A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

SAN ANTONIO SENIOR LIVING FACILITY

824 SAN ANTONIO RD, PALO ALTO, CA 94303

C3

OCCUPANCY SEPARATION TABLE

REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
OCCUPANCY SEPARATION PER CBC TABLE 508.4

OCCUP. TYPE	A-2	A-3	B	M	R-2	R-2.1	S-2
A-2	-	-	1	1	1	2	-
A-3	-	-	1	1	1	2	-
B	1	1	-	-	1	1	1
M	1	1	-	-	1	1	1
R-2	1	1	1	1	-	1	1
R-2.1	2	2	1	1	1	-	1
S-2	-	-	1	1	1	1	-

AFFORDABLE HOUSING PLAN

RESTRICTED UNIT TYPE	NUMBER OF RESTRICTED UNITS	UNIT AREA	TENANT HOUSEHOLD INCOME	MAXIMUM ANNUAL RENT	PLAN SHEET PAGE
INDEPENDENT LIVING					
1-BEDROOM	3	657-950 SF	100% OF AMI	30% OF 100% OF AMI	PA7.3 -PA7.4
2-BEDROOM	0				
ASSISTED LIVING					
STUDIO	1	495-512 SF	120% OF AMI	30% OF 120% OF AMI	PA7.5 -PA7.6
1 BEDROOM	0	510-576 SF	100% OF AMI	30% OF 100% OF AMI	PA7.5 -PA7.6
TOTAL RESTRICTED UNITS	4.2* (20%)	* NOTE: OWNER HAS OPTED TO PAY IN LIEU FEE FOR REMAINING 0.2 RESTRICTED UNIT.			
TOTAL NON-RESTRICTED UNITS	24				
TOTAL PROJECT UNITS	28				

C4

DRAWING INDEX

VICINITY MAP

CODE ANALYSIS

RESIDENTIAL UNITS

UNIT COUNT:

INDEPENDENT LIVING:	14 ONE BEDROOM UNITS 1 TWO BEDROOM UNITS
ASSISTED LIVING:	11 STUDIO UNITS 1 ONE BEDROOM UNITS
OWNER UNIT:	1 TWO BEDROOM UNIT
TOTAL RESIDENTIAL UNITS =	**28**

C3

ACCESSIBLITY:
ALL RESIDENTIAL UNITS WILL BE ACCESSIBLE

C4

AFFORDABILITY:
MINIMUM AFFORDABLE RESIDENTIAL UNITS = 15% = 4.2 UNITS*
* OWNER OPTS TO PROVIDE 4 AFFORDABLE UNITS AND PAY IN-LIEU FEE FOR 0.2 UNITS

RESIDENTIAL DENSITY PER HIP:
MAXIMUM ALLOWABLE RESIDENTIAL DENSITY: NONE
PROPOSED RESIDENTIAL DENSITY: 57 DU/AC

C4

FAR PER HOUSING INCENTIVE PROGRAM (HIP):
MAXIMUM ALLOWABLE TOTAL MIXED USE FAR: 2.0:1 (38,824 SF)
PROPOSED TOTAL MIXED USE FAR: 38,646 SF

MAXIMUM ALLOWABLE COMMERCIAL FAR: 0.4:1 (7,768 SF)
PROPOSED COMMERCIAL FAR: 2,948 SF

MINIMUM MIXED USE GROUND FLOOR COMMERCIAL: 0.15:1 (2,913 SF)
PROPOSED MIXED GROUND FLOOR COMMERCIAL: 2,948 SF

MAXIMUM RESIDENTIAL FLOOR FAR = NO MAX PER HIP
PROPOSED RESIDENTIAL FAR: 35,987 SF

C2 C3

PARKING

C4

VEHICLE PARKING

TOTAL SPACES REQUIRED = 29
20% REDUCTION IN TOTAL REQUIRED PARKING SPACES WITH TDM PLAN = 23.2 SPACES REQUIRED
TOTAL SPACES PROVIDED = 24, SEE BREAKDOWN OF SPACE ASSIGNMENTS PER TDM PLAN BELOW

RESIDENTIAL

SENIOR HOUSING = 0.75 PER UNIT: 28 UNITS * 0.75 = 21 SPACES
REDUCTION IN REQUIRED PARKING SPACES PER TDM PLAN = 16 SPACES REQUIRED

TOTAL ACCESSIBLE SPACES REQUIRED = 1
(PER CBC 1109A.3, 1109A.4, 1109A.5, 1109A.8.6, AND 11B-228.3.2)

EVSE READY STANDARD SPACES	14
EVSE INSTALLED STANDARD SPACES	0
EVSE VAN ACCESSIBLE SPACES (EVSE READY)	1
EVSE REGULAR ACCESSIBLE SPACES	0
VAN ACCESSIBLE SPACES	1
REGULAR ACCESSIBLE SPACES	0
REGULAR PARKING SPACES	0
TOTAL =	16 SPACES PROVIDED

COMMERCIAL

RETAIL = 1:200 = (2,948 SF - 1,500 SF) / 200 SF = 8 SPACES

TOTAL ACCESSIBLE SPACES REQUIRED = 1
(PER CBC 1109A.3, 1109A.4, 1109A.5, 1109A.8.6, AND 11B-228.3.2)

1,500 SF OF GROUND FLOOR RETAIL SHALL NOT BE COUNTED TOWARD PARKING REQUIREMENT, PER PAMC 18.52.040

EVSE READY STANDARD SPACES	1
EVSE INSTALLED STANDARD SPACES	0
EVSE VAN ACCESSIBLE SPACES (EVSE INSTALLED)	1
EVSE REGULAR ACCESSIBLE SPACES	0
VAN ACCESSIBLE SPACES	1
REGULAR ACCESSIBLE SPACES	0
REGULAR PARKING SPACES	5
TOTAL =	8 SPACES PROVIDED

C3

TOTAL REQUIRED SPACES WITH EVSE-READY OUTLET = 18 SPACES

TOTAL SPACES PROVIDED WITH EVSE-READY OUTLET = 23 SPACES

TOTAL REQUIRED SPACES WITH EVSE INSTALLED = 1 SPACE
(PER PALO ALTO MUNICIPAL CODE SECTION 16.14.420.A4.106.8, CA GREEN BUILDING STANDARDS CODE SECTION 4.106.4.2)

TOTAL SPACES PROVIDED WITH EVSE INSTALLED = 1 SPACE

BICYCLE PARKING:
UNIT PARKING:
1 SPACE PER UNIT (100% LT)
TOTAL SPACES REQUIRED = 28 LT SPACES

GUEST PARKING:
1 SPACE FOR EACH 10 UNITS REQUIRED (100% ST)
TOTAL SPACES REQUIRED = 3 ST SPACES

PERSONAL SERVICES:
1 PER 2,000 SF (20% LT, 80% ST)
TOTAL PERSONAL SERVICE SF = 3,639 SF
TOTAL SPACES REQUIRED = 2 ST & 1 LT SPACE

RETAIL:
1 PER 2,000 SF (20% LT, 80% ST)
TOTAL RETAIL SF = 2,948 SF
TOTAL SPACES REQUIRED = 2 ST & 1 LT SPACE

TYPE	REQUIRED	PROVIDED
LONG TERM	30	38
SHORT TERM	6	6
TOTAL = 44 SPACES		

C4

PROJECT DATA

SITE INFORMATION:

LOCATION:	824 SAN ANTONIO ROAD, PALO ALTO, CA 94303
APN:	147-03-040
SITE AREA:	19,412 SF (0.5 ACRES), 21,780 GROSS
ZONING:	CS - SERVICE COMMERCIAL HOUSING INCENTIVE PROGRAM (HIP) ZONE
TRAFFIC IMPACT DISTRICTS:	CA SA BT - CHARLESTON ARASTRADERO SAN ANTONIO W BAYSHORE
HISTORIC DISTRICT:	NONE
GENERAL PLAN:	SERVICE COMMERCIAL

BUILDING INFORMATION:

CONSTRUCTION TYPE:	TYPE VA
FIRE SPRINKLERS:	THROUGHOUT, NFPA 13
STANDPIPE:	NFPA 14
FIRE ALARM SYSTEM:	NFPA 72
FIRE:	EMERGENCY RESPONDER RADIO SYSTEM

C3

OCCUPANCY TYPES:
R-2 INDEPENDENT LIVING
R-2.1 ASSISTED LIVING:
A-2 ASSEMBLY
B BUSINESS
M RETAIL
S-2 PARKING AREA & UTILITY

MAXIMUM ALLOWABLE HEIGHT:	50'-0"
PROPOSED HEIGHT:	47'-9"

EXISTING BUILDING:

TOTAL BUILDING SF	8,692 SF
FIRST FLOOR SF	3,630 SF
SECOND FLOOR SF	5,062 SF
	17,384 SF

PROPOSED SCOPE OF WORK:

TOTAL BUILDING SF	
BASEMENT SF	11,882 SF
FIRST FLOOR SF	8,333 SF
SECOND FLOOR SF	8,644 SF
THIRD FLOOR SF	9,269 SF
FOURTH FLOOR SF	9,269 SF
C4 ROOF GARDEN SF	1,068 SF
	48,465 SF C2

NET SF CHANGE OF 31,081 FOR THIS BUILDING

SITE COVERAGE:

EXISTING FAR	8,692 SF, 0.45 FAR
PROPOSED FAR	38,646 SF, 1.99 FAR
EXISTING BUILDING FOOTPRINT (LOT COVERAGE)	3,630 SF, 19% OF NET LOT AREA
PROPOSED BUILDING FOOTPRINT (LOT COVERAGE)	10,900 SF, 56% (NO MAX PER HIP)
REQUIRED SITE OPEN SPACE COVERAGE	5,824 SF, 30% OF NET LOT AREA
PROPOSED LANDSCAPE/OPEN SPACE COVERAGE	8,418 SF, 43% OF NET LOT AREA
PROPOSED SEMI-PRIVATE OPEN SPACES	7,134 SF
PROPOSED PRIVATE OPEN SPACES	1,284 SF C2
REQUIRED USABLE OPEN SPACE	150 PER UNIT = 4,050 SF
PROVIDED USABLE OPEN SPACE	C4 6,910 SF

SETBACKS:	MIN. REQ.	PROPOSED
SAN ANTONIO RD	24'-0"	24'-0"
SIDE, INTERIOR (NORTH)	5'-0"	VARIES, 6'-0" MIN
SIDE, INTERIOR (SOUTH)	5'-0"	VARIES, 6'-0" MIN
REAR	10'-0"	VARIES, 11'-0" MIN

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING 2-STORY OFFICE BUILDING IN PALO ALTO, CALIFORNIA AND THE NEW CONSTRUCTION OF A 4-STORY PRIVATE RESIDENTIAL SENIOR LIVING CARE FACILITY. THE FACILITY WILL INCLUDE 15 INDEPENDENT DWELLING UNITS, 12 ASSISTED LIVING DWELLING UNITS, AND 1 OWNER'S UNIT. THERE WILL BE RESIDENT COMMON SPACE AMENITIES ON EVERY FLOOR, UNDERGROUND PARKING AND LEASABLE GROUND-FLOOR COMMERCIAL SPACE.

THE PRIMARY OBJECTIVE IS TO REPLACE AN AGING COMMERCIAL BUILDING WITH NEW RESIDENTIAL UNITS AND CARE SERVICES FOR AN AGING SENIOR POPULATION THAT UTILIZES BIOPHILIC DESIGN TO IMPROVE SENIOR LIVING WHILE THE STREETSIDE FACADE IMPROVEMENTS IMPROVE THE PEDESTRIAN EXPERIENCE AND CREATE A MORE INVITING PUBLIC ENTRY TO THE BUILDING.

THE EPICENTER OF THE EXTERIOR FACADE DESIGN STRATEGY OCCURS AT THE SECOND FLOOR COURTYARD, WHERE THE CARVED OUT FLOOR PLATES RESEMBLE THE UNIQUE TECTONICS OF CENOTES. HANGING PLANTS THAT LINE THE BUILDING'S BALCONY GUARDRAILS AND WOOD SLAT SCREENING AND CURVED CORNERS SOFTEN THE WHITE MASSING.

IMPROVEMENTS INCLUDE:
- INCREASING THE EXISTING SIDEWALK TO MEET PALO ALTO'S DESIGN STANDARDS
- LOADING ZONE AND PASSENGER DROP-OFF / PICK-UP SEATING
- ELEMENTS AT BUILDING ENTRY FOR A MORE INVITING PUBLIC INTERFACE
- A FACADE DESIGN THAT CREATES A HUMAN-SCALED DESIGN MASSING
- UNDERGROUND PARKING THAT PROVIDES 24 EVSE READY PARKING STALLS
- LONG-TERM AND SHORT TERM BIKE PARKING FACILITIES
- 2 GROUND-FLOOR OUTDOOR SPACES, SECOND FLOOR TERRACE, AND A ROOFTOP GARDEN

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
TITLE SHEET

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA1.1

Scale As indicated

1 ADJACENT BUILDING RELATIONSHIPS
1/32" = 1'-0"

2 SAN ANTONIO ROAD LOOKING NORTH

3 SAN ANTONIO ROAD LOOKING SOUTH

4 NEIGHBORHOOD CONTEXT AERIAL

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

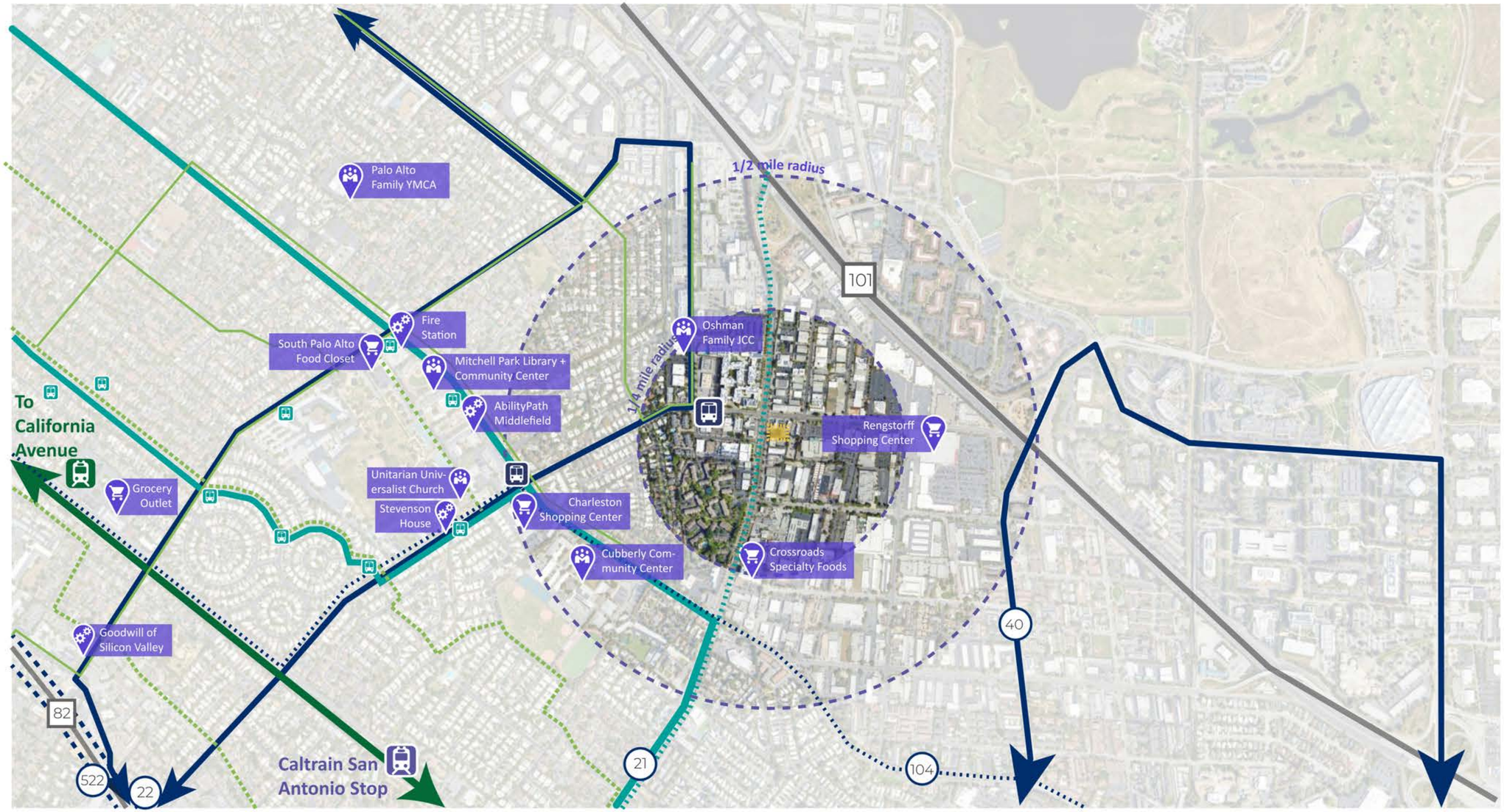
Drawing
NEIGHBORHOOD CONTEXT

No.	Date	Issue

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA2.1

Scale 1/32" = 1'-0"



SITE

824 SAN ANTONIO RD, PALO ALTO, CA 94303

BIKE NETWORKS

- Protected Bike Lane
- Bike-friendly street or park path

PUBLIC TRANSIT

- VTA Local Bus Route
- VTA Rapid Bus Route
- VTA Express Bus Route
- Caltrain
- Crosstown Shuttle - COPA
- mvGO

AMENITIES

- Groceries
- Community Centers
- Community Services

ARCHITECTS FORA

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

NEIGHBORHOOD CONTEXT

No.	Date	Issue

Issued: SEPT. 25, 2024

Drawn: A. QUINTERO, A. CARTER

Checked: J. KRETSCHMER, K. CONLEY

Job: 21005

PA2.2

Scale

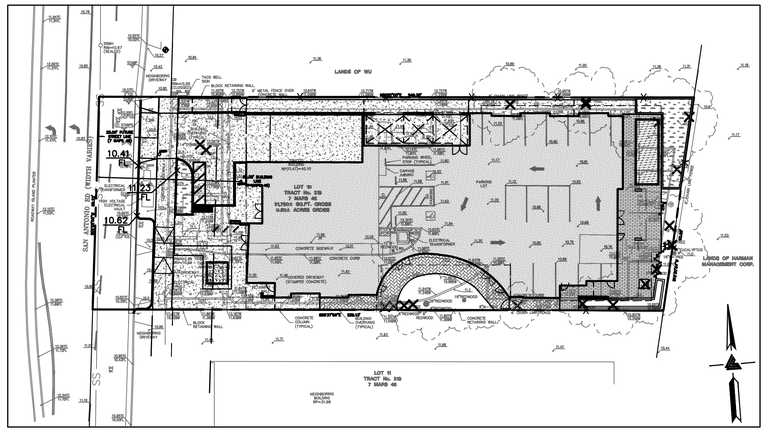
SAN ANTONIO SENIOR LIVING FACILITY
824 SAN ANTONIO ROAD
PALO ALTO, CALIFORNIA

LEGEND

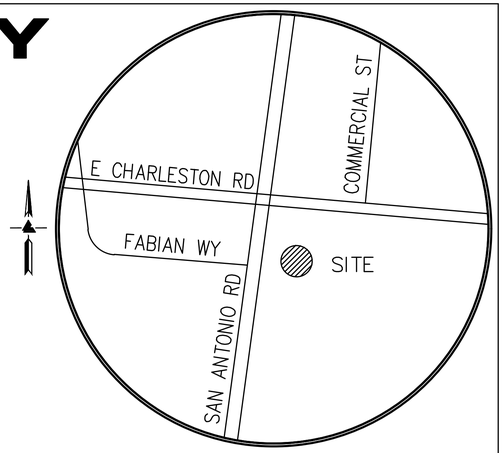
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	FL	FLOW LINE	R	RADIUS
AC	ASPHALT CONCRETE	FS	FINISHED SURFACE	RCP	REINFORCED CONCRETE PIPE
ACC	ACCESSIBLE	G	GAS	RIM	RIM ELEVATION
AD	AREA DRAIN	GA	GAGE OR GAUGE	RW	RAINWATER
BC	BEGINNING OF CURVE	GB	GRADE BREAK	R/W	RIGHT OF WAY
B & D	BEARING & DISTANCE	HDPE	HIGH DENSITY CORRUGATED	S	SLOPE
BM	BENCHMARK		POLYETHYLENE PIPE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
BUB	BUBBLER BOX	HORIZ	HORIZONTAL	SAN	SANITARY
BW/FG	BOTTOM OF WALL/FINISH GRADE	HI PT	HIGH POINT	SD	STORM DRAIN
		H&T	HUB & TACK	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	ID	INSIDE DIAMETER	SDP	STORM DRAIN PRESSURE LINE
C & G	CURB AND GUTTER	INV	INVERT ELEVATION	SHT	SHEET
℄	CENTER LINE	JB	JUNCTION BOX	S.L.D.	SEE LANDSCAPE DRAWINGS
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	JT	JOINT TRENCH	SPEC	SPECIFICATION
		JP	JOINT UTILITY POLE	S.P.D.	SEE PLUMBING DRAWINGS
CO	CLEANOUT	L	LENGTH	SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE	LNDG	LANDING	SSCO	SANITARY SEWER CLEANOUT
CONC	CONCRETE	LF	LINEAR FEET	SSMH	SANITARY SEWER MANHOLE
CONST	CONSTRUCT or –TION	MAX	MAXIMUM	ST.	STREET
CONC COR	CONCRETE CORNER	MH	MANHOLE	STA	STATION
CY	CUBIC YARD	MIN	MINIMUM	STD	STANDARD
D	DIAMETER	MON.	MONUMENT	STRUCT	STRUCTURAL
DI	DROP INLET	MRO	METERED RELEASE OUTLET	T	TELEPHONE
DIP	DUCTILE IRON PIPE	(N)	NEW	TC	TOP OF CURB
EA	EACH	NO.	NUMBER	TOW	TOP OF WALL
EC	END OF CURVE	NTS	NOT TO SCALE	TEMP	TEMPORARY
EG	EXISTING GRADE	O.C.	ON CENTER	TP	TOP OF PAVEMENT
EL	ELEVATIONS	O/	OVER	TW/FG	TOP OF WALL/FINISH GRADE
EP	EDGE OF PAVEMENT	(PA)	PLANTING AREA	TYP	TYPICAL
EQ	EQUIPMENT	PED	PEDESTRIAN	VC	VERTICAL CURVE
EW	EACH WAY	PIV	POST INDICATOR VALVE	VCP	VITRIFIED CLAY PIPE
(E)	EXISTING	PSS	PUBLIC SERVICES EASEMENT	VERT	VERTICAL
FC	FACE OF CURB	℄	PROPERTY LINE	W/	WITH
FF	FINISHED FLOOR	PP	POWER POLE	W, WL	WATER LINE
FG	FINISHED GRADE	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
FH	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE	WWF	WELDED WIRE FABRIC



KEY MAP
1" = 30'



VICINITY MAP
NO SCALE

FEMA FLOOD NOTE

A PART OF THE EASTERLY PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE: AE

100–YEAR BASE FLOOD ELEVATION (BFE): 10.5' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY TABLE 7, SUMMARY OF NON–COASTAL STILLWATER ELEVATIONS

FEMA FLOOD INSURANCE RATE MAP NO.: 06081C0036H
EFFECTIVE DATE: MAY 18, 2009

FEMA FLOOD INSURANCE STUDY FOR SAN MATEO COUNTY, CA NO.: 06081CV001D
REVISED: FEBRUARY 19, 2014

BENCHMARK

CITY OF PALO ALTO BM 1043
USCGS BRASS DISK (M876 1954RESET 1955); 3–1/2 INCH DIAMETER; APPROXIMATELY 242 FEET SOUTHWESTERLY (ALONGEAST CHARLESTON ROAD) OF THE INTERSECTION OFFABIAN WAY AND EAST CHARLESTON; APPROXIMATELY 220 FEET NORTHEASTERLY OFINTERSECTION OF MONTROSE AND EAST CHARLESTONAVENUES; ALSO, 24.4 FEET SOUTHWESTERLY OF THECURB RETURN; AND 22 FEET SOUTHWESTERLY FROMDROP INLET
ELEVATION = 10.36'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 10.88'
(NAVD 88 DATUM)

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0615028485–JP, DATED AS OF SEPTEMBER 8, 2017

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

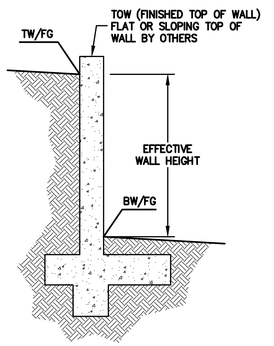
ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	6,475	0	6,475
FILL	0	50	50
EXPORT			6,425

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN–SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER–EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

SCHEMATIC RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
6. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



OWNER'S INFORMATION

OWNER:
RACHELLE CAGAMPAN, LLC
824 SAN ANTONIO RD
PALO ALTO, CA 94303

APN: 147–03–040

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED;
   "SAN ANTONIO SENIOR LIVING FACILITY"
   824 SAN ANTONIO ROAD
   PALO ALTO, CA
   DATED: 9–10–21
   JOB# 2210719
2. SITE PLAN BY FORA ARCHITECTS ENTITLED:
   "SAN ANTONIO SENIOR LIVING FACILITY"
   824 SAN ANTONIO ROAD
   PALO ALTO, CA
   DATED: 1–24–24
   JOB# 21005
3. SOIL REPORT BY XXX ENTITLED:
   "XXX"
   824 SAN ANTONIO ROAD
   PALO ALTO, CA
   DATED:
   JOB#
4. LANDSCAPE PLAN BY BASE, ENTITLED
   "SAN ANTONIO SENIOR LIVING"
   824 SAN ANTONIO ROAD
   PALO ALTO, CA
   DATED: 6–30–23
5. PLUMBING PLAN BY FARD, ENTITLED
   "SAN ANTONIO SENIOR LIVING FACILITY"
   824 SAN ANTONIO ROAD
   PALO ALTO, CA
   DATED: 6–30–23

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086

REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE

WWW.LEABRAZE.COM

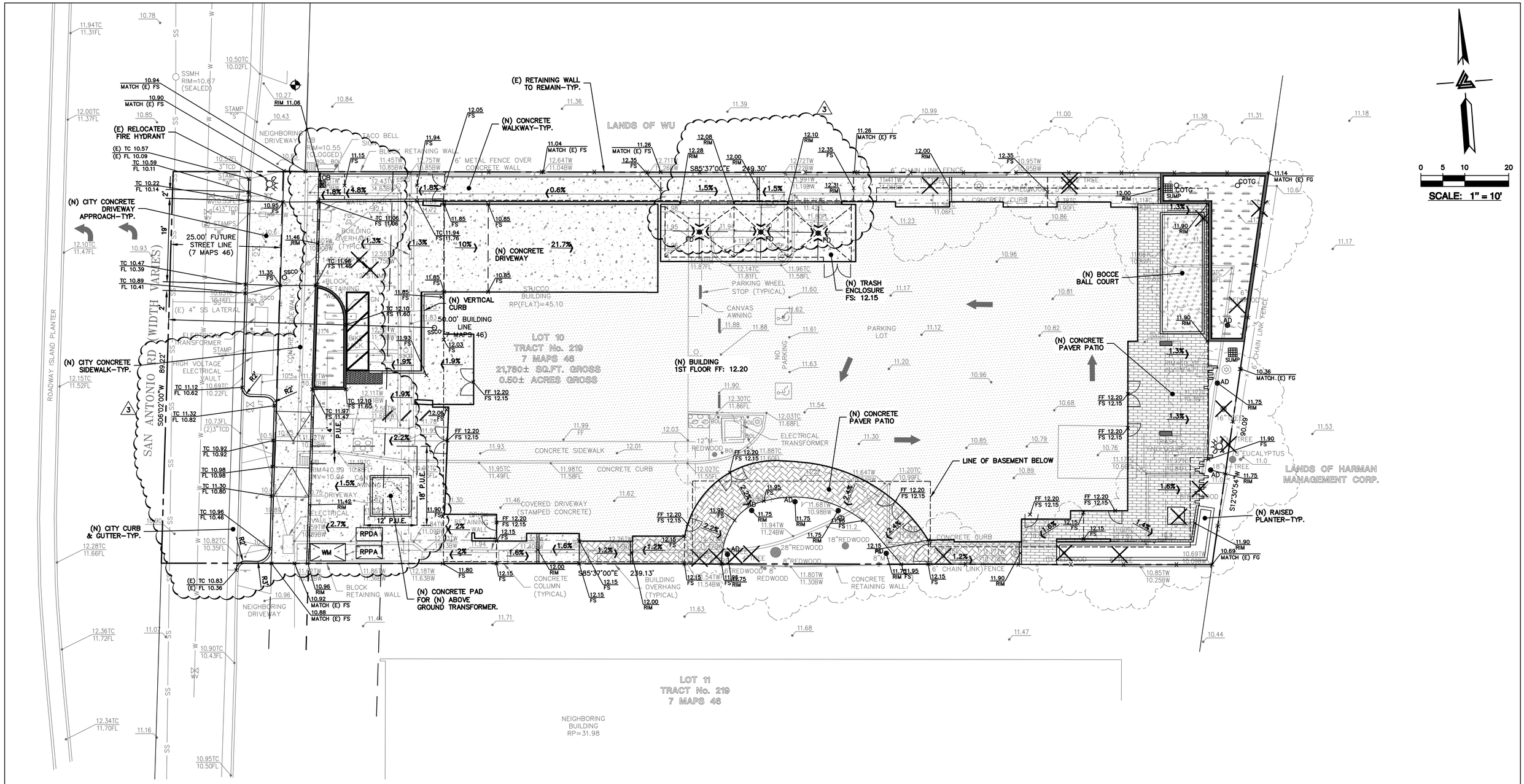
Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
JUNE 30, 2023

Drawing
TITLE SHEET

No.	Date	Issue
1	10-27-23	PC
2	01-26-23	PC
3	09-25-24	PC

Issued: JUNE 30, 2023
Drawn: W. ALZORI
Checked: P. CARLINO
Job: 2221180
C-1.0
Scale: As indicated



ELECTRIC BUILDING NOTE:
THIS IS AN ALL–ELECTRIC BUILDING PROJECT NO NEW GAS SERVICE OR GAS HOOKUPS WILL BE INSTALLED.

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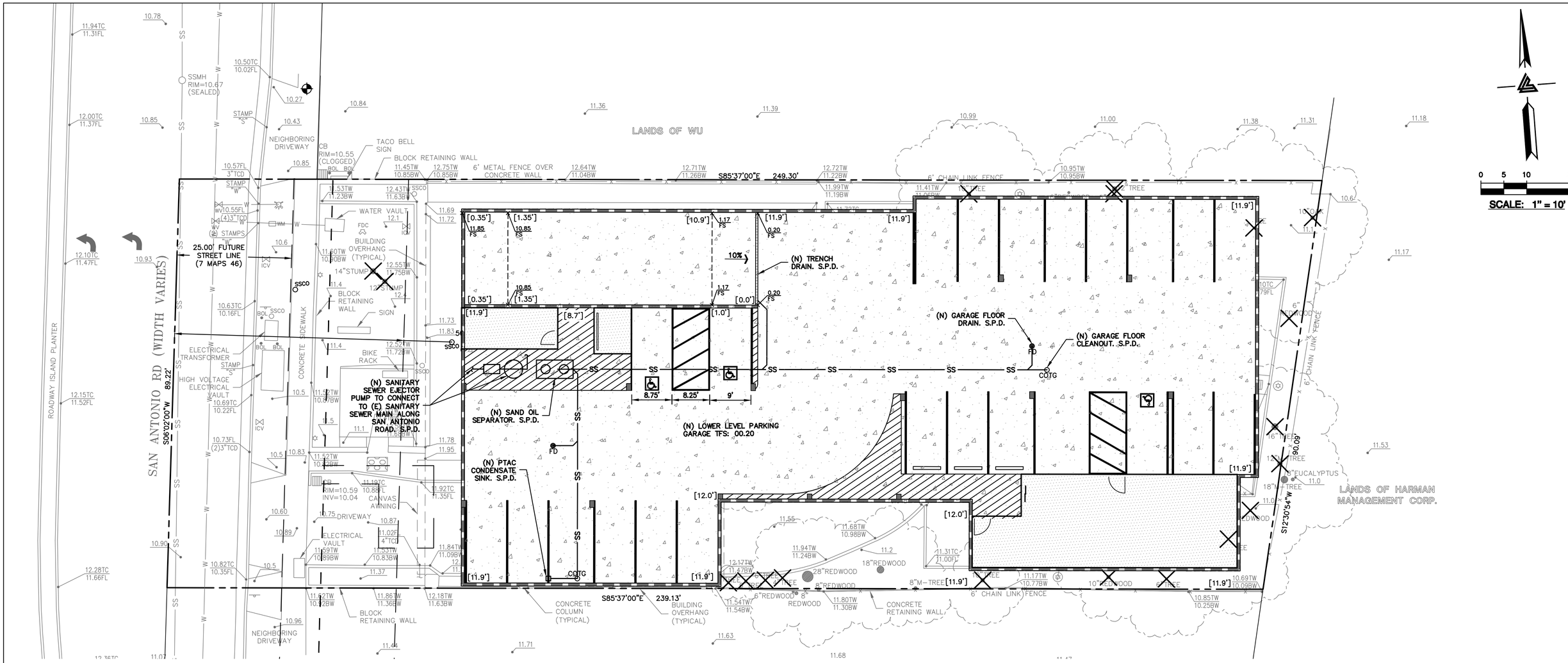
Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
JUNE 30, 2023

Drawing
SCHEMATIC DESIGN
GRADING & DRAINAGE PLAN

No.	Date	Issue
1	10-27-23	PC
2	01-26-23	PC
3	09-25-24	PC

Issued: JUNE 30, 2023
Drawn: W. ALZORI
Checked: P. CARLINO
Job: 2221180
C-1.1
Scale: As indicated



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No. C79555 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
JUNE 30, 2023

Drawing
SCHEMATIC DESIGN
BASEMENT PLAN

No.	Date	Issue
1	10-27-23	PC
2	01-26-23	PC
3	09-25-24	PC

Issued: JUNE 30, 2023
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C-1.2

Scale: As indicated

(N) STORM DRAIN LINE & STORM DRAIN PRESSURE LINE TO BE RUN IN COMMON TRENCH. DO NOT CONNECT

(N) 2" STORM DRAIN PRESSURE LINE.

(N) SUMP PUMP FOR TOTAL COLLECTED TREATED STORMWATER DRAINAGE.

(N) ABOVE GRADE STORMWATER TREATMENT PLANTER. FG: 11.00

(E) RELOCATED FIRE HYDRANT

(N) CURB THRU DRAIN FROM STORM DRAIN SYSTEM ALONG GUTTER FLOWLINE.

(E) WATER SERVICES TO BE DISCONNECTED AT THE MAIN

(E) 4" SANITARY SEWER LATERAL TO BE REMOVED & DISCONNECTED AT MAIN.

(N) INTERNAL ROOF DRAIN LINE FROM TERRACED STORMWATER PLANTERS ON UPPER LEVELS

(N) UTILITIES TO BE ROUTED UNDER TREATMENT PLANTER AS DEDICATED LINES IN SAME TRENCH.

25.00' FUTURE STREET LINE (7 MAPS 46)

(N) 4" PVC (SDR-26) SANITARY SEWER LATERAL.

(N) TRENCH DRAIN-TYP.

(E) SANITARY SEWER LATERAL TO BE ABANDONED IN PLACE TO (N) 6" PE SANITARY SEWER LATERAL TO BE INSTALLED.

(N) FLOOR DRAIN. S.P.D.

(N) TURNED DOWN BUBBLE UP DRAIN WITH ROCK AROUND FOR PRESSURE LINE FROM SUMP PUMP

(N) CURB THRU DRAIN FROM AT GRADE STORMWATER TREATMENT PLANTER ALONG GUTTER FLOWLINE.

50.00' BUILDING LINE (7 MAPS 46)

(N) 6" FIRE PROTECTION WATER SERVICE.

LOT 10
TRACT No. 219
46 MAPS
21,780± SQ.FT. GROSS
0.50± ACRES GROSS

(N) 4" DOMESTIC WATER SERVICE.

(N) SUMP PUMP FOR COLLECTED UNTREATED STREET LEVEL STORMWATER DRAINAGE.

(N) BUILDING 1ST FLOOR FF: 12.20

(N) PRIVATE WHARF HYDRANT TO BE SERVED BY FIRE SPRINKLER SERVICE. FINAL LOCATION TO BE APPROVED BY FIRE DEPT.

(N) CURB THRU DRAIN INTO AT GRADE STORMWATER TREATMENT PLANTER.

(N) JOINT TRENCH. DESIGN BY OTHERS.

LINE OF BASEMENT BELOW

(N) AT GRADE STORMWATER TREATMENT PLANTER. FG: 10.23

(N) REFUSE STAGING AREA S.A.D.

(N) ABOVE GRADE TRANSFORMER WITHIN (N) P.U.E. DESIGN BY OTHERS.

(N) 6" PVC (SDR-35) STORM DRAIN LINE TO DEDICATED SUMP PUMP FOR STORM WATER TREATMENT-TYP.

(N) FIRE PROTECTION REDUCED PRESSURE DETECTOR ASSEMBLY

(N) DOMESTIC REDUCED PRESSURE PRINCIPLE ASSEMBLY FOR 4" HDPE WATER SERVICE

(N) DOMESTIC WATER METER FOR 4" HDPE WATER SERVICE

LOT 11
TRACT No. 219
7 MAPS 46

NEIGHBORING BUILDING
RP=31.98

LANDS OF WU

LANDS OF HARMAN MANAGEMENT CORP.

SAN ANTONIO RD (WIDTH VARIES)

ROADWAY ISLAND

S06°02'00"W 89.22'

S85°37'00"E 249.30'

S85°37'00"E 239.13'

S12°30'54"W 89.06'

SCALE: 1" = 10'

ELECTRIC BUILDING NOTE:
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STORM DRAIN LABELING NOTE:
STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO [CREEK]" OR EQUIVALENT.

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Drawing Set
PLANNING SUBMITTAL
JUNE 30, 2023

Drawing
SCHEMATIC DESIGN
GRADING & DRAINAGE PLAN

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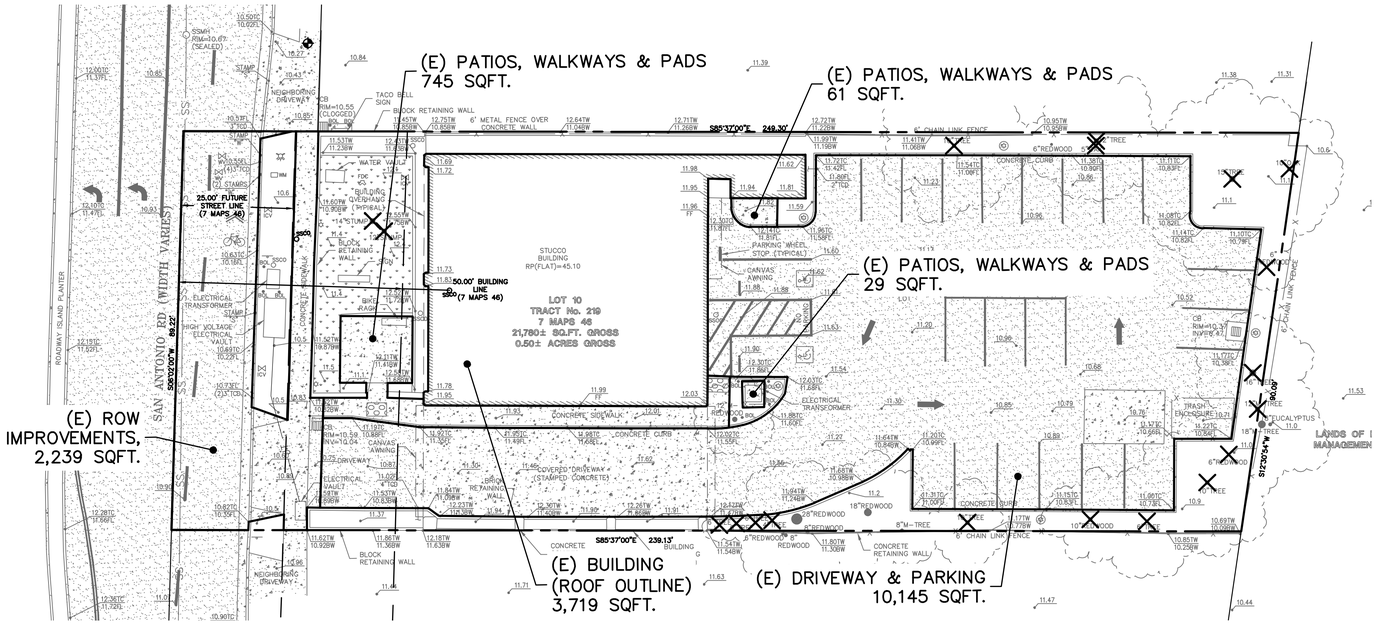
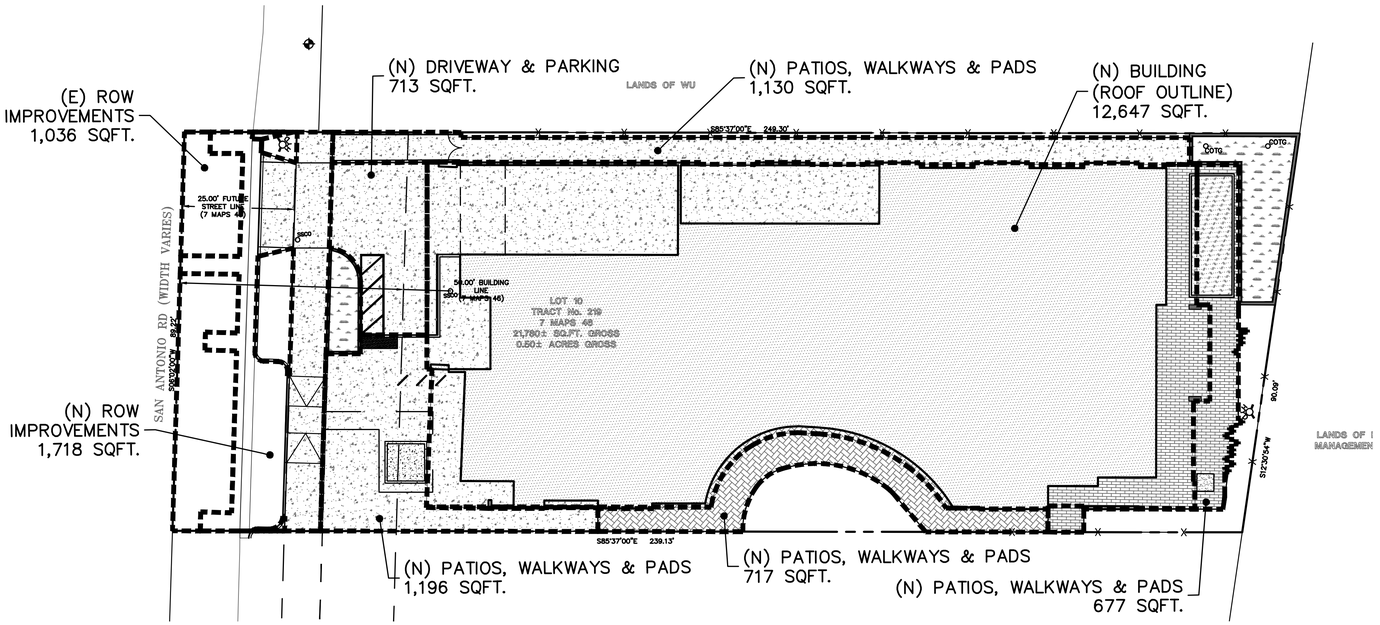
C-1.3

Scale: As indicated



EXISTING



PROPOSED

3

LEA & BRAZE ENGINEERING, INC.
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2495 Industrial Parkway West
Hayward, California 94545
(510) 887-4086
Fax (510) 887-3019
WWW.LEABRAZE.COM

PROJECT	DATE
824 San Antonio Road	June 28, 2023
JOB NO.	BY
2221180	Waleed Alzori
Updated: October 28, 2024	

SITE IMPERVIOUS AREA CALCULATIONS

GROSS SITE AREA			
	21,780 sqft.	=	0.500 acre
EXISTING			
Impervious:	16,938 sqft.	=	0.389 acre
Pervious:	4,842 sqft.	=	0.111 acre
PROPOSED			
Impervious:	19,795 sqft.	=	0.454 acre
Pervious:	1,985 sqft.	=	0.046 acre
NET INCREASE OF IMPERVIOUS AREA:			
	2,857 sqft.	=	0.066 acre

BREAKDOWN OF IMPERVIOUS AREA

Existing:		
Building		3,719 sqft.
Driveway & Parking		10,145 sqft.
Patios, Walkways & Pads		835 sqft.
ROW Improvements		2,239 sqft.
TOTAL		**16,938 sqft.**
Proposed:		
Building		12,647 sqft.
Driveway & Parking		713 sqft.
Patios, Walkways & Pads		3,721 sqft.
ROW Improvements		2,714 sqft.
TOTAL		**19,795 sqft.**

0 8 16 32

SCALE: 1" = 16'

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Drawing Set
PLANNING SUBMITTAL
JUNE 30, 2023

Drawing
SCHEMATIC DESIGN
IMPERVIOUS SURFACE PLAN

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3	09-25-24	PC

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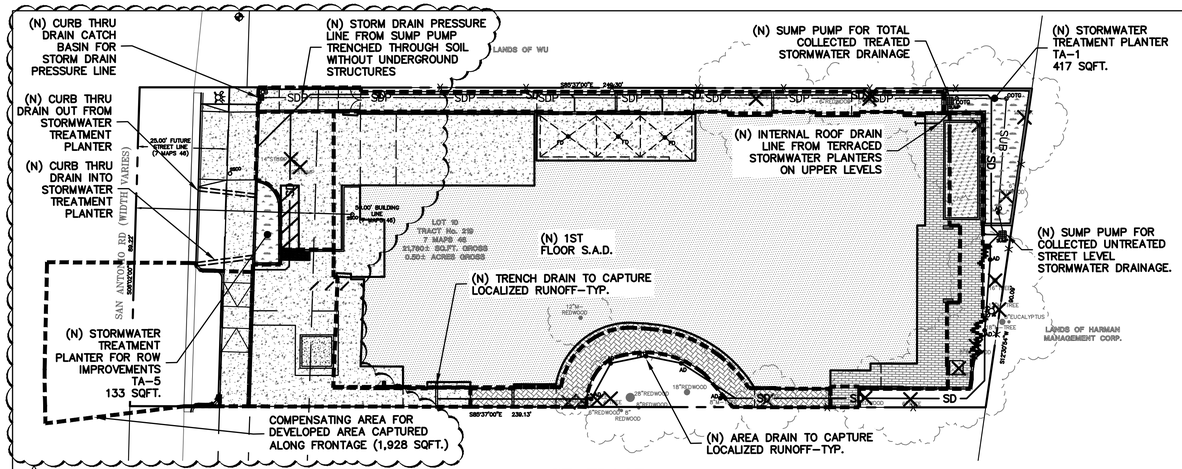
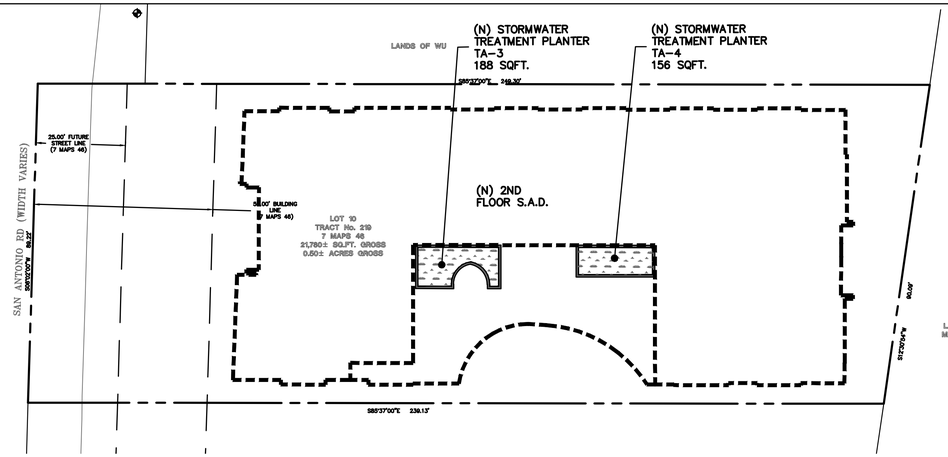
C-1.4

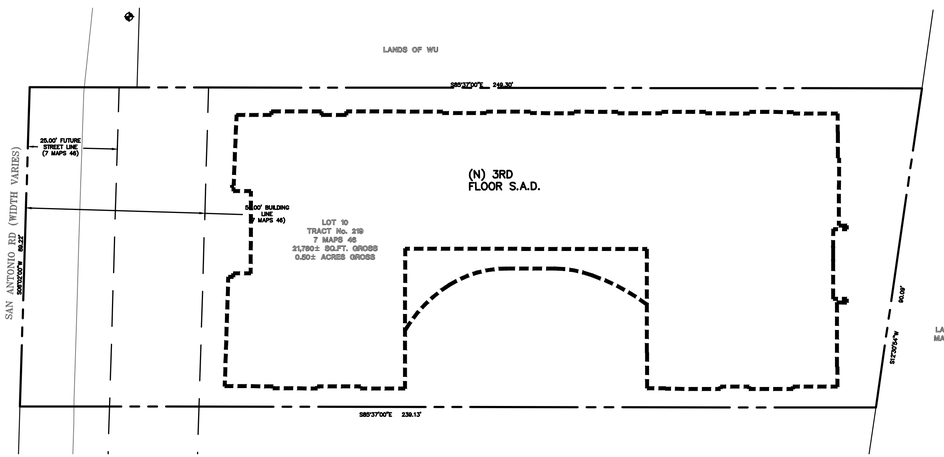
Scale: As indicated



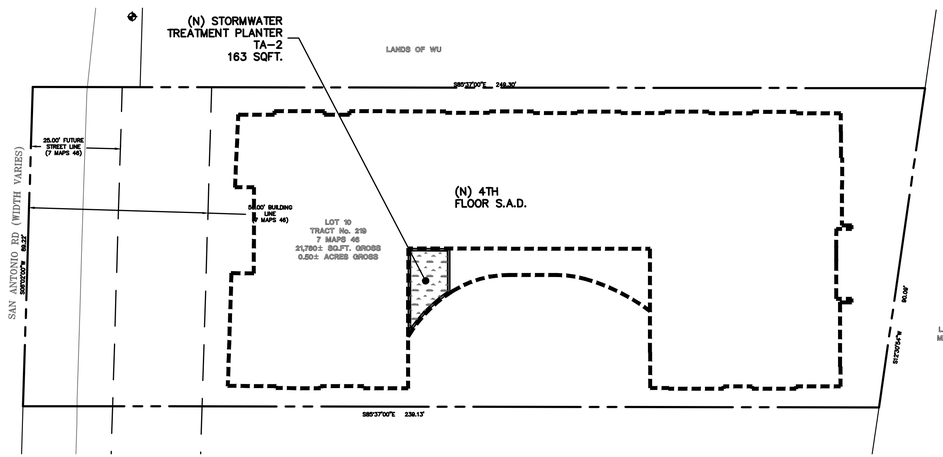
1ST FLOOR



2ND FLOOR

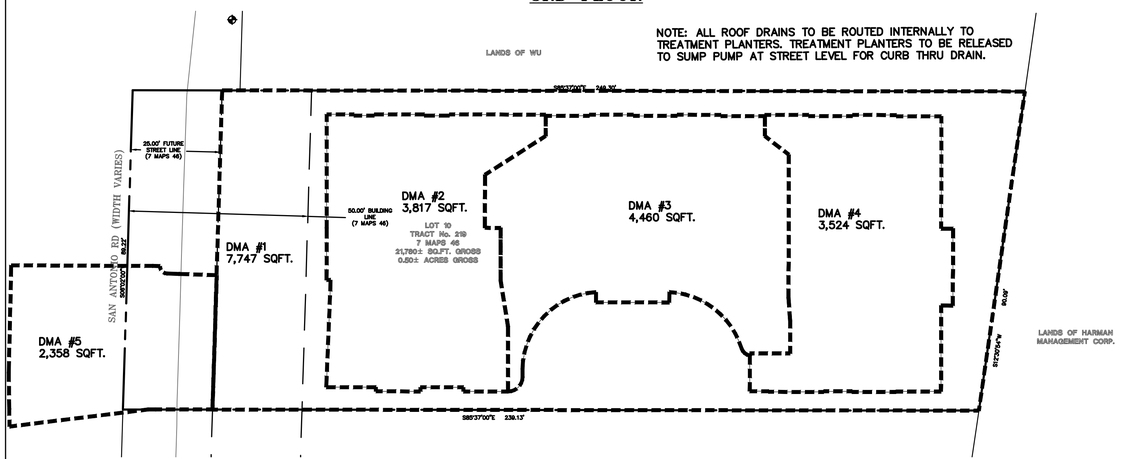


3RD FLOOR



4TH FLOOR

NOTE: ALL ROOF DRAINS TO BE ROUTED INTERNALLY TO TREATMENT PLANTERS. TREATMENT PLANTERS TO BE RELEASED TO SUMP PUMP AT STREET LEVEL FOR CURB THRU DRAIN.



