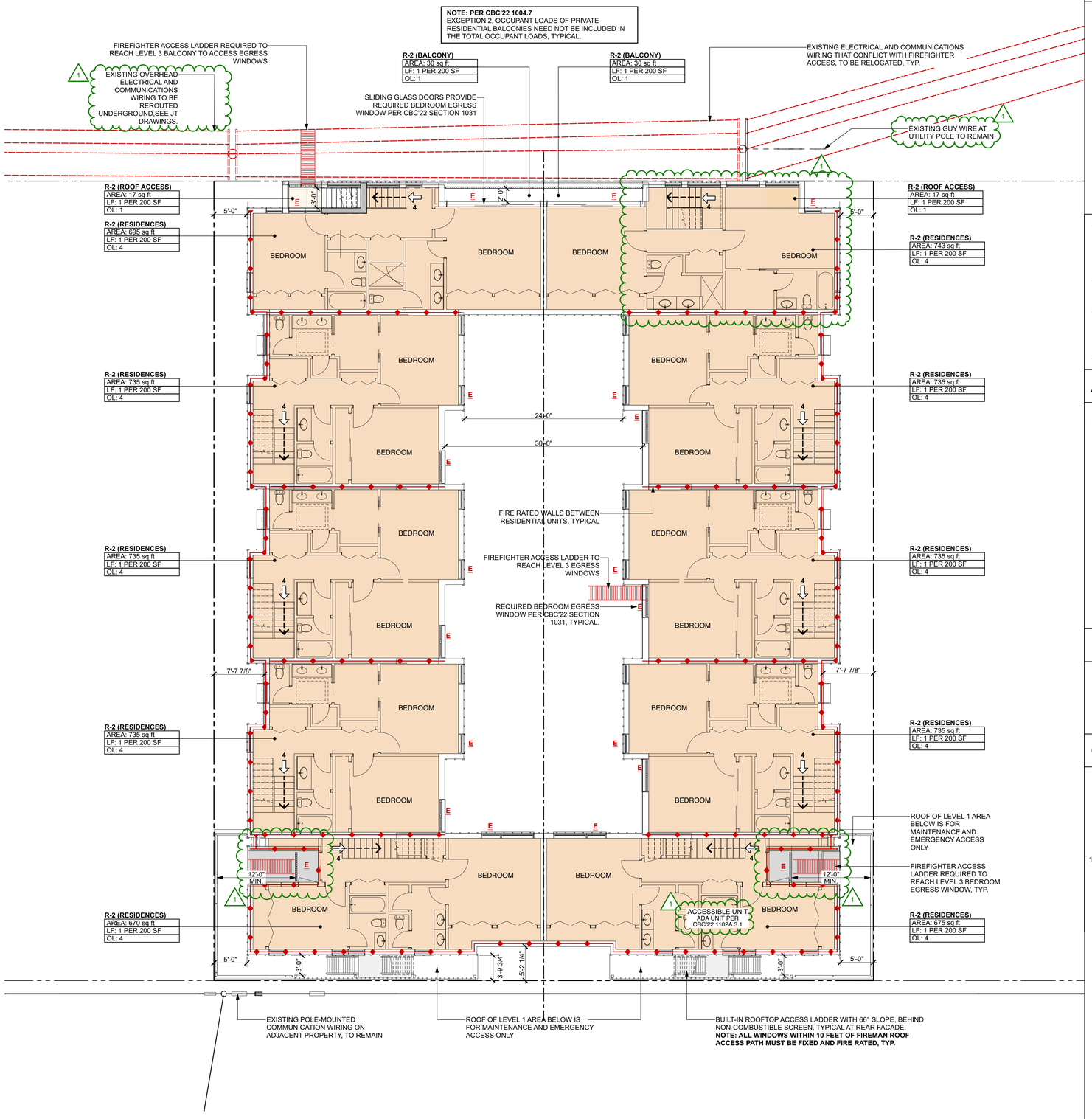
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## CODE PLAN SYMBOLS

OCCUPANCY GROUP AND DIVISION: R

OCCUPANT LOAD AND EGRESS REQUIREMENTS: USE: LF = LOAD FACTOR; OL = OCCUPANT LOAD; # OF EXITS REQUIRED

EXIT DOOR OR STAIR: 12 ➡

OCCUPANTS EXITING FROM AREA: 12 ⇨

ACCESSIBLE ROUTE OF TRAVEL

PATH OF TRAVEL

1 HOUR WALL

EGRESS WINDOW PER **CBC'22 SECTION 1030**

EXIT PATH IN EGRESS COURT PER **CBC'22 1028 & 1029**: 44" MIN. CLR.

CONSTRUCTION TYPE = TYPE V-B (**PER CBC '22 TABLE 504.3,504.4,& 506.2**)

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## ALLOWABLE BLDG. AREAS & STORIES

PER **CBC '22 TABLE 504.3, 504.4, & 506.2**

**INCREASES TAKEN**

SPRINKLER AREA INCREASE: NOT REQUIRED
FRONTAGE AREA INCREASE: NOT REQUIRED
SPRINKLER STORY INCREASE: NOT REQUIRED
SPRINKLER HEIGHT INCREASE: NOT REQUIRED

**TYPE OF CONSTRUCTION: TYPE V-B (NON-RATED / SPRINKLERED : NFPA 13)**

**ALLOWABLE NUMBER OF STORIES PER TABLE 504.4**

| OCCUPANCY | ALLOWABLE | W/ INCREASE | PROPOSED | COMPLIANCE |
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**ALLOWABLE BUILDING HEIGHT PER TABLE 504.3**

| OCCUPANCY | ALLOWABLE | W/ INCREASE | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
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**ALLOWABLE BUILDING AREA PER TABLE 506.2**

| LEVEL | OCC. | ALLOWABLE | PROPOSED | RATIO | COMPLIANCE |
|---|---|---|---|---|---|
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| LVL 2 | R2 | 21,000 | 8,265 SF | 0.35 | OK |
| LVL 3 | R2 | 21,000 | 8,180 SF | 0.38 | OK |

***AREA INDICATED IN THIS TABLE DOES NOT INCLUDE OUTDOOR TERRACES. SEE LEVEL 2 CODE PLAN FOR UNCOVERED OUTDOOR AREAS.

## BLDG. OCCUPANT LOAD SUMMARY

OCCUPANT LOAD FACTOR : *SEE PLANS

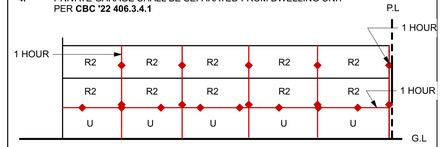
| | | |
|---|---|---|
| UNIT A1 | 12 | 1,945 GSF |
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| UNIT B | 13 | 2,263 GSF |
| UNIT C | 13 | 2,311 GSF |
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| UTILITY RM | 4 | |

TOTAL BUILDING OCC. LOAD = 136(ALL COMBINED, SEE CODE PLANS)

## OCCUPANCY SEPARATION DIAGRAM

*NOTES:

1. FIRE SEPARATION BETWEEN DWELLING UNITS PER **CBC '22 420.2 / 708.1.1**
2. FIRE RESISTANCE RATING NOT LESS THAN 1/2 HOUR PER **CBC '22 708.3.2**
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4. PRIVATE GARAGE SHALL BE SEPARATED FROM DWELLING UNIT PER **CBC '22 406.3.4.1**




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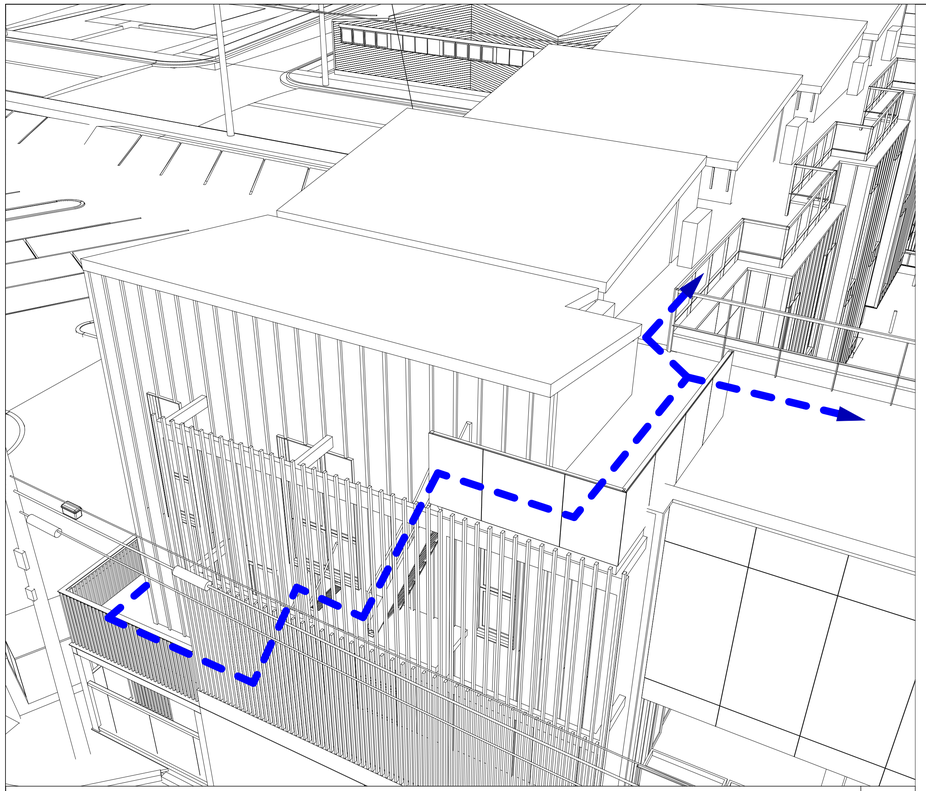
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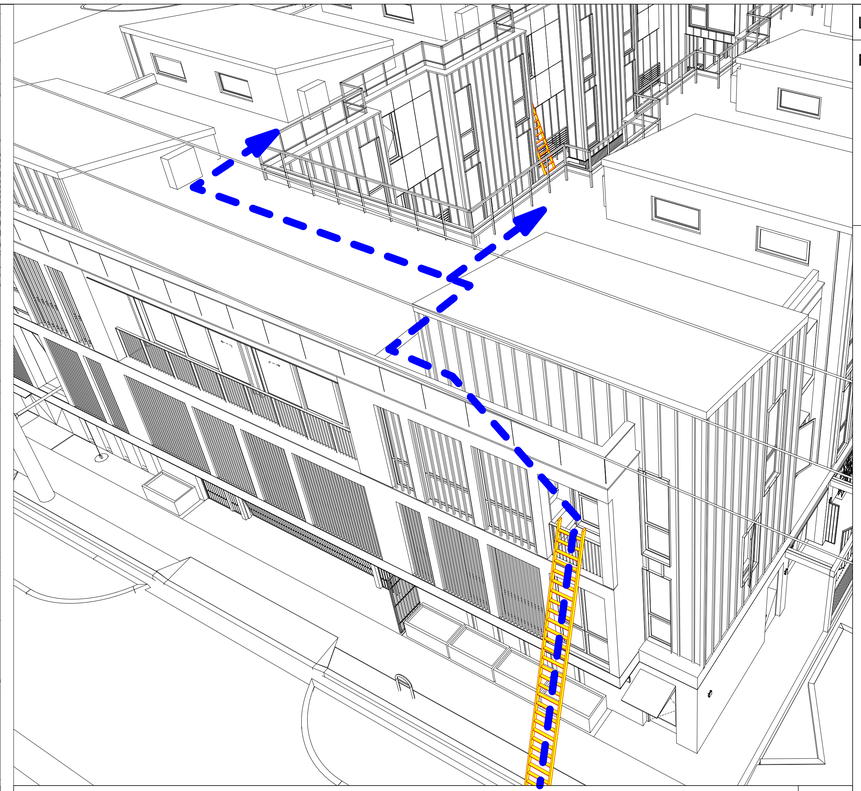
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THIRD FLOOR AREA PLAN - CODE PLAN
SCALE: 1/8" = 1'-0"

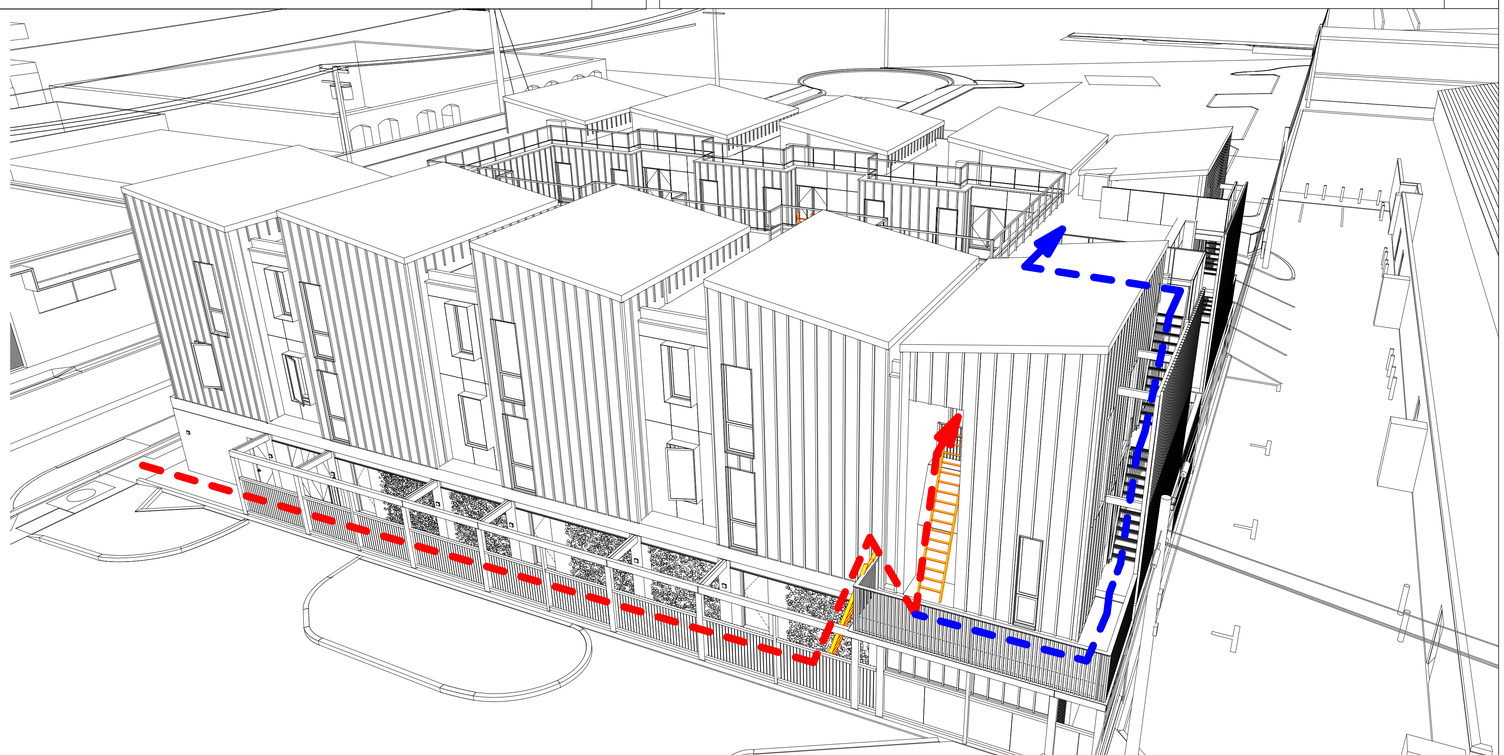
1



REAR FIRE ROOF ACCESS 3
SCALE: 1/16" = 1'-0"



FRONT FIRE ROOF ACCESS 2
SCALE: 1/16" = 1'-0"



REAR BEDROOM EGRESS / REAR FIRE ROOF ACCESS 1
SCALE: 1/16" = 1'-0"

LEGEND

FIRE FIGHTER PATH OF TRAVEL

REAR UNIT BEDROOM EGRESS WINDOW (ALL OTHER BEDROOM EGRESS WINDOWS ARE ACCESSIBLE VIA THE COURTYARD OR FRONT FACADE)

EMERGENCY ROOF ACCESS

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| | | 4.1 Planning and Design | Code Section | Y | N | Plan Sheet, Spec or Attachment Reference | Plan Check CORR | Plan Check INITIAL | Rough GB Inspection IVR # 152 CORR | Rough GB Inspection IVR # 152 INITIAL | Final Inspection IVR # 153 Part 1 CORR | Final Inspection IVR # 153 Part 1 INITIAL | Final Inspection IVR # 153 Part 2 CORR | Final Inspection IVR # 153 Part 2 INITIAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mandatory | Mandatory | Storm water drainage and retention during construction (less than one acre) | 4.106.2 | X | | | | | | | | | | |
| | Tier 2 Mand. | Topsoil protection - Tier 2 requirements | PAMC 16.16.070 and 16.14.80/ A4.106.2.3 | X | | | | | | | | | | |
| | Mandatory | Grading and paving | 4.106.3 | X | | | | | | | | | | |
| | Tier 2 Mand. | All-Electric Building/Site (New buildings and substantial remodels) | PAMC 16.14.090 Section 4.106.5 | X | | | | | | | | | | |
| | Tier 2 Mand. | Water permeable surfaces for 30% - Tier 2 requirements | A4.106.4 | X | | | | | | | | | | |
| | Tier 2 Mand. | Cool roof for reduction of heat island effect -Tier 2 requirements | PAMC 16.16.070 & 16.14.080 / A4.106.5 | X | | | | | | | | | | |
| | Tier 2 Mand. | Electric vehicle (EV) charging for residential structures (Locally amended) | PAMC 16.14.420 / A4.106.8 | X | | | | | | | | | | |
| | Mandatory | EV Charging: New one-family, two-family and townhouse dwellings | PAMC 16.14.420/ A4.106.8.1 | X | | | | | | | | | | |
| | Mandatory | EV Charging: New multi-family residential structures | PAMC 16.14.420/ A4.106.8.2 | X | | | | | | | | | | |
| | Mandatory | EV Charging: New Hotels and Motels | PAMC 16.14.420/A4.106.8.3 | | X | | | | | | | | | |
| | Mandatory | Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]* | PAMC 18.54.060/ A4.106.9 | X | | | | | | | | | | |
| | Elective | Site selection | A4.103.1 | X | | | | | | | | | | |
| | Elective | Community connectivity | A4.103.2 | X | | | | | | | | | | |
| | Elective | Supervision and education by a Special Inspector (Locally amended) | PAMC 16.14.140/ A4.104.1 | | | | | | | | | | | |
| | Elective | Deconstruction (Locally amended, Mandatory on or after July 1, 2020) | PAMC 16.14.150/ A4.105.1 | X | | | | | | | | | | |
| | Elective | Reuse of existing materials (Locally amended) | PAMC 16.14.150/ A4.105.2 | | | | | | | | | | | |
| | Elective | Soil analysis | A4.106.2.1 | | | | | | | | | | | |
| | Elective | Soil protection | A4.106.2.2 | | | | | | | | | | | |
| | Elective | Landscape design | A4.106.3 | | | | | | | | | | | |
| | Elective | Vegetated roof | A4.106.6 | | | | | | | | | | | |
| | Elective | Reduction of heat island effect for nonroof areas | A4.106.7 | | | | | | | | | | | |
| | Elective | Light pollution reduction (Locally amended) | PAMC 16.14.180/ A4.106.10 | X | | | | | | | | | | |
| | Elective | Innovative concepts and local environmental conditions | A4.108.1 | | | | | | | | | | | |
| **4.3 Water Efficiency and Conservation** | | | | | | | | | | | | | | |
| Mandatory | Mandatory | Indoor Water Use: Water closets (1.28 gpf) | 4.303.1.1 | X | | | | | | | | | | |
| | Mandatory | Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf) | 4.303.1.2 | | X | N/A | | | | | | | | |
| | Mandatory | Indoor Water Use: Single showerhead (1.8 gpm at 80 psi) | 4.303.1.3.1 | X | | | | | | | | | | |
| | Mandatory | Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi) | 4.303.1.3.2 | | X | N/A | | | | | | | | |
| | Mandatory | Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi) | 4.303.1.4.1 | X | | | | | | | | | | |
| | Mandatory | Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]* | 4.303.1.4.2 | | X | N/A | | | | | | | | |
| | Mandatory | Indoor Water Use: Metering faucets (0.2 gallons per cycle) | 4.303.1.4.3 | | X | N/A | | | | | | | | |
| | Mandatory | Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi) | 4.303.1.4.4 | X | | | | | | | | | | |
| | Mandatory | Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code) | 4.303.2 | | | | | | | | | | | |
| | Mandatory | Outdoor potable water use in landscape areas (MWELO) | 4.304.1 | X | | | | | | | | | | |
| | Mandatory | Recycled water supply systems *[N]* | 4.305.1 | | | | | | | | | | | |
| | 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 | N/A | | | | | | | | |
| | Mandatory | Swimming pool and spa covers (Provide vapor retardant cover) | PAMC16.14.100/ Section 4.306 | | X | N/A | | | | | | | | |
| Electives (choose 3) | Elective | Kitchen faucets (1.5 gpm at 60 psi) | A4.303.1 | | | | | | | | | | | |
| | Elective | Alternate water sources for nonpotable applications | A4.303.2 | | | | | | | | | | | |
| | Elective | Appliances | A4.303.3 | X | | | | | | | | | | |
| | Elective | Nonwater supplied urinals and waterless toilets | A4.303.4 | | | | | | | | | | | |
| | Elective | Hot water recirculation systems | A4.303.5 | | | | | | | | | | | |
| | Elective | Rainwater catchment systems | A4.304.1 | | | | | | | | | | | |
| | Elective | Potable water elimination | A4.304.2 | | | | | | | | | | | |
| | Elective | Irrigation metering device (locally amended) | PAMC 16.14.200/ A4.304.3 | | | | | | | | | | | |
| | Elective | Graywater (Locally amended, Whole house graywater system counts as 3 electives) | PAMC 16.14.210/ A4.305.1 | | | | | | | | | | | |
| | Elective | Recycled water piping (Locally amended) | PAMC 16.14.210/ A4.305.2 | | | | | | | | | | | |
| | Elective | Recycled water for landscape irrigation (Locally amended) | PAMC 16.14.210/ A4.305.3 | X | | | | | | | | | | |
| | Elective | Innovative concepts and local environmental conditions | A4.306.1 | | | | | | | | | | | |
| **4.4 Material Conservation and Resource Efficiency** | | | | | | | | | | | | | | |
| | Tier 2 Mand. | Recycled content - 15% - Tier 2 requirements | PAMC 16.14.070 & 16.14.080 / A4.405.3.1 | X | | | | | | | | | | |
| | Tier 2 Mand. | Low carbon concrete requirements | PAMC 16.14.240/ A4.403.2 | X | | | | | | | | | | |
| Mandatory | Mandatory | Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents | 4.406.1 | | | | | | | | | | | |
| | Mandatory | Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of 65%) | PAMC 16.14.250/ 4.408.1 | | | | | | | | | | | |
| | Mandatory | Construction waste management plan in Green Halo | A4.408.2 | | | | | | | | | | | |
| | Mandatory | Waste management company | 4.408.3 | | | | | | | | | | | |
| | Mandatory | Operation and maintenance manual provided to the building owner | 4.410.1 | X | | | | | | | | | | |
| | Mandatory | Recycling by occupants (≥ 5 multi-family units) *[MF]* | 4.410.2 | X | | | | | | | | | | |
| Electives (choose 4) | Elective | Efficient framing techniques - Lumber size | A4.404.1 | | | | | | | | | | | |
| | Elective | Efficient framing techniques - Dimensions and layouts | A4.404.2 | | | | | | | | | | | |
| | Elective | Efficient framing techniques - Building systems | A4.404.3 | | | | | | | | | | | |
| | Elective | Efficient framing techniques - Pre-cut materials and details | A4.404.4 | | | | | | | | | | | |
| | Elective | Prefinished building materials | A4.405.1 | X | | | | | | | | | | |
| | Elective | Concrete floors | A4.405.2 | | | | | | | | | | | |
| | Elective | Use of building materials from rapidly renewable sources | A4.405.4 | | | | | | | | | | | |
| | Elective | Drainage around foundations | A4.407.1 | | | | | | | | | | | |
| | Elective | Roof drainage | A4.407.2 | X | | | | | | | | | | |
| | Elective | Flashing details | A4.407.3 | X | | | | | | | | | | |
| | Elective | Material protection | A4.407.4 | | | | | | | | | | | |
| | Elective | Door protection | A4.407.6 | X | | | | | | | | | | |
| | Elective | Roof overhangs | A4.407.7 | | | | | | | | | | | |
| | Elective | Innovative concepts and local environmental conditions | A4.411.1 | | | | | | | | | | | |

| | | 4.5 Environmental Quality | Code Section | Y | N | Plan Sheet, Spec or Attachment Reference | Plan Check CORR | Plan Check INITIAL | Rough GB Inspection IVR # 152 CORR | Rough GB Inspection IVR # 152 INITIAL | Final Inspection IVR # 153 Part 1 CORR | Final Inspection IVR # 153 Part 1 INITIAL | Final Inspection IVR # 153 Part 2 CORR | Final Inspection IVR # 153 Part 2 INITIAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mandatory | Mandatory | Fireplaces shall be direct-vent sealed combustion type (all-electric) | PAMC 16.14.090/ 4.503.1 | X | | N/A | | | | | | | | |
| | Mandatory | Covering of duct openings, protection of mechanical equipment during construction | 4.504.1 | X | | | | | | | | | | |
| | Mandatory | Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits | 4.504.2.1 | X | | | | | | | | | | |
| | Mandatory | Paints and coatings - Table 4.504.3 for VOC limits | 4.504.2.2 | X | | | | | | | | | | |
| | Mandatory | Aerosol paints and coatings | 4.504.2.3 | X | | | | | | | | | | |
| | Mandatory | Verification - documentation to verify compliant VOC limit on finish materials | 4.504.2.4 | x | | | | | | | | | | |
| | Mandatory | Carpet systems- Documentation to verify compliant with VOC limits | 4.504.3 | | x | | | | | | | | | |
| | Mandatory | Carpet cushion | 4.504.3.1 | | X | | | | | | | | | |
| | Mandatory | Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits | 4.504.3.2 | | X | | | | | | | | | |
| | Tier 2 Mand. | Resilient flooring systems for 100% - Tier 2 requirements | PAMC 16.16.070 & 16.14.080/ A4.504.2 | X | | | | | | | | | | |
| | Mandatory | Composite wood products | 4.504.5 | X | | | | | | | | | | |
| | Mandatory | Concrete slab foundations - vapor retarder required | 4.505.2 | X | | | | | | | | | | |
| | Mandatory | Capillary break for slab-on-grade foundations | 4.505.2.1 | | | | | | | | | | | |
| | Mandatory | Moisture content of building materials ≤ 19% for wall and floor framing | 4.505.3 | X | | | | | | | | | | |
| | Mandatory | Bathroom exhaust fans (when required) shall be provided with the following:<br>1. ENERGY STAR fans ducted to outside of building.<br>2. Humidity controlled OR functioning as a component of a whole-house ventilation system<br>3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max | 4.506.1 | X | | | | | | | | | | |
| | Mandatory | Heating and air conditioning system design (all-electric on or after January 1, 2023) | PAMC 16.14.090/ 4.507.2 | X | | | | | | | | | | |
| | Mandatory | Indoor Air Quality Management Plan *[MF]* | PAMC 16.14.410 | X | | | | | | | | | | |
| Electives (1) | Elective | Compliance with formaldehyde limits | PAMC 16.14.260/ A4.504.1 | | | | | | | | | | | |
| | Elective | Thermal insulation | PAMC 16.14.270/ A4.504.3 | | | | | | | | | | | |
| | Elective | Construction filters *[HR]* | A4.506.2 | | | | | | | | | | | |
| | Elective | Direct-vent appliances | A4.506.3 | | | | | | | | | | | |
| | Elective | Innovative concepts and local environmental conditions. | A4.509.1 | | | | | | | | | | | |

**Legend:**

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

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

**Special Inspector Acknowledgement**

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

**SECTION TO BE COMPLETED AFTER CONSTRUCTION**

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

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

I certify that:

- ☐ CALGreen inspections were performed throughout construction.
- ☐ The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.
- ☐ Through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report for the home, unless the new report is provided as an attachment.

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

Date

CITY STAMPS ONLY

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/0-0-0-72368

2022 RESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY + TIER 2**
Version 01/23

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

GB-1
Mandatory +Tier 2

Project Address:
2022 **RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2**


HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
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F: 650.365.0670
www.thehayesgroup.com


PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|

DRAWING CONTENT
CALGREEN CHECKLIST: GB1 RES. TIER 2

STAMP

JOB NUMBER:
2120.00

SCALE:
AS NOTED

DRAWN BY:
JHA / JG


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DRAWING NUMBER
A0.12

Date: 7/28/24
File Name: 2120.00 EncinaTHrev_BIM_Arch27

# ENCINA HOUSING

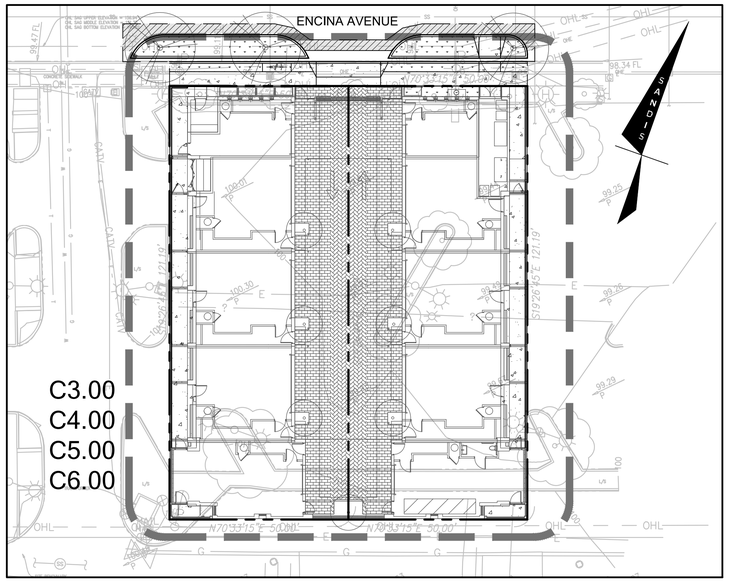
## 70 ENCINA AVENUE, PALO ALTO, CA 94301

## LEGEND

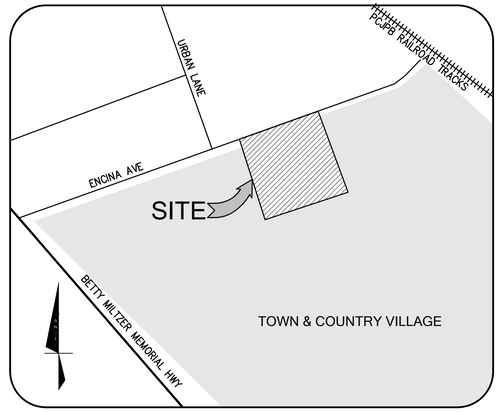
| | EXISTING | PROPOSED |
|---|---|---|
| SAWCUT AND CONFORM LINE | | |
| RETAINING WALL | | |
| A.C. PAVEMENT | | |
| CONC. VALLEY GUTTER | | |
| CONC. SIDEWALK OR PAD | | |
| 6" CURB & GUTTER | | |
| EDGE OF A.C. PAVEMENT | EP | |
| 6" VERTICAL CURB | | |
| CENTER LINE | | |
| SANITARY SEWER MAIN | 8" SS | 8" SS |
| STORM DRAIN MAIN | 12" SD | 15" SD |
| PERFORATED PIPE | | 6" SD |
| WATER MAIN | 6" W | 6" W |
| FIRE WATER MAIN | 6" FW | 4" FW |
| DOMESTIC WATER MAIN | 6" DW | 4" DW |
| CHILLED WATER MAIN | 6" CHW | 4" CHW |
| IRRIGATION LINE | 2" IRR | 4" IRR |
| HOT WATER SUPPLY & RETURN | HWS–HWR | HWS HWR |
| STEAM LINE | ST | ST |
| TRENCH DRAIN | | |
| CONDENSATE RETURN | CR | CR |
| FLOW LINE | | |
| CHAIN LINK FENCE | x x x | x x x |
| GAS MAIN | G | 2" G |
| ELECTRIC AND SIGNAL DUCT BANK | E | E |
| OVERHEAD ELECTRIC LINE | OHE | OHE |
| UNDERGROUND ELECTRIC LINE | UGE | UGE |
| STREET LIGHT CONDUIT | SL | SL |
| CONTOUR ELEVATION LINE | 85 | 90 89 |
| SPOT ELEVATION | x 95.94 | FG 95.94 |
| DIRECTION OF SLOPE | 0.5% | 2:1 1% |
| GAS METER | | GM |
| GAS VALVE | | GV |
| WATER METER | | WM |
| WATER VALVE | | WV |
| FIRE HYDRANT | | |
| BACK FLOW PREVENTOR | | |
| POST INDICATOR VALVE | PIV | PIV |
| FIRE DEPARTMENT CONNECTION | | |
| WATER LINE TEE | | |
| CAP AND PLUG END | | |
| AIR RELEASE VALVE | | ARV |
| SIGN | | |
| ACCESSIBLE RAMP | | |
| CONCRETE THRUST BLOCK | | |
| REDUCER | | |
| SANITARY SEWER MANHOLE | | |
| SANITARY SEWER CLEANOUT | SSCO | SSCO |
| STORM DRAIN MANHOLE | | |
| STORM DRAIN AREA DRAIN | | |
| STORM DRAIN CATCH BASIN | CB | |
| STORM DRAIN CURB INLET | | |
| STORM DRAIN CLEANOUT | SDCO | SDCO |
| ELECTROLIER | | |
| JOINT POLE | JP | JP |
| OVERLAND RELEASE | | |
| CONSTRUCTION DETAIL REFERENCE | | 15 / C5.2 DETAIL REFERENCE, SHEET REFERENCE |

## ABBREVIATIONS

| | | |
|---|---|---|
| AB | – | AGGREGATE BASE |
| AC | – | ASPHALT CONCRETE |
| AD | – | AREA DRAIN |
| ADA | – | AMERICANS WITH DISABILITIES ACT |
| ASB | – | AGGREGATE SUBBASE |
| BC | – | BEGINNING OF CURVE |
| BFP | – | BACK FLOW PREVENTOR |
| BLDC | – | BUILDING CORNER |
| BLDG | – | BUILDING |
| BOD | – | BOTTOM OF DOCK |
| BOL | – | BOLLARD |
| BOS | – | BOTTOM OF STEP |
| BOW | – | FG @ BOTTOM OF WALL |
| BVC | – | BEGIN VERTICAL CURVE |
| BW | – | BACK OF WALK |
| C | – | CONCRETE OR CIVIL |
| C&G | – | CURB AND GUTTER |
| CB | – | CATCH BASIN |
| CI | – | COMBINATION INLET |
| CIP | – | CAST IRON PIPE |
| CL | – | CENTER LINE OR CLASS |
| CMP | – | CORRUGATED METAL PIPE |
| CO | – | CLEANOUT |
| COI | – | CURB OPENING INLET |
| CONC | – | CONCRETE |
| CONST | – | CONSTRUCTION OR CONSTRUCT |
| CY | – | CUBIC YARD |
| DCDA | – | DOUBLE CHECK DETECTOR ASSEMBLY |
| DI | – | DROP INLET |
| DIP | – | DUCTILE IRON PIPE |
| DOM | – | DOMESTIC |
| DW | – | DOMESTIC WATER |
| DWG | – | DRAWING |
| E | – | EAST |
| EC | – | END OF CURVE |
| EP | – | EDGE OF PAVEMENT |
| ER | – | END OF RETURN |
| EVC | – | END VERTICAL CURVE |
| ELEV | – | ELEVATION |
| EX., EXIST. | – | EXISTING |
| FC | – | FACE OF CURB |
| FDC | – | FIRE DEPARTMENT CONNECTION |
| FF | – | FINISHED FLOOR |
| FG | – | FINISHED GRADE |
| FH | – | FIRE HYDRANT |
| FL | – | FLOW LINE |
| FOUND | – | FOUNDATION |
| FS | – | FINISHED SURFACE |
| FT | – | FOOT |
| FW | – | FIRE WATER |
| G | – | GROUND ELEVATION |
| GB | – | GRADE BREAK |
| GV | – | GATE VALVE |
| HCR | – | ACCESSIBLE RAMP |
| HP | – | HIGH POINT |
| INV | – | INVERT ELEVATION |
| JP | – | JOINT POLE |
| JT | – | JOINT TRENCH |
| LIP | – | LIP OF GUTTER |
| LP | – | LOW POINT |
| LSA | – | LANDSCAPE ARCHITECT |
| MAX | – | MAXIMUM |
| MEP | – | MECHANICAL/ELECTRICAL/PLUMBING |
| MH | – | MANHOLE |
| MIN | – | MINIMUM |
| MPVC | – | MIDPOINT OF VERTICAL CURVE |
| MON | – | MONUMENT |
| N | – | NORTH |
| N.I.C. | – | NOT IN CONTRACT |
| NO | – | NUMBER |
| NTS | – | NOT TO SCALE |
| P | – | PAVEMENT ELEVATION |
| PCC | – | PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE |
| PIV | – | POST INDICATOR VALVE |
| PL | – | PROPERTY LINE |
| PMH | – | POWER MANHOLE |
| POC | – | POINT ON CURVE |
| PP | – | POWER POLE |
| PRC | – | POINT OF REVERSE CURVATURE |
| PVC | – | POLYVINYL CHLORIDE PIPE |
| R | – | RADIUS |
| RC | – | RELATIVE COMPACTION |
| RCP | – | REINFORCED CONCRETE PIPE |
| RPPA | – | REDUCED PRESSURE PRINCIPLE ASSEMBLY |
| R/W | – | RIGHT OF WAY |
| S | – | SLOPE OR SOUTH |
| S.A.D. | – | SEE ARCHITECTURAL DRAWINGS |
| SB | – | SEDIMENT BASIN |
| SD | – | STORM DRAIN |
| S.E.D. | – | SEE ELECTRICAL DRAWINGS |
| SF | – | SILT FENCE |
| SG | – | SUBGRADE |
| S.L.D. | – | SEE LANDSCAPE DRAWINGS |
| S.M.D. | – | SEE MECHANICAL DRAWINGS |
| SMH | – | SIGNAL MANHOLE |
| S.P.D. | – | SEE PLUMBING DRAWINGS |
| SS | – | SANITARY SEWER |
| STA | – | STATION |
| STD | – | STANDARD |
| S/W | – | SIDEWALK |
| TC | – | TOP OF CURB |
| TD | – | TRENCH DRAIN |
| TOD | – | TOP OF DOCK |
| TOE | – | TOE OF SLOPE |
| TOS | – | TOP OF STAIR |
| TOW | – | FG @ TOP OF WALL |
| TS | – | TOP OF SLAB |
| TYP | – | TYPICAL |
| UON | – | UNLESS OTHERWISE NOTED |
| U/G | – | UNDERGROUND |
| VC | – | VERTICAL CURVE |
| WM | – | WATER METER |
| WV | – | WATER VALVE |
| W | – | WEST |
| WWF | – | WELDED WIRE FABRIC |
| W/ | – | WITH |




KEY MAP
1" = 20'




VICINITY MAP
N.T.S.

