164 CALIFORNIA AVENUE SITE DEVELOPMENT

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L5.3 LANDSCAPE HYDROZONE PLAN - LEVEL 8 (PODIUM ROOF)
L5.4 LANDSCAPE HYDROZONE PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)
T-1 SPECIAL TREE PROTECTION
T-2 SPECIAL TREE PROTECTION
T-3 SPECIAL TREE PROTECTION
T-4 SPECIAL TREE PROTECTION
T-5 SPECIAL TREE PROTECTION
L2.3 LANDSCAPE LAYOUT PLAN - LEVEL 8 (PODIUM ROOF)
L2.4 LANDSCAPE LAYOUT PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

APPROVAL STAMPS

RECEIVED, REVIEWED & REVISION STAMPS

VICINITY MAP



APPLICABLE CODES & STANDARDS

OR CODE EFFECTIVE AT TIME OF BUILDING PERMIT

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
2022 CALIFORNIA ENERGY CODE (CENRC)

PROJECT DESCRIPTION

CA GOV CODE 65589.5(D)(5) "BUILDER'S REMEDY: THIS PROJECT PROPOSES THE REINVENTION OF TWO LOTS LOCATED AT 164 CALIFORNIA AVENUE AND PARK BLVD. LOT A, 164 CALIFORNIA AVENUE (1.14 ACRE) IS SITUATED AT THE CORNER OF PARK AND CALIFORNIA AVENUE. LOT B, PARK BLVD (0.29 ACRE) IS AT THE CORNER OF PARK AND CAMBRIDGE AVENUE. BOTH SITES WILL INCLUDE THE CONVERSION OF AN EXISTING PARKING LOT AND WELL KNOWN LOCAL GROCERY STORE CALLED MOLLIE STONE'S TO A MIXED USE MULTI FAMILY DEVELOPMENT. THE PROJECT CONSIST OF THREE INTEGRATED STRUCTURES:
(1) 7 STORY PODIUM BUILDING WITH 5 LEVELS OF TYPE IIIB OVER 2 LEVELS OF TYPE I CONSTRUCTION. 14,709 SF WILL BE DEDICATED TO THE MOLLIE STONE GROCERY STORE
(1) 17 STORY TOWER
(1) 11 STORY TOWER
BOTH TOWERS WILL BE PROPOSED AND CONCEPTUALIZED AS TYPE IA CONSTRUCTION .
THE ARCHITECTURE PROMOTES ACTIVE STREETSCAPES FOR PEDESTRIANS AND CONNECTIVITY WITH TRANSIT DUE TO THE PROJECTS CLOSE PROXIMITY TO THE ALMA STATION CALTRAIN STOP.

CITY OF PALO ALTO CURRENT ZONING / GENERAL PLAN STANDARDS

LOT A

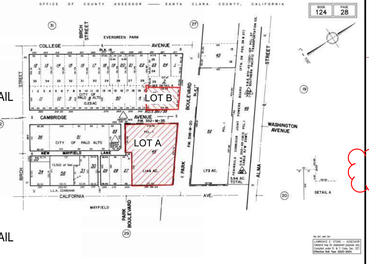
	SITE AREA	APN #
164 CALIFORNIA AVENUE PALO ALTO, CA 94306	1.14 ACRES	124 - 28 - 045

GP DESIGNATION - REGIONAL / COMMUNITY COMMERCIAL
ZONING DESIGNATION - CC (2) COMMUNITY COMMERCIAL (R) RETAIL
NC IDENTIFIER SYSTEM - 1071

LOT B

	SITE AREA	APN #
PARK BOULEVARD PALO ALTO CA 94306	0.292 ACRES	124 - 28 - 003

GP DESIGNATION - REGIONAL / COMMUNITY COMMERCIAL
ZONING DESIGNATION - CC (2) COMMUNITY COMMERCIAL (R) RETAIL
NC IDENTIFIER SYSTEM - 1195



MINIMUM SETBACK (ZONING: TABLE 18.16.060) TABLE 3

164 CALIFORNIA AVENUE PALO ALTO, CA 94306	FRONT	0'-10' | 8'-12' EFFECTIVE WIDTH
	SIDE	NONE
	REAR	NONE
PARK BOULEVARD PALO ALTO CA 94306	FRONT	0'-10' | 8'-12' EFFECTIVE WIDTH
	SIDE	NONE
	REAR	NONE

MAXIMUM FAR (ZONING: TABLE 18.16.060) TABLE 3

164 CALIFORNIA AVENUE PALO ALTO, CA 94306	2 : 1
PARK BOULEVARD PALO ALTO CA 94306	2 : 1

MAXIMUM HEIGHT (ZONING: TABLE 18.16.060) TABLE 3

164 CALIFORNIA AVENUE PALO ALTO, CA 94306	37'
PARK BOULEVARD PALO ALTO CA 94306	37'

PROPOSED PROJECT - CA GOV CODE 65589.5(D)(5) "BUILDER'S REMEDY"

LOT: A 124 - 28 - 045

SITE	ACRES/ SF	F.A.R	DENSITY
164 CALIFORNIA AVENUE PALO ALTO, CA 94306	1.144 / 49,833	*SEE SHEET A2.3 + A2.4*	265.7 /ACRE

CONSTRUCTION TYPE

PODIUM	TYPE 1A (GROUND FLOOR, 2ND FLOOR) TYPE 3A (3RD TO 7TH FLOOR)
TOWER "A"	TYPE IA - 17 STORIES

NUMBER OF STORIES PROPOSED

PODIUM	7 STORIES
TOWER "A"	17 STORIES

OCCUPANCY TYPE

RETAIL	M
RESIDENTIAL	R-2
PARKING	S-2
ASSEMBLY	A-3
ASSEMBLY	A-2

PROPOSED HEIGHT

PODIUM	77'
TOWER "A"	177'

LOT: B 124 - 28 - 003

SITE	ACRES/ SF	F.A.R	DENSITY
PARK BOULEVARD PALO ALTO CA 94306	0.292 / 12,720	*SEE SHEET A2.3 + A2.4*	267.1 /ACRE

CONSTRUCTION TYPE

TOWER "B"	TYPE IA - 11 STORIES

NUMBER OF STORIES PROPOSED

TOWER "B"	11 STORIES

PROPOSED HEIGHT

TOWER "B"	120'

OCCUPANCY TYPE

RETAIL	M
RESIDENTIAL	R-2
PARKING	S-2

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Project:
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Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025

Stamp



Sheet Information

Issue Date	03/28/2024
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title
COVER

A1.0

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NOTE: ALL RENDERINGS TO BE UPDATED WITH PROGRESSION OF DESIGN



PROPOSED PROJECT - VIEW FROM ALMA STREET WITH CALTRAIN STATION IN THE FOREGROUND



PROPOSED PROJECT - VIEW OF TWO TOWERS WITH PODIUM BUILDING IN THE BACKGROUND



PROPOSED PROJECT - VIEW FROM CALIFORNIA AVENUE



PROPOSED PROJECT - VIEW FROM CALTRAIN STATION



PROPOSED PROJECT - VIEW OF GROCERY STORE WITH TOWERS IN THE BACKGROUND



PROPOSED PROJECT - VIEW OF ALL LOBBIES

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MAJOR ARCHITECTURAL REVIEW

24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 3	11.22.2024
CYCLE 3	06.06.2025

Stamp

LICENSED ARCHITECT
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C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

Issue Date	03/28/24
Job Number	23-021
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title

RENDERINGS

A1.1

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LESS THAN 20% CHANGE
FROM APPLICATION 24APP-00886

TOWER B - BUILDING SCHEDULE

TOWER B - UNIT AREA	
Level 3	
B - 1 BDR	714 SF
B - 1 BDR - AFF	572 SF
B - 2 BDR	851 SF
B - 2 BDR - AFF	914 SF
B - ST	1852 SF
B - ST - AFF	496 SF
9	5399 SF
Level 4	
B - 1 BDR	1411 SF
B - 1 BDR - AFF	595 SF
B - 2 BDR	914 SF
B - 2 BDR - AFF	851 SF
B - ST	1403 SF
B - ST - AFF	490 SF
9	5666 SF
Level 5	
B - 1 BDR	1897 SF
B - 2 BDR	1765 SF
B - 2 BDR - AFF	870 SF
B - ST	1401 SF
B - ST - AFF	493 SF
10	6426 SF
Level 6	
B - 1 BDR	1897 SF
B - 2 BDR	1784 SF
B - 2 BDR - AFF	851 SF
B - ST	1403 SF
B - ST - AFF	490 SF
10	6426 SF

TOWER B - UNIT AREA	
Level 7	
B - 1 BDR	1309 SF
B - 1 BDR - AFF	588 SF
B - 2 BDR	2554 SF
B - ST	1563 SF
B - ST - AFF	412 SF
10	6426 SF
Level 8	
B - 1 BDR	1302 SF
B - 1 BDR - AFF	595 SF
B - 2 BDR	2554 SF
B - ST	1482 SF
B - ST - AFF	492 SF
10	6426 SF
Level 9	
B - 1 BDR	1897 SF
B - 2 BDR	2554 SF
B - ST	1563 SF
B - ST - AFF	412 SF
10	6426 SF
Level 10	
B - 1 BDR	1309 SF
B - 1 BDR - AFF	588 SF
B - 2 BDR	2554 SF
B - ST	1975 SF
10	6426 SF

TOWER B - AMMENITY	
Level 1	
B - BIKE ROOM & REPAIR	566 SF
Level 2	
B - GYM	727 SF
Level 3	
B - CO-WORK	622 SF
Level 11-B	
B - GYM	2932 SF

TOWER B - SERVICE & CIRC	
Level 1	
	2836 SF
Level 2	
	871 SF
Level 3	
	1658 SF
Level 4	
	1334 SF
Level 5	
	1323 SF
Level 6	
	1323 SF
Level 7	
	1168 SF
Level 8	
	1168 SF
Level 9	
	1156 SF
Level 10	
	1168 SF
Level 11-B	
	1092 SF

TOWER B - COMMERCIAL	
Level 1	
B - RETAIL	801 SF
Level 2	
B - RETAIL	456 SF

TOWER B - UNIT AREA	TOWER B - AMMENITY	TOWER B - SERVICE & CIRC	TOWER B - COMMERCIAL
78 49619 SF	4847 SF	15096 SF	1257 SF

TOWER A - BUILDING SCHEDULE

TOWER A - UNIT AREA	
Level 3	
A - 1 BDR	2917 SF
A - 1 BDR - AFF	721 SF
A - 2 BDR	871 SF
A - 2 BDR - AFF	753 SF
A - ST	1536 SF
A - ST - AFF	1068 SF
12	7866 SF
Level 4	
A - 1 BDR	2926 SF
A - 1 BDR - AFF	1366 SF
A - 2 BDR	825 SF
A - 2 BDR - AFF	871 SF
A - ST	1558 SF
A - ST - AFF	573 SF
12	8118 SF
Level 5	
A - 1 BDR	3527 SF
A - 1 BDR - AFF	1173 SF
A - 2 BDR	1566 SF
A - 2 BDR - AFF	840 SF
A - ST	1641 SF
A - ST - AFF	491 SF
14	9238 SF
Level 6	
A - 1 BDR	3258 SF
A - 1 BDR - AFF	1442 SF
A - 2 BDR	2407 SF
A - ST	1597 SF
A - ST - AFF	534 SF
14	9238 SF
Level 7	
A - 1 BDR	4248 SF
A - 2 BDR	1671 SF
A - 2 BDR - AFF	736 SF
A - ST	1578 SF
A - ST - AFF	986 SF
14	9219 SF
Level 8	
A - 1 BDR	3594 SF
A - 1 BDR - AFF	653 SF
A - 2 BDR	1575 SF
A - 2 BDR - AFF	830 SF
A - ST	2048 SF
A - ST - AFF	515 SF
14	9215 SF
Level 9	
A - 1 BDR	4064 SF
A - 1 BDR - AFF	720 SF
A - 2 BDR	1503 SF
A - 2 BDR - AFF	797 SF
A - ST	1578 SF
A - ST - AFF	534 SF
14	9197 SF
Level 10	
A - 1 BDR	2747 SF

TOWER A - UNIT AREA	
A - 1 BDR - AFF	1605 SF
A - 2 BDR	2300 SF
A - ST	2016 SF
A - ST - AFF	529 SF
14	9197 SF
Level 11-A	
A - 1 BDR	3698 SF
A - 1 BDR - AFF	653 SF
A - 2 BDR	1624 SF
A - 2 BDR - AFF	717 SF
A - ST	2551 SF
14	9243 SF
Level 12	
A - 1 BDR	4156 SF
A - 1 BDR - AFF	653 SF
A - 2 BDR	2340 SF
A - ST	1578 SF
A - ST - AFF	515 SF
14	9243 SF
Level 13	
A - 1 BDR	4352 SF
A - 1 BDR - AFF	457 SF
A - 2 BDR	2340 SF
A - ST	1597 SF
A - ST - AFF	515 SF
14	9262 SF
Level 14	
A - 1 BDR	3763 SF
A - 1 BDR - AFF	653 SF
A - 2 BDR	1544 SF
A - 2 BDR - AFF	797 SF
A - ST	2113 SF
14	8870 SF
Level 15	
A - 1 BDR	3696 SF
A - 1 BDR - AFF	720 SF
A - 2 BDR	2489 SF
A - ST	1622 SF
A - ST - AFF	534 SF
14	9061 SF
Level 16	
A - 1 BDR	3576 SF
A - 1 BDR - AFF	776 SF
A - 2 BDR	2490 SF
A - ST	2632 SF
14	9474 SF

TOWER A - AMMENITY	
UND.GND - 1	
A - BIKE ROOM & REPAIR	1874 SF
Level 1	
A - BIKE ROOM & REPAIR	491 SF
Level 3	
A - CLUB HOUSE	804 SF
Level 4	
A - GAME ROOM	470 SF

TOWER A - SERVICE & CIRC	
UND. GND - 2	
	2352 SF
UND.GND - 1	
	887 SF
Level 1	
	1332 SF
Level 2	
	2145 SF
Level 3	
	1968 SF
Level 4	
	1473 SF
Level 5	
	932 SF
Level 6	
	995 SF
Level 7	
	1854 SF
Level 8	
	1854 SF
Level 9	
	1251 SF
Level 10	
	1926 SF
Level 11-A	
	1687 SF
Level 12	
	964 SF
Level 13	
	964 SF
Level 14	
	798 SF
Level 15	
	709 SF
Level 16	
	1687 SF
Level 17	
	1347 SF

TOWER A - COMMERCIAL	
Level 1	
A - RETAIL	373 SF
Level 17	
A - BAR	2570 SF

TOWER A - UNIT AREA	TOWER A - AMMENITY	TOWER A - SERVICE & CIRC	TOWER A - COMMERCIAL
192 126438 SF	3638 SF	27125 SF	2943 SF

SITE

LOT AREA *(A+B)*	
1.14 +0.292 = 1.432 AC	
EXISTING LOT COVERAGE	
24,830 SF	
EXISTING FAR	
0.398 *lot A only*	
PROPOSED LOT COVERAGE *(A+B)*	
49,658 | 12,719 TOTAL 62,378 SF	
PROPOSED FAR	
SEE SHEET A2.3 + A2.4	
PROPOSED DENSITY	
LOT A: 265.7 /ACRE	
LOT B: 267.1 /ACRE	

COMMERCIAL

A - BAR	2570 SF
A - RETAIL	373 SF
B - RETAIL	1257 SF
P - GROCERY STORE	14519 SF
TOTAL	18719 SF

MOTORCYCLE

none required

BICYCLE

REQUIRED 342 LOT A
86 LOT B

1 per unit +10% (residents)
+7 (retail) required

PROPOSED 342 LOT A
68 LOT B
TOTAL = 400

PARKING

PARKING AREA	STALLS
Not Placed	UND. GND - 2
0 SF	106
Level 1	UND.GND - 1
16859 SF	102
Level 2	Level 1
16765 SF	44 (+ 20 off street) = 64
	Level 2
	38