ROOF

SITE DRAINAGE & TREATMENT AREA CALCULATIONS

DMA #	STM #	TREATMENT TYPE (ncluded if lined or unlined for bioretention areas)	LID or NON-LID	SIZING METHOD (hydraulic cizing criteria)	DRAINAGE AREA (s.f.)	IMPERVIOUS AREA (s.f.)
DMA #1	TA #1	FLOW THRU PLANTER	LID	4% Rule	7,747	7,072
DMA #2	TA #2	FLOW THRU PLANTER	LID	4% Rule	3,817	3,817
DMA #3	TA #3	FLOW THRU PLANTER	LID	4% Rule	4,460	4,460
DMA #4	TA #4	FLOW THRU PLANTER	LID	4% Rule	3,524	3,524
DMA #5	TA #5	FLOW THRU PLANTER	LID	4% Rule	*2,358	2,351
TOTAL					19,548	21,224

DMA #	IMPERVIOUS AREA (s.f.)	PERVIOUS AREA (OTHER) (s.f.)	BIO-RETENTION AREA / FTP REQUIRED (s.f.)	BIO-RETENTION AREA / FTP PROVIDED (s.f.)	OVERFLOW RISER HEIGHT (in.)	STORAGE DEPTH PROVIDED (ft.)
DMA #1	7,072	1,708	283	417	6	2.5
DMA #2	3,817	0	153	163	6	2.5
DMA #3	4,460	0	178	188	6	2.5
DMA #4	3,524	0	141	156	6	2.5
DMA #5	2,351	6	94	133	12	2.5
TOTAL	21,224	1,714	849	1,057		

* Denotes compensating developed area captured along frontage (1,928 s.f.)

0 10 20 40

SCALE: 1" = 20'

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824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
JUNE 30, 2023

Drawing
SCHEMATIC DESIGN
STORMWATER
TREATMENT PLAN

No.	Date	Issue
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C-1.5

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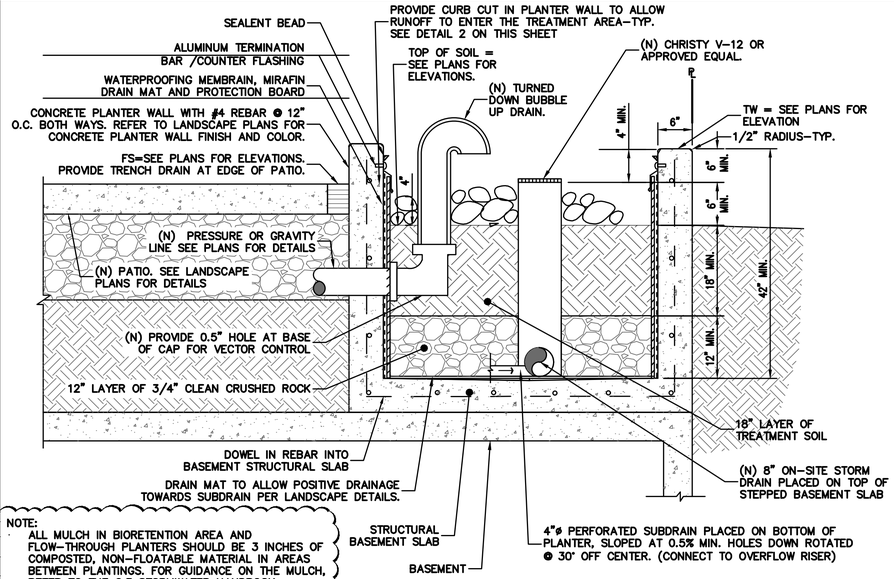
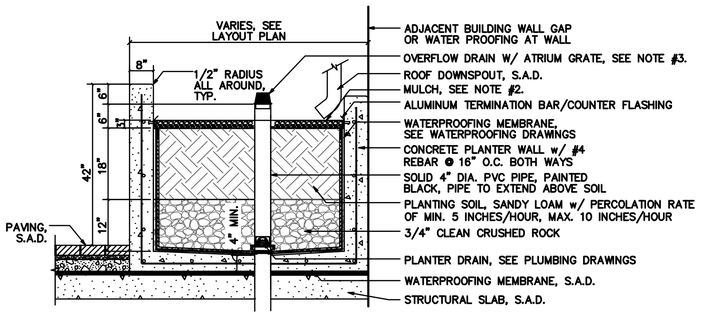


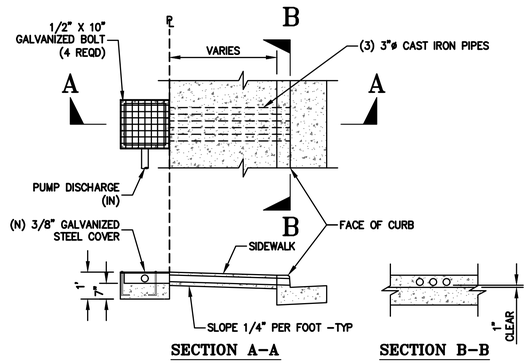
3 NOTE:
ALL MULCH IN BIORETENTION AREA AND FLOW–THROUGH PLANTERS SHOULD BE 3 INCHES OF COMPOSTED, NON–FLOATABLE MATERIAL IN AREAS BETWEEN PLANTINGS. FOR GUIDANCE ON THE MULCH, REFER TO THE C.3 STORMWATER HANDBOOK CHAPTER 6.1, PAGE 6–5 UNDER "VEGETATION." PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES INTO BIORETENTION AREAS/FLOW THROUGH PLANTERS.

1 C–1.6 ABOVE GRADE FLOW–THROUGH TREATMENT PLANTERS
NTS



NOTE:
1. CONCRETE PLANTER WALL TO HAVE INTEGRAL COLOR. COLOR T.B.D. FINISH TO BE SMOOTH TROWEL. SEE SPECIFICATIONS.
2. MULCH TO BE COMPOSTED MULCH.
3. ATRIUM GRATE TO BE NDS 4" POLYOLEFIN ATRIUM GRATE, COLOR BLACK.

2 C–1.6 CONCRETE FLOW–THROUGH PLANTERS
NTS



SECTION A–A SECTION B–B

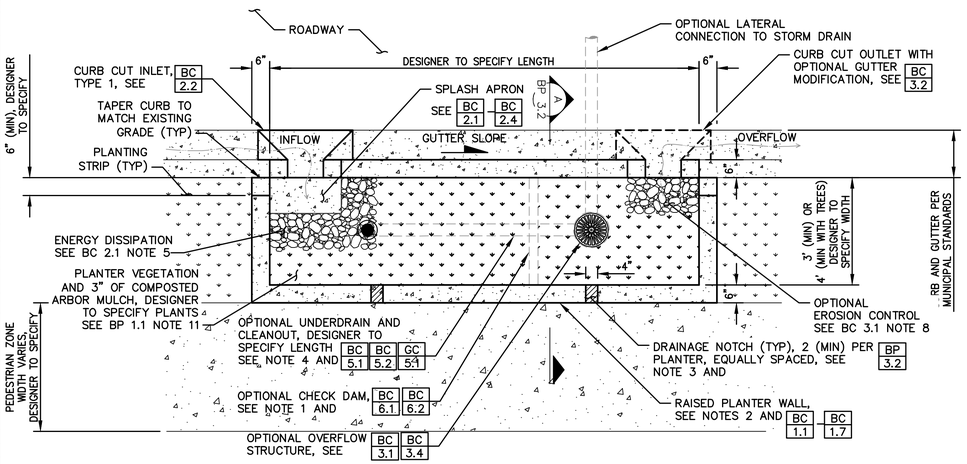
NOTES:

DISCHARGE PIPE SHALL ENTER BOX PARALLEL TO SIDE WALK.

3"ø MAX PIPE SIZE. MULTIPLE PIPE MAY BE USED TO MEET CAPACITY REQUIREMENTS.

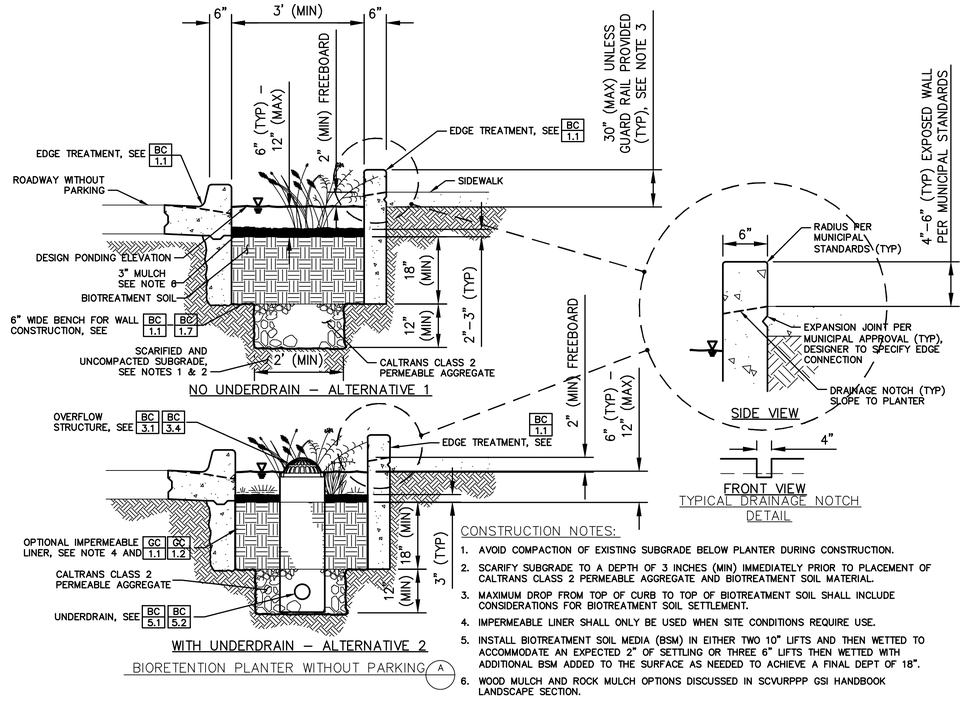
RIGID PLASTIC, PVC, CAST IRON, OR STEEL PIPES ALLOWED BETWEEN BOX AND CURB FACE.

3 C–1.6 THRU CURB WITH SOLID BOTTOM
NTS



CONSTRUCTION NOTES:
1. CHECK DAMS (IF NEEDED) SHALL BE SPACED TO PROVIDE PONDING PER SITE SPECIFIC DESIGN.
2. SLOPE TOP OF PLANTER WALL TO MATCH LONGITUDINAL SLOPE OF ADJACENT SURFACE.
3. LAY OUT DRAINAGE NOTCHES TO PREVENT PONDING BEHIND PLANTER WALL WITH 5' MAXIMUM SPACING BETWEEN NOTCHES.
4. PROVIDE ONE CLEANOUT PER PLANTER (MIN) FOR FACILITIES WITH UNDERDRAINS.
5. MINIMUM UTILITY SETBACKS AND PROTECTION MEASURES MUST CONFORM TO CURRENT MUNICIPAL STANDARDS OR SEE SCVURPPP GSI HANDBOOK UTILITY COORDINATION SECTION FOR GUIDANCE. COORDINATE WITH ENGINEER IN THE EVENT OF UTILITY CROSSING AND UTILITY CONFLICTS.

4 C–1.6 AT GRADE ROW BIO–RETENTION PLANTER
NTS



CONSTRUCTION NOTES:
1. AVOID COMPACTION OF EXISTING SUBGRADE BELOW PLANTER DURING CONSTRUCTION.
2. SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF CALTRANS CLASS 2 PERMEABLE AGGREGATE AND BIOTREATMENT SOIL MATERIAL.
3. MAXIMUM DROP FROM TOP OF CURB TO TOP OF BIOTREATMENT SOIL SHALL INCLUDE CONSIDERATIONS FOR BIOTREATMENT SOIL SETTLEMENT.
4. IMPERMEABLE LINER SHALL ONLY BE USED WHEN SITE CONDITIONS REQUIRE USE.
5. INSTALL BIOTREATMENT SOIL MEDIA (BSM) IN EITHER TWO 10" LIFTS AND THEN WETTED TO ACCOMMODATE AN EXPECTED 2" OF SETTLING OR THREE 6" LIFTS THEN WETTED WITH ADDITIONAL BSM ADDED TO THE SURFACE AS NEEDED TO ACHIEVE A FINAL DEPT OF 18".
6. WOOD MULCH AND ROCK MULCH OPTIONS DISCUSSED IN SCVURPPP GSI HANDBOOK LANDSCAPE SECTION.

BEST MANAGEMENT PRACTICES NOTE
STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK–UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT–OF–WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THEBAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD–UP ON A REGULAR BASIS.

STORMWATER QUALITY PROTECTION
- TEMPORARY AND PERMANENT WASTE, COMPOST AND RECYCLING CONTAINERS SHALL BE COVERED TO PROHIBIT FLY–AWAY TRASH AND HAVING RAINWATER ENTER THE CONTAINERS.
- DRAIN DOWNSPOUTS TO LANDSCAPING (OUTWARD FROM BUILDING AS NEEDED).
- DRAIN HVAC FLUIDS AT ROOFS AND OTHER AREAS TO LANDSCAPING.
- OFFSITE DOWNGRADE STORM DRAIN INLETS SHALL ALSO BE IDENTIFIED ON THIS PLAN SET AND PROTECTED. IF CITY STAFF REMOVES 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
- ALL BAY AREA MUNICIPAL REGIONAL STORMWATER PERMIT REQUIREMENTS SHALL BE FOLLOWED.
- REFER TO THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 HANDBOOK (DOWNLOAD HERE: HTTP://SCVURPPP–W2K.COM/C3_HANDBOOK.SHTML) FOR DETAILS.
- 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. ADD THIS BULLET AS A NOTE TO THE BUILDING PLANS.
- 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. ADD THIS BULLET AS A NOTE TO BUILDING PLANS ON STORMWATER TREATMENT (C.3) PLAN.

BAY–FRIENDLY GUIDELINES (RESCAPECA.ORG)
- 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–SUSTAINABLE–PRACTICES–LANDSCAPE–PROFESSIONAL FOR GUIDANCE.
- AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79655 CIVIL STATE OF CALIFORNIA
LEA & BRAZE ENGINEERING, INC.
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REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
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A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
JUNE 30, 2023

Drawing
SCHEMATIC DESIGN
STORMWATER DETAILS

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Drawn: W. ALZORI
Checked: P. CARLINO
Job: 2221180
C-1.6
Scale: As indicated

PLANNING SUBMITTAL

1 SAN ANTONIO ROAD EXISTING STREETSCAPE ELEVATION

2 SAN ANTONIO ROAD PROPOSED STREETSCAPE ELEVATION

ARCHITECTS FORA

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

STREETSCAPE

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA4.1

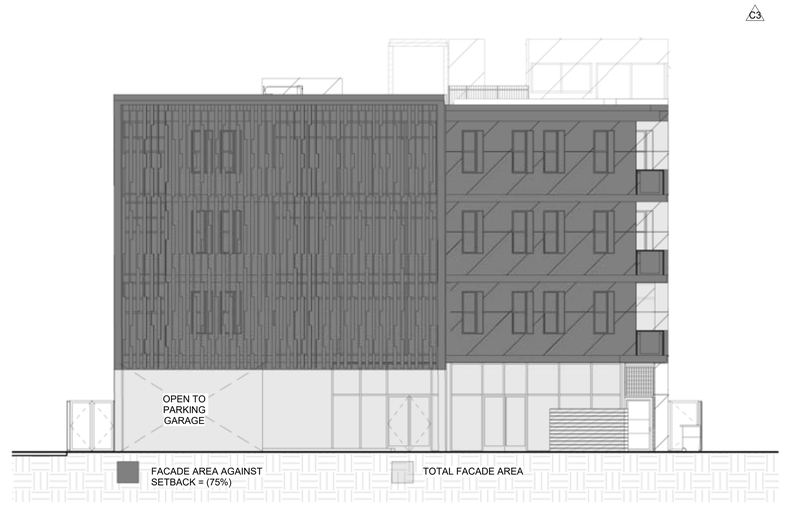
Scale

1 EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"

2 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"



WEST FACADE - FRONT FACADE TOUCHING SETBACK DIAGRAM

1" = 10'-0"

ARCHITECTS FORA

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

BUILDING ELEVATIONS

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

Issued: SEPT. 25, 2024

Drawn: A. QUINTERO, A. CARTER

Checked: J. KRETSCHMER, K. CONLEY

Job: 21005

PA5.1

Scale As indicated

PLANNING SUBMITTAL

1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
BUILDING ELEVATIONS

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

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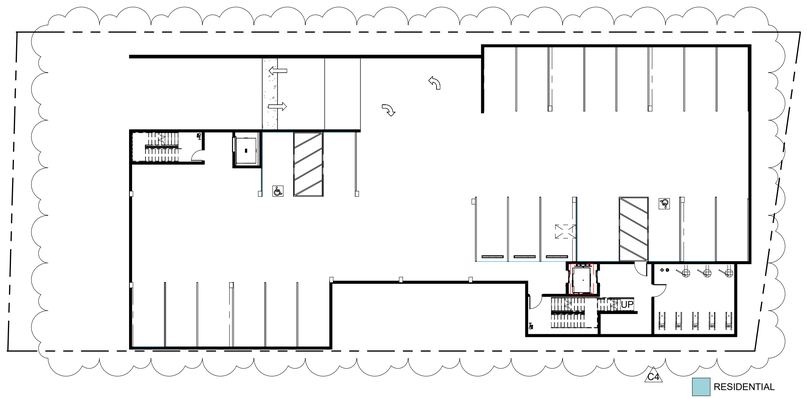
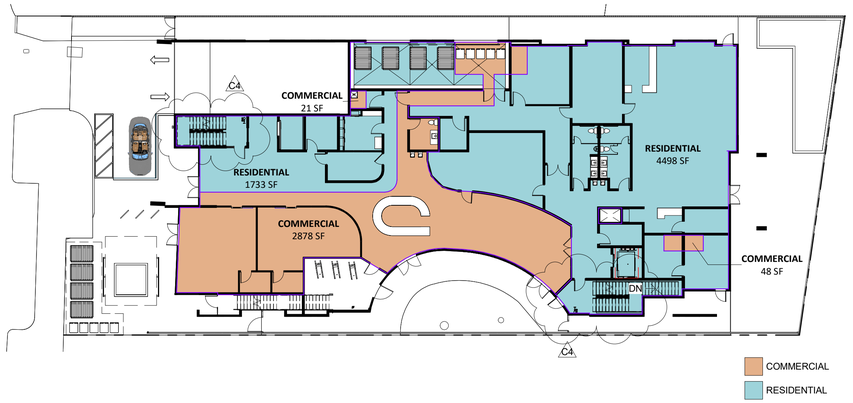
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA5.2

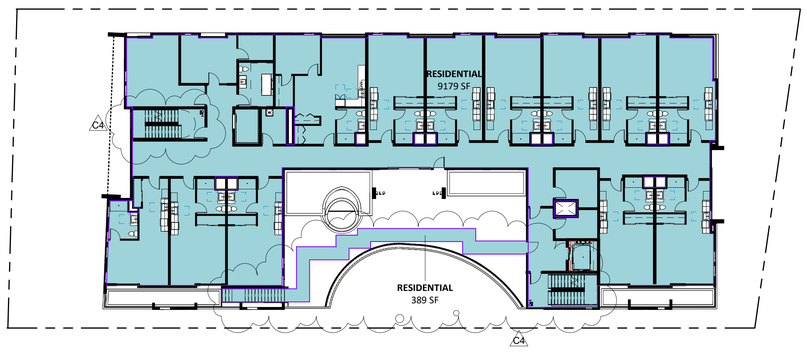
Scale 1/8" = 1'-0"



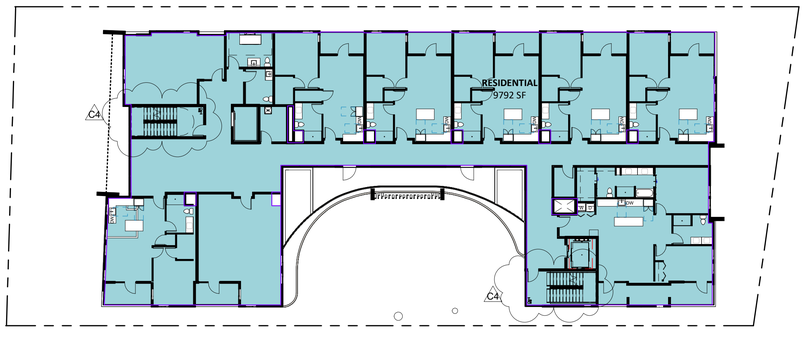
1 FAR - UNDERGROUND PARKING
1" = 20'-0"



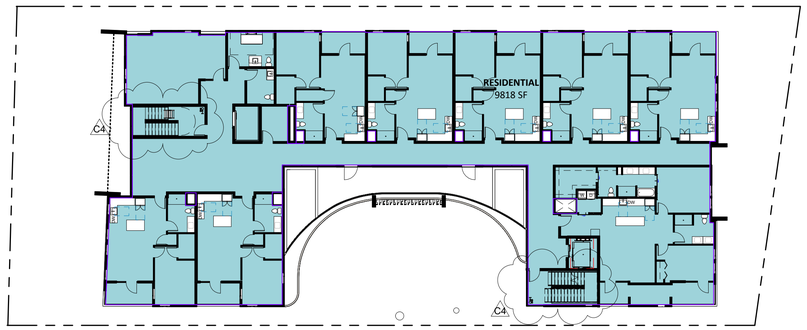
2 FAR - FIRST FLOOR
1" = 20'-0"



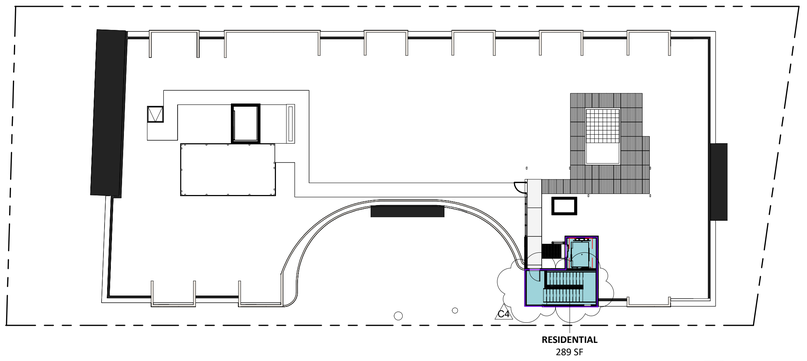
3 FAR - SECOND FLOOR
1" = 20'-0"



4 FAR - THIRD FLOOR
1" = 20'-0"



5 FAR - FOURTH FLOOR
1" = 20'-0"



6 FAR - ROOF
1" = 20'-0"

BUILDING AREAS	GROSS AREA
FIRST FLOOR	
COMMERCIAL	2948 SF
RESIDENTIAL	6231 SF
FIRST FLOOR	9179 SF
SECOND FLOOR	
RESIDENTIAL	9568 SF
SECOND FLOOR	9568 SF
THIRD FLOOR	
RESIDENTIAL	9792 SF
THIRD FLOOR	9792 SF
FOURTH FLOOR	
RESIDENTIAL	9818 SF
FOURTH FLOOR	9818 SF
ROOF	
RESIDENTIAL	289 SF
ROOF	289 SF
TOTAL BUILDING AREA	38646 SF

TOTAL PROPOSED FAR

RESIDENTIAL	=	35,987 SF
COMMERCIAL	=	2,948 SF
		38,646 SF

FAR PER HOUSING INCENTIVE PROGRAM (HIP):
MAXIMUM ALLOWABLE TOTAL MIXED USE FAR: 2.0:1 (38,824 SF)
PROPOSED TOTAL MIXED USE FAR: 38,804 SF = 1.99:1

MAXIMUM ALLOWABLE COMMERCIAL FAR: 0.4:1 (7,768 SF)
PROPOSED COMMERCIAL FAR: 2,948 SF

MINIMUM MIXED USE GROUND FLOOR COMMERCIAL: 0.15:1 (2,913 SF)
PROPOSED MIXED GROUND FLOOR COMMERCIAL: 2,948 SF

MAXIMUM RESIDENTIAL FLOOR FAR = NO MAX PER HIP
PROPOSED RESIDENTIAL FAR: 35,987 SF

ARCHITECTS
FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
FAR DIAGRAM

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

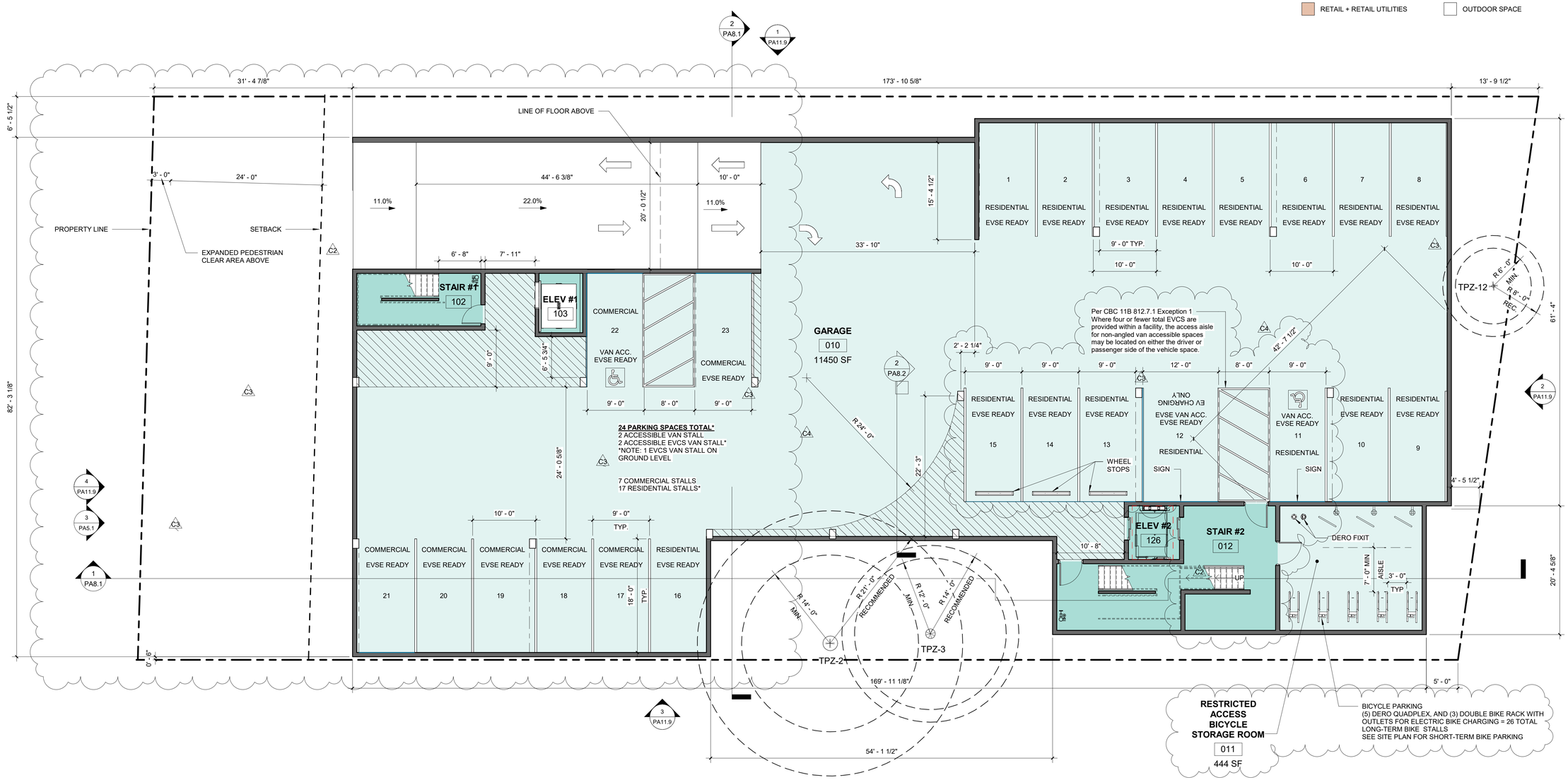
Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA6.0

Scale 1" = 20'-0"

PROGRAM LEGEND

- RESIDENTIAL COMMON AREAS
- RESIDENTIAL STORAGE / UTILITIES
- RETAIL + RETAIL UTILITIES
- ASSISTED LIVING UNITS
- INDEPENDENT LIVING UNITS
- OUTDOOR SPACE



1 UNDERGROUND PARKING FLOOR PLAN

1/8" = 1'-0"

ARCHITECTS FORA

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

UNDERGROUND PARKING PLAN

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

Issued: SEPT. 25, 2024

Drawn: A. QUINTERO, A. CARTER

Checked: J. KRETSCHMER, K. CONLEY

Job: 21005

PA7.1

Scale 1/8" = 1'-0"

NOTE:
OWNER HAS OPTED TO PAY THE ADDITIONAL $1,200 PER MONTH TRASH SERVICE CHARGE FOR 6 LARGE BINS TO BE SERVICED ONE TIME PER WEEK

PLUMBING COUNT - OCCUPANT LOAD FOR SPACES OPEN TO NON-RESIDENTS

Level	Department	ROOM NUMBER	AREA	TYPE OF OCCUPANCY [CPC TABLE 422.1]	OCCUPANT LOAD FACTOR	OCCUPANTS	MALE / FEMALE SPLIT	Comments
FIRST FLOOR	COMMON	112	483 SF	A-3 (ASSEMBLY)	30	17		
FIRST FLOOR	COMMON	238	1193 SF	A-3 (ASSEMBLY)	30	41		
FIRST FLOOR	COMMON	251	142 SF	A-3 (ASSEMBLY)	30	6		
FIRST FLOOR	COMMON	256	98 SF	A-3 (ASSEMBLY)				
			1916 SF			64	32/32	
FIRST FLOOR	COMMON	105	109 SF	B (BUSINESS)	150	2		
FIRST FLOOR	COMMON	128	120 SF	B (BUSINESS)	150	2		
FIRST FLOOR	COMMON	129	408 SF	B (BUSINESS)	150	4		
FIRST FLOOR	COMMON	242	313 SF	B (BUSINESS)	150	3		
FIRST FLOOR	COMMON	252	84 SF	B (BUSINESS)	150	2		
			1033 SF			12	6/6	
FIRST FLOOR	RETAIL	130	488 SF	M (MERCANTILE)	100	6		
FIRST FLOOR	RETAIL	100	1457 SF	M (MERCANTILE)	100	16		
FIRST FLOOR	RETAIL	131	50 SF	M (MERCANTILE)	100	1		
FIRST FLOOR	RETAIL	141	50 SF	M (MERCANTILE)	100	1		
FIRST FLOOR	RETAIL	140	434 SF	M (MERCANTILE)	100	5		
			2478 SF			30	14/14	

PLUMBING COUNT - FIXTURE COUNT

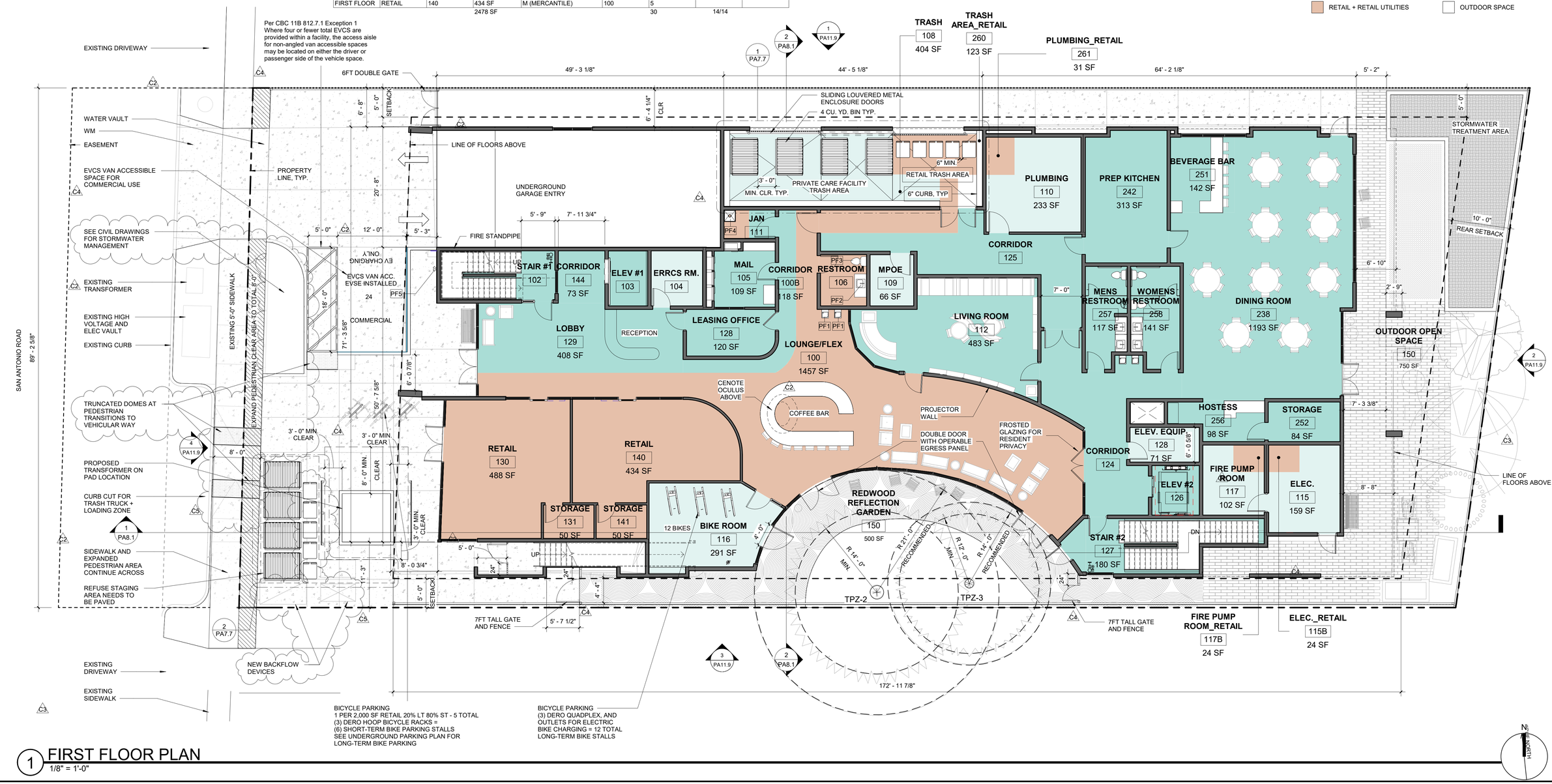
OCCUPANCY TYPE	WATER CLOSET		URINAL	LAVATORY		DRINKING FOUNTAIN	SERVICE SINK
	M	W	M	M	W		
A-3	1	2	1	1	1	1	1
B	1	1	1	1	1	1	1
M	1	1	1	1	1	1	1
TOTAL REQUIRED	3	4	3	3	3	3	3
TOTAL PROVIDED	2*	3*	1*	2*	3*	2*	1*

*REQUEST COMBINATION OF FIXTURE COUNTS FOR OCCUPANCY TYPES AS OCCUPANT RANGES FAR EXCEED PROJECT OCCUPANT COUNT

PROGRAM LEGEND

- RESIDENTIAL COMMON AREAS
- RESIDENTIAL STORAGE / UTILITIES
- RETAIL + RETAIL UTILITIES
- ASSISTED LIVING UNITS
- INDEPENDENT LIVING UNITS
- OUTDOOR SPACE

Per CBC 11B 812.7.1 Exception 1
Where four or fewer total EVCS are provided within a facility, the access aisle for non-angled van accessible spaces may be located on either the driver or passenger side of the vehicle space.



1 FIRST FLOOR PLAN
1/8" = 1'-0"

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
FIRST FLOOR PLAN

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	
C5	C5 PLANNING SUBMITTAL	10/28/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA7.2

Scale As indicated

PLANNING SUBMITTAL

C2 C3

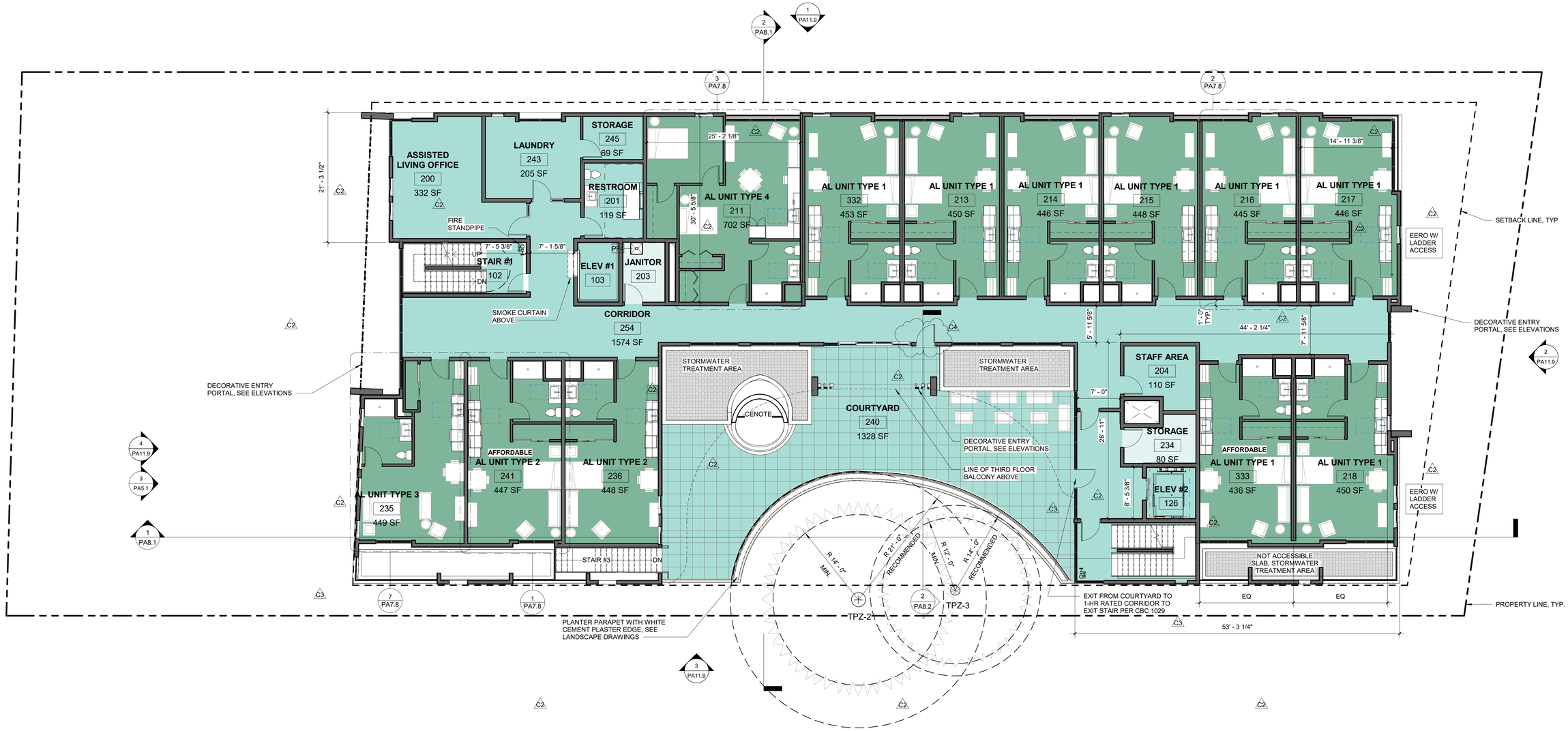
PLUMBING COUNT - OCCUPANT LOAD FOR - SECOND FLOOR						
ROOM NAME	ROOM NUMBER	AREA	TYPE OF OCCUPANCY [CPC TABLE 422.1]	OCCUPANT LOAD FACTOR	OCCUPANTS	MALE / FEMALE SPLIT
ASSISTED LIVING OFFICE	200	332 SF	A-2 (ASSEMBLY)	30	12	
		332 SF			12	6/6
STAFF AREA	204	110 SF	B (BUSINESS)	150	2	
LAUNDRY	243	205 SF	B (BUSINESS)	150	2	
STORAGE	245	69 SF	B (BUSINESS)	150	1	
		384 SF			6	3/3

PLUMBING COUNT - FIXTURE COUNT							
OCCUPANCY TYPE	WATER CLOSET		URINAL	LAVATORY		DRINKING FOUNTAIN	SERVICE SINK
	M	W	M	M	W		
A-2	1	1	1	1	1	1	1
B	1	1	1	1	1	1	1
TOTAL	1*	1*	1*	1*	1*	1*	1*

*REQUEST REDUCTION OF COMBINATION OF FIXTURE COUNTS FOR OCCUPANCY TYPES AS ALL COMMON AREAS ON THIS FLOOR ARE FOR RESIDENTS ONLY

PROGRAM LEGEND

- RESIDENTIAL COMMON AREAS
- ASSISTED LIVING UNITS
- RESIDENTIAL STORAGE / UTILITIES
- INDEPENDENT LIVING UNITS
- RETAIL + RETAIL UTILITIES
- OUTDOOR SPACE



1 SECOND FLOOR PLAN

1/8" = 1'-0"

NORTH

ARCHITECTS FORA

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

SECOND FLOOR PLAN

No.		Date Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: SEPT. 25, 2024

Drawn: A. QUINTERO, A. CARTER

Checked: J. KRETSCHMER, K. CONLEY

Job: 21005

PA7.3

Scale As indicated

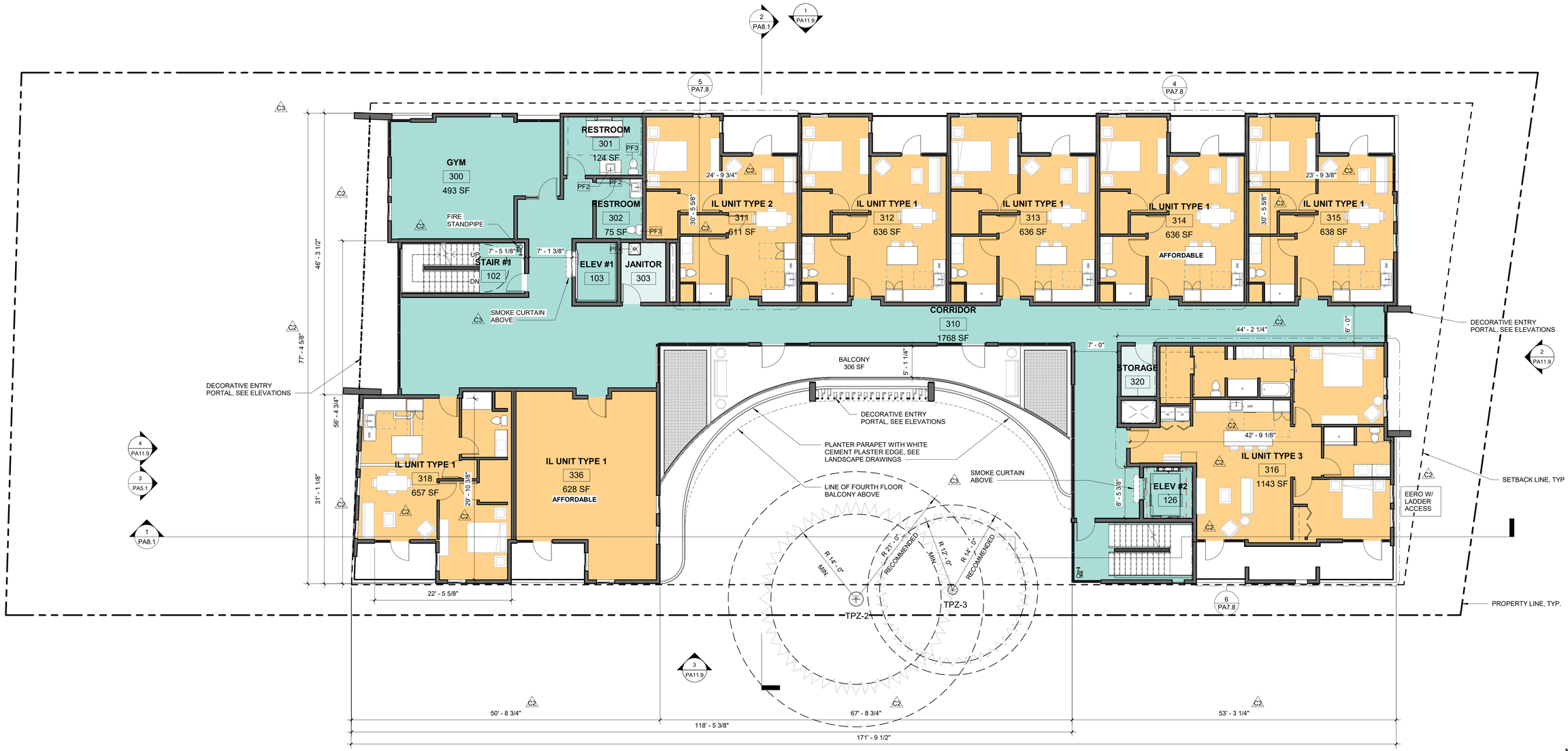
PLUMBING COUNT - OCCUPANT LOAD FOR - THIRD FLOOR						
ROOM NAME	ROOM NUMBER	AREA	TYPE OF OCCUPANCY [CPC TABLE 422.1]	OCCUPANT LOAD FACTOR	OCCUPANTS	MALE / FEMALE SPLIT
GYM	300	493 SF	A-3 (ASSEMBLY)	50	11	
		493 SF			11	5/6