## EARTHWORK QUANTITIES

CUT 894 CY
FILL 0 CY
BALANCE 894 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below. Call before you dig.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

## PROJECT DESCRIPTION

NEW 3-STORY/10-UNIT TOWNHOUSE WITH ITS OWN GROUND LEVEL GARAGE AND UNIT ACCESS HABITABLE SPACE ONLY PROPOSED ON 2ND AND 3RD LEVEL. ASSOCIATED SITE IMPROVEMENTS INCLUDE SITE GRADING, NEW UTILITIES, STORMWATER MANAGEMENT, AND ASSOCIATED OFFSITE IMPROVEMENTS.

## OWNER INFO

STORMLAND
CONTACT PERSON: ED STORM
726 MAIN STREET
REDWOOD CITY, CA 94063
PH: (408)218-6400

## CIVIL SHEET INDEX


| | |
|---|---|
| C-0.0 | COVER SHEET |
| C-1.0 | CONSTRUCTION NOTES |
| C-2.0 | TOPOGRAPHIC SURVEY |
| C-3.0 | DEMOLITION PLAN |
| C-4.0 | GRADING AND DRAINAGE PLAN |
| C-5.0 | UTILITY PLAN |
| C-6.0 | STORMWATER MANAGEMENT PLAN |
| C-6.1 | STORMWATER MANAGEMENT DETAILS |
| C-7.0 | FIRE ACCESS PLAN |



HAYES GROUP ARCHITECTS

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2657 SPRING STREET
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P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

SANDIS
SANDIS.NET


PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
COVER SHEET

STAMP

JOB NUMBER:
221797

SCALE:
NTS

DRAWN BY:
RLM


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DRAWING NUMBER

C-0.0

# CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF PALO ALTO AND THE LATEST CALTRANS STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF PALO ALTO POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
18. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

# DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

# UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

# DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

# ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

# FLOODZONE

THIS PROJECT IS IN FLOOD ZONE X: AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD.

INFORMATION OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 06085C0010H DATED MAY 18, 2009 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

# FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

# UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

# DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS AND THE PROJECT SWPPP IF APPLICABLE.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
12. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
13. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
14. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
15. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

# RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

# APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF DECEMBER 1, 2020:

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2019 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)
(2018 EDITION INTERNATIONAL BUILDING CODE)

2019 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
(2018 EDITION NATIONAL ELECTRICAL CODE)

2019 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
(2018 EDITION UNIFORM MECHANICAL CODE)

2019 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
(2018 EDITION UNIFORM PLUMBING CODE)

2019 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2019 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2019 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)

2019 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE REFERENCE STANDARDS AS LISTED AND AMENDED PER 2019 CALIFORNIA FIRE CODE, CHAPTER 80:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2016 EDITION
NFPA 14 – STANDPIPE SYSTEMS – 2016 EDITION
NFPA 24 – PRIVATE FIRE MAINS – 2016 EDITION
NFPA 72 – NATIONAL FIRE ALARM CODE – 2016 EDITION
NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2016 EDITION
NFPA 99 – HEALTH CARE FACILITIES – 2018 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.1.3: UNLESS THE REQUIREMENTS OF 10.1.1.3 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1.1

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2-1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.4.1.1: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.4.3: PIPE SHALL NOT BE RUN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.4.3.1 AND 10.4.3.2

NFPA 24, SEC. 10.6.1: THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.6.2.5: CORROSION RESISTANCE. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.

NFPA 24, SEC. 10.10.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT +/-5 PSI FOR 2 HOURS.

NFPA 24, SEC 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

# HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

# CONSTRUCTION FENCE

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY OF PALO ALTO STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

# GENERAL UTILITY NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER THE GEOTECHNICAL REPORT OR UTILITY OWNERS STANDARD DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (TRANSFORMER, GAS METER, ETC.) . PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH ANY REVISIONS TO APPROVED LOCATIONS.
3. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY OWNER.
4. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
5. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
6. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UP-STREAM, AND SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
7. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
8. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

   WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

9. HORIZONTAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER MAIN PIPELINES SHALL BE 10' MINIMUM.

   A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
11. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
12. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

# PAVEMENT SECTIONS

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

# DUST CONTROL NOTES

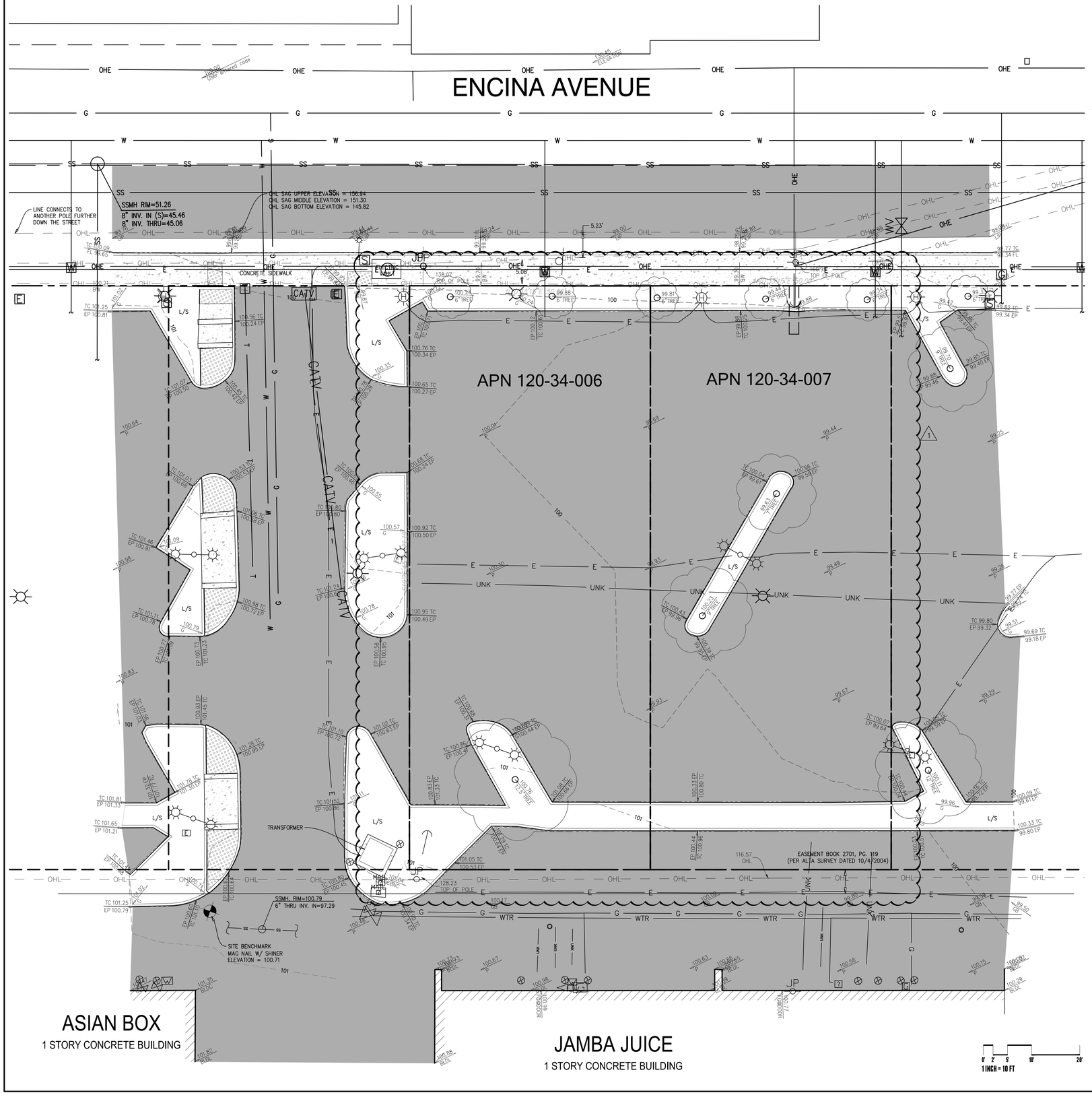
1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY OF PALO ALTO'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.

# GENERAL SITE NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

# TREE PROTECTION

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.




## LEGEND

- PAVEMENT
- CONCRETE
- TRUNCATED DOMES
- BUILDING FACE
- CURB LINE
- CONTOURS
- FLOW LINE
- SS — SANITARY SEWER LINE
- WTR — WATER LINE
- G — NATURAL GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- OHL — OVERHEAD LINE
- UNK — UNKNOWN UTILITY LINE
- SURVEY BENCHMARK
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W — WATER METER / BOX
- BACKFLOW PREVENTOR
- WATER VALVE
- HOSE BIBB
- GAS METER
- E — ELECTRIC VAULT / PULLBOX
- HARDSCAPE ELECTRIC LIGHT
- ELECTROLIER WITH MAST ARM
- DOUBLE ELECTROLIER WITH MAST ARMS
- JP — JOINT POLE
- GUY WIRE ANCHOR
- ? — MISCELLANEOUS PULLBOX
- SIGN
- BOLLARD
- SPOT ELEVATION
- TREE WITH DRIPLINE, SIZE AS INDICATED

## SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 12/30/2021.
3. PARCEL LINES SHOWN HEREON ARE BASED ON EXISTING IMPROVEMENTS AND ARE SHOWN FOR REFERENCE ONLY. A FORMAL BOUNDARY RESOLUTION HAS NOT BEEN PERFORMED.

## HORIZONTAL AND VERTICAL CONTROL NOTE

HORIZONTAL & VERITCAL CONTROL FOR THIS SURVEY ARE ON AN ASSUMED BASIS.

## BENCHMARK

MAG NAIL WITH SHINER AT SOUTH WEST OF OUR SITE, NORTH OF THE BUILDING CORNER.

ELEVATION=100.71 FEET

## UNDERGROUND UTILITY NOTE

*THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.*

## ABBREVIATIONS

| | |
|---|---|
| BW | – BACK OF WALK |
| CONC | – CONCRETE |
| EP | – EDGE OF PAVEMENT |
| FGD/DOOR | – FINISHED GRADE AT DOOR |
| FL | – FLOW LINE |
| G | – GROUND |
| GB | – GRADE BREAK |
| L/S | – LANDSCAPING |
| OHL | – OVERHEAD LINE |
| P | – PAVEMENT |
| TC | – TOP OF CURB |

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| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
TOPOGRAPHIC SURVEY

STAMP

JOB NUMBER:
221797

SCALE:
1"=10'

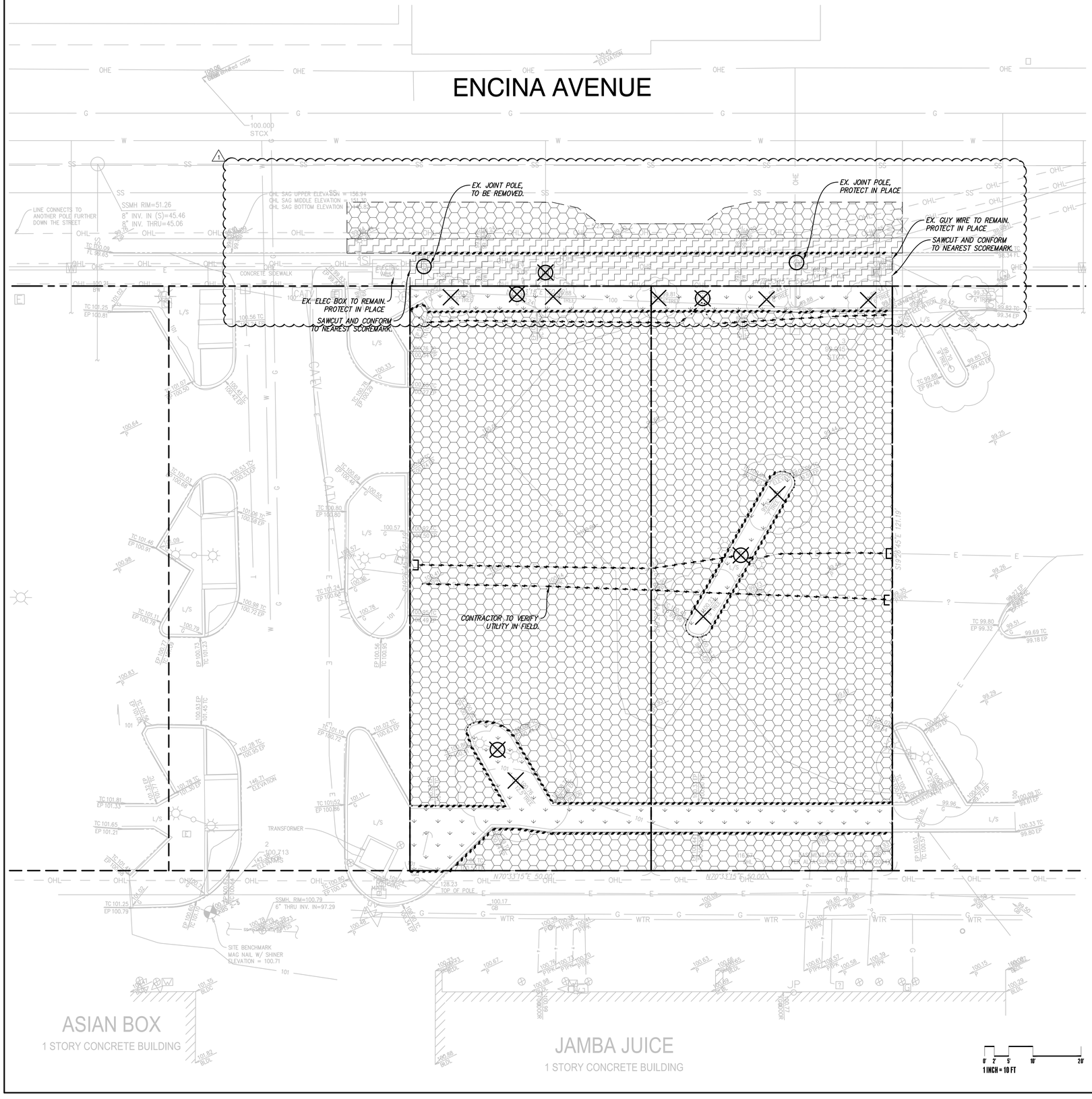
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# ENCINA AVENUE




## LEGEND

- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASE ROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE, DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
- DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- DEMOLISH AND REMOVE EX. STREETLIGHT AND FOUNDATION
- PROTECT EXISTING UTILITY TO REMAIN
- REMOVE EXISTING TREE AND ROOT BALL. COORDINATE WITH LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
- PROTECT EXISTING TREE TO REMAIN. SEE LANDSCAPE PLANS AND ARBORIST'S REPORT FOR TREE PROTECTION DETAILS.


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| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
DEMOLITION PLAN

STAMP

JOB NUMBER:
221797

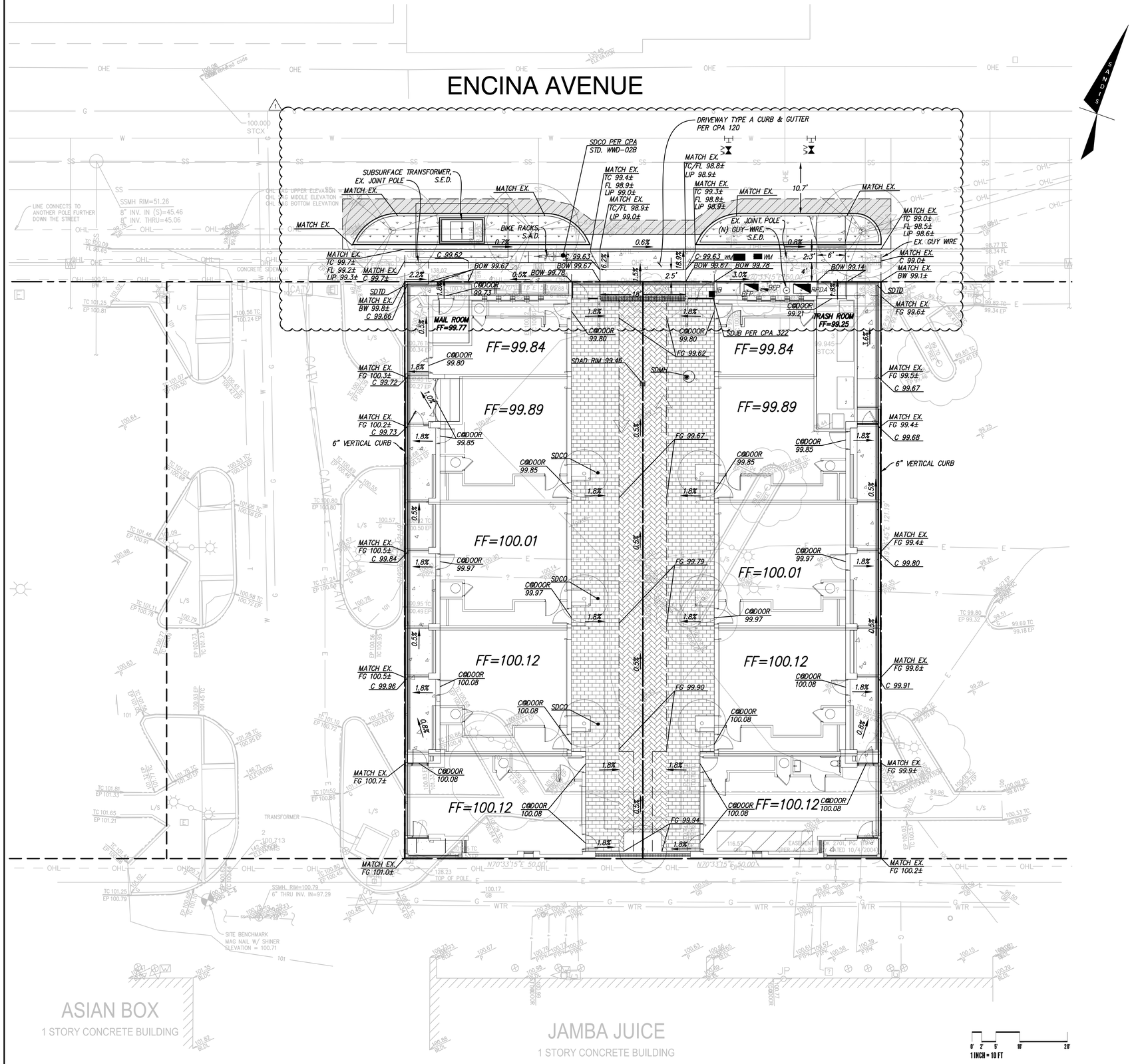
SCALE:
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## LEGEND

- PROPERTY LINE
- SAWCUT LINE
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- GRADE BREAK
- 194 / 195 CONTOURS
- AC PAVEMENT
- DEEP LIFT
- SLURRY SEAL
- CONCRETE SIDEWALK
- PLANTING
- STANDARD PAVERS
- PERVIOUS PAVERS

## GENERAL GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY XYZ, DATED XYZ, 2024, PROJECT NUMBER XYZ.
3. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
4. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT/OWNER.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
8. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
9. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
10. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

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PLANNING APPLICATION #1 03.08.2024

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DRAWING CONTENT
GRADING AND DRAINAGE PLAN

STAMP

JOB NUMBER:
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SCALE:
1"=10'

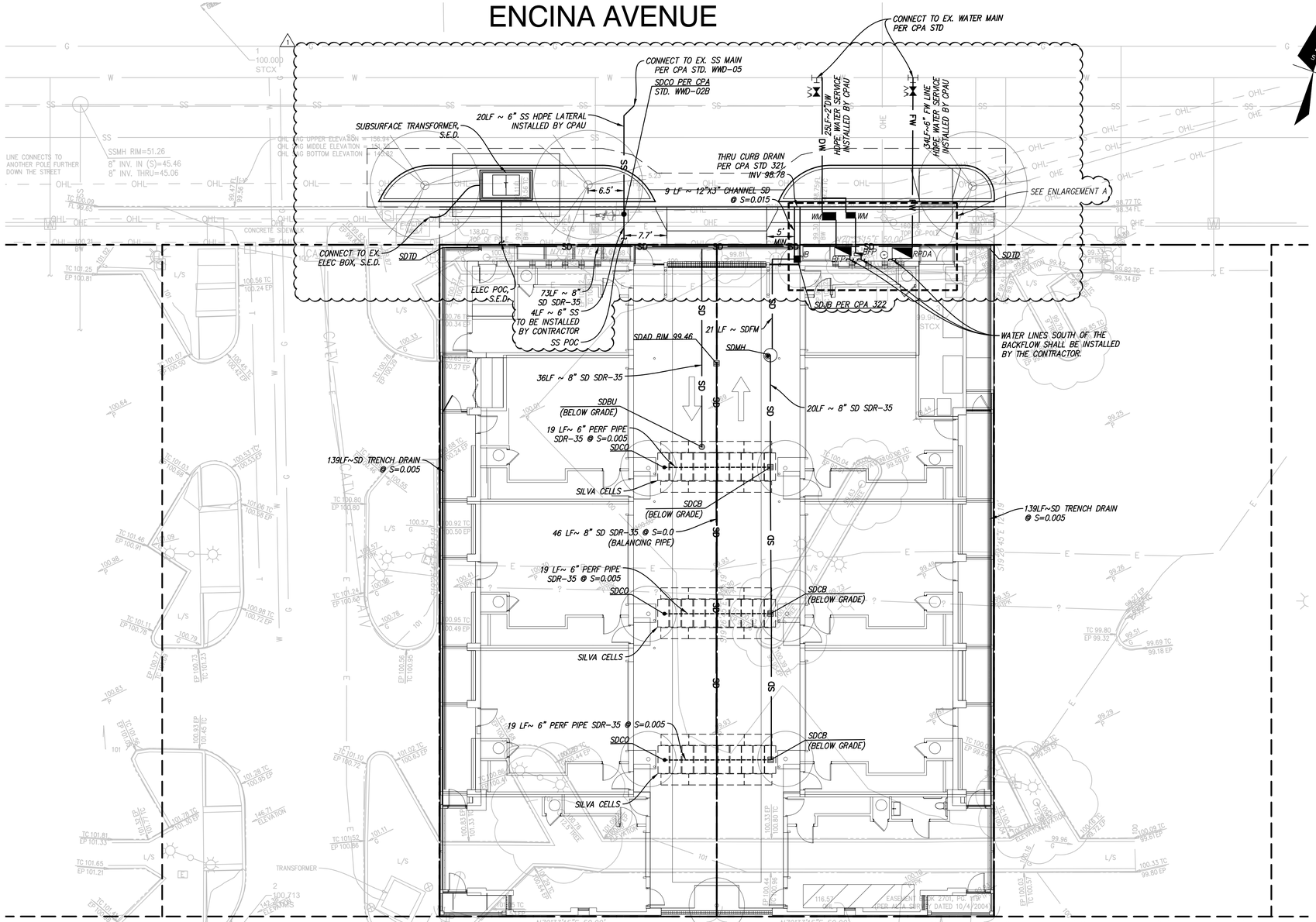
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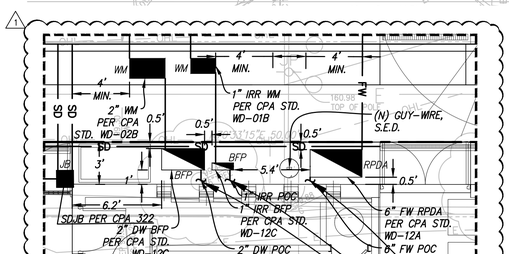
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# ENCINA AVENUE




## ENLARGEMENT A

SCALE: 1"=5'

## LEGEND

PROPERTY LINE

SILVA CELLS (1 / C-6.1)

## PRIVATE STORM DRAIN NOTES

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

## PRIVATE SANITARY SEWER NOTES

1. INSTALLATION SHALL CONFORM TO THE CALIFORNIA PLUMBING CODE.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
3. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45°. ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
4. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
5. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

## PRIVATE WATER SYSTEM NOTES

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

0' 2' 5' 10' 20'
1 INCH = 10 FT


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DRAWING CONTENT
UTILITY PLAN

STAMP

JOB NUMBER:
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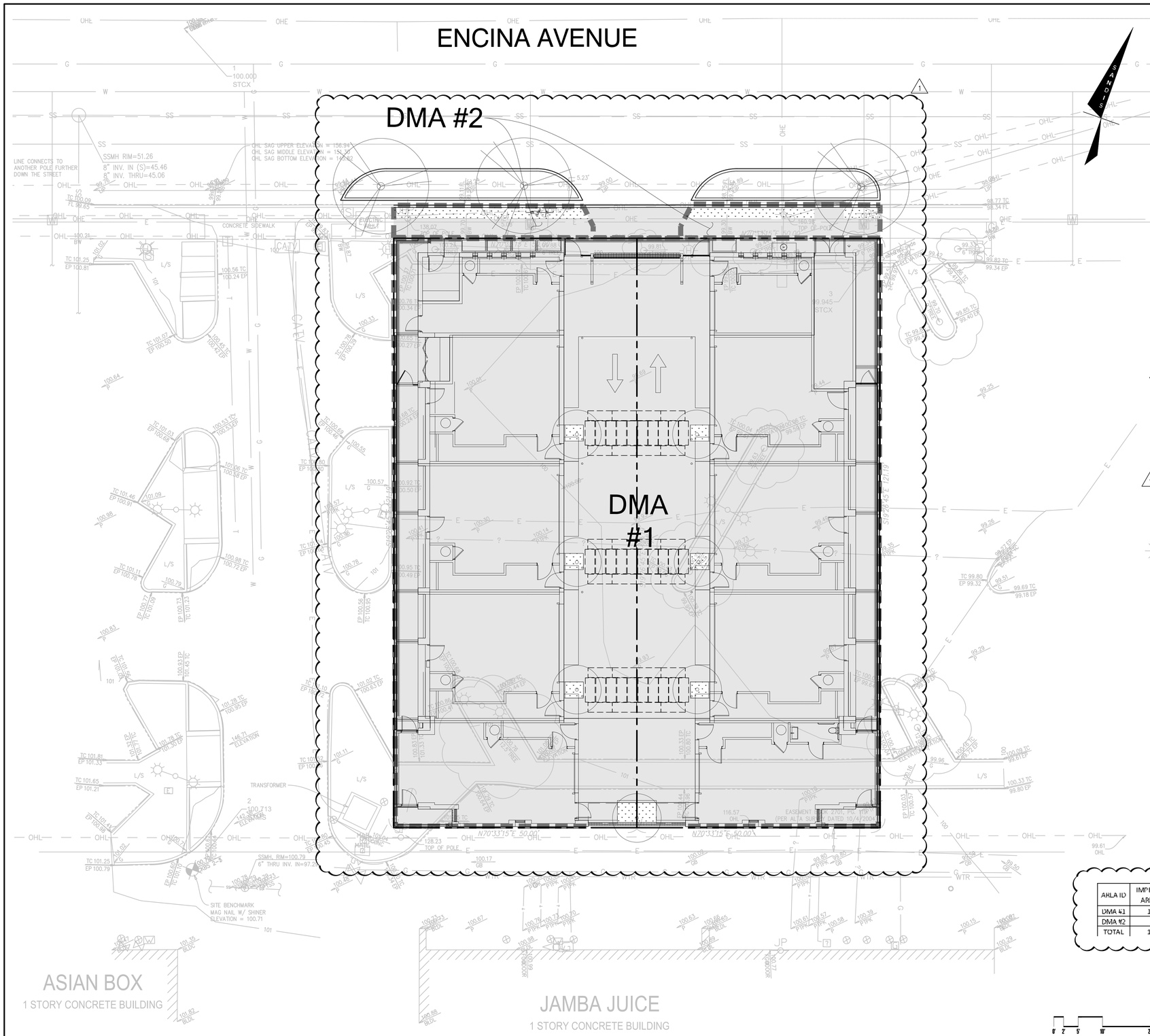
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# STORMWATER MANAGEMENT PLAN LEGEND

PROPOSED PERVIOUS AREA

PROPOSED IMPERVIOUS AREA

DRAINAGE AREA BOUNDARY

SILVA CELLS (1 / C-6.1)

# STORMWATER MANAGEMENT NOTES:

1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF PALO ALTO REQUIREMENTS.

2. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE

2.1. SELF-TREATING AREA – RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING THE PROJECT SITE. NO TREATMENT IS REQUIRED.

2.2. SELF-RETAINING AREA – RUNOFF IN THIS AREA IS DIRECTED TO A DEPRESSED LANDSCAPE AREA THAT ALLOWS WATER TO POND TO 3" PRIOR TO LEAVING THE SITE. NO SPECIAL LANDSCAPING OR SOILS ARE REQUIRED. PER SCC C3 STORMWATER HANDBOOK: IF OVERFLOW DRAINS OR INLETS TO THE STORM DRAIN SYSTEM ARE INSTALLED WITHIN A LANDSCAPED SELFRETAINING AREA, SET THEM AT AN ELEVATION OF AT LEAST 3 INCHES ABOVE THE LOW POINT TO ALLOW PONDING. THE OVERFLOW DRAIN OR STORM DRAIN INLET ELEVATION SHOULD BE HIGH ENOUGH TO ALLOW PONDING THROUGHOUT THE ENTIRE SURFACE OF THE SELF-RETAINING AREA.

2.3. SILVA CELL AREA – RUNOFF IN THIS AREA IS DIRECTED TO SILVA CELLS FOR FILTRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL 1, SHEET C-5.1.

3. STORMWATER TREATMENT MEASURES:

3.1. FOR ALL C.3 FEATURES, VENDOR SPECIFICATIONS REGARDING INSTALLATION AND MAINTENANCE SHOULD BE FOLLOWED AND PROVIDED TO CITY STAFF. COPIES MUST BE SUBMITTED TO PAM BOYLE RODRIGUEZ AT PAMELA.BOYLERODRIGUEZ@CITYOFPALOALTO.ORG.

3.2. STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.

# STORMWATER BEST MANAGEMENT PRACTICES (BMPS)

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 CITY'S 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 THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.

