788 SAN ANTONIO ROAD - CITY OF PALO ALTO

Mixed-Use Multifamily Housing Project

PROJECT TEAM

APPLICANT:
GRUBB PROPERTIES
Megan Watson
mwatson@grubbproperties.com
405.973.5229

PROJECT CONSULTANT:
EXPLORE REAL ESTATE
Ted O'Hanlon
tedohanlon@gmail.com
415.317.5070

ARCHITECTURE:
KTGY GROUP INC.
Edward Kim
ekim@ktgy.com
510.463.2034

LANDSCAPE:
BORDER
Duane Border
duane@border-la.com
323.815.4564

CIVIL:
BKF ENGINEERS
Anh Tuan H. Nguyen
anguyen@bkf.com
408.467.9155

JOINT TRENCH:
TARRAR
Roberto Lastra
rlastra@tarrar.com
925.240.2595

MEP:
EMERALD CITY ENGINEERS
David Rufin
drufin@emeraldcityeng.com
425.741.1200

STRUCTURAL:
HOHBACH-LEWIN
Sam Shiotani
sshiotani@hohbach-lewin.com
650.617.5930

TRANSIT STRATEGY / PLANNING:
ACCESS PLANNING
Alexi Katsanis
alexi.katsanis@accessplanning.ca

GREEN BUILDING:
BRIGHT GREEN STRATEGIES
Patti Heath
patti@brightgreenstrategies.com
510.863.1109

ARBORIST:
KIELTY
David Beckham
650.532.4418

PROJECT DESCRIPTION

788 San Antonio Road envisions a redevelopment of the site with a new eight-story mixed-use building that includes two levels of parking with a total height of approximately 84 feet, 2 inches, measured to roof structure. The new building will include 167 residential units, comprised of 37 studios, 96 one-bedroom units, and 34 two-bedroom units. Of these, 25 units will be designated as affordable housing.

The project also includes approximately 1,545 square feet of ground-floor retail space fronting San Antonio Road, creating an active, pedestrian-oriented streetscape. Resident amenities will include a co-working lounge, pet spa, fitness room, and a rooftop clubroom and terrace. A total of 74 vehicle parking spaces and 167 bicycle parking spaces will be provided within the two parking levels.

This proposal builds upon the previously approved 2020 project, which entitled the site for 102 residential units in a smaller-scale mixed-use building. The 2025 plan refines and expands that concept to better align with current market needs, updated zoning standards, and city housing goals. The two existing commercial buildings totaling approximately 17,800 square feet will be demolished to accommodate the new development.

The purpose of the proposed changes is to create a more efficient, sustainable, and vibrant mixed-use community. The updated design enhances building articulation and massing, improves circulation and access, and integrates modern energy-efficient systems. The project replaces aging, low-intensity commercial structures with new housing and neighborhood-serving retail, contributing to Palo Alto's long-term vision for higher-density, transit-oriented development along the San Antonio corridor.

The project anchors the San Antonio Road and Leghorn Street intersection with distinct architecture and massing consistent with the City's Objective Design Standards. The design enhances the pedestrian experience through active frontages, façade modulation, material transitions, and transparency at a human scale. The proposed massing is reduced by placing the courtyard along San Antonio Road and recessing the top floor with a corner terrace. Datum lines, material and color changes, and articulated projections and recesses further define the building's character. An enhanced vehicular entry from Leghorn Street provides a clear and elevated arrival for residents and guests.

The architecture both distinguishes and complements neighboring developments through refined materials, warm natural tones, and cohesive detailing. Durable, high-quality finishes and consistent material treatment across the elevations create a timeless, unified aesthetic that strengthens the urban character of the San Antonio Corridor vision.

The landscape along San Antonio Road enhances the public realm through a porous and welcoming design that connects residents and the broader community to nature. Generous planting zones of native and climate-appropriate species frame flexible spaces, from the retail corner to the bike hub, and integrate a variety of seating opportunities. Public safety and visibility are prioritized with low planting to maintain clear sightlines throughout the site. A coordinated lighting strategy, including pathway, in-grade, and feature lights integrated with seating, ensures accessibility and comfort day and night.

The residential courtyard includes a plunge pool, cabanas, seating gardens, and a wellness terrace adjoining the fitness center. These outdoor spaces extend the living environment, offering residents and guests meaningful opportunities to engage with nature. Landscape materials complement the building's architecture and interiors while remaining water-efficient and low-maintenance. Pollinator-friendly plantings further support local biodiversity.

No public funds used for project; No public art proposed

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8 STORY RESIDENTIAL PODIUM (5-Stories Type III over 3-Stories Type I)

UNIT MIX

Residential					Unit Counts by Level							Total Unit Count	Project Totals			
Unit Type	BD	BA	Net Rentable Area	Private O.S.	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8		Total NRSF	Average Unit Size by Type	Total Units by Type	Unit Mix %
S1	0	1	414	76	0	5	5	5	5	5	5	30	12,420	414	37	22.2%
S2	0	1	414	0	7	0	0	0	0	0	0	7	2,898			
A1	1	1	498	69	0	2	2	2	2	2	2	12	5,976	427	96	57.5%
A1.1	1	1	547	69	0	1	1	1	1	1	1	6	3,282			
A2	1	1	588	77	0	6	6	6	6	6	6	36	21,168			
A2.1	1	1	611	80	0	2	2	2	2	2	2	12	7,332			
A4	1	1	541	69	0	1	1	1	1	1	1	6	3,246			
A5	1	1	595	69	0	1	1	1	1	1	1	6	3,570			
A6	1	1	588	69	0	1	1	1	1	1	1	6	3,528			
A7	1	1	539	69	0	1	1	1	1	1	1	6	3,234			
A8	1	1	591	76	0	1	1	1	1	1	1	6	3,546			
B1	2	2	999	75	0	1	1	1	1	1	1	6	5,994	1,133	34	20.4%
B2	2	2	1,063	75	0	1	1	1	1	1	1	6	6,378			
B3	2	2	1,233	95	0	1	2	2	2	2	1	10	12,330			
B4	2	2	1,009	79	0	1	1	1	1	1	1	6	6,054			
B5	2	2	1,339	126	0	1	1	1	1	1	0	5	6,695			
B6	2	2	1,066	0	1	0	0	0	0	0	0	1	1,066			
Total					8	26	27	27	27	27	25	167	108,717	651	167	100%

PROJECT DATA

Accessor Parcel No.	147-3-41 & 42
Site Address	788 San Antonio Road.
Jurisdiction	City of Palo Alto
Type of Construction	5 Levels Type IIIA, over 3 Levels Type IA
Zoning	El Camino Real Focus Area / Service Commercial (CS)
Occupancy	R-2, M, S-2, A
Proposed Setbacks:	
Front (San Antonio Road)	25'
Front (Leghorn St.)	25'
Rear	10'
Side	10'
Max Height Allowed Per PAMC 18.14.020 El Camino Real Focus Area	85'
Max Height Allowed Per CBC	85'
Proposed Building Height to roof sheathing	84'-2"
Site Area (SF)	43,414
Existing Lot Coverage	17833.04 SF (41.1%)
Proposed Lot Coverage	28882 SF (67%)
Existing Floor Area (SF)	17,833.04
Max FAR Allowed Per PAMC 18.14.020 El Camino Real Focus Area	4
Residenital Proposed Floor Area (SF)	151,437
Proposed Residential FAR	3.49
Proposed Residential Density (du/ac)	167.56

REQUIRED VEHICLE PARKING

PER PAMC 18.14.020 : El Camino Real Focus Area	
TOTAL PARKING SPACES REQUIRED (1 PER UNIT)	167

PROVIDED VEHICLE PARKING SUMMARY

	STANDARD SPACES	*TANDEM SPACES (REAR STALL)	ENHANCED ENTRY ZONE SPACES	TOTAL PARKING SPACES	PARKING RATIO (SP./DU)
Level 1	26	5	4	35	
Level 2	32	7	0	39	
TOTAL PARKING SPACES PROVIDED	*58*	*12*	*4*	**74**	***0.44***

***18.52.040 Off-Street Parking**
Tandem parking allowed for any unit requiring two spaces (one tandem space per unit, associated directly with another parking space for the same unit, up to a maximum of 25% of total required spaces.

ACCESSIBLE PARKING

PAMC 18.54.030	TOTAL NUMBER OF SPACES PROVIDED	ACCESSIBLE SPACES REQUIRED	ACCESSIBLE SPACES PROVIDED
TOTAL SPACES	74	3	3

RETAIL PARKING SUMMARY

*PER PAMC 18.52.040 : Minumum Off-Street Parking Requirements	
TOTAL RETAIL REQUIRED	0
TOTAL RETAIL PARKING PROVIDED	0

*Per PAMC 18.52.040 : Minumum Off-Street Parking Requirements
4. For residential mixed-use developments in the CD-C zone, CC(2) zone, on CN and CS zoned sites abutting El Camino Real, and on CS zoned sites abutting San Antonio Road between Middlefield Road and East Charleston Road, the first 1,500 square feet of ground-floor retail uses shall not be counted toward the vehicle parking requirement

BIKE PARKING SUMMARY

PER PAMC 18.52.040 : Minumum Off-Street Parking Requirements	
TOTAL BIKE PARKING REQUIRED (1 PER UNIT)	167
TOTAL BIKE PARKING PROVIDED	167

REQUIRED EV CHARGING

*PER PAMC 16.14.160 SECTION A4.106.8: Electric Vehicle (EV) charging for new construction	
TOTAL EV PARKING SPACES REQUIRED (1 PER UNIT)	167

*** A4.106.8.2 New multi-family dwellings**
The following standards apply to newly constructed residences in a multi-family residential structure.
(a) Resident parking. The property owner shall provide at least one (1) Level 2 electrical vehicle supply equipment (EVSE) or one (1) Level 2 EV Ready space for each residential unit in the structure (Low Power Level 2 EV Charging Receptacle is acceptable for 60% of the total EV parking spaces) .

PROVIDED EV CHARGING

*2025 CalGreen: Ch. 4 Residential Mandatory ** 2025 CalGreen: Appendix A4 Residential Voluntary Measures	***ASSIGNED PARKING (PER DWELLING)	UNASSIGNED PARKING	TOTAL EV PARKING PROVIDED
Low Power Level 2 EV Charging Receptacle	28	2	30
EVCS	30	2	32
TOTAL EV PARKING SPACES PROVIDED	*58*	*4*	*62*

***4.106.4.2.2 Residential Mandatory Measures: Multifamily dwellings**
1c. Multifamily parking facilities with assigned and unassigned parking: Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.

***4.106.4.2.2.1.1 Residential Mandatory Measures: Electric vehicle charging station (EVCS)**
3. One in every 25 EVCS spaces, but not less than one shall also have an 8-foot wide minimum aisle.

****A4.106.8.2.1 Appendix A4 Residential Voluntary Measures: Multifamly dwellings**
2b. multifamily parking facilities with unassigned parking. In addition to the low power Level 2 EV charging receptacle requirements of Section A4.106.8, 40% of the total number of parking spaces shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.

*****Low power Level 2 EV charging receptacle for tandem configuration assigned to one dwelling unit**

BELOW MARKET RATE SUMMARY

Existing Units	0
Total Proposed Unit in Project	167
BMR Required Units 15% per HIP	25

Unit Type	Number of units	Number of BMR units
Studio	37	6
1 Bedroom	96	14
2 Bedroom	34	5
Total	***167***	***25***

Refer to submitted **Affordable Housing Plan** document for detailed information regarding proposed affordable units.

OPEN SPACE SUMMARY

Required open space per El Camino Focus Area	100 SF per unit
Common O.S. Provided	**SF**
Courtyard	6,148
Roof Terrace	1,231
Private O.S. Provided	**SF**
Private Decks	12,288
Total Provided	**19,667**
Total O.S. per unit provided	**118**

PROGRAM SUMMARY

Program	SF
Lobby/Leasing	1,450
Co-work	1,900
Bike Storage	3,132
Retail	1,545
Pet Spa	195
Fitness	1,500
Roof Level - Clubroom	1,375
Total	**11,097**

Group	Type	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		C5.0								
	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		A6.0/L5.0								
	Mandatory	EV Charging for additions and alterations of parking facilities serving existing multifamily buildings [AA][MF	4.106.4.3		X	n/a								
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC 16.14.090 / 4.106.5	X										
	Tier 2 Mand.	Water Permeble Surface for 30%	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 16.14.160 / A4.106.8	X		A0.1								
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.160/ A4.106.8.1		X	n/a								
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.160/ A4.106.8.2	X		A0.1								
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3		X	n/a								
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9	X		A0.1/A0.10								
	Mandatory	Reinforcement for grab bars [*N*]	CBSC R327.1.1	X										
Electives (choose 4)	Elective	Site selection	A4.103.1	X		A0.4								
	Elective	Community connectivity	A4.103.2	X		WalkScore 83								
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1		X	n/a								
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1		X	n/a								
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2		X	n/a								
	Elective	Soil analysis	A4.106.2.1		X	n/a								
	Elective	Soil protection	A4.106.2.2		X	n/a								
	Elective	Landscape design	A4.106.3			L0.01								
	Elective	Vegetated roof	A4.106.6		X	n/a								
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X										
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10	X		L5.01								
	Elective	Innovative concepts and local environmental conditions	A4.108.1		X	n/a								
4.2 PAMC 16.17 Energy Reach Code														
Mandatory	Mandatory	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Single-family EDR1 of at least 8 (with exceptions), Low-rise MF source energy margin 9%, High-rise MF source energy margin 1%)	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6	X										
	Mandatory	Effective Date 10/4/2024: Electric-Readiness The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u) Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when the applicable system is included in the remodel.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6	X										
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										
	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: Submeters for multifamily and mixed use buildings *[MF]*	4.303.2	X										
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.3	X										
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X		L3.01								
	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)	PAMC 16.14.100/ Section 4.306	X										
Electives (choose 3)	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X										
	Elective	Alternate water sources for nonpotable applications	A4.303.2		X	n/a								
	Elective	Appliances	A4.303.3	X										
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4		X	n/a								
	Elective	Hot water recirculation systems	A4.303.5		X	n/a								
	Elective	Rainwater catchment systems	A4.304.1		X	n/a								
	Elective	Potable water elimination	A4.304.2		X	n/a								
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3	X										
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1		X	n/a								
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2		X	n/a								
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3		X	n/a								
	Elective	Innovative concepts and local environmental conditions	A4.306.1		X	n/a								
4.4 Material Conservation and Resource Efficiency														
Mandatory	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1	X										
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	X										
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rode	4.406.1	X										
	Tier 2 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards c	PAMC 16.14.250/ 4.408.1	X										
	Mandatory	Construction waste management plan in Green Halo	PAMC 16.14.250/Section A4.408.1	X										
	Mandatory	Waste management company	4.408.3	X										
	Mandatory	Documentation	4.408.5	X										
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X										
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2	X										
Electives (choose 4)	Elective	Efficient framing techniques - Lumber size	A4.404.1		X	n/a								
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2		X	n/a								
	Elective	Efficient framing techniques - Building systems	A4.404.3	X										
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4		X	n/a								
	Elective	Prefinished building materials	A4.405.1		X	n/a								
	Elective	Concrete floors	A4.405.2		X	n/a								
	Elective	Use of building materials from rapidly renewable sources	A4.405.4	X										
	Elective	Drainage around foundations	A4.407.1		X	n/a								
	Elective	Roof drainage	A4.407.2		X	n/a								
	Elective	Flashing details	A4.407.3		X	n/a								
	Elective	Material protection	A4.407.4	X										
	Elective	Door protection	A4.407.6		X	n/a								
	Elective	Roof overhangs	A4.407.7		X	n/a								
	Elective	Innovative concepts and local environmental conditions	A4.411.1		X	n/a								

Group	Type	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	PAMC 16.14.090/ 4.503.1	X										
	Mandatory	Covering of duct openings, protection of mechanical equipment during constructi	4.504.1	X										
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1	X										
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2	X										
	Mandatory	Aerosol paints and coatings	4.504.2.3	X										
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4	X										
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3	X										
	Mandatory	Carpet cushion	4.504.3.1	X										
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2	X										
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2	X										
	Mandatory	Composite wood products	4.504.5	X										
	Mandatory	Composite wood products: documentation	4.504.5.1	X										
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2	X										
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1	X										
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3	X										
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1	X										
		1. ENERGY STAR fans ducted to outside of building.		X										
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system		X										
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max		X										
	Mandatory	Heating and air conditioning system design	4.507.2	X										
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.390/5.506.4	X										
Electives (1)	Elective	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1		X	n/a								
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3		X	n/a								
	Elective	Construction filters *[HR]*	A4.506.2		X	n/a								
	Elective	Direct-vent appliances	A4.506.3	X										
	Elective	Innovative concepts and local environmental conditions.	A4.509.1		X	n/a								

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

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.

Patricia Ann Heath
Signature (Green Building Special Inspector)

Patti Heath
Print Name

patti@brightgreenstrategies.com
Phone or Email

Certified Energy Analyst Acknowledgement

The project will be verified by a
CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

The Certificate of Compliance shall be prepared and signed by a Certified Energy Analyst and the energy budget for the Proposed Design shall be no greater than the Standard Design Building.

I am a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10-103 of the Building Energy Efficiency Standards for Residential and Non-Residential Buildings.

Signature (Certified Energy Analyst)

Print Name

Phone or Email

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

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

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

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

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

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

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

Signature (Green Building Special Inspector)

Sign only after project is complete

CITY STAMPS ONLY

Project Address: 788 SAN ANTONIO ROAD, PALO ALTO, CA 94303

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2 *(Preliminary)*

CITY OF PALO ALTO

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

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

Version 10/24

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

GB-1
Mandatory +Tier 2

		5.1 Planning and Design	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification (Plan Check CORR/INITIAL; Rough GB Inspection IVR # 152 CORR/INITIAL; Final Inspection IVR # 153 Part 1 CORR/INITIAL, Part 2 CORR/INITIAL)
Mandatory	Mandatory	Reuse of existing building for projects ≥ 100,000 square feet [AA] (Project must choose one compliance pathway: 5.105.2, 5.409.2, or 5.409.3)	5.105.1		X	n/a	
	Mandatory	Stormwater pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1	X		C5.0	
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2		X	n/a	
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X		C5.0	
	Mandatory	Best management practices (BMP's)	5.106.1.2	X			
	Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4		X		
	Mandatory	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)	PAMC 18.54.060/ 5.106.4.1.1	X		A0.9	
	Mandatory	Long term bicycle parking	PAMC 18.54.060/ 5.106.4.1.2	X		A0.1/A0.10	
	Mandatory	Existing buildings or parking areas without previously installed EV capable infrastructure [AA]	5.106.5.4.1		X	n/a	
	Mandatory	Existing buildings or parking areas with previously installed EV capable infrastructure [AA]	5.106.5.4.2		X	n/a	
	Tier 2 Mand.	Designated parking - 50% of Parking Capacity	A5.106.5.1.2		X	n/a	
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) with 10-20 spaces shall provide 20% EV Capable or EVSE-Ready and 20% Level 2 EVSE Installed. (Buildings w/ more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE Installed)	PAMC 16.14.400/ A5.106.5.3	X		A0.1	See EVSE Checklist
	Mandatory	Electric vehicle (EV) charging: medium-duty and heavy-duty (grocery stores, retail, office buildings, manufacturing facilities, and	5.106.5.4		X	n/a	
	Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8	X			
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X		A6.0/L5.0	PW
	Mandatory	All-electric: Outdoor grills, outdoor stoves, outdoor barbecues	PAMC16.14.300/5.106.13	X			
	Tier 2 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & 16.14.080/ A5.106.11.2	X			
Electives (choose 3)	Electives	Community connectivity	A5.103.1	X		WalkScore 83	
	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2	X		A0.4	
	Electives	Reuse 75% of existing building primary structural elements and 30% of existing non-structural elements [AA]	A5.105.22		X	n/a	
	Electives	Existing building structure (75%)	A5.105.1.1		X	n/a	
	Electives	Existing non-structure elements (50%)	A5.105.1.2		X	n/a	
	Electives	Salvage	A5.105.1.3		X	n/a	
	Electives	Storm water design	A5.106.2		X	n/a	
	Electives	Low impact development (LID)	A5.106.3		X	n/a	
	Electives	Greyfield or infill site	A5.106.3.2		X	n/a	
	Electives	Changing rooms	A5.106.4.3		X	n/a	
	Electives	Parking capacity	A5.106.6	X		A0.10	
	Electives	Reduce parking capacity	A5.106.6.1	X		A0.10	
	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1		X	n/a	
	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2		X	n/a	
	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2		X	n/a	
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	A5.106.11	X			
	Electives	Shade Trees	A5.106.11.3		X		
	Electives	Bird Friendly design	A5.107	X			
5.2 PAMC 16.17 Energy Reach Code							
Mandatory	Mandatory	Effective Date 10/4/2024: Energy Performance Standards New buildings and substantial remodels must comply with the performance standards specified in PAMC 16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on occupancy type: Office/Mercantile 10%, Hotel/Motel 7%, Restaurants 12%, Industrial/ Manufacturing 0%, All other Nonresidential Occupancies 9%)	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24, Part 6	X			
	Mandatory	Effective Date 10/4/2024: Electric-Readiness Electric readiness requirements for systems using gas or propane apply to newly constructed buildings and substantial remodels.	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6	X			
5.3 Water Efficiency and Conservation							
Mandatory	Mandatory	Meters, separate submeters or metering devices installed as follows:	5.303.1	X			
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1		X	n/a	
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2		X	n/a	
	Tier 2 Mand.	Indoor Water Use Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3.2	X			
	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X			
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1		X	n/a, TBD by future tenant build-out	
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2		X	n/a, TBD by future tenant build-out	
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1		X	n/a, TBD by future tenant build-out	
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2		X	n/a, TBD by future tenant build-out	
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X			
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2		X	n/a, TBD by future tenant build-out	
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3			n/a, TBD by future tenant build-out	
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4			n/a, TBD by future tenant build-out	
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5			n/a, TBD by future tenant build-out	
	Mandatory	Commercial kitchen equipment	5.303.4			n/a, TBD by future tenant build-out	
	Mandatory	Food waste disposers	5.303.4.1			n/a, TBD by future tenant build-out	
	Mandatory	Indoor water use: Areas of addition or alteration [AA]	5.303.5		X	n/a, TBD by future tenant build-out	
	Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035		X	No Recycled Water Service	
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)	5.303.6	X			
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1	X		L3.10	
	Mandatory	Recycled water supply systems	PAMC 16.12.030	X		Recycled-Water Ready	
	Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2	X		L4.00	
	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306			n/a	
	Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307		X	n/a	
Electives (choose 3)	Electives	Indoor water use: 25% reduction	A5.303.2.3.3	X			
	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4		X	n/a, TBD by future tenant build-out	
	Electives	Appliances and fixtures for commercial application	A5.303.3	X			
	Electives	Nonwater supplied urinals	A5.303.4.1		X	n/a, TBD by future tenant build-out	
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6		X	n/a, TBD by future tenant build-out	
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7		X	n/a, TBD by future tenant build-out	
	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8	X		n/a, TBD by future tenant build-out	
	Electives	Nonpotable water systems	A5.305.1		X	n/a, TBD by future tenant build-out	
	Electives	Irrigation system: Recycled water	A5.305.2		X	n/a, TBD by future tenant build-out	
5.4 Material Conservation and Resource Efficiency							
Mandatory	Tier 2 Mand.	Recycled content: 15% of materials based on estimated total cost or use two products from Table A5.405.4 for at least 75% by cost	A5.405.4	X			
	Mandatory	Weather protection	5.407.1	X			See Foundation Inspection checklist.
	Mandatory	Moisture control: Sprinklers	5.407.2.1	X			
	Mandatory	Moisture control: Entries + Openings	5.407.2.2	X			
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X			
	Mandatory	Moisture control: Flashing	5.407.2.2.2	X			
	Mandatory	Construction waste management	5.408.1	X			
	Mandatory	Construction waste management plan	5.408.1.1	X			
	Mandatory	Waste management company	5.408.1.2	X			
	Mandatory	Waste stream reduction alternative	5.408.1.3		X	n/a	
	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X			
	Mandatory	Universal Waste [AA]	5.408.2			n/a	
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X			
	Mandatory	Whole building life cycle assessment	5.409.2				
	Mandatory	Product GWP compliance—prescriptive path	5.409.3				
	Tier 2 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000, less than $25,000 must meet state standards of 65%)	PAMC 16.14.430/ A5.408.3.1.1	X			See www.greenhalosystems.com
	Mandatory	Recycling by occupants (with exceptions)	5.410.1	X			
	Mandatory	Commissioning (≥ 10,000 SF) [N]	5.410.2		X	n/a	
	Mandatory	Commissioning plan [N]	5.410.2.3		X	n/a	
	Mandatory	Functional performance testing [N]	5.410.2.4		X	n/a	
	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)	PAMC 16.14.360 / 5.410.4.6				
	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.370 / 5.410.4.7		X	n/a	
	Mandatory	Performance Review (For sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8		X	n/a	
	Mandatory	Documentation and Training: Systems manual	5.410.2.5.1		X	n/a	
	Mandatory	Documentation and Training: Systems operations training [N]	5.410.2.5.2		X	n/a	
	Mandatory	Commissioning report [N]	5.410.2.6		X	n/a	
	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations [N] [AA]	5.410.4				
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2				
	Mandatory	Testing and adjusting: Procedures	5.410.4.3				
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1				
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4				
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5				
	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.380/ Sect 5.410.4.8		X	n/a	
	Mandatory	Inspection and reports (new buildings / additions and alterations < 10,000 SF) [AA] + [N]	5.410.4.5.1	X			

		5.4 Material Conservation and Resource Efficiency, continued	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification (Plan Check CORR/INITIAL; Rough GB Inspection IVR # 152 CORR/INITIAL; Final Inspection IVR # 153 Part 1 CORR/INITIAL, Part 2 CORR/INITIAL)
Electives (choose 3)	Electives	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1		X	n/a	
	Electives	Wood Framing: Framing specifications	A5.404.1.2		X	n/a	
	Electives	Regional materials	A5.405.1		X	n/a	
	Electives	Bio-based materials: Certified wood components—sustainability standards	A5.405.2.1		X	n/a	
	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2	X			
	Electives	Reused materials	A5.405.3		X	n/a	
	Electives	Alternate method for concrete	A5.405.4.5		X	n/a	
	Electives	Cement and concrete: Cement	A5.405.5.1		X	n/a	
	Electives	Cement and concrete: Concrete	A5.405.5.2	X			
	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1		X	n/a	
	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2		X	n/a	
	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1		X	n/a	
	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2				
	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3				
	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4				
	Electives	Choice of materials: Service life	A5.406.1.1		X	n/a	
	Electives	Choice of materials: Reduced maintenance	A5.406.1.2	X			
	Electives	Choice of materials: Recyclability	A5.406.1.3		X	n/a	
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1		X	n/a	
	Electives	Whole building life cycle assessment	A5.409.2		X	n/a	
	Electives	Materials and system assemblies	A5.409.3		X	n/a	
	Electives	Whole building life cycle assessment of additional impacts.	A5.409.4		X	n/a	
5.5 Environmental Quality							
Mandatory	Mandatory	Fireplaces	5.503.1		X	n/a	
	Mandatory	Temporary ventilation (MERV 8)	5.504.1		X	n/a	
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X			
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for	5.504.4.1	X			
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X			
	Mandatory	Aerosol paints and coatings	5.504.4.3.1	X			
	Mandatory	Verification, for paints and coatings	5.504.4.3.2	X			
	Mandatory	Carpet Systems	5.504.4.4	X			
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	X			
	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2	X			
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X			
	Mandatory	Composite wood products: Documentation	5.504.4.5.3	X			
	Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1				
	Tier 2 Mand.	Resilient flooring system - 100%	PAMC 16.16.070 & 16.14.080/	X			
	Tier 2 Mand.	Thermal Insulation: No added formaldehyde	PAMC 16.16.070 & 16.14.080/	X			
	Mandatory	Acoustical ceiling and wall panels	5.504.4.8			n/a	
	Mandatory	Filters: Labelling (MERV 13, with exceptions)	5.504.5.3	X			
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X			
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	X			
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	X			
	Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.390	X			
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X			
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1	X			
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1	X			
	Mandatory	Exterior noise transmission, performance method	5.507.4.2	X			
	Mandatory	Site features	5.507.4.2.1	X			
	Mandatory	Documentation of compliance	5.507.4.2.2	X			
	Mandatory	Interior sound transmission (with note)	5.507.4.3	X			
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X			
	Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1	X			
	Mandatory	Halons	5.508.1.2	X			
	Mandatory	Supermarket refrigerant leak reduction	5.508.2		X	n/a	
	Mandatory	Refrigerant piping	5.508.2.1		X	n/a	
	Mandatory	Refrigerant piping valves	5.508.2.2		X	n/a	
	Mandatory	Refrigerant piping access valves	5.508.2.2.2		X	n/a	
	Mandatory	Refrigerated service case	5.508.2.3		X	n/a	
	Mandatory	Refrigerant receivers	5.508.2.4		X	n/a	
	Mandatory	Pressure testing	5.508.2.5		X	n/a	
	Mandatory	Evacuation (after pressure testing)	5.508.2.6		X	n/a	
Electives (Choose 3)	Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation	A5.504.1.1		X	n/a	
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2			n/a, TBD by future tenant build-out	
	Electives	IAQ postconstruction	A5.504.2			n/a, TBD by future tenant build-out	
	Electives	IAQ testing	A5.504.2.1			n/a, TBD by future tenant build-out	
	Electives	Maximum levels of contaminants	A5.504.2.1.1			n/a, TBD by future tenant build-out	
	Electives	Test protocols	A5.504.2.1.2			n/a, TBD by future tenant build-out	
	Electives	Noncomplying building areas	A5.504.2.1.3			n/a, TBD by future tenant build-out	
	Electives	Acoustical ceiling and wall panels	A5.504.4.9			n/a, TBD by future tenant build-out	
	Electives	Hazardous particulates and chemical pollutants	A5.504.5			n/a, TBD by future tenant build-out	
	Electives	Entryway systems (to control pollutants)	A5.504.5.1			n/a, TBD by future tenant build-out	
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2			n/a, TBD by future tenant build-out	
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/A5.507.1.2			n/a, TBD by future tenant build-out	
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2			n/a, TBD by future tenant build-out	
	Electives	Daylight: Toplighting and sidelighting	A5.507.2			n/a, TBD by future tenant build-out	
	Electives	Views: Direct line of sign to outdoors: interior office spaces	A5.507.3.1	X			
	Electives	Views- Multi-occupant spaces	A5.507.3.2			n/a, TBD by future tenant build-out	
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3			n/a, TBD by future tenant build-out	
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4			n/a, TBD by future tenant build-out	
Required Additional Electives (Choose 3 additional Electives from any category)			**A5.601.3.1**				
Mand.	Tier 2 Mand.		A5.601.3.4	X			
	Tier 2 Mand.		A5.601.3.4	X			
	Tier 2 Mand.		A5.601.3.4	X			

Legend:

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

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

The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here __________.

For more information on energy benchmarking, please visit City of Palo Alto Utilities "Benchmarking Your Building" webpage here.

Special Inspector Acknowledgement

The project will be verified by a COMMERCIAL 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.

Patricia Ann Heath
Signature (Green Building Special Inspector)

Patti Heath
Print Name

patti@brightgreenstrategies.com
Phone or Email

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE 10/4/2024

The Certificate of Compliance shall be prepared and signed by a Certified Energy Analyst and the energy budget for the Proposed Design shall be no greater than the Standard Design Building.

I am a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10-103 of the Building Energy Efficiency Standards for Residential and Non-Residential Buildings.

Signature (Certified Energy Analyst)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

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

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

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

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

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

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

Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

CITY STAMPS ONLY

Project Address: 788 SAN ANTONIO ROAD, PALO ALTO, CA 94303

2022 NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2 *(Preliminary)*

CITY OF PALO ALTO

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

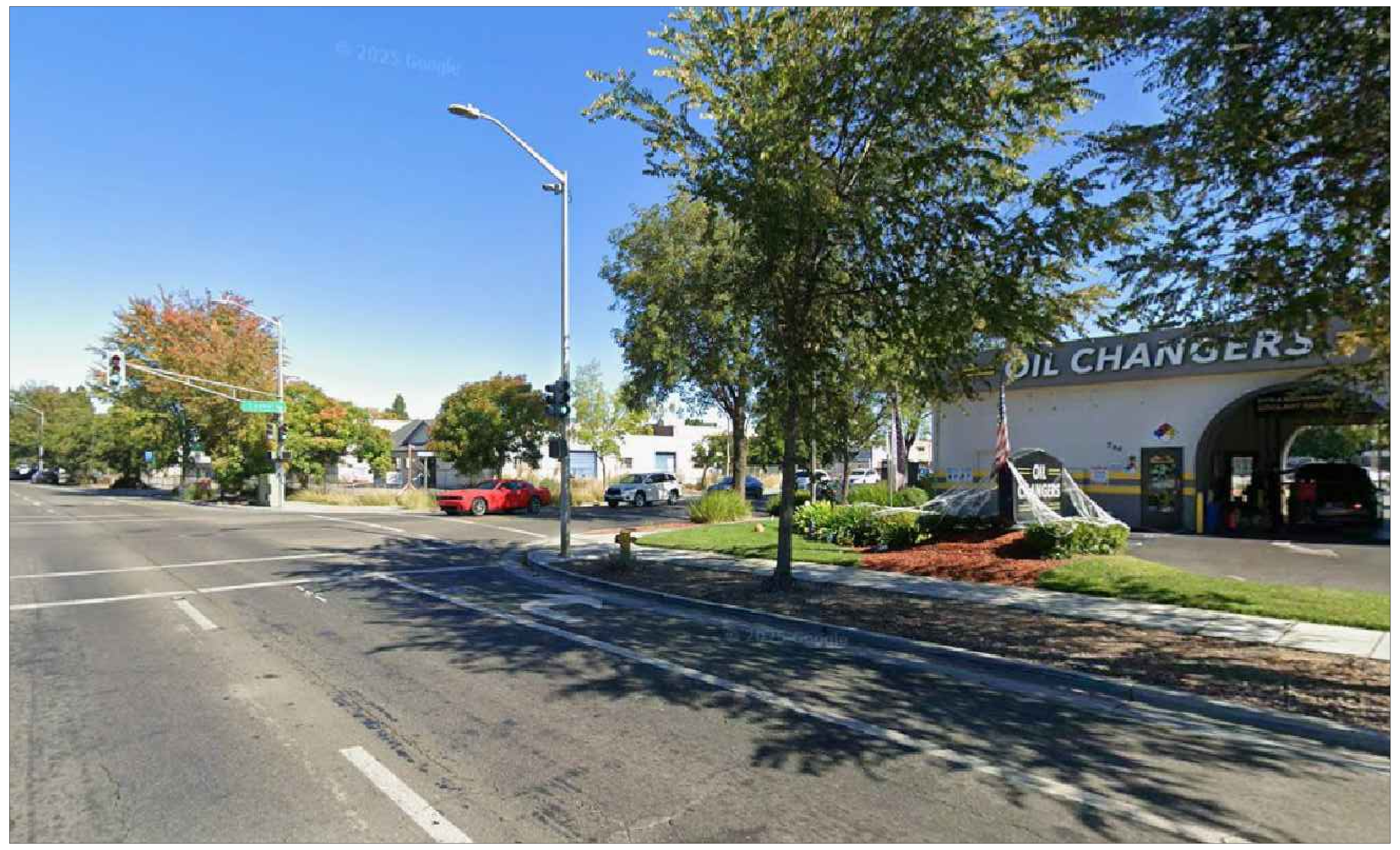
Version 10/24

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

Application: This plan sheet is for nonresidential new construction or additions of 1,000 SF or greater.

GB-1
MANDATORY
+TIER 2

VICINITY MAP



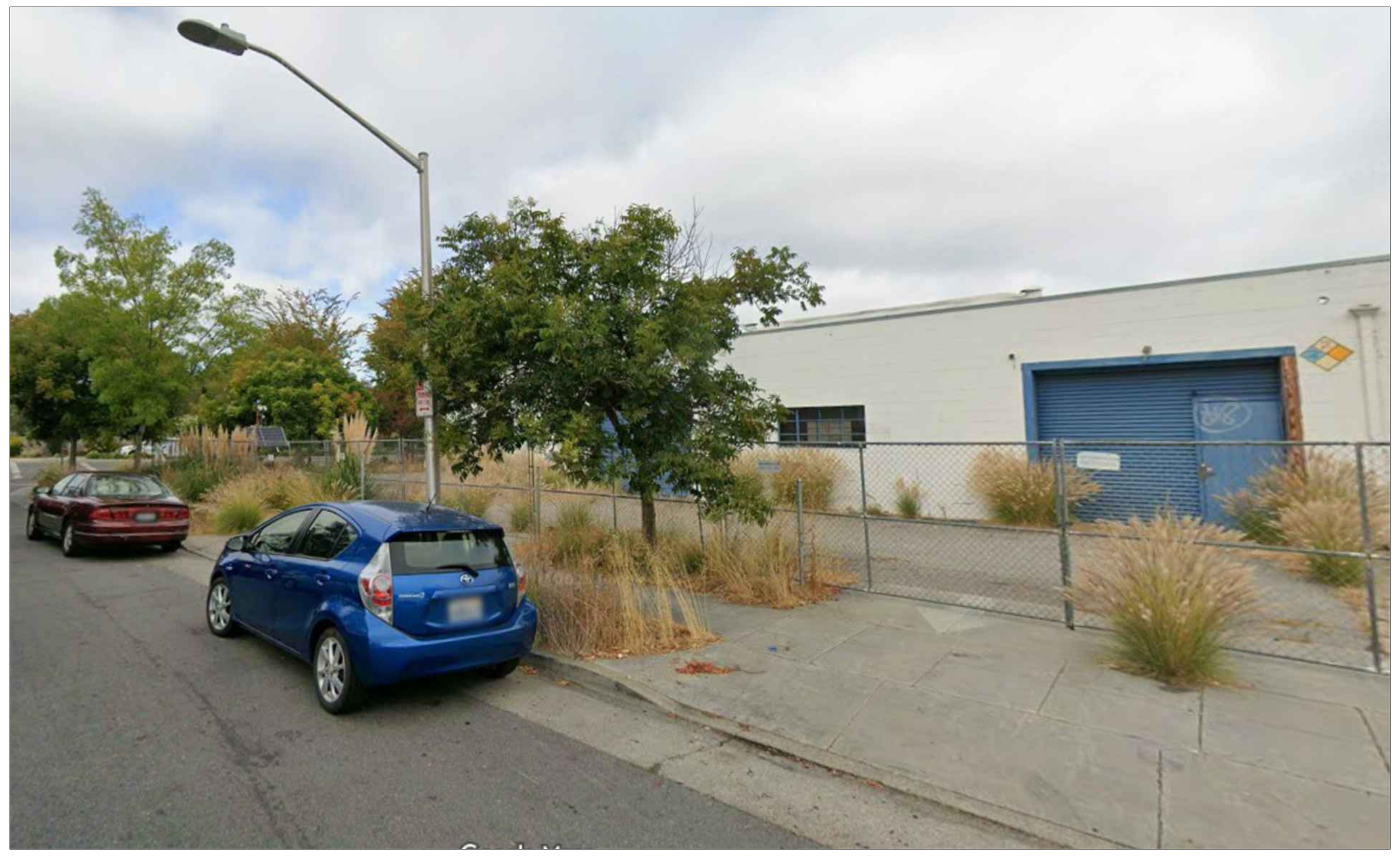
VIEW 1 - From San Antonio Road (October 2024)

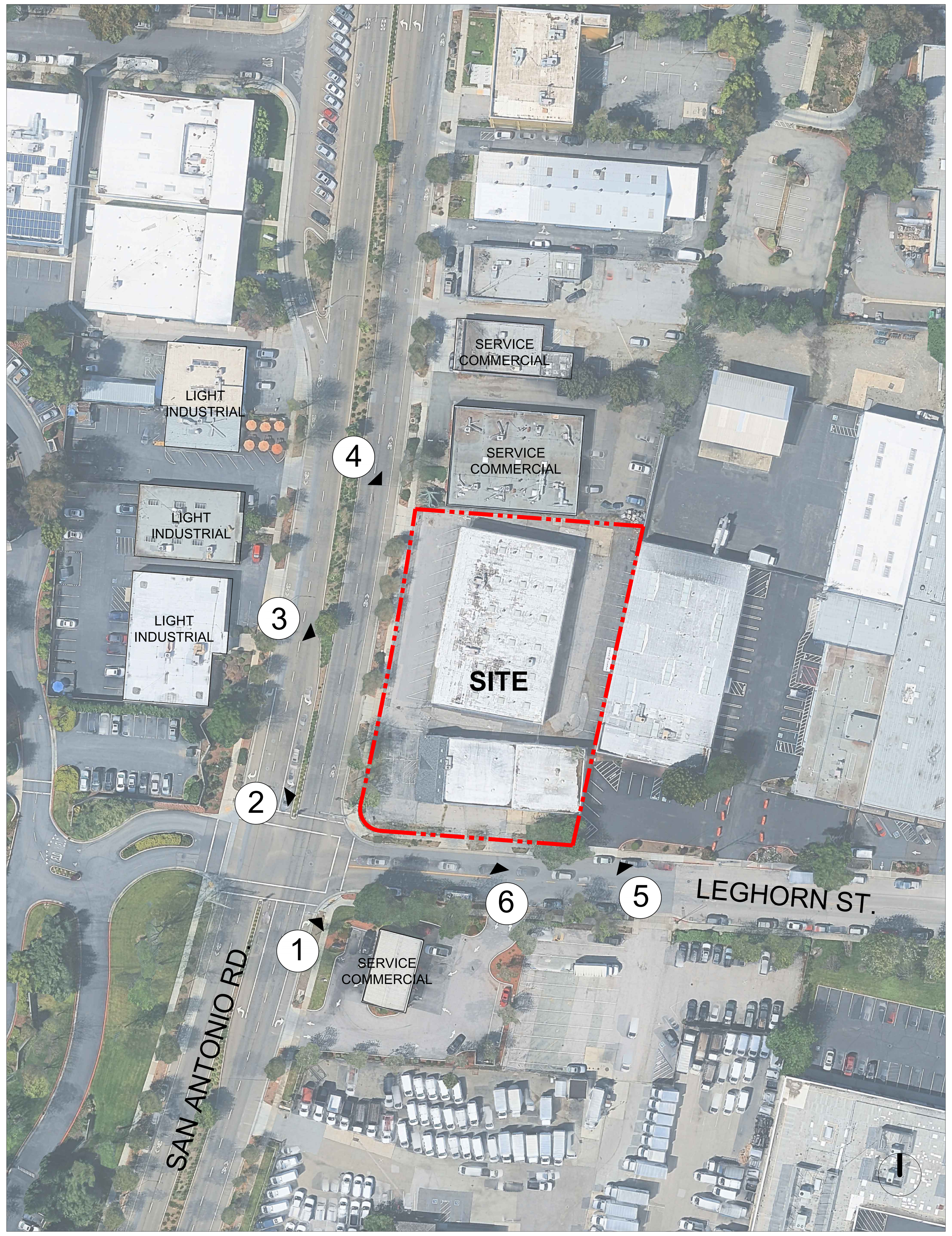

VIEW 2 - From San Antonio Road (October 2024)


VIEW 3 - From San Antonio Road (October 2024)


VIEW 4 - From San Antonio Road (October 2024)

VIEW 5 - From Leghorn Street (October 2024)

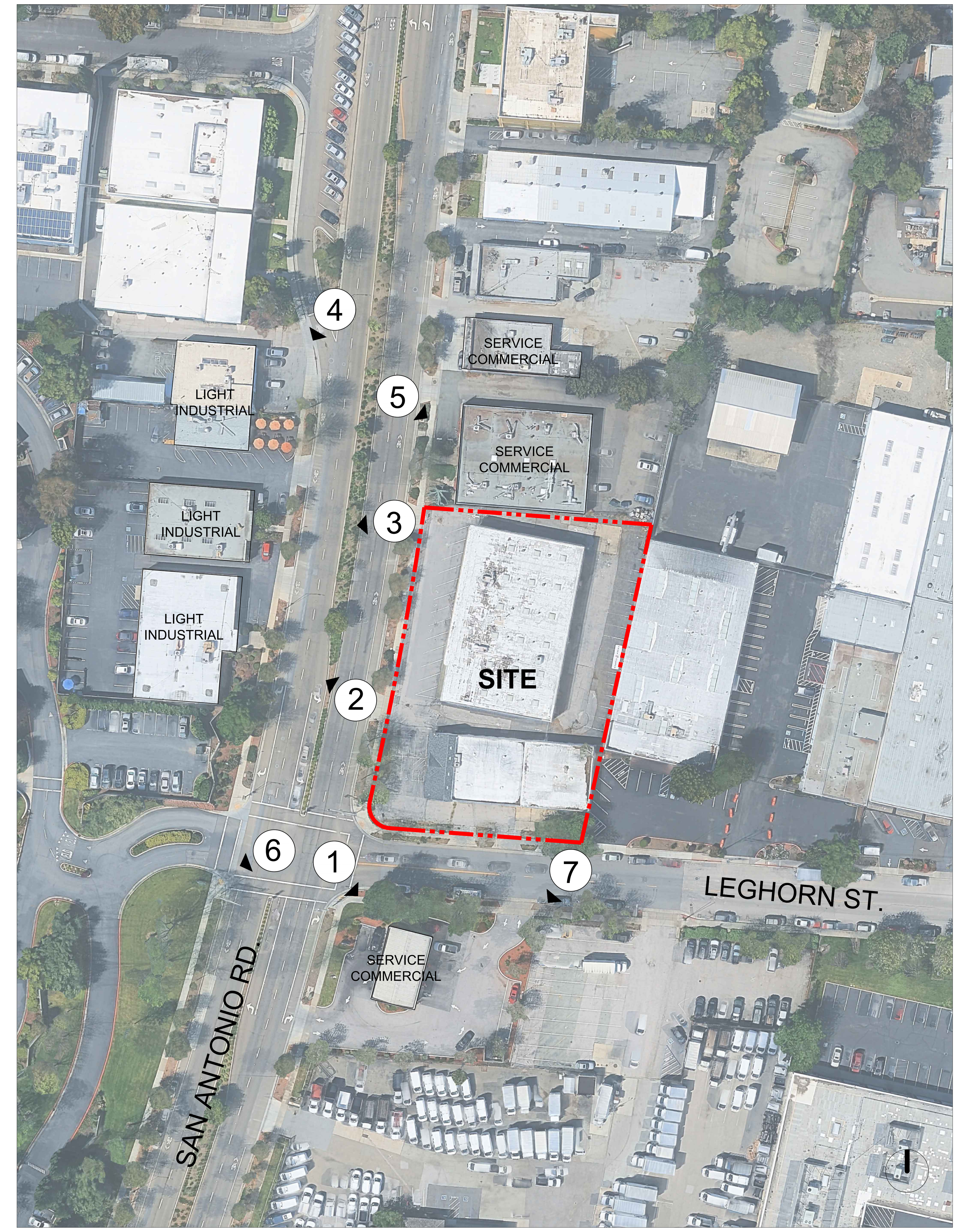

VIEW 6 - From Leghorn Street (October 2024)



