762 SAN ANTONIO

762 SAN ANTONIO, PALO ALTO, CA 94303



STUDIO T SQUARE

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: Planning
: Urban Design

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762 SAN ANTONIO
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Sheet Title:
COVER SHEET

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: Author

Sheet No:
G000

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BUILDER'S REMEDY FULL SUBMITTAL

PROJECT SUMMARY

PROJECT DESCRIPTION:

The project site covers a 1.78-acre property within the city limits of Palo Alto. The proposed development entails the replacement of three existing commercial buildings and their surface parking with a five stories of rental apartments on top of two stories of garage and amenity spaces. The first two levels of the project include ground-level amenities such as co-working areas intended solely for residents' use, along with the garage structure. Subsequent levels accommodate rental apartments, a south-facing courtyard featuring additional residential amenities, and a roof deck area.

To the west, the site adjoins San Antonio Road, with prominence given to this facade as it sets back 25 feet from the existing curb, becoming the focal point of the project. The facade is broken into smaller elements with the use of vertical breaks, plane changes, and increased setbacks on both the ground and upper levels. The design creates a distinctive base, middle, and top, consistent with City's Objective Design Standards. The roofline was further articulated through the use of upper-level step-back, a landscaped roof deck, and a roof lounge. Residential accentuation was achieved through a combination of storefront transparency and enhanced materials at the ground level, creating a more human-scale design. Amenities such as leasing, entrance lobby, and co-working areas are placed at grade and towards the street as active storefronts to encourage interaction with the sidewalk. To the north, the site adjoins Leghorn Street, with a more subtle treatment given to this side to denote a smaller, more intimate entrance consistent with a less trafficked street. The proposed lighting strategy for the ground level landscape and small plaza areas integrates pathway lighting, upwards lighting for trees, and accent lighting for architectural features to enhance ambiance and safety. Warm, rich colors and materials such as stone and wood-textured panels are proposed to express a contemporary yet timeless aesthetic.

PROJECT DATA:

ADDRESS:
762 SAN ANTONIO RD, PALO ALTO, CA 94303, USA

SITE AREA: (PER CITY OF PALO ALTO PROPERTY INFORMATION)
PARCEL 1: 40,383 SF
PARCEL 2: 36,970 SF
TOTAL AREA: 77,353 SF (1.78 ACRE)

ASSESSOR'S PARCEL NUMBER:
147-05-102, 147-05-012

ZONING:
CS (AD)

EXISTING USE:
COMMERCIAL

PROPOSED USE:
MULTI-FAMILY RESIDENTIAL

CONSTRUCTION TYPE:
TYPE I-A (2 LEVEL ABOVE GRADE)
TYPE III-A (5 LEVELS ABOVE TYPE I-A)

OCCUPANCY GROUP:
R-2 - RESIDENTIAL
B - LEASING OFFICE
A - FITNESS, CLUBROOM
S-2 - GARAGE

SPRINKLERED:
YES, PER NFPA-13

SETBACK:

SETBACK REQUIRED		SETBACK PROVIDED	
STREET FRONT:	25'	PRIMARY FRONTAGE:	25'
STREET SIDE:	25'	STREET SIDE:	25'
REAR:	10' MIN. or 1.5X BLDG HT	REAR:	10'
SIDE:	10' MIN. or 1.5X BLDG HT	SIDE:	10'

HEIGHT:
CURRENT ZONING BUILDING HEIGHT: 50' - 0"
PROPOSED BUILDING HEIGHT: 79' - 0" TO TOP OF PARAPET
PROPOSED NUMBER OF STORIES: SEVEN (7) STORIES ABOVE GRADE

FAR CALCULATIONS:
(SEE SHEET A-200 FOR DIAGRAMS)
253,818 PROPOSED SF / 77,353 SF LOT AREA = 3.28 FAR

FLOOR AREA CALCULATIONS (FAR)

LEVEL	AREA
GROUND LEVEL	11374 SF
LEVEL 2	3668 SF
LEVEL 3	49507 SF
LEVEL 4	46918 SF
LEVEL 5	49915 SF
LEVEL 6	49532 SF
LEVEL 7	42905 SF
TOTAL	253818 SF

LOT COVERAGE:
(SEE SHEET A-201 FOR DIAGRAMS)
REQUIRED LOT COVERAGE: 50% MAX.
PROPOSED LOT COVERAGE (SF): 61,638 SF
LOT AREA: 77,353 SF
PROPOSED LOT COVERAGE PERCENTAGE: 79.68%

OPEN SPACE REQUIREMENT:
(SEE SHEET A-201 FOR DIAGRAMS)
REQUIRED USABLE SPACE: MIN. 150 SQ FT PER UNIT
REQUIRED LANDSCAPE: 30% OF COMMON OUTDOOR SPACE
REQUIRED OPEN SPACE: 150 SF X 198 UNITS = 29,700 SF
PROVIDED USABLE OPEN SPACE: COMMON + PRIVATE = 42,272 SF

AMENITY SPACES

LEVEL	NAME	AREA
GROUND LEVEL	BIKE	821 SF
GROUND LEVEL	LONG TERM BIKE STORAGE	818 SF
GROUND LEVEL	AMENITY SUPPORT AREA	258 SF
GROUND LEVEL	W.F.H. LOUNGE	1893 SF
GROUND LEVEL	LEASING OFFICE	1538 SF
GROUND LEVEL	MAIL	554 SF
GROUND LEVEL	PARCEL	247 SF
LEVEL 2	LONG TERM BIKE STORAGE	899 SF
LEVEL 2	PET WASH	552 SF
LEVEL 3	AMENITY SUPPORT AREA	696 SF
LEVEL 3	CLUBHOUSE	1696 SF
LEVEL 3	FITNESS	1638 SF
LEVEL 4	FITNESS STUDIO	467 SF
LEVEL 7	SKY LOUNGE	743 SF
TOTAL		12819 SF

UNIT SUMMARY:

UNIT TALLY

DESCRIPTION	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	TOTAL UNITS	% OF MIX
1 BEDROOM	19	21	23	23	21	107	54%
2 BEDROOM	12	13	14	14	12	65	33%
3 BEDROOM	2	2	2	2	1	9	5%
STUDIO	5	3	3	3	3	17	9%
TOTALS: 198	38	39	42	42	37	198	

BELOW MARKET RATE (BMR) UNITS:
REQUIRED NUMBER OF BMR UNITS PER ZONING CODE: 0 UNITS
REQUIRED NUMBER OF BMR UNITS PER BUILDER'S REMEDY PROVISIONS: 20% OF 198 UNITS
PROVIDED NUMBER OF BMR UNIT: 20% = 39.6 ≈ 40 UNITS

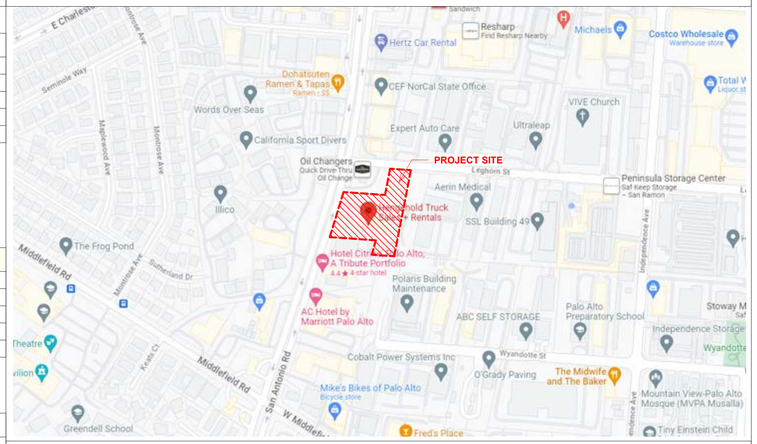
UNIT TALLY (BELOW MARKET RATE)

DESCRIPTION	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	TOTAL UNITS	% OF MIX
1 BEDROOM	5	6	6	5	0	22	55%
2 BEDROOM	3	3	4	2	1	13	33%
3 BEDROOM	1	1	0	0	0	2	5%
STUDIO	0	1	1	1	0	3	8%
TOTALS: 40	9	11	11	8	1	40	

UNIT TYPES COUNT (PER LEVEL)

NAME	AVG SQ FT	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	TOTAL UNITS
1 BEDROOM							
UNIT 1A	741 SF	3	4	5	6	10	28
UNIT 1A (BMR)	746 SF	5	5	5	4	0	19
UNIT 1A.1	779 SF	8	8	8	7	0	31
UNIT 1A.2	723 SF	0	0	0	1	1	2
UNIT 1A.3	732 SF	0	0	0	0	6	6
UNIT 1A.4	679 SF	0	0	0	0	2	2
UNIT 1A.4 (BMR)	679 SF	0	1	1	1	0	3
UNIT 1B	826 SF	2	2	2	2	0	8
UNIT 1C	835 SF	1	0	0	0	0	1
UNIT 1D	821 SF	0	1	1	1	0	3
UNIT 1E	978 SF	0	0	1	1	1	3
UNIT 1F	805 SF	0	0	0	0	1	1
2 BEDROOM							
UNIT 2A	1128 SF	2	2	3	4	3	14
UNIT 2A (BMR)	1128 SF	1	1	1	0	1	4
UNIT 2A.1	1062 SF	1	1	1	1	1	5
UNIT 2A.2	1062 SF	0	1	0	0	1	2
UNIT 2A.2 (BMR)	1062 SF	1	0	1	1	0	3
UNIT 2A.3	1202 SF	1	1	1	0	0	3
UNIT 2A.4	1133 SF	0	0	0	1	0	1
UNIT 2A.5	1076 SF	0	0	0	0	1	1
UNIT 2B	1069 SF	1	0	0	1	0	2
UNIT 2B (BMR)	1070 SF	0	1	1	0	0	2
UNIT 2C	1044 SF	1	1	1	1	2	6
UNIT 2C (BMR)	1044 SF	0	1	1	1	0	3
UNIT 2D	1180 SF	1	1	1	1	0	4
UNIT 2D.1	980 SF	0	0	0	0	1	1
UNIT 2E	1260 SF	1	1	1	0	0	3
UNIT 2E.1	1035 SF	0	0	0	1	1	2
UNIT 2F	1017 SF	0	1	1	1	0	3
UNIT 2F (BMR)	1089 SF	1	0	0	0	0	1
UNIT 2G	1270 SF	1	1	1	1	0	4
UNIT 2G.1	958 SF	0	0	0	0	1	1
3 BEDROOM							
UNIT 3A	1382 SF	1	0	1	1	0	3
UNIT 3A (BMR)	1382 SF	0	1	0	0	0	1
UNIT 3B	1273 SF	0	0	0	0	1	1
UNIT 3B (BMR)	1273 SF	1	0	0	0	0	1
UNIT 3B.1	1406 SF	0	1	1	1	0	3
STUDIO							
UNIT S	423 SF	4	1	1	2	3	11
UNIT S (BMR)	433 SF	0	1	1	1	0	3
UNIT S.1	538 SF	1	1	1	0	0	3
TOTALS: 198		**38**	**39**	**42**	**42**	**37**	**198**

VICINITY MAP



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Sheet Title:
PROJECT SUMMARY

Job No. 23033
Date: 04/15/2024
Scale: 1/4" = 1'-0"
Drawn By: Author

Sheet No:
G100

BUILDER'S REMEDY FULL SUBMITTAL

CODE SUMMARY

CODE: **BUILDING DESIGN BASED ON:**

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE (INCLUDING JULY 1, 2021 SUPPLEMENT)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
NFPA 13 2022 EDITION – FULLY SPRINKLERED
ALL SUPPLEMENTS AND ERRATA EFFECTIVE JANUARY 1, 2020
CITY OF PALO ALTO LOCAL AMENDMENTS
COUNTY OF SANTA CLARA HEALTH AMENDMENTS AND REQUIREMENTS FOR SWIMMING POOL AREA
2022 CBC CHAPTER 11A
2022 CBC CHAPTER 11B (FOR "SITE, RETAIL AND LEASING" AREAS ONLY),
FHA DESIGN MANUAL
ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS")
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION - SITE, LEASING AND RETAIL" AREAS ONLY)

CONSTRUCTION TYPE: CBC SECTION 602.1
TYPE I-A – CBC 602.2: LEVEL 1 and 2 GARAGE AND RESIDENTIAL
TYPE III-A – CBC 602.3: LEVEL 3 THRU 7 RESIDENTIAL PER CBC 602.3 USE OF FIRE RETARDANT TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. INTERIOR FRAMING SHALL BE WOOD OR ANY OTHER MATERIALS PERMITTED BY THIS CODE

ROOF CLASSIFICATION: CLASS B MINIMUM PER CBC SECTION 1505.1

SPECIAL PROVISIONS: CBC SECTION 510.2
BASED ON THE SPECIAL PROVISION REQUIREMENTS PER CBC SECTION 510.2 BUILDINGS SHALL BE SEPARATED BY A 3-HOUR HORIZONTAL ASSEMBLY BETWEEN TYPE I-A AND TYPE III-A CONSTRUCTION ABOVE.

THE 3-HOUR HORIZONTAL SEPARATION IS LOCATED AT LEVEL 3 WHICH IS CREATED BY THE TYPE I-A CONCRETE PODIUM STRUCTURE SEPARATING THE PARKING GARAGE & RESIDENTIAL LEVEL 1 & 2 FROM THE RESIDENTIAL AT LEVEL 3 THRU 7.

OCCUPANCY CLASSIFICATIONS AND OCCUPANCY LOAD FACTORS (OLF):
OCCUPANCIES DEFINED PER CBC SECTION 302.1
OCCUPANT LOAD FACTOR PER TABLE 1004.1.2

CBC 311.3 -ENCLOSED PARKING GARAGE:	S-2	OLF: 200
CBC 310.3 - RESIDENTIAL:	R-2	OLF: 200
(LEVEL 1 THRU 7 PER CBC SECTION 505)		
CBC 304.1 - LEASING OFFICE:	B	OLF:150
CBC 303.4 - FITNESS CENTER:	A-3	OLF: 15
CBC 303.4 - FITNESS CENTER W/FIXED EQUIPMENT:	A-3	OLF:50
CBC 303.4 - CLUB ROOM:	A-3	OLF: 15
CBC 304.1 - CO-WORK SPACE:	B	OLF: 150
CBC 311.3 - BIKE ROOM:	S-2	OLF: 200
CBC 303.1.2 (OUTDOOR) ROOF TERRACE	A-3	OLF: 50
(OUTDOOR) POOL AND SPA WATER SURFACE:	A-3	OLF: 50
(OUTDOOR) POOL COURTYARD GATHERING SPACES:	A-3	OLF: 15
(OUTDOOR) COURTYARD SIDEWALKS:	R-2	OLF: 200

NUMBER OF STORIES: CBC TABLE 504.4
TYPE I-A:
BASIC ALLOWABLE: UNLIMITED
PROVIDED: 2 STORIES AT GRADE

TYPE III-A:
BASIC ALLOWABLE: 5 STORIES
PROVIDED: 5 STORIES ON PODIUM AT LEVEL 3

BUILDING HEIGHT: CBC SECTION 504.3, TABLE 504.3
TYPE I-A: MAX BUILDING HEIGHT ALLOWED: UNLIMITED
TYPE III-A: MAX BUILDING HEIGHT ALLOWED: 85 FEET ABOVE AVERAGE GRADE PLANE (FULLY SPRINKLERED, WITHOUT AREA INCREASE)
BUILDING HEIGHT PROVIDED: LESS THAN 85 FEET ABOVE AVERAGE GRADE PLANE
HIGHEST OCCUPIED FLOOR SHALL NOT BE HIGHER THAN 75 FEET FROM THE LOWEST GRADE LEVEL AROUND THE BUILDING. THIS IS NOT A HIGHRISE BUILDING

BUILDING AREA: CBC SECTION 506, TABLE 506.2
TYPE I-A: BASIC ALLOWABLE: UNLIMITED CBC 506.2

TYPE III-A: BASIC ALLOWABLE:
ALLOWABLE AREA DIAGRAMS AND CALCULATIONS – TBD AT LATER SUBMITTALS

OPENING PROTECTION AT EXTERIOR WALLS:
OPENING PROTECTION DIMENSIONS & CALCULATIONS– TBD AT LATER SUBMITTALS

EXITING: **PER CBC CHAPTER 10,**
FOR NUMBER OF EXITS REQUIRED (CBC 1006.3.1)
FOR HORIZONTAL EXITS (CBC 1026)
SEE EXITING PLANS TBD
TYPE I-A: GARAGE LEVEL 1 AND 2
TYPE III-A: RESIDENTIAL REQUIRE 4 EXIT STAIRS,
PROVIDED: 3 EXIT STAIRS SEE PLANS FOR EXITING
HORIZONTAL EXIT TO BE PROVIDED AT LEVEL 3 THRU 7
PROJECT USES HORIZONTAL EXIT AS AN EXCEPTION TO PROVIDING ELEVATOR AS AN ACCESSIBLE MEANS OF EGRESS PER CBC SECTION 1009.2.1 EXCEPTION 1

FIRE RESISTIVE FEATURES SUMMARY: PER CBC SECTION 601 AND TABLE 601 AND TABLE 602
TYPE I-A:

PRIMARY STRUCTURAL FRAME:	3-HOUR
FLOOR/CEILINGS:	2-HOUR
ROOF/CEILINGS:	1 1/2-HOUR
EXTERIOR WALLS:BEARING:	3-HOUR
NON-BEARING:	1-HOUR @ LESS THAN 30' FIRE SEPARATION 0-HOUR @ 30' OR MORE FIRE SEPARATION
INTERIOR WALLS:BEARING:	3-HOUR
NON-BEARING:	1-HOUR
SHAFT WALLS: (CBC SECTION 712)	2-HOUR
FIRE WALLS: (CBC SECTION 706)	2-HOUR
EXIT STAIRWAY ENCLOSURE:	2-HOUR
FIRE PARTITION BETWEEN UNITS:	1-HOUR
CORRIDOR WALLS:	1-HOUR
SMOKE BARRIER:	2-HOUR

CBC TABLE 508.4 - FIRE BARRIERS AT OCCUPANCY SEPARATIONS:

ELEV LOBBIES (ACCESSORY USE): NONE	
BOILER ROOMS:	1-HOUR
STORAGE > 100 SF:	1-HOUR
TRASH TERMINATION ROOM:	2-HOUR
SHAFT WALLS: (CBC SECTION 712)	2-HOUR
FIRE WALLS: (CBC SECTION 706)	2-HOUR
EXIT STAIRWAY ENCLOSURE:	2-HOUR
FIRE PARTITION BETWEEN UNITS:	1-HOUR
CORRIDOR WALLS:	1-HOUR

TYPE III-A:

PRIMARY STRUCTURAL FRAME:	1-HOUR
FLOOR/CEILINGS:	1-HOUR
ROOF/CEILINGS:	1-HOUR
EXTERIOR WALLS:	
BEARING:	2-HOUR
NON-BEARING:	1-HOUR @ LESS THAN 30' FIRE SEPARATION 0-HOUR @ 30' OR MORE FIRE SEPARATION
INTERIOR WALLS:	
BEARING:	1-HOUR
NON-BEARING:	0-HOUR
SHAFT WALLS:	2-HOUR
FIRE WALLS:	3-HOUR
FIRE BARRIERS:	
EXIT STAIRWAY ENCLOSURE:	2-HOUR
HORIZONTAL EXITS:	2-HOUR
UNIT SEPARATION WALL:	1-HOUR
CORRIDOR WALLS:	1-HOUR
CORRIDOR OPENING PROTECTION:	20 MINUTES

CBC TABLE 508.4 - FIRE BARRIERS AT OCCUPANCY SEPARATIONS:

GROUP R-2 TO A-3, A-2/B:	1-HOUR
GROUP R-2 to M:	1-HOUR
GROUP A-3, A-2 TO S-2:	NONE
GROUP A-3, A-2 TO S-2:	NONE
STORAGE > 100 SF:	1-HOUR

NOTES:
COLUMNS TO BE PROTECTED AS REQUIRED IN SECTION 704.2, OTHER PARTS OF THE PRIMARY STRUCTURAL FRAME AS REQUIRED PER SECTION 704.3 THROUGH 713

ACCESSIBILITY: **2022 CBC CHAPTER 11A**
2022 CBC CHAPTER 11B (FOR "SITE, RETAIL AND LEASING" AREAS ONLY)
FHA GUIDELINES, FHA DESIGN MANUAL
ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS" ONLY)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION" AREAS ONLY)
PER CBC SECTION 1106A.1 - ALL DWELLING IN COVERED MULTI FAMILY DWELLING WITH ELEVATOR ARE CONSIDERED ACCESSIBLE AND ADAPTABLE.
PER CBC SECTION 1009.2.1- EXEMPTION 1: ELEVATOR NOT REQUIRED AS MEAN OF EGRESS IF AUTOMATIC SPRINKLER ARE PROVIDED ALONG WITH HORIZONTAL EXITS.

PROJECT SUMMARY (CONT.)

PARKING SUMMARY REQUIREMENTS (PER PAMC 18.52.040) :
272 STALLS REQUIRED (1 STALL PER STUDIO/1BR; 2 STALLS PER 2BR OR LARGER UNIT)

PARKING SCHEDULE

TYPE	USER	COUNT
GROUND LEVEL		
TYPICAL GUEST 9'-0" x 18'-0"	GUEST	13
EV READY GUEST 9'-0" x 18'-0"	GUEST	6
EV CHARGER GUEST 9'-0" x 18'-0"	GUEST	2
ACCESSIBLE VAN GUEST 9'-0" x 18'-0"	GUEST	1
		22
TYPICAL 9'-0" X 18'-0" TANDEM	RESIDENCE	4
TYPICAL 9'-0" x 18'-0"	RESIDENCE	4
EV READY	RESIDENCE	50
EV CHARGERS	RESIDENCE	12
EV CAPABLE 9'-0" x 18'-0"	RESIDENCE	20
ACCESSIBLE VAN 9'-0" x 18'-0"	RESIDENCE	1
ACCESSIBLE 9'-0" x 18'-0"	RESIDENCE	5
		96
LEVEL 2		
TYPICAL 9'-0" X 18'-0" TANDEM	RESIDENCE	14
TYPICAL 9'-0" x 18'-0"	RESIDENCE	4
EV READY	RESIDENCE	8
EV CAPABLE 9'-0" x 18'-0"	RESIDENCE	108
		134
TOTAL PARKING STALLS (TWO LEVELS)		**252**

GUEST: 22 X 5% = 2 ACCESSIBLE STALLS (INCLUDING 1 VAN ACCESSIBLE)
ASSIGNED PARKING: 230 X 2% = 5 ACCESSIBLE STALLS (INCLUDING 1 VAN ACCESSIBLE)
2 + 5 = 7 ACCESSIBLE PARKING REQUIRED; 7 ACCESSIBLE PARKING PROVIED

2022 CALGREEN EV REQUIREMENTS:

TYPE	REQUIREMENTS	REQUIRED #	PROVIDED #
EV CAPABLE [1]	10% OF PARKING SPACES	23	23
EV READY [2]	25% OF PARKING SPACES	57.5	58
EV CHARGERS [3]	5% PARKING SPACES	11.5	12

PAMC A4. 106.8.2 NEW MULTI-FAMILY DWELLINGS RECOMMENDATIONS:

RESIDENTIAL	(1) LEVEL 2 EVSE OR (1) LEVEL 2 EV READY / UNIT	198
GUEST	25% EV CAPABLE / READY / EVSE	5.5
	5% EVSE INSTALLED	1.1

1. **EV CAPABLE,** PROVIDE ELECTRICAL PANEL SPACE, EMPTY CONDUIT (NO WIRE), AND A TERMINATION BOX FOR FUTURE 120V, 40A.
2. **EV READY,** FULLY WIRED AND READY TO USE 208/240V, 40A OR CHARGING STATION.
3. **EV CHARGERS,** FULLY WIRED AND READY TO USE 208/240V, 40A STAND-ALONE CHARGERS. AT LEAST 1 SHALL BE LOCATED IN THE COMMON USE PARKING AREA.

BIKE PARKING:
RESIDENTS
ONE (1) BIKE PARKING SPACE PER 1 UNIT REQUIRED
198 UNITS X 1 = 198 BIKE PARKING SPACE REQUIRED

LEVEL 1	180 BIKE PARKING SPACES
LEVEL 2	+ 24 BIKE PARKING SPACES
TOTAL (CLASS 1 BIKE PARKING)	204 BIKE PARKING SPACES PROVIDED

GUESTS
ONE (1) BIKE PARKING SPACE PER EVERY 10 UNITS REQUIRED
198 ÷ 10 = 20 BIKE PARKING SPACES REQUIRED
50% OF BIKE PARKING TO BE COVERED
SEE LANDSCAPE DRAWINGS FOR LOCATION

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Sheet Title:
PROJECT & CODE SUMMARY

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: Author

Sheet No:
G101

BUILDER'S REMEDY FULL SUBMITTAL



1



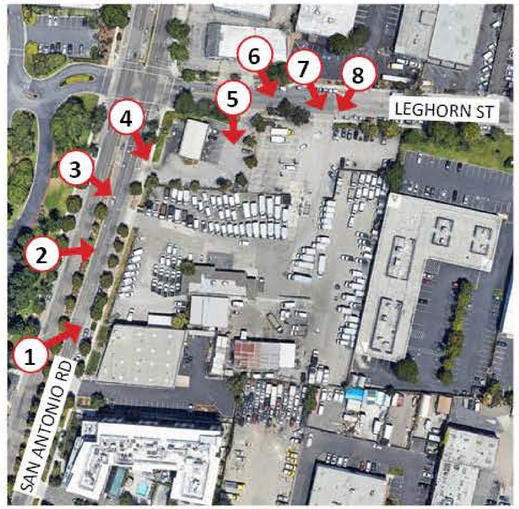
2



3



4



5



6



7



8

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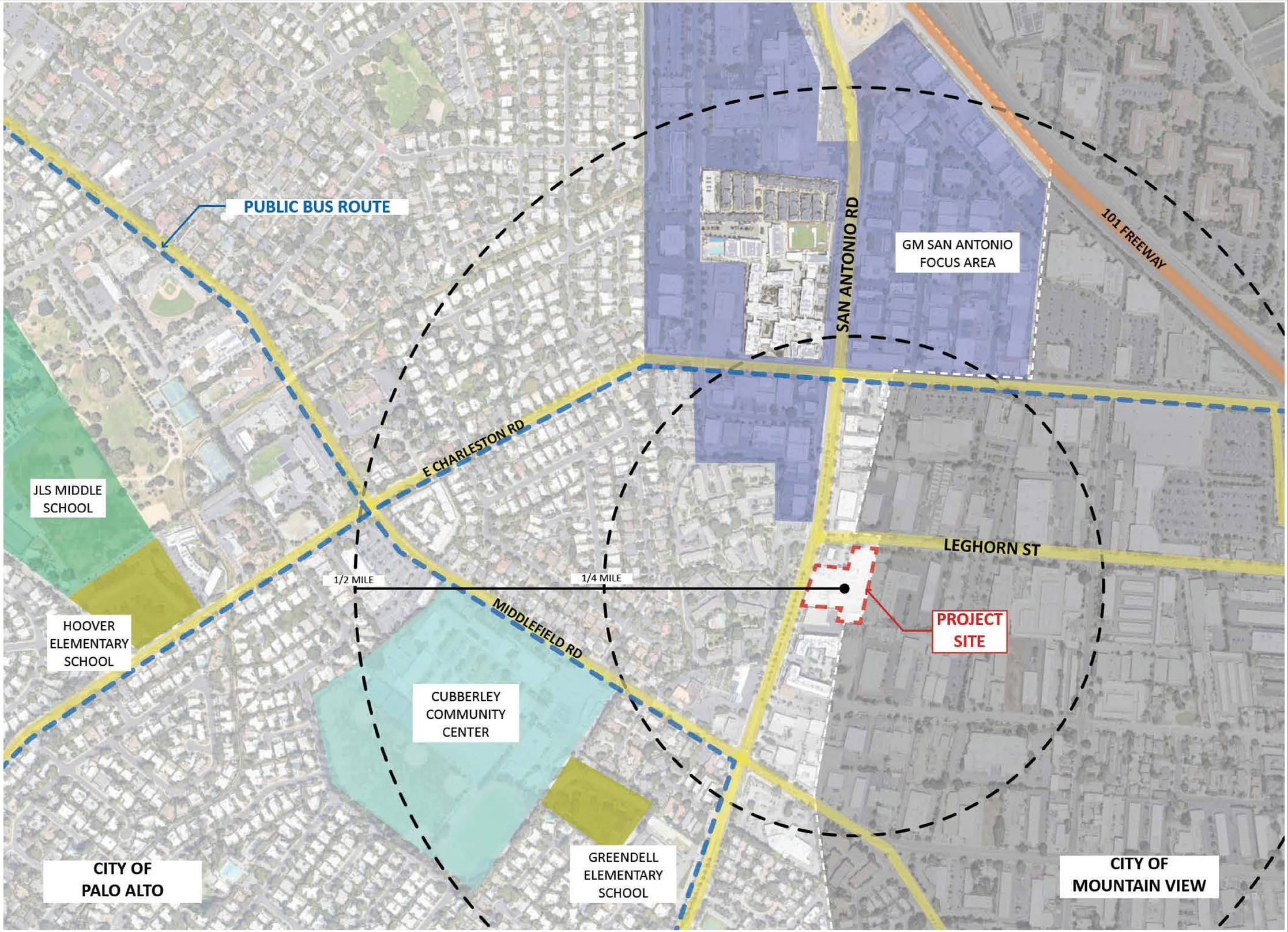
Sheet Title:
EXISTING SITE PHOTOS

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: Author

Sheet No:

G200

BUILDER'S REMEDY FULL SUBMITTAL



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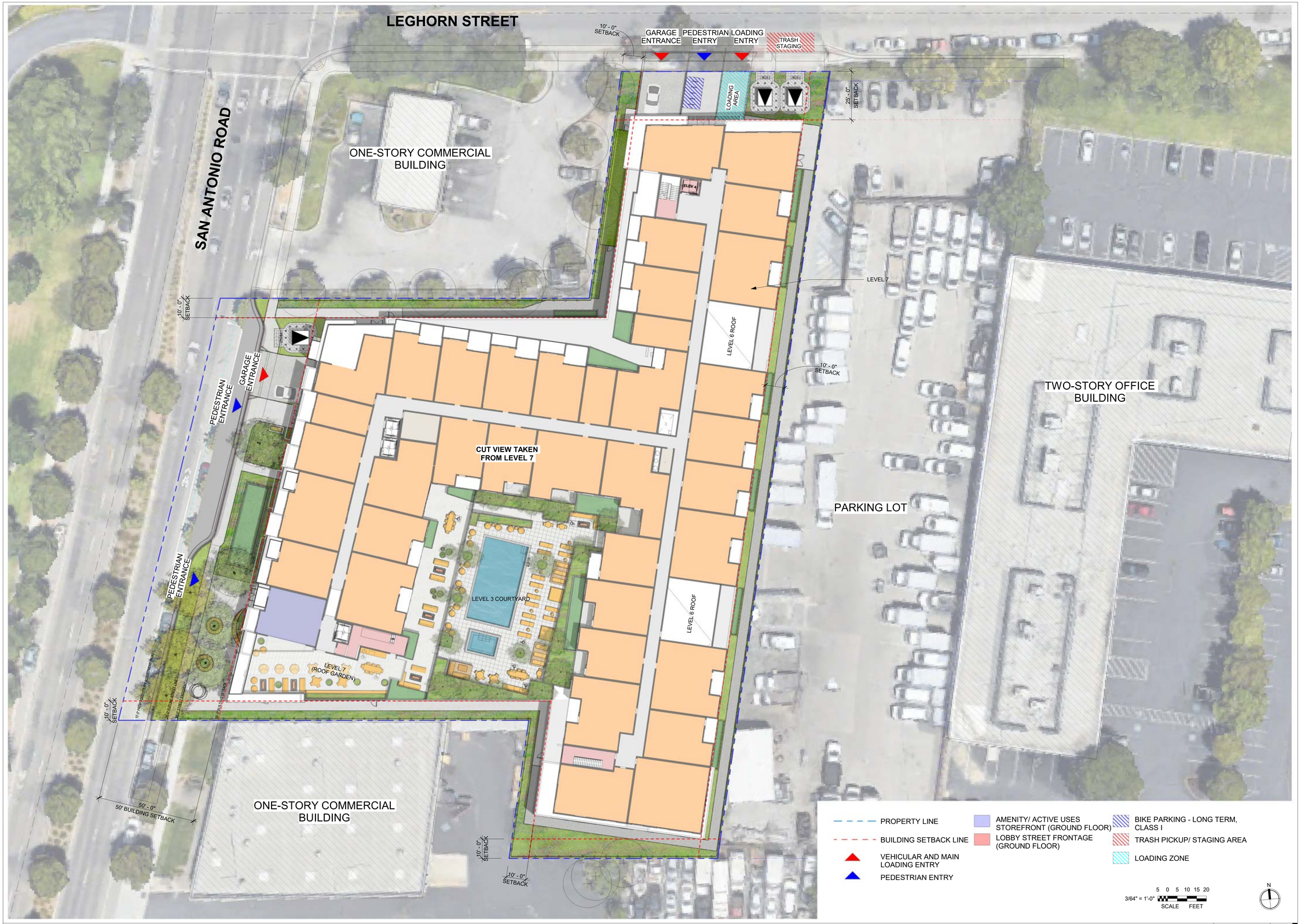
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Sheet Title:
SITE CONTEXT

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: Author

Sheet No:
SP100

BUILDER'S REMEDY FULL SUBMITTAL



SITE PLAN | 3/64" = 1'-0" | 1

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Sheet Title:
ILLUSTRATIVE SITE PLAN

Job No. 23033
Date: 04/15/2024
Scale: 3/64" = 1'-0"
Drawn By: Author

Sheet No:
SP200

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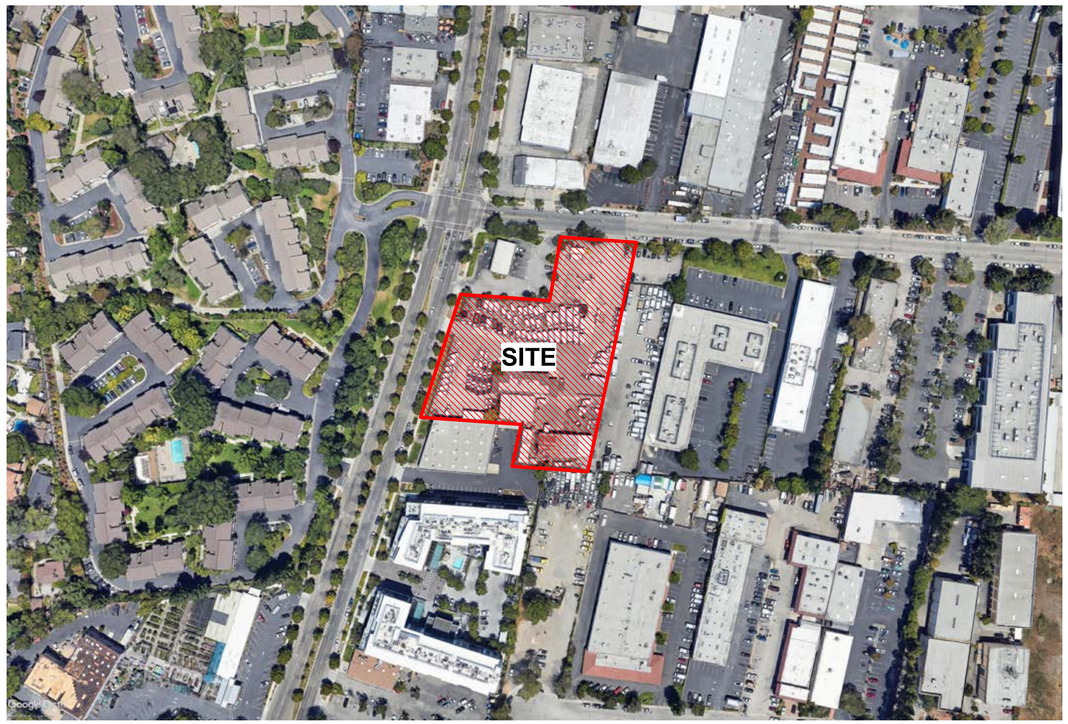
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AERIAL SITE PERSPECTIVE

Job No.	23033
Date:	04/15/2024
Scale:	
Drawn By:	Author

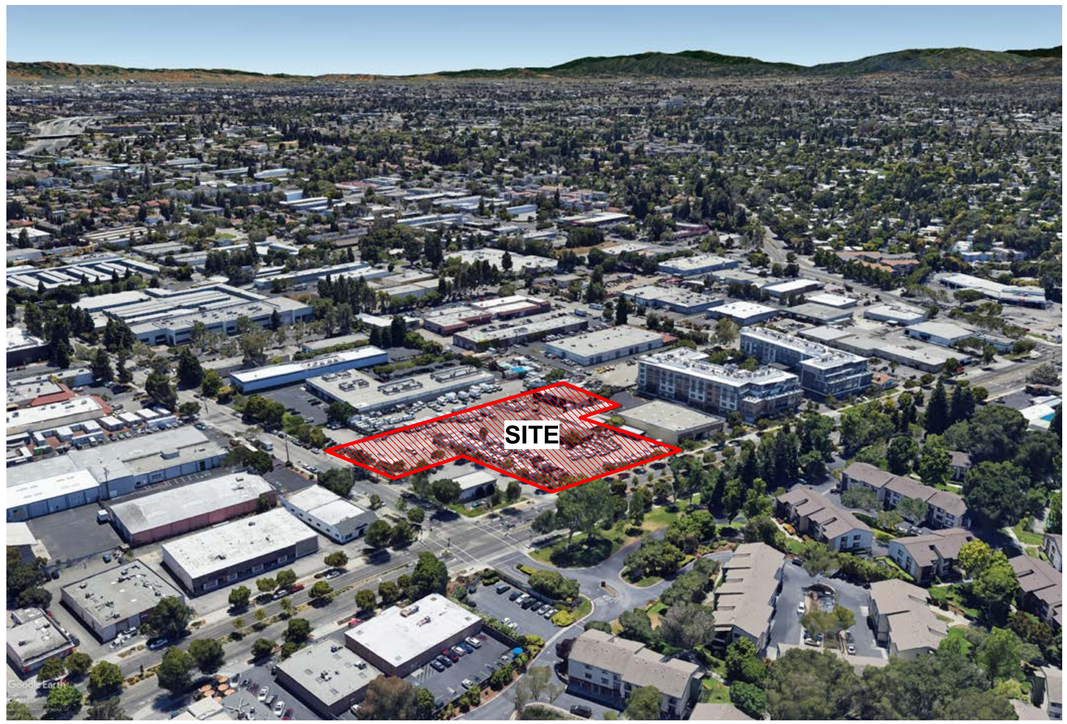
Sheet No:

SP300

BUILDER'S REMEDY FULL SUBMITTAL



SITE PHOTOGRAPH | N.T.S. | 3



AERIAL PHOTOGRAPH | N.T.S. | 2



STREETSCAPE ELEVATION | 3/64" = 1'-0" | 1

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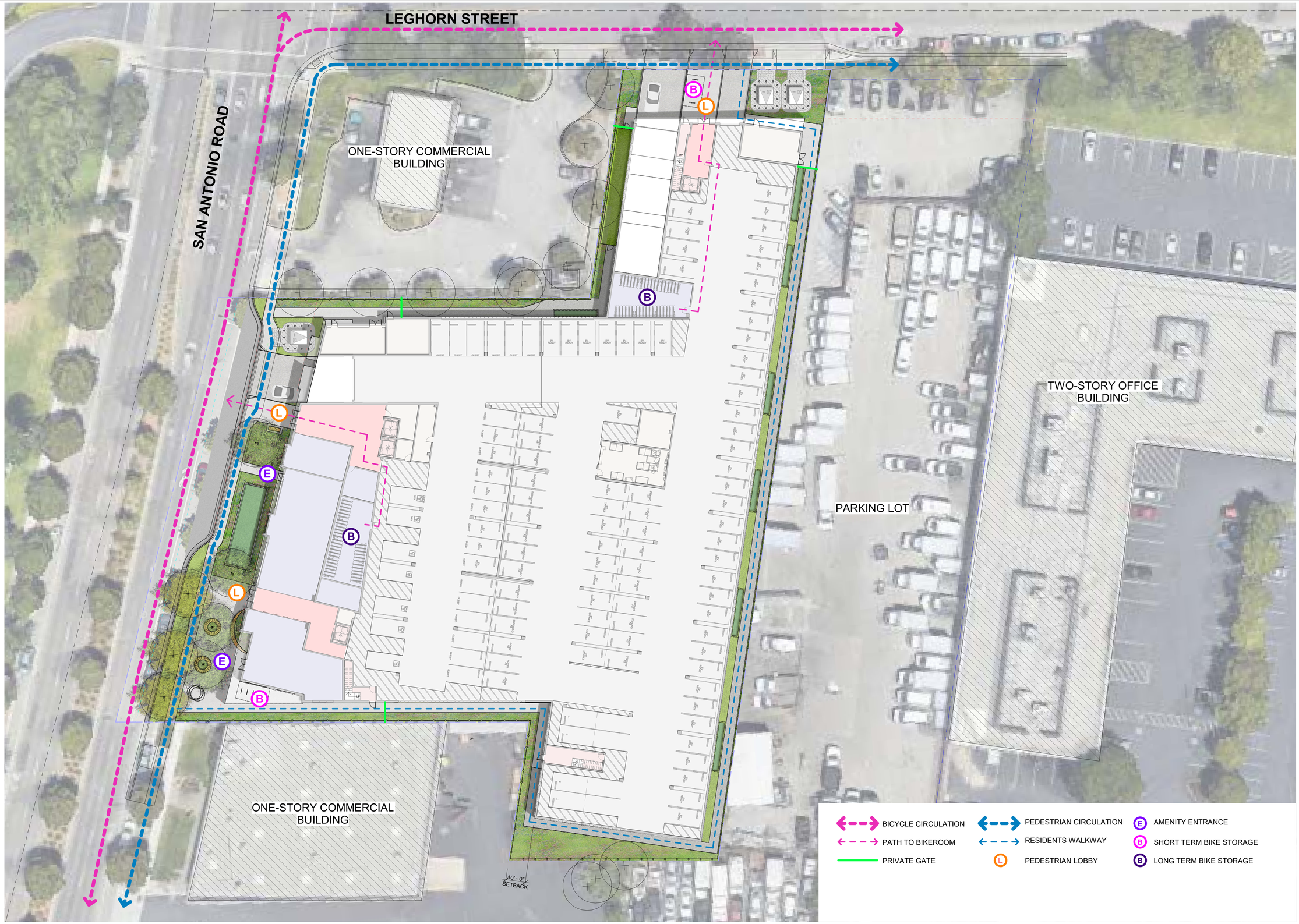
Sheet Title:
AERIAL PHOTOGRAPH & STREETSCAPE

Job No. 23033
Date: 04/15/2024
Scale: As indicated
Drawn By: Author

Sheet No:

SP301

BUILDER'S REMEDY FULL SUBMITTAL



PEDESTRIAN AND BICYCLE CIRCULATION | 3/64" = 1'-0" | 1

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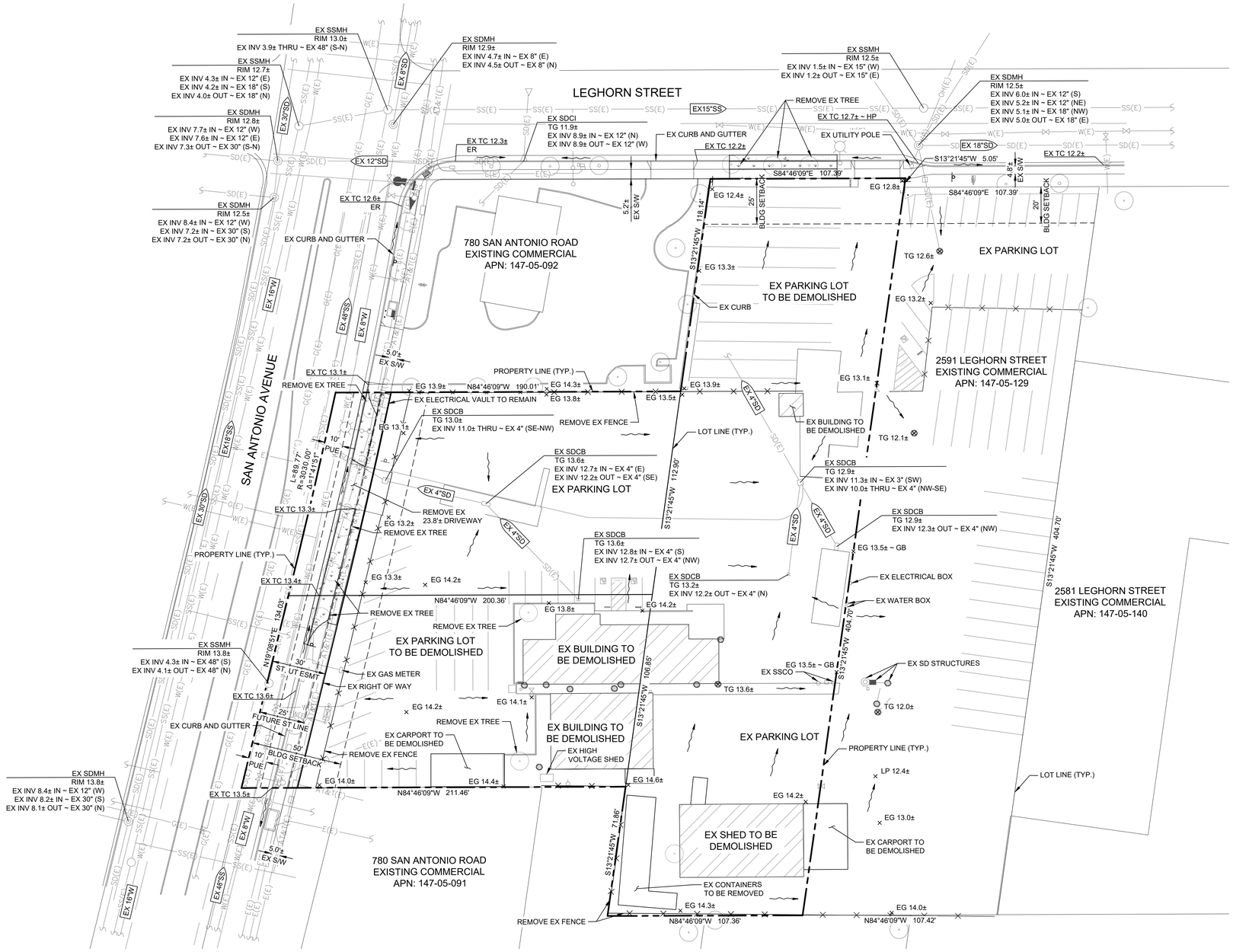
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Sheet Title:
PEDESTRIAN / BICYCLE CIRCULATION

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

SP302



LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
RIGHT OF WAY	
EASEMENT	
CURB AND GUTTER	
PARKING STRIPING	
STORM DRAIN PIPE	SD(E)
SANITARY SEWER PIPE	SS(E)
WATER PIPE	W(E)
AT&T UNDERGROUND CONDUIT	AT&T(E)
OVERHEAD ELECTRICAL LINE	OH(E)
GAS LINE	G(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
UTILITY POLE	
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
STORM DRAIN CATCH BASIN	
STORM DRAIN AREA DRAIN	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
WATER VALVE	
BACKFLOW PREVENTER	
PULL BOX/METER/VAULT	
SIGN	
LIMIT OF LANDSCAPING REMOVAL	
LIMIT OF SIDEWALK REMOVAL	

ABBREVIATIONS

AP	ANGLE POINT
B/W	BACK OF WALK
BLDG	BUILDING
CB	CATCH BASIN
CI	CURB INLET
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MH	MANHOLE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
UT	UTILITY

EXISTING CONDITIONS NOTES:

1. ALL EXISTING ONSITE IMPROVEMENTS AND UTILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY ARE TO BE REMOVED (BUILDINGS, PARKING LOT, CONCRETE, ASPHALT CONCRETE, TREES, SHED, CARPORT, CURBS, TREES, SIGNS, ELECTRICAL UTILITIES, VOLTAGE SHED, GAS LINES, WATER METERS, WATER VALVES, WATER PIPES, COMMUNICATION LINES, STORM DRAIN PIPES, STORM DRAIN STRUCTURES, SANITARY SEWER PIPES, CLEANOUTS, AREA DRAINS, ETC.)
2. EXISTING SURFACE FEATURES ARE PLOTTED BASED OFF THE FIELD SURVEY PERFORMED BY HMH ON OCTOBER 27TH, 2023.