PLUMBING COUNT - FIXTURE COUNT							
OCCUPANCY TYPE	WATER CLOSET		URINAL	LAVATORY		DRINKING FOUNTAIN	SERVICE SINK
	M	W	M	M	W		
A-3	1	1	1	1	1	1	1
TOTAL	1*	1*	1*	1*	1*	1*	1*

*REQUEST REDUCTION OF COMBINATION OF FIXTURE COUNTS FOR OCCUPANCY TYPES AS ALL COMMON AREAS ON THIS FLOOR ARE FOR RESIDENTS ONLY

PROGRAM LEGEND

- RESIDENTIAL COMMON AREAS
- RESIDENTIAL STORAGE / UTILITIES
- RETAIL + RETAIL UTILITIES
- ASSISTED LIVING UNITS
- INDEPENDENT LIVING UNITS
- OUTDOOR SPACE



1 THIRD FLOOR PLAN
1/8" = 1'-0"

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
THIRD FLOOR PLAN

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA7.4

Scale As indicated

PLANNING SUBMITTAL

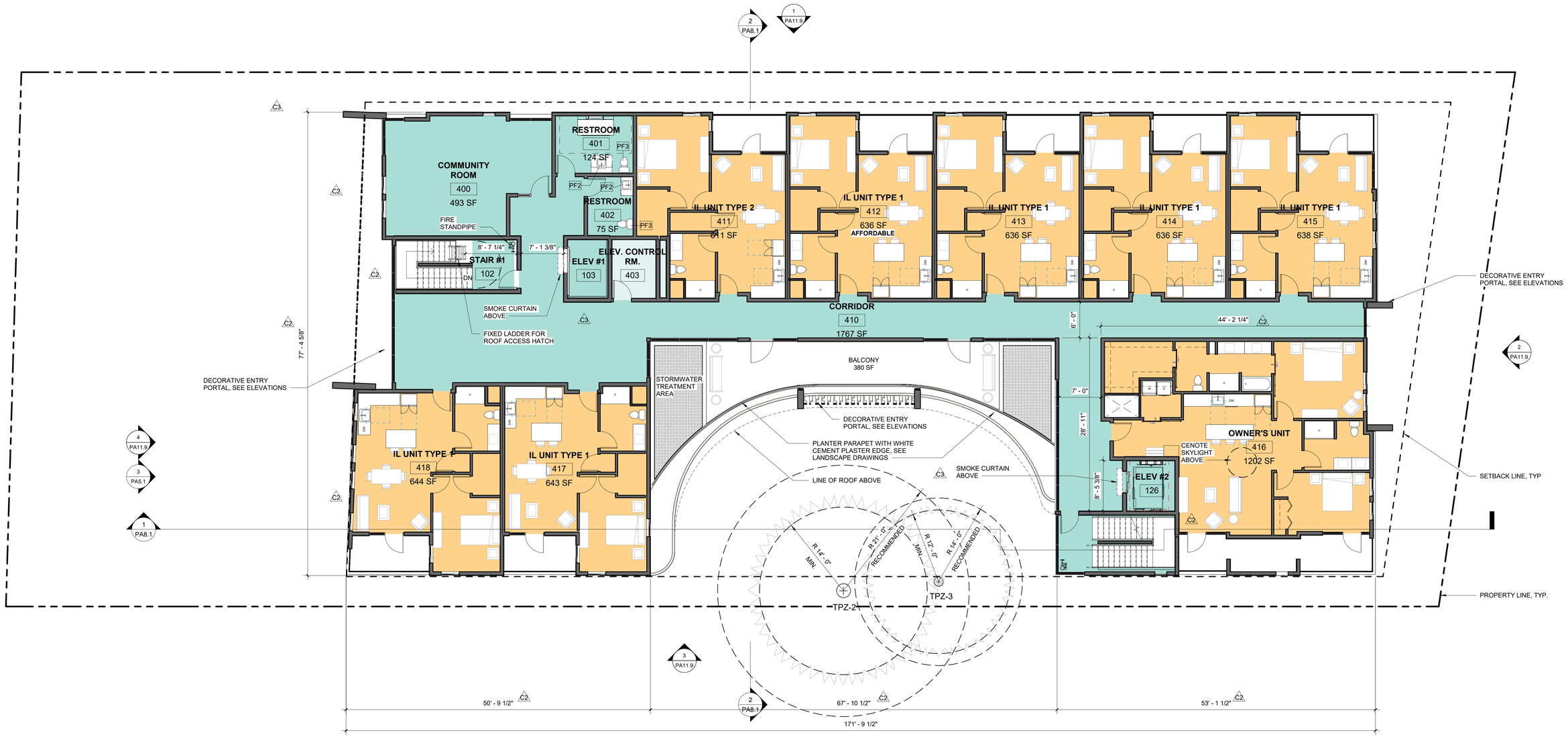
PLUMBING COUNT - OCCUPANT LOAD FOR - FOURTH FLOOR						
ROOM NAME	ROOM NUMBER	AREA	TYPE OF OCCUPANCY [CPC TABLE 422.1]	OCCUPANT LOAD FACTOR	OCCUPANTS	MALE / FEMALE SPLIT
COMMUNITY ROOM	400	493 SF	A-2 (ASSEMBLY)	30	17	
		493 SF			17	8/9

PLUMBING COUNT - FIXTURE COUNT							
OCCUPANCY TYPE	WATER CLOSET		URINAL	LAVATORY		DRINKING FOUNTAIN	SERVICE SINK
	M	W	M	M	W		
A-2	1	1	1	1	1	1	1
TOTAL	1*	1*	1*	1*	1*	1*	1*

*REQUEST REDUCTION OF COMBINATION OF FIXTURE COUNTS FOR OCCUPANCY TYPES AS ALL COMMON AREAS ON THIS FLOOR ARE FOR RESIDENTS ONLY

PROGRAM LEGEND

- RESIDENTIAL COMMON AREAS
- RESIDENTIAL STORAGE / UTILITIES
- RETAIL + RETAIL UTILITIES
- ASSISTED LIVING UNITS
- INDEPENDENT LIVING UNITS
- OUTDOOR SPACE



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
FOURTH FLOOR PLAN

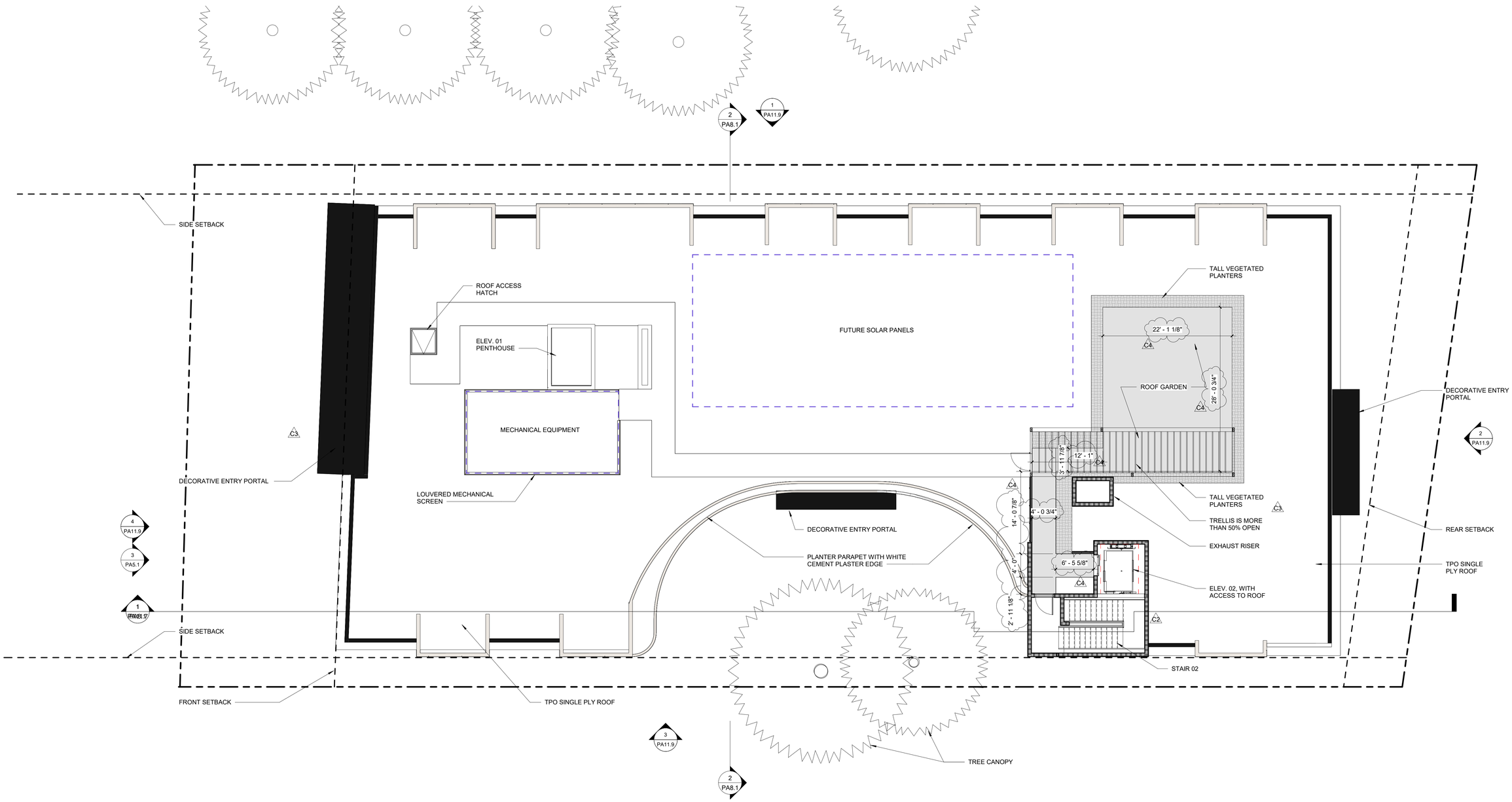
No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA7.5

Scale: As indicated

PLANNING SUBMITTAL



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

ARCHITECTS FORA

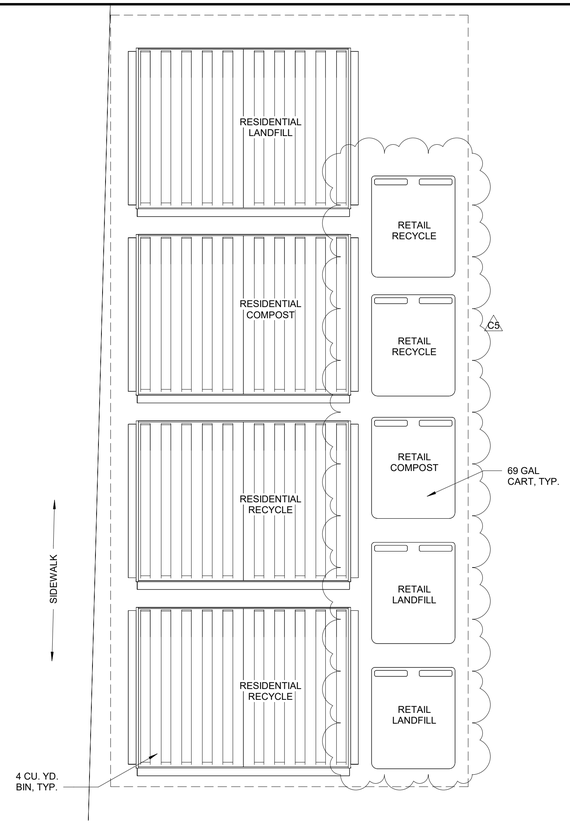
Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
ROOF PLAN

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005
PA7.6
Scale 1/8" = 1'-0"

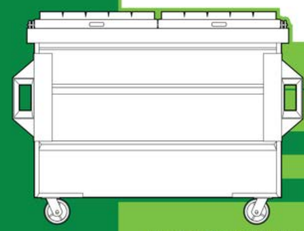


2 ENLARGED REFUSE PICK-UP AREA
1/2" = 1'-0"

SLIM JIM WASTE RECEPTACLES
BLUE FOR RECYCLING
BLACK FOR LANDFILL
GREEN FOR COMPOST

23-Gallon Slim Jim® Container

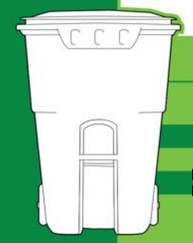
16-Gallon Slim Jim® Container



1-4 Cubic Yard Containers

Size	Length	Width	Height	Pocket Height
1 cu. yd.	81″	29.5″	37″	26″
1.5 cu. yd.	81″	32.5″	44.5″	27.5″
2 cu. yd.	81″	41.5″	51.5″	32.5″
3 cu. yd.	81″	46.5″	61.5″	39.5″
4 cu. yd.	81″	55.5″	66.5″	43.5″

- Measurements include castors/wheels
- To determine additional space needed within enclosure for maneuvering container at time of service, add 1/2 Width to Length



Wheeled Cart

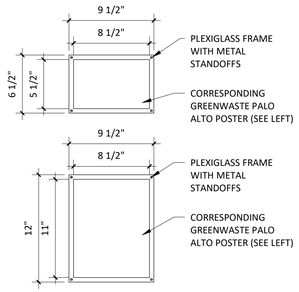
Size	Length	Depth	Height
20 gallons	19.75″	23.5″	34.5″
32 gallons	19.75″	24″	37.5″
64 gallons	24.25″	31.5″	41.75″
96 gallons	29.75″	35.5″	43.5″

W4

W1

W2

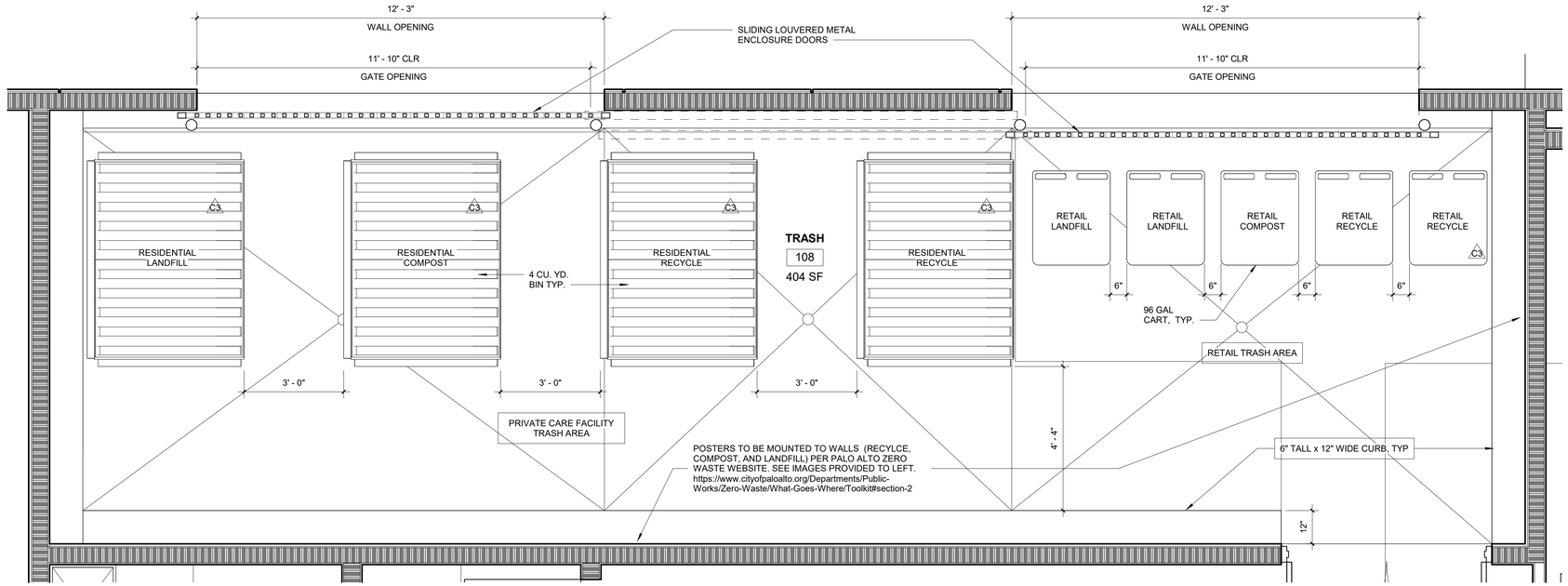
W3



GREEN WASTE POSTERS FROM CITY OF PALO ALTO GREENWASTE: https://www.cityofpaloalto.org/Departments/Public-Works/Zero-Waste/What-Goes-Where/Toolkit#section-2

C3

3 GREENWASTE CoPA - INFOGRAPHIC
1 1/2" = 1'-0"



1 ENLARGED TRASH ENCLOSURE PLAN
1/2" = 1'-0"

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

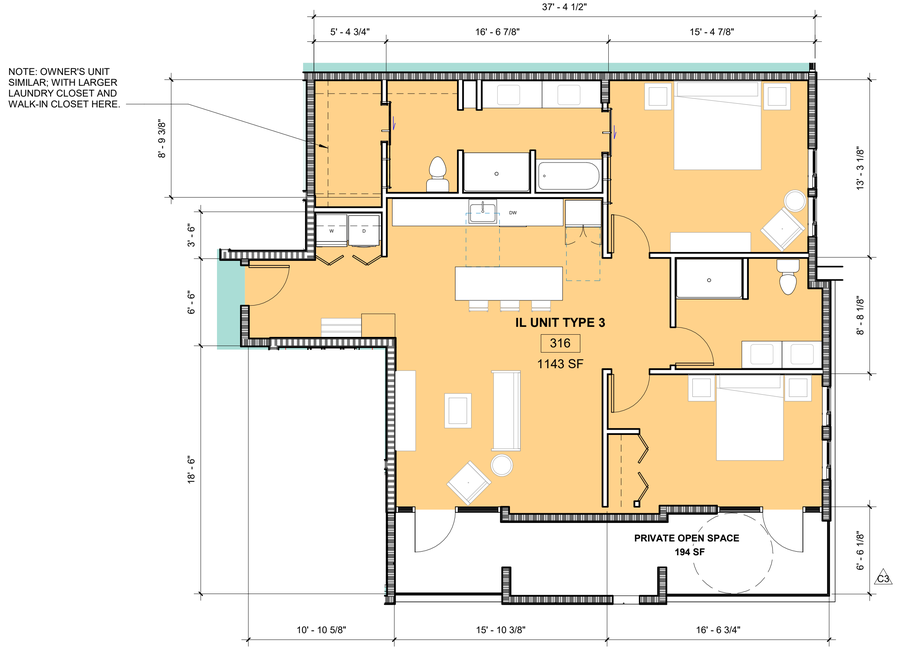
Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
ENLARGED TRASH ENCLOSURE PLAN

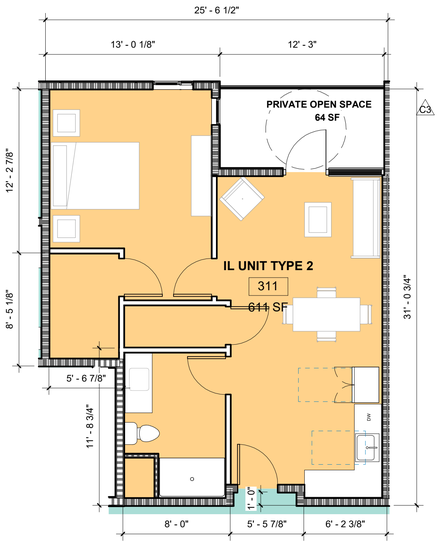
No.		Date	Issue
C2	C2	10/31/2023	PLANNING SUBMITTAL
C3	C3	2/15/2024	PLANNING SUBMITTAL
C5	C5	10/28/2024	PLANNING SUBMITTAL

Issued: SEPT. 25, 2024
Drawn: N. LITTLE
Checked:
Job: 21005
C2
PA7.7
Scale As indicated

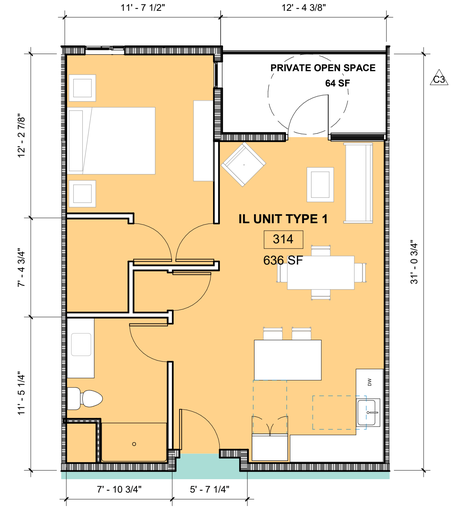
PLANNING SUBMITTAL



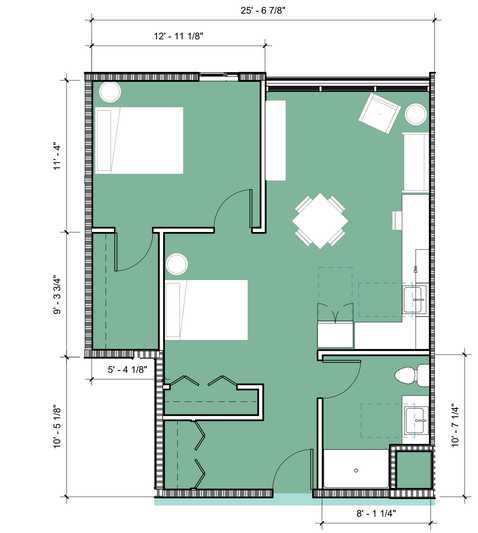
6 IL UNIT TYPE 3
3/16" = 1'-0"



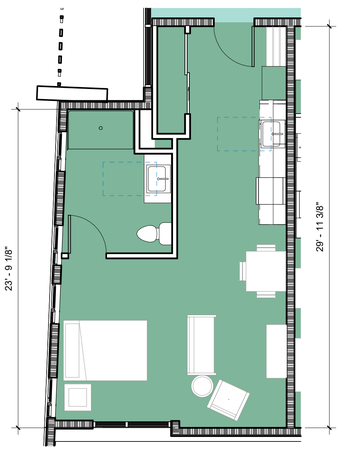
5 IL UNIT TYPE 2
3/16" = 1'-0"



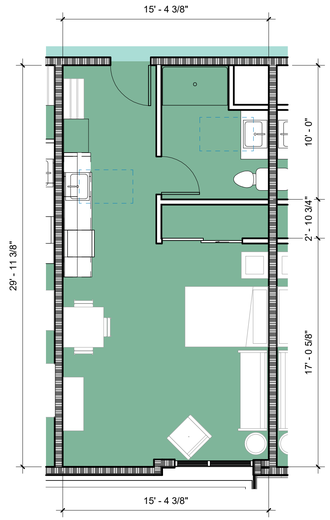
4 IL UNIT TYPE 1
3/16" = 1'-0"



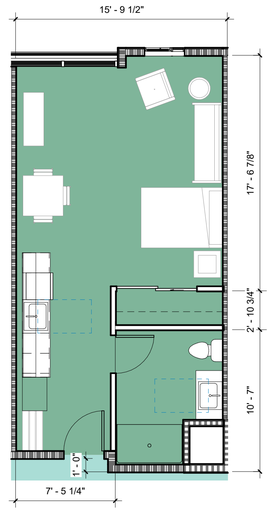
3 AL UNIT TYPE 4
3/16" = 1'-0"



7 AL UNIT TYPE 3
3/16" = 1'-0"



1 AL UNIT TYPE 2
3/16" = 1'-0"



2 AL UNIT TYPE 1
3/16" = 1'-0"

ARCHITECTS FORA

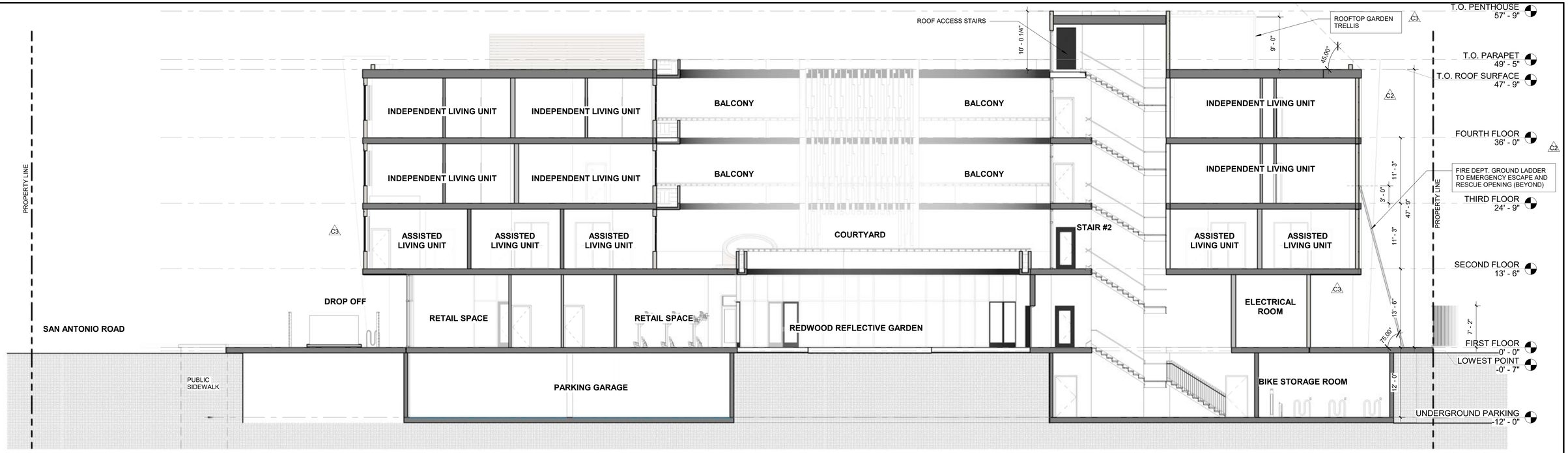
Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

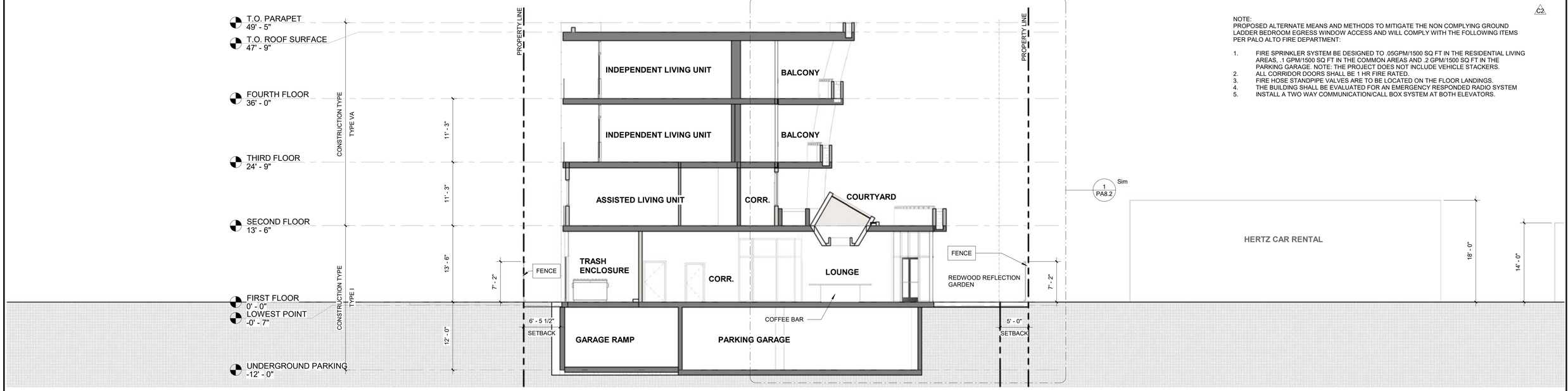
Drawing
ENLARGED UNIT PLANS

No.	Date	Issue
C2	10/31/2023	C2 PLANNING SUBMITTAL
C3	2/15/2024	C3 PLANNING SUBMITTAL

Issued: SEPT. 25, 2024
Drawn: N. LITTLE
Checked:
Job: 21005
PA7.8 C2
Scale 3/16" = 1'-0"



1 E-W SECTION THROUGH COURTYARD
1/8" = 1'-0"



2 N-S SECTION THROUGH COURTYARD
1/8" = 1'-0"

C2

NOTE:
PROPOSED ALTERNATE MEANS AND METHODS TO MITIGATE THE NON COMPLYING GROUND LADDER BEDROOM EGRESS WINDOW ACCESS AND WILL COMPLY WITH THE FOLLOWING ITEMS PER PALO ALTO FIRE DEPARTMENT:

1. FIRE SPRINKLER SYSTEM BE DESIGNED TO .05GPM/1500 SQ FT IN THE RESIDENTIAL LIVING AREAS, .1 GPM/1500 SQ FT IN THE COMMON AREAS AND .2 GPM/1500 SQ FT IN THE PARKING GARAGE. NOTE: THE PROJECT DOES NOT INCLUDE VEHICLE STACKERS.
2. ALL CORRIDOR DOORS SHALL BE 1 HR FIRE RATED.
3. FIRE HOSE STANDPIPE VALVES ARE TO BE LOCATED ON THE FLOOR LANDINGS.
4. THE BUILDING SHALL BE EVALUATED FOR AN EMERGENCY RESPONDED RADIO SYSTEM
5. INSTALL A TWO WAY COMMUNICATION/CALL BOX SYSTEM AT BOTH ELEVATORS.

ARCHITECTS FORA

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SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

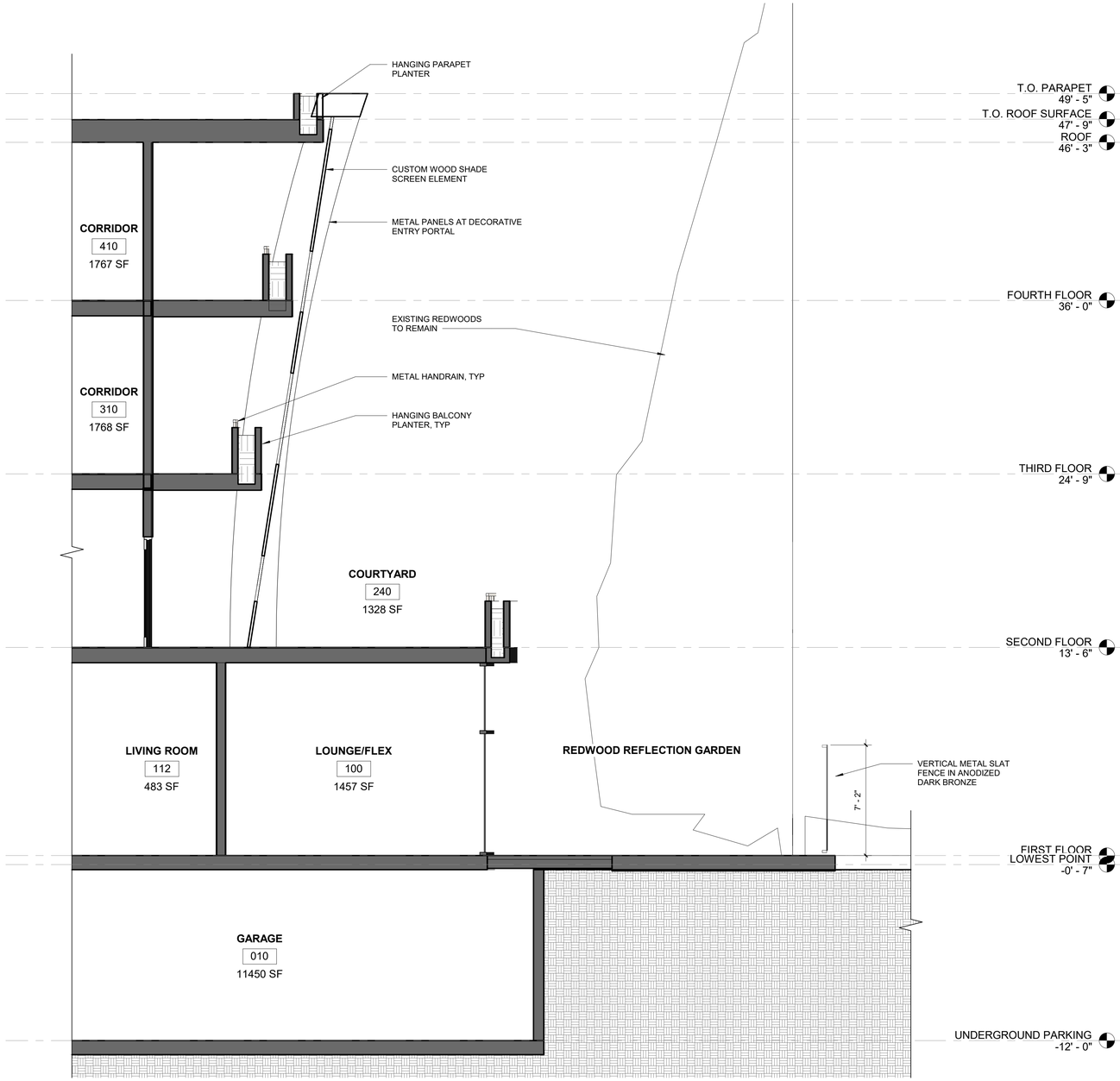
Drawing
BUILDING SECTIONS

No.	Date	Issue
C2	10/31/2023	C2 PLANNING SUBMITTAL
C3	2/15/2024	C3 PLANNING SUBMITTAL

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

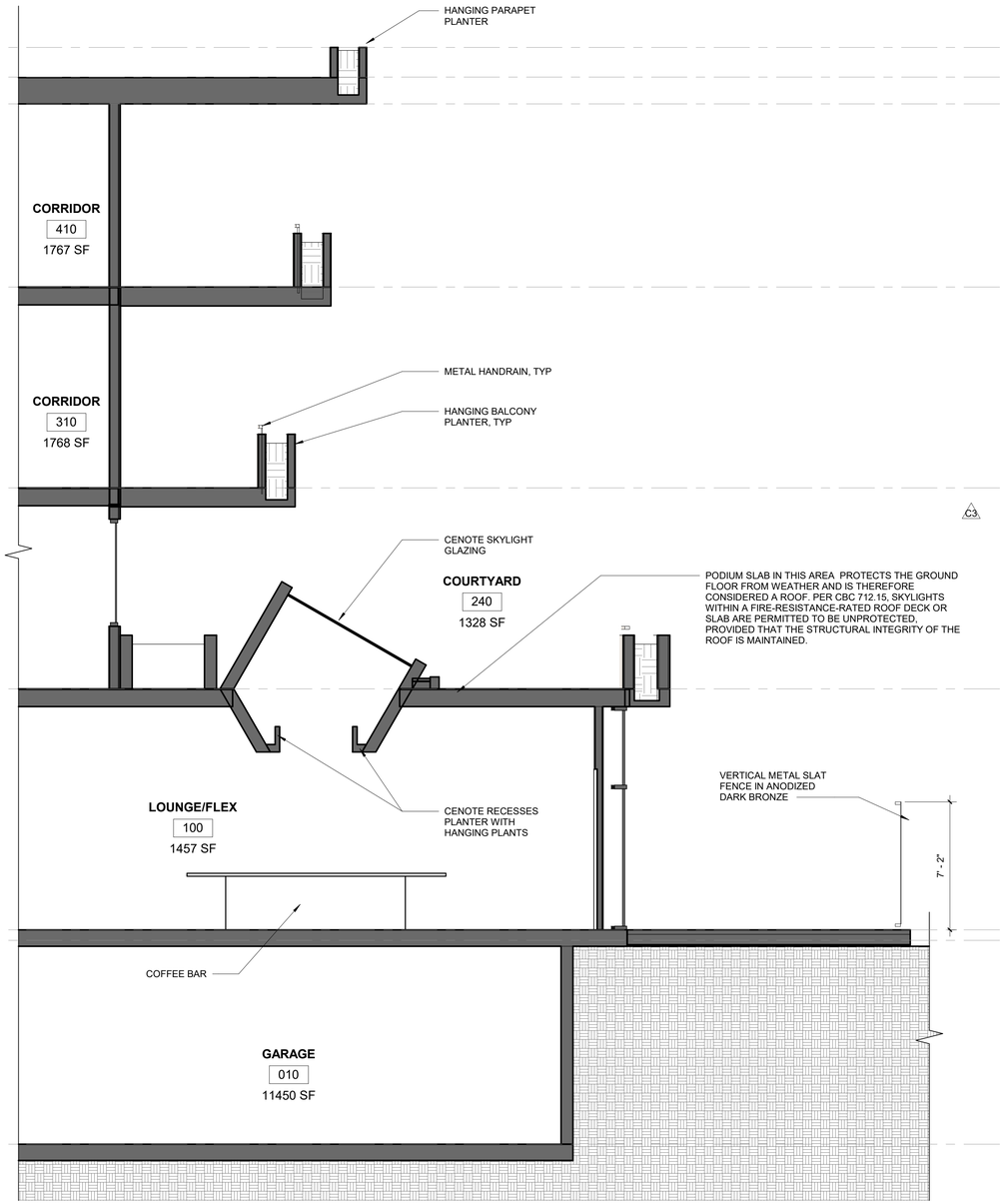
PA8.1

Scale 1/8" = 1'-0"



2 CENOTE SECTION AT WOOD SHADE AND BALCONIES

1/4" = 1'-0"



1 CENOTE SECTION AT SKYLIGHT AND BALCONIES

1/4" = 1'-0"

ARCHITECTS FORA

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SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

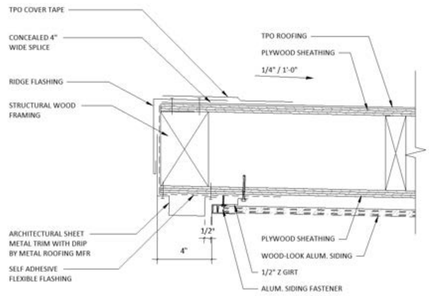
Drawing
CENOTE SECTION

No.	Date	Issue
C3	2/15/2024	C3 PLANNING SUBMITTAL

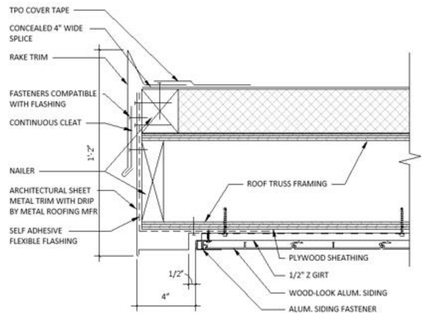
Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA8.2

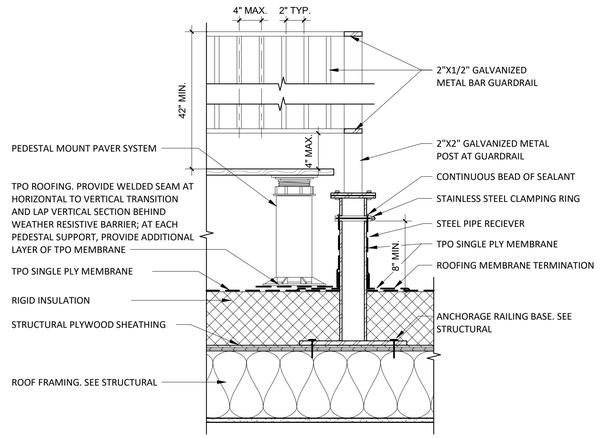
Scale 1/4" = 1'-0"



12 TPO HIGH EAVE
NTS

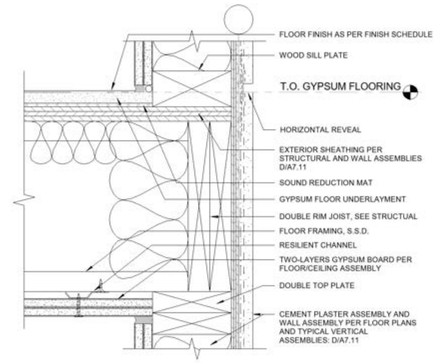


9 TPO RAKE
NTS

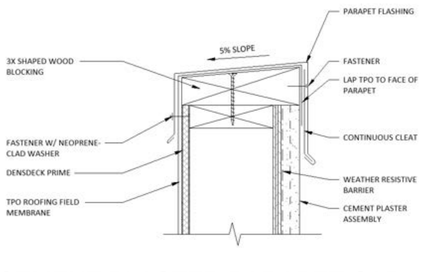


6 ROOF RAILING AND PEDESTAL DETAIL
1 1/2" = 1'-0"

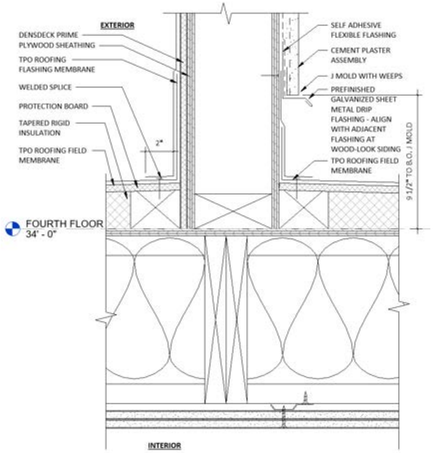
C3



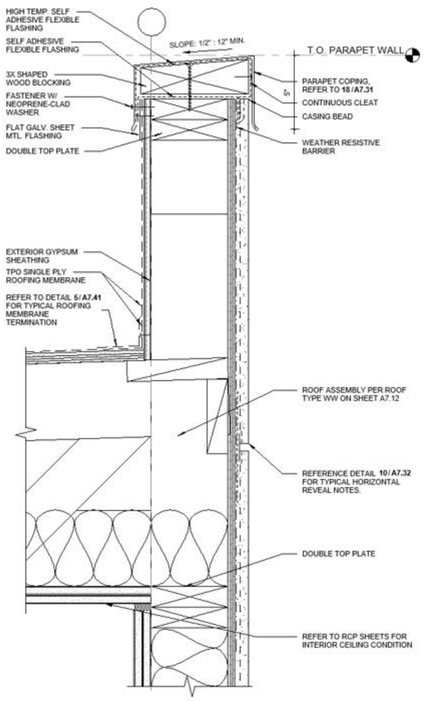
3 CEMENT PLASTER ASSEMBLY AT FLOOR+CEILING
NTS



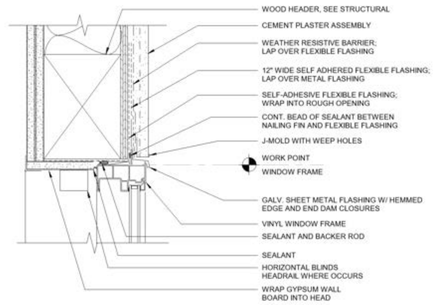
11 CEMENT PLASTER PARAPET CAP
NTS



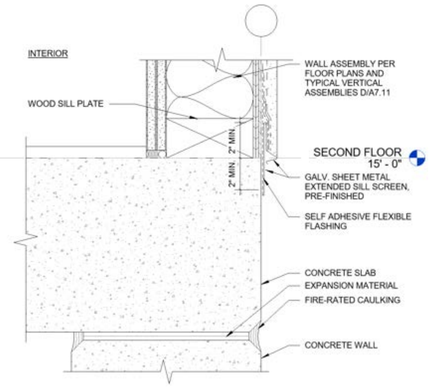
10 BASE OF CEMENT PLASTER PARAPET
NTS



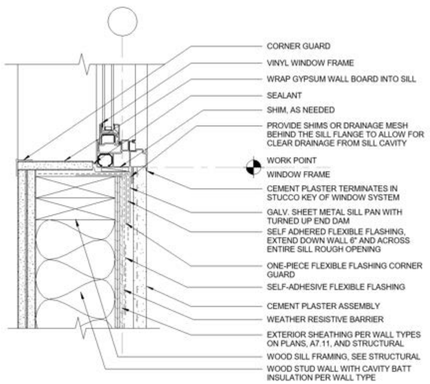
7 CEMENT PLASTER ASSEMBLY AT PARAPET
NTS



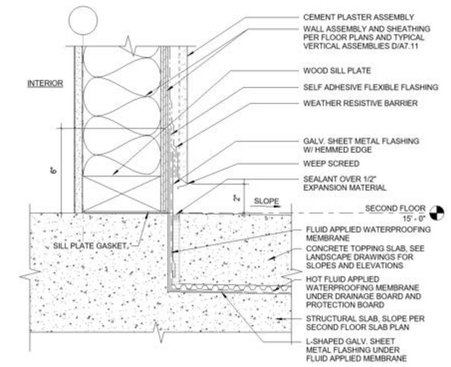
5 VYNYL WINDOW HEAD AT CEMENT PLASTER
NTS



2 CEMENT PLASTER ASSEMBLY AT PODIUM SLAB
NTS



4 VYNYL WINDOW SILL AT CEMENT PLASTER
NTS



EXTERIOR CEMENT PLASTER WALL BASE AT COURTYARD TOPPING SLAB
1
NTS

ARCHITECTS
FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

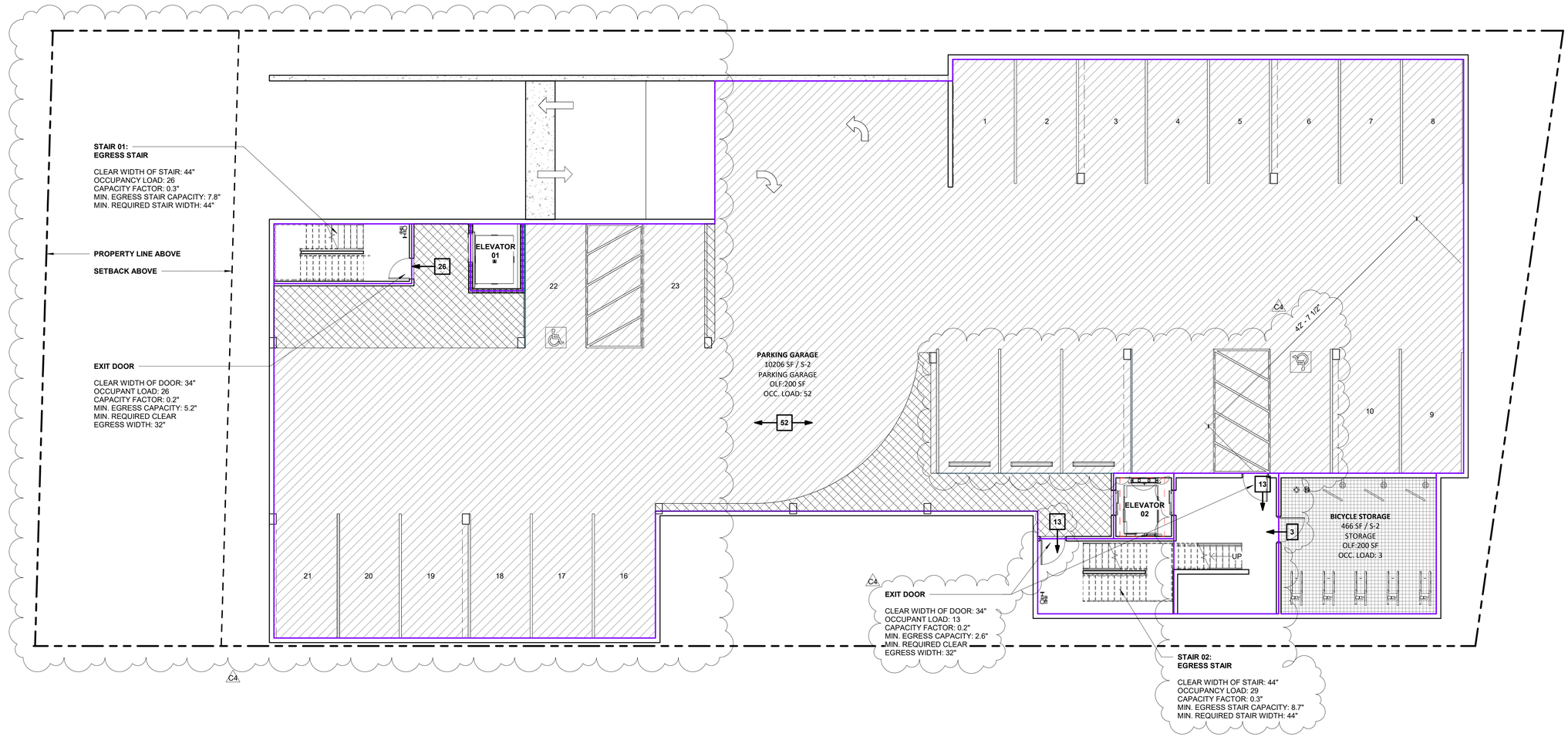
Drawing
SCHEMATIC DETAILS

No.	Date	Issue
C3	C3 PLANNING SUBMITTAL	2/15/2024

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005
PA9.0
Scale As indicated