EXISTING SITE AERIAL (April 17, 2024)

VIEW 1 - 780 San Antonio Road, Palo Alto (October 2024)

VIEW 4 - 801 San Antonio Road, Palo Alto (October 2024)



EXISTING SITE AERIAL (April 17, 2024)

VIEW 2 - 795 San Antonio Road, Palo Alto (October 2024)

VIEW 5 - 800 San Antonio Road, Palo Alto (October 2024)

VIEW 3 - 797 San Antonio Road, Palo Alto (October 2024)

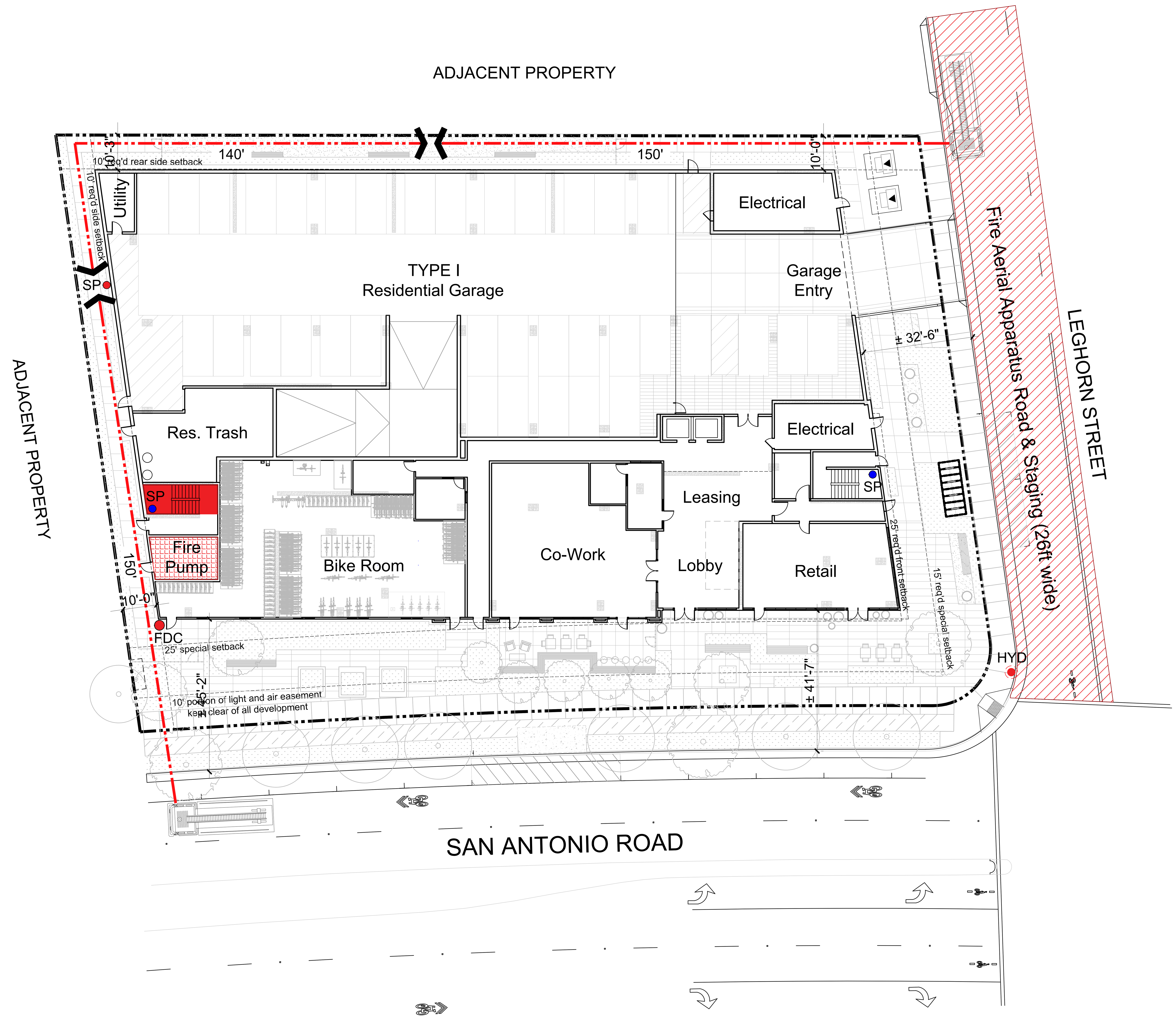
VIEW 6 - 777 San Antonio Road, Palo Alto (October 2024)

VIEW 7 - 762 San Antonio Road, Palo Alto. View from Leghorn Street (October 2024)

EXISTING SITE AERIAL NTS

EXISTING SITE AERIAL NTS

1. PROPOSED SITE ELEVATIONS



PROJECT SUMMARY

Proposed Use:	Multifamily Residential + Ground Floor Retail
Construction Type:	5 Stories of Type IIIA over 3 Stories of Type IA
Building Height:	Mid-Rise Buidling ± 84'-9" to top of roof shtg [1] ± 74'-9" to highest level of occupiable floor [2]
Fire Sprinkler:	NFPA 13

Notes:

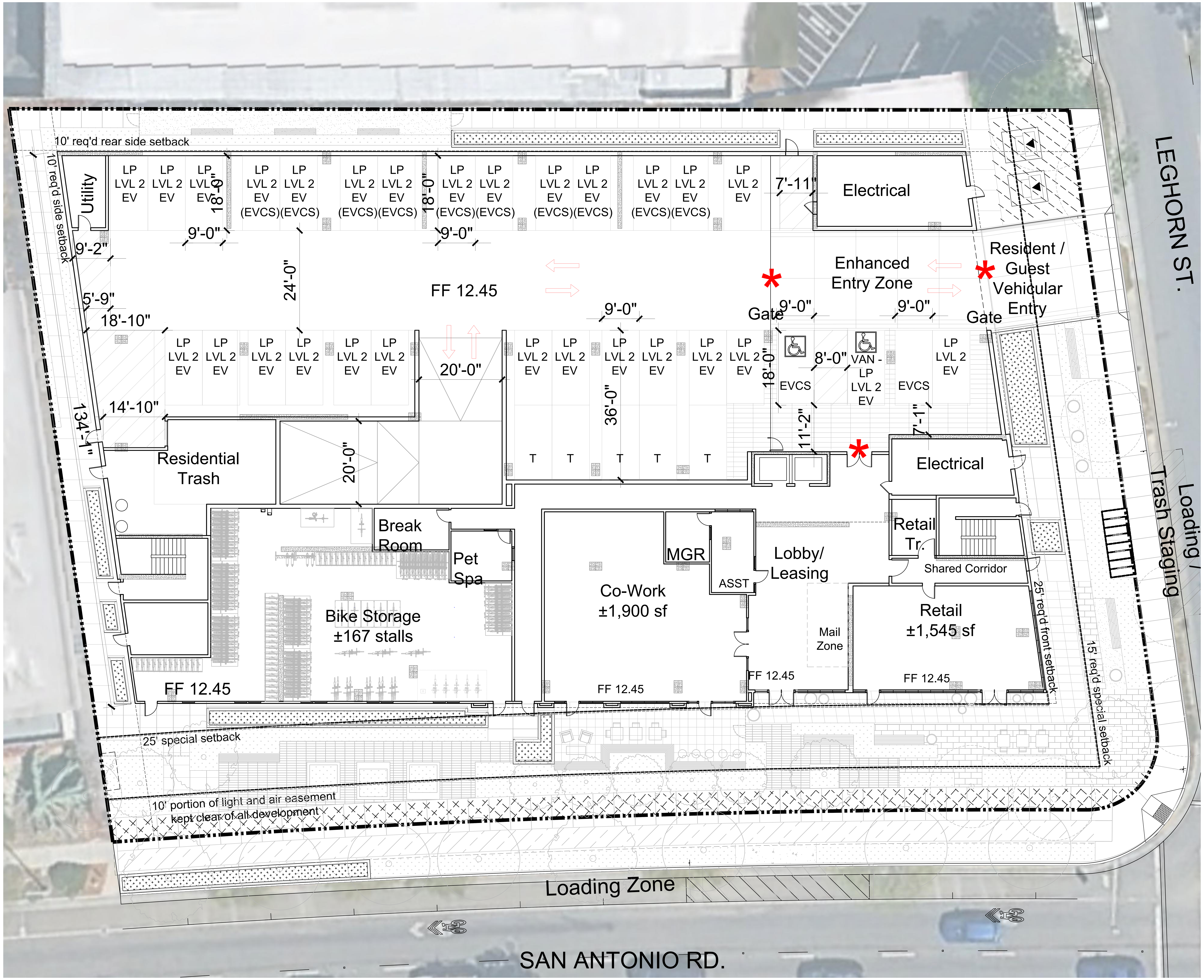
1. *Building height measured per CBC, from average grade on site.*
2. *Highest level of occupied floor measured from lowest level of fire department access.*

LEGEND

- Fire Aerial Apparatus Staging Area
- 150' hose reach and travel distance
- HYD — Fire hydrant (Existing)
- FDC — Fire Dept Connection (FDC)
- SP — Wet standpipe
- SP — Wet standpipe at stair
- 2-hr rated stair w/ roof access

CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- RESIDENT LOBBY/AMENITY
- RETAIL SPACE
- LONG TERM BIKE STORAGE
- SHORT TERM BIKE STORAGE
- BUILDING ENTRY
- PRIVATE GATE



REQUIRED VEHICLE PARKING	
PER PAMC 18.14.020 : El Camino Real Focus Area	
TOTAL PARKING SPACES REQUIRED (1 PER UNIT)	167

PROVIDED VEHICLE PARKING SUMMARY	STANDARD SPACES	*TANDEM SPACES (REAR STALL)	ENHANCED ENTRY ZONE SPACES	TOTAL PARKING SPACES	PARKING RATIO (SP./DU)
Level 1	26	5	4	35	
Level 2	32	7	0	39	
TOTAL PARKING SPACES PROVIDED	*58*	*12*	*4*	**74**	***0.44***

***18.52.040 Off-Street Parking**
Tandem parking allowed for any unit requiring two spaces (one tandem space per unit, associated directly with another parking space for the same unit, up to a maximum of 25% of total required spaces.

ACCESSIBLE PARKING			
PAMC 18.54.030	TOTAL NUMBER OF SPACES PROVIDED	ACCESSIBLE SPACES REQUIRED	ACCESSIBLE SPACES PROVIDED
TOTAL SPACES	74	3	3

REQUIRED EV CHARGING	
*PER PAMC 16.14.160 SECTION A4.106.8: Electric Vehicle (EV) charging for new construction	
TOTAL EV PARKING SPACES REQUIRED (1 PER UNIT)	167

*** A4.106.8.2 New multi-family dwellings**
The following standards apply to newly constructed residences in a multi-family residential structure.
(a) Resident parking. The property owner shall provide at least one (1) Level 2 electrical vehicle supply equipment (EVSE) or one (1) Level 2 EV Ready space for each residential unit in the structure (Low Power Level 2 EV Charging Receptacle is acceptable for 60% of the total EV parking spaces) .

PROVIDED EV CHARGING *2025 CalGreen: Ch. 4 Residential Mandatory ** 2025 CalGreen: Appendix A4 Residential Voluntary Measures	***ASSIGNED PARKING (PER DWELLING)	UNASSIGNED PARKING	TOTAL EV PARKING PROVIDED
Low Power Level 2 EV Charging Receptacle	28	2	30
EVCS	30	2	32
TOTAL EV PARKING SPACES PROVIDED	*58*	*4*	*62*

***4.106.4.2.2 Residential Mandatory Measures: Multifamily dwellings**
1c. Multifamily parking facilities with assigned and unassigned parking: Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.

***4.106.4.2.2.1.1 Residential Mandatory Measures: Electric vehicle charging station (EVCS)**
3. One in every 25 EVCS spaces, but not less than one shall also have an 8-foot wide minimum aisle.

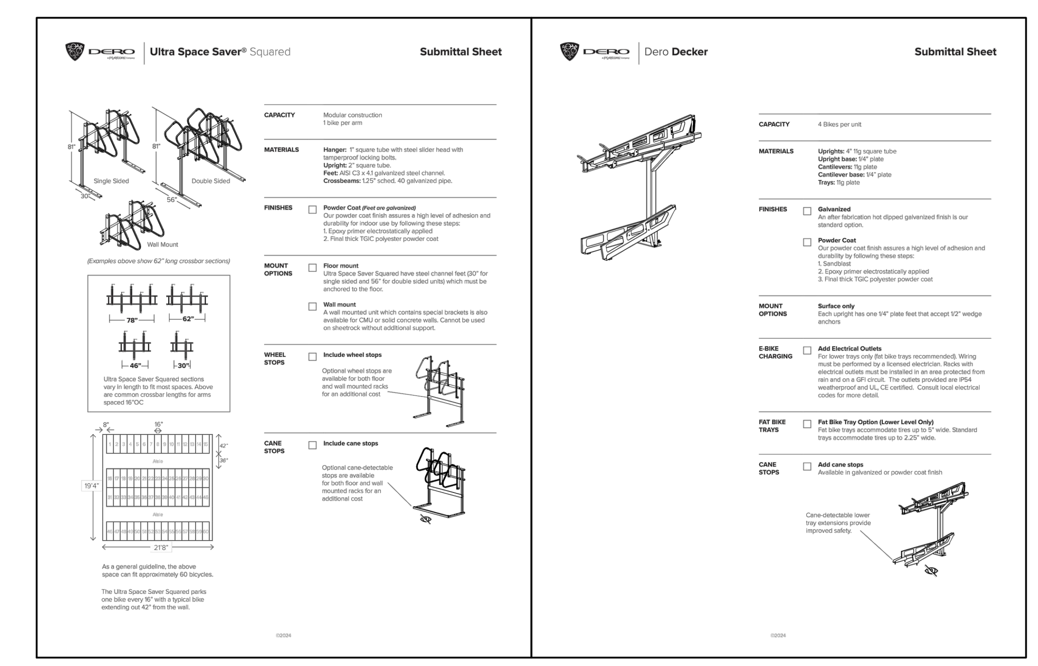
****A4.106.8.2.1 Appendix A4 Residential Voluntary Measures: Multifamly dwellings**
2b. multifamily parking facilities with unassigned parking. In addition to the low power Level 2 EV charging receptacle requirements of Section A4.106.8, 40% of the total number of parking spaces shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.

*****Low power Level 2 EV charging receptacle for tandem configuration assigned to one dwelling unit**

RETAIL PARKING SUMMARY	
*PER PAMC 18.52.040 : Minumum Off-Street Parking Requirements	
TOTAL RETAIL REQUIRED	0
TOTAL RETAIL PARKING PROVIDED	0

*Per PAMC 18.52.040 : Minumum Off-Street Parking Requirements
4. For residential mixed-use developments in the CD-C zone, CC(2) zone, on CN and CS zoned sites abutting El Camino Real, and on CS zoned sites abutting San Antonio Road between Middlefield Road and East Charleston Road, the first 1,500 square feet of ground-floor retail uses shall not be counted toward the vehicle parking requirement

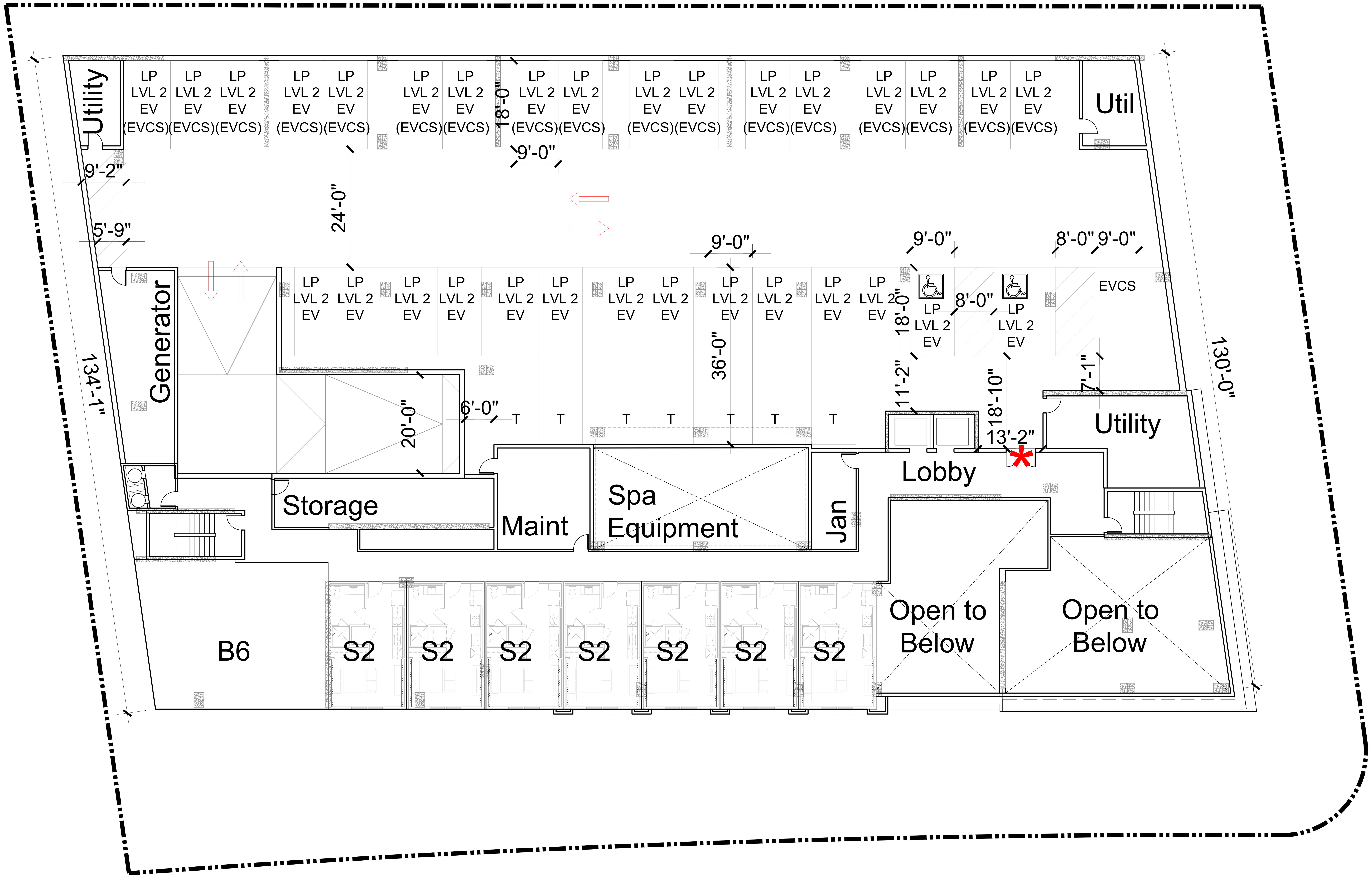
1. BICYCLE RACK CUT SHEETS



2. CIRCULATION LEGEND

* MAIN POINTS OF ENTRY / EXIT

TRAFFIC FLOW



REQUIRED VEHICLE PARKING	
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1. CIRCULATION LEGEND

* MAIN POINTS OF ENTRY / EXIT

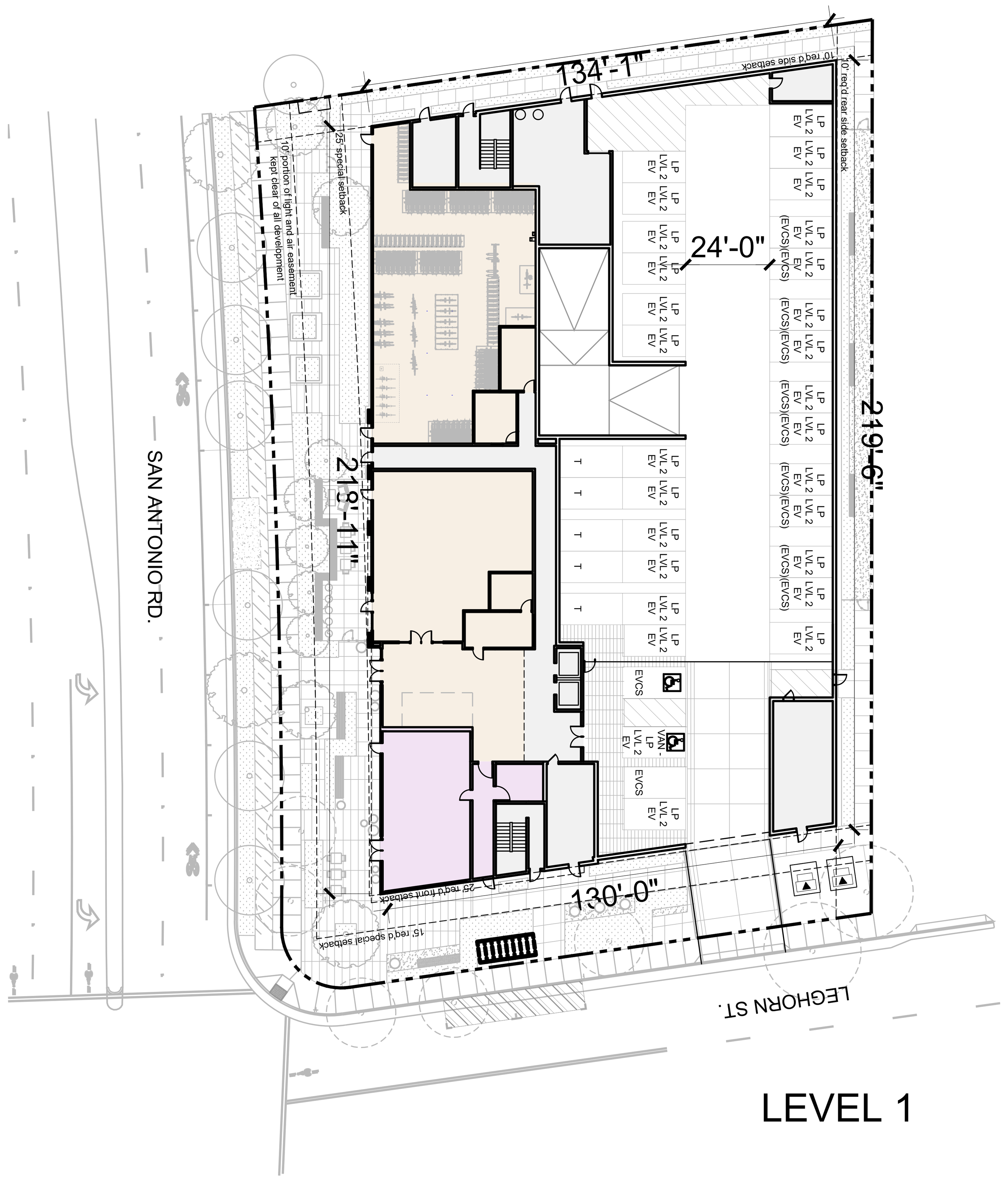
TRAFFIC FLOW

LOT COVERAGE REQUIREMENT	
*Per 18.14.020: El Camino Focus Area : Maximum Lot Coverage = 80%	
Lot Coverage	28,882
Lot Area	43,414
Total Lot Coverage Percentage	**67%**
*Lot Coverage compliant with open space requirements per PAMC 18.14.020: Table 3	

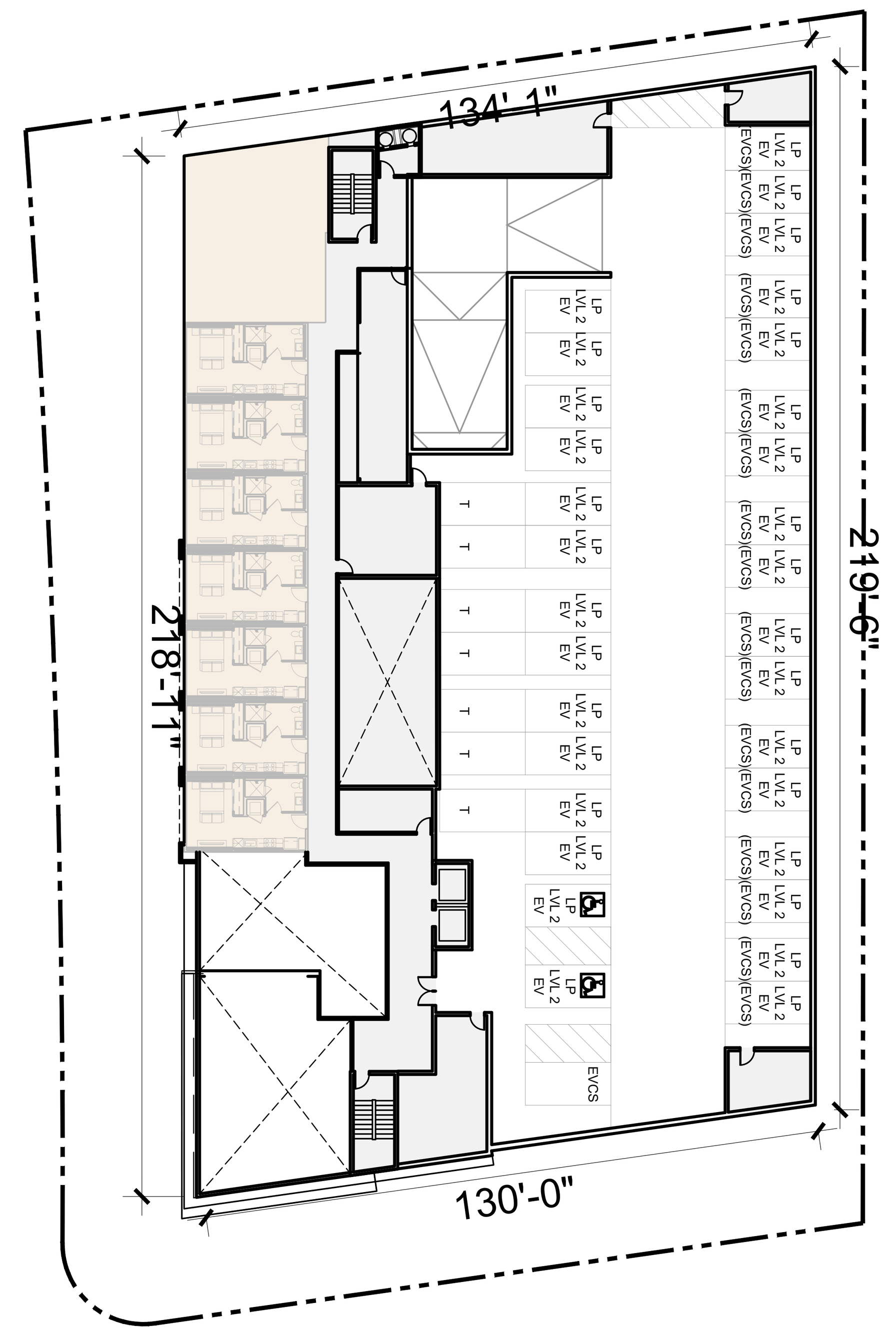
*FLOOR AREA CALCULATIONS (GROSS FLOOR AREA)	Residential (units + common areas)	Circulation/Trash /Util.	Total Area per level (SF)
Level 1	7,092	4,532	11,624
Level 2	4,015	6,066	10,081
Level 3	18,587	3,379	21,966
Level 4	18,442	3,379	21,821
Level 5	18,442	3,379	21,821
Level 6	18,442	3,379	21,821
Level 7	18,442	3,379	21,821
Level 8	17,042	3,440	20,482
***Total SF**	**120,504**	**30,933**	**151,437**
Floor Area Ratio			**3.49**

AREAS EXCLUDED IN FLOOR AREA RATIO	Parking	Retail	Open Balconies	Total Area per level (SF)
Level 1	15,689	1,569	0	17,258
Level 2	16,283	0	0	16,283
Levels 3-8	0	0	13,772	13,772
Total SF				47,313

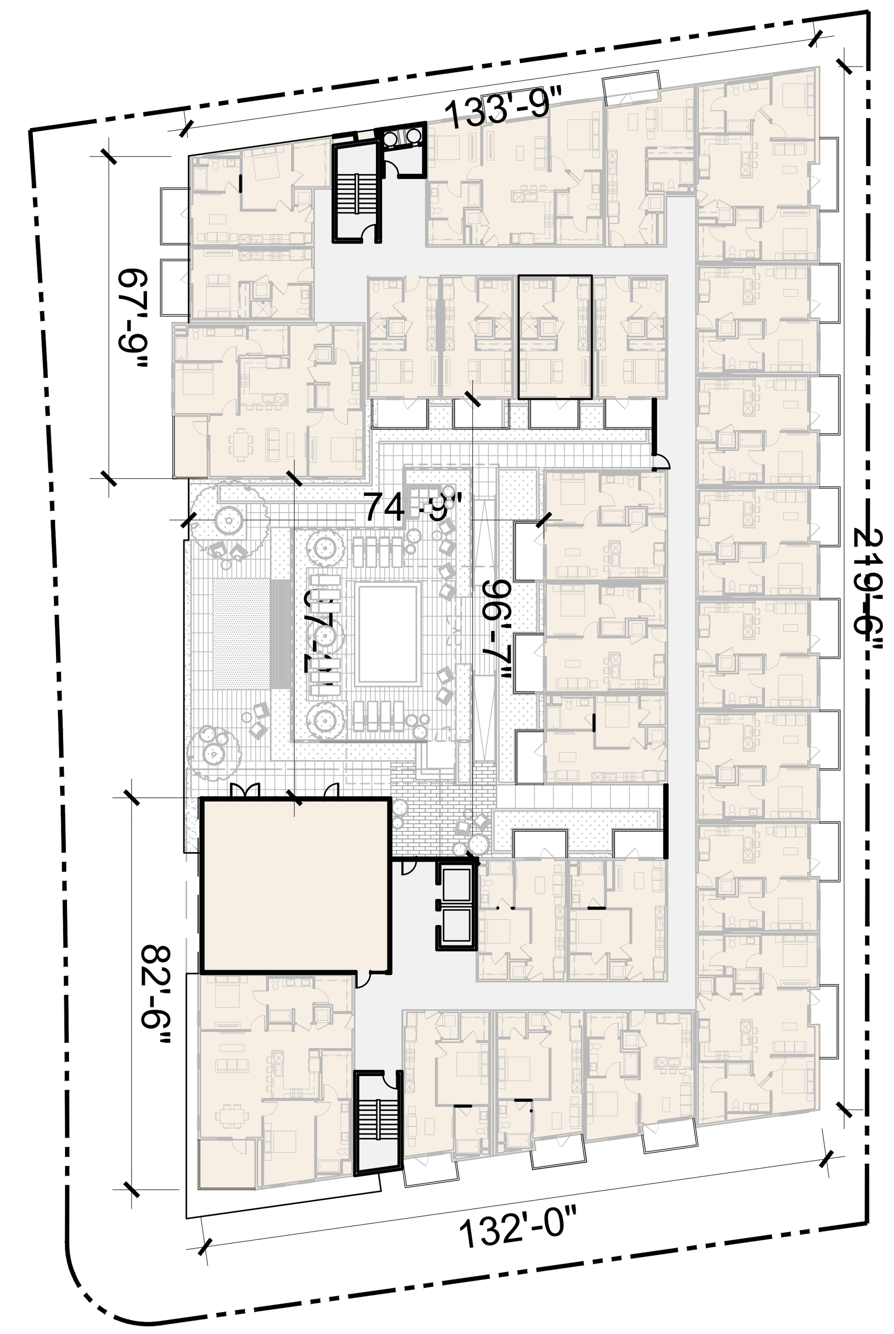
*PAMC 18.04.030: Definitions
Per Definition of Floor Area Ratio
Per Definition of Gross Floor Area



LEVEL 1



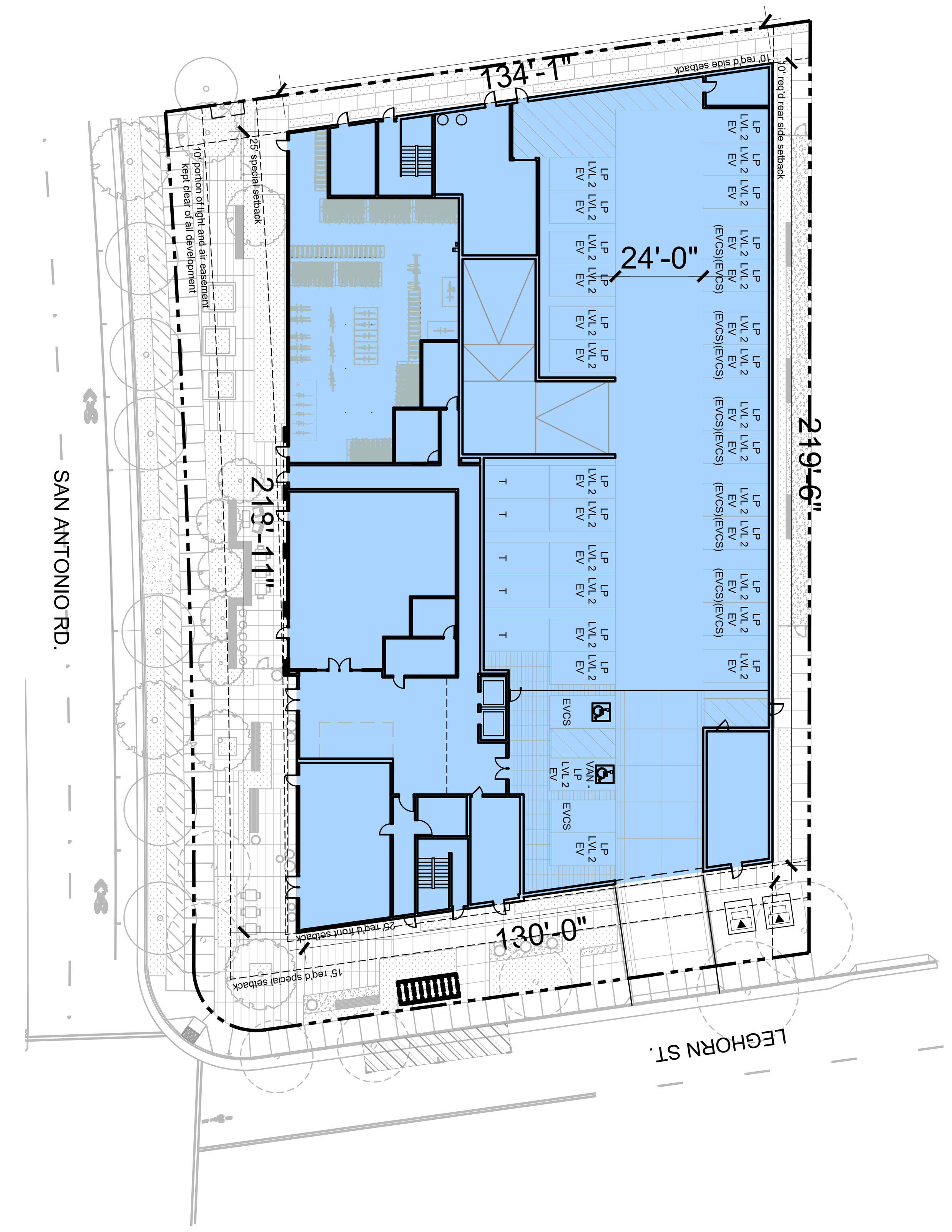
LEVEL 2



LEVEL 3

LEVEL 4-7

LEVEL 8



GROSS FLOOR AREAS

RESIDENTIAL

CIRCULATION/TRASH/ UTILITIES

AREAS EXCLUDED FROM FAR

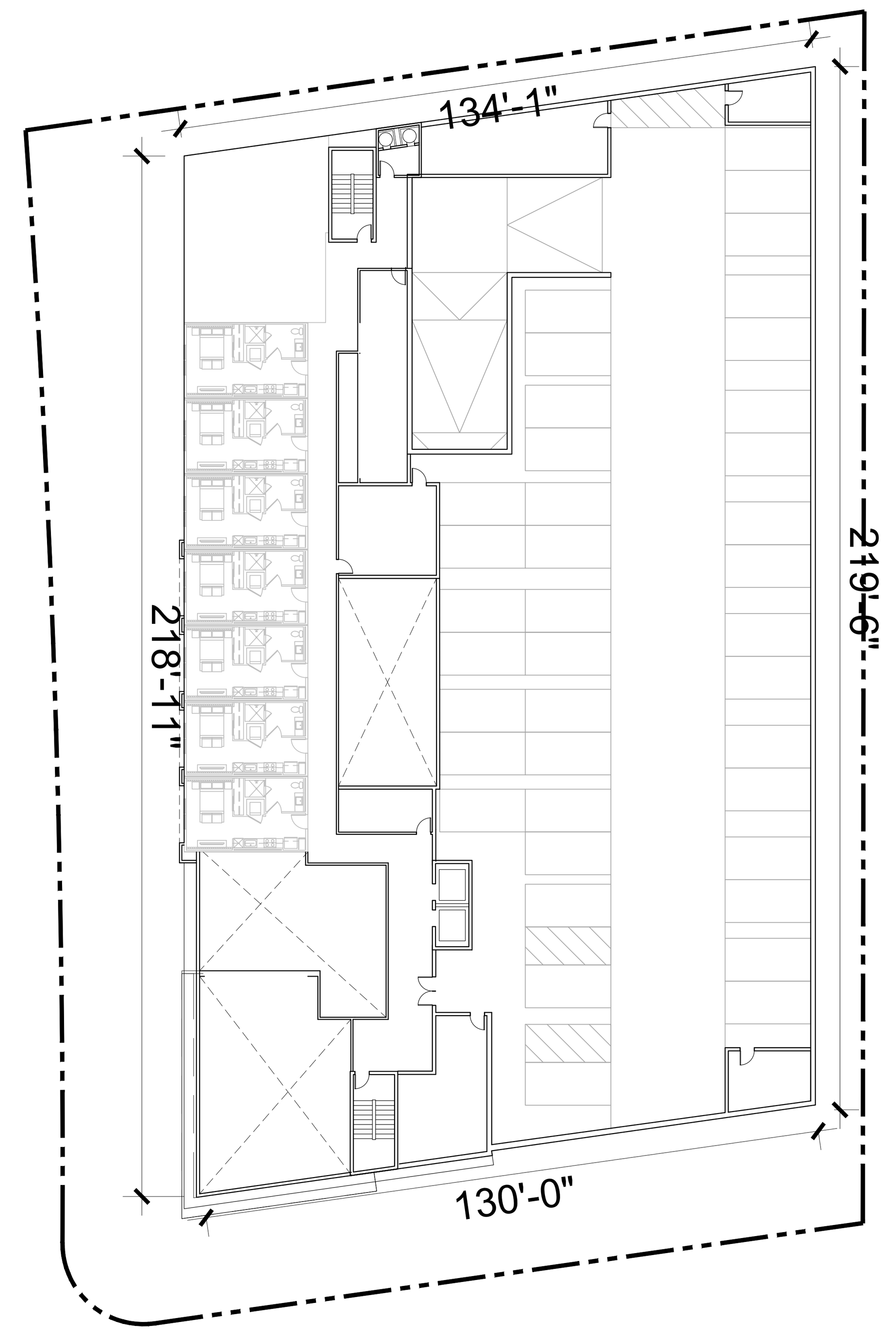
RETAIL

PARKING / OPEN BALCONIES

LOT COVERAGE LEGEND

LOT COVERAGE

LEVEL 1



LEVEL 2

LEVEL 3

REQUIRED USABLE OPEN SPACE CALCULATIONS			
*Per 18.14.020: El Camino Focus Area Minimum Usable Open Space = 167 DU x 100 SF per unit = 16,700			
Common O.S. Area Provided	Courtyard	**Roof Terrace	Total Area (SF)
Level 3	6,148	0	6,148
Level 8	0	1,231	1,231
Total Common O.S. Area Provided			7,379

Private O.S. Area Provided	Private Deck Area (SF)
Level 1	0
Level 2	0
Level 3	2,005
Level 4	2,101
Level 5	2,101
Level 6	2,101
Level 7	2,101
Level 8	1,879
Total Private O.S. Area Provided	12,288

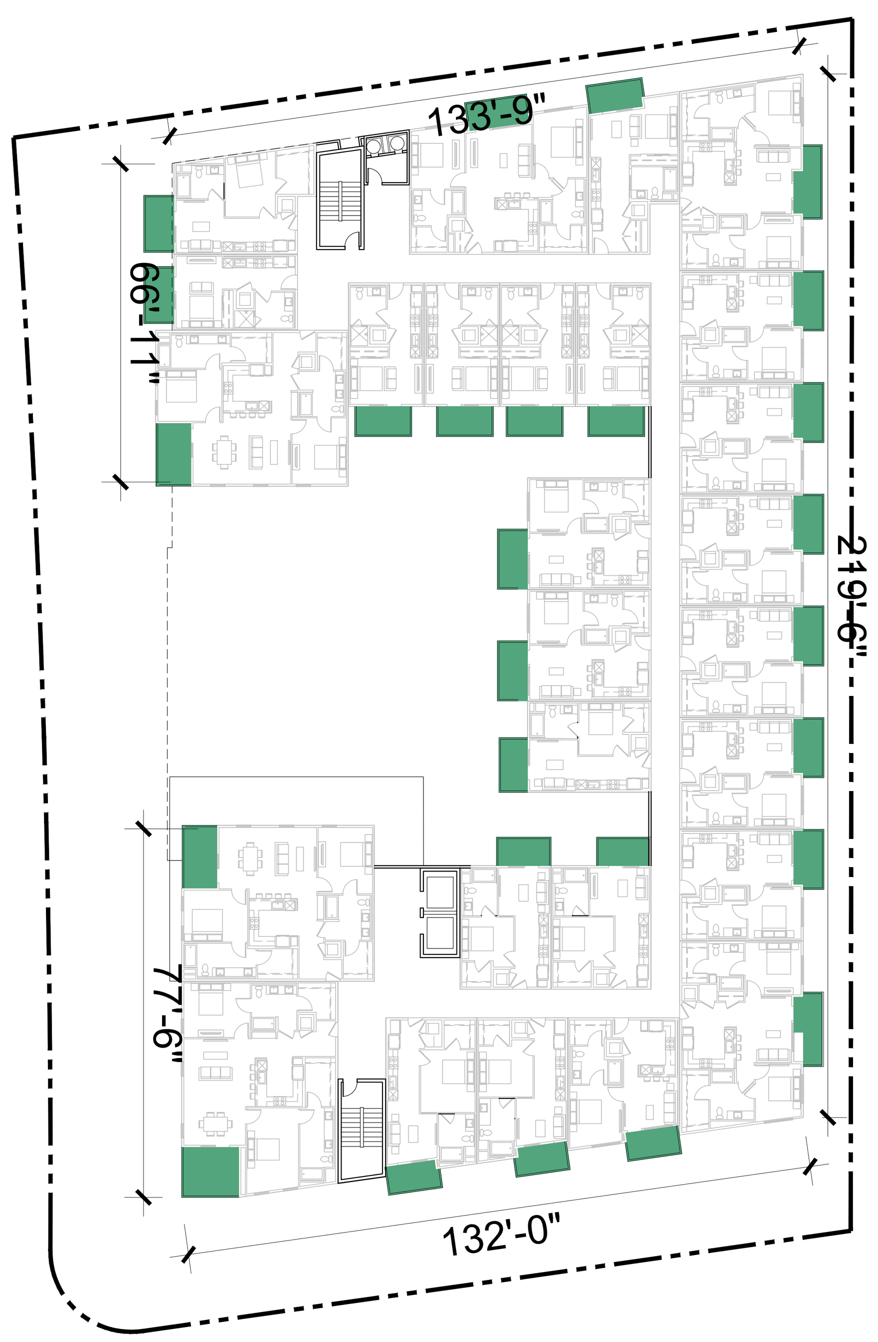
Total O.S. Area Provided	19,667
Total O.S. Area Per Unit Provided	118

*Usable Space compliant with open space requirements per PAMC 18.14.020: Table 3
**Roof garden designed per PAMC 18.40.230