0 15 30 60

1 INCH = 30 FEET

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Sheet Title:

EXISTING CONDITIONS

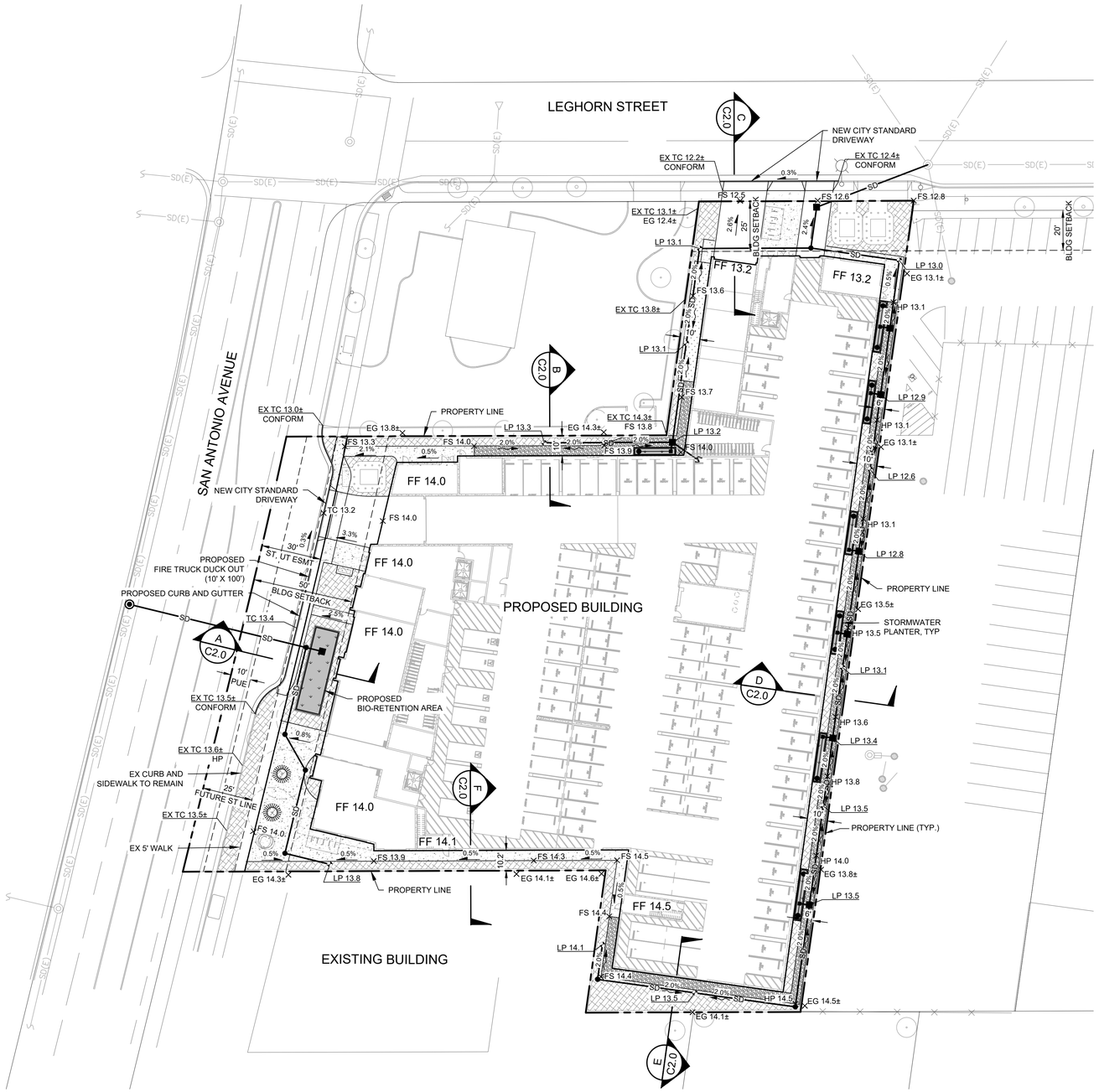
Job No. 23033
Date: 04/15/2024
Scale: 1" = 30'
Drawn By: NW

Sheet No:

C1.0

S:\PROJECTS\672600\PLI\PERMIT\672600EX COND.DWG

BUILDER'S REMEDY FULL SUBMITTAL

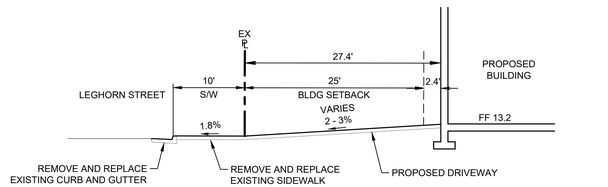


LEGEND

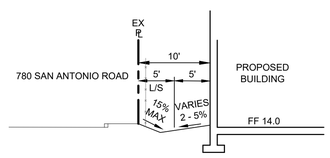
- PROJECT BOUNDARY
- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- STORM DRAIN PIPE (SD)
- STORM DRAIN PIPE (EXISTING) (SD(E))
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- TREE AND DRIPLINE
- LID TREATMENT AREA
- ELECTROLIER
- UTILITY POLE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN/JUNCTION BOX
- STORM DRAIN AREA DRAIN
- STORM DRAIN CLEANOUT
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CURB INLET (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)
- STORM DRAIN AREA DRAIN (EXISTING)

ABBREVIATIONS

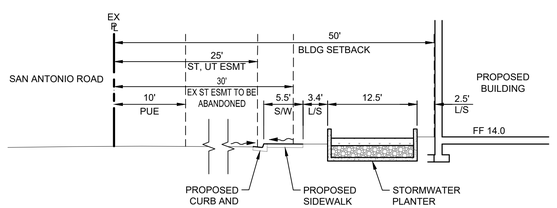
B/W	BACK OF WALK
BLDG	BUILDING
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISH FLOOR
FS	FINISH SURFACE
HP	HIGH POINT
L/S	LANDSCAPE
LP	LOW POINT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET
TC	TOP OF CURB
TYP	TYPICAL
UT	UTILITY



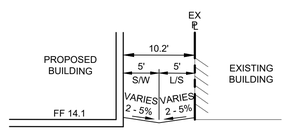
C SECTION
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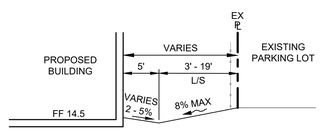
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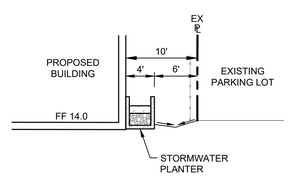
A SECTION
NTS



F SECTION
NTS



E SECTION
NTS



D SECTION
NTS

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Sheet Title:

GRADING PLAN

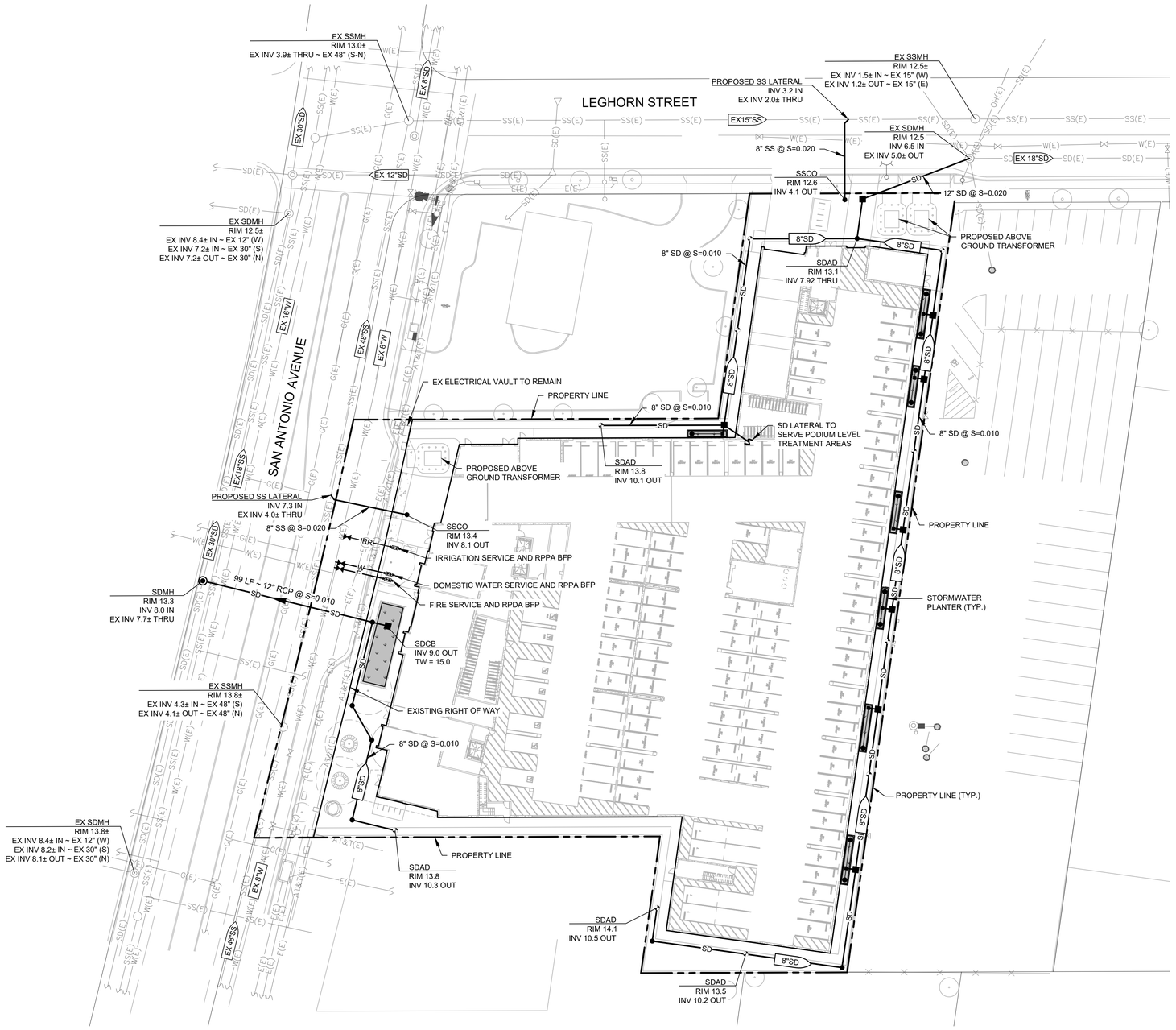
Job No. 23033
Date: 04/15/2024
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Sheet No:

C2.0

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BUILDER'S REMEDY FULL SUBMITTAL



LEGEND

PROJECT BOUNDARY	
LOT LINE	
RIGHT OF WAY	
STORM DRAIN PIPE (EXISTING)	SD(E) SD(E)
SANITARY SEWER PIPE (EXISITNG)	SS(E) SS(E)
WATER PIPE (EXISTING)	W(E) W(E)
EX AT&T UNDERGROUND CONDUIT	AT&T(E) AT&T(E)
EX OVERHEAD ELECTRICAL LINE	OH(E) OH(E)
GAS LINE (EXISTING)	G(E) G(E)
ELECTRICAL LINE (EXISTING)	E(E) E(E)
STORM DRAIN PIPE	SD SD SD
SANITARY SEWER LATERAL	SS SS SS
WATER PIPE	W W W
FIRE LINE	F F
IRRIGATION LINE	IRR IRR IRR
FENCE	
TREE AND DRIPLINE	
LID TREATMENT AREA	
ELECTROLIER	
UTILITY POLE	
STORM DRAIN MANHOLE	
STORM DRAIN CATCH BASIN/JUNCTION BOX	
STORM DRAIN AREA DRAIN	
STORM DRAIN CLEANOUT	
STORM DRAIN MANHOLE (EXISTING)	
STORM DRAIN CURB INLET (EXISTING)	
STORM DRAIN CATCH BASIN (EXISTING)	
STORM DRAIN AREA DRAIN (EXISTING)	
SANITARY SEWER CLEANOUT	
SANITARY SEWER MANHOLE (EXISTING)	
FIRE HYDRANT (EXISTING)	
WATER VALVE	
BACKFLOW PREVENTER	
WATER VALVE (EXISTING)	
BACKFLOW PREVENTER (EXISTING)	
PULL BOX/METER/VAULT (EXISTING)	
SIGN (EXISTING)	

ABBREVIATIONS

EX/(E)	EXISTING
G	GAS
INV	INVERT
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
TG	TOP OF GRADE
TYP	TYPICAL
W	WATER

0 15 30 60

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UTILITY PLAN

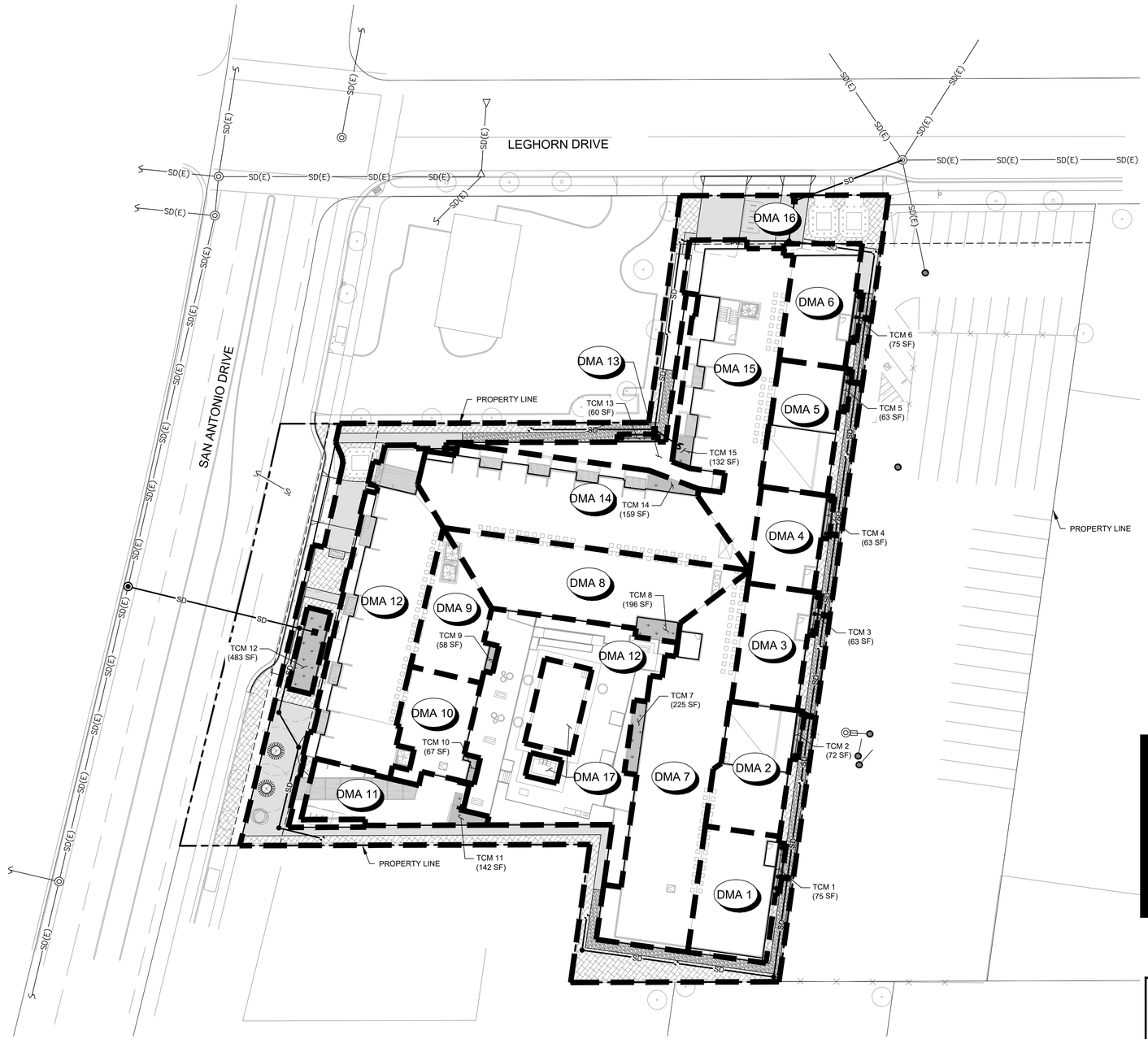
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Date: 04/15/2024
Scale:
Drawn By:

Sheet No:

C3.0

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BUILDER'S REMEDY FULL SUBMITTAL



LEGEND

PROJECT BOUNDARY	
LOT LINE	
STORM DRAIN PIPE	SD
STORM DRAIN PIPE (EXISTING)	SD(E)
PERFORATED UNDERDRAIN PIPE	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
DRAINAGE MANAGEMENT AREA (SEE SIZING CALCULATIONS, SHEET C4.2)	DMA#
BIORETENTION AREA	
PERVIOUS PAVERS / CONCRETE	

2. Project Size

a. Total Site Area: 80,405 (ft²)		b. Total Land Area Disturbed During Construction: 80,405 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	77,315	0	64,160	0	64,160
d. Total off-site IA[3]	2,045		2,045	940	2,985
e. Total project IA	79,360	0	66,205	940	67,145
f. Total new and replaced IA			67,145		
Pervious Area (PA)[4]					
g. Total on-site PA	3,090				16,245
h. Total off-site PA[3]	1,013				73
i. Total project PA	4,103				16,318
j. **Total Project Area (2.e.+2.i.)**	83,463				83,463
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% ;190454%					

[1]"Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

[redacted]

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**
- I.A. PROPERTY ADDRESS: 762 SAN ANTONIO ROAD, PALO ALTO, CA 94303
- I.B. PROPERTY OWNER: ACCLAIM COMPANIES

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**
- II.A. CONTACT: GARY JOHNSON
- II.B. PHONE NUMBER OF CONTACT: DIRECT: (650) 324-9439; MOBILE: (650) 906-8970
- II.C. EMAIL: GARY@ACCLAIMCOMPANIES.COM
- II.D. ADDRESS: 125 WILLOW ROAD, MENLO PARK, CA 94025

PROJECT SITE INFORMATION:

1. **SOILS TYPE: D**
2. **GROUND WATER DEPTH: 5'-10'**
3. **NAME OF RECEIVING BODY: ADOBE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

0 15 30 60
1 INCH = 30 FEET

BIOTREATMENT SOIL REQUIREMENTS

BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : https://watershed.sccgov.org/sites/g/files/exjcpb1226/files/SCVURPPP_C.pdf

- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

SOURCE CONTROL MEASURES:

1. SANITARY SEWER CONNECTION OR ACCESSIBLE CLEANOUT FOR SWIMMING POOL.
2. BENEFICIAL LANDSCAPING.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE IMPERVIOUS SURFACES.
2. CLUSTER STRUCTURES/PAVEMENT.
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA

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ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:

STORMWATER CONTROL PLAN

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By:

Sheet No:

C4.0

BUILDER'S REMEDY FULL SUBMITTAL

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	
1	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,715	2,640	0	75	3.41%	62	75	12	Flow-through planter. See Detail 2 on sheet C4.1.
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,513	2,441	0	72	3.16%	57	72	12	Flow-through planter. See Detail 2 on sheet C4.1.
3	3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,191	2,128	0	63	2.75%	50	63	12	Flow-through planter. See Detail 2 on sheet C4.1.
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	1,807	1,744	0	63	2.27%	41	63	12	Flow-through planter. See Detail 2 on sheet C4.1.
5	5	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,369	2,306	0	63	2.98%	54	63	12	Flow-through planter. See Detail 2 on sheet C4.1.
6	6	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,278	2,203	0	75	2.86%	52	75	12	Flow-through planter. See Detail 2 on sheet C4.1.
7	7	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	7,511	7,286	0	225	9.44%	170	225	12	Flow-through planter. See Detail 2 on sheet C4.1.
8	8	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	4,849	4,653	0	196	6.09%	109	196	12	Flow-through planter. See Detail 2 on sheet C4.1.
9	9	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,042	1,984	0	58	2.57%	47	58	12	Flow-through planter. See Detail 2 on sheet C4.1.
10	10	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,015	1,948	0	67	2.53%	46	67	12	Flow-through planter. See Detail 2 on sheet C4.1.
11	11	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,178	2,059	0	119	2.74%	49	142	12	Flow-through planter. See Detail 2 on sheet C4.1.
12	12	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	15,008	14,525	0	483	18.86%	351	483	12	Flow-through planter. See Detail 1 on sheet C4.1.
13	13	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	1,704	1,644	0	60	2.14%	39	60	12	Flow-through planter. See Detail 2 on sheet C4.1.
14	14	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	6,502	6,343	0	159	8.17%	147	159	12	Flow-through planter. See Detail 2 on sheet C4.1.
15	15	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	6,611	6,479	0	132	8.31%	151	132	12	Flow-through planter. See Detail 2 on sheet C4.1.
16	16	Onsite	Pervious pavement w/o underdrain	LID	3. Flow-Volume Combo	15,951	0	5,277	10,674	20.05%	-	-	-	
17	17	Onsite	Untreated	LID	N/A	1,327	1,327	0	0	1.67%	-	-	-	Drains to Sanitary Sewer
					Totals:	79,571	61,710	5,277	12,584	100.00%				

Footnotes:

2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.

PERVIOUS PAVER REQUIREMENTS

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PPROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

PERVIOUS CONCRETE REQUIREMENTS

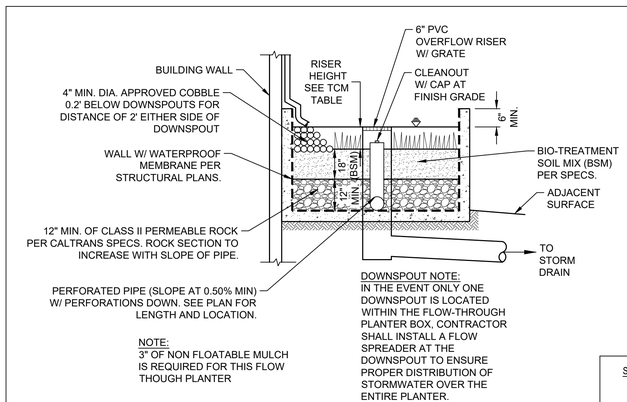
- PROVIDE CERTIFICATION FROM THE CONCRETE MANUFACTURER THAT THE CONCRETE MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION FROM THE NATIONAL READY MIX CONCRETE ASSOCIATION (NRMA) SHALL INSTALL THE CONRETE AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOB SITE AT ALL TIMES DURING CONCRETE INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

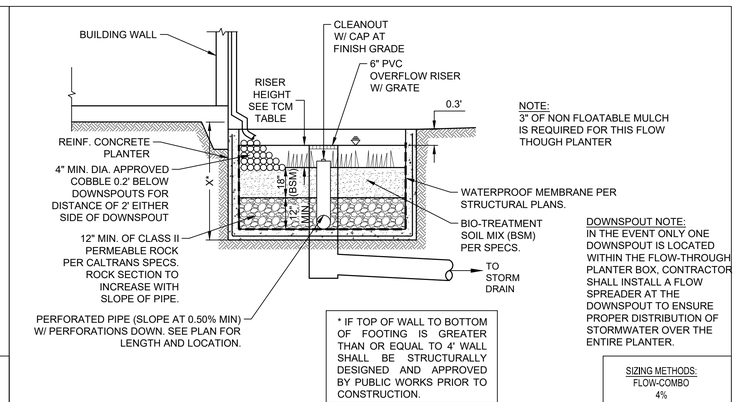
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,



2 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.



1 FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.

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Sheet Title:

STORMWATER CONTROL NOTES AND DETAILS

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By:

Sheet No:

C4.1

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BUILDER'S REMEDY FULL SUBMITTAL

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2715 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
- a **Impervious Area =** 2640 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 75 **square feet**
- **% Impervious =** 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: Palo Alto
  MAP_{page} = 13.7 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 0
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.61 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.62 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 141 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.12 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 79.2 Square feet *3% of total drainage area*
- **BMP Surface Area =** 62 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 81 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 61

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 1

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2513 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
- a **Impervious Area =** 2441 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 72 **square feet**
- **% Impervious =** 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: Palo Alto
  MAP_{page} = 13.7 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 0
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.61 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.62 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 131 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.12 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 73.23 Square feet *3% of total drainage area*
- **BMP Surface Area =** 57 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 74 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 57

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 2

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2191 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
- a **Impervious Area =** 2128 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 63 **square feet**
- **% Impervious =** 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: Palo Alto
  MAP_{page} = 13.7 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 0
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.61 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.62 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 114 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.12 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 63.84 Square feet *3% of total drainage area*
- **BMP Surface Area =** 50 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 65 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 49

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 3

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 1807 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
- a **Impervious Area =** 1744 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 63 **square feet**
- **% Impervious =** 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: Palo Alto
  MAP_{page} = 13.7 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 0
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.61 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.62 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 94 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.11 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 52.32 Square feet *3% of total drainage area*
- **BMP Surface Area =** 41 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 53 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 41

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 4

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2369 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
- a **Impervious Area =** 2306 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 63 **square feet**
- **% Impervious =** 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: Palo Alto
  MAP_{page} = 13.7 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 0
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.61 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.62 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 123 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.12 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 69.18 Square feet *3% of total drainage area*
- **BMP Surface Area =** 54 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 70 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 53

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 5

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2278 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
- a **Impervious Area =** 2203 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 75 **square feet**
- **% Impervious =** 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: Palo Alto
  MAP_{page} = 13.7 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 0
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.61 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.62 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 118 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.11 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 66.09 Square feet *3% of total drainage area*
- **BMP Surface Area =** 52 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 67 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 51

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 6

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 7511 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
- a **Impervious Area =** 7286 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 225 **square feet**
- **% Impervious =** 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: Palo Alto
  MAP_{page} = 13.7 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 0
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.61 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.62 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 389 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.12 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 218.58 Square feet *3% of total drainage area*
- **BMP Surface Area =** 170 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 221 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 168

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 7

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 4849 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
- a **Impervious Area =** 4653 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 196 **square feet**
- **% Impervious =** 96 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: Palo Alto
  MAP_{page} = 13.7 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 0
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.61 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.62 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 250 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.10 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 139.59 Square feet *3% of total drainage area*
- **BMP Surface Area =** 109 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 141 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 109

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 8

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BUILDER'S REMEDY FULL SUBMITTAL

STUDIO T SQUARE

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HMH

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Sheet Title:

STORMWATER CONTROL CALCULATIONS

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By:

Sheet No:

C4.2

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure

Drainage Area = 2042 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:

a **Impervious Area =** 1984 square feet *Includes rooftops, hardscape, streets, and sidewalks, etc.*
b **Pervious Area =** 58 square feet
% Impervious = 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary. Click here for map (Figure B-1)
MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
Closest Reference Rain Gage: Palo Alto
MAP_{gage} = 13.7 inches *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)
Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
Yes

e Determine the average slope for the drainage area:
Average Slope (%) = 0

f Determine the unit basin storage volume from sizing curves:
Unit Basin Storage (UBS) = 0.61 inches *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:
Adjusted UBS = 0.62 inches *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:
Design Volume = 106 cubic feet *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
Design Rainfall Intensity = 0.20 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
Duration = 3.12 hours *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 59.52 Square feet *3% of total drainage area*
BMP Surface Area = 47 Square feet

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
Volume of Treated Runoff = 61 cubic feet *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
Volume in Ponding Area = 45

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of Ponding = 12 inches

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 9

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area = 2015 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:

a **Impervious Area =** 1948 square feet *Includes rooftops, hardscape, streets, and sidewalks, etc.*
b **Pervious Area =** 67 square feet
% Impervious = 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary. Click here for map (Figure B-1)
MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
Closest Reference Rain Gage: Palo Alto
MAP_{gage} = 13.7 inches *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)
Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
Yes

e Determine the average slope for the drainage area:
Average Slope (%) = 0

f Determine the unit basin storage volume from sizing curves:
Unit Basin Storage (UBS) = 0.61 inches *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:
Adjusted UBS = 0.62 inches *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:
Design Volume = 105 cubic feet *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
Design Rainfall Intensity = 0.20 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
Duration = 3.11 hours *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 58.44 Square feet *3% of total drainage area*
BMP Surface Area = 46 Square feet

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
Volume of Treated Runoff = 60 cubic feet *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
Volume in Ponding Area = 45

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of Ponding = 12 inches

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 10

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area = 2178 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:

a **Impervious Area =** 2059 square feet *Includes rooftops, hardscape, streets, and sidewalks, etc.*
b **Pervious Area =** 119 square feet
% Impervious = 95 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary. Click here for map (Figure B-1)
MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
Closest Reference Rain Gage: Palo Alto
MAP_{gage} = 13.7 inches *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)
Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
Yes

e Determine the average slope for the drainage area:
Average Slope (%) = 0

f Determine the unit basin storage volume from sizing curves:
Unit Basin Storage (UBS) = 0.60 inches *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:
Adjusted UBS = 0.61 inches *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:
Design Volume = 112 cubic feet *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
Design Rainfall Intensity = 0.20 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
Duration = 3.07 hours *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 61.77 Square feet *3% of total drainage area*
BMP Surface Area = 49 Square feet

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
Volume of Treated Runoff = 63 cubic feet *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
Volume in Ponding Area = 49

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of Ponding = 12 inches

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 11

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area = 15545 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:

a **Impervious Area =** 15062 square feet *Includes rooftops, hardscape, streets, and sidewalks, etc.*
b **Pervious Area =** 483 square feet
% Impervious = 97 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary. Click here for map (Figure B-1)
MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
Closest Reference Rain Gage: Palo Alto
MAP_{gage} = 13.7 inches *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)
Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
Yes

e Determine the average slope for the drainage area:
Average Slope (%) = 0

f Determine the unit basin storage volume from sizing curves:
Unit Basin Storage (UBS) = 0.61 inches *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:
Adjusted UBS = 0.62 inches *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:
Design Volume = 806 cubic feet *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
Design Rainfall Intensity = 0.20 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
Duration = 3.11 hours *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 451.86 Square feet *3% of total drainage area*
BMP Surface Area = 351 Square feet

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
Volume of Treated Runoff = 455 cubic feet *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
Volume in Ponding Area = 350

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of Ponding = 12 inches

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 12

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area = 1704 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:

a **Impervious Area =** 1644 square feet *Includes rooftops, hardscape, streets, and sidewalks, etc.*
b **Pervious Area =** 60 square feet
% Impervious = 96 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary. Click here for map (Figure B-1)
MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
Closest Reference Rain Gage: Palo Alto
MAP_{gage} = 13.7 inches *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)
Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
Yes

e Determine the average slope for the drainage area:
Average Slope (%) = 0

f Determine the unit basin storage volume from sizing curves:
Unit Basin Storage (UBS) = 0.61 inches *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:
Adjusted UBS = 0.62 inches *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:
Design Volume = 88 cubic feet *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
Design Rainfall Intensity = 0.20 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
Duration = 3.11 hours *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 49.32 Square feet *3% of total drainage area*
BMP Surface Area = 39 Square feet

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
Volume of Treated Runoff = 50 cubic feet *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
Volume in Ponding Area = 38

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of Ponding = 12 inches

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 13

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area = 6502 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:

a **Impervious Area =** 6343 square feet *Includes rooftops, hardscape, streets, and sidewalks, etc.*
b **Pervious Area =** 159 square feet
% Impervious = 98 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary. Click here for map (Figure B-1)
MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
Closest Reference Rain Gage: Palo Alto
MAP_{gage} = 13.7 inches *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)
Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
Yes

e Determine the average slope for the drainage area:
Average Slope (%) = 0

f Determine the unit basin storage volume from sizing curves:
Unit Basin Storage (UBS) = 0.61 inches *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:
Adjusted UBS = 0.63 inches *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:
Design Volume = 338 cubic feet *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
Design Rainfall Intensity = 0.20 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
Duration = 3.13 hours *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 150.29 Square feet *3% of total drainage area*
BMP Surface Area = 108 Square feet

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
Volume of Treated Runoff = 191 cubic feet *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
Volume in Ponding Area = 147

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of Ponding = 12 inches

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 14

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area = 6633 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:

a **Impervious Area =** 6501 square feet *Includes rooftops, hardscape, streets, and sidewalks, etc.*
b **Pervious Area =** 132 square feet
% Impervious = 98 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
Interpolate between isopleths if necessary. Click here for map (Figure B-1)
MAP_{site} = 14 *Site Mean Annual Precipitation*

b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
Closest Reference Rain Gage: Palo Alto
MAP_{gage} = 13.7 inches *Reference Gage Mean Annual Precipitation*

c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
MAP correction factor = 1.02 *Correction factor = MAPsite/MAPgage*

d Identify the representative soil type for the drainage area.
Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
Click here for map (Figure B-1)
Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
Yes

e Determine the average slope for the drainage area:
Average Slope (%) = 0

f Determine the unit basin storage volume from sizing curves:
Unit Basin Storage (UBS) = 0.61 inches *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

g Determine the Adjusted Unit Basin Storage Volume for the site:
Adjusted UBS = 0.63 inches *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

h Determine the Design Volume:
Design Volume = 346 cubic feet *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
Design Rainfall Intensity = 0.20 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
Duration = 3.13 hours *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
Try a preliminary surface area estimate = 195.03 Square feet *3% of total drainage area*
BMP Surface Area = 151 Square feet

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
Volume of Treated Runoff = 197 cubic feet *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
Volume in Ponding Area = 149

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
Depth of Ponding = 12 inches

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 15

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HMH

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762 SAN ANTONIO, PALO ALTO, CA 94303

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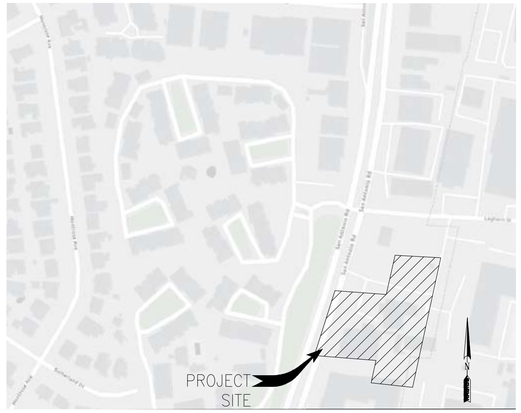
Sheet Title:

STORMWATER CONTROL CALCULATIONS

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By:

Sheet No:

C4.3



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

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

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

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	03-12-2024	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	03-25-2024	PRELIMINARY
APPLICANT DESIGN (GAS)	N/A	N/A
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE	03-26-2024	PRELIMINARY
C.A.T.V.	03-26-2024	PRELIMINARY
C.L.E.C.	03-26-2024	PRELIMINARY
LANDSCAPE		
LIGHT LOCATIONS	N/A	N/A
TRAFFIC SIGNAL LOCATIONS	N/A	N/A

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

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

CONSTRUCTION NOTES

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

CONDUIT NOTES

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

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

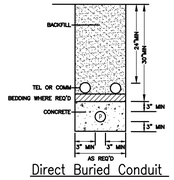
COVER MAY BE REDUCED TO 18" FOR SECONDARY UNDER SIDEWALKS, WITH THE PROJECT ENGINEER'S APPROVAL.

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

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

ELECTRIC UTILITIES DEPARTMENT COMMENTS & CONDITIONS

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



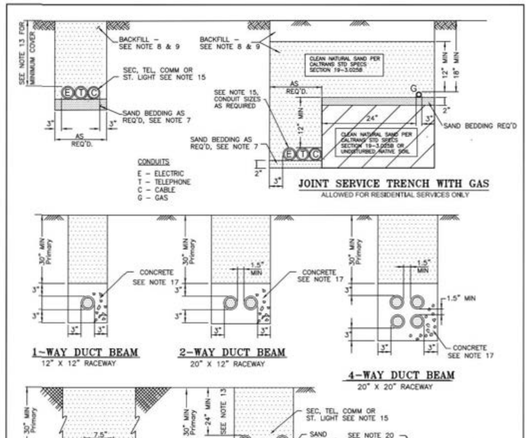
Direct Buried Conduit

ELECTRIC CONDUIT
MINIMUM BEND RADIUS FOR NEW CONSTRUCTION SERVICE

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

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

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



REV	DATE	DESCRIPTION	APPR
10	7/16	CORRECTED NOTATIONS	TT
4	6/13	ADDED JOINT TRENCH & NOTES	TT
3	10/09	REVISED MIN PRIMARY COVER	TT
2	8/08	COMBINED DT-SS-U-1004	TT
1	6/06	REVISED NOTES	JT

APPROVED 20
ENGINEERING STANDARD
UNDERGROUND DUCT LINES
TYPICAL TRENCH SECTION DETAILS
Original Signed and Approved by Engineering Manager
ENGR
DRWN
CHECK PV
CITY OF PALO ALTO
CALIFORNIA
NTS
SCALE
DT-SS-U-1003
STANDARD NO.
1 OF 4
SHEET NO.

CONCRETE TRANSFORMER PAD NOTES:

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

OTHER NOTES

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

GENERAL NOTES:

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

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

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

UTILITY APPROVALS

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

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE		
PRE-CON		
PRE-CON		

DEVELOPER:

ACCLAIM COMPANIES
593 SAINT ANDREWS DR
APTOS, CA 95003
GARY JOHNSON
(650) 622-2107
GARY@ACCLAIMCOMPANIES.COM

SHEET INDEX

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

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

STUDIO T SQUARE

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Tel (925) 289-4575

762 SAN ANTONIO
762 SAN ANTONIO, PALO ALTO, CA 94303

ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:
JOINT TRENCH
TITLE SHEET

Job No. 23033
Date: 04/15/2024
Scale: N.T.S.
Drawn By: Jie Rou Fang

Sheet No:
JT-1

BUILDER'S REMEDY FULL SUBMITTAL

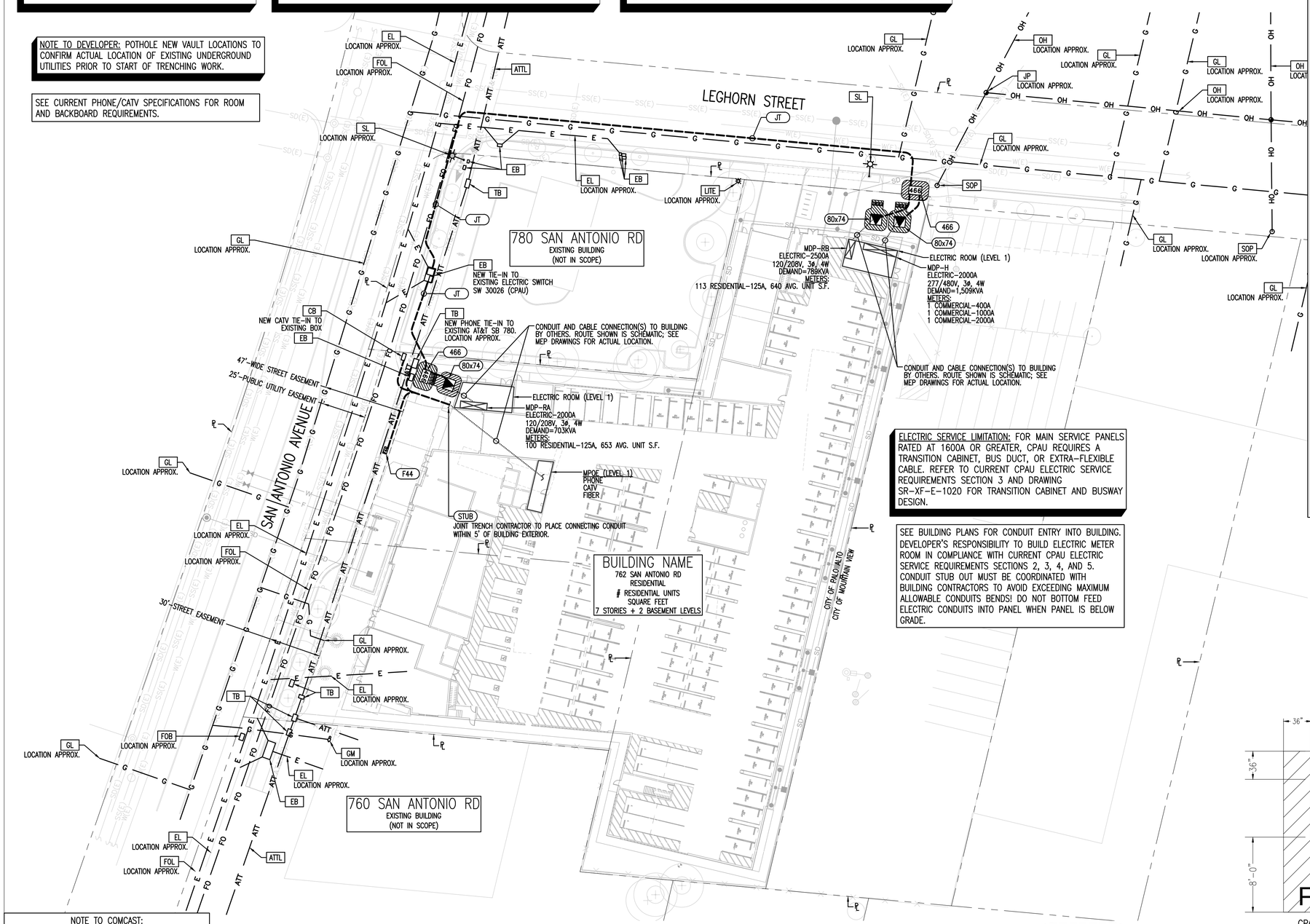
UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

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

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

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



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

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

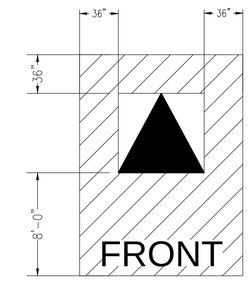
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO CPAU UTILITY BULLETIN TD–7001B–005 DOCUMENT FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

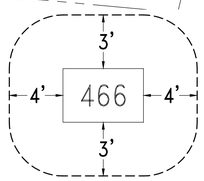
NOTE FOR UNDERGROUND ELECTRIC INSTALLATION: USE OF PVC DB–120 IS NO LONGER APPROVED BY CPAU FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE CPAU BULLETIN TD–062288–B006.