# BAY-FRIENDLY GUIDELINES (RESCAPECA.ORG):

1. DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE -PRACTICES-LANDSCAPE-PROFESSIONAL FOR GUIDANCE.

2. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

| ARLA ID | IMPERVIOUS AREA (SF) | PERVIOUS AREA (SF) | TOTAL AREA (SF) | STORMWATER TREATMENT AREA REQUIRED (SF) | TREATMENT AREA PROVIDED (SF) | |
|---|---|---|---|---|---|---|
| DMA #1 | 11909 | 210 | 12119 | 476 | 476 | SILVA CELLS |
| DMA #2 | 341 | 171 | 512 | 171 | 171 | Self retaining |
| TOTAL | 14273 | 591 | 14864 | 728 | 728 | |

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DRAWING CONTENT
STORMWATER MANAGEMENT PLAN

STAMP

JOB NUMBER:
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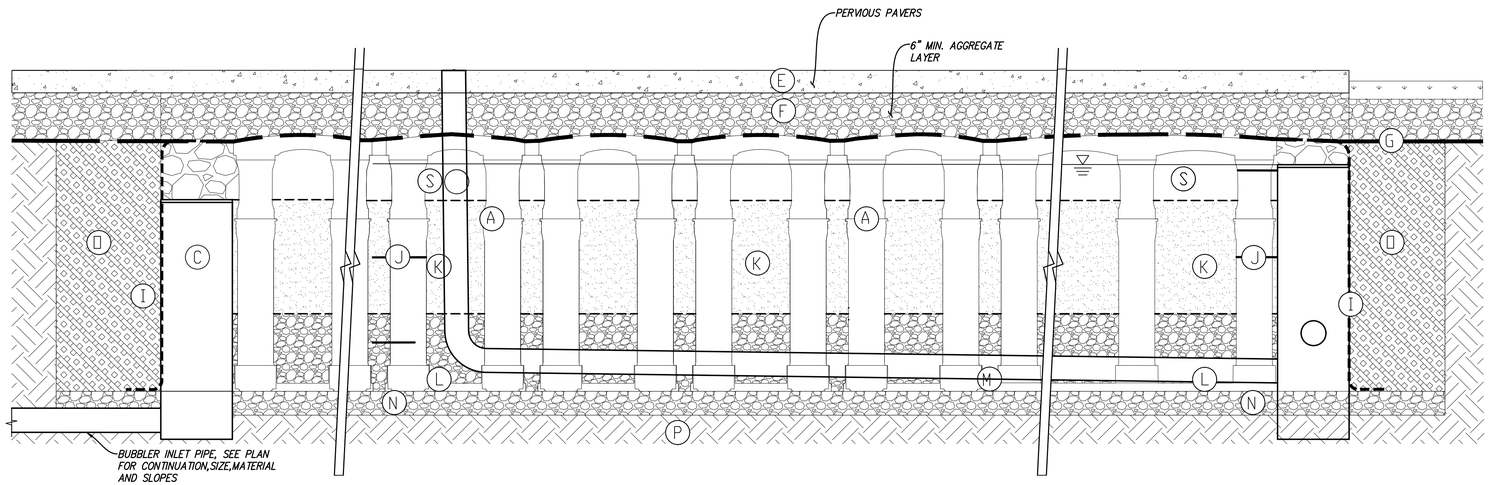
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SECTION

FOR INFORMATIONAL USE ONLY - NOT FOR CONSTRUCTION

KEY PLAN:

- (A) SOIL CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) NOT USED
- (C) BUBBLER BOX
- (D) NOT USED
- (E) 4" CONCRETE
- (F) AGGREGATE BASE COURSE, 6" MINIMUM THICKNESS ABOVE SOIL CELLS.
- (G) GEOTEXTILE TO EDGE OF EXCAVATION
- (H) BACKFILL, TO WITHIN 4–6" BELOW TOP OF SOIL CELL DECKS. INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR.
- (I) GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (J) 3/16"x14" ZIP TIES, SECURING GEOGRID TO SOIL CELLS
- (K) 18" BIO–TREATMENT SOIL (MIN).
- (L) SOIL CELL BASE SLOPE, 5% MAX
- (M) 3" SPACING BETWEEN SOIL CELLS AT BASE
- (N) 4" MIN. AGGREGATE SUB BASE, COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (O) BACKFILL COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (P) SUBGRADE, COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (Q) NOT USED
- (R) 6" CONCRETE CURB
- (S) 6" PONDING DEPTH PER GRADING PLAN
- (T) NOT USED
- (U) NOT USED
- (V) 4" MIN. DIAMETER APPROVED COBBLE

NOTES:

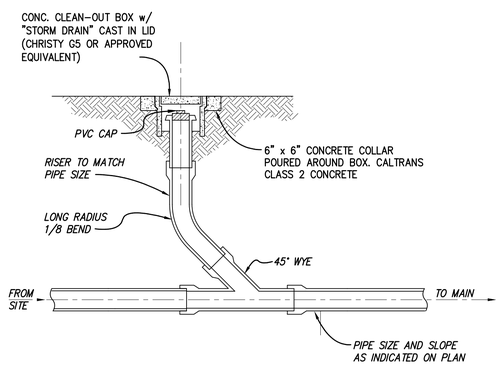
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. DO NOT SCALE DRAWINGS
3. PROVIDE SUPPLEMENTAL IRRIGATION FOR SEASONAL DROUGHT SUPPORT OF TREES & SOIL
4. TREE AND PLANTING INSTALLED IN BIO–TREATMENT SOIL ARE TO CONFORM AND COMPLY TO APPENDIX D OF THE C.3 STORMWATER HANDBOOK.
5. SLD FOR TREE PLANTING REQUIREMENTS AND DETAILS
6. SEE IRRIGATION PLANS FOR IRRIGATION OF SOIL CELL AREA

## CONCRETE WALKWAY 3x SOIL CELL SYSTEM FOR CONCRETE PAVING ON AGGREGATE BASE

N.T.S.

1

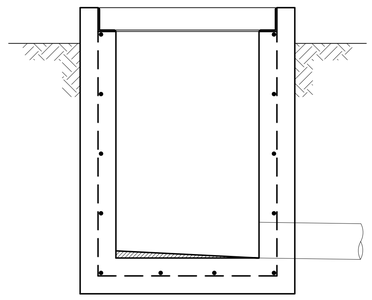
| FRAME AND GRATE REQUIREMENTS | | |
|---|---|---|
| CATCH BASIN LOCATION | LOADING REQUIREMENTS | MIN. GRATE SPACING REQUIREMENTS |
| VEHICLE ACCESS ROAD | H20 RATED | 4" CROSS BARS O.C. W/ 1 1/8" BEARING BARS O.C. |
| PEDESTRIAN PATH | LIGHT DUTY/NON–TRAFFIC | 1/4" MAX. OPENINGS |
| LANDSCAPE | LIGHT DUTY/NON–TRAFFIC | 4" CROSS BARS O.C. W/ 1 1/8" BEARING BARS O.C. |




## CLEANOUT WITH LATERAL STUB

N.T.S.

4



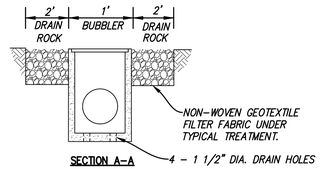
NOTES:

1. T&G JOINT AS REQUIRED FOR STRUCTURES OVER 4'–0" DEEP.
2. FRAME SHALL BE ANCHORED TO CONCRETE PER MANUFACTURER'S SPECIFICATIONS.

## OVERFLOW SQUARE DRAIN

N.T.S.

3




SECTION A–A

NOTES:

1. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

## BUBBLER BOX

N.T.S.

2

HAYES GROUP ARCHITECTS

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SANDIS
SANDIS.NET

PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
STORMWATER MANAGEMENT DETAILS

STAMP

JOB NUMBER:
221797

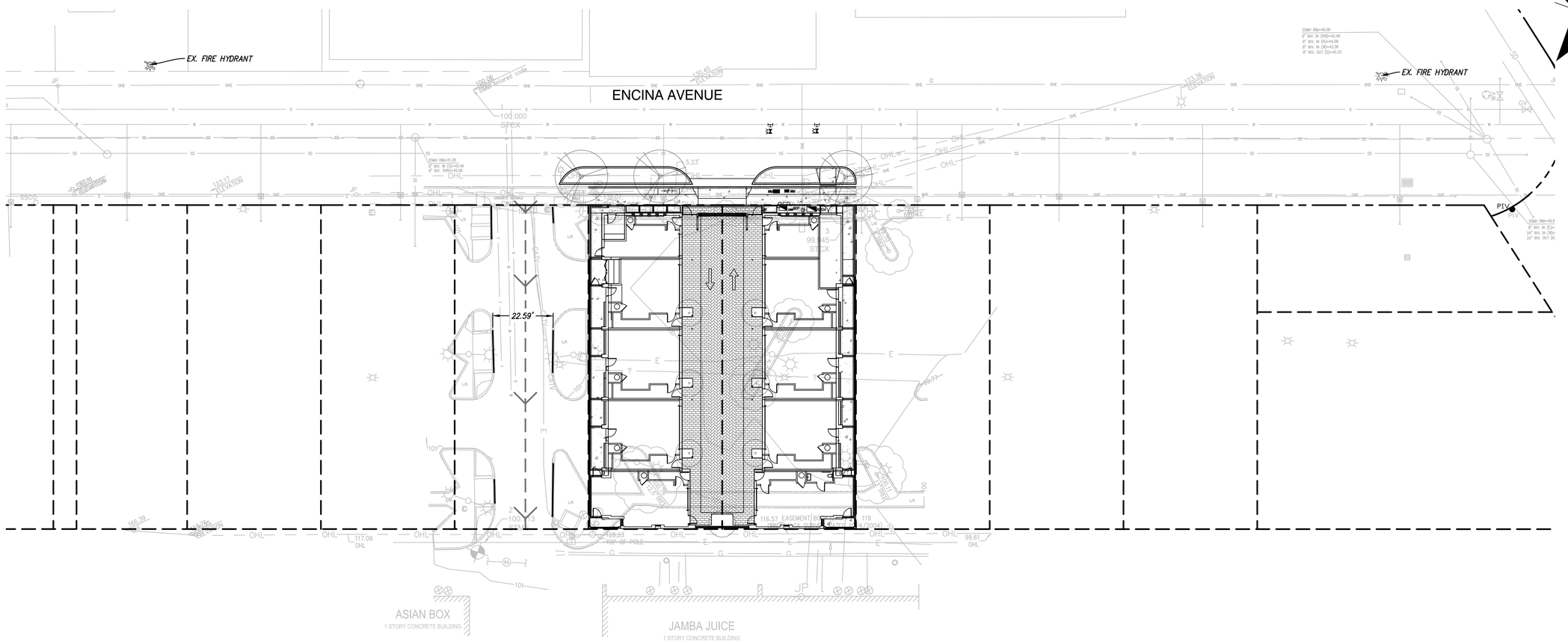
SCALE:
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RLM

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DRAWING NUMBER

C-6.1 (1)




## LEGEND

- PROPOSED FIRE HYDRANT
- BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT TO REMAIN
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- FIRE ACCESS ROUTE
- FIRE LANE STRIPING PER [CITY OF PALO ALTO FIRE DEPARTMENT] POLICY GUIDELINES
- 30' HYDRANT SPACING ALONG FIRE ACCESS ROAD (CFC C103.1)
- 30' DISTANCE FROM FIRE ACCESS TO FURTHEST POINT ON EXTERIOR OF FIRST STORY (CFC 503.1.1)

## FIRE FLOW TEST DATA

HYDRANT 1, CORNER OF ENCINA AND URBAN, IN FRONT OF 51 ENCINA

| | | |
|---|---|---|
| STATIC PRESSURE | = | 55 PSI |
| AVAILABLE FLOW @ 20 PSI | = | 675 GPM |

FLOW TEST DATA SOURCE: CITY OF PALO ALTO

## FIRE FLOW REQUIREMENTS

| | | |
|---|---|---|
| CONSTRUCTION TYPE: | V--B | |
| GROSS BUILDING FLOOR AREA: | 22,355 SF | |
| FULLY SPRINKLERED: | FULLY SPRINKLERED | |
| REFERENCE FIRE FLOW | 4,000 GPM | (CFC TABLE B105.1(2)) |
| % OF REF. FIRE FLOW REQUIRED | 25% | (CFC TABLE B105.2) |
| REQUIRED FIRE FLOW: | 1,000 GPM | |
| REQUIRED FIRE FLOW DURATION: | 4 HR | (CFC TABLE B105.1(2) & B105.2) |
| REQUIRED NUMBER OF HYDRANTS: | 1 | (CFC TABLE C102.1) |
| AVERAGE HYDRANT SPACING: | 500 FT | (CFC TABLE C102.1) |

NOTES:

1. VALUES LISTED PER 2019 CALIFORNIA FIRE CODE APPENDIX B AND C.
2. ADDITIONAL FIRE FLOW NOTE(S) PER LOCAL DISTRICT

## FIRE PROTECTION NOTES

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

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PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
FIRE ACCESS PLAN

STAMP

JOB NUMBER:
221797

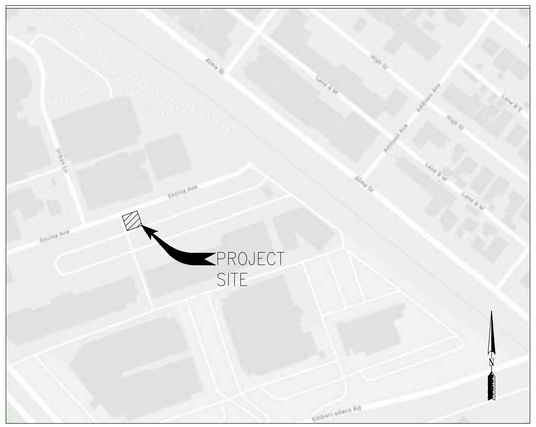
SCALE:
1"=20'

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C-7.0




## VICINITY MAP
N. T. S.

## WORK RESPONSIBILITY
## JOINT TRENCH

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

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

### THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

| | RECEIVED | APPROVED |
|---|---|---|
| CIVIL IMPROVEMENT PLANS/GRADING PLANS | 04-11-2024 | PRELIMINARY |
| ARCHITECTURAL ELECTRONIC FILE | 07-10-2024 | PRELIMINARY |
| APPLICANT DESIGN (GAS) | N/A | N/A |
| APPLICANT DESIGN (ELECTRIC) | | |
| TELEPHONE | | |
| C.A.T.V. | | |
| C.L.E.C. | | |
| LANDSCAPE | | |
| LIGHT LOCATIONS | | |
| TRAFFIC SIGNAL LOCATIONS | | |

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

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

## CONSTRUCTION NOTES

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

## CONDUIT NOTES

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

| | |
|---|---|
| -SECONDARY (NOT TRAFFIC) | 24" |
| -COMMUNICATION (NOT TRAFFIC) | 24" |
| -SECONDARY (TRAFFICE) | 30" |
| -COMMUNICATION (TRAFFIC) | 30" |
| -PRIMARY | 42"* |

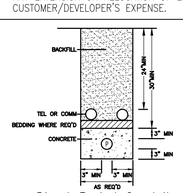
COVER MAY BE REDUCED TO 18" FOR SECONDARY UNDER SIDEWALKS, WITH THE PROJECT ENGINEER'S APPROVAL.

12. HORIZONTAL SPACING BETWEEN SECONDARY, COMMUNICATION, TELEPHONE, AND STREET LIGHTING CABLES OR DUCTS MAY BE RANDOM UNLESS OTHERWISE SPECIFIED.
13. IN EVERY CASE, VERTICAL CLEARANCE BETWEEN ELECTRIC LINES AND UTILITY LINE CROSSINGS MUST BE AT LEAST 12".

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

## ELECTRIC UTILITIES DEPARTMENT COMMENTS & CONDITIONS

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



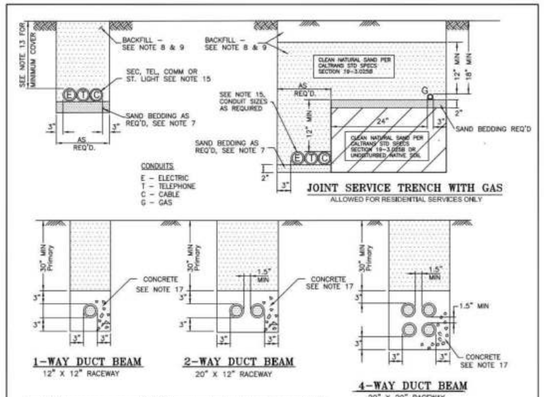
Direct Buried Conduit

ELECTRIC CONDUIT
MINIMUM BEND RADIUS FOR NEW CONSTRUCTION SERVICE

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

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

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




| | | | |
|---|---|---|---|
| 10 | 7/16 | CORRECTED NOTATIONS | TT |
| 4 | 6/13 | ADDED JOINT TRENCH & NOTES | TT |
| 3 | 10/09 | REVISED MIN PRIMARY COVER | TT |
| 2 | 8/08 | COMBINED DT-SS-U-1003, DT-SS-U-1005 | TT |
| 1 | 6/06 | REVISED NOTES | JT |
| REV | DATE | DESCRIPTION | APPR |

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

## CONCRETE TRANSFORMER PAD NOTES:

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

## OTHER NOTES

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

## GENERAL NOTES:

1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-CPA OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-CPA OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
8. MAINTAIN PROPER SEPARATION BETWEEN CPA FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN CITY OF PALO ALTO STANDARDS.
9. SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
10. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF CPA GAS FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE CPA REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE CPA, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.

    THE SIEVES AND SCREENS SHALL BE:
    - 1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
    - #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT CPA ELECTRIC FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE CPA REPRESENTATIVE ON SITE.
    - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
    - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND.

    NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
12. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
    - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, CPA APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
    - CPA APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
    - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF CPA APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR CPA APPROVED IMPORT MATERIAL.
    - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
    - THE MINIMUM CPA APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF CPA WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
    - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
13. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
14. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
15. ELECTRIC GENERATION EQUIPMENT IS NOT PART OF RADIUS SCOPE. ALL RELATED DESIGNS, APPLICATIONS, AND COORDINATION WITH INTERCONNECTION/NET METERING DEPARTMENT SHALL BE HANDLED BY THE EQUIPMENT VENDOR OR OTHERS.

### UTILITY APPROVALS

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

FOR RADIUS USE ONLY
QA REVIEW

| | INITIALS | REVIEW DATE |
|---|---|---|
| INTENT | | |
| COMPOSITE | | |
| PRE-CON | | |
| PRE-CON | | |

### DEVELOPER:
STORMLAND LLC
726 MAIN STREET
REDWOOD CITY, CA 94063
ED STORM
(408) 218-6400
ED@STORMLAND.COM

### SHEET INDEX


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


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

| DELTA NO: | REVISION | DATE: |
|---|---|---|
| | | |

CALL TOLL FREE BEFORE YOU DIG
811 UNDERGROUND SERVICE ALERT

# JOINT TRENCH TITLE SHEET
# 70 ENCINA AVENUE
## NEW BUSINESS
## STORMLAND LLC
PALO ALTO
CALIFORNIA


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


| | |
|---|---|
| PROJECT NUMBER: | 24-1304 |
| SCALE: | N.T.S. |
| PROJECT MANAGER: | MICHAEL COLE |
| DRAWN BY: | JIE ROU FANG |
| CHECKED BY: | MICHAEL COLE |
| LAST UPDATED: | 07-15-2024 |
| DRAWING NUMBER: | JT-1 |
| SHEET: | 1 OF: 2 |


DRAWING NAME: j:\dropbox\projects\2024\24-1304 70 encina avenue, palo alto\radius work\ms 24-1304_1.dwg
PLOT DATE: Monday, July 15, 2024 10:31:10 AM
PLOTTED BY: JIE ROU

# UTILITIES
# PLEASE CONFIRM TIE IN LOCATIONS

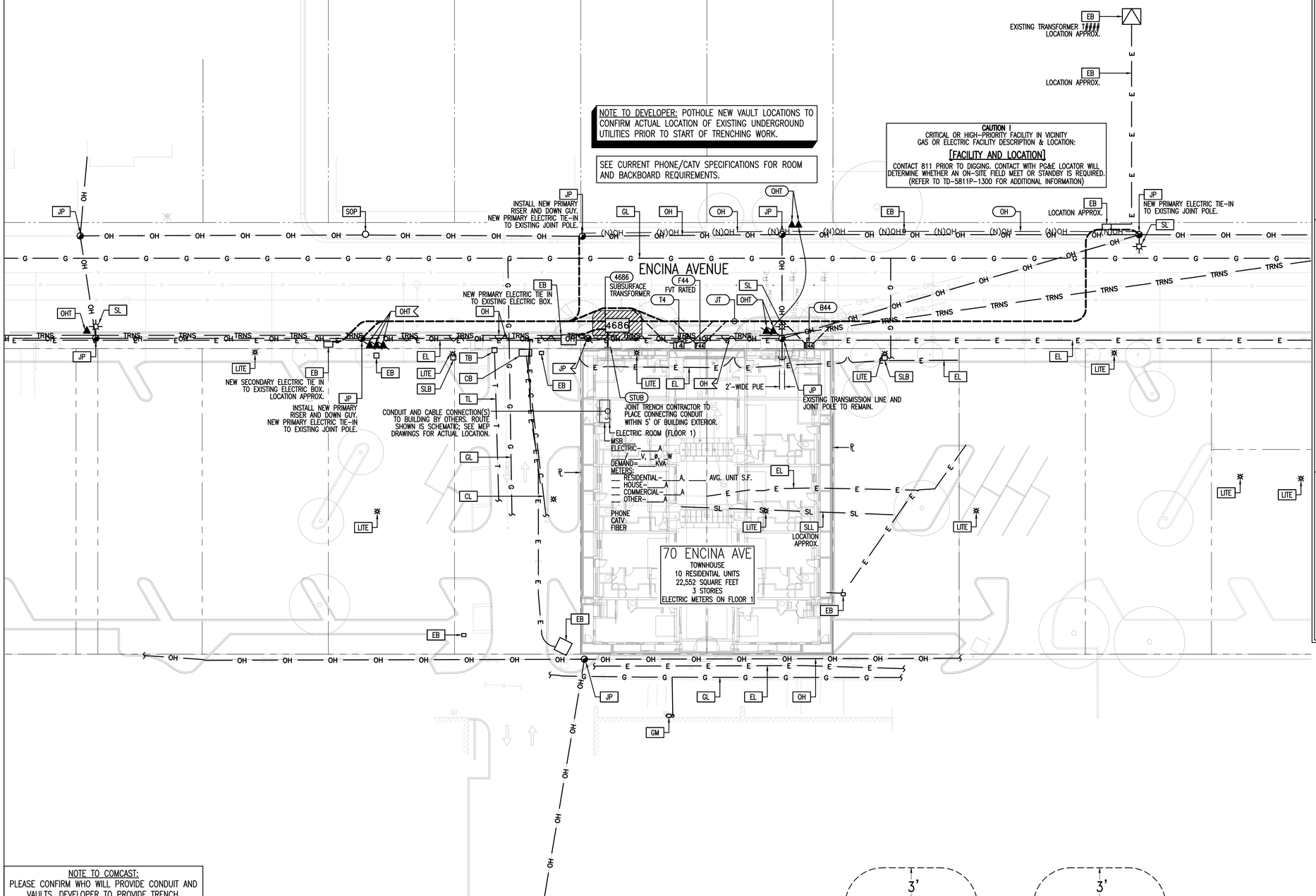
# –PRELIMINARY–
# NOT FOR CONSTRUCTION

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

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

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

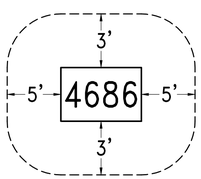
**CAUTION !**
CRITICAL OR HIGH–PRIORITY FACILITY IN VICINITY
GAS OR ELECTRIC FACILITY DESCRIPTION & LOCATION:
**[FACILITY AND LOCATION]**
CONTACT 811 PRIOR TO DIGGING. CONTACT WITH PG&E LOCATOR WILL DETERMINE WHETHER AN ON–SITE FIELD MEET OR STANDBY IS REQUIRED.
(REFER TO TD–5811P–1300 FOR ADDITIONAL INFORMATION)



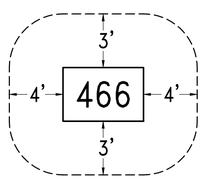

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

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

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



CPA WORK SPACE REQUIREMENTS
8'–6" x 4'–6" x 7' VAULT
N.T.S.



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

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

## LEGEND:

### NEW

| | | |
|---|---|---|
| JT | ---------- | JOINT TRENCH |
| STUB | ▬ ▬ | STUB LOCATION |
| OH | —(N)OH— | OVERHEAD LINE |
| 4686 | | 102" x 54" x 84" JUNCTION BOX WITH SUBSURFACE TRANSFORMER (CPAU) WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE. |
| T4 | | 30" x 48" x 36" SPLICE BOX (AT&T) |
| B44 | | 20" x 42" x 20" B–44 (CATV) |
| F44 | | 20" x 42" x 20" SPLICE BOX (C.L.E.C.) |

### EXISTING – TO REMAIN

| | | |
|---|---|---|
| JP | | JOINT POLE |
| SOP | | SOLELY–OWNED POLE |
| OH | —OH— | OVERHEAD LINE |
| OHT | | POLE–MOUNTED TRANSFORMER |
| EL | —E— | ELECTRIC LINE |
| EB | | ELECTRIC BOX |
| GL | —G— | GAS LINE |
| GM | | GAS METER |
| TL | —T— | PHONE LINE |
| TB | | PHONE BOX |
| CL | —C— | CATV LINE |
| CB | | CATV BOX |
| SLL | —SL— | STREET LIGHT LINE |
| SLB | | STREET LIGHT BOX |
| SL | | STREET LIGHT |
| LITE | | LIGHT |

### EXISTING – TO BE REMOVED OR RELOCATED

| | | |
|---|---|---|
| OHT | | POLE–MOUNTED TRANSFORMER TO BE RELOCATED |
| OHT | | POLE–MOUNTED TRANSFORMER TO BE REMOVED |
| OH | —OH— | OVERHEAD LINE TO BE REMOVED |
| JP | | JOINT POLE TO BE REMOVED |

N

0 10 20 40

## SHEET INDEX


JT–1 JOINT TRENCH TITLE SHEET
JT–2 JOINT TRENCH INTENT


REGISTERED PROFESSIONAL ENGINEER
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No. 26429
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CIVIL
STATE OF CALIFORNIA

DATE:
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DELTA NO:

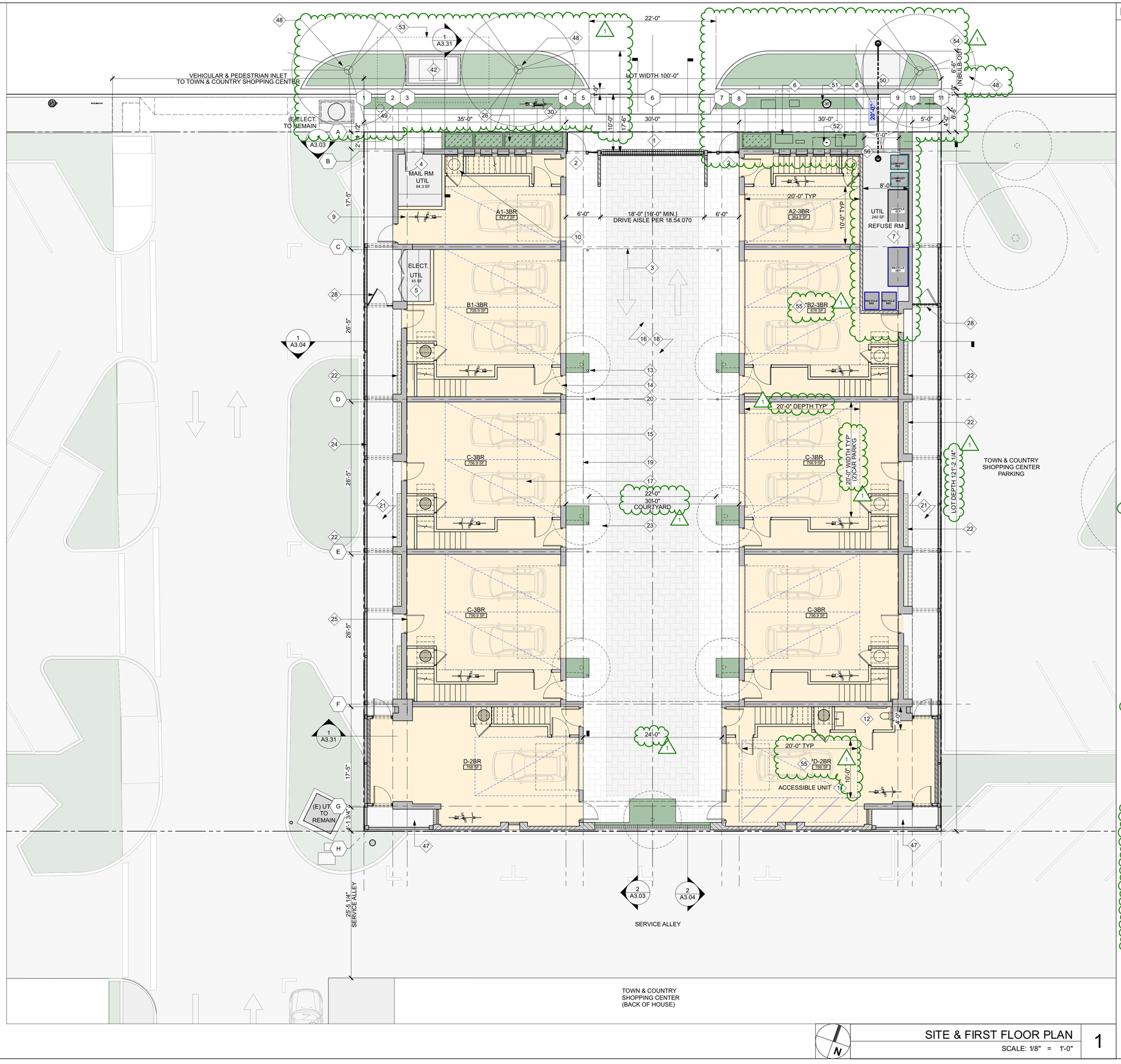
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JOINT TRENCH INTENT
70 ENCINA AVENUE
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RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269–4575


PROJECT NUMBER: 24-1304
SCALE: 1" = 20'
PROJECT MANAGER: MICHAEL COLE
DRAWN BY: JIE ROU FANG
CHECKED BY: MICHAEL COLE
LAST UPDATED: 07-15-2024
DRAWING NUMBER: JT-2
SHEET: 2 OF: 2

DRAWING NAME: j:\dropbox\projects\2024\24-1304 70 encina avenue, palo alto\radius work\ms 24-1304_1.dwg
PLOT DATE: Friday, July 19, 2024 11:59:49 AM
PLOTTED BY: JIE ROU




## SITE & FIRST FLOOR PLAN

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

1

## FLOOR PLAN KEYNOTES

1. 18FT WIDE VEHICULAR GATE
2. PEDESTRIAN GATE
3. BUILDING AREA OVERHEAD
4. MAIL ROOM W/ PACKAGE LOCKER
5. POC : ELECTRIC CLOSET / SERVICE PANEL
6. DOMESTIC WATER/ IRRIGATION BACKFLOW VALVE,. SEE CIVIL DWGS
7. REFUSE ROOM
8. FIRE SPRINKLER BACKFLOW VALVE, SEE CIVIL DWGS
9. BIKE RACK ON EACH UNIT, TYP' PER PAMC 18.54
10. DOMESTIC WATER HEATER CLOSET(NOT DUCTED) W/ REQUIRED VENTILATION
11. ACCESSIBLE UNIT TO COMPLY W/ CBC 1102A.3.1
12. ACCESSIBLE POWDER ROOM TO COMPLY W/ CBC 1102A.3.1
13. PROTECTION BOLLARD, TYP'
14. UNIT ENTRY DOOR W/ CANOPY ABOVE, TYP'
15. OVERHEAD GARAGE DOOR, TYP'
16. TRAFFIC RATED PERMEABLE PAVERS IN COURTYARD, SEE CIVIL DRAWINGS FOR DRAINAGE
17. E/V READY PRIVATE GARAGE AT EACH UNIT, TYP'
18. SILVA CELLS STORMWATER MANAGEMENT @ BELOW GRADE SEE CIVIL DWGS
19. SECOND FLOOR PROJECTION ABOVE, TYP'
20. LIGHT BOLLARD W/ EMERGENCY BATTERY FOR EGRESS
21. EAST & WEST FIRE RESCUE ACCESS PASSAGE, SEE A0.08/11 FIRE ACCESS DIAGRAM
22. VINE STRIP WITH SUPPORT WIRE TYP', SEE LANDSCAPE DWGS
23. NEW TREE, TYP' SEE LANDSCAPE DWGS
24. PRIVACY FENCE ON WEST & EAST PROPERTY LINES
25. PRIVATE RESIDENTIAL ACCESS DOOR AT SIDEYARD, TYPICAL
26. RAISED PLANTING ON ENCINA AV., S.L.D.
27. PRIVATE TERRACE, COVERED ABOVE TYP'
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30. SHORT-TERM BIKE PARKING
31. 42" MIN(H) GUARDRAIL AT TERRACE
32. OPEN BELOW
33. FIRE RESCUE AND ROOF ROOF ACCESS PLATFORM AT FRONT FACADE
34. REAR FIRE RESCUE ROOF ACCESS PLATFORM, SEE A0.11
35. STORMWATER DRAIN. SEE CIVIL DWGS
36. EGRESS WINDOW, SEE 1/A3.31 SECTION FOR ACCESS DIAGRAM
37. WASHER / DRYER CLOSET TYP'
38. ROOF ACCESS ABOVE, TYP'
39. PHOTOVOLTAIC PANELS FOR EACH UNIT
40. OPERABLE SKYLIGHT / ROOF ACCESS HATCH, TYP'
41. FLAT ROOF WITH SINGLE PLY MEMBRANE
42. (N) VAULT FOR SUBSURFACE TRANSFORMER, S.E.D
43. LOW PROFILE ROOFTOP MECHANICAL EQUIP, TYP', MINIMIZE VISIBILITY FROM PUBLIC RIGHT-OF-WAY
44. 2:12 SLOPED STANDING SEAM METAL ROOF, TYP'
45. EXISTING DISTRIBUTION POWER LINES TO BE REMOVED
46. EXISTING TRANSMISSION POWER LINES TO REMAIN +/- 60' ABOVE GRADE AT POLES
47. COVERED OUTDOOR AREA
48. (3) (N) STREET TREE, S.L.D
49. (E) POLE TO BE DEMOLISHED, S.E.D
50. (N) CURB CUT FOR REFUSE SERVICE
51. (E) POLE FOR TRANSMISSION LINES TO REMAIN
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53. REQ'D CLEARANCE FOR CPA WORK SPACE, S.E.D
54. NEW PLANTING & UTILITY ISLANDS, SEE CIVIL / UTILITY / LANDSCAPE DWGS
55. (2) PROPOSED BMR UNITS, MARKED AS *
56. SERVICE DISTANCE FOR REFUSE ENCLOSURE


HAYES GROUP ARCHITECTS

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F: 650.365.0670
www.thehayesgroup.com


PROJECT ADDRESS:
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PALO ALTO, CA 94301

ISSUANCE:

| | |
|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
SITE & FIRST LEVEL PLAN

STAMP

JOB NUMBER:
2120.00

SCALE:
AS NOTED

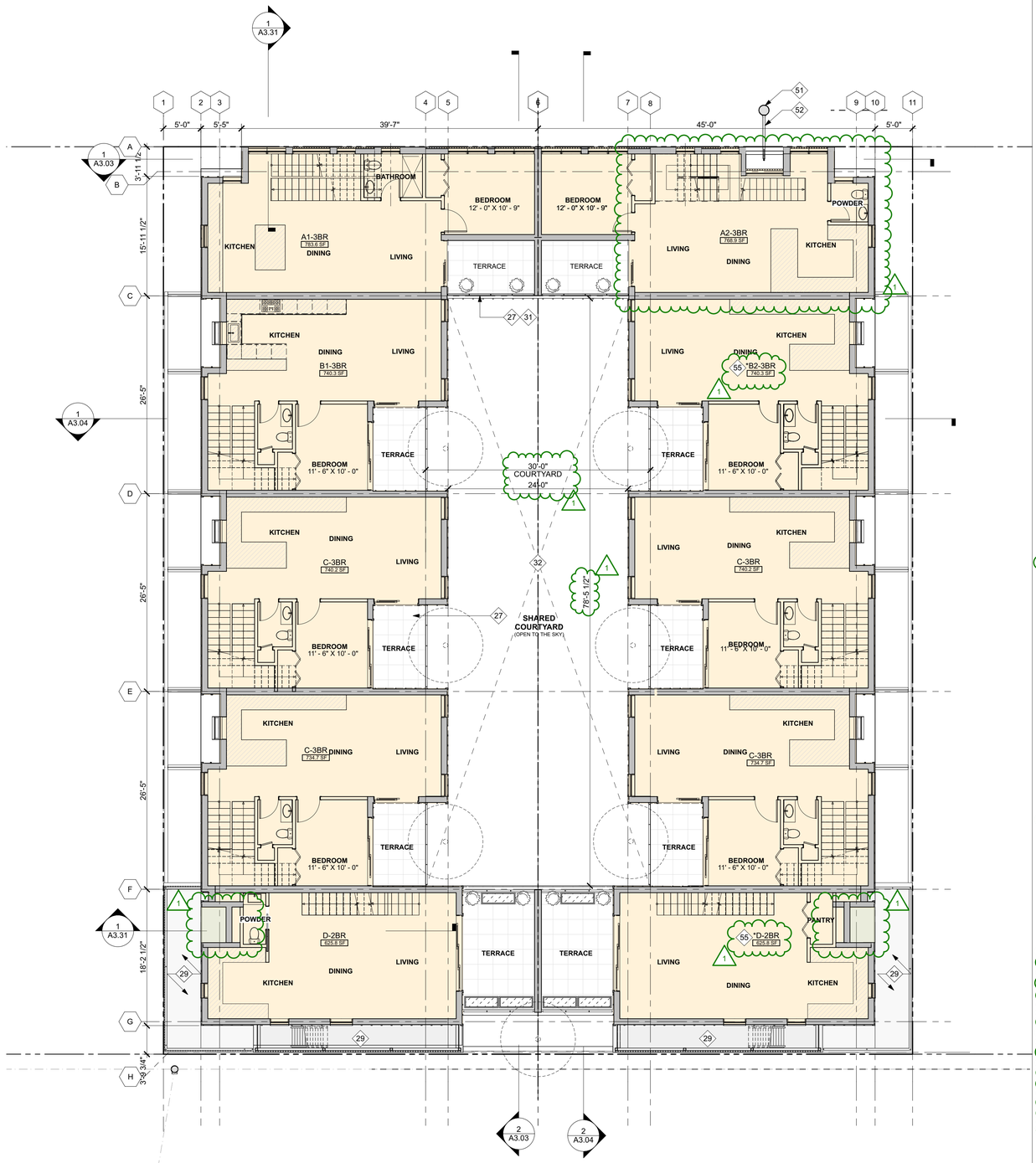
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A2.01