PLANNING SUBMITTAL

OCUPANCY TABLE - UNDERGROUND PARKING						
AREA NAME	AREA	FUNCTION OF SPACE	OCCUPANCY GROUP	OCCUPANT LOAD	OCCUPANT LOAD FACTOR	GROSS OR NET
UNDERGROUND PARKING						
BICYCLE STORAGE	466 SF	STORAGE	S-2	4	200	GROSS
PARKING GARAGE	10206 SF	PARKING GARAGE	S-2	60	200	GROSS
Grand total	10672 SF					



1 UNDERGROUND PARKING FLOOR PLAN - EXITING

1/8" = 1'-0"

CODE ANALYSIS LEGEND

- PARKING GARAGE
- STORAGE
- ACCESSIBLE PATH OF TRAVEL
- MAX. COMMON PATH OF TRAVEL
- MAX. EXIT ACCESS TRAVEL
- PATH OF EGRESS
- 2 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED GLAZING
- 01 OCCUPANT LOAD AT EXIT ACCESS AND EXITS

NORTH

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
EXITING PLAN UNDERGROUND PARKING

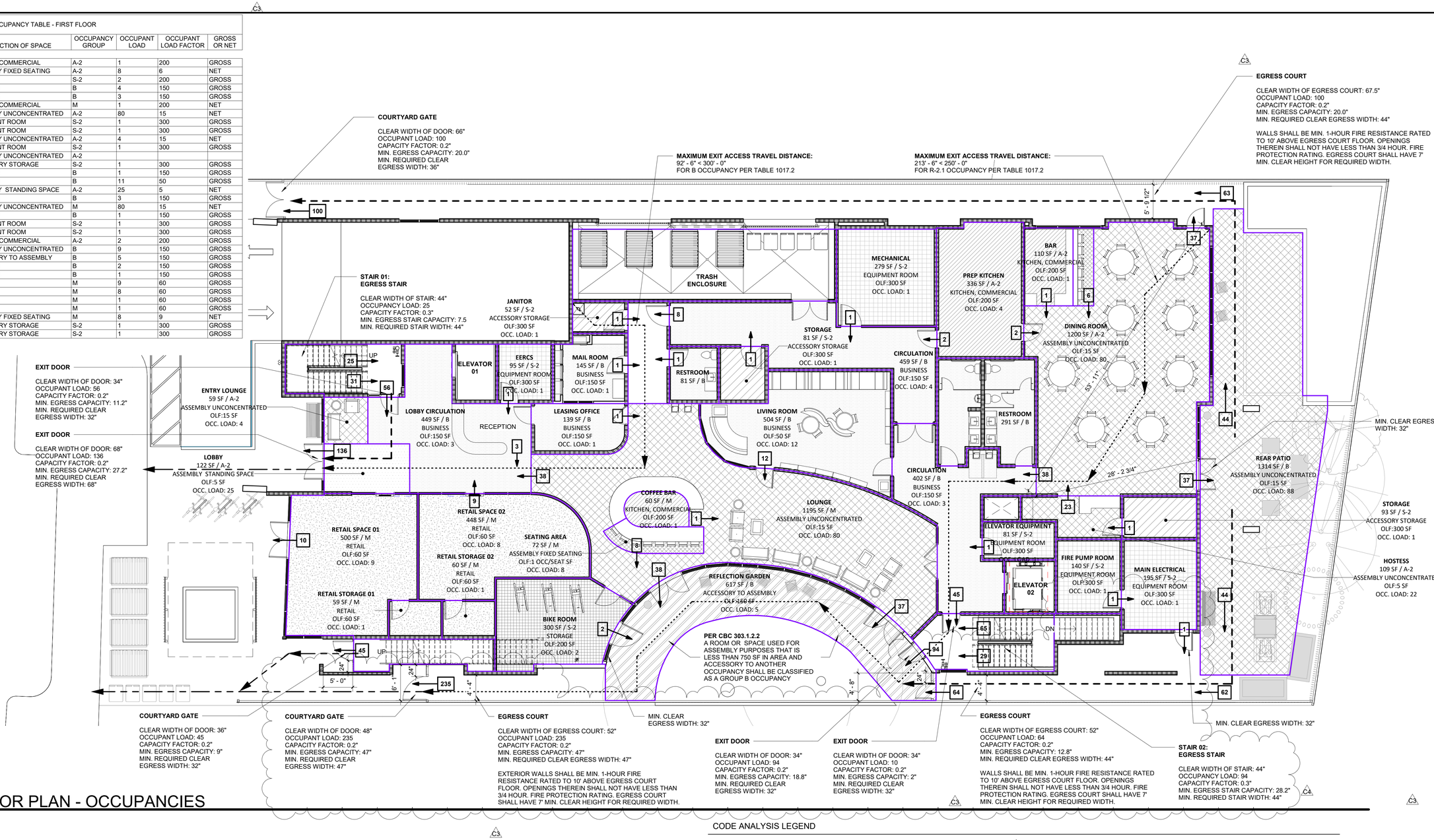
No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA11.1 C2

Scale 1/8" = 1'-0"

OCUPANCY TABLE - FIRST FLOOR						
AREA NAME	AREA	FUNCTION OF SPACE	OCCUPANCY GROUP	OCCUPANT LOAD	OCCUPANT LOAD FACTOR	GROSS OR NET
FIRST FLOOR						
BAR	110 SF	KITCHEN, COMMERCIAL	A-2	1	200	GROSS
BAR SEATING AREA	46 SF	ASSEMBLY FIXED SEATING	A-2	8	6	NET
BIKE ROOM	300 SF	STORAGE	S-2	2	200	GROSS
CIRCULATION	459 SF	BUSINESS	B	4	150	GROSS
CIRCULATION	402 SF	BUSINESS	B	3	150	GROSS
COFFEE BAR	60 SF	KITCHEN, COMMERCIAL	M	1	200	NET
DINING ROOM	1200 SF	ASSEMBLY UNCONCENTRATED	A-2	80	15	NET
EERCS	95 SF	EQUIPMENT ROOM	S-2	1	300	GROSS
ELEVATOR EQUIPMENT	81 SF	EQUIPMENT ROOM	S-2	1	300	GROSS
ENTRY LOUNGE	59 SF	ASSEMBLY UNCONCENTRATED	A-2	4	15	NET
FIRE PUMP ROOM	140 SF	EQUIPMENT ROOM	S-2	1	300	GROSS
HOSTESS	109 SF	ASSEMBLY UNCONCENTRATED	A-2			
JANITOR	52 SF	ACCESSORY STORAGE	S-2	1	300	GROSS
LEASING OFFICE	139 SF	BUSINESS	B	1	150	GROSS
LIVING ROOM	504 SF	BUSINESS	B	11	50	GROSS
LOBBY	122 SF	ASSEMBLY STANDING SPACE	A-2	25	5	NET
LOBBY CIRCULATION	449 SF	BUSINESS	B	3	150	GROSS
LOUNGE	1195 SF	ASSEMBLY UNCONCENTRATED	M	80	15	NET
MAIL ROOM	145 SF	BUSINESS	B	1	150	GROSS
MAIN ELECTRICAL	195 SF	EQUIPMENT ROOM	S-2	1	300	GROSS
MECHANICAL	279 SF	EQUIPMENT ROOM	S-2	1	300	GROSS
PREP KITCHEN	336 SF	KITCHEN, COMMERCIAL	A-2	2	200	GROSS
REAR PATIO	1314 SF	ASSEMBLY UNCONCENTRATED	B	9	150	GROSS
REFLECTION GARDEN	617 SF	ACCESSORY TO ASSEMBLY	B	5	150	GROSS
RESTROOM	291 SF	BUSINESS	B	2	150	GROSS
RESTROOM	81 SF	BUSINESS	B	1	150	GROSS
RETAIL SPACE 01	500 SF	RETAIL	M	9	60	GROSS
RETAIL SPACE 02	448 SF	RETAIL	M	8	60	GROSS
RETAIL STORAGE 01	59 SF	RETAIL	M	1	60	GROSS
RETAIL STORAGE 02	60 SF	RETAIL	M	1	60	GROSS
SEATING AREA	72 SF	ASSEMBLY FIXED SEATING	M	8	9	NET
STORAGE	81 SF	ACCESSORY STORAGE	S-2	1	300	GROSS
STORAGE	93 SF	ACCESSORY STORAGE	S-2	1	300	GROSS
Grand total	10092 SF					



1 FIRST FLOOR PLAN - OCCUPANCIES

1/8" = 1'-0"

CODE ANALYSIS LEGEND

- ACCESSORY STORAGE
- ACCESSORY TO ASSEMBLY
- ASSEMBLY STANDING SPACE
- ASSEMBLY FIXED SEATING
- ASSEMBLY UNCONCENTRATED
- BUSINESS
- EQUIPMENT ROOM
- KITCHEN, COMMERCIAL
- RETAIL
- STORAGE

- ACCESSIBLE PATH OF TRAVEL
- MAX. COMMON PATH OF TRAVEL
- MAX. EXIT ACCESS TRAVEL
- PATH OF EGRESS
- 2 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED GLAZING
- 01 OCCUPANT LOAD AT EXIT ACCESS AND EXITS

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
EXITING FIRST FLOOR PLAN

No.	Date	Issue
C2	10/31/2023	C2 PLANNING SUBMITTAL
C3	2/15/2024	C3 PLANNING SUBMITTAL
C4	9/25/2024	C4 PLANNING SUBMITTAL

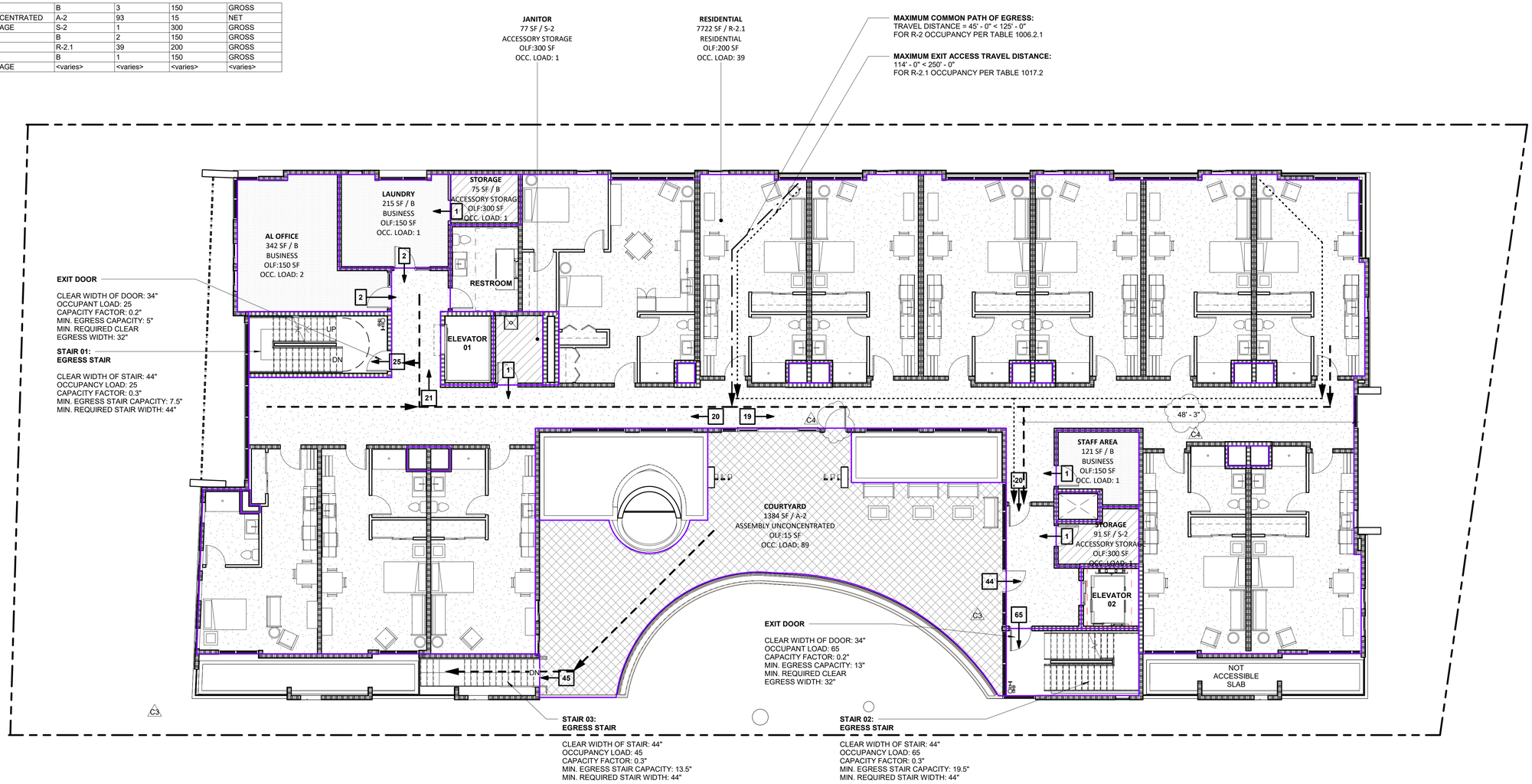
Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA11.2 C2

Scale 1/8" = 1'-0"

PLANNING SUBMITTAL

OCUPANCY TABLE - SECOND FLOOR						
AREA NAME	AREA	FUNCTION OF SPACE	OCCUPANCY GROUP	OCCUPANT LOAD	OCCUPANT LOAD FACTOR	GROSS OR NET
SECOND FLOOR						
AL OFFICE	342 SF	BUSINESS	B	3	150	GROSS
COURTYARD	1384 SF	ASSEMBLY UNCONCENTRATED	A-2	93	15	NET
JANITOR	77 SF	ACCESSORY STORAGE	S-2	1	300	GROSS
LAUNDRY	215 SF	BUSINESS	B	2	150	GROSS
RESIDENTIAL	7722 SF	RESIDENTIAL	R-2.1	39	200	GROSS
STAFF AREA	121 SF	BUSINESS	B	1	150	GROSS
STORAGE	166 SF	ACCESSORY STORAGE	<varies>	<varies>	<varies>	<varies>
Grand total	10027 SF					



1 SECOND FLOOR PLAN - OCCUPANCIES

1/8" = 1'-0"

CODE ANALYSIS LEGEND

- ACCESSORY STORAGE
- ASSEMBLY UNCONCENTRATED
- BUSINESS
- RESIDENTIAL

- ACCESSIBLE PATH OF TRAVEL
- MAX. COMMON PATH OF TRAVEL
- MAX. EXIT ACCESS TRAVEL
- PATH OF EGRESS
- 2 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED GLAZING
- 01 OCCUPANT LOAD AT EXIT ACCESS AND EXITS

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

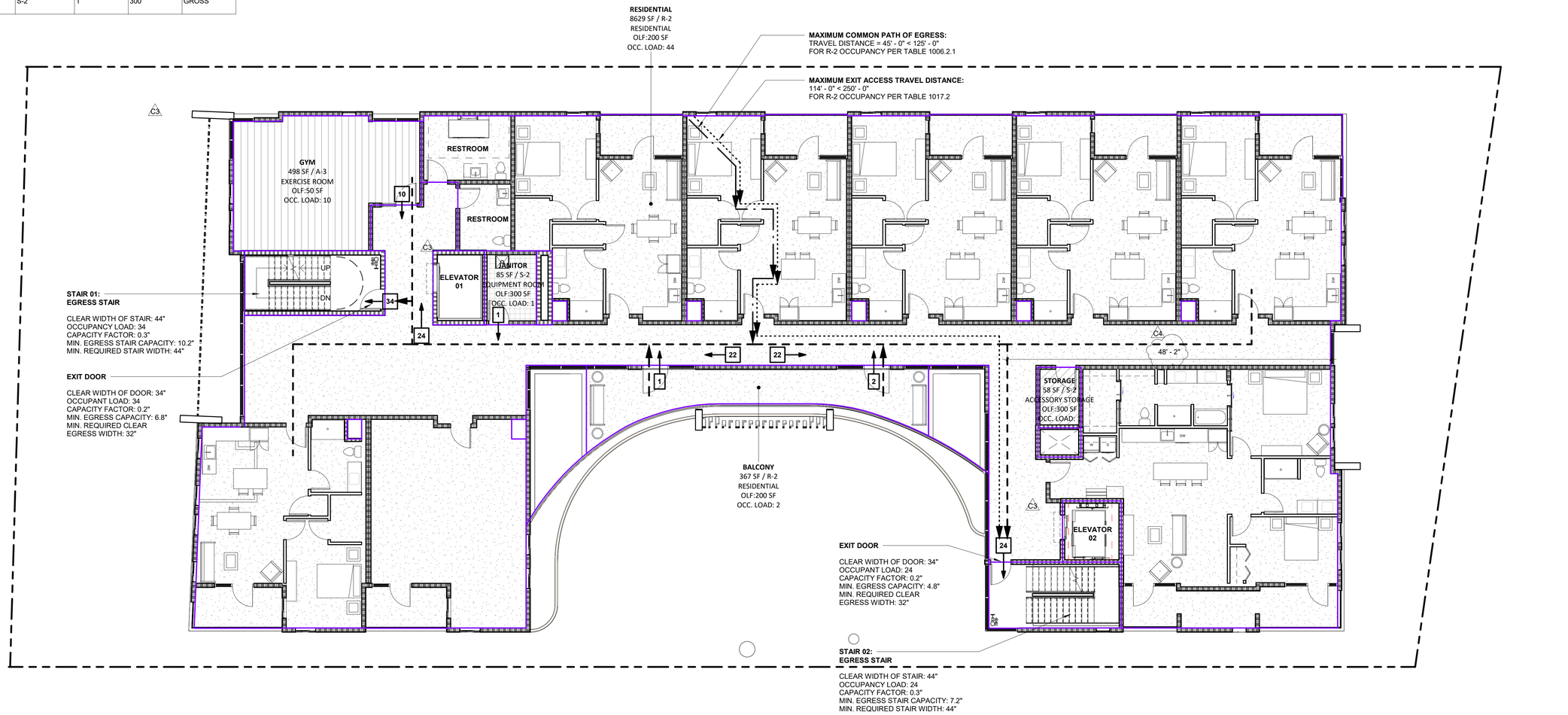
Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
EXITING SECOND FLOOR PLAN

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005
PA11.3 C2
Scale 1/8" = 1'-0"

OCUPANCY TABLE - THIRD FLOOR						
AREA NAME	AREA	FUNCTION OF SPACE	OCCUPANCY GROUP	OCCUPANT LOAD	OCCUPANT LOAD FACTOR	GROSS OR NET
THIRD FLOOR						
BALCONY	367 SF	RESIDENTIAL	R-2	2	200	GROSS
GYM	498 SF	EXERCISE ROOM	A-3	10	50	GROSS
JANITOR	85 SF	EQUIPMENT ROOM	S-2	1	300	GROSS
RESIDENTIAL	8629 SF	RESIDENTIAL	R-2	44	200	GROSS
STORAGE	58 SF	ACCESSORY STORAGE	S-2	1	300	GROSS
Grand total	9636 SF					



1 THIRD FLOOR PLAN - EXITING

1/8" = 1'-0"

CODE ANALYSIS LEGEND

- ACCESSORY STORAGE
- EQUIPMENT ROOM
- EXERCISE ROOM
- RESIDENTIAL

- ACCESSIBLE PATH OF TRAVEL
- MAX. COMMON PATH OF TRAVEL
- MAX. EXIT ACCESS TRAVEL
- PATH OF EGRESS

- 2 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED GLAZING
- 01 OCCUPANT LOAD AT EXIT ACCESS AND EXITS

N
FRENCH

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Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

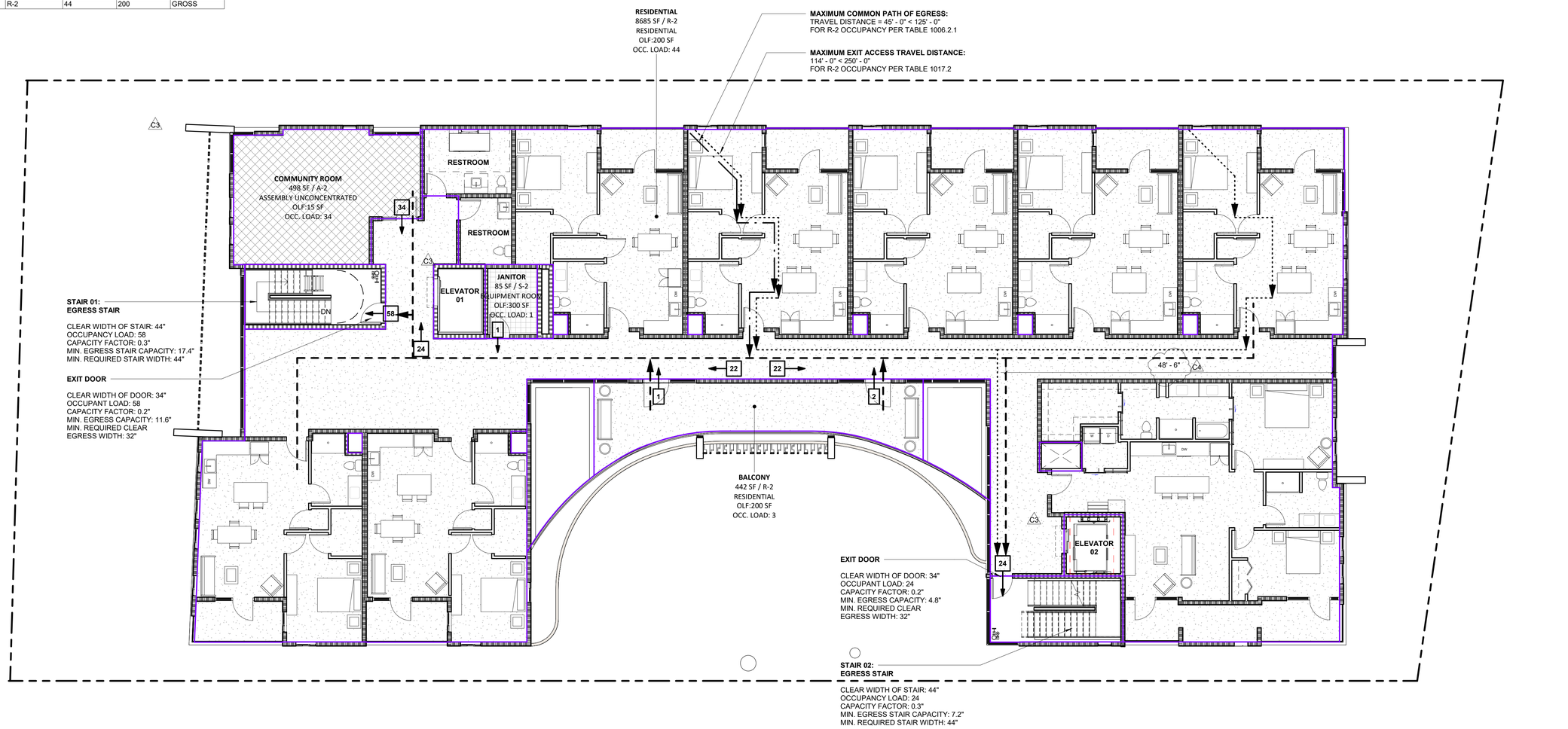
Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
EXITING THIRD FLOOR PLAN

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005
PA11.4 C2
Scale 1/8" = 1'-0"

OCUPANCY TABLE - FOURTH FLOOR						
AREA NAME	AREA	FUNCTION OF SPACE	OCCUPANCY GROUP	OCCUPANT LOAD	OCCUPANT LOAD FACTOR	GROSS OR NET
FOURTH FLOOR						
BALCONY	442 SF	RESIDENTIAL	R-2	3	200	GROSS
COMMUNITY ROOM	498 SF	ASSEMBLY UNCONCENTRATED	A-2	34	15	NET
JANITOR	85 SF	EQUIPMENT ROOM	S-2	1	300	GROSS
RESIDENTIAL	8685 SF	RESIDENTIAL	R-2	44	200	GROSS
Grand total	9711 SF					



1 FOURTH FLOOR PLAN - EXITING

1/8" = 1'-0"

CODE ANALYSIS LEGEND

- ASSEMBLY UNCONCENTRATED
- EQUIPMENT ROOM
- RESIDENTIAL

- ACCESSIBLE PATH OF TRAVEL
- MAX. COMMON PATH OF TRAVEL
- MAX. EXIT ACCESS TRAVEL
- PATH OF EGRESS
- 2 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED GLAZING
- 01 OCCUPANT LOAD AT EXIT ACCESS AND EXITS

N TRUE NORTH

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

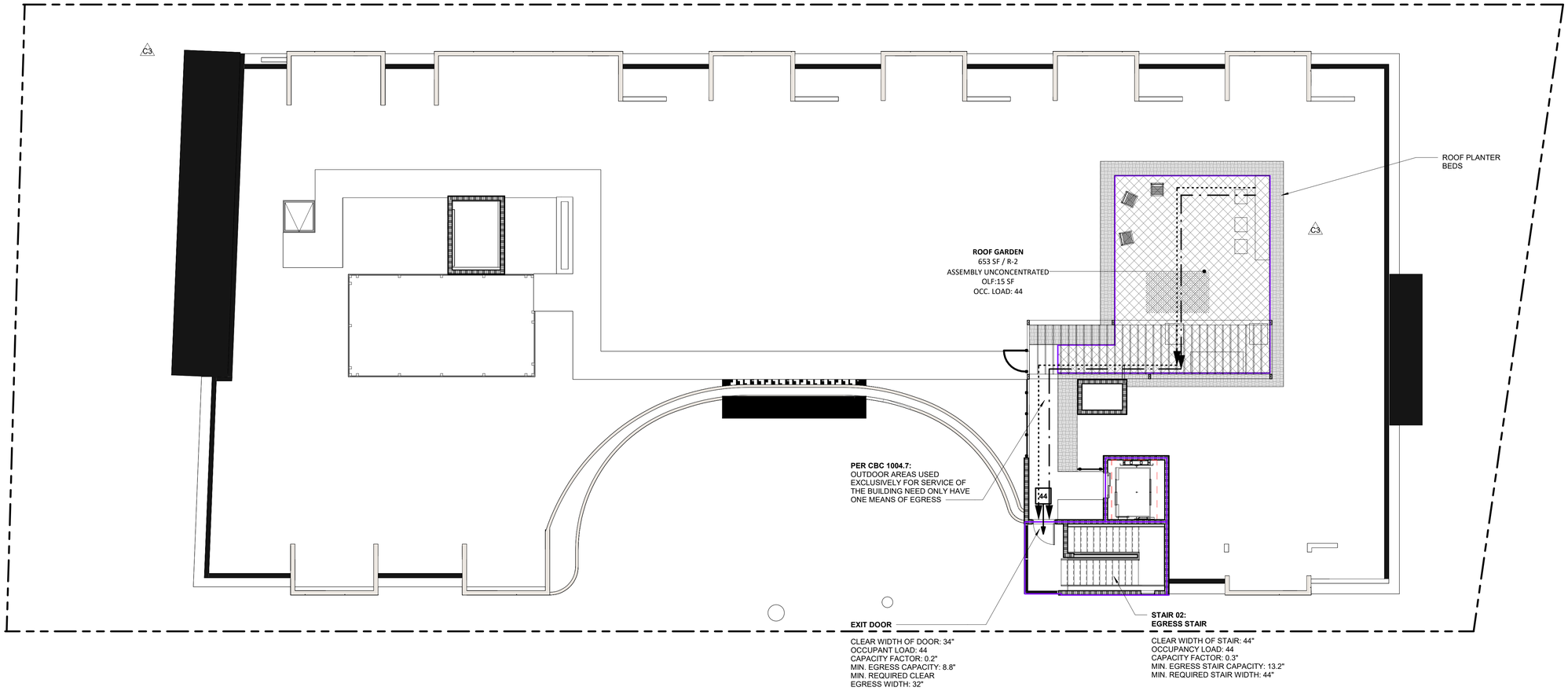
Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
EXITING FOURTH FLOOR PLAN

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	
C4	C4 PLANNING SUBMITTAL	9/25/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005
PA11.5 C2
Scale 1/8" = 1'-0"

OCUPANCY TABLE - ROOF						
AREA NAME	AREA	FUNCTION OF SPACE	OCCUPANCY GROUP	OCCUPANT LOAD	OCCUPANT LOAD FACTOR	GROSS OR NET
ROOF						
ROOF GARDEN	653 SF	ASSEMBLY UNCONCENTRATED	R-2	44	15	NET
Grand total	653 SF					



1 ROOF PLAN - EXITING
1/8" = 1'-0"

CODE ANALYSIS LEGEND

- ASSEMBLY UNCONCENTRATED
- ACCESSIBLE PATH OF TRAVEL
- MAX. COMMON PATH OF TRAVEL
- MAX. EXIT ACCESS TRAVEL
- PATH OF EGRESS
- 2 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED WALL
- 1 HOUR RATED REQUIRED GLAZING
- 01 OCCUPANT LOAD AT EXIT ACCESS AND EXITS

N TRUE NORTH

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
EXITING ROOF PLAN

No.	Issue	Date
C2	C2 PLANNING SUBMITTAL	10/31/2023
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Scale 1/8" = 1'-0"

PLANNING SUBMITTAL

SUMMARY TABLE: BUILDING HEIGHTS & AREA

FLOOR	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE HEIGHT / STORIES	PROPOSED HEIGHT/STORIES	ALLOWABLE AREA	PROPOSED AREA	RATIO: PROPOSED / ALLOWABLE AREA
BASEMENT	S-2 (PARKING GARAGE + SUPPORT SPACES)	TYPE VA	70'-0" / 5 STORIES	50'-0" (OVERALL) / BELOW GRADE PLANE	63,000 SF PER STORY	13,735 SF	0.22
1ST	S-2 (SUPPORT SPACES)	TYPE VA	70'-0" / 5 STORIES	50'-0" (OVERALL) / 1 STORY	63,000 SF PER STORY	1,362 SF	0.02
1ST	B (OFFICES + LOBBY)	TYPE VA	70'-0" / 4 STORIES	50'-0" (OVERALL) / 1 STORY	54,000 SF PER STORY	4,495 SF	0.08
1ST	M (RETAIL)	TYPE VA	70'-0" / 4 STORIES	50'-0" (OVERALL) / 1 STORY	42,000 SF PER STORY	948 SF	0.02
1ST	A-2 (LOUNGE, COFFEE BAR)	TYPE VA	70'-0" / 3 STORIES	50'-0" (OVERALL) / 1 STORY	34,500 SF PER STORY	1,633 SF	0.05
1ST	R-2.1 (RESIDENTIAL: ASSISTED LIVING)	TYPE VA	50'-0" / 3 STORIES***	50'-0" (OVERALL) / 1 STORY	31,500 SF PER STORY	2,370 SF	0.08
2ND	S-2 (SUPPORT SPACES)	TYPE VA	70'-0" / 5 STORIES	50'-0" (OVERALL) / 1 STORY	63,000 SF PER STORY	194 SF	0.01
2ND	B (BALCONY + STAFF AREA)	TYPE VA	70'-0" / 4 STORIES	50'-0" (OVERALL) / 1 STORY	54,000 SF PER STORY	433 SF	0.01
2ND	A-2 (BEV. BAR + DINING ROOM)	TYPE VA	70'-0" / 3 STORIES	50'-0" (OVERALL) / 2 STORIES ABOVE GRADE PLANE	34,500 SF PER STORY	3,451 SF	0.10
2ND	R-2.1 (RESIDENTIAL: ASSISTED LIVING)	TYPE VA	50'-0" / 3 STORIES***	50'-0" (OVERALL) / 2 STORIES ABOVE GRADE PLANE	31,500 SF PER STORY	7,667 SF	0.24
3RD	S-2 (SUPPORT SPACES)	TYPE VA	70'-0" / 5 STORIES	50'-0" (OVERALL) / 1 STORY	63,000 SF PER STORY	146 SF	0.01
3RD	A-3 (GYM)	TYPE VA	70'-0" / 3 STORIES	50'-0" (OVERALL) / 2 STORIES ABOVE GRADE PLANE	34,500 SF PER STORY	556 SF	0.02
3RD	R-2 (RESIDENTIAL: INDEPENDENT LIVING)	TYPE VA	70'-0" / 4 STORIES	50'-0" (OVERALL) / 4 STORIES ABOVE GRADE PLANE	36,000 SF PER STORY	9,422 SF	0.26
4TH	S-2 (SUPPORT SPACES)	TYPE VA	70'-0" / 5 STORIES	50'-0" (OVERALL) / 1 STORY	63,000 SF PER STORY	85 SF	0.01
4TH	A-2 (COMMUNITY ROOM)	TYPE VA	70'-0" / 3 STORIES	50'-0" (OVERALL) / 2 STORIES ABOVE GRADE PLANE	34,500 SF PER STORY	556 SF	0.02
4TH	R-2 (RESIDENTIAL: INDEPENDENT LIVING)	TYPE VA	70'-0" / 4 STORIES	50'-0" (OVERALL) / 4 STORIES ABOVE GRADE PLANE	36,000 SF PER STORY	9,621 SF	0.27

PROPOSED SCOPE OF WORK:
TOTAL BUILDING SF

BASEMENT:	13,735 SF	0.22 < 1
FIRST FLOOR:	10,808 SF	0.25 < 1
SECOND FLOOR:	11,745 SF	0.36 < 1
THIRD FLOOR:	10,124 SF	0.29 < 1
FOURTH FLOOR:	10,262 SF	0.30 < 1
	56,674 SF	1.42 < 2

*WITHOUT AREA INCREASE, MEASURED ABOVE GRADE PLANE.
**WITHOUT HEIGHT INCREASE.
****WITHOUT AREA INCREASE. NONAMBULATORY PERSONS SHALL BE LIMITED TO THE FIRST 2 STORIES.

CODE ANALYSIS: BUILDING HEIGHTS & AREA

CHAPTER 4: SPECIAL OCCUPANCY REQUIREMENTS: RESIDENTIAL GROUPS (INCLUDING R-2):
420.2 SEPARATION WALLS & 420.3 HORIZONTAL SEPARATION: REFER TO FIRE RESISTIVE RATING REQUIREMENTS TABLE BELOW.
420.4 AUTOMATIC SPRINKLER SYSTEM & 420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS: REFER TO FIRE PROTECTION AND LIFE SAFETY SYSTEMS SUMMARY ON A0.0.0.

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES
SECTION 506: BUILDING AREA MODIFICATIONS
CURRENTLY NOT USING AREA INCREASE

THE BUILDING CONSISTS OF MORE THAN ONE OCCUPANCY GROUP. THE OCCUPANCIES ARE PROPOSED AS SEPARATED, TO COMPLY WITH SECTION 508.4.
ALLOWABLE BUILDING HEIGHT, STORIES AND AREA PER CBC TABLE 504.3, 504.4 AND 506.2 FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM WITHOUT AREA INCREASE.
OVERALL PROPOSED HEIGHT: 50'-0". OVERALL PROPOSED STORIES ABOVE GRADE PLANE: 4 STORIES.

PER SECTION 506.2.2, FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, SHALL NOT EXCEED THREE, PROVIDED THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY, MULTISTORY BUILDINGS CONTAINING A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, INCLUDING ANY OTHER ASSOCIATED NON-SEPARATED OCCUPANCIES, SHALL NOT EXCEED TWO.

PER SECTION 508.4.2, IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE
SECTION 435 SPECIAL PROVISIONS FOR LICENSED 24-HOUR CARE FACILITIES IN A GROUP R-2.1, R-3.1, R-4 [SFM]

435.5.1 SMOKE BARRIERS REQUIRED
GROUP R-2.1 AND R-4 OCCUPANCIES LICENSED AS A RESIDENTIAL CARE FACILITY (RCF) WITH INDIVIDUAL FLOOR AREAS OVER 6,000 SQUARE FEET (557 M2) PER FLOOR, SHALL BE PROVIDED WITH SMOKE BARRIERS, CONSTRUCTED IN ACCORDANCE WITH SECTION 709.

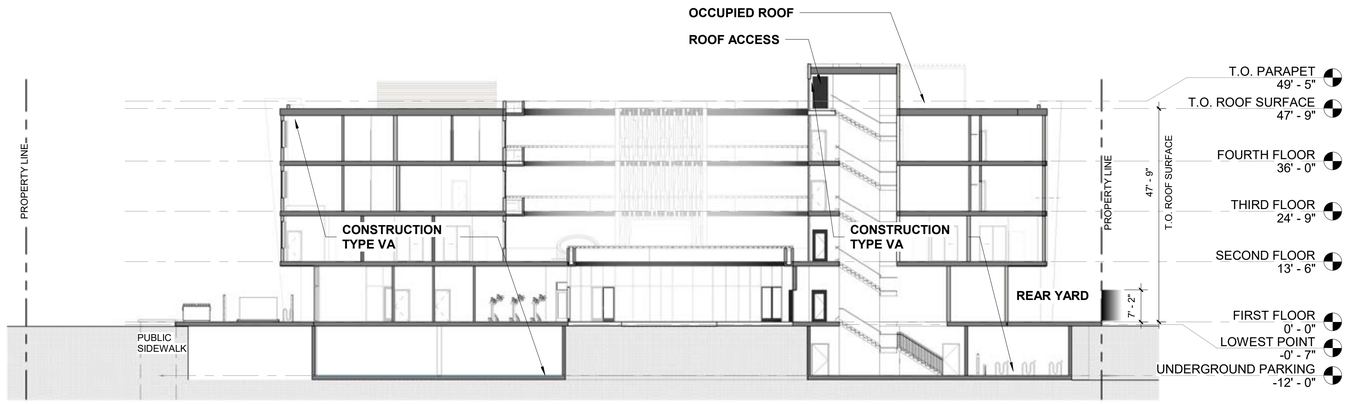
GROUP R-2.1 OCCUPANCIES HOUSING BEDRIDDEN CLIENTS SHALL BE PROVIDED WITH SMOKE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 709 REGARDLESS OF THE NUMBER OF CLIENTS.

WHEN SMOKE BARRIERS ARE REQUIRED, THE AREA WITHIN A SMOKE COMPARTMENT SHALL NOT EXCEED 22,500 SQUARE FEET (2090 M2) NOR SHALL ITS TRAVEL DISTANCE EXCEED 200 FEET (60 960 MM). SUCH SMOKE BARRIERS SHALL DIVIDE THE FLOOR AS EQUALLY AS POSSIBLE.

709.5 OPENINGS
OPENINGS IN A SMOKE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.

EXCEPTIONS:
1. IN GROUP I-2, I-2.1, R-2.1 AND AMBULATORY CARE FACILITIES, WHERE A PAIR OF OPPOSITE-SWINGING DOORS ARE INSTALLED ACROSS A CORRIDOR IN ACCORDANCE WITH SECTION 709.5.1, THE DOORS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716. THE DOORS SHALL NOT HAVE A CENTER MULLION. FACTORY-APPLIED OR FIELD-APPLIED PROTECTIVE PLATES ARE NOT REQUIRED TO BE LABELED. DOORS INSTALLED ACROSS CORRIDORS SHALL COMPLY WITH SECTION 1010.1.1.
2. IN GROUP I-2, R-2.1 AND AMBULATORY CARE FACILITIES, SPECIAL PURPOSE HORIZONTAL SLIDING, ACCORDION OR FOLDING DOORS INSTALLED IN ACCORDANCE WITH SECTION 1010.1.4.3 AND PROTECTED IN ACCORDANCE WITH SECTION 716. DOORS INSTALLED ACROSS CORRIDORS SHALL COMPLY WITH SECTION 1010.1.1.

709.5.1 GROUP I-2, I-2.1, R-2.1 AND AMBULATORY CARE FACILITIES
IN GROUP I-2, I-2.1, R-2.1 AND AMBULATORY CARE FACILITIES, WHERE DOORS PROTECTING OPENINGS IN SMOKE BARRIERS ARE INSTALLED ACROSS A CORRIDOR AND HAVE HOLD-OPEN DEVICES, THE DOORS SHALL BE AUTOMATIC-CLOSING IN ACCORDANCE WITH SECTION 716.2.6.6. SUCH DOORS SHALL HAVE A VISION PANEL WITH FIRE-PROTECTION-RATED GLAZING MATERIALS IN FIRE-PROTECTION-RATED FRAMES, THE AREA OF WHICH SHALL NOT EXCEED THAT TESTED. IN GROUP I-2, WHERE SWINGING DOORS ARE INSTALLED ACROSS A CORRIDOR, SUCH DOORS SHALL BE OPPOSITE SWINGING PAIRS.