ELECTRIC SERVICE LIMITATION: FOR MAIN SERVICE PANELS RATED AT 1600A OR GREATER, CPAU REQUIRES A TRANSITION CABINET, BUS DUCT, OR EXTRA–FLEXIBLE CABLE. REFER TO CURRENT CPAU ELECTRIC SERVICE REQUIREMENTS SECTION 3 AND DRAWING SR–XF–E–1020 FOR TRANSITION CABINET AND BUSWAY DESIGN.

SEE BUILDING PLANS FOR CONDUIT ENTRY INTO BUILDING. DEVELOPER'S RESPONSIBILITY TO BUILD ELECTRIC METER ROOM IN COMPLIANCE WITH CURRENT CPAU ELECTRIC SERVICE REQUIREMENTS SECTIONS 2, 3, 4, AND 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS! DO NOT BOTTOM FEED ELECTRIC CONDUITS INTO PANEL WHEN PANEL IS BELOW GRADE.



CPAU WORKING SPACE
500 KVA 80" x 74" PAD



CPAU WORKING SPACE
4' x 6'–6" x 5' VAULT



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

LEGEND:

NEW

JT		JOINT TRENCH
STUB		STUB LOCATION
80x74		80" x 74" TRANSFORMER PAD (CPAU). WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
466		78" x 48" x 60" JUNCTION BOX (CPAU) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
F44		20" x 42" x 20" SPLICE BOX (C.L.E.C.)

EXISTING – TO REMAIN

OH	OH	OVERHEAD LINE
JP		JOINT POLE
SOP		SOLELY–OWNED POLE
EL	E	ELECTRIC LINE
EB		ELECTRIC BOX
GL	G	GAS LINE
GM		GAS METER
FOL	FO	FIBER OPTIC LINE
FOB		FIBER OPTIC BOX
SL		STREET LIGHT
LITE		LIGHT
ATTL	ATT	AT&T LINE
TB		PHONE BOX
CB		CATV BOX

SHEET INDEX

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

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

STUDIO T SQUARE

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

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125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:
JOINT TRENCH INTENT

Job No.	23033
Date:	04/15/2024
Scale:	1" = 30'
Drawn By:	Jie Rou Fang

Sheet No:
JT-2

BUILDER'S REMEDY FULL SUBMITTAL



COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- LOBBY
- OUTDOOR AREA
- PARKING
- RESIDENTIAL
- UTILITIES
- VERTICAL CIRCULATION
- BIKE PARKING
- TRASH PICKUP/ STAGING AREA
- LOADING ZONE
- BUILDING SETBACK LINE

OVERALL PLAN - GROUND LEVEL | 3/64" = 1'-0" | 1

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Sheet Title:
OVERALL PLAN - GROUND LEVEL

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

A101

BUILDER'S REMEDY FULL SUBMITTAL



COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- LOBBY
- OUTDOOR AREA
- PARKING
- RESIDENTIAL
- UTILITIES
- VERTICAL CIRCULATION

5 0 5 10 15 20
3/64" = 1'-0" SCALE FEET

N

OVERALL PLAN - LEVEL 2 | 3/64" = 1'-0" | 1

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Sheet Title:
OVERALL PLAN - LEVEL 2

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

A102

BUILDER'S REMEDY FULL SUBMITTAL



COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- LOBBY
- OUTDOOR AREA
- PARKING
- RESIDENTIAL
- RESIDENTIAL BMR
- UTILITIES
- VERTICAL CIRCULATION

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Sheet Title:
OVERALL PLAN - LEVEL 3

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

A103



COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- LOBBY
- OUTDOOR AREA
- PARKING
- RESIDENTIAL
- RESIDENTIAL BMR
- UTILITIES
- VERTICAL CIRCULATION

3/64" = 1'-0" SCALE 5 0 5 10 15 20 FEET

N

OVERALL PLAN - LEVEL 4 | 3/64" = 1'-0" | 1

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Sheet Title:
OVERALL PLAN - LEVEL 4

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

A104

BUILDER'S REMEDY FULL SUBMITTAL



COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- LOBBY
- OUTDOOR AREA
- PARKING
- RESIDENTIAL
- RESIDENTIAL BMR
- UTILITIES
- VERTICAL CIRCULATION

5 0 5 10 15 20
3/64" = 1'-0" SCALE FEET

N

OVERALL PLAN - LEVEL 5 | 3/64" = 1'-0" | 1

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Sheet Title:
OVERALL PLAN - LEVEL 5

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

A105

BUILDER'S REMEDY FULL SUBMITTAL



5 0 5 10 15 20
3/64" = 1'-0" SCALE FEET

N

COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- LOBBY
- OUTDOOR AREA
- PARKING
- RESIDENTIAL
- RESIDENTIAL BMR
- UTILITIES
- UPPER FLOOR STEP BACK

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Sheet Title:
OVERALL PLAN - LEVEL 6

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

A106

OVERALL PLAN - LEVEL 6 | 3/64" = 1'-0" | 1

BUILDER'S REMEDY FULL SUBMITTAL



COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- LOBBY
- OUTDOOR AREA
- PARKING
- RESIDENTIAL
- RESIDENTIAL BMR
- UTILITIES
- VERTICAL CIRCULATION

5 0 5 10 15 20
3/64" = 1'-0" SCALE FEET

N

OVERALL PLAN - LEVEL 7 | 3/64" = 1'-0" | 1

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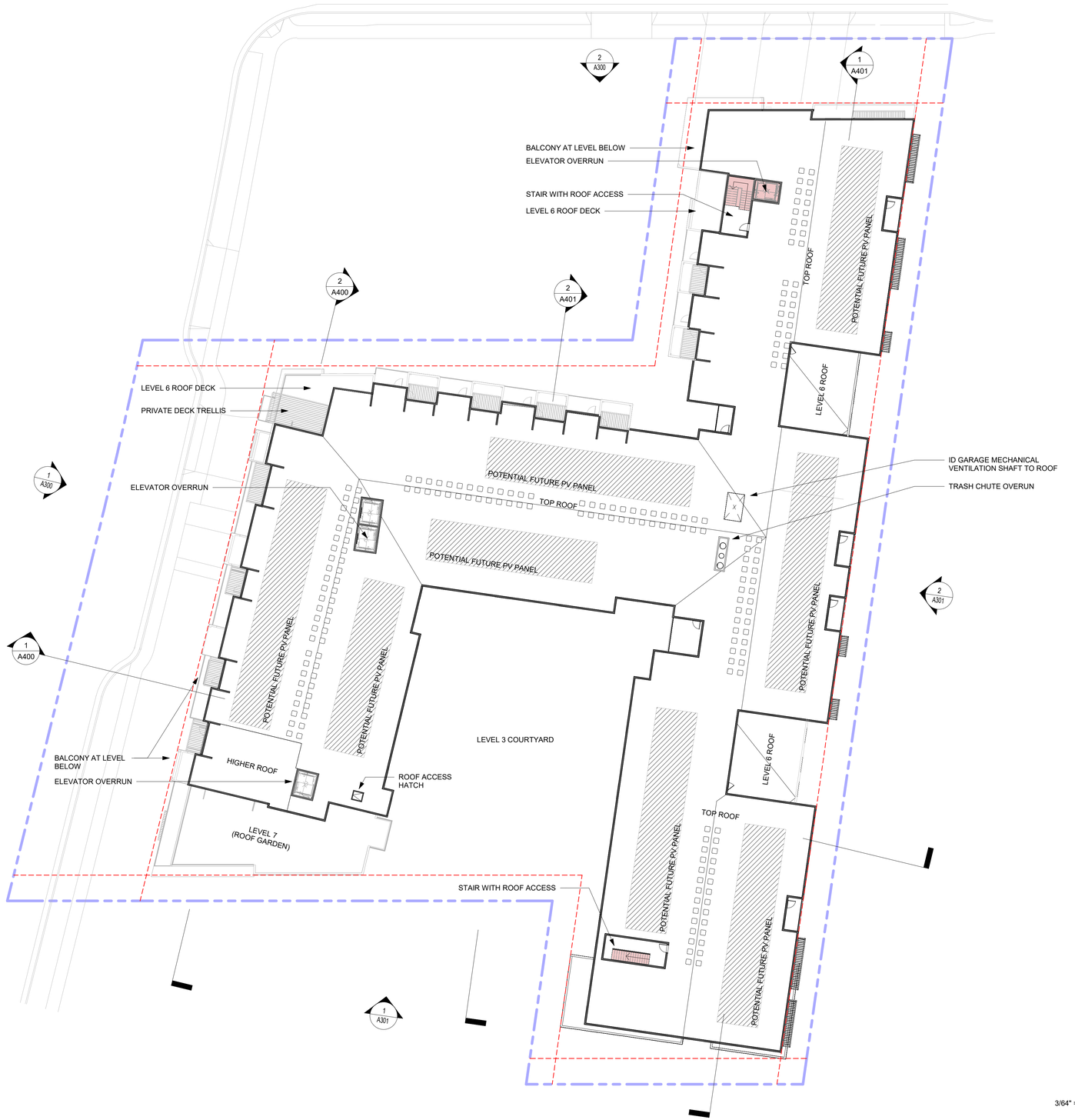
Sheet Title:
OVERALL PLAN - LEVEL 7

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

A107

BUILDER'S REMEDY FULL SUBMITTAL



OVERALL PLAN - ROOF | 3/64" = 1'-0" | 1

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Sheet Title:
OVERALL PLAN - ROOF

Job No.	23033
Date:	04/15/2024
Scale:	3/64" = 1'-0"
Drawn By:	Author

Sheet No:

A108

BUILDER'S REMEDY FULL SUBMITTAL



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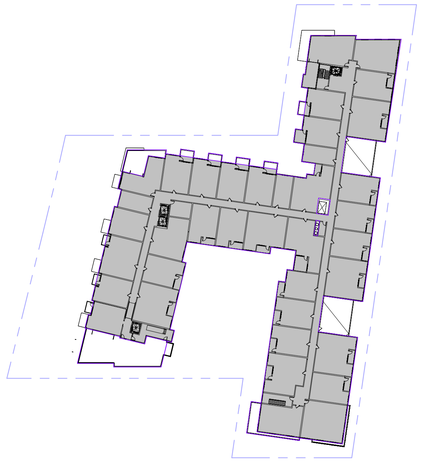
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AERIAL SITE PERSPECTIVE

Job No.	23033
Date:	04/15/2024
Scale:	
Drawn By:	Author

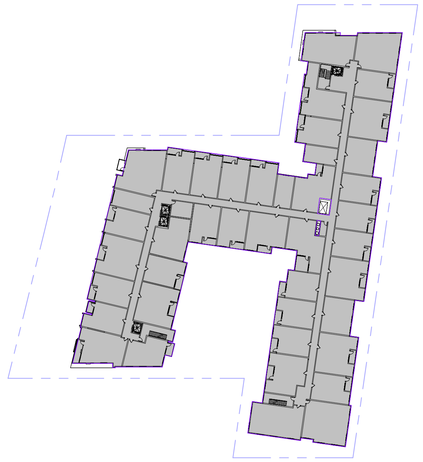
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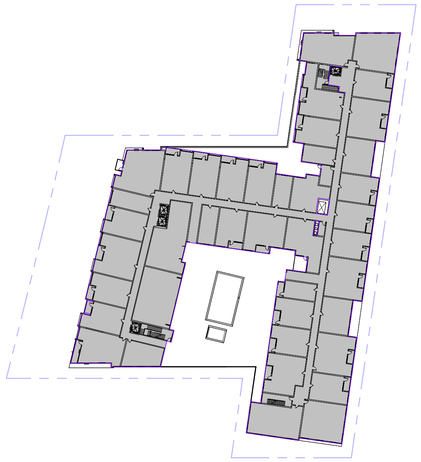
BUILDER'S REMEDY FULL SUBMITTAL



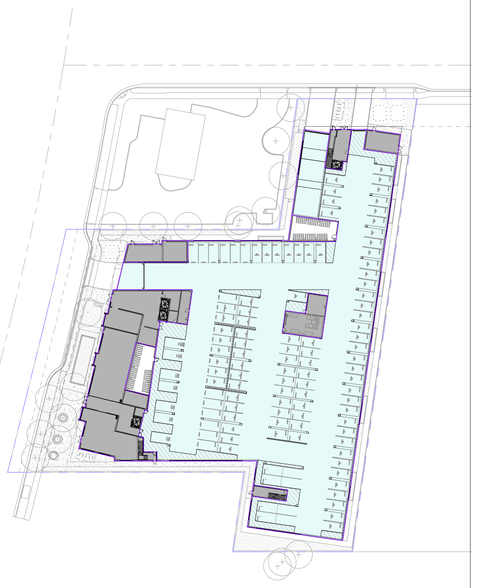
LEVEL 7 | 1/64" = 1'-0" | 7



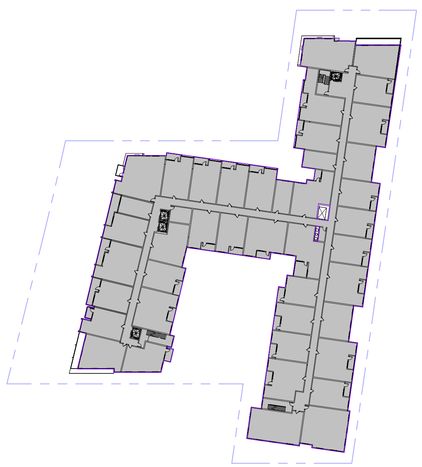
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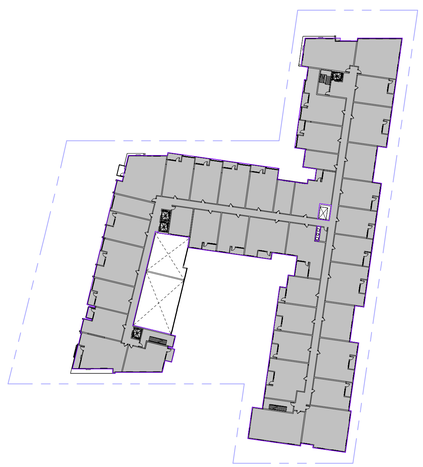
LEVEL 3 | 1/64" = 1'-0" | 3



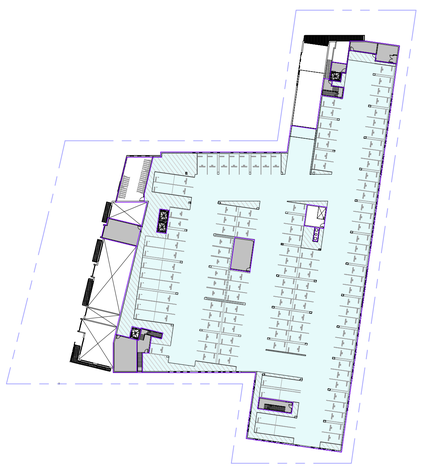
GROUND LEVEL | 1/64" = 1'-0" | 1



LEVEL 6 | 1/64" = 1'-0" | 6



LEVEL 4 | 1/64" = 1'-0" | 4



LEVEL 2 | 1/64" = 1'-0" | 2

FLOOR AREA CALCULATIONS

LEVEL	AREA
AREA NOT INCLUDED IN FAR (PARKING & OPEN BALCONIES)	
GROUND LEVEL	48496 SF
LEVEL 2	50297 SF
	98793 SF
BUILDING GROSS AREA	
GROUND LEVEL	11374 SF
LEVEL 2	3668 SF
LEVEL 3	49507 SF
LEVEL 4	46918 SF
LEVEL 5	49915 SF
LEVEL 6	49532 SF
LEVEL 7	42905 SF
	253818 SF
TOTAL	352611 SF

198 UNITS / 1.78 ACRE LOT AREA = 112 UNITS/ACRE

LOT AREA = 77,353 SF

FAR = 253,818 SF / 77,353 = **3.28**

AREA PLAN LEGEND

AREA NOT INCLUDED IN FAR (PARKING & OPEN BALCONIES)

BUILDING GROSS AREA

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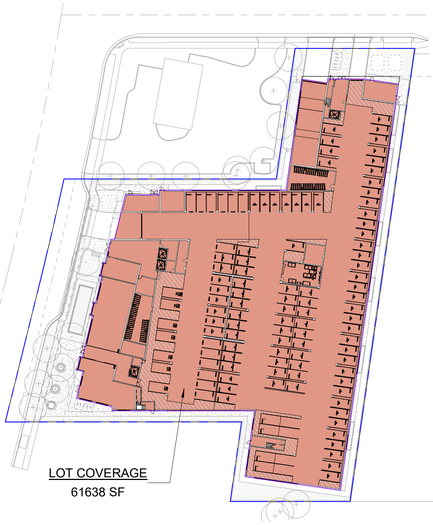
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Sheet Title:
FAR CALCULATION DIAGRAM

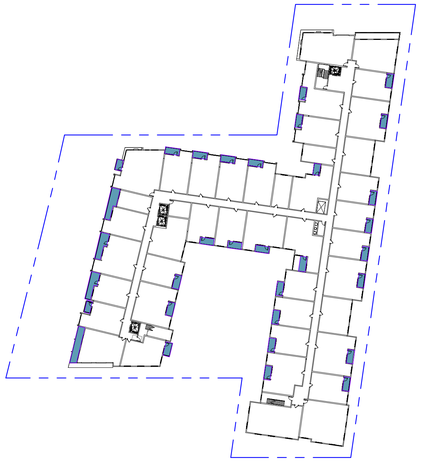
Job No. 23033
Date: 04/15/2024
Scale: 1/64" = 1'-0"
Drawn By: Author

Sheet No:
A200

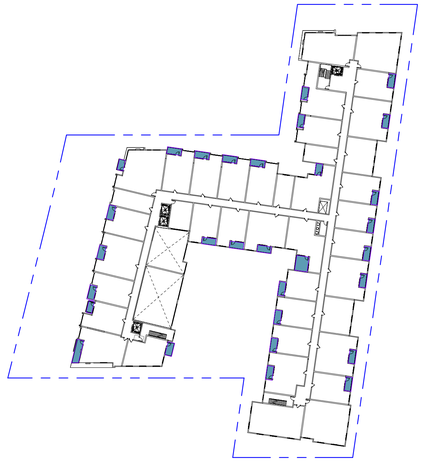
BUILDER'S REMEDY FULL SUBMITTAL



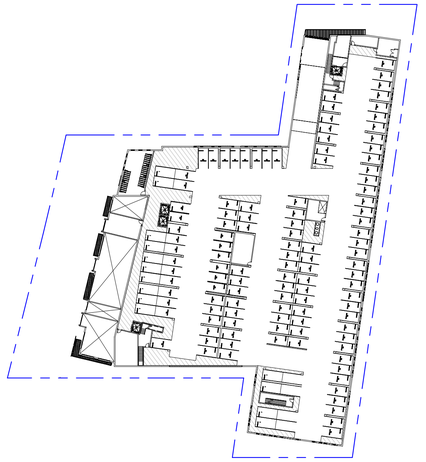
LOT COVERAGE | 1/64" = 1'-0" | 8



LEVEL 6 | 1/64" = 1'-0" | 6



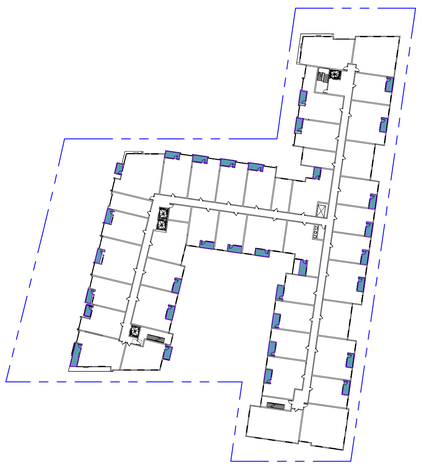
LEVEL 4 | 1/64" = 1'-0" | 4



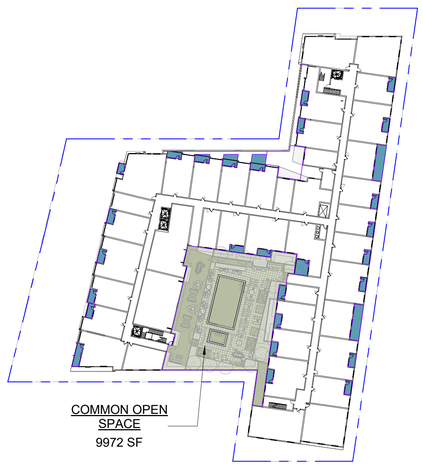
LEVEL 2 | 1/64" = 1'-0" | 2



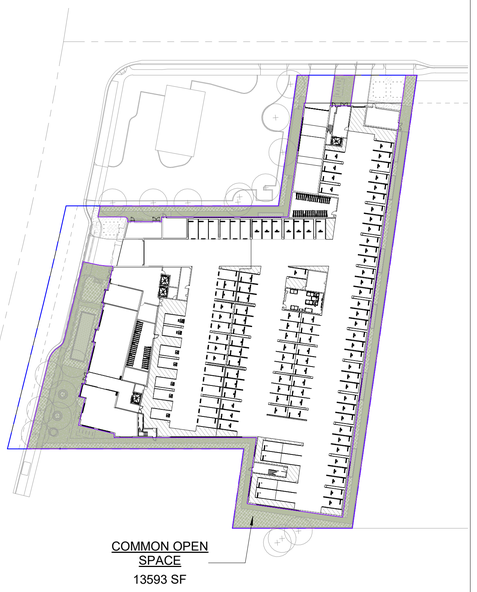
LEVEL 7 | 1/64" = 1'-0" | 7



LEVEL 5 | 1/64" = 1'-0" | 5



LEVEL 3 | 1/64" = 1'-0" | 3



GROUND LEVEL | 1/64" = 1'-0" | 1

LOT COVERAGE

LOT COVERAGE (SF)	61,638 SF
LOT AREA:	77,353 SF
LOT COVERAGE PERCENTAGE:	79.68%
MAXIMUM SITE COVERAGE :	50% MAX.

LANDSCAPE SPACE COVERAGE

MINIMUM LANDSCAPE/OPEN SPACE COVERAGE = 30%
LANDSCAPE/OPEN SPACE COVERAGE = 29,032 SF
LOT AREA = 77,353 SF
LANDSCAPE/OPEN SPACE COVERAGE % =
29,032 SF/ 77,353 SF = 37.5% > 30%

USABLE OPEN SPACE

REQUIRED USABLE OPEN SPACE:
150 SF X 198 UNITS = 29,700 SF

COMMON OPEN SPACE PROVIDED

LEVEL	AREA
GROUND LEVEL	13593 SF
GROUND LEVEL	3034 SF
GROUND LEVEL	491 SF
LEVEL 3	9972 SF
LEVEL 7	1942 SF
	29032 SF

PRIVATE OPEN SPACE PROVIDED

LEVEL	AREA
LEVEL 3	2848 SF
LEVEL 4	2324 SF
LEVEL 5	2365 SF
LEVEL 6	2762 SF
LEVEL 7	2941 SF
	13240 SF

TOTAL USABLE OPEN SPACE PROVIDED:
COMMON OPEN SPACE + PRIVATE OPEN SPACE =
29,032 SF + 13,240 = 42,272 SF > 29,700 SF
ROOFTOP GARDEN MAY COUNT AS UP TO 60% OF REQUIRED OPEN SPACE
ROOF DECK / REQUIRED USABLE OPEN SPACE:
1,942 SF / 29,032 SF = 6.7% < 60%

OPEN SPACE LEGEND

- COMMON OPEN SPACE
- LOT COVERAGE
- PRIVATE OPEN SPACE

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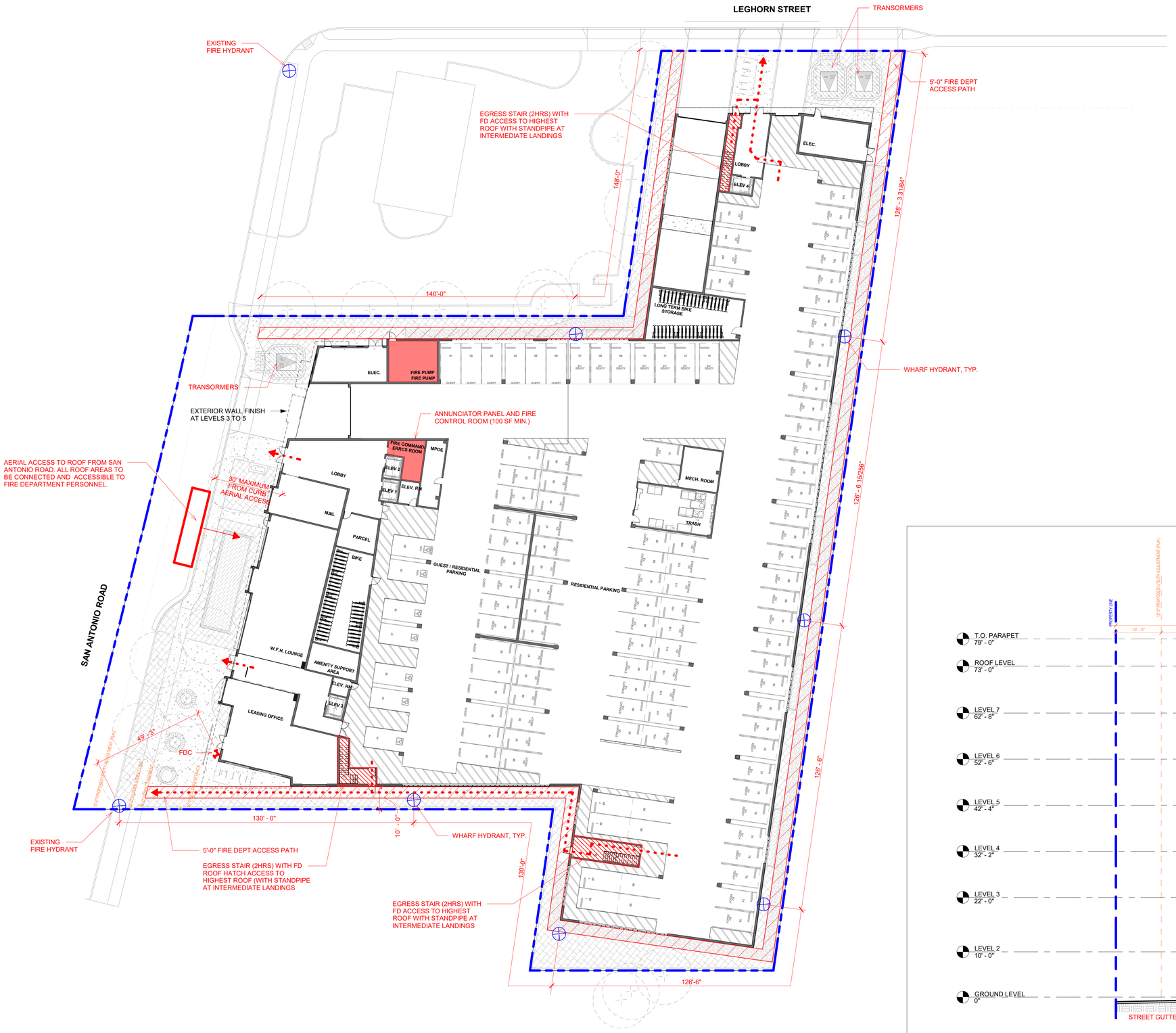
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OPEN SPACE CALCULATION DIAGRAM

Job No.	23033
Date:	04/15/2024
Scale:	1/64" = 1'-0"
Drawn By:	Author

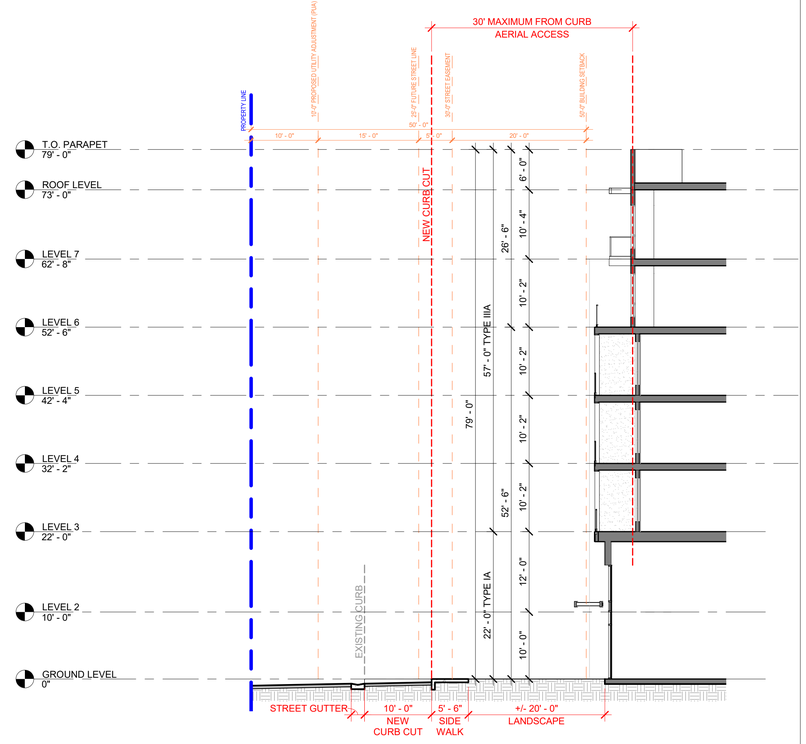
Sheet No:

A201

BUILDER'S REMEDY FULL SUBMITTAL



FIRE ACCESS DIAGRAM | 3/64" = 1'-0" | 1



FIRE_AERIAL ACCESS | 3/32" = 1'-0" | A

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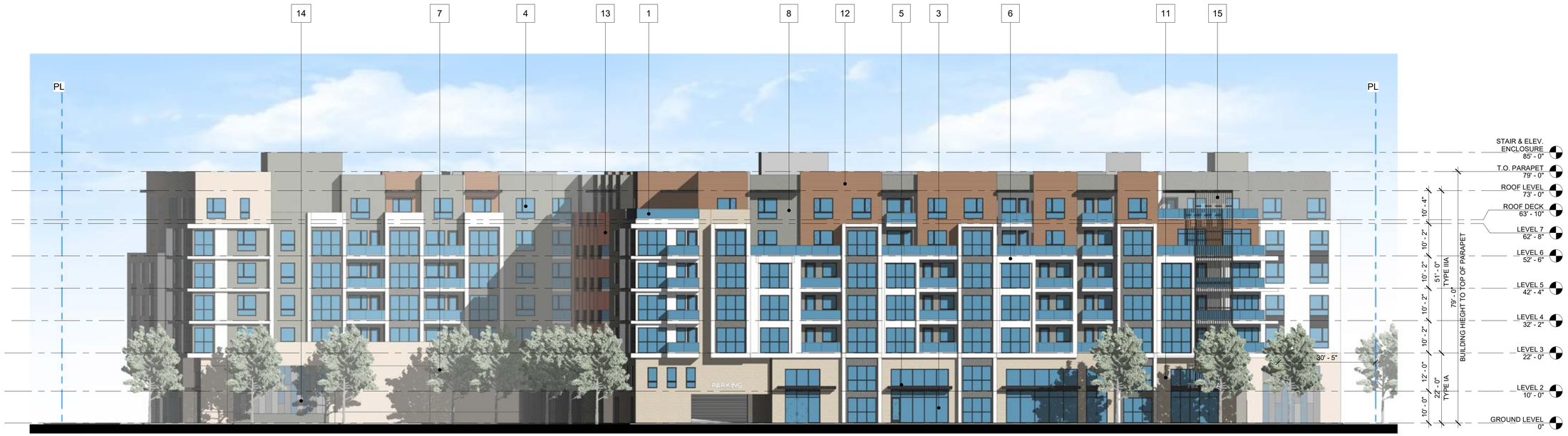
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Sheet Title:
FIRE ACCESS DIAGRAM

Job No. 23033
Date: 04/15/2024
Scale: As indicated
Drawn By: Author

Sheet No:
A202

BUILDER'S REMEDY FULL SUBMITTAL



5 0 5 10 15 20 25
1/16" = 1'-0" SCALE FEET

WEST ELEVATION | 1/16" = 1'-0" | 1



5 0 5 10 15 20 25
1/16" = 1'-0" SCALE FEET

NORTH ELEVATION | 1/16" = 1'-0" | 2

MATERIAL LEGEND

1. GLASS RAILING
2. METAL RAILING
3. STOREFRONT
4. VINLY WINDOW
5. METAL SUNSHADE
6. PLASTER COLOR 1
7. PLASTER COLOR 2
8. PLASTER COLOR 3
9. PLASTER COLOR 4
10. PLASTER COLOR 5
11. PORCELANOSA PANEL
12. ALPOLIC ACM PANEL 1
13. ALPOLIC ACM PANEL 2
14. PERFORATED METAL PANEL
15. VERTICAL WOODLIKE SCREEN

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Sheet Title:
BUILDING ELEVATIONS

Job No.	23033
Date:	04/15/2024
Scale:	1/16" = 1'-0"
Drawn By:	Author

Sheet No:

A300

BUILDER'S REMEDY FULL SUBMITTAL



SOUTH ELEVATION | 1/16" = 1'-0" | 1



EAST ELEVATION | 1/16" = 1'-0" | 2

MATERIAL LEGEND

1. GLASS RAILING
2. METAL RAILING
3. STOREFRONT
4. VINLY WINDOW
5. METAL SUNSHADE
6. PLASTER COLOR 1
7. PLASTER COLOR 2
8. PLASTER COLOR 3
9. PLASTER COLOR 4
10. PLASTER COLOR 5
11. PORCELANOSA PANEL
12. ALPOLIC ACM PANEL 1
13. ALPOLIC ACM PANEL 2
14. PERFORATED METAL PANEL
15. VERTICAL WOODLIKE SCREEN

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Sheet Title:
BUILDING ELEVATIONS

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Date: 04/15/2024
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:

A301

BUILDER'S REMEDY FULL SUBMITTAL



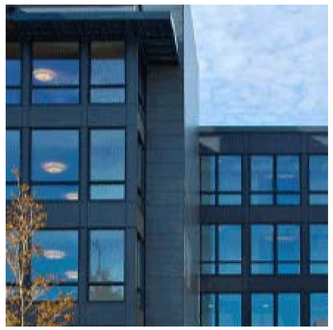
1. GLASS RAILING



2. METAL RAILING



3. ALUMINUM STOREFRONT - KAWNEER (NO.40)



4. VINYL WINDOW - VPI (BLACK)



5. CANOPY - ALUMINUM WITH COMPOSITE TRIM INSETS

6. PLASTER COLOR 1
BENJAMIN MOORE (OC-151)

7. PLASTER COLOR 2
BENJAMIN MOORE (984)

8.PLASTER COLOR 3
BENJAMIN MOORE (2112-50)

9. PLASTER COLOR 4
BENJAMIN MOORE (CW-680)

10. PLASTER COLOR 5
BENJAMIN MOORE (CC-548)



11. PORCELANOSA PANEL



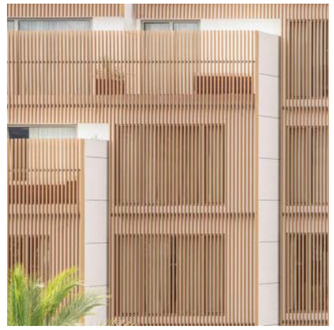
12. ALPOLIC ACM PANEL 1



13. ALPOLIC ACM PANEL 2



14. PERFORATED METAL PANEL



15. GEOLAM WOODLIKE SCREEN



16. BIKE RACKS -DERO DECKER

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Sheet Title:
MATERIALS AND COLORS

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: Author

Sheet No:
A320

BUILDER'S REMEDY FULL SUBMITTAL



PERSPECTIVE VIEW FROM SAN ANTONIO ROAD

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Sheet Title:
PERSPECTIVE

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: Author

Sheet No:

A330

BUILDER'S REMEDY FULL SUBMITTAL



PERSPECTIVE VIEW FROM LEGHORN STREET

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Sheet Title:
PERSPECTIVE

Job No. 23033
Date: 04/15/2024
Scale:
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Sheet No:

A331

BUILDER'S REMEDY FULL SUBMITTAL



MAIN FACADE PERSPECTIVE VIEW FROM SAN ANTONIO ROAD

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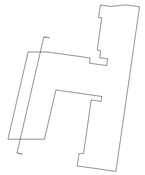
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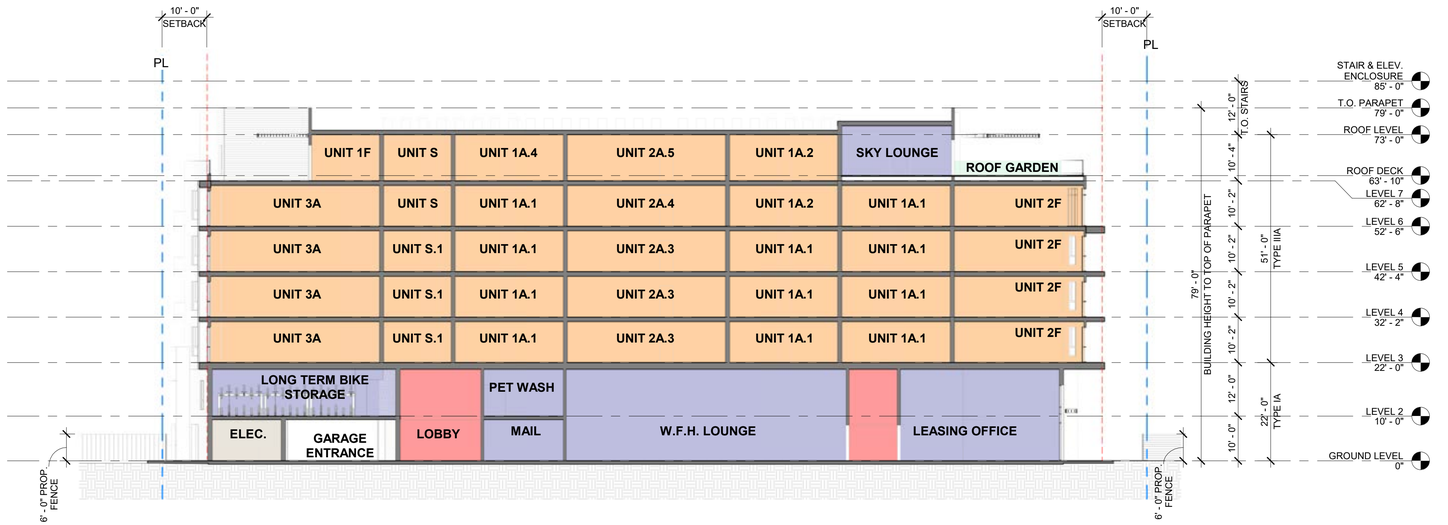
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Date: 04/15/2024
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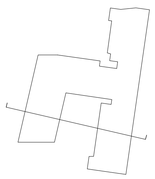
BUILDER'S REMEDY FULL SUBMITTAL

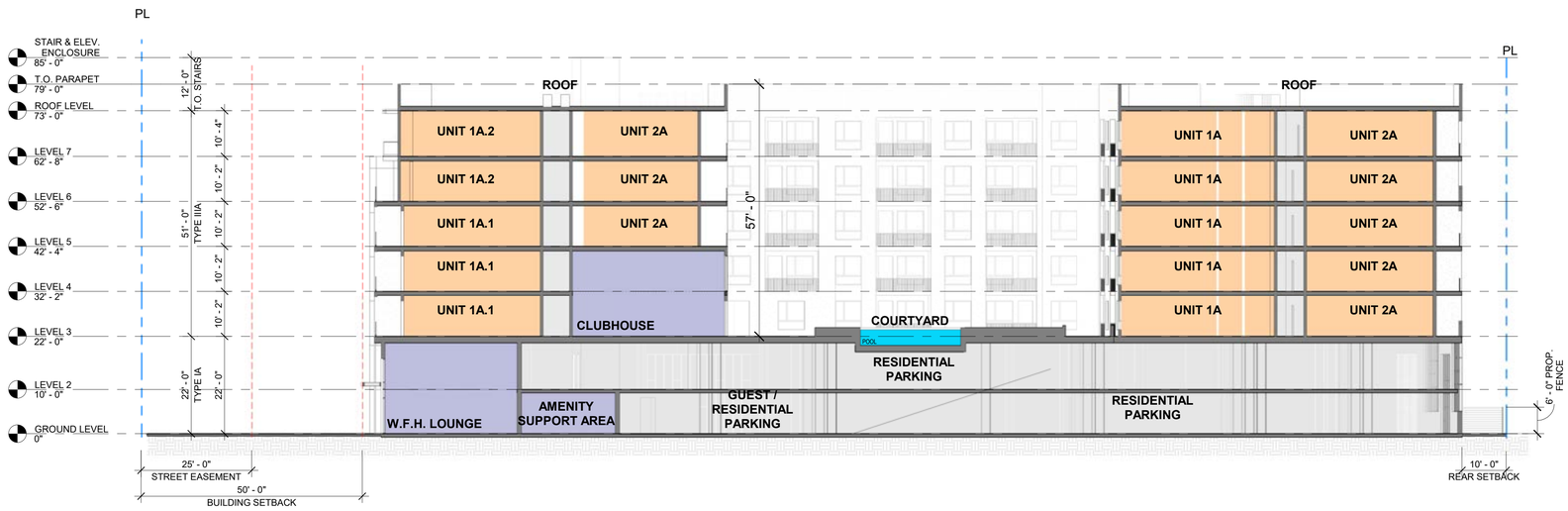




5 0 5 10 15 20 25
1/16" = 1'-0" SCALE FEET

BUILDING SECTION 2 | 1/16" = 1'-0" | 2





5 0 5 10 15 20 25
1/16" = 1'-0" SCALE FEET

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

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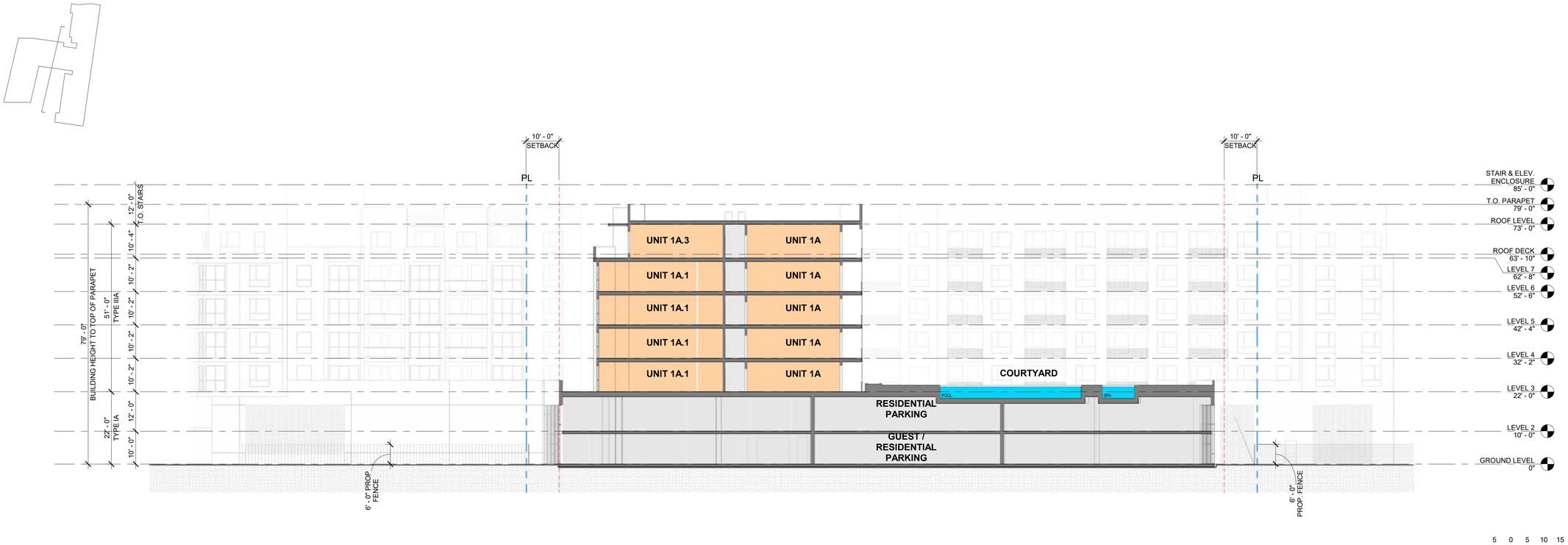
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BUILDING SECTIONS