Date: 7/28/24
File Name: 2120.00 EncinaTHrev_BIM_Arch27




## FLOOR PLAN KEYNOTES

1. 18FT WIDE VEHICULAR GATE
2. PEDESTRIAN GATE
3. BUILDING AREA OVERHEAD
4. MAIL ROOM W/ PACKAGE LOCKER
5. POC : ELECTRIC CLOSET / SERVICE PANEL
6. DOMESTIC WATER/ IRRIGATION BACKFLOW VALVE,. SEE CIVIL DWGS
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1

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PROJECT ADDRESS:
70 ENCINA AVENUE,
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ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
SECOND LEVEL PLAN

STAMP

JOB NUMBER:
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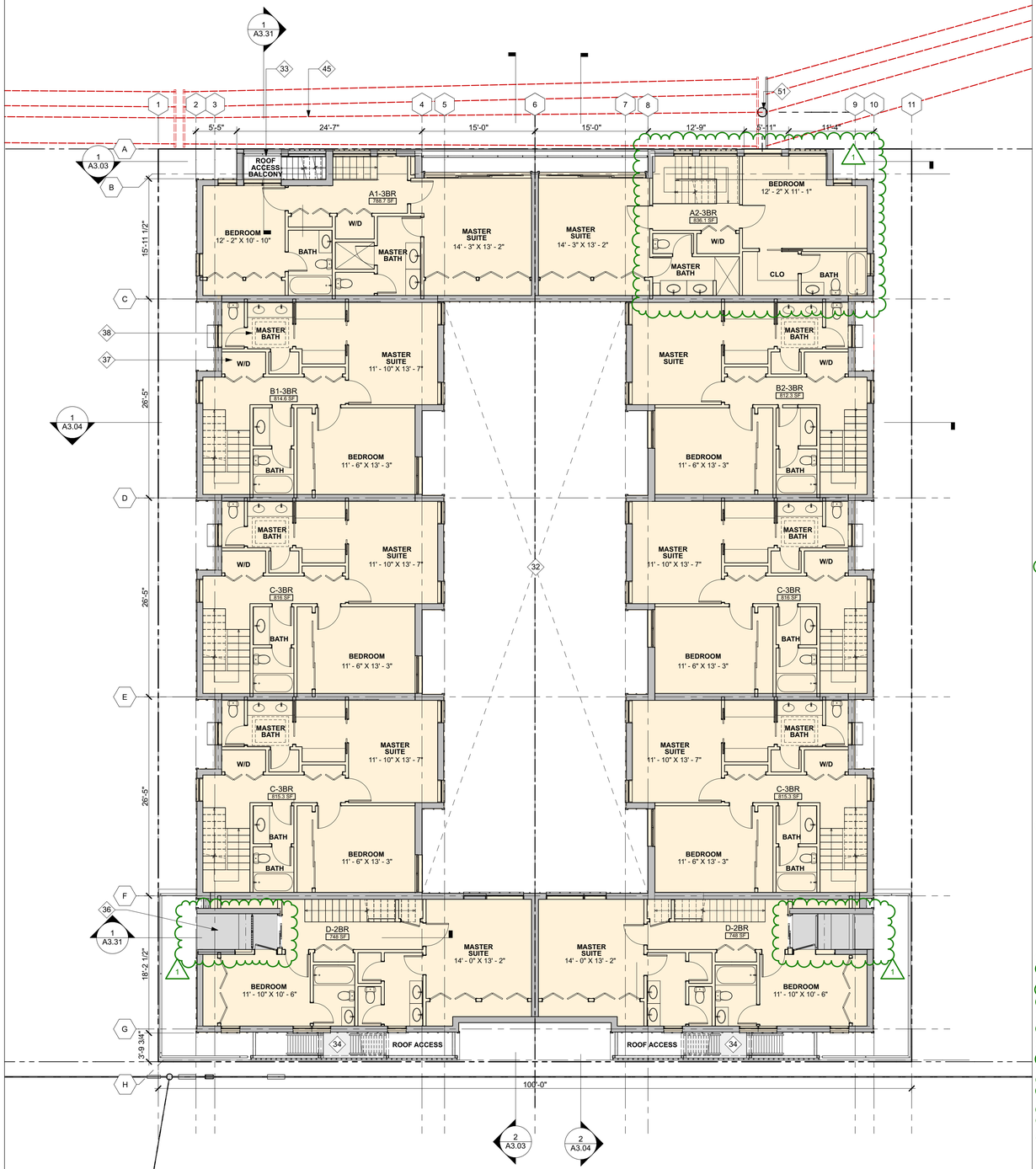
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A2.02

Date: 7/28/24
File Name: 2120.00 EncinaTHrev_BIM_Arch27




THIRD FLOOR PLAN

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

1

## FLOOR PLAN KEYNOTES

1. 18FT WIDE VEHICULAR GATE
2. PEDESTRIAN GATE
3. BUILDING AREA OVERHEAD
4. MAIL ROOM W/ PACKAGE LOCKER
5. POC : ELECTRIC CLOSET / SERVICE PANEL
6. DOMESTIC WATER/ IRRIGATION BACKFLOW VALVE,. SEE CIVIL DWGS
7. REFUSE ROOM
8. FIRE SPRINKLER BACKFLOW VALVE, SEE CIVIL DWGS
9. BIKE RACK ON EACH UNIT, TYP' PER PAMC 18.54
10. DOMESTIC WATER HEATER CLOSET(NOT DUCTED) W/ REQUIRED VENTILATION
11. ACCESSIBLE UNIT TO COMPLY W/ CBC 1102A.3.1
12. ACCESSIBLE POWDER ROOM TO COMPLY W/ CBC 1102A.3.1
13. PROTECTION BOLLARD, TYP'
14. UNIT ENTRY DOOR W/ CANOPY ABOVE, TYP'
15. OVERHEAD GARAGE DOOR, TYP'
16. TRAFFIC RATED PERMEABLE PAVERS IN COURTYARD, SEE CIVIL DRAWINGS FOR DRAINAGE
17. E/V READY PRIVATE GARAGE AT EACH UNIT, TYP'
18. SILVA CELLS STORMWATER MANAGEMENT @ BELOW GRADE SEE CIVIL DWGS
19. SECOND FLOOR PROJECTION ABOVE, TYP'
20. LIGHT BOLLARD W/ EMERGENCY BATTERY FOR EGRESS
21. EAST & WEST FIRE RESCUE ACCESS PASSAGE, SEE A0.08/11 FIRE ACCESS DIAGRAM
22. VINE STRIP WITH SUPPORT WIRE TYP', SEE LANDSCAPE DWGS
23. NEW TREE, TYP' SEE LANDSCAPE DWGS
24. PRIVACY FENCE ON WEST & EAST PROPERTY LINES
25. PRIVATE RESIDENTIAL ACCESS DOOR AT SIDEYARD, TYPICAL
26. RAISED PLANTING ON ENCINA AV., S.L.D.
27. PRIVATE TERRACE, COVERED ABOVE TYP'
28. SECURITY GATE
29. FIRE RESCUE ACCESS PLATFORM, SEE A0.11
30. SHORT-TERM BIKE PARKING (1)
31. 42" MIN(H) GUARDRAIL AT TERRACE
32. OPEN BELOW
33. FIRE RESCUE AND ROOF ROOF ACCESS PLATFORM AT FRONT FACADE
34. REAR FIRE RESCUE ROOF ACCESS PLATFORM, SEE A0.11
35. STORMWATER DRAIN. SEE CIVIL DWGS
36. EGRESS WINDOW, SEE 1/A3.31 SECTION FOR ACCESS DIAGRAM
37. WASHER / DRYER CLOSET TYP'
38. ROOF ACCESS ABOVE, TYP'
39. PHOTOVOLTAIC PANELS FOR EACH UNIT
40. OPERABLE SKYLIGHT / ROOF ACCESS HATCH, TYP'
41. FLAT ROOF WITH SINGLE PLY MEMBRANE
42. (N) VAULT FOR SUBSURFACE TRANSFORMER, S.E.D (1)
43. LOW PROFILE ROOFTOP MECHANICAL EQUIP, TYP', MINIMIZE VISIBILITY FROM PUBLIC RIGHT-OF-WAY
44. 2:12 SLOPED STANDING SEAM METAL ROOF, TYP'
45. EXISTING DISTRIBUTION POWER LINES TO BE REMOVED
46. EXISTING TRANSMISSION POWER LINES TO REMAIN +/- 60' ABOVE GRADE AT POLES
47. COVERED OUTDOOR AREA
48. (3) (N) STREET TREE, S.L.D
49. (E) POLE TO BE DEMOLISHED, S.E.D
50. (N) CURB CUT FOR REFUSE SERVICE
51. (E) POLE FOR TRANSMISSION LINES TO REMAIN
52. (N) GUY-WIRE TO SUPPORT (E) TRANSMISSION POWER POLE
53. REQ'D CLEARANCE FOR CPA WORK SPACE, S.E.D
54. NEW PLANTING & UTILITY ISLANDS, SEE CIVIL / UTILITY / LANDSCAPE DWGS
55. (2) PROPOSED BMR UNITS, MARKED AS *
56. SERVICE DISTANCE FOR REFUSE ENCLOSURE


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| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
THIRD LEVEL PLAN

STAMP

JOB NUMBER:
2120.00

SCALE:
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DRAWN BY:
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A2.03

Date: 7/28/24
File Name: 2120.00 EncinaTHrev_BIM_Arch27

DAIKIN

**Submittal Data Sheet**
2.0-Ton Ducted Concealed Cooling Only SkyAir System
FBQ24TBVJURZR24TBVJUA

## FEATURES

- Medium external static pressure (ESP) capabilities offer up to 0.8" W.G.
- Connect to Daikin Zoning Kit (Optional)
- Dependable cooling up to 122°F

## BENEFITS

- Low profile design at less than 12â€□ high
- Long piping lengths allow layout flexibility
- 10-year parts limited warranty for residential/commercial applications

## INDOOR UNIT



## OUTDOOR UNIT

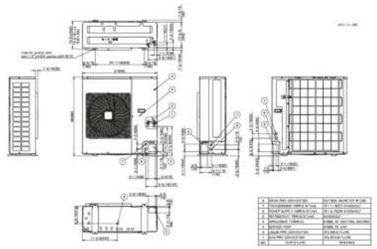


DAIKIN

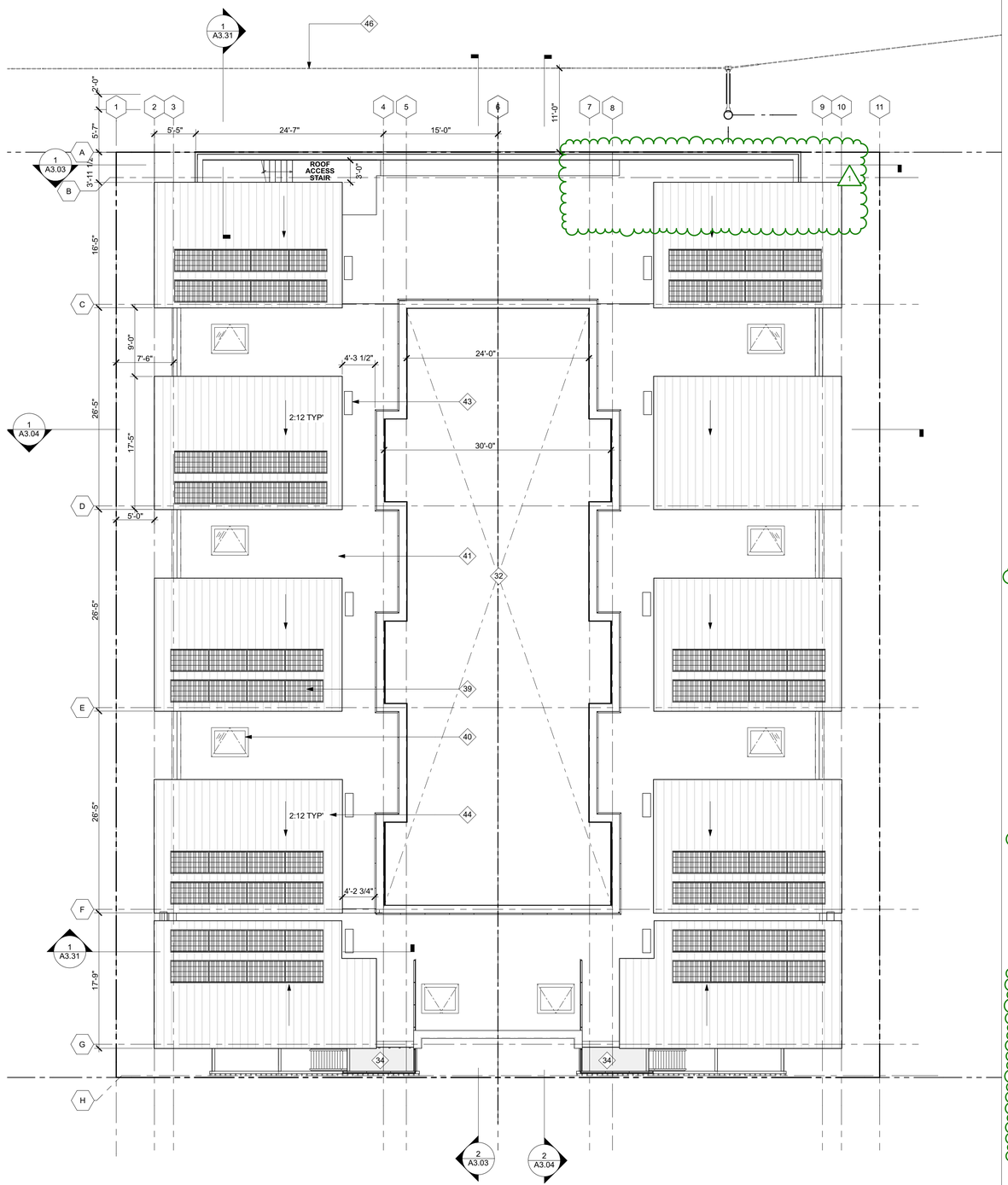
**Submittal Data Sheet**
2.0-Ton Ducted Concealed Cooling Only SkyAir System
FBQ24TBVJURZR24TBVJUA

| OUTDOOR UNIT DETAILS | | | |
|---|---|---|---|
| Power Supply (V/Hz/Ph): | 208-230 / 60 / 1 | Compressor Stage: | Inverter |
| Power Supply Connections: | L1, L2, Ground | Capacity Control Range (%): | - |
| Min. Circuit Amps MCA (A): | 16.5 | Airflow Rate (H) (CFM): | 2682 |
| Max Overcurrent Protection (MOP) (A): | 20 | Gas Pipe Connection (inch): | 5/8 |
| Max Starting Current MSC(A): | | Liquid Pipe Connection (inch): | 3/8 |
| Rated Load Amps RLA(A): | | Sound Pressure (H) (dBA): | 58 |
| Dimensions (HxWxD) (in): | 39 x 37 x 12-5/8 | Sound Power Level (dBA): | |
| Net Weight (lb): | 172 | | |

## DIMENSIONAL DRAWING - OUTDOOR UNIT








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56. SERVICE DISTANCE FOR REFUSE ENCLOSURE (1)

N

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

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DRAWING CONTENT
ROOF PLAN

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A2.04

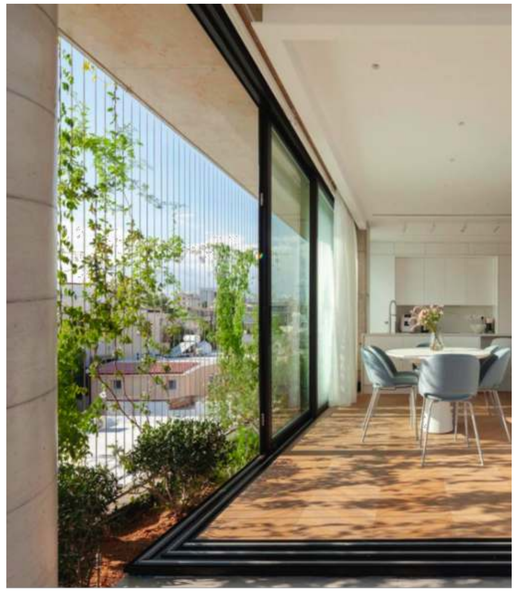
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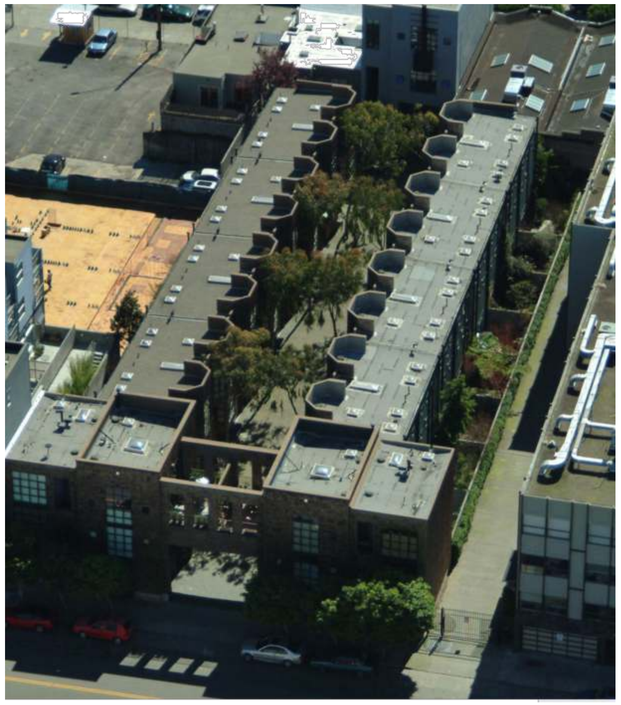
^MATERIALITY : CEMENT MASONRY UNIT



^MATERIALITY : BOARD & BATTEN SIDING



^BIOPHILIA: SUSTAINABLE ASPECTS OF PRIVACY CONTROL AND SUN SHADE





SHARED PEDESTRIAN AND VEHICULAR ACCESS COURTYARD: FULTON PLACE, SAN FRANCISCO


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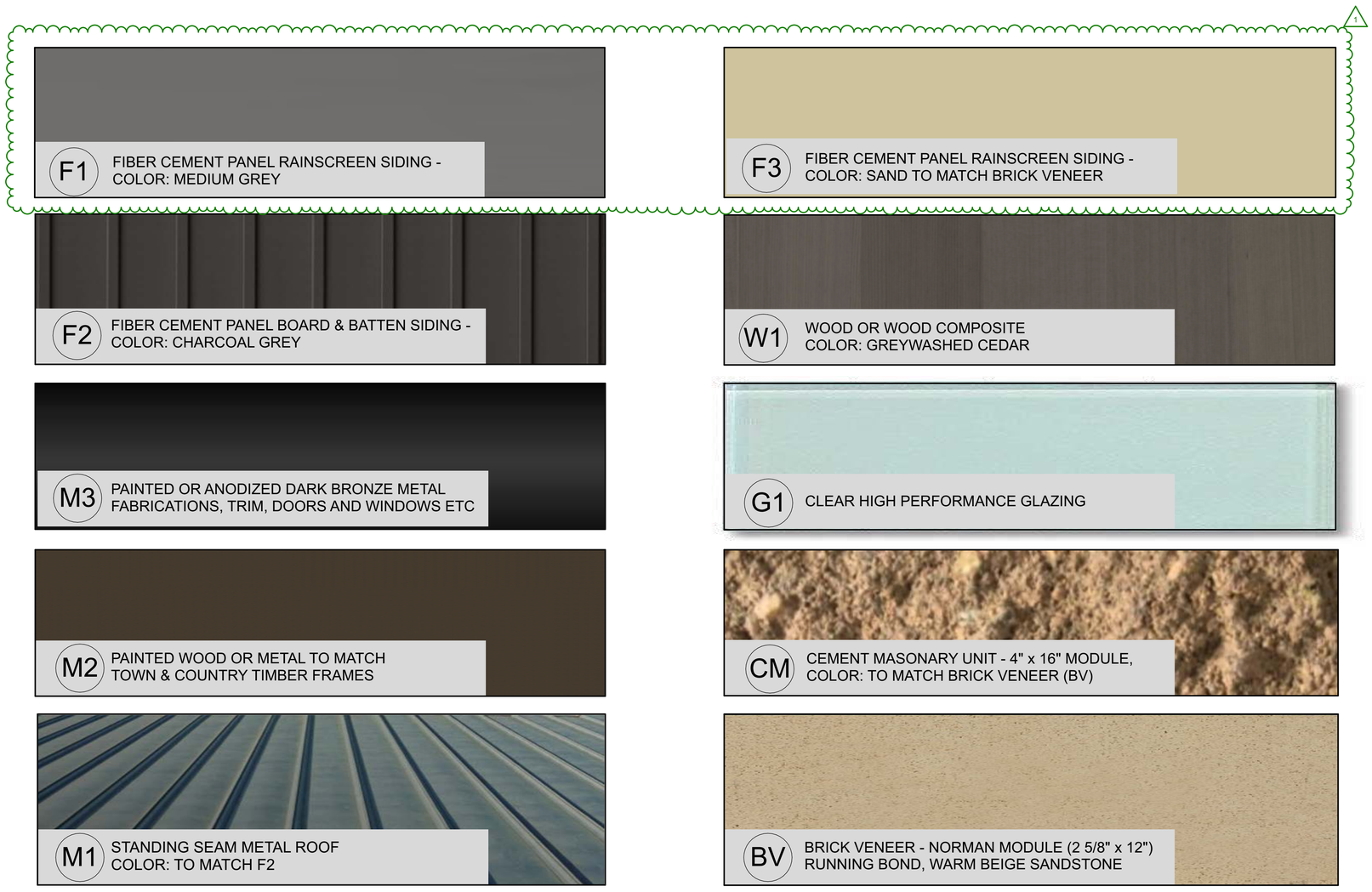
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A3.00a

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ARCHITECTURAL MATERIAL BOARD [8"x14"]

ENCINA HOUSING, PALO ALTO, CA 94301

HG PROJECT: 2120.00

03.08.2024

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COLOR & MATERIALS BOARD

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A3.00b




EAST ELEVATION — SCALE: 1/8" = 1'-0" — 2




NORTH ELEVATION — SCALE: 1/8" = 1'-0" — 1

## EXTERIOR FINISH LEGEND

| | |
|---|---|
| G1 | CLEAR HIGH PERFORMANCE GLAZING (FIRE RATED WHERE REQUIRED) |
| G2 | WHITE TRANSLUCENT GLASS (FIRE RATED WHERE REQUIRED) |
| M1 | STANDING SEAM METAL ROOF AND FASCIA COLOR: MATCH 'F2' |
| M2 | PAINTED WOOD OR METAL COLOR: TO MATCH TOWN & COUNTRY TIMBER FRAMES |
| M3 | PAINTED OR ANODIZED METAL FABRICATIONS, WINDOWS, DOORS & TRIM ELEMENTS ETC. COLOR: DARK BRONZE |
| F1 | FIBER CEMENT PANEL RAINSCREEN SIDING COLOR: MEDIUM GREY |
| F2 | FIBER CEMENT PANEL BOARD AND BATTEN SIDING COLOR: CHARCOAL GREY |
| F3 | FIBER CEMENT PANEL RAINSCREEN SIDING COLOR: SAND TO MATCH BRICK VENEER |
| BV | BRICK VENEER - NORMAN MODULE (2 5/8" x 12"), RUNNING BOND COLOR: WARM BEIGE SANDSTONE |
| W1 | COMPOSITE / THERMALLY MODIFIED WOOD GATE & PRIVACY FENCE COLOR: GREYWASHED CEDAR |
| CM | CONCRETE MASONRY UNIT - 4" x 16" MODULE, RUNNING BOND COLOR: WARM BEIGE SANDSTONE TO MATCH BRICK VENEER |

## ELEVATION / SECTION KEYNOTES

1. 18FT(W) VECHICULAR GATE
2. PEDESTRIAN GATE
3. BUILDING ADDRESS SIGNAGE
4. MAIL ROOM ENTRANCE
5. POC : ELECTRIC CLOSET / SERVICE PANEL
6. DOMESTIC WATER/ IRRIGATION BACKFLOW VALVE,. SEE CIVIL DWGS
7. REFUSE ROOM ENTRANCE
8. NOT USED
9. GUARDRAIL FOR EMERGENCY USE
10. PTD GUARDRAIL 42"(H) MIN.
11. LINEAR GLASS INSERT
12. METAL CAONPY ABOVE MAIL / REFUSE ROOM
13. PROTECTION BOLLARD, TYP'
14. UNIT ENTRY DOOR W/ CANOPY ABOVE, TYP'
15. OVERHEAD GARAGE DOOR, TYP'
16. LIGHT BOLLARD W/ EMERGENCY BATTERY FOR EGRESS, SEE A5.01
17. VINE STRIP WITH SUPPORT WIRE, SEE LANDSCAPE DWGS
18. EMERGENCY SHIP LADDER FOR ROOF ACCESS
19. PRIVACY SCREEN AT FENCE
20. RAISED PLANTER ON ENCINA AV., S.L.D. FOR PLANTING
21. EGRESS WINDOW
22. EMERGENCY ACCESS STAIR TO ROOF
23. FIRE RESCUE ACCESS PLATFORM, SEE A0.09
24. NOT USED
25. WALL SCONCES/ L1 TYP' @COURTYARD / UNIT ENTRANCE SEE A5.01
26. EGRESS BALCONY, SEE 1/A3.31 SECTION FOR ACCESS DIAGRAM
27. FLAT ROOF WITH SINGLE PLY MEMBRANE
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29. GUARDRAIL @ ROOF
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EXTERIOR ELEVATIONS

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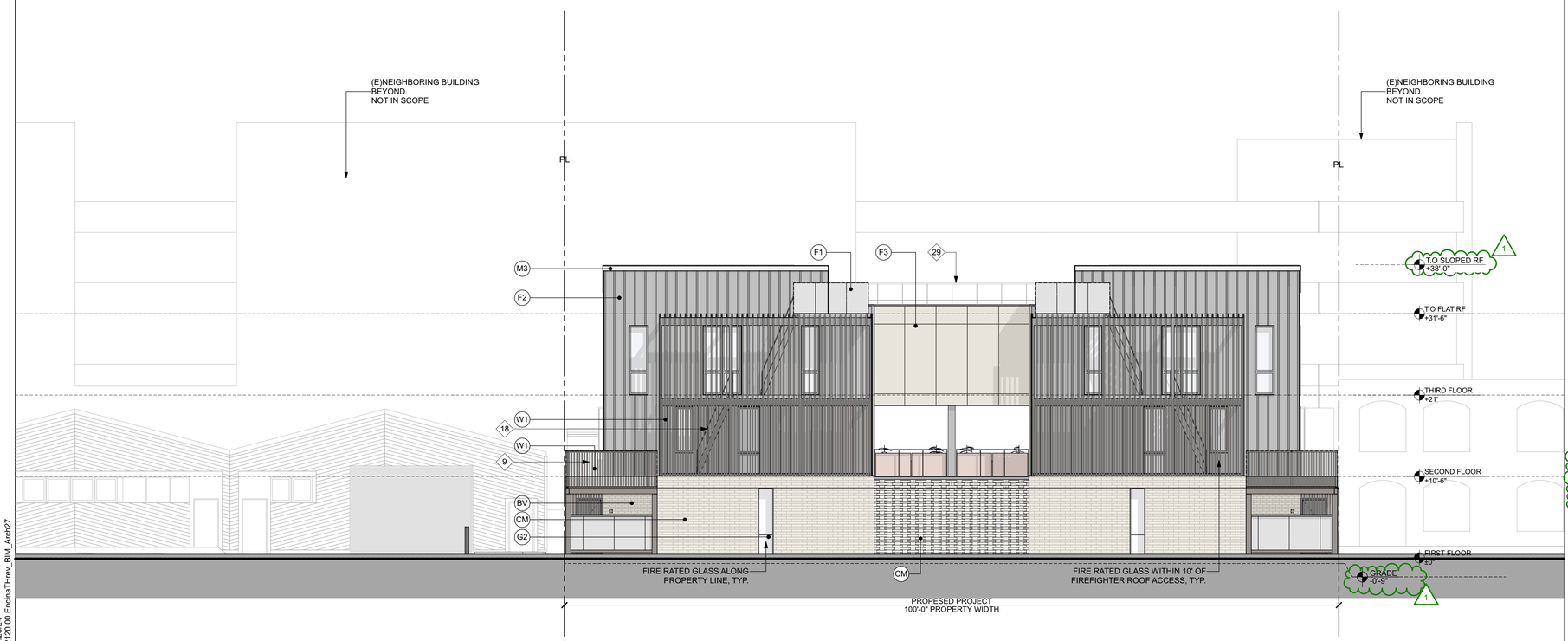
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WEST ELEVATION

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

2




SOUTH ELEVATION

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

1

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## EXTERIOR FINISH LEGEND

| | |
|---|---|
| G1 | CLEAR HIGH PERFORMANCE GLAZING (FIRE RATED WHERE REQUIRED) |
| G2 | WHITE TRANSLUCENT GLASS (FIRE RATED WHERE REQUIRED) |
| M1 | STANDING SEAM METAL ROOF AND FASCIA COLOR: MATCH 'F2' |
| M2 | PAINTED WOOD OR METAL COLOR: TO MATCH TOWN & COUNTRY TIMBER FRAMES |
| M3 | PAINTED OR ANODIZED METAL FABRICATIONS, WINDOWS, DOORS & TRIM ELEMENTS ETC. COLOR: DARK BRONZE |
| F1 | FIBER CEMENT PANEL RAINSCREEN SIDING COLOR: MEDIUM GREY |
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| BV | BRICK VENEER - NORMAN MODULE (2 5/8" x 12"), RUNNING BOND COLOR: WARM BEIGE SANDSTONE |
| W1 | COMPOSITE / THERMALLY MODIFIED WOOD GATE & PRIVACY FENCE COLOR: GREYWASHED CEDAR |
| CM | CONCRETE MASONRY UNIT - 4" x 16" MODULE, RUNNING BOND COLOR: WARM BEIGE SANDSTONE TO MATCH BRICK VENEER |

## ELEVATION / SECTION KEYNOTES

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2. PEDESTRIAN GATE
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22. EMERGENCY ACCESS STAIR TO ROOF
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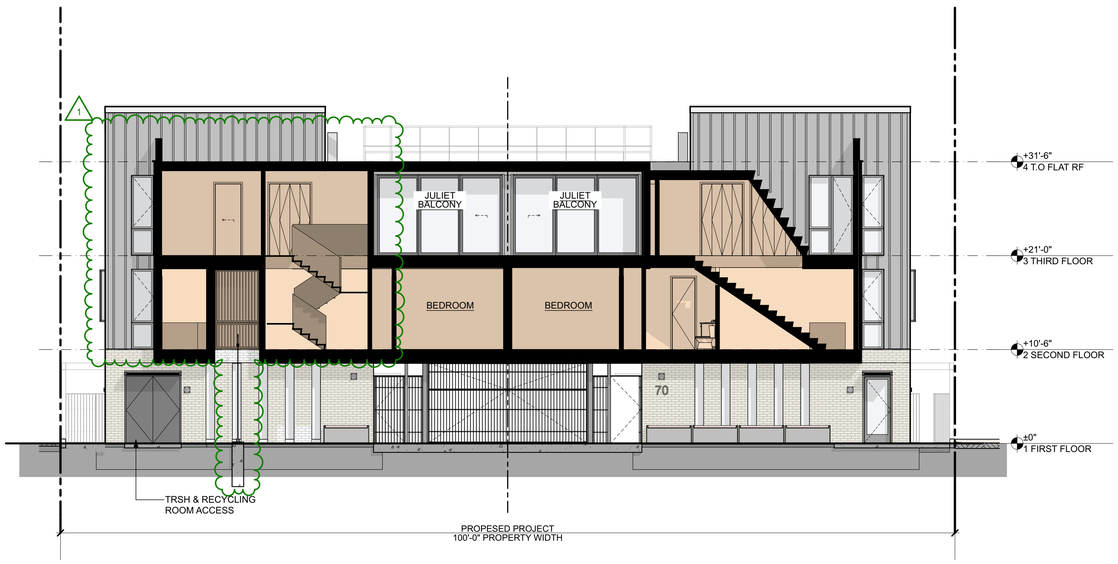
A3.02




COURTYARD SECTION LOOKING WEST

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

2




BUILDING SECTION LOOKING SOUTH @FIRE ACCESS

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

1

## EXTERIOR FINISH LEGEND

| | |
|---|---|
| G1 | CLEAR HIGH PERFORMANCE GLAZING (FIRE RATED WHERE REQUIRED) |
| G2 | WHITE TRANSLUCENT GLASS (FIRE RATED WHERE REQUIRED) |
| M1 | STANDING SEAM METAL ROOF AND FASCIA COLOR: MATCH 'F2' |
| M2 | PAINTED WOOD OR METAL COLOR: TO MATCH TOWN & COUNTRY TIMBER FRAMES |
| M3 | PAINTED OR ANODIZED METAL FABRICATIONS, WINDOWS, DOORS & TRIM ELEMENTS ETC. COLOR: DARK BRONZE |
| F1 | FIBER CEMENT PANEL RAINSCREEN SIDING COLOR: MEDIUM GREY |
| F2 | FIBER CEMENT PANEL BOARD AND BATTEN SIDING COLOR: CHARCOAL GREY |
| F3 | FIBER CEMENT PANEL RAINSCREEN SIDING COLOR: SAND TO MATCH BRICK VENEER |
| BV | BRICK VENEER - NORMAN MODULE (2 5/8" x 12"), RUNNING BOND COLOR: WARM BEIGE SANDSTONE |
| W1 | COMPOSITE / THERMALLY MODIFIED WOOD GATE & PRIVACY FENCE COLOR: GREYWASHED CEDAR |
| CM | CONCRETE MASONRY UNIT - 4" x 16" MODULE, RUNNING BOND COLOR: WARM BEIGE SANDSTONE TO MATCH BRICK VENEER |