1 KEY BUILDING SECTION
1/16" = 1'-0"

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
CODE ANALYSIS / SEPARATION, HEIGHTS AND AREAS

No.	Date	Issue
C2	10/31/2023	C2 PLANNING SUBMITTAL

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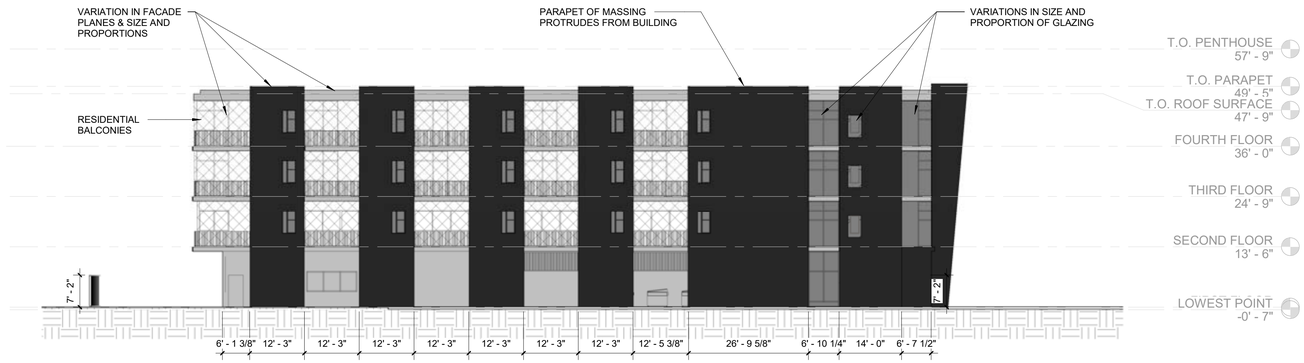
PA11.7 C2
Scale As indicated

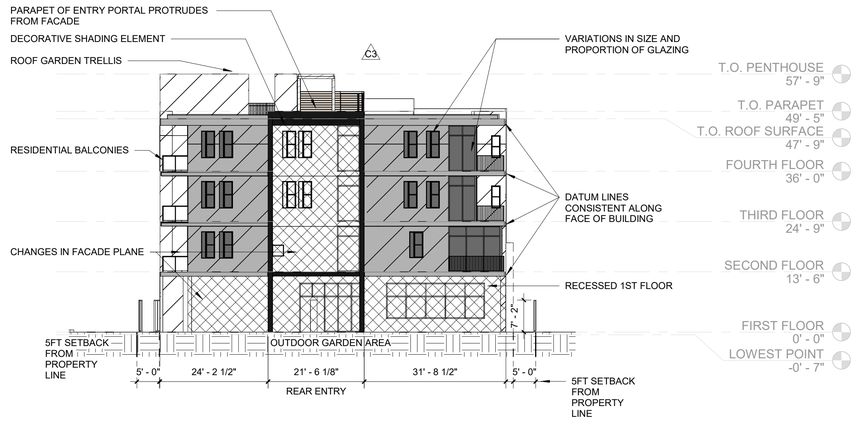
LEGEND - FACADE DIAGRAMS

- PROTRUDED FACADE ELEMENT
- FACE OF FACADE
- RECESSED FACADE
- GLAZING



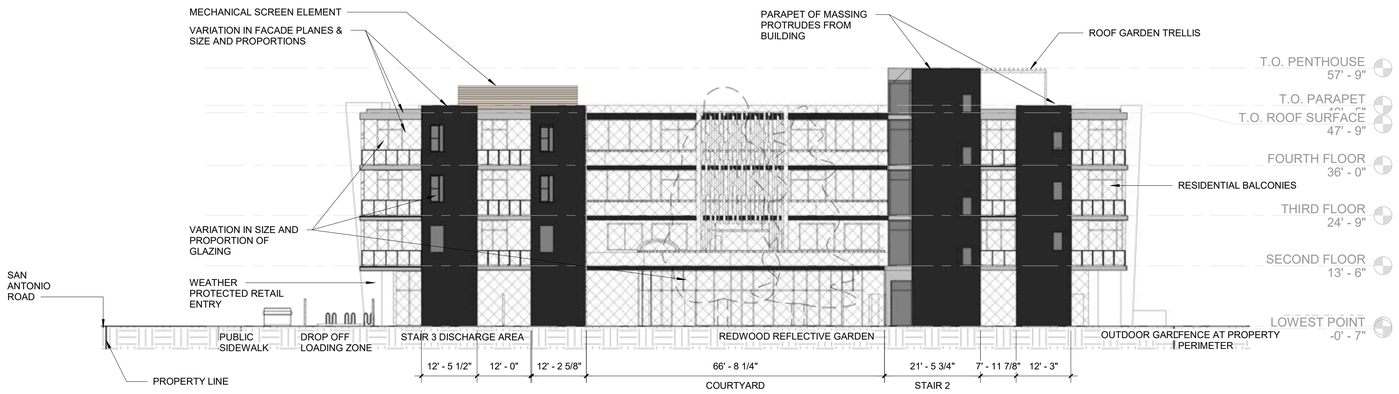
1 NORTH ELEVATION - FACADE DIAGRAM

1/16" = 1'-0"



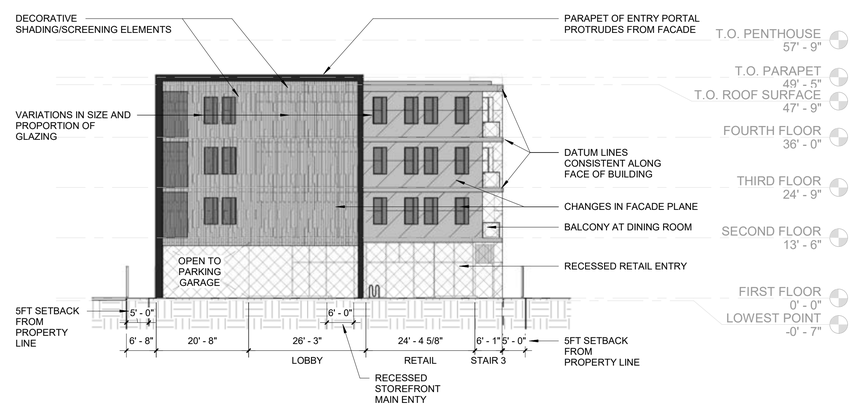
2 EAST ELEVATION - FACADE DIAGRAM

1/16" = 1'-0"



3 SOUTH ELEVATION - FACADE DIAGRAM

1/16" = 1'-0"



4 WEST ELEVATION - FACADE DIAGRAM

1/16" = 1'-0"

C3

ARCHITECTS FORA

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

CODE ANALYSIS / FACADE DIAGRAMS

No.		Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023	
C3	C3 PLANNING SUBMITTAL	2/15/2024	

Issued: SEPT. 25, 2024

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Job: 21005

C2

PA11.8

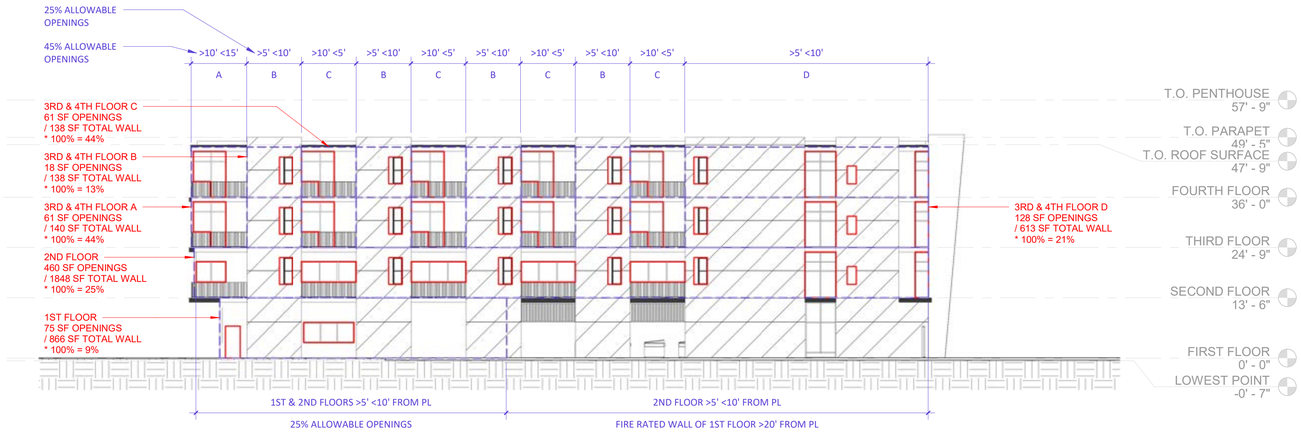
Scale As indicated

PLANNING SUBMITTAL

LEGEND - ALLOWABLE OPENINGS

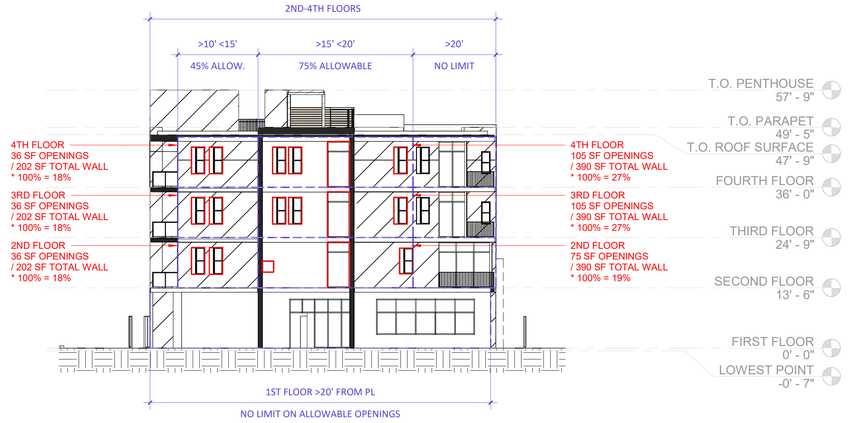
TOTAL WALL AREA PER LEVEL

OPENING AREA



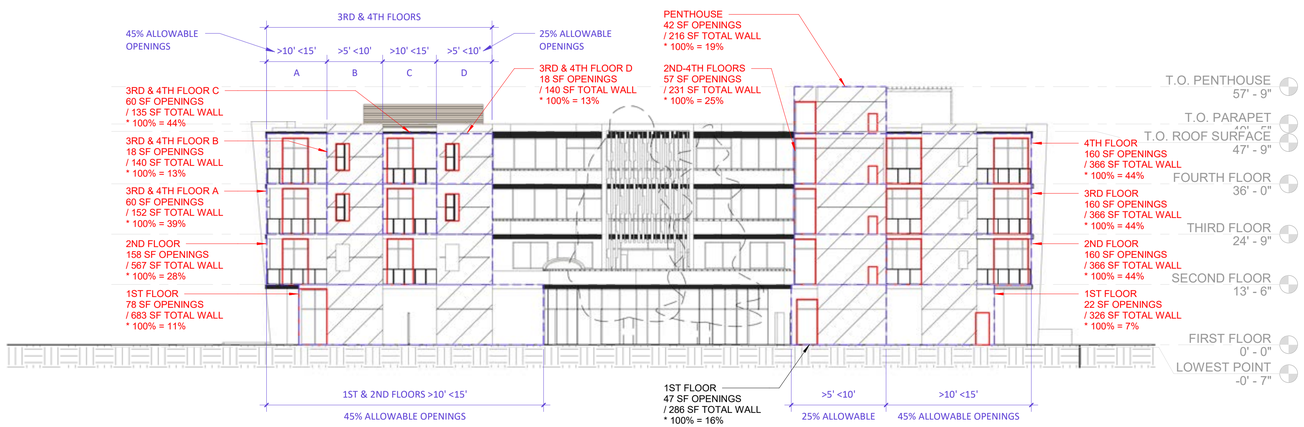
1 NORTH ELEVATION - ALLOWABLE OPENINGS

1/16" = 1'-0"



2 EAST ELEVATION - ALLOWABLE OPENINGS

1/16" = 1'-0"



3 SOUTH ELEVATION - ALLOWABLE OPENINGS

1/16" = 1'-0"

4 WEST ELEVATION - ALLOWABLE OPENINGS

1/16" = 1'-0"

FORA ARCHITECTS

Project

SAN ANTONIO SENIOR LIVING FACILITY

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824 SAN ANTONIO RD, PALO ALTO, CA 94303

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SEPT. 25, 2024

Drawing

CODE ANALYSIS / ALLOWABLE OPENINGS

No.	Date	Issue
C4	9/25/2024	C4 PLANNING SUBMITTAL

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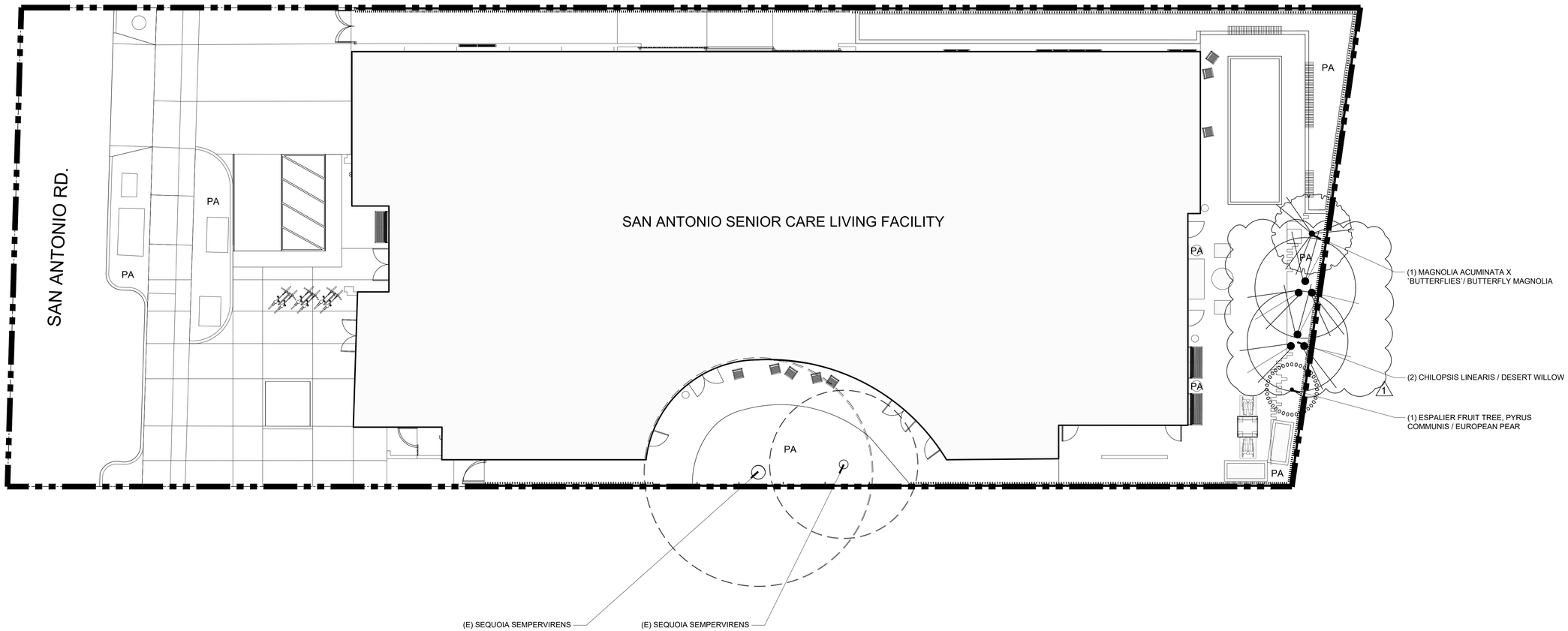
Checked: J. KRETSCHMER, K. CONLEY

Job: 21005

PA11.9 C4

Scale As indicated



LEGEND

PROPERTY LINE

EXISTING TREE

CONCEPT PLANT SCHEDULE

CHILOPSIS LINEARIS / DESERT WILLOW — 2
SIZE: 24" BOX
WATER USAGE: LOW
SIZE AT MATURITY: 30` H X 25` W

MAGNOLIA ACUMINATA X `BUTTERFLIES`/ BUTTERFLY MAGNOLIA — 1
SIZE: 24" BOX
WATER USAGE: MEDIUM
SIZE AT MATURITY: 15` H X 10` W

ESPALIER FRUIT TREE, PRUNUS COMMUNIS/EUROPEAN PEAR — 1
SIZE: 24" BOX
WATER USAGE: MEDIUM
SIZE AT MATURITY: TBD

NORTH

0 10 20 30 feet

1" = 10'

BASE LANDSCAPE ARCHITECTURE

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

EXISTING AND PROPOSED TREE PLAN

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

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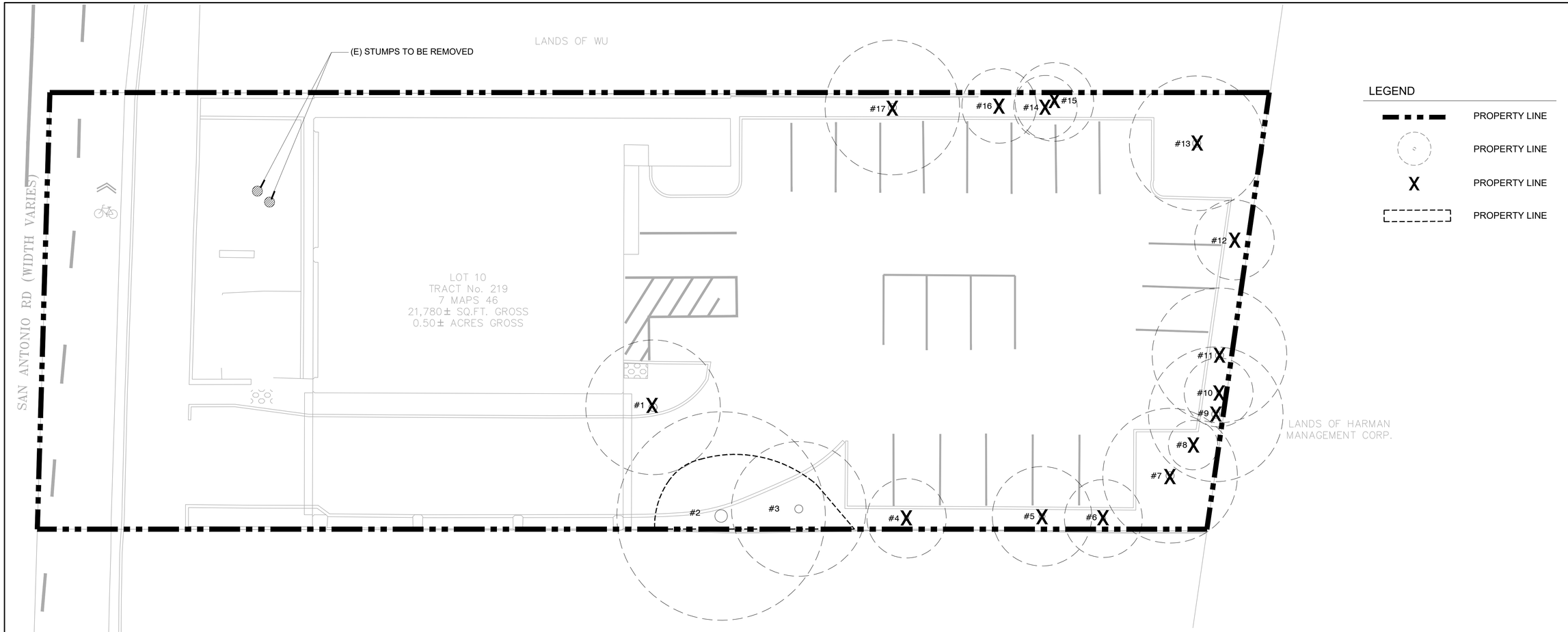
Checked: YD

Job: 21005

PL1.1

Scale: As indicated



TREE #	BOTANICAL NAME	COMMON NAME	DBH, INCHES	CANOPY DIAMETER, AVG. FEET	REMOVE	RETAIN
1	SEQUOIA SEMPERVIRENS	COAST REDWOOD	9	6	X	
2	SEQUOIA SEMPERVIRENS	COAST REDWOOD	25	17		X
3	SEQUOIA SEMPERVIRENS	COAST REDWOOD	19	14.5		X
4	CINNAMOMUS CAMPHOR	CAMPHOR TREE	8	10.5	X	
5	SEQUOIA SEMPERVIRENS	COAST REDWOOD	10	15	X	
6	CINNAMOMUS CAMPHOR	CAMPHOR TREE	8	17	X	
7	CINNAMOMUS CAMPHOR	CAMPHOR TREE	10	14	X	
8	SEQUOIA SEMPERVIRENS	COAST REDWOOD	6	9	X	
9	ACACIA MELANOXYLON	BLACKWOOD ACACIA	13	13	X	
10	ACACIA MELANOXYLON	BLACKWOOD ACACIA	9	7.5	X	
11	CINNAMOMUS CAMPHOR	CAMPHOR TREE	12	20	X	
12	SEQUOIA SEMPERVIRENS	COAST REDWOOD	8	9	X	
13	CINNAMOMUS CAMPHOR	CAMPHOR TREE	14	27.5	X	
14	CINNAMOMUS CAMPHOR	CAMPHOR TREE	7	11.5	X	
15	FRAXINUS UDHEI	EVERGREEN ASH	10	18	X	
16	SEQUOIA SEMPERVIRENS	COAST REDWOOD	7	7	X	
17	CINNAMOMUS CAMPHOR	CAMPHOR TREE	10	21.5	X	
TOTAL	17				14	3

1

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 BY HORTSCIENCE FOR RACHELLE CAGAMPAN, LLC:

3.1. FOR TREE #2, USE TREE PROTECTION ZONE (TPZ) OF 21'. PLANS SHOW EXCAVATION WITHIN 14' OF TRUNK. ADDITIONAL SPACE FROM THE PROJECT AREA WILL HELP #2 SURVIVE CONSTRUCTION.

3.2. SECURITY FENCING IS PLANNED WITHIN THE TPZ OF TREE #2 AND TREE #3. EXCATION OF PIER HOLES SHALL BE PERFORMED WITH HAND TOOLS AND AIR-EXCAVATION EQUIPMENT. ROOTS ENCOUNTERED SHALL BE CUT AT 90 DEGREE ANGLES WITH CLEAN, SHARP HAND SAWS. PRUNING OF ROOTS GREATER THAN 2" IN DIAMETER SHALL BE MONITORED BY PROJECT ARBORIST.

3.3. NEW HARDSCAPE FEATURES WITHIN THE TPZ'S SHALL BE SUPPORTTED WITH LOAD SPREADING GEOTEXTILE GRID/WEB PRODUCTS SUCH AS TENSAR BIAXIAL GEOGRID TO MINIMIZE OR AVOID NECESSARY GRADING, COMPACTION, AND ROOT LOSS.

3.4. NO GRADING, EXCAVATION, OR CONSTRUCTION SHALL TAKE PLACE WITHIN 6' FROM THE BASE OF TREES TO BE PRESERVED. ANY NECESSARY SOIL COMPACTION WITHIN THE TPZ'S SHALL BE PERFORMED BY HAND-TAMPING, AND AVOIDING HEAVY EQUIPMENT COMPACTION MACHINES OR ROLLERS.

1

NORTH

0 10 20 30 feet

1" = 10'

BASE LANDSCAPE ARCHITECTURE

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

EXISTING TREE PROTECTION AND REMOVAL PLAN

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
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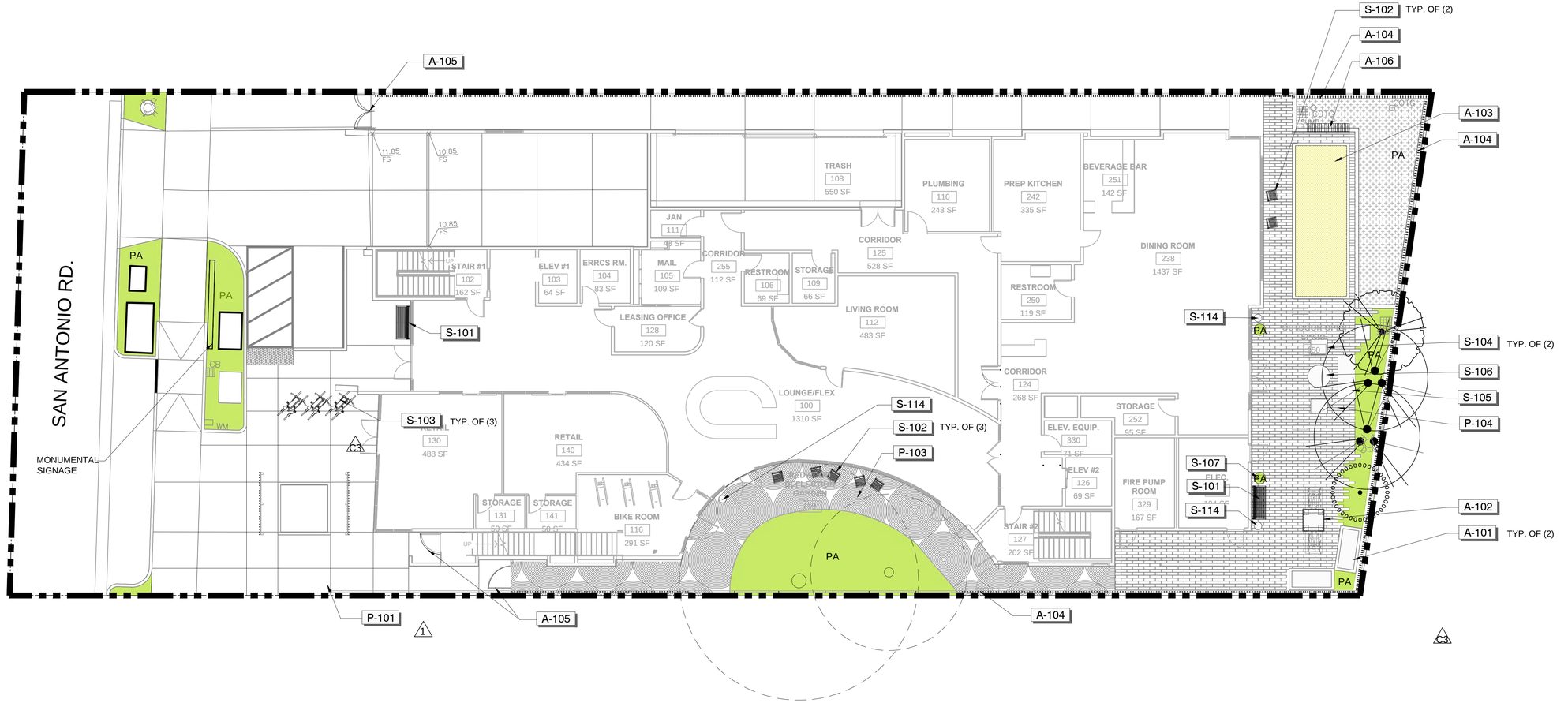
PL2.1

Scale: As indicated



REFERENCE_NOTES_SCHEDULE

SYMBOL	AMENITY AND STRUCTURE
A-101	STANDARD RAISED VEGETABLE BED
A-102	ACCESSIBE RAISED VEGETABLE BED
A-103	BOCCE BALL COURT
A-104	FENCE
A-105	GATE WITH CARD READER ACCESS
A-106	BUILT-IN BENCH

SYMBOL	PAVING
P-101	CONCRETE PAVING, C.I.P.
P-103	UNIT PAVER, PEDESTRIAN - TYPE 1
P-104	UNIT PAVER, PEDESTRIAN - TYPE 2

SYMBOL	SITE FURNISHING
S-101	WOOD BENCH
S-102	CHAIR
S-103	BIKE RACK
S-104	LOUNGE CHAIR
S-105	OUTDOOR SOFA
S-106	FIRE TABLE
S-107	PLANTER POT
S-114	LITTER RECEPTACLE

LEGEND

- PROPERTY LINE
- EXISTING TREE
- NEW TREE
- NEW TREE
- NEW TREE
- FLOW-THROUGH PLANTER (C4)
- PA — PLANTING AREA

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
LANDSCAPE PLAN, FIRST FLOOR

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: JUNE 30, 2023
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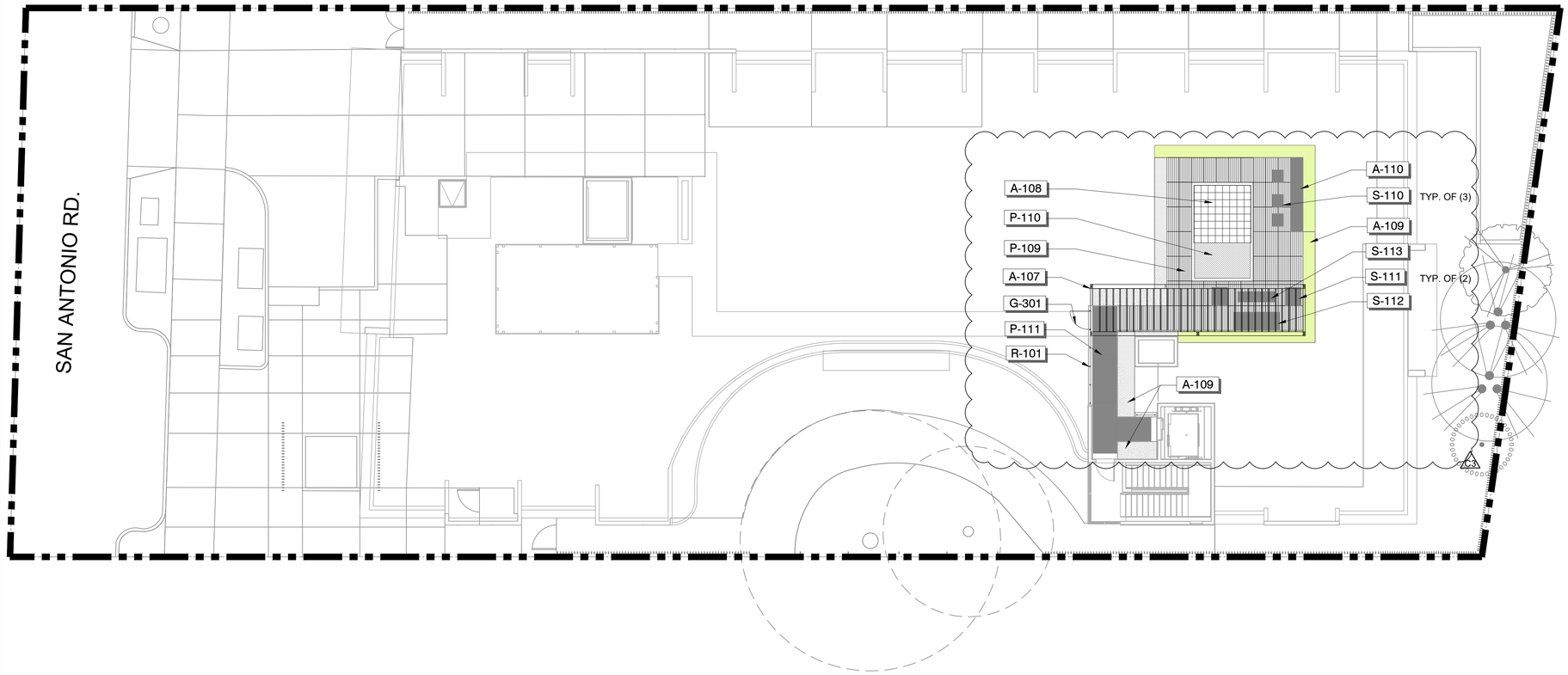
Checked: YD
Job: 21005

PL2.2

Scale: As indicated



REFERENCE NOTES SCHEDULE

SYMBOL	AMENITY AND STRUCTURE DESCRIPTION
A-107	TRELLIS
A-108	CHESS BOARD
A-109	RAISED PLANTER
A-110	BAR COUNTER

SYMBOL	METAL GATE DESCRIPTION
G-301	LOCKABLE SINGLE GATE

SYMBOL	PAVING DESCRIPTION
P-109	WOOD TILES
P-110	ARTIFICIAL TURF
P-111	METAL GRATING

SYMBOL	RAIL DESCRIPTION
R-101	GUARDRAIL

SYMBOL	SITE FURNISHING DESCRIPTION
S-110	BAR STOOL
S-111	OUTDOOR SOFA CHAIR
S-112	OUTDOOR COUCH
S-113	FIRE TABLE

PLANTING LEGEND

PA	PLANTING AREA

NORTH

0 10 20 30 feet

1" = 10'

BASE LANDSCAPE ARCHITECTURE

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

LANDSCAPE PLAN, ROOFTOP

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: FEB. 15, 2024

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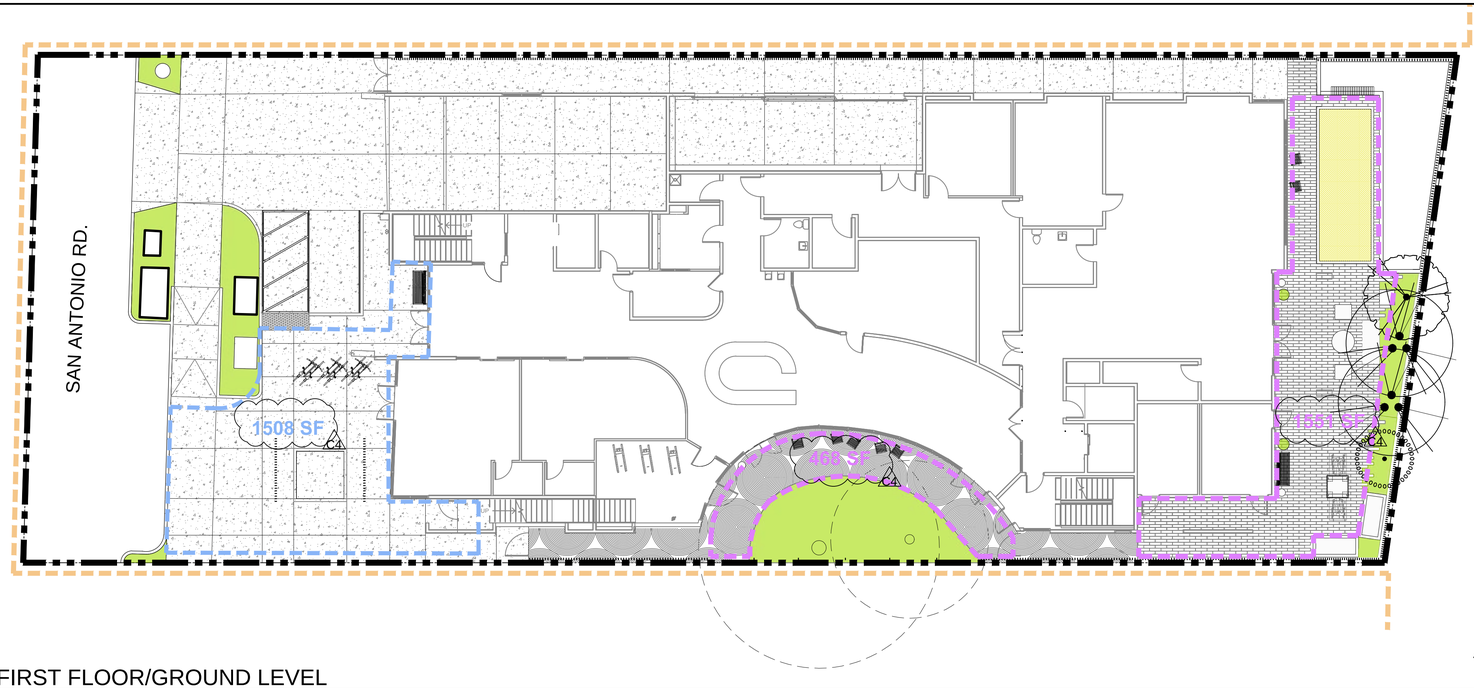
Checked: YD

Job: 21005

PL2.3

Scale: As indicated



LEGEND

SYMBOL	DESCRIPTION	AREA
	PRIVATE SPACE, ACCESSIBLE TO RESIDENTS, WORKERS, AND THE GENERAL PUBLIC	1508 SQ.FT.
	PRIVATE SPACE, FENCED SPACE ACCESSIBLE TO RESIDENTS AND WORKERS + TOTAL UNIT BALCONY SPACE	2019 SQ.FT. C3
	PUBLIC SPACE	

TOTAL PROJECT SITE AREA: 21,788 SQ. FT.

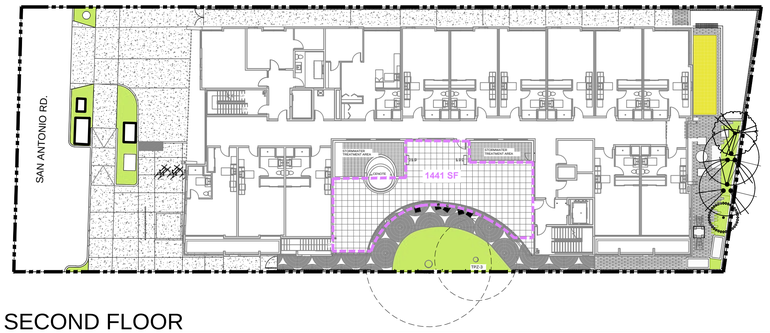
TOTAL OPEN SPACE AREA: 8418 SQ. FT.

SEMI-PRIVATE SPACE (GENERAL PUBLIC):	1,508 SF
SEMI-PRIVATE SPACE (COMMON) :	5,626 SF
PRIVATE SPACE (BALCONIES):	1,284 SF
TOTAL OPEN SPACE =	8,418 SF

C4

1 C3

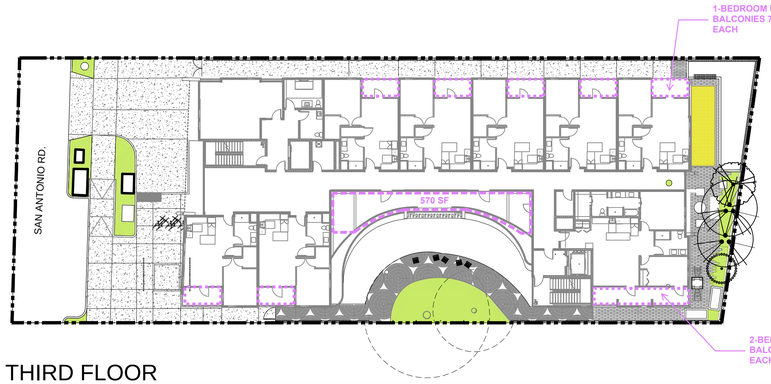
FIRST FLOOR/GROUND LEVEL



LEGEND

SYMBOL	DESCRIPTION	AREA
	PRIVATE SPACE, FENCED SPACE, ACCESSIBLE TO RESIDENTS AND WORKERS	1441 SQ.FT.

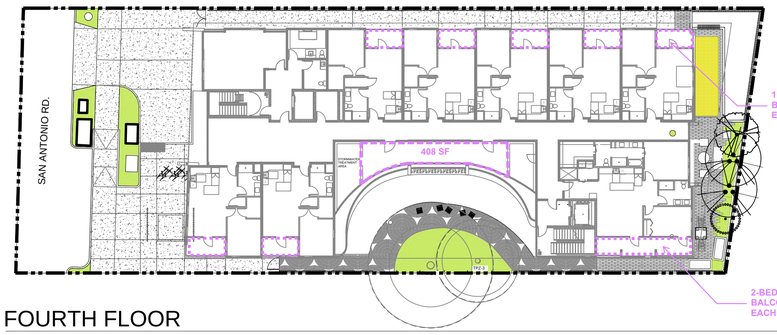
SECOND FLOOR



LEGEND

SYMBOL	DESCRIPTION	AREA
	PRIVATE SPACE, FENCED SPACE, ACCESSIBLE TO RESIDENTS AND WORKERS	1212 SF C4
	SEMI-PRIVATE SPACE (COMMON)	570 SF
	PRIVATE SPACE (BALCONIES)	642 SF
		1,212 SF C4

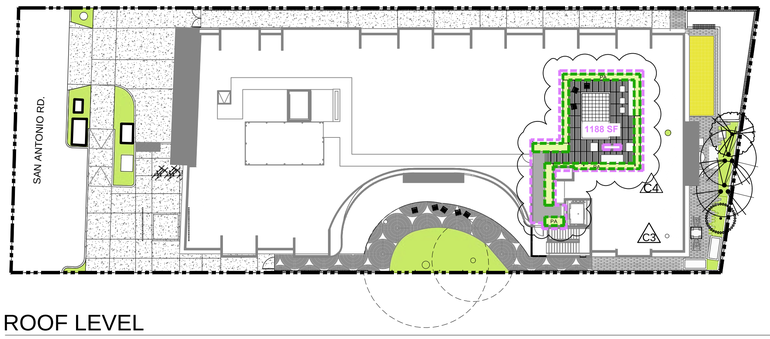
THIRD FLOOR



LEGEND

SYMBOL	DESCRIPTION	AREA
	PRIVATE SPACE, FENCED SPACE, ACCESSIBLE TO RESIDENTS AND WORKERS	1050 SF C4
	SEMI-PRIVATE SPACE (COMMON)	408 SF
	PRIVATE SPACE (BALCONIES)	642 SF
		1,050 SF C4

FOURTH FLOOR



LEGEND

SYMBOL	DESCRIPTION	AREA
	PRIVATE SPACE, FENCED SPACE, ACCESSIBLE TO RESIDENTS AND WORKERS	1188 SQ.FT. (TOTAL) C3
	LANDSCAPED AREA	290 SQ.FT. (24% OF TOTAL) C4

ROOF LEVEL

NORTH

N.T.S.

BASE LANDSCAPE ARCHITECTURE

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

OPEN SPACE PLAN

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: JUNE 30, 2023

Drawn: YD, JR

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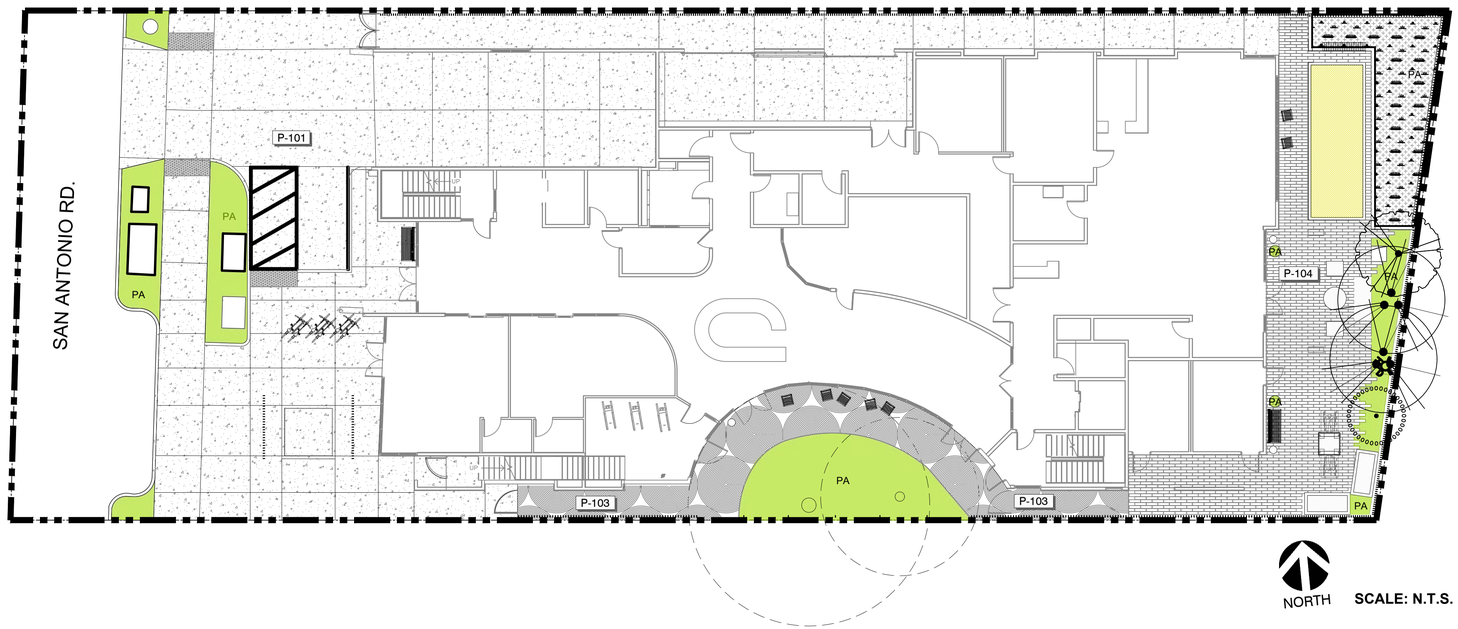
Job: 21005

PL2.4

Scale: As indicated



SCALE: N.T.S.

REFERENCE NOTES SCHEDULE

SYMBOL	PAVING DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	COLOR	SIZE
P-101	CONCRETE PAVING, C.I.P.		DAVIS COLORS	CONCRETE	OUTBACK	
P-103	UNIT PAVER, PEDESTRIAN - TYPE 1	PORPHYRY COBBLESTONE PAVERS	MONARCH STONE INTERNATIONAL	STONE	MIX A: LIGHT GREY, VIOLET GREY, LIGHT BROWN	5" X 5"
P-104	UNIT PAVER, PEDESTRIAN - TYPE 2	NARROW MODULAR	STEPSTONE, INC.	CONCRETE	MIX: GRANADA WHITE 1401, FRENCH GRAY 1404, BRICK RED 1516	6" X 24"

PAVING

P-104 UNIT PAVER, PEDESTRIAN - TYPE 2

P-104 UNIT PAVER, PEDESTRIAN - TYPE 2

P-103 UNIT PAVER, PEDESTRIAN - TYPE 1

P-103 UNIT PAVER, PEDESTRIAN - TYPE 1

PAVING, COLORS, FINISHES

CONCRETE
OUTBACK, DAVIS

CONCRETE
SANDBLAST

GRANADA WHITE,
LIGHT SANDBLAST

PORCELAIN,
LIGHT SANDBLAST

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

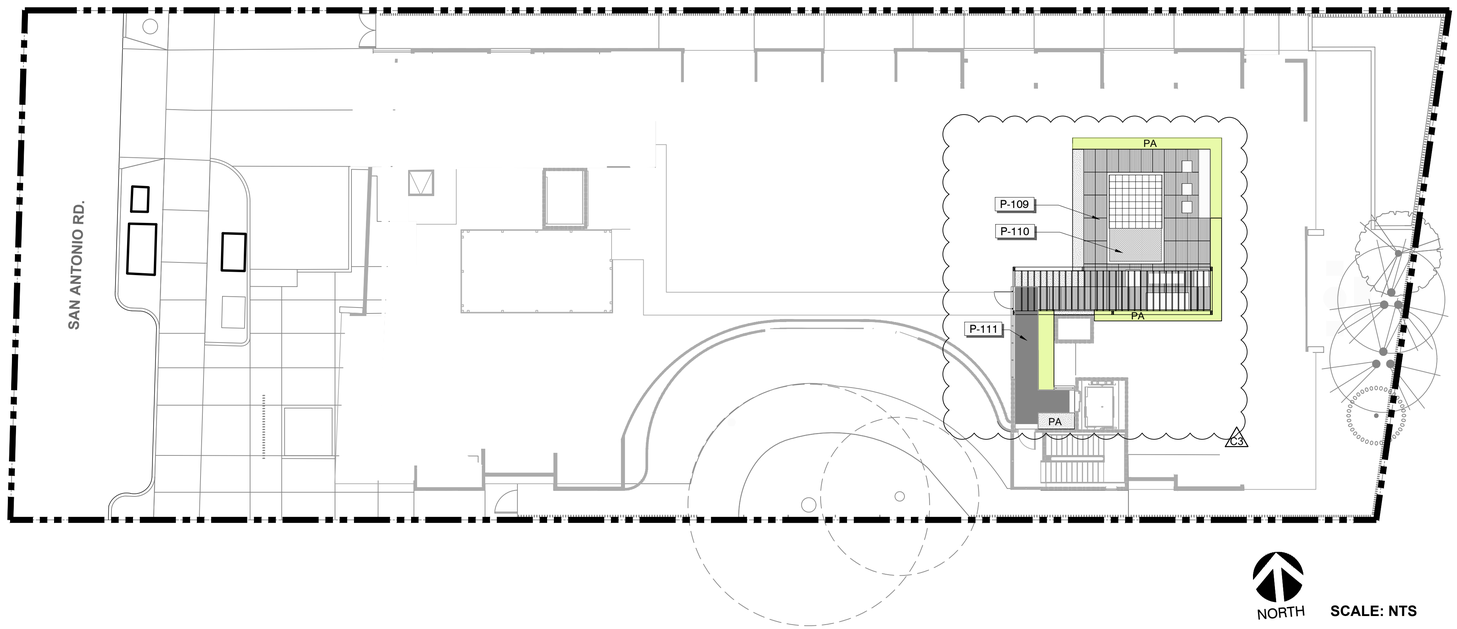
Drawing
LANDSCAPE
MATERIALS BOARD

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: FEB. 15, 2024
Drawn: YD, JR
Checked: YD
Job: 21005

PL2.5

Scale: As indicated



SCALE: NTS

PAVING SCHEDULE							
SYMBOL	DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	COLOR	FINISH	SIZE
P-109	WOOD TILES	4'X2' CUMARU WOOD TILE	BISON	WOOD	GOLDEN BROWN	SMOOTH	47.9375" x 23.875" 1.69"
P-110	ARTIFICIAL TURF	BOCCE TURF	HEAVENLY GREENS	SYNTHETIC	LUSH GREEN		9/16 "
P-111	METAL GRATING			METAL	METAL		4' x 8'

PAVING

P-104 WOOD TILES

P-104 METAL GRATING

P-103 ARTIFICIAL TURF

P-103 ARTIFICIAL TURF

PAVING, COLORS, FINISHES

P-104 WOOD TILES

P-104 METAL GRATING

P-103 ARTIFICIAL TURF

BASE LANDSCAPE ARCHITECTURE

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

LANDSCAPE MATERIALS BOARD (ROOF)

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: FEB. 15, 2024

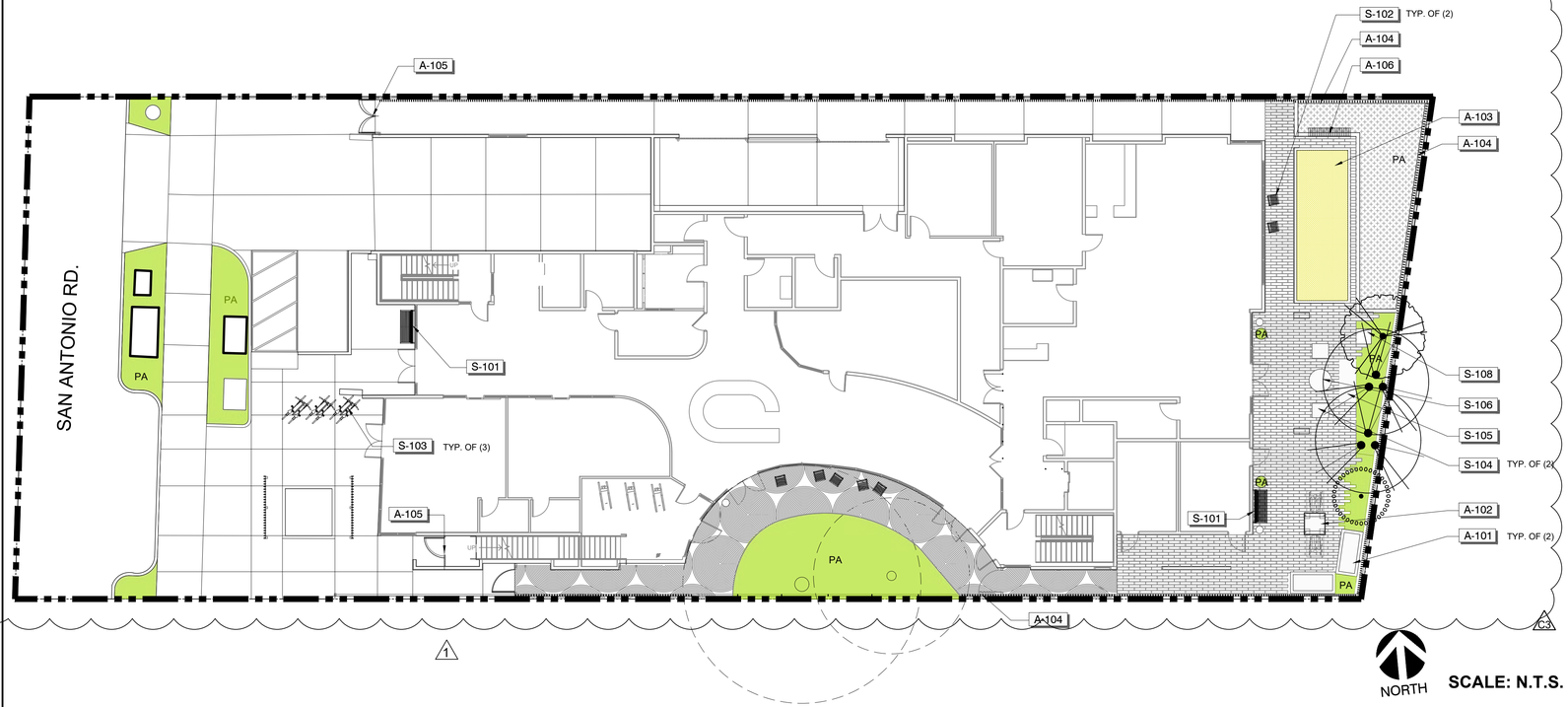
Drawn: YD, JR

Checked: YD

Job: 21005

PL2.6

Scale: As indicated



SCALE: N.T.S.