Job No.	23033
Date:	04/15/2024
Scale:	1/16" = 1'-0"
Drawn By:	Author

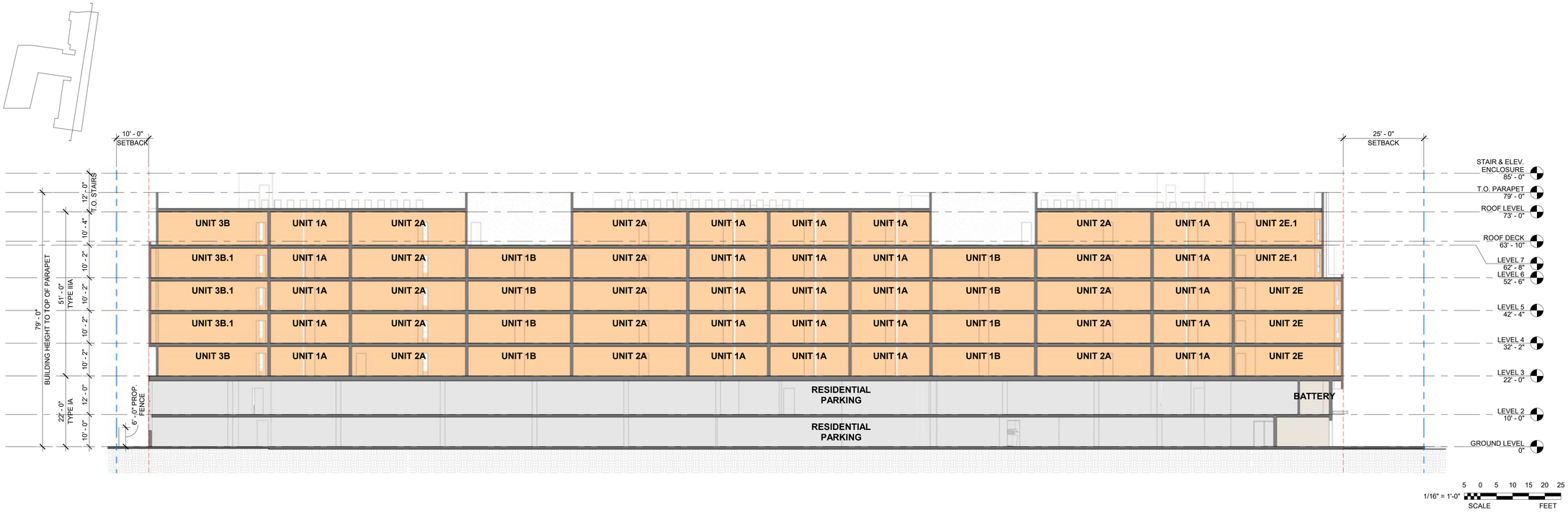
Sheet No:

A400

BUILDER'S REMEDY FULL SUBMITTAL



BUILDING SECTION 4 | 1/16" = 1'-0" | 2



BUILDING SECTION 3 | 1/16" = 1'-0" | 1

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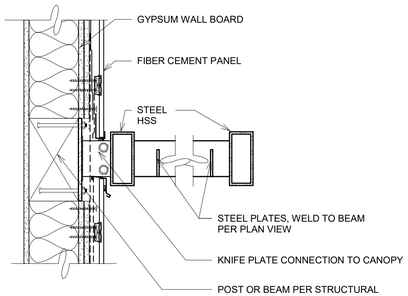
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Job No. 23033
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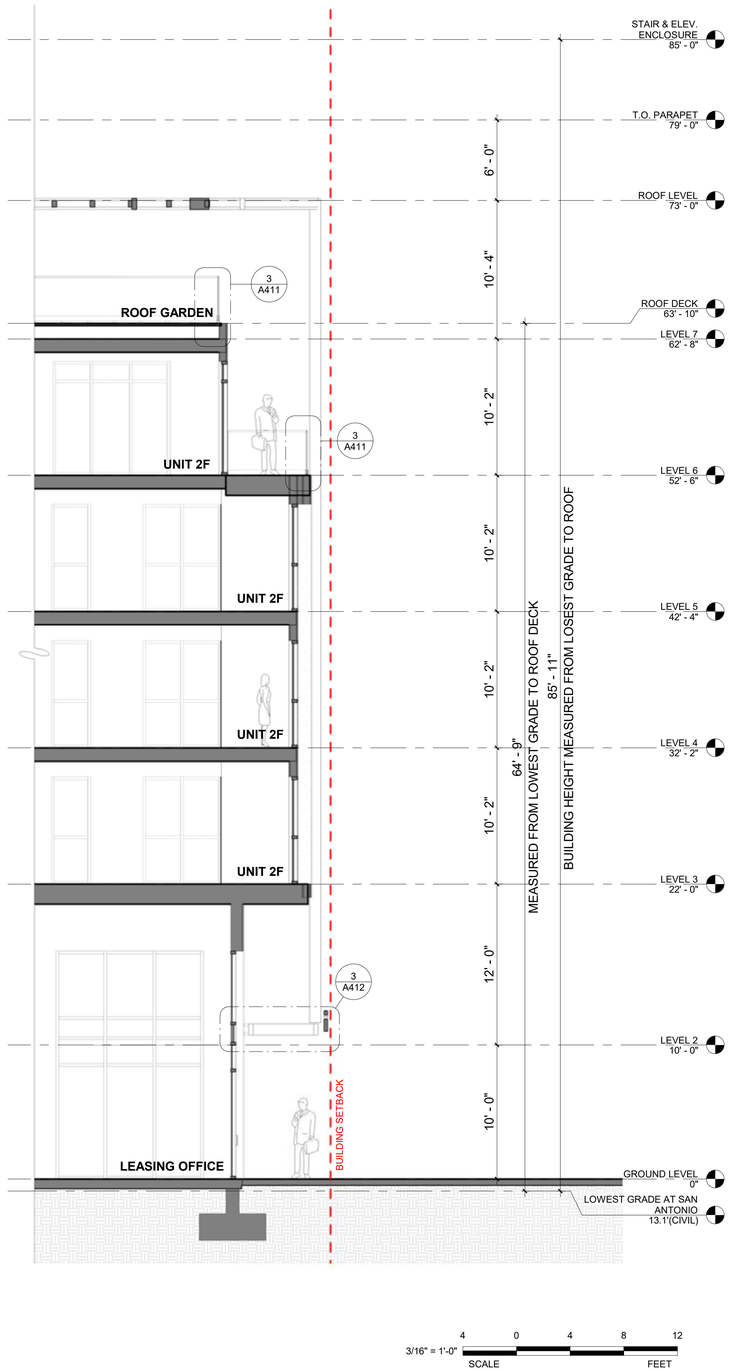
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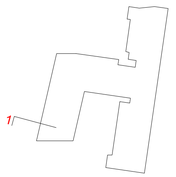
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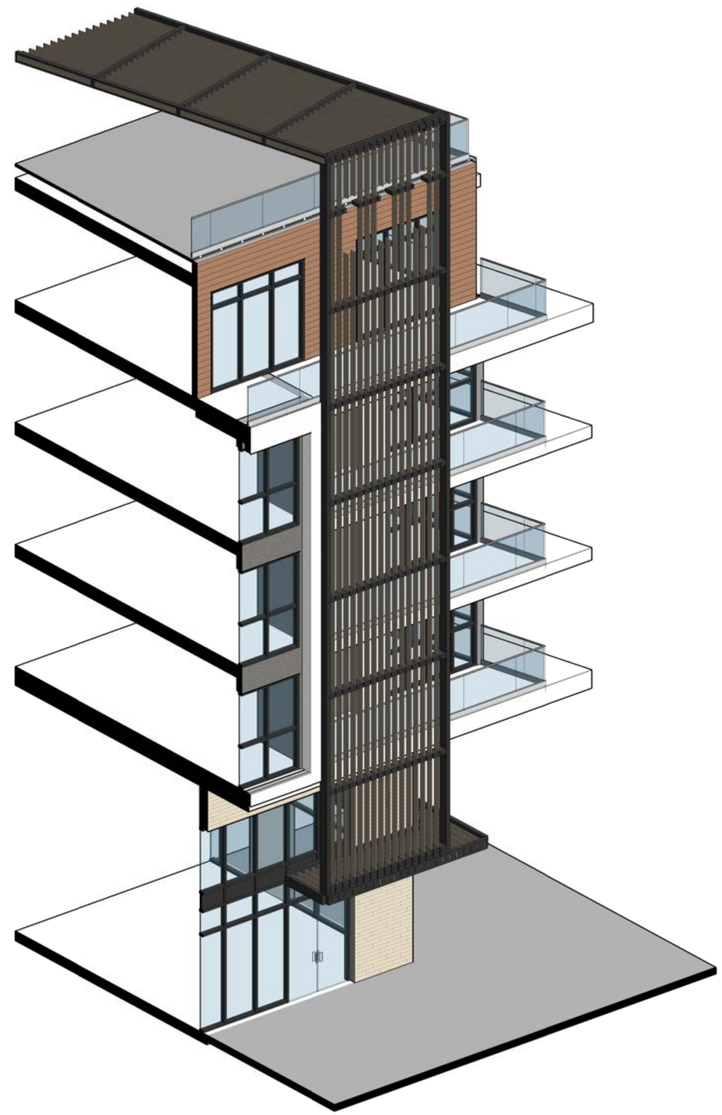


CANOPY DETAIL AT SIDING | 1 1/2" = 1'-0" | 3



WALL SECTION 1 | 3/16" = 1'-0" | 2





3D-WALL SECTION-1 | | 1

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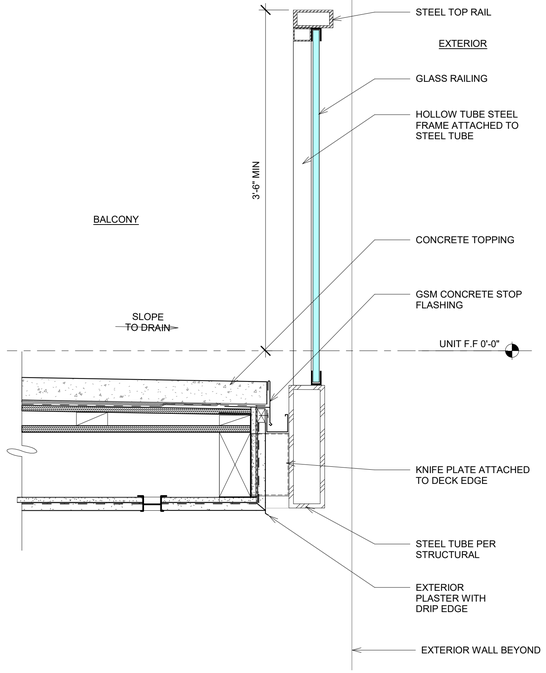
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Sheet Title:
WALL SECTIONS

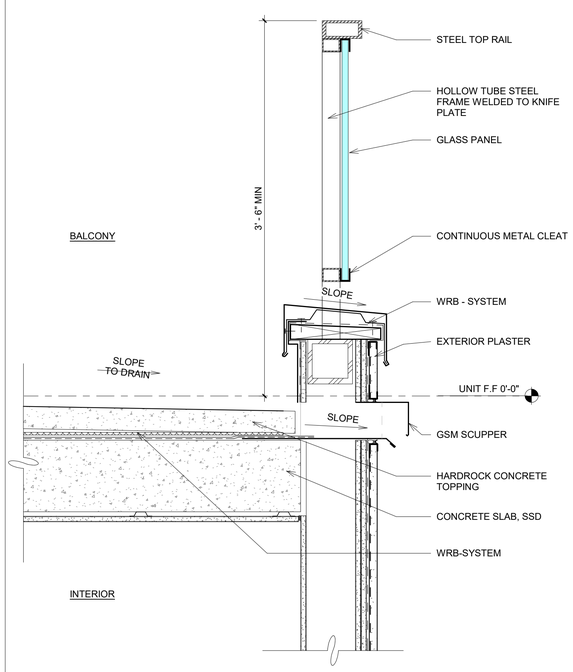
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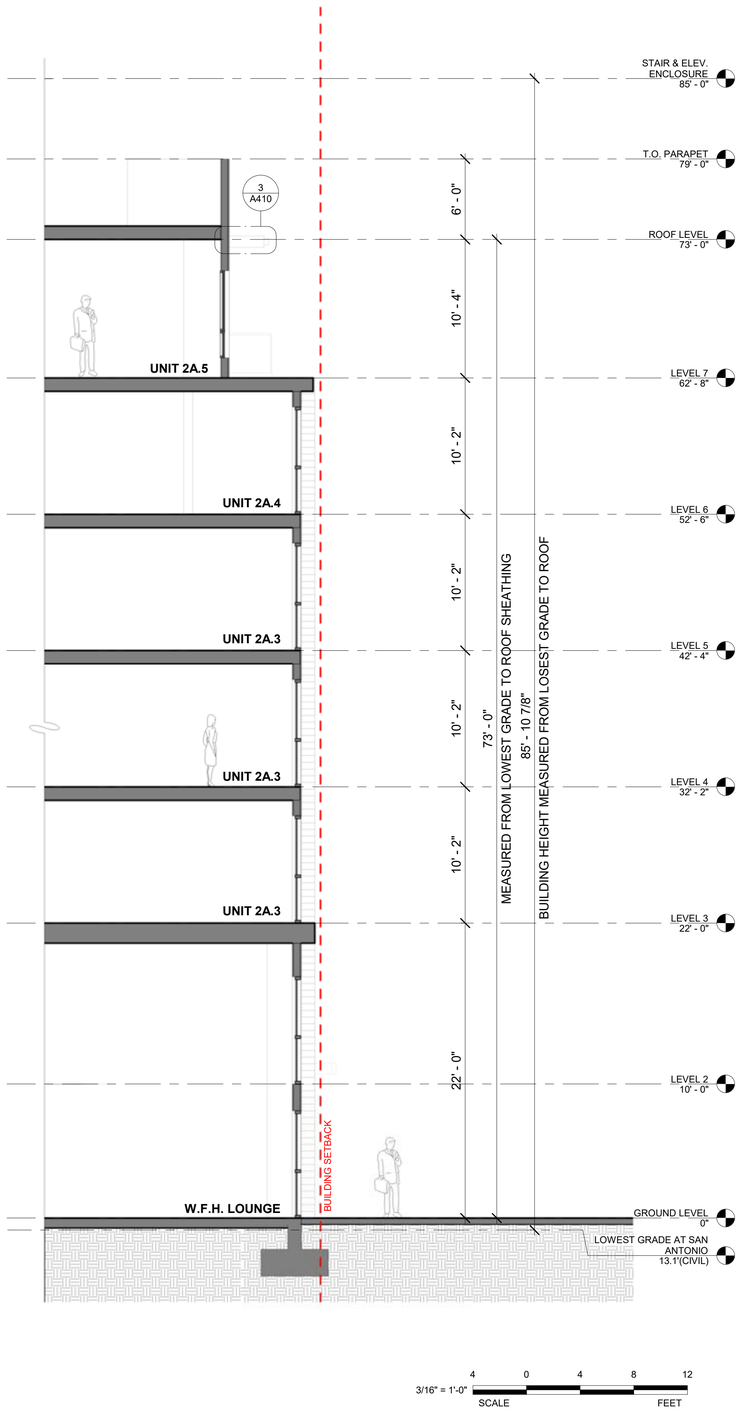
BUILDER'S REMEDY FULL SUBMITTAL



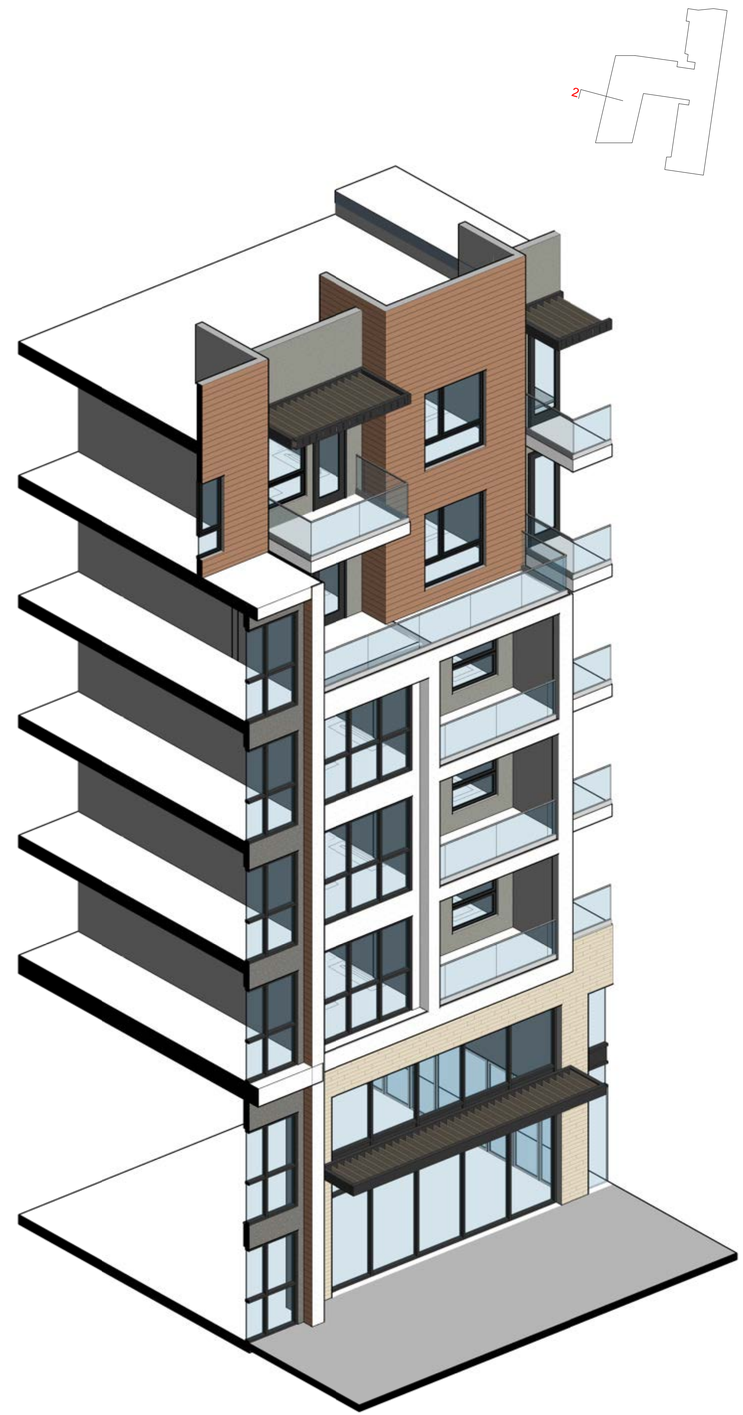
GLASS RAIL BALCONY | 1 1/2" = 1'-0" | 4



TOP MOUNTED GLASS RAIL | 1 1/2" = 1'-0" | 3



WALL SECTION 2 | 3/16" = 1'-0" | 2



3D - WALL SECTION 2 | | 1

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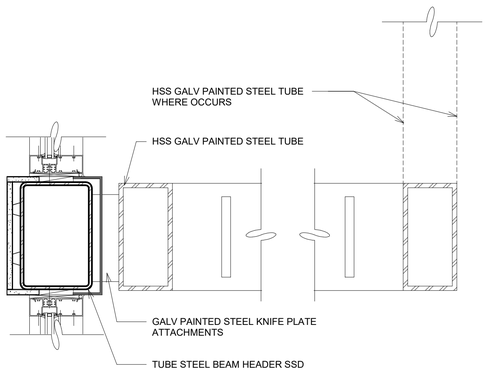
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Sheet Title:
WALL SECTIONS

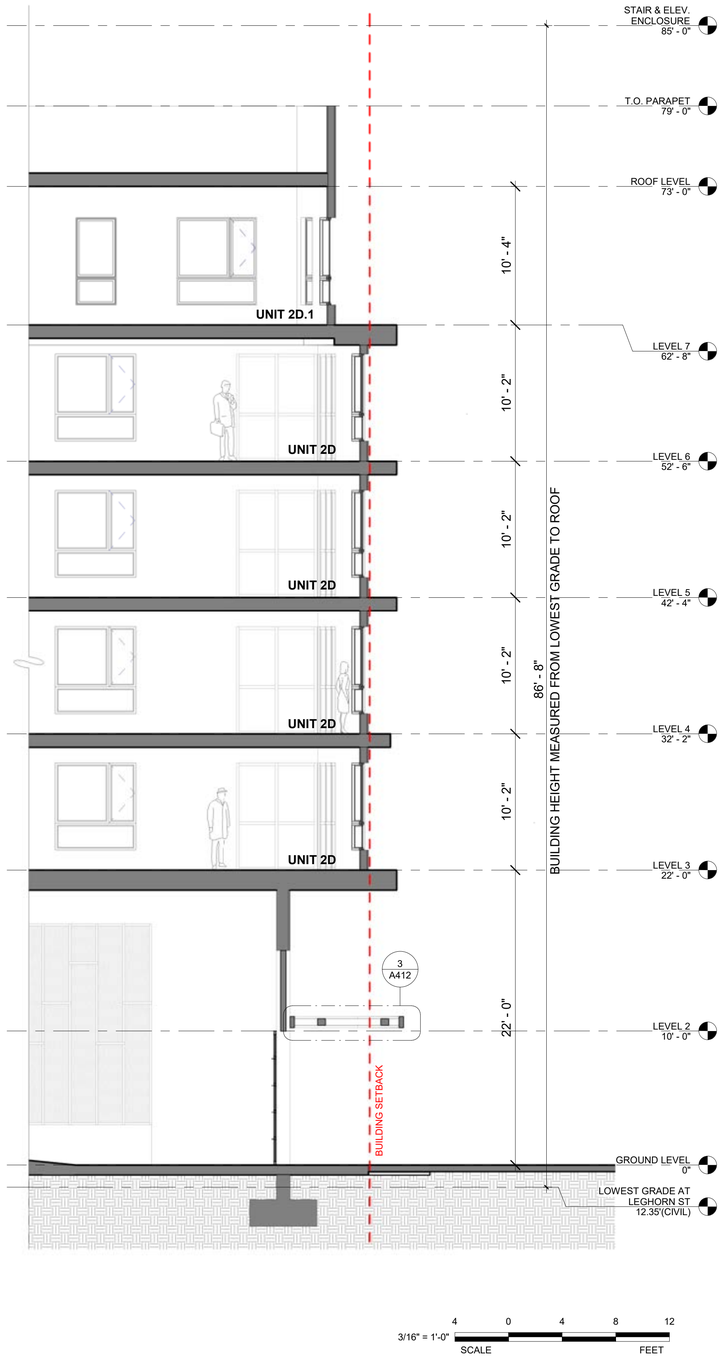
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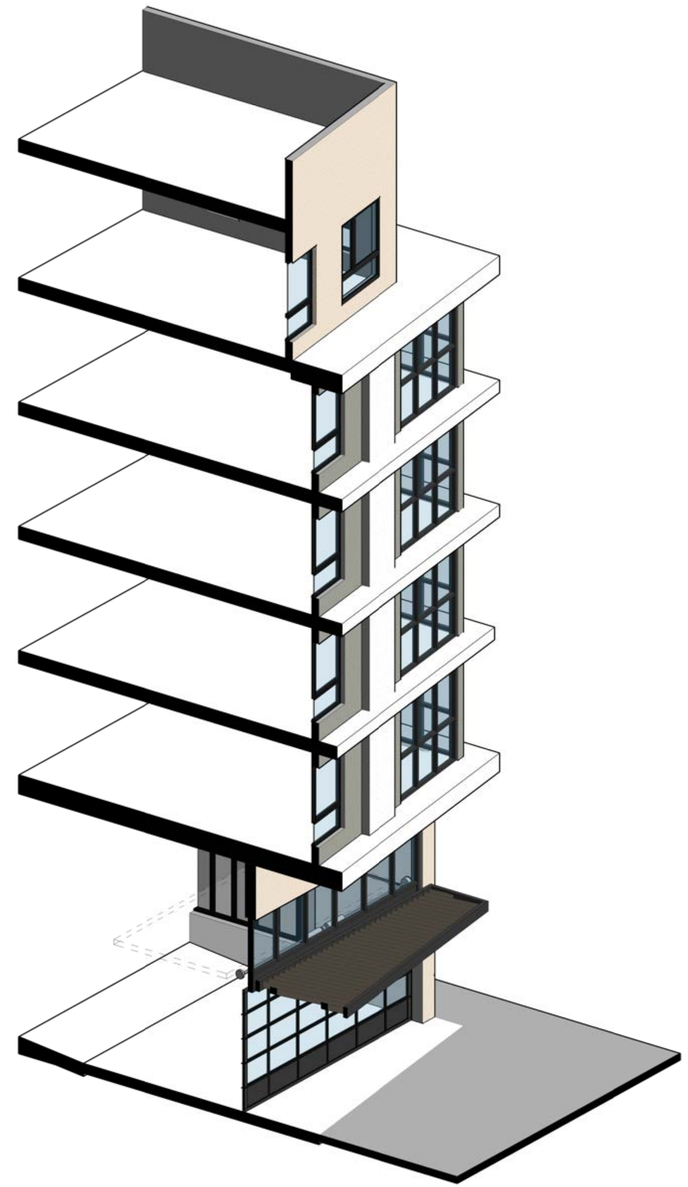
BUILDER'S REMEDY FULL SUBMITTAL



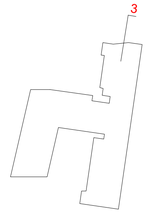
STOREFRONT CANOPY DETAIL | 1 1/2" = 1'-0" | 3



WALL SECTION 3 | 3/16" = 1'-0" | 2



3D - WALL SECTION 3 | | 1



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Sheet Title:
WALL SECTIONS

Job No.	23033
Date:	04/15/2024
Scale:	As indicated
Drawn By:	Author

Sheet No:

A412

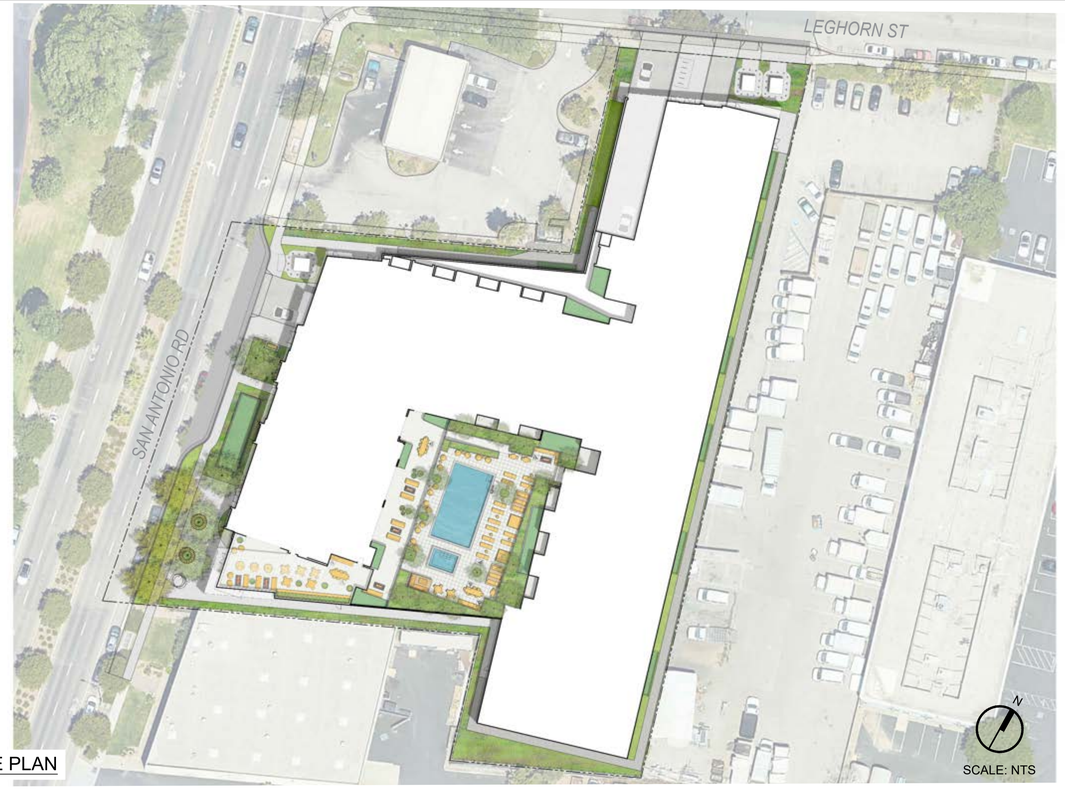
BUILDER'S REMEDY FULL SUBMITTAL



VICINITY MAP



PROJECT SITE



SITE PLAN

GENERAL NOTES

1. THESE DRAWINGS AND SPECIFICATIONS DESCRIBE THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE, CONFIGURATION AND DESIGN INTENT OF THE COMPLETED, INSTALLED WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE AND OPERATIONAL SYSTEMS AND INSTALLATIONS OF THE DESCRIBED DESIGN INTENT, INCLUDING ALL MISCELLANEOUS ITEMS OF WORK, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE FURNISHED AND PROPERLY INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

2. THE INSTALLED WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING AUTHORITY, ALL SPECIAL REQUIREMENTS AND CONDITIONS OF THE BUILDING PERMIT, AND ALL APPLICABLE CODES, LAWS, STANDARDS, ETC.

3. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND CLEARLY UNDERSTAND THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED PRIOR TO BIDDING. THE CONTRACTOR SHALL BE FAMILIAR WITH THE PROJECT SITE, FIELD INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS, ELEVATIONS AND DIMENSIONS OF THE PROJECT, AS SHOWN ON OR REFERENCED ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE ABOUT ANY CONDITION REQUIRING MODIFICATION OR CLARIFICATION PRIOR TO BIDDING. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR HAS VISITED THE SITE, FAMILIAR WITH THE EXISTING CONDITIONS AND FULLY UNDERSTANDS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. NO ALLOWANCES OF ANY KIND WILL BE MADE FOR ANY EXTRA COST DUE TO THE CONTRACTOR'S FAILURE TO INFORM THE OWNER OF DISCREPANCIES IN TIME TO ISSUE CORRECTIVE ADDENDA PRIOR TO BIDDING.

4. ALL GENERAL NOTES, DIMENSIONS, AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. SPECIFIC NOTES, DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BETWEEN TRADES, SUBCONTRACTORS, MANUFACTURERS, FABRICATORS, AND ALL OTHER CONTRACTED FOR THE COMPLETION OF THE WORK, INCLUDING THOSE UNDER SEPARATE CONTRACTS FOR CONCURRENT PROJECTS.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING, INSPECTIONS AND REPORTING AS OUTLINED IN THE CONTRACT DOCUMENT AND AS REQUIRED BY THE PERMITTING AUTHORITIES TO COMPLETE THE WORK.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHINICAL INVESTIGATION REPORTS. THE RECOMMENDATIONS OF THE REPORT SHALL SUPERSEDE THE INFORMATION FOUND WITHIN THESE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS).

8. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS REFLECT THE AVAILABLE RECORDS. CONTRACTOR SHALL USE CAUTION IN ALL EXCAVATION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE TO INVESTIGATE AND VERIFY ALL EXISTING AND PROPOSED CONDITIONS AS SHOWN OR REFERENCED IN THE DOCUMENTS, INCLUDING LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL IMMEDIATE NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITIONS WHICH WILL AFFECT THE WORK, BEFORE PROCEEDING WITH THE WORK.

9. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 800-642-2444) TWO WORKING DAYS MINIMUM PRIOR TO ANY EXCAVATION.

10. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACE". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH, WHICH COULD CONTAIN AIR THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE".

11. PROVIDE ADEQUATE PROTECTION FOR ALL PROPOSED AND EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.

12. ALL EXISTING UTILITY STRUCTURES (SHOWN OR NOT SHOWN ON THE DRAWINGS) WITHIN THE AREA OF WORK SHALL BE ADJUSTED OR RECONSTRUCTED TO THE FINISH GRADES SHOWN AND SPECIFIED.

13. UTILITY CONNECTIONS AND DISCONNECTIONS NECESSARY TO COMPLETE THE WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE UTILITY SERVICE INTERRUPTIONS. CONTRACTOR SHALL COORDINATE ALL "DOWN TIME" WITH THE OWNER'S REPRESENTATIVE AND THE APPROPRIATE UTILITY AND/OR AGENCY.

14. REFER TO CIVIL DRAWINGS FOR INFORMATION AND LOCATION OF ALL EXISTING AND PROPOSED UTILITIES.

15. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING ALL STRUCTURAL CONNECTIONS, WATERPROOFING, BUILDING SYSTEMS AND REQUIREMENTS.

16. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, TREES, LANDSCAPE AND OTHER ITEMS TO REMAIN FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, LIGHTS, ETC. FOR THE PROTECTION OF PUBLIC, PERSONNEL, PROPERTY, AND MATERIAL AND TO PREVENT UNCONTROLLED ACCESS TO THE SITE AT ALL TIMES. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND NOT LIMITED TO NORMAL WORKING HOURS.

17. THE CONTRACTOR SHALL PROVIDE ACCESSIBLE EGRESS AND INGRESS TO ON-SITE FACILITIES THAT ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION.

18. ANY PERMANENT MONUMENTS OR POINTS DAMAGED OR DESTROYED BY CONSTRUCTION ACITIVITIES SHALL BE REPLACED BY A LICENSED ENGINEER OR LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

ABBREVIATIONS

AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES
ARCH	ARCHITECTURE
BLDG	BUILDING
BTH	BROWN TRUNK HEIGHT
CAL	CALIPER
CBC	CALIFORNIA BUILDING CODE
CLR	CLEAR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DWGS	DRAWINGS
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
ETWU	ESTIMATED TOTAL WATER USE
(E)	EXISTING
FT	FOOT/FEET
GAL	GALLON
GRD	GRADE
IRR	IRRIGATION
LOW	LIMIT OF WORK
MAX	MAXIMUM
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PIP	POURED-IN-PLACE
POC	POINT OF CONNECTION
QTY	QUANTITY
SAD	SEE ARCHITECTURAL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SD	STORM DRAIN
SHT	SHEET
SPCS	SPACES
SPEC'D	SPECIFIED
SPECS	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FEET
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
W	SIDEWALK
TBD	TO BE DETERMINED
TW	TOP OF WALL
TYP	TYPICAL
W/	WITH
@	AT

SHEET LIST

L-000 - LANDSCAPE COVER SHEET
L-001 - SUMMARY SHEET
L-100 - CONCEPTUAL SITE PLAN - GROUND FLOOR
L-101 - CONCEPTUAL SITE PLAN - 3RD FLOOR & 7TH FLOOR
L-102 - LANDSCAPE DETAILS AND FURNISHINGS
L-103 - LANDSCAPE DETAILS AND FURNISHINGS
L-104 - LANDSCAPE DETAILS AND FURNISHINGS
L-200 - IRRIGATION NOTES AND MWELO
L-201 - IRRIGATION PLAN - GROUND FLOOR
L-202 - IRRIGATION PLAN - 3RD FLOOR & 7TH FLOOR
L-203 - IRRIGATION DETAILS
L-204 - IRRIGATION DETAILS
L-300 - PLANTING SCHEDULE
L-301 - PLANTING PLAN - GROUND FLOOR
L-302 - PLANTING PLAN - 3RD FLOOR & 7TH FLOOR
L-303 - PLANTING DETAILS
L-304 - PLANTING PALETTE
L-305 - PLANTING PALETTE

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Sheet Title:
LANDSCAPE COVER SHEET

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: KM, QU

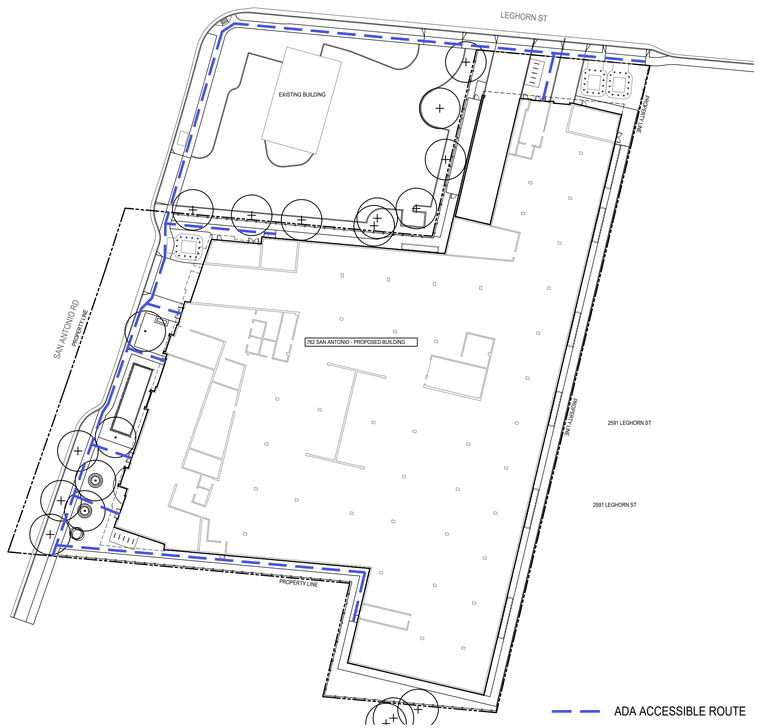
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L-000

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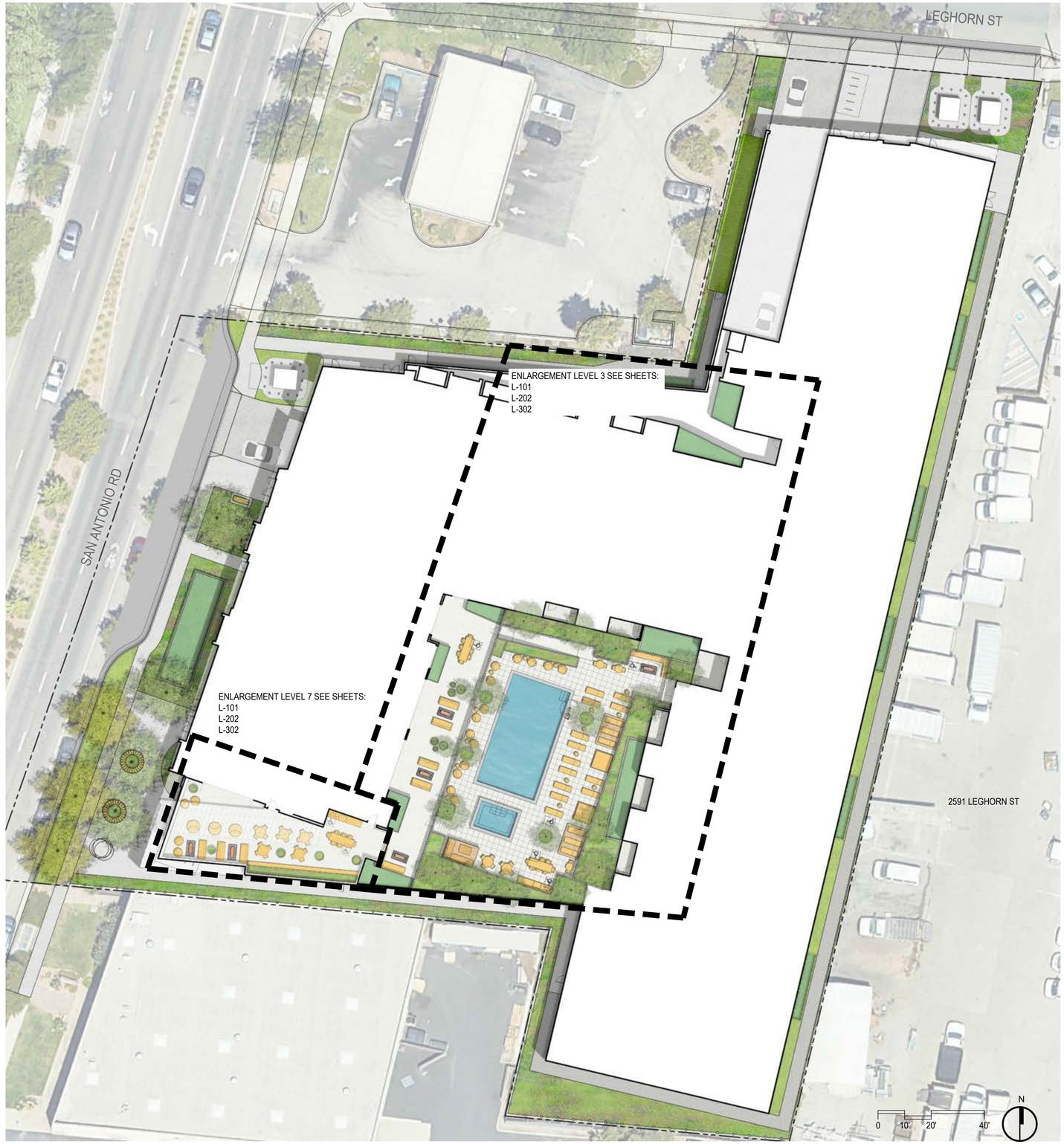
3 PEDESTRIAN AND BIKE CIRCULATION

SCALE: NTS



2 ADA ACCESSIBILITY DIAGRAM

SCALE: NTS



1 REFERENCE PLAN

SCALE: 1" = 10'-0"

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SUMMARY SHEET

Job No. 23033
Date: 04/15/2024
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L-001

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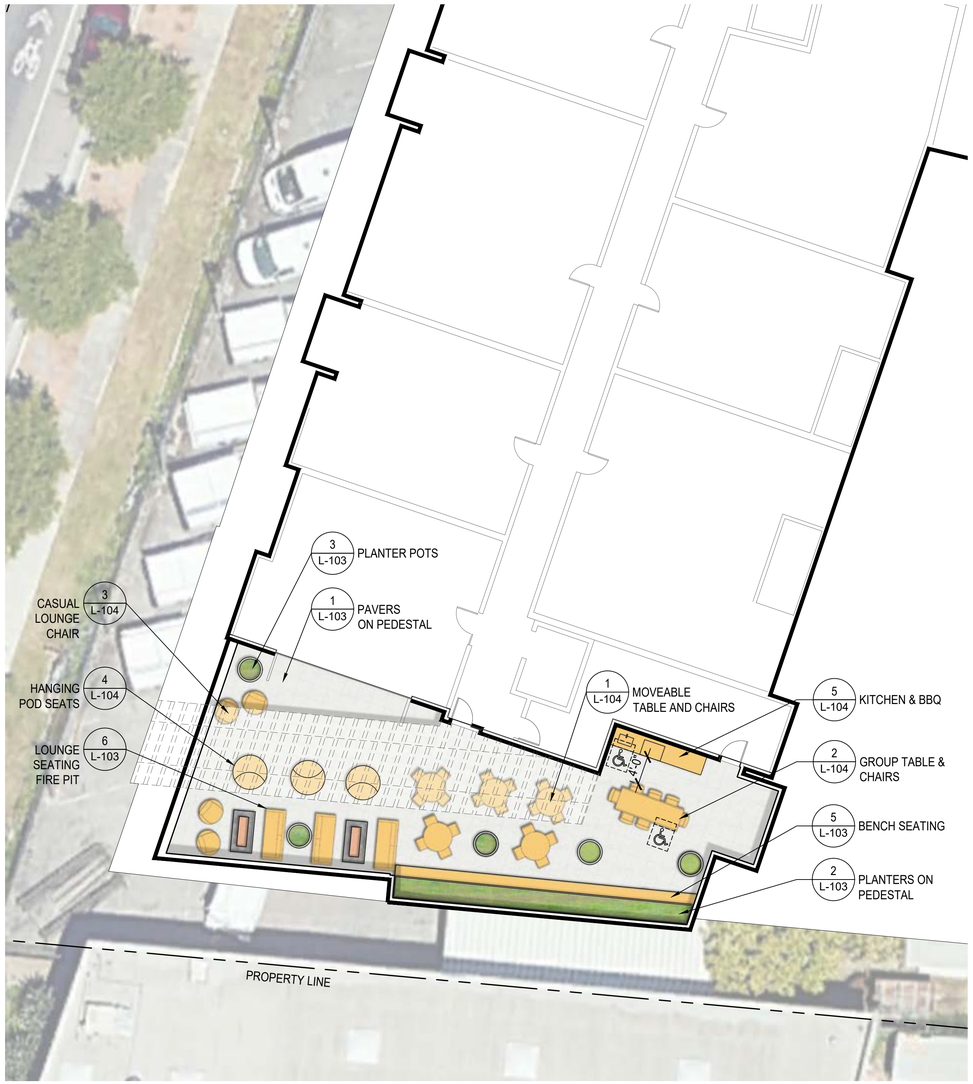
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CONCEPTUAL SITE PLAN - GROUND FLOOR