1 stall per studio
1 stall per 1 bed
2 stall per 2 bed
456 stalls

1 stall per 250 sf retail
1 stall per 360 sf grocery
61 stalls

290 ON SITE + 20 OFF STREET = 310 PARKING STALLS

PARKING AREA
33624 SF

REQUIRED 517
ON SITE PROPOSED 290

UNIT COUNT

SEE SHEET A3.17 AFF UNITS

TOWER A	TOWER B	PODIUM
A - 1 BDR	B - 1 BDR	P - 1 BDR
73	18	61
A - 1 BDR - AFF	B - 1 BDR - AFF	P - 1 BDR - AFF
17	5	16
A - 2 BDR	B - 2 BDR	P - 2 BDR
32	18	10
A - 2 BDR - AFF	B - 2 BDR - AFF	P - 2 BDR - AFF
8	4	2
A - ST	B - ST	P - ST
49	26	18
A - ST - AFF	B - ST - AFF	P - ST - AFF
13	7	5
TOWER A	TOWER B	PODIUM
192	78	112

TOTAL RESIDENTIAL AREA
TOWER A + B + PODIUM
341813 SF

UNIT TOTAL
382

PODIUM - BUILDING SCHEDULE

PODIUM - UNIT AREA	
Level 3	
P - 1 BDR	5625 SF
P - 1 BDR - AFF	2744 SF
P - 2 BDR	1749 SF
P - 2 BDR - AFF	892 SF
P - ST	3196 SF
P - ST - AFF	530 SF
22	14737 SF
Level 4	
P - 1 BDR	8495 SF
P - 1 BDR - AFF	2920 SF
P - 2 BDR	2647 SF
P - ST	1588 SF
P - ST - AFF	529 SF
23	16180 SF
Level 5	
P - 1 BDR	9329 SF
P - 1 BDR - AFF	2040 SF
P - 2 BDR	1718 SF
P - 2 BDR - AFF	897 SF
P - ST	1588 SF
P - ST - AFF	529 SF
23	16102 SF

PODIUM - UNIT AREA	
Level 6	
P - 1 BDR	9312 SF
P - 1 BDR - AFF	2078 SF
P - 2 BDR	2622 SF
P - ST	1589 SF
P - ST - AFF	529 SF
23	16131 SF
Level 7	
P - 1 BDR	10166 SF
P - 1 BDR - AFF	1324 SF
P - ST	1377 SF
P - ST - AFF	459 SF
21	13326 SF

PODIUM - AMMENITY	
Level 3	
P - CLUB HOUSE	793 SF
Level 7	
P - CO-WORK	1350 SF
Level 8	
P - CO-WORK	442 SF

PODIUM - SERVICE & CIRC	
UND. GND - 2	
	938 SF
UND.GND - 1	
	938 SF
Level 1	
	1862 SF
Level 2	
	1013 SF
Level 3	
	3096 SF
Level 4	
	2480 SF
Level 5	
	2480 SF
Level 6	
	2480 SF
Level 7	
	2602 SF
Level 8	
	431 SF

PODIUM - COMMERCIAL	
Level 1	
P - GROCERY STORE	14519 SF

PODIUM - UNIT AREA	PODIUM - AMMENITY	PODIUM - SERVICE & CIRC	PODIUM - COMMERCIAL
112 76476 SF	2586 SF	18322 SF	14519 SF

LANDSCAPE OPEN SPACE

LANDSCAPE OPEN SPACE LOT - A	
PODIUM DECK PLANTERS	4813 SF
PODIUM ROOF PLANTER	7086 SF
STREET SCAPE LOT A	2836 SF
	14735 SF

14,735 SF / 49,833 SF LOT A = 29.5%

LANDSCAPE OPEN SPACE LOT - B	
STREET SCAPE LOT B	170 SF
TOWER B TERRACE	1373 SF
STREET SCAPE LOT B	395 SF
TOWER B TERRACE	534 SF
STREET SCAPE LOT B	216 SF
	2689 SF

2,689 SF / 12,720 SF LOT B = 21.1%

COMMON OPEN SPACE

COMMON OPEN SPACE - LOT A	
DOG WALK AREA	839 SF
MOLLIE STONE ENTRY	719 SF
PARK BLVD OPEN SPACE	1547 SF
PARK BLVD PUBLIC SPACE	350 SF
PODIUM DECK	5856 SF
PODIUM ENTRY	45 SF
PODIUM ROOF TOP	2968 SF
	12323 SF

COMMON OPEN SPACE - LOT B	
TOWER B ENTRY	279 SF
TOWER B ROOF TOP	3347 SF
TOWER B WORK TERRACE	378 SF
	4004 SF

SEE SHEET A2.6

PRIVATE OPEN SPACE

PRIVATE OPEN - LOT A
8022 SF
PRIVATE OPEN - LOT B
1211 SF

SEE SHEET A2.7

USABLE OPEN SPACE

COMMON OPEN SPACE TOTAL
33752 SF
PRIVATE OPEN TOTAL
9232 SF
LANDSCAPE OPEN TOTAL
2689 SF

PROPOSED PER UNIT
45,673/ 382 UNIT = 119.56 SF

REQUIRED	Per 18.16.060 Table Zone Designation CC(2) 20%	PROPOSED TOTAL SF	33752 SF	PROPOSED TOTAL SF	9233SF	REQUIRED	57,300 SF
PROPOSED	LOT A 29.5% | LOT B 21.1%	PROPOSED PER UNIT	33752/382 UNITS = 88.35 SF	PROPOSED PER UNIT	9313/382 UNITS = 24.17 SF	PROPOSED	42,686 SF

LOADING SPACE REQUIRED

PER 18.52.040 TABLE 3 MNIMUM OFF STREET LOADING REQUIREMENTS

RETAIL USES 10,000-99,999 SF = 1 LOADING SPACE REQUIRED

RESIDENTIAL AND MIXED USE STRUCTURES WITH FIFTY (50) OR MORE DWELLING UNITS SHALL PROVIDE AT LEAST ONE (1) ON-SITE, SHORT-TERM LOADING SPACE FOR PASSENGER VEHICLES, TO BE USED BY TAXICABS AND SIMILAR TRANSPORTATION AND DELIVERY SERVICES.

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Project:
164 California Ave
Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025

Stamp

LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title
PROJECT DATA

A1.2

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1) VIEW FROM CORNER OF PARK BLVD AND CAMBRIDGE AVENUE



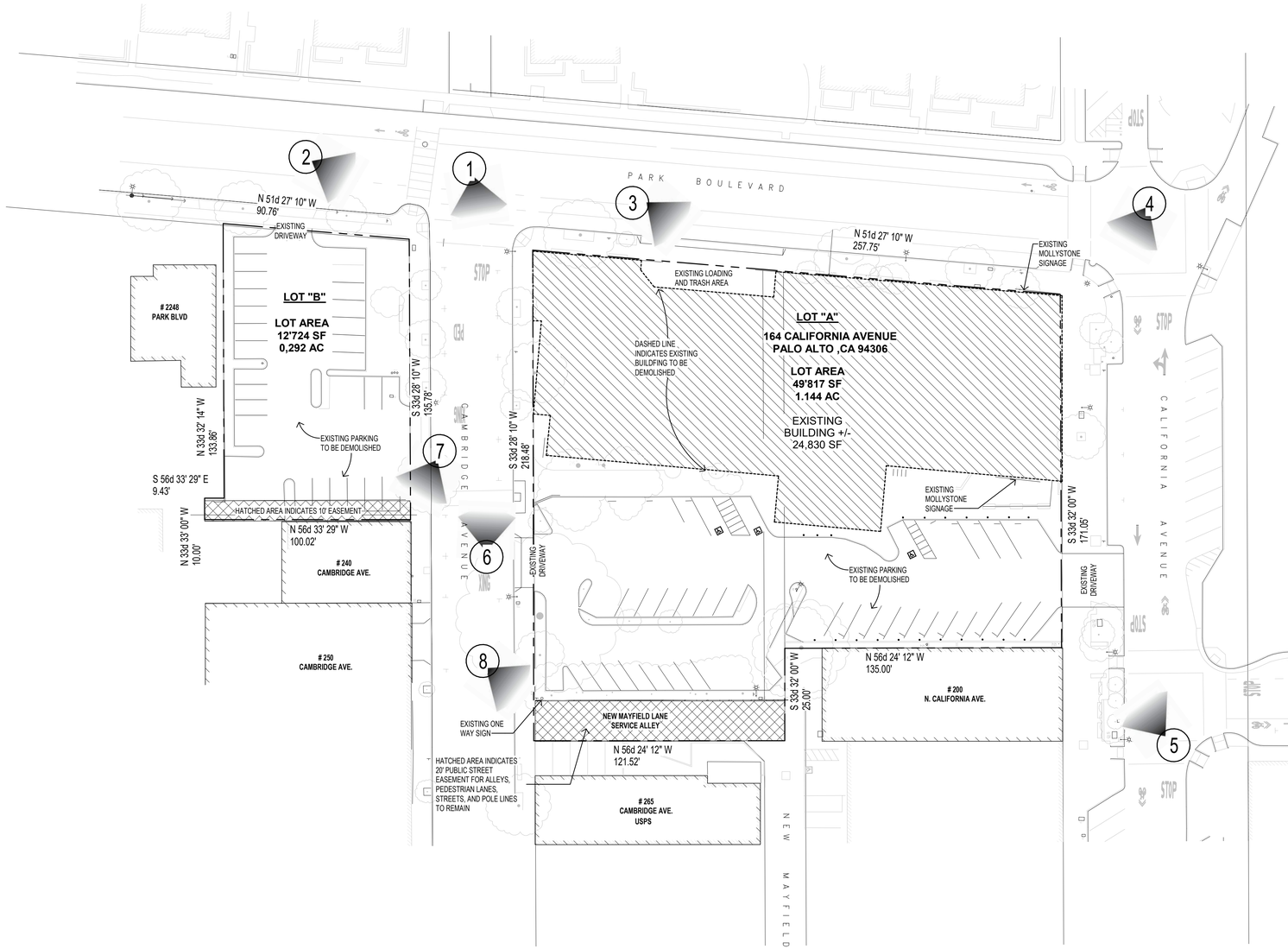
2) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



3) VIEW FROM PARK BLVD TOWRADS CALIFORNIA AVENUE



4) VIEW FROM CORNER OF CALIFORNIA AVENUE AND PARK BLVD



1 EXISTING SITE PLAN
Scale: 1" = 30'-0"

NOTES:
1) SEE CIVIL DRAWINGS FOR DEMOLITION SCOPE OF WORK THAT ARE NOT SHOWN HERE
2) SEEGROUND FLOOR PLAN FOR SIDEWALK DIMENSIONS



5) VIEW FROM CALIFORNIA AVENUE LOOKING TOWARDS PARK BLVD



6) VIEW FROM CAMBRIDGE AVENUE LOOKING TOWARDS PARK BLVD



7) VIEW FROM CAMBRIDGE AVENUE LOOKING AT AT 10 FT EASEMENT AT LOT "B"



8) VIEW FROM CAMBRIDGE AVENUE LOOKING AT SERVICE ALLEY
ADJACENT TO LOT "A"

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Scale	1" = 30'-0"

Sheet Title
EXISTING SITE PLAN

A1.3

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No	Date
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MAJOR ARCH REVIEW	03.28.2024
CYCLE 3	11.22.2024
CYCLE 3	06.06.2025

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Sheet Information

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Approved	Designer
Scale	

Sheet Title

NEIGHBORHOOD CONTEXT SHEET

A1.4

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

Version 01/23

Application: This plan sheet is for nonresidential new construction or additions of 1,000 SF or greater (PAMC 16.14.080).

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	
						CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
5.1 Planning and Design													
Mandatory	Mandatory	Stormwater pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1	N									
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2	X	SHEET GB-1.1	☐							
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X	SHEET GB-1.1	☐							
	Mandatory	Best management practices (BMP's)	5.106.1.2	X	SHEET GB-1.1	☐							
	Mandatory	Short term bicycle parking	5.106.4.1.1	X	SHEET GB-1.1	☐				☐		☐	
	Mandatory	Long term bicycle parking	5.106.4.1.2	X	SHEET GB-1.1	☐				☐		☐	
	Tier 2 Mand.	Designated parking - 50% of Parking Capacity	A5.106.5.1.2	X	SHEET A3.4	☐				☐		☐	
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) with 10-20 spaces shall provide 20% EV Capable or EVSE-Ready and 20% Level 2 EVSE Installed. (Buildings w/ more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE Installed).	PAMC 16.14.430/ A5.106.5.3	X	SHEET A3.4	☐		See EVSE Checklist					
	Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8	X		☐				☐		☐	
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X	SHEET C1.3-1.5	☐		PW					
	Tier 2 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & 16.14.080/ A5.106.11.2	X		☐				☐		☐	
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.300 Section 5.106.13	X	TITLE 24 PERF	☐				☐		☐	
Electives (choose 3)	Electives	Community connectivity	A5.103.1	X	GOOGLE MAPS	☐				☐		☐	
	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2	X	SHEET A1.3	☐				☐		☐	
	Electives	Reduce development footprint and optimize open space	A5.104.1			☐				☐		☐	
	Electives	Existing building structure (75%)	A5.105.1.1			☐				☐		☐	
	Electives	Existing non-structure elements (50%)	A5.105.1.2			☐				☐		☐	
	Electives	Salvage	A5.105.1.3			☐				☐		☐	
	Electives	Storm water design	A5.106.2	X	SHEET C1.6-C1.7	☐				☐		☐	
	Electives	Low impact development (LID)	A5.106.3			☐				☐		☐	
	Electives	Greyfield or infill site	A5.106.3.2			☐				☐		☐	
	Electives	Changing rooms	A5.106.4.3			☐				☐		☐	
	Electives	Parking capacity	A5.106.6			☐				☐		☐	
	Electives	Reduce parking capacity	A5.106.6.1			☐				☐		☐	
	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1			☐				☐		☐	
	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2			☐				☐		☐	
	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2			☐				☐		☐	
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	A5.106.11			☐				☐		☐	
5.3 Water Efficiency and Conservation													
Mandatory	Mandatory	Meters, separate submeters or metering devices installed as follows:	5.303.1	X	SHEET GB-1.2	☐		☐					
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1	X	SHEET GB-1.2	☐		☐					
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2	X	SHEET GB-1.2	☐		☐					
	Tier 2 Mand.	Water Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3.2	X		☐							
	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2	X		☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	X		☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X		☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	X		☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X		☐		☐		☐		☐	
	Mandatory	Commercial kitchen equipment	5.303.4	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Food waste disposers	5.303.4.1	X		☐		☐		☐		☐	
	Mandatory	Indoor water use: Areas of addition or alteration *[AA]*	5.303.5	X		☐		☐		☐		☐	
	Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035	X	SHEET GB-1.6	☐		☐		☐		☐	
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)	5.303.6	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1	X	SHEET GB-1.6	☐		☐		☐		☐	
	Mandatory	Recycled water supply systems	PAMC 16.12.030	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307	X		☐		☐		☐		☐	
	Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306	X		☐		☐		☐		☐	
Electives (choose 3)	Electives	Indoor water use: 25% reduction	A5.303.2.3.3	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4			☐		☐		☐		☐	
	Electives	Appliances and fixtures for commercial application	A5.303.3	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Nonwater supplied urinals	A5.303.4.1	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6			☐		☐		☐		☐	
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7			☐		☐		☐		☐	
	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8			☐		☐		☐		☐	
	Electives	Nonpotable water systems	A5.305.1			☐		☐		☐		☐	
	Electives	Irrigation system: Recycled water	A5.305.2	X	SHEET GB-1.6	☐		☐		☐		☐	
5.4 Material Conservation and Resource Efficiency													
Mandatory	Tier 2 Mand.	Recycled content: 15%	A5.405.4	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Weather protection	5.407.1	X	SHEET GB-1.2	☐		See Foundation Inspection checklist.					
	Mandatory	Moisture control: Sprinklers	5.407.2.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Moisture control: Entries + Openings	5.407.2.2	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Moisture control: Flashing	5.407.2.2.2	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Construction waste management	5.408.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Construction waste management plan	5.408.1.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Waste management company	5.408.1.2	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Waste stream reduction alternative	5.408.1.3	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X	SHEET GB-1.2	☐		☐		☐		☐	
	Tier 2 Mand.	Enhanced construction waste reduction (80% diversion rate for projects exceeding $25,000 in value; 65% diversion rate for projects less than $25,000)	PAMC 16.14.410/ A5.408.3.1.1	X	SHEET GB-1.6	☐		See www.greenhalosystems.com					
	Mandatory	Recycling by occupants (with exceptions)	5.410.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Commissioning (≥ 10,000 SF) *[N]*	5.410.2	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Commissioning plan *[N]*	5.410.2.3	X	SHEET GB-1.2	☐							
	Mandatory	Functional performance testing *[N]*	5.410.2.4	X	SHEET GB-1.2	☐							
	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)	PAMC 16.14.360 / 5.410.4.6	X	SHEET GB-1.2	☐							
	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.370 / 5.410.4.7	X	SHEET GB-1.2	☐							
	Mandatory	Performance Review (For sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8	X	SHEET GB-1.2	☐							
	Mandatory	Documentation and Training: Systems manual	5.410.2.5.1	X	SHEET GB-1.2	☐							
	Mandatory	Documentation and Training: Systems operations training *[N]*	5.410.2.5.2	X	SHEET GB-1.2	☐							
	Mandatory	Commissioning report *[N]*	5.410.2.6	X	SHEET GB-1.2	☐							
	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations *[N] [AA]*	5.410.4	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Testing and adjusting: Procedures	5.410.4.3	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.380/ Sect 5.410.4.8	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Inspection and reports (new buildings / additions and alterations < 10,000 SF) *[AA] + [N]*	5.410.4.5.1	X		☐		☐		☐		☐	