## ELEVATION / SECTION KEYNOTES

1. 18FT(W) VECHICULAR GATE
2. PEDESTRIAN GATE
3. BUILDING ADDRESS SIGNAGE
4. MAIL ROOM ENTRANCE
5. POC : ELECTRIC CLOSET / SERVICE PANEL
6. DOMESTIC WATER/ IRRIGATION BACKFLOW VALVE,. SEE CIVIL DWGS
7. REFUSE ROOM ENTRANCE
8. NOT USED
9. GUARDRAIL FOR EMERGENCY USE
10. PTD GUARDRAIL 42"(H) MIN.
11. LINEAR GLASS INSERT
12. METAL CAONPY ABOVE MAIL / REFUSE ROOM
13. PROTECTION BOLLARD, TYP'
14. UNIT ENTRY DOOR W/ CANOPY ABOVE, TYP'
15. OVERHEAD GARAGE DOOR, TYP'
16. LIGHT BOLLARD W/ EMERGENCY BATTERY FOR EGRESS, SEE A5.01
17. VINE STRIP WITH SUPPORT WIRE, SEE LANDSCAPE DWGS
18. EMERGENCY SHIP LADDER FOR ROOF ACCESS
19. PRIVACY SCREEN AT FENCE
20. RAISED PLANTER ON ENCINA AV., S.L.D. FOR PLANTING
21. EGRESS WINDOW
22. EMERGENCY ACCESS STAIR TO ROOF
23. FIRE RESCUE ACCESS PLATFORM, SEE A0.09
24. NOT USED
25. WALL SCONCES/ L1 TYP' @COURTYARD / UNIT ENTRANCE SEE A5.01
26. EGRESS BALCONY, SEE 1/A3.31 SECTION FOR ACCESS DIAGRAM
27. FLAT ROOF WITH SINGLE PLY MEMBRANE
28. 2:12 SLOPED STANDING SEAM METAL ROOF, TYP'
29. GUARDRAIL @ ROOF
30. EXISTING DISTRIBUTION POWER LINES TO BE REMOVED
31. EXISTING TRANSMISSION POWER LINES TO REMAIN +/- 60' ABOVE GRADE AT POLES
32. PHOTOVOLTAIC PANEL, TYP' FOR USE OF EACH UNIT
33. FIRE BACK FLOW DEVICE, SEE CIVIL DWGS
34. (N) STREET TREE, S.L.D


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PALO ALTO, CA 94301

ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
SECTIONS

STAMP

JOB NUMBER:
2120.00

SCALE:
AS NOTED

DRAWN BY:
JHA / JG


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DRAWING NUMBER

A3.03

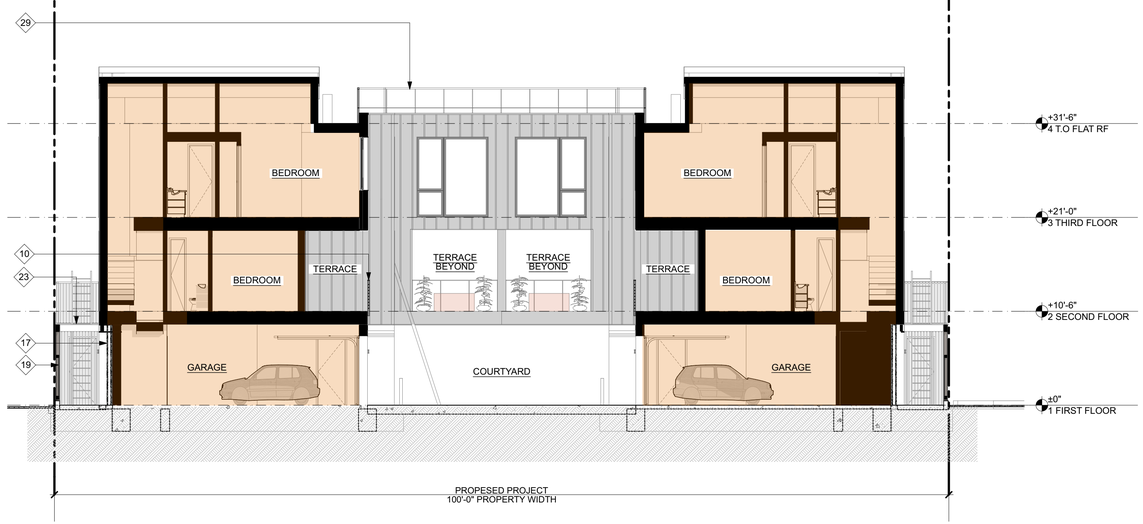
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File Name: 2120.00 EncinaTHrev_BIM_Arch27




** SEE 1/A3.03 FOR FINISH INFORMATION / KEYNOTES

BUILDING SECTION LOOKING EAST — 2

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




BUILDING SECTION AT GRIDLINE C-D LOOKING SOUTH — 1

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

## EXTERIOR FINISH LEGEND

| | |
|---|---|
| G1 | CLEAR HIGH PERFORMANCE GLAZING (FIRE RATED WHERE REQUIRED) |
| G2 | WHITE TRANSLUCENT GLASS (FIRE RATED WHERE REQUIRED) |
| M1 | STANDING SEAM METAL ROOF AND FASCIA COLOR: MATCH 'F2' |
| M2 | PAINTED WOOD OR METAL COLOR: TO MATCH TOWN & COUNTRY TIMBER FRAMES |
| M3 | PAINTED OR ANODIZED METAL FABRICATIONS, WINDOWS, DOORS & TRIM ELEMENTS ETC. COLOR: DARK BRONZE |
| | |
| F1 | FIBER CEMENT PANEL RAINSCREEN SIDING COLOR: MEDIUM GREY |
| F2 | FIBER CEMENT PANEL BOARD AND BATTEN SIDING COLOR: CHARCOAL GREY |
| F3 | FIBER CEMENT PANEL RAINSCREEN SIDING COLOR: SAND TO MATCH BRICK VENEER |
| BV | BRICK VENEER - NORMAN MODULE (2 5/8" x 12"), RUNNING BOND COLOR: WARM BEIGE SANDSTONE |
| W1 | COMPOSITE / THERMALLY MODIFIED WOOD GATE & PRIVACY FENCE COLOR: GREYWASHED CEDAR |
| CM | CONCRETE MASONRY UNIT - 4" x 16" MODULE, RUNNING BOND COLOR: WARM BEIGE SANDSTONE TO MATCH BRICK VENEER |
| | |

## ELEVATION / SECTION KEYNOTES

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3. BUILDING ADDRESS SIGNAGE
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5. POC : ELECTRIC CLOSET / SERVICE PANEL
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34. (N) STREET TREE, S.L.D

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|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
SECTIONS

STAMP

JOB NUMBER:
2120.00

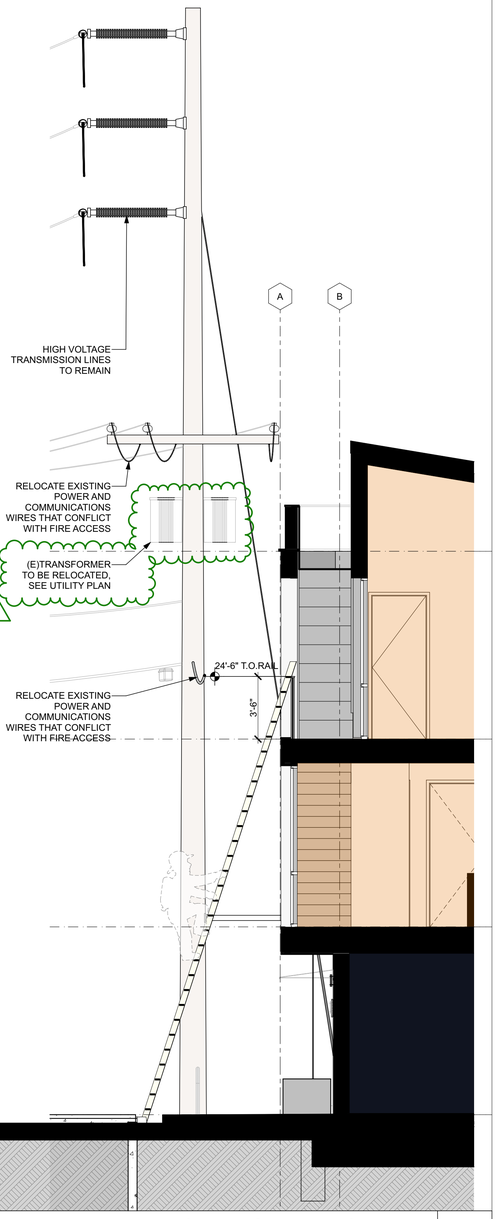
SCALE:
AS NOTED

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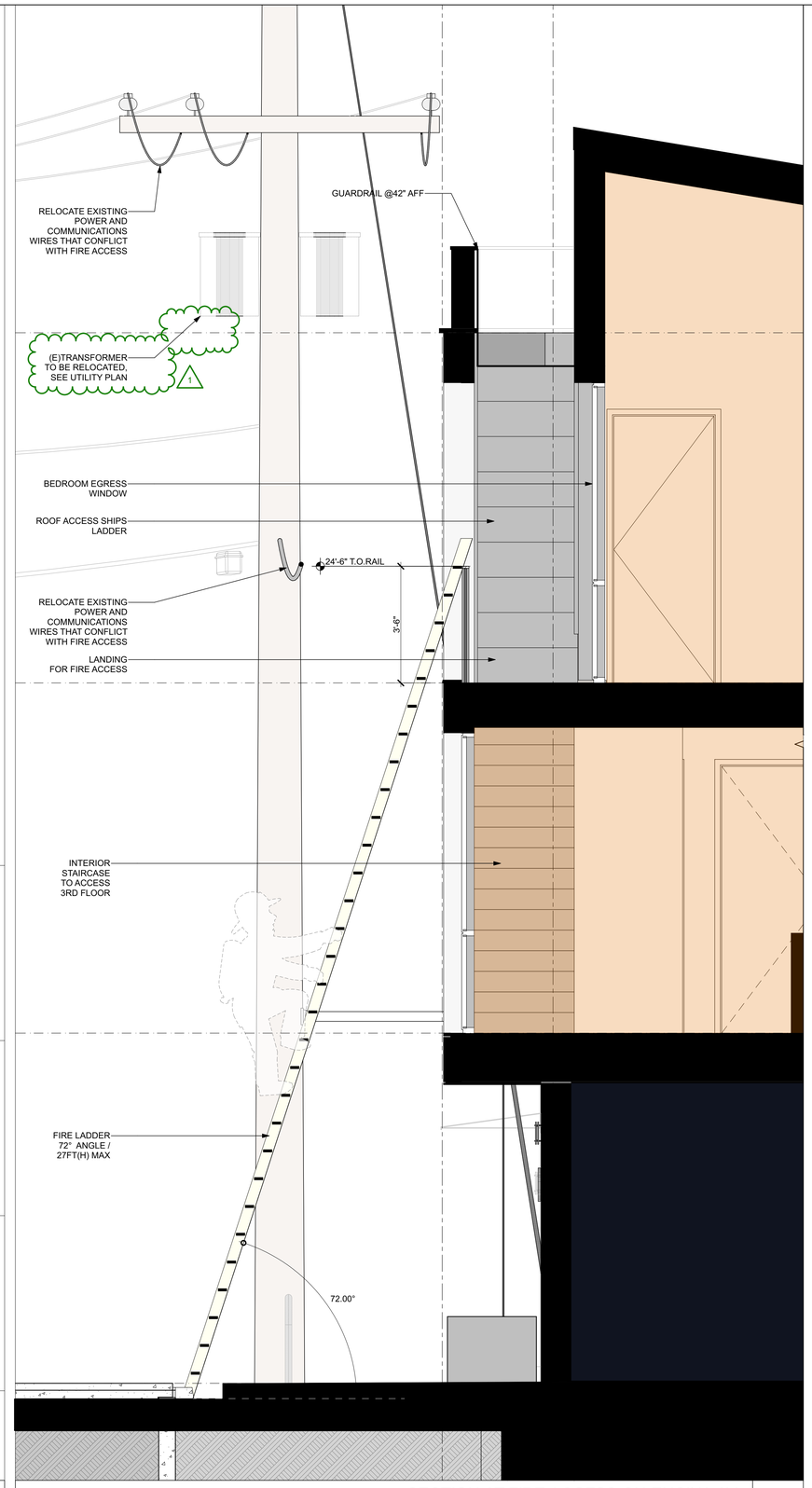
DRAWING NUMBER
A3.04

Date: 7/28/24
File Name: 2120.00 EncinaTHrev. BIM_Arch27



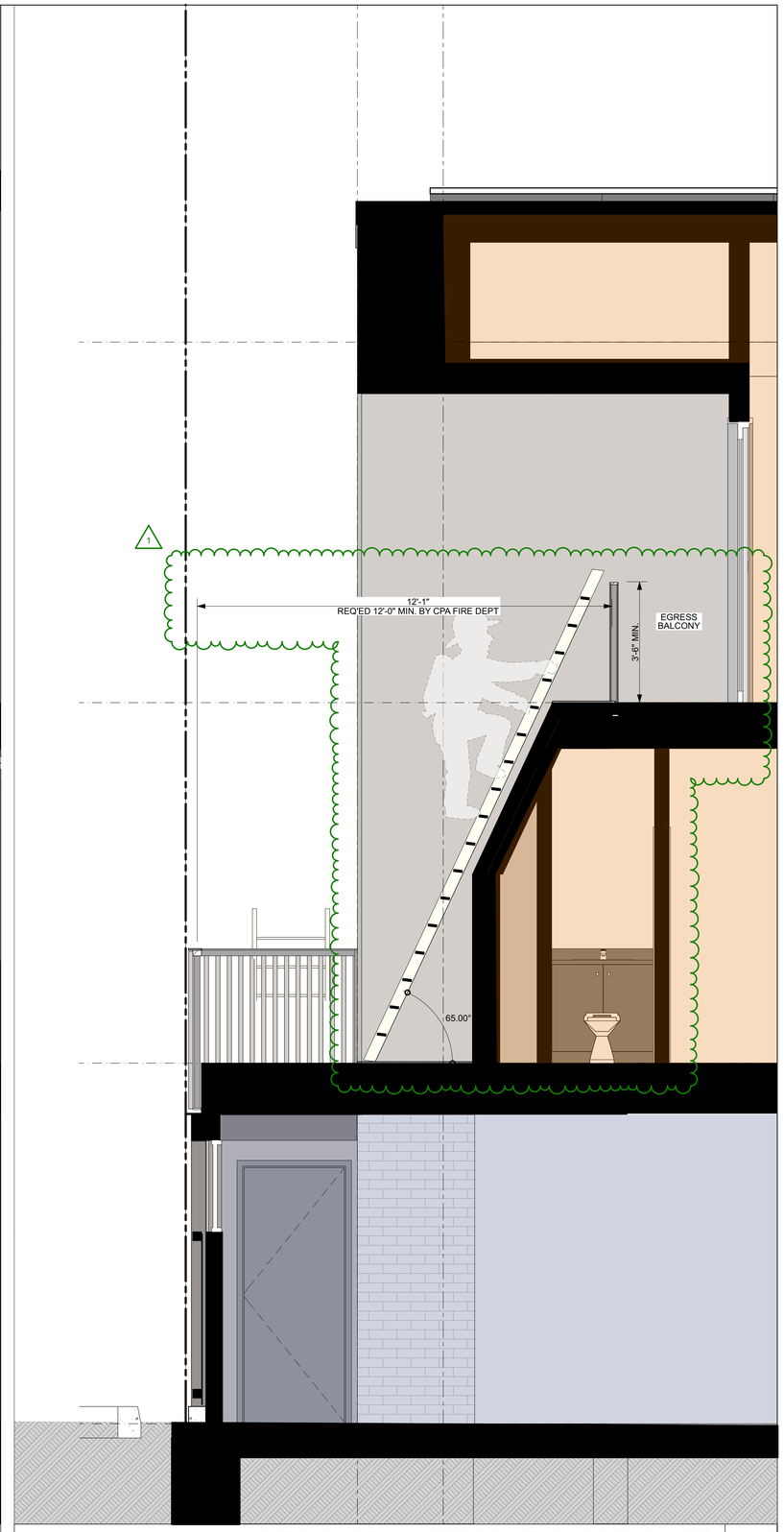

UTILITY POLE DIAGRAM - ENCINA AVE 2

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




SECTION AT FIRE ACCESS ON ENCINA AV. 1

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




EGRESS WINDOW ACCESS DIAGRAM ART REAR UNITS 1

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

Date: 7/28/24
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|---|---|---|
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DRAWING CONTENT
FIRE ACCESS SECTION DIAGRAMS

STAMP

JOB NUMBER:
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ENCINA AVENUE ELEVATION PERSPECTIVE



FRONT FACADE PERSPECTIVE




COURTYARD ENTRY CLOSEUP

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DRAWING CONTENT
EXTERIOR RENDERINGS

STAMP

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DRAWING NUMBER

A4.01

1

Date: 7/29/24
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INTEROR COURTYARD VIEW - LOOKING SOUTH



INTEROR COURTYARD VIEW - LOOKING NORTH

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|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|

DRAWING CONTENT
COURTYARD RENDERINGS

STAMP

JOB NUMBER:
2120.00

SCALE:
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DRAWING NUMBER

A4.02

1

Date: 7/28/24
File Name: 2120.00 EncinaThrev_BIM_Arch27



NORTHWEST CORNER VIEW



WEST ELEVATION PERSPECTIVE

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| NO. | DESCRIPTION: | DATE: |
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| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
EXTERIOR RENDERINGS

STAMP

JOB NUMBER:
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SCALE:
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DRAWING NUMBER

A4.03

1

Date: 7/28/24
File Name: 2120.00 Encina Ave, PAV_A4.03



SOUTHWEST CORNER VIEW - VIEWED FROM REAR TOWN & COUNTRY ENTRANCE



SIDEYARD EXTERIOR VIEW



SIDEYARD INTERIOR VIEW


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ISSUANCE:

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|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
EXTERIOR RENDERINGS

STAMP

JOB NUMBER:
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File Name: 2120.00 Encina Avenue_RNV.pln



NORTHEAST CORNER VIEW

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ISSUANCE:

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|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
EXTERIOR RENDERINGS

STAMP

JOB NUMBER:
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SCALE:
AS NOTED

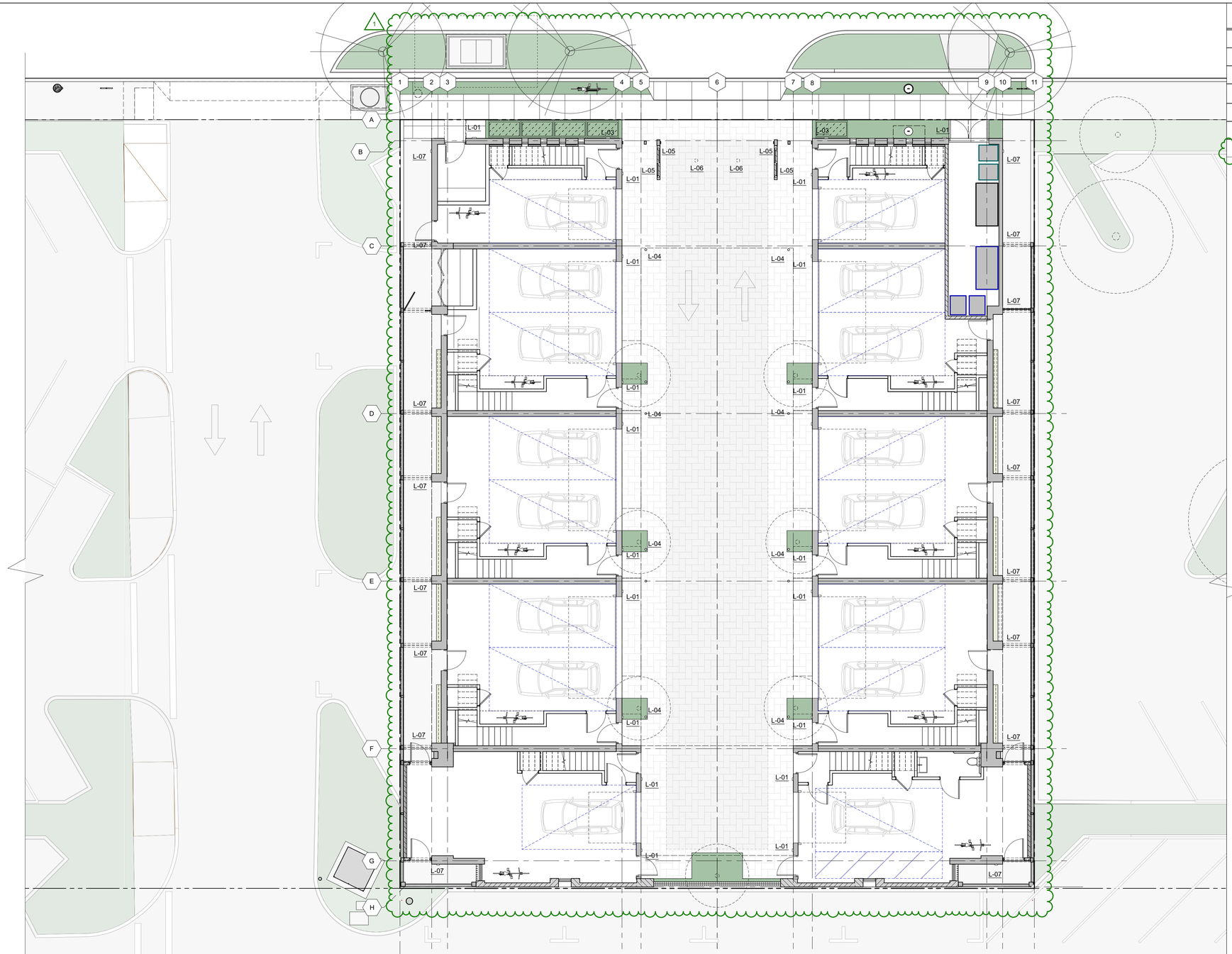
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| | LEGEND | QUANTITY |
|---|---|---|
| L-01 | WALL SCONCE<br>@UNIT ENTRANCE / SIDE PASSAGE | 20 |
| L-02 | NOT USED | - |
| L-03 | WALL SOCNCE<br>@MAIN FACADE/ GATE ON ENCINA | 2 |
| L-04 | LIGHIT BOLLARD W/ EMERGENCY BATTERY FOR EGRESS @COURTYARD | 8 |
| L-05 | RECESSED STEP LIGHT<br>@PONY WALL - GATE | 4 |
| L-06 | RECESSED DOWNLIGHT<br>@VEHICULAR ENTRANCE | 2 |
| L-07 | WALL SCONCE<br>@SIDE PASSAGE / REAR DOOR | 18 |

** SEE A5.02 SHEET FOR PHOTOMETRIC CALCS & EMERGENCY ILLUMINATION

1

EXTERIOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

1

Date: 7/28/24
File Name: 2120.00 EncinaTHrev_BIM_Arch27

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DRAWING CONTENT
EXTERIOR LIGHTING PLAN

STAMP

JOB NUMBER:
2120.00

SCALE:
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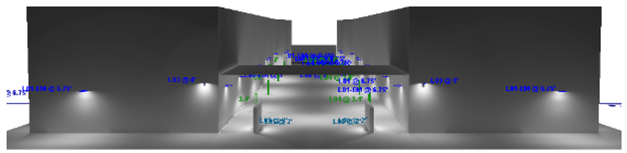
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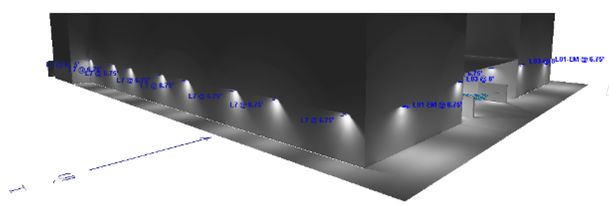
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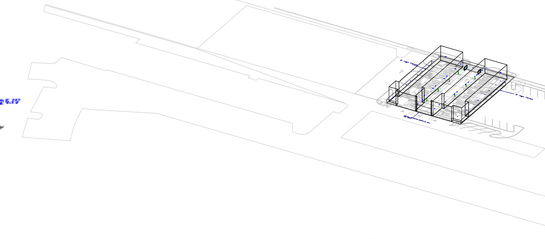
# NORMAL POWER



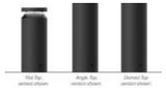
View #1



View #3



South East View





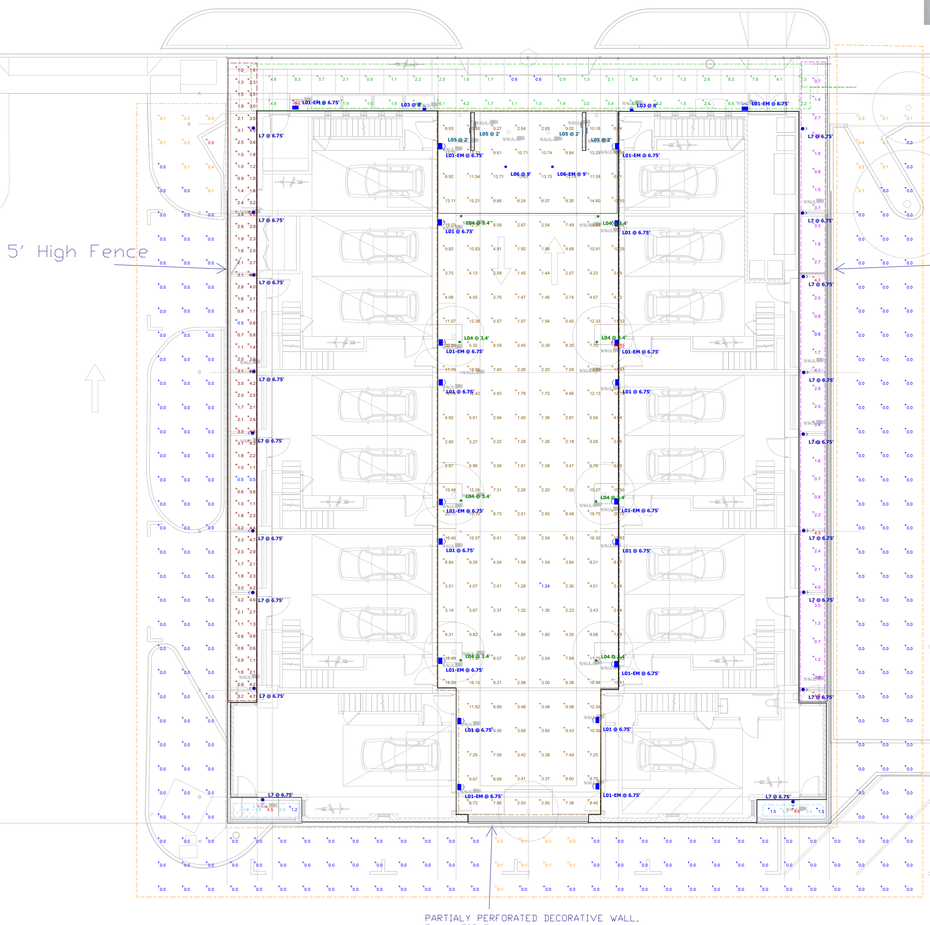


## Statistics

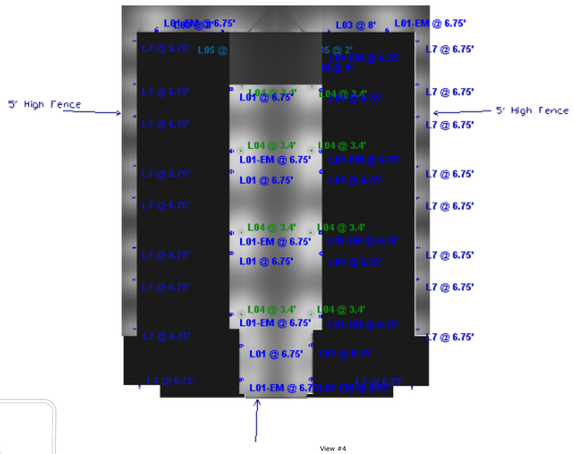
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Front sidewalk - Street side | + | 3.3 fc | 9.5 fc | 0.6 fc | 15.8:1 | 5.5:1 |
| The Ave / Driveway _ Floor | + | 7.61 fc | 20.83 fc | 1.24 fc | 16.8:1 | 6.1:1 |
| Beyond the Property Line | + | 0.0 fc | 0.6 fc | 0.0 fc | N/A | N/A |
| Corner - RIGHT | + | 2.8 fc | 4.6 fc | 1.5 fc | 3.1:1 | 1.9:1 |
| Corner LEFT | + | 2.8 fc | 4.5 fc | 1.2 fc | 3.8:1 | 2.3:1 |
| Path - Left _ floor | + | 2.3 fc | 4.8 fc | 0.5 fc | 9.6:1 | 4.6:1 |
| Path - Right _floor | + | 2.3 fc | 4.3 fc | 0.6 fc | 7.2:1 | 3.8:1 |

**Schedule**

| Symbol | Label | Image | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Lumen Multiplier | Light Loss Factor | Wattage |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | L01 |  | 8 | Lithonia Lighting | WDGE1 LED P1 30K 80CRI VW MVOLT PE | WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC | 1 | 1163 | 1 | 0.85 | 10.0002 |
| | L01-EM |  | 12 | Lithonia Lighting | WDGE1 LED P1 30K 80CRI VW MVOLT E4WH PE | WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC | 1 | 1163 | 1 | 0.85 | 10.0002 |
| | L03 | | 2 | TECH / Visual Comfort | 700OWTAG 830 6 D H UNV S | TAAG 6 LED Wall-Mount | 1 | 620 | 1 | 0.85 | 10.3 |
| | L04 | | 8 | TARGETTI - Mr. Bo bollard | MBB-A-41_41-36-L3-30-FE - mounting | MR.BO 160 24W 30K 360 FE - with an integral EM battery | 1 | 3661 | 1 | 0.85 | 27 |
| | L05 | | 4 | TARGETTI - step light | ZEL-41-FW-FE-L2-30 | step light ZEDGE LINE 300 8W 3K FE | 1 | 1250 | 1 | 0.85 | 9 |
| | L06 |  | 1 | Lithonia Lighting - recessed downlight | LDN4 30/10 LO4AR LD MVOLT GZ10 | 4IN LDN, 3000K, 1000LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI | 1 | 922 | 1 | 0.85 | 10.58 |
| | L06-EM |  | 1 | Lithonia Lighting - recessed downlight | LDN4 30/10 LO4AR LD MVOLT GZ10 E10WCP | 4IN LDN, 3000K, 1000LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI | 1 | 922 | 1 | 0.85 | 10.58 |
| | L7 | | 18 | Modern Forms - SQUARE wall sconce | WS-W38608 | Surface-mounted Luminaires | 1 | 391 | 1 | 0.85 | 10.735 |




Plan View
Scale - 1" = 8ft




View #4

Site plan | 70 Encina Ave | Palo Alto
PC# 24-39252
Client: Hayes Group Architecture

Designer
lucia@16500.com
Date
7/25/2024
Scale
Not to Scale
Drawing No.
Rv06-New
Summary

1 of 1

sixteen5hundred


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PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
PHOTOMETRIC CALCS

STAMP

JOB NUMBER:
2120.00

SCALE:
AS NOTED

DRAWN BY:
JHA / JG


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DRAWING NUMBER

A5.02

Date: 7/28/24
File Name: 2120.00 EncinaTHRev. BIM_Arch27




WS-W36406

Project:

Location:

Fixture Type: L01

Catalog Number:

**AVAILABLE FINISHES:**

# Flue

WS-W36406

**PRODUCT DESCRIPTION**

Fundamental geometry. An opaque triangular shade shelters LED light sources, providing diffused downward illumination while protecting the nighttime sky.

**FEATURES**

- ACLED driverless technology
- Downward illumination
- Built in color temperature adjustability. Switch from 2700K/3000K/3500K/4000K
- Option to pre-select color temperature or adjust in the field
- 0-10V dimming option available (special order), unit dimensions: 3.4" x 1.2" x 0.5" (model#LDSOLSM010AFE-LO1)

**SPECIFICATIONS**

| | |
|---|---|
| **Rated Life** | 54000 Hours |
| **Standards** | ETL, cETL,Wet Location Listed,IP65,ADA |
| **Input** | 120 VAC,50/60Hz |
| **Dimming** | ELV: 100-5%,TRIAC: 100-10% |
| **Mounting** | Can be mounted on wall vertically or upside down |
| **Color Temp** | 2700K,3000K,3500K,4000K |
| **CRI** | 90 |
| **Construction** | Aluminum body with silk screened diffuser |

| Model & Size | Color Temp | Finish | LED Watts | LED Lumens | Delivered Lumens |
|---|---|---|---|---|---|
| ○ WS-W36406 6" | ◑ 2700K | ◑ BK Black | 12.1W | 1000 | 320 |
| | ◑ 3000K | ◑ BK Black | 12.1W | 1000 | 320 |
| | ◑ 3500K | ◑ BK Black | 12.1W | 1000 | 320 |
| | ◑ 4000K | ◑ BK Black | 12.1W | 1000 | 320 |

Example: **WS-W36406-40-BK**

For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

**MODERN FORMS**

# TAAG 6 WALL

TECH LIGHTING

Clean, modern design and outstanding light performance distinguish Taag high output LED wall packs. Designed for outdoor security and general illumination, Taag 6 is ideal in commercial and residential applications for which well-defined illumination is required. L03

**Outstanding protection against the elements:**

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

## SPECIFICATIONS

| | |
|---|---|
| DELIVERED LUMENS | 625.2 |
| WATTS | 10.2 |
| VOLTAGE | Universal 120-277V, with integral transient 2.5kV surge protection (driver) |
| DIMMING | 0-10, ELV, Triac |
| LIGHT DISTRIBUTION | Symmetric |
| MOUNTING OPTIONS | Wall |
| PERFORMANCE OPTIONS | Photocontrol / In-Line Fuse / Surge Protector |
| CCT | 3000K or 4000K |
| CRI | 80+ |
| COLOR BINNING | 3 Step |
| BUG RATING | B1-U1-G0 |
| DARK SKY | Compliant |
| WET LISTED | IP65 |
| GENERAL LISTING | ETL |
| CALIFORNIA TITLE 24 | Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required. |
| START TEMP | -30°C |
| FIELD SERVICEABLE LED | Yes |
| CONSTRUCTION | Aluminum |
| HARDWARE | Stainless Steel |
| FINISH | Powder Coat |
| LED LIFETIME | L70, >60,000 Hours |
| WARRANTY* | 5 Years |
| WEIGHT | 2.5 lbs. |

* Visit techlighting.com for specific warranty limitations and details.



TAAG 6
shown in bronze



TAAG 6
shown in charcoal

## ORDERING INFORMATION

| PRODUCT | CRI/CCT | LENGTH | LENS | FINISH | VOLTAGE | DISTRIBUTION | OPTIONS |
|---|---|---|---|---|---|---|---|
| 7060WTAG | **830** 80 CRI, 3000K<br>**840** 80 CRI, 4000K | **6** 6" | **D** DIFFUSE | **Z** BRONZE<br>**H** CHARCOAL | **UNV** 120v-277v | **S** SYMMETRIC | **PC** NONE<br>BUTTON PHOTOCONTROL<br>**LF** IN-LINE FUSE<br>**SP** SURGE PROTECTION<br>**PCLF** BUTTON PHOTOCONTROL & IN-LINE FUSE<br>**PCSP** BUTTON PHOTOCONTROL & SURGE PROTECTION<br>**LFSP** IN-LINE FUSE & SURGE PROTECTION<br>**PCLFSP** BUTTON PHOTOCONTROL, IN-LINE FUSE & SURGE PROTECTION |



# TAAG 6 WALL

TECH LIGHTING



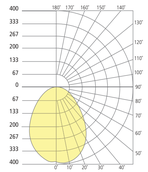

Taag 6

## PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

**TAAG 6**

| | |
|---|---|
| Total Lumen Output: | 625.2 |
| Total Power: | 10.2 |
| Luminaire Efficacy: | 61 |
| Color Temp: | 4000K |
| CRI: | 80+ |
| BUG Rating: | B1-U1-G0 |




## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

TECH LIGHTING
VISUAL COMFORT & CO.
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400

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HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:

| | |
|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|

DRAWING CONTENT
EXTERIOR LIGHTING CUT SHEETS

STAMP

JOB NUMBER:
2120.00

SCALE:
AS NOTED

DRAWN BY:
JHA / JG

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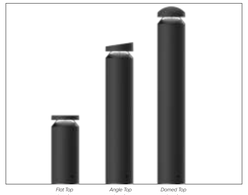
DRAWING NUMBER

A5.03

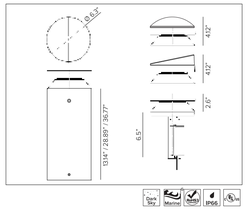
TARGETTI

# MR. BO

## Radial Emission LED Bollard L04



*Flat Top version shown.* *Angle Top version shown.* *Domed Top version shown.*




Dark Sky | Marine | Matte Finish | IP65 | UL

### CONCEPT

Radial-emission LED bollard specifically designed to light large open spaces.