Job No.	23033
Date:	04/15/2024
Scale:	
Drawn By:	KM, QU

Sheet No:

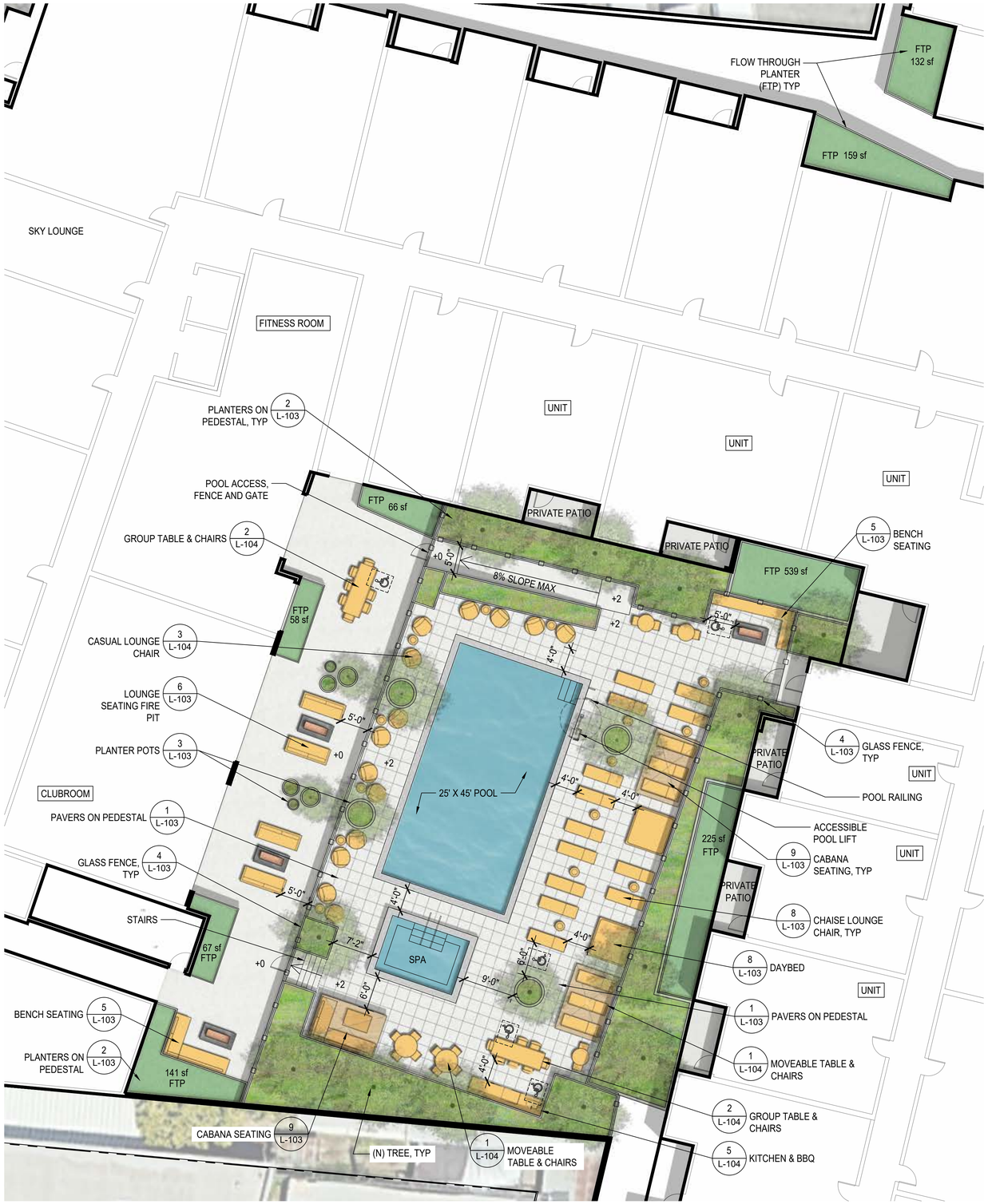
L-100

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2 ENLARGEMENT PLAN: 7TH FLOOR

SCALE: 1" = 10'-0"



1 ENLARGEMENT PLAN: 3RD FLOOR

SCALE: 1" = 10'-0"

0 5' 10' 20'

N

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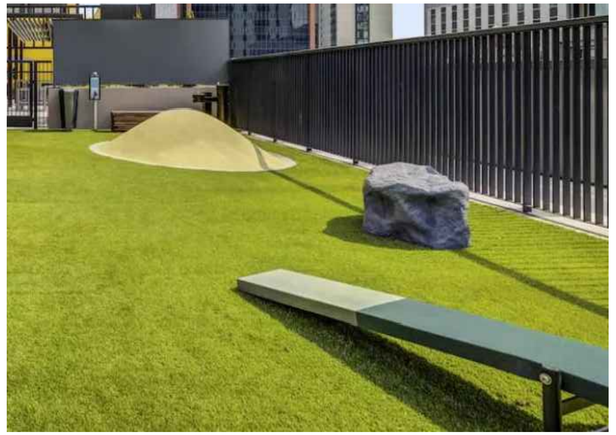
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Sheet Title:
CONCEPTUAL SITE PLAN - 3RD & 7TH FLOOR

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: KM, QU

Sheet No:
L-101

BUILDER'S REMEDY FULL SUBMITTAL



6 FENCED DOG RUN AREA



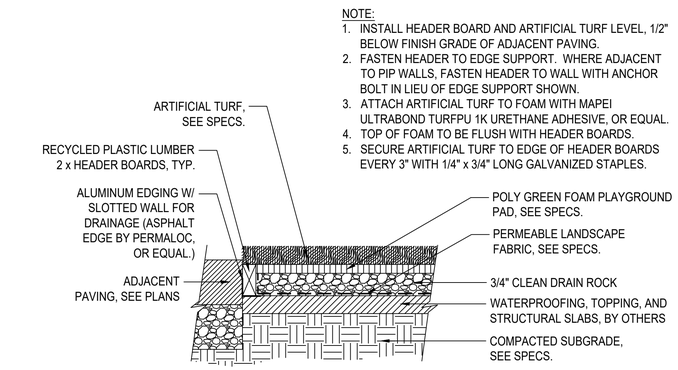
5 PLANTER WITH BENCH SEATS



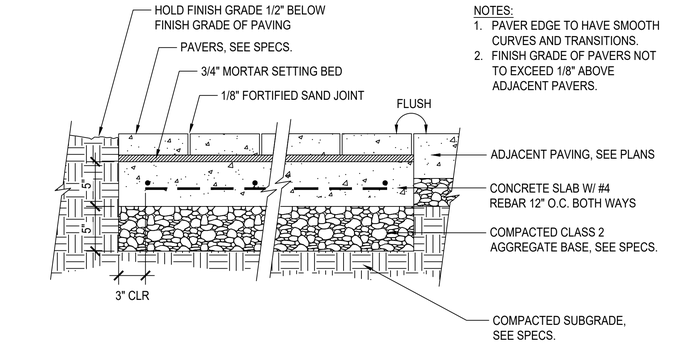
7 WOOD FENCE



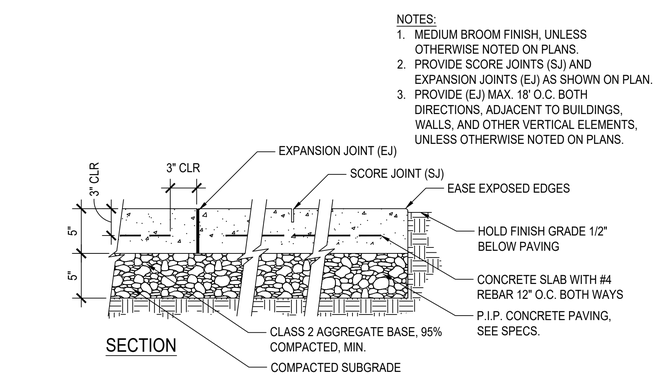
4 PUBLIC ART/WATER FEATURE (TBD)



3 ARTIFICIAL TURF



2 SPECIALTY PAVERS



1 PEDESTRIAN CONCRETE

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Sheet Title:
LANDSCAPE DETAILS AND FURNISHINGS

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: KM, QU

Sheet No:
L-102

BUILDER'S REMEDY FULL SUBMITTAL



9 CABANA SEATING



6 LOUNGE SEATING FIRE PIT



3 PLANTER POTS



8 DAYBED



5 BENCH SEATING (WITH TABLE/FIRE PIT)



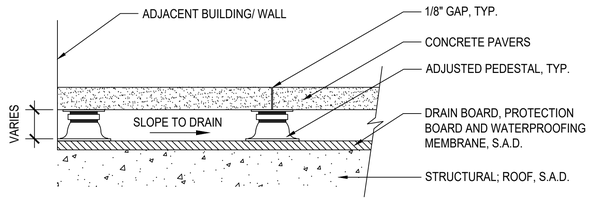
2 PLANTERS ON PEDESTAL



7 CHAISE LOUNGE CHAIR



4 GLASS FENCE



1 PAVERS ON PEDESTAL

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Job No. 23033
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L-103

BUILDER'S REMEDY FULL SUBMITTAL



3 CASUAL LOUNGE CHAIR



5 KITCHEN & BBQ



2 GROUP TABLE & CHAIRS



4 HANGING POD SEAT



1 MOVEABLE TABLE AND CHAIRS

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Date: 04/15/2024
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L-104

BUILDER'S REMEDY FULL SUBMITTAL

WATER EFFICIENT LANDSCAPE (MWELO) WORKSHEET - NON-RESIDENTIAL

Project Information

Date	29-Mar-2024
Project Applicant	RHAA Landscape Architecture and Planning
Project Address	762 San Antonio Rd. Palo Alto, CA 94303
Total Landscape Area	10,146 sq ft
Project Type	New
Water Supply Type	Potable
Project Contact Project Applicant	(415) 383-7900
Project Contact Project Owner	

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

Manuela King CA LA # 3271

Name of City Palo Alto

Reference Evapotranspiration (Eto) = **43.3** inches/year

Hydrozone (a)	Plant Description	Plant Factor (PF) (g)	Irr Method (b)	Irrigation Efficiency IE (c)	ETAF (PF/IE) (f)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) (e)
REGULAR LANDSCAPE AREAS								
Trees		Moderate	0.6	Drip	0.81	0.74	220	163	4,375
Planting		Low	0.3	Drip	0.81	0.37	6,286	2,328	62,501
Planters		Low	0.3	Drip	0.81	0.37	1,731	641	17,211
Stormwater		Low	0.3	Drip	0.81	0.37	1,909	707	18,981
						TOTALS	10,146	3,839	
							(A)	(B)	
SPECIAL LANDSCAPE AREAS (SLA)								
Recreation Areas					1		0	0	
Edible Plants					1		0	0	
Recycled Water					1		0	0	
						TOTALS	0	0	
							(C)	(D)	
							ETWU Total		103,069
							Maximum Allowed Water Allowance (MAWA) (e)		122,571

(a) ***Hydrozone #/Planting Description***
E.g
1.) front law n
2.) low w ater use plantings
3.) medium w ater use planting

(b) ***Irrigation Method***
overhead spray
or drip

(c) ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

(d) ***ETWU* (Annual Gallons Required) =** *Eto x 0.62 x ETAF x Area*
w here 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

(e) ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
w here 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet,

(f) ***ETAF Evapotranspiration Ajustment Factor***
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	3,839	(B)
Total Area	10,146	(A)
Average ETAF	0.38	(B/A)

All Landscape Areas		
Total ETAF x Area	3,839	(B + D)
Total Area	10,146	(A + C)
Sitewide ETAF	0.38	(B + D) / (A + C)

(g) ***Plant Factor***

Very Low Water Use	0.1
Low Water Use	0.1 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

IRRIGATION LEGEND

MV	MASTER VALVE
FS	FLOW SENSOR
C	CONTROLLER
	IRRIGATION MAINLINE PIPE
	LATERAL LINE PIPE
	QUICK COUPLING VALVE
	GATE VALVE
	REMOTE CONTROL VALVE
	SUBSURFACE DRIP IRRIGATION ZONE
	TREE BUBBLERS - 2 PER TREE
X	VALVE STATION NUMBER - SEE SHEET L-200 FOR MWELO COMPLIANCE SPREADSHEET

IRRIGATION NOTES

1. REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR IRRIGATION SYSTEM COMPONENTS, INSTALLATION, MAINTENANCE, SCHEDULING, AND REPORTING REQUIREMENTS.
2. THE CONTRACTOR SHALL COMPLY WITH LOCAL WATER DISTRICT PROCEDURES & REQUIREMENTS, ALL CITY OF PALO ALTO REQUIREMENTS, AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE. ORDINANCE CRITERIA HAS BEEN APPLIED ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
3. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS ARE TO BE INSTALLED WITHIN PLANTING AREAS TO THE GREATEST EXTENT POSSIBLE. 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.
4. THE CONTRACTOR IS TO INVESTIGATE THE EXISTING AND PROPOSED FINISHED CONDITION OF THE WORK. THE CONTRACTOR SHALL IMMEDIATE NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITIONS WHICH WILL AFFECT THE WORK, BEFORE PROCEEDING WITH THE WORK. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES, INCLUDING THE INSTALLATION OF ALL PIPE, CONDUIT AND SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES.
6. PRIOR TO TRENCHING AND DIGGING, CONTACT USA "811" TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS UNDERGROUND UTILITIES, VAULTS, ETC. THE CONTRACTOR SHALL AVOID CONFLICTS WITH UNDERGROUND UTILITIES, NEW PLANTING, SITE OR ARCHITECTURAL ELEMENTS, AND EXISTING TREES; ANY DAMAGE TO THESE CAUSED BY THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE REPAIRED AND/OR REPLACED AT NO EXPENSE TO THE OWNER.
7. DO NOT TRENCH OR INSTALL IRRIGATION PIPING OR EQUIPMENT IN LIME-TREATED SOIL.
8. THE CONTRACTOR SHALL VERIFY FLOW RATE AND PRESSURE AT THE POINT OF CONNECTION PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM AND NOTIFY THE OWNER'S REPRESENTATIVE OF TEST RESULTS BEFORE CONSTRUCTION BEGINS. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IS GREATER OR LESS THAN THE STATIC PRESSURE STATED ON THE PLANS TO DETERMINE IF PRESSURE REGULATION OR A BOOSTER PUMP IS REQUIRED.
9. THE CONTRACTOR SHALL OBTAIN AS-BUILT IRRIGATION DRAWINGS OF ALL EXISTING IRRIGATION SYSTEM(S) FROM THE OWNER'S REPRESENTATIVE FOR REFERENCE DURING NEW AND RETROFIT WORK.
10. CONTRACTOR TO FIELD VERIFY CONDITION OF ALL EXISTING IRRIGATION EQUIPMENT IMPACTED BY NEW CONSTRUCTION AND REPAIR AND REPLACE AS NECESSARY.
11. INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS
12. WHERE PIPE SIZES HAVE BEEN OMITTED OR THERE IS A CONFLICT, REFER TO THE LATERAL PIPE SIZING CHART FOR SIZES. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION, PIPE SIZES MAY NEED TO BE ADJUSTED ACCORDINGLY. ALL LATERAL END RUNS SHALL BE 1" SIZE UNLESS OTHERWISE NOTED.
13. THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS ARE PRESSURE REDUCING TYPES. SET THE DISCHARGE PRESSURE AS RECOMMENDED BY MANUFACTURER.
14. LARGE AREAS OF ORNAMENTAL GRASSES ARE TO BE IRRIGATED BY A DEDICATED CONTROL VALVE.
15. LOCATE BUBBLERS AND EMITTERS ON UPHILL SIDE OF PLANT OR TREE.
16. CONTRACTOR TO MAINTAIN EXISTING PLANTED AREAS THROUGHOUT CONSTRUCTION AND COORDINATE OPERATIONS TO KEEP EXISTING PLANTING AREAS ALIVE AND HEALTHY. EXISTING AND NEW IRRIGATION SYSTEMS SHALL BE INSTALLED, ADJUSTED AND MAINTAINED TO PROVIDE 100% COVERAGE OF PLANTING AREAS AND TO PREVENT MISTING, OVERSPRAY AND RUNOFF ONTO BUILDINGS, WALLS WINDOWS, PAVED AREAS, ETC.
17. FLUSH AND ADJUST IRRIGATION EMITTERS, NOZZLES AND OUTLETS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
18. CONTRACTOR SHALL MAKE FINAL CONNECTION BETWEEN ELECTRICAL SUPPLY AND THE CONTROLLER, AND BETWEEN THE MAIN LINE AND WATER SOURCE AT THE POINT OF CONNECTION(S).
19. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE 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, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURE.
20. THE CONTRACTOR SHALL COORDINATE VALVE NUMBERING, CONTROLLER OPERATIONS AND PROGRAMMING WITH OWNER'S REPRESENTATIVE.
21. STATION OPERATION TIMES SHALL NOT DELIVER WATER EXCEED THE SOIL INFILTRATION RATE(S) AS DETERMINED BY THE SOILS REPORT(S).
22. THE CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH CLEAR AS-BUILT PLANS OF THE INSTALLED OF IRRIGATION SYSTEM.

IN-LINE DRIP IRRIGATION NOTES

1. INSTALL IN-LINE DRIP IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS.
2. BURY DRIP LINES PER DETAILS FOR BEST WATER DISTRIBUTION THROUGH THE SOIL AND TO PREVENT POTENTIAL DAMAGE FROM VANDALISM.
3. USE A CENTER FEED LAYOUT WHERE EVER POSSIBLE. INSTALL DRIP LINES IN LONG, LINEAR RUNS WITHOUT EXCEEDING THE RECOMMENDED MAXIMUM LENGTH OF A SINGLE LATERAL BASED ON DESIGN PRESSURE, SPACING AND FLOW RATE.
4. INSTALL MANUAL FLUSH VALVES AT THE LOW ENDS OF EACH ZONE AND SUB ZONE TO FLUSH DEBRIS FROM TECHLINE CV.
5. INSTALL OF AN AIR RELIEF VALVE AT THE HIGHEST POINT OF EACH ZONE/VALVE.
6. INSTALL DRIP ZONE OPERATION INDICATOR FOR EACH ZONE AS SHOWN ON PLANS.
7. INSTALL PVC SUPPLY AND EXHAUST HEADERS ON ALL ZONES AND SUB ZONES. HEADERS SHOULD BE SIZED PER MANUFACTURER'S SIZING CHART AND BASED ON FLOW RATE.
8. A SINGLE, LARGE DRIP ZONE WILL LIKELY HAVE SEVERAL SMALLER SUB ZONES THAT WILL ALSO REQUIRE CENTER-FEED LAYOUTS, PVC SUPPLY AND EXHAUST HEADERS AND FLUSH VALVES. THE EXACT LAYOUTS OF ZONES AND SUB ZONES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON TECHLINE DETAILS SHOWN ON PLANS.
9. WHERE DRIP LINE ENCOUNTERS A PLANT ROOT BALL, LAY LINE ON TOP OF OR DIRECTLY NEXT TO THE ROOT BALL AS SHOWN ON PLAN DETAILS.
10. INSTALLATION ON SLOPES REQUIRES INSTALLATION OF CHECK VALVES TO PREVENT LOW-END DRAINAGE AS SHOWN ON PLAN DETAILS.

IRRIGATION REFERENCES

- CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881), OR ADOPTED LOCAL ORDINANCE
- LOCAL WATER DISTRICT REQUIREMENTS
- LATEST EDITION OF THE UNIFORM PLUMBING CODE AND THE NATIONAL ELECTRIC CODE

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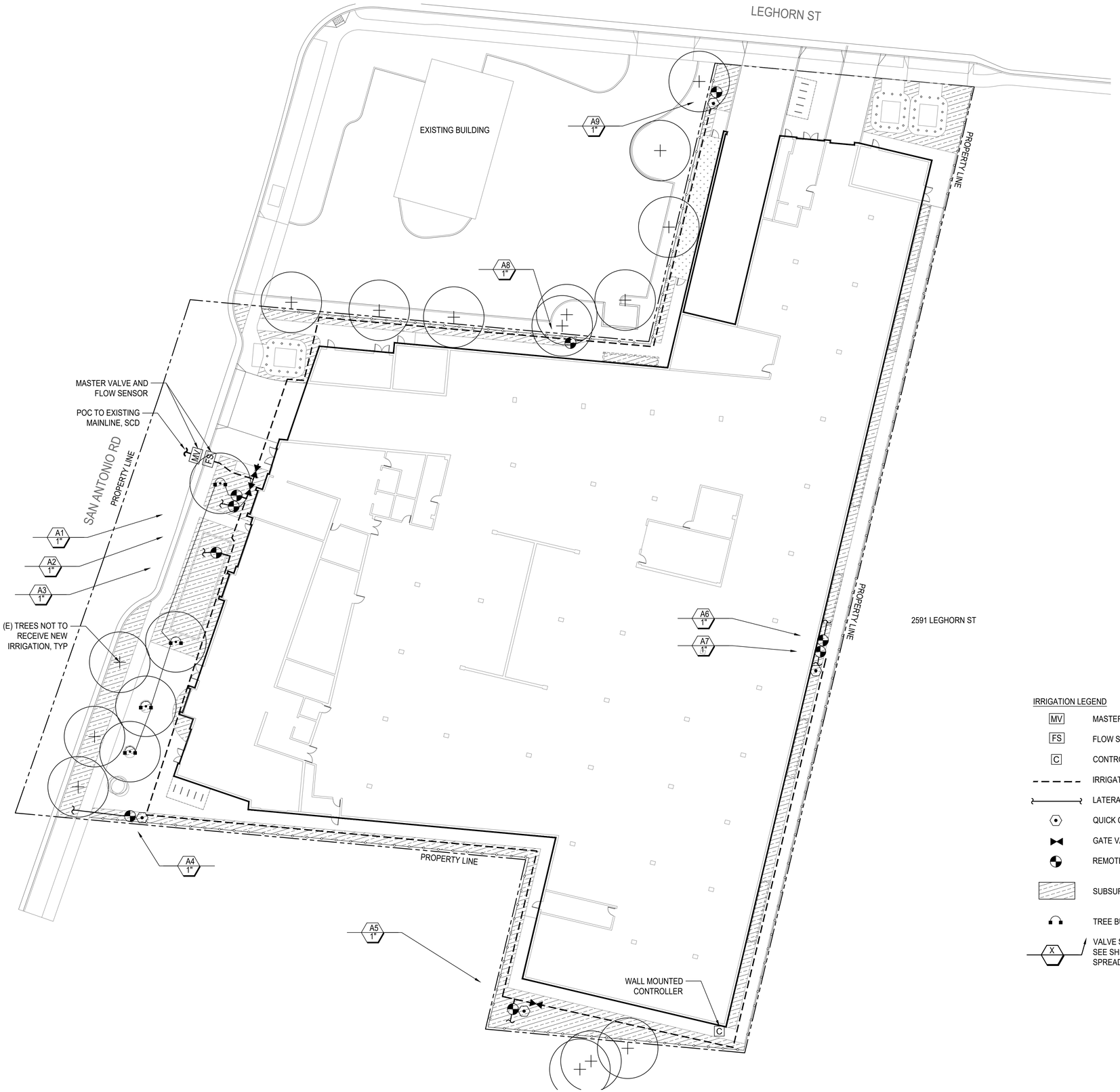
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Sheet Title:
IRRIGATION NOTES AND MWELO

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: KM, QU

Sheet No:

L-200



IRRIGATION LEGEND

MV	MASTER VALVE
FS	FLOW SENSOR
C	CONTROLLER
	IRRIGATION MAINLINE PIPE
	LATERAL LINE PIPE
	QUICK COUPLING VALVE
	GATE VALVE
	REMOTE CONTROL VALVE
	SUBSURFACE DRIP IRRIGATION ZONE
	TREE BUBBLERS - 2 PER TREE
X	VALVE STATION NUMBER - SEE SHEET L-200 FOR MWELO COMPLIANCE SPREADSHEET

0 10' 20' 40'

N

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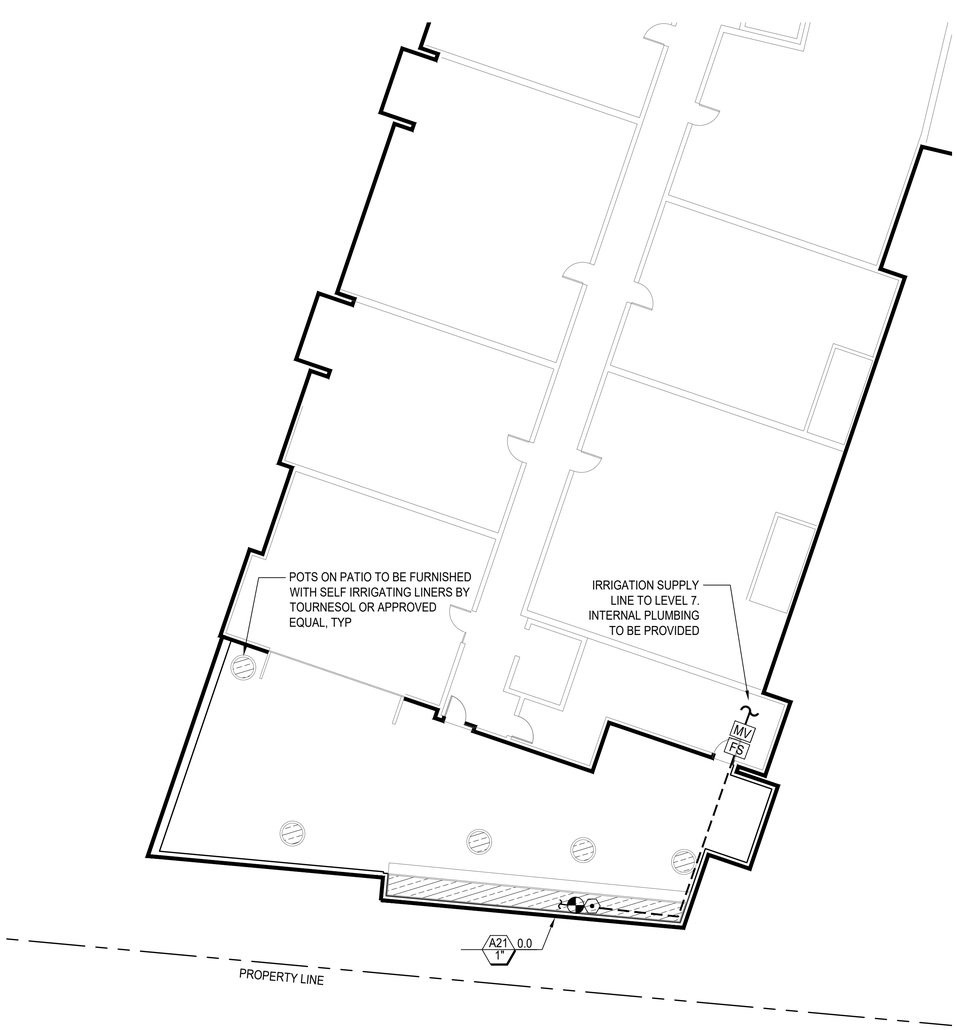
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Sheet Title:
IRRIGATION PLAN - GROUND FLOOR

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: KM, QU

Sheet No:
L-201

BUILDER'S REMEDY FULL SUBMITTAL

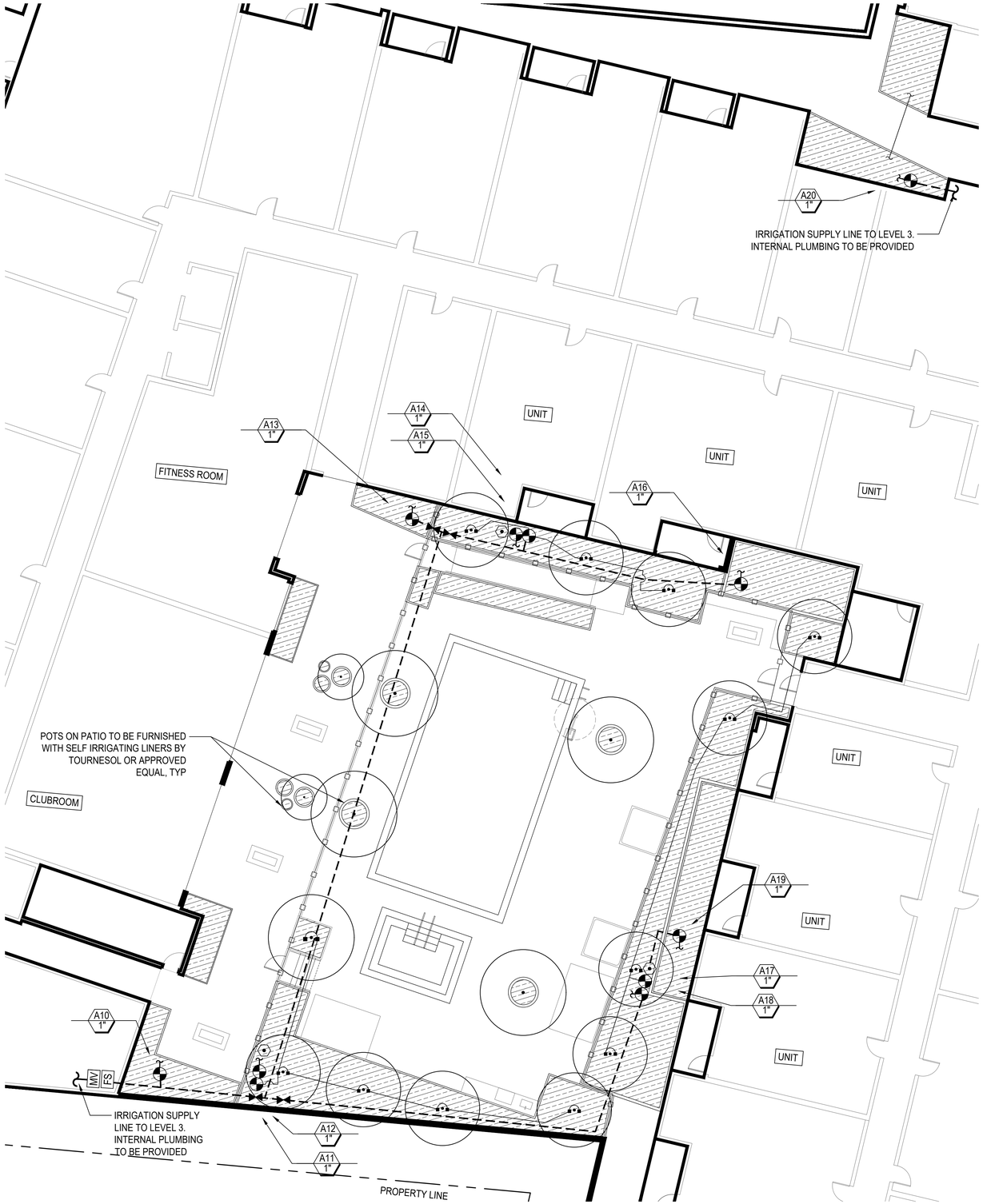


2 LEVEL 7 - IRRIGATION PLAN

SCALE: 1" = 10'-0"

IRRIGATION LEGEND

MV	MASTER VALVE
FS	FLOW SENSOR
C	CONTROLLER
- - -	IRRIGATION MAINLINE PIPE
~	LATERAL LINE PIPE
	QUICK COUPLING VALVE
	GATE VALVE
	REMOTE CONTROL VALVE
	SUBSURFACE DRIP IRRIGATION ZONE
	TREE BUBBLERS - 2 PER TREE
X	VALVE STATION NUMBER - SEE SHEET L-200 FOR MWELO COMPLIANCE SPREADSHEET



1 LEVEL 3 - IRRIGATION PLAN

SCALE: 1" = 10'-0"

0 5' 10' 20'

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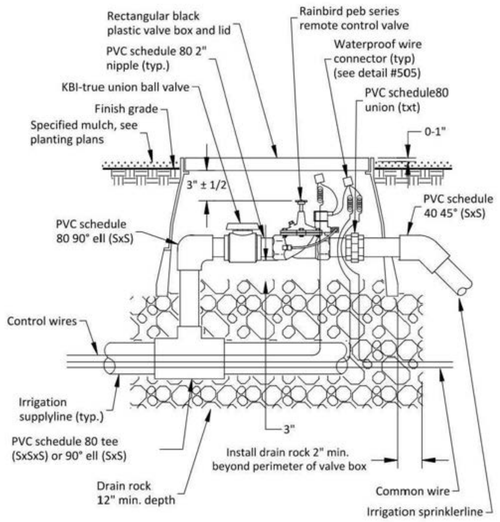
Sheet Title:
IRRIGATION PLAN - 3RD FLOOR & 7TH FLOOR

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: KM, QU

Sheet No:

L-202

BUILDER'S REMEDY FULL SUBMITTAL



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

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

Irrigation: Remote Control Valve

City of Palo Alto Standard

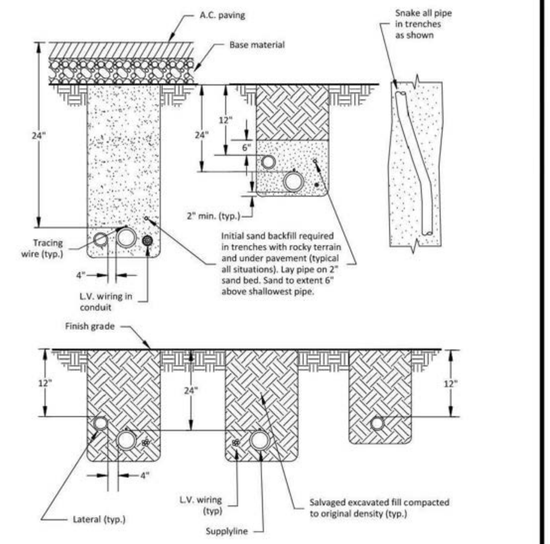
Scale: NTS

Approved by:

PE No. 72158

Date 01/10/18

Dwg No. 506



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

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

Irrigation: Trenching

City of Palo Alto Standard

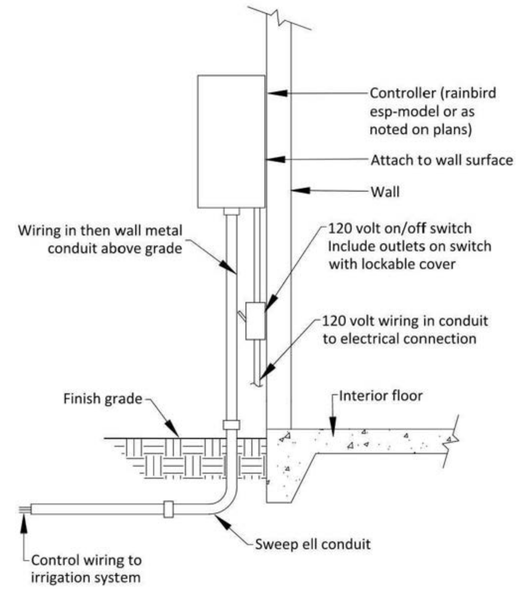
Scale: NTS

Approved by:

PE No. 72158

Date 01/10/18

Dwg No. 503



NOTE: Refer to contract technical specifications for additional information.

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

Irrigation: Exterior Wall Mount Controller

City of Palo Alto Standard

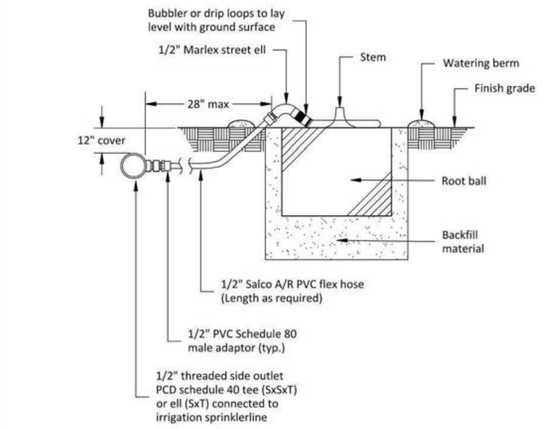
Scale: NTS

Approved by:

PE No. 72158

Date 01/10/18

Dwg No. 502



NOTES:

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

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

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

City of Palo Alto Standard

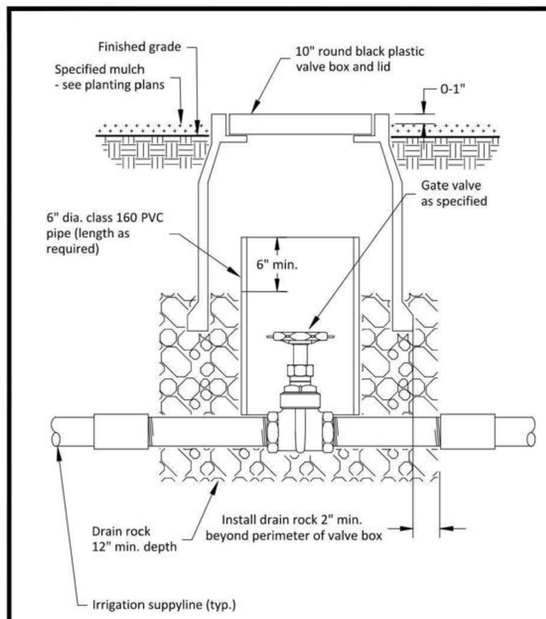
Scale: NTS

Approved by:

PE No. 72158

Date 01/10/18

Dwg No. 513



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

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

Irrigation: Gate Valve

City of Palo Alto Standard

Scale: NTS

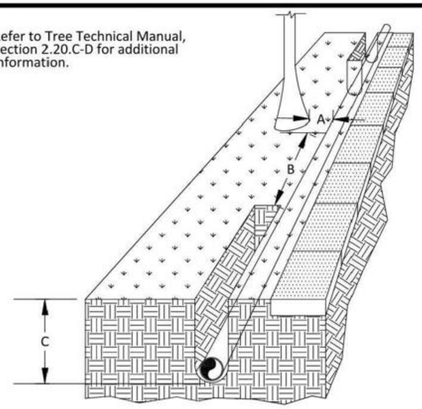
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Date 01/10/18

Dwg No. 508

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



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

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

Irrigation: Trenching Near Trees

City of Palo Alto Standard

Scale: NTS

Approved by:

PE No. 72158

Date 01/10/18

Dwg No. 504

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Sheet Title:
IRRIGATION DETAILS

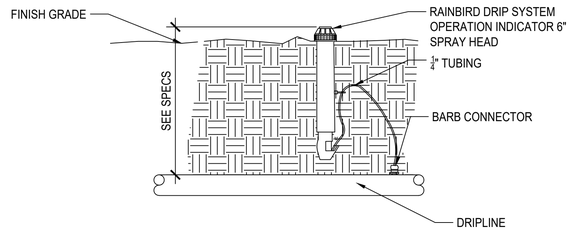
Job No. 23033
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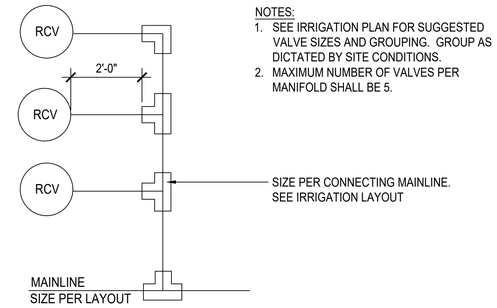
L-203

BUILDER'S REMEDY FULL SUBMITTAL

NOTE:
1. LOCATE INDICATOR STAKE AT THE FARTHEST AND/OR HIGHEST POINT ON THE ZONE.



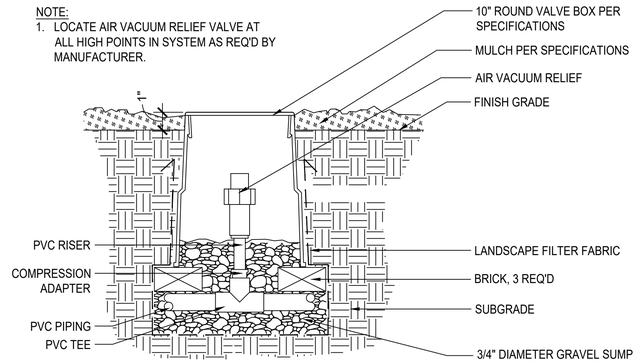
6 DRIP OPERATION INDICATOR
NTS



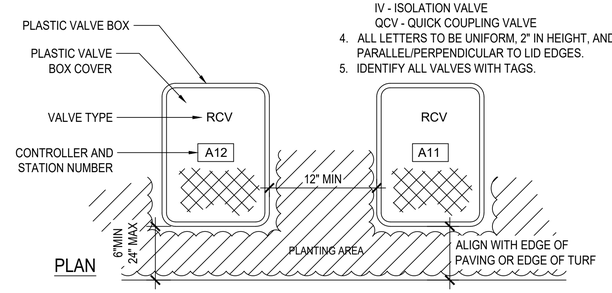
NOTES:
1. SEE IRRIGATION PLAN FOR SUGGESTED VALVE SIZES AND GROUPING. GROUP AS DICTATED BY SITE CONDITIONS.
2. MAXIMUM NUMBER OF VALVES PER MANIFOLD SHALL BE 5.

3 VALVE GROUPINGS
SCALE: 1/2" = 1'-0"

NOTE:
1. LOCATE AIR VACUUM RELIEF VALVE AT ALL HIGH POINTS IN SYSTEM AS REQ'D BY MANUFACTURER.

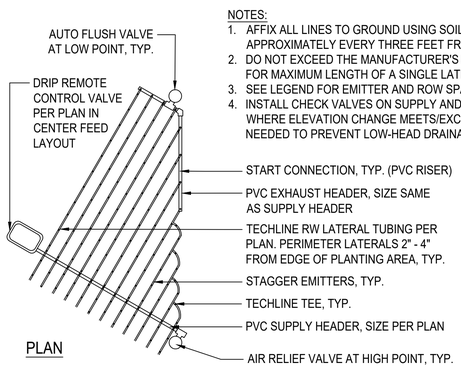


5 AIR VACUUM RELIEF VALVE
SCALE: NTS



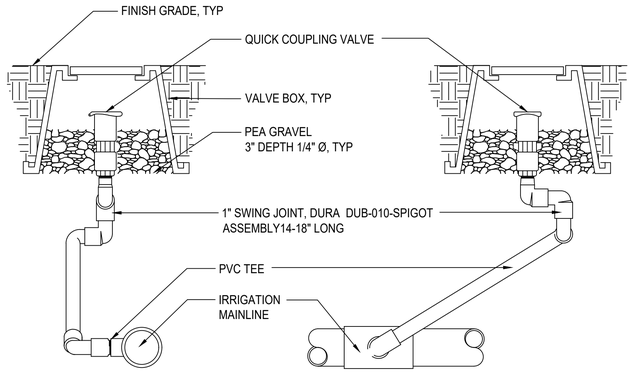
NOTES:
1. IDENTIFY CONTROLLER AND STATION NUMBER.
2. IDENTIFY VALVE TYPE.
3. VALVE TYPE ABBREVIATIONS:
   GV - GATE VALVE
   RCV - REMOTE CONTROL VALVE
   IV - ISOLATION VALVE
   QCV - QUICK COUPLING VALVE
4. ALL LETTERS TO BE UNIFORM, 2" IN HEIGHT, AND PARALLEL/PERPENDICULAR TO LID EDGES.
5. IDENTIFY ALL VALVES WITH TAGS.