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	
						CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
5.4 Material Conservation and Resource Efficiency, continued													
Electives (choose 3)	Electives	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1			☐		☐		☐		☐	
	Electives	Wood Framing: Framing specifications	A5.404.1.2			☐		☐		☐		☐	
	Electives	Regional materials	A5.405.1			☐		☐		☐		☐	
	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2			☐		☐		☐		☐	
	Electives	Reused materials	A5.405.3			☐		☐		☐		☐	
	Electives	Cement and concrete: Cement	A5.405.5.1			☐		☐		☐		☐	
	Electives	Cement and concrete: Concrete	A5.405.5.2	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1			☐		☐		☐		☐	
	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2			☐		☐		☐		☐	
	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1			☐		☐		☐		☐	
	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2			☐		☐		☐		☐	
	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3			☐		☐		☐		☐	
	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4			☐		☐		☐		☐	
	Electives	Choice of materials: Service life	A5.406.1.1	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Choice of materials: Reduced maintenance	A5.406.1.2	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Choice of materials: Recyclability	A5.406.1.3	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1			☐		☐		☐		☐	
	Electives	Whole building life cycle assessment	A5.409.2			☐		☐		☐		☐	
	Electives	Materials and system assemblies	A5.409.3			☐		☐		☐		☐	
	Electives	Substitution of prescriptive standards	A5.409.4			☐		☐		☐		☐	
5.5 Environmental Quality													
Mandatory	Mandatory	Fireplaces	5.503.1	X		☐		☐		☐		☐	
	Mandatory	Temporary ventilation (MERV 8)	5.504.1	X	SHEET GB-1.2	☐		☐		☐		☐	
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC	5.504.4.1	X	SHEET GB-1.3	☐							
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X	SHEET GB-1.3								
	Mandatory	Aerosol paints and coatings	5.504.4.3.1	X	SHEET GB-1.3	☐				☐		☐	
	Mandatory	Verification, for paints and coatings	5.504.4.3.2	X	SHEET GB-1.3	☐				☐		☐	
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	X	SHEET GB-1.3								
	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2	X	SHEET GB-1.3								
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X	SHEET GB-1.3								
	Mandatory	Composite wood products: Documentation	5.504.4.5.3	X	SHEET GB-1.3								
	Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1	X	SHEET GB-1.3								
	Tier 2 Mand.	Resilient flooring system, 100%	PAMC 16.16.070 & 16.14.080/ A5.504.4.7.1	X		☐							
	Tier 2 Mand.	Thermal Insulation: No added formaldehyde	PAMC 16.16.070 & 16.14.080/ A5.504.4.8.1	X	SHEET GB-1.6	☐		☐		☐		☐	
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.390/ 5.507	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Exterior noise transmission, performance method	5.507.4.2	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Site features	5.507.4.2.1	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Documentation of compliance	5.507.4.2.2	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Interior sound transmission (with note)	5.507.4.3	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Halons	5.508.1.2	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Supermarket refrigerant leak reduction	5.508.2	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Refrigerant piping	5.508.2.1	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Refrigerant piping valves	5.508.2.2	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Refrigerant piping access valves	5.508.2.2.1	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Refrigerated service case	5.508.2.3	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Refrigerant receivers	5.508.2.4	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Pressure testing	5.508.2.5	X	SHEET GB-1.3	☐		☐		☐		☐	
	Mandatory	Evacuation (after pressure testing)	5.508.2.6	X	SHEET GB-1.3	☐		☐		☐		☐	
	Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation	A5.504.1.1			☐		☐		☐		☐	
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2			☐		☐		☐		☐	
	Electives	IAQ postconstruction	A5.504.2			☐		☐		☐		☐	
	Electives	IAQ testing	A5.504.2.1			☐		☐		☐		☐	
	Electives	Maximum levels of contaminants	A5.504.2.1.1			☐		☐		☐		☐	
	Electives	Test protocols	A5.504.2.1.2			☐		☐		☐		☐	
	Electives	Noncomplying building areas	A5.504.2.1.3			☐		☐		☐		☐	
	Electives	Acoustical ceiling and wall panels	A5.504.4.9			☐		☐		☐		☐	
	Electives	Hazardous particulates and chemical pollutants	A5.504.5			☐		☐		☐		☐	
	Electives	Entryway systems (to control pollutants)	A5.504.5.1			☐		☐		☐		☐	
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/A5.507.1.2			☐		☐		☐		☐	
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2	X	SHEET GB-1.6	☐		☐		☐		☐	
	Electives	Daylight: Toplighting and sidelighting	A5.507.2			☐		☐		☐		☐	
	Electives	Views: Direct line of sign to outdoors: interior office spaces	A5.507.3.1			☐		☐		☐		☐	
	Electives	Views- Multi-occupant spaces	A5.507.3.2			☐		☐		☐		☐	
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3	X		☐		☐		☐		☐	
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4	X		☐		☐		☐		☐	
Required Additional Electives (Choose 3 additional Electives from any category)			A5.601.3.1										
Mand.	Tier 2 Mand.		A5.601.3.4		25% WATER REDUCTION	☐		☐		☐		☐	
	Tier 2 Mand.		A5.601.3.4		RECYLABILITY	☐		☐		☐		☐	
	Tier 2 Mand.		A5.601.3.4		FIRE SUPRESSION USING H20	☐		☐		☐		☐	

Legend:

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

Project Type	Residential
Green Building Categories	Tier2
Name	Michaelle Williams
Company	Studio Current
Email	michaelle@studiocurrent.com
Permit No.	23APP-04266
Address:	156 CALIFORNIA AVE Palo Alto, CA 94309
Project Valuation	50000000
Project Square Feet (Gross)	516485
Will this be an all-electric building?	Yes
Is this an ADU project?	No
Does this project include landscaping upgrades?	Yes
Please choose Computer Compliance Program	EnergyPro

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

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

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

CITY STAMPS ONLY

CITY OF PALO ALTO

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

Special Inspector Acknowledgement

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

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

Sean Feurtado
Signature (Green Building Special Inspector)

Sean Feurtado dba Quest Energy Design
Print Name

408.896.6018 seanafeurtado@gmail.com
Phone or Email

03/25/24
Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

In order to schedule a final building inspection with the Building Department, follow the procedures below.

- ☐ Schedule a two-part Final Green Building Inspection with the City Green Building Personnel in accordance with the Palo Alto Non-Residential Green Building Inspection Guideline.
- ☐ At Part 1 of the Final Green Building Inspection prepare all submittals and supporting documentation for the items identified with an "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.
- ☐ At Part 2 of the Final Green Building Inspection prepare for a field inspection for the items identified with an "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.

I certify that:

- ☐ There have been no alterations that have impacted the energy report for the project, unless the new report is provided.
- ☐ All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.
- ☐ Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

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

Print Name

Date

2022 **NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2**

Project Address: 164 CALIFORNIA

STUDIO CURRENT
URBAN DESIGN + ARCHITECTURE
96 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

Project:
164 California Ave

Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025

Stamp

LICENSED ARCHITECT JEFFREY R CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title

CAL GREEN NON-RESIDENTIAL CHECKLIST

GB-1
MANDATORY
+TIER 2

A1.5

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AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists contained in this code and may be incorporated into the design of buildings at the option of the applicant, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 4 and Appendix A4 apply to additions and alterations of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of the California Building Standards Commission). Additions or alterations that are not altered structure shall only apply to the portions of the building being added or altered without the scope of the project.

A mixed-occupancy building will be designated by a banner to indicate where the code section only applies to newly constructed building(s) [CG] or additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. The requirements of Civil Code Section 1101.1 et seq. for definitions, application, and implementation of the statute, including the time frames for the replacement of noncompliant plumbing fixtures, and duties and responsibilities for compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see DSSC)
301.5 HEALTH FACILITIES. (see OSHC)

SECTION 302 MIXED-OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall address compliance with the specified green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For buildings and others constructed for future tenant improvements, only those code requirements related to the building components and systems considered to be new construction shall be enforced at the time of permit issuance.

303.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvement of a shell building. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 for nonresidential additions and alterations.

ABBREVIATIONS DEFINITIONS:

BSC	Department of Housing and Community Development
BSC-CG	California Building Standards Commission
DGS-OAH	Division of the State Architect - Access Compliance
DSA	Office of Statewide Health Planning and Development
HCD	Department of Housing and Community Development
HR	High Rise
OSHC	Occupational Safety and Health

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CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL 01 02

5.101.1 SCOPE.
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site development, water efficiency, energy conservation, material conservation, waste and enhance the environmental quality of the site and the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS.
The following terms are defined in Chapter 2 (and are included here for reference)

ADAPTIVE REUSE. Conversion of an existing building to a new use. Typically, buildings over 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to any lighting within the building.

LOW-EMITTING AND FUEL-EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero-tailpipe-emissions (ZEV) advanced technology PZEV (enhanced AT PZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. Any vehicle certified to the Tier 2 Bin 3 or Bin 4 for fuel economy and greenhouse gas rating of 9 or 10 as regulated under 40 CFR 86.1818-12(a)(2).

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" in Section 385.5 of the Vehicle Code or 49 CFR571.500 (as amended on July 1, 2000), and is certified for zero-emission vehicle standards.

PARKING CAPACITY. Number of occupants who inhabit a building during its normal hours of operation as permanent residents, employees, and visitors, with access to automobile parking provided.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motorcycle or truck tractor, designed to carry more than 15 but not more than 45 persons, including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. New construction projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activity by complying with all of the following:

1. Cal/-Vee BMPs that are applicable to the project site shall be implemented as specified in each project include, but are not limited to, the following:
   a. Protection of storm drain inlets during dry weather, clean possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Prevention of offsite vehicle tracking.
   d. Mulching or hydroseeding to stabilize disturbed areas.
   e. Protection of adjacent properties.
   f. Protection of stockpiles and construction materials (see also item materials).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Control of non-storm water discharges (see item to wash down site.
   i. Stabilized construction exits.
   j. Wind erosion control.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. On-site paving outlets.
   b. Proper vehicle and equipment management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of construction equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.1.1 Construction Site Pollution Prevention for Projects that Disturb One or More Acres of Land. Comply with all activity-enabled stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development/sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit issued to the Permittee (City, County, or City and County) that has jurisdiction over the project. Refer to the Construction General Permit Order 2009-0009-DWQ and any subsequent amendments.

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) and the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interpolation, evapotranspiration, and infiltration. Applicants should refer to the NPDES permit requirements to determine the need for a Storm Water Pollution Prevention Plan (SWPPP), Storm water control measures and best management practices required to be implemented during construction practices and be approved by the enforcing agency.

Refer to the current applicable Caltrans Storm Water Resources Control Board website at: http://www.dot.ca.gov/hq/oppd/stormwr/publications_cntrct_boilerplate.htm for the latest approved measure should be given during the initial design process for appropriate integration into site development.

5.106.2 RECYCLED WATER. Where the building is adjacent to a recycled water service, the building shall be connected to the recycled water service as specified in Section 501, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 13143.2(b), comply with Section 5.106.4.2.

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2 to meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces, with a minimum of one two bicycle parking facility.

Exception: Additions or alterations which add nine or less visitor motorized parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2.

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed from the street in accordance with Section 5.106.4.2.2 for 5 percent of students.

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilities electric vehicle charging equipment and facilities shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility will not provide sufficient power.
   c. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 round towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS).
Where EVCS are installed, comply with Table 5.106.5.3.2 Table EVCS in the number installed in Table 5.106.5.3. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE or any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted to serve multiple EV parking spaces required by Section 5.106.5.3.1 or Table EV capable spaces in accommodating supply to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without DCFC by five and reduce proportionally the required electrical load required by the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity shall be reduced by:

1. 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW into simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
Where EVCS are installed, accessible EVSC shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.2.1.
See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DECDIC/EHLB/IAQ/Pages/VOC.aspx#material

5.106.5.3.5 Identification. Identification of EVSE shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.1 Testing for compliance. See California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DECDIC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.1.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.3 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). These materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.3.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the American Plywood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

5.504.4.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DECDIC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.5 Compliant Wall Coverings. Wall coverings shall meet the requirements of Table 5.504.4.1.

5.504.4.6 Acoustical ceiling and wall panels.
Where ceiling and wall panels are installed, the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, such areas shall be located no closer than 25 feet from building entries, outdoor air intakes and operable windows (unless already prohibited by other laws or regulations, or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California). Smoking shall be prohibited within the 25 feet perimeter, unless laws, regulations or policies are not in place, and signage is posted informing occupants of the prohibition.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local ordinance, whichever is more stringent, and Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control ventilation, CO2 sensors and controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)5.

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
[DSA-SS] For classrooms served by mechanical ventilation systems, see Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide sensor and meet the following requirements:

1. The monitor or sensor shall be permanently affixed in a temperature manner in each classroom between 3 and 6 feet above the floor. It shall not be placed within 3 feet of an air supply diffuser and at least 3 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall be powered by a 120-volt electrical receptacle that is not controlled by a wall switch or an EMCS, the carbon dioxide level shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom exceed 1,100ppm. The notification shall be visible to a person standing outside the room. A person who must investigate a visual and/or audible indicator that the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of carbon dioxide levels recorded measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels from 400ppm to 2,000ppm, inclusive, with accuracy of +/- 75ppm.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than every five years.

5.506.3 LOW POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114. Table 10-114-A, and Table 10-114-B
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8).
3. Uplight and glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8.3b) or Comply with a local ordinance lighting zone, whichever is stricter.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code, shall comply with lighting.
2. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, shall be permitted to use lighting complying with Table 5.106.8.3a) as allowed by the enforcing agency, as permitted by Section 101.8. Alternate methods, shall be made of construction.
3. Luminaires with less than 6,200 initial lumenire lumens.