REFERENCE NOTES SCHEDULE					
	AMENITY AND STRUCTURE				
SYMBOL	DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	COLOR
A-101	STANDARD RAISED VEGETABLE BED		CUSTOM	CEDAR	NATURAL
A-102	ACCESSIBE RAISED VEGETABLE BED	ADA-COMPLIANT "FORWARD-FACING WHEELCHAIR" GARDEN	ACESSIBLE GARDENS	CEDAR	NATURAL
A-103	BOCCE BALL COURT		CUSTOM	RED CEDAR, ARTIFICIAL TURF	
A-104	FENCE		CUSTOM	METAL	
A-105	GATE WITH CARD READER ACCESS		CUSTOM	METAL	
A-106	BUILT-IN BENCH		CUSTOM	THERMALLY TREATED ASH, CONCRETE	
	SITE FURNISHING				
SYMBOL	DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	COLOR
S-101	WOOD BENCH	PREVIA URBANA, LPU151	MMCITE	THERMALLY MODIFIED WOOD, STEEL	
S-102	CHAIR	PREVIA URBANA, LPU152	MMCITE	THERMALLY MODIFIED WOOD, STEEL	
S-103	BIKE RACK	HOOP	DERO	METAL	BRONZE
S-104	LOUNGE CHAIR	MESA TEAK LOUNGE CHAIR	RESTORATION HARDWARE	WEATHERED TEAK	NATURAL
S-105	OUTDOOR SOFA	MESA TEAK SOFA	RESTORATION HARDWARE	WEATHERED TEAK	NATURAL
S-106	FIRE TABLE	IXTAPA ROUND PLINTH	RESTORATION HARDWARE	GLASS-FIBER-REINFORCED CONCRETE	LIMESTONE
S-107	PLANTER POT	VETRO ROUND PLANTER, SIZE E	RESTORATION HARDWARE	CHENZA	
S-108	FOUNTAIN, 32"	MODERNIST PLINTH	RESTORATION HARDWARE	ALUMINUM	WEATHERED ZINC

SITE FURNISHING

S-105 OUTDOOR SOFA

S-104 LOUNGE CHAIR

S-102 CHAIR

S-113 FIRE TABLE

S-108 FOUNTAIN

S-107 PLANT POTS

AMENITY AND STRUCTURE

A-103 BOCCE BALL COURT

A-102 ACCESSIBLE GARDEN BED

A-101 STANDARD GARDEN BED

A-106 BUILT-IN BENCH

A-106 BUILT-IN BENCH WITH BACK

A-104 FENCE A-105 GATE

MATERIALS, COLORS, FINISHES

THERMALLY-TREATED ASH BENCHES

RED CEDAR RAISED BEDS

BASE LANDSCAPE ARCHITECTURE

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

LANDSCAPE MATERIALS BOARD

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: FEB. 15, 2024

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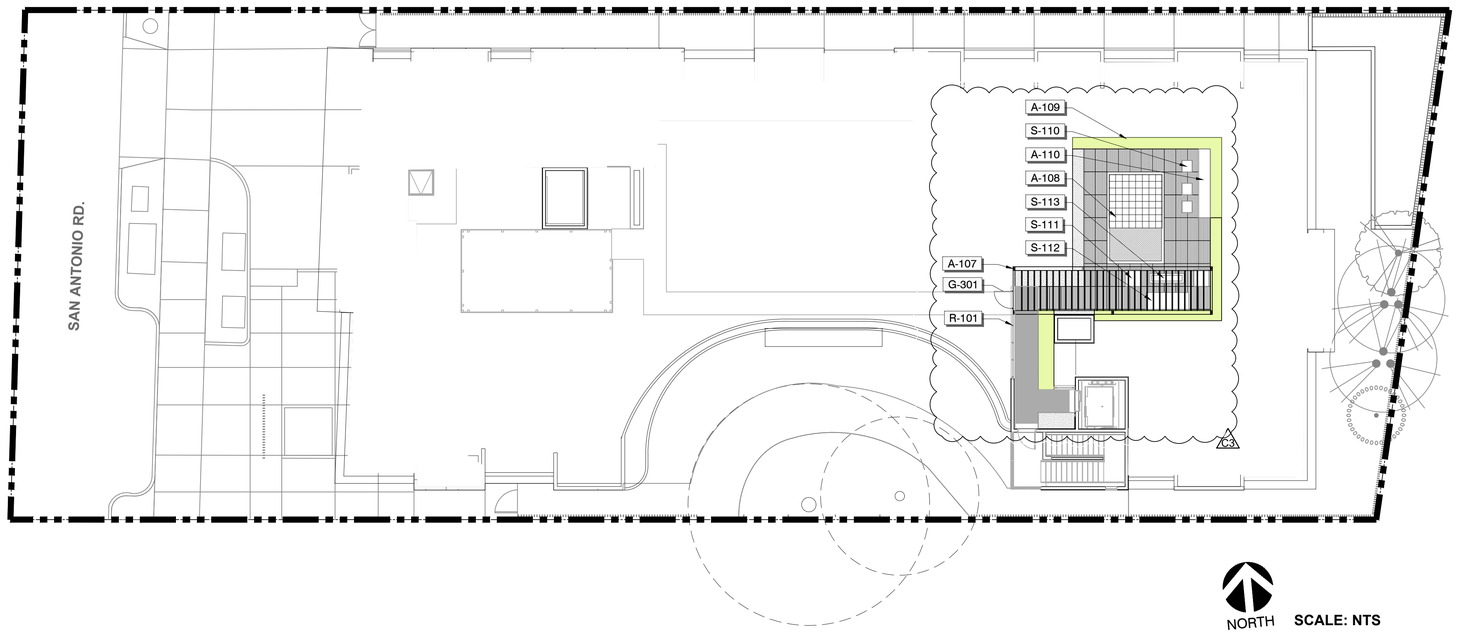
Job: 21005

PL2.7

Scale: As indicated



NORTH **SCALE: NTS**

AMENITY_AND_STRUCTURE_SCHEDULE

SYMBOL	DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	COLOR	FINISH	SIZE
A-107	TRELLIS		CUSTOM	ALUMINUM, WOOD	NATURAL	POWDER-COATED	8'W x 35'L x 8'H
A-108	CHESS BOARD	MEGA CHESS	MEGA CHESS	PLASTIC	WHITE AND BLACK		16" TO 25"H
A-109	RAISED PLANTER		CUSTOM	CORTEN STEEL	RUSTED		36"H
A-110	BAR COUNTER		CUSTOM	CORTEN STEEL	RUSTED		42"H

SITE_FURNISHING_SCHEDULE

SYMBOL	DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	COLOR	FINISH	SIZE
S-110	BAR STOOL	MESA TEAK BAR & COUNTER STOOL	RESTORATION HARDWARE	WEATHERED TEAK	GREY	NATURAL	22¼"W x 22¼"D x 44"H
S-111	OUTDOOR CHAIR	MESA TEAK LOUNGE CHAIR	RESTORATION HARDWARE	WEATHERED TEAK	GREY	NATURAL	31"W x 35½"D x 28"H
S-112	OUTDOOR SOFA	MESA TEAK SOFA	RESTORATION HARDWARE	WEATHERED TEAK	GREY	NATURAL	90"W x 35½"D x 28"H
S-113	FIRE TABLE	IXTAPA RECTANGULAR FIRE TABLE	RESTORATION HARDWARE	CONCRETE	GREY	BLACK SAND	72"W x 20"D x 15"H

RAIL_SCHEDULE

SYMBOL	DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	COLOR	FINISH	SIZE
R-101	GUARDRAIL		CUSTOM	METAL			42" H

GATE_SCHEDULE

	METAL GATE						
SYMBOL	DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	COLOR	FINISH	SIZE
G-301	LOCKABLE SINGLE GATE		CUSTOM	METAL			42" H

C-3

SITE FURNISHING

A-103 OUTDOOR SOFA

A-103 OUTDOOR CHAIR

A-103 FIRE TABLE

A-103 BAR STOOL

AMENITY AND STRUCTURE

A-103 TRELLIS

A-101 BAR COUNTER

A-106 CHESS BOARD

A-106 RAISED PLANTER

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
LANDSCAPE MATERIALS BOARD (ROOF)

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

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Drawn: YD, JR
Checked: YD
Job: 21005

PL2.8

Scale: As indicated

TREES


CHILOPSIS LINEARIS // DESERT WILLOW


MAGNOLIA X ACUMINATA 'BUTERFLIES' //
MAGNOLIA 'BUTTERFLIES'


PYRUS COMMUNIS // EUROPEAN PEAR (ESPALIER)

BIORETENTION

CHONDROPETALUM TECTORUM //
SMALL CAPE RUSH

CAREX TUMULICOLA //
FOOTHILL SEDGE

IRIS 'CANYON SNOW' //
CANYON SNOW IRIS

SISYRINCHIUM BELLUM //
BLUE-EYED GRASS

ACHILLEA 'APRICOT DELIGHT'
// APRICOT DELIGHT YARROW

ACHILLEA 'PAPRKA' // PAPRIKA
YARROW

ACHILLEA 'TERRA COTTA' //
TERRA COTTA YARROW

RIBES SANGUINEUM // PINK
FLOWERING CURRANT

REDWOOD UNDERSTORY

POLYSTICHUM MUNITUM //
SWORD FERN

ATHYRIUM FILIX-FEMINA //
LADY FERN

ADIANTUM ALEUTICUM // FIVE
FINGER FERN

ASARUM CAUDATUM //
WILD GINGER

SYMPHORICARPUS ALBUS //
SNOWBERRY

CONCEPT PLANT SCHEDULE

CHILOPSIS LINEARIS / DESERT WILLOW
SIZE: 24" BOX
WATER USAGE: LOW
SIZE AT MATURITY: 30` H X 25` W

MAGNOLIA ACUMINATA X `BUTTERFLIES`/ BUTTERFLY MAGNOLIA
SIZE: 24" BOX
WATER USAGE: MEDIUM
SIZE AT MATURITY: 15` H X 10` W

ESPALIER FRUIT TREE, PRUNUS COMMUNIS/EUROPEAN PEAR
SIZE: 24" BOX
WATER USAGE: MEDIUM
SIZE AT MATURITY: TBD

FRONT ENTRY, BACK PATIO, AND ROOF PLANTING AREAS

ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	5 GAL	20% @ 36" oc
CLEMATIS ARMANDII / EVERGREEN CLEMATIS	15 GAL	5% @ 180" oc
LAVANDULA STOECHAS / SPANISH LAVENDER	3 GAL	25% @ 30" oc
RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL	25% @ 24" oc
STIPA LEPIDA / FOOTHILL NEEDLEGRASS	1 GAL	25% @ 12" oc

FLOW-THROUGH PLANTERS

ACHILLEA MILLEFOLIUM 'APRICOT DELIGHT' / TUTTI FRUTTI APRICOT DELIGHT COMMON YARROW	1 GAL	15% @ 18" oc
ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA COMMON YARROW	1 GAL	15% @ 18" oc
ACHILLEA MILLEFOLIUM 'TERRA COTTA' / TERRA COTTA COMMON YARROW	1 GAL	15% @ 18" oc
CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL	15% @ 24" oc
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	15% @ 24" oc
IRIS X 'CANYON SNOW' / WHITE PACIFIC COAST HYBRID IRIS	1 GAL	15% @ 24" oc
SISYRINCHIUM BELLUM / BLUE-EYED GRASS	1 GAL	10% @ 18" oc

REDWOOD UNDERSTORY

ADIANTUM ALEUTICUM / WESTERN MAIDENHAIR FERN	3 GAL	20% @ 48" oc
ASARUM CAUDATUM / WILD GINGER	1 GAL	20% @ 12" oc
ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	3 GAL	20% @ 36" oc
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	3 GAL	20% @ 36" oc
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL	20% @ 72" oc

BALCONY PLANTERS

ADIANTUM ALEUTICUM / WESTERN MAIDENHAIR FERN	1 GAL	9% @ 48" oc
APOROCACTUS FLAGELLIFORMIS / RAT'S TAIL CACTUS	1 GAL	9% @ 18" oc
DISCHIDIA NUMMULARIA / STRING OF NICKLES	1 GAL	9% @ 18" oc
HESPERALOE PARVIFLORA / RED YUCCA	1 GAL	9% @ 24" oc
PEPEROMIA PROSTRATA / STRING OF TURTLES	1 GAL	9% @ 18" oc
RHODOCHITON ASTROSANGUINEUS / PURPLE BELL VINE	1 GAL	9% @ 36" oc
SATUREJA DOUGLASII / YERBA BUENA	1 GAL	9% @ 24" oc
SENECIO ROWLEYANUS / STRING OF PEARLS	1 GAL	9% @ 18" oc
THAUMATOPHYLLUM XANADU / XANADU PHILODENDRON	1 GAL	9% @ 48" oc
YUCCA ALOIFOLIA 'PURPUREA' / BLUE BOY ALOE YUCCA	1 GAL	9% @ 48" oc
X GRAPTOVERIA X 'MOONGLOW' / MOONGLOW GRAPTOVERIA	1 GAL	10% @ 18" oc

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
PLANTING LIST AND IMAGES

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

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Drawn: YD, JR
Checked: YD
Job: 21005
PL2.9A
Scale: As indicated

PLANNING SUBMITTAL

FRONT ENTRY, BACK PATIO AND ROOF


STIPA LEPIDA // FOOTHILL NEEDLE GRASS


ARCHTOSTAPHYLOS 'PACIFIC MIST' // PACIFIC MIST MANZANITA


LAVANDULA STOECHAS // SPANISH LAVENDER


CLEMATIS ARMANDII // ARMAND CLEMATIS


RUDBECKIA HIRTA // BLACK-EYED SUSAN


ALLIUM SCHOENOPRASUM // CHIVES


CORIANDUM SATIVUM // CILANTRO


MELISSA OFFICINALIS // LEMON BALM

BALCONIES


GRAPTOVERIA 'MOONGLOW' // MOONGLOW GRAPTOVERIA


THAUMATOPHYLLUM XANADU // XANADU


ADIANTUM ALEUTICUM // FIVE FINGER FERN


YUCCA DESMETIANA 'BLUE BOY' // BLUE BOY YUCCA


HESPERALOE PARVIFLORA // RED YUCCA


SATUREJA DOUGLASII // YERBA BUENA


DISCHIDIA NUMMULARIA // STRING OF NICKLES


APROROCACTUS FLAGELLIFORMIS // RAT TAIL CACTUS


RHODOCHITON ATROSANHUINEUM // PURPLE BELL VINE


SENECIO ROWLEYANUS // STRING OF PEARLS


PEPEROMIA PROSTRATA // STRING OF TURTLES

CONCEPT PLANT SCHEDULE

CHILOPSIS LINEARIS / DESERT WILLOW
SIZE: 24" BOX
WATER USAGE: LOW
SIZE AT MATURITY: 30` H X 25` W

MAGNOLIA ACUMINATA X `BUTTERFLIES`/ BUTTERFLY MAGNOLIA
SIZE: 24" BOX
WATER USAGE: MEDIUM
SIZE AT MATURITY: 15` H X 10` W

ESPALIER FRUIT TREE, PRUNUS COMMUNIS/EUROPEAN PEAR
SIZE: 24" BOX
WATER USAGE: MEDIUM
SIZE AT MATURITY: TBD

FRONT ENTRY, BACK PATIO, AND ROOF PLANTING AREAS

ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	5 GAL	20% @ 36" oc
CLEMATIS ARMANDII / EVERGREEN CLEMATIS	15 GAL	5% @ 180" oc
LAVANDULA STOECHAS / SPANISH LAVENDER	3 GAL	25% @ 30" oc
RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL	25% @ 24" oc
STIPA LEPIDA / FOOTHILL NEEDLEGRASS	1 GAL	25% @ 12" oc

FLOW-THROUGH PLANTERS C3

ACHILLEA MILLEFOLIUM 'APRICOT DELIGHT' / TUTTI FRUTTI APRICOT DELIGHT COMMON YARROW	1 GAL	15% @ 18" oc
ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA COMMON YARROW	1 GAL	15% @ 18" oc
ACHILLEA MILLEFOLIUM 'TERRA COTTA' / TERRA COTTA COMMON YARROW	1 GAL	15% @ 18" oc
CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL	15% @ 24" oc
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	15% @ 24" oc
IRIS X 'CANYON SNOW' / WHITE PACIFIC COAST HYBRID IRIS	1 GAL	15% @ 24" oc
SISYRINCHIUM BELLUM / BLUE-EYED GRASS	1 GAL	10% @ 18" oc

REDWOOD UNDERSTORY

ADIANTUM ALEUTICUM / WESTERN MAIDENHAIR FERN	3 GAL	20% @ 48" oc
ASARUM CAUDATUM / WILD GINGER	1 GAL	20% @ 12" oc
ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	3 GAL	20% @ 36" oc
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	3 GAL	20% @ 36" oc
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL	20% @ 72" oc

BALCONY PLANTERS

ADIANTUM ALEUTICUM / WESTERN MAIDENHAIR FERN	1 GAL	9% @ 48" oc
APOROCACTUS FLAGELLIFORMIS / RAT'S TAIL CACTUS	1 GAL	9% @ 18" oc
DISCHIDIA NUMMULARIA / STRING OF NICKLES	1 GAL	9% @ 18" oc
HESPERALOE PARVIFLORA / RED YUCCA	1 GAL	9% @ 24" oc
PEPEROMIA PROSTRATA / STRING OF TURTLES	1 GAL	9% @ 18" oc
RHODOCHITON ASTROSANGUINEUS / PURPLE BELL VINE	1 GAL	9% @ 36" oc
SATUREJA DOUGLASII / YERBA BUENA	1 GAL	9% @ 24" oc
SENECIO ROWLEYANUS / STRING OF PEARLS	1 GAL	9% @ 18" oc
THAUMATOPHYLLUM XANADU / XANADU PHILODENDRON	1 GAL	9% @ 48" oc
YUCCA ALOIFOLIA 'PURPUREA' / BLUE BOY ALOE YUCCA	1 GAL	9% @ 48" oc
X GRAPTOVERIA X 'MOONGLOW' / MOONGLOW GRAPTOVERIA	1 GAL	10% @ 18" oc

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
PLANTING LIST AND IMAGES

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

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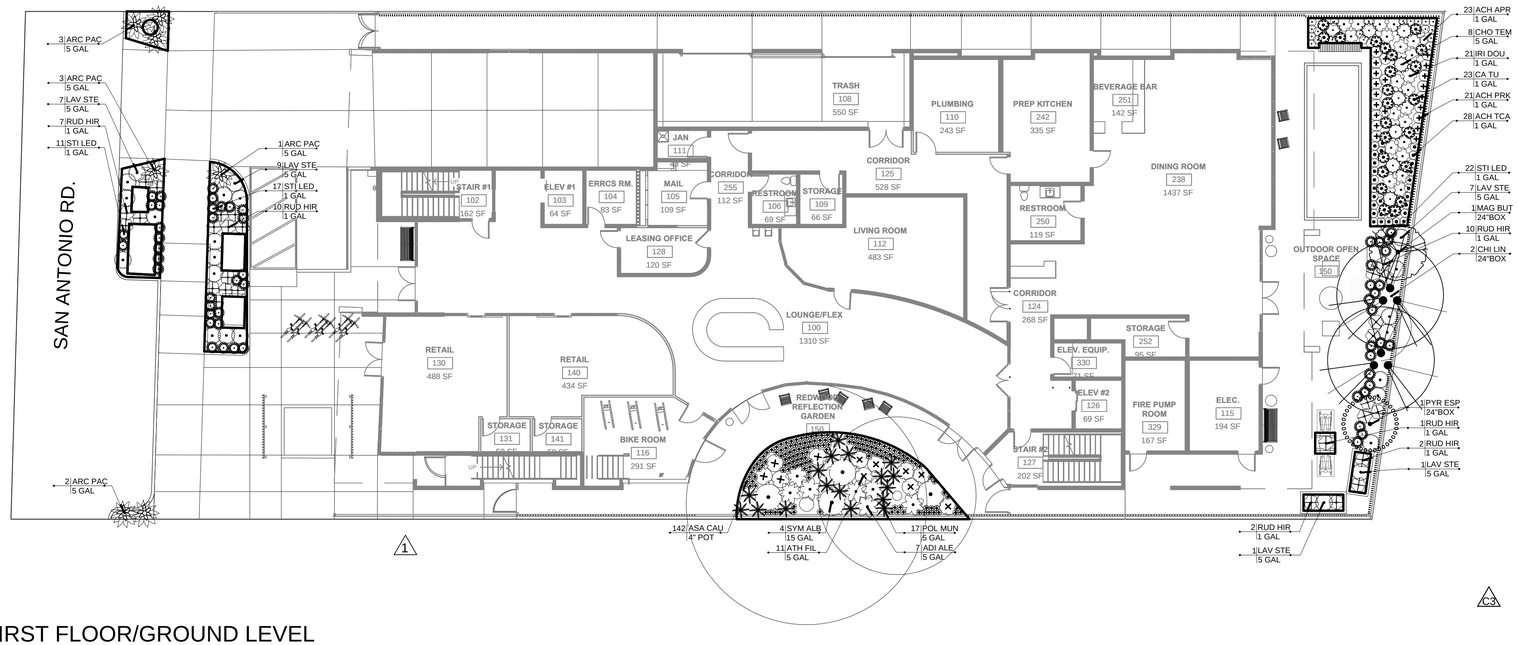
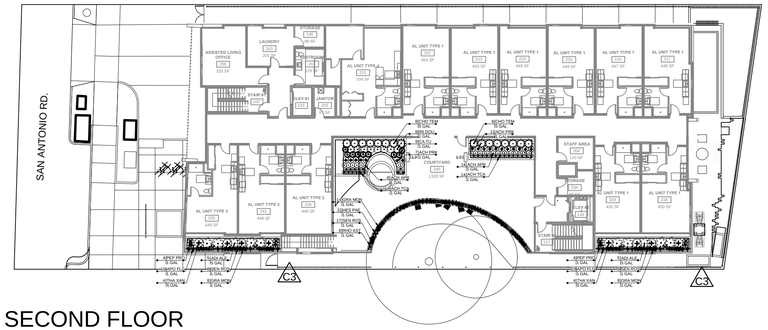


FIRST FLOOR/GROUND LEVEL



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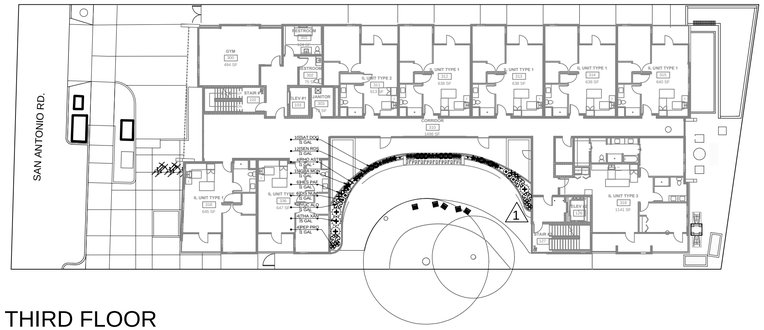
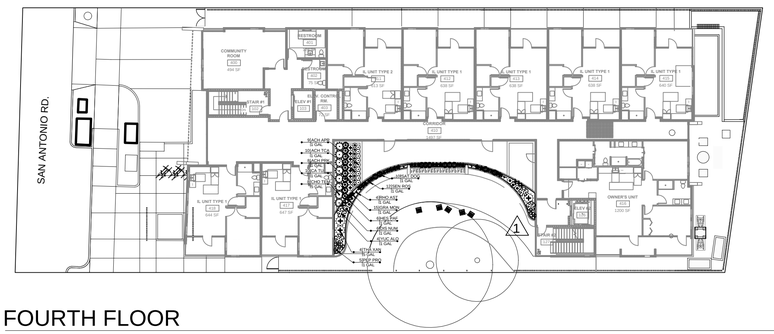
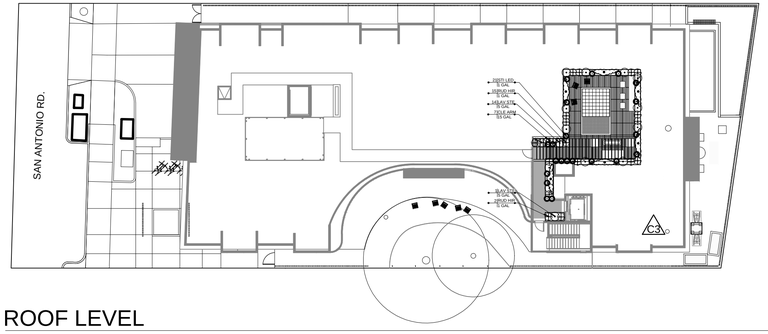


THIRD FLOOR



FOURTH FLOOR



ROOF LEVEL

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	MATURE SIZ
TREES							
	CHI LIN	2	CHILOPSIS LINEARIS	DESERT WILLOW	24"BOX	LOW	30' H X 25' W
	MAG BUT	1	MAGNOLIA ACUMINATA 'BUTTERFLIES'	BUTTERFLIES MAGNOLIA	24"BOX	MEDIUM	15' H X 10' W
	PYR ESP	1	PYRUS COMMUNIS	EUROPEAN PEAR	24"BOX	MEDIUM	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
SHRUBS							
	LAV STE	40	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	LOW	36" o.c.
	RUD HIR	48	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	LOW	30" o.c.
	SYM ALB	4	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	15 GAL	MEDIUM	60" o.c.
	THA XAN	15	THAUMATOPHYLLUM XANADU	XANADU PHILODENDRON	5 GAL	MEDIUM	42" o.c.
CACTUS AND SUCCULENTS							
	APO FLG	20	APOROCACTUS FLAGELLIFORMIS	RAT'S TAIL CACTUS	1 GAL	LOW	24" o.c.
	DIS NUM	12	DISCHIDIA NUMMULARIA	STRING OF NICKLES	1 GAL	LOW	24" o.c.
	HES PAF	33	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	LOW	24" o.c.
	PEP PRO	17	PEPEROMIA PROSTRATA	STRING OF TURTLES	1 GAL	LOW	24" o.c.
	SEN ROS	59	SENECIO ROWLEYANUS	STRING OF PEARLS	1 GAL	LOW	18" o.c.
	GRA MON	60	X GRAPTOVERIA X 'MOONGLOW'	MOONGLOW GRAPTOVERIA	1 GAL	LOW	18" o.c.
	YUC ALO	8	YUCCA ALOIFOLIA 'PURPUREA'	BLUE BOY ALOE YUCCA	1 GAL	LOW	36" o.c.
FERNS							
	ADI ALE	17	ADIANTUM ALEUTICUM	WESTERN MAIDENHAIR FERN	5 GAL	MEDIUM	48" o.c.
	ATH FIL	11	ATHYRIUM FILIX-FEMINA	COMMON LADY FERN	5 GAL	MEDIUM	36" o.c.
	POL MUN	17	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	LOW	36" o.c.
GRASSES							
	CA TU	42	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	LOW	24" o.c.
	CHO TEM	32	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	36" o.c.
	STI LED	71	STIPA LEPIDA	FOOTHILL NEEDLEGRASS	1 GAL	LOW	24" o.c.
GROUND COVERS							
	ARC PAC	9	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	LOW	60" o.c.
	ASA CAU	142	ASARUM CAUDATUM	WILD GINGER	4" POT	MEDIUM	12" o.c.
	SAT DOG	20	SATUREJA DOUGLASII	YERBA BUENA	1 GAL	LOW	24" o.c.
PERENNIALS							
	ACH APR	54	ACHILLEA MILLEFOLIUM 'APRICOT DELIGHT'	APRICOT DELIGHT YARROW	1 GAL	LOW	18" o.c.
	ACH PRK	47	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA COMMON YARROW	1 GAL	LOW	24" o.c.
	ACH TCA	66	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	LOW	18" o.c.
	IRI DOU	29	IRIS DOUGLASIANA PCH 'CANYON SNOW'	CANYON SNOW IRIS	1 GAL	LOW	30" o.c.
VINES							
	CLE ARM	7	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	15 GAL	LOW	120" o.c.
	RHO AST	16	RHODOCHITON ASTROSANGUINEUS	PURPLE BELL VINE	1 GAL	MEDIUM	24" o.c.

NOTE: 3" DEPTH OF WOOD MULCH TO BE APPLIED AS TOP DRESSING TO ALL FLOW-THROUGH PLANTERS.

NORTH

SCALE: N.T.S.

C4

BASE LANDSCAPE ARCHITECTURE

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

PLANTING DIAGRAM

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

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PL2.10

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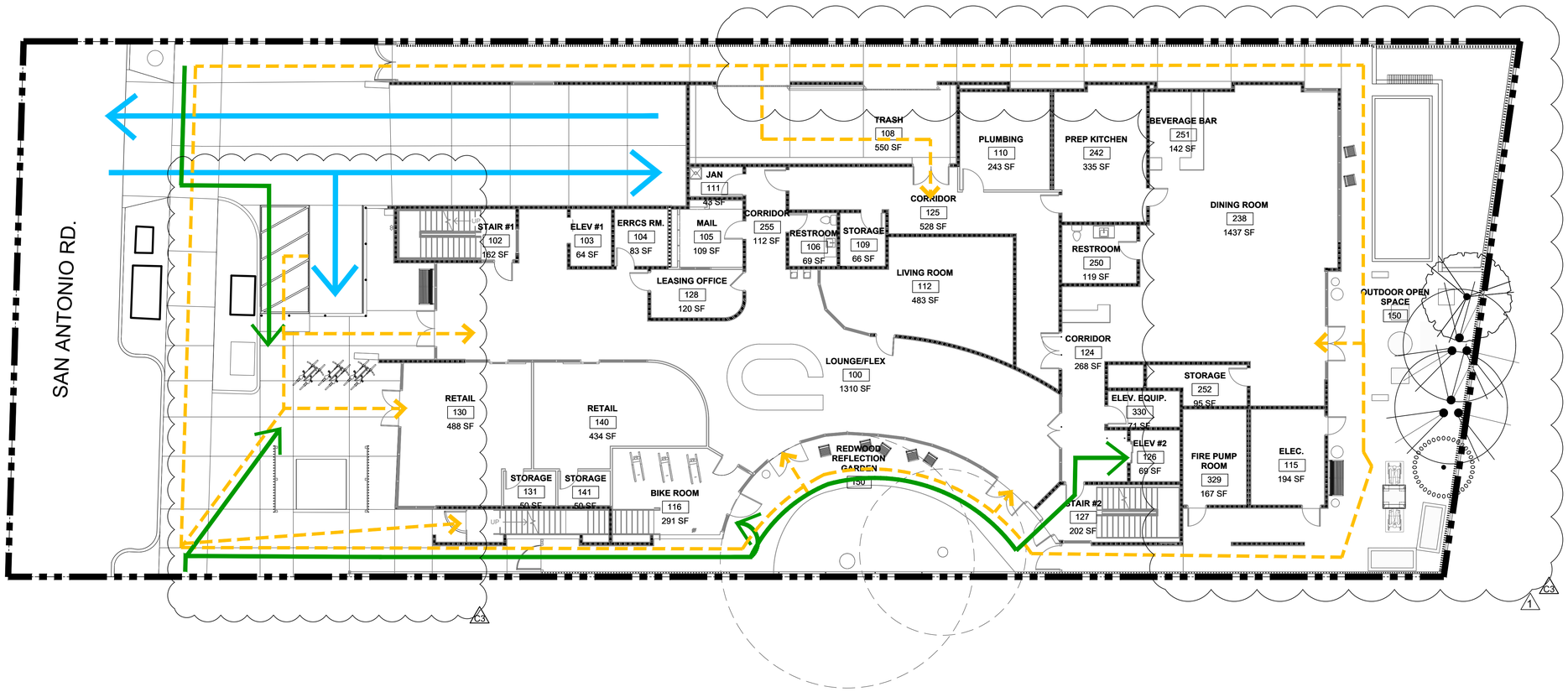
PLANNING SUBMITTAL



SYMBOL	DESCRIPTION	QTY
•	BOLLARD, 4 " DIA, 4 FT ABOVE GROUND	22
||	BIKE RACK	3
	VEHICULAR CIRCULATION	
	PEDESTRIAN CIRCULATION	
	BICYCLE CIRCULATION	

BIKE RACK:
Manufacturer: DERO BIKE RACK CO.
Model: HOOP RACK
Size: 34"H X 24" W, 1.5" SCHEDULE 40 UNCOATED PIPE
Finish: POWDER COATED/ PAINTED
Mounted: SURFACE MOUNTED

NORTH

0 10 20 30 feet

1" = 10'

BASE LANDSCAPE ARCHITECTURE

Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

VEHICULAR, PEDESTRIAN AND BICYCLE CIRCULATION PATH

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
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C4	C4 PLANNING SUBMITTAL	9/25/2024

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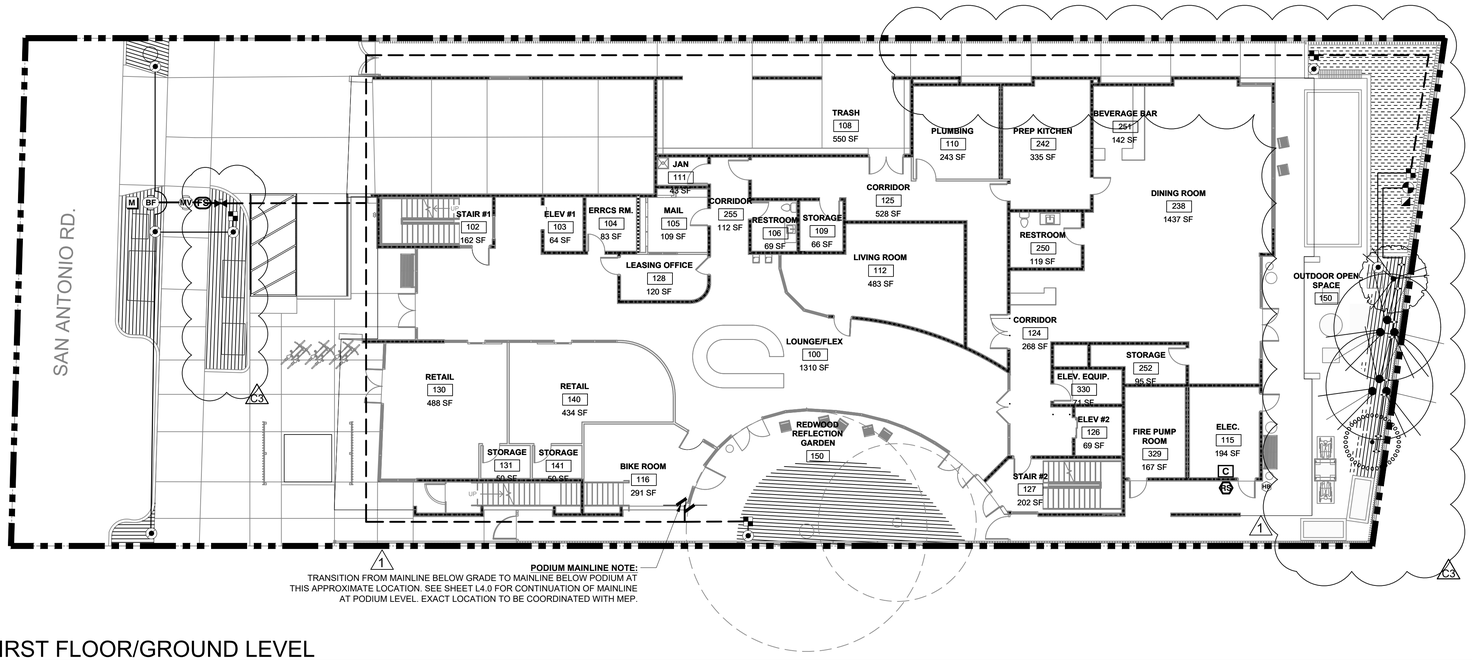


1 **PODIUM MAINLINE NOTE:**
TRANSITION FROM MAINLINE BELOW GRADE TO MAINLINE BELOW PODIUM AT THIS APPROXIMATE LOCATION. SEE SHEET L4.0 FOR CONTINUATION OF MAINLINE AT PODIUM LEVEL. EXACT LOCATION TO BE COORDINATED WITH MEP.

FIRST FLOOR/GROUND LEVEL

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
	AREA TO RECEIVE DRIPLINE HUNTER ECO-MAT 17 MM 0.6 GPH FLEECE WRAPPED INLINE EMITTER TUBING, WITH THE BLANKET ECO-MAT, EVENLY DISPERSES WATER FROM UNDER THE SURFACE. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART. SPECIFY PLD-LOC FITTINGS.
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-CV HDL-06-12-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

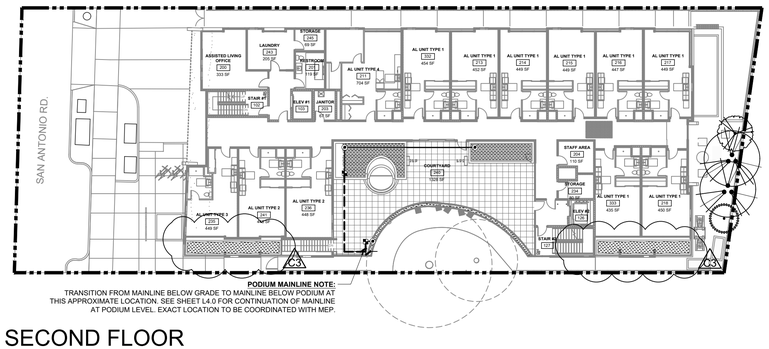
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-101G 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.
	HUNTER HQ-3RC QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4IN. NPT INLET, 1-PIECE BODY.
HB	HOSE BIBB DOMESTIC WATER CONNECT
	LEEMCO LBT-SS 2" (FPT X FPT) STAINLESS STEEL BALL VALVE
MV	HUNTER ICV-G 2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER
C	HUNTER HPC-400 W/ (1) PCM 1600 MODULE 4 STATION WITH (1) PCM 1600 MODULE OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN. PLASTIC CABINET
RE	HUNTER WR-CLIK RAIN SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED.
FS	HUNTER HC-200-FLOW 2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
M	WATER METER 2"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40

VALVE CALLOUT
VALVE NUMBER
VALVE FLOW
#" VALVE SIZE

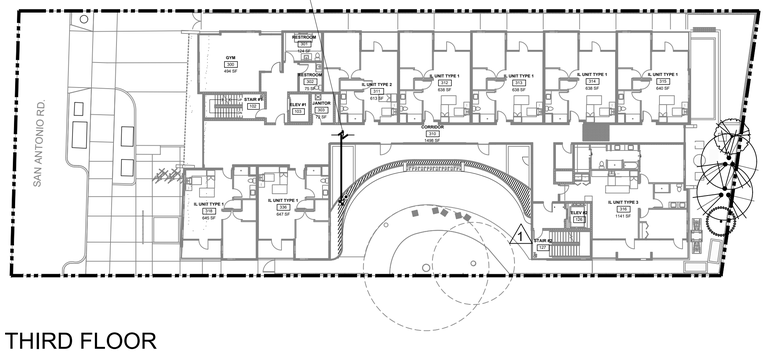
NOTES:

1. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATED ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
2. MAINLINE AND LATERAL PIPE SIZE IS AS NOTED AND CONTIGUOUS DOWNSTREAM UNTIL OTHERWISE NOTED BY NEW PIPE SIZE CALL OUT (TYPICAL).

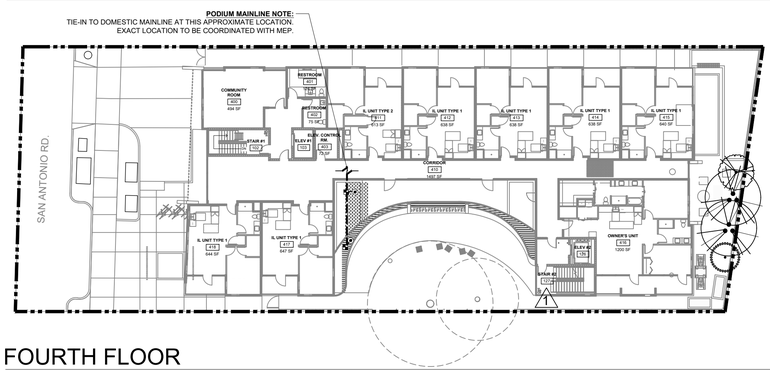


1 **PODIUM MAINLINE NOTE:**
TRANSITION FROM MAINLINE BELOW GRADE TO MAINLINE BELOW PODIUM AT THIS APPROXIMATE LOCATION. SEE SHEET L4.0 FOR CONTINUATION OF MAINLINE AT PODIUM LEVEL. EXACT LOCATION TO BE COORDINATED WITH MEP.

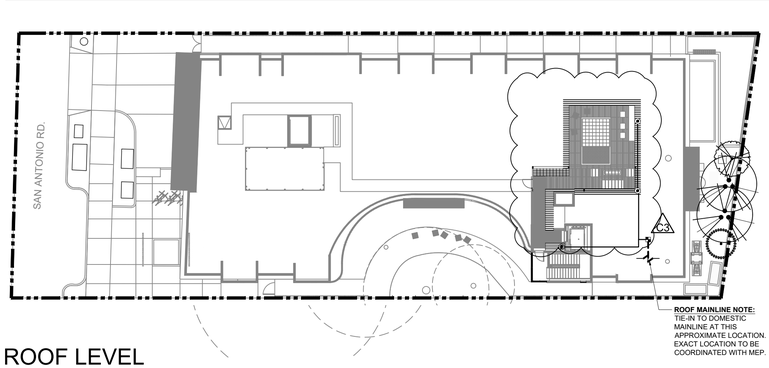
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF MAINLINE NOTE:
TIE-IN TO DOMESTIC MAINLINE AT THIS APPROXIMATE LOCATION. EXACT LOCATION TO BE COORDINATED WITH MEP.

ROOF LEVEL

NORTH N.T.S.

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
IRRIGATION PLAN AND SCHEDULE

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: FEB. 15, 2024
Drawn: YD, JR
Checked: YD
Job: 21005

PL4.1

Scale: As indicated

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH OWNER FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, SUN, SHADE AND WIND EXPOSURE.

6. USE EXISTING 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD, INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINDS OR BENDING.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS.

10. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

11. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

12. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. LANDSCAPE ARCHITECT TO APPROVE BOX LOCATIONS PRIOR TO INSTALLATION.

13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.

14. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE.

15. INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.

16. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

17. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF EXISTING BACKFLOW PREVENTION DEVICE.

18. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

19. IRRIGATION DEMAND: REFER TO PLANS.

20. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

21. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

24. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

25. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

26. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL AND HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

27. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

HYDROZONE MAP

MWELO WATER USE CALCULATIONS

WATER USE ESTIMATION - SAN ANTONIO SENIOR LIVING FACILITY

WATER TYPE		POTABLE
CITY		PALO ALTO, CA
TOTAL ANNUAL ETO		44.2
PEAK MONTHLY ETO		6.05
DATE		2/9/24

REGULAR LANDSCAPE AREAS

HYDROZONE	VALVE #	GPM	AREA (sq.ft) (HA)	WATER USE (LW=LOW, MW=MOD, HW = HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	ETAF (PF/IE)	ETWU (GAL/YEAR)	PERCENTAGE OF LANDSCAPE
1	1	5.78	523	LW	SHRB, GC	DRIPLINE 12"	0.2	0.81	0.96	0.25	2,866	13%
2	2	6.45	645	MW	BIO	ECO-WRAP DRIPLINE 12"	0.5	0.81	0.96	0.62	8,841	16%
3	3	2.08	208	LW	SHRB, GC	DRIPLINE 12"	0.2	0.81	0.96	0.25	1,140	5%
4	4	2	50	LW	TREE	BUBBLER	0.2	0.81	1.5	0.25	275	1%
5	5	4.64	465	MW	BIO	ECO-WRAP DRIPLINE 12"	0.5	0.81	0.96	0.62	6,375	12%
6	6	5.12	500	LW	SHRB, GC	DRIPLINE 12"	0.2	0.81	0.96	0.25	2,740	12%
7	7	4.77	297	MW	BIO	ECO-WRAP DRIPLINE 12"	0.5	0.81	0.96	0.62	4,076	7%
8	8	2.99	149	LW	SHRB, GC	DRIPLINE 12"	0.2	0.81	0.96	0.25	819	4%
9	9	4.05	175	MW	BIO	ECO-WRAP DRIPLINE 12"	0.5	0.81	0.96	0.62	2,395	4%
10	10	5.26	226	MW	BIO	ECO-WRAP DRIPLINE 12"	0.5	0.81	0.96	0.62	3,098	6%
11	11	1.47	147	LW	SHRB, GC	DRIPLINE 12"	0.2	0.81	0.96	0.25	110	4%
12	12	6.25	624	LW	SHRB, GC	DRIPLINE 12"	0.2	0.81	0.96	0.25	3,420	16%
		TOTAL	4,011							TOTAL	36,156	100%

SPECIAL LANDSCAPE AREA

HYDROZONE #		HYDROZONE NAME	AREA (sq.ft)(HA)	PERCENTAGE OF LANDSCAPE
				0%

MAWA		GALLONS/YEAR	49458
		ACRE FEET/YEAR	0.15
		HCF/YEAR	66.12
ETWU		GALLONS/YEAR	36156
		ACRE FEET/YEAR	0.11
		HCF/YEAR	48.34

SITE IRRIGATION EFFICIENCY		SITE PLANT FACTOR	MAWA COMPLIANT
81.00%		0.33	YES

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	1609
TOTAL AREA	4011
AVG. ETAF	40%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA= (ETo)(0.62)(LA x 0.45) + (0.55 x SLA)

Eto= REFERENCE EVAOPTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA= LANDSCAPED AREA (SQUARE FEET)
0.62= CONVERSION FACTOR (GALLONS/SQ.FT/YEAR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETo)(0.62)(ETAF x LA)

Eto= REFERENCE EVAPOTRANSPIRATION

PF= PLANT FACTOR FOR HYDROZONES

HA= HYDROZONE AREA (SQ. FT)
0.62= CONVERSION FACTOR (GALLONS/SQ. FT/YEAR)
IE= IRRIGATION EFFICIENCY (0.81)-DRIP

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
IRRIGATION NOTES AND CALCULATIONS

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: FEB. 15, 2024
Drawn: YD, JR
Checked: YD
Job: 21005

PL4.2

Scale: As indicated

PLANNING SUBMITTAL

City of Palo Alto
Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

TREE DISCLOSURE STATEMENT

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBITRATOR

CITY OF PALO ALTO
Urban Forestry Section
Development Review
pwps@cityofpaloalto.org
650-496-5953
http://www.cityofpaloalto.org

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on 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: 824 SAN ANTONIO RD, PALO ALTO, CA 94303

1. **Are there Protected[1] trees on the property or on adjacent property within 50 feet of the proposed building footprint/ area of work?** ☑ **YES** (continue form) ☐ **NO** (proceed to question 5)

2. Where are the trees located? Check all that apply. **(Plans submitted must show all trees over 4" in diameter)**
   - ☑ On the property
   - ☐ On adjacent property within 30 feet of proposed building footprint/area of work or overhanging the area of work
   - ☐ In the City planter strip or right-of-way easement of the property or within 30 feet of property line (Street Trees)*

   ***Street trees 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 496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605).

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

4. Is there activity or grading within the TPZ? (a radius 10 times the trunk diameter) of these trees? ☑ **YES** ☐ **NO**[2]
   If Yes, a ***Tree Preservation Report*** *must be prepared by an ISA certified arborist and submitted for staff review (see TLTM. Section 3.3.3). Attach this report to Sheet T-1,"Tree Protection, its Part of the Plan!", per Site Plan Requirements.*

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

   For all projects, the following is required: Plans (drawn by architect, contractor or arborist) must show the tree species, measured trunk DBH, and Dripline of each tree 4" DBH or larger.

   For projects that have Protected 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 5.3 for additional information).

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

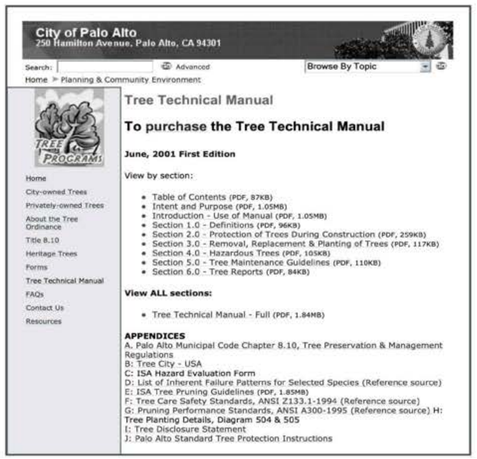
I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.

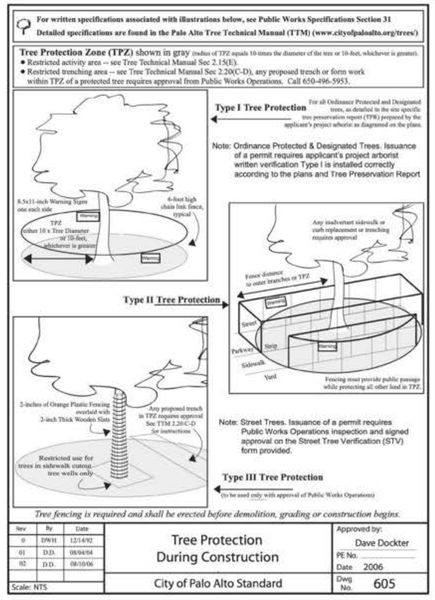
Signature: _____ Print: Rachelle Cagampan ISA#: _____ Date: 07/19/2023

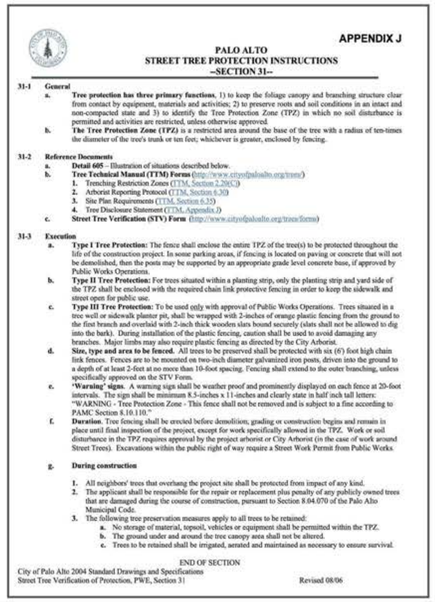
[1] **Protected Trees** - Includes any trees belonging to the following categories: **a) Public Trees (Street Trees)** - Trees growing in the city right of way or on public property; **b) Protected Native Species Trees** – Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley 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 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:

Revised 07/25/2022







APPENDIX J

PALO ALTO
STREET TREE PROTECTION INSTRUCTIONS
--SECTION 31--

31-1 General

a. **Tree protection has three primary functions**, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.

b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet, whichever is greater, enclosed by fencing.