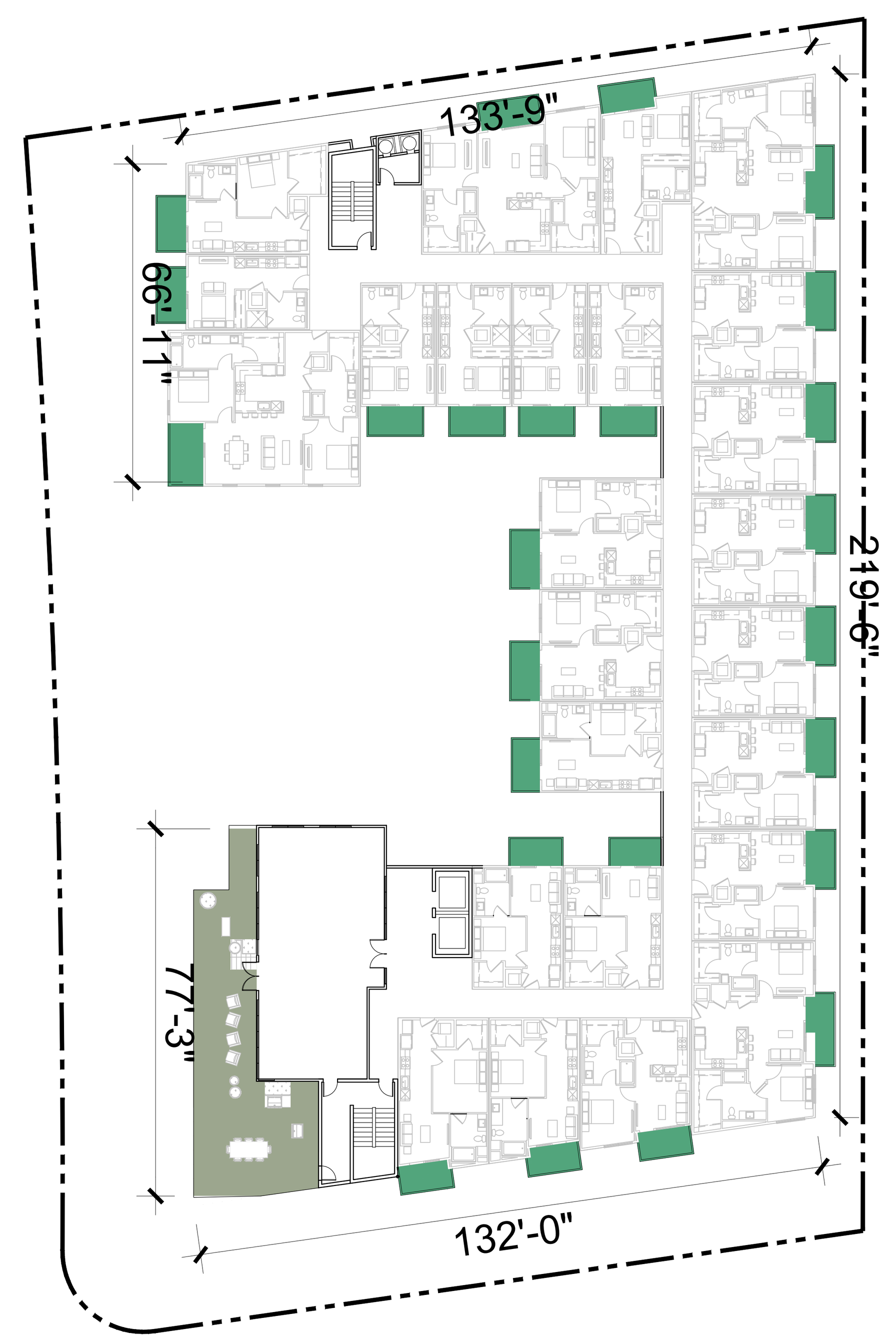
OPEN SPACE LEGEND

PRIVATE OPEN SPACE

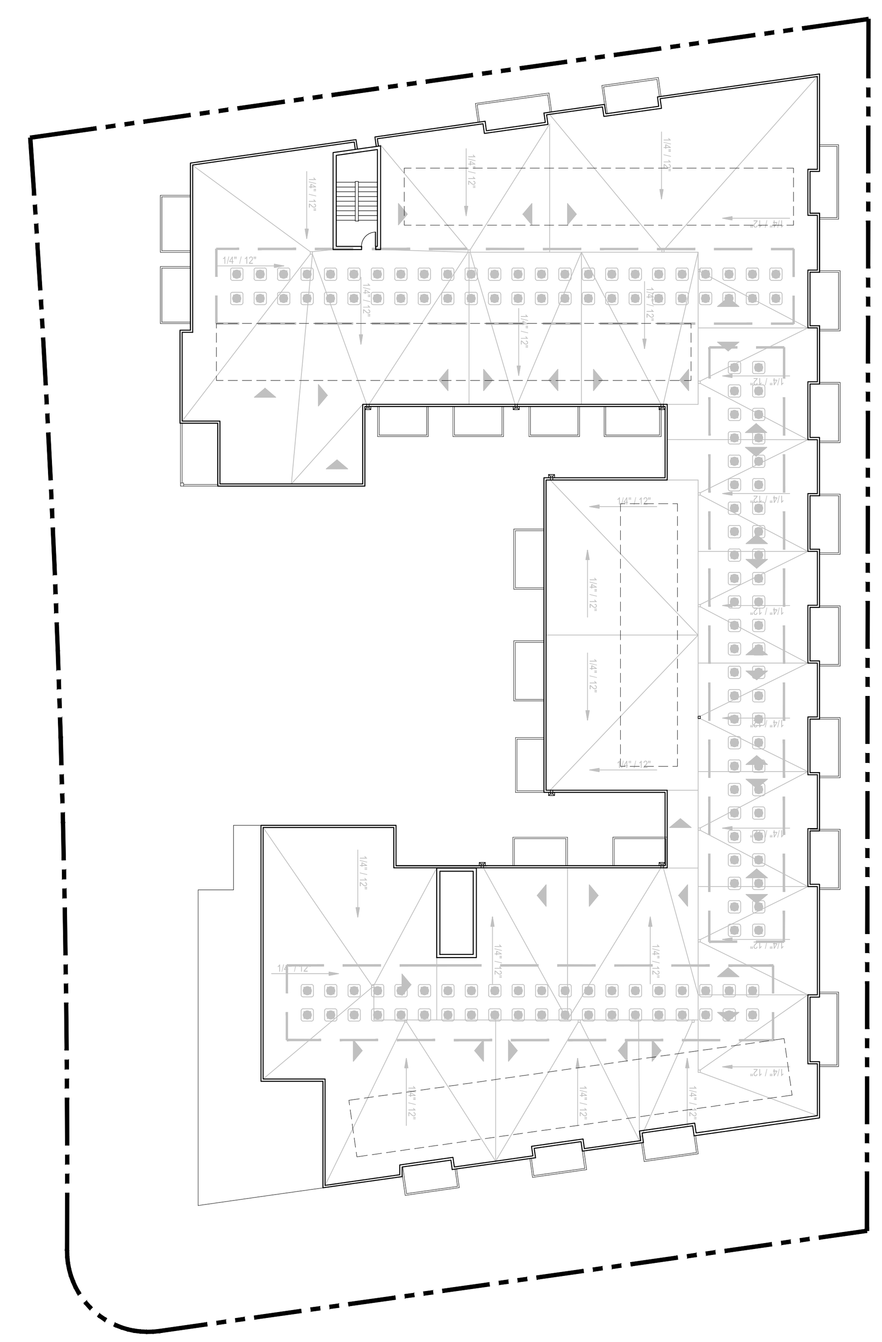
COMMON OPEN SPACE



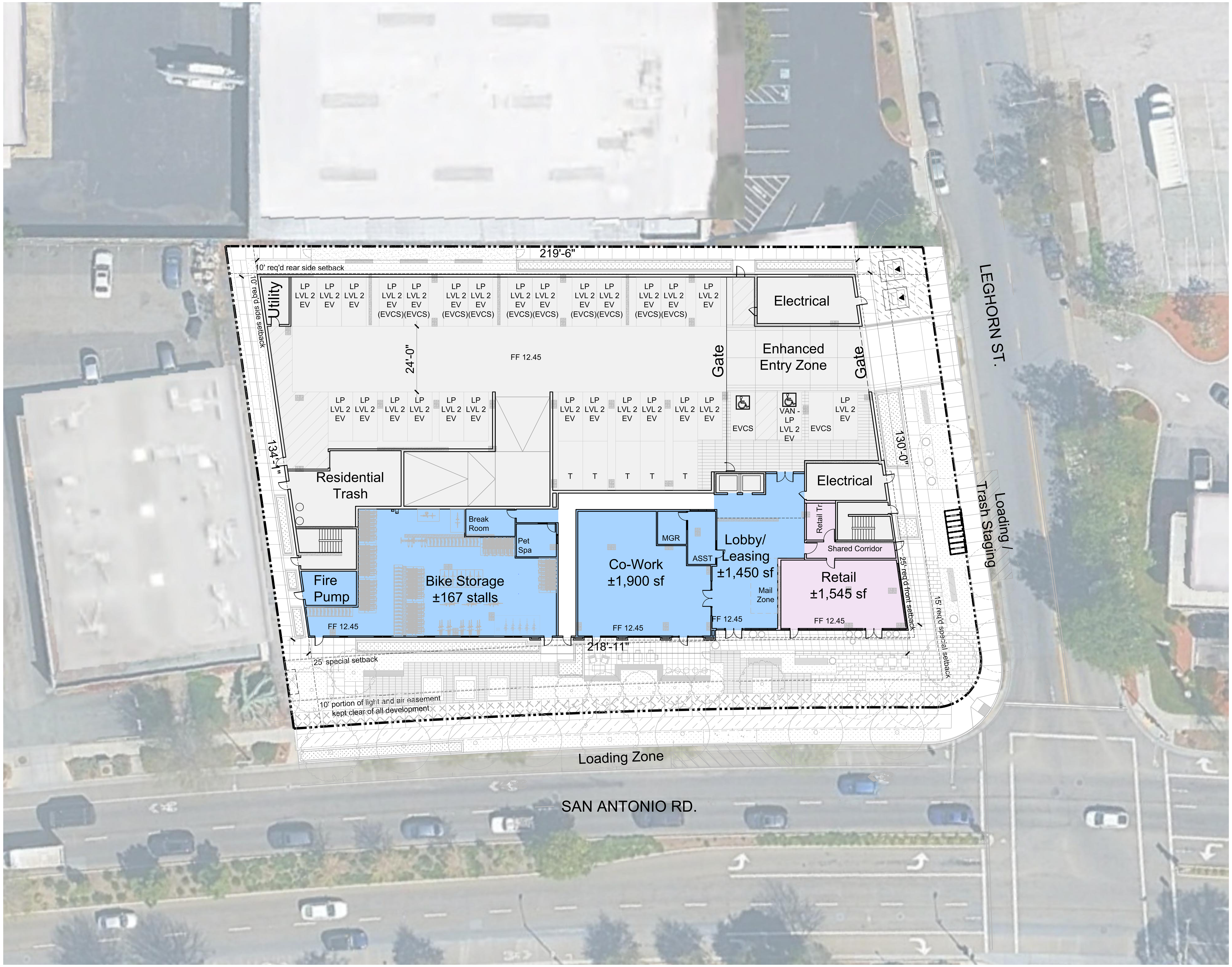
LEVEL 4-7



LEVEL 8

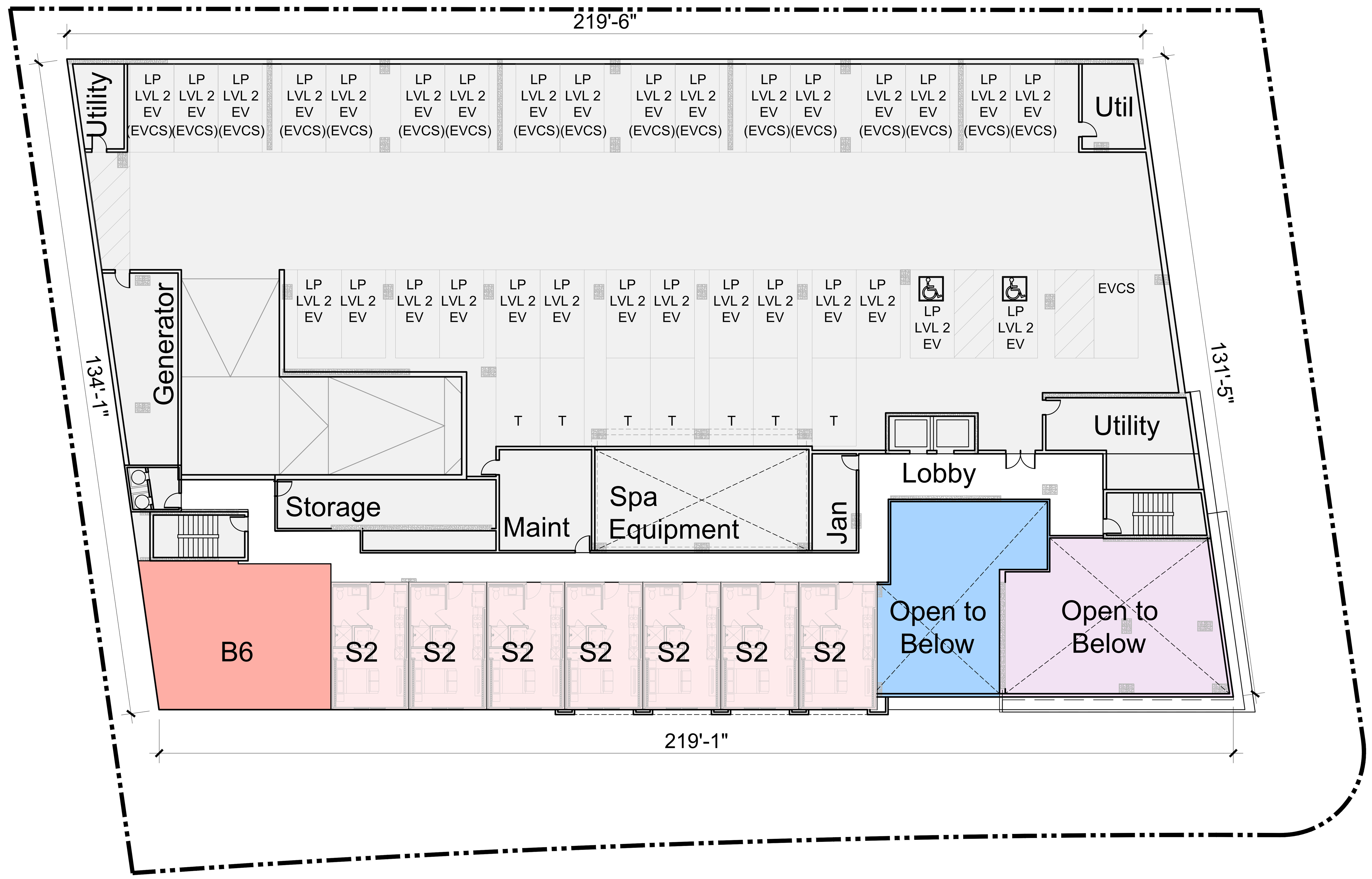


ROOF LEVEL



BUILDING PLAN LEGEND

- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITY
- RETAIL
- GARAGE / BOH
- OPEN SPACE



BUILDING PLAN LEGEND

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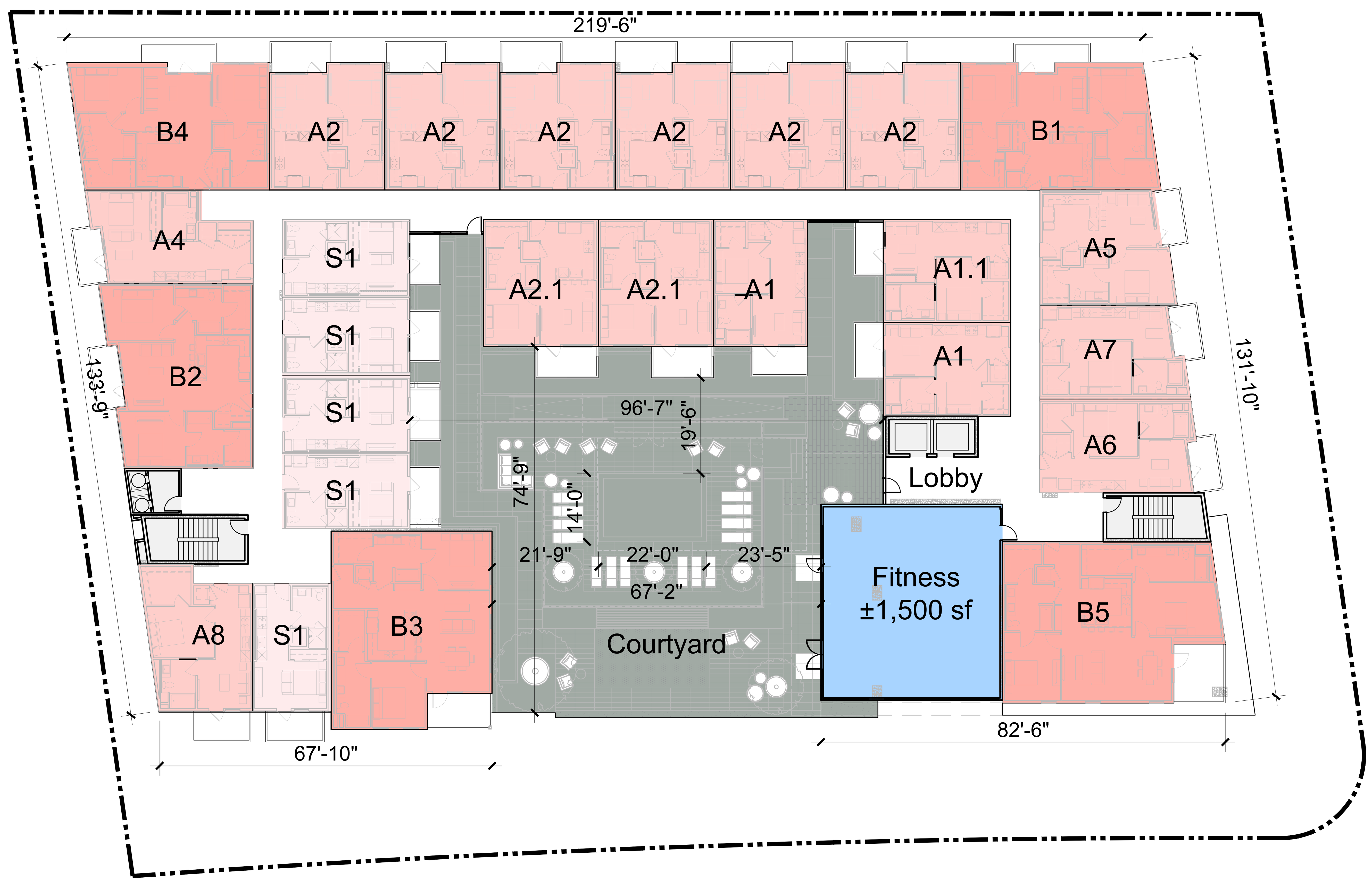

BUILDING PLAN LEGEND

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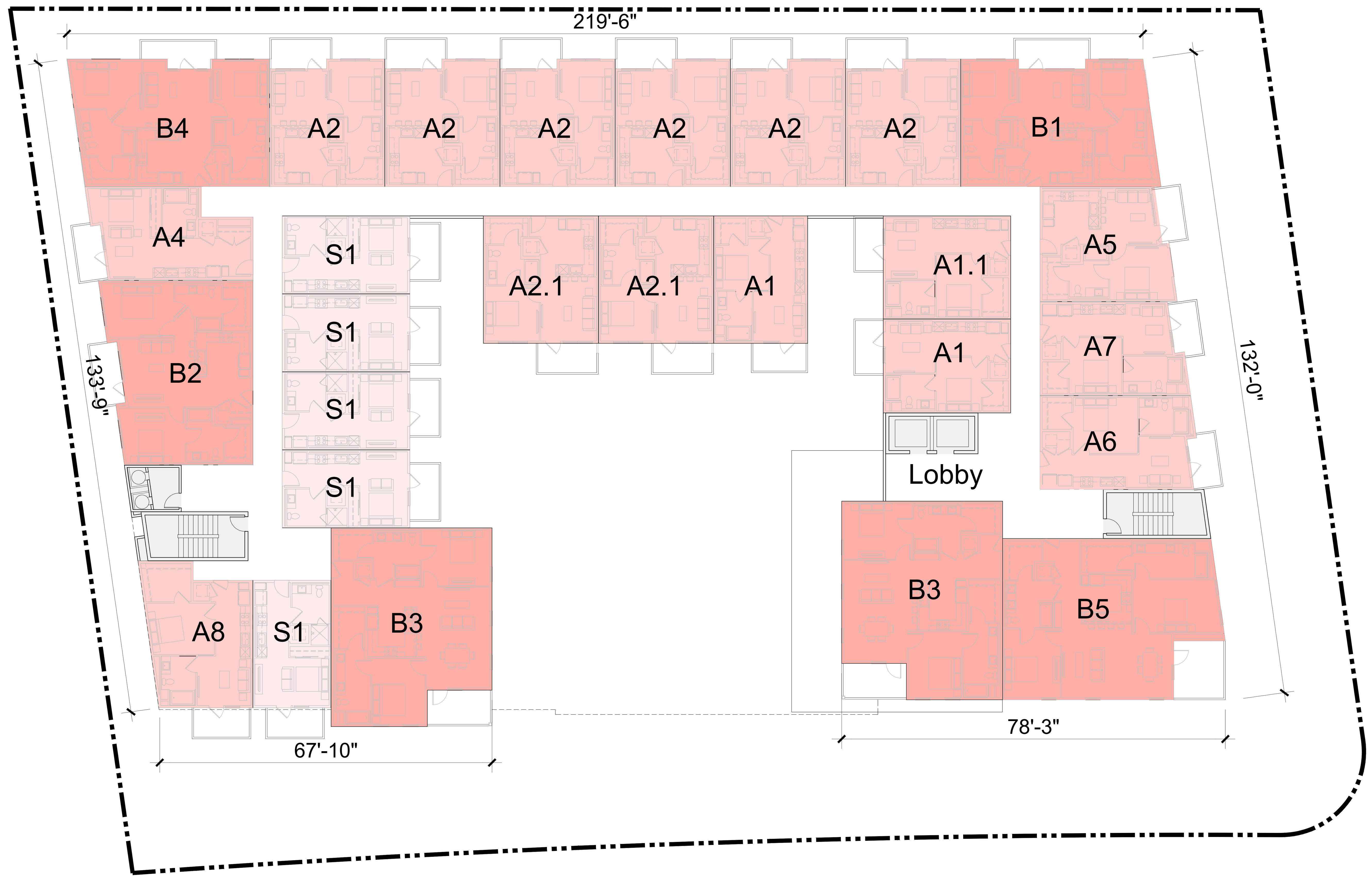

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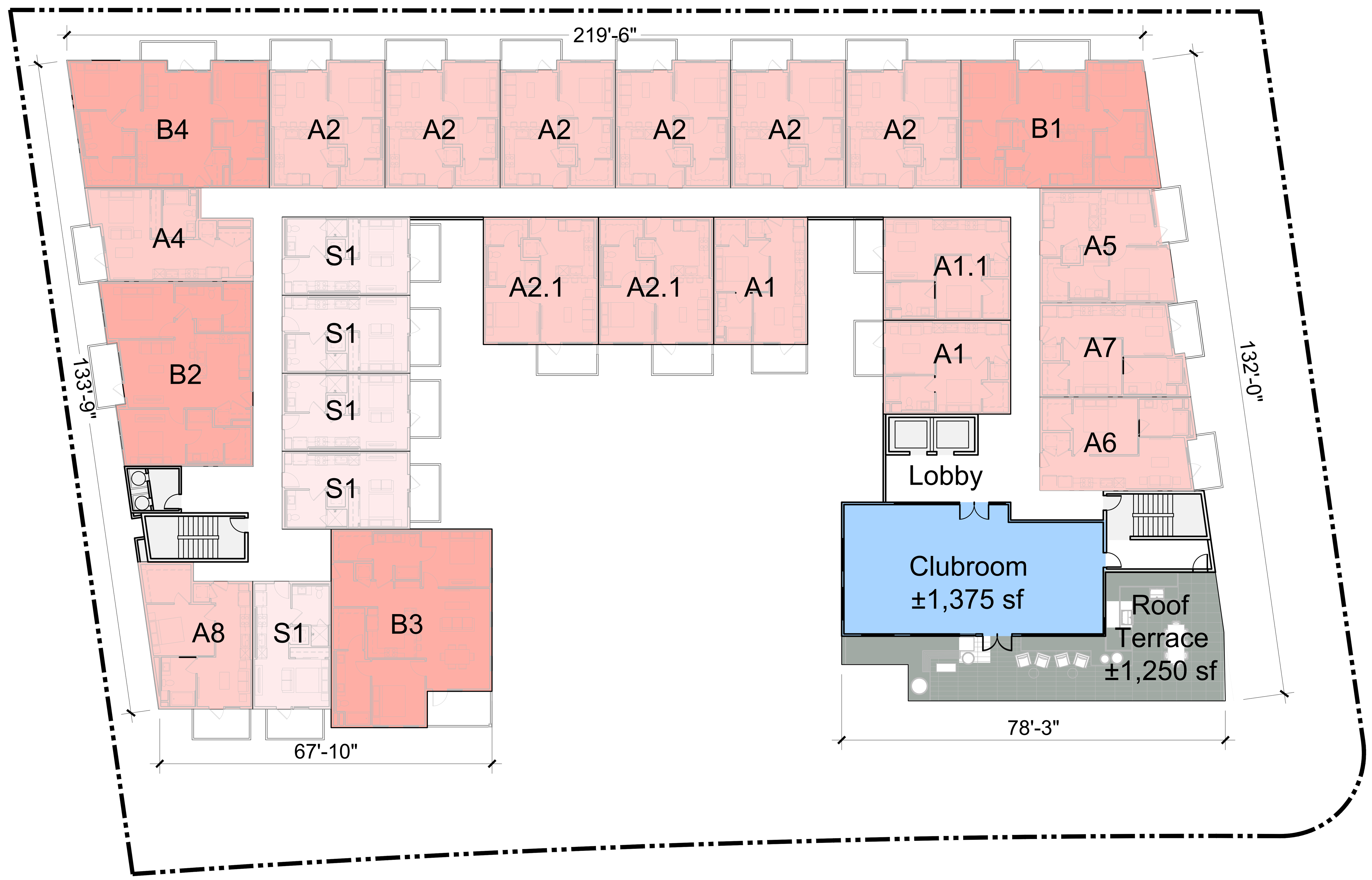

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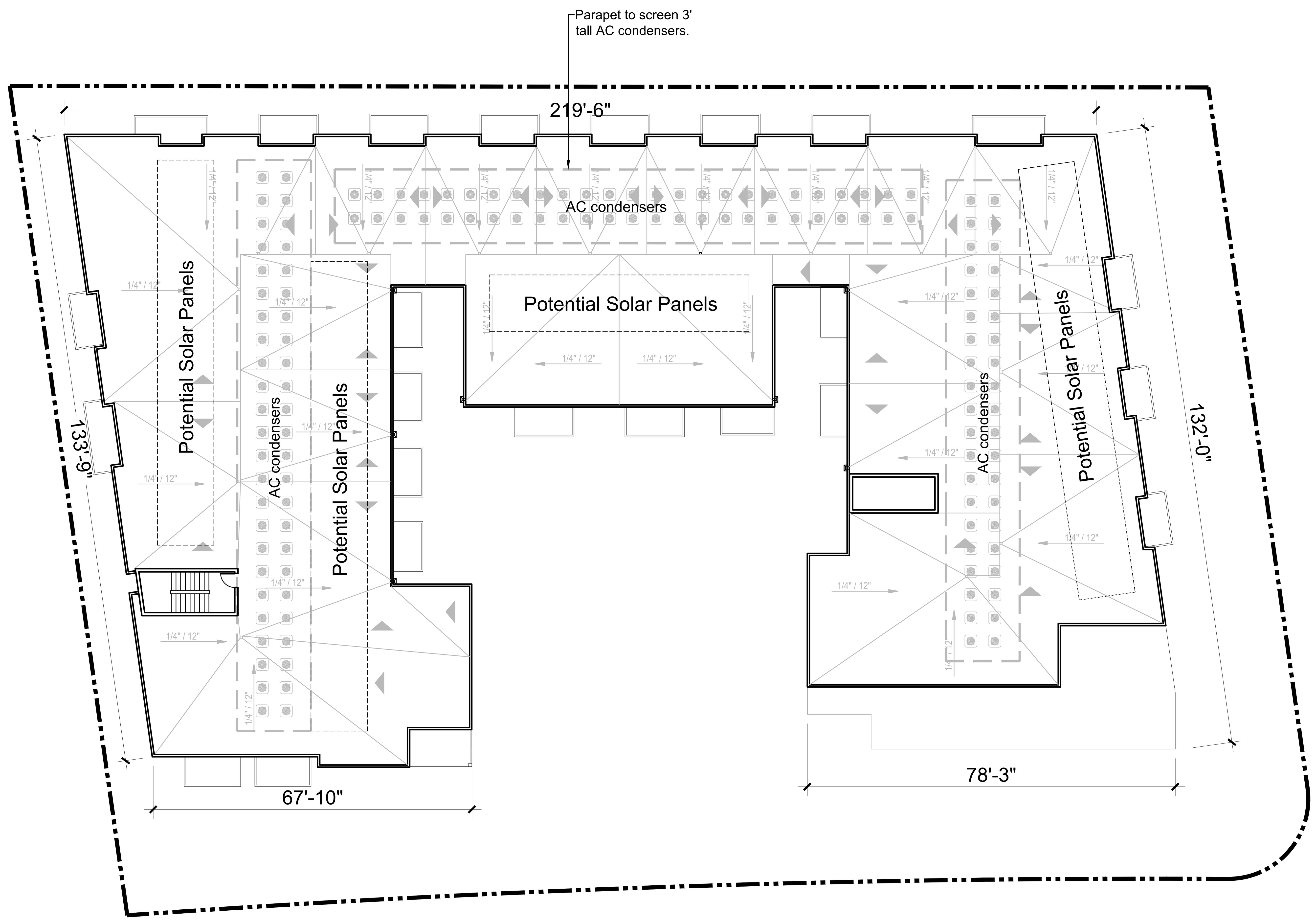
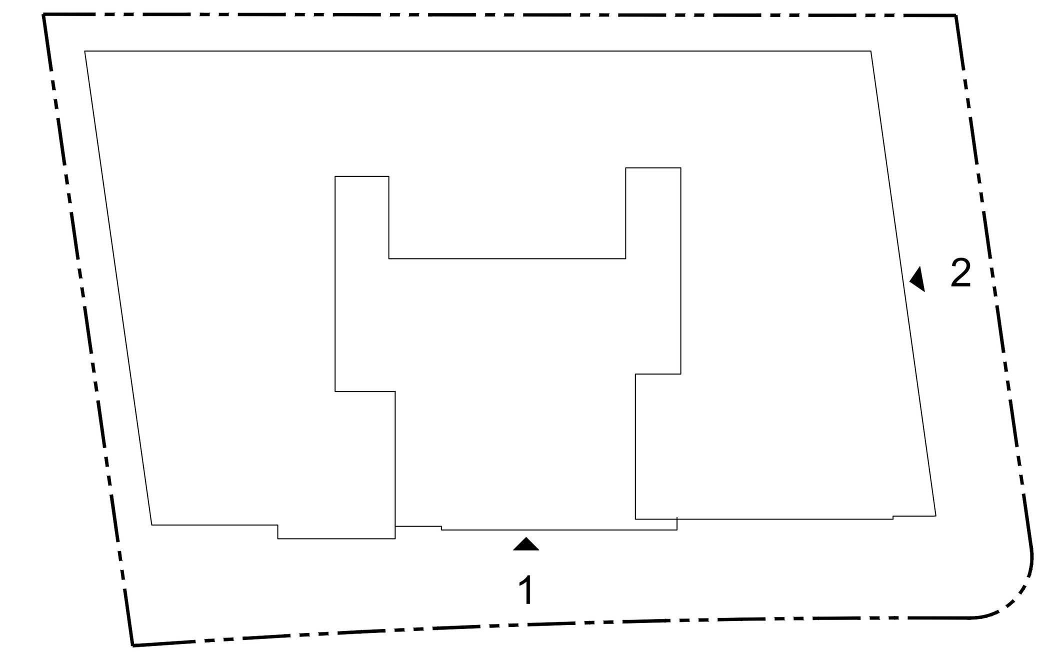
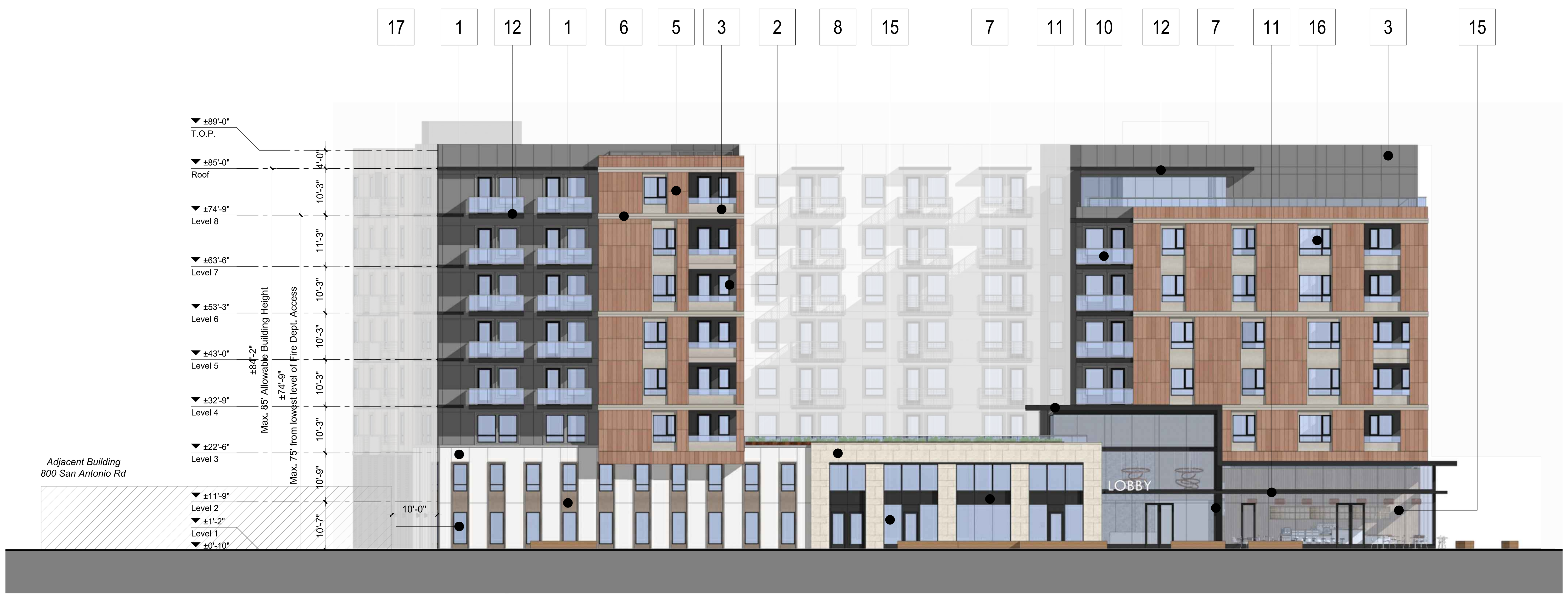
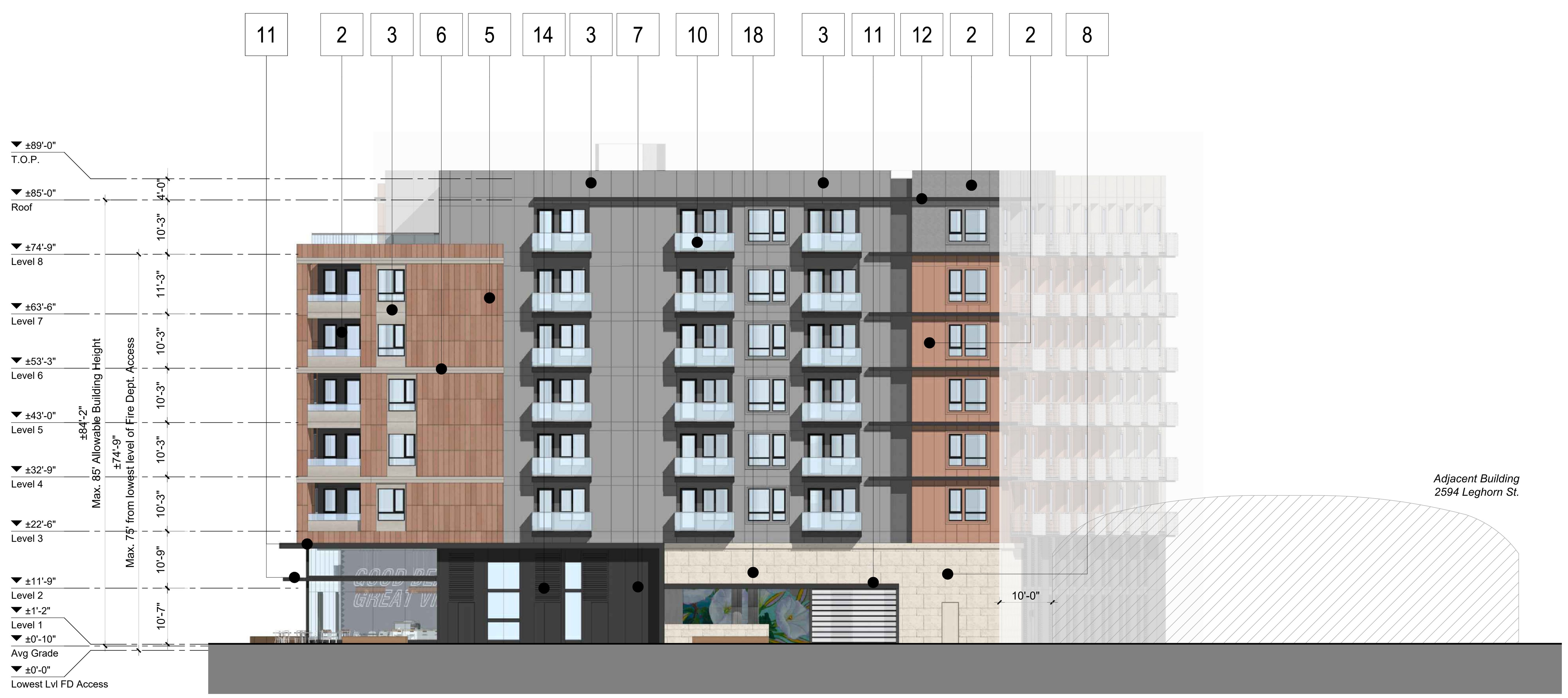

Parapet to screen 3' tall AC condensers.
219'-6"
AC condensers
Potential Solar Panels
Potential Solar Panels
AC condensers
Potential Solar Panels
Potential Solar Panels
AC condensers
Potential Solar Panels
133'-9"
132'-0"
67'-10"
78'-3"
1/4" / 12"



KEY PLAN N.T.S.



1. West Elevation

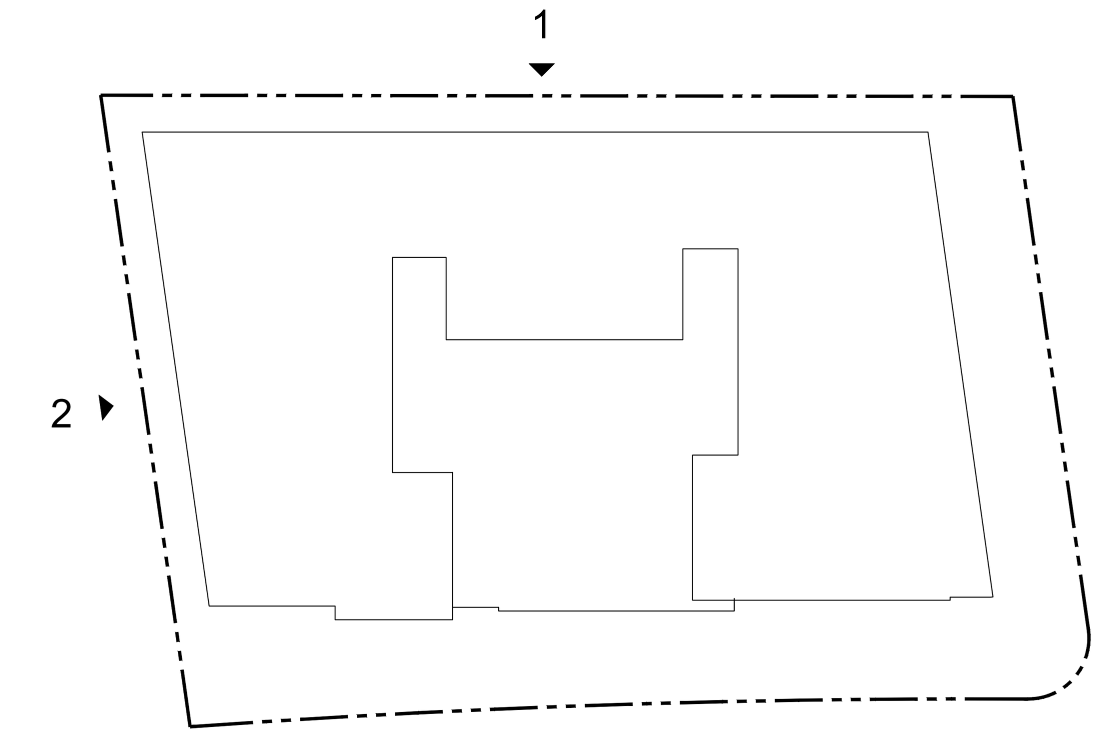


2. South Elevation

LEGEND

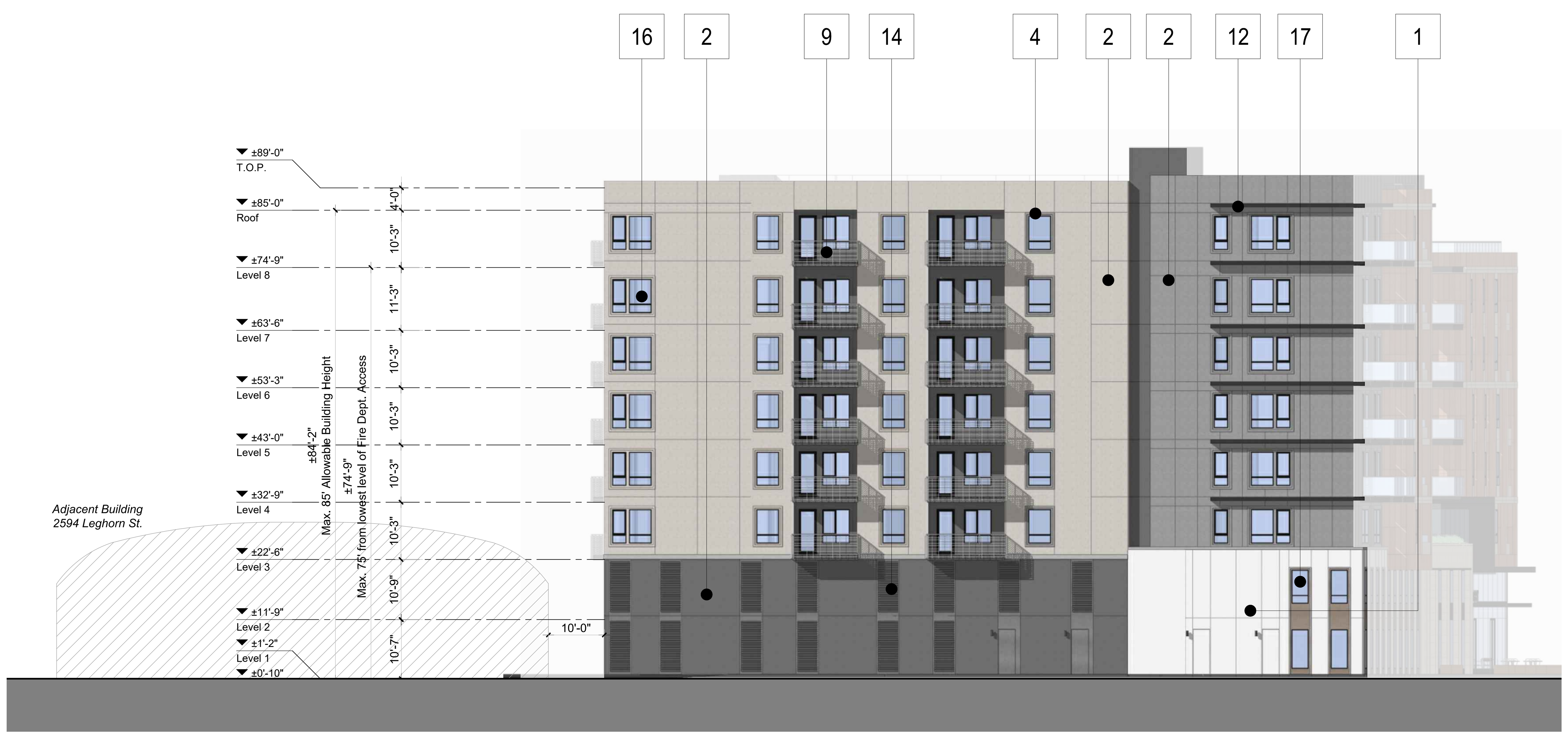
1. Smooth Stucco
2. Stucco
3. Cementitious Panel
4. Cementitious Trim
5. Oko Skin - 12" wide Timber Line
6. Oko Skin - 14" wide Pietra Line
7. Metal Panel
8. Stone Veneer
9. Metal Railing
10. Glass Railing
11. Metal Canopy
12. Metal Awning
13. Metal Awning with Wood Accent Panel
14. Metal Louvre **
15. Metal Storefront
16. Vinyl Window - Black *
17. Storefront - Black
18. Project Signage

* Vinyl Windows to be specified with Bird Safe Glass up to 75 feet.
** Commercial Exhaust Airducts shall include odor-mitigating equipment, location subject to change.