TABLE 5.106.5.1 - RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF EQUIPPED LOADING SPACES	ADDITIONAL CAPACITY REQUIRED AVAILABLE FOR FUTURE BUDGET AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
	Greater than 90,000	3 or Greater	400
Retail	10,000 to 100,000	1 or 2	200
	Greater than 100,000	3 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
	Greater than 256,000	3 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114. Table 10-114-A, and Table 10-114-B
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8).
3. Uplight and glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8.3b) or Comply with a local ordinance lighting zone, whichever is stricter.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code, shall comply with lighting.
2. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, shall be permitted to use lighting complying with Table 5.106.8.3a) as allowed by the enforcing agency, as permitted by Section 101.8. Alternate methods, shall be made of construction.
3. Luminaires with less than 6,200 initial lumenire lumens.

TABLE 5.106.8.3a) MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [N]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 to 2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For any lighting	N/A	U0	U0	U0	U0
For all other outdoor luminaires including decorative luminaires	N/A	U1	U2	U3	UR

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. Non- commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. This section shall not apply to refrigeration systems that exclusively use HFC-32 refrigerant or other refrigerants with a GWP of 150 or greater. Non- refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak inspection and repair. Piping runs underground, in concrete slabs, under building with an outside access point, and piping connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.3 Anchorage. One-fourth inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 5 mils.

5.508.2.1.5 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerant and lubricant in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the California Mechanical Code and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 For vessels equipped with a pressure gauge, pressure transducer or other device which indicates if the rupture disc is intact, between the rupture disc and the relief valve shall be installed a device such as a valve, orifice or blockage of the relief valve.

5.508.2.2.2 Access valves. Any refrigerant access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If required by IIA, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.3 Chain tethers. Chain tethers to fit on the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device the indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The above shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and pressures have gas to long system pressure up to 500 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a first vacuum down to at least 1000 microns (+/- 50 microns), and hold for 24 hours.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum gain of 500 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified installers shall work for companies employing at least one certified supervisor or responsible of a person trained and certified by the manufacturer to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]
When special inspection is required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, or home energy auditors.
3. Successful completion of a third-party apprenticeship training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner's office for further instructions before proceeding with the project.
2. For projects where pest infestation is a concern, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.509 ENHANCED DURABILITY AND REDUCED MAINTENANCE

5.509.1 GENERAL.
The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from weathering and exterior moisture intrusion, extending the life of roofs, and minimize or reduce pollution through recycling of materials, and building commissioning or testing and adjustment.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

GB1.1

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

SECTION 5.303 INDOOR WATER USE

5.303.1 **METERS.** Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 1,000 gallons per day (gpd), including, but not limited to, spaces used for lodging or retail, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for tenant spaces are not directly feasible, water meters shall be installed for:
   a. Makeup water for cooling towers other than though-the-glass to greater than 500 gpm (30 L/s).
   b. Steam and hot water boilers with energy input more than 500,000 Btu/h (146 kW).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (146 kW) installed in multiple.

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within a project that consumes more than 1,000 gallons per day.

5.303.2 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of tank-type water closets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Water consumption. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Pint-flushed urinals. The effective flush volume of flush-mounted or urinal urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute (gpm) (6.8 L/min) at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and other showering devices shall not exceed 1.8 gallons per minute (gpm) (6.8 L/min) at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.3.3.3 Valve leakage. Leakage requirement of valves shall be:

Exception: Valves with seat caps that are not removed from the valve during stem operation.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute (gpm) (1.9 L/min) at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.5 gallons per minute (gpm) (5.7 L/min) at 60 psi. Kitchen faucets may temporarily increase the flow above that limit but not to exceed 2.2 gallons per minute (gpm) (8.3 L/min) at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.4 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per cycle (0.8 L/min) at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

Note: The owner or contractor shall make the determination if the construction and demolition waste material should be considered recyclable.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of complying with this requirement do not exist or are not located reasonably close to the jobsite. Reasonably close means within the following mileage radius of the jobsite: 10 miles for mixed inert debris, and 30 miles for all other construction and demolition waste.
3. Identified demolition facilities where construction and demolition waste material collected will be taken to a facility that does not recycle construction and demolition waste material that 50% cannot be recycled or salvaged.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material should be considered recyclable.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of complying with this requirement do not exist or are not located reasonably close to the jobsite. Reasonably close means within the following mileage radius of the jobsite: 10 miles for mixed inert debris, and 30 miles for all other construction and demolition waste.
3. Identified demolition facilities where construction and demolition waste material collected will be taken to a facility that does not recycle construction and demolition waste material that 50% cannot be recycled or salvaged.

5.408.1.3 Waste reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of floor area for the building project. At least 50% shall be recycled or salvaged.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 5.408.1.1, 5.408.1.2, or 5.408.1.3. Documentation shall be made available as necessary and shall be available during construction for examination by the enforcing agency.

FOR RESPONSE ONLY The following table and note section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section

					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	SHEET GB2-1								
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3	X	SHEET GB-2								
	Mandatory	Grading and paving	4.106.3	X	SHEET C1.3-1.5								
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	X	SHEET GB2-1								
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X	SHEET GB2-3								
	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	SHEET GB2-3								
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	X	SHEET GB2-1								
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1	X	N/A								
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X	SHEET GB2-1								
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3	X	N/A								
Electives (choose 4)	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 16.54.060/ A4.106.9	X	SHEET GB2-1								
	Elective	Site selection	A4.103.1	X	INFILL SITE								
	Elective	Community connectivity	A4.103.2	X	GOOGLE MAPS								
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1	X	GREEN BLD SPECIAL INSP								
	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	X	SHEET L1.10-L5.40								
	Elective	Vegetated roof	A4.106.6										
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7										
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10										
	Elective	Innovative concepts and local environmental conditions	A4.108.1										
4.3 Water Efficiency and Conservation													
Mandatory	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X	SHEET GB2-1								
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2	X	N/A								
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X	SHEET GB2-1								
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2	X	SHEET GB2-1								
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X	SHEET GB2-1								
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2	X	N/A								
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3	X	N/A								
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X	SHEET GB2-1								
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2	X	SHEET GB2-1								
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X	SHEET GB2-1								
	Mandatory	Recycled water supply systems *[N]*	4.305.1	X	SHEET GB2-1								
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.3	X	SHEET GB2-4								
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306	X	SHEET GB-2								
Electives (choose 3)	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X	SHEET GB2-3								
	Elective	Alternate water sources for nonpotable applications	A4.303.2										
	Elective	Appliances	A4.303.3	X	ENERGY STAR APPLIANCE								
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4										
	Elective	Hot water recirculation systems	A4.303.5										
	Elective	Rainwater catchment systems	A4.304.1										
	Elective	Potable water elimination	A4.304.2										
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3										
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1										
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2										
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3	X	SHEET GB2-4								
	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	SHEET GB-2								
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	X	SHEET GB-2								
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1	X	SHEET GB2-1								
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards	PAMC 16.14.250/ 4.408.1	X	GREEN HALO- GC TO COMPLY								
	Mandatory	Construction waste management plan in Green Halo	A4.408.2	X	GREEN HALO- GC TO COMPLY								
	Mandatory	Waste management company	4.408.3	X	GREEN HALO- GC TO COMPLY								
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X	GREEN BLD INSP TO PROVIDE								
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2	X									
Electives (choose 4)	Elective	Efficient framing techniques - Lumber size	A4.404.1										
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2										
	Elective	Efficient framing techniques - Building systems	A4.404.3										
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4										
	Elective	Prefinished building materials	A4.405.1	X	SHEET GB2-4								
	Elective	Concrete floors	A4.405.2										
	Elective	Use of building materials from rapidly renewable sources	A4.405.4										
	Elective	Drainage around foundations	A4.407.1										
	Elective	Roof drainage	A4.407.2	X	SHEET GB2-4								
	Elective	Flashing details	A4.407.3	X	SHEET GB2-4								
	Elective	Material protection	A4.407.4	X	SHEET GB2-4								
	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 N/A								
	Mandatory	Covering of duct openings, protection of mechanical equipment during constructio	4.504.1	X	SHEET GB2-2								
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1	X	SHEET GB2-2								
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2	X	SHEET GB2-2								
	Mandatory	Aerosol paints and coatings	4.504.2.3	X	SHEET GB2-2								
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4	X	SHEET GB2-2								
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3	X	SHEET GB2-2								
	Mandatory	Carpet cushion	4.504.3.1	X	SHEET GB2-2								
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2	X	SHEET GB2-2								
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.3		X N/A								
	Mandatory	Composite wood products	4.504.5	X	SHEET GB2-2								
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2	X	SHEET GB2-2								
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1	X	SHEET GB2-2								
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3	X	SHEET GB2-2								
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1	X	SHEET M1								
		1. ENERGY STAR fans ducted to outside of building.		X	SHEET M1								
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system		X	SHEET M1								
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max		X	SHEET M1								
	Mandatory	Heating and air conditioning system design (all-electric on or after January 1, 202	PAMC 16.14.090/ 4.507.2	X	SHEET M1								
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.410		X N/A								
Electives (1)	Elective	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1										
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3	X	SHEET GB2-4								
	Elective	Construction filters *[HR]*	A4.506.2										
	Elective	Direct-vent appliances	A4.506.3										
	Elective	Innovative concepts and local environmental conditions.	A4.509.1										

Legend:

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

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

Project Type	Residential
Green Building Categories	Tier2
Name	Michaelle Williams
Company	Studio Current
Email	michaelle@studiocurrent.com
Permit No.	23APP-04296
Address:	156 CALIFORNIA AVE Palo Alto, CA 94309
Project Valuation	500000000
Project Square Feet (Gross)	516465
Will this be an all-electric building?	Yes
Is this an ADU project?	No
Does this project include landscaping upgrade?	Yes
Please choose Computer Compliance Program	EnergyPro

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.

Sean Feurtado
Signature (Green Building Special Inspector)

Sean Feurtado dba Quest Energy Design
Print Name

408.896.6018 seanafeurtado@gmail.com
Phone or Email

03/25/24
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: 164 CALIFORNIA, Palo Alto CA

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-2
Mandatory +Tier 2

STUDIO CURRENT
URBAN DESIGN + ARCHITECTURE
96 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

Project:
164 California Ave

Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025

Stamp

LICENSED ARCHITECT JEFFREY R CURRENT
C 19444 REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title

CAL GREEN RESIDENTIAL CHECKLIST

A1.7

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AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists. Voluntary measures specified by the application checklists may be required by the application checklists and may be included in the design and construction of structures covered by this code but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [BSC] Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned floor area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements may have to comply with mandatory water efficiency requirements for landscaping. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval for the corresponding permit. See Civil Code Section 1101.1 et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.1.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of Chapter 4 apply to the construction, addition, and alteration of low-rise residential buildings, or both. Individual sections will be designated by the letters to indicate where the section applies specifically to low-rise (LR) or high-rise (HR). When the section applies to both low-rise and high-rise buildings, no letter will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed-occupancy buildings, each portion of a building shall comply with the standards governing the occupancy applicable to each specific occupancy.

Exception:
1. [HCD] Accessory occupancies within multifamily dwellings may comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] Live/work units may comply with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 3 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
DSA-SS	Division of the State Architect, Structural Safety
DSA-SS/CC	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low-Rise
HR	High Rise
A	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS.
The following terms are defined in Chapter 2 and are included here for reference:

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downhill slope. Wattles are also used for perimeter and inlet controls.

SECTION 4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent or downstream areas during the management of storm water drainage and erosion controls per grading and construction.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of land and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Filtration devices such as vegetated swales, gravel bags, berms, silt fences or other similar disposal method, water shall be directed through a filtration system, vortex or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:
1. Where there is a zero-cu-zee basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate electrical power.
   1.2 Where there is evidence suitable to the local enforcing agency (authority having jurisdiction) indicates that meeting the requirements will substantially impair the implementation of Section 4.106.4. Hay adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination point shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.1, 4.106.4.2.2 or 4.106.4.2.3 to facilitate future installation and use of EV chargers. As a reserved whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any minimum parking space requirements established by a local jurisdiction. See Section 4.106.4.2.3.1 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of wiring cells, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Nu (+0) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any onsite distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE". In accordance with the California Electrical Code.

Exceptions: When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

1. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:
a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per parking space. For all required EV spaces, at a minimum of 40 amperes.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any onsite distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE". In accordance with the California Electrical Code.

Exception: When EV chargers (Level 2) EVSE) are installed in a number greater than the (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:
a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per parking space. For all required EV spaces, a minimum of 40 amperes shall be provided for use by a single charging unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, the electrical system, including any onsite distribution transformer(s), shall have sufficient capacity to simultaneously charge EVs at the required EV spaces served by the 40A/80 A electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVSE) installed beyond the minimum. Plans shall indicate the proposed method to charge EVs installed beyond the minimum. Where a capacity of not less than 30 amperes, 40/80 shall not be reduced below the minimum required by Section 4.106.4.2.2.1.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the requirements in Section 11B-812 of the California Building Code, Chapter 11B. Accessible EV spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 Van space requirements.
For every six EV spaces, one 96-inch (2438 mm) wide raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination point, receptacle or charger location, as applicable. The service panel and or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.3 Multifamily buildings. The raceway termination point and the service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination point and service panel or subpanel circuit directory shall also include the following identification: "For electric vehicle charging purposes". The raceway termination point shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.3 Electric Vehicle Ready Space Signage.
Required EV ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations Policy Directive 15-01 (See Emission Vehicle Signs and Pavement Markings) or its successor.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities serving existing multifamily buildings are altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered and the parking facilities serving existing multifamily buildings shall comply with Section 4.106.4.2.

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

Reserved.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4:

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1 et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank type toilets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall comply with the applicable provisions of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and other showering devices shall not exceed the flow rate allowed for one showerhead as specified in Section 4.303.1.3.1, Item 1, the combined flow rate of all showerheads and other showering devices controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwelling units) in shopping centers, restaurants, buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.20 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: When complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
Pre-rinse spray valves for commercial food preparers in the California Code of Regulations, Title 22 (Appliance Efficiency Regulations), section 1605.3 (a)(1) Table H-2, Section 1605.3 (h)(4)(A), and Section 1605.3 (h)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and pole section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations) Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES (MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS (spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ **5.0 ozf**)	1.00
Product Class 2 (> 5.0 ozf and ≤ **8.0 ozf**)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) and a maximum spray force of not greater than 8.0 ozf.

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Appliances. Install at least one qualified ENERGY STAR dishwasher or clothes washer.

Note: See Section A5.303.3 for nonresidential dishwashers and clothes washers.

4.303.4 Nonwater urinals and waterless toilets. Nonwater urinals or composting toilets are installed.

Where approved, hybrid urinals, as defined in Chapter 2, shall be considered nonwater urinals.

4.303.5 Hot water recirculation systems. One- and two-family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand hot water recirculation system shall be installed in accordance with the *California Plumbing Code*, *California Energy Code*, and the manufacturer's installation instructions.

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Division 2, Chapter 2.7. The MWELO and supporting documents, including water budget calculator, are available at: https://www.ca.gov.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole plates at exterior walls shall be protected against the passage of rodents. Openings shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. Where the enforcing may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or mixed (co-mingled).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste material will be taken to a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.6 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code" can assist in documenting compliance with this section. Jurisdiction may require the use of specific construction waste management forms found at their jurisdiction's website.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be placed in the building. The following shall be included:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle charging, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and other site-specific opportunities.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may employ to maintain humidity within this range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of regular roof and yard debris removal.
8. Information about inspection and maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintaining defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all occupants and are identified for the storage and collection of recyclables, including at least three (3) or more containers for the collection and storage of paper, glass, plastics, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

SUBMETER SPECIFIC APPLICATIONS

METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope.
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's occupants, having of a building's inhabitants, occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.502.1 DEFINITIONS
The following terms are defined in Chapter 2 and are included here for reference:

AGRIFIBER PRODUCTS. Agrifiber products include strawboard, sterotboard, panel substrates and door cores, non-including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. Composite wood products do not include hardboard, structural panels, structural composite lumber, oriented strand board, gluted laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PREVIOUS AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactivity Organic Gases (ROG) Mixture" per weight of compound added, expressed to the nearest 0.01 gram (g) O3/g ROG.