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

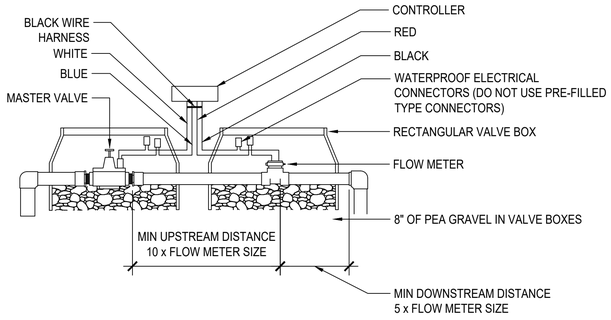


NOTES:
1. AFFIX ALL LINES TO GROUND USING SOIL STAPLES APPROXIMATELY EVERY THREE FEET FROM DRIP VALVE.
2. DO NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM LENGTH OF A SINGLE LATERAL.
3. SEE LEGEND FOR EMITTER AND ROW SPACING.
4. INSTALL CHECK VALVES ON SUPPLY AND EXHAUST HEADERS WHERE ELEVATION CHANGE MEETS/EXCEEDS 4-1/2' AND AS NEEDED TO PREVENT LOW-HEAD DRAINAGE.

7 IRREGULAR DRIP TUBING LAYOUT
NTS



4 QUICK COUPLING VALVE
SCALE: 3" = 1'-0"



1 MASTER VALVE AND FLOW METER
SCALE: 3/4" = 1'-0"

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IRRIGATION DETAILS

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Sheet No:
L-204

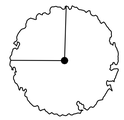
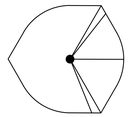
BUILDER'S REMEDY FULL SUBMITTAL

SHRUBS									
	ACA COG	*Acacia cognata*	RIVER WATTLE	5 GAL	48" O.C.	2-3'	4-6'	LOW	
	CAM SAS	*Camelia sasanqua*	CAMELLIA	5 GAL	30" O.C.	5'	4'	LOW	
	GRE SPP	*Grevillea spp*	SPIDER FLOWER	15 GAL	5' O.C.	6'	6'	LOW	
	LEU SPP	*Leucadendron spp*	CONEBUSH	15 GAL	4' O.C.	4-8'	4-8'	LOW	
	MAH REP	*Mahonia repens*	CREEPING MAHONIA	10 GAL	30" O.C.	18-24"	3-4'	MODERATE	
	PHI SEL	*Philodendron selloum*	TREE PHILODENDRON	15 GAL	6' O.C.	6-10'	6-8'	MODERATE	
	RHA CAL	*Rhamnus californica*	COFFEEBERRY	15 GAL	5' O.C.	6-8'	6-8'	LOW	
GROUND COVERS									
	CEA SPP	*Ceanothus spp*	CEANOTHUS	5 GAL.	5' O.C.	6"	6'-8'	LOW	
	DIC ARG	*Dichondra argentea*	SILVER PONYSFOOT	1 GAL	12" O.C.	1'	3'	LOW	
	TEU COS	*Teucrium cossonii*	PROSTRATE TEUCRIUM	1 GAL	18" O.C.	1'	2'	LOW	
GRASSES									
	DIA REV	*Dianella revoluta*	LITTLE REV FLAX LILY	1 GAL	24" O.C.	24"	24"	LOW	1,708 SF (118 PLANTS)
	PHO SPP	*Phormium spp*	NEW ZEALAND FLAX	1 GAL	10' O.C.	4'-6'	4'-6'	LOW	
PERENNIALS									
	ACA MOL	*Acanthus mollis*	BEAR BREACH	1 GAL	18"O.C.	1'	1-2'	MODERATE	
FERNS									
	POL MUN	*Polystichum munitum*	WESTERN SWORD FERN	1 GAL	30" O.C.	2'-6'	2'-3'	LOW	
	WOO FIM	*Woodwardia fimbirata*	GIANT CHAIN FERN	1 GAL	30" O.C.	4'-6'	4'-6'	MODERATE	
SUCCULENTS									
	AGA ATT	*Agave attenuata*	FOX TAIL AGAVE	24 GAL	4' O.C.	3-4'	3-4'	LOW	
	SEN MAN	*Senecio mandraliscae*	BLUE CHALKSTICKS	5 GAL	18" O.C.	1'	2'	LOW	
	YUC GLO	*Yucca gloriosa*	MOUNDLILY YUCCA	5 GAL	5' O.C.	4-6'	5'	LOW	
	YUC WHI	*Yucca whipplei*	LORD'S CANDLE	10 GAL	3' O.C.	4'	4'	LOW	
STORMWATER									
	ACH MIL	*Achillea millefolium*	YARROW	1 GAL.	2' O.C.	1'-2'	2'-3'	LOW	
	CHO TEC	*Chondropetalum tectorum*	CAPE RUSH	5 GAL	48" O.C.	3-4'	3-4'	LOW	1,046 SF (72 PLANTS)
	FES CAL	*Festuca californica*	CALIFORNIA FESCUE	1 GAL	30" O.C.	2-3'	2-3'	LOW	
	JUN PAT	*Juncus patens*	CALIFORNIA GRAY RUSH	1 GAL	30" O.C.	1'-3'	2'-3'	LOW	

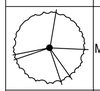
7TH FLOOR PLANTING

SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	QTY
SHRUBS									
	PRU LAU	*Prunus laurocerasus*	ENGLISH LAUREL	5 GAL.	3' O.C.	15'-30'	15'-30'	MODERATE	
GRASSES									
	CAR TUM	*Carex tumulicola*	FOOTHILL SEDGE	5 GAL.	3' O.C.	1'	2'	LOW	
	LOM LON	*Lomandra longifolia*	SPINY HEADED MAT RUSH	5 GAL.	42" O.C.	4'-5'	4'-6'	LOW	
PERENNIALS									
	ACH ISL	*Achillea millefolium*	YARROW	1 GAL.	2' O.C.	1'-2'	2'-3'	LOW	144 SF (18 PLANTS)
	EPI CAN	*Epilobium canum*	CALIFORNIA FUCHSIA	5 GAL.	30" O.C.	1'-2'	2'-3'	LOW	
	MIM AUR	*Mimulus aurantiacus*	BUSH MONKEY FLOWER	5 GAL.	3' O.C.	4'	2'-4'	LOW	
SUCCULENTS									
	AGA ATT	*Agave attenuata*	FOX TAIL AGAVE	24 GAL	4' O.C.	3-4'	3-4'	LOW	
	SEN MAN	*Senecio mandraliscae*	BLUE CHALKSTICKS	5 GAL	18" O.C.	1'	2'	LOW	
	YUC GLO	*Yucca gloriosa*	MOUNDLILY YUCCA	5 GAL	5' O.C.	4-6'	5'	LOW	
	YUC WHI	*Yucca whipplei*	LORD'S CANDLE	10 GAL	3' O.C.	4'	4'	LOW	

GROUND FLOOR PLANTING

SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	QTY
TREES									
	ARB STD	*Arbutus Std*	MARINA STRAWBERRY TREE	36" BOX	PER PLAN	25-40'	25-30'	MEDIUM	2
	QUE AGR	*Quercus agrifolia*	COAST LIVE OAK	36" BOX	PER PLAN	50'-60'	40'-50'	LOW	2
SHRUBS									
	ARC SPP	*Arctostaphylos densiflora spp*	MANZANITA	15 GAL.	7' O.C.	6'-10'	6'-12'	LOW	
	CAL OCC	*Calycanthus occidentalis*	SPICE BUSH	15 GAL.	7' O.C.	4-12'	4-12'	LOW	
	CAR CAL	Carpentaria californica	BUSH ANEMONE	15 GAL	4' O.C.	5'	4'	LOW	
	CEA SPP	*Ceanothus spp*	CEANOTHUS	5 GAL.	10' O.C.	10'-20'	15'-20'	LOW	
	HET ARB	*Heteromeles arbutifolia*	TOYON	5 GAL.	7' O.C.	6-30'	10-15'	LOW	
	RHA CAL	*Rhamnus californica*	COFFEEBERRY	5 GAL.	7' O.C.	3'-4'	8'-12'	LOW	
	RIB SAN	*Ribes sanguineum*	RED FLOWERING CURRANT	5 GAL.	7' O.C.	6.5'-13'	7'	LOW	
GROUND COVERS									
	ARC SPP	*Arctostaphylos spp*	MANZANITA	5 GAL.	3' O.C.	1'	4-6'	LOW	6,347 SF (293 PLANTS)
	CEA SPP	*Ceanothus spp*	CEANOTHUS	5 GAL.	5' O.C.	6"	6'-8'	LOW	
GRASSES									
	CAR TUM	*Carex tumulicola*	FOOTHILL SEDGE	5 GAL.	3' O.C.	1'	2'	LOW	
	LOM LON	*Lomandra longifolia*	SPINY HEADED MAT RUSH	5 GAL.	42" O.C.	4'-5'	4'-6'	LOW	
PERENNIALS									
	ACH MIL	*Achillea millefolium*	YARROW	1 GAL.	2' O.C.	1'-2'	2'-3'	LOW	
	EPI CAN	*Epilobium canum*	CALIFORNIA FUCHSIA	5 GAL.	30" O.C.	1'-2'	2'-3'	LOW	
	MIM AUR	*Mimulus aurantiacus*	BUSH MONKEY FLOWER	5 GAL.	3' O.C.	4'	2'-4'	LOW	
STORMWATER									
	FES CAL	*Festuca californica*	CALIFORNIA FESCUE	1 GAL.	30" O.C.	2'-3'	2'-3'	LOW	
	JUN PAT	*Juncus patens*	CALIFORNIA GRAY RUSH	1 GAL.	30" O.C.	1'-3'	2'-3'	LOW	966 SF (67 PLANTS)
	SAL CLE	*Salvia clevelandii*	CLEVELAND SAGE	5 GAL.	6' O.C	3'-4.5'	8'	LOW	

3RD FLOOR PLANTING

SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	QTY
TREES									
	LAU NOB	*Laurus nobilis STD*	SWEET BAY	24" BOX	PER PLAN	15'-25'	15'-20'	LOW	2
	MAG VIR	*Magnolia virginiana*	SWEET BAY MAGNOLIA	24" BOX	PER PLAN	10'-30'	10-20'	MODERATE	4
	OLE EUR	*Olea europaea*	COMMON OLIVE	25 GAL	PER PLAN	15'-25'	10-20'	LOW	4
	PHO ROE	*Phoenix roebelenii*	PYGMY DATE PALM	24" BOX	PER PLAN	6-14'	6-14'	MODERATE	5
	WOD BIF	*Wodyeta bifurcata*	FOXTAIL PALM	24" BOX	PER PLAN	20'-30'	15'-20'	MODERATE	4

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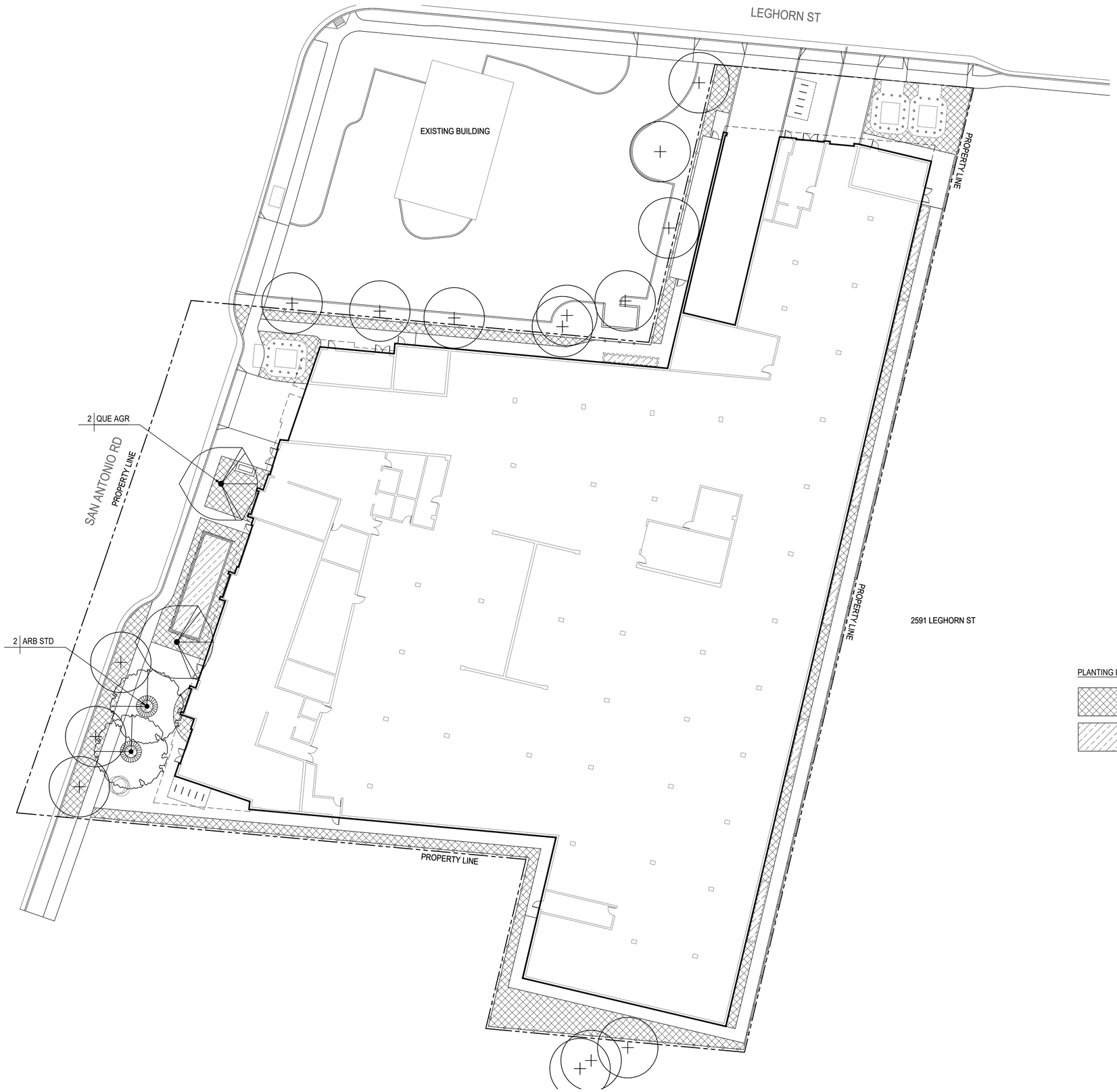
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Sheet Title:
PLANTING SCHEDULE

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: KM, QU

Sheet No:
L-300

BUILDER'S REMEDY FULL SUBMITTAL



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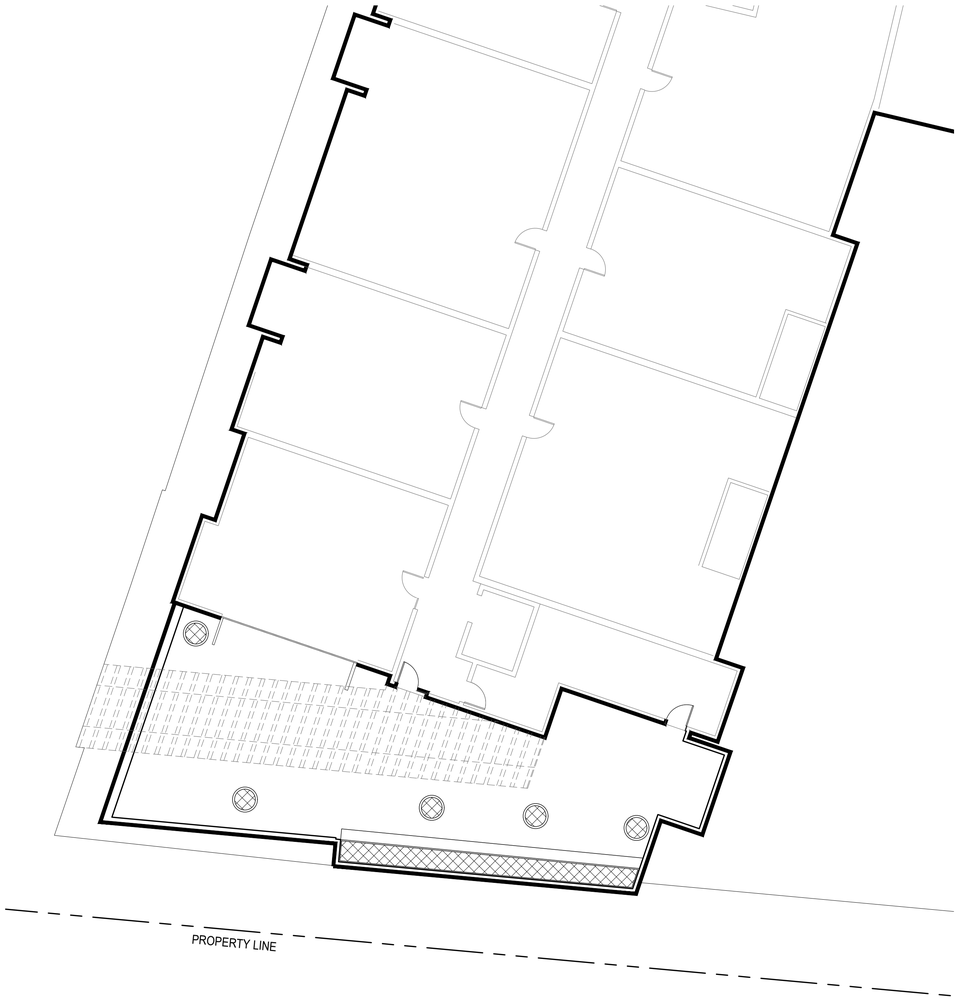
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Sheet Title:
PLANTING PLAN - GROUND FLOOR

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: KM, QU

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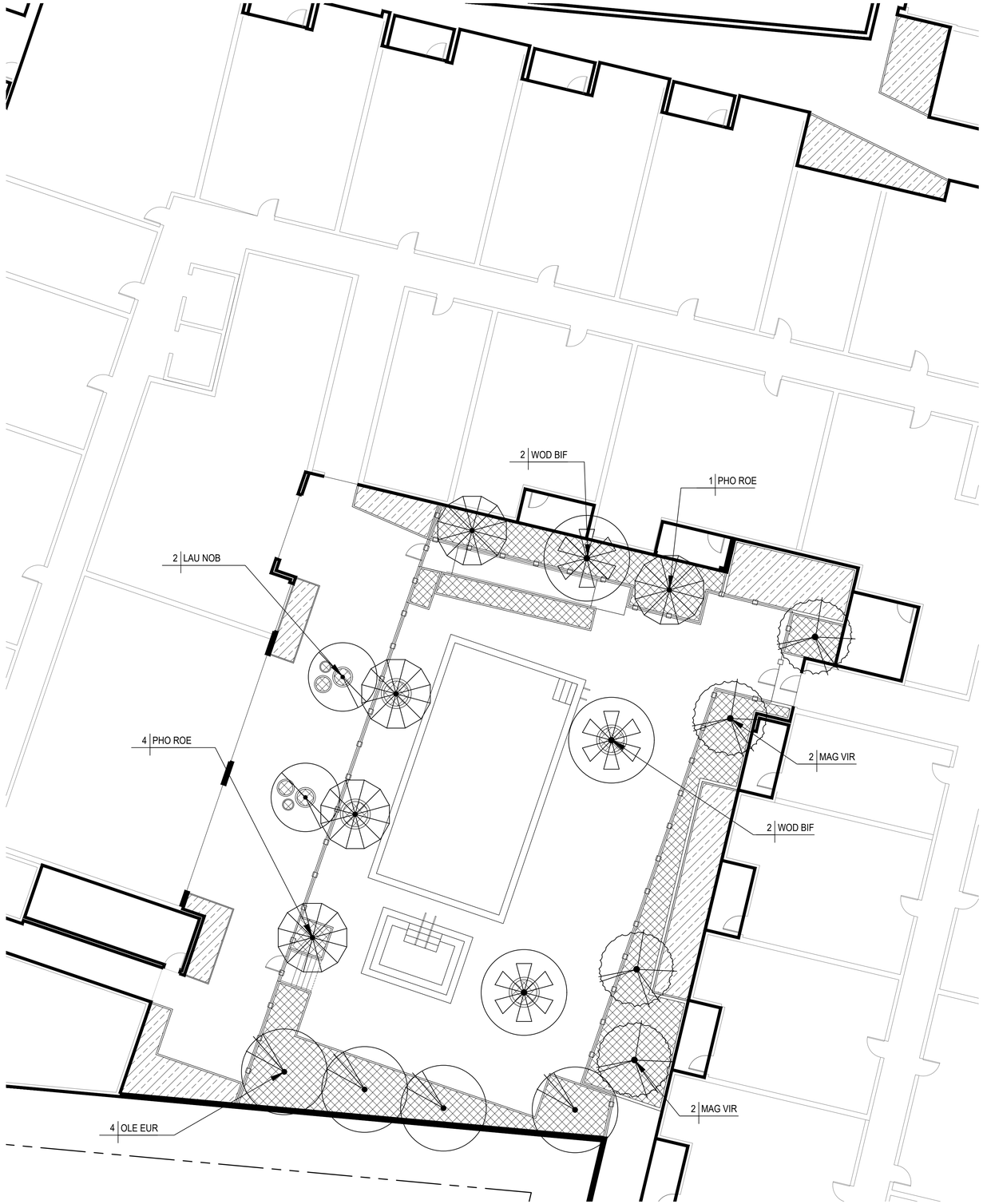


2 LEVEL 7 - PLANTING PLAN

SCALE: 1" = 10'-0"

PLANTING LEGEND

- PLANTING
- STORMWATER



1 LEVEL 3 - PLANTING PLAN

SCALE: 1" = 10'-0"

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PLANTING PLAN - 3RD FLOOR & 7TH FLOOR

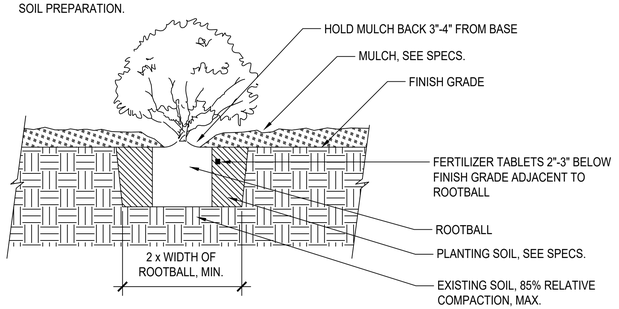
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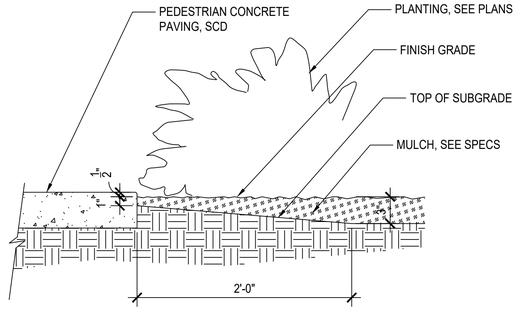
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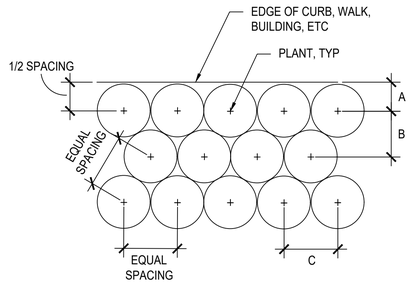
NOTE:
1. SEE SPECS FOR MORE INFORMATION REGARDING PLANT INSTALLATION AND SOIL PREPARATION.



6 SHRUB PLANTING
SCALE: 1" = 1'-0"



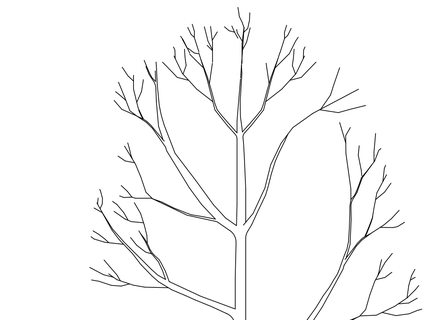
4 MULCH AT CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"



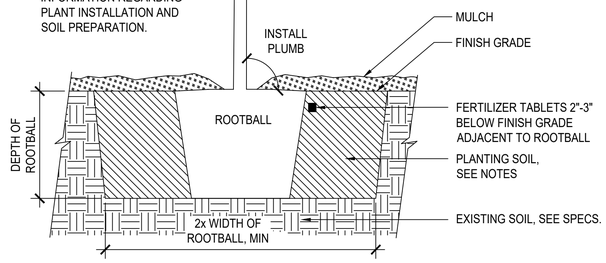
NOTES:
1. SEE PLANTING PLAN FOR SPACING BY PLANT SPECIES.
2. INSTALL TRIANGULATED PLANT LAYOUT, UNLESS OTHERWISE SHOWN ON PLANS.

PLANT SPACING	A	B	C
12"	6"	10"	12"
1'-6"	9"	1'-4"	1'-6"
2'-0"	12"	1'-9"	2'-0"
2'-6"	1'-3"	2'-2"	2'-6"
3'-0"	1'-6"	2'-7"	3'-0"
3'-6"	1'-9"	3'-0"	3'-6"
4'-0"	2'-0"	3'-6"	4'-0"
4'-6"	2'-3"	3'-11"	4'-6"
5'-0"	2'-6"	4'-4"	5'-0"

3 PLANTING LAYOUT
NTS

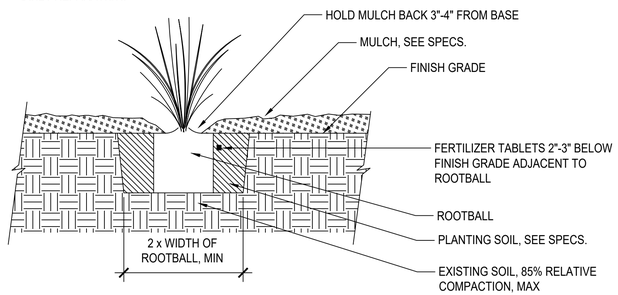


NOTES:
1. EXCAVATE SQUARE TREE PITS. SCARIFY SIDES AND BOTTOM.
2. FOOT TAMP PLANITNG SOIL IN 6" LIFTS TO STABALIZE TREE.
3. SEE SPECS FOR MORE INFORMATION REGARDING PLANT INSTALLATION AND SOIL PREPARATION.

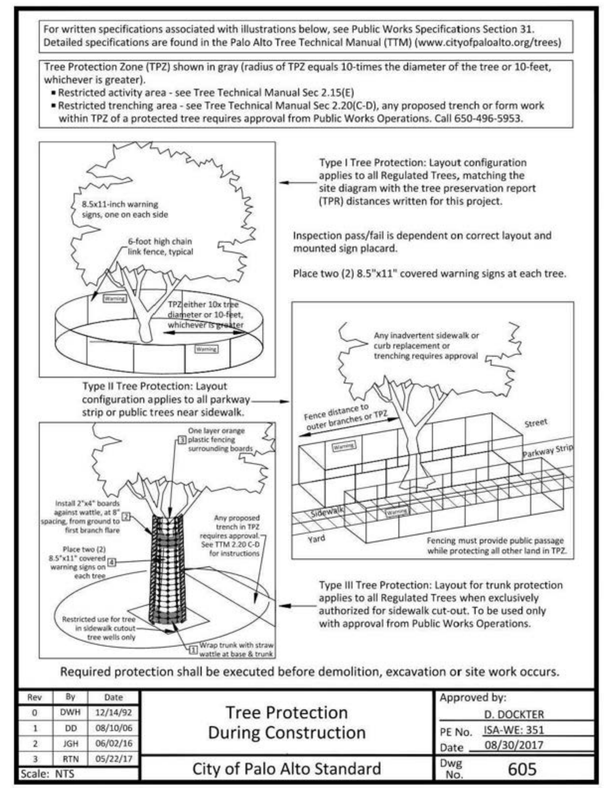


5 TREE PLANTING
NTS

NOTE:
1. SEE SPECS FOR MORE INFORMATION REGARDING PLANT INSTALLATION AND SOIL PREPARATION.



2 ORNAMENTAL GRASS PLANTING
SCALE: 1" = 1'-0"



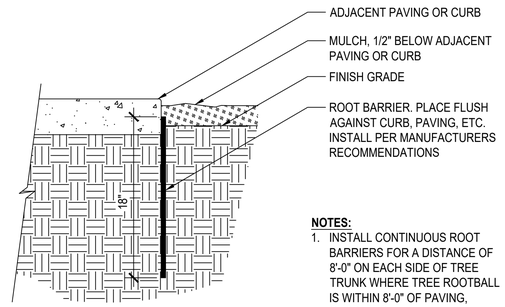
Rev	By	Date
0	DWH	12/14/92
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17

Tree Protection During Construction

City of Palo Alto Standard

Approved by: D. DOCKTER
PE No. ISA-WE: 351
Date 08/30/2017
Dwg No. 605

Scale: NTS



NOTES:
1. INSTALL CONTINUOUS ROOT BARRIERS FOR A DISTANCE OF 8'-0" ON EACH SIDE OF TREE TRUNK WHERE TREE ROOTBALL IS WITHIN 8'-0" OF PAVING, CURB, ETC.

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

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Job No. 23033
Date: 04/15/2024
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Drawn By: KM, QU

Sheet No:
L-303

BUILDER'S REMEDY FULL SUBMITTAL

TREES



WODYETA BIFURCATA
FOXTAIL PALM



QUERCUS AGRIFOLIA
COAST LIVE OAK



PHOENIX ROEBELENII
PYGMY DATE PALM



OLEA EUROPAEA
COMMON OLIVE



MAGNOLIA VIRGINIANA
SWEET BAY MAGNOLIA



LAURUS NOBILIS STD
SWEET BAY



ARBUTUS STD
MARINA STRAWBERRY TREE

SHRUBS



GREVILLEA SPP
SPIDER FLOWER



CEANOTHUS SPP
CEANOTHUS



CARPENTERIA CALIFORNICA
BUSH ANEMONE



CAMELIA SASANQUA
CAMELLIA



CALYCANTHUS OCCIDENTALIS
SPICE BUSH



ARCTOSTAPHYLOS DENSIFLORA SPP
MANZANITA



ACACIA COGNATA
RIVER WATTLE



RIBES SANGUINEUM
RED FLOWERING CURRANT



RHAMNUS CALIFORNICA
COFFEEBERRY



PRUNUS LAUROCERASUS
ENGLISH LAUREL



PHILODENDRON SELLOUM
TREE PHILODENDRON



MAHONIA REPENS
CREEPING MAHONIA



LEUCADENDRON SPP
CONEBUSH



HETEROMELES ARBUTIFOLIA
TOYON

GROUND COVERS



TEUCRIUM COSSONII
PROSTRATE TEUCRIUM



DICHONDRA ARGENTEA
SILVER PONYSFOOT



CEANOTHUS SPP
CEANOTHUS



ARCTOSTAPHYLOS SPP
MANZANITA

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BUILDER'S REMEDY FULL SUBMITTAL

FERNS



WOODWARDIA FIMBRIATA
GIANT CHAIN FERN



POLYSTICHUM MUNITUM
WESTERN SWORD FERN

GRASSES



PHORMIUM SPP
NEW ZEALAND FLAX



LOMANDRA LONGIFOLIA
SPINY HEADED MAT RUSH



DIANELLA REVOLUTA
LITTLE REV FLAX LILY



CAREX TUMULICOLA
FOOTHILL SEDGE

PERENNIALS



MIMULUS AURANTIACUS
BUSH MONKEY FLOWER



EPILOBIUM CANUM
CALIFORNIA FUCHSIA



ACANTHUS MOLLIS
BEAR BREACH

SUCCULENTS



YUCCA WHIPPLEI
LORD'S CANDLE



YUCCA GLORIOSA
MOUNDLILY YUCCA



SENECIO MADRALISCAE
BLUE CHALKSTICKS



AGAVE ATTENUATA
FOX TAIL AGAVE

STORMWATER



SALVIA CLEVELANDII
CLEVELAND SAGE



JUNCUS PATENS
CALIFORNIA GRAY RUSH



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



CHONDROPETALUM TECTORUM
CAPE RUSH



ACHILLEA MILLEFOLIUM
YARROW

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Sheet No:

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BUILDER'S REMEDY FULL SUBMITTAL

ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT, ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AMP	AMPERE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BRKR	BREAKER
BLDG	BUILDING
BOH	BACK OF HOUSE
C	CONDUIT
CEC	CALIFORNIA ELECTRICAL CODE
CKT	CIRCUIT
CO	CARBON MONOXIDE
CLG	CEILING
CT	CURRENT TRANSFORMER
Cu	COPPER
CW	COOL WHITE
D/B	DESIGN/BUILD
DCO	DUPLEX CONVENIENCE OUTLET
DISP	GARBAGE DISPOSAL
DN	DOWN
DW	DISHWASHER
EXIST	EXISTING
EF	EXHAUST FAN
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NON-METALLIC TUBING
ERRCS	EMERGENCY RADIO RESPONDER COVERAGE SYSTEM
EQUIP	EQUIPMENT
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR
FLUOR	FLUORESCENT
FOH	FRONT OF HOUSE
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GRS	GALVANIZED RIGID STEEL
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPWH	HEAT PUMP WATER HEATERS
HT	HEAT TRACE
IC	INSULATED CEILING RATED
IDF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
JT	JOINT TRENCH
KCMIL	THOUSAND CIRCULAR MILLS
KEC	KITCHEN EQUIPMENT CONTRACTOR
KVA	KILOVOLT AMPERES
KW	KILOWATT
LTG	LIGHTING
MATV	MASTER ANTENNA TELEVISION
MC	METAL CLAD CABLE
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MPOE	MAIN POINT OF ENTRY
N	NEUTRAL
NIC	NOT IN CONTRACT
NEC	NATIONAL ELECTRICAL CODE (NFPA-70)
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NM	NON-METALLIC SHEATHED CABLE
NTS	NOT TO SCALE
OS	OCCUPANCY SENSOR
PC	PHOTOCELL
PNL	PANEL
POC	POINT OF CONNECTION
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTY	QUANTITY
RECEPT	RECEPTACLE
ROMEX	ELECTRICAL NM CABLE
SD	SMOKE DETECTOR
SER	SERVICE ENTRANCE CABLE
SPEC	SPECIFICATIONS
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V	VOLTS
VS	VACANCY SENSOR
W	WATTS
WW	WARM WHITE
WP	WEATHERPROOF
W/	WITH
W/O	WITHOUT
XFMR	TRANSFORMER
XFR	TRANSFER
	IMPEDANCE OR ZONE

DRAWING INDEX

DWG	DESCRIPTION	INCLUDED IN SET: PLANNING 4/15/2024	SHEETS WITH REVISIONS
E0.00	COVER SHEET	●	
E1.00	SITE LIGHTING CUTSHEETS	●	
E1.01N	SITE PHOTOMETRICS NORTH	●	
E1.01S	SITE PHOTOMETRICS SOUTH	●	
E1.02	LEVEL 3 COURTYARD PHOTOMETRICS	●	
E5.00	ONELINE DIAGRAM	●	
E5.01	ONELINE DIAGRAM	●	
E5.02	LOAD CALCULATIONS	●	

LEGEND

- ## — LIGHT FIXTURE CALLOUT
- ILLUMINATED EXIT SIGN, ARROWS AS INDICATED
- $ — SINGLE POLE, SINGLE THROW LIGHT SWITCH, 20A (WP = WEATHERPROOF COVER)
- $3 — THREE-WAY LIGHT SWITCH, 20A
- $4 — FOUR-WAY LIGHT SWITCH, 20A
- $T — TIMER SWITCH
- DIMMER SWITCH
- $a — SWITCH, SINGLE POLE; WITH SWITCHING SUBSCRIPT 'a'
- $X,Y OS — DUAL SWITCHES, BOTH WITH OCCUPANCY SENSOR CONTROL
- $OS — OCCUPANCY SENSOR, WALL MOUNTED
- OS — OCCUPANCY SENSOR, CEILING MOUNTED
- SINGLE RECEPTACLE, GROUNDED
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE, 1/2 HOT
- IG — DUPLEX RECEPTACLE, ISOLATED GROUND
- GFCI — DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI)
- DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI) LOCATED ABOVE COUNTER
- QUAD RECEPTACLE, GROUNDED
- PC — PHOTOCELL
- WP GFCI — DUPLEX RECEPTACLE, GFCI WITH WEATHERPROOF COVER EXTRA DUTY AND WEATHER RESISTANT RECEPTACLE
- FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE
- FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE & SEPARATE COMPARTMENT FOR TV/COMM OUTLET
- SPECIAL PURPOSE RECEPTACLE AS NOTED
- SD — PHOTOELECTRIC SMOKE ALARM (120V IN APARTMENT UNITS, POWERED BY FIRE ALARM SYSTEM ELSEWHERE)
- SCO — COMBINATION SMOKE & CARBON MONOXIDE ALARM (120V IN APARTMENT UNITS, POWERED BY FIRE ALARM SYSTEM ELSEWHERE)
- T — THERMOSTAT
- J — JUNCTION BOX
- CCTV SECURITY CAMERA

DOOR ACCESS/CONTROL EQUIPMENT

- A — INTRUSION DETECTION (DOOR OR WINDOW)
- B — DOOR DETECTOR BUZZER IF PROPPED OPEN
- C — EMERGENCY EXIT ONLY, DOOR TO HAVE SOUNDER WHEN OPEN
- FA — DOOR TO AUTOMATICALLY OPEN IN A FIRE ALARM EVENT
- CR — KEY CARD READER ACCESS FOB

- TV — TELEVISION CABLE OUTLET
- TELEPHONE OUTLET, MOUNTED AT 18", UON
- COMMUNICATION OUTLET, MOUNTED AT 18", UON
- (2) COMMUNICATION OUTLETS IN SINGLE GANG BOX
- TV — SINGLE GANG JBOX WITH 1 DATA AND 1 TV OUTLET
- PANELBOARD
- ELECTRICAL DISTRIBUTION EQUIPMENT
- CIRCUIT BREAKER DISCONNECT SWITCH
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- MAGNETIC MOTOR STARTER
- COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT SWITCH
- C — CONTACTOR
- MOTOR CONNECTION
- $M — MOTOR RATED SWITCH
- T — TRANSFORMER
- EQUIPMENT CONNECTION, REFER TO DESCRIPTION ON PLANS FOR WHICH SPECIFIC EQUIPMENT CONNECTION.

COMMON EQUIPMENT CONNECTIONS:

WH	120V CONNECTION TO WATER HEATERS
EF	120V CONNECTION TO EXHAUST FAN
DAMPER	120V CONNECTION TO MOTORIZED DAMPER
DSD	120V CONNECTION TO FIRE ALARM SYSTEM DUCT MOUNT SMOKE DETECTOR
FSD	120V CONNECTION TO FIRE ALARM SYSTEM FIRE SMOKE DAMPER

- J 2-WAY COMM — 2-WAY COMMUNICATION DEVICE, REFER TO DETAIL 4/E6.03
- FSD — 120V CONNECTION TO FIRE/SMOKE DAMPER
- DOORBELL
- DOORBELL CHIME
- T — DOORBELL XFMR

A PART OF THE DESIGN/BUILD FIRE ALARM SYSTEM:

- HD — HEAT DETECTOR
- FS — SPRINKLER FLOW SWITCH
- TS — SPRINKLER VALVE TAMPER SWITCH
- HS — FIRE ALARM HORN/STROBE LIGHT
- H — FIRE ALARM HORN
- S — FIRE ALARM STROBE
- MH — MINI HORN
- F — FIRE ALARM PULL STATION
- CO — CARBON MONOXIDE DETECTOR POWERED BY FIRE ALARM SYSTEM
- ELECTRO-MAGNETIC DOOR HOLDER, POWERED BY FIRE ALARM SYSTEM

CODES

CODES:

- CALIFORNIA ELECTRIC CODE 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA FIRE CODE 2022
- NATIONAL ELECTRIC CODE 2020
- CALIFORNIA TITLE-24 ENERGY CODE 2022
- CALIFORNIA GREEN BUILDING STANDARD 2022

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Drawn By:	DFR

Sheet No:

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BUILDER'S REMEDY FULL SUBMITTAL

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES	OTHER NOTES
Z1A	⌖	EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	(1) 21W LED 4000K 90 CRI	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING CK LED TR X129 FL BZP 9 11 C ELV 120	21	120V 1P 2W	EXTERIOR WALL	
Z2	▭	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	(1) 15W LED 4000K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR	
Z9	⎯	FLEXIBLE LED TAPE LIGHT, PVC CHANNEL, 1.5W/FT, LENGTH PER DWGS	(1) 3W 3000K LED, 98CRI	DIMMING	SURFACE	Q TRAN #KURV-SW-WSC-WET-30-SO-ENC/TL / POWER: #QTM-eLED-200W-UNV-24-0-10-WH	3	120V 1P 2W		
Z10	○	4 INCH LED DOWNLIGHT, EXTERIOR RATED	(1) 9.7W 4000K LED, 90CRI	DIMMING	CEILING	COOPER LIGHTING HALO #SMD4R-6-940-WH-DM	9.7	120V 1P 2W		

U1A



U2

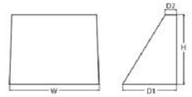


WDGE2 LED
Architectural Wall Sconce

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs



WDGE LED Family Overview

Luminaire	Standard CRI, 25°C	Cold CRI, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	49	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	168	189	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	158	189	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1 P2 P3 P4 P5	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347* 480*	Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Mounted Bracket (Only) (Lamp Illustrations Only)

Shipped separately: AWS 120-inch Architectural wall spacer; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options: E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (NM, EPC min); E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (NM, EPT min); E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (NM, EPT min); PE Photocell, Button Type; DS Dual-switching (corns with 2 drivers and 2 light engines, see page 3 for details); BWG 0-10V dimming wires pulled outside fixture (for use with an external control, (sold separately)); BCE Button conduit entry for back box (PBBW). Total of 4 entry points.

Standalone Sensors/Controls (only available with P3, P4, P5 or P6 lumens): PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching; PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching; PIRHDC1V Bi-level (100/35%) motion sensor for 8-30' mounting heights with photocell pre-programmed for dusk to dawn operation; PIRHFC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P3, P4, P5 or P6 lumens): NLTAIR2 PIR nLight AIR fixtures enabled for bi-level motion/ambient sensor for 8-15' mounting heights; NLTAIR2 PIRH nLight AIR fixtures enabled for bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for list of functionality.