KEY PLAN N.T.S.

1. East Elevation



2. North Elevation

LEGEND

1. Smooth Stucco
2. Stucco
3. Cementitious Panel
4. Cementitious Trim
5. Oko Skin - 12" wide Timber Line
6. Oko Skin - 14" wide Pietra Line
7. Metal Panel
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9. Metal Railing
10. Glass Railing
11. Metal Canopy
12. Metal Awning
13. Metal Awning with Wood Accent Panel
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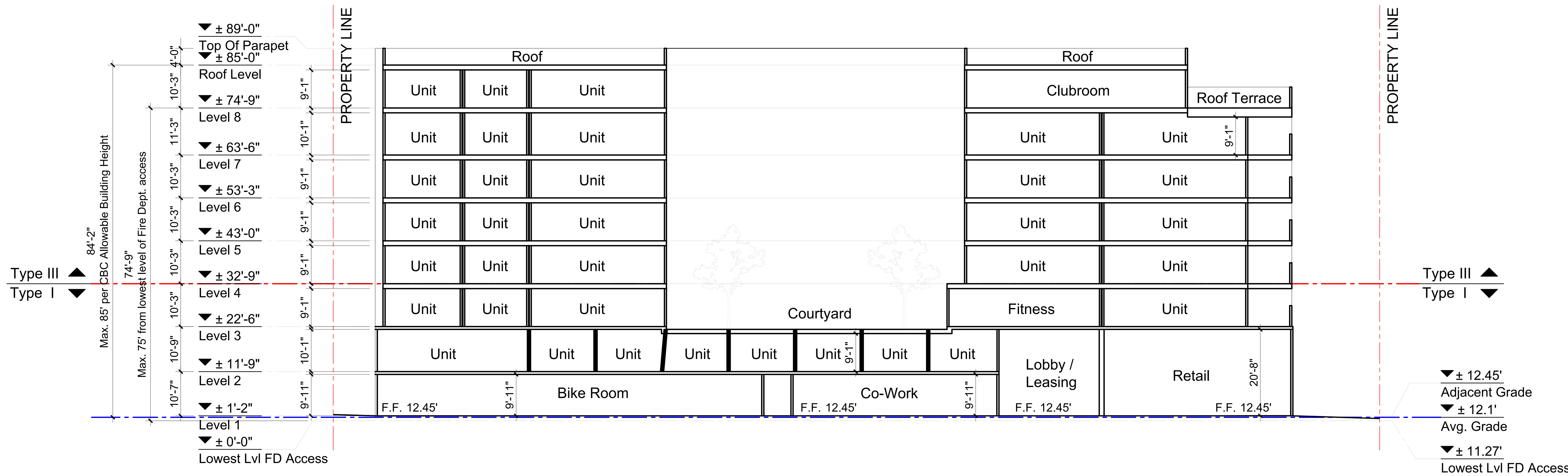
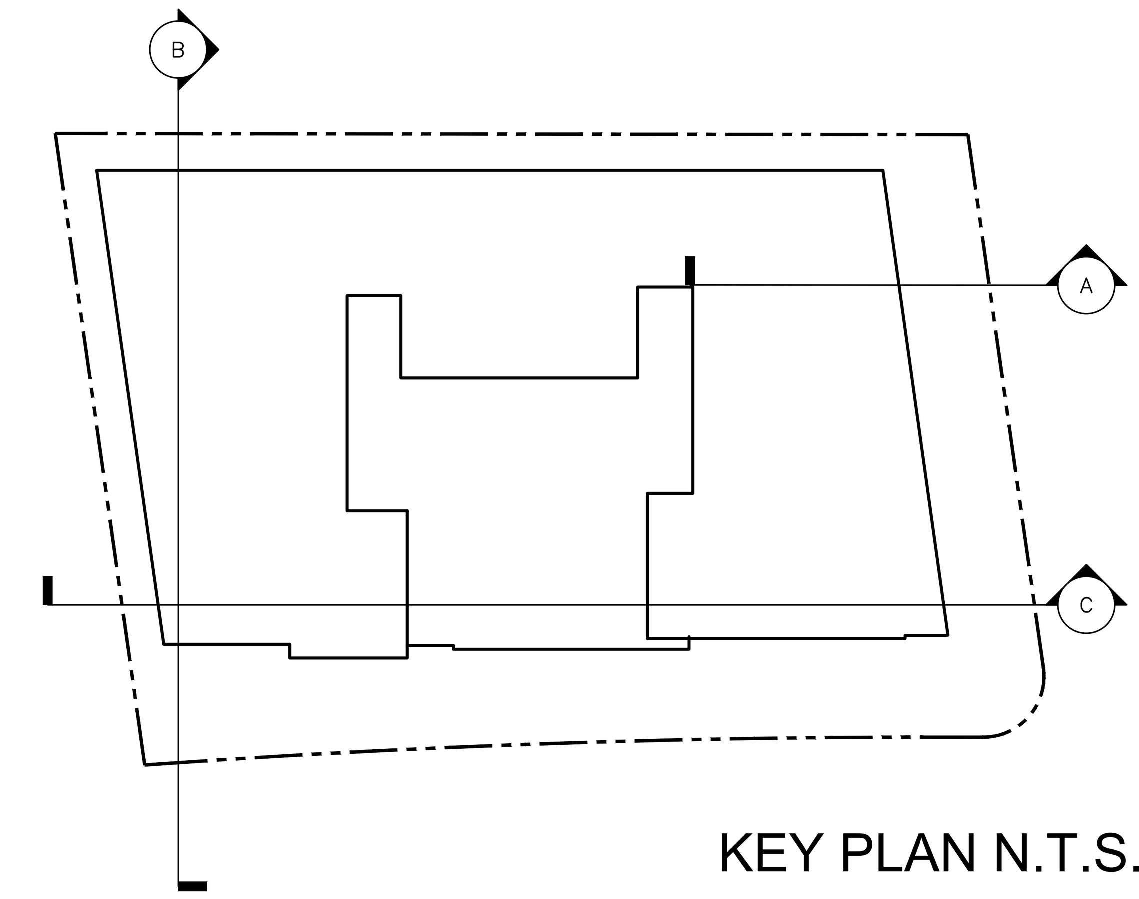
16. Vinyl Window - Black *
17. Storefront - Black
18. Project Signage

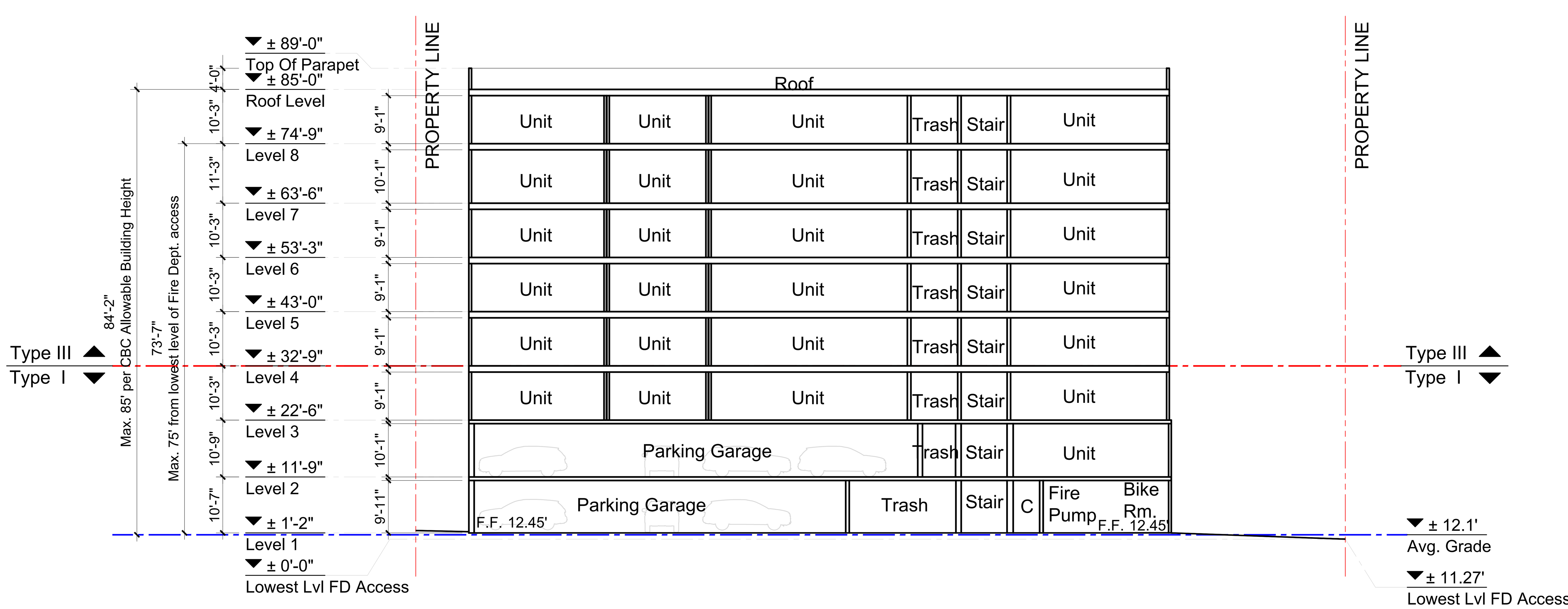
* Vinyl Windows to be specified with Bird Safe Glass up to 75 feet.
** Commercial Exhaust Airducts shall include odor-mitigating equipment, location subject to change.



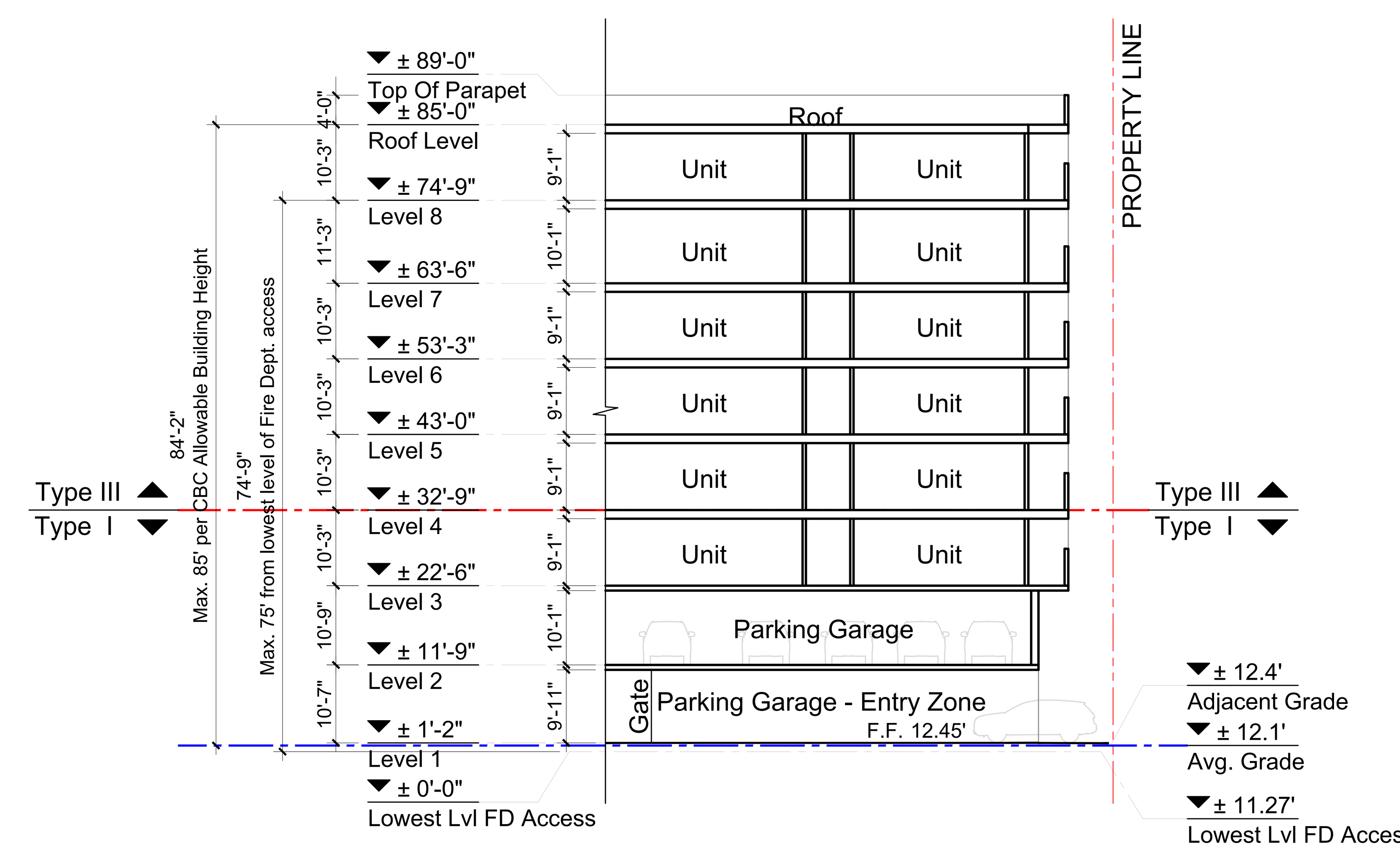
3. SECTION C



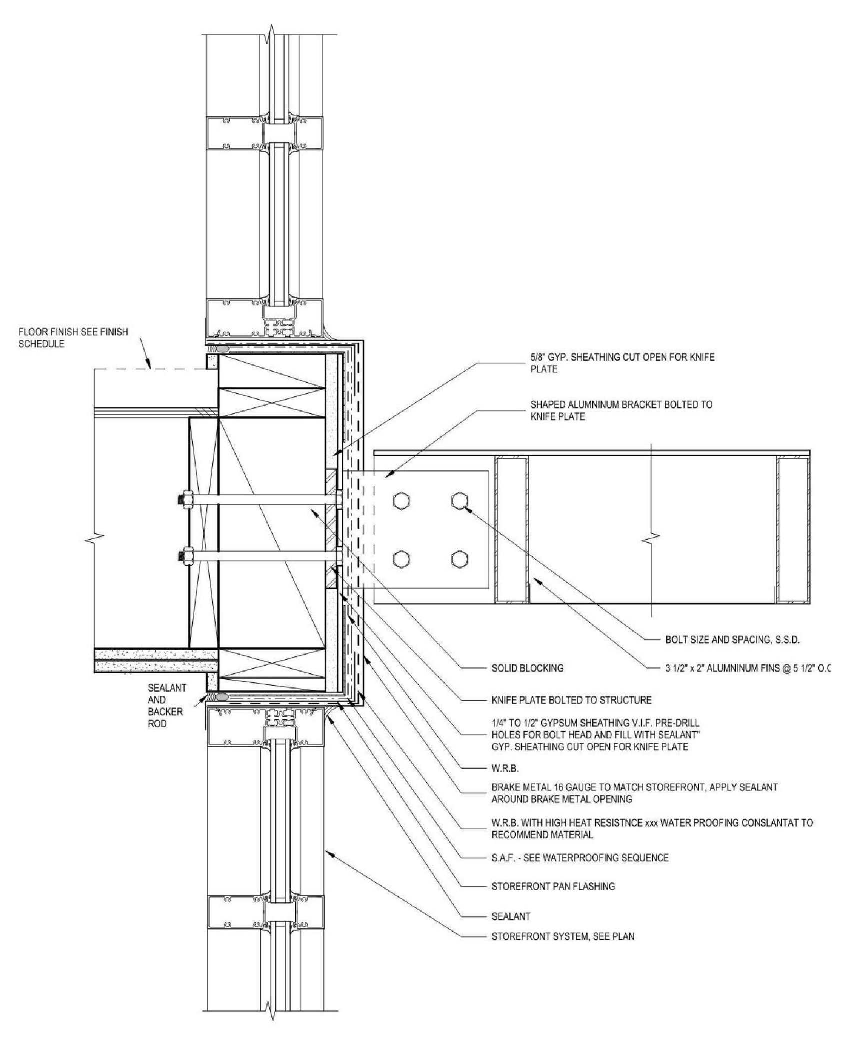
KEY PLAN N.T.S.



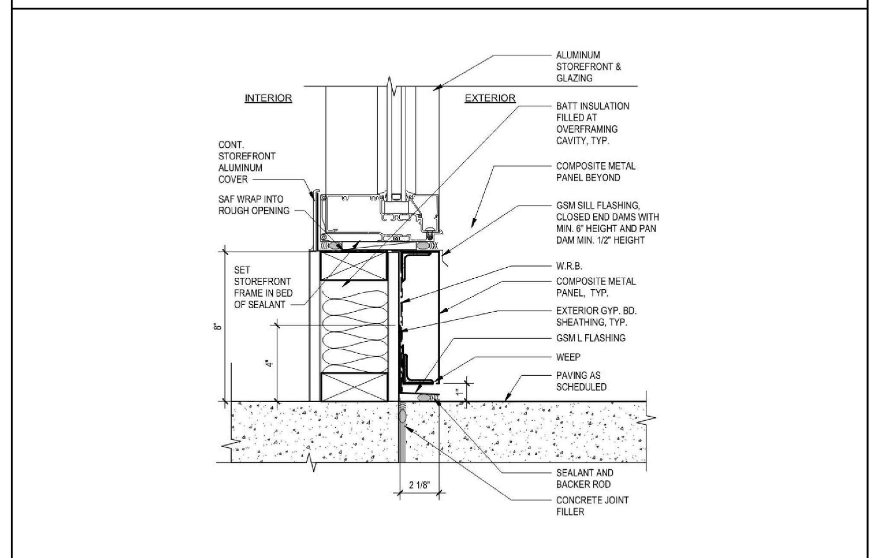
2. SECTION B



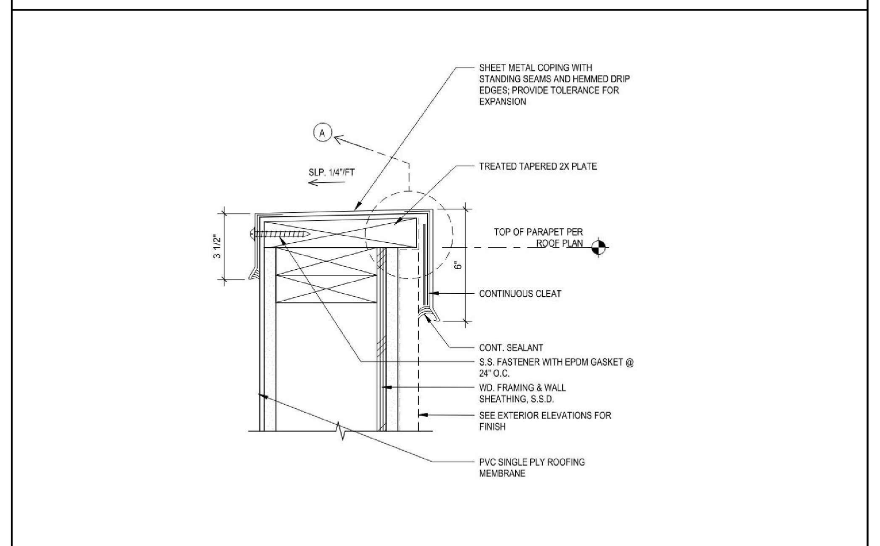
1. SECTION A



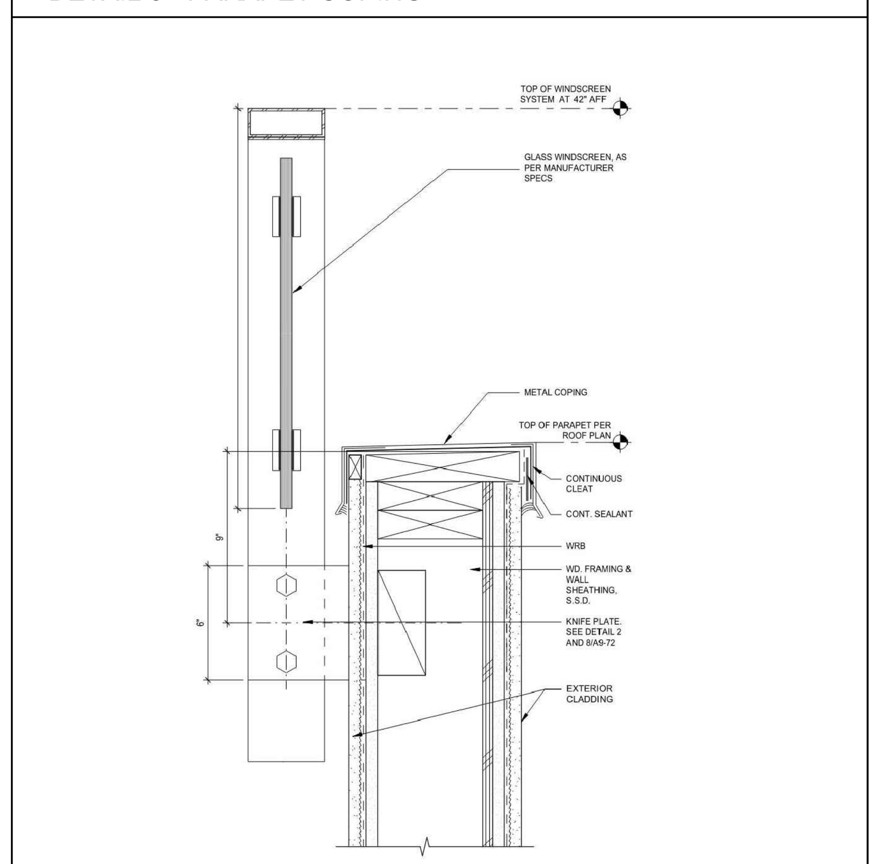
DETAIL 1 - CANOPY KNIFE PLATE AT STOREFRONT



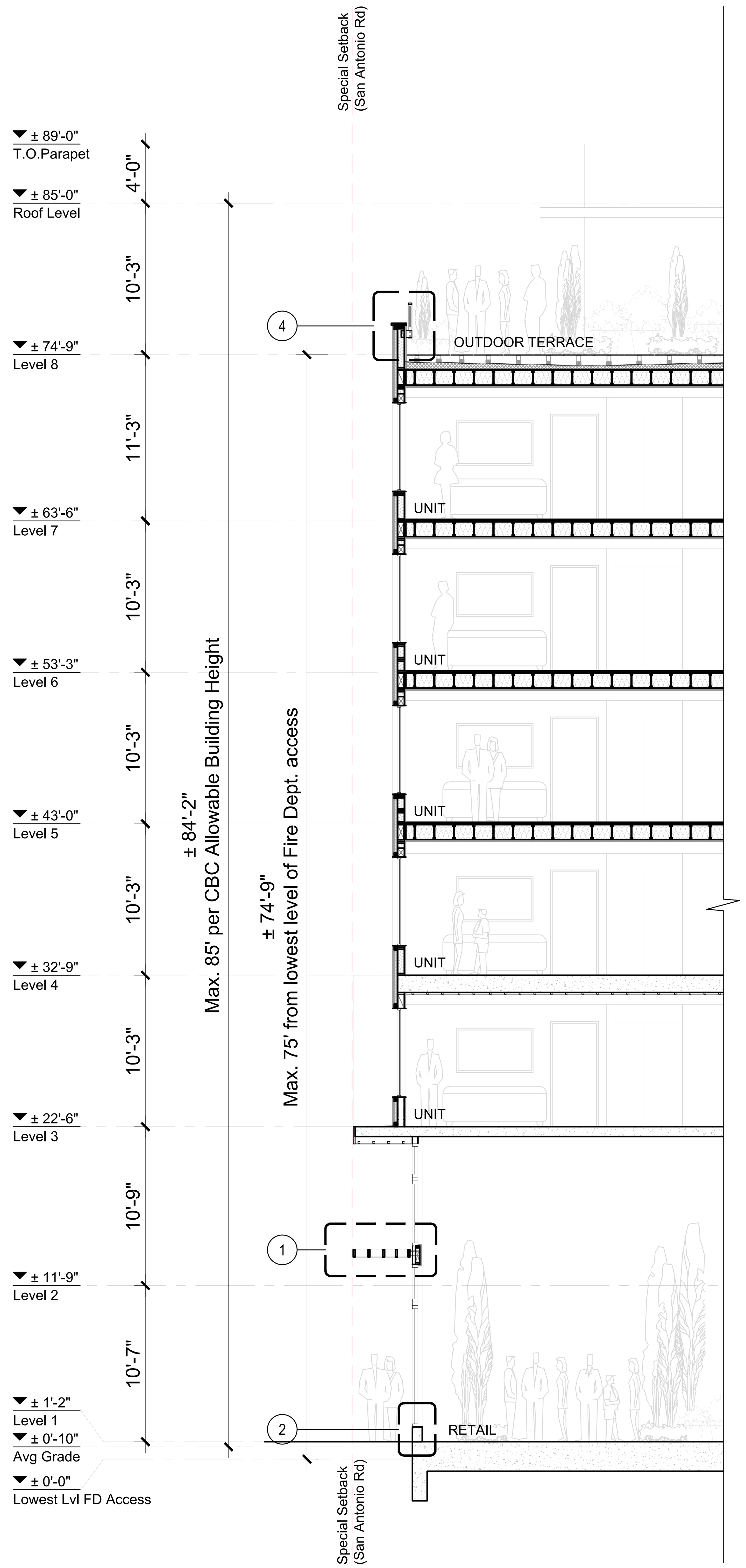
DETAIL 2 - MTL PANEL SILL SKIRT AT CONCRETE



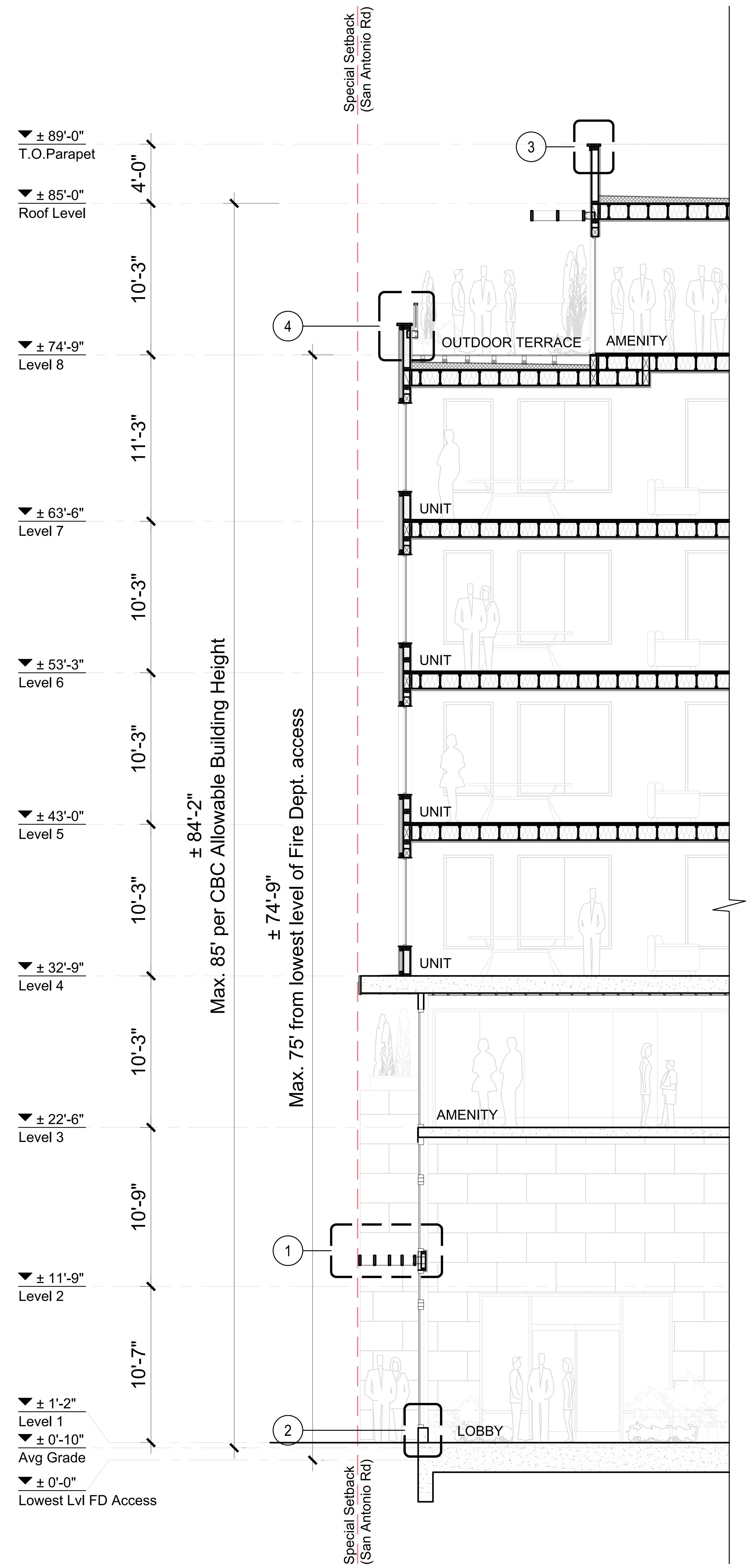
DETAIL 3 - PARAPET COPING



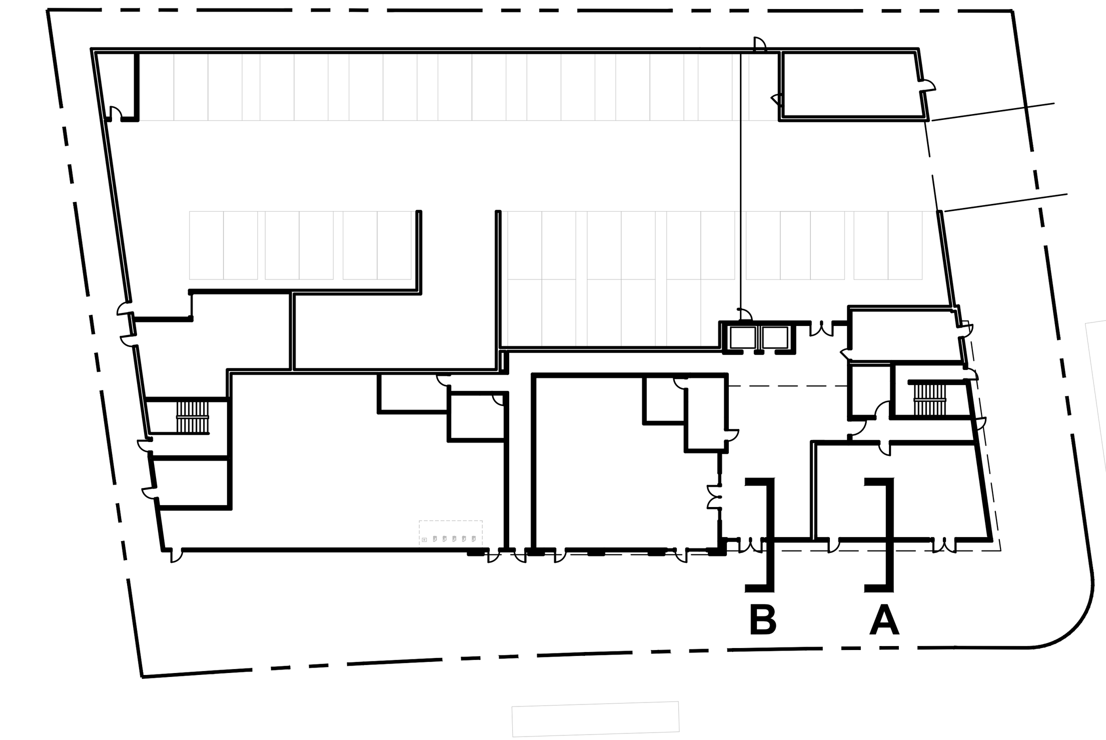
DETAIL 4 - GLASS GUARDRAIL AT PARAPET



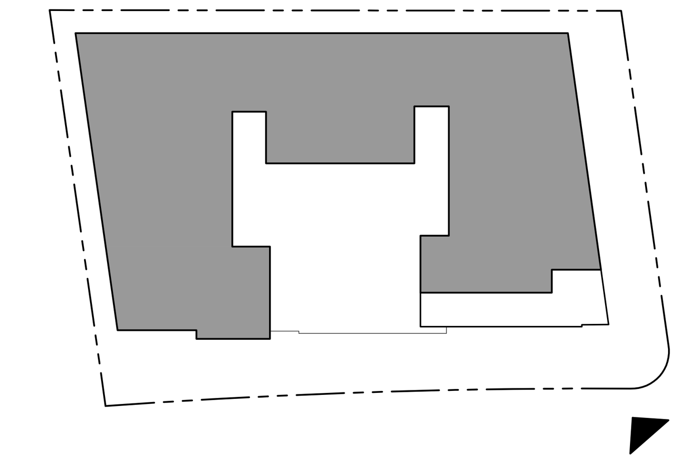
SECTION A



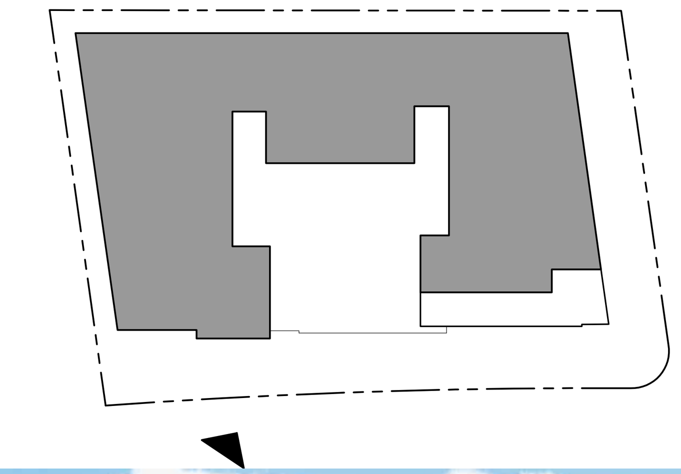
SECTION B



KEY MAP (NTS)




LOBBY



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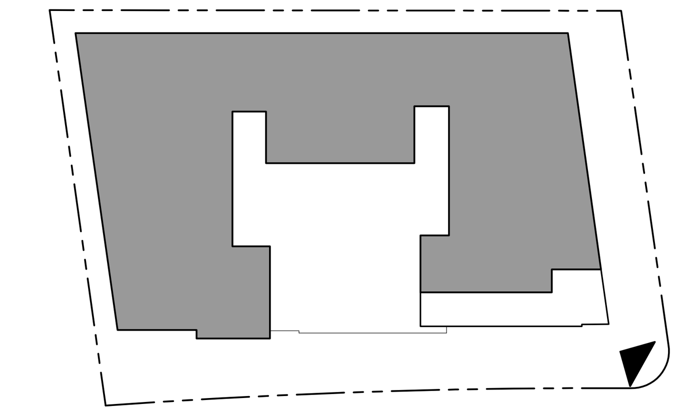
GRUBB PROPERTIES

788 SAN ANTONIO ROAD
PALO ALTO, CA

ARCHITECTURAL REVIEW SUBMITTAL #1
OCTOBER 31, 2025

RENDERINGS

A4.1



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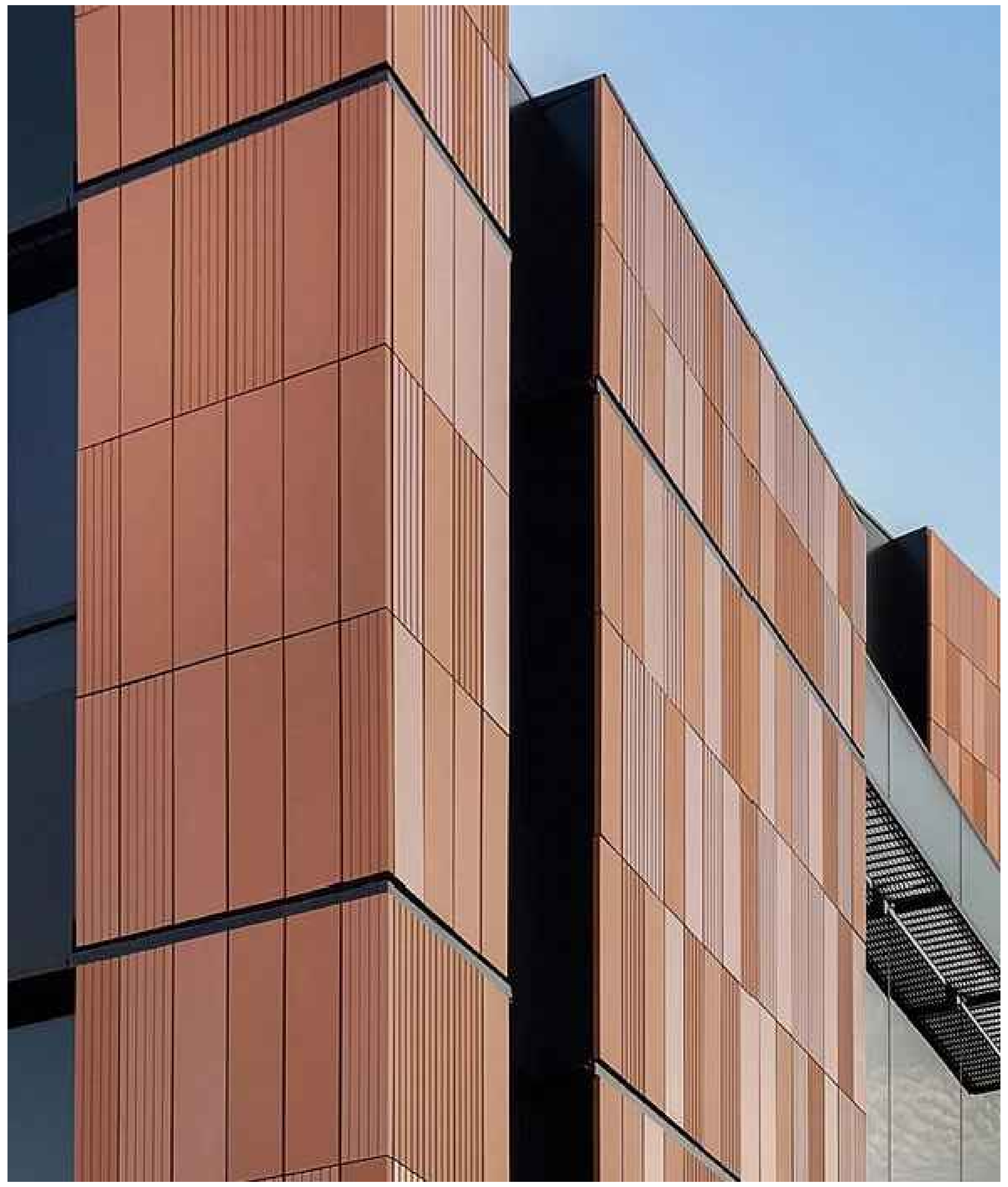
OCTOBER 31, 2025

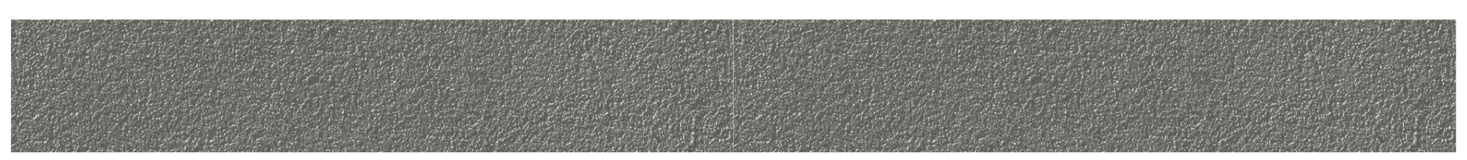
RENDERINGS

A4.2



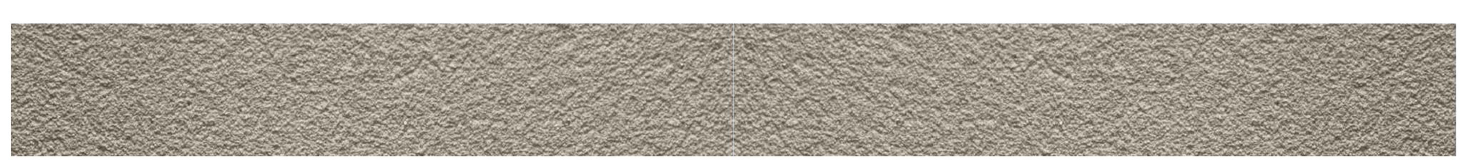
GFRC Cladding
Oko Skin - Natural Color (or sim.)

Stucco - *SW 9542 (or sim.)*



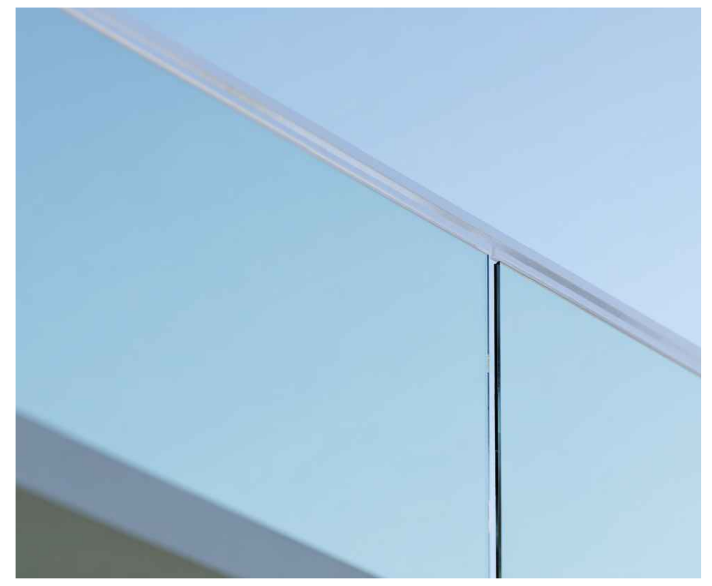
Stucco - *SW 0077 (or sim.)*

Stucco - *SW 7068 (or sim.)*



Stucco - *SW 7068 (or sim.)*

Stucco - *SW 7068 (or sim.)*

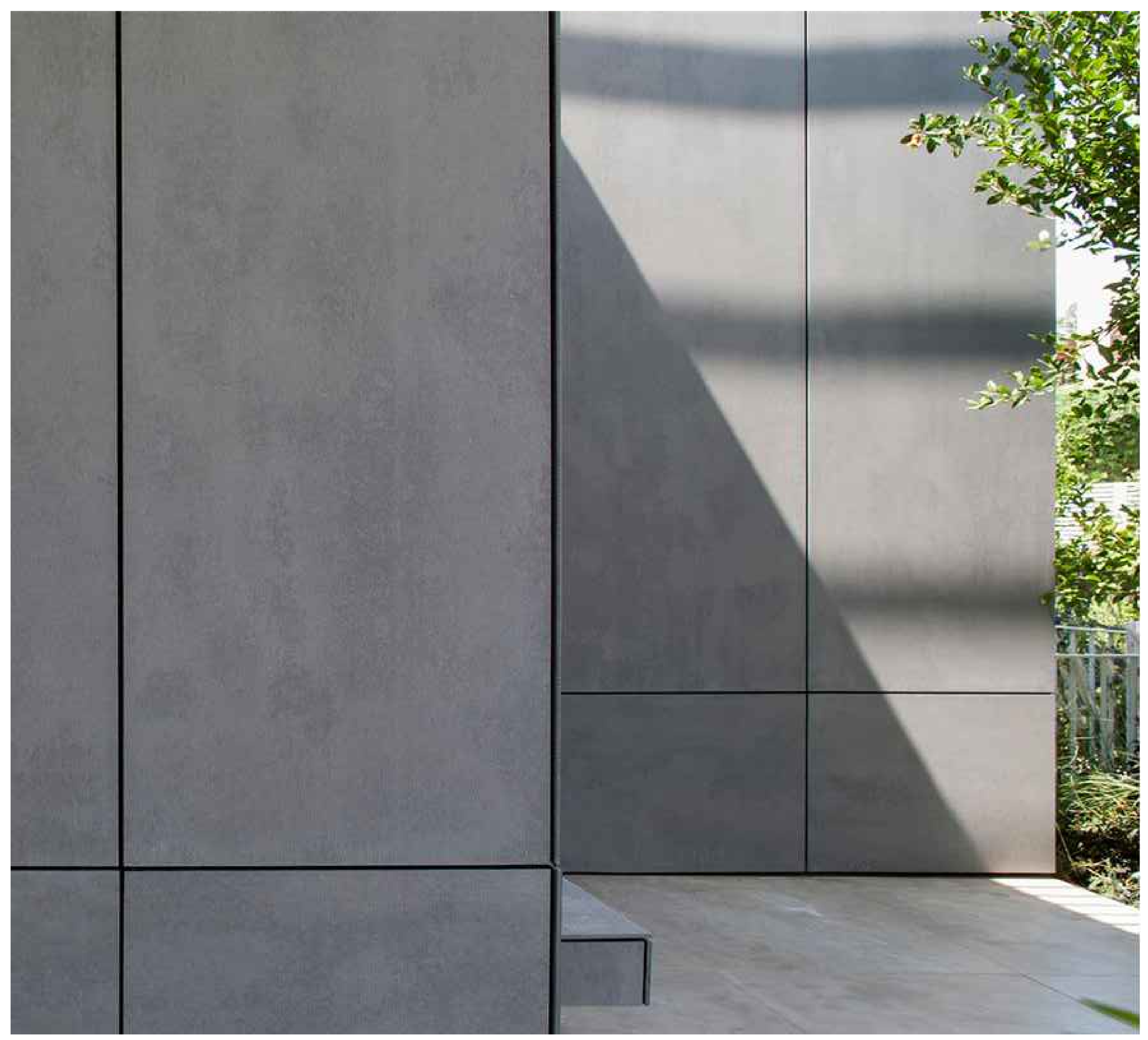


Glass Railing
Set in channel (or sim.)