Note: MIR values for aromatic compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of an individual VOC's MIR for all ingredients in a product subject to the article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (hundredths of g O3/g product).

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROG). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings that vaporizes (goes from a liquid or solid into a gas) at relatively low temperatures. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR, Title 17, Section 94508 (a) 132.

4.503 FIREPLACES

4.503.1 All fireplaces shall meet the requirements of the applicable residential code and shall be installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating that they meet the emission limits. Woodstoves, fireplaces and fireplace shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Adhesives, sealants and caulks shall be compliant with VOC and other toxic control measures.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not contain more than 16 fluid ounces) shall comply with statewide VOC limits. For aerosol products, statewide limits apply to the total percentage by weight of VOCs in the chemical compounds, including propellants.
3. Architectural applications.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 1 of the ARB Suggested Control Measure shall be determined by classifying the coating as a flat, nonflat or nonflat-high gloss coating based on its reported gloss or sheen as defined in ASTM D523-89, Standard Test Method for Specular Gloss. The following exceptions apply:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1]

(Less Water and Less Exempt Compounds in Grams per Liter)	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONSUBMERGED ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1]

Less Water and Less Exempt Compounds in Grams per Liter)	
COATING CATEGORY	**VOC LIMIT**
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	350
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[2]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE ADOPTED BY THE EFFECTIVE DATE SPECIFIED IN THIS TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 3, 2000. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

4.504.2.3 Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ozone formation and other requirements specified in California Code of Regulations, Title 17, Section 94522 (a)(2)(A-D) and (e-g). Paints and coatings also shall meet the applicable VOC limits specified in California Code

PODIUM BASE - TYPE 1A CONSTRUCTION

302- OCCUPANCY TYPE		
CBC 2022 CODE SECTION*	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302, 303.1.2,	BASEMENT-2	LOW HAZARD STORAGE, GROUP S-2, U
	BASEMENT-1	LOW HAZARD STORAGE, GROUP S-2, U
	GROUND LEVEL	LOW HAZARD STORAGE, GROUP S-2, B, U
	LEVEL 2	GROUP S-2, B, R-2

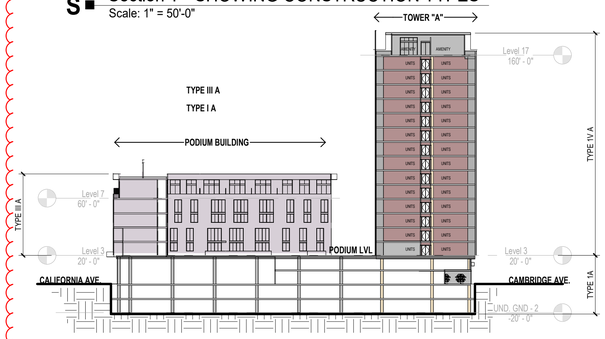
* note: 2022 CODES IF SUBMITTING BUILDING PERMIT BEFORE 12/31/25. AFTER 12/31/25, NEW 2025 CODE APPLIES

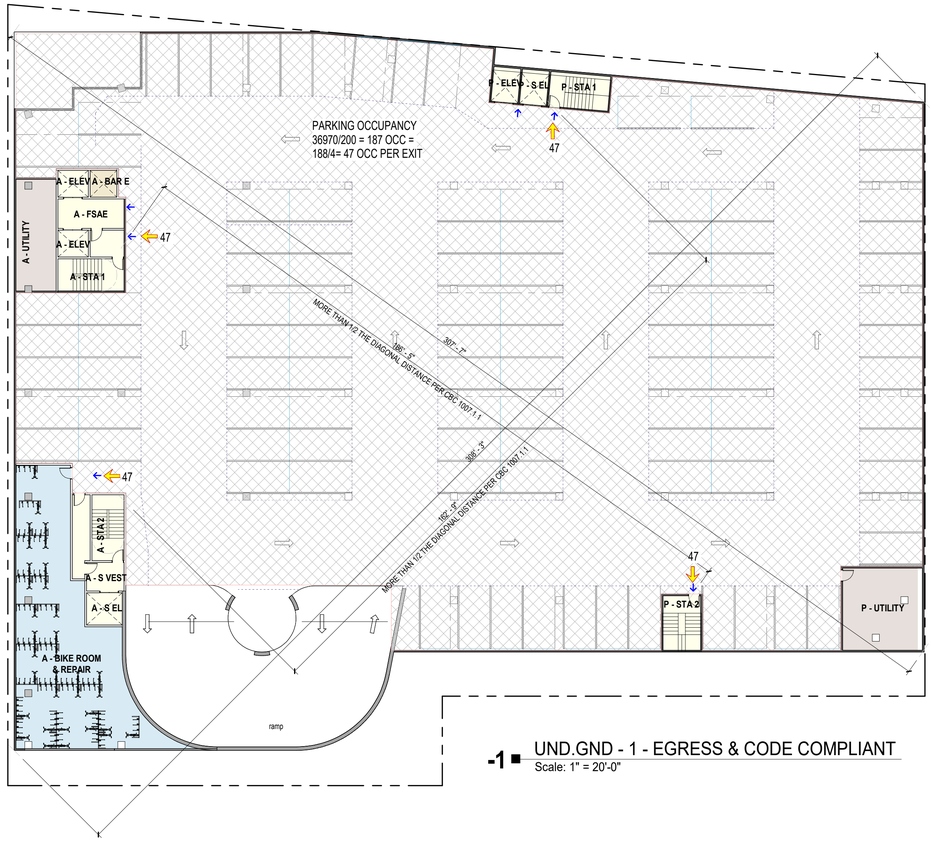
TABLE 504 .3 ALLOWABLE HEIGHT		
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
B, S, A, M	TYPE I A	UNLIMITED

TABLE 506.2 ALLOWABLE FLOOR AREA		
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
B, S, A, M	TYPE I A	UNLIMITED

TABLE 508.4 MIXED OCCUPANCIES		
LEVEL	MIXED OCCUPANCIES	REQUIRED HOURS OF SEPARATION OF OCCUPANCIES
BASEMENT -2	S2	-
BASEMENT -1	S2	-
GROUND LEVEL	S2 / M	1
LEVEL 2	S2 / M	1

S■ Section T - SHOWING CONSTRUCTION TYPES
Scale: 1" = 50'-0"





-1■ UND.GND - 1 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

PODIUM BUILDING - TYPE III-A CONSTRUCTION

OCCUPANCY TYPE		
CBC 2022 CODE SECTION*	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302, 303.1.2,	LEVEL 3- 7	R-2
SECTION 302, 303.1.2, 303.4	LEVEL 8	A-3

* note: 2022 CODES IF SUBMITTING BUILDING PERMIT BEFORE 12/31/25. AFTER 12/31/25, NEW 2025 CODE APPLIES

TABLE 504 .3 ALLOWABLE HEIGHT		
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
R-2 WITHOUT AREA INCREASE	TYPE III A	85'

TABLE 508.4 MIXED OCCUPANCIES		
LEVEL	MIXED OCCUPANCIES	REQUIRED HOURS OF SEPARATION OF OCCUPANCIES
LEVEL 3	R-2 /A3	1
	R-2	-
		-

1005.3.2 OTHER EGRESS COMPONENTS

CALCULATE
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

EXCEPTIONS
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

1007.1 GENERAL (1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS).
WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

1010.1.2.1 DIRECTION OF SWING
SIDE-HINGED SWINGING DOORS, PIVOTED DOORS AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY. FOR GROUP I, OCCUPANCIES, SEE SECTION 453.6.2.

FFR (PER TABLE 601 AND 602)

BUILDING AREAS ARE SHOWN ON PLAN AND COMPLY WITH TYPE I-A (LEVEL 1– 2) AND TYPE III-A (LEVEL 3 – 7) CONSTRUCTION TYPES.
SLAB SEPARATING TYPE 1A FROM TYPE 3A IS 3-HOUR SEPARATION.
WOOD FRAMED APARTMENT UNITS (UPPER 5 LEVELS) ARE TYPE III-A W/ SPRINKLERS

503.1.4 OCCUPIED ROOFS

EXCEPTIONS:
THE OCCUPANCY LOCATED ON AN OCCUPIED ROOF SHALL NOT BE LIMITED TO THE OCCUPANCIES ALLOWED ON THE STORY IMMEDIATELY BELOW THE ROOF WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTIONS 907.5.2.1 AND 907.5.2.3 IS PROVIDED IN THE AREA OF THE OCCUPIED ROOF. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM NOTIFICATION PER SECTION 907.5.2.2 SHALL ALSO BE PROVIDED IN THE AREA OF THE OCCUPIED ROOF WHERE SUCH SYSTEM IS REQUIRED ELSEWHERE IN THE BUILDING.

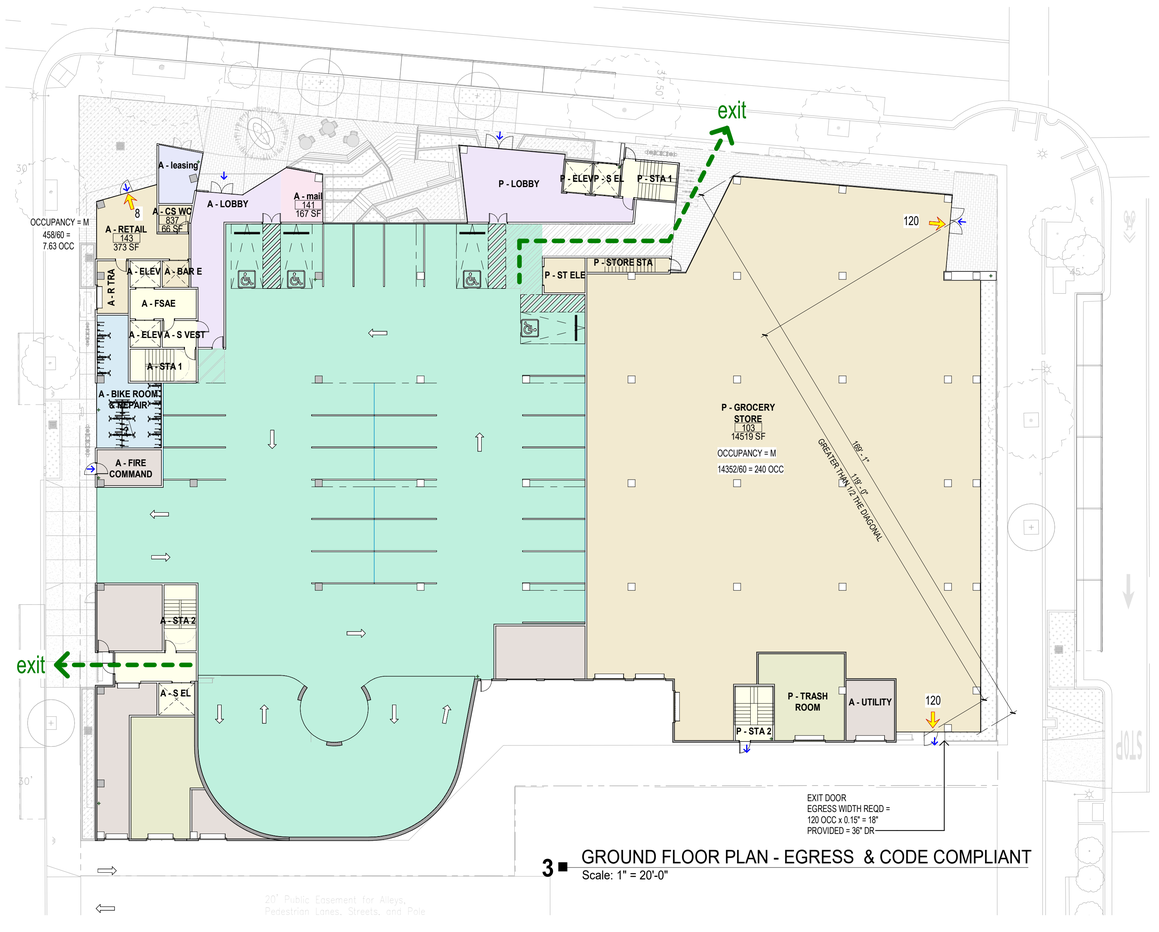
510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE
A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE THE FOLLOWING CONDITIONS ARE MET:

5.THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300, OR GROUP B, M, R OR S OCCUPANCIES.

TABLE 1020.2 CORRIDOR FIRE RATING	
OCCUPANCY TYPE	CORRIDOR WITH SPRINKLER SYSTEM
R-2	1 HOUR IF GREATER THAN 10
S-2	0
A-2	0
B	0

MINIMUM CORRIDOR WIDTH (PER TABLE 1020.1)
THE MINIMUM CORRIDOR WIDTH IN PUBLIC AREA IS 44" FOR THE OCCUPANCIES R-2, S-2, A-2 AND B, THE MINIMUM CORRIDOR WIDTH IN RESIDENTIAL UNIT IS 36". ALL CORRIDORS PROVIDED ARE AT LEAST 6 FEET, EXCEEDING THE REQUIRED WIDTH.

LEGEND:
- Grocery Store
- Retail
- Garage Parking
- Residential Units
- Residential Circulation
- Residential Lobby
- Residential Amenity
- Utility Room
- Trash Room



3■ GROUND FLOOR PLAN - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

TOWER "A" BUILDING - TYPE I-A CONSTRUCTION

OCCUPANCY TYPE		
CBC 2019 CODE SECTION	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302, 303.1.2,	LEVEL 3- 16	GROUP R-2, A3
SECTION 302, 303.1.2, 303.3	LEVEL 17	GROUP A2

TABLE 504 .3 ALLOWABLE HEIGHT		
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
A | SPRINKLERED	TYPE IA	UL
R-2 | SPRINKLERED	TYPE IA	UL

TABLE 508.4 MIXED OCCUPANCIES		
LEVEL	MIXED OCCUPANCIES	REQUIRED HOURS OF SEPARATION OF OCCUPANCIES
LEVEL 3	R-2 /A3	1
LEVEL 4-LEVEL 16	R-2	-
LEVEL 17	A2	1

TABLE 506.2 ALLOWABLE FLOOR AREA		
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
R-2 SPRINKLERED	TYPE IA	UL

GENERAL NOTES

PROVIDE WATER SUPPLY TO REQUIRED FIRE PUMPS PER 914.3.1.2
PROVIDE AUTOMATIC SECONDARY WATER SUPPLY PER 914.3.2
PROVIDE CLASS I STANDPIPE SYSTEMS THROUGHOUT THE BUILDING PER 905.3.1
FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED IN VISIBLE LOCATIONS FROM THE NEAREST POINT OF FIRE DEPARTMENT ACCESS PER 2022 CFC 912
PROVIDE DEDICATED ELECTRICAL SERVICE CONNECTIONS IN ACCORDANCE PER 2019 NFPA 20-9.2.2 FOR ALL ELECTRIC FIRE PUMPS
AUTOMATIC SMOKE DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH CFC 907.2.13.1.1. AND CFC 907.2.13.1.2
IN EMERGENCY VOICE /ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CFC 907.5.2.2 AND CFC 914.3.5
IN-BUILDING, TWO WAY EMERGENCY RESPONDER COMMUNICATION COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH CFC 510
THE FIRE DEPARTMENT COMMUNICATION DEVICE SHALL BE PROVIDED AT EACH FLOOR LEVEL WITHIN THE INTERIOR EXIT STAIRWAY PER CFC 907.2.13.2
THE VOICE EVACUATION SYSTEMS SHALL BE MULTIPLE CHANNEL SYSTEMS PER CFC 907.2.13.3
ALL PORTIONS OF THE HIGH RISE BUILDINGS SHALL BE PROVIDED WITH A SMOKE CONTROL SYSTEM IN ACCORDANCE WITH CBC 909 AND CFC 914.3.8.1
EVERY EXIT ENCLOSURE SHALL COMPLY WITH CBC 909.20, 1023.11 AND CFC 914.3.8.2
THE INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE SMOKE PROOF ENCLOSURES IN ACCORDANCE WITH CFC 1023.12 AND CFC 909.20
FOR TOWER A BUILDING, INTERIOR EXIT AND ELEVATOR HOISTWAY ENCLOSURES SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS PER CBC 602.4
THE FIRE SERVICE ACCESS ELEVATOR SHALL OPEN INTO AN ENCLOSED FIRE SERVICE ACCESS ELEVATOR LOBBY IN ACCORDANCE WITH CBC 3007.6.1 THROUGH 3007.6.5
WHERE ELEVATORS ARE TO BE USED FOR OCCUPANT SELF EVACUATION DURING FIRES, ALL PASSENGER ELEVATORS FOR GENERAL PUBLIC USE SHALL COMPLY WITH CBC 3008.1 THROUGH CBC 3008.10
ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND ELEVATOR HOISTWAY ENCLOSURES SHALL COMPLY WITH CBC 403.2.2.1 THROUGH CBC 403.2.2.4