31-2 Reference Documents

a. **Detail 605** – Illustration of situations described below.

b. **Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
1. Trenching Restriction Zones (TTM, Section 2.20(C))
2. Arborist Reporting Protocol (TTM, Section 6.30)
3. Site Plan Requirements (TTM, Section 6.35)
4. Tree Disclosure Statement (TTM, Appendix J)

c. **Street Tree Verification (STV) Form** (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution

a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.

b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.

d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.

e. **'Warning' signs**. A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."

f. **Duration.** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.

g. **During construction**

1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
3. The following tree preservation measures apply to all trees to be retained:
   a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
   b. The ground under and around the tree canopy area shall not be altered.
   c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Verification of Protection, PWE, Section 31 Revised 08/06

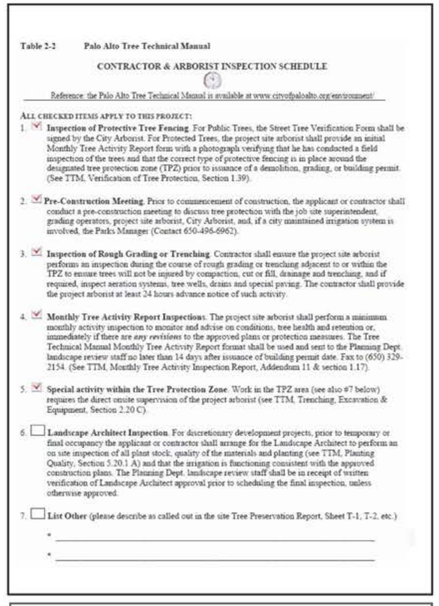


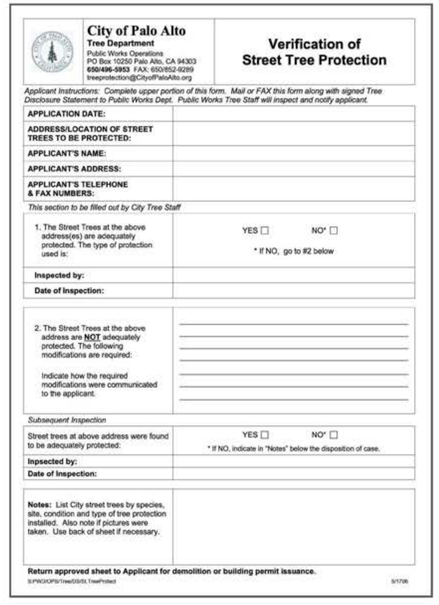
Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

Reference the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☑ **Inspection of Protective Tree Fencing**. For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).
2. ☑ **Pre-Construction Meeting**. Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager. (Contact 650-496-6962).
3. ☑ **Inspection of Rough Grading or Trenching**. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
4. ☑ **Monthly Tree Activity Report Inspections**. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are *any revisions* to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
5. ☑ **Special activity within the Tree Protection Zone**. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
6. ☐ **Landscape Architect Inspection**. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape reviewr staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7. ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)
   - _____
   - _____



City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650-496-5953 FAX: 650/852-9289
treeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES ☐ NO* ☐ * If NO, go to #2 below
Inspected by:	
Date of Inspection:	

2. The Street Trees at the above address are **NOT** adequately protected. The following modifications are required:	
Indicate how the required modifications were communicated to the applicant:	

Subsequent Inspection

Street trees at above address were found to be adequately protected:	YES ☐ NO* ☐ * If NO, indicate in "Notes" below the disposition of case.
Inpsected by:	
Date of Inspection:	

Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.

Return approved sheet to Applicant for demolition or building permit issuance.

S:\PW3\OPS\Trees\DS\ST_TreeProtect 5/17/06

City of Palo Alto Tree Technical Manual ADDENDUM 11

Arborist Firm Data Here RCA/ISA Certified Arborist #WE-000 Council Cell #:

Monthly Tree Activity Report- *Construction Site*

Inspection Date: _____ **Inspection #** _____	**Site address:** Palo Alto, CA	**Contractor-Main Site Contact Information**	#1: Job site superintendent Company: Email: Job site Office: Cell: Mail:
		Also present:	• _____ • _____
Distribution:	1. City of Palo Alto 2. Others	**Attn: Dave Dockter**	Dave.dockter@cityofpaloalto.org 650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)
   a. Pre-construction meeting requirement with sub-contractors
   b. Inspect to verify that tree protection measures are in place
   c. Determine if field adjustments, watering or plan revisions may be needed
2. Field Observations (general site-wide and list by individual tree number)
   a. Tree Protection Fences (TPF) are …
   b. Trenching has/will occur …
3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
   a. Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
   b. Root zone buffer material (wood chips) can be installed next
   c. Schedule sewer trench, foundation dig with …
4. Photographs (use often)
5. Tree Location Map (mandatory 8.5 x 11 sheet)
6. Recommendations, notes or monitor stems for project/staff/schedule
   •
7. Past visits (list carry-over items satisfied/still outstanding)
   •

Respectfully submitted,

Project site arborist
Consultant contact information (Include email, cell#, and mailing)
Cc:

Enter Date CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

---WARNING---
Tree Protection Zone

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

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

Palo Alto Municipal Code Section 8.10.110

City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html

SPECIAL INSPECTIONS **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES: CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY. SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

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

Use addtional "T" sheets as needed

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
SPECIAL TREE PROTECTION INSTRUCTION SHEET

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: JUNE 30, 2023
Drawn: YD, JR
Checked: YD
Job: 21005

PT1.1

Scale: As indicated

PLANNING SUBMITTAL

Preliminary Arborist Report
(Second Revision)

San Antonio Senior Living Facility
824 San Antonio Road
Palo Alto CA

PREPARED FOR:
Rachelle Cagampan, LLC.
824 San Antonio Road
Palo Alto, CA 94303

PREPARED BY:
HortScience | Bartlett Consulting
2550 Ninth Street
Berkeley, CA 94710

October 9, 2023

Preliminary Arborist Report
824 San Antonio Road
Palo Alto, CA

Table of Contents

List of Tables

Exhibits

Preliminary Arborist Report
824 San Antonio Road
Palo Alto, CA

Introduction and Overview

Architects FORA is involved in the redevelopment of a commercially zoned property at 824 San Antonio Road, in Palo Alto, CA. The property is owned by Rachelle Cagampan, LLC. The project area is currently occupied by a commercial office building, and populated with mature and semi-mature trees growing in parking lot landscape zones. HortScience | Bartlett Consulting, Divisions of The F. A. Bartlett Tree Expert Company, was asked to prepare a **Preliminary Arborist Report** as a part of the application to the City of Palo Alto.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within and adjacent to property boundaries, based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on conceptual development plans provided by Architects FORA, of San Jose, CA.
3. Estimated value of trees based on the Council of Tree and Landscape Appraisers methodology.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on November 9, 2021. The assessment included trees 4 inches diameter or greater on the property, or on adjacent properties where canopies extended over property boundaries. Trunk diameter measurements were taken at 54 inches above grade. Trunk diameters of low branching trees were measured at the narrowest point below the lowest branch. To determine protected status and recommended Tree Protection Zones of multi-stemmed trees, the measurement was calculated as the square root of combined squared trunk diameters (sum of squares). Tree Protection Zone recommendations were based on tree age, condition, species tolerance to development, expressed in feet, measured radially outward from the trunk surface. A property survey was not available at the time of map creation. Trees, structures, and hardscape features depicted on the Tree Assessment Map (Exhibits section) are conceptual and do not represent exiting conditions on the developed site. Approximate locations of existing trees are indicated by numbered icons, translated from field measurements gathered with tape measure and notebook. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 54 inches above grade.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on a visual inspection from the ground:

   5 - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.

   4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

   3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

   1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

   Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Fourteen (14) trees representing four species were evaluated (Table 1). Of the trees assessed, two trees were in good condition, nine trees were in fair condition, six trees were in poor condition or dead. Descriptions of each tree are found in the ***Tree Assessment Table***, and approximate locations are plotted on the ***Tree Assessment Map*** (see Exhibits).

Table 1. Tree condition and frequency of occurrence
824 San Antonio Road, Palo Alto, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Blackwood acacia	*Acacia melanoxylon*	1	1	-	**2**
Camphor	*Cinnamomum camphora*	5	2	-	**7**
Evergreen ash	*Fraxinus uhdei*	-	1	-	**1**
Coast redwood	*Sequoia sempervirens*	-	5	2	**7**
Total		**6**	**9**	**2**	**17**

Coast redwood was the most prominent species assessed (seven trees). Two trees were in good condition, and five trees were in fair condition. Six trees had vigorous green foliage, while one tree had somewhat diminished crown density and several dead branches (#2).The group of redwoods shared excurrent form typical of the species with three trees displaying partially suppressed asymmetric crowns (#3, 8, and 14). Codominant stems of tree #2 emerged at 50 feet above grade.

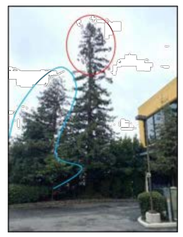


Photo 1: Coast redwood #2 was moderately vigorous with codominant stems (red oval). The crown of redwood #3 was partially suppressed and asymmetric (blue outline).

Most camphors were in poor condition (five of seven trees). Each tree displayed moderate to severe crown dieback, and one tree was dead. One camphor showed green foliage typical of the species, while the crowns of the remaining six trees were sparse and yellow. Other conditions such as stem wounds and a girdling root (tree #7) also lowered the group's condition ratings.

Two vigorous blackwood acacias were growing on the rear property boundary (Photo 3). A chain-link fence was embedded within the trunk of tree #10 (Photo 4). Each tree was in poor structural condition, with bark included between their codominant stems.

Evergreen ash #15 displayed fair vigor, with somewhat diminished foliage color. Branch architecture was typical for the species, with codominant stems arising from a point 15 feet above grade.

Photo 2, above: The crown of camphor #13 was sparse and yellow with branch and twig dieback. Its poor condition was typical of the group.

Photo 3, above: The crown of blackwood acacia #9 was dense and vigorous.

Photo 4, inset: A chain-link fence was embedded within the trunk of tree #10.

Photo 5, above: The codominant stem structure of evergreen ash #15 was typical of the species.

City of Palo Alto Tree Protection Requirements

The City of Palo Alto Municipal Code Title 8 protects specific trees from removal or disfigurement. *Regulated* trees fall within three categories:

1. *Protected Trees*, defined as all coast live oak and valley oak with trunk diameters of 11.5 inches and greater, or coast redwood with trunk diameters of 18 inches or greater, or *Heritage Trees*, nominated by property owners, and designated as such by City Council;
2. *Street Trees*, growing within the street right-of-way (publicly owned);
3. *Designated Trees*, specified by the City to be saved and protected on a public or private property which is subject to a discretionary development review.

Regulated trees may not be removed, destroyed or disfigured without a permit.

Based on this definition, two of the 17 trees meet the definition as *Regulated*, protected status of each tree is provided in the **Tree Assessment Table** in the appendix.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment, and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability, and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure, and death should be allowed to continue.
Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, camphor #6 displayed severe branch and twig dieback. It would be less able to tolerate construction impacts than a camphor with vigorous dense crown.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. As an example, camphor #14 was dead, and may only be supported by adjacent tree #13.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. Coast redwoods are fairly tolerant of new environments if they are initially healthy and receive additional water during and after construction.

Photo 5: Camphor #6 displayed poor vigor, and would be intolerant of construction impacts.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change. All trees assessed were in early, or mid stages of maturity.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (https://www.cal-ipc.org/plants/inventory/) lists species identified as being invasive. Pleasanton is part of the Central West Floristic Province. Blackwood acacia is listed as invasive (limited).

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation
824 San Antonio Road, Palo Alto, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. No trees had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Eight trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Nine trees had low suitability for preservation.

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
ARBORIST ASSESSMENT AND REPORT

No.	Date	Issue
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C4	C4 PLANNING SUBMITTAL	9/25/2024

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Drawn: YD, JR
Checked: YD
Job: 21005

PT2.1

Scale: As indicated

PLANNING SUBMITTAL

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention requires a practical match between the location and intensity of construction activities with the quality and health of trees. The tree assessment was the reference point for tree health, condition, and suitability for preservation. I used San Antonio Senior Living Facility plans provided by Architects FORA (Planning Submittal for Preliminary ARB; Site Plan and Project Information Sheet A-1, and Garage Plan Sheet A-2, dated 11/9/21) to evaluate impacts to trees.

Plans show a new building with underground parking garage being constructed in locations where trees are present. Many trees will have to be removed to accomplish this goal. Results of this evaluation are listed below in **Table 3: Tree Disposition**, and the **Tree Assessment Table** found in the Appendix of this report. The root zones of all seventeen (17) trees are potentially within the area of disturbance

Based on my evaluation of impacts:

- Fourteen (14) trees will be removed to complete construction
- Three (3) trees may potentially be preserved

Each of the three trees that may potentially be preserved were in good or fair condition (coast redwoods #2, 3, and 12). The degree of impact will depend on the design and construction strategies chosen. The group may survive construction with moderate impacts if the final design employs strategies to minimize soil disturbance and encroachment within the recommended Tree Protection Zone, including;

1. For tree #2, I recommended a Tree Protection Zone of 21 feet. Plans show excavation within 14 feet of the trunk. Additional space from the project area will help tree #2 survive construction.
2. Security fencing is planned within the Tree Protection Zones of two trees (#2 & 3). Excavation of pier holes shall be performed with hand tools and air-excavation equipment. Roots encountered shall be cut at 90 degree angles with clean, sharp hand saws. Pruning of roots greater than 2 inches in diameter shall be monitored by the Poject Arborist.
3. New hardscape features within Tree Protection Zones shall be supported with load spreading geotextile grid/web products such as Tensar Biaxial Geogrid to minimize or avoid necessary grading, compaction, and root loss.
4. No grading, excavation, or construction shall take place within six feet from the base of trees to be preserved.
5. Any necessary soil compaction within Tree Protection Zones shall be performed by hand-tamping, and avoiding heavy equipment compaction machines or rollers.

Successful retention of the trees is predicated on the care with which work is performed and the commitment of all parties to the **Tree Preservation Guidelines** found on page 12 of this report.

Table 1. Tree Disposition
824 San Antonio Road, Palo Alto, CA

Tree No.	Species	Trunk Dia. (in.)	Protected Tree?	Suitability for Preservation	Disposition	Canopy Replacement (Min. Standard)	Estimate of Value	Comments
1	Coast redwood	7	-	Low	Remove	-	$650	Within project area
2	Coast redwood	25	Protected	Moderate	(Potentially) Preserve	Three 24" Box Size or Two 36" Box Size	$5,950	14' from project area; *21 feet recommended*
3	Coast redwood	19	Protected	Moderate	(Potentially) Preserve	Three 24" Box Size or Two 36" Box Size	$4,050	12' from project area; *14' recommended*
4	Camphor	8	-	Low	Remove	-	$550	Within project area
5	Coast redwood	10	-	Moderate	Remove	-	$1,550	Within project area
6	Camphor	8	-	Low	Remove	-	$550	Within project area
7	Camphor	10	-	Low	Remove	-	$2,000	Within project area
8	Coast redwood	6	-	Moderate	Remove	-	$700	Within project area
9	Blackwood acacia	13	-	Low	Remove	-	$2,000	6' from project area
10	Blackwood acacia	7	-	Low	Remove	-	$550	7' from project area
11	Camphor	12	-	Moderate	Remove	-	$2,800	5' from project area
12	Coast redwood	8	-	Moderate	(Potentially) Preserve	-	$1,050	8' from project area; *6' recommended*
13	Camphor	14	-	Low	Remove	-	$2,850	8' from project area
14	Camphor	7	-	Low	Remove	-	$450	Within project area
15	Evergreen ash	10	-	Moderate	Remove	-	$1,100	Within project area

Tree No.	Species	Trunk Dia. (in.)	Protected Tree?	Suitability for Preservation	Disposition	Canopy Replacement (Min. Standard)	Estimate of Value	Comments
16	Coast redwood	7	-	Moderate	Remove	-	$650	Within project area
17	Camphor	10	-	Low	Remove	-	$2,150	Within project area

Estimate of Value

The City of Palo Alto requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 10th edition (published in 2018 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in estimating tree value.

The reproduction cost of landscape trees is based upon three factors: size, condition and functional limitations and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Assessment***. Functional limitations consider the interaction of the tree with its planting site currently and for the foreseeable future. I did not identify any external limitations at this site.

The estimate of value for the 17 trees assessed in this report is **$29,600**. The value of the 14 trees being recommended for removal is **$18,550**. The value of the three trees that may potentially be preserved is **$11,050**. The estimated value of each tree is shown in the **Estimate of Value,** in Exhibit.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **Tree Protection Zone** can minimize these impacts.

The following recommendations will help reduce impacts to the remaining trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

1. The **Tree Protection Zone** shall be defined as an exclusion zone surrounding the tree as recommended in Table 3: (Tree Disposition). No grading, excavation, construction or storage of materials shall occur within that zone. The limits of the **Tree Protection Zone** may be adjusted following review of grading and construction plans.
2. Fence all trees to be retained to insure exclusion from the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be six-foot chain link with posts secured into the ground or equivalent as approved by the City of Palo Alto.
3. Tree protection warning signs are required to be installed and maintained at all times until all construction activities are completed.
4. Required tree protection shall remain in place until all construction activities are completed. No changes to tree protection can be made until a revised tree protection plan is submitted and approved by the City of Palo Alto.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the Project Arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This **Tree Protection Zone** is effectively an exclusion zone.
3. Tree Preservation Guidelines prepared by the Project Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
4. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

5. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Project Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees indicated to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6-foot chain link. Fences are to remain until all grading and construction is completed.
3. Structures and underground features to be removed within the **Tree Protection Zone** shall use equipment that will minimize damage to trees above and below ground and operate from outside the **Tree Protection Zone** fencing. Tie back branches and wrap trunks with protective materials to protect from injury as indicated on the Assessment Site Plan (Photo 6). The Project Arborist shall monitor all operations within the recommended **Tree Protection Zones**.
4. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Photo 6: Trunk protection devices (straw wattling) used to protect trees within established Tree Protection Zones.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition, or other work within the **Recommended Tree Protection Zone** (Tree Disposition Table, page 9) shall be monitored by the Project Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to protected trees.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without the permission of the Project Arborist.
4. Construction trailers, traffic and storage areas must remain outside the **Tree Protection Zone** fencing at all times.
5. Excavation operations such as security fence pier installation within the **Recommended Tree Protection Zone** (Tree Disposition Table, page 9) shall be performed with air-excavation equipment and hand tools to expose and minimize damage to existing tree roots.
6. Any root pruning required for construction purposes shall receive prior approval of the Project Arborist. Roots should be cut at 90 degree angles with a clean sharp saw to provide a flat and smooth cut. Do not cut roots with an axe, hatchet, or other dull instrument. Removal of roots larger than 2-inches in diameter should be avoided.
7. If roots 2-inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.

8. Prior to grading or trenching, trees may require root pruning outside the **Tree Protection Zone** fencing. Any root pruning required for construction purposes shall receive the prior approval of, and be monitored by, the Project Arborist.
9. Spoil from trench, footing, utility, or other excavation shall not be placed within the **Tree Protection Zone**, neither temporarily nor permanently.
10. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **Tree Protection Zone** fencing. Any modifications must be approved and monitored by the Project Arborist.
11. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied.
12. No excel soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the **Tree Protection Zone**.

Maintenance of impacted trees
Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

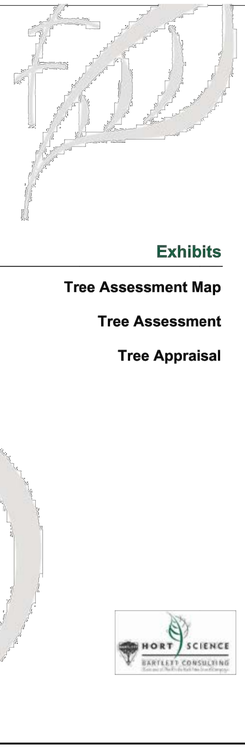
Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Lee Nachtrieb

Lee Nachtrieb
Registered Consulting Arborist #733
Board Certified Master Arborist #WE-0533B
ISA Tree Risk Assessment Qualified



Exhibits

Tree Assessment Map

Tree Assessment

Tree Appraisal

BASE LANDSCAPE ARCHITECTURE

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
ARBORIST ASSESSMENT AND REPORT

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

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Job: 21005

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Tree Assessment Map

San Antonio
Senior Living Facility
824 San Antonio Road

Palo Alto, CA 94303

Prepared for:

Rachelle Cagampan, LLC
824 San Antonio Road
Palo Alto, CA 94303

October 2023

North

1 Inch = 36 Feet

Notes:

Base map provided by: Architects FORA

Numbered tree locations are approximate

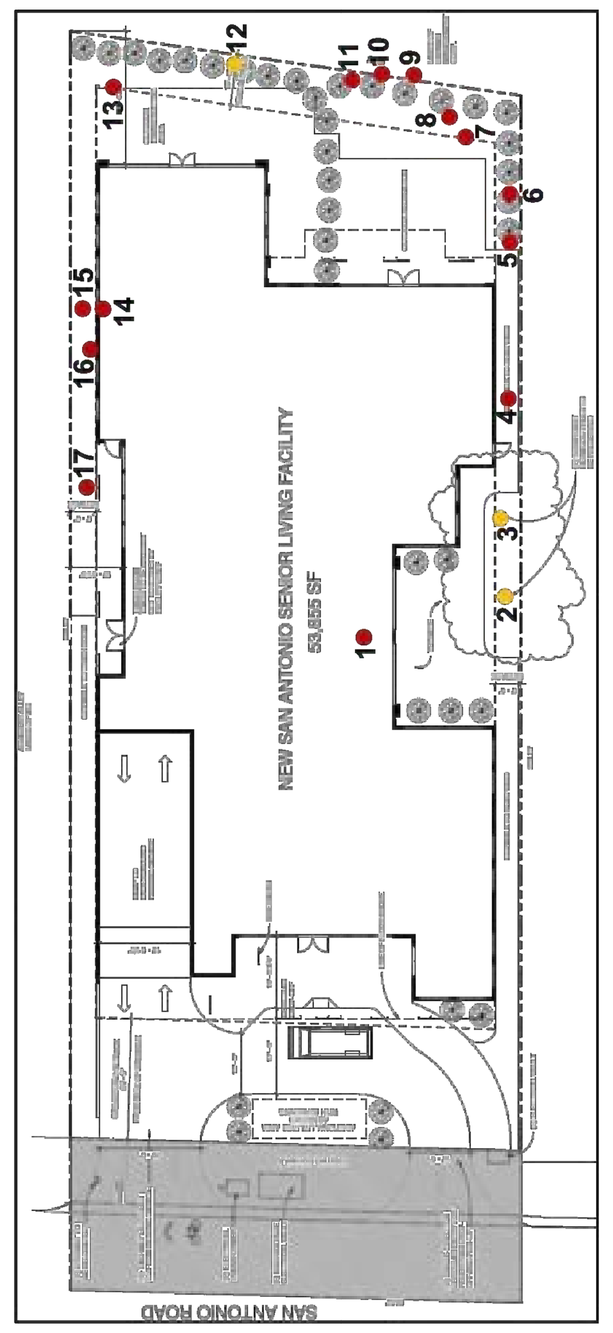
HORT SCIENCE | BARTLETT CONSULTING

Pleasanton, California 94566
Phone 925.484.0211

Assessment Map Key:

- 1 Tree Number
- Potentially Preserve
- Remove

A property survey was not available at the time of map creation. Trees, structures, and hardscape features depicted on this Tree Assessment Map are conceptual and do not represent exiting conditions. The approximate locations of existing trees are indicated by numbered icons, and were translated from field measurements gathered with tape measure and notebook. Perimeter fence locations in the field were considered as approximate property boundaries. Locations of off-site trees were estimated visually, as observed from the perimeter fencing.



Tree Assessment

San Antonio Senior Living Facility
Palo Alto, CA
October 2023

HORT SCIENCE | BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Canopy Diameter (average ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Coast redwood	7	6	-	3	Low	Vigor 4; form 4; structure 2; codominant stems arising from grade; limited root zone; within 5 feet of building.
2	Coast redwood	25	17	Protected	3	Moderate	Vigor 3; form 4; structure 3; codominant stems arising at 50 feet; dead twigs and branches; limited root zone.
3	Coast redwood	19	14.5	Protected	3	Moderate	Vigor 4; form 3; structure 3; asymmetric crown; corrected lean.
4	Camphor	8	10.5	-	1	Low	Vigor 1; form 2; structure 3; near dead; asymmetric crown; limited root zone.
5	Coast redwood	10	15	-	4	Moderate	Vigor 4; form 4; structure 4; limited root zone.
6	Camphor	8	17	-	1	Low	Vigor 2; form 4; structure 3; severe dieback; limited root zone.
7	Camphor	10	14	-	2	Low	Vigor 2; form 3; structure 3; severe dieback; stem wound; girdling root.
8	Coast redwood	6	9	-	3	Moderate	Vigor 4; form 4; structure 4; partially suppressed.
9	Blackwood acacia	13	13	-	3	Low	Vigor 4; form 3; structure 2; codominant stems arising from grade; included bark; off site.
10	Blackwood acacia	7	7.5	-	2	Low	Vigor 4; form 2; structure 1; codominant stems arising from grade; fence embedded within trunk; off site.
11	Camphor	12	20	-	3	Moderate	Vigor 3; form 2; structure 3; dead branches over 4 inch diameter; asymmetric crown; limited root zone.
12	Coast redwood	8	9	-	4	Moderate	Vigor 4; form 4; structure 4; limited root zone.
13	Camphor	14	27.5	-	2	Low	Vigor 2; form 4; structure 3; severe dieback.

Tree Assessment

San Antonio Senior Living Facility
Palo Alto, CA
October 2023

HORT SCIENCE | BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Canopy Diameter (average ft.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
14	Camphor	7	11.5	-	1	Low	Vigor 1; form 2; structure 2; suppressed; dead.
15	Evergreen ash	10	18	-	3	Moderate	Vigor 3; form 4; structure 3; codominant stems arising at 15 feet.
16	Coast redwood	7	7	-	3	Moderate	Vigor 3; form 3; structure 4; partially suppressed; limited root zone.
17	Camphor	10	21.5	-	3	Low	Vigor 2; form 4; structure 4; chlorotic; dead twigs and branches.

Estimated Value

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Estimated Value
1	Coast redwood	9	-	$ 650
2	Coast redwood	25	Protected	$ 5,950
3	Coast redwood	19	Protected	$ 4,050
4	Camphor	8	-	$ 550
5	Coast redwood	10	-	$ 1,550
6	Camphor	8	-	$ 550
7	Camphor	10	-	$ 2,000
8	Coast redwood	6	-	$ 700
9	Blackwood acacia	13	-	$ 2,000
10	Blackwood acacia	9	-	$ 550
11	Camphor	12	-	$ 2,800
12	Coast redwood	8	-	$ 1,050
13	Camphor	14	-	$ 2,850
14	Camphor	7	-	$ 450
15	Evergreen ash	10	-	$ 1,100
16	Coast redwood	7	-	$ 650
17	Camphor	10	-	$ 2,150
			Total	$ 29,600

1

BASE LANDSCAPE ARCHITECTURE

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Checked: YD

Job: 21005

PT2.3

Scale: As indicated

SINGLE LINE AND SCHEMATICS

_AF _AT _P _AIC	CIRCUIT BREAKER: AF = AMP FRAME AT = AMP TRIP P = POLE AIC = AMPERES INTERRUPTING CAPACITY
_/3 --- FU	FUSIBLE SWITCH: _/3 = SWITCH SIZE AND POLES --- = FUSE SIZE
	FOUR POLE AUTOMATIC TRANSFER SWITCH
	TRANSFORMER
PANEL ---	PANEL - SEE PANEL SCHEDULE FOR DETAILS
	CURRENT TRANSFORMERS
M	UTILITY COMPANY METER WITH CURRENT TRANSFORMERS
GFR	GROUND FAULT RELAY
SPD	SURGE PROTECTION DEVICE
TVSS	TRANSFER VOLTAGE SURGE SUPPRESSOR DEVICE
ST	SHUNT TRIP UNIT
xxxxx AIC	AVAILABLE INTERRUPTING CURRENT

SIGNAL SYMBOLS

NOTE: VERIFY ALL LOW VOLTAGE DEVICES AND ROUTING REQUIREMENTS WITH LOW VOLTAGE DRAWINGS. VERIFY FIRE ALARM DEVICES AND REQUIREMENTS WITH FIRE ALARM DESIGN BUILD CONTRACTOR. VERIFY SECURITY DEVICES AND REQUIREMENTS WITH SECURITY.

C	CAMERA OUTLET
CR	CARD ACCESS READER, PROVIDE & INSTALL 4-11/16" SQ. X 2-1/8" DEEP BOX AND CONDUIT TO NEAREST IDF CLOSET.
RX	REQUEST TO EXIT, PROVIDE AND INSTALL 4-11/16" SQ. X 2-1/8" DEEP BOX AND CONDUIT TO NEAREST IDF CLOSET.
TE	TELEPHONE ENTRY SYSTEM, PROVIDE AND INSTALL 4-11/16" SQ. X 2-1/8" DEEP BOX AND CONDUIT TO NEAREST IDF CLOSET.
SD	SELF CONTAINED SMOKE DETECTOR W/ AUDIO ALARM 120 VOLT AND BATTERY BACK.
CO	SELF CONTAINED COMBINATION SMOKE DETECTOR AND CO SENSOR.
DD	DUCT DETECTOR.
HD	HEAT DETECTOR.
S	SYSTEM SMOKE DETECTOR.
P	PULL STATION: +48" AFF, UON.
F H	FIRE ALARM HORN: TOP NOT LESS THAN 90" AFF TO TOP OF BOX, UON.
	FIRE ALARM STROBE LIGHT: +80" AFF TO TOP OF BOX, UON.
	FIRE ALARM HORN/STROBE LIGHT: +80" AFF TO TOP OF BOX, UON.
DH	DOOR HOLD OPEN.
FS	SPRINKLER WATER FLOW SWITCH.
SS	SPRINKLER SUPERVISORY SWITCH.
TS	TAMPER SWITCH.
PIV	POST INDICATOR VALVE.
FSD SDM	FIRE SMOKE DAMPER
	DOOR BELL PUSH BUTTON
B	DOOR BELL CHIME WITH LOW VOLTAGE TRANSFORMER

TELECOM SYMBOLS

NOTE: TELECOMMUNICATION IS A DESIGN BUILD SCOPE ELECTRICAL CONTRACTOR MUST COORDINATE ALL OUTLET LOCATIONS & QUANTITY WITH OWNER PRIOR TO SUBMIT BID.

	TELECOMMUNICATION OUTLET: IN COMMON AREA PROVIDE ONE DATA AND ONE VOICE DROPS COMPLETE WITH CABLES, CONNECTORS AND TERMINATIONS AS REQUIRED. IN RESIDENTIAL AREAS SEE RISER DIAGRAM FOR REQUIREMENTS.
	SAME AS ABOVE EXCEPT FLOOR MOUNT OUTLET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT
WAP WAP	WIRELESS COMMUNICATION OUTLET-PROVIDE TWO DATA DROPS COMPLETE WITH CABLES, CONNECTORS AND TERMINATIONS AS REQUIRED. STUB ONE 1.25" CONDUIT FROM 4.6875" SQUARE BY 2.125" DEEP GALVANIZED STEEL BOX WITH SINGLE GANG PLASTER RING TO ACCESSIBLE CEILING ON THE SAME FLOOR AS SHOWN UNO. COIL ADDITIONAL 15 FEET OF CABLE FOR RELOCATION OF OUTLET AFTER WIRELESS SITE SURVEY (BY OTHERS) IS COMPLETE. MOUNT ABOVE CEILING.
XX B XX	TELECOM/DATA OUTLET SUBSCRIPTS: XX" = OUTLET ELEVATION FROM AFF TO MIDDLE OF BOX. B = BLANK COVER PLATE FOR FUTURE USE.. XX = QUANTITY OF DROPS COMPLETE WITH CABLES, CONNECTORS AND TERMINATIONS AS REQUIRED.
TV	SAME AS ABOVE EXCEPT FLOOR MOUNT OUTLET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT

SWITCHES

SWITCHES AND DEVICES NOTES:
MOUNTING HEIGHTS SHALL MEASURE FORM TOP OF THE SWITCH OUTLET BOXES (48" AFF) AND BOTTOM OF THE RECEPTACLE OUTLET BOXES (15" AFF).

LIGHTING CONTROLS TO BE CERTIFIED BY T-20 AND COMPLY WITH 2022, TITLE 24 STANDARDS - SECTION 119-D LIGHTING REQUIREMENTS.

S	SINGLE POLE: 20A, 120V OR 277V, +48" AFF TO TOP UON
S_2 S_3 S_4	TWO POLE, THREE WAY, WALL SWITCHES, +48" AFF, UON.
S_a S_b S_4 S_{MC}	SWITCH SUBSCRIPTS; a,b,c = DEVICE CONTROLLED, p = PILOT LIGHT, k = KEYED, mc = MOMENTARY CONTACT.
D S_D	DIMMER SWITCH, +48" AFF TO TOP, UON. DIMMER TO BE COMPATIBLE WITH LUMINAIRE BALLAST/DRIVER.
LV x	LOW VOLTAGE SWITCH - WALL MOUNTED AT +48" TO TOP UON, X INDICATES NUMBER OF BUTTONS.
OSX	COMBINATION OCCUPANCY SENSOR & DIMMER SWITCH +48" TO TOP OF BOX, UON.
OSW	WALL MOUNTED OCCUPANCY SENSOR WITH MANUAL ON/OFF AND AUTO OFF. +48" AFF TO TOP OF BOX, UON.
VSW	WALL MOUNTED VACANCY SENSOR WITH MANUAL ON/OFF AND AUTO OFF. +48" AFF TO TOP OF BOX, UON.
OS	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR.
MS	CEILING MOUNTED MOTION INFRA RED OR ULTRASONIC SENSOR.
PC	PHOTOCELL ELECTRIC SWITCH: 1600VA UON
BP	MULTI BUTTON LOW LEVEL LIGHTING SWITCH W/SLIDE DIM, x= NO. OF BUTTONS, WATTSTOPPER #LMSW-10_ OR EQUAL
LMPL	LUTRON ENERGY SAVOR NODE, #QSN-2ECO-S
PP	POWER PACK FOR LOW VOLTAGE SENSORS
LMRC	DIMMING ROOM CONTROLLER WATTSTOPPER #LMRC OR EQUAL
PDL PDL	PRIMARY DAY LIGHTING ZONE
SDL SDL	SECONDARY DAY LIGHTING ZONE

RECEPTACLES

	SINGLE: 20A, 125V, NEMA 5-20R, +15" AFF TO BOTTOM UON
	DUPLEX: 20A, 125V, NEMA 5-20R, +15" AFF TO BOTTOM UON
	SINGLE: 30A, 250V, NEMA 6-30R, +15" AFF TO BOTTOM UON
	DOUBLE DUPLEX: 20A, 125V, NEMA 5-20R, +15" AFF TO BOTTOM UON
	HALF SWITCHED DUPLEX: 20A, 125V, NEMA 5-20R, +15" AFF TO BOTTOM UON (TOP HALF SWITCHED)
	DUPLEX GFCI: 20A, 125V, GFCI, NEMA 5-20R GFCI, +15" AFF TO BOTTOM UON. GFCI OUTLET OR DUPLEX OUTLET CONNECTS TO GFCI BREAKER
	DOUBLE DUPLEX GFCI: 20A, 125V, GFCI, NEMA 5-20R GFCI, +15" AFF TO BOTTOM UON. GFCI OUTLET OR DUPLEX OUTLET CONNECTS TO GFCI BREAKER
	DUPLEX: 20A, 125V, NEMA 5-20R, FLOOR MOUNTED
	DOUBLE DUPLEX: 20A, 125V, NEMA 5-20R, FLOOR MOUNTED
	SPECIAL RECEPTACLE - AS INDICATED ON PLANS, VERIFY WITH EQUIPMENT MANUFACTURER, +15" AFF TO BOTTOM UON
C CR C,U E	OUTLET SUBSCRIPTS; C = OUTLET MOUNTED ABOVE COUNTER, U = COMBINATION RECEPTACLE AND USB PORT OUTLET, CR = MOTION/OCC SENSOR CONTROLLED RECEPTACLE, CLG = CEILING D = DEDICATED, E = EMERGENCY POWER

DESIGNATIONS

F1 F1	LIGHTING FIXTURE: F1 = TYPE, 3 = QTY., TYP = TYPICAL TYPES:
1	SHEET NOTE
AC 1	MECHANICAL EQUIPMENT
XXX	FEEDER CIRCUITRY TAG
X XX	DETAIL CALLOUT ON PLANS X= DETAIL NUMBER XX= SHEET NUMBER

METHODS

	SHADING INDICATES: FIXTURE ON EMERGENCY 'X' OR NIGHT LIGHT 'NL' CIRCUIT
a,b a	LETTERS INDICATE FIXTURE CONTROLLED BY SWITCHES 'a' & 'b'.
	INDICATES FIXTURE WITH INTEGRATED MOTION SENSOR OR DAYLIGHT SENSOR AS INDICATED ON PLANS
J	FLUSH FLOOR MOUNTED WIRING DEVICES
J	FLUSH FLOOR MOUNTED WIRING DEVICES IN SINGLE MULTI-COMPARTMENT BOX
J	RECEPTACLE OR JUNCTION BOX MOUNTED IN CEILING
	FINE DASHING INDICATES EXISTING EQUIPMENT AND DEVICES TO BE REMOVED

MISCELLANEOUS

T	THERMOSTAT: MOUNT AT +48" TO TOP UON (PER MECHANICAL PLANS)
F	EXHAUST FAN: FRACTIONAL HORSEPOWER
M	MOTOR: NUMBER = HORSEPOWER
EPO	EMERGENCY POWER OFF PUSH BUTTON
	GROUND ROD
	GROUND WELL

CIRCUITING

NOTE: WHERE OUTLETS AND LIGHTS ARE SHOWN, BUT INTERCONNECTION WIRING IS NOT INDICATED. THE CONTRACTOR SHALL PROVIDE COMPLETE WIRING. MINIMUM 3/4" CONDUIT, UON.

	IN WALL OR ABOVE CEILING
	IN FLOOR OR BELOW GRADE
T C,S,TV,P OH,FO	CIRCUITING TYPE: T =TELEPHONE C = CONTROL S = SECONDARY TV = TELEVISION P = PRIMARY OH = OVERHEAD SERVICE FO = FIBER OPTIC
	STUB OUT: MARK AND CAP
	CIRCUITING UP
	CIRCUITING DOWN
A-1,3,5	BRANCH CIRCUIT HOMERUN TO PANEL 'A', CIRCUIT No.s 1,3 AND 5, 3/4" CONDUIT AND #12 AWG MINIMUM, PROVIDE NEUTRAL AND GROUND UON, NUMBER OF CONDUCTORS AS REQUIRED BY NEC AND CIRCUITS

EQUIPMENT

	SWITCHBOARD
	PANELBOARD AND LOAD CENTER - SURFACE MOUNTED
	PANELBOARD AND LOAD CENTER - FLUSH MOUNTED
	TERMINAL CABINET - SURFACE MOUNTED
	TERMINAL CABINET - FLUSH MOUNTED
	TELEPHONE AND OTHER SIGNAL CABINET/BOARD.
T	TRANSFORMER
R	RELAY
C	CONTACTOR
M	MOTOR OUTLET AND CONNECTION INCLUDING MANUAL MOTOR STARTER, WHERE NOT SHOWN.
	MAGNETIC MOTOR STARTER.
	MANUAL MOTOR STARTER SWITCH, HORSEPOWER RATED W/ OVERLOAD.
N	NON-FUSIBLE DISCONNECT SWITCH
F	FUSIBLE DISCONNECT SWITCH SIZE AS REQUIRED BY MANUF.
	MANUAL MOTOR STARTER SWITCH, HORSEPOWER RATED W/ OVERLOAD.
VFD	VARIABLE FREQUENCY DRIVE
J	JUNCTION BOX (FLOOR, CEILING, AND WALL MOUNTED). SIZE AS REQUIRED BY NEC
S_{TM}	SINGLE POLE, 120V, MANUAL MOTOR STARTER WITH BUILT IN THERMAL OVERLOAD PROTECTION SIZED TO SUITE MOTOR NAMEPLATE RATING. MOUNTED AT +72" UNLESS NOTED.
S_{2TM}	DOUBLE POLE, 208V, MANUAL MOTOR STARTER WITH BUILT IN THERMAL OVERLOAD PROTECTION SIZED TO SUITE MOTOR NAMEPLATE RATING. MOUNTED AT +72" UNLESS NOTED.
EV	ELECTRIC VEHICLE CHARGING STATION JUNCTION BOX RUN (1)-1"C (POWER), ONE FOR EACH CHARGING STATION TO ELECTRICAL PANEL RUN (1)-1.25"C (PHONE/DATA) TO NEAREST TELECOM ROOM
	UNDERGROUND PULL BOX, SIZE PER NEC.
	PLUG MOLD SURFACE RACEWAY AND DEVICES
TP	TELEPOWER POLE
P	POWER POLE
DX	DOOR OPEN PUSH PLATE

ABBREVIATIONS

A, AMP	AMPERES
AFF	ABOVE FINISHED FLOOR
AIC	AMPERES INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
A/V	AUDIO/VISUAL
BDF	BUILDING DISTRIBUTION FACILITY
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT: WITH PULLCORD IF OTHERWISE EMPTY
CB, C/B	CIRCUIT BREAKER
CLG	CEILING, CEILING MOUNTED
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
EC	EMPTY CONDUIT
EM	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
FAAP	FIRE ALARM ANNUNCIATION PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FL/UOR	FLUORESCENT
FU	FUSE: DUAL-ELEMENT, TIME DELAY
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
G,GND	GROUND
HOA	HAND-OFF-AUTOMATIC
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IDF	INTERMEDIATE DISTRIBUTION FACILITY
IG	ISOLATED GROUND
INCAND	INCANDESCENT
Kcmil	THOUSAND CIRCULAR MILS (1in. = 1000MILS)
KW	KILOWATT
KVA	KILOVOLT AMPS
LPS	LOW PRESSURE SODIUM
LTG	LIGHTING
LV	LOW VOLTAGE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MDF	MAIN DISTRIBUTION FACILITY
MOCP	MAXIMUM OVERCURRENT PROTECTIVE DEVICE
MPOE	MAIN POINT OF ENTRY FOR TEL/DATA SERVICES
NACB	NON-ADJUSTABLE CIRCUIT BREAKER
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
N.NEUT	NEUTRAL
NIC	NOT IN CONTRACT
NID	NETWORK INTERFACE DEVICE
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
PNL	PANEL
PVC	POLYVINYL CHLORIDE CONDUIT
RGS	RIGID GALVANIZED STEEL
SPDT	SINGLE POLE DOUBLE THROW
SPST	SINGLE POLE SINGLE THROW
TBD	TO BE DETERMINED
TYP	TYPICAL
UG	UNDER GROUND
UNSW	UNSWITCHED
UON/UNO	UNLESS OTHERWISE NOTED/UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
WP	WEATHER PROOF (NEMA 3R)
XFMR	TRANSFORMER
XP	EXPLOSION PROOF
(D)	EXISTING TO BE REMOVED
(E)	EXISTING TO REMAIN
(ER)	EXISTING RELOCATED
(N)	NEW EQUIPMENT OR DEVICE
(R)	EXISTING TO BE RELOCATED
(X)	EXISTING TO BE REMOVED

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Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

LEGEND AND NOTES

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

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COMMON AREAS LIGHT FIXTURE SCHEDULE (VERIFY WITH OWNER)

TAG	SYMBOL ON PLAN	DESCRIPTION	ACCEPTABLE MANUFACTURER CATALOG NO.	NO. & TYPE OF LAMP	FIXTURE WATT	VOLT	MOUNTING	NOTES
A1		6" LED SLIM SURFACE DOWNLIGHT, 3500K, WHITE FINISH	COOPER HALO SMD6R-12-935-WH-SMDRTRMWH (1)	15.3W LED	16	120	SURFACE	CORRIDORS, SMALL TRASH, RESTROOMS
A1E		SIMILAR TO TYPE "A1" BUT CONNECTED TO EMERGENCY SOURCE, 90 MIN.	- (1)	15.3W LED	16	120	SURFACE	CORRIDORS
B1		LED WALL SCONCE AT EACH UNIT ENTRY	AFX LIGHITNG ZOS505600L30MVWH (1)	9W LED	10	120	WALL	UNIT ENTRY
C1	MS	LED WRAPAROUND STAIR LIGHT W/ MOTION SENSOR, 50% STEP DIM CONNECTED TO EMERGENCY SOURCE, 90 MIN.	LUMINAIRE LED ESF18-50W-3500K-M7-277-CP-WHT (1)	50W LED	50	120	SURFACE	STAIRS
C2		4' LINEAR LED STRIP LIGHT	LITHONIA ZL1D-L48-5000LM-FST-MVOLT-35K-8CRI (1)	40.6W LED	42	120	SURFACE	MECH/ELECT /STORAGE /TRASH RM
C2E		SIMILAR TO TYPE "C1" BUT CONNECTED TO EMERGENCY SOURCE, 90 MIN.	- (1)	40.6W LED	42	120	SURFACE	MECH/ELECT /STORAGE /TRASH RM
GA	MS	4' LINEAR LED STRIP LIGHT	CONTECH LIGHTING AW-4-35K-MDV2-DS-P (1)	42W LED	42	120	SURFACE	PARKING GARAGE
GAE	MS	SIMILAR TO TYPE "C1" BUT CONNECTED TO EMERGENCY SOURCE, 90 MIN.	- (1)	42W LED	42	120	SURFACE	PARKING GARAGE
V1		25" LED VANITY LIGHT	AFX LIGHITNG ALV250520LAJD2KB (1)	25W LED	25	120	SURFACE	RESTROOM VANITY
X1		SINGLE FACE EMERGENCY EXIT LIGHT, RED LETTERS ON WHITE, W/ 90-MIN BATTERY BACKUP	LITHONIA EDG-1-R-SD (1)	4W LED	3	120	SURFACE	INTERIOR EXIT SIGNS
X2		DUAL FACE EMERGENCY EXIT LIGHT, RED LETTERS ON WHITE, W/ 90-MIN BATTERY BACKUP	LITHONIA EDG-2-R-SD (1)	4W LED	5	120	SURFACE	INTERIOR EXIT SIGNS
XE	WP WP	EXTERIOR LED EXIT SIGN RED LETTERS ON WHITE FACE	LITHONIA WLTE-W-1-R-SD (1)	4W LED	4	120	SURFACE	IEXTERIOR EXIT SIGNS
EM		LED EMERGENCY LIGHT UNIT	LITHONIA ELM2-LED-SD	4W LED	5	120	SURFACE	ELECT/MEC. ROOMS
W		EXTERIOR LED WALL PACK, TYPE IV DISTRIBUTION, WHERE SHADED, PROVIDE WITH 90 MIN. EM. BATTERY PACK OR EMERGENCY SOURCE.	LUMINIS SR135-L1W18r1-R4 (1)	18W	18	120	SURFACE	EXTERIOR
L1		RECESSED LED STEP LIGHT COLOR: TO MATCH WALL	LIGMAN URA-40692-11W-W30 LED RADO 6	11W LED	11	120	SURFACE	COORDINATE WITH LANDSCAPE
P1		16' LED POLE LIGHT	LUMINIS SR135-APC-L1W18r1-R5- PH	18W/3000K/80CRI	18	120	SINGLE-HEAD 16 FT POLE	SITE
P2		16' LED POLE LIGHT,	LUMINIS SR135-APC-L1W18r1-R2- PH	18W/3000K/80CRI	18	120	SINGLE-HEAD 16 FT POLE	SITE

MOTION/OCCUPANCY SENSOR SYMBOLS

SYMBOL	DESCRIPTION	VOLT	WATTSTOPPER OR EQUAL
OS DT	DUAL-TECH CEILING MTD OCCUPANCY SENSOR 1000 SQ. FT.	120	DT-305
OS H	ONE OR TWO-WAY, CEILING MTD. (HALLWAY) ULTRASONIC SENSOR. AREA: 90LF. (MAX.)	120	UT-355-3 HALLWAY
OS U1	TWO-WAY, CEILING MTD. (360°) ULTRASONIC SENSOR. AREA: 500 SQ. FT.	120	UT-355-1
OS U2	TWO-WAY, CEILING MTD. (360°) ULTRASONIC SENSOR. AREA: 1,000 SQ.FT.	120	UT-355-2
OS U3	TWO-WAY, CEILING MTD. (360°) ULTRASONIC SENSOR. AREA: 2,000 SQ. FT.	120	UT-355-3
OS	WALL SWITCH TYPE P.1.R. SENSOR WITH SINGLE INTEGRAL OVERRIDE SWITCH. UP TO 300 SQ. FT.: 180°	120	LMPW-101
OS a,b	WALL SWITCH TYPE P.1.R. SENSOR WITH DUAL INTEGRAL OVERRIDE SWITCH. UP TO 300 SQ. FT.: 180°	120	LMPW-102 (0-1200W)
OS WP a,b	EXTERIOR ONE OR TWO-WAY, CEILING OR WALL MOUNTED PASSIVE INFRARED SENSOR WITH AREA: UP TO 55FT. : 90°	120	EN-100
MS	WALL SWITCH TYPE P.1.R. SENSOR WITH SINGLE INTEGRAL OVERRIDE SWITCH. TITLE 24 COMPLIANT, UP TO 600 SQ. FT.: 180°	120	CS-50
MS a,b	MULTI-WAY WALL SWITCH TYPE P.I.R. VACANCY SENSOR WITH SINGLE INTEGRAL OVERRIDE SWITCH, TITLE 24 COMPLIANT. UP TO 600 SQ.FT. 180°	120	CH-250
DS	DIMMING WALL SWITCH/SENSOR TYPE P.1.R. SENSOR WITH SINGLE INTEGRAL OVERRIDE SWITCH. UP TO 60 SQ. FT.: 180°	120	RD-250

OCCUPANCY SENSOR GENERAL NOTES

ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. QUANTITY OF DEVICES AND WIRING METHOD VARIES FOR EACH MANUFACTURER. EXACT QUANTITY OF SENSORS, POWER PACKS, WIRING METHOD AND AUXILIARY DEVICES REQUIRED FOR COMPLETE OPERATIONAL LIGHTING CONTROL SYSTEM PER TITLE 24 PART 6 REQUIREMENTS IS RESPONSIBILITY OF THE INSTALLING CONTRACTOR. ELECTRICAL CONTRACTOR MUST CONSULT THE CHOSEN MANUFACTURER AND PREPARE SHOP DRAWINGS WITH ALL REQUIRED DEVICES WITHOUT EXTRA COST TO OWNER. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ADHERED TO.