### FIXTURE MECHANICAL CHARACTERISTICS

| | |
|---|---|
| **Housing** | Ø 6.3" Dia. |
| **Materials** | Powder coated anodized die-cast aluminum optical head with extruded body. Marine Grade cataphoresis* available as optional. |
| **Finish** | Textured finish.<br>● Ferrite Dark Grey ● Black ○ White ● Bronze<br>● Sandstone Grey ● Heritage Brown |
| **Power Connection** | Factory shipped with DSM&T IP68 quick disconnect at fixture and mating 4ft SJOOW 18-6 cable with purple and grey wires for 0-10V. |
| **Functionality** | Available in three different heights - 16in, 32in and 40in nominal for flat head or 17in, 33in and 41in nominal for domed and angled heads. 316L grade stainless steel base and stainless steel anti-theft screws. Optional integral 90 minute emergency battery back at 8W output (14W 57% / 19W 42% / 27W 30%); ambient temperature not to drop below 0°C or exceed 50°C. Optional integral smart PIR motion sensor factory preset to 100% ON fade to 25% output after 30 minutes if no motion is detected, contact factory for custom settings. |
| **BUG** | B1-U0-G1 Dark Sky Compliant |
| **Weight** | 3.1lbs (fixture head only) |
| **Protection** | IP66 |
| **Resistance** | IK10 |

### CERTIFICATIONS

cULus Wet Location Listed E488257
Tested in accordance with LM-79-08.
Compliant for California installations.
IEC 62471
RoHS3 EU 215/863

### WARRANTY

5 year limited warranty.

### SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

### ELECTRICAL CHARACTERISTICS

| | |
|---|---|
| **Driver** | Integral 4/1 smart driver (Non-Dimmable / 0-10V / Reverse Phase / Forward Phase). |
| **Wattage** | 27W (360°) / 19W (180°, 90°+90°) / 14W (90°) |
| **Voltage** | Universal Voltage 120-277V AC 50/60Hz |

### SOURCE

LED Chip on Board.

| TM30 | CCT (Nominal) | CRI | Rf | Rg | SDCM |
|---|---|---|---|---|---|
| | 2700K | 80 | 82 | 96 | 2 |
| | 3000K | 80 | 83 | 96 | 2 |
| | 3500K | 80 | 82 | 95 | 2 |
| | 4000K | 80 | 82 | 95 | 2 |

*Rz90 available upon request*

### OPTIC

Internal high reflective anodized aluminum reflector with transparent polycarbonate lens positioned horizontally under optical head with external black anti-glare control.

| Beam | | 360° | 180° | 90° | 90°+90° |
|---|---|---|---|---|---|
| Delivered Lumens | 2700K | 1,167Lm | 873Lm | 292Lm | 598Lm |
| | 3000K | 1,217Lm | 910Lm | 305Lm | 623Lm |
| | 4000K | 1,248Lm | 933Lm | 313Lm | 639Lm |

*For 3500K lumen values use multiplier of 1.02 from 3000K*

| | |
|---|---|
| **Efficacy** | 52Lm/W max. Refer to photometric graphs for specific values. |
| **Lifetime** | L92/B10 30000hrs at max TA +25°C<br>L90/B10 50000hrs at max TA +25°C |
| **Photobiological Classification** | Low risk safety RG1 |



TARGETTI

# MR. BO

## SPECIFICATION INFORMATION

MBB / 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8 / 9 / 10

*Ex: MBB4#T36L330FE / ILS3448 / ILS2530*

8 — OPTIONAL
9 — REQUIRED

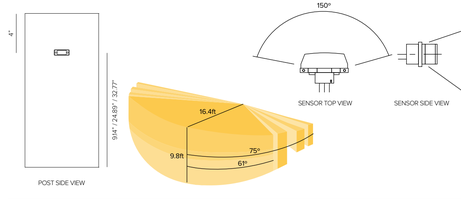
| 1 - PRODUCT CODE | 2 - TOP | 3 - DRIVER | 4 - HEIGHT | 5 - EMISSION | 6 - WATTAGE | 6 - KELVIN | 7 - FINISH |
|---|---|---|---|---|---|---|---|
| **MBB** — MR. BO Bollard | **—** — Flat | **41** — 4/1 Smart Dimming (Non-Dimming / 0-10V / Reverse Phase / Forward Phase) | **16** — 16in<br>**32** — 32in<br>**40** — 40in | **360°** — 360°<br>**180°** — 180°<br>**99°** — 90°+90°<br>**90°** — 90° | **L3** — 27W<br>**L2** — 19W<br>**L1** — 14W | **27** — 2700K<br>**30** — 3000K<br>**35** — 3500K<br>**40** — 4000K | **FE** — Ferrite Dark Grey<br>**HB** — Heritage Brown<br>**BZ** — Bronze<br>**WT** — White<br>**BT** — Black<br>**SG** — Sandstone Grey<br>**RAL** — Custom RAL |
| | **A** — Angled<br>**D** — Domed | **41** — 4/1 Smart Dimming (Non-Dimming / 0-10V / Reverse Phase / Forward Phase) | **17** — 17in<br>**33** — 33in<br>**41** — 41in | **36°** — 360°<br>**18°** — 180°<br>**99°** — 90°+90°<br>**90°** — 90° | **L3** — 27W<br>**L2** — 19W<br>**L1** — 14W | | |

| 8 - OPTIONAL | 9 - MOUNTING | 10 - INSTALLATION |
|---|---|---|
| **—** — Blank no option | Ground Anchor Base<br>*See section for details* | J-Box with sleeve<br>*See section for details* |
| **EM**[4,5] — Emergency Battery Pack | Plate for Surface Installation<br>*See section for details* | |
| **MS**[1] — Motion Sensor | | |
| **MG**[6] — Marine Grade | | |

[1] 90° optic only available in 14W nominal.
[2] 90°+90° and 180° optics only available in 19W nominal.
[3] 360°optic only available in 27W nominal.
[4] 0-10V dimming control only available with EM and MS options.
[5] Not compatible with 16in or 17in height versions.
[6] Marine Grade is recommended for use in environments with occasional exposure to salt air, reclaimed water, fertilizers, chemical cleaners, or frequent pressure washing (steam) cleaning. Fixture housing complete with marine grade cataphoresis suitable for use in marine grade environments. Not to be in direct contact with salt or corrosive agents for extended periods of time.

If bollards are in the path of egress, we need emergency lighting.

## MOTION SENSOR DETAILS






TARGETTI

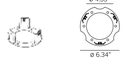
# MR. BO

## 9 – MOUNTING (REQUIRED)




Trimless mounting base with ground anchor fixing rods for installation in concrete. AISI 316 stainless steel. Mounting bolts included. **Required for use with 1US2530 by NEC.**

*Part No.* **1US3448**




Trimless mounting plate for surface installation inside the fixture post. AISI 316 stainless steel compatible with dowels to be inserted into 6 holes, Ø 0.33" Dia. for use with 5/16" bolts maximum. Anchor bolts not included. **Required for use with 1US2530 by NEC.**

*Part No.* **1US3449**




Powder coated mounting plate for surface installation outside the post. AISI 316 stainless steel compatible with dowels to be inserted into 4 holes, ø 0.33" Dia. for use with 5/16" bolts maximum. Anchor bolts not included. **Required for use with 1US2530 by NEC.**

*Part No.* **1US3510 (*)**

## INSTALLATION (REQUIRED)




Direct burial brass ingrade j-box with PVC sleeve. Features stainless steel cover screws and strain relief for power cord, (2) 3/4" NPT bottom holes and (2) 3/4" NPT side holes. Includes (4) 3/4" to 1/2" adapters and (2) 1/2" NPT plugs. **(REQUIRED by NEC).**

*Part No.* **1US2530**

● Ferrite Dark Grey *(Default)* ● Heritage Brown **(HB)*** ● Bronze **(BZ)*** ○ White **(WT)*** ● Black **(BT)*** ● Sandstone Grey **(SG)***

***Add suffix to end of number to identify finish (EX. 1US3510HB)***

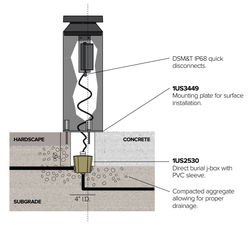


TARGETTI

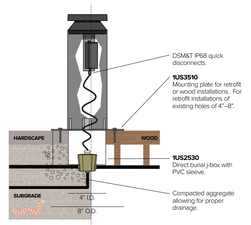
# MR. BO

## INSTALLATION DIAGRAM

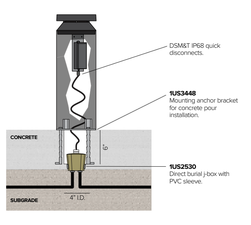
**1US3449 – SURFACE INSTALLATION**




**1US3510 – RETROFIT / WOOD DECK INSTALLATION**




**1US3448 – CONCRETE POUR INSTALLATION**



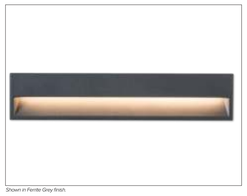



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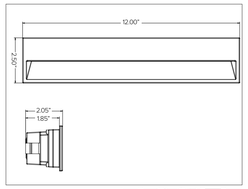
TARGETTI

## ZEDGE LINE

Recessed Direct View Linear Line Voltage Steplight L05



Shown in Ferrite Grey finish.




### CONCEPT

Recessed LED steplight for indoor and outdoor applications.
*Designed in collaboration with Gensler as Product Design Consultant.*

### MECHANICAL CHARACTERISTICS

| | |
|---|---|
| **Housing** | 2.50"H x 12.00"W x 2.05"D |
| **Materials** | Die-cast anodized aluminum body and external powder coated frame. |
| **Finish** | Textured finish.<br>Ferrite Dark Grey · Heritage Brown · Bronze<br>Black · White · Sandstone Grey |
| **Power Connection** | Pre-wired with 6" lead for direct line voltage and dimming connection. |
| **Mounting** | To be completed with installation back box for flush or semi-flush installations |
| **BUG** | B0–U0–G0 |
| **Weight** | 1.54lbs |
| **Protection** | IP66 |
| **Impact** | IK10 |

### CERTIFICATIONS

cULus Wet Location Listed.
Tested in accordance with LM-79-08.
Compliant for California installations.
RoHS3 EU 215/863

### WARRANTY

5 year limited warranty

### SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

### ELECTRICAL CHARACTERISTICS

| | |
|---|---|
| **Power Supply** | Integrated 4/1 smart driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase). Dimmable to <10% via 0-10V or <15% via Phase. |
| **Wattage** | 9W |
| **Voltage** | Universal Voltage 120-277V AC 50/60Hz |
| **Operating Temp.** | -25°C / +35°C |

### SOURCE

LED High efficiency Board.

| TM30 | CCT (Nominal) | CRI | Rf | Rg | SDCM |
|---|---|---|---|---|---|
| | 2700K | 80 | 83 | 97.3 | 2 |
| | 3000K | 80 | 82.9 | 97 | 2 |
| | 3500K | 80 | 83.6 | 96.5 | 2 |
| | 4000K | 80 | 84 | 95.7 | 2 |

*Ra90 available upon request*

### OPTIC

Polycarbonate opal lens for uniform optical distribution on the floor and excellent visual comfort.

| | |
|---|---|
| **Beam** | **88°x48°** |
| **Delivered Lumens** | ***2700K*** 230Lm |
| | ***3000K*** 245Lm |
| | ***3500K*** 258Lm |
| | ***4000K*** 257Lm |
| **Efficacy** | 31LmW max. Refer to photometric graphs for specific values. |
| **Lifetime** | L80/B10 70,000hrs at max TA +40°C |
| **Photobiological Classification** | Low risk photobiological safety RG1 |



TARGETTI

## ZEDGE LINE

### 8 – INSTALLATION (REQUIRED)




PVC installation back box for flush or semi-flush installations, black finish. ¼" and ½" knock-outs made for EMT connectors and conduit entry. Suitable for concrete pour, drywall, or stucco applications.

*Part No.* **1E3447**



## TAAG 6 WALL

TECH LIGHTING



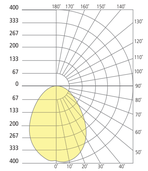

Taag 6

### PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

**TAAG 6**

| | |
|---|---|
| Total Lumen Output: | 625.2 |
| Total Power: | 10.2 |
| Luminaire Efficacy: | 61 |
| Color Temp: | 4000K |
| CRI: | 80+ |
| BUG Rating: | B1-U1-G0 |




### PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

TECH LIGHTING
VISUAL COMFORT & CO.
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400


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techlighting.com

TARGETTI

## ZEDGE LINE

### PHOTOMETRY



| 2700K | | H(m) | D1(m) | D2(m) | Emax(lx) |
|---|---|---|---|---|---|
| Ra80 | | | 48° | 88° | |
| Fixture Power | 9W | 1 | 1.90 | 2.12 | 155 |
| Source Flux | 1175lm | 2 | 3.80 | 4.25 | 39 |
| Fixture Flux | 1104lm | 3 | 5.70 | 6.37 | 17 |
| Efficacy | 26lm/W | 4 | 7.60 | 8.49 | 10 |
| Imax | 204cd | 5 | 9.50 | 10.61 | 6 |

T51128 Imax=174cd/klm



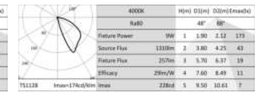
| 3000K | | H(m) | D1(m) | D2(m) | Emax(lx) |
|---|---|---|---|---|---|
| Ra80 | | | 48° | 88° | |
| Fixture Power | 9W | 1 | 1.90 | 2.12 | 165 |
| Source Flux | 1250lm | 2 | 3.80 | 4.25 | 41 |
| Fixture Flux | 1402lm | 3 | 5.70 | 6.37 | 18 |
| Efficacy | 27lm/W | 4 | 7.60 | 8.49 | 10 |
| Imax | 217cd | 5 | 9.50 | 10.61 | 7 |

T51128 Imax=174cd/klm



| 3500K | | H(m) | D1(m) | D2(m) | Emax(lx) |
|---|---|---|---|---|---|
| Ra80 | | | 48° | 88° | |
| Fixture Power | 9W | 1 | 1.90 | 2.12 | 169 |
| Source Flux | 1280lm | 2 | 3.80 | 4.25 | 42 |
| Fixture Flux | 1510lm | 3 | 5.70 | 6.37 | 19 |
| Efficacy | 31lm/W | 4 | 7.60 | 8.49 | 11 |
| Imax | 222cd | 5 | 9.50 | 10.61 | 7 |

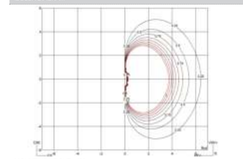
T51128 Imax=174cd/klm



| 4000K | | H(m) | D1(m) | D2(m) | Emax(lx) |
|---|---|---|---|---|---|
| Ra80 | | | 48° | 88° | |
| Fixture Power | 9W | 1 | 1.90 | 2.12 | 173 |
| Source Flux | 1310lm | 2 | 3.80 | 4.25 | 43 |
| Fixture Flux | 1574lm | 3 | 5.70 | 6.37 | 19 |
| Efficacy | 29lm/W | 4 | 7.60 | 8.49 | 11 |
| Imax | 228cd | 5 | 9.50 | 10.61 | 7 |

T51128 Imax=174cd/klm

ISOLUX DIAGRAM




MOUNTING HEIGHT = 18'

LCS GRAPH




B0-U0-G0




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HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
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F: 650.365.0670
www.thehayesgroup.com


PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:

| | |
|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
EXTERIOR LIGHTING CUT SHEETS

STAMP

JOB NUMBER:
2120.00

SCALE:
AS NOTED

DRAWN BY:
JHA / JG


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DRAWING NUMBER

A5.04

LITHONIA LIGHTING®

Catalog Number L06

Notes

Type

## LDN4 STATIC WHITE

### FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step MacAdam Elliptar; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**A+ CAPABLE LUMINAIRE** — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

**UGR** — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1996 Discomfort Glare in Interior Lighting. (UGR FAQ)

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

**LUMEN MAINTENANCE** — 70% luminaire maintenance at 60,000 hours.

**LISTINGS** — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are ROHS compliant

**BUY AMERICAN ACT** — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuity-brands.com/buy-american for additional information.

**WARRANTY** — 5 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

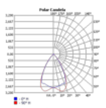


Open Trim

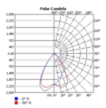


Wallwash Trim

### DISTRIBUTIONS



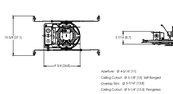

Open




Wallwash

### DIMENSIONS

**LDN4 500-2000 Lumens**







Aperture: @ 4-5/16" (11)
Ceiling Cutout: @ 5-1/8" (13) Self-Flanged
Overlap Trim: @ 6-7/16" (16)
Ceiling Cutout: @ 5-1/4" (13.3) Plaster-In


See page 4 for other fixture dimensions


### PERFORMANCE DATA

| LDN4 | | | |
|---|---|---|---|
| **Nominal** | **Lumens** | **Wattage** | **Lm/W** |
| 500 | 523.6 | 5.74 | 91.2 |
| 750 | 751.1 | 8.6 | 87.3 |
| 1000 | 1045 | 10.58 | 98.8 |
| 1500 | 1512 | 17.5 | 86.4 |
| 2000 | 2006 | 22.12 | 90.7 |
| 2500 | 2551 | 26.1 | 97.7 |
| 3000 | 3007 | 32.1 | 93.7 |
| 4000 | 4212 | 43 | 98.0 |

**Notes**
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 AR LSS 35K 80CRI



## LDN4

ds Design Select options indicated by this color background.

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN4 35/15 L04 AR LSS MVOLT EZ1

| LDN4 Series | Color temperature | Lumens ‡ | Trim Style | Trim Color | Trim Finish | Flange Color ‡ |
|---|---|---|---|---|---|---|
| LDN4 4" round | 27/ 2700K<br>30/ 3000K<br>35/ 3500K<br>40/ 4000K<br>50/ 5000K | 05 500 lumens<br>07 750 lumens<br>10 1000 lumens<br>15 1500 lumens<br>20 2000 lumens<br>25 2500 lumens<br>30 3000 lumens<br>40 4000 lumens | L04 Downlight<br>LW4 Wallwash | AR Clear<br>WR ‡ White<br>BR ‡ Black<br>TRALTBD ‡ RAL painted trim<br>TCPC ‡ Custom painted trim | LSS Semi-specular<br>LD Matte diffuse<br>LS Specular | TRW White painted flange<br>TRBL Black painted flange<br>FRALTBD RAL painted flange only<br>FCPC Custom painted flange only |

| Voltage | Driver | Emergency ‡ | Control Input ‡ |
|---|---|---|---|
| MVOLT Multi-volt<br>120 120V<br>277 277V<br>347 ‡ 347V | GZ10 0-10V driver dims to 10%<br>GZ1 0-10V driver dims to 1%<br>DTD Minimum dimming 10% driver for use with JOT<br>D1 Minimum dimming 1% driver for use with JOT<br>EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%<br>EDAB eldoLED DALI SOLDRIVE dim to dark | (blank) No emergency option<br>EL Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS<br>ELR Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS<br>ELSD Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS<br>ELRSD Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS<br>E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS<br>E10WCPR Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS<br>E10WRSTAR Emergency battery pack, 10W with remote test switch and Into STAR technology | (blank) No control option<br>NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1, DTD, D1, EZ1, EDAB)<br>NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1, DTD, D1, EZ1, EDAB). ER controls fixtures on emergency circuit.<br>NBD nLight® Lumen Compensation<br>JOT Wireless room control with "Just One Touch" pairing<br>NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).<br>NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.<br>NLTAIR2 nLight® Air enabled<br>NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options<br>NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options. |

| Options | |
|---|---|
| HAO ‡ | High ambient option (40°C) |
| CP ‡ | Chicago Plenum |
| RRL___ | RELOC™ ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC125. |
| BAA | Buy America(n) Act Compliant |
| 90CRI | High CRI (90+) |
| SF ‡ | Single fuse |

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 160.)

‡ Option Value Ordering Restrictions

| Option value | Restriction |
|---|---|
| Lumen Packages | Overall height varies based on lumen package, refer to dimensional charts on page 4 |
| WR, BR | Not available with finish (LSS, LD, LS) |
| TRALTBD, FRALTBD | RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. |
| TRIM, TRBL | Available with clear (AR) trim color only |
| TCPC, FCPC | CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details |
| 347 | Not available with emergency options |
| All Emergency | 12.5" of plenum depth or top access required for battery pack maintenance. |
| NPP16D, NPP16DER | Not available with MVOLT. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. |
| SF | Must specify 120 or 277 volt |
| NBD | Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers. |
| NPP16D, NPP16DER, NPPS80EZ, NPPS80EZER | Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. |
| NLTAIR2, NLTAIRER2, NLRAIRER2 | Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or NBD options. Not recommended for metal ceiling installations. |
| NLTAIR2 | When combined with EZ1 or EZ10 drivers, can be used as a normal power |
| JOT | Must specify D10 or D1 driver. Not available with eLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs. |
| HAO | Fixture height is 5-11/16" for all lumen packages with HAO. |
| CP | Must specify voltage for 3000lm. Not available with emergency battery pack option. |
| E10WRSTAR | Not available with wet location, EC1, ECG, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch. |

LITHONIA LIGHTING®

LDN4




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L07

Project:

Location:

Fixture Type:

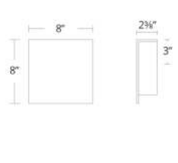
Catalog Number:

**AVAILABLE FINISHES:**



## Square

WS-W38608




WS-W38608

**PRODUCT DESCRIPTION**

Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways andbramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

**FEATURES**

- 277V option available for special order.
- ACLED driverless technology
- State of the art LEDs in a geometric form
- IDA Dark Sky compliant when mounted in a downward orientation
- 0-10V dimming option available (special order), unit dimensions: 3.4" x 1.2" x 0.5" (model#LDS065M010AFE-LO1)

**SPECIFICATIONS**

| | |
|---|---|
| **Rated Life** | 54000 Hours |
| **Standards** | ETL, cETL,Wet Location Listed,IP65,Title 24 JA8: 2019 Compliant,Dark Sky Friendly,ADA |
| **Input** | 120 VAC,50/60Hz |
| **Dimming** | ELV |
| **Color Temp** | 3000K |
| **CRI** | 90 |
| **Construction** | Aluminum hardware |

**REPLACEMENT PARTS**

RPL-GLA-38608 - Glass
HDW-WS-W38XXK - Hardware Pack

| Model & Size | Color Temp | Finish | LED Watts | LED Lumens | Delivered Lumens |
|---|---|---|---|---|---|
| ○ WS-W38608 8" | 3000K<br>3000K | ○ BK Black<br>○ BZ Bronze | 10.7W<br>10.7W | 800<br>800 | 391<br>391 |

Example: **WS-W3860B-BZ**

•For 277V special order, add an "F" before the finish: WS-W3860BF-BK

For custom requests please contact customs@modernforms.com


ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
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Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760


**MODERN FORMS**

Project:

Location:

Fixture Type:

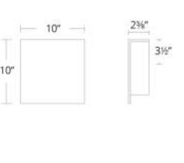
Catalog Number:

**AVAILABLE FINISHES:**



## Square

WS-W38610




WS-W38610

**PRODUCT DESCRIPTION**

Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways andbramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

**FEATURES**

- 277V option available for special order.
- ACLED driverless technology
- State of the art LEDs in a geometric form
- IDA Dark Sky compliant when mounted in a downward orientation
- 0-10V dimming option available (special order), unit dimensions: 3.4" x 1.2" x 0.5" (model#LDS065M010AFE-LO1)

**SPECIFICATIONS**

| | |
|---|---|
| **Rated Life** | 54000 Hours |
| **Standards** | ETL, cETL,Wet Location Listed,IP65,Title 24 JA8: 2019 Compliant,Dark Sky Friendly,ADA |
| **Input** | 120 VAC,50/60Hz |
| **Dimming** | ELV |
| **Color Temp** | 3000K |
| **CRI** | 90 |
| **Construction** | Aluminum hardware |

**REPLACEMENT PARTS**

RPL-GLA-38610 - Glass
HDW-WS-W38XXK - Hardware Pack

| Model & Size | Color Temp | Finish | LED Watts | LED Lumens | Delivered Lumens |
|---|---|---|---|---|---|
| ○ WS-W38610 10" | 3000K<br>3000K | ○ BK Black<br>○ BZ Bronze | 18.4W<br>18.4W | 1400<br>1400 | 700<br>700 |

Example: **WS-W3861O-BZ**

•For 277V special order, add an "F" before the finish: WS-W3861OF-BK

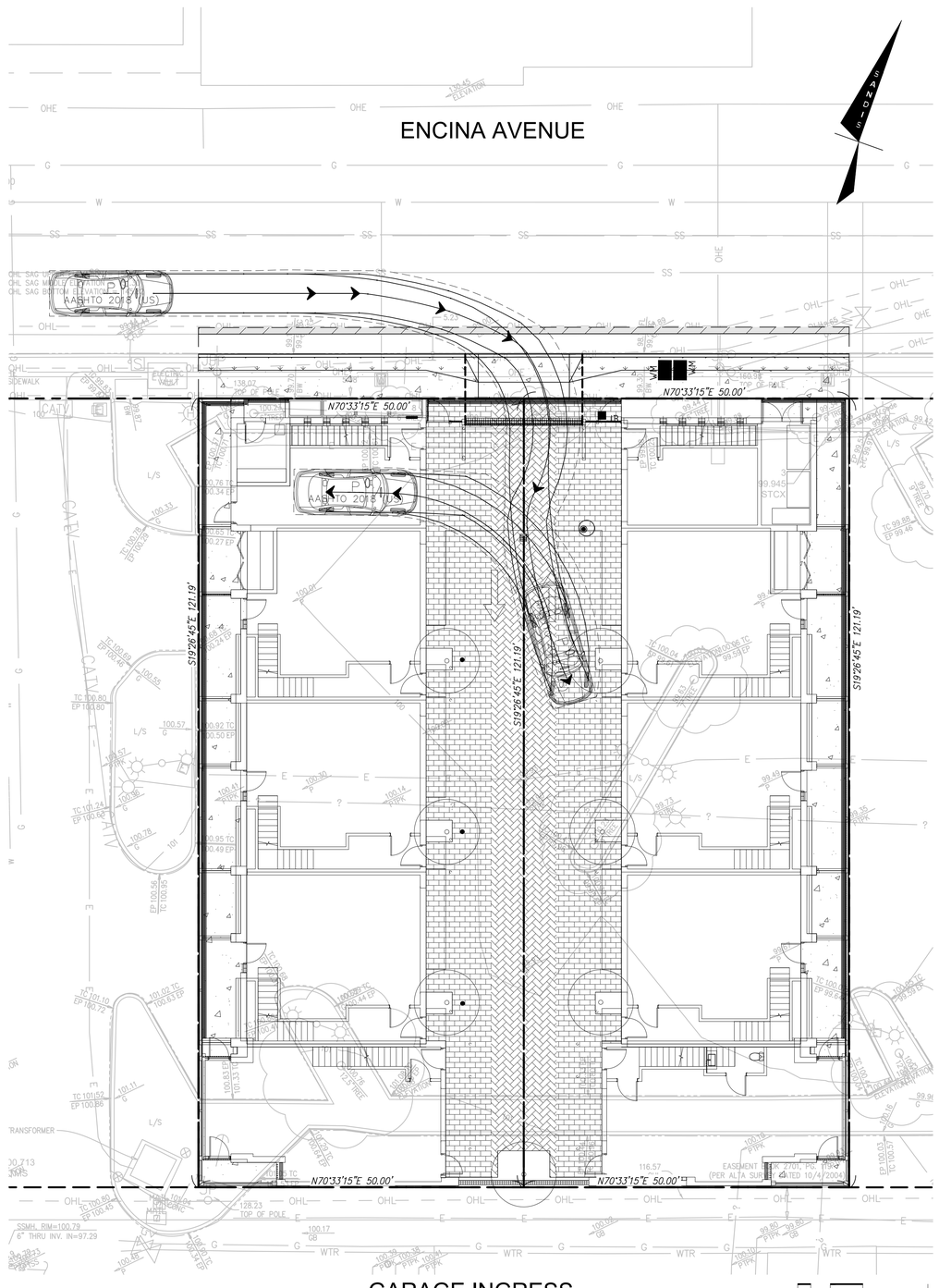
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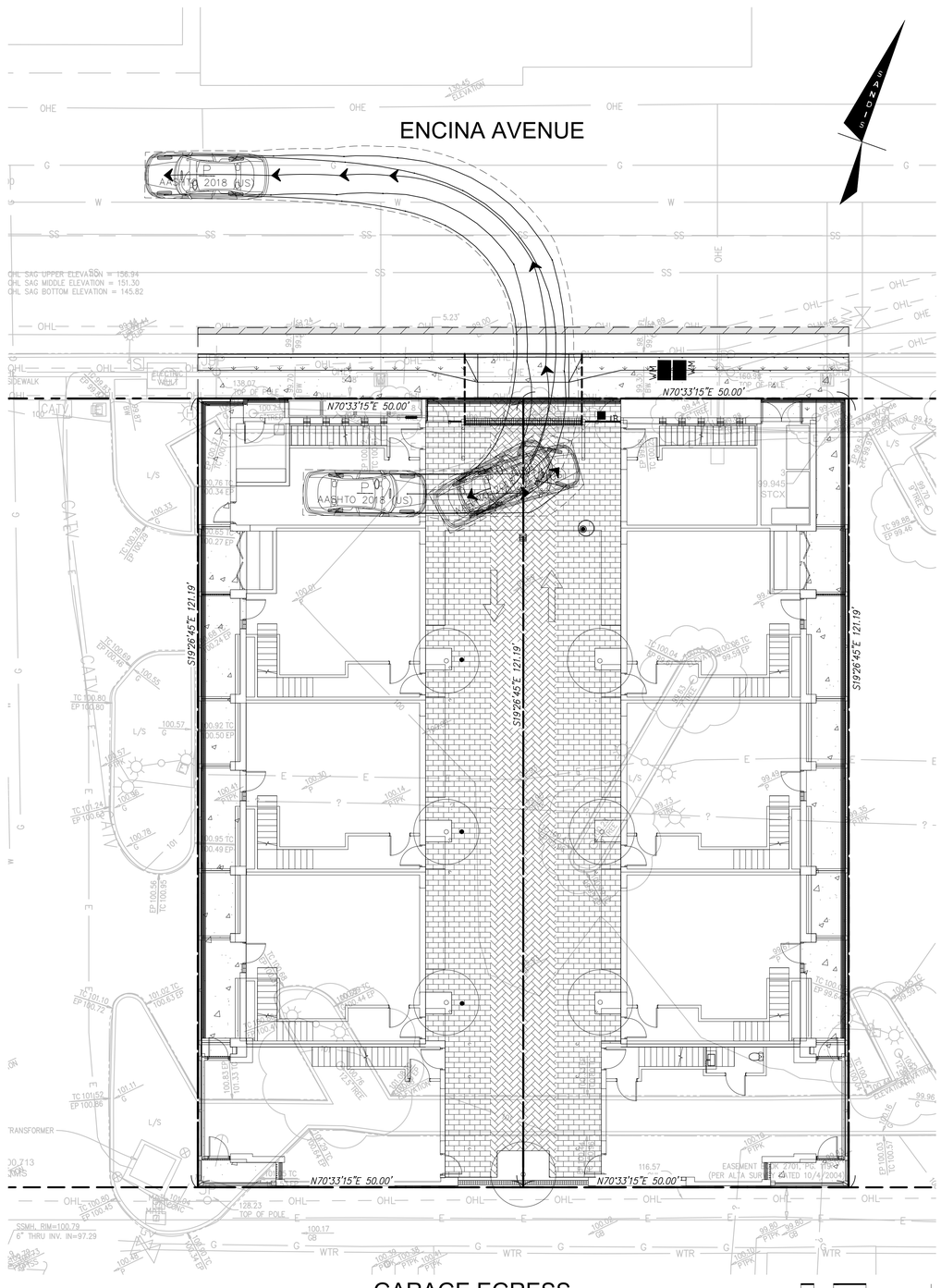

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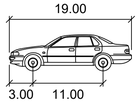

**MODERN FORMS**

1

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| Track | : 6.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.6 |

Date: 7/28/24
File Name: 2120.00 EncinaTHrev_BIM_Arch27

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| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
GARAGE INGRESS & EGRESS DIAGRAM