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Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025

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JEFFREY R. CURRENT
C 19444
REN. 1–31–2025
STATE OF CALIFORNIA

Sheet Information

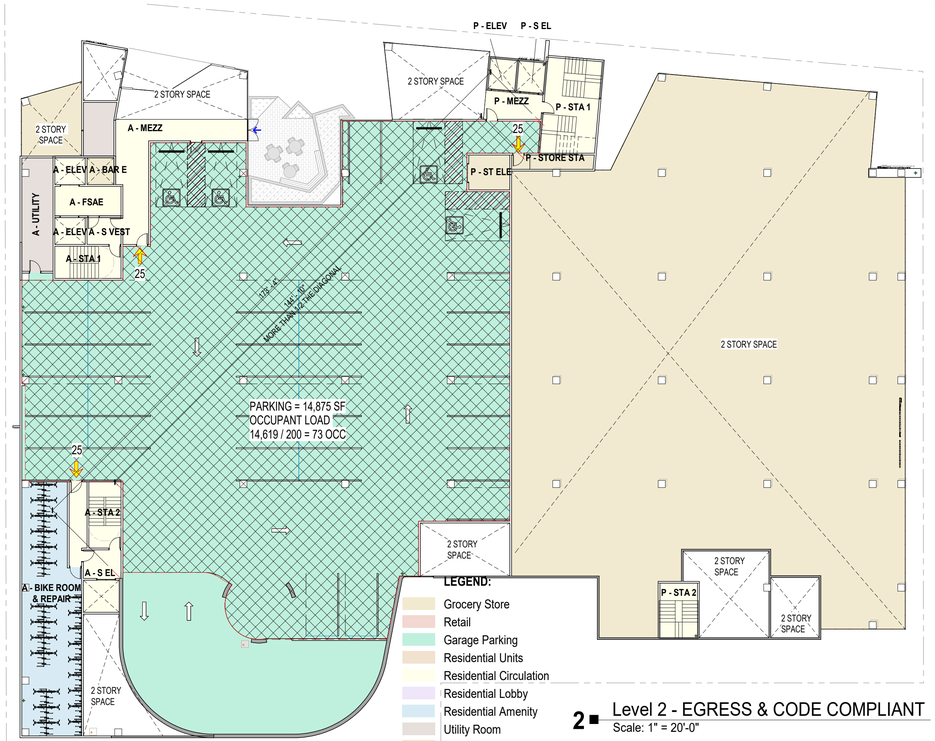
Issue Date	03/28/24
Job Number	23-013
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Checked	Checker
Approved	Designer
Scale	As indicated

Sheet Title

CODE & EGRESS COMPLIANCE - PODIUM & TOWER "A"

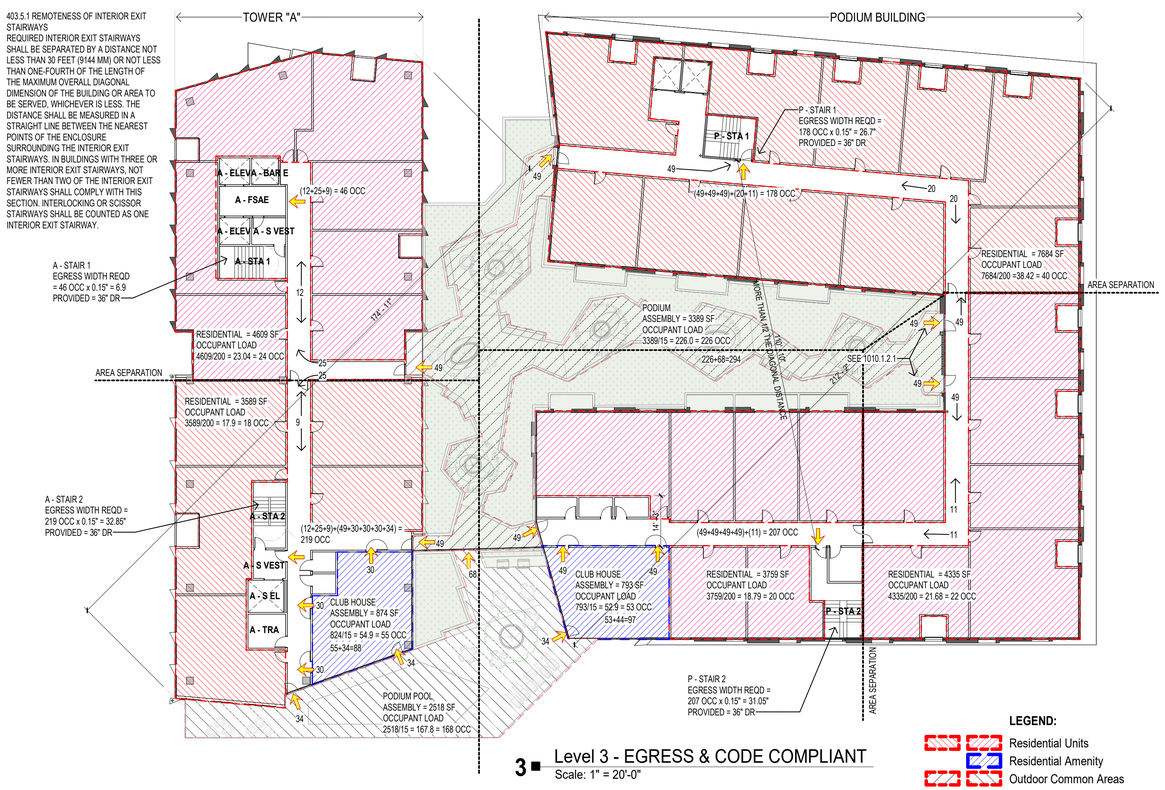
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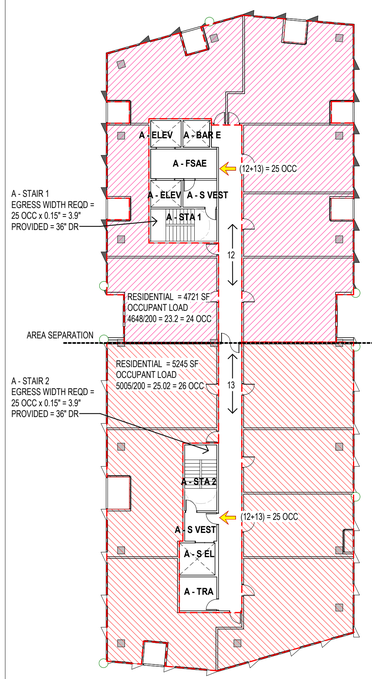


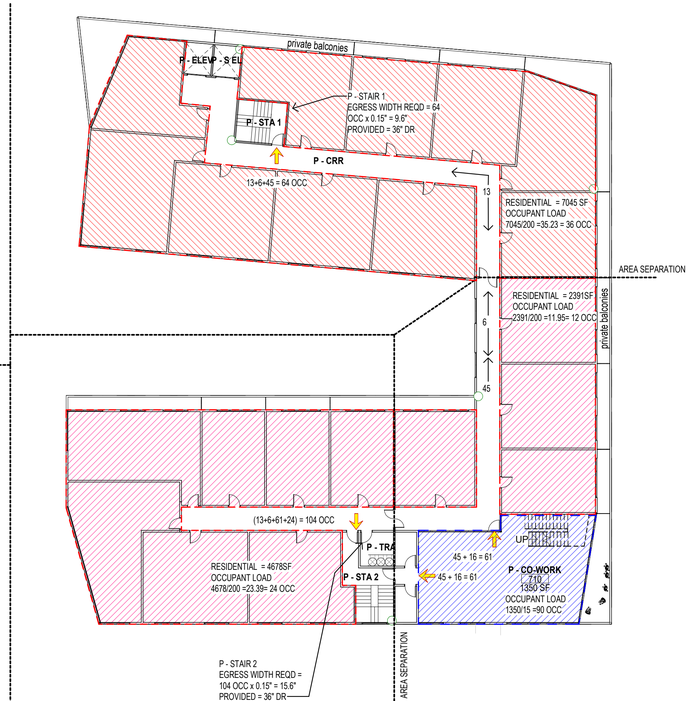
2 ■ Level 2 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

403.5.1 REMOTENESS OF INTERIOR EXIT STAIRWAYS
REQUIRED INTERIOR EXIT STAIRWAYS SHALL BE SEPARATED BY A DISTANCE NOT LESS THAN 30 FEET (9144 MM) OR NOT LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST POINTS OF THE ENCLOSURE SURROUNDING THE INTERIOR EXIT STAIRWAYS. IN BUILDINGS WITH THREE OR MORE INTERIOR EXIT STAIRWAYS, NOT FEWER THAN TWO OF THE INTERIOR EXIT STAIRWAYS SHALL COMPLY WITH THIS SECTION. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE INTERIOR EXIT STAIRWAY.

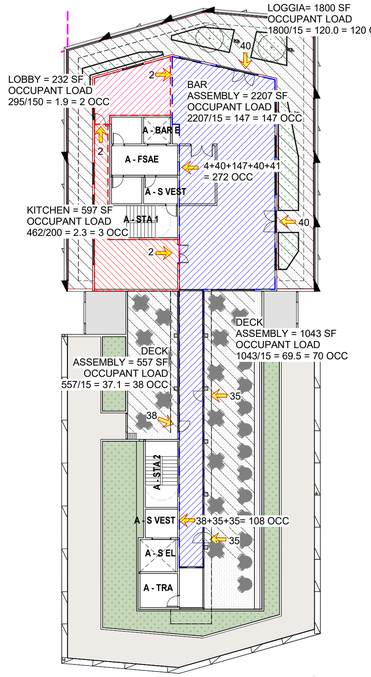


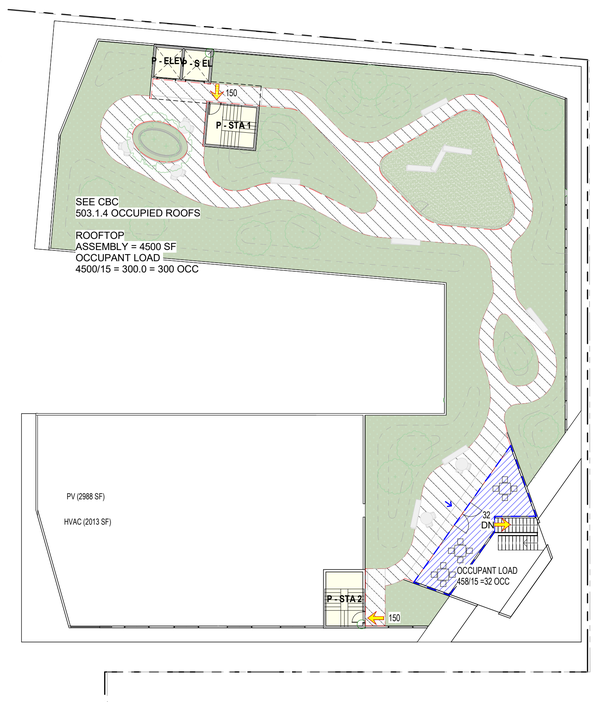
3 ■ Level 3 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"





7 ■ Level 7 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"





17 ■ Level 17 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

8 ■ Level 8 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

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MAJOR ARCHITECTURAL REVIEW
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Revision

No	Date
SB330	03.06.2023
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JEFFREY R. CURRENT
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Scale	As indicated

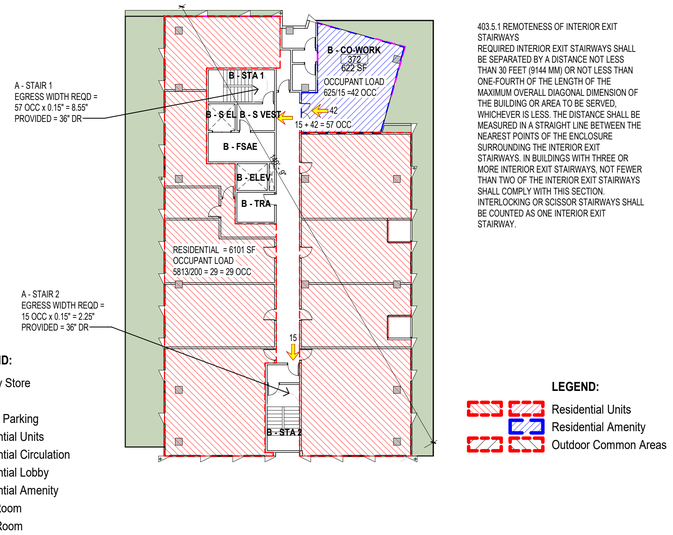
Sheet Title
CODE & EGRESS COMPLIANCE - PODIUM & TOWER "A"

A2.1

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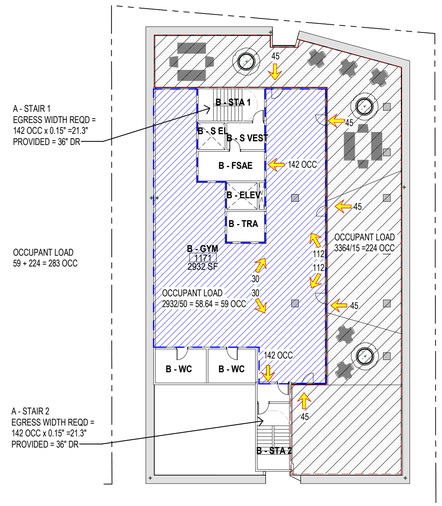
1 ■ PROPOSED GROUND FLOOR PLAN
Scale: 1" = 20'-0"



2 ■ Level 3 - EGRESS & CODE COMPLIANT TOWER B
Scale: 1" = 20'-0"

403.5.1 REMOTENESS OF INTERIOR EXIT STAIRWAYS
REQUIRED INTERIOR EXIT STAIRWAYS SHALL BE SEPARATED BY A DISTANCE NOT LESS THAN 30 FEET (9144 MM) OR NOT LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST POINTS OF THE ENCLOSURE SURROUNDING THE INTERIOR EXIT STAIRWAYS. IN BUILDINGS WITH THREE OR MORE INTERIOR EXIT STAIRWAYS, NOT FEWER THAN TWO OF THE INTERIOR EXIT STAIRWAYS SHALL COMPLY WITH THIS SECTION. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE INTERIOR EXIT STAIRWAY.