Finish: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

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WDGE2 LED Rev. 01-04-21

U9

Project | Catalog # | Type
Prepared by | Notes | Date



HALO
SMD4-DM
4-Inch Round and Square Canless

Typical Applications
Office • Education • Healthcare • Hospitality • Retail • Code-Compliance Areas • Residential

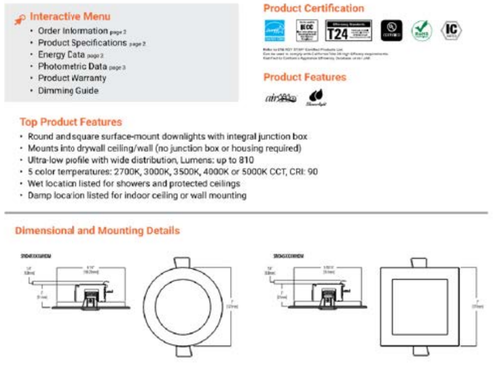
Interactive Menu
- Order Information page 2
- Product Specifications page 3
- Energy Data page 2
- Photometric Data page 3
- Product Warranty
- Dimming Guide

Product Certification

Product Features

Top Product Features
- Round and square surface-mount downlights with integral junction box
- Mounts into drywall ceiling/wall (no junction box or housing required)
- Ultra-low profile with wide distribution. Lumens: up to 810
- 5 color temperatures: 2700K, 3000K, 3500K, 4000K or 5000K CCT, CRI: 90
- Wet location listed for showers and protected ceilings
- Damp locaion listed for indoor ceiling or wall mounting

Dimensional and Mounting Details



COOPER Lighting Solutions
P2538093323 page 1

U10

Q-CAP KURV™ STATIC WHITE
Flexible Fixtures



- Flexible encapsulated fixture
- Side bend
- 6" bend radius
- Interior and exterior rated
- Seven different mounting options
- Available in a seamless configuration for a continuous line of light
- 0.83in clear end caps for continuous runs
- Q-CAP flexible fixtures are not field cuttable

1 PRODUCT	2 MOUNTING	3 RATED	4 CCT	5 WATTAGE	6 LENS	7 WIRE INPUT/OUTPUT	8 CONNECTOR/WIRE IN	9 CONNECTOR/WIRE OUT	10 END CAPS	11 LENGTH (IN)	12 EXACT/OPTIMAL
KURV-SW											

Sample Part Number: KURV-SW-PPS-3-DRY-30-SO-ENC/TL-P1-SW-SW-W/A-48"-E

1 PRODUCT: KURV-SW (See last page for compatible power supplies)

2 MOUNTING: RLC Right Lock Channel; MC Magnetic Clip; SGC Side Grate Channel; PPS-2 PVC Clip; PPS-SC PVC Channel; PPS-CT PVC Channel Custom Length; PPS-UP-3 PVC Low Profile Clip; PPS-UP-FT PVC Low Profile Channel Custom Length; PPS-UP-SC PVC Low Profile Channel; WSC White Snap Clip. (Kinks snap into one for endcap cover sizes not intended for hanging fixtures outside doors. PPS mounting clip recommended for seamless applications)

3 RATED: DRY IP20; WET IP67; SWM IP65 (SWM not recommended in RTU-SW-SWM applications)

4 CCT: 24 2400K; 27 2700K; 30 3000K; 35 3500K; 40 4000K

5 WATTAGE: 1.5 1.5W-80; 3.0 3.0W-HO; 6.0 6.0W-VHO; 1.5WE 1.5WHE-SO; 3.0HE 3.0WHE-HO; 6.0HE 6.0WHE-VHO (3ft Standard Output / HO High Output / VHO Very High Output. 1.5WHE-SO, 3.0WHE-HO, 6.0WHE-VHO available only in RTU 3.0, 3.5, 6.5 (in HE))

6 LENS: ENC/CL Encapsulated in Clear; ENC/TL Encapsulated in Translucent. (For representation of ELO wall, arc, and Circle visibility see lens on following pages)

7 WIRE INPUT/OUTPUT: S1 Single 1 (input only) - End Feed; S2 Single 2 (input only) - Bottom Feed; S3 Single 3 (input only) - Left Side Feed; S4 Single 4 (input only) - Right Side Feed; S5 Single 5 (input only) - Seamless Feed; S6 Single 6 (input only) - Seamless Feed; P1 Pass Through 1 (Input/Output) - End Feed; P2 Pass Through 2 (Input/Output) - Bottom Feed; P3 Pass Through 3 (Input/Output) - Left Side Feed; P4 Pass Through 4 (Input/Output) - Right Side Feed; P5 Pass Through 5 (Input/Output) - Seamless Feed; P6 Pass Through 6 (Input/Output) - Seamless Feed

8 CONNECTOR/WIRE IN: SW Bare Wire (Standard 24"); SWL Swivel; CONN Connector 8"; CONN24 Connector 24". (Connector Wire in not needed to specify product. Typical selection is SW. Bare Wire standard length is 24". Max length is 120". Connector Wire Cut not needed to specify product. Typical selection is N/A or SW. Bare Wire standard length is 24". Max length is 120". Connector 8" and Connector 24" add part number next to SW (example: SW48))

9 CONNECTOR/WIRE OUT: N/A Closed End (Not Feed); SW Bare Wire (Standard 24"); SWL Swivel; CONN Connector 8"; CONN24 Connector 24". (Connector Wire Cut not needed to specify product. Typical selection is N/A or SW. Bare Wire standard length is 24". Max length is 120". Connector Wire and Connector 24" add part number next to SW (example: SW48))

10 END CAPS: CL Clear; WH White; N/A Not Applicable (Single / Pass through)

11 LENGTH (IN): Fixture length min 12", max 96". Consult factory for lengths under 12". Standard available in 1" increments. (SW-HE: Available in 2" increments.)

12 EXACT/OPTIMAL: O Optimal Illuminations; E Exact Specified Length. (Exact fixtures are the length specified. Optimal fixtures' length is rounded down within tolerance to nearest. All fixtures' tolerance is +0 / -1/4". See charts on following pages.)

5 year warranty | Field modifications are not covered under Q-Tran warranty | Side Bend (-HO) impact rated | Data subject to change, all data has +/- 5% tolerance | PPS-FT is to be cut at Q-Tran to requested length | Ambient or mounting surface must not be lower than -4°F or higher than 113 - 131°F, 3.0 - 150°F, 5.0 - 120°F | Patent # D963046 S, 10,551,628 B2 | Not field cuttable

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Specifications subject to change. Rev 03-19-24

SITE LUMINAIRE SCHEDULE & CUTSHEETS

SCALE: NONE

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Sheet Title:
SITE LIGHTING CUTSHEETS

Job No. 23033
Date: 04/15/2024
Scale: PER DRAWINGS
Drawn By: DFR

Sheet No:
E-100

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BUILDER'S REMEDY FULL SUBMITTAL



PHOTOMETRICS

LEVEL 1 NORTH

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

N

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES	OTHER NOTES
Z1A	◇	EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	(1) 21W LED 4000K 90 CRI	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING CK LED TR X129 FL BZP 9 11 C ELV 120	21	120V 1P 2W	EXTERIOR WALL	
Z2	▭	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	(1) 15W LED 4000K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR	
Z9	—	FLEXIBLE LED TAPE LIGHT, PVC CHANNEL, 1.5W/FT, LENGTH PER DWGS	(1) 3W 3000K LED, 98CRI	DIMMING	SURFACE	Q TRAN #KURV-SW-WSC-WET-30-SO-ENC/TL / POWER: #QTM-eLED-200W-UNV-24-0-10-WH	3	120V 1P 2W		
Z10	○	4 INCH LED DOWNLIGHT, EXTERIOR RATED	(1) 9.7W 4000K LED, 90CRI	DIMMING	CEILING	COOPER LIGHTING HALO #SMD4R-6-940-WH-DM	9.7	120V 1P 2W		

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E-101N

BUILDER'S REMEDY FULL SUBMITTAL



PHOTOMETRICS

LEVEL 1 SOUTH

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

N

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES	OTHER NOTES
Z1A	◇	EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	(1) 21W LED 4000K 90 CRI	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING CK LED TR X129 FL BZP 9 11 C ELV 120	21	120V 1P 2W	EXTERIOR WALL	
Z2	▭	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	(1) 15W LED 4000K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR	
Z9	—	FLEXIBLE LED TAPE LIGHT, PVC CHANNEL, 1.5W/FT, LENGTH PER DWGS	(1) 3W 3000K LED, 98CRI	DIMMING	SURFACE	Q TRAN #KURV-SW-WSC-WET-30-SO-ENC/TL / POWER: #QTM-eLED-200W-UNV-24-0-10-WH	3	120V 1P 2W		
Z10	○	4 INCH LED DOWNLIGHT, EXTERIOR RATED	(1) 9.7W 4000K LED, 90CRI	DIMMING	CEILING	COOPER LIGHTING HALO #SMD4R-6-940-WH-DM	9.7	120V 1P 2W		

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Job No. 23033
Date: 04/15/2024
Scale: PER DRAWINGS
Drawn By: DFR

Sheet No:

E-101S

BUILDER'S REMEDY FULL SUBMITTAL



PHOTOMETRICS

COURTYARD

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

N

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES	OTHER NOTES
Z1A	✧	EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	(1) 21W LED 4000K 90 CRI	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING CK LED TR X129 FL BZP 9 11 C ELV 120	21	120V 1P 2W	EXTERIOR WALL	
Z2	▭	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	(1) 15W LED 4000K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR	
Z9	—	FLEXIBLE LED TAPE LIGHT, PVC CHANNEL, 1.5W/FT, LENGTH PER DWGS	(1) 3W 3000K LED, 98CRI	DIMMING	SURFACE	Q TRAN #KURV-SW-WSC-WET-30-SO-ENC/TL / POWER: #QTM-eLED-200W-UNV-24-0-10-WH	3	120V 1P 2W		
Z10	○	4 INCH LED DOWNLIGHT, EXTERIOR RATED	(1) 9.7W 4000K LED, 90CRI	DIMMING	CEILING	COOPER LIGHTING HALO #SMD4R-6-940-WH-DM	9.7	120V 1P 2W		

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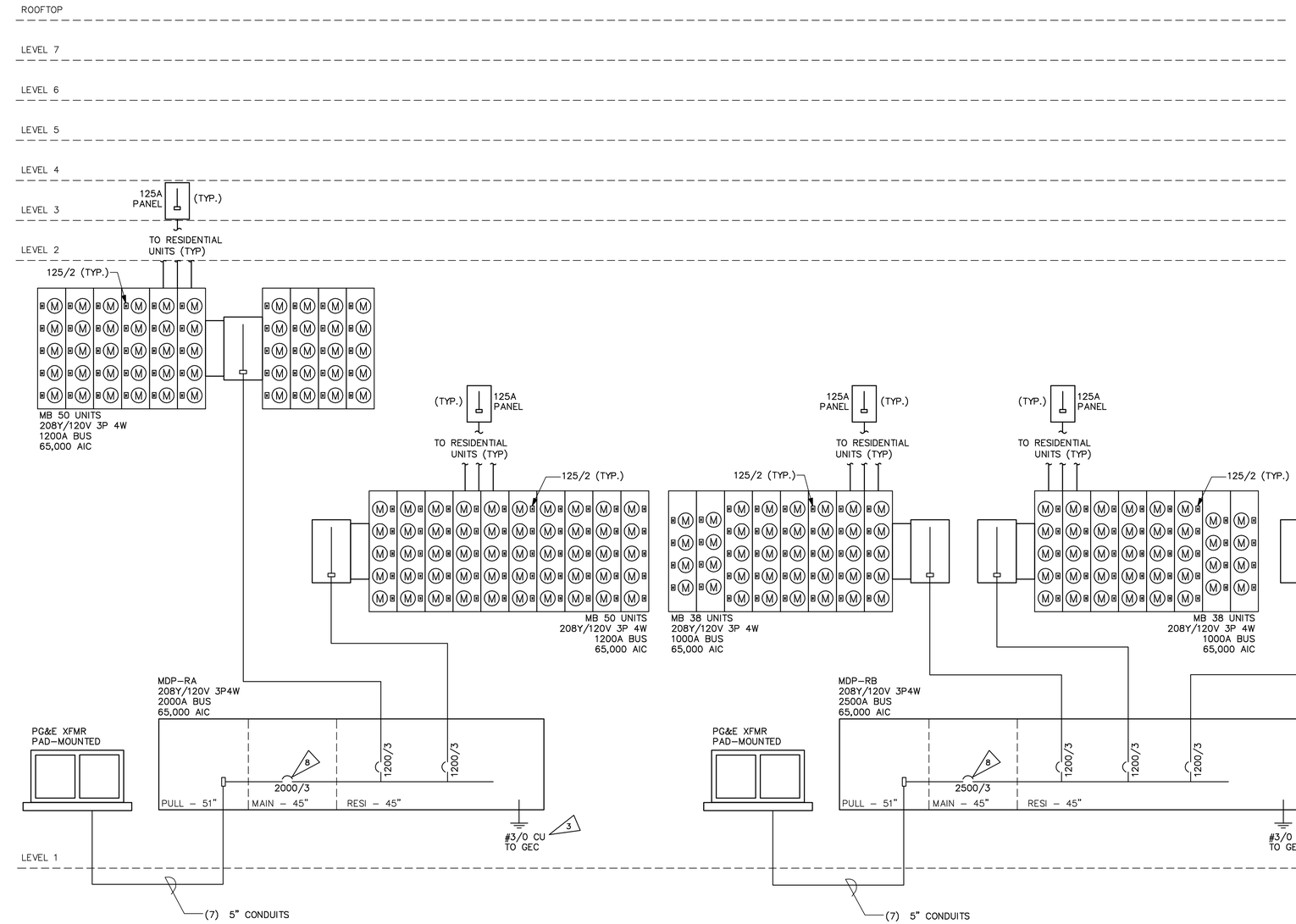
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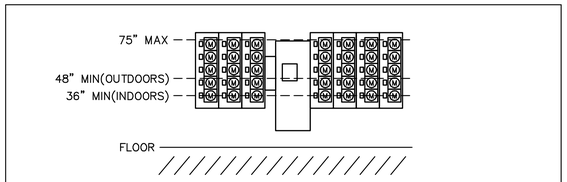
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Sheet No:

E-102

BUILDER'S REMEDY FULL SUBMITTAL





PER PG&E, ELECTRICAL METERS SHALL BE LOCATED ACCORDINGLY FOR MULTI-UNIT INSTALLATIONS:
-MINIMUM HEIGHT: IF INDOORS, 36" FROM THE FINISHED FLOOR TO THE CENTER OF THE METER. IF OUTDOORS & ABOVE UNFINISHED SURFACE, 48" INSTEAD.
-MAXIMUM HEIGHT: 75" FROM THE FINISHED FLOOR TO THE CENTER OF THE METER.
-A MAXIMUM OF 5 METERS MAY BE VERTICALLY STACKED INDOORS, 4 IF OUTDOORS.
-HEIGHT MEASUREMENTS ARE TO BE MADE TO CENTERLINE OF METER.

METER HEIGHT REQUIREMENT 1

SCALE: NONE

DISAGGREGATION OF LOADS

2022 TITLE 24 – SECTION 130.5(b):

FOR SERVICES IN WHICH THE TOTAL HOUSE LOAD IS GREATER THAN 50KVA, ELECTRIC LOADS MUST BE DESIGNATED AND DISAGGREGATED BY LOAD TYPE, SUCH THAT EACH LOAD TYPE MAY BE SEPARATELY METERED.

DISAGGREGATED METER INSTALLATION NOT REQUIRED.

ELECTRIC LOADS ARE TO BE SEPARATED AS WRITTEN BELOW:

1. LIGHTING (INCLUDING EGRESS AND EXTERIOR LIGHTING):
   - AGGREGATE METERING.
   - IF HOUSE SERVICE IS GREATER THAN 250KVA, DISAGGREGATE BY FLOOR, TYPE, OR AREA
2. HVAC SYSTEMS AND COMPONENTS (INCLUDING CHILLERS, FANS, HEATERS, FURNACES, PACKAGE UNITS, COOLING TOWERS, AND CIRCULATION PUMPS ASSOCIATED WITH HVAC):
   - AGGREGATE METERING
   - SEPARATE METERING CAPABILITY FOR EACH INDIVIDUAL HVAC LOAD EXCEEDING 50KVA.
3. DOMESTIC AND SERVICE WATER SYSTEM PUMPS AND RELATED SYSTEMS AND COMPONENTS:
   - AGGREGATE METERING
4. PLUG LOAD (INCLUDING ALL APPLIANCES RATED LESS THAN 25KVA):
   - AGGREGATE METERING
   - IF HOUSE SERVICE IS GREATER THAN 250KVA, DISAGGREGATE BY FLOOR, TYPE, OR AREA
   - SEPARATE METERING CAPABILITY FOR EACH GROUP OF PLUG LOADS THAT EXCEEDS 25KVA CONNECTED LOAD IN AN AREA LESS THAN 5000SF.
5. ELEVATORS, ESCALATORS, MOVING WALKS, AND TRANSIT SYSTEMS:
   - AGGREGATE METERING
6. OTHER INDIVIDUAL NON-HVAC LOADS OR APPLIANCES RATED 25KVA OR GREATER (EACH).
   - AGGREGATE METERING
7. INDUSTRIAL OR COMMERCIAL LOAD CENTERS 25KVA OR GREATER (INCLUDING COMMERICAL KITCHENS):
   - AGGREGATE METERING
8. RENEWABLE POWER SOURCES:
   - EACH GROUP TO BE METERED SEPARATELY.
9. CHARGING STATIONS FOR ELECTRIC VEHICLES:
   - AGGREGATE METERING

FOR EACH SEPARATE LOAD TYPE, UP TO 10% OF THE CONNECTED LOAD MAY BE OF ANY TYPE.

#FLAG NOTES:

1. ELECTRICAL DESIGN IS BASED ON 25 HP ELEVATOR MOTORS AND ARE FOR PRICING PURPOSES ONLY. VERIFY EXACT ELEVATOR OVERCURRENT FEEDER SIZES WITH ELEVATOR VENDOR PRIOR TO PURCHASE OF DEVICES AND FEEDERS. PROVIDE ELEVATOR MODULE WHICH PROVIDES OVERCURRENT PROTECTION (THROUGH CLASS J FUSES), SHUNT TRIP CAPABILITIES, AUXILIARY CONTACT, AND SELECTIVE COORDINATION. BUSSMANN POWER SWITCH MODULE OR APPROVED EQUAL.
2. SPACE FOR CONNECTION OF SOLAR PHOTOVOLTAIC SYSTEM. CONFIRM SIZE WITH SOLAR PV VENDOR.
3. TO GROUNDING ELECTRODE SYSTEM, SEE DETAIL 6/E6.04
4. LOCKABLE SOLAR DISCONNECT SWITCH, PROVIDED BY ELECTRICAL CONTRACTOR WITH CONDUIT ROUTED TO ROOF.
5. 10KW SELF-CONTAINED 3-PHASE INVERTER BATTERY SYSTEM, UL924, RATED FOR 90 MINUTE BACKUP FOR EMERGENCY LIGHTING. 208V/120V 3P4W INPUT/OUTPUT WITH MAIN BREAKER. UNIT IS FLOOR MOUNTED.
8. SERVICE DISCONNECT, PROVIDE PERMANENT LABEL ANNOTATING: SERVICE DISCONNECT # OF #.

ELECTRIC VEHICLE (EV) CHARGERS

2022 PALO ALTO REACH CODE:
40% OF DWELLING UNITS – LEVEL 2 EV-READY
60% OF DWELLING UNITS – LOW LEVEL 2 EV-READY

213 TOTAL DWELLING UNITS:
86 LEVEL 2 EV-READY
128 LOW LEVEL 2 EV-READY

DUAL EV CHARGER LOAD SHARING IS PROPOSED TO MITIGATE ELECTRICAL DEMAND BY HALF

SHEET NOTES:

1. PROVIDE PG&E SMART METER CONDUITS PER GREENBOOK REQUIREMENTS, REFER TO FLOOR PLANS FOR LOCATION.
2. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%.
3. FIRE PUMP AND HOUSE METERS TO HAVE TEST-BYPASS.
4. CONTRACTOR TO PROVIDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT. ASSUME (4) 3" CONDUITS FOR PRICING.
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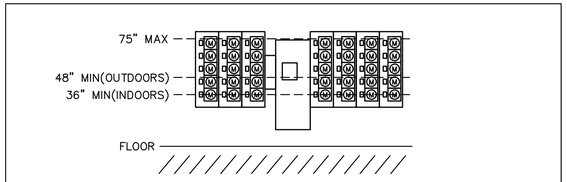
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ONELINE DIAGRAM

Job No. 23033
Date: 04/15/2024
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Drawn By: DFR

Sheet No:
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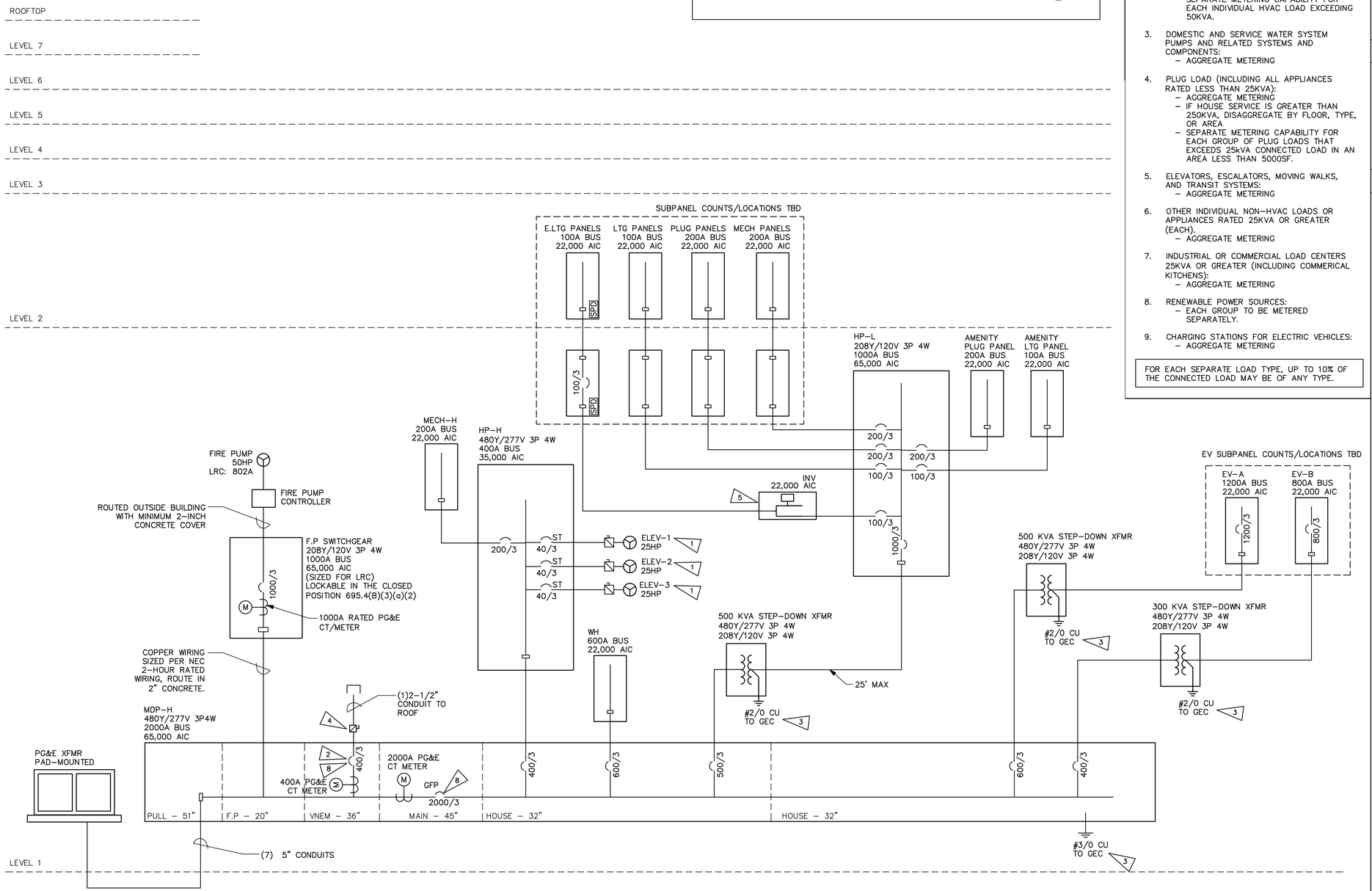
BUILDER'S REMEDY FULL SUBMITTAL



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METER HEIGHT REQUIREMENT 1

SCALE: NONE



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Sheet Title:
ONELINE DIAGRAM

Job No. 23033
Date: 04/15/2024
Scale: PER DRAWINGS
Drawn By: DFR

Sheet No:
E-501

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BUILDER'S REMEDY FULL SUBMITTAL

Apt. Service Load - Optional Calculation - MDP-H

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Job Number:	**2307-004**	**Run By:** **ACF**	Printed :
Job Name:	**762 San Antonio Rd**		11/20/23
Location:	**Palo Alto, CA**		3:15 PM

House Load

House Square Footage 20000

Continuous House loads (expected to operate for >3 hours at a time) (kVA)

House Lighting	enter known >>	45			(kVA)	56.3
House Washer Load	Load per Washer (kW)	1.5	Quantity	0	(kVA)	0.0
House Dryer Load	Load per Dryer (kW)	5	Quantity	0	(kVA)	0.0

Miscellaneous Continuous Loads

L2 EV x 86	283.8		
LOW L2 EV x 128	211.2		

(kVA) 618.8

NOTE: DUAL CHARGER LOAD SHARING TO BE USED (PENDING CITY APPROVAL)

Non-Continuous House Loads (kVA)

House Range Load	Load per Range (kW)	8.1	Quantity	2	(kVA)	16.2
Elevator Load	Load per Elevator (kW)	25	Quantity	3	(kVA)	75.0
Receptacles (220 - 14)	Load per Receptacle (VA)	180	Quantity	200	first 10 kVA at 100% remainder at 50%	23.0
Commercial Kitchen Equipment	TOTAL Equipment Load (kW)		Quantity		(kVA)	0.0
			Demand Factor	100%		

Central Electric HPWH — Included? Yes

Water Heaters (1.16 kW/unit)	247.08
Recirc Heater (0.567 kW/unit)	120.77
Recirc Tank Over 120 Gallons? Yes	

(kVA) 367.9

Miscellaneous Noncontinuous Loads

Booster Pump	20	Common HVAC	60
Fire Pump	50	Corridor HVAC	80
Trash	10	Garage Exhaust	20
Amenity Space	20	Misc. Fans	5
Pool Heat Pump	72		
		Misc.	10

(kVA) 347.0

25% of Largest Motor — enter 25% of largest 5 (kVA) 5.0

House Demand Load Total (kVA) 1509

Three Phase Service

Three Phase Load at Meter Bank — Meter Bank Load (kVA) 0

Three Phase Load at Meter Bank — Meter Bank Load (A) 0

Three Phase Main Service 480/277 - 3 — Total Three Phase Demand Load (kVA) 1509

Service Size (A) 1816

Apt. Service Load - Optional Calculation - MDP-RA

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts	0	65	35	0	0	0	0	
total demand load per unit (kVA)	28.3	29.7	32.2	32.8	32.8	32.8	32.8	
unit demand times # of units	0.0	1930.5	1125.3	0.0	0.0	0.0	0.0	
undiversified load (kVA)	3055.8							
total number of apartments	100							
demand factor (%) (table 220 - 84)	23%							

Service Voltage 208/120 - 3

General Demand Load for all apartments (kVA) 703

Service Size (A) 1951

Three Phase Service

Three Phase Load at Meter Bank — Meter Bank Load (kVA) 703

Three Phase Load at Meter Bank — Meter Bank Load (A) 1951

Three Phase Main Service 208/120 - 3 — Total Three Phase Demand Load (kVA) 703

Service Size (A) 1951

Apt. Service Load - Optional Calculation - MDP-RB

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts	11	65	37	0	0	0	0	
total demand load per unit (kVA)	28.3	29.7	32.2	32.8	32.8	32.8	32.8	
unit demand times # of units	311.0	1930.5	1189.6	0.0	0.0	0.0	0.0	
undiversified load (kVA)	3431.0							
total number of apartments	113							
demand factor (%) (table 220 - 84)	23%							

Service Voltage 208/120 - 3

General Demand Load for all apartments (kVA) 789

Service Size (A) 2190

Three Phase Service

Three Phase Load at Meter Bank — Meter Bank Load (kVA) 789

Three Phase Load at Meter Bank — Meter Bank Load (A) 2190

Three Phase Main Service 208/120 - 3 — Total Three Phase Demand Load (kVA) 789

Service Size (A) 2190

Dwelling Unit Load - Optional Calculation Apartment - Studio

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	500		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	1.5
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.1
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender.			
Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			23.4 / 15.4

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	3.00	(Calculated at 65%)
COMPRESSOR	1.87	(Calculated at 100%)
AC		(Calculated at 100%)

3.82

Total Demand Load (kVA) 19.2

Service Voltage 208/120 - 1

Service Size (A) 92

Dwelling Unit Load - Optional Calculation Apartment - 1 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	600		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	1.8
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.1
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender.			
Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			23.7 / 15.5

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	3.00	(Calculated at 65%)
COMPRESSOR	3.00	(Calculated at 100%)
AC		(Calculated at 100%)

4.95

Total Demand Load (kVA) 20.4

Service Voltage 208/120 - 1

Service Size (A) 98

Dwelling Unit Load - Optional Calculation Apartment - 2 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	750		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	2.3
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.1
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender.			
Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			24.2 / 15.7

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	5.00	(Calculated at 65%)
COMPRESSOR	3.00	(Calculated at 100%)
AC		(Calculated at 100%)

6.25

Total Demand Load (kVA) 21.9

Service Voltage 208/120 - 1

Service Size (A) 105

COPYRIGHT 2024, EMERALD CITY ENGINEERS, INC.
DRWFN J:\2307-004 762 SAN ANTONIO RD, PALO ALTO, CA\DWG\E502 LOAD CALCULATIONS.DWG 03-26-2024 09:26

STUDIO T SQUARE

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EMERALD CITY ENGINEERS, INC
21705 Highway 99
Lynnwood, WA 98036
425-741-1200 tel / 1201 fax

762 SAN ANTONIO
762 SAN ANTONIO, PALO ALTO, CA 94303

ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:
LOAD CALCULATIONS

Job No. 23033
Date: 04/15/2024
Scale: PER DRAWINGS
Drawn By: DFR

Sheet No:
E-502

BUILDER'S REMEDY FULL 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

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441
http://www.cityofpaloalto.org

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

PROPERTY ADDRESS: 762 SAN ANTONIO ROAD PALO ALTO, CA 94303

Are there Regulated[1] trees on or adjacent to the property? [X] **YES** [ ] **NO** (If no, proceed to Section 4)

[Sections 1- 4 MUST be completed by the applicant. Please circle and/or check where applicable.]

1. Where are the trees? Check those that apply. **(Plans must be submitted showing over 4" diameter trees)**
   - [ ] On the property
   - [X] On adjacent property overhanging the project site
   - [X] In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees[1] **require special protection by a fenced enclosure**, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected[1] or Designated[1] Trees? [X] **YES** (Check where applicable) [ ] **NO**
   - [X] Protected Tree (s)
   - [ ] Designated Tree (s)
   - [X] On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? [X] **YES** [ ] **NO**
   *If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM[2], Section 6.25). Attach this report to Sheet T-1,"Tree Protection, its Part of the Plan!", per Site Plan Requirements.*

4. Are the Site Plan Requirements** completed? [X] **YES** [ ] **NO**

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced[3] enclosure area out to the dripline, per Sheet T-1 and Detail #605 - http://www.cityofpaloalto.org/trees/forms.htm (See also TTM[2], Section 2.15 for area to be fenced)

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

Signature: _____ Print: _____ Date: _____
(Prop. Owner or Agent)

FOR STAFF USE:

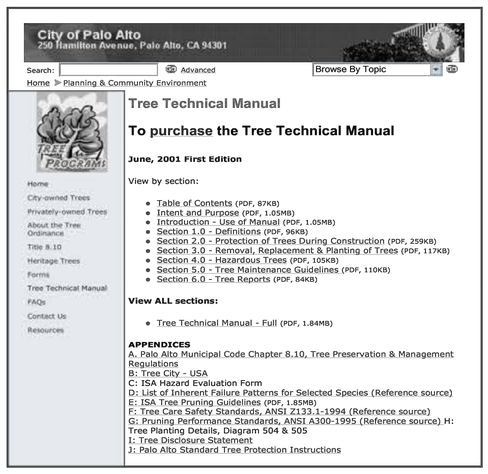
Protective Fencing
Sections 5-6 must be **completed by staff** for the issuance of any development permit (demolition, grading or building permit).

5. Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. [ ] YES [ ] NO
(N/A if there are no protected trees, check here [ ])

6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. [ ] YES [ ] NO
(N/A if there are no street trees, check here [ ])

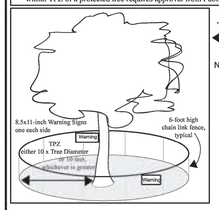
[1] Regulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees – commercial or non-residential property trees, which are part of an approved landscape plan.
[2] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html

S:Plan/Pladiv/Arborist/Tree Protection Info/Tree Disclosure Statement Revised 08/06



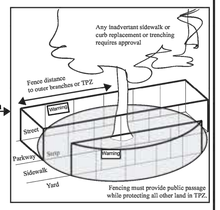
For written specifications associated with illustrations below, see Public Works Specifications Section 31
Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area -- see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

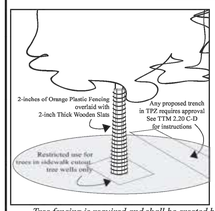


Type I Tree Protection — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report



Type II Tree Protection



Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection
(to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

Rev	By	Date
0	DWH	12/14/92
01	D.D.	08/04/04
02	D.D.	08/10/06
Scale: NTS		

Tree Protection During Construction

City of Palo Alto Standard

Approved by: Dave Dockter
PE No. _____
Date 2006
Dwg No. 605

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. [x] **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. [x] **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. [x] **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. [x] **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. [x] **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 reviewer 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:PWD/OPS/Tree/DS/St.TreeProtect 5/1706

Arborist Firm Data Here email
ISA/TSA Certified Arborist #WE-000
Contract 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 #'s, 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 items for project/staff/schedule
   •
7. Past visits (list carry-over items satisfied/still outstanding)
   •

Respectfully submitted,

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

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

---WARNING---
Tree Protection Zone

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

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

Palo Alto Municipal Code Section 8.10.110

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

SPECIAL INSPECTIONS **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

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

BUILDING PERMIT DATE: _____

DATE OF 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

STUDIO T SQUARE

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HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

762 SAN ANTONIO
762 SAN ANTONIO, PALO ALTO, CA 94303

ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:
SPECIAL TREE PROTECTION INSTRUCTION

Job No. 23033
Date: 04/15/2024
Scale: NO SCALE
Drawn By: AMC

Sheet No:
T-1

S:\PROJECTS\8072600\LATREE PROTECTION PLANS\8072600 TREE PROTECTION.DWG

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

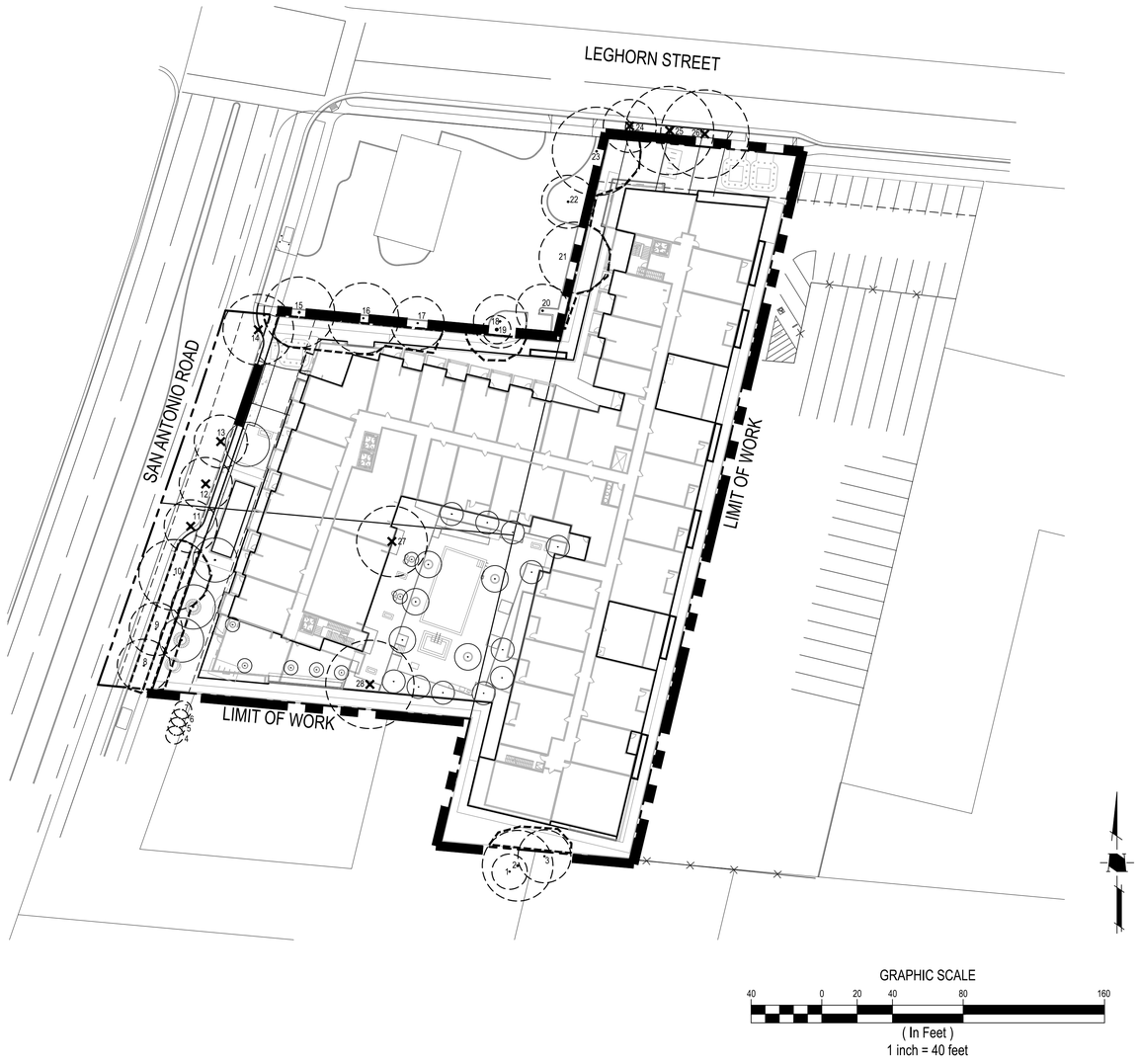
BUILDER'S REMEDY FULL SUBMITTAL

City of Palo Alto

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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 appoved 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 PROTECTION LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	×#
TREE TO REMAIN/PROTECT	· #
PROPOSED TREE (SEE LANDSCAPE PLANS BY RHAA)	·
TREE PROTECTION FENCING (SEE DETAIL, SHEET T-1)	----------

TREE REMOVAL TABLE

	TOTAL NUMBER	CANOPY SIZE	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
PROTECTED STREET TREE	7	10'-27'	3:1 - 24" BOX	21
NON PROTECTED TREE	2	10'-27'	N/A	0

TREE REMOVAL SUMMARY

TOTAL TREES TO BE REMOVED	9
TOTAL REGULATED, STREET OR DESIGNATED TREES TO BE REMOVED AND MITIGATED	7
TOTAL REQUIRED MITIGATION TREES	21* **
TOTAL TREES TO BE PLANTED AS PART OF THIS PROJECT	APX. 27

* FINAL TREE MITIGATION SHALL BE DETERMINED BY CITY OF PALO ALTO URBAN FORESTRY DEPARTMENT
** TREE CANOPY REPLACEMENT TABLE WAS USED TO DETERMINE CALCULATION PER THE CITY OF PALO ALTO TREE TECHNICAL MANUAL SECTION 3.20 (SEE SHEET T-3)

NOTES:
1. IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF PALO ALTO POLICY.
2. A PROTECTED TREE IS: ALL COAST LIVE OAK, QUERCUS AGRIFOLIA, VALLEY OAK, QUERCUS LOBATA THAT ARE 11.5-INCHES OR GREATER IN DIAMETER(36-INCHES IN CIRCUMFERENCE MEASURED AT 54-INCHES ABOVE NATURAL GRADE), AND COAST REDWOOD, SEQUOIA SEMPERVIRENS THAT ARE 18-INCHES OR GREATER IN DIATER (57-INCHES IN CIRCUMFERENCE MEASURED AT 54-INCHES ABOVE NATURAL GRADE), AND HERITAGE TREES, INDIVIDUAL TREES OF ANY SIZE OR SPECIES DESIGNATED BY CITY COUNCIL HAVING DISTINCTIVE CHARACTERISTICS SUCH AS GREAT AGE, LARGE UNIQUE FORM OR POSSESS HISTORICAL SIGNIFICANCE.
3. A DESIGNATED TREE IS: ALL TREES THAT ARE SPECIFICALLY DESIGNATED BY THE CITY TO BE SAVED AND PROTECTED ON A PUBLIC OR PRIVATE PROPERTY WHICH IS SUBJECT TO DISCRETIONARY DEVELOPMENT APPROVAL, SUCH AS VARIANCE, HOME IMPROVEMENT EXCEPTION, ARCHITECTURAL REVIEW, SITE AND DESIGN, SUBDIVISIOIN, ETC. DESIGNATED TREES ARE TO BE INDICATED ON APPROVED BUILDING PERMIT OR LANDSCAPE PLANS.
4. SEE THE ARBORIST EVALUATION TABLE ON T-3 DATED 11/7/2023 FOR ADDITIONAL INFORMATION.
5. PER TREE CANOPY REPLACEMENT STANDARD, FOR EACH PROTECTED OR DESIGNATED TREE WITH A 10'-27' CANOPY THAT IS REMOVED, REPLACEMENT TREES SHALL BE THREE 24" BOX SIZE OR TWO 36" BOX SIZE.
6. TREE REPLACEMENT SHALL BE PROPOSED WITH PERMIT APPLICATION.
7. ALL NON-STREET TREES ARE INTENDED TO APPLY TO MITIGATION REQUIREMENTS. EXACT LOCATIONS AND QUANTITIES SUBJECT TO UTILITY COORDINATION. TREES NOT MITIGATED ON SITE WILL BE SUBJECT TO THE CITY OF PALO ALTO'S IN LIEU FEE.

T-2

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

Special Tree Protection Instruction Sheet
City of Palo Alto

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762 SAN ANTONIO, PALO ALTO, CA 94303

ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:
TREE REMOVAL & PROTECTION PLAN

Job No.	23033
Date:	04/15/2024
Scale:	1" = 40'
Drawn By:	AMC

Sheet No:
T-2

S:\PROJECTS\67200\LA\TREE PROTECTION PLAN\67200 TREE PROTECTION.DWG

BUILDER'S REMEDY FULL 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 appoved 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/.

TABLE 2 - TREE EVALUATION SUMMARY

Prepared By: William Sowa ISA Certified Arborist WE-12270A

DBH MEASUREMENT HEIGHT: 54"

Date of Evaluation: 11/7/2023

Suitability for Preservation is based on the following	
Good - Trees with good health and structural stability that have the potential for longevity at the site.	
Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category.	
Poor - Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.	
Health Rating	
5	A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
4	A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
3	A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.
2	A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
1	A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
0	Tree is dead.
Abbreviations and Definitions	
BDB	Branch dieback — Condition where branch tips or entire sections of branches die off. Typically indicative of tree stress.
CD	Codominant branches — Forked branches nearly the same size in diameter, arising from a common junction an lacking a normal branch union.
CDB	Dieback in Crown — Condition where branches in the tree crown die from the tips toward the center.
CR	Crowded — Tree is bounded closely by one or more of the following: structure, tree, Etc.
D	Decline — Tree shows obvious signs of decline, which may be indicative of the presence of multiple biotic and abiotic disorders.
DBH	Diameter at Breast Height — Measurement of tree diameter in inches. Measurement height varies by City and is noted above.
EG	Epicormic Growth — Watersprouting on trunk and main leaders or suckers, sprouts arising out of roots.Typically indicative of tree stress.
EH	Exposed Heartwood — Exposure of the tree's heartwood is typically seen as an open wound that leaves a tree more susceptible to pathogens, disease or infection.
GR	Girdling Roots — Roots that grow around or across other roots. Can cause restriction of nutrient and water uptake, swelling, dieback or structural instability.
H	Hazardous — A tree that in it's current condition, presents a hazard.
HD	Headed — Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height.
IB	Included Bark — Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure.
LN	Leaning Tree — Tree leaning, see notes for severity.
MT	Multi Trunk — Multiple central leaders originating below the DBH measurement.
PT	Phototropism — Tree exhibits phototropic growth habits. Reduced trunk taper, misshapen trunk and canopy growth are examples of this growth habit.
SD	Structural Defects — Naturally or secondary conditions including cavities, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure.
SE	Severe — Indicates the severity of the following term.
SL	Slight — Indicates the mildness of the following term.
SR	Surface Roots — Roots visible at finished grade.
ST	Stress — Environmental factor inhibiting regular tree growth. Includes drought, salty soils, nitrogen and other nutrient deficiencies in the soil.
WU	Weak Union — Weak union or fork in tree branching structure.
	Protected Tree — (1) Any locally native tree of the species Acer macrophyllum (Bigleaf Maple), Calocedrus decurrens (California Incense Cedar), Quercus agrifolia (Coast Live Oak), Quercus douglasii (Blue Oak), Quercus kelloggii (California Black Oak), or Quercus lobata (Valley Oak) which is eleven and one-half inches in diameter (thirty-six inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade. (2) Any Coast Redwood tree (species Sequoia sempervirens) that is eighteen inches in diameter (fifty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade. (3) Any tree larger than fifteen inches in diameter (forty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade of any species except those invasive species described as weeds in Section 8.08.010 and those species classified as high water users by the water use classification of the landscape species list approved by the California Department of Water Resources (with the exception of Coast Redwood). (4) Any tree designated for protection during review and approval of a development project. (5) Any tree designated for carbon sequestration and storage and/or environmental mitigation purposes as identified in an agreement between the property owner and a responsible government agency or recorded as a deed restriction. (6) Any heritage tree designated by the city council in accordance with the provisions of this chapter. (7) Any replacement mitigation tree or other tree designated to be planted due to the conditions listed in Section 8.10.055.