STAMP

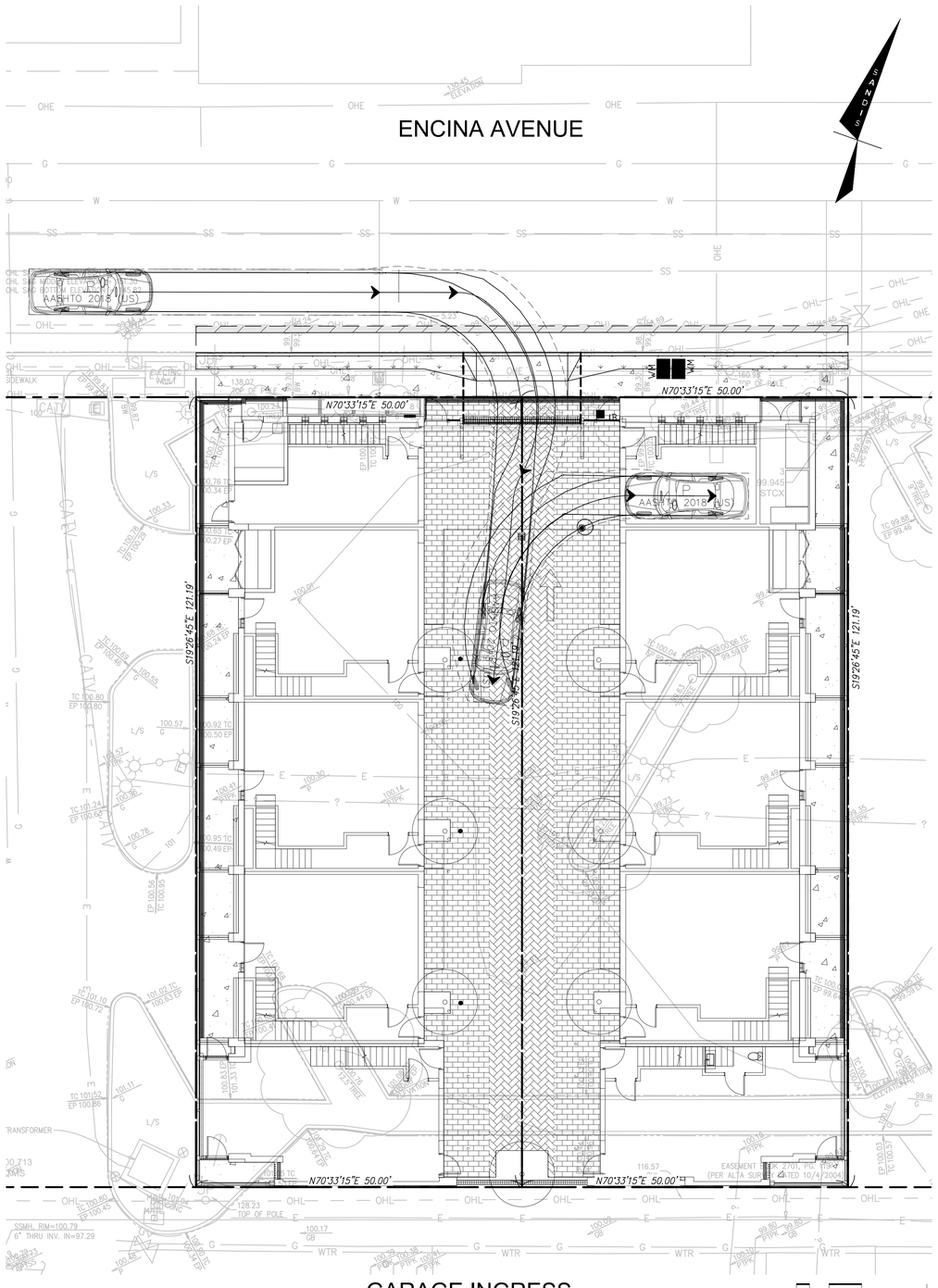
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SCALE:
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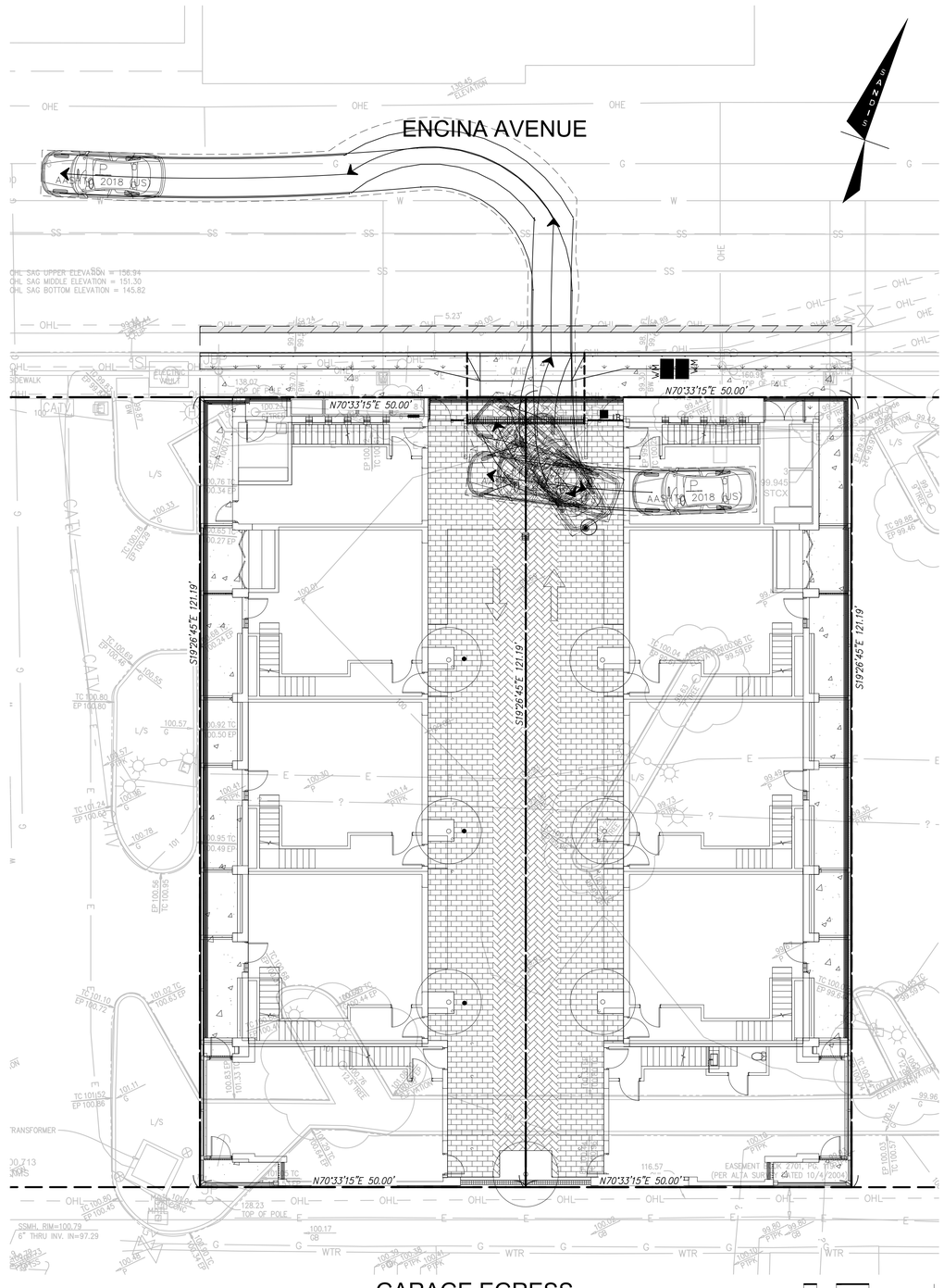
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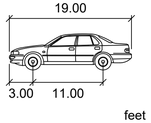
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GARAGE INGRESS




GARAGE EGRESS




| | feet |
|---|---|
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.6 |

Date: 7/28/24
File Name: 2120.00 EncinaTHrev_BIM_Arch27

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| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
GARAGE INGRESS & EGRESS DIAGRAM

STAMP

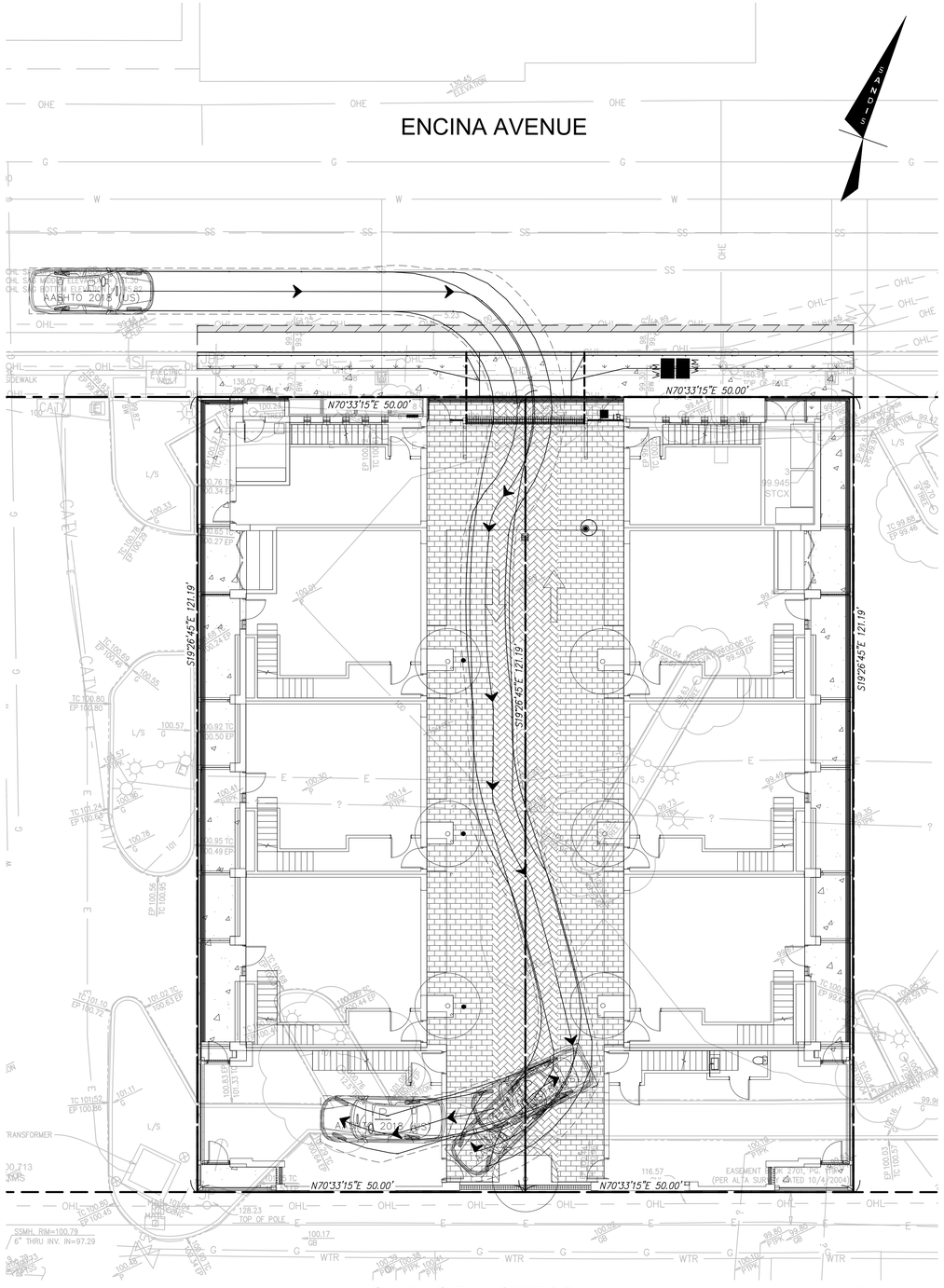
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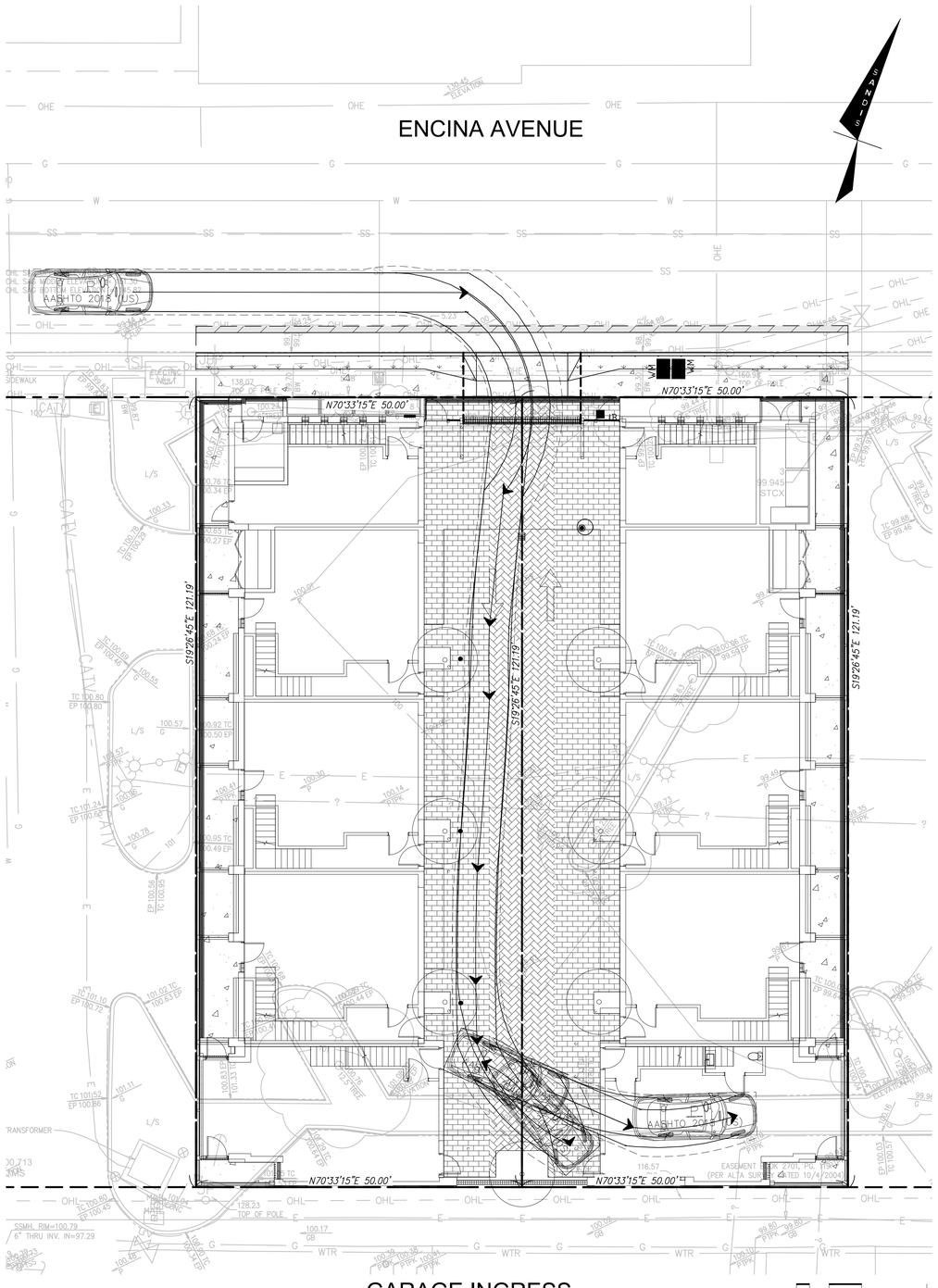
SCALE:
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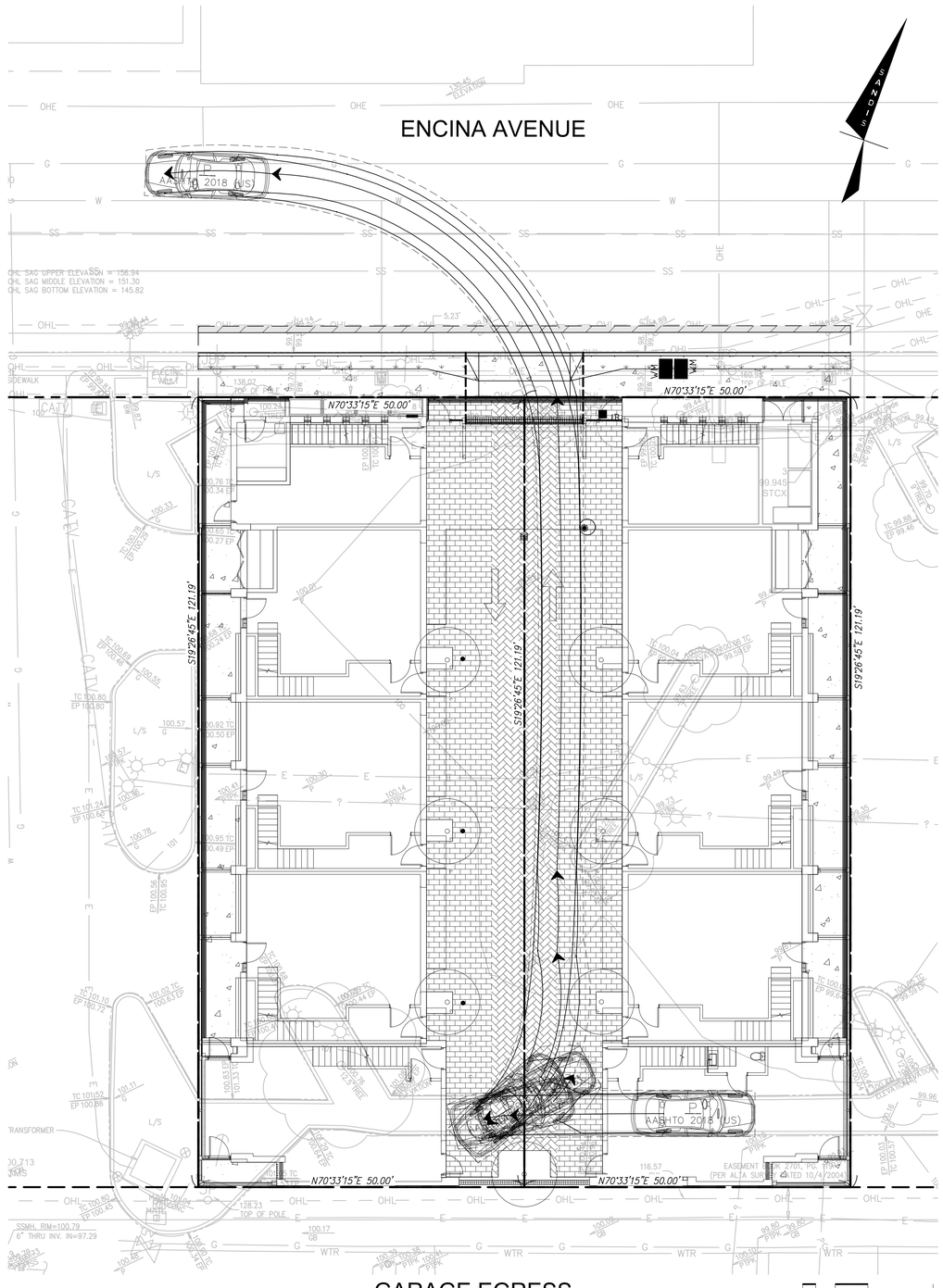
DRAWING NUMBER
A6.02


ENCINA AVENUE
N70°33'15"E 50.00'
S19°26'45"E 121.19'
AASHTO 2018 (US)
OHL SAG UPPER ELEVATION = 156.94
OHL SAG MIDDLE ELEVATION = 151.30
OHL SAG BOTTOM ELEVATION = 145.82
ELECTRIC VAULT
SIDEWALK
TRANSFORMER
SSMH, RIM=100.79
6" THRU INV. IN=97.29
128.23 TOP OF POLE
116.57
EASEMENT (PER ALTA SURVEY DATED 10/4/2004)
99.945 STCX
99.96 STCX
99.86 STCX
99.80 STCX
99.73 STCX
99.49 STCX
99.45 STCX
99.42 STCX
99.41 STCX
99.35 STCX
99.33 STCX
99.32 STCX
99.31 STCX
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99.14 STCX



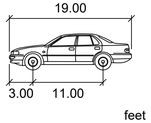

## GARAGE INGRESS

1 INCH = 10 FT




## GARAGE EGRESS

1 INCH = 10 FT




| | feet |
|---|---|
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.6 |

Date: 7/28/24
File Name: 2120.00 EncinaTHrev_BIM_Arch27

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PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:

| | |
|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 7.25.2024 |

DRAWING CONTENT
GARAGE INGRESS & EGRESS DIAGRAM

STAMP

JOB NUMBER:
2120.00

SCALE:
AS NOTED

DRAWN BY:
JHA / JG

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DRAWING NUMBER

A6.04



BIKE RACK OVER PERMEABLE GRANITECRETE

ENCINA AVENUE

LOCATION OF BUILDING AND IRRIGATION BACKFLOWS



PRECAST PLANTERS, TYP.
(Wilshire steel weathering rectangle)



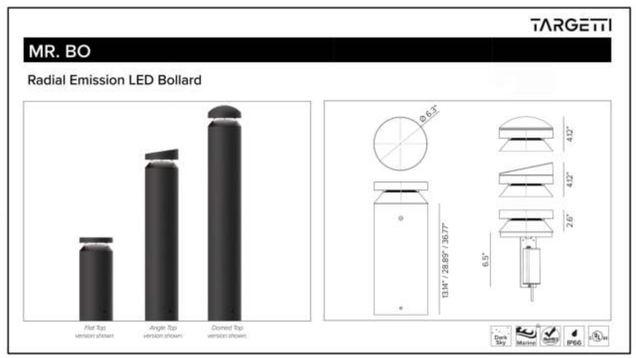

VEHICULAR PAVERS, TYP.
COLOR B




PERMEABLE VEHICULAR PAVERS, TYP.
COLOR A

COLUMNAR TREE, TYP.

PLANTING AREA, TYP.




BOLLARD LIGHT

0' 4' 8' 16' 24'

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:

| | |
|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
CONCEPTUAL
LANDSCAPE PLAN

STAMP

LICENSED LANDSCAPE ARCHITECT
SIMRY VAN DORN
Lic. No. 2852
Expires
STATE OF CALIFORNIA

JOB NUMBER:
V2308

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

DRAWN BY:

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DRAWING NUMBER

L1.0



Ground cover - Arctostaphylos (Native)



Shrub - Galvesia (Native)



Shrub - Mahonia repens (Native)



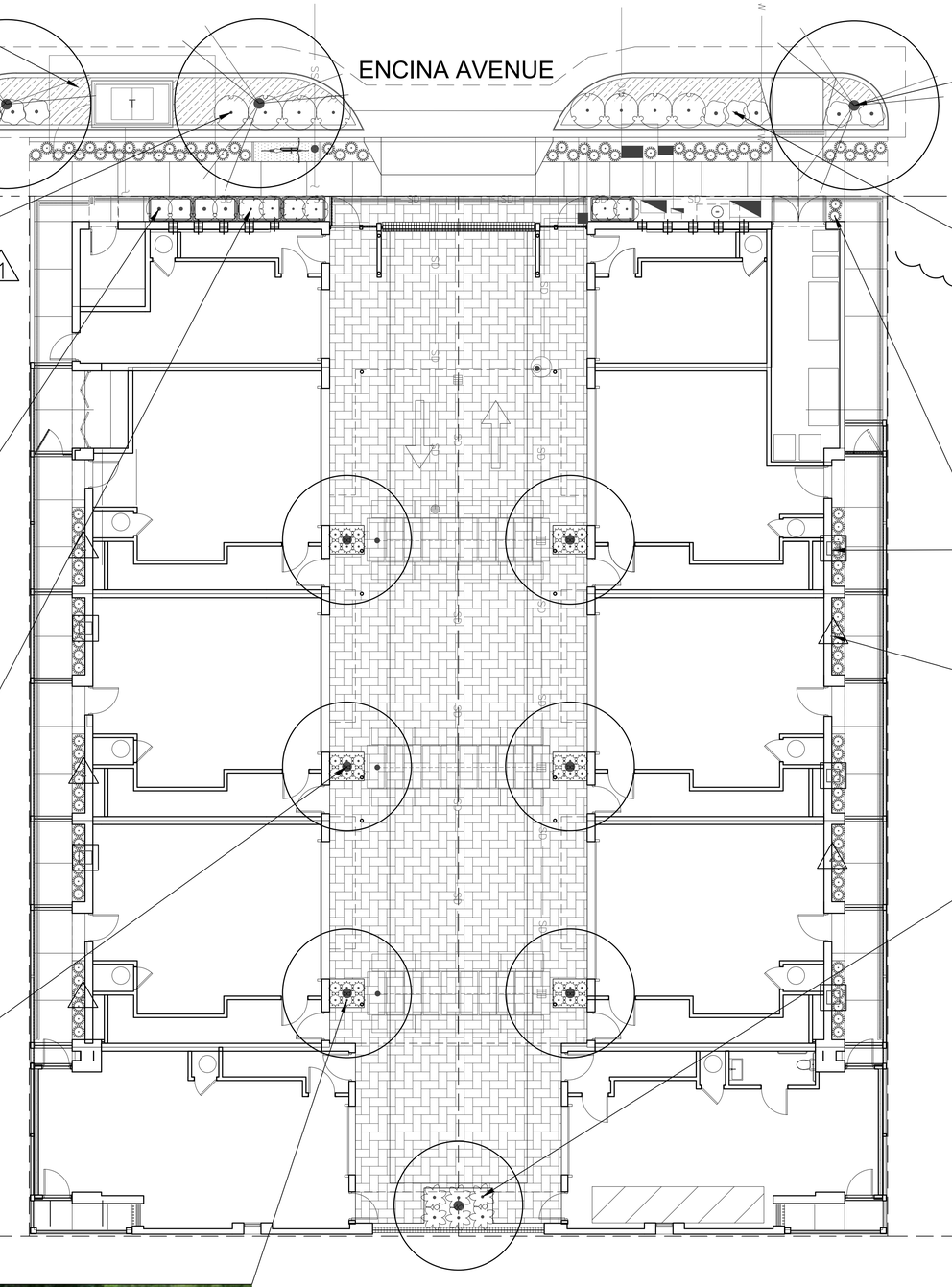
Shrub - Rosa gymnocarpa (Native)



Tree - Acer palmatum tsukasa (Habitat)



Shrub - Deschampsia cespitosa (Native)






Shrub - Festuca (Native)



Tree - Arbutus x 'Marina'



Shrub - Carex divulsa (Native)



Vine - Passiflora x 'Lavender Lady'



Vine - Gelsemium sempervirens



Shrub - Mimulus aurantiacus (Native)

I have complied with the criteria of the Model Water Efficient Landscape Ordinance Appendix D Prescriptive Requirements and have applied them for the efficient use of water in the landscape design plan.

*SIGNATURE* — *DATE* 03/08/24

NOTES:

1. FINAL PLANTS ARE SUBJECT TO AVAILABILITY.
2. ALL PLANTS ARE EITHER CALIFORNIA NATIVE OR MEDITERRANEAN AND WELL ADAPTED TO PALO ALTO'S CLIMATE

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | CONT | QTY | REMARKS |
|---|---|---|---|---|---|---|
| | ACE TCH | ACER TSCHONOSKII | BUTTERFLY MAPLE | 24"BOX | 7 | L, HABITAT |
| | ARB MRN | ARBUTUS X 'MARINA' | MARINA STRAWBERRY TREE STANDARD | 24"BOX | 4 | L, STREET TREE |

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | CONT. | QTY | REMARKS |
|---|---|---|---|---|---|---|
| SHRUBS | | | | | | |
| | CAR DIV | Carex divulsa | European Grey Sedge | 5 gal | 110 | L, NATIVE |
| | DES TUF | Deschampsia cespitosa | Tufted Hair Grass | 5 gal | 36 | L, NATIVE |
| | FES MAI | Festuca | Fescue | 5 gal | 9 | L, NATIVE |
| | GAL SPE | Galvezia speciosa | Island Snapdragon | 5 gal | 8 | L, NATIVE |
| | MAH REP | Mahonia repens | Creeping Mahonia | 5 gal | 4 | L, NATIVE |
| | MIM AUR | Mimulus aurantiacus | Sticky Monkeyflower | 5 gal | 6 | L, NATIVE |
| | ROS GYM | Rosa gymnocarpa | Wood Rose | 5 gal | 6 | L, NATIVE |
| VINE/ESPALIER | | | | | | |
| | GEL CAR | Gelsemium sempervirens | Carolina Jessamine Espalier | 15 gal | 5 | L |
| | PAS LAV | Passiflora x 'Lavender Lady' | Passion Vine | 15 gal | 5 | M |

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | CONT | SPACING | QTY | REMARKS |
|---|---|---|---|---|---|---|---|
| GROUND COVERS | | | | | | | |
| | ARC UVA | Arctostaphylos | Manzanita | 1 GAL | 36" o.c. | 176 sf | L, NATIVE |

NOTE: 95% OF THE TOTAL PLANTS ARE NATIVE

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-7921 FAX (415) 864-4796

PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
CONCEPTUAL PLANTING PLAN & PALETTE

STAMP
LICENSED LANDSCAPE ARCHITECT
SIMRY VAN DORN
Lic. No. 2852
Expires
STATE OF CALIFORNIA

JOB NUMBER:
V2308

SCALE:
⅛" =1'-0"

DRAWN BY:

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DRAWING NUMBER

L2.0

## PLANTING & IRRIGATION DESIGN INTENT STATEMENT:

The projects landscape area is 617 square feet. Therefore this project will comply with the Model Water Efficient Landscape Ordinance (MWELO) "Prescriptive Compliance Pathway" for new landscape areas less than 2500 square feet.

The planting design utilizes primarily drought tolerant low water use trees, shrubs and vines. The low water use plant materials represent 91% of the projects landscape area. The remain 9% of the landscape area are medium water use plant materials.

The low and medium water use plant materials will be located in separate hydrozones to mazimize water efficiency. The plants were selected utilizing the WUCOLS, Water Use Classification of Landscape Species, Plant Database. The planting design does not utilize any invasive plant species. A minimum of 3" of bark mulch will be placed in all shrub and groundcover areas.

The irrigation system will be a fully automatic, utilizing pressure compensating low flow drip emitters on each hydrozone valve circuit. The low and medium water use hydrozones will be on separate hydrozone valve circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be Evapotranspiration weather based (and make automatic adjustments based on current climate along with multiple programs and application cycles/start times). A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

## CITY OF PALO ALTO MWELO LANDSCAPE DOCUMENTATION FORMS: PRESCRIPTIVE COMPLIANCE:



**Landscape Documentation Package Submittal Checklist**
Prescriptive Compliance Pathway Appendix D

***Note:*** *This is a streamlined compliance pathway available only to projects with landscaped area less than 2,500 square feet.*

When a landscape project triggers the Model Water Efficient Landscape Ordinance (Title 23, Chapter 2.7), the follow items must be included as part of the Landscape Documentation Package (Section 492 – Appendix D) in order to be considered complete and ready for Water Efficient Landscape Review.

☒ **Project Information Worksheet/Certificate of Completion of the Landscape Package** (In accordance with §492.3)

Applicants shall complete the Project Information Worksheet (in accordance with §492.3) and shall paste this on either the GB-2 sheet or on the Landscape Plans.

☒ **Landscape Design Plan** (In accordance with §492.6)

A Landscape Design Plan shall be submitted and must meet all requirements outlined in Chapter 2.7 Model Water Efficient Landscape Ordinance Appendix D. The Landscape Design Plan must 1) contain the following statement "I have complied with the criteria of the Model Water Efficient Landscape Ordinance Appendix D Prescriptive Requirements and have applied them for the efficient use of water in the landscape design plan" and 2) shall bear the signature of a licensed landscape architect or licensed landscape contractor.

❒ N/A **Irrigation Metering Device** (In accordance with PAMC Ordinance 5393 Section 16.14.220)

The project is subject to either CALGreen Tier 1 or Tier 2 and the landscape is greater than 1,000 sq.ft., and therefore, must install a dedicated irrigation meter.



**CERTIFICATE OF COMPLETION OF THE LANDSCAPE DOCUMENTATION PACKAGE**
This certificate is filled out by the project applicant upon completion of the Landscape Documentation Package.

***PROJECT APPLICANT***

| | |
|---|---|
| Name & Title | Jeff Galbraith / Principal |
| Company | Hayes Group Architects |
| Address | 2567 Spring Street, Redwood City, CA 94063 |
| Telephone Number & Email | 650-365-0600 x119 |

***PROJECT INFORMATION***

| | |
|---|---|
| Project Name | Encina Housing |
| Street Address | 70 Encina Avenue, Palo Alto CA 94301 |
| Parcel, Tract, Lot (if available) | 120-34-006 / 120-34-007 |
| Latitude/Longitude (optional) | |

***PROJECT LANDSCAPE INFORMATION***

| | |
|---|---|
| Total Landscape Area (ft²) | 617 |
| Water Supply Type:<br>■ Potable<br>☐ Recycled<br>☐ Well | Project Type (select all that apply):<br>■ New<br>☐ Rehabilitated<br>☐ Public<br>■ Private<br>☐ Cemetery<br>☐ Home Owner-installed |

***PROPERTY OWNER OR DESIGNEE***

| | |
|---|---|
| Name & Title | Ed Storm |
| Company | Stormland, LLC |
| Address | 726 Main Street, Redwood City, CA 94063 |
| Telephone Number & Email | 408-218-6400 |

I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that is our responsibility to see the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Property Owner Signature 3/7/24 Date

***FOR OFFICIAL USE ONLY***

1. Date the Landscape Documentation Package was submitted to the local agency: _____
2. Date the Landscape Documentation Package was approved by the local agency: _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor: _____



I have complied with the criteria of the Model Water Efficient Landscape Ordinance Appendix D Prescriptive Requirements and have applied them for the efficient use of water in the landscape design plan.

Shari Van Dorn — *SIGNATURE*

03/08/24 — *DATE*

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-7921 FAX (415) 864-4796

PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:

| | |
|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
WATER USE

STAMP

LICENSED LANDSCAPE ARCHITECT
SHARI VAN DORN
Lic. No. 2852
Expires
STATE OF CALIFORNIA

JOB NUMBER:
V2308

SCALE:
N/A

DRAWN BY:

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DRAWING NUMBER

L2.1

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 *

1

## 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: 70 Encina Avenue

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).[2] Attach this report to Sheet T-2,; "Tree Protection, its Part of the Plan!", per Site Plan Requirements.**

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

*For ADU Only Projects: this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/589 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 $_{TP}$ 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: David Babby (Digitally signed by David Babby, DN: cn=David Babby, o=Palo Alto Tree Service, ou=ISA Certified Arborist WE-4001B, email=david@paloaltotree.com, c=US, Date: 2024.02.14 15:04:46 -08'00') Print: David L. Babby ISA#: WE-4001B Date: 7/25/24

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

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

Revised 2/14/2024

## LANDSCAPE DISCLOSURE STATEMENT

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

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

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

PROPERTY ADDRESS: 70 ENCINA AVENUE, PALO ALTO, CA 94301

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* = 782 SF
   *If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.
3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* = 0 SF
   *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*= 782 SF
   *If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

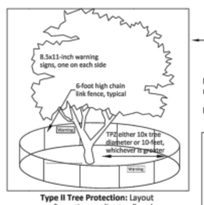
**I, the undersigned, agree that the above information is accurate and complete.** I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: Shari Van Dorn Print: SHARI VAN DORN Date: 07/25/24

Revised 09/26/2023

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

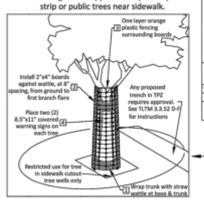
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any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



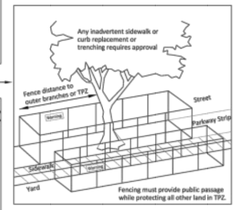

**Type I Tree Protection:** Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

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

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




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




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

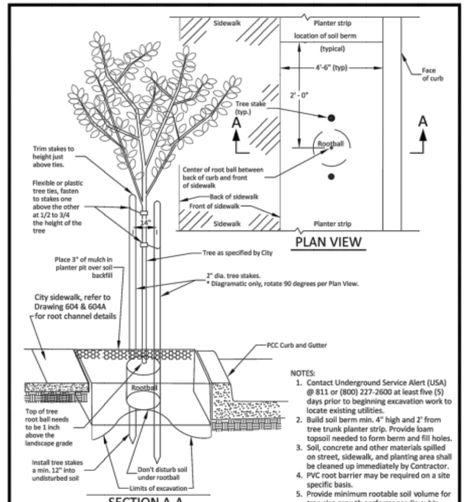
**Required protection shall be executed before demolition, excavation or site work occurs.**

| Rev | By | Date |
|---|---|---|
| 1 | DD | 08/10/06 |
| 2 | JGH | 06/03/16 |
| 3 | RTN | 05/22/17 |
| 4 | PGG | 02/14/24 |

Tree Protection During Construction

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

Scale: NTS — City of Palo Alto Standard




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

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

Tree Detail Planter Strip

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

Scale: NTS — City of Palo Alto Standard

## URBAN FORESTRY STANDARD CONDITIONS

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

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

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

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

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

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

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

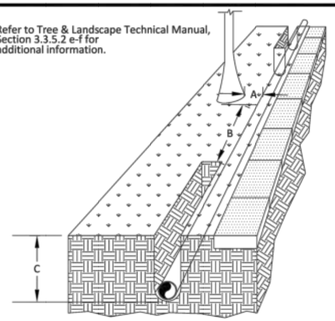
**PLAN SET REQUIREMENTS**: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

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

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

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

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




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

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

Utility Trenching Near Trees

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

Scale: NTS — City of Palo Alto Standard

## PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

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

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

## ---WARNING---
## Tree Protection Zone

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

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

***Palo Alto Municipal Code Section 8.10.110***

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

Use additional "T" sheets as needed

Project Data

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

T-1

# Special Tree Protection Instruction Sheet

City of Palo Alto

T-1

ARBOR RESOURCES
professional consulting arborists and tree care

# ARBORIST REPORT

## ENCINA HOUSING
70 ENCINA AVENUE
PALO ALTO, CA
(24PLN-00095)

**Submitted to:**

STORMLAND
726 Main Street
Redwood City, CA 94063

**Prepared by:**

David L. Babby
*Registered Consulting Arborist® #399*
*Board-Certified Master Arborist® #WE-4001B*

1
Initial: October 25, 2023
Current: July 25, 2024

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
office: 650.654.3351 ▪ cell: 650.274.3656 ▪ licensed contractor #796763



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### EXHIBITS


| EXHIBIT | TITLE |
|---|---|
| A | TREE INVENTORY TABLE (two sheets) |
| B | SITE MAP (one sheet) |
| C | PHOTOGRAPHS (three sheets) |






### 1.0 INTRODUCTION

STORMLAND is planning a housing development for at 70 Encina Avenue, Palo Alto. The project is named Encina Housing, and consists of constructing 10, 3-story townhomes on an existing parking lot at the Town & Country Village, bordered by Encina Avenue towards the north, a shopping center towards the south, and parking lot towards both the east and west sides. As part of their planning submittal to the City of Palo Alto (CPA), they have retained me to prepare this *Arborist Report*, and specific tasks assigned to execute are as follows (this report is updated from prior 10/25/23 to clarify which are CPA protected trees):

- Visit the site on 10/17/23 to identify 11 trees which are located within and immediately adjacent to the project site, as well as shown on the *Topographic Survey* prepared by Sandis, dated 1/31/22.
- Determine each tree's trunk diameter pursuant to the City's *Tree Technical Manual*[1] and the *Guide for Plant Appraisal, 10th Edition*;[2] diameters are rounded to the nearest tenth-of-an-inch.
- Obtain photos of the trees; see Exhibit C.
- Estimate each tree's height and average canopy spread (rounded to the nearest fifth).
- Ascertain each tree's health, structural integrity and form, and assign an overall condition percent (100%=best, 0%=worst) and description (e.g. good, fair, poor or dead).
- Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Assign a number to each tree, and plot onto the site map in Exhibit B (base map is a copy of the above-referenced *Topographic Survey*).
- Affix round metal tags with corresponding, engraved numbers onto each along the frontage and within the site (includes #1-6 and 9-11).
- Identify which are defined by the PAMC as protected and/or public trees.
- Review a conceptual plan set (option 5) prepared by Hayes Group Architects, dated 9/7/23 and 9/8/23, to ascertain the proposed tree disposition, potential impacts, and CPA required replacements.
- Provide design guidelines and protection measures to help avoid or mitigate potential impacts to retained trees, as well as help conform with CPA requirements.
- Prepare a written report presenting the above information, and submit via email as a PDF document.