LEGEND:
Residential Units
Residential Amenity
Outdoor Common Areas



4 ■ Level 11-B - EGRESS & CODE COMPLIANT TOWER B
Scale: 1" = 20'-0"

TOWER "B" BUILDING - TYPE I-A CONSTRUCTION

OCCUPANCY TYPE		
CBC 2019 CODE SECTION	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302, 303.1.2,	LEVEL 3	GROUP R-2, A3
	LEVEL 4-11	GROUP R-2
	LEVEL12	GROUP A3

TABLE 504 .3 ALLOWABLE HEIGHT		
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
A3 SPRINKLERED	TYPE IA	UL
R-2 SPRINKLERED	TYPE IA	UL

TABLE 506.2 ALLOWABLE FLOOR AREA		
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
R-2 SPRINKLERED	TYPE IA	UL

TABLE 508.4 MIXED OCCUPANCIES		
LEVEL	MIXED OCCUPANCIES	REQUIRED HOURS OF SEPARATION OF OCCUPANCIES
LEVEL 3	R-2 /A3	1
LEVEL 4-LEVEL 11	R-2	-
LEVEL 12	A3	-

506.2.2 MIXED-OCCUPANCY BUILDINGS
THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF, SECTION 508.3.2 FOR NONSEPARATED OCCUPANCIES AND SECTION 508.4.2 FOR SEPARATED OCCUPANCIES.
FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED THREE, PROVIDED THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY, MULTISTORY BUILDINGS CONTAINING A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, INCLUDING ANY OTHER ASSOCIATED NON-SEPARATED OCCUPANCIES, SHALL NOT EXCEED TWO

TABLE 1020.2 CORRIDOR FIRE RATING	
OCCUPANCY TYPE	CORRIDOR WITH SPRINKLER SYSTEM
R-2	1 HOUR IF GREATER THAN 10
S-2	0
A-2	0
B	0

MINIMUM CORRIDOR WIDTH (PER TABLE 1020.1)
THE MINIMUM CORRIDOR WIDTH IN PUBLIC AREA IS 44" FOR THE OCCUPANCIES R-2, S-2, A-2 AND B. THE MINIMUM CORRIDOR WIDTH IN RESIDENTIAL UNIT IS 36". ALL CORRIDORS PROVIDED ARE AT LEAST 6 FEET, EXCEEDING THE REQUIRED WIDTH.

1005.3.2 OTHER EGRESS COMPONENTS
CALCULATE
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

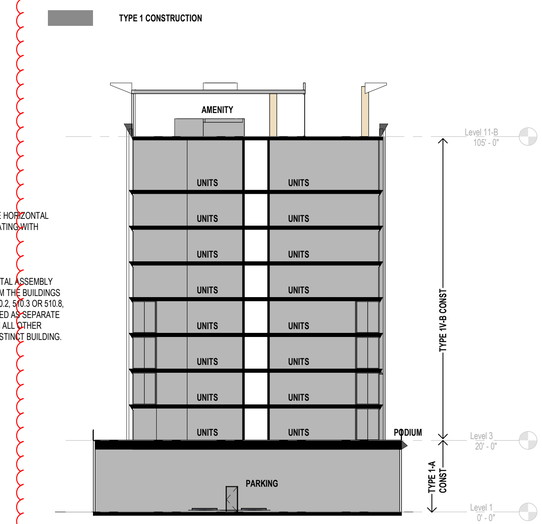
EXCEPTIONS
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

1007.1 GENERAL (1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS)
WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

1010.1.2.1 DIRECTION OF SWING
SIDE-HINGED SWINGING DOORS, PIVOTED DOORS AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY. FOR GROUP L OCCUPANCIES, SEE SECTION 453.6.2.

510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE
SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATINGWITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.

510.9 MULTIPLE BUILDINGS ABOVE A HORIZONTAL ASSEMBLY
DIAGRAM
WHERE TWO OR MORE BUILDINGS ARE PROVIDED ABOVE THE HORIZONTAL ASSEMBLY SEPARATING A GROUP S-2 PARKING GARAGE OR BUILDING BELOW FROM THE BUILDINGS ABOVE IN ACCORDANCE WITH THE SPECIAL PROVISIONS IN SECTION 510.2, 510.3 OR 510.8, THE BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE REGARDED AS SEPARATE AND DISTINCT BUILDINGS FROM EACH OTHER AND SHALL COMPLY WITH ALL OTHER PROVISIONS OF THIS CODE AS APPLICABLE TO EACH SEPARATE AND DISTINCT BUILDING.



3 ■ Section 8- SHOWING CONSTRUCTION TYPES
Scale: 1" = 20'-0"

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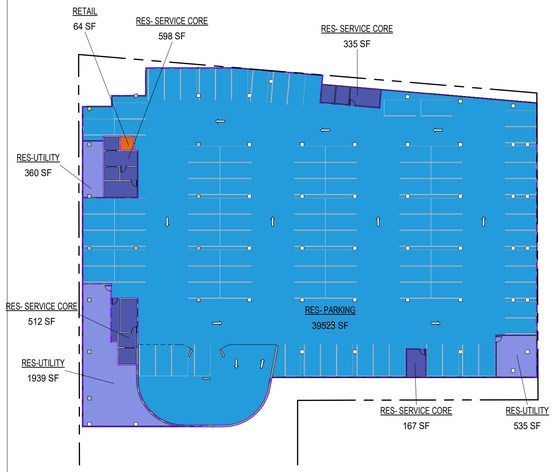
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Sheet Title
CODE & EGRESS COMPLIANT TOWER "B"

A2.2

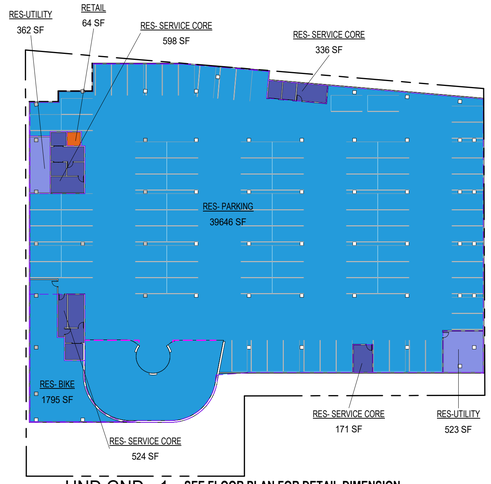
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-1 UND. GND - 2

Scale: 1" = 40'-0"

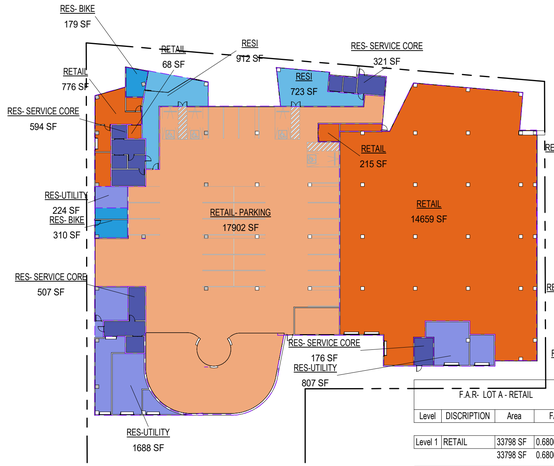
SEE FLOOR PLAN FOR DETAIL DIMENSION



-2 UND.GND - 1

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION



1 Level 1

Scale: 1" = 40'-0"

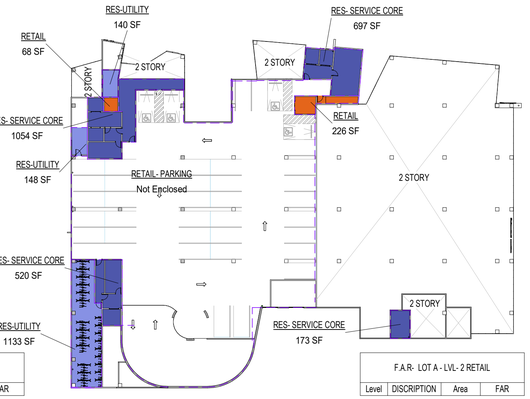
SEE FLOOR PLAN FOR DETAIL DIMENSION

F.A.R- LOT A - RETAIL

Level	DISCRIPTION	Area	FAR
Level 1	RETAIL	33798 SF	0.68062
		33798 SF	0.68062

F.A.R- LOT A - RESIDENTIAL

Level	DISCRIPTION	Area	FAR
Level 1	RESIDENTIAL	6086 SF	0.122567
		6086 SF	0.122567



2 Level 2

Scale: 1" = 40'-0"

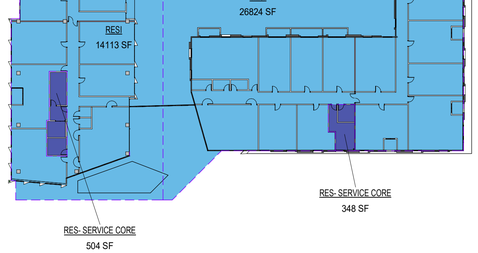
SEE FLOOR PLAN FOR DETAIL DIMENSION

F.A.R- LOT A - LVL- 2 RETAIL

Level	DISCRIPTION	Area	FAR
Level 2	RETAIL	433 SF	0.008725
		433 SF	0.008725

F.A.R- LOT A -LVL -2 RESIDENTIAL

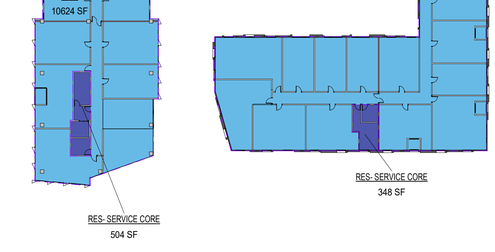
Level	DISCRIPTION	Area	FAR
Level 2	RESIDENTIAL	3404 SF	0.068551
		3404 SF	0.068551



3 Level 3

Scale: 1" = 40'-0"

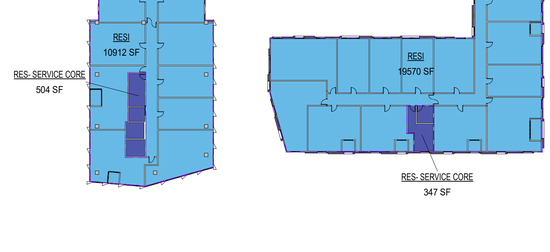
SEE FLOOR PLAN FOR DETAIL DIMENSION



4 Level 4

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

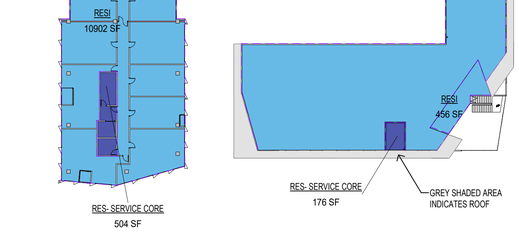


5 Level 5

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

(6, & 7TH FLOORS ARE SIMILAR)



8 Level 8

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

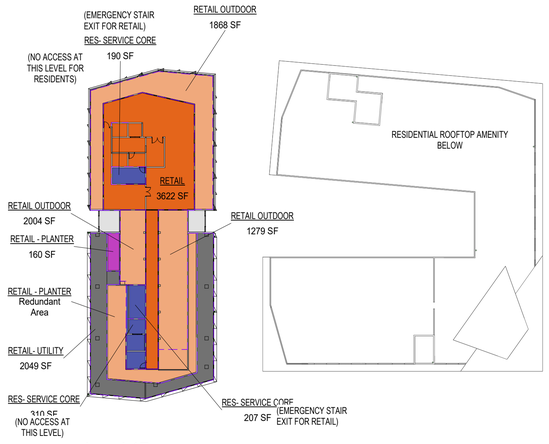


9 Level 9

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

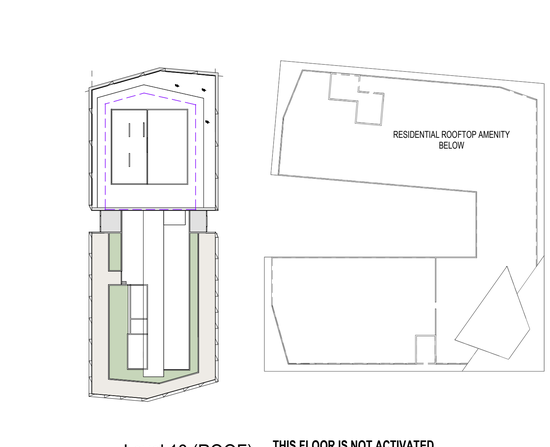
(10TH - 16TH FLOORS ARE SIMILAR)



17 Level 17

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION



18 Level 18 (ROOF)

Scale: 1" = 40'-0"

THIS FLOOR IS NOT ACTIVATED

F.A.R- LOT A

Level	Area	FAR
UND. GND - 2	44032 SF	0.886702
UND.GND - 1	44019 SF	0.886448
Level 1	40061 SF	0.806731
Level 2	4159 SF	0.083744
Level 3	42763 SF	0.861158
Level 4	32037 SF	0.645162
Level 5	32309 SF	0.650639
Level 6	32328 SF	0.651018
Level 7	30287 SF	0.609913
Level 8	29283 SF	0.5897
Level 9	12054 SF	0.242747
Level 10	12052 SF	0.242701
Level 11-A	12052 SF	0.242701
Level 12	12052 SF	0.242701
Level 13	12052 SF	0.242701
Level 14	12052 SF	0.242701
Level 15	12052 SF	0.242701
Level 16	12052 SF	0.242701
Level 17	11688 SF	0.235374
Grand total: 136	439386 SF	8.848245

LEGEND:

- Retail Grocery Store
- Retail
- Retail Parking
- Retail Outdoor Spaces
- Retail Planter
- Retail Utility
- Residential Parking
- Residential Bike Room
- Residential
- Residential Service Core
- Residential Utility

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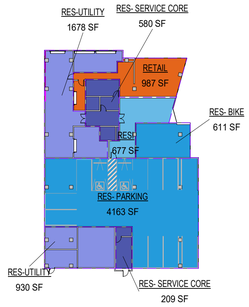
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FAR DIAGRAM - PODIUM & TOWER "A"

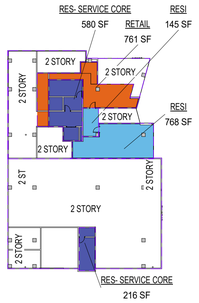
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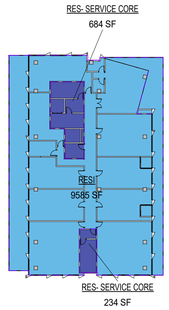
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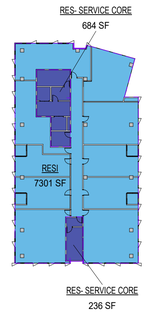
1 ■ Level 1 -LOT B
Scale: 1" = 40'-0"



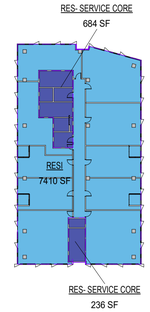
2 ■ Level 2 -LOT B
Scale: 1" = 40'-0"



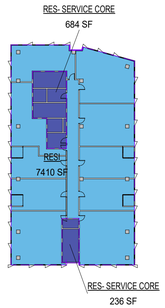
3 ■ Level 3 - LOT B
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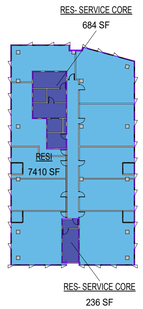
4 ■ Level 4 - LOT B
Scale: 1" = 40'-0"



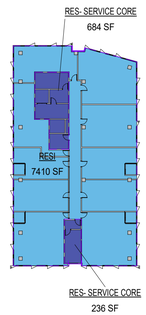
5 ■ Level 5 - LOT B
Scale: 1" = 40'-0"



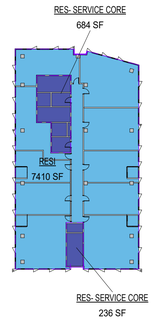
6 ■ Level 6 - LOT B
Scale: 1" = 40'-0"