Flat Metal Panel Railing
Powdercoated - SW 7036 (or sim.)

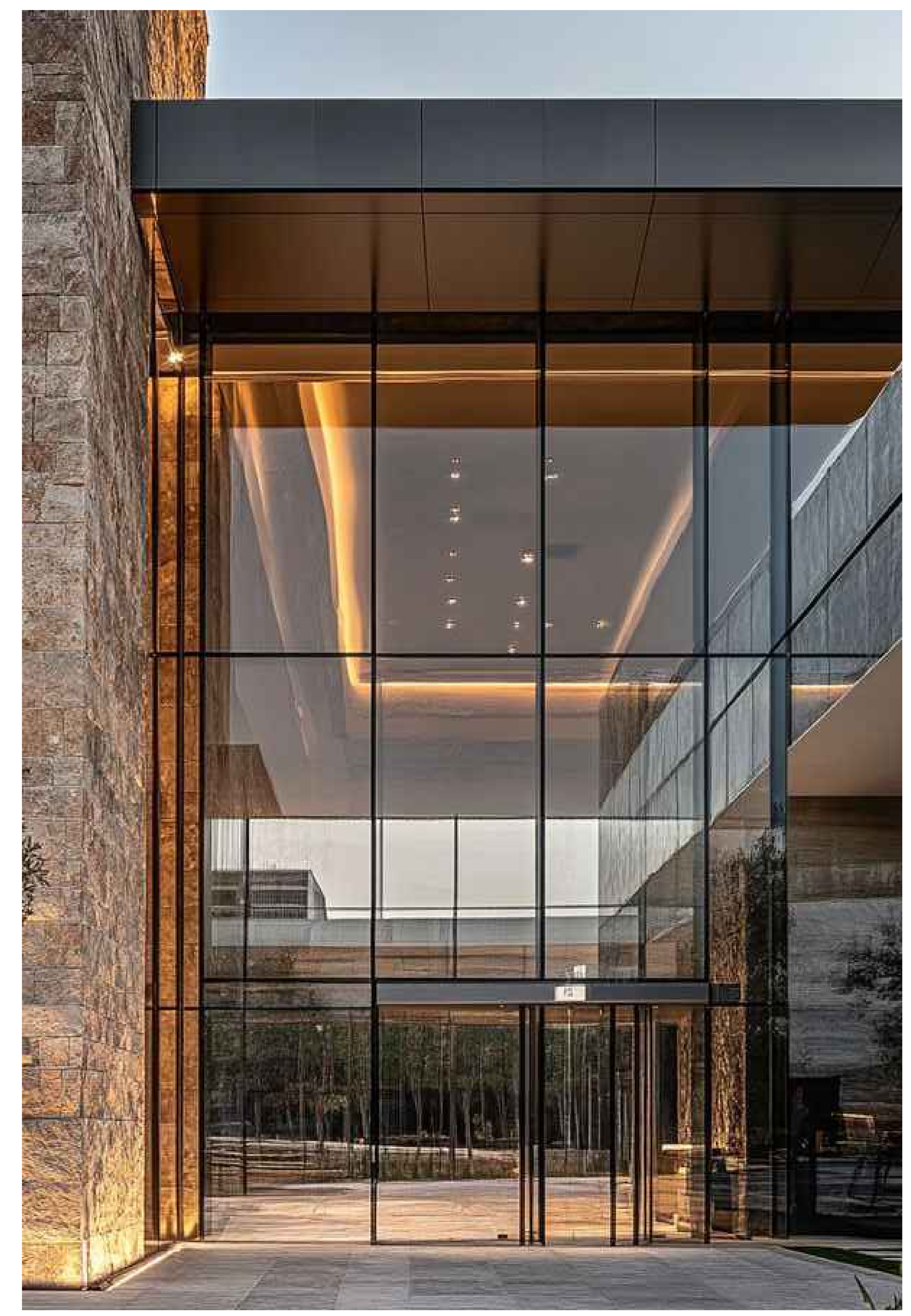
Metal Railing
(or sim.)

Windows
Black Vinyl (or sim.)



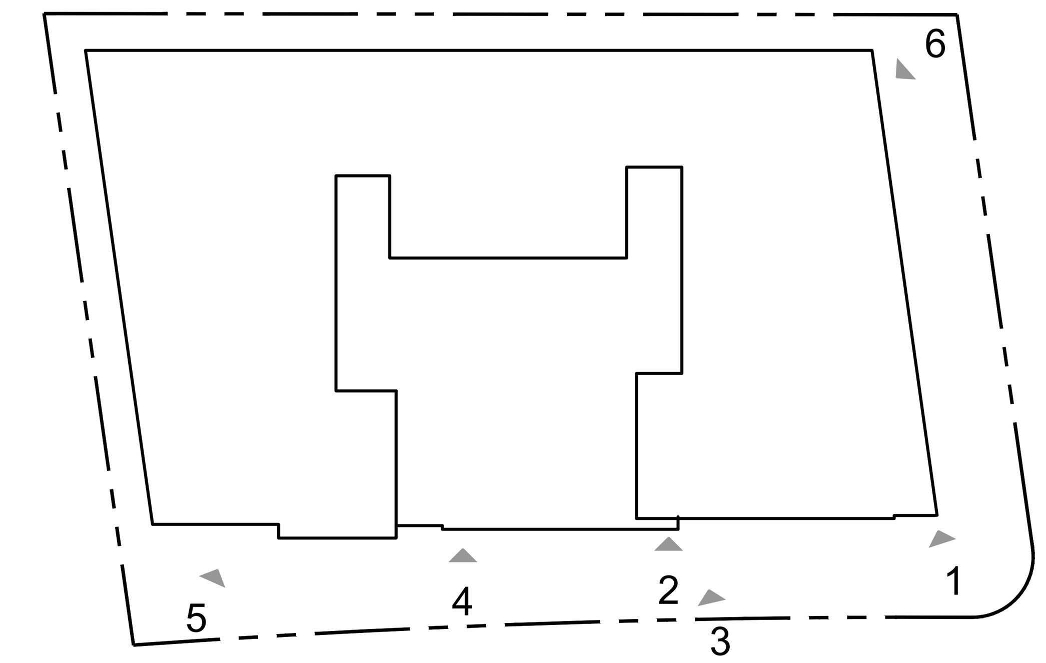
Fiber-Cement Panel
(James Hardie or sim.)

Wood Composite Soffit
9Wood - Natural grain *(or sim.)*

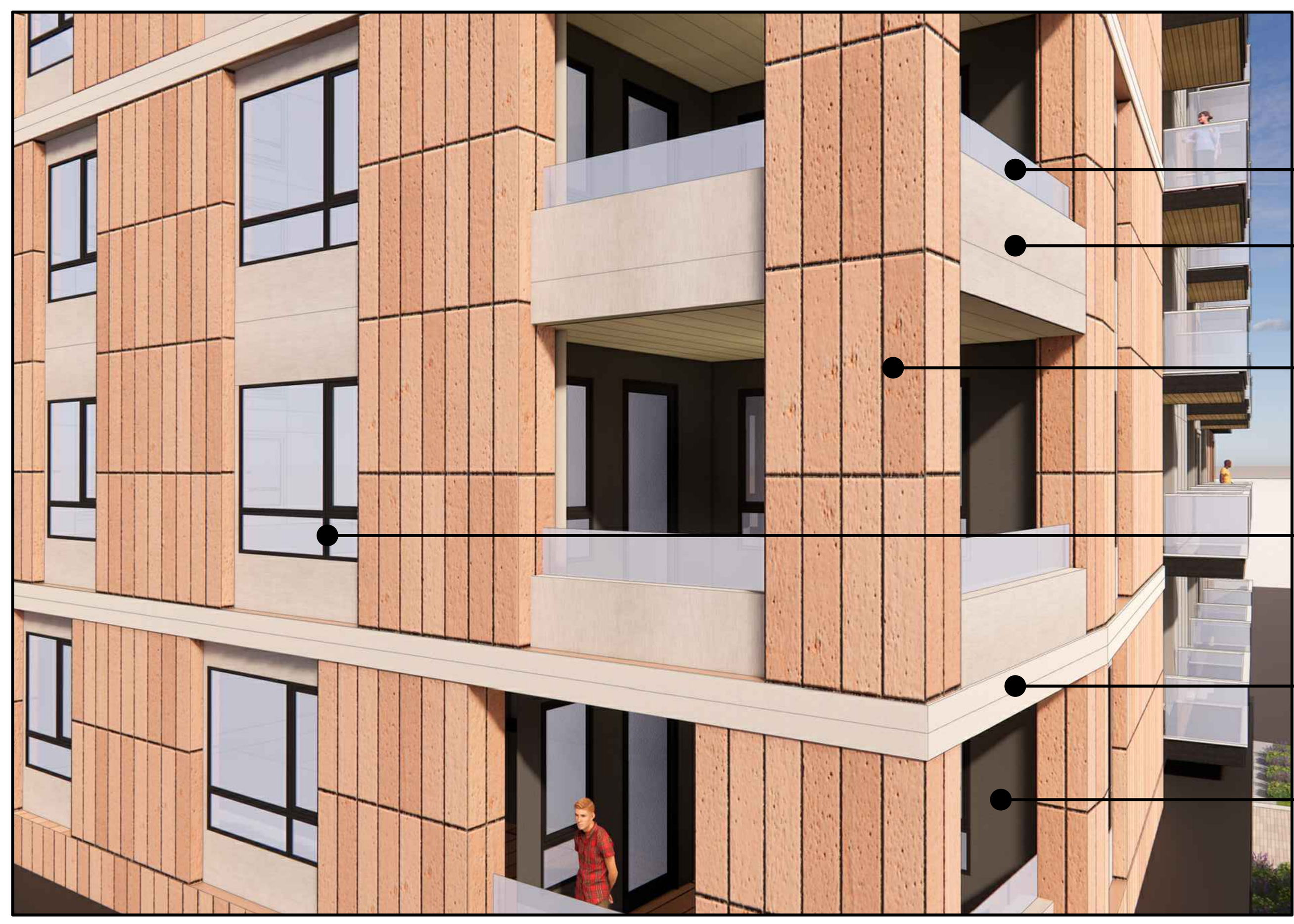


Aluminum Storefront
Black (or sim.)

Garage Louver Panel
(or sim.)



KEY PLAN N.T.S.



Detail View 1

Detail View 2

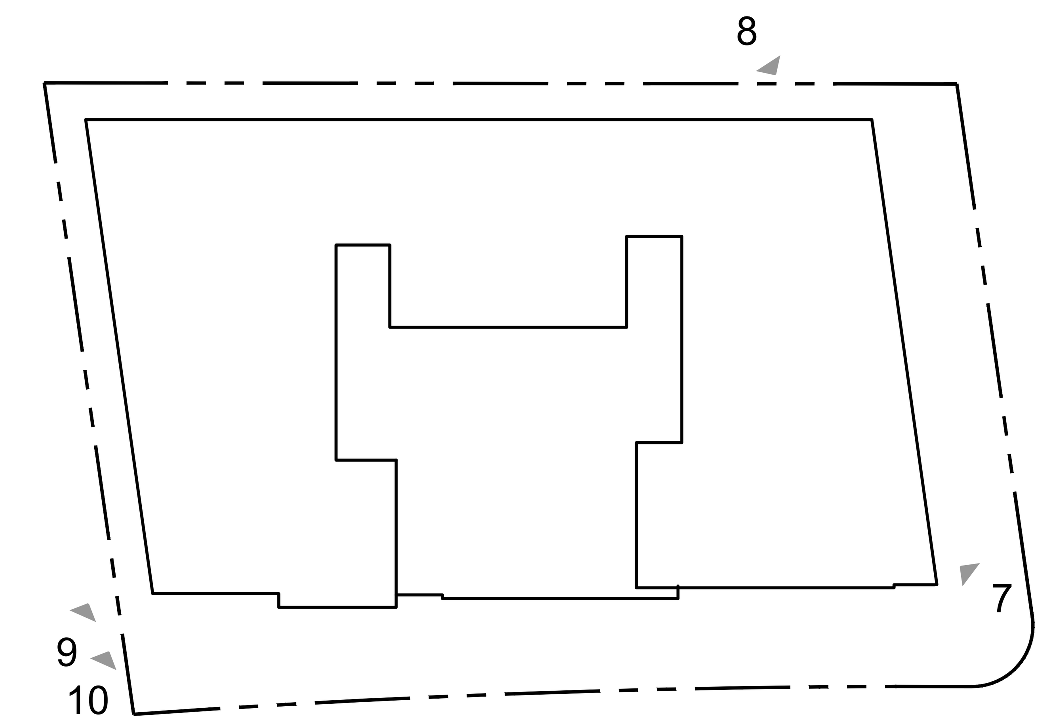
Detail View 3

Detail View 4

Detail View 5

Detail View 6

*Note: Colors, materials, and finishes shown are conceptual and subject to refinement during design development.



KEY PLAN N.T.S.

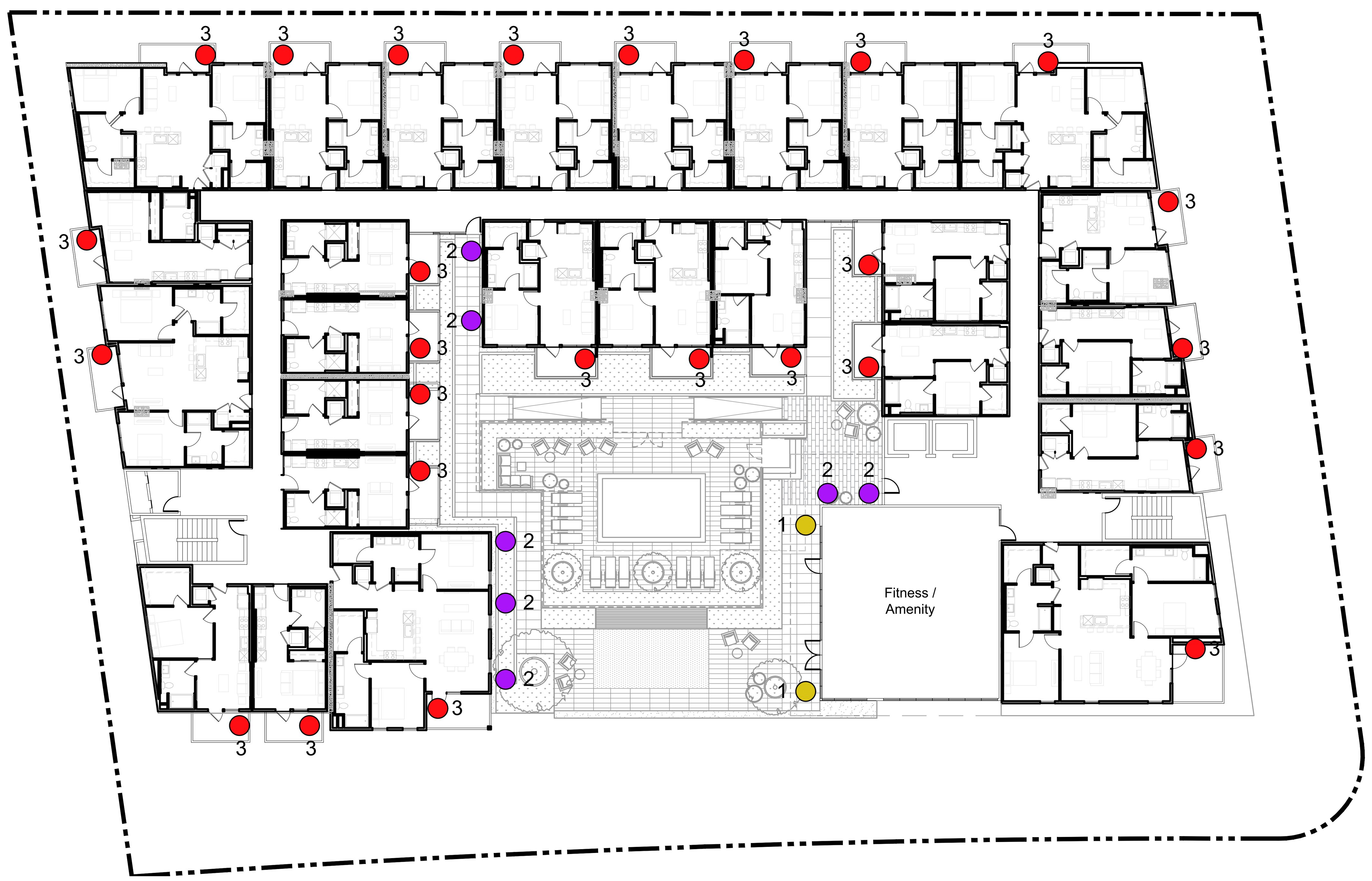
Detail View 7

Detail View 8

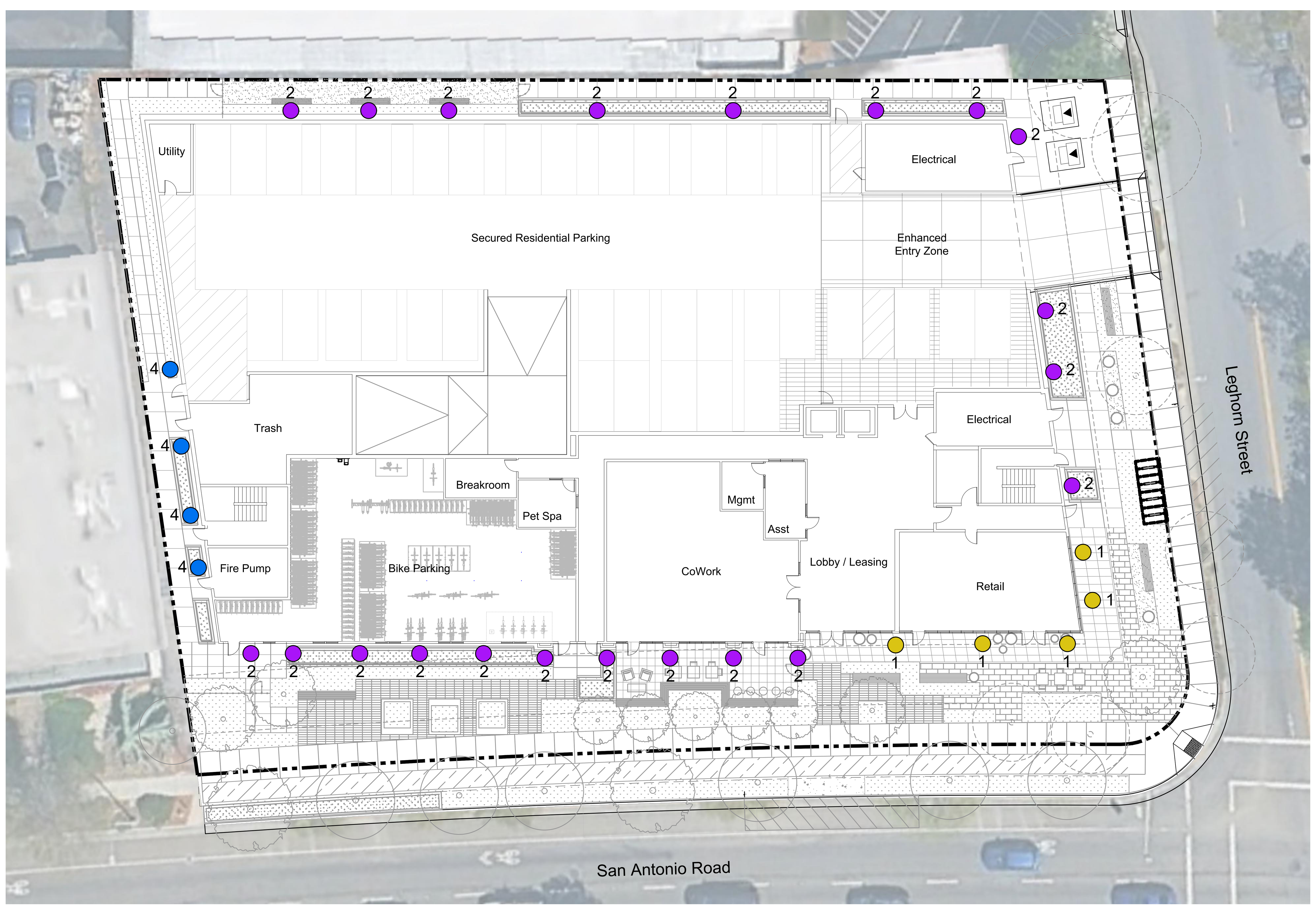
Detail View 9

Detail View 10

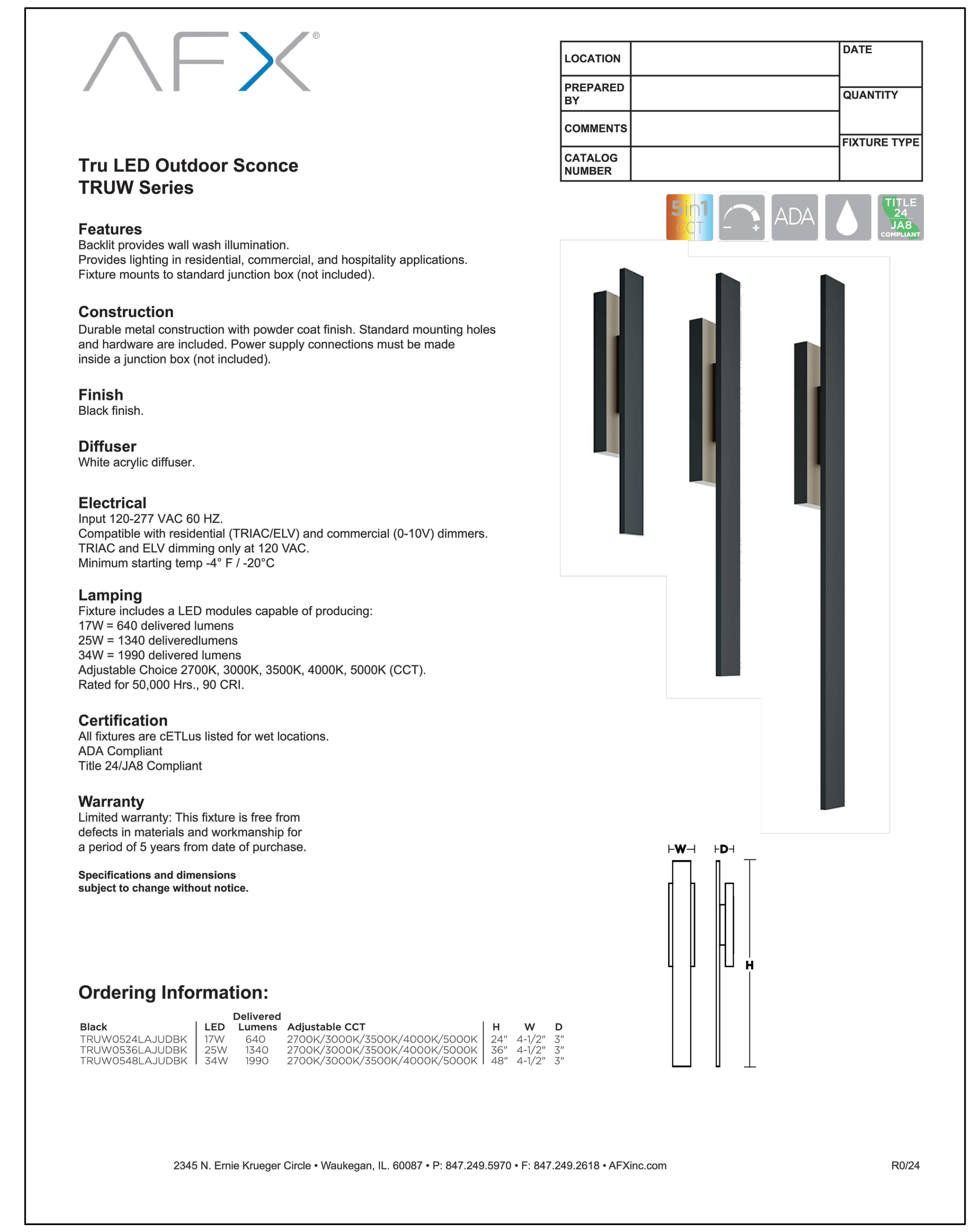
***Note: Colors, materials, and finishes shown are conceptual and subject to refinement during design development.**



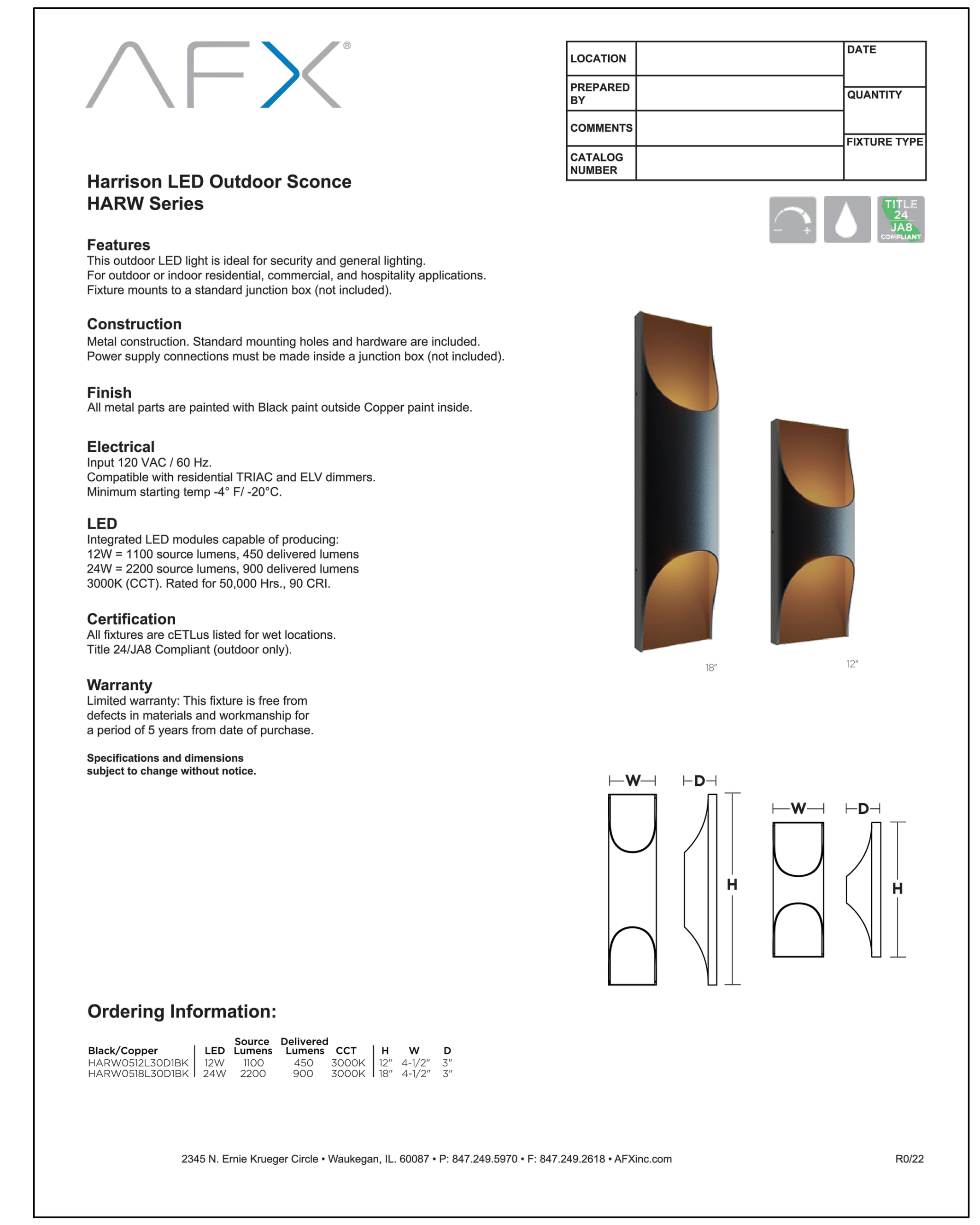
Podium Courtyard Level



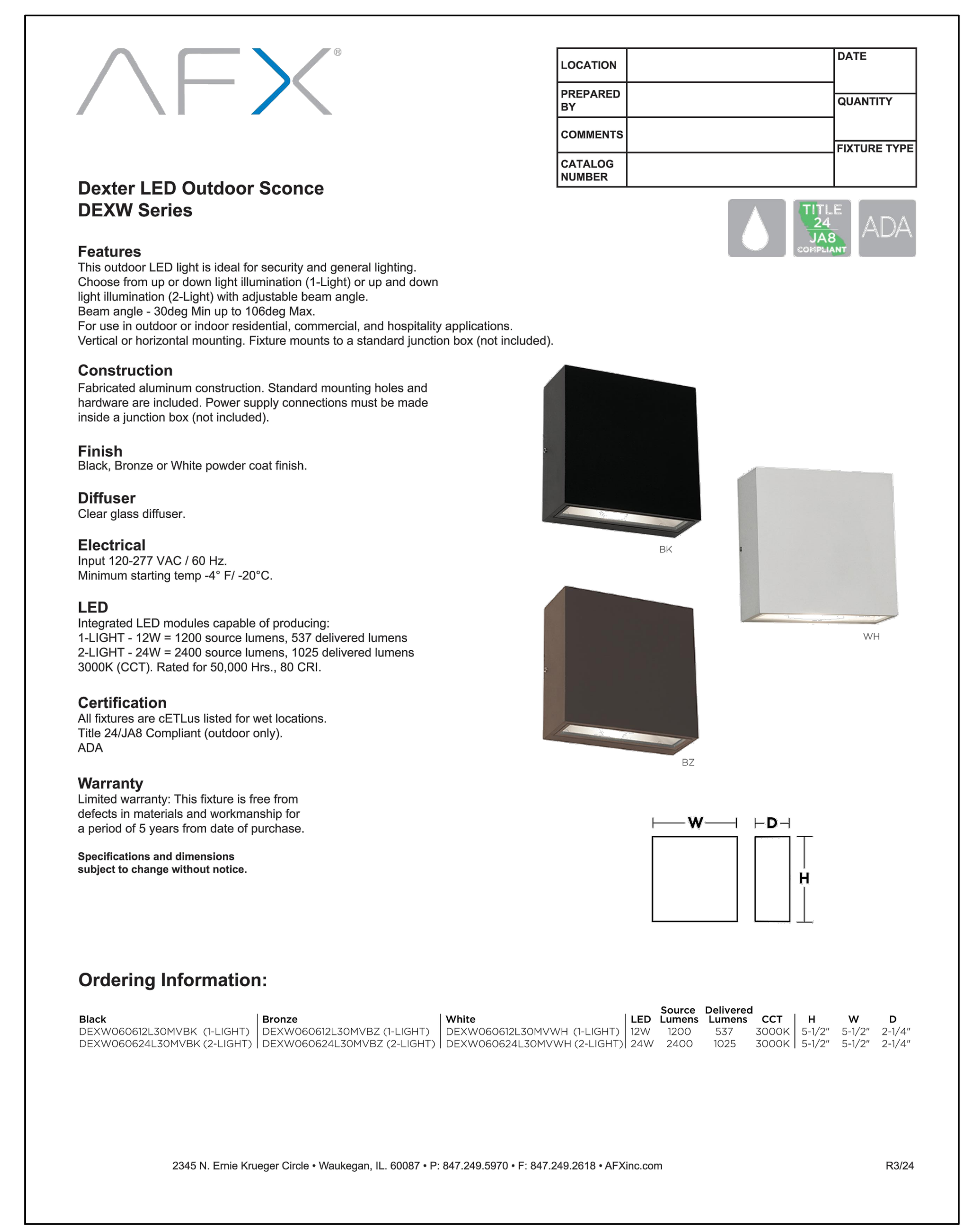
Ground Level



1. Exterior Wall Sconce
Lobby/Leasing, Retail, Fitness



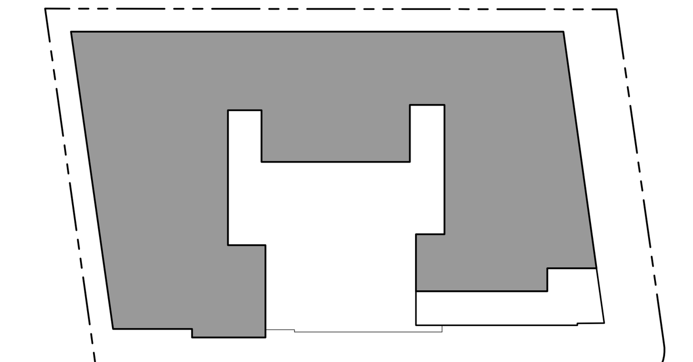
2. Exterior Wall Sconce
CoWork, Bike Room, Courtyard, Enhanced Building Entries



3. Exterior Wall Sconce
Balconies

4. Exterior Wall Sconce
Stair, Trash, Electrical Room, Fire Pump, Garage, Utility Rooms

*Note: Preliminary light fixture selection, intended for design concept and not final product.



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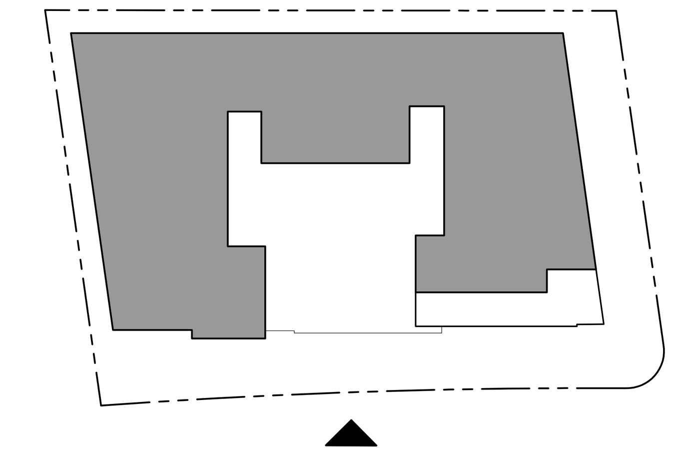
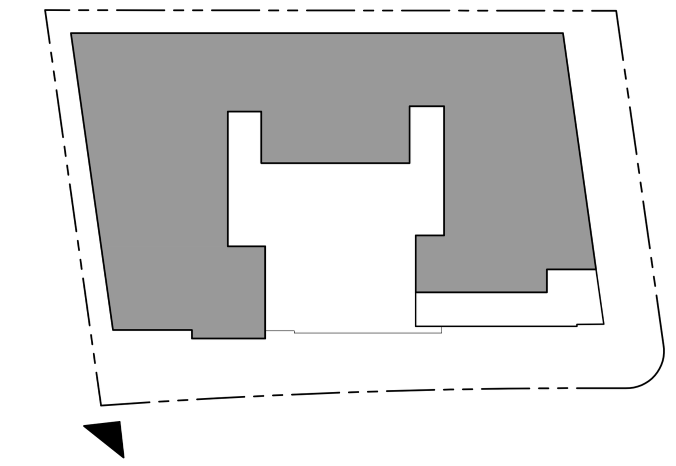
OCTOBER 31, 2025

RENDERINGS





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788 SAN ANTONIO ROAD
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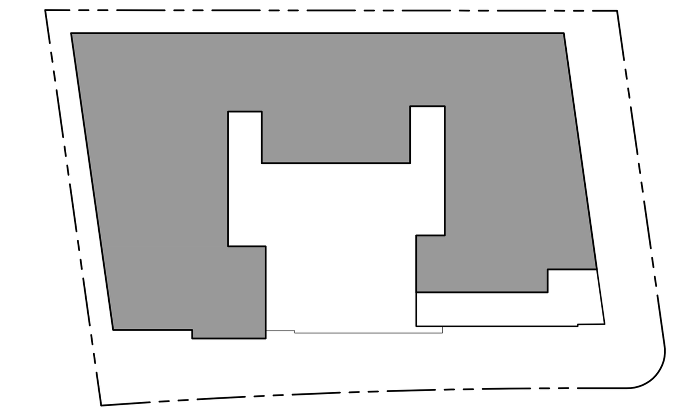
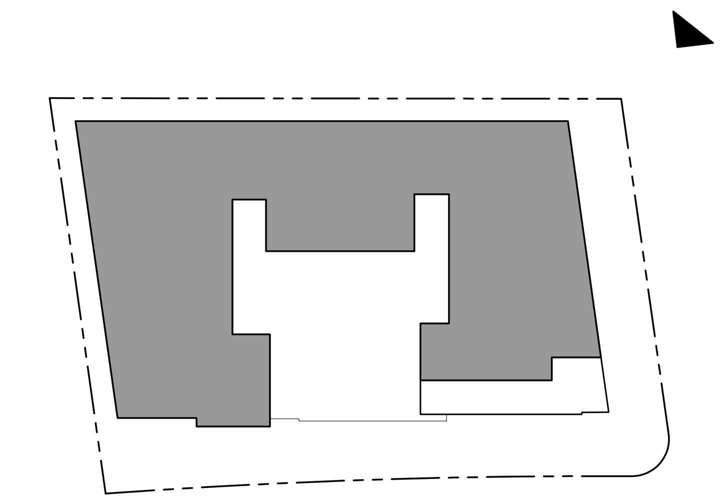
RENDERINGS

A8.2





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RENDERINGS

A8.4

LANDSCAPE DATA

CITY OF PALO ALTO OBJECTIVE DESIGN STANDARDS

CODE: 18.24.020 Public Realm/Sidewalk Character (b)(1) Sidewalk Widths

Public sidewalk width (curb to back of walk) is at least 12ft and consists of
(a) Pedestrian clear path width of 8ft minimum and
(b) Landscape or furniture area width of 2ft minimum

Pedestrian Clear Path Provided:	**8' WIDTH**
Landscape Area Provided:	**5' WIDTH**
Bike Lane Clear Path Provided:	**5' WIDTH**

CODE: 18.24.020 18.24.020 Public Realm/Sidewalk Character (b)(1) Street Trees

One street tree provided ever 30 linear feet of public sidewalk and located within six feet of the sidewalk

Existing Street Trees to Remain:	**6**
New Street Trees:	**2**

CODE: 18.24.020 Public Realm/Sidewalk Character (b)(4) Mobility Infrastructure

On-site micromobility infrastructure (e.g. bike racks/lockers) is located within 30 feet of the primary building entry and/or on a path leading to the primary building entry.

CODE: 18.24.040 Building Orientation and Setbacks (b)(5) Front Yard Setback Character

Ground-floor retail or retail-like uses have a minimum of 10% of the required setback as landscape or planters.

Setback Area Provided:	6,375 SF
Landscape Area Required:	637 SF (10%)
Landscape Area Provided:	1,809 SF (28%)

CODE: 18.24.080 Open Space (b) (2) (f) Open Space

Common open space has a minimum of 20% landscaping.

	Open Space Provided	Landscape Required (20%)	Landscape Provided
Level 3 Courtyard:	6148 SF	1,230 SF	1,767 SF (29%)
Level 8 Roof Deck:	1231 SF	246 SF	285 SF (23%)

Planting in above grade courtyards has a minimum soil depth of 12" for ground cover, 20 inches for shrubs, and 36 inches for trees.

0 8' 16' 32' 48'
GRAPHIC SCALE: 1/16"=1'-0"

NORTH

TREE LEGEND

Existing Tree - To Remove

Existing Tree - To Protect In Place

Proposed Replacement Tree

TREE REMOVAL AND REPLACEMENT DATA

Trees to Remove	7
Trees to Protect in Place	7
Replacement Trees	10 (24" Box)

* Per Arborist Report and City of Palo Alto Tree Technical Manual

TREE TAG #	PROTECTED TREE	COMMON NAME/BOTANICAL NAME	CANOPY HEIGHT/ SPREAD	OVERALL HEALTH
1	X	Modesto Ash *Fraxinus velutina 'Modesto'*	30 x 30'	Fair
2	X	Raywood Ash *Fraxinus angustifolia 'Raywood'*	25 x 25'	Poor
3	X	Raywood Ash *Fraxinus angustifolia 'Raywood'*	15 x 12'	Good
4	X	Chinese pistache *Pistache chinensis*	20 x 10'	Good
5	X	Flowering Ash *Fraxinus ornus*	20 x 10'	Good
6	X	Chinese pistache *Pistache chinensis*	15 x 20'	Good
7	X	Chinese pistache *Pistache chinensis*	15 x 12'	Good
8	X	Chinese pistache *Pistache chinensis*	20 x 10'	Good
9	X	American Elm *Ulmus americana 'Princeton'*	20 x 10'	Good
10	X	Southern Live Oak *Quercus virginiana*	15 x 12'	Good
11	X	Southern Live Oak *Quercus virginiana*	15 x 12'	Good
12	X	Southern Live Oak *Quercus virginiana*	15 x 12'	Good
13	X	Southern Live Oak *Quercus virginiana*	15 x 12'	Good
14 *	X	Weeping Blue Atlas Cedar *Cedrus atlantica 'Glauca pendula'*	8 x 15'	Good

* Indicates a neighboring tree

NOTES:

1. All existing trees to remain that are adjacent to the property and affected by construction Shall be kept in good health, reasonably free of construction dust, trash and debris, and Free of damages, injury, and compaction.