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	PROTECTED TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
1	*Prunus dulcis*	Almond	6.2, 5, 3.4	33	NO	10	13	3	Poor	Off-site, MT, ST, EHW, CDB, SD, D
2	*Prunus dulcis*	Almond	7.9, 7.8, 6.2, 6	56	YES	19	13	3	Good	Off-site, MT, ST, SD
3	*Olea europaea*	Olive	6, 5, 4	33	NO	15	11	2	Poor	Off-site, MT, SD, ST, CR fence
4	*Lagerstroemia indica*	Crape Myrtle	3.2, 2.5	14	NO	6	10	3	Moderate	Off-site, MT, CR building, SR, powdery mildew
5	*Lagerstroemia indica*	Crape Myrtle	3.2, 2.2, 1.9, 1.7	19	NO	6	10	3	Moderate	Off-site, MT, CR building, SR, powdery mildew
6	*Lagerstroemia indica*	Crape Myrtle	3.2, 2.6, 2, 1	19	NO	5	10	3	Moderate	Off-site, MT, CR building, SR, powdery mildew
7	*Lagerstroemia indica*	Crape Myrtle	3.2, 2.7, 1.2	16	NO	5	10	3	Moderate	Off-site, MT, CR building, powdery mildew
8	*Quercus agrifolia*	Coast Live Oak	7.1	22	YES	15	18	3	Moderate	Street Tree, Wooly Oak gall
9	*Quercus agrifolia*	Coast Live Oak	8.0	25	YES	16	18	3	Moderate	Street Tree, Wooly Oak gall
10	*Quercus agrifolia*	Coast Live Oak	7.1	22	YES	22	16	3	Moderate	Street Tree, Wooly Oak gall
11	*Quercus agrifolia*	Coast Live Oak	6.0	19	YES	16	14	3	Moderate	Street Tree, Wooly Oak gall
12	*Quercus agrifolia*	Coast Live Oak	5.4	17	YES	15	13	3	Moderate	Street Tree, Wooly Oak gall, EG
13	*Quercus agrifolia*	Coast Live Oak	5.6	18	YES	15	15	3	Moderate	Street Tree, Wooly Oak gall
14	*Quercus agrifolia*	Coast Live Oak	7.2	23	YES	19	14	3	Moderate	Street Tree, Wooly Oak gall, EG, GR
15	*Pyrus calleryana*	Callery Pear	14.5	46	NO	18	14	3	Moderate	Off-site, SR, SD
16	*Pyrus calleryana*	Callery Pear	11.1	35	NO	16	11	3	Moderate	Off-site, SR, SD
17	*Pyrus calleryana*	Callery Pear	10.3	32	NO	13	12	3	Moderate	Off-site, SR, SD
18	*Pyrus calleryana*	Callery Pear	11.9	37	NO	16	14	3	Moderate	Off-site, BDB, SD, SR
19	*Washingtonia robusta*	Mexican Fan Palm	21.0	66	NO	8	21	3	Moderate	Off-site, SL LN
20	*Pyrus calleryana*	Callery Pear	12.3	39	NO	17	15	3	Moderate	Off-site, SR, BDB, CR trash enclosure
21	*Pyrus calleryana*	Callery Pear	14.0	44	NO	18	13	3	Moderate	Off-site, SR, SD, BDB

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	PROTECTED TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
22	*Pyrus calleryana*	Callery Pear	11.7	37	NO	13	13	3	Moderate	Off-site, SR, SD
23	*Pyrus calleryana*	Callery Pear	12.8	40	NO	24	15	3	Moderate	Off-site, SD, BDB, Ivy infestation
24	*Fraxinus oxycarpa 'Raywood'*	Raywood Ash	9.1	29	YES	16	18	2	Poor	Street Tree, D, CDB, Bark Peeling, SD, ST
25	*Fraxinus oxycarpa 'Raywood'*	Raywood Ash	12.4	39	YES	24	19	2	Poor	Street Tree, CDB, SD, ST, Bark Peeling, SL D
26	*Fraxinus oxycarpa 'Raywood'*	Raywood Ash	13.2	41	YES	25	20	2	Poor	Street Tree, CDB, SD, ST, Bark Peeling, EHW, SL D
27	*Magnolia grandiflora*	Southern Magnolia	10.2	32	NO	21	18	4	Moderate	SR, IB, SL CR building
28	*Magnolia grandiflora*	Southern Magnolia	9.0	28	NO	24	15	3	Moderate	ST, BDB, SL CR canopy and building, IB, SR

TABLE 1 - TREE QUANTITY SUMMARY

On-site Tree Quantity by Species

Species	Quantity	% of Site
Magnolia grandiflora	2	100%
Total Trees	2	100%

Off-site Tree Quantity by Species

Species	Quantity	% of Site
Lagerstroemia indica	4	25%
Olea europaea	1	6%
Prunus dulcis	2	13%
Pyrus calleryana	8	50%
Washingtonia robusta	1	6%
Total Trees	16	100%

Street Tree Quantity by Species

Species	Quantity	% of Site
Fraxinus oxycarpa 'Raywood'	3	30%
Quercus agrifolia	7	70%
Total Trees	10	100%

Protected Trees

Tag #	Species	On-site	Off-site	Street
2	Prunus dulcis		x	
8	Quercus agrifolia			x
9	Quercus agrifolia			x
10	Quercus agrifolia			x
11	Quercus agrifolia			x
12	Quercus agrifolia			x
13	Quercus agrifolia			x
14	Quercus agrifolia			x
24	Fraxinus oxycarpa 'Raywood'			x
25	Fraxinus oxycarpa 'Raywood'			x
26	Fraxinus oxycarpa 'Raywood'			x

TREE CANOPY REPLACEMENT

CITY OF PALO ALTO - TREE TECHNICAL MANUAL SECTION 3.20

TABLE 3-1

Tree Canopy - Replacement Standard

COLUMN 1	COLUMN 2	COLUMN 3
Canopy of the Removed Tree (Avg. dist. across the canopy*)	Replacement Trees	Alternative Tree
4'-9'	Two 24" Box Size (minimum)	One 36" Box Size
10'-27"	Three 24" Box Size	Two 36" Box Size
28'-40'	Four 24" Box Size	Two 48" Box Size
40'-56'	Six 24" Box Size	Two 48" Box & Two 36" Box Size
56'-60'	Two 24" Box & Two 36" Box + Two 48" Box Size	**
60'+	**	**

*Add half of the difference between the two to the narrowest measurement for the average canopy.
** Replace the tree with a combination of both Tree Canopy and Tree Value Standards.

Note: Basis of this table is determined by the growth of one 24" box size tree, growing at a rate equivalent to 9 feet of canopy over the course of ten years.

T-3

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

Special Tree Protection Instruction Sheet

City of Palo Alto

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762 SAN ANTONIO, PALO ALTO, CA 94303

ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:
ARBORIST ASSESSMENT AND REPORT

Job No.	23033
Date:	04/15/2024
Scale:	NO SCALE
Drawn By:	AMC

Sheet No:

T-3

BUILDER'S REMEDY FULL SUBMITTAL

CITY OF PALO ALTO TREE PROTECTION NOTES AND TREE REMOVAL NOTES TAKE PRECEDENCE OVER THE NOTES LISTED BELOW

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

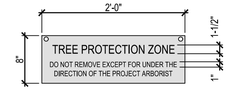
REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

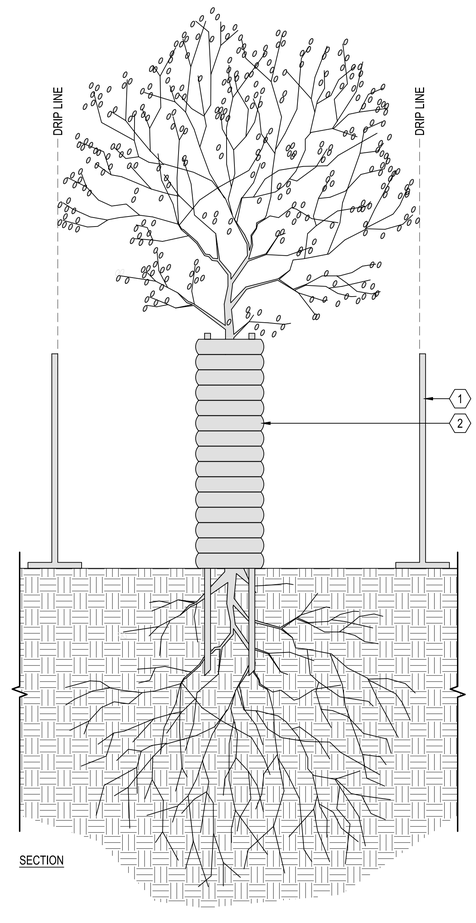
TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER PD PERMIT XX-XXX. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

NOTES:
1. REFER TO THE TREE PROTECTION NOTES.
2. TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE GRADING OR EQUIPMENT IS ALLOWED ON SITE.
3. PRIOR TO CONSTRUCTION, SEE THE REMEDIAL REPAIRS SECTION TO DETERMINE FERTILIZING AND WATERING SCHEDULES FOR EXISTING TREES.
4. WHEN CONSTRUCTION IS TO TAKE PLACE WITHIN A TREE'S DRIP LINE, SEE SITE PREPARATION SECTION.
5. NO CONSTRUCTION WASTE, EITHER LIQUID, SOLID, OR ANY OTHER SUBSTANCE WHICH COULD ENTER INTO THE ROOT SYSTEM (OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS) SHALL BE DEPOSITED, DISPOSED OF, OR STORED WITHIN OR NEAR A TREE'S DRIP LINE.
6. WIRE, SIGNS, ROPES, PULLEYS, ETC., SHALL NOT BE ATTACHED TO ANY TREE.
7. IF TRENCHING WITHIN A TREE'S DRIP LINE IS NECESSARY, SEE GRADING/EXCAVATION SECTION.
8. IF TREE PRUNING IS NECESSARY, SEE REMEDIAL REPAIRS SECTION.
9. INSTALL ONE SIGN TO DRIP LINE FENCING PER AREA.
10. SEE TREE PROTECTION ZONE (TPZ) INSTRUCTIONS UNDER SITE PREPARATION SECTION.



SIGN
SCALE: 1" = 1'-0"



SECTION

A TREE PROTECTION
SCALE: 1/2" = 1'-0"

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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

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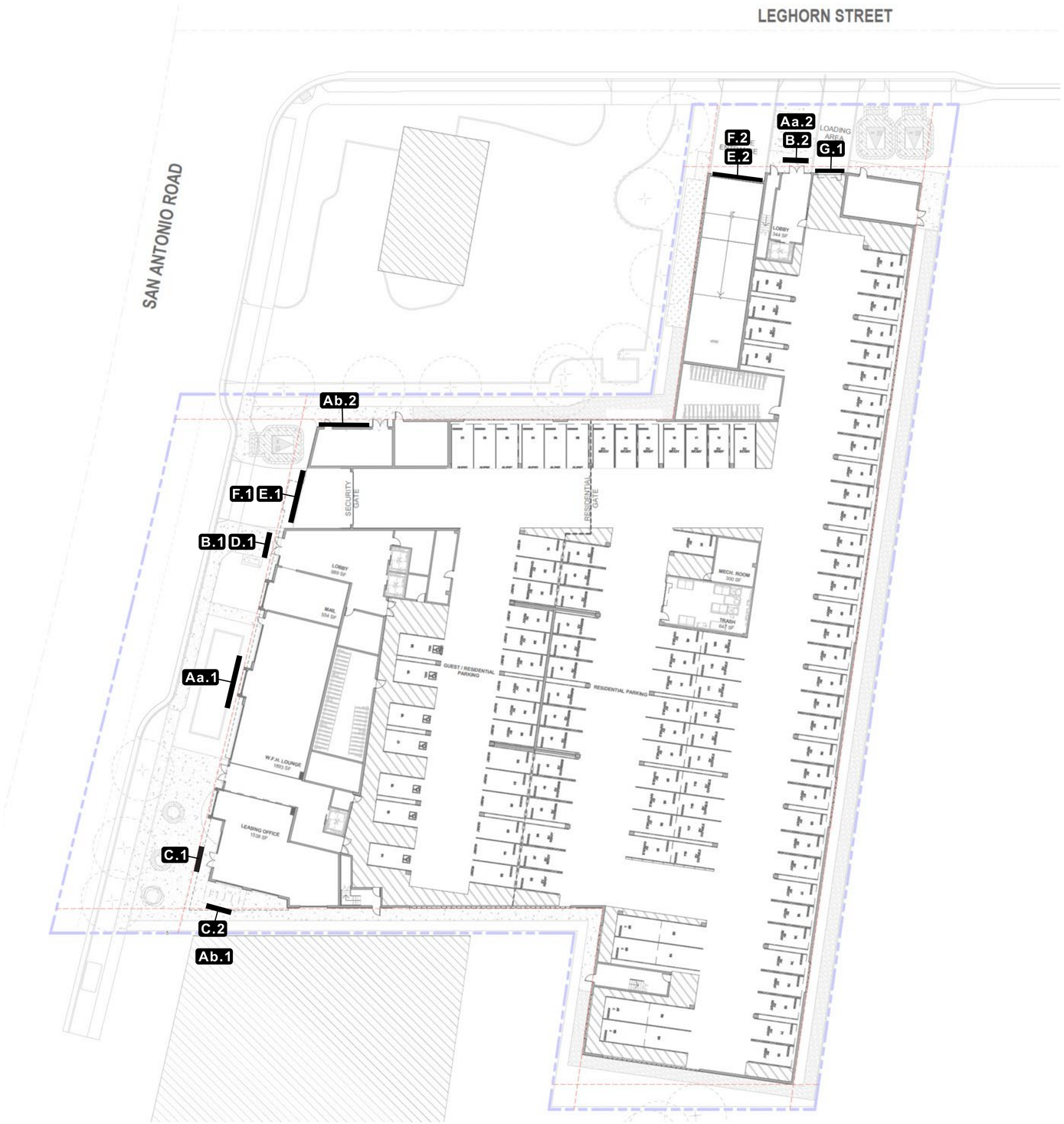
Sheet Title:
TREE REMOVAL & PROTECTION NOTES

Job No.	23033
Date:	04/15/2024
Scale:	1/2" = 1'-0"
Drawn By:	AMC

Sheet No:
T-4

SIGN TYPES

- **Aa** Building ID (pedestrian)
- **Ab** Building ID (skyline)
- **B** Lobby Entry ID
- **C** Leasing Office ID
- **D** Address
- **E** Parking ID
- **F** Garage Entry/Exit ID / Clearance Bar
- **G** Loading ID



1 EXTERIOR SIGN LOCATION PLAN
Scale: NTS

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Sheet Title:
EXTERIOR SIGNAGE LOCATION PLAN

Job No. 23033
Date: 04/15/2024
Scale: as noted
Drawn By: F. Kalbfeld

Sheet No:
SG - 01

BUILDER'S REMEDY FULL SUBMITTAL



1 **SIGN LOCATION OVERVIEW — SAN ANTONIO ROAD ELEVATION**
Scale: NTS



2 **SIGN LOCATION OVERVIEW — LEGHORN STREET ELEVATION**
Scale: NTS

SIGN TYPES

- **Aa** Building ID (pedestrian) – Dimensional letters mounted to top of canopy. Possibly face, halo or externally illuminated
- **Ab** Building ID (skyline) –- Dimensional letters mounted to building facade. Possibly face, halo or externally illuminated
- **B** Lobby Entry ID – Non-illuminated, suspended sign panel with flush mounted individual letters
- **C** Leasing Office ID – Non-illuminated, suspended sign panel with flush mounted individual letters
- **D** Address – Non-illuminated, individual letters suspended from canopy or flush mounted to building
- **E** Parking ID – Non-illuminated individual letters flush mounted directly to wall or wall mounted sign panel
- **F** Garage Entry/Exit ID / Clearance bar– Suspended non illuminated sign panel or bar w/ printed or applied type
- **G** Loading ID – Non-illuminated individual letters flush mounted directly to wall or wall mounted sign panel

Refer to sheets SG-03 and SG-04 for schematic details

NOTE: All signs are diagrammatic representations to indicate general placements and approximate sizes, with material, illumination and general sign structure call outs. Color palette,typography, visual language and design details to be developed.

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Sheet Title:
EXTERIOR SIGNAGE CONTEXT ELEVATION OVERVIEW

Job No. 23033
Date: 04/15/2024
Scale: as noted
Drawn By: F. Kalbfeld

Sheet No:
SG - 02

DO NO ENTER / CLEARANCE BAR

Round or rectangular bar suspended from garage entry sign. Bar painted with flat contrasting letters/graphics. Bar approx 5" - 6" in height, Letters approx. 3" in height

NOTE: Signs will most likely be located behind garage door.

PARKING ID

Fabricated sign panel with flush mounted non-illuminated individual letters. Sign panel approximately 18" in height and mounted to building facade. “Parking” letters approximately 8" - 9" in height.

LOBBY ID

Non-illuminated fabricated sign panel with flush mounted individual letters. Sign panel approximately 18" in height and mounted to underside of canopy. Letters approximately 8" - 9" in height.

BUILDING ADDRESS: location option 2

Dimensional, non-illuminated fabricated numbers mounted to top of canopy. Numbers approximately 17" to 19" inches in height.

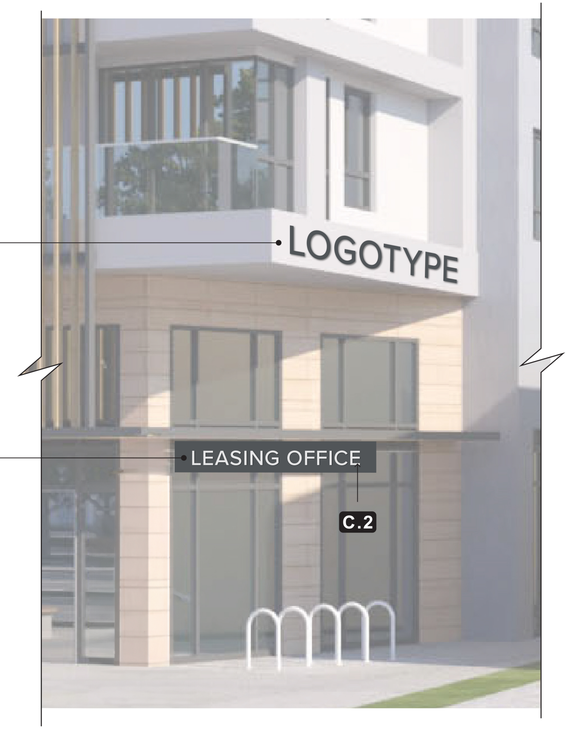


4 PARKING ENTRY SIGNS
Scale: NTS

5 LOBBY ID + BUILDING ADDRESS
Scale: NTS

BUILDING ID (SKYLINE)

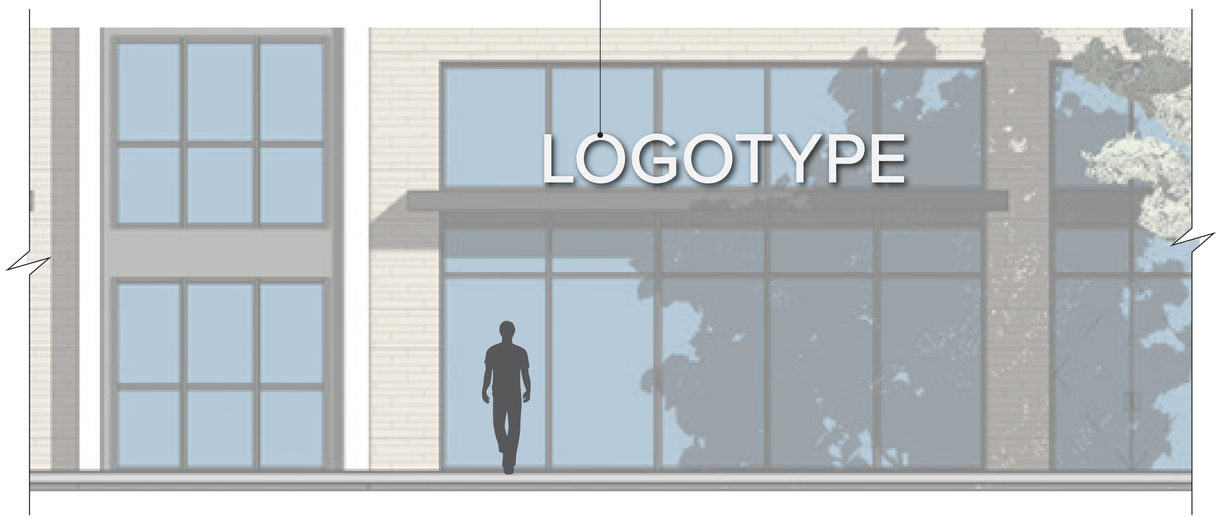
Dimensional fabricated letters mounted to building facade. Letters approx. 12" - 14" in height and either halo or face illuminated.



6 BUILDING ID (SKYLINE) + LEASING OFFICE (C.2)
Scale: NTS

BUILDING ID (pedestrian level)

Dimensional, individual fabricated letters mounted to top of canopy. Letters approximately 22" to 25" inches in height. Letters either non-illuminated, externally illuminated or face illuminated.

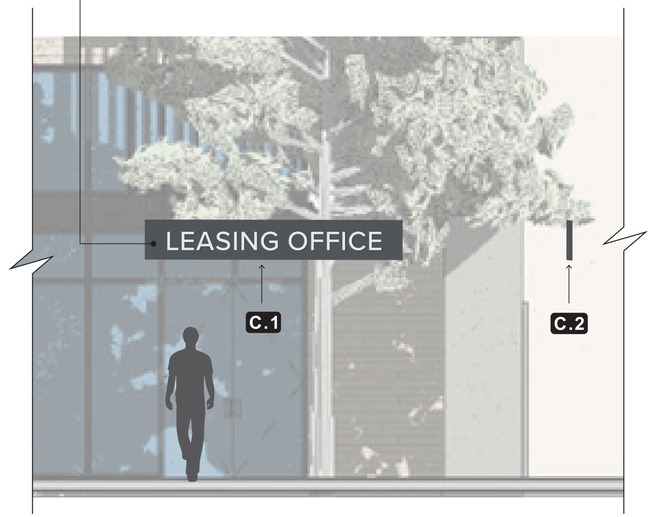


1 ADDRESS LOCATION OPTION 2
Scale: NTS

2 BUILDING ID (PEDESTRIAN LEVEL)
Scale: NTS

LOBBY ID

Non-illuminated fabricated sign panel with flush mounted individual letters. Sign panel approximately 18" in height and mounted to underside of canopy. Letters approximately 8" - 9" in height.



3 LEASING OFFICE ID
Scale: NTS

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Sheet Title:
EXTERIOR SIGNAGE SCHEMATIC DETAILS WEST ELEVATION

Job No. 23033
Date: 04/15/2024
Scale: as noted
Drawn By: F. Kalbfeld

Sheet No:

SG - 03



BUILDING ID (SKYLINE)

Dimensional fabricated letters mounted to building facade. Letters approx. 12" - 14" in height and either non-illuminated, halo illuminated or face illuminated.

4 BUILDING ID (SKYLINE)
Scale: NTS

PARKING ID

Fabricated sign panel with flush mounted, non-illuminated individual letters. Sign panel approximately 10" in height and mounted to building facade. “Letters approximately 6" - 7" in height.

LOBBY ID

Non-illuminated fabricated sign panel with flush mounted individual letters. Sign panel approximately 18" in height and mounted to underside of canopy. Letters approximately 8" - 9" in height.

BUILDING ID (pedestrian level)

Dimensional, individual fabricated letters mounted to top of canopy. Letters approximately 12” to 14" inches in height. Letters either non-illuminated, externally illuminated or face illuminated.

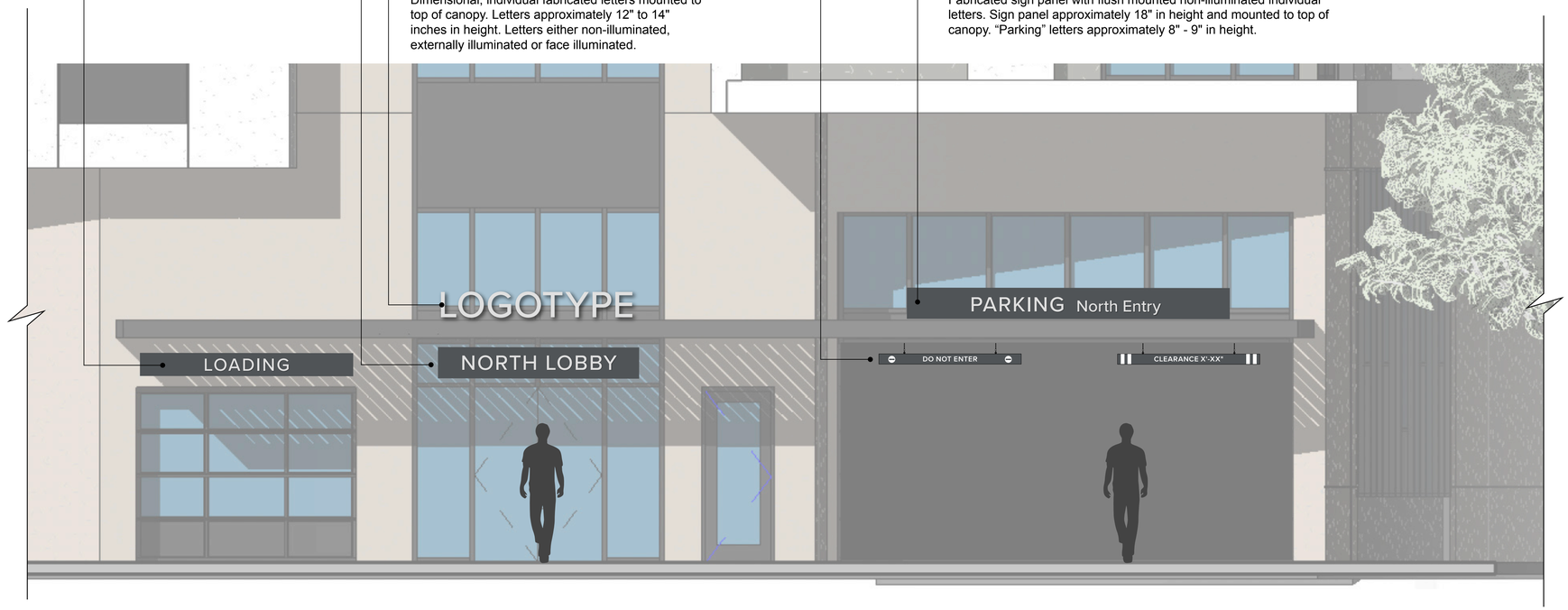
DO NO ENTER / CLEARANCE BAR

Round or rectangular bar suspended from garage entry sign. Bar painted with flat contrasting letters/graphics. Bar approx 5" - 6" in height, Letters approx. 3" in height

NOTE: Signs will most likely be located behind garage door.

PARKING ID

Fabricated sign panel with flush mounted non-illuminated individual letters. Sign panel approximately 18" in height and mounted to top of canopy. “Parking” letters approximately 8" - 9" in height.



1 LOADING ID
Scale: NTS

2 BUILDING ID (PEDESTRIAN LEVEL) + LOBBY ID
Scale: NTS

3 PARKING ENTRY SIGNAGE
Scale: NTS

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Sheet Title:
EXTERIOR SIGNAGE SCHEMATIC DETAILS NORTH ELEVATION

Job No. 23033
Date: 04/15/2024
Scale: as noted
Drawn By: F. Kalbfeld

Sheet No:
SG - 04

NOTE: All signs are diagrammatic representations to indicate general placements and approximate sizes, with material, illumination and general sign structure call outs. Color palette,typography, visual language and design details to be developed.



1 **CONTEXT RENDERING — SAN ANTONIO ROAD / WEST ELEVATION**
Scale: NTS

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Sheet Title:
EXTERIOR SIGNAGE
CONTEXT RENDERING
WEST ELEVATION

Job No. 23033
Date: 04/15/2024
Scale: as noted
Drawn By: F. Kalbfeld

Sheet No:

SG - 05

NOTE: All signs are diagrammatic representations to indicate general placements and approximate sizes, with material, illumination and general sign structure call outs. Color palette,typography, visual language and design details to be developed.



1 **CONTEXT RENDERING — LEGHORN STREET / NORTH ELEVATION**
Scale: NTS

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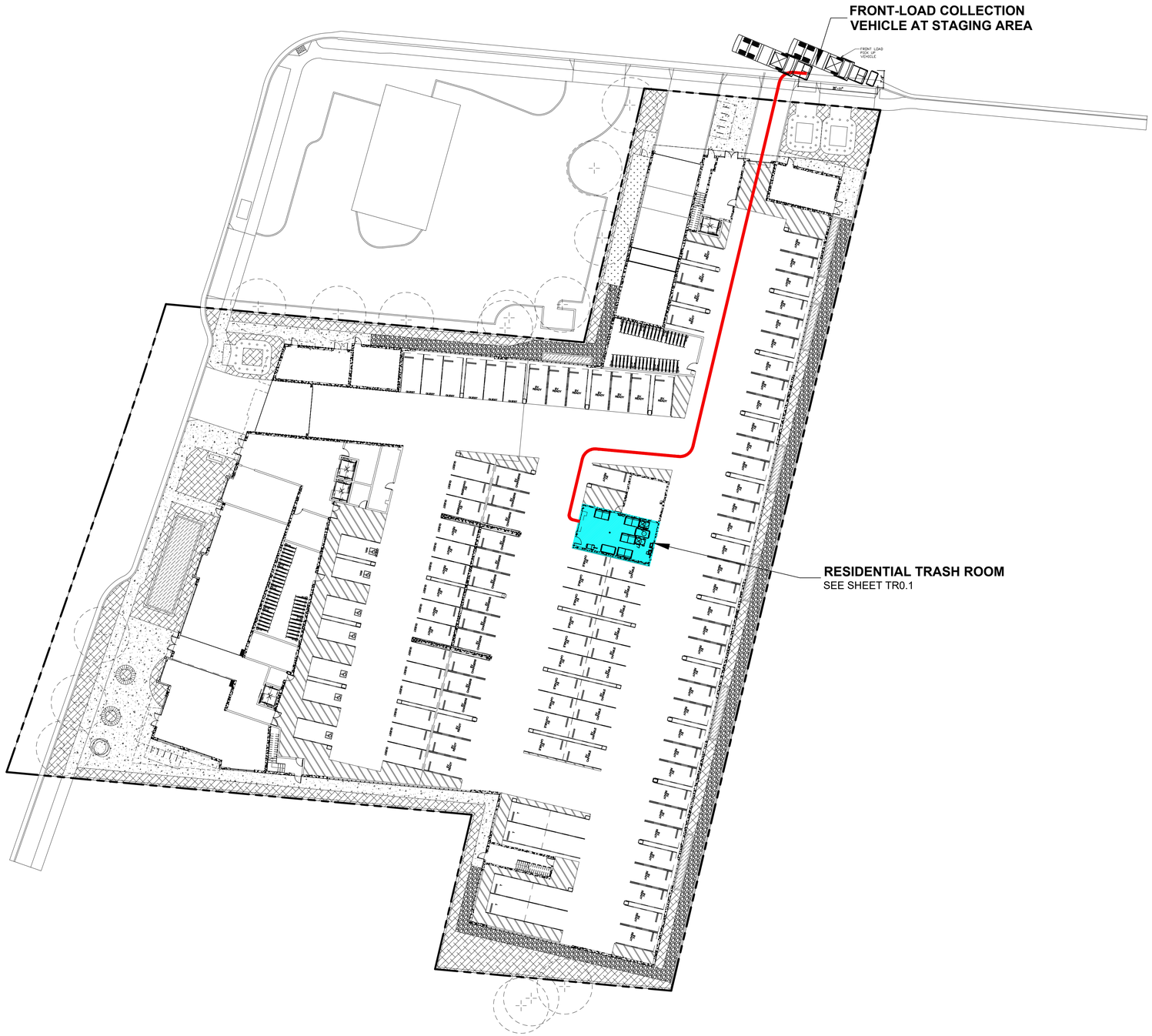
ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:
EXTERIOR SIGNAGE
CONTEXT RENDERING
NORTH ELEVATION

Job No.	23033
Date:	04/15/2024
Scale:	as noted
Drawn By:	F. Kalbfeld

Sheet No:

SG - 06



TRASH ROUTE / STAGING PLAN

LEVEL 1

SCALE: NTS

SHEET NOTES:

TRASH ROUTE / STAGING PLAN. LEVEL 1.

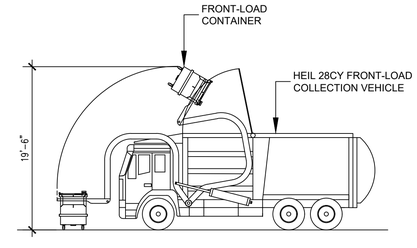
1. STAFF TO TRANSPORT CONTAINERS WITH WASTE CADDY HD. OUTSIDE TURNING RADIUS: 11'-8". INSIDE TURNING RADIUS: 8'-6½". TRAVEL PATH: 3'-6". HALL WIDTH: 5'-11".

GENERAL NOTES.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

LEGEND.

STAFF PATH OF TRAVEL FROM RESIDENTIAL TRASH ROOM TO TRASH STAGING AREA.



FRONT-LOAD COLLECTION VEHICLE
SHOWN LOADING CONTAINERS

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM							
SERVICE:	**M**	**Tu**	**W**	**Th**	**F**	**Sa**	**Su**
WASTE - 3CY COMPACTED	1		1		1		
RECYCLING - 3CY COMPACTED	1		1		1		
COMPOST - 2CY LOOSE	1				1		
TOTAL	3	0	2	0	3	0	0

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F: 415.292.5410
consultingprojects@trashmanage.com

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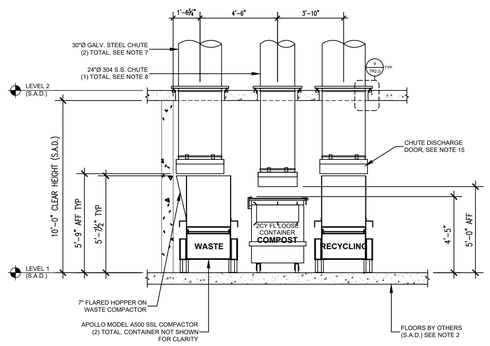
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Sheet Title:
OVERALL SITE PLAN LEVEL 1

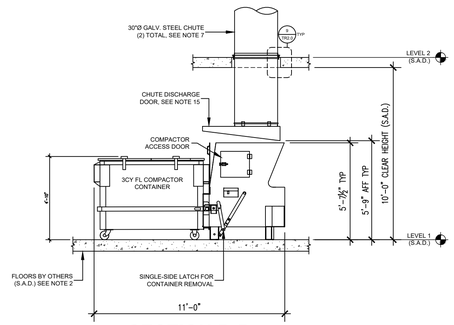
Job No. 23033
Date: 04/15/2024
Scale: As Indicated
Drawn By: BM

Sheet No:
TR0.0

BUILDER'S REMEDY FULL SUBMITTAL



SECTION A-A

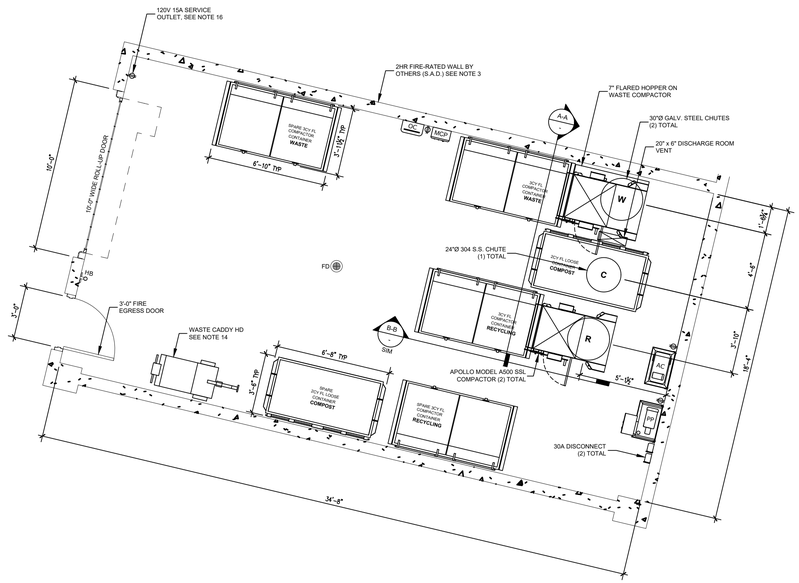


SECTION B-B

SECTIONS

AT RESIDENTIAL TRASH ROOM

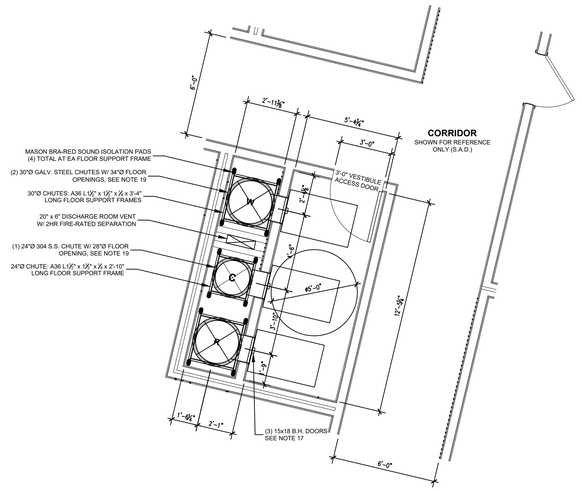
SCALE: ¼" = 1'-0"



RESIDENTIAL TRASH ROOM PLAN

LEVEL 1

SCALE: ¼" = 1'-0"



CHUTE INTAKE VESTIBULE

SIM AT LEVELS 3-7

SCALE: ¼" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. 10'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16-GAUGE GALVANIZED STEEL CHUTES WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS WITH 3CY FL COMPACTOR CONTAINERS FOR WASTE AND RECYCLING. CHUTES TERMINATE 5'-9" AFF. PROVIDE 7" FLARED HOPPER FOR WASTE COMPACTOR.
8. (1) 24"Ø 16-GAUGE 304 STAINLESS STEEL CHUTE WITH 2CY FL LOOSE CONTAINER FOR COMPOST. CHUTE TERMINATES 5'-0" AFF.
9. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
10. MCP: (1) TOTAL CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
11. AC: AIR COMPRESSORS (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL FLOOR-MOUNTED AND STACKED VERTICALLY.
12. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
13. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
14. PROVIDE A WASTE CADDY HD FOR TRANSFERRING CONTAINERS. OUTSIDE TURNING RADIUS: 11'-8". INSIDE TURNING RADIUS: 8'-6½". TRAVEL PATH: 3'-6". HALL WIDTH: 5'-11". STAFF SHALL TRANSFER CONTAINERS TO STAGING AREA FOR PICK-UP DAYS. 120V 15A SERVICE OUTLET REQUIRED.
15. CHUTE DISCHARGE DOORS: WILKINSON TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.
16. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULE. SIMILAR AT LEVELS 3-7.

17. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOORS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS.5'-0" MIN CLEAR REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (3) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR FOR WASTE, RECYCLING, AND COMPOST AT EACH FLOOR. SEE DETAIL2/TR2.0. 30" x 48" REQUIRED FOR FRONT APPROACH.
18. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
19. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM							
SERVICE:	**M**	**Tu**	**W**	**Th**	**F**	**Sa**	**Su**
WASTE - 3CY COMPACTED	1		1		1		
RECYCLING - 3CY COMPACTED	1		1		1		
COMPOST - 2CY LOOSE	1				1		
TOTAL	3	0	2	0	3	0	0

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762 SAN ANTONIO
762 SAN ANTONIO, PALO ALTO, CA 94303

ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

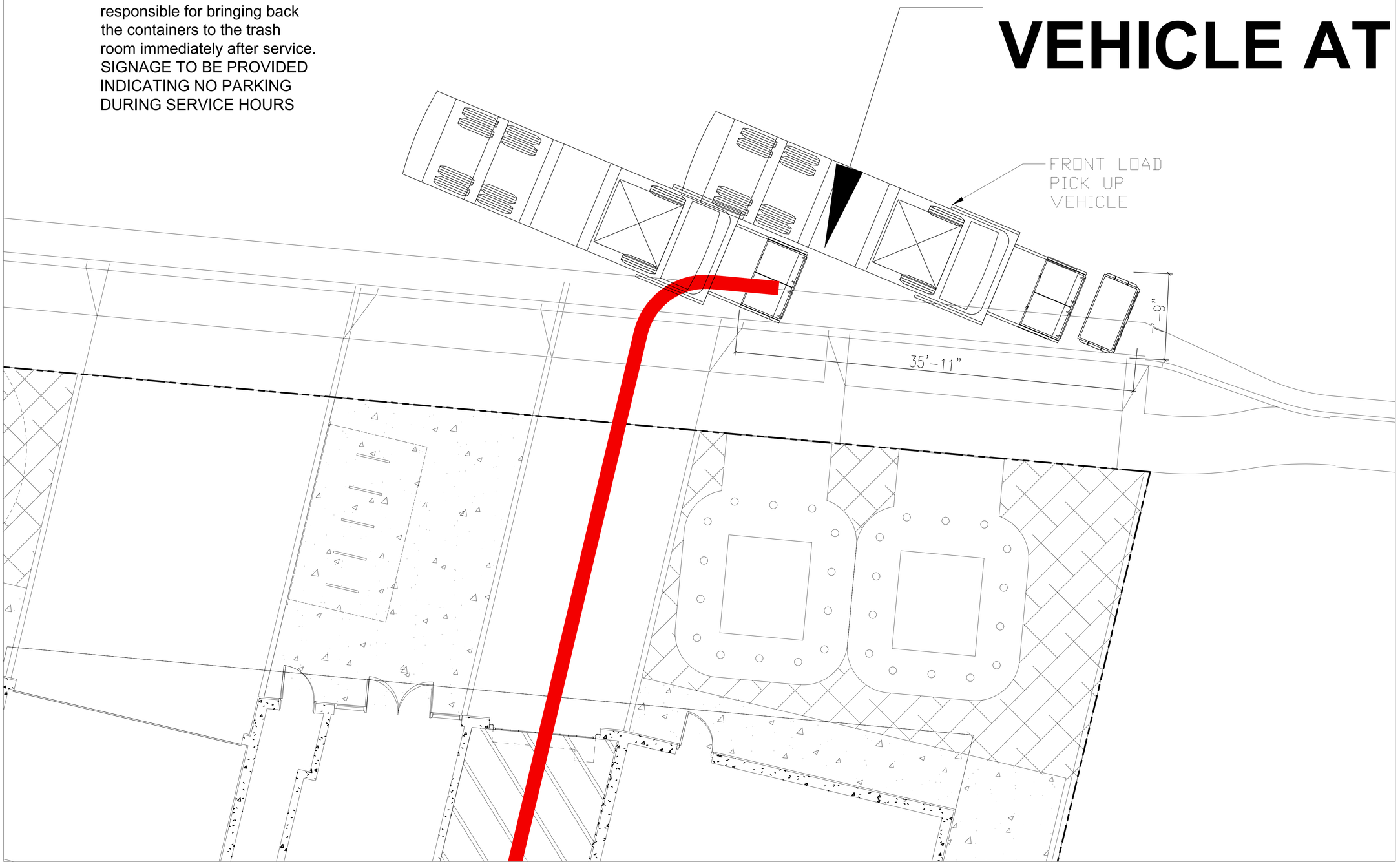
Sheet Title:
TRASH ROOM DETAILS

Job No. 23033
Date: 04/15/2024
Scale: As Indicated
Drawn By: BM

Sheet No:
TR0.1

FRONT-LOAI
VEHICLE AT

Bins shall be staged by maintenance staff and will be responsible for bringing back the containers to the trash room immediately after service.
SIGNAGE TO BE PROVIDED INDICATING NO PARKING DURING SERVICE HOURS



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AMERICAN TRASH MANAGEMENT

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ACCLAIM COMPANIES
125 WILLOW RD, MENLO PARK, CA 94025

Sheet Title:
TRASH ROUTE / STAGING PLAN

Job No.	23033
Date:	04/15/2024
Scale:	As Indicated
Drawn By:	BM

Sheet No:

TR0.2

BUILDER'S REMEDY FULL SUBMITTAL

					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	X									
	Mandatory	Grading and paving	4.106.3	X									
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	X									
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X									
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X									
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	X									
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1		X								
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X									
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3		X								
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9	X									
Electives (choose 4)	**Elective**	Site selection	A4.103.1										
	Elective	Community connectivity	A4.103.2	X									
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1										
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1										
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2										
	Elective	Soil analysis	A4.106.2.1										
	Elective	Soil protection	A4.106.2.2										
	Elective	Landscape design	A4.106.3										
	Elective	Vegetated roof	A4.106.6										
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X									
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10	X									
	Elective	Innovative concepts and local environmental conditions	A4.108.1										
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/ A4.305.3	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										
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4	X									
	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 roden	4.406.1	X									
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards	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	X									
	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										
	Elective	Flashing details	A4.407.3	X									
	Elective	Material protection	A4.407.4	X									
	Elective	Door protection	A4.407.6										
	Elective	Roof overhangs	A4.407.7										
	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 constructic	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, 202:	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 16.14.280/ 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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

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

I certify that:

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

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

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

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
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Sheet Title:
GREEN BUILDING PROGRAM SHEET

Job No. 23033
Date: 04/15/2024
Scale:
Drawn By: Author

Sheet No:

GB-1

BUILDER'S REMEDY FULL SUBMITTAL