1. VERIFY SENSOR MODELS WITH WATTSTOPPER REP, REFERENCE E7.3.
2. ALL SENSOR LOCATIONS ARE APPROXIMATE. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION. IF PENDANT MOUNTED FIXTURES ARE PRESENT, LOCATION AND COVERAGE OF SENSORS SHOULD BE REVIEWED. COORDINATE WITH ARCHITECT ALL MOUNTING HEIGHT AND LOCATIONS OF OCCUPANCY SENSOR AND ACCESSORIES PRIOR TO ROUGH-IN.
3. ULTRASONIC CEILING MOUNT SENSORS REQUIRE THEY BE LOCATED NO CLOSER THAN 6' TO AIR SUPPLY/ RETURN REGISTERS.
4. CONTRACTOR IS RESPONSIBLE FOR PROPER SENSITIVITY AND TIME DELAY SETTINGS, VERIFICATION OF MANUFACTURER'S RECOMMENDED PLACEMENT AND FIELD VERIFICATION OF CIRCUITS WITH RESPECT TO POWER PACK PLACEMENT.
5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF REQUIRED NUMBER OF POWER PACKS.
   A. ONE POWER PACK IS REQUIRED FOR EACH CIRCUIT THAT IS TO BE CONTROLLED WITH LOW VOLTAGE OCCUPANCY SENSOR. POWER PACK LOCATIONS SHALL NOT BE EXPOSED. COORDINATE WITH ARCHITECT FOR PLACEMENT.
   B. MAXIMUM NUMBER OF SENSORS THAT CAN BE WIRED IN PARALLEL TO A SINGLE POWER PACK IS DEPENDENT ON SENSOR MODEL (SEE INDIVIDUAL SENSOR DATA SHEETS FOR MA CONSUMPTION).

RESIDENTIAL UNITS LIGHT FIXTURE SCHEDULE

TAG	SYMBOL ON PLAN	DESCRIPTION	ACCEPTABLE MANUFACTURER CATALOG NO. (1) (2)	NO. & TYPE OF LAMP	FIXTURE WATT	VOLT	MOUNTING	NOTES
U1		6" DIA. SLIM SURFACE DOWNLIGHT, 750LUM. 3000K, 90CRI, DIMMABLE	HALO SMD6R6	LED 90CRI 3K 750 LUMENS	10	120	SURFACE	BEDRM, CLOSET, ENTRY, HALLWAY, BATHROOM
U2		6" DIA. SLIM SURFACE DOWNLIGHT, 1200LUM. 3000K, 90CRI, DIMMABLE	HALO SMD6R12	LED 90CRI 2.7K 1200 LUMENS	16	120	SURFACE	KITCHEN
U3		24" LED VANITY LIGHT	AFX LIGHTING ALV25052000L30SND2	LED 90CRI 3K 2000 LUMENS	25	120	SURFACE @ 6'-6" AFF	BATHROOM VANITY
U4		WET RATED 6" DIA. SLIM SURFACE DOWNLIGHT, 1200LUM. 3000K, 90CRI, TO BE CONTROLLED BY DIGITAL ASTRONOMICAL CLOCK TIMER SWITCH	HALO SMD6R12	LED 90CRI 2.7K 1200 LUMENS	16	120	SURFACE	BALCONY

(-) SCHEDULE NOTES:

1. OR EQUAL AS APPROVED BY OWNER.
2. VERIFY FIXTURE TYPE AND FINISH WITH ARCHITECT.

RESIDENTIAL LIGHTING CONTROL NOTES:

A. ALL INTERIOR AND EXTERIOR LIGHTING CONTROL MUST BE HIGH EFFICACY AND COMPLY WITH 2016 TITLE 24 ARTICLE 150.K AND ALL OTHER SECTIONS.

B. ALL INTERIOR LIGHTING MUST BE CONTROLLED BY A DIMMER SWITCH OR VACANCY SENSOR EXCEPT HALLWAYS AND CLOSETS LESS THAN 70 SF.

C. ALL LAUNDRY ROOMS, GARAGES, UTILITY ROOMS AND BATHROOMS MUST BE CONTROLLED BY VACANCY SENSOR.

D. LIGHTING IN EXHAUST FANS MUST BE CONTROLLED SEPARATELY FROM FAN.

E. ALL OUTDOOR LIGHTING IN PRIVATE PATIOS, ENTRANCES, BALCONIES AND PORCHES MUST BE HIGH EFFICACY CONTROLLED BY ONE OF THE FOLLOWINGS:
1. PHOTOCELL AND MOTION SENSOR 2. PHOTOCELL AND TIME SWITCH 3. ASTRONOMICAL TIME CLOCK.

(-) LTG FIXT'S SCHEDULE NOTES:

1. OR EQUAL AS APPROVED BY OWNER.
2. VERIFY THAT FIXTURE TYPE/WATTAGE/DISTRIBUTION AND LUMEN OUTPUT IS EQUAL TO WHAT IS SPECIFIED PRIOR TO ORDERING.
3. VERIFY FIXTURE TYPE, QUANTITY, LOCATION AND REQUIREMENT WITH ARCHITECTURAL, LANDSCAPE AND ID DRAWINGS.

LIGHTING FIXTURES GENERAL NOTES:

1. FIXTURES WHERE SHOWN HALF SHADED ARE ON EMERGENCY CIRCUIT OR 90 MIN. BATTERY BACK-UP.
2. PROVIDE UN-SWITCHED LEG TO ALL EMERGENCY LIGHT FIXTURES, FIXTURES WITH INTEGRATED BATTERY PACK AND EXIT SIGNS.
3. VERIFY TYPE & COLOR OF ALL RECESSED FIXTURES TRIMS WITH ARCHITECT.
4. ALL LIGHT FIXTURES ASSEMBLY TO COMPLY WITH CURRENT T-24 REQUIREMENTS.
5. BEFORE ORDERING VERIFY THE DEPTH OF ALL RECESSED FIXTURE, FINAL VOLTAGE AND CEILING TRIM, PROVIDE IC HOUSING FOR ALL FIXTURE IN CEILING WITH INSULATION.
6. ALL EXTERIOR FIXTURES SHALL BE GASKETED, UL LISTED FOR WET LOCATIONS, PERFORM NIGHT-TIME LIGHT TEST TO VERIFY BACK SPILL BEFORE ROUGH-IN.
7. ALL EXTERIOR LIGHT FIXTURES SHALL BE SHARP CUT-OFF WITH CONCEALED SOURCE. PROVIDE HOUSE SIDE SHIELDS TO REDUCE BACK SPILL LIGHT IF REQUIRED.
8. ALLOW FOR 10% ADDITIONAL EMERGENCY EXIT AND EMERGENCY LIGHTS TO BE INSTALLED PER INSPECTOR'S DIRECTION.
9. ALL WORK SHALL CONFORM TO THE 2017 NATIONAL ELECTRICAL CODE AND CALIFORNIA AMENDMENT (CEC 2019).
10. CONDUCTOR SIZING SHALL BE IN ACCORDANCE WITH ARTICLE 210.19 AND 215.2.
11. BONDING OF PIPING SYSTEM IN ACCORDANCE WITH ARTICLE 250.50 SHALL INCLUDE BONDING OF METALLIC WATER, GAS, FIRE SPRINKLER, COMPRESSED AIR AND OTHER METALLIC PIPING.
12. ALL SWITCHBOARDS & PANELBOARDS SHALL COMPLY WITH ARCH FLASH HAZARD PER ARTICLE 110.16.
13. ALL CONDUIT BENDS SHALL COMPLY WITH NEC CHAPTER-9, TABLE-2.
14. ELECTRICAL WIRING, DEVICES, APPLIANCES AND OTHER EQUIPMENT THAT IS MODIFIED OR DAMAGED WHICH CAN CAUSE FIRE HAZARD SHALL NOT BE USED.
15. EXTENSION CORDS AND FLEXIBLE CORDS SHALL NOT BE A SUBSTITUTE FOR PERMANENT WIRING.
16. PER CEC ART. 700.10(B) WIRING. WIRING FROM AN EMERGENCY SOURCE SHALL BE KEPT ENTIRELY INDEPENDENT OF ALL OTHER WIRING AND EQUIPMENT.
17. REFER TO PLANNING APPROVED DRAWINGS FOR SITE LIGHT FIXTURE TYPE AND HEIGHTS. PLANNING APPROVED DRAWINGS SUPERSEDE ELECTRICAL APPROVED DRAWINGS FOR EXTERIOR LIGHT FIXTURES

LIGHTING CONTROLS NARRATIVE

LVL	ROOM	CONTROL DEVICES	FUNCTION	REMARKS
	ELECTRICAL ROOMS, TELECOM ROOMS, ELECT. EQUIP. ROOMS, FIRE PUMP ROOM, FAN ROOMS.	WALL ON/OFF SWITCH	MANUAL ON/OFF	
	MAINTENANCE, TRASH ROOMS & BIKE STORAGE ROOMS	WALL DIMMER SWITCH AND CEILING OCCUPANCY SENSOR	WALL DIMMER SWITCH TO TURN LIGHTS ON/OFF AND DIM, AND OCCUPANCY SENSOR TO AUTOMATICALLY SHUT-OFF LIGHTS AT NO OCCUPANCY.	
	STAIRWELLS	FIXTURE INTEGRATED OCCUPANCY SENSOR FOR AUTOMATIC DIMMING	INTEGRATED MOTION SENSOR TO DIM TO 40%, AND BACK TO 100% DURING OCCUPANCY	
	CORRIDORS, HALLWAYS	CEILING OCCUPANSY SENSOR	CEILING SENSOR TO TURN NON FIXTURE TYPE A OFF DURING NO OCCUPANCY	
	MAIN LOBBY	DIMMING ROOM CONTROLLER, LOW-LEVEL SWITCH WITH 3 ZONES & SLIDE DIMMER, CEILING MOUNTED MOTION SENSOR AND PHOTOCELL	SWITCH AT EACH ENTRANCE TO TURN LIGHTS ON/OFF AND SLIDE DIM FOR EACH ZONE. MOTION SENSOR TO AUTOMATICALLY TURN LIGHTS OFF AT NO OCCUPANCY.	
	ART GALLERY	DIMMING ROOM CONTROLLER, LOW-LEVEL SWITCH WITH 3 ZONES & SLIDE DIMMER, CEILING MOUNTED MOTION SENSOR AND PHOTOCELL	SWITCH AT EACH ENTRANCE TO TURN LIGHTS ON/OFF AND SLIDE DIM FOR EACH ZONE. MOTION SENSOR TO AUTOMATICALLY TURN LIGHTS OFF AT NO OCCUPANCY.	
	DOG LOUNGE, YOGA, GAME ROOM	DIMMING ROOM CONTROLLER, LOW-LEVEL SWITCH WITH 3 ZONES & SLIDE DIMMER, CEILING MOUNTED MOTION SENSOR AND PHOTOCELL	SWITCH AT EACH ENTRANCE TO TURN LIGHTS ON/OFF AND SLIDE DIM FOR EACH ZONE. MOTION SENSOR TO AUTOMATICALLY TURN LIGHTS OFF AT NO OCCUPANCY.	
	STORAGE ROOMS	WALL DIMMER SWITCH AND CEILING OCCUPANCY SENSOR	DIMMER SWITCH TO TURN LIGHTS ON/OFF & DIM, AND OCC. SENSOR FOR AUTOMATIC SHUT-OFF	
	RESTROOMS	DUAL RELAY WALL MOUNTED OCCUPANCY SENSOR	DUAL RELAY SENSOR TO TURN LIGHTS ON/OFF MANUALLY AND AUTOMATICALLY OFF AT NO OCCUPANCY	
	EXTERIOR LIGHITNG, COURTYARD	WEATHER PROOF MULTI ZONE SWITCH	DUSK TO DAWN SHUTT OFF VIA PHOTOCELL TO LIGHTING PANEL OR HUB, SWITCH TO TURN LIGHTS ON AND DIM ZONES	
	EXTERIOR LIGHTS		DUSK TO DAWN OPERATION VIA PHOTOCELL THROUGH HUB OR LIGHTING CONTROL PANEL.	

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Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

REGISTERED PROFESSIONAL ENGINEER — CIVIL — No. 71467 — Exp. 09/30/2025 — ELECTRICAL — STATE OF CALIFORNIA

PLANNING SUBMITTAL

SEPTEMBER 25, 2024

Drawing

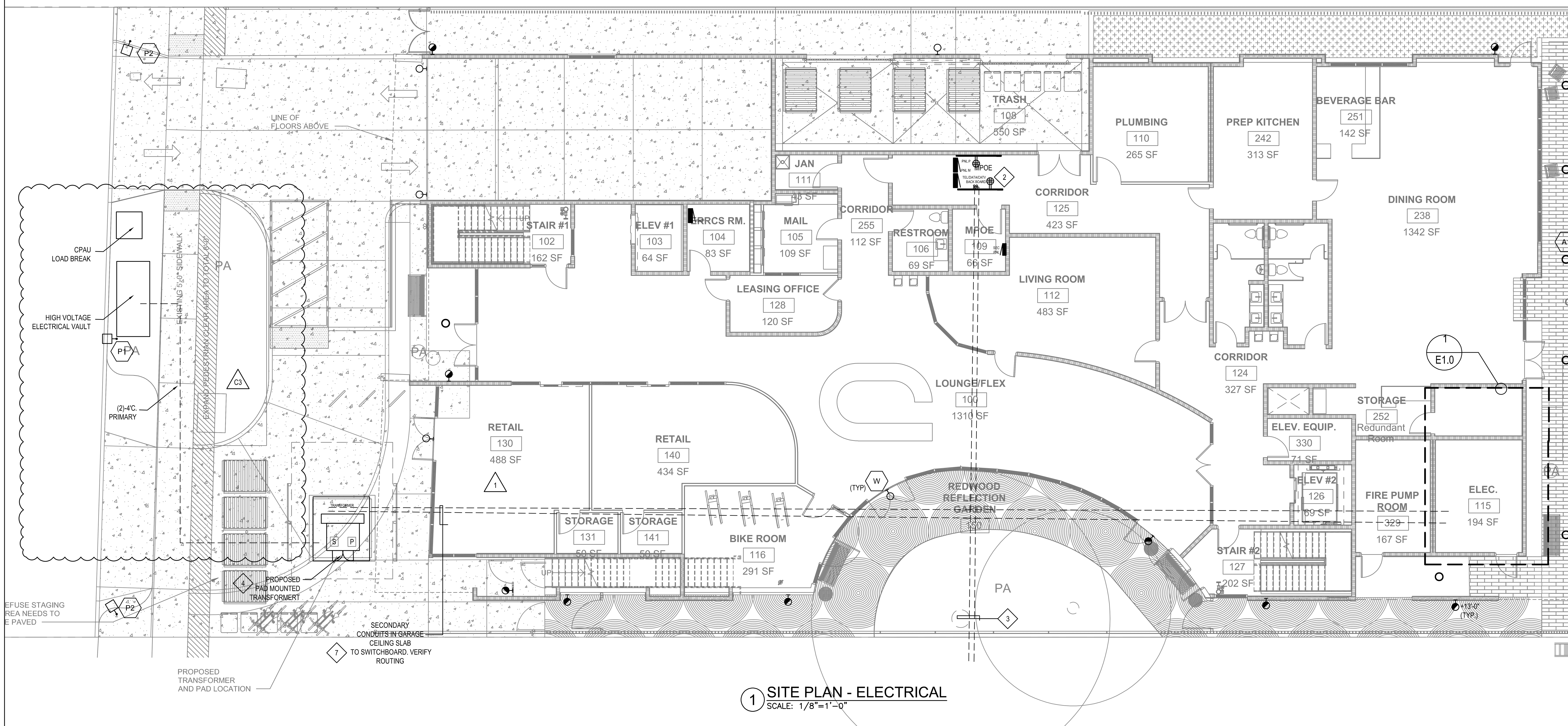
SCHEDULES

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

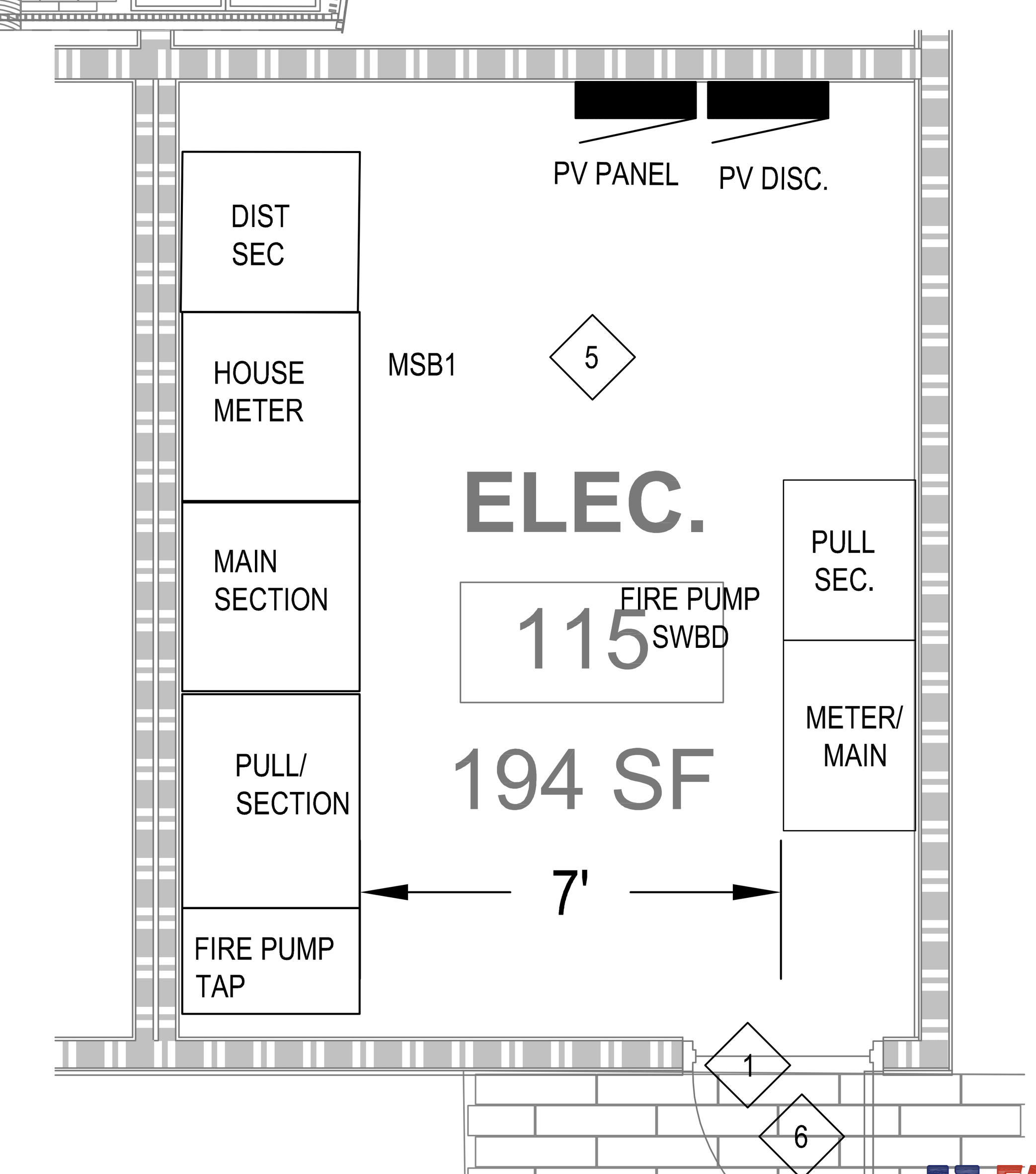
Issued: January 26, 2024
Drawn: GM/CY
Checked: MS/PS
Job: 21005

E0.2

Scale: As indicated



1 SITE PLAN - ELECTRICAL
SCALE: 1/8"=1'-0"



2 ENLARGED ELECTRICAL ROOM
SCALE: 1/4"=1'-0"

SHEET NOTES:

1. PROVIDE PANIC HARDWARE PER NEC-110.26(C)(3). SEE ARCHITECTURAL DRAWING.
2. 3/4" X 8'H FIRE RATED PLYWOOD BACKBOARD. PROVIDE 1#6 GROUND PER PHONE COMPANY REQUIREMENT.
3. RUN PHONE/CATV CONDUITS FROM MPOE ROOM TO 10' BEYOND THE BUILDING. SEE LOW VOLTAGE RISER DIAGRAM FOR CONDUIT SIZE. COORDINATE WITH JOINT TRENCH CONTRACTOR FOR EXACT TERMINATION POINT.
4. UTILITY PAD MOUNTED TRANSFORMER. VERIFY EXACT LOCATION WITH JOINT TRENCH DRAWING.
5. NO FOREIGN OBJECT OR EQUIPMENT IS ALLOWED IN THE DEDICATED SPACE FOR ELECTRICAL INSTALLATION ABOVE THE ELECTRICAL SWITCHBOARD PER NEC 110.26(E).
6. PROVIDE PLAINLY VISIBLE AND LEGIBLE SIGN STATING "ELECTRICAL ROOM" ON THE DOOR.
7. RUN SECONDARY CONDUITS FROM TRANSFORMER TO SWITCHBOARD PULL BOX. SEE JOINT TRENCH DRAWING FOR TRANSFORMER LOCATION. COORDINATE CONDUIT RUNS WITH STRUCTURAL DRAWING TO MAKE SURE THEY DO NOT RUN THROUGH ANY FOOTINGS OR FOUNDATION WALLS.
8. RUN CONDUITS FROM MPOE TO IDF ROOM ABOVE. STUB OUT CONDUITS 6" AFF AND BELOW CEILING WITH BUSHING AT BOTH ENDS. NOT MORE THAN (2) 90-DEGREE BENDS ARE ALLOWED. SEE LOW VOLTAGE DRAWING FOR CONDUIT SIZE, QUANTITY AND REQUIREMENTS.
9. RUN ALL EXTERIOR LIGHTING CIRCUITS THROUGH LCP.

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A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
SITE PLAN
ELECTRICAL

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
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C4	C4 PLANNING SUBMITTAL	9/25/2024

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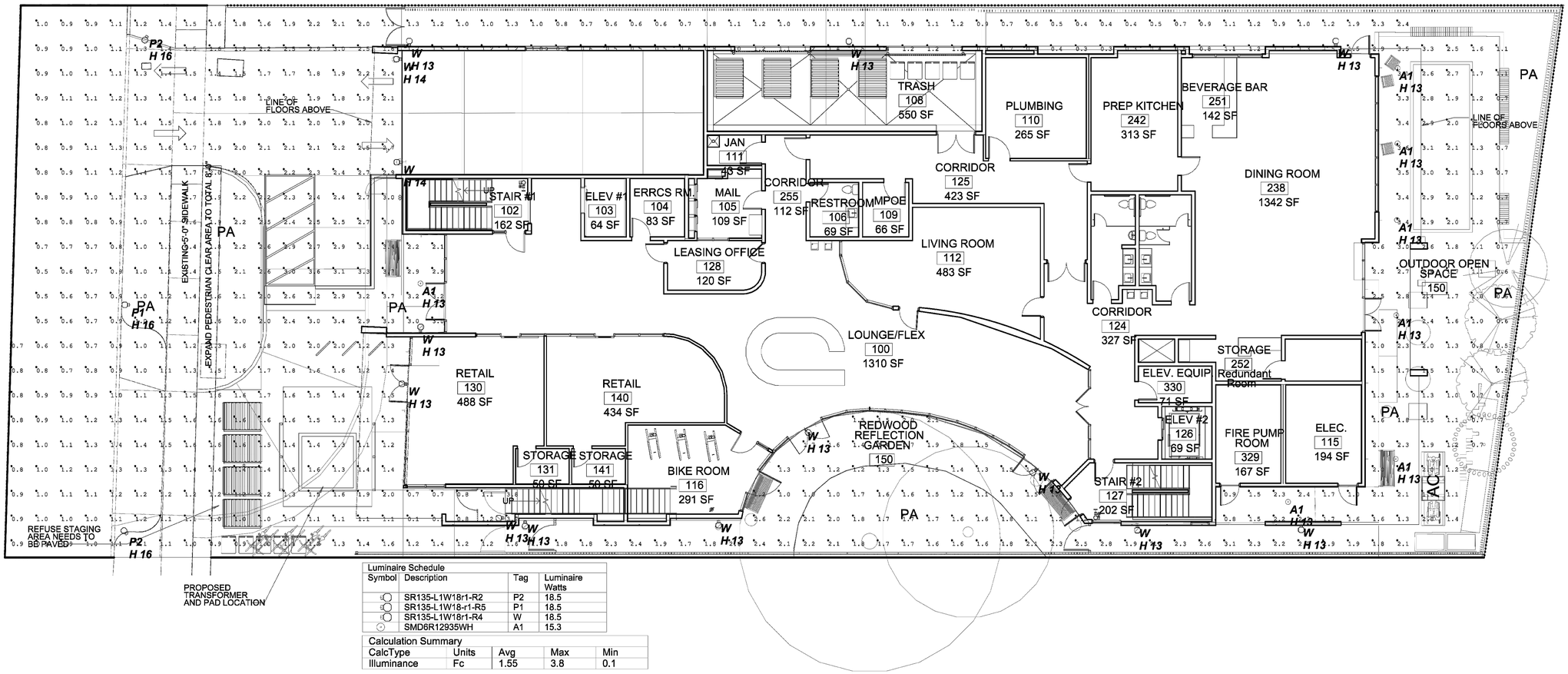
Job: 21005

E1.0

Scale: As indicated



Luminaire Schedule			
Symbol	Description	Tag	Luminaire Watts
	SR135-L1W18r1-R2	P2	18.5
	SR135-L1W18-r1-R5	P1	18.5
	SR135-L1W18r1-R4	W	18.5
	SMD6R12935WH	A1	15.3

Calculation Summary				
CalcType	Units	Avg	Max	Min
Illuminance	Fc	1.55	3.8	0.1

COMMON AREAS LIGHT FIXTURE SCHEDULE (VERIFY WITH OWNER)

TAG	SYMBOL ON PLAN	DESCRIPTION	ACCEPTABLE MANUFACTURER CATALOG NO.	FIXTURE WATT	COLOR TEMPR.	VOLT	MOUNTING HIGHT	NOTES
A1	O	6" LED SLIM SURFACE DOWNLIGHT, 3500K, WHITE FINISH	COOPER HALO SMD6R-12-935-WH-SMDRTRMWH	15.3W	3000K	120	AS NOTED	WITH INTEGRAL PHOTOCELL
W		EXTERIOR LED WALL PACK, TYPE IV DISTRIBUTION	LUMINIS SR135-L1W18r1-R4	18W	3000K	120	AS NOTED	WITH INTEGRAL PHOTOCELL
P1		PARKING POLE HEAD, TYPE V DISTRIBUTION, 16' POLE	LUMINIS SR135-L1W18r1-R5	18W	3000K	120	AS NOTED	WITH INTEGRAL PHOTOCELL
P2		PARKING POLE HEAD, TYPE II DISTRIBUTION, 16' POLE	LUMINIS SR135-L1W18r1-R2	18W	3000K	120	AS NOTED	WITH INTEGRAL PHOTOCELL

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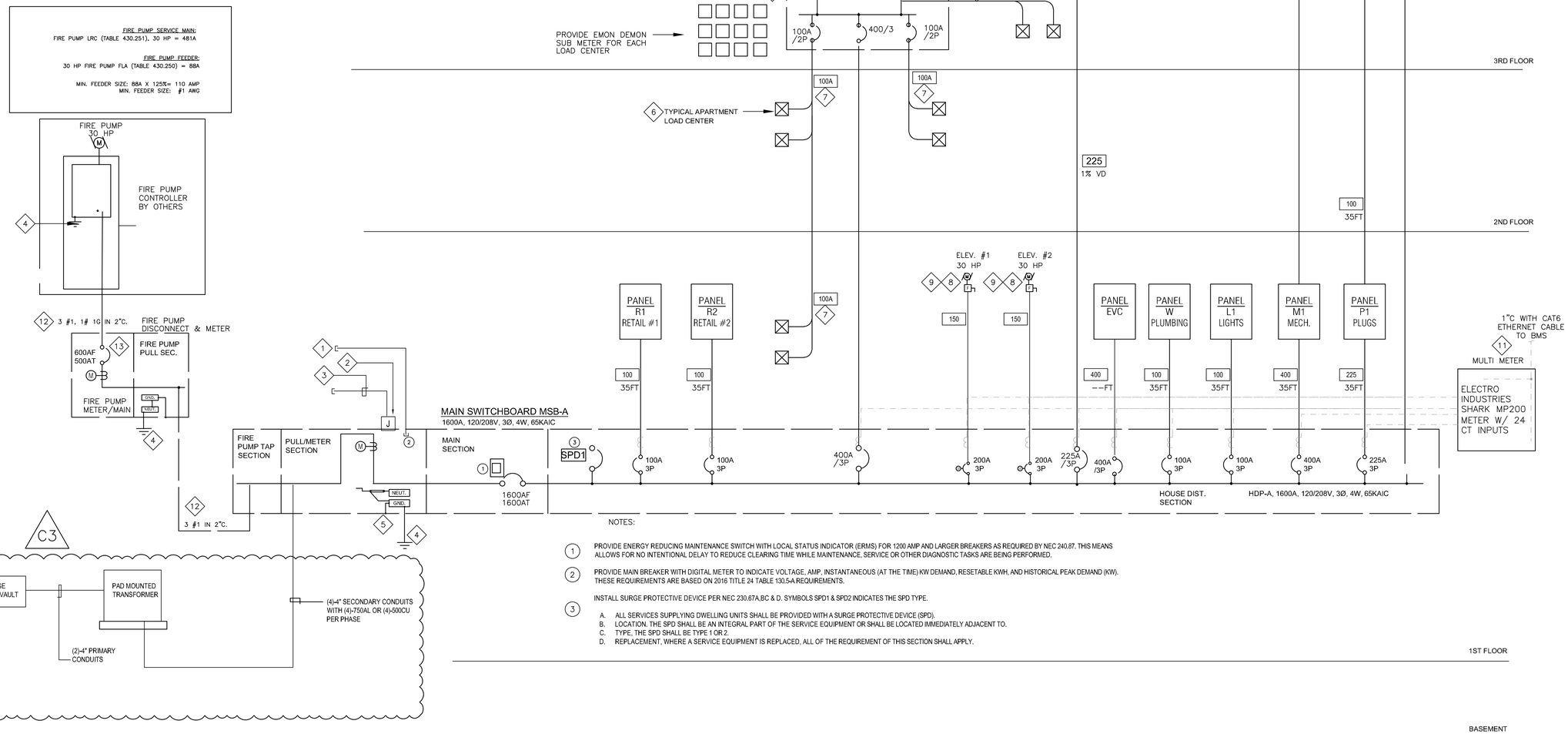
Drawing Set
PLANNING SUBMITTAL
SEPTEMBER 25, 2024

Drawing
SITE PLAN - LIGHTING PHOTOMETRIC

No.	Date	Issue
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: January 26, 2024
Drawn: GM/CY
Checked: MS/PS
Job: 21005
E1.1 C3
Scale: As indicated



NOTES:

1. PROVIDE ENERGY REDUCING MAINTENANCE SWITCH WITH LOCAL STATUS INDICATOR (ERMS) FOR 1200 AMP AND LARGER BREAKERS AS REQUIRED BY NEC 240.87. THIS MEANS ALLOWS FOR NO INTENTIONAL DELAY TO REDUCE CLEARING TIME WHILE MAINTENANCE, SERVICE OR OTHER DIAGNOSTIC TASKS ARE BEING PERFORMED.
2. PROVIDE MAIN BREAKER WITH DIGITAL METER TO INDICATE VOLTAGE, AMP, INSTANTANEOUS (AT THE TIME) KW DEMAND, RESETABLE KWH, AND HISTORICAL PEAK DEMAND (KW). THESE REQUIREMENTS ARE BASED ON 2016 TITLE 24 TABLE 130.5-A REQUIREMENTS.
3. INSTALL SURGE PROTECTIVE DEVICE PER NEC 230.67A,BC & D. SYMBOLS SPD1 & SPD2 INDICATES THE SPD TYPE.
   - A. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTIVE DEVICE (SPD).
   - B. LOCATION. THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT TO.
   - C. TYPE. THE SPD SHALL BE TYPE 1 OR 2.
   - D. REPLACEMENT, WHERE A SERVICE EQUIPMENT IS REPLACED, ALL OF THE REQUIREMENT OF THIS SECTION SHALL APPLY.

1 SINGLE LINE DIAGRAM - MSB-A

SCALE: NOT TO SCALE

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Project

SAN ANTONIO SENIOR LIVING FACILITY

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

JANUARY 26, 2024
SEPTEMBER 25, 2024

Drawing

SINGLE LINE DIAGRAM

No.	Date	Issue
	PLANNING	2023
C2	C2 PLANNING SUBMITTAL	10/31/2023
C3	C3 PLANNING SUBMITTAL	2/15/2024
C4	C4 PLANNING SUBMITTAL	9/25/2024

Issued: January 26, 2024
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Job: 21005

E5.1

Scale: As indicated

						Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
							Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
											Part 1	Part 1	Part 2	Part 2
4.1 Planning and Design			Code Section	Y	N		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2	X										
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.1	X										
	Mandatory	Grading and paving	4.106.3	X										
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	X										
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.6	X										
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X										
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	X										
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1	X										
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X										
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3	X										
	Mandatory	Bicycle Parking (locally amended)/When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9	X										
Electives (choose 4)	**Elective**	Site selection	A4.103.1	X										
	Elective	Community connectivity	A4.103.2											
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1											
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1											
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2											
	Elective	Soil analysis	A4.106.2.1	X										
	Elective	Soil protection	A4.106.2.2	X										
	Elective	Landscape design	A4.106.3	X										
	Elective	Vegetated roof	A4.106.6											
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7											
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10											
	Elective	Innovative concepts and local environmental conditions	A4.108.1											
4.3 Water Efficiency and Conservation														
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X										
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2	X										
	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										
	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										
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X										
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2	X										
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X										
	Mandatory	Recycled water supply systems *[N]*	4.305.1	X										
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.1	X										
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306	X										
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X										
	Elective	Alternate water sources for nonpotable applications	A4.303.2											
	Elective	Appliances	A4.303.3	X										
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4											
	Elective	Hot water recirculation systems	A4.303.5											
	Elective	Rainwater catchment systems	A4.304.1											
	Elective	Potable water elimination	A4.304.2											
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3	X										
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1											
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2											
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3											
	Elective	Innovative concepts and local environmental conditions	A4.306.1											
4.4 Material Conservation and Resource Efficiency														
Mandatory	**Tier 2 Mand.**	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1	X										
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	X										
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1	X										
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of 65%)	PAMC 16.14.250/ 4.408.1	X										
	Mandatory	Construction waste management plan in Green Halo.	A4.408.2	X										
	Mandatory	Waste management company	4.408.3	X										
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X										
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2	X										
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4.404.1	X										
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2											
	Elective	Efficient framing techniques - Building systems	A4.404.3											
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4											
	Elective	Prefinished building materials	A4.405.1											
	Elective	Concrete floors	A4.405.2											
	Elective	Use of building materials from rapidly renewable sources	A4.405.4											
	Elective	Drainage around foundations	A4.407.1											
	Elective	Roof drainage	A4.407.2	X										
	Elective	Flashing details	A4.407.3	X										
	Elective	Material protection	A4.407.4											
	Elective	Door protection	A4.407.6	X										
	Elective	Roof overhangs	A4.407.7	X										
	Elective	Innovative concepts and local environmental conditions	A4.411.1											

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

Legend:

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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

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

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

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

I certify that:

☐ CALGreen inspections were performed throughout construction.

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

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

Signature (Green Building Special Inspector)
Sign only after project is complete

Print Name

CITY STAMPS ONLY

Project Address:

2022 RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

CITY OF PALO ALTO

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

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

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

GB-1
Mandatory +Tier 2

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY
A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.
824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set
PLANNING SUBMITTAL
SEPT. 25, 2024

Drawing
RESIDENTIAL CHECKLIST - CALGREEN

No.	Date	Issue

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA12.1

Scale

PLANNING SUBMITTAL

PRECEDENT IMAGES FOR BUILDING FORM, MATERIALITY, AND GREEN SPACE

GENERAL BUILDING FORM: REFERENCING A CENOTE, OR UNDERGROUND LIMESTONE CAVES, THE CONCEPT OF THE BUILDING IS A HARD, SHELL-LIKE EXTERIOR WITH AREAS THAT HAVE BEEN CARVED AWAY TO REVEAL A SOFT, GREEN LAYER BEYOND. WOOD SCREENS AND CLADDING BRING IN NATURAL WARMTH, PROVIDE PRIVACY AND SOLAR CONTROL, AND HIGHLIGHT BUILDING ENTRANCES.

MATERIALITY: CONTEMPORARY MIX OF FIBER CEMENT, WOOD, PLASTER, GLASS, AND METAL. NATURAL PALETTE USE OF BUILDING SKIN SCREENS FOR ADDITIONAL CONTROL OF PRIVACY AND SOLAR ACCESS. UNIQUE PATTERNS TO BREAK UP SCALE OF BUILDING.

EXTERIOR SPACE AND BIOPHILIA: VIEWS TO GREEN SPACE FROM MOST BUILDING AREAS. VARIATION OF NATIVE POLINATOR GARDEN AT SECOND LEVEL ROOFTOP, IN-GROUND PLANTING AROUND PERIMETER OF SITE, AND POTTED VERTICAL GARDENS AT OUTDOOR DINING AND RECREATION AREAS.

ARCHITECTS FORA

Project

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Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

3D AXON VIEWS AND MATERIALS

No.	Date	Issue
C3	2/15/2024	C3 PLANNING SUBMITTAL

Issued: SEPT. 25, 2024

Drawn: A. QUINTERO, A. CARTER

Checked: J. KRETSCHMER, K. CONLEY

Job: 21005

PA10.1

Scale 12" = 1'-0"

PRECEDENT IMAGES FOR BUILDING FORM, MATERIALITY, AND GREEN SPACE

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ARCHITECTS FORA

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824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

3D AXON VIEWS AND MATERIALS

No.		Date	Issue
C3	C3 PLANNING SUBMITTAL	2/15/2024	

Issued: SEPT. 25, 2024
Drawn: A. QUINTERO, A. CARTER
Checked: J. KRETSCHMER, K. CONLEY
Job: 21005

PA10.2

Scale 1/16" = 1'-0"

PRECEDENT IMAGES FOR BUILDING FORM, MATERIALITY, AND GREEN SPACE

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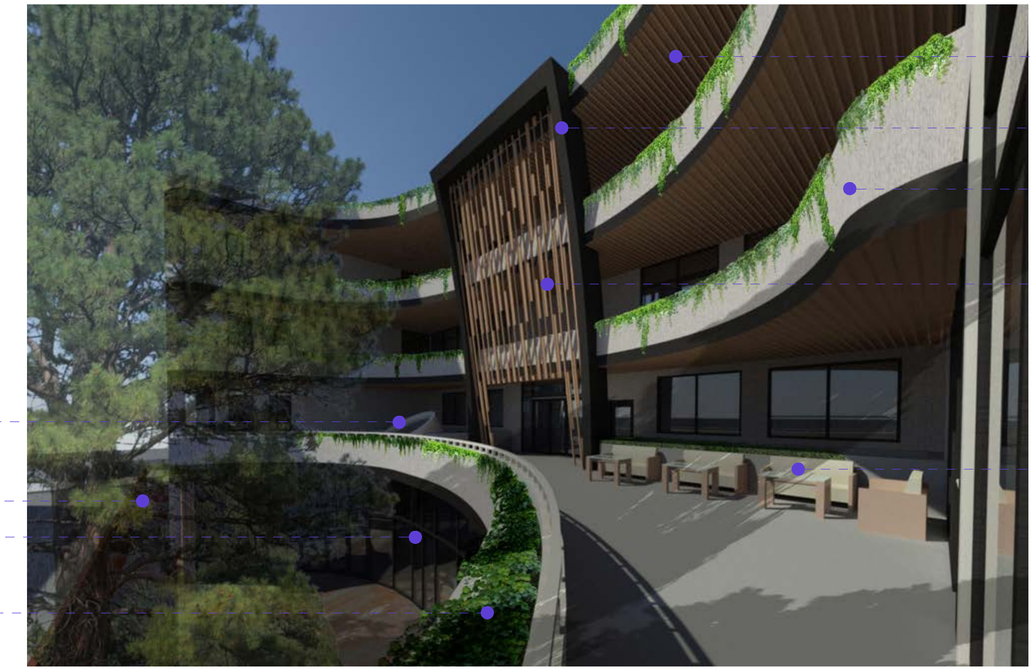

ARCHITECTS FORA

Project

SAN ANTONIO SENIOR LIVING FACILITY

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824 SAN ANTONIO RD, PALO ALTO, CA 94303

Drawing Set

PLANNING SUBMITTAL

SEPT. 25, 2024

Drawing

3D AXON VIEWS AND MATERIALS

No.		Date	Issue
C3	C3 PLANNING SUBMITTAL	2/15/2024	

Issued: SEPT. 25, 2024

Drawn: A. QUINTERO, A. CARTER

Checked: J. KRETSCHMER, K. CONLEY

Job: 21005

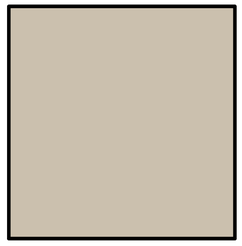
PA10.3

Scale 1/16" = 1'-0"

M1.
ALUMINUM STOREFRONT SYSTEM AND DECORATIVE METAL PANEL AND TRIM

DARK BRONZE

KAWNEER



PT1.
SMOOTH PAINTED CEMENT PLASTER

NATUREL - SW 7542

SHERWIN WILLIAMS

W1.
VERTICAL TONGUE AND GROOVE SIDDING & SOFFIT

ROOSEWOOD

GEOLAM - SIDDING & SOFFIT

VW1.
VINYL WINDOW

MIDNIGHT (DARK BRONZE)

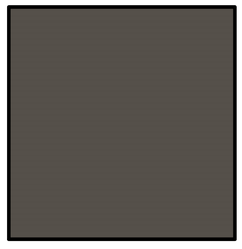
WILLAMETTE WINDOWS

C3

FP1.
FIBER CEMENT PANELS

COLORMAT SCRIPTO - S405 NATURAL

SVK



PT2.
SMOOTH PAINTED CEMENT PLASTER

URBANE BRONZE - SW 7048

SHERWIN WILLIAMS

W2.
WOOD SHADE SCREEN

ROOSEWOOD

GEOLAM - ARCHITECTURAL ELEMENT

ARCHITECTS FORA

Project

SAN ANTONIO SENIOR LIVING FACILITY

824 SAN ANTONIO RD, PALO ALTO, CA 94303

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

Drawing

MATERIALS BOARD

PLANNING SUBMITTAL

Issued:	SEPT. 25, 2024
Drawn:	A. QUINTERO, A. CARTER
Checked:	J. KRETSCHMER, K. CONLEY
Job:	21005

PA10.4

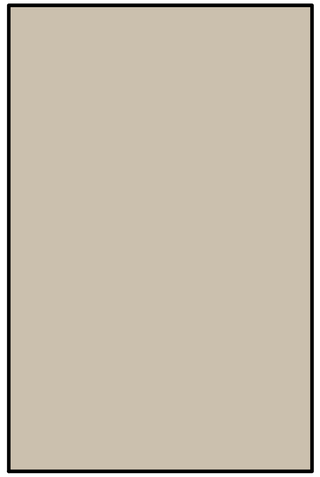
Scale 1/16" = 1'-0"

C3

W1.
VERTICAL TONGUE AND GROOVE SIDDING & SOFFIT

ROOSEWOOD

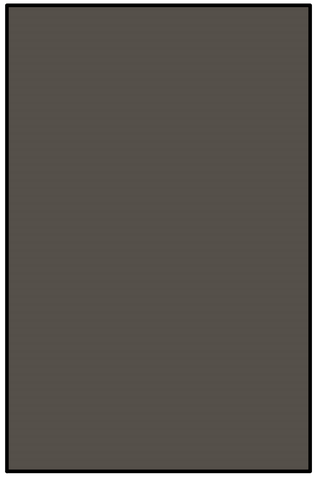
GEOLAM - SIDDING & SOFFIT



PT1.
SMOOTH PAINTED CEMENT PLASTER

NATUREL - SW 7542

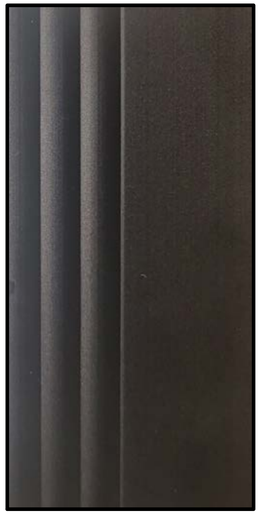
SHERWIN WILLIAMS



PT2.
SMOOTH PAINTED CEMENT PLASTER

URBANE BRONZE - SW 7048

SHERWIN WILLIAMS



M1.
ALUMINUM STOREFRONT SYSTEM AND DECORATIVE METAL PANEL AND TRIM

DARK BRONZE

ARCADIA

VW1.
VINYL WINDOW

MIDNIGHT (DARK BRONZE)

WILLAMETTE WINDOWS

W3.
WOOD SHADE SCREEN

ROOSEWOOD

GEOLAM - ARCHITECTURAL ELEMENT

FP1.
FIBER CEMENT PANELS

COLORMAT SCRIPTO - S405 NATURAL

SVK

C3

ARCHITECTS FORA

Project
SAN ANTONIO SENIOR LIVING FACILITY

824 SAN ANTONIO RD, PALO ALTO, CA 94303

A DEVELOPMENT FOR RACHELLE CAGAMPAN, LLC.

Drawing
MATERIALS BOARD - SAMPLES

PLANNING SUBMITTAL

Issued:	SEPT. 25, 2024
Drawn:	A. QUINTERO, A. CARTER
Checked:	J. KRETSCHMER, K. CONLEY
Job:	21005

PA10.5

Scale