2. Grind stumps of removed trees to a minimum depth of 12" below existing grade.

3. Refer to arborist report for additional information regarding tree protection guidelines.

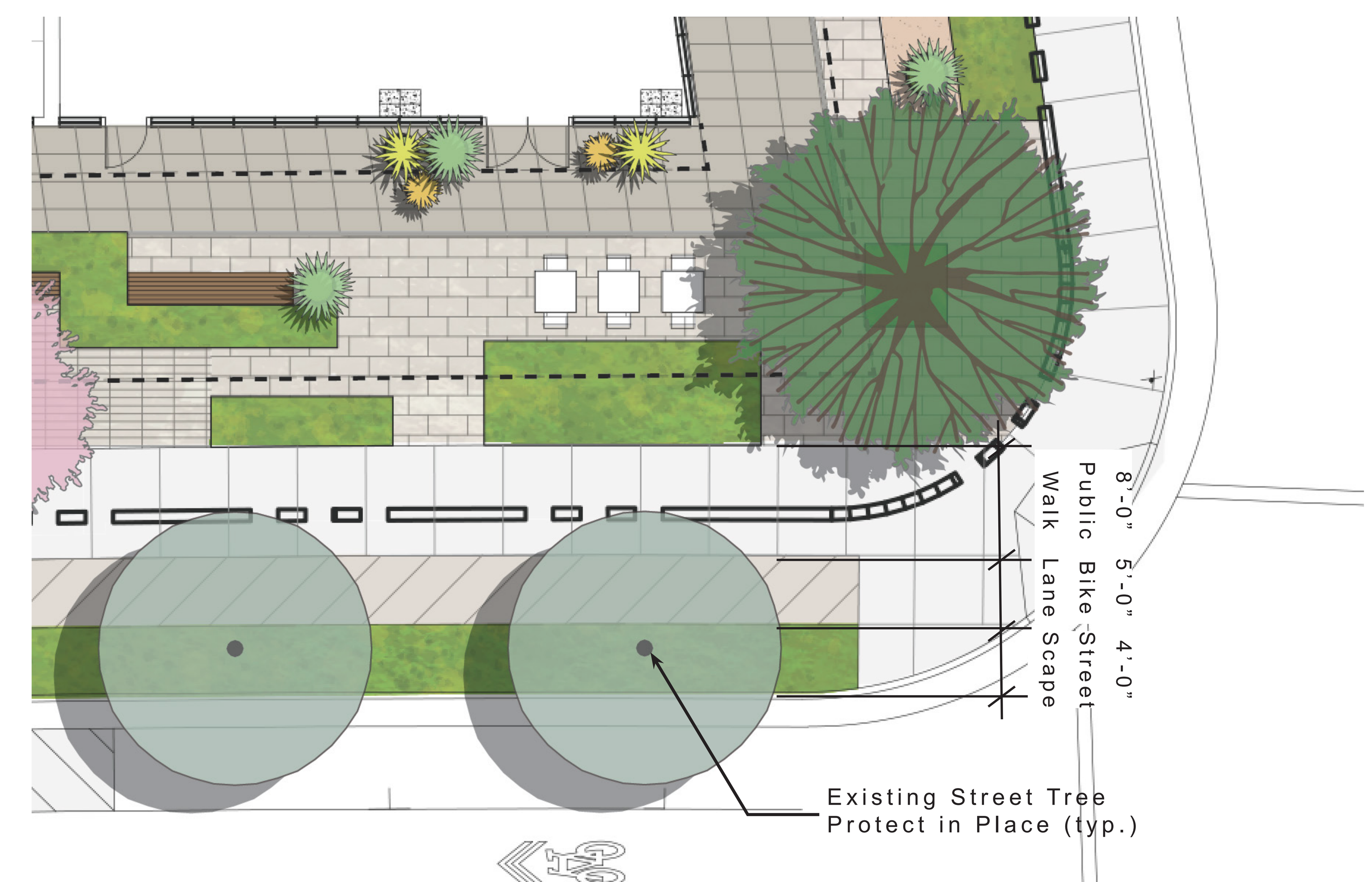
0 8' 16' 32' 48'

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

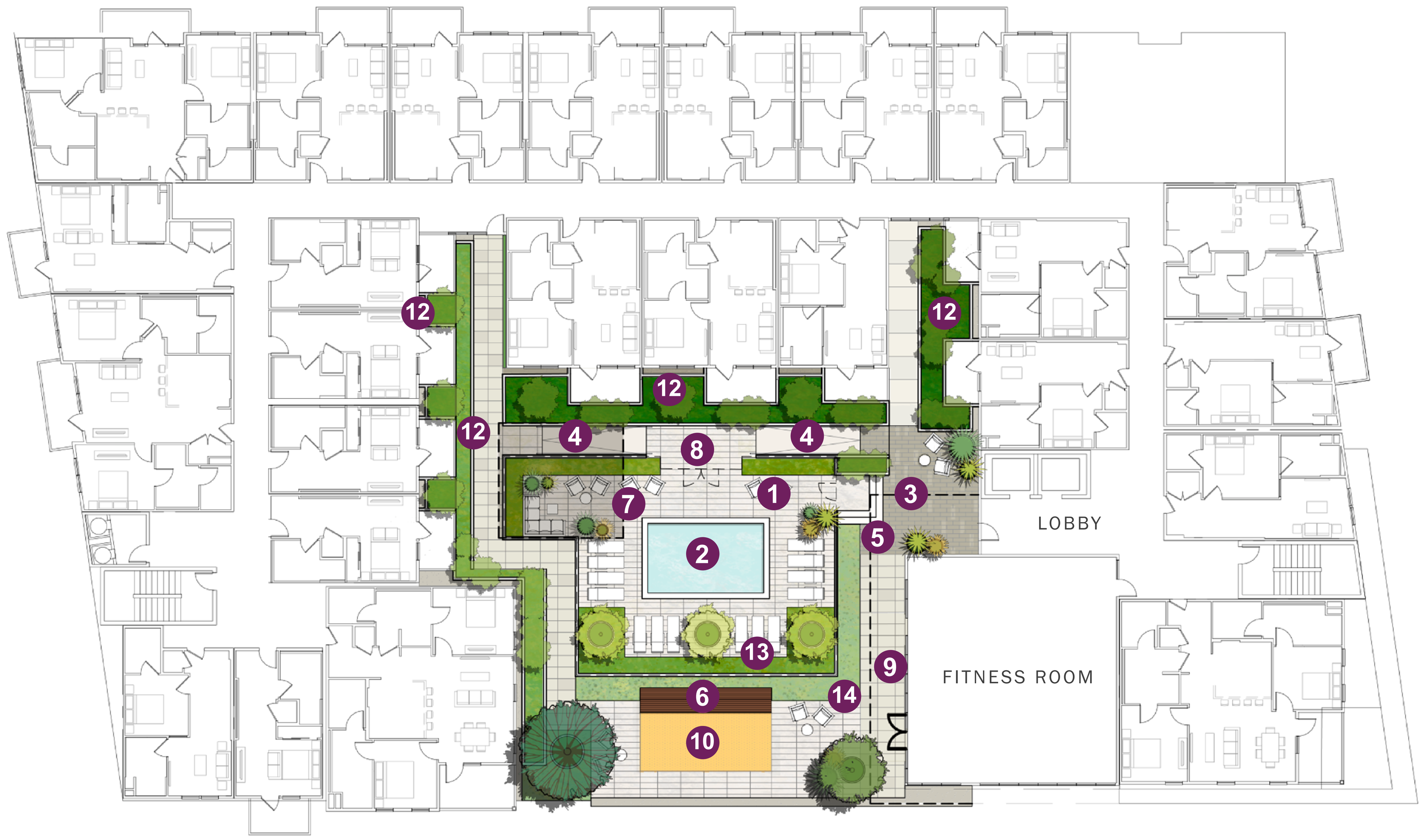
NORTH

LEGEND

1. Retail Entry & Outdoor Seating
2. Residential Entry
3. Co-Work Outdoor Seating
4. Enclosed Dog Run
5. Residential Bike Storage Gate Entry
6. Vehicular Entry w/ Enhanced Paving
7. Leasing Office Entry w/ Enhanced Paving
8. Integral Color Concrete
9. Stablized Decomposed Granite
10. Permeable Paving
11. Proposed Bike Lane (5' Wide)
12. New Public Sidewalk (8' Wide)
13. Decorative Pottery
14. Built-In Ipe Bench
15. Seating Planter
16. Bike Racks
17. Flush LID Planter (typ.)
18. Proposed Street Tree (typ.)
19. Existing Street Tree (typ.)



PROPOSED STREETSCAPE ENLARGED PLAN
1/8" = 1'-0"



LEVEL 3 COURTYARD

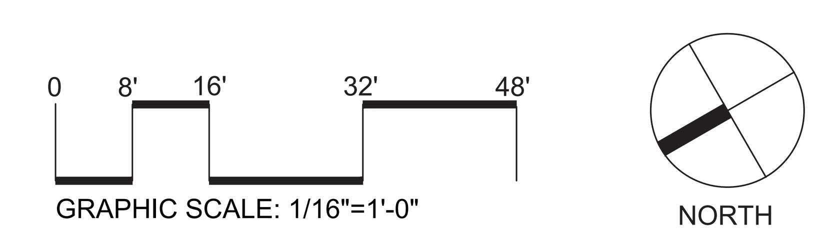
LEVEL 8 ROOF DECK

LEGEND

1. Raised Spa Deck (+18")
2. Spa
3. Architectural Overhang
4. Ramp
5. Steps
6. Built-In Lounge
7. Shade Structure
8. Porcelain Paver on Pedestal
9. Integral Color Concrete
10. Resilient Surfacing
11. Decorative Pottery
12. CMU Planter (36" ht.)
13. CMU Planter (18" ht.)
14. Low Planter (8-12" ht.)

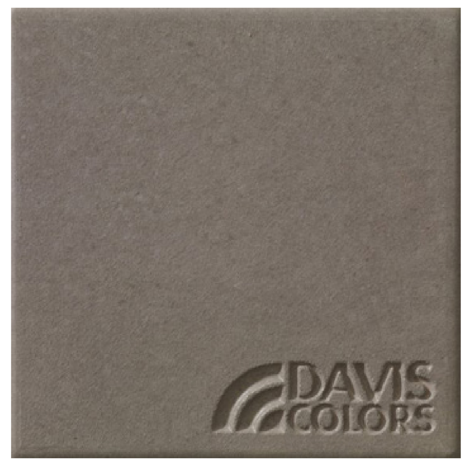
LEGEND

1. Clubroom Terrace
2. Outdoor Kitchen
3. Porcelain Paver on Pedestal
4. Live Roof



MATERIALS PALETTE

HARDSCAPE



Integral Color Concrete
Davis Colors
Color: Canyon

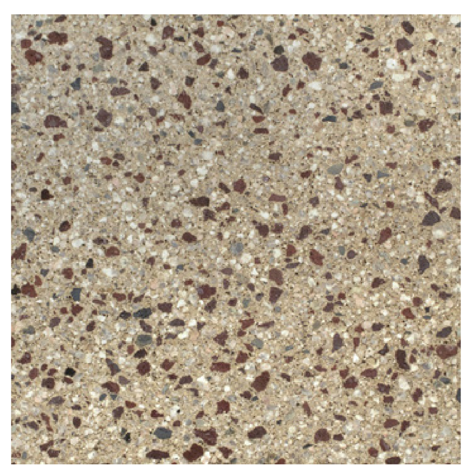
Integral Color Concrete
Davis Colors
Color: Caramel

AquaDublin Permeable Pavers
Belgard
Color: xx

Porcelain Tile
Belgard Mirage
Color: xx

Pea Gravel
Color: xx

WALLS



CMU
Orco
Color: Sourdough / Burnished

Corten Steel

Steel to CMU Planter Wall

POTTERY

Atelier Vierkant

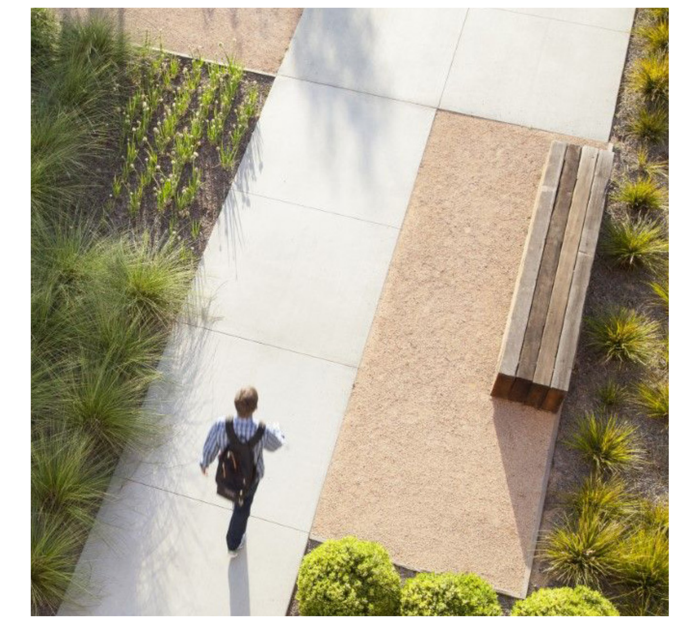
Atelier Vierkant

Kournegay

CHARACTER IMAGERY

MATERIALITY + FURNISHINGS

Built-In Benches



Flexible Seating Pockets

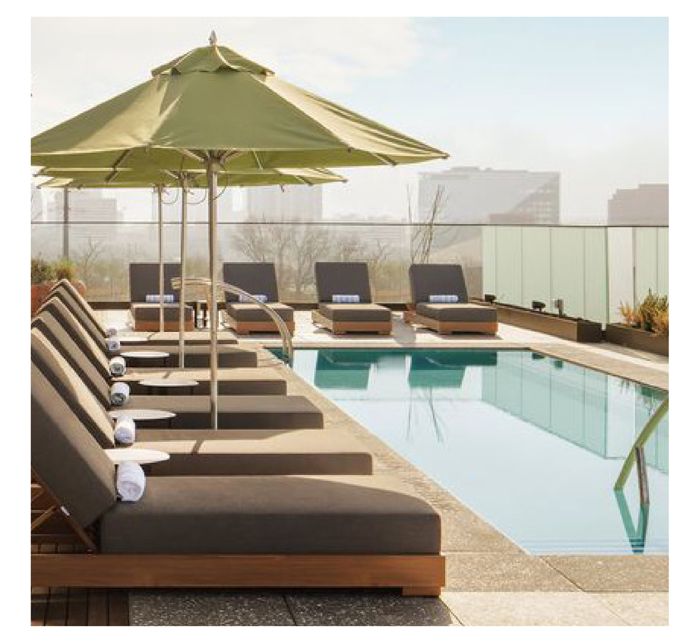
Flexible Furniture

Landscape Forms
Bola Bike Rack

Landscape Forms
Parallel 42 Modular Bench

AMENITIES

Outdoor Fitness

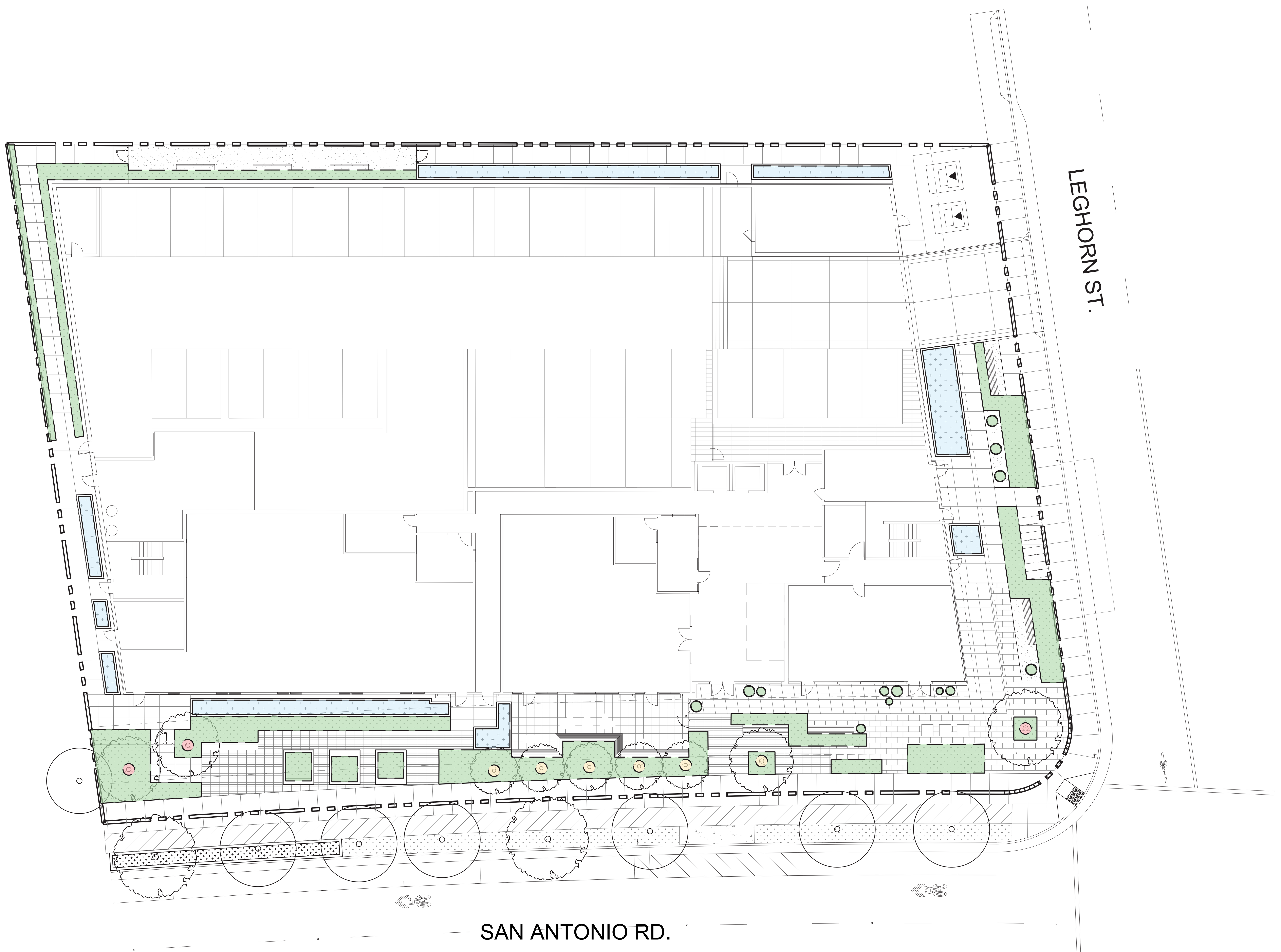


Spa Deck

Outdoor Kitchen

0 8' 16' 32' 48'
GRAPHIC SCALE: 1/16"=1'-0"

NORTH



HYDROZONE LEGEND - GROUND LEVEL

SYMBOL	PLANT MATERIAL	EMISSION DEVICE	SQUARE FOOTAGE
	0.3 Low Shrubs and Ground Cover	Inline Drip	2824 SF
	0.3 Low Trees	Bubbler	43 SF
	0.4 Mod Trees	Bubbler	21 SF
	0.4 Moderate Shrubs and Ground Cover	Inline Drip	0 SF
	0.44 Moderate Shrubs and Ground Cover LID Planter	Inline Drip	1042 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: 788 San Antonio DATE: 10/31/2025

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) **43.00** Palo Alto
Conversion Factor **0.62**

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	4617	1710	45,589
Low water use trees (X)	0.3	Bubbler	0.75	0.40	43	17	459
Moderate water use (LID)	0.44	Drip	0.81	0.54	1042	566	15,090
Moderate water use trees (0)	0.5	Bubbler	0.75	0.67	259	173	4,603
Very Low	0.1	Drip	0.81	0.12	0	0	0
High water use Water Feature	1	Water Feature	1	1.00	250	250	6,665
				TOTALS	**6,211**	**2716**	**72,406**
Special Landscape Areas							
Turf areas parks		Spray		1		0	0
Turf areas parks		Drip		1		0	0
Edible Garden		Drip		1		0	0
				TOTALS	**0**	***0***	**0**
			ETWU Total				**72,406**
			Maximum Allowed Water Allowance (MAWA)[e]				**74,513**

MAWA

ETAF for residential areas is .55 or .45 for commercial areas

MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF)	*	SLA))
	43	0.62	0.45		6,211		0.55		0
MAWA=	**74,513**								

ETAF Calculations

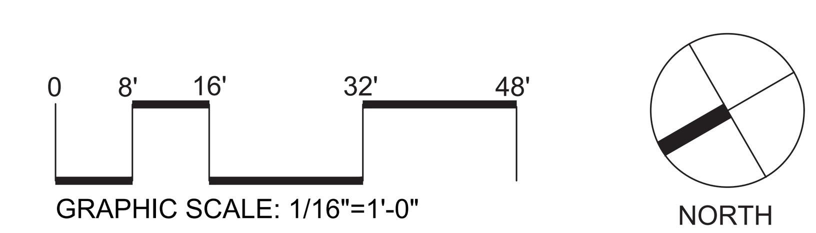
Regular Landscape Areas

Total ETAF x Area	2,716
Total Area	6,211
Average ETAF	**0.44**

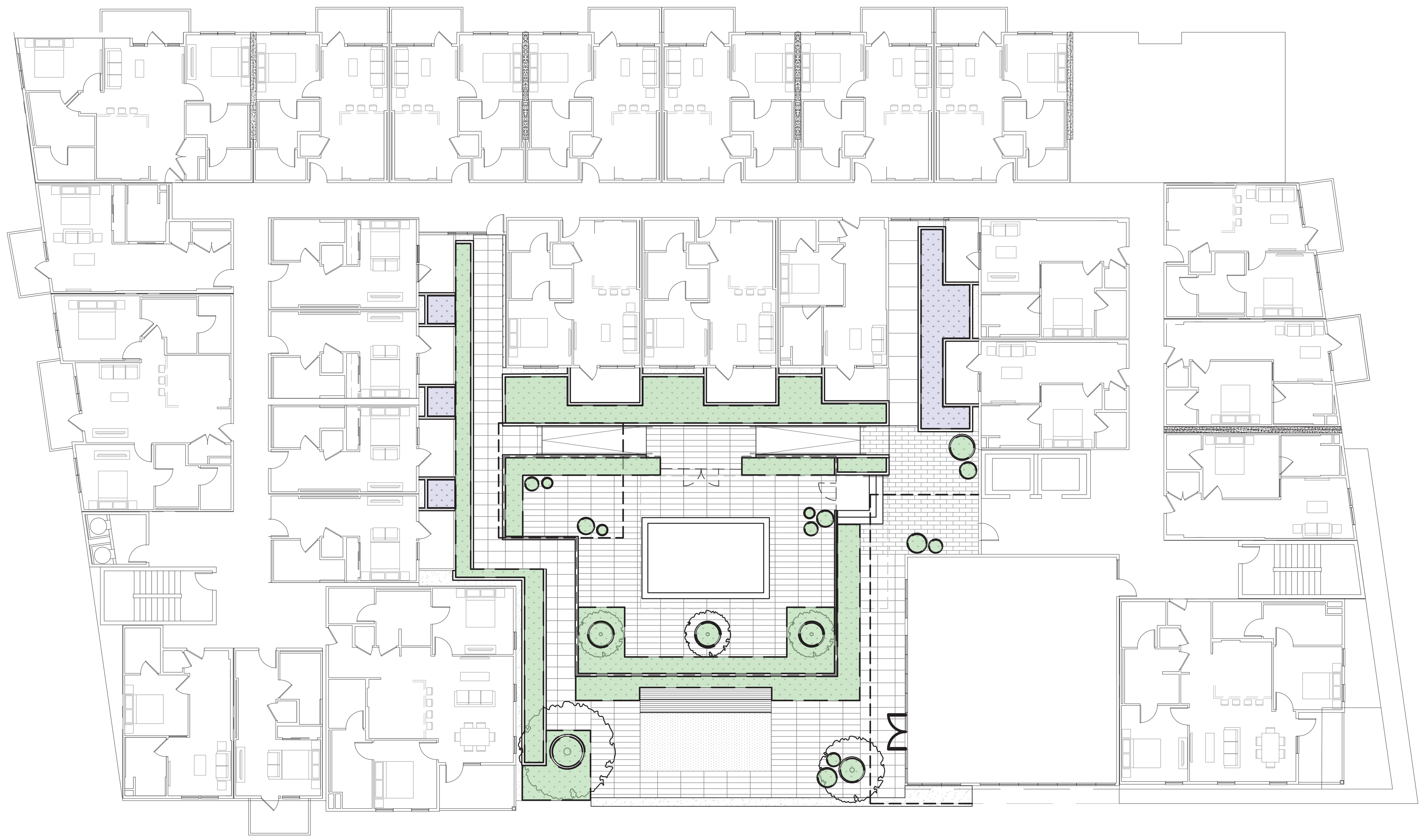
All Landscape Areas

Total ETAF x Area	2,716
Total Area	6,211
Sitewide ETAF	**0.44**

Average ETAF for Regular Landscape Aeas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



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



LEVEL 3 COURTYARD

LEVEL 8 ROOF DECK

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE LEGEND - LEVEL 3 COURTYARD

SYMBOL	PLANT MATERIAL	EMISSION DEVICE	SQUARE FOOTAGE
	0.3 Low Shrubs and Ground Cover	Inline Drip	1508 SF
	0.3 Low Trees	Bubbler	0 SF
	0.4 Mod Trees	Bubbler	0 SF
	0.4 Moderate Shrubs and Ground Cover	Inline Drip	259 SF
	0.44 Moderate Shrubs and Ground Cover LID Planter	Inline Drip	0 SF

HYDROZONE LEGEND - ROOF LEVEL

SYMBOL	PLANT MATERIAL	EMISSION DEVICE	SQUARE FOOTAGE
	0.3 Low Shrubs and Ground Cover	Inline Drip	285 SF
	0.3 Low Trees	Bubbler	0 SF
	0.4 Mod Trees	Bubbler	0 SF
	0.4 Moderate Shrubs and Ground Cover	Inline Drip	0 SF
	0.44 Moderate Shrubs and Ground Cover LID Planter	Inline Drip	0 SF

0 8' 16' 32' 48'

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

NORTH

PLANT PALETTE

TREES


Cornus nuttallii 'Pink Blush'
Pacific Dogwood


Cercis occidentalis
Western Redbud *


Platanus racemosa
California Sycamore *


Prunus ilicifolia spp. Lyonii
Catalina Cherry *


Quercus douglasii
Blue Oak *

* NOTE: Tree selections per Canopy and Palo Alto Urban Forestry recommended species list.

SHRUBS, GRASSES, AND GROUNDCOVER


Acer circinatum 'Monroe'
Vine Maple


Achillea millefolium 'Paprika'
'Paprika' Common Yarrow


Agastache rupestris
Sunset Hyssop


Aloe vera
Medicinal Aloe


Arctostaphylos 'Pactific Mist'
Pacific Mist Manzanita


Carex tumulicola
Berkley Sedge

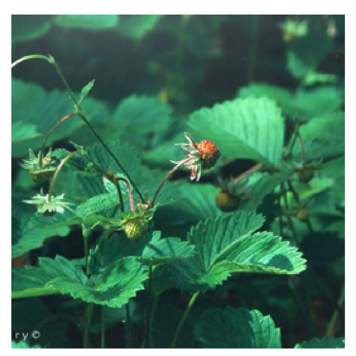

Ceanothus thyrsiflorus 'Skylark'
'Skylark' California Lilac


Dasylirion wheeleri
Spoon Yucca


Equisetum hyemale
Scouring Rush Horsetail


Euphorbia amygdaloides purpurea
Purple Wood Spurge


Feijoa sellowina
Pineapple Guava


Fragaria californica
Woodland Strawberry


Furcrea foetida 'Mediopicta'
Variegated Green Aloe


Heuchera 'Santa Ana Cardinal'
'Santa Ana Cardinal' Coral Bells


Iris douglasiana 'Maroon'
Douglas Iris 'Maroon'


Juncus patens
Common Rush

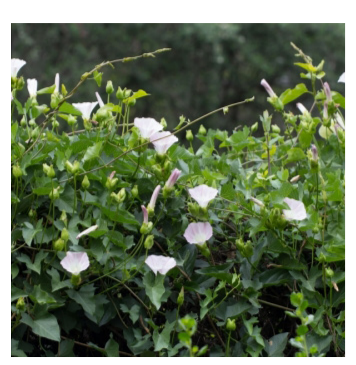

Kniphofia uvaria
'Christmas Cheer'
'Christmas Cheer' Torch Lily


Muhlenbergia rigens
Deergrass


Polystichum munitum
Western Sword Fern


Rhododendron occidentale
Western Azalea

VINES

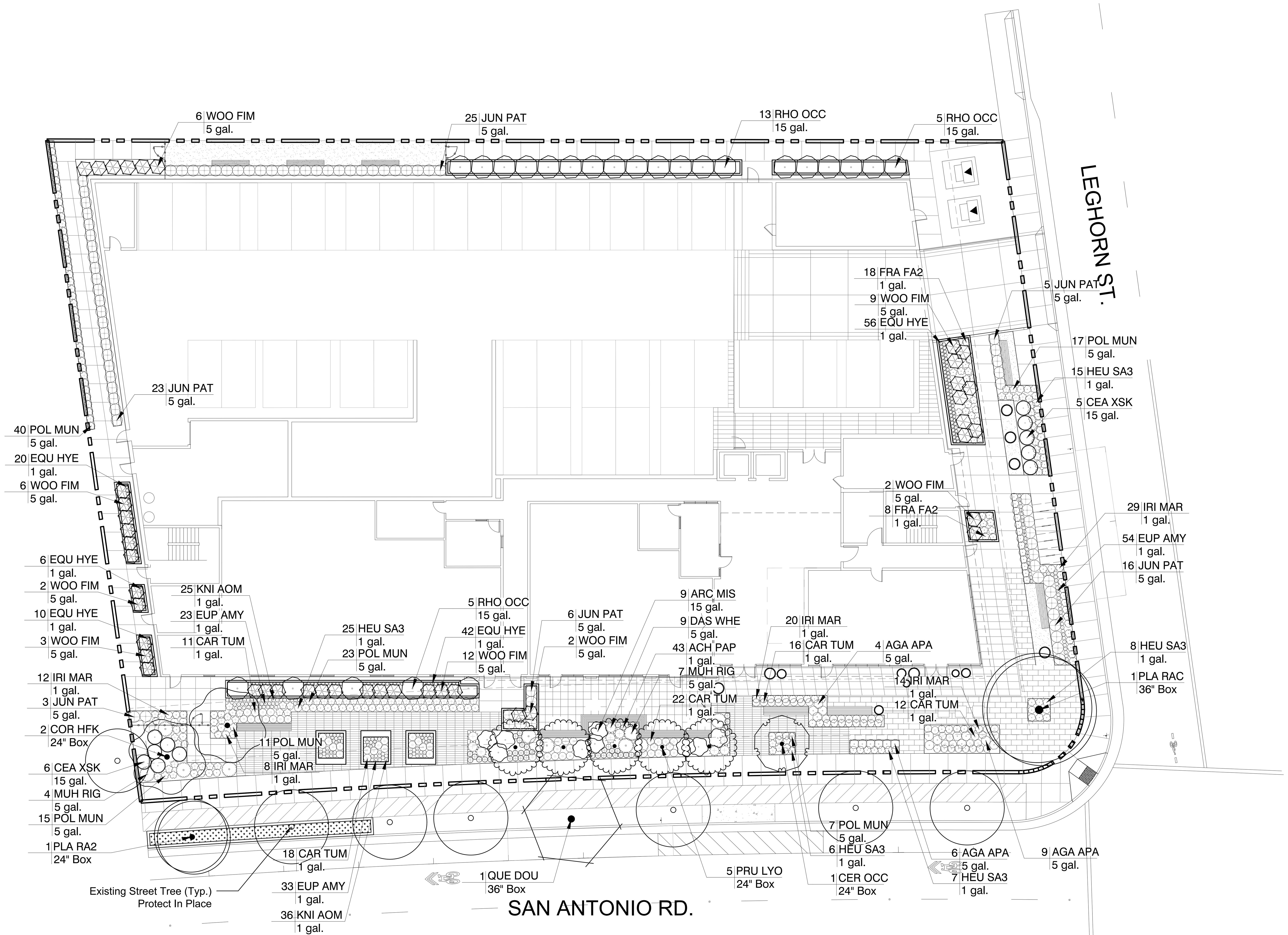

Calystegia macrostegia 'Anacapa Pink'
Anacapa PinkIsland Morning Glory

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES					
	ACE MNR	Acer circinatum 'Monroe'	Monroe Vine Maple	15 gal.	0.4 - Mod.
	CER OCC	Cercis occidentalis	Western Redbud	24" Box	0.3 - Low
	COR HFK	Cornus nuttallii Pink Blush	Pacific Dogwood	24" Box	0.4 - Mod.
	PLA RA2	Platanus racemosa	California Sycamore	24" Box	0.4 - Mod.
	PLA RAC	Platanus racemosa	California Sycamore	36" Box	0.4 - Mod.
	PRU LYO	Prunus ilicifolia lyonii	Catalina Cherry	24" Box	0.3 - Low
	QUE DOU	Quercus douglasii	Blue Oak	36" Box	0.1 - Low
SHRUBS					
	ACH PAP	Achillea millefolium 'Paprika'	Paprika Common Yarrow	1 gal.	0.3 - Low
	AGA APA	Agastache rupestris 'Apache Sunset'	Apache Sunset Threadleaf Hyssop	5 gal.	0.3 - Low
	ALO VER	Aloe vera	Medicinal Aloe	1 gal.	0.3 - Low
	ARC MIS	Arctostaphylos x 'Pacific Mist'	Pacific Mist Manzanita	15 gal.	0.3 - Low
	CAL ANA	Calystegia macrostegia 'Anacapa Pink'	Anacapa Pink Island Morning Glory	1 gal.	0.3 - Low
	CAR TUM	Carex tumulicola	Foothill Sedge	1 gal.	0.3 - Low
	CEA XSK	Ceanothus x 'Skylark'	Skylark Wild Lilac	15 gal.	0.3 - Low
	DAS WHE	Dasylirion wheeleri	Grey Desert Spoon	5 gal.	0.3 - Low
	EQU HYE	Equisetum hyemale	Horsetail	1 gal.	0.4 - Mod
	EUP AMY	Euphorbia amygdaloides 'Purpurea'	Purple Wood Spurge	1 gal.	0.3 - Low
	FEI VEU	Feijoa sellowiana	Pineapple Guava	15 gal.	0.3 - Low
	FRA FA2	Fragaria californica	California Strawberry	1 gal.	0.4 - Mod
	FUR MED	Furcraea foetida 'Mediopicta'	Mauritius Hemp	5 gal.	0.3 - Low
	HEU SA3	Heuchera x 'Santa Ana Cardinal'	Cardinal Coral Bells	1 gal.	0.3 - Low
	IRI MAR	Iris douglasiana PCH 'Maroon'	Maroon Iris	1 gal.	0.3 - Low
	JUN PAT	Juncus patens	California Gray Rush	5 gal.	0.3 - Low
	KNI AOM	Kniphofia x 'Christmas Cheer'	Christmas Cheer Red Hot Poker	1 gal.	0.3 - Low
	MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal.	0.3 - Low
	POL MUN	Polystichum munitum	Western Sword Fern	5 gal.	0.3 - Low
	RHO OCC	Rhododendron occidentale	Western Azalea	15 gal.	0.4 - Mod
	WOO FIM	Woodwardia fimbriata	Giant Chain Fern	5 gal.	0.4 - Mod

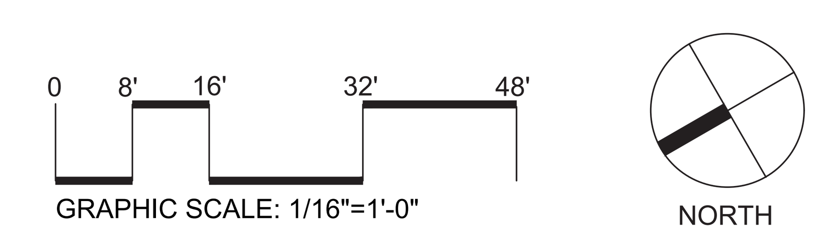
PLANTING NOTES

1. Verify locations of all pertinent site improvements. If any part of this plan cannot be followed due to site conditions, contact the Landscape Architect for instructions prior to commencing work.
2. Provide one (1) Agricultural suitability soil test. Soils testing is to be provided by Wallace Labs (Dr. Garn Wallace, 310-615-0116). Follow the recommendations attached to the soils test for amending site soils.
3. All soil that is located under existing paving to be removed shall be tested for contaminants that will be detrimental to plant growth. Any contaminated soils shall be removed from site and replaced with approved topsoil.
4. Excess soil from landscape grading to be removed and disposed of off-site by contractor.
5. Continuous soil preparation is required at all planting areas including areas between trees and shrubs.
6. Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Contractor shall be responsible for verifying all plant counts and square footages. Quantities, if provided, are owner information only.
7. All box size plant material shall be approved by the Landscape Architect at the nursery prior to shipping. Submit pictures in separate photographs for preliminary approval. Each photograph shall contain the subject plant with a person or object in the photo for scale. Upon preliminary approval of the plant materials in the photographs, schedule a time with the Landscape Architect to review the plants at the nursery.
8. Provide matching forms and sizes for all plant materials within each specie and size designated on the drawings.
9. Prune newly planted plant materials only as directed by Landscape Architect.
10. Align and equally space in all directions all plants designed per these notes and drawings.
11. Plants shall bear same relation to finish grade as at place of growth.
12. Finish grades of all shrub shall be (2 1/2") below adjacent curb, pavement or header to allow for installation of mulch.
13. All areas that are not turf and are 2:1 slope or less shall be covered in a two (2) inch deep layer of organic mulch unless otherwise noted. Mulch shall be "0-2" Forest Floor" by Aguinaga (714-786-9558) or approved equal. Submit 1 cu. ft. sample prior to application.
14. Finish grade of all turf areas, prior to sodding, shall be 1" for Fescue and ½" for Bermuda below adjacent curb, pavement or header.
15. Root barrier shall be provided for all trees (with the exception of Palm Trees) within ten feet of sidewalks, curbs, or walls, on grade as required by landscape architect.
16. The Contractor shall notify Underground Service Alert (1-800-227-2600) 48 hours prior to any excavation.
17. Prior to construction of landscape area or irrigation, the contractor must obtain and review a copy of the Water-Efficient Landscape and Irrigation Standards.
18. All landscaping and irrigation systems must comply with all local, state, and federal laws and regulations.
19. The irrigation system must comply with all local, state, and federal lawas and regulations.
20. The irrigation designer or landscape architect or landscape designer shall perform one or more site observations during system installation to check for adherence to the design, including the proper installation of the backflow prevention assmebly, main line, laterals, valves, sprinkler heads, drip irrigation equipment, control wire, controllers, and sensors and should assure that the intent of the irrigation design has been preserved.



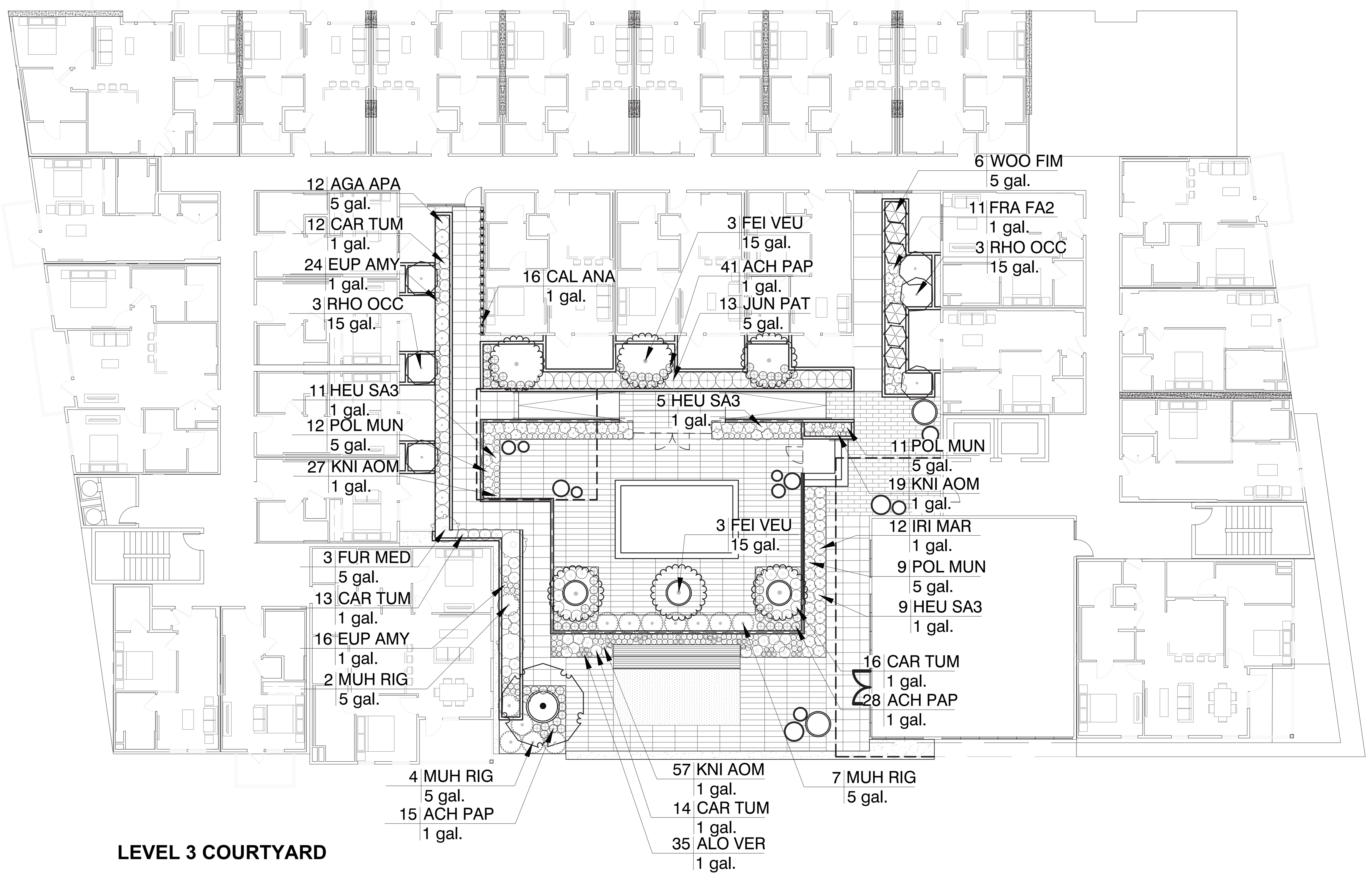
TREE SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES						
	CER OCC	Cercis occidentalis	Western Redbud	24" Box	0.3 - Low	1
	COR HFK	Cornus nuttallii Pink Blush	Pacific Dogwood	24" Box	0.4 - Mod.	2
	PLA RA2	Platanus racemosa	California Sycamore	24" Box	0.4 - Mod.	1
	PLA RAC	Platanus racemosa	California Sycamore	36" Box	0.4 - Mod.	1
	PRU LYO	Prunus ilicifolia lyonii	Catalina Cherry	24" Box	0.3 - Low	5
	QUE DOU	Quercus douglasii	Blue Oak	36" Box	0.1 - Low	1
SHRUBS						
	ACH PAP	Achillea millefolium 'Paprika'	Paprika Common Yarrow	1 gal.	0.3 - Low	43
	AGA APA	Agastache rupestris 'Apache Sunset'	Apache Sunset Threadleaf Hyssop	5 gal.	0.3 - Low	19
	ARC MIS	Arctostaphylos x 'Pacific Mist'	Pacific Mist Manzanita	15 gal.	0.3 - Low	9
	CAR TUM	Carex tumulicola	Foothill Sedge	1 gal.	0.3 - Low	79
	CEA XSK	Ceanothus x 'Skylark'	Skylark Wild Lilac	15 gal.	0.3 - Low	11
	DAS WHE	Dasylirion wheeleri	Grey Desert Spoon	5 gal.	0.3 - Low	9
	EQU HYE	Equisetum hyemale	Horsetail	1 gal.	0.4 - Mod	134
	EUP AMY	Euphorbia amygdaloides 'Purpurea'	Purple Wood Spurge	1 gal.	0.3 - Low	110
	FRA FA2	Fragaria californica	California Strawberry	1 gal.	0.4 - Mod	26
	HEU SA3	Heuchera x 'Santa Ana Cardinal'	Cardinal Coral Bells	1 gal.	0.3 - Low	61
	IRI MAR	Iris douglasiana PCH 'Maroon'	Maroon Iris	1 gal.	0.3 - Low	83
	JUN PAT	Juncus patens	California Gray Rush	5 gal.	0.3 - Low	78
	KNI AOM	Kniphofia x 'Christmas Cheer'	Christmas Cheer Red Hot Poker	1 gal.	0.3 - Low	61
	MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal.	0.3 - Low	11
	POL MUN	Polystichum munitum	Western Sword Fern	5 gal.	0.3 - Low	113
	RHO OCC	Rhododendron occidentale	Western Azalea	15 gal.	0.4 - Mod	24
	WOO FIM	Woodwardia fimbriata	Giant Chain Fern	5 gal.	0.4 - Mod	42

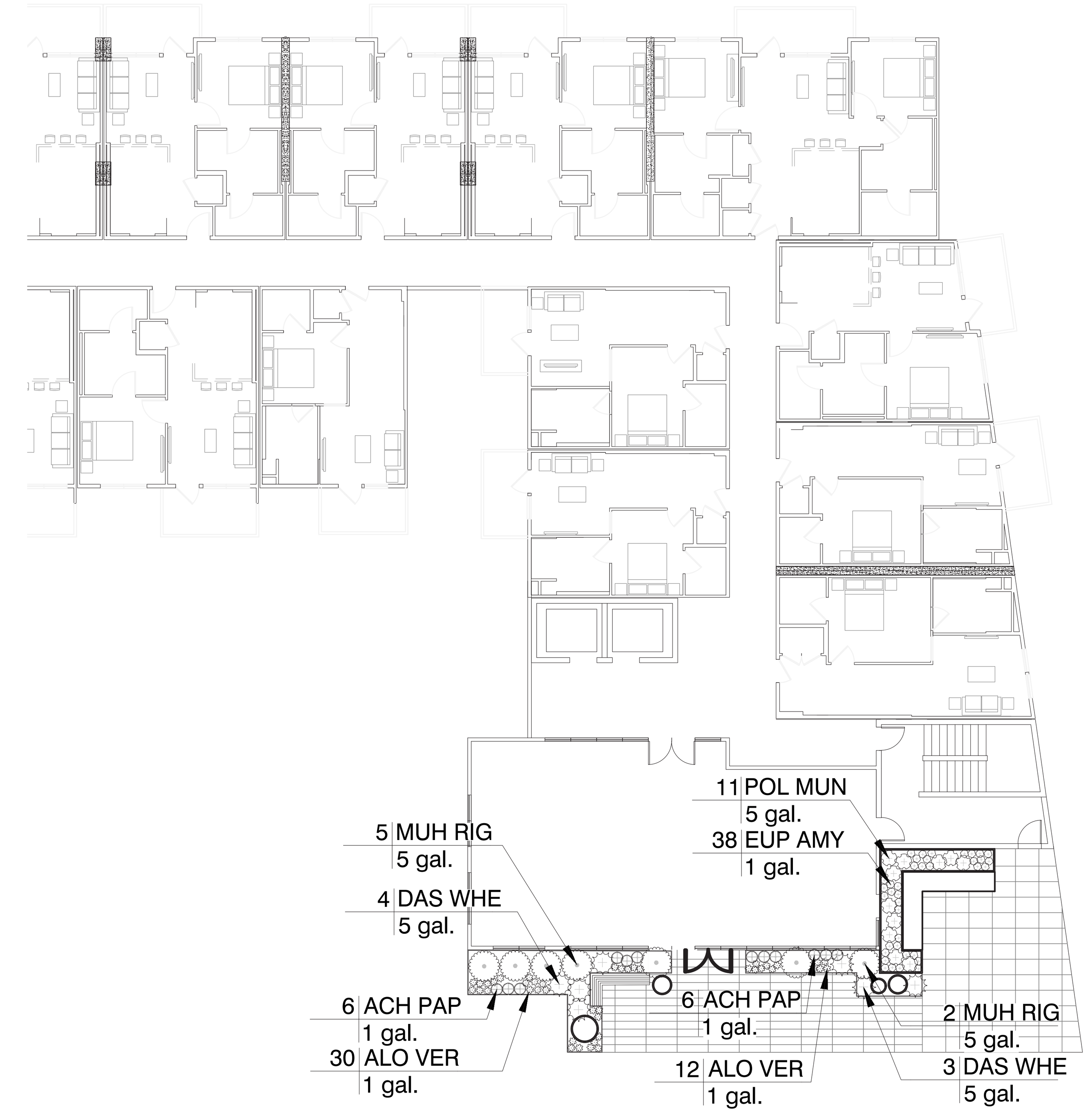


GRAPHIC SCALE: 1/16"=1'-0"