1

[1] Can be viewed at *www.cityofpaloalto.org/files/assets/public/public-works/tree-section/ufmp/tree-technical-manual/cover-corecombined_cpa_ttm-2016.final-copy.pdf*.
[2] Authored by the Council of Tree & Landscape Appraisers, and published by the International Society of Arboriculture (ISA).





### 2.0 TREE COUNT AND COMPOSITION

Eleven (11) trees of three various species were inventoried for this report. They are sequentially numbered and tagged as #1 thru 11, and the table below identifies their common names, assigned numbers, counts and overall percentages.

Table 1 - Tree Count and Composition

| NAME | TREE NUMBER(S) | COUNT | % OF TOTAL |
|---|---|---|---|
| Marina madrone | 1 thru 6 | 6 | 55% |
| Columbia London plane | 7, 9 thru 11 | 4 | 36% |
| Coast live oak | 8 | 1 | 9% |
| | **Total** | **11** | **100%** |

Specific information regarding each tree is presented within the table in Exhibit A. The trees' assigned numbers and approximate locations can be viewed on the site map in Exhibit B, and photographs are presented in Exhibit C.

Coast live oak #8 is regarded as being native to the local geographical region, whereas all other are ornamental and not native. All trees were planted sometime ago.

Applying Section 8.10.020(l) of the PAMC, #8 is defined as a protected tree due to being a coast live oak with a trunk diameter exceeding the threshold of ≥11.5 inches. No other tree qualifies as a CPA defined protected tree. See Section 3.0 for additional information.

1

Each tree is within private property, and therefore, none qualify as public trees. Trees #1 thru 6 are relatively small and of equal size, and occupy a continuous planter between the parking lot and sidewalk aligning Encina Avenue. Trees #1, 7 and 8 are located offsite on the adjoining eastern property (and within private property), and are included due to their close proximity; for #7 and 8, their trunks are 11 and 7 feet from the boundary, respectively, and their canopies overhang the site. Trees #9 thru 11 occupy planters within the project site.





### 3.0 REGULATED TREES

Title 8 of the PAMC regulates specific types of trees on public and private property for the purpose of avoiding their removal or disfigurement without first being reviewed and permitted by the CPA. The two regulated categories include protected trees (which now encompasses trees of designated status) and public trees (formerly identified as street trees). Additional Information can be viewed on page xiii of the City's *Tree Technical Manual*, as well as Sections 8.10.020(k) and 8.04.010(j) of the PAMC.

Applying PAMC Section 8.10.020(k), #8 qualifies as protected tree due to being its particular species being a coast live oak and having a trunk diameter of 14.7 inches, which exceeds the threshold of ≥11.5 inches specified within Section 8.10.020(k)(1).[3]

1

As the topo survey shows the trunks of all trees being located within private property, none qualify as being public trees.

[3] A summary of code language for 8.10.020(k)(1) includes certain tree species, one of which includes coast live oak (*Quercus agrifolia*), having a trunk diameter of ≥11.5" obtained at 54" above natural grade.





### 4.0 SUITABILITY FOR TREE PRESERVATION

Each tree was rated as having either a high, moderate or low suitability for preservation rating, as a means to cumulatively measure its health, structural integrity, anticipated life span, remaining life expectancy, location, size, particular species, tolerance to construction impacts, growing space, and safety to property and persons within striking distance. Descriptions of these ratings are presented below, and the moderate category comprises all 11 trees, and the high and low categories none.

**High**: Applies to none.
These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a reasonably good potential for contributing long-term to the site; and seemingly require only periodic or regular care and monitoring to maintain their longevity and structural integrity. They are typically the most suitable for retaining and incorporating into the future landscape.

**Moderate**: Applies to #1 thru 11.
These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining if provided proper care, but not seemingly at significant expense or major design revisions.

**Low**: Applies to none.
These trees have significant health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). As a general guideline, they are not suitable to incorporate into the future landscape, and removal is the appropriate action regardless of future site improvements and development. Any which are retained require highly frequent pruning, monitoring, and care throughout their remaining lifespans to minimize any safety threat they present to persons and property within striking distance.



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PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
ARBORIST REPORT

STAMP
LICENSED LANDSCAPE ARCHITECT
SHARY VAN DORN
Lic. No. 2852
Expires
STATE OF CALIFORNIA

JOB NUMBER:
V2308

SCALE:
N/A

DRAWN BY:

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER
T-2

## 5.0 PROPOSED TREE DISPOSITION

### 5.1 Tree Disposition Summary

My review of the conceptual plan set reveals the following proposed tree disposition:

- **Remove** (8 in total): #2-6 and 9-11.
- **Retain in Place** (3 in total): #1, 7 and 8.

Table 2 below summarizes each tree's proposed disposition, and lists their name, trunk diameter and canopy spread. For removals, the CPA standard to mitigate canopy loss is identified within the last column, and further information regarding replacements is discussed in Section 5.2 of this report.

Table 2 - Tree Disposition Table

| TREE # | COMMON NAME | DISPOSITION | | DIAM (in.) | CAN (ft.) | REPLACEMENTS (for removals) |
|---|---|---|---|---|---|---|
| | | RETAIN | RMV | | | |
| 1 | Marina madrone | X | - | 6.8 | 15 | N/A |
| 2 | Marina madrone | - | X | 6.1 | 15 | three of 24" box size |
| 3 | Marina madrone | - | X | 6.1 | 15 | three of 24" box size |
| 4 | Marina madrone | - | X | 6.4 | 15 | three of 24" box size |
| 5 | Marina madrone | - | X | 6.4 | 15 | three of 24" box size |
| 6 | Marina madrone | - | X | 5.6 | 15 | three of 24" box size |
| 7 | Columbia London plane | X | - | 10.6 | 35 | N/A |
| 8 | Coast live oak | X | - | 14.7 | 35 | N/A |
| 9 | Columbia London plane | - | X | 7.6 | 25 | three of 24" box size |
| 10 | Columbia London plane | - | X | 10.2 | 30 | four of 24" box size |
| 11 | Columbia London plane | - | X | 13.2 | 40 | six of 24" box size |

LEGEND
RMV = Remove
DIAM = Diameter (trunk)
CAN = Canopy spread (ave.)





### 5.2 Proposed Removals and Mitigation

The proposed townhouse project occupies the entire site (i.e. up to all four boundaries), and a such, all eight (8) onsite trees require removal; they include #2-6 and 9-11. Specific CPA criteria to justify their removal is provided within Section 8.10.050(d)(1) of the CPA Municipal Code, and an excerpt is as follows:

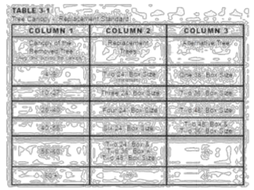
*(d) In the case of development requiring planning approval under Title 18, and not included under subsections (b) or (c), a protected tree shall not be removed unless determined by the urban forester, on the basis of a tree report prepared by a designated arborist and other relevant information, that either of the following apply:*

*(1) Retention of the tree would result in reduction of the otherwise-permissible buildable area of the lot by more than twenty-five percent, and there is no financially feasible design alternative that would permit preservation of the tree, where financially feasible means an alternative that preserves the tree unless retaining the tree would increase project cost by more than twice the reproduction cost of the tree or ten percent of the given project valuation, whichever is greater.*

As the proposed housing development requires the entire site, design alternatives to retain any onsite trees are not possible, and as such, their removal is determined to meet CPA Municipal Code 8.10.050(d)(1).

The replacement standard for the CPA is based on the canopy size of each removed tree, and is outlined on Table 3-1[4] of the CPA *Tree Technical Manual*; see Table 3 below.

Table 3 - CPA Tree Replacement Standard


TABLE 3-1
Tree Canopy - Replacement Standard

| COLUMN 1 | COLUMN 2 | COLUMN 3 |
|---|---|---|
| Canopy of the Removed Tree (Approximate Diameter) | Replacement Trees | Alternative Tree Replacement |
| Less than 15 feet | Two 24" Box Size | One 36" Box Size |
| 15 to 25 feet | Three 24" Box Size | Two 36" Box Size |
| 26 to 35 feet | Four 24" Box Size | Two 48" Box Size |
| 36 to 45 feet | Six 24" Box Size | Three 48" Box Size or Four 36" Box Size |
| 46 to 55 feet | Two 24" Box & Three 48" Box Size | |

[4] The basis of Table 3-1's replacement sizes and amounts considers the growth of one, 24-inch box size tree at a rate equivalent to 9 feet of canopy spread over the course of 10 years.





Based on the proposed removals, the minimum mitigation is listed within Table 2, and combined, they total 28 trees of 24-inch box size.

Should available future planting space be insufficient to reasonably accommodate this amount, alternative sizes can be applied, and are specified within the last column of Table 3-1. Alternatively, depositing an in-lieu fee into the CPA's Forestry Fund may also serve to mitigate any difference (the amount would be determined by the CPA).

### 5.3 Retained Trees

The three trees planned for retention, #1, 7 and 8, are located offsite on the adjoining eastern property of Town & Country Village. My onsite assessment and review of the conceptual plan set reveals they can be sufficiently protected, and the foreseeable potential impacts are summarized as follows: none are expected for #1 due to its location a good distance (16 feet) from the property; pruning of #7 and 8 is needed to establish clearances from the future building, scaffolding, manlift and pedestrians (very minor for #7, and minor to moderate for #8); and only minor root impacts to #8 during ground work for site and building development. The pruning for #7 and 8 should be highly selective and performed by a professional tree service under my direct supervision.

Their assigned Tree Protection Zones (TPZs) are delineated on the map in Exhibit B, and consist of ground entirely beyond the project site. Fencing to restrict access into their TPZs can consist of construction site fencing, which will provide a much broader protection, while maintaining adjacent parking space access for the shopping center. Additional information and recommendations to help mitigate and avoid impacts to retained trees are presented on the map and next section of this report.





## 6.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as measures to help mitigate or avoid impacts to retained trees. They should be incorporated into the project plans; carefully followed throughout demolition, construction and landscaping; and are subject to revision upon reviewing future project plans. I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented.

### 6.1 Design Guidelines

1. Consider each TPZ as specifically delineated (the entire area) on the map in Exhibit B. The TPZ is the area where the following minimum activities should be avoided: trenching, soil scraping, compaction, mass and finish-grading, storm drains, utilities, over- and subexcavation, tilling/ripping, swales, bioswales, dissipaters, equipment cleaning, removing underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. Where an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine appropriate mitigation measures.

2. Per City requirements, incorporate this report into the plan set, following the CPA T-1 sheet,[5] and copy onto T-2, T-3, etc. until shown in its entirety (and in a manner which all report text can be clearly read on the plan sheets).

3. On all applicable site-related plans, show the trunk locations, trunk diameters (circles to scale), and assigned numbers of each inventoried tree (see site map in Exhibit B). Also, add notes instructing that contractors comply with recommendations presented in this report and on Sheet T-1, and to contact the project arborist prior to any tree pruning and permitted work inside a TPZ.

4. Add the following onto a tree disposition plan or tree protection plan (or equivalent): notes listed in item #3 above; for trees proposed for removal, place an "X" across their trunks; and identify the Tree Protection Zones (TPZs).

5. For purposes of identifying potential impacts and any possible mitigation measures, the CPA requires all design changes occurring near retained trees are reviewed by the project arborist prior to resubmitting plans.

[5] The T-1 Sheet is accessible at *www.cityofpaloalto.org/files/assets/public/development-services/planning-review/5.-trees/special-tree-protection-instruction-sheet-t-1_01122022.pdf*.





6. Abandon any underground portions of existing and unused lines, pipes and manholes, etc. within a TPZ to avoid causing root loss/damage (prescribe they are cut off at existing soil grade versus being dug up). Add this provision onto the demolition plan.

7. Route any new underground utilities and services beyond TPZs. Where not feasible, consider the following alternative trenching or installation methods (listed in order of least to most impactful): directionally bore by at least 4 feet below grade, tunnel using a pneumatic air device (e.g. an AirSpade®), or manually dig with a shovel (i.e. no jackhammer); these assume pipe bursting, an optimal method, does not apply to this project. For boring, establish access pits and above-ground infrastructure (e.g. splice boxes, meters and vaults) beyond TPZs.

8. Ensure specifications by the geotechnical, soils and structural engineers do not require compaction, overexcavation, subexcavation or fill within a TPZ (which, for this project, lies beyond the eastern boundary). Shoring utilized to achieve these setbacks, if applicable (such as a pile driver or drill rig), shall not be used where significant damage to a tree's canopy would occur; this can be determined on a case-by-case basis.

9. Any new walkway or sidewalk proposed on existing unpaved ground within a TPZ should be designed and built entirely above existing soil grade and surface roots (i.e. a no-dig design), including for base material, edging and forms. Also, direct compaction of soil shall be avoided (levels comparable to foot-tamping are acceptable), and soil fill used to bevel the top of walk to existing grade should not exceed 18 to 24 inches from a walk's edge, not be compacted, nor placed closer than 5 feet from a tree's trunk. Tensar® BX Geogrid *(www.tensarcorp.com)* is a material which can help address these limited excavation and compaction requirements.

10. Design any new bioswales, storm drains and swales beyond TPZs.

11. All electrical routes should be designed and represented on the electrical site plan to be beyond TPZs.

12. Any new light poles should be established beyond tree canopies, or at a minimum, only where minor branch clearance is needed. The proximity of tree trunks should also be considered, and placed as far from them as possible.





13. The future staging area and route(s) of access should be shown on the final site plan and avoided on unpaved areas beneath or near canopies.

14. The erosion control design should represent silt fence and/or straw rolls at locations beyond TPZs, and at a minimum, not against a tree's trunk. Where within a TPZ, the material should not be embedded into the ground by more than 2 inches, nor require the severance of surface or shallow roots.

15. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, do not prescribe liming to occur within 50 feet from a tree.

16. If applicable (unsure given their planters being located beyond the site), the landscape design should conform to the following additional guidelines:
    a. Avoid prescribing tilling, ripping, surface scraping or compaction within TPZs.
    b. Plant material be installed no closer than 12 to 24 inches from the trees' trunks.
    c. Irrigation should not strike within 12 inches from trunks of existing trees, nor applied against trunks of new trees.
    d. All new trees should be installed, including necessary irrigation, by an experienced California state-licensed landscape contractor (C-27) or tree service company (D-49), and performed to professional industry standards. Only if necessary to stand upright, they should be double-staked (no cross-brace) with rubber tree ties or equivalent, and the support stakes cut below the first main lateral branch. All nursery stakes shall be removed. Root crowns of new trees shall be visible and absent of encircling roots.
    e. Irrigation and lighting features (e.g. main line, laterals, valve boxes, wiring and controllers) should not require trenching inside TPZs, including header/lateral lines. In the event this is not feasible, they may require being installed in a radial direction to, and terminate a specific distance from, a trunk (versus crossing past it). In certain instances, a pneumatic air device may be needed to avoid root damage, and any Netafim tubing placed on grade.
    f. Irrigation for new trees should be supplied through an automatic timer, separate from other plant material, and supplied by one to two bubblers (minimum two for a 48-inch box). The bubblers should be placed and staked on the rootball's surface (not against a trunk, in a sleeve or on mulch), at around 1/2 to 1/3 the distance between the trunk and rootball edge. Additionally, an 8-inch tall circular berm formed by soil should established around a rootball's perimeter, and a 3-inch layer of mulch spread over their tops, kept 1-inch from the trunks' bases.



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PALO ALTO, CA 94301

ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
ARBORIST REPORT

STAMP
LICENSED LANDSCAPE ARCHITECT
STACY VAN DORN
Lic. No. 2852
Expires
STATE OF CALIFORNIA

JOB NUMBER:
V2308

SCALE:
N/A

DRAWN BY:

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T-3

g. Ground cover beneath canopies of existing trees should be comprised of a 3-inch layer of coarse wood chips or other high-quality mulch (gorilla hair, rock, stone, gravel, black plastic or other synthetic ground cover should be avoided). Mulch should kept off the trees' trunks or visible root collars.
h. Bender board or other edging material proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

### 6.2 Before Demolition, Grading and Construction

17. Several weeks prior to mobilizing equipment, conduct a site meeting between the general contractor, applicable subcontractors, and project arborist for the purpose of reviewing protection measures presented in this report.

18. The project arborist must also regularly inspect the project site as outlined on page 2-14 of the *Tree Technical Manual* (Section 2.30 Inspection Schedule), and verify conformance to tree protection measures. Inspections shall occur at least once per month and continue through final inspection, and additional site visits are necessary to observe/advise regarding tree care and/or services. A summary of pertinent observations and recommendations shall coincide with each inspection.

19. Construction site fencing, to consist of 6-foot chain link panels mounted on metal stands or concrete blocks (or on driven posts), can double as protection fencing, must be immobile, and be in place prior to mobilizing equipment. Maintain throughout demolition, construction and landscaping, and remove only after consent by the project arborist; refer to Sheet T-1 for additional information.

20. Affix one warning sign along fencing where nearest to the trunks of #7 and 8. The signs shall be at least 8-½ by 11 inches in size, and refer to Sheet T-1 for a template.

21. Avoid interrupting the existing irrigation supply to the trees' root zones. In the event this is needed or inadvertently occurs, immediately (i.e. within one to two days after) supplement the loss with potable water. For impacted trees, dramatically increase the frequency and/or volume to help offset root loss. Also, note that any dewatering of the site will necessitate a more intensive watering program than otherwise needed. All methodologies, frequencies and amounts can be reviewed with the project arborist beforehand (possible methodologies includes flooding the ground inside a berm, soaker hoses, or deep-root injection).





22. Tree pruning shall be performed under direction of the project arborist, conducted in accordance with the most recent ANSI A300 standards, and performed by a California licensed tree-service contractor (D-49) with an ISA certified arborist in a supervisory role.

### 6.3 During Demolition, Grading and Construction

23. Where within the assigned TPZs, all work must performed under the presence of and direct supervision by the project arborist; by foot-traffic only without the travel or operation of heavy equipment, including small tractors; and any approved excavation manually conducted using hand tools only (no jackhammers) and/or utilizing a pneumatic air device operated by a tree service.

24. Take great care during hardscape removal so that existing planter curbs, seemingly to only apply to tree#8, remain intact and are not damaged.

25. Ensure any concrete pumping truck is positioned in such a way that its boom avoids the trees' canopies.

26. Spoils generated during demolition, excavation and trenching must not be piled or spread over unpaved ground within a TPZ. If necessary, temporarily pile on existing pavement, plywood or a tarp.

27. Any authorized digging within a TPZ should retain and protect roots with diameters of ≥2 inches. Once exposed, cover with wet burlap and keep continually moist until they can be assessed by the project arborist. If authorized by the project arborist and/or CPA arborist for cutting, cleanly severe at 90° to the angle of root growth against the cut line using sharp tools (e.g. loppers or handsaw), and then immediately after, the cut end shall be either buried with soil or kept continually moist by burlap until the dug area is backfilled. Roots encountered with diameters less than the 2-inch threshold can be cleanly severed at a 90° angle to the direction of root growth.

28. Avoid using tree trunks as winch supports for moving or lifting heavy loads, or for tying rope, cables, chains, fasteners or other items around.

29. Where beneath canopies, avoid disposing of harmful products (such as cement, paint, chemicals, oil and gasoline) anywhere that allows drainage within or near TPZs; do not wash any equipment; and avoid applying herbicides (if applied, they should be labeled for safe use near trees). Do not apply lime within 50 ft from a tree's canopy.





## 7.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only the inventoried trees listed in Exhibit A, and reflects their size, condition, and areas viewed from the project site, adjoining street and sidewalk on 10/17/23. I hold no opinion towards other trees on or surrounding the project area.
- Observations were performed visually from the ground without probing, coring, dissecting or excavating.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the site map in Exhibit B are solely intended to represent a tree's roughly approximate location and should not be construed as surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By: Date: July 25, 2024

David L. Babby
*Registered Consulting Arborist® #399*
*Board-Certified Master Arborist® #WE-4001B*
*CA Licensed Tree Service Contractor #796763 (C61/D49)*





**EXHIBIT A:**

**TREE INVENTORY TABLE**

(two sheets)



ARBOR RESOURCES
professional consulting arborists and tree care

## TREE INVENTORY TABLE

| TREE/ TAG NO. | TREE NAME | SIZE: Trunk Diameter (in.) | SIZE: Height (ft.) | SIZE: Canopy Spread (ft.) | CONDITION: Overall Percentage (100%=Best, 0%=Worst) | CONDITION: Overall Description (Good/Fair/Poor/Dead) | Suitability for Preservation (High/Moderate/Low) | Proposed for Removal (Y or N) | REGULATED: Protected Tree (Y or N) | REGULATED: Within Private Property (Y or N) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Marine madrone (*Arbutus* 'Marina') | 6.8 | 15 | 15 | 60% | Fair | Moderate | N | N | Y |
| | Comments: Asymmetrical canopy growing partly beneath #7's canopy. Limb structure emerges at 4' high. Low canopy over sidewalk. | | | | | | | | | |
| 2 | Marine madrone (*Arbutus* 'Marina') | 6.1 | 15 | 15 | 40% | Poor | Moderate | Y | N | Y |
| | Comments: Asymmetrical, chlorotic and thin canopy growing adjacent to guy wires. A sizeable, surfaced root was cut sometime ago along the sidewalk side and 1' from trunk. | | | | | | | | | |
| 3 | Marine madrone (*Arbutus* 'Marina') | 6.1 | 10 | 15 | 50% | Fair | Moderate | Y | N | Y |
| | Comments: Leans slightly S. Asymmetrical and chlorotic canopy. Limb structure emerges at 4.5' high. | | | | | | | | | |
| 4 | Marine madrone (*Arbutus* 'Marina') | 6.4 | 15 | 15 | 50% | Fair | Moderate | Y | N | Y |
| | Comments: Asymmetrical, chlorotic and thin canopy. | | | | | | | | | |
| 5 | Marine madrone (*Arbutus* 'Marina') | 6.4 | 15 | 15 | 50% | Fair | Moderate | Y | N | Y |
| | Comments: Asymmetrical canopy. | | | | | | | | | |
| 6 | Marine madrone (*Arbutus* 'Marina') | 5.6 | 15 | 15 | 50% | Fair | Moderate | Y | N | Y |
| | Comments: Asymmetrical and chlorotic canopy growing adjacent to utility pole. | | | | | | | | | |
| 7 | Columbia London plane (*Platanus* × *h*. 'Columbia') | 10.6 | 35 | 35 | 50% | Fair | Moderate | N | N | Y |
| | Comments: Within a finger-planter island, and curb towards E is slightly raised. Surrounding asphalt is cracked in multiple locations by roots. Multi-leader top and excessive limb weight. A bubbler is embedded inside trunk's base. | | | | | | | | | |

*Project: 70 Encina Avenue, Palo Alto*
*Prepared for: STORMLAND*
*Prepared by: David L. Babby, RCA #399*
*1 of 2*
*July 25, 2024*

ARBOR RESOURCES
professional consulting arborists and tree care

## TREE INVENTORY TABLE

| TREE/ TAG NO. | TREE NAME | SIZE: Trunk Diameter (in.) | SIZE: Height (ft.) | SIZE: Canopy Spread (ft.) | CONDITION: Overall Percentage (100%=Best, 0%=Worst) | CONDITION: Overall Description (Good/Fair/Poor/Dead) | Suitability for Preservation (High/Moderate/Low) | Proposed for Removal (Y or N) | REGULATED: Protected Tree (Y or N) | REGULATED: Within Private Property (Y or N) |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | Coast live oak (*Quercus agrifolia* ) | 14.7 | 30 | 35 | 50% | Fair | Moderate | N | Y | Y |
| | Comments: Within a finger-planter island, of which the oak will eventually outgrow. Surrounding curb is cracked. Multi-leader, asymmetrical form. Has somewhat of a low canopy. Bubbler at base. | | | | | | | | | |
| 9 | Columbia London plane (*Platanus* × *h*. 'Columbia') | 7.6 | 25 | 25 | 40% | Poor | Moderate | Y | N | Y |
| | Comments: Leans SE. Within a finger-planter island, and surrounding curb is cracked. Excessive limb weight. Bubbler at base. | | | | | | | | | |
| 10 | Columbia London plane (*Platanus* × *h*. 'Columbia') | 10.2 | 30 | 30 | 50% | Fair | Moderate | Y | N | Y |
| | Comments: Within a finger-planter island, and surrounding curb has a large crack. Canopy grows adjacent to light pole. Excessive limb weight. Has a decayed, girdling root over a buttress. | | | | | | | | | |
| 11 | Columbia London plane (*Platanus* × *h*. 'Columbia') | 13.2 | 40 | 40 | 60% | Fair | Moderate | Y | N | Y |
| | Comments: Within a finger-planter island. Located adjacent to, and canopy is elevated, above a light pole. Multi-leader form and excessive limb weight. | | | | | | | | | |

*Project: 70 Encina Avenue, Palo Alto*
*Prepared for: STORMLAND*
*Prepared by: David L. Babby, RCA #399*
*2 of 2*
*July 25, 2024*

1

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LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-7921 FAX (415) 864-4796

PROJECT ADDRESS:
70 ENCINA AVENUE,
PALO ALTO, CA 94301

ISSUANCE:

| | |
|---|---|
| PLANNING APPLICATION #1 | 03.08.2024 |

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
ARBORIST REPORT

STAMP
LICENSED LANDSCAPE ARCHITECT
SIMRI VAN DORN
Lic. No. 2852
Expires
STATE OF CALIFORNIA

JOB NUMBER:
V2308

SCALE:
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T-4

**EXHIBIT B:**

**SITE MAP**

(one sheet)



1

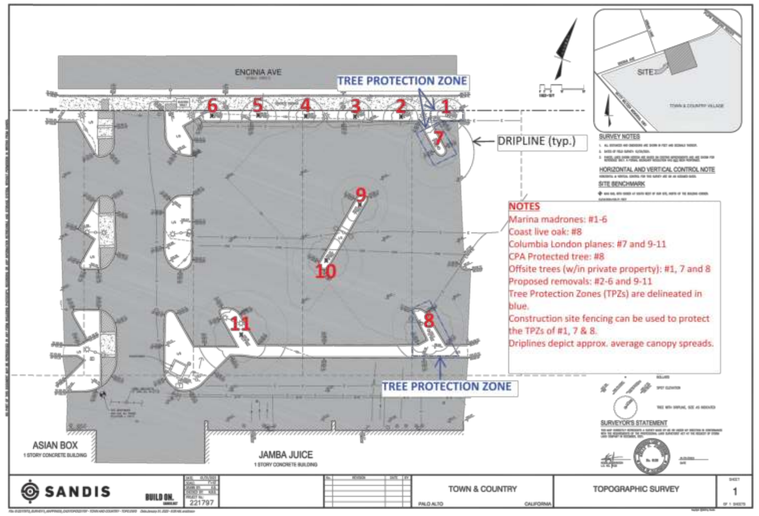





**EXHIBIT C:**

**PHOTOGRAPHS**

(three sheets)

**Photo Index**

**Page C-1:** Trees #1 thru 4

**Page C-2:** Trees #5 thru 8

**Page C-3:** Trees #9 thru 11



















































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ARBORIST REPORT

STAMP

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SIMMY VAN DORN
Lic. No. 2852
Expires
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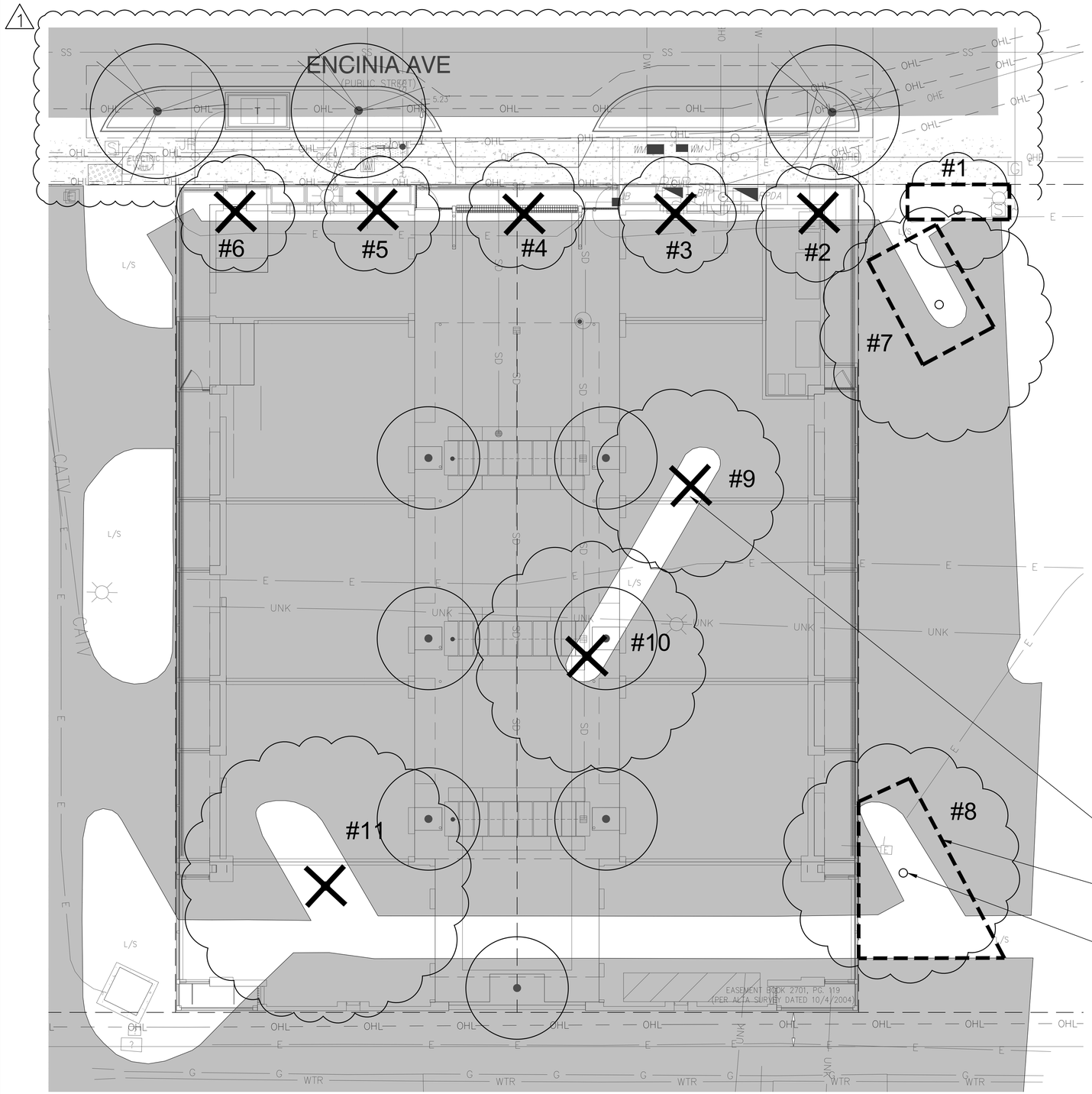
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T-5




## LEGEND

- #2 — EXISTING TREE TO REMAIN
- TREE PROTECTION ZONE (TPZ)
- #2 — EXISTING TREE TO BE REMOVED

| TREE DISPOSITION TABLE | | | | | | |
|---|---|---|---|---|---|---|
| TREE # | COMMON NAME | RETAIN | REMOVE | DIAMATER (in.) | CANOPY | REPLACEMENTS (for removals) |
| 1 | MARINA MADRONE | YES | - | 6.8 | 15 | N/A |
| 2 | MARINA MADRONE | - | YES | 6.1 | 15 | THREE OF 24" BOX SIZE |
| 3 | MARINA MADRONE | - | YES | 6.1 | 15 | THREE OF 24" BOX SIZE |
| 4 | MARINA MADRONE | - | YES | 6.4 | 15 | THREE OF 24" BOX SIZE |
| 5 | MARINA MADRONE | - | YES | 6.4 | 15 | THREE OF 24" BOX SIZE |
| 6 | MARINA MADRONE | - | YES | 5.6 | 15 | THREE OF 24" BOX SIZE |
| 7 | COLUMBIA LONDON PLAN | YES | - | 10.6 | 35 | N/A |
| 8 | COAST LIVE OAK | YES | - | 14.7 | 35 | N/A |
| 9 | COLUMBIA LONDON PLAN | - | YES | 7.6 | 25 | THREE OF 24" BOX SIZE |
| 10 | COLUMBIA LONDON PLAN | - | YES | 10.2 | 30 | FOUR OF 24" BOX SIZE |
| 11 | COLUMBIA LONDON PLAN | - | YES | 13.2 | 40 | SIX OF 24" BOX SIZE |

**TOTAL REPLACEMENT TREES REQUIRED: 28 - 24" BOX REPLACEMENT TREES**

**TOTAL REPLACEMENT TREES PROVIDED: 10 - 24" BOX REPLACEMENT TREES** 1

0′ 4′ 8′ 16′ 24′

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
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PROJECT ADDRESS:
70 ENCINIA AVENUE,
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ISSUANCE:
PLANNING APPLICATION #1 03.08.2024

| NO. | DESCRIPTION: | DATE: |
|---|---|---|
| 1 | COMMENT RESPONSE 1 | 07.25.2024 |

DRAWING CONTENT
TREE DISPOSITION PLAN

STAMP
LICENSED LANDSCAPE ARCHITECT
SMART VAN DORN
Lic. No. 2852
Expires
STATE OF CALIFORNIA

JOB NUMBER:
V2308

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

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