NORTH



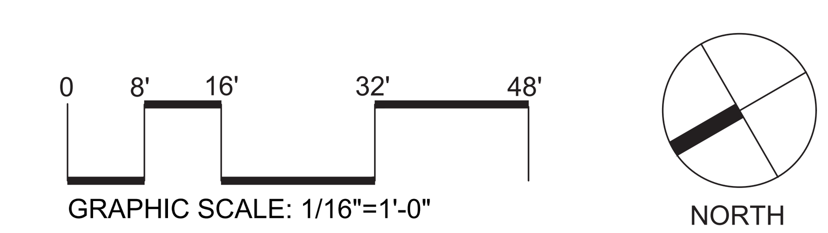
LEVEL 3 COURTYARD

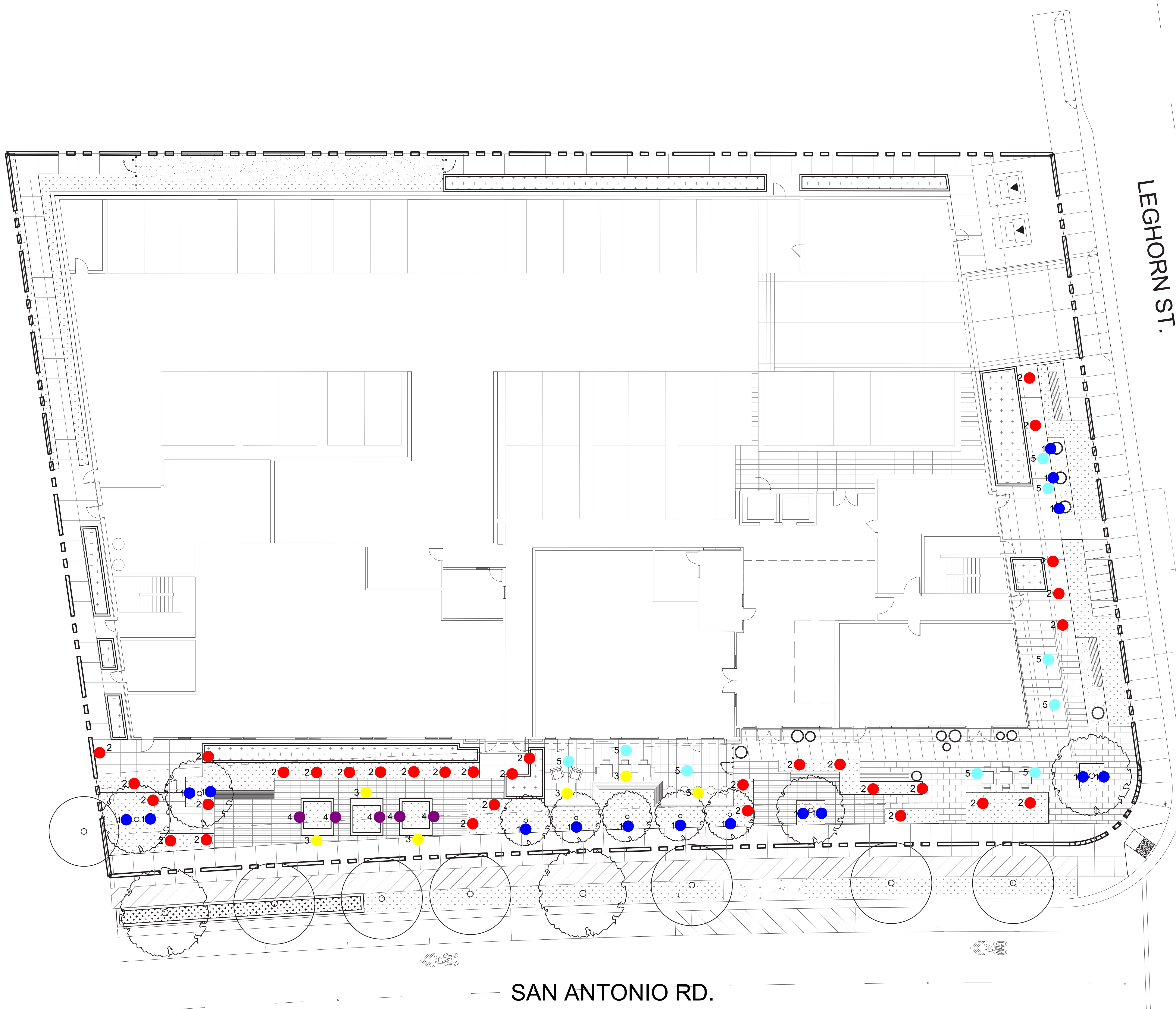


LEVEL 8 ROOF DECK

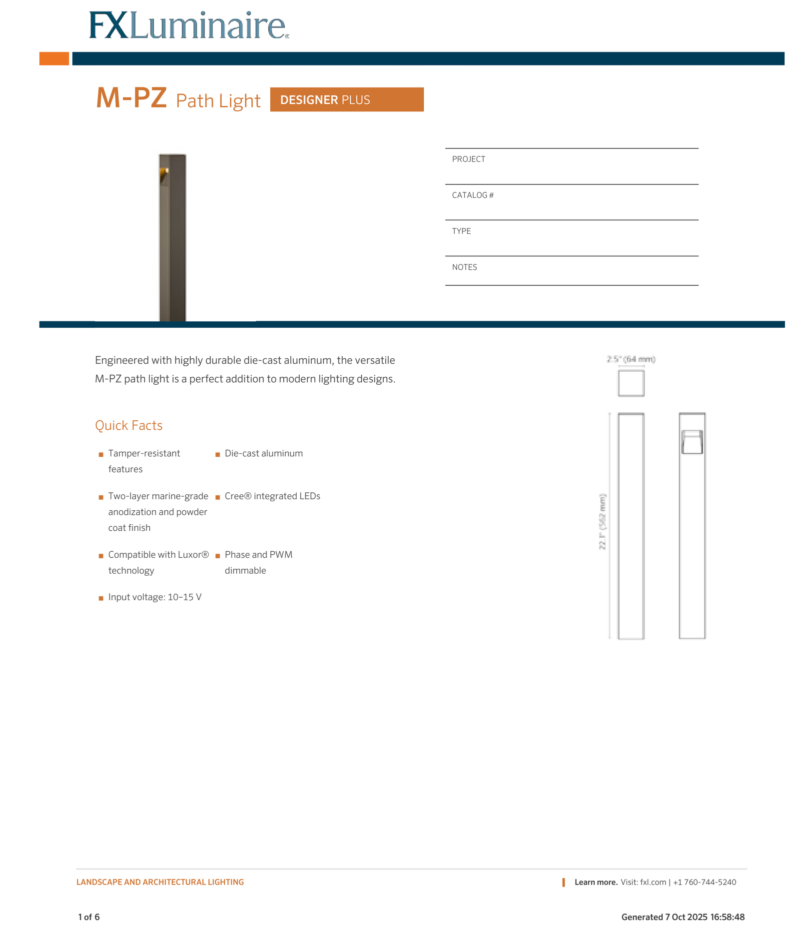
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES						
	CER OCC	Cercis occidentalis	Western Redbud	24" Box	0.3 - Low	1
SHRUBS						
	ACH PAP	Achillea millefolium 'Paprika'	Paprika Common Yarrow	1 gal.	0.3 - Low	96
	AGA APA	Agastache rupestris 'Apache Sunset'	Apache Sunset Threadleaf Hyssop	5 gal.	0.3 - Low	12
	ALO VER	Aloe vera	Medicinal Aloe	1 gal.	0.3 - Low	77
	CAL ANA	Calystegia macrostegia 'Anacapa Pink'	Anacapa Pink Island Morning Glory	1 gal.	0.3 - Low	16
	CAR TUM	Carex tumulicola	Foothill Sedge	1 gal.	0.3 - Low	55
	DAS WHE	Dasylirion wheeleri	Grey Desert Spoon	5 gal.	0.3 - Low	7
	EUP AMY	Euphorbia amygdaloides 'Purpurea'	Purple Wood Spurge	1 gal.	0.3 - Low	78
	FEI VEU	Feijoa sellowiana	Pineapple Guava	15 gal.	0.3 - Low	6
	FRA FA2	Fragaria californica	California Strawberry	1 gal.	0.4 - Mod	11
	FUR MED	Furcraea foetida 'Mediopicta'	Mauritius Hemp	5 gal.	0.3 - Low	3
	HEU SA3	Heuchera x 'Santa Ana Cardinal'	Cardinal Coral Bells	1 gal.	0.3 - Low	25
	IRI MAR	Iris douglasiana PCH 'Maroon'	Maroon Iris	1 gal.	0.3 - Low	12
	JUN PAT	Juncus patens	California Gray Rush	5 gal.	0.3 - Low	13
	KNI AOM	Kniphofia x 'Christmas Cheer'	Christmas Cheer Red Hot Poker	1 gal.	0.3 - Low	103
	MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal.	0.3 - Low	20
	POL MUN	Polystichum munitum	Western Sword Fern	5 gal.	0.3 - Low	43
	RHO OCC	Rhododendron occidentale	Western Azalea	15 gal.	0.4 - Mod	6
	WOO FIM	Woodwardia fimbriata	Giant Chain Fern	5 gal.	0.4 - Mod	6





1. Exterior Tree Up Light
Site Trees



2. Exterior Path Light
Circulation Routes

3. Exterior Strip Light
Seating Areas

4. Exterior Wall Light
Seat Planters

5. In-Grade Light
Large Paving Areas/Accents

0 8' 16' 32' 48'
GRAPHIC SCALE: 1/16"=1'-0"

NORTH

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- JOINT UTILITY TRENCH
- OVER HEAD UTILITIES
- FIBER OPTIC LINE
- STREET LIGHT LINE
- FENCE
- ELECTRICAL LINE
- CONTOUR
- EXISTING DRIVEWAY — CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- CB — CATCH BASIN
- DI — STORM DRAIN INLET
- BB — BUBBLER BOX
- GM — GAS METER
- FH — FIRE HYDRANT
- E — ELECTRICAL BOX
- U — UTILITY BOX (GENERAL)
- T — TELEPHONE BOX
- SLB — STREET LIGHT BOX
- C — CABLE BOX
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- ELECTROLIER/STREET LIGHT
- JP — JOINT UTILITY POLE
- SURVEY CONTROL PT
- STREET MONUMENT (SURVEY)
- WM — WATER METER
- WV — WATER VALVE
- STREET SIGN

BASIS OF BEARINGS

THE BEARING S84°45'00"E OF THE CENTER LINE OF LEGHORN STREET WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY. SAID BEARING IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA COORDINATE SYSTEM, ZONE 3, EPOCH 2010.

BENCHMARK

SCVWD BM #284

BEING A 2" BRASS DISC ON TOP OF CURB AT THE SOUTHWEST CORNER OF EAST CHARLESTON AVENUE.

ELEVATION = 16.79 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
BLDG	BUILDING
CL	CENTER LINE
CPA	CITY OF PALO ALTO
BC	BACK OF CURB
BW	BACK OF WALK
DG	DECOMPOSED GRANITE
DWY	DRIVEWAY
(E)	EXISTING
FC	FACE OF CURB
L/S	LANDSCAPE
MAX	MAXIMUM
(N)	NEW
PL	PROPERTY LINE
R	RADIUS
S.A.D.	SEE ARCHITECTURAL DRAWING
S.L.D.	SEE LANDSCAPE DRAWING
STD	STANDARD
S/W	SIDEWALK
TYP	TYPICAL
PS	PARKING STALL
PSE	PRIVATE STREET EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
XFMR	TRANSFORMER

LEGEND

PROJECT BOUNDARY
ADJACENT LOT LINE
LOT LINE TO BE REMOVED
EASEMENT TO REMAIN
PROPOSED EASEMENT
PUBLIC SIDEWALK EASEMENT
PUBLIC UTILITY EASEMENT
PERMEABLE PAVERS
FUTURE 5' WIDE BIKE PATH

408.467.9100 | BKF.com
No. C20252055

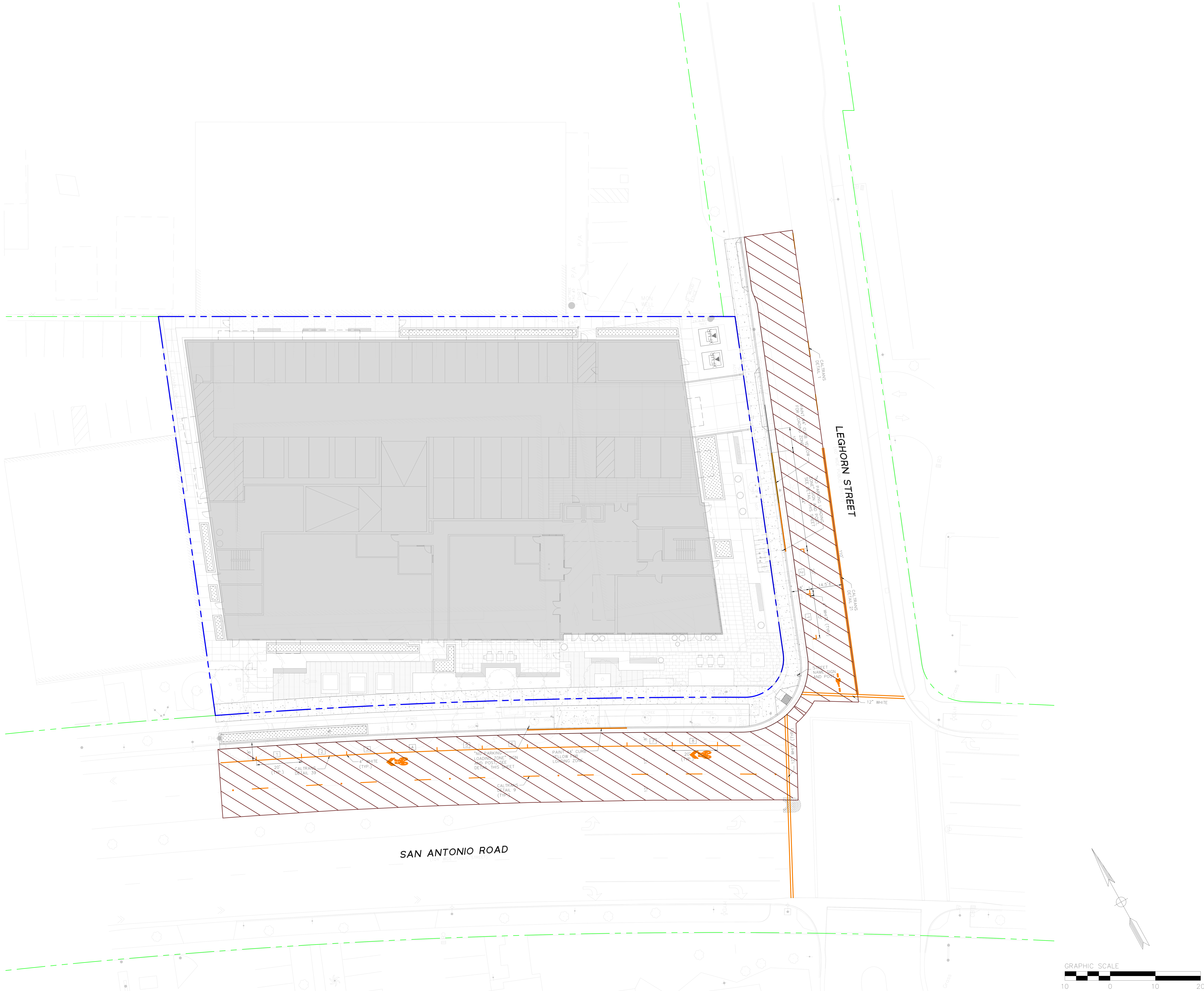
GRUBB PROPERTIES

788 SAN ANTONIO ROAD
PALO ALTO, CA

ARCHITECTURAL REVIEW SUBMITTAL #1
OCTOBER 31, 2025

SITE PLAN

C3.0



LEGEND

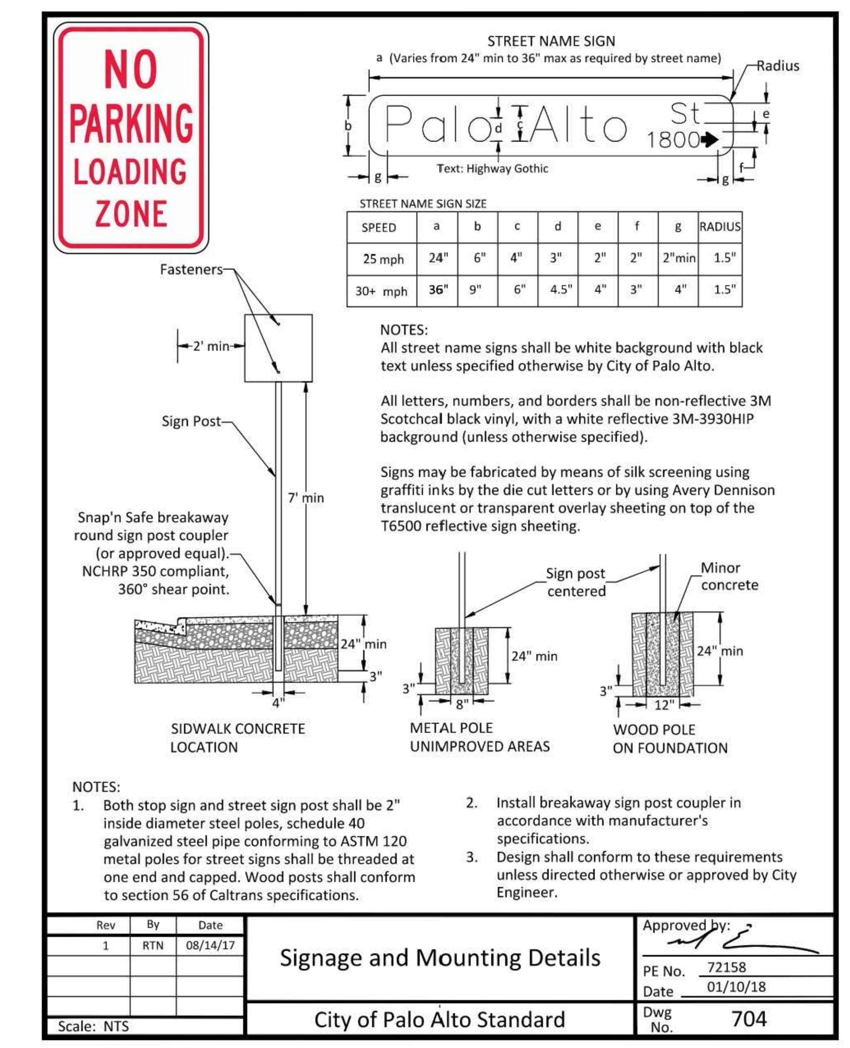
PROJECT BOUNDARY

ADJACENT LOT LINE

GRIND AND REMOVE MINIMUM 2" OF AC PAVEMENT AND PROVIDE AC OVERLAY TO FINISHED GRADE

STREET PARKING

	EXISTING	PROPOSED
SAN ANTONIO ROAD:	7	8
LEGHORN STREET:	NONE	2



NO PARKING LOADING ZONE

STREET NAME SIGN

a (Varies from 24" min to 36" max as required by street name)

Text: Highway Gothic

STREET NAME SIGN SIZE

SPEED	a	b	c	d	e	f	g	RADIUS
25 mph	24"	6"	4"	3"	2"	2"	2"min	1.5"
30+ mph	36"	9"	6"	4.5"	4"	3"	4"	1.5"

NOTES:
All street name signs shall be white background with black text unless specified otherwise by City of Palo Alto.

All letters, numbers, and borders shall be non-reflective 3M Scotchcal black vinyl, with a white reflective 3M-3930HIP background (unless otherwise specified).

Signs may be fabricated by means of silk screening using graffiti inks by the die cut letters or by using Avery Dennison translucent or transparent overlay sheeting on top of the T6500 reflective sign sheeting.

Fasteners
Sign Post
Snap'n Safe breakaway round sign post coupler (or approved equal). NCHRP 350 compliant, 360° shear point.

SIDWALK CONCRETE LOCATION

METAL POLE UNIMPROVED AREAS

WOOD POLE ON FOUNDATION

NOTES:
1. Both stop sign and street sign post shall be 2" inside diameter steel poles, schedule 40 galvanized steel pipe conforming to ASTM 120 metal poles for street signs shall be threaded at one end and capped. Wood posts shall conform to section 56 of Caltrans specifications.
2. Install breakaway sign post coupler in accordance with manufacturer's specifications.
3. Design shall conform to these requirements unless directed otherwise or approved by City Engineer.

Rev	By	Date
1	RTN	08/14/17

Signage and Mounting Details

City of Palo Alto Standard

Scale: NTS

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 704

LEGEND

PROPERTY LINE

ADJACENT LOT LINE

FLOW–THROUGH PLANTER

NOTE

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

LEGEND

(blue dashed line)	PROPERTY LINE
(green dashed line)	ADJACENT PROPERTY LINES
DMA-X	DRAINAGE AREA BOUNDARY
TCM-X	TREATMENT AREA
(hatched green)	FLOW-THROUGH PLANTER
(solid green)	PERMEABLE PAVERS

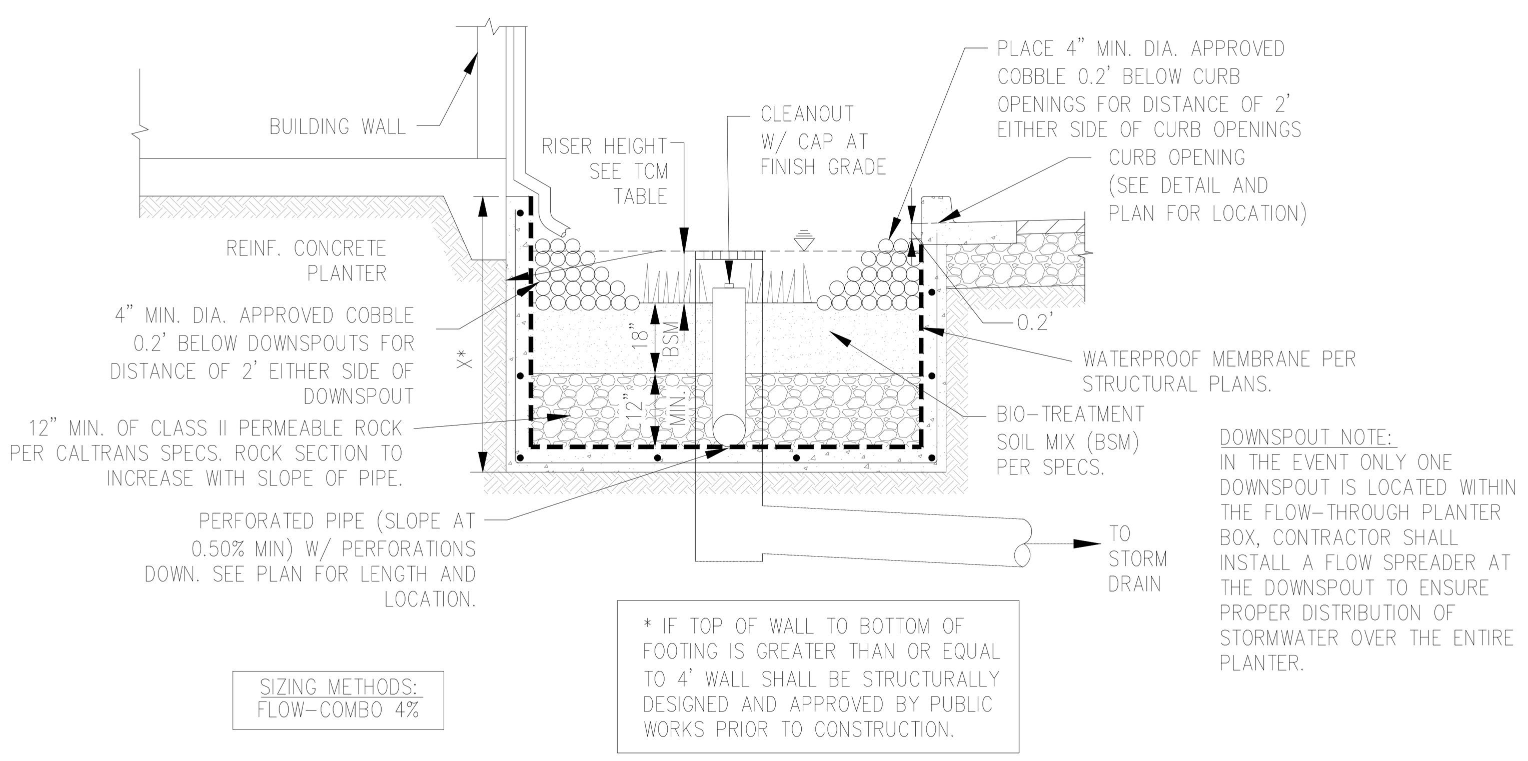
LIST OF POTENTIAL POLLUTANTS:

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

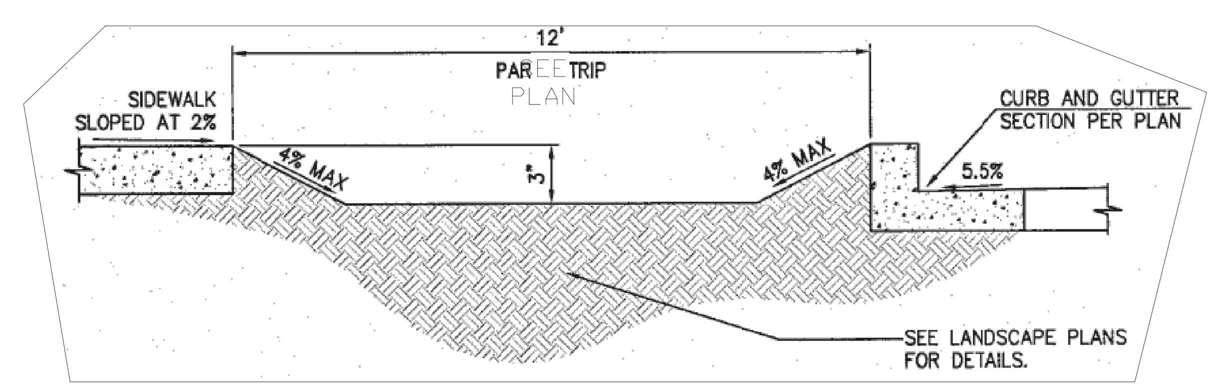
CONSTRUCTION NOTES

1. ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.
2. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
3. CONTRACTOR SHALL NOT STAGE, STORE OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT ON-SITE OR WITHIN PRIVATE PROPERTY.
4. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650.496.5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
5. CONTRACTOR SHALL CONTACT PUBLIC WORKS ENGINEERING (PWE) INSPECTORS TO INSPECT AND APPROVE THE STORM DRAIN SYSTEM (PIPES, AREA DRAINS, INLETS, BUBBLERS, DRY WELLS, ETC.) ASSOCIATED WITH THE PROJECT PRIOR TO BACKFILL. CONTRACTOR SHALL SCHEDULE AN INSPECTION, AT A MINIMUM 48-HOURS IN ADVANCE BY CALLING (650) 496-6929.
6. STENCIL "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON-SITE STORM DRAIN INLETS. CATCH BASIN IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A MEDALLION PLACED NEXT TO THE INLET. STENCILS OF THE LOGO AND MEDALLION ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH CAN BE CONTACTED AT (650) 329-2598.
7. DURING THE BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT BY A THIRD PARTY REVIEWER ACCEPTABLE TO THE CITY TO VERIFY THAT THE INSTALLED MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEB SITE AT HTTP://WWW.SCVURPPP-W2K.COM/CONSULTANTS.HTML

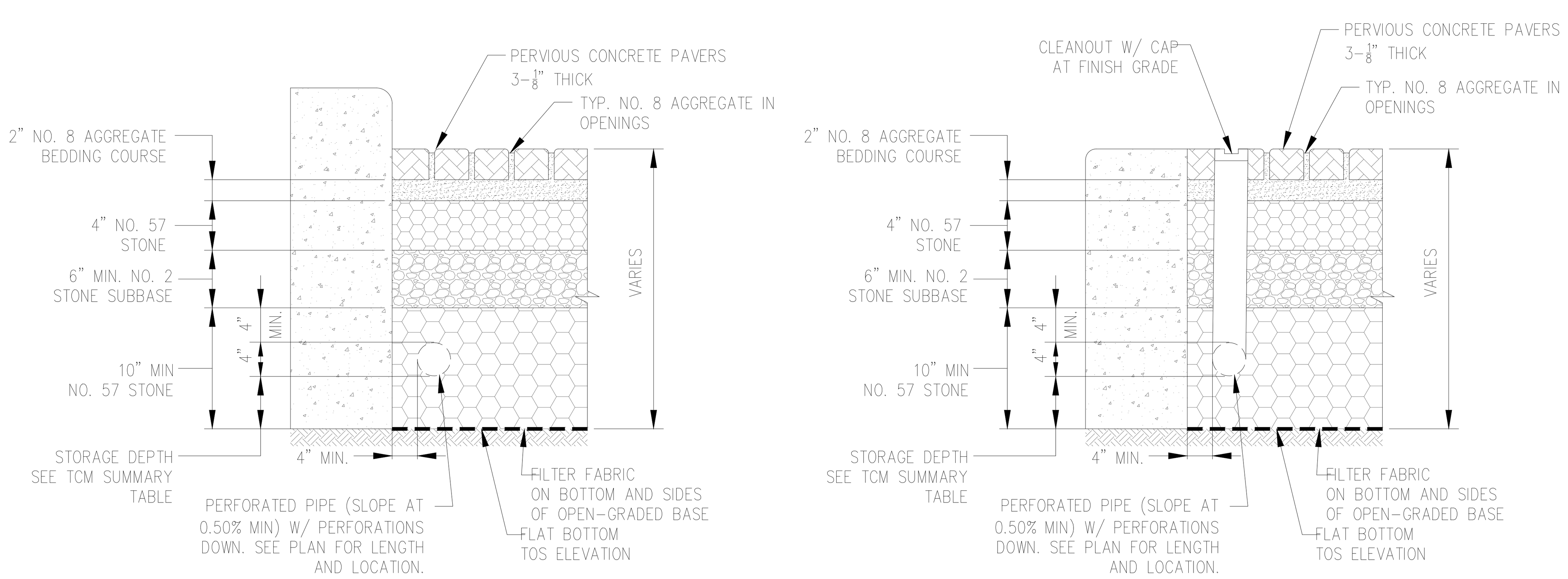
TREATMENT CONTROL MEASURE SUMMARY									
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	TREATMENT AREA (FLOW-VOLUME BASED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
DMA-1	7,452	217	LANDSCAPE	7,235	ROOF	224	217 (7" PONDING)	FLOW-THROUGH PLANTER	YES
DMA-2	2,715	93	LANDSCAPE	2,622	ROOF/CONCRETE	82	93	FLOW-THROUGH PLANTER	YES
DMA-3	6,108	208	LANDSCAPE	5,900	ROOF/CONCRETE	184	208	FLOW-THROUGH PLANTER	YES
DMA-4	669	223	LANDSCAPE	446	CONCRETE	NA	NA	SELF-RETAINING (1/2 IMPERVIOUS)	YES
DMA-5	1,353	47	LANDSCAPE	1,306	ROOF	42	47	FLOW-THROUGH PLANTER	YES
DMA-6	4,597	1,670	LANDSCAPE/ PERVIOUS PAVERS	2,927	ROOF/CONCRETE	NA	NA	SELF-RETAINING (1/2 IMPERVIOUS)	YES
DMA-7	799	276	LANDSCAPE	523	CONCRETE	NA	NA	SELF-RETAINING (1/2 IMPERVIOUS)	YES
DMA-8	1,700	56	LANDSCAPE	1,644	ROOF/CONCRETE	52	56	FLOW-THROUGH PLANTER	YES
DMA-9	517	517	LANDSCAPE	0	NA	NA	NA	SELF-TREATING	NA
DMA-10	7,442	220	LANDSCAPE	7,222	ROOF	224	220 (7" PONDING)	FLOW-THROUGH PLANTER	YES
DMA-11	3,543	1,182	LANDSCAPE/ PERVIOUS PAVERS	2,361	ROOF/CONCRETE	NA	NA	SELF-RETAINING (1/2 IMPERVIOUS)	YES
DMA-12	2,621	72	LANDSCAPE	2,549	ROOF	79	72 (8" PONDING)	FLOW-THROUGH PLANTER	YES
DMA-13	491	26	LANDSCAPE	2,549	CONCRETE	15	26	FLOW-THROUGH PLANTER	YES
DMA-14	1,487	623	LANDSCAPE	864	CONCRETE	NA	NA	SELF-RETAINING (1/2 IMPERVIOUS)	YES
DMA-15	7,196	1,017	LANDSCAPE	6,179	CONCRETE	211	211	FLOW-THROUGH PLANTER	YES



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



3 **SELF-RETAINING AREA**
SCALE: NTS



NOTES:

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

2 **PERVIOUS PAVEMENT (SELF RETAINING)**
SCALE: NTS

NOTES

1. STENCIL "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON-SITE STORM DRAIN INLETS. STENCILS OF THE LOGO ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH MAY BE CONTACTED AT (650) 329-2598.
2. BIOTREATMENT SOIL MIX
   A. BIOTREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (WHICH ARE ALSO INCLUDED IN APPENDIX C OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK).
   B. ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
   C. SUPPORT VIGOROUS PLANT GROWTH.
   D. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
      60%-70% SAND
      30%-40% COMPOST
3. COMPACTION OF THE UNDERLYING SOILS BELOW THE BIORETENTION AREA SHOULD BE AVOIDED.
4. PLANTING FOR BIORETENTION AREAS SHALL BE DROUGHT TOLERANT PLANTS AND CONFORM TO THE PLANT LIST PROVIDED IN APPENDIX D OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK.
5. A THIRD PARTY INSPECTION OF THE BIORETENTION PONDS WILL BE REQUIRED DURING INSTALLATION AND PRIOR TO OCCUPANCY. CONTACT THIRD PARTY INSPECTOR PRIOR TO THE PLACEMENT OF BIORETENTION SOILS.

LIST OF POTENTIAL POLLUTANTS:

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

CONSTRUCTION NOTES

1. ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.
2. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
3. CONTRACTOR SHALL NOT STAGE, STORE OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT ON-SITE OR WITHIN PRIVATE PROPERTY.
4. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650.496.5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
5. CONTRACTOR SHALL CONTACT PUBLIC WORKS ENGINEERING (PWE) INSPECTORS TO INSPECT AND APPROVE THE STORM DRAIN SYSTEM (PIPES, AREA DRAINS, INLETS, BUBBLERS, DRY WELLS, ETC.) ASSOCIATED WITH THE PROJECT PRIOR TO BACKFILL. CONTRACTOR SHALL SCHEDULE AN INSPECTION, AT A MINIMUM 48-HOURS IN ADVANCE BY CALLING (650) 496-6929.
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BAY-FRIENDLY GUIDELINES (RESCAPECA.ORG)

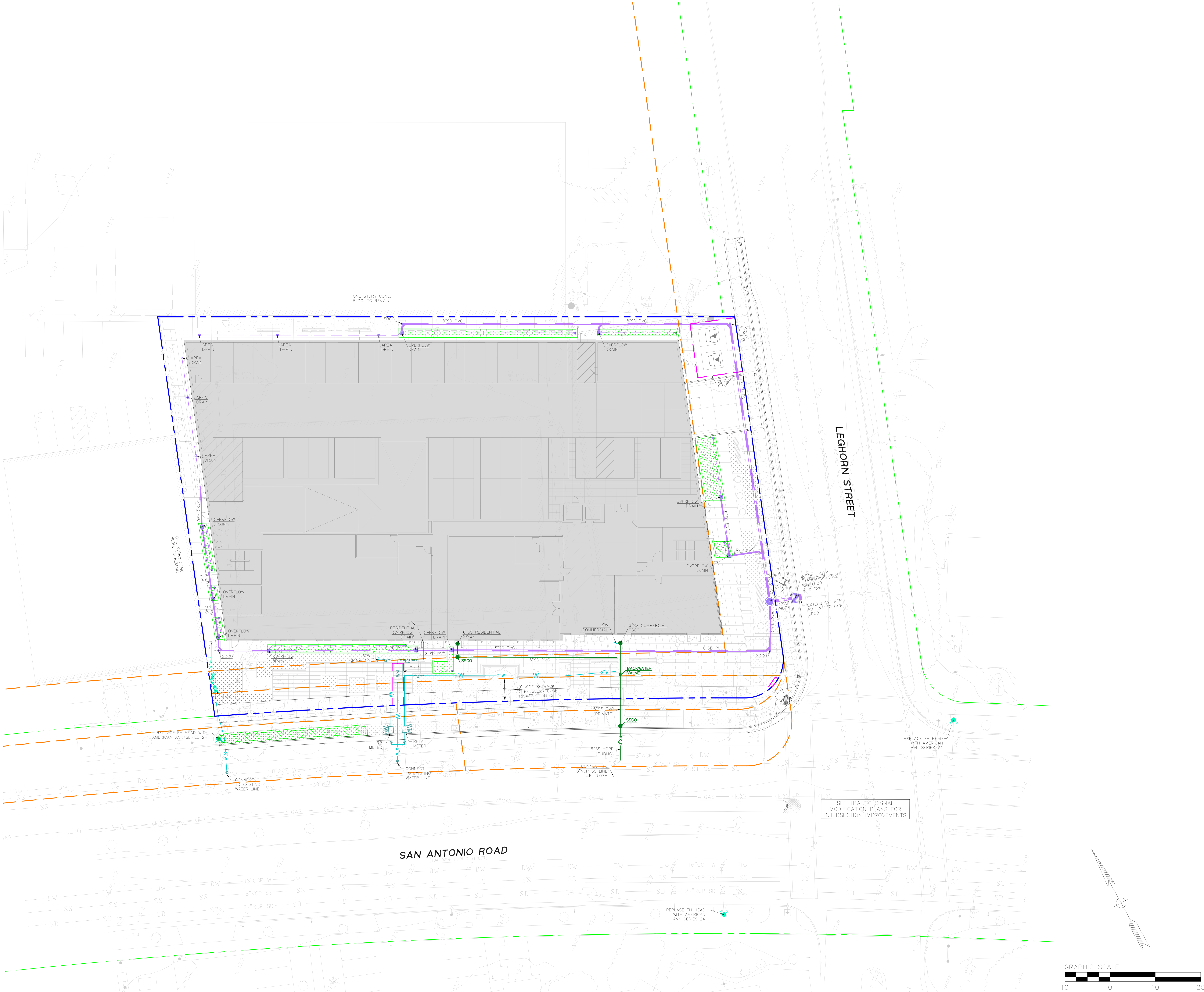
1. DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: HTTP//WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SYSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL FOR GUIDANCE.
2. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

STORMWATER QUALITY PROTECTION

1. TEMPORARY AND PERMANENT WASTE, COMPOST AND RECYCLING CONTAINERS SHALL BE COVERED TO PROHIBIT FLY-AWAY TRASH AND HAVING RAINWATER ENTER THE CONTAINERS.
2. DRAN DOWNSPOUTS TO LANDSCAPING (OUTWARD FROM BUILDING AS NEEDED).
3. DRAIN HVAC FLUIDS FROM ROOFS AND OTHER AREAS TO LANDSCAPING.
4. OFFSITE DOWNGRADE STORM DRAIN INLETS SHALL ALSO BE IDENTIFIED ON THIS PLAN SET AND PROTECTED. IF CITY STAFF REMOVED PROTECTION FROM AN INLET IN THE ROW DURING A RAIN EVENT, THE CONTRACTOR SHALL REPLACE THE INLET PROTECTION BY THE END OF THE FOLLOWING BUSINESS DAY.

STORMWATER TREATMENT MEASURES

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.
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.



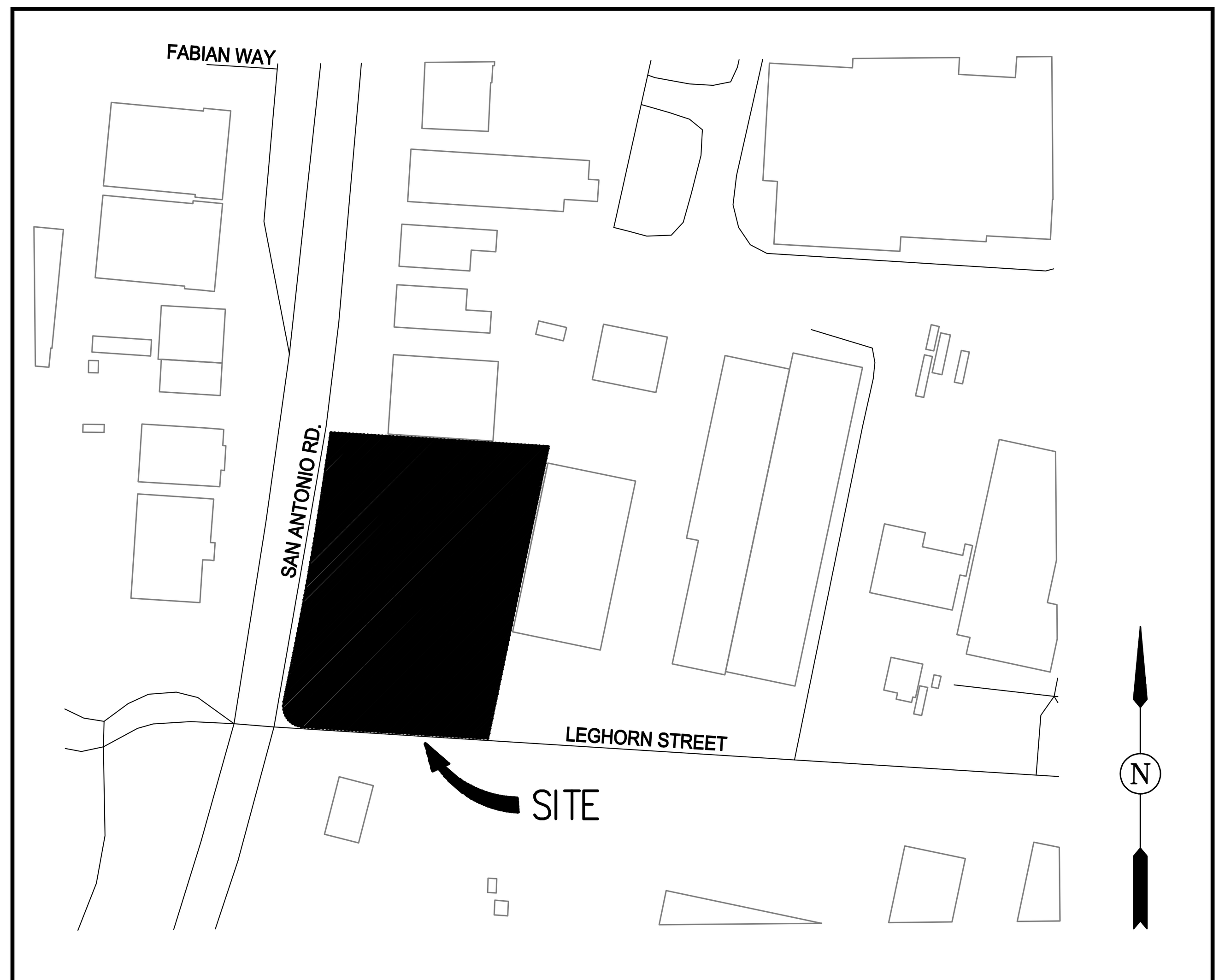
LEGEND

PROPERTY LINE	
LOT LINE	
EASEMENT TO REMAIN	
PROPOSED EASEMENT	
ELECTRIC LINE	
SANITARY LINE	
STORM DRAIN LINE (TREATED)	
STORM DRAIN LINE (UNTREATED)	
WATER LINE	
PERFORATED PIPE	6" PERF. PIPE
JOINT TRENCH	
GAS LINE	
FLOW-THROUGH PLANTER	
BUBBLER BOX	BB
AREA DRAIN	AD
OVER FLOW DRAIN	OFD
SANITARY SEWER CLEANOUT	SSCO
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CURB INLET	CB
WATER VALVE	WV
FIRE HYDRANT	FH
FIRE DEPARTMENT CONNECTION	FDC
POST INDICATOR VALVE	PIV
TRANSFORMER	XFMR
SANITARY SEWER LATERAL	
DOMESTIC REDUCED PRESSURE PRINCIPLE ASSEMBLY	
IRRIGATION REDUCED PRESSURE PRINCIPLE ASSEMBLY	
FIRE REDUCED PRESSURE DETECTOR ASSEMBLY	

NOTE

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

SAPA LAND, LLC
788 SAN ANTONIO ROAD
PALO ALTO SANTA CLARA COUNTY CALIFORNIA



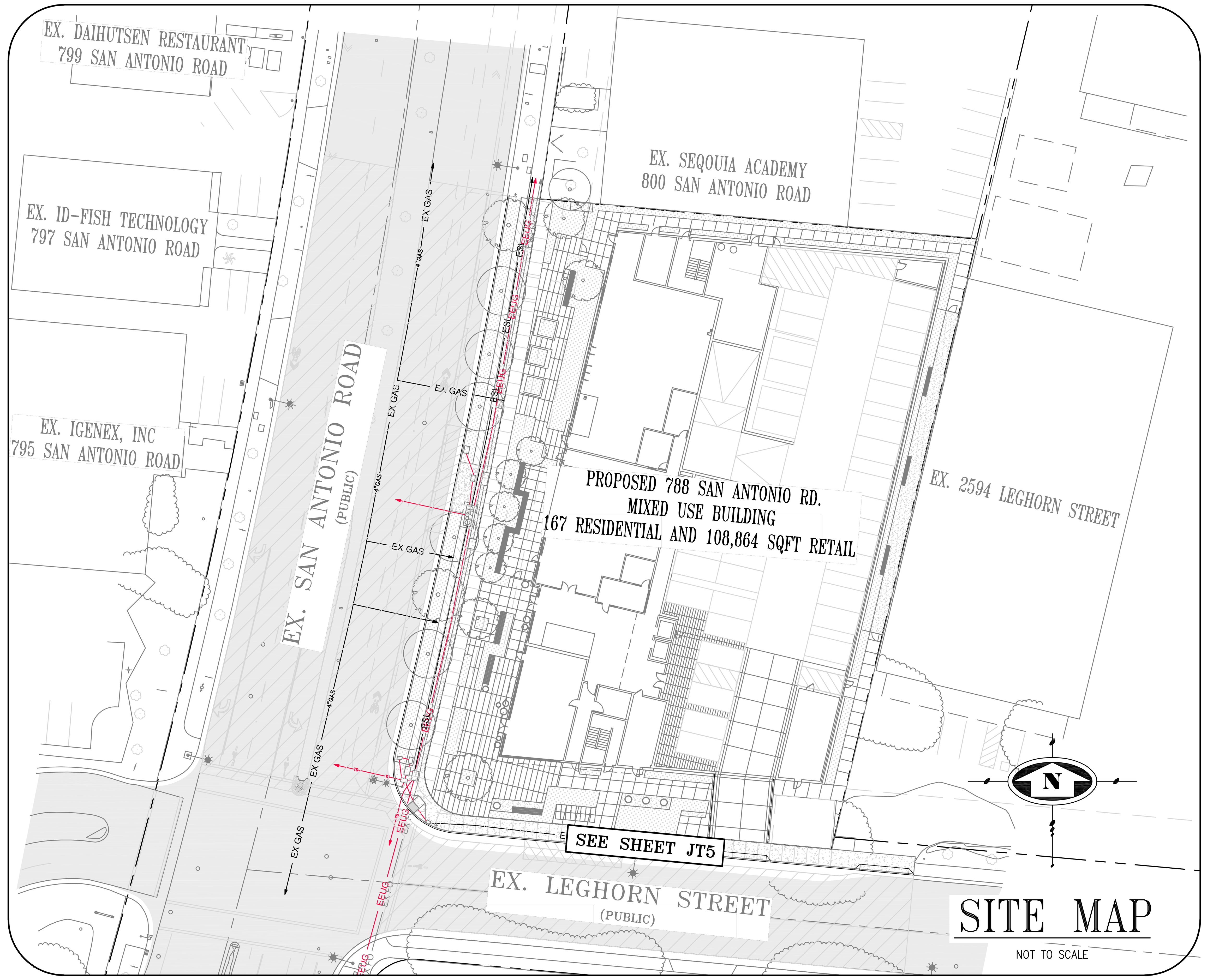
VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
SL1	STREETLIGHTING DETAIL
SL2	STREETLIGHTING SITE PLAN

648 L.F. OF JOINT TRENCH SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

1 NEW SERVICE COMPLETION (ELECTRIC, TELEPHONE AND CATV)



SITE MAP
NOT TO SCALE

LEGEND

- JT — PROPOSED JOINT TRENCH
- SVC — PROPOSED JOINT TRENCH SERVICE
- EX FO — EXISTING FIBER OPTIC
- EX GAS — EXISTING GAS
- ESL — EXISTING STREET LIGHT CONDUIT
- EEUG — EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED ELECTROLIER, SINGLE ARM
- PROPOSED CPAU 3Ø, 2000–3000 KVA PAD MOUNT TRANSFORMER, PAD SIZE–100" x 100"
- PROPOSED GAS BELLHOLE, 6' x 5' (BY CPAU)
- C1 — CATV SPLICE BOX, 24" x 36" x 18"
- T4 — TELEPHONE SERVICE BOX, 30" x 48" x 32"
- EXISTING ELECTROLIER, SINGLE ARM
- EX. TRAFFIC SIGNAL LIGHT W/ SINGLE ARM STREET LIGHT
- CPAU — EXISTING CPAU PRIMARY VAULT
- DESIGNATES UTILITY LINES TO BE REMOVED
- X — CPAU SKETCH LOCATION NUMBER

TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	225121	PHONE NO.	(925) 240-2595
DEVELOPER:	MEGAN WATSON	JOB NO.	225121	PHONE NO.	(405) 973-5229
CPAU ELECTRIC COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
CPAU GAS COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
TELEPHONE REP.:	DAVID CLARK	JOB NO.	-	PHONE NO.	(408) 635-8824
CABLE T.V. REP.:	CAMERON DIPUTADO	JOB NO.	-	PHONE NO.	(650) 533-5293

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	KTGY	10-24-2025	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	STUDIO S SQUARED ARCHITECTURE	10-24-2025	R
LANDSCAPE PLANS (ELECTRONIC FILE)	KTGY	10-24-2025	R
GAS DESIGN	-	-	-
ELECTRIC DESIGN	CITY OF PALO ALTO	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	AT&T	05-16-2023	R
CATV INTENT REPLY	COMCAST / CABLECOM	11-27-2023	R
STREET LIGHT PLANS – PUBLIC	-	-	-
STREET LIGHT PLANS – PRIVATE	-	-	-
SOILS REPORT	ROMIG ENGINEERS	02-06-2023	R

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

FOR REVIEW ONLY

DEVELOPER
PLEASE NOTE AND SIGN

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

SIGNED ____________ DATE ____________

COMPOSITE DRAWING BY DEVELOPER

Approved ____________ Telephone representative ____________ Date

Approved ____________ CATV representative ____________ Date

PROJECT NOTES:

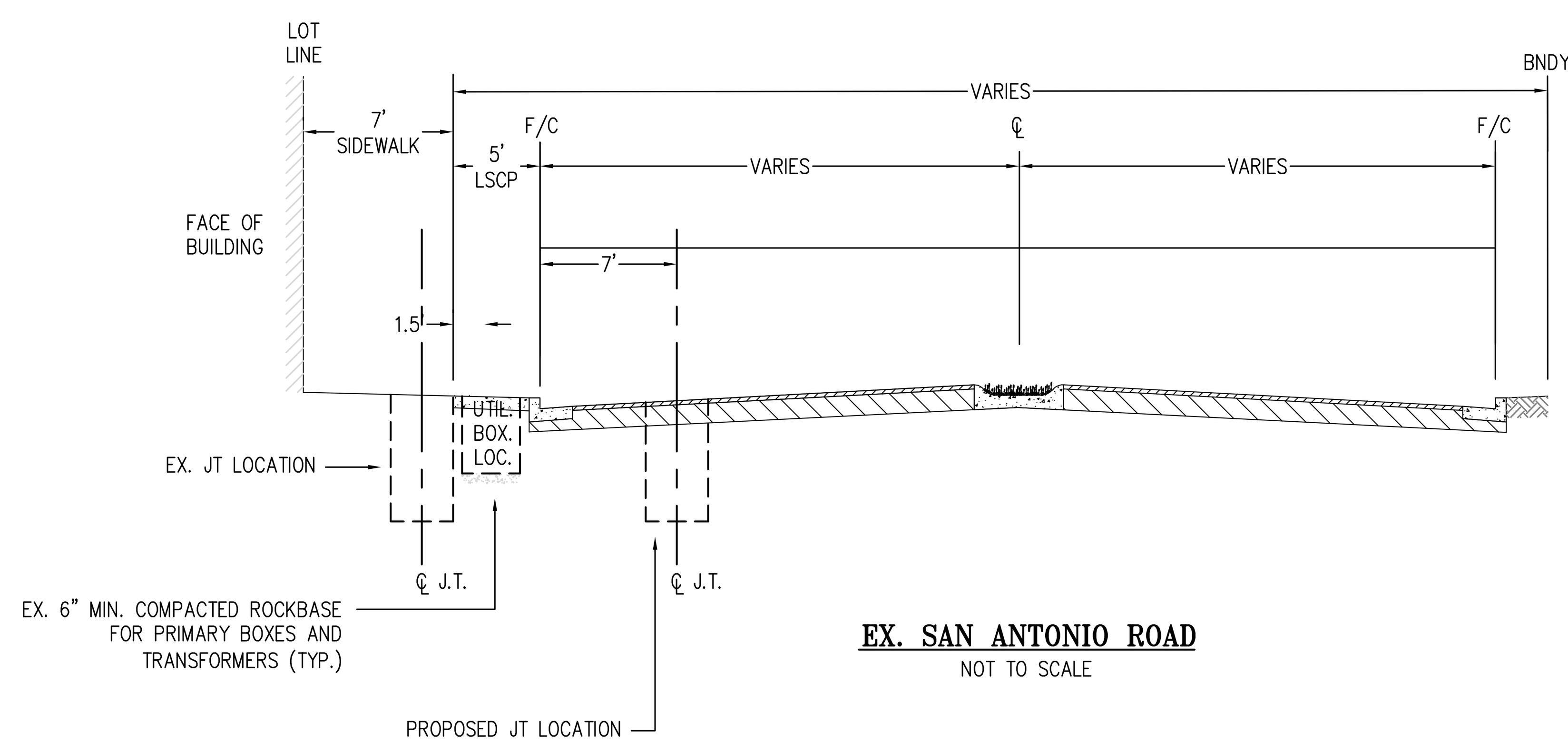
1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS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

THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM BKF CIVIL ENGINEERS (408) 467-9155

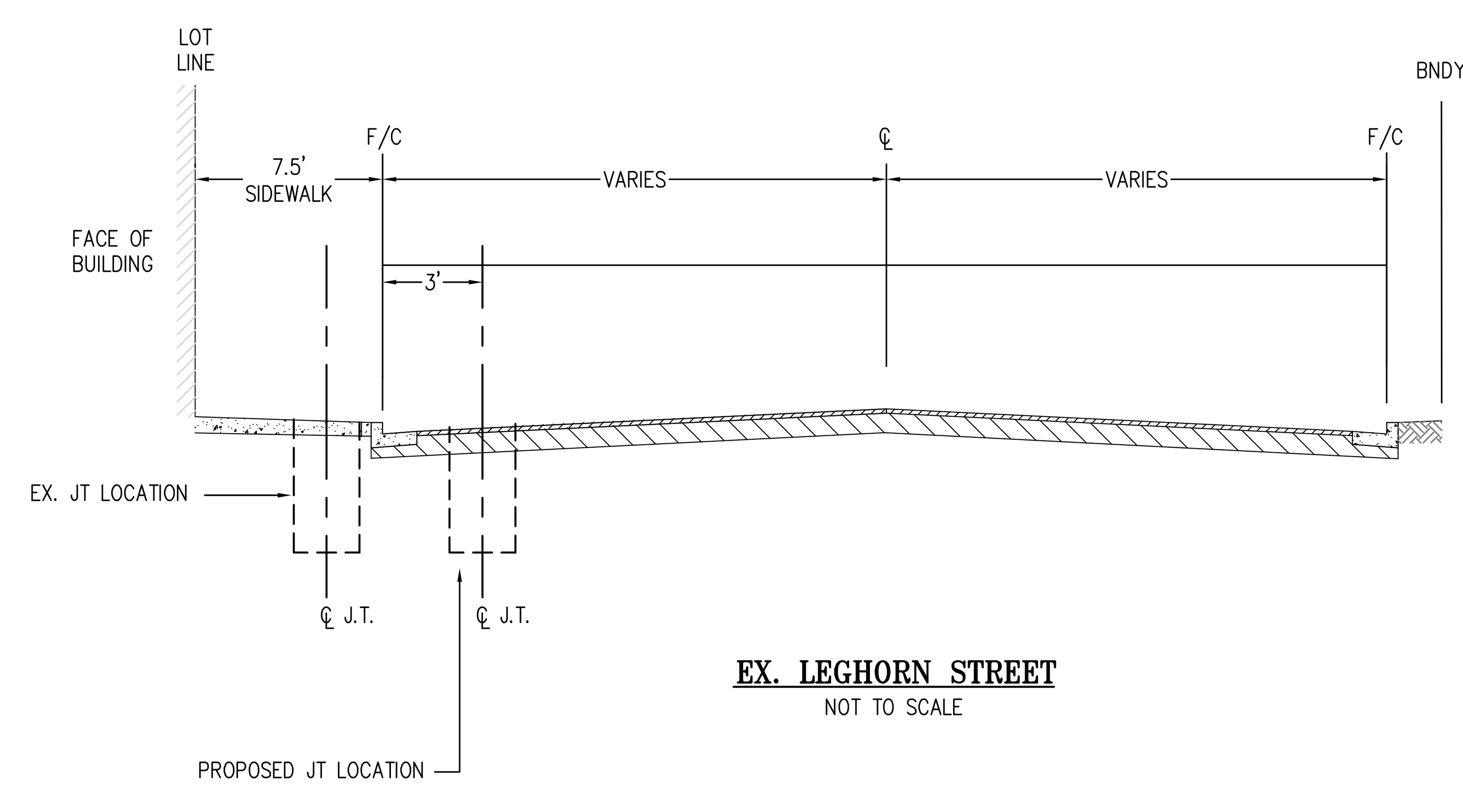
ABBREVIATION LIST

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

JOINT TRENCH AND UTILITY BOX LOCATION



EX. SAN ANTONIO ROAD
NOT TO SCALE



EX. LEGHORN STREET
NOT TO SCALE

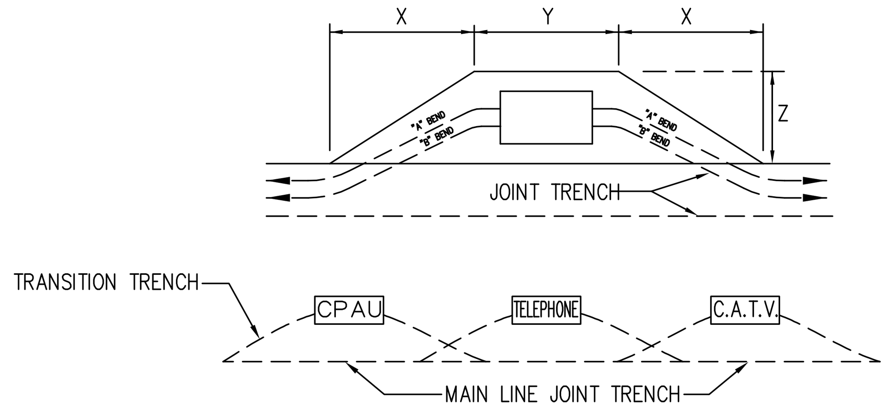
JOINT TRENCH STREET SECTIONS
NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

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

GENERAL NOTES:

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

JOINT TRENCH TRANSITION

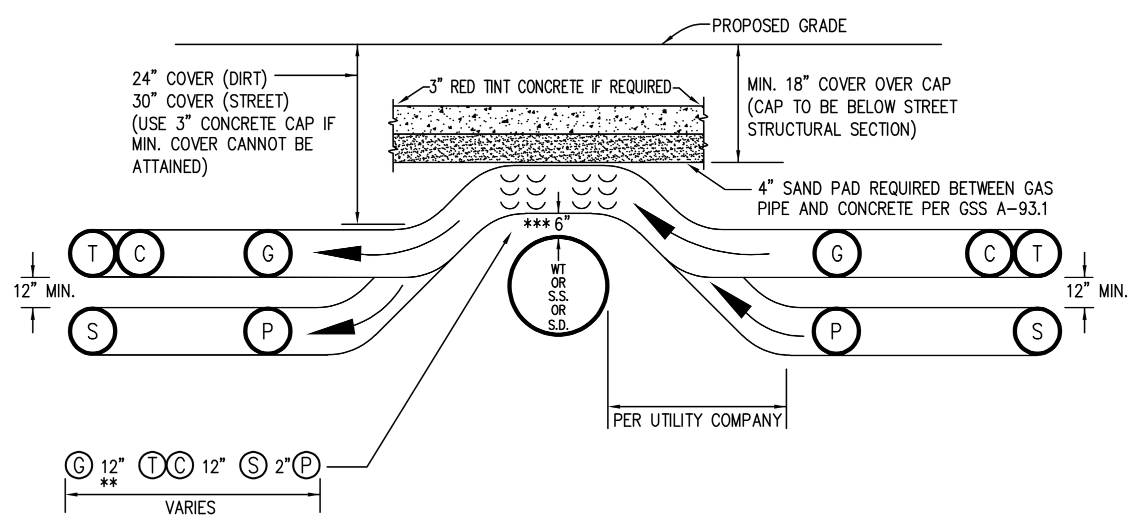


		DISTANCE (when conduit enters box)			
BEND	PRIMARY BOX SIZE	"X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24'	7'	5'	BEND IS 60° RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24'	11'	7'	
"B"	3' x 5'	32'	7'	5'	BEND IS 30° RADIUS WITH AN ANGLE OF 15 DEG.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

NOTE:

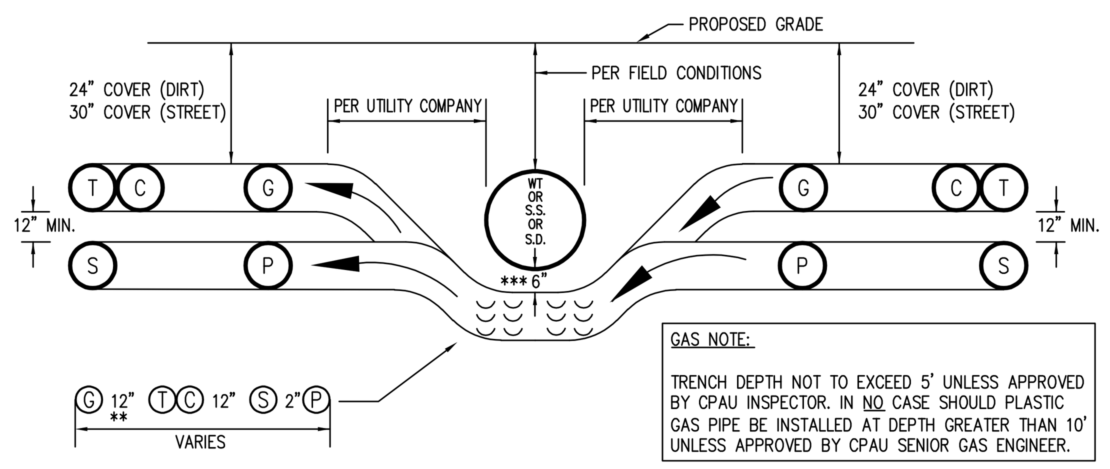
1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

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



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN

CHOICE 1 (PREFERRED METHOD)



GAS NOTE:

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

JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN

CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

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

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

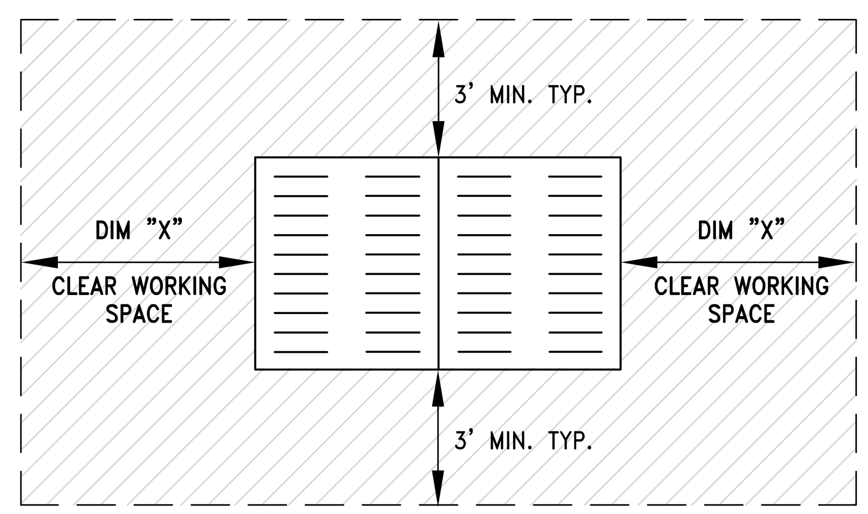
DETAIL 2 / JT3 N.T.S. — OVER UNDER DETAILS

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)

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

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



DIM "X"

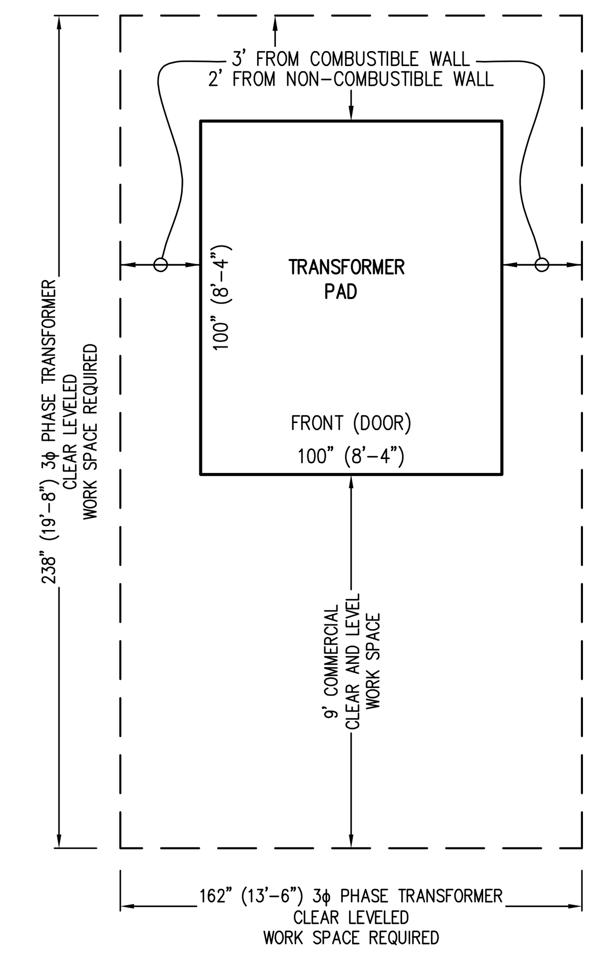
3' MIN. 3'0" x 5'0" ENCLOSURES

4' MIN. 4' x 6'6" x 5'0" ENCLOSURES

5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES

(OR EASEMENT REQUIRED)

DETAIL 3 / JT3 N.T.S. — CPAU ENCLOSURE CLEARANCES

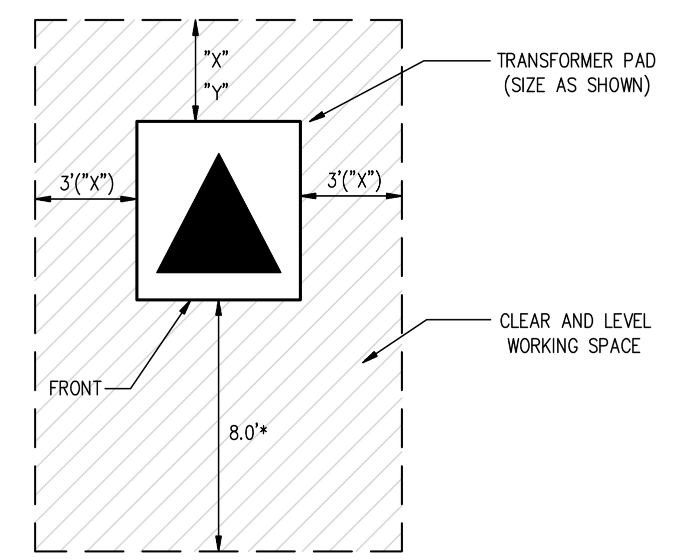


CPAU 3Ø

CLEAR AND LEVEL WORK SPACE CLEARANCES

DETAIL 4 / JT3 N.T.S. — CPAU PAD MOUNTED TRANSFORMER CLEARANCE & PROTECTION DETAIL

NOT TO SCALE



"X"= 3' MIN. CLEARANCE FROM COMBUSTIBLE WALL

"Y"= 2' MIN. CLEARANCE FROM NON-COMBUSTIBLE WALL

* MINIMUM 9' (COMMERCIAL/HIGH DENSITY) FROM FACE OF CURB

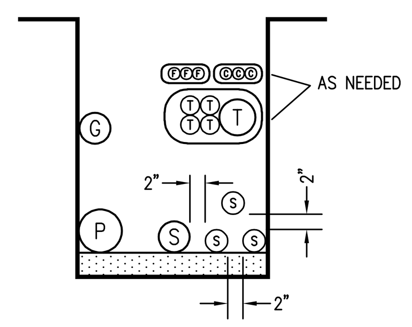
* MINIMUM 3' (RESIDENTIAL/LOW DENSITY) FROM FACE OF CURB

** MINIMUM 4' FROM ANY DOORWAY

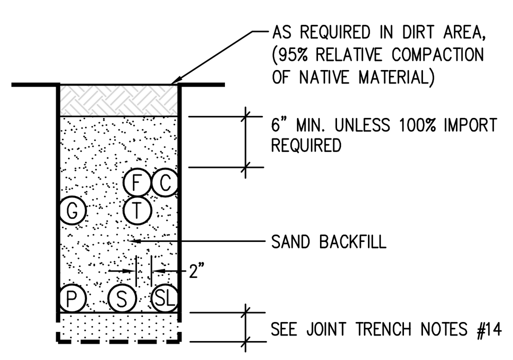
DETAIL 5 / JT3 N.T.S. — CPAU PAD MOUNT TRANSFORMER DETAIL

JOINT TRENCH MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

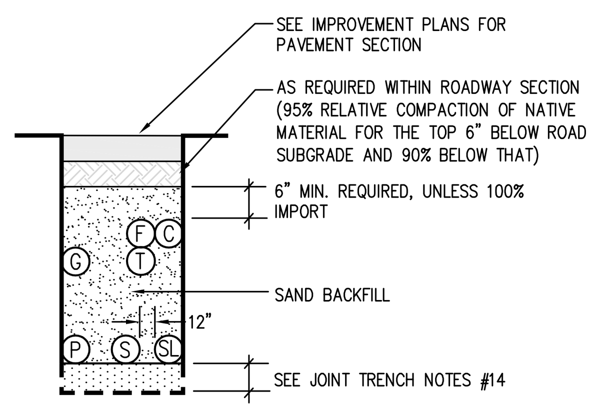
	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"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



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



TRENCH IN DIRT AREA



TRENCH IN STREET AREA

LEGEND

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

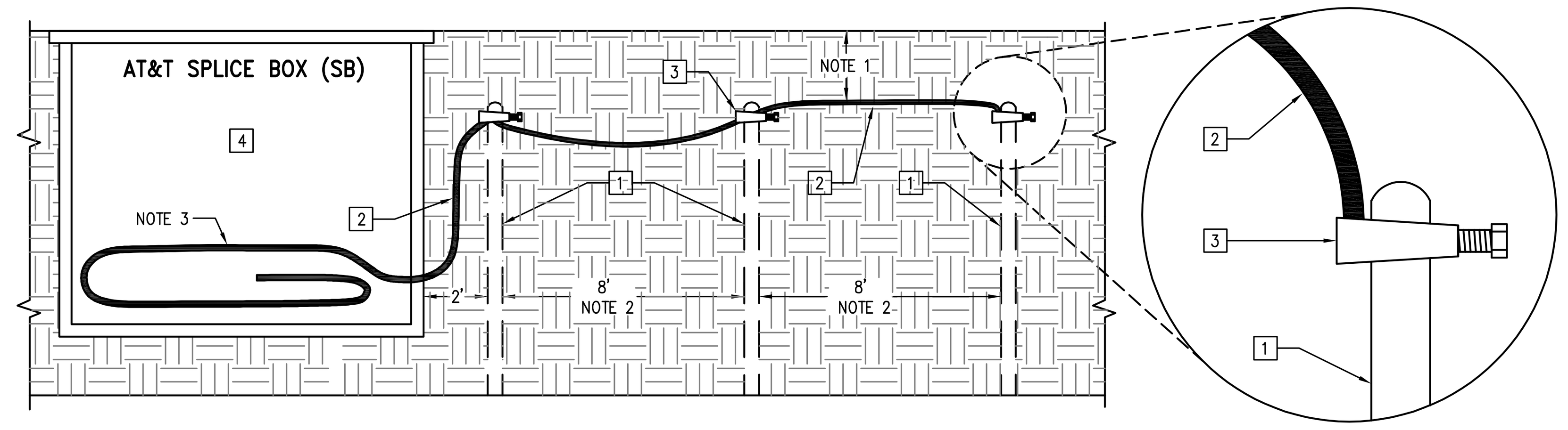
JOINT TRENCH NOTES:

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

JOINT TRENCH OCCUPANCY GUIDE

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

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



LEGEND

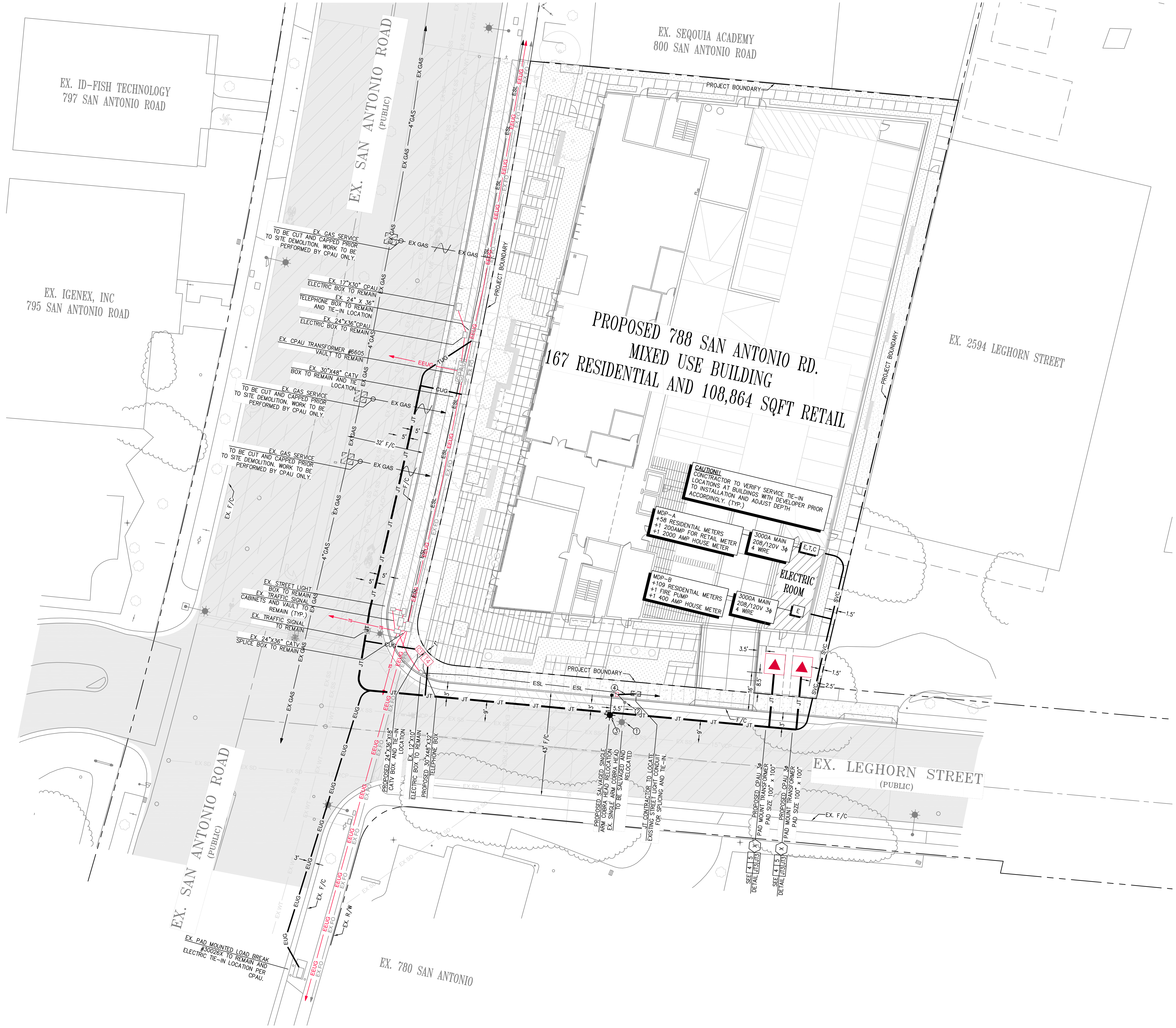
1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

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

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

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME



CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 24 HOURS IN ADVANCE

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

JOINT TRENCH OCCUPANCY GUIDE

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

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

SERVICE TERMINATION LEGEND

E,T,C — ELECTRIC, TELEPHONE, CATV LOCATION
E — ELECTRIC LOCATION

NOTE:
SOME UTILITY BOXES HAVE BEEN ENLARGED FOR CLARITY. SEE SHT. JT1 'LEGEND' FOR SPECIFIC DIMENSIONS.

NOTE: TRENCHING BENEATH EXISTING TREE CANOPY SHALL BE PERFORMED USING "AIR-SPADE" METHOD AS A PREFERENCE, WITH MANUEL HAND SHOVEL AS A BACKUP.

1 REMOVE EXISTING STREET LIGHT & BASE
-BASE REMOVAL IS PER CITY SPECIFICATIONS.

2 EXISTING STREET LIGHT SPLICE BOX TO BE REMOVED
-CONTRACTOR TO EXPOSE EXISTING STREET LIGHT CONDUCTORS.

3 INSTALL SINGLE ARM, STREET LIGHT WITH BASE AND ADJACENT SPLICE BOX COMPLETE.

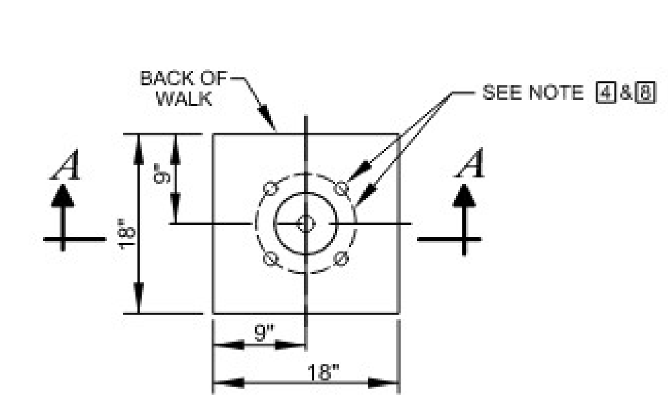
4 TRENCH AND INSTALL 1 1/2" SCH. 40 PVC STREET LIGHT CONDUIT FROM SPLICE POINT TO NEW STREET LIGHT SPLICE BOX.
-INSTALL AND SPLICE NEW CONDUCTORS FROM NEW STREET LIGHT TO THE EXISTING SPLICE BOX.

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

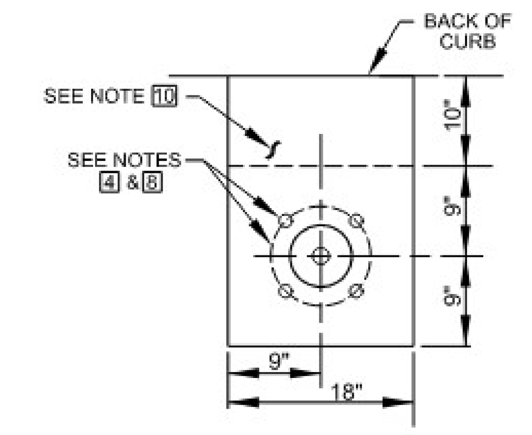
N

0 10 20 40
SCALE: 1" = 20'

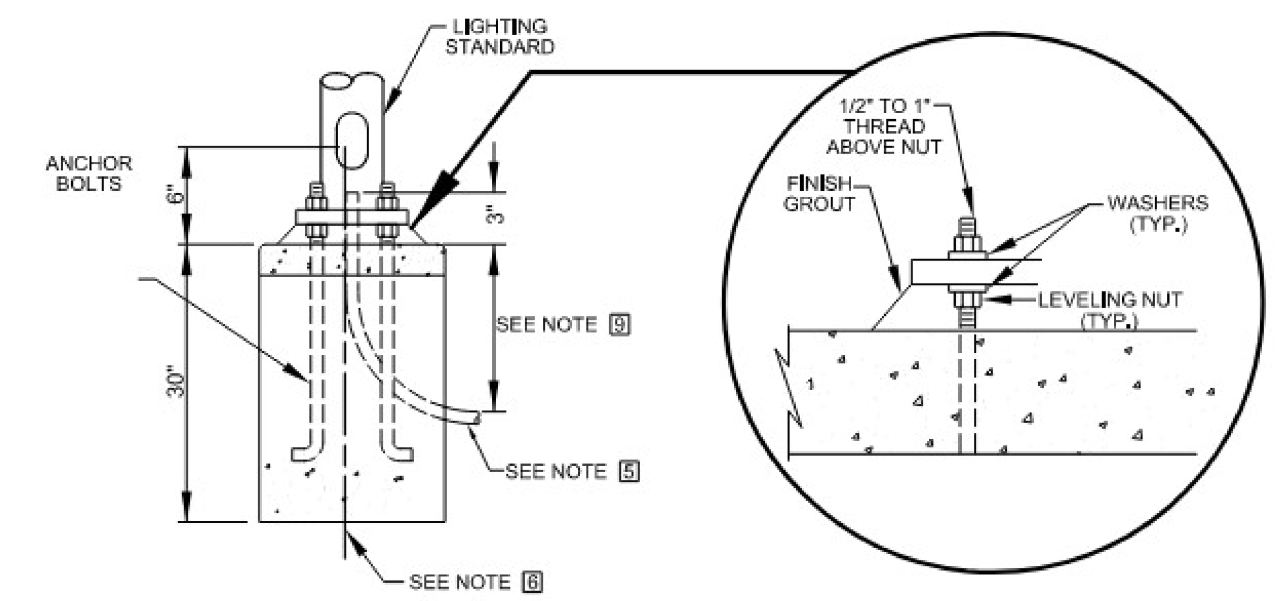
FOR REVIEW ONLY



10'-14' MOUNTING HEIGHT ADJACENT TO SIDEWALK



10'-14' MOUNTING HEIGHT ADJACENT TO CURB



SECTION A-A

NOTES:

1. STOP FOUNDATION POUR 6" BELOW GRADE. PLACE FINISH CAP AFTER STANDARD IS SET AND PLUMBED. ALLOW FOR 2" UNDER STANDARD BASE AND GROUT UNDER BASE(SEE DETAIL)
2. CONCRETE IN FOUNDATION SHALL BE CLASS "B"
3. TOP 6" OF FOUNDATION MUST BE POURED AFTER POLE IS MOUNTED AND PLUMBED.
4. BOLT CIRCLE DIA. TO BE USED IS TO MATCH SUPPLIED POLE.
5. UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE P.V.C. 2" MINIMUM.
6. ALL FOUNDATIONS REQUIRE 5/8" X 8' GROUND ROD. FOR GROUNDING SYSTEM SEE ELECTRIC UTILITY STANDARD DWG. DT-SS-U-1001 SHEET 2.
7. ALL FOUNDATIONS SHALL BE POURED AGAINST UNDISTURBED SOIL.
8. 3/4" DIA. X 17" X 3" GALVANIZED STEEL ANCHOR BOLTS WITH TWO HEX NUTS, TWO FLAT WASHERS AND TWO LOCKWASHERS - FOUR EACH REQUIRED PER POLE.
9. AS REQUIRED TO MATCH EXISTING OR NEW STREET LIGHT CONDUIT BEING INSTALLED.
10. THIS AREA REQUIRES ONLY 6" THICKNESS OF CONCRETE.

APPROVED 3/ 1994 ENGR. MANAGER	ENGINEERING STANDARD 10' - 14' STREET LIGHT FOUNDATION	1	5/2013	ADDED DETAIL DRAWING.	JAT
ENGR PEV DRAWN UES CHCKD. PEV	CITY OF PALO ALTO CALIFORNIA	REV	DATE	DESCRIPTION	APPR
		NTS SCALE	SL-SS-C-1021 STANDARD NO.	SHEET NO.	

NOTE: TRENCHING BENEATH EXISTING TREE CANOPY SHALL BE PERFORMED USING "AIR-SPADE" METHOD AS A PREFERENCE, WITH MANUEL HAND SHOVEL AS A BACKUP.

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

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

FOR REVIEW ONLY

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

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

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST

For ADU only & EVSE only projects, this form may be filled out by applicant.
For OTC permits, a City Staff Arborist may assist the applicant if needed.

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

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: 788, 790, 796 San Antonio Road, Palo Alto, CA

1. Are there any trees over 4" in trunk diameter being proposed for removal? [x] **YES** [ ] **NO**

2. Are there Protected trees[1] on the property or on adjacent property within 30 feet of the proposed building footprint/ area of work? [x] **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)

- [x] On the property or in the adjacent public right-of-way** and within 30 feet of the proposed building footprint or
- [x] On adjacent property within 30 feet of proposed building footprint/area of work or
- [ ] Close enough that its canopy overhangs the project site

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

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees[1]?

[ ] **YES** (Check below) [x] **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. [x] **YES** [ ] **NO**

*If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TLTM, Section 5.03.3). Attach this report to Sheet T-2,: "Tree Protection, its Part of the Plan!", per Site Plan Requirements.**

6. Are the Site Plan Requirements completed? (See below) [x] **YES** [ ] **NO**

*For ADU Only & EVSE 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 ADU projects, garage conversions, or EVSE projects will not require a Tree Preservation Report. Table 1/SB9 projects are not exempt from tree disclosure.

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

For Projects with Trees Requiring Tree Protection: the following is required: 1) Plans (drawn by architect, contractor, or arborist) must show the measured trunk DBH and TPZ of each Protected Tree; 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM[2], Section 3.03 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 & EVSE projects will not be penalized for incorrect reporting of tree size or miss-identification of tree species.)

Signature: David Beckham Print: David Beckham ISA#: 10/21/25 Date: 10/21/20

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 03/31/2025

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF URBAN FORESTRY 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 Urban Forestry at 650-496-5953 to schedule an inspection of any required protective fencing. The fencing shall contain required warning signs 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). Schedule inspection once irrigation and landscaping are installed to plan, and irrigation controller schedule is programed. 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 the Urban Forestry review staff for the project or email 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 or contractor shall hire a designated arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees. The project arborist must be included in a mandatory pre-construction meeting and be present during any rough grading and trenching activities occurring within 10-feet of a TPZ and any approved activities inside the TPZ.
- [ ] **PSR5 - PROJECT ARBORIST CERTIFICATION FORM:** When required, project arborists must submit an online form [https://us.openforms.com/Form/2262bf1a-c26f-4c04-8daa-15dbd9c8e08e] certifying that they have reviewed the building permit plan set with regards to trees as well as any 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 in advance with the contractor or owner. Project Arborist Certification Forms should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Form, TLTM Section 5.03.5).
- [ ] **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. Reports should be submitted via the online form [https://us.openforms.com/Form/ca5003f1-6836-4789-b534-b4dff1d457b1] (see Tree Monitoring Reports, TLTM Section 5.03.6).
- [ ] **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 and Excavation, TLTM Section 3.03.6-B5,6).
- [ ] **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TREE PROTECTION ZONE**: Work in this area (TPZ) 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 and Excavation, TLTM Section 3.03.6-B5,6).

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements apply to all projects unless otherwise specified in project specific checklists or conditions of approval. 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.

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 are allowed within the TPZ. Trees to be retained shall be irrigated, aerated, and maintained as necessary to ensure survival.

TREE DAMAGE: Tree Damage, Injury Mitigation, and Inspections apply to the Contractor. Reporting, injury mitigation measures, and arborist inspection schedule may apply pursuant to TLTM, Section 5.03.6. 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 of Palo Alto Tree and Landscape Technical Manual, Section 3.02.

TPZ EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.03.6 - B5,6: Any approved grading, digging, potholing, or trenching within the TPZ of a protected tree shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. (TPZ= 10x the tree diameter at 54" above grade) For utility trenching, including sewer line, roots exposed with a diameter of 2 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 and the buffer distances in TLTM Table 3-4, Trenching and Tunneling Distance, shall be implemented by Contractor. Contractor must notify the Urban Forestry Section at (650) 496-5953 in advance of conducting any approved excavation within 10-feet of any street trees (or for any protected tree on EVSE projects). Urban Forestry may choose to monitor or review the work for compliance with the City's Tree Protection Zone (TPZ) excavation standards.

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 T-1 Sheet Set and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until the final landscaping or Urban Forestry inspection of the project is completed.

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 inches DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 3-1 in the Tree and Landscape Technical Manual, Section 3.02. New landscape tree plantings (24 inch 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 inch box tree into the forestry fund. [Note: A replacement at ratio of 1:1 for trees listed as exempt species under PAMC 8.10.020 is recommended. Exempt trees may require full replacement on parcels zoned other than R1, RE, R-2, or RMD]

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 Planning and Development Services Department for review by Planning, Public Works, or Urban Forestry.

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

a. T-1 SHEET SET, The building permit plan set will include the City's full-sized, T-1 Sheet Set (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 T-1 Sheets (T-3, T-4, etc.) and added to the sheet index.

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

Project Data

788 San Antonio Road, Palo Alto, CA 94303

Date: October 31, 2025

Note: T1 Sheet included in the application plan set

All other tree-related reports shall be added to the space provided starting on sheet T3, adding sheets as needed. Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet Set can be downloaded at http://www.cityofpaloalto.org/trees
* Please note: Until the new TLTM is published the city's updated Tree Protection Ordinance takes precedence over TTM if conflict exists.

Special Tree Protection Instruction Sheet Set
City of Palo Alto