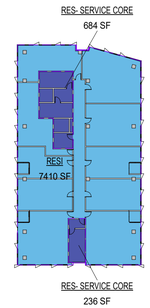
7 ■ Level 7 - LOT B
Scale: 1" = 40'-0"



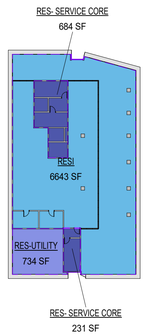
8 ■ Level 8 - LOT B
Scale: 1" = 40'-0"



9 ■ Level 9 - LOT B
Scale: 1" = 40'-0"



10 ■ Level 10 - LOT B
Scale: 1" = 40'-0"



11 ■ Level 11-B - LOT B
Scale: 1" = 40'-0"

TOTAL GROSS AREA TOWER B		
Level	Area	FAR
Not Placed	0 SF	0
Level 1	9835 SF	0.773262
Level 2	2470 SF	0.194206
Level 3	10503 SF	0.825744
Level 4	8221 SF	0.646387
Level 5	8330 SF	0.654915
Level 6	8330 SF	0.654915
Level 7	8330 SF	0.654915
Level 8	8330 SF	0.654915
Level 9	8330 SF	0.654915
Level 10	8330 SF	0.654915
Level 11-B	8292 SF	0.651899
Grand total: 43	89300 SF	7.020989

LEGEND:

- Retail Grocery Store
- Retail
- Retail Parking
- Retail Outdoor Spaces
- Retail Planter
- Retail Utility
- Residential Parking
- Residential Bike Room
- Residential
- Residential Service Core
- Residential Utility

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C 19444
REN. 1-31-2025
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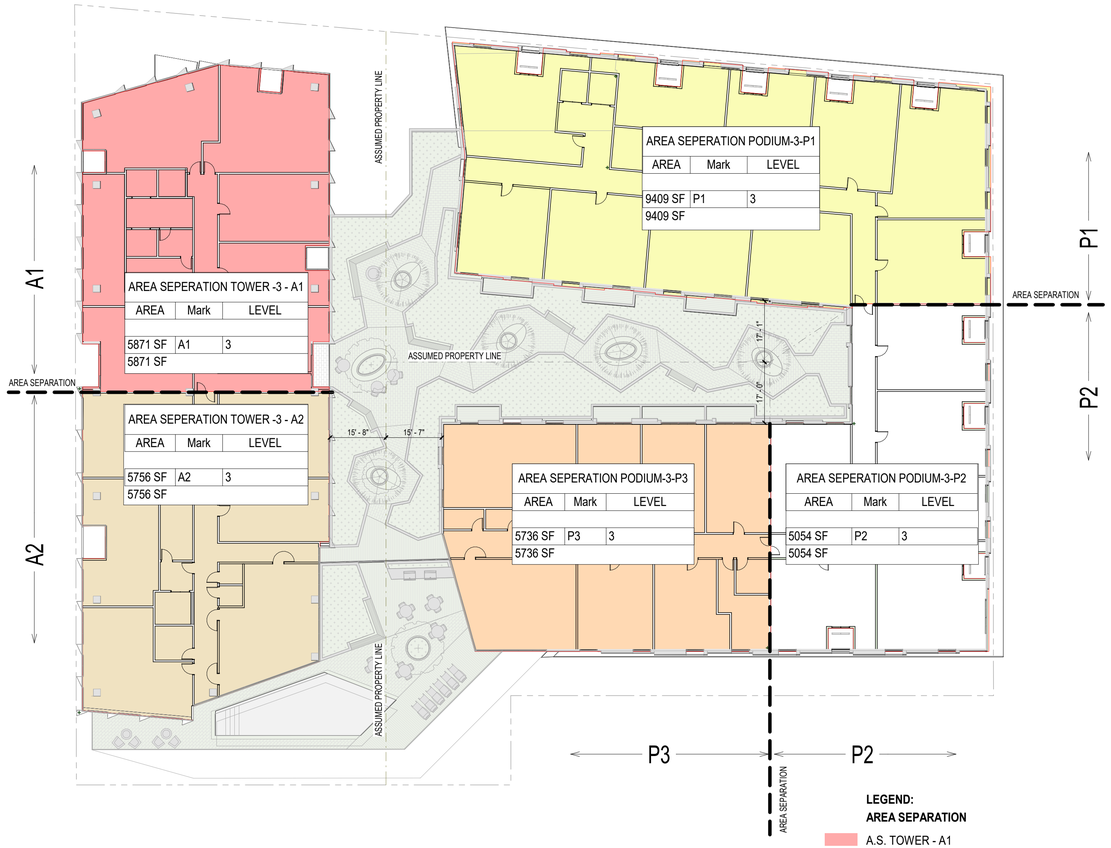
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Sheet Title

FAR DIAGRAM - TOWER "B"

A2.4

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3 ■ LEVEL 3 - LOT "A" - PODIUM & TOWER AREA SEPARATION PLAN
Scale: 1" = 20'-0"

504.3 Height in Feet
The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3.

TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE [a, i]

OCCUPANCY CLASSIFICATION	See Footnotes	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-2[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	60[j]	40
						PODIUM		TOWER "A"					

506.2 Allowable Area Determination
The allowable area of a building shall be determined in accordance with the applicable provisions of Sections 506.2.1, 506.2.2 and 506.3.

TABLE 506.2

ALLOWABLE AREA FACTOR (A_t = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET[a, b, j]

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-2[h]	NS[d]	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000
	S13R	UL	UL	96,000	64,000	96,000	64,000	246,000	164,000	102,500	82,000	48,000	28,000
	S1	UL	UL	72,000	48,000	72,000	48,000	184,500	123,000	76,875	61,500	36,000	21,000
	SM (without height increase)	UL	UL	72,000	48,000	72,000	48,000	184,500	123,000	76,875	61,500	36,000	21,000
	SM (with height increase)	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000
								PODIUM		TOWER "A"			

SM = BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

506.2.1 SINGLE-OCCUPANCY BUILDINGS

THE ALLOWABLE AREA PER STORY OF A SINGLE-OCCUPANCY BUILDING WITH A MAXIMUM OF THREE STORIES ABOVE GRADE SHALL BE DETERMINED BY EQUATION 5-1. THE TOTAL ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING MORE THAN THREE STORIES ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2:

$$A_a = [A_t + (NS \times I_f)] \times S_a \qquad \text{(Equation 5-2)}$$

WHERE:
AA = ALLOWABLE AREA (SQUARE FEET).
AT = TABULAR ALLOWABLE AREA FACTOR (NS, S13R, S13D OR SM VALUE, AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2.
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).
IF = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3.
SA = FOR OTHER THAN GROUP A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF STORIES ABOVE GRADE PLANE EXCEEDS THREE. FOR GROUP A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, **NOT TO EXCEED TWO.**

510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE
A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE THE FOLLOWING CONDITIONS ARE MET:

EXCEPTION 5 THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300, OR GROUP B, M, R OR S OCCUPANCIES.

PODIUM BUILDING

TABLE 506.2 ALLOWABLE FLOOR AREA

OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
R-2 WITH HEIGHT INCREASE	TYPE III A	PER 506.2.3 - ALLOWABLE AREA = TABULAR ALLOWANCE X S_a 24,000 X 2 = 48,000SF (PER AREA) 48,000SF /5 (LEVELS) = 9,600 SF (PER LEVEL) FULLY SPRINKLERED AS PER NFPA 13

PODIUM BUILDING - AREA BREAK UP

AREA SEPERATION PODIUM P1			AREA SEPERATION PODIUM P2			AREA SEPERATION PODIUM P3			SEE TABLE 506.2
AREA	Mark	LEVEL	AREA	Mark	LEVEL	AREA	Mark	LEVEL	ALLOWABLE FLOOR AREA
9409 SF	P1	3	5054 SF	P2	3	5736 SF	P3	3	9,600 SF (PER LEVEL)
9409 SF	P1	4	5191 SF	P2	4	9020 SF	P3	4	9,600 SF (PER LEVEL)
9415 SF	P1	5	1848 SF	P2	5	9019 SF	P3	5	9,600 SF (PER LEVEL)
9457 SF	P1	6	1848 SF	P2	6	9019 SF	P3	6	9,600 SF (PER LEVEL)
9457 SF	P1	7	1849 SF	P2	7	5736 SF	P3	7	9,600 SF (PER LEVEL)
47147 SF			15790 SF			38530 SF			48,000 SF (PER AREA)

PODIUM ALLOWED = 48,000 SF PER AREA

P1	47147 SF	P2	15790 SF	P3	38530 SF
47147 SF		15790 SF		38530 SF	

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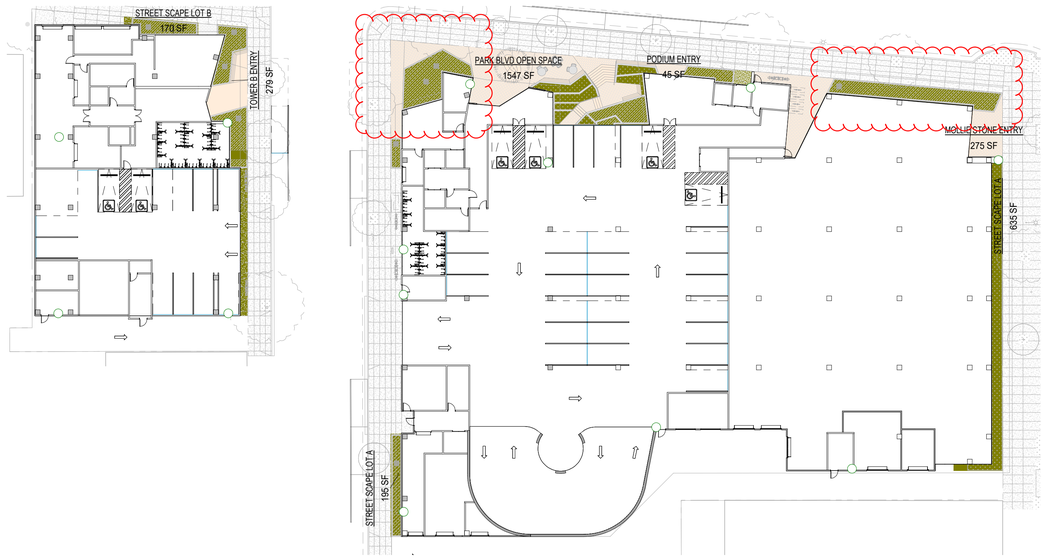
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AREA SEPERATION

A2.5

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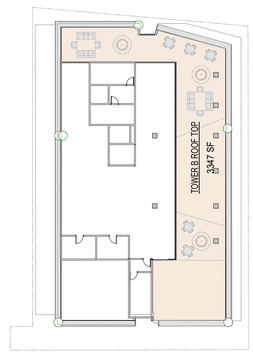


1 ■ COMMON AREA LEVEL 1
Scale: 1" = 30'-0"

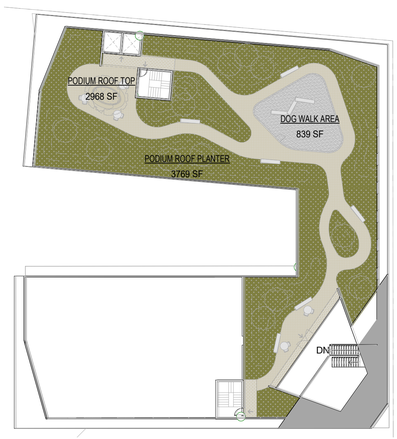


2 ■ COMMON AREA LEVEL 2
Scale: 1" = 30'-0"

3 ■ COMMON AREA LEVEL 3
Scale: 1" = 30'-0"



11B ■ COMMON AREA LEVEL 11B
Scale: 1" = 30'-0"



8A ■ COMMON AREA LEVEL 8
Scale: 1" = 30'-0"

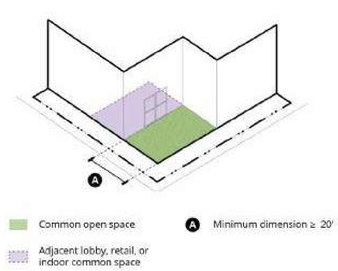
USABLE OPEN SPACE

18.16.060 MIXED USE AND RESIDENTIAL DEVELOPMENT CC (2)(R)
TABLE 4
DEVELOPMENT STANDARDS
USABLE OPEN SPACE (PRIVATE AND OR COMMON)
150 SF PER UNIT

(2) REQUIRED USABLE OPEN SPACE: (1) MAY BE ANY COMBINATION OF PRIVATE AND COMMON OPEN SPACES; (2) DOES NOT NEED TO BE LOCATED ON THE GROUND (BUT ROOFTOP GARDENS ARE NOT INCLUDED AS OPEN SPACE EXCEPT AS PROVIDED BELOW); (3) MINIMUM PRIVATE OPEN SPACE DIMENSION SIX FEET; AND (4) MINIMUM COMMON OPEN SPACE DIMENSION TWELVE FEET.

18.24.040 BUILDING ORIENTATION AND SETBACKS

(B) AN OPEN SPACE WITH A MINIMUM DIMENSION OF 20 FEET AND MINIMUM AREA OF 450 SQUARE FEET. THE OPEN SPACE SHALL BE AT LEAST ONE OF THE FOLLOWING:
(I) A PUBLICLY ACCESSIBLE OPEN SPACE/PLAZA
(II) A SPACE USED FOR OUTDOOR SEATING FOR PUBLIC DINING
(III) A RESIDENTIAL COMMON OPEN SPACE ADJACENT TO A COMMON INTERIOR SPACE AND LESS THAN TWO FEET ABOVE ADJACENT SIDEWALK GRADE. FENCES AND RAILING SHALL BE A MINIMUM 50% OPEN/TRANSPARENT



CC2
REQUIRED 150 SQFT X PER UNIT

LOT A : 304 X 150 SF = 45,600 SF

LOT B : 78 UNITS X 150 SF = 11,700 SF

LOT: A 124 - 28 - 045

LANDSCAPE OPEN SPACE LOT A		
Level 1	STREET SCAPE LOT A	2562 SF
Level 2	STREET SCAPE LOT A	275 SF
Level 3	PODIUM DECK PLANTERS	4813 SF
Level 8	PODIUM ROOF PLANTER	7086 SF
LANDSCAPE OPEN SPACE LOT A		14735 SF

COMMON OPEN SPACE LOT A		
Level 1	MOLLIE STONE ENTRY	719 SF
Level 1	PARK BLVD OPEN SPACE	1547 SF
Level 1	PODIUM ENTRY	45 SF
Level 2	PARK BLVD PUBLIC SPACE	350 SF
Level 3	PODIUM DECK	5856 SF
Level 8	DOG WALK AREA	839 SF
Level 8	PODIUM ROOF TOP	2968 SF
COMMON OPEN SPACE LOT A		12323 SF

PRIVATE OPEN SPACE LOT A	
Level 3	1013 SF
Level 4	601 SF
Level 5	833 SF
Level 6	845 SF
Level 7	2123 SF
Level 8	355 SF
Level 9	376 SF
Level 10	376 SF
Level 11-A	330 SF
Level 12	330 SF
Level 13	313 SF
Level 14	313 SF
Level 15	115 SF
Level 16	98 SF
PRIVATE OPEN SPACE LOT A	8022 SF

TOTAL USABLE: 35,080

LOT: B 124 - 28 - 003

LANDSCAPE OPEN SPACE LOT B		
Level 1	STREET SCAPE LOT B	782 SF
Level 3	TOWER B TERRACE	1907 SF
LANDSCAPE OPEN SPACE LOT B		2689 SF

COMMON OPEN SPACE LOT B		
Level 1	TOWER B ENTRY	279 SF
Level 3	TOWER B WORK TERRACE	378 SF
Level 11-B	TOWER B ROOF TOP	3347 SF
COMMON OPEN SPACE LOT B		4004 SF

PRIVATE OPEN SPACE LOT B	
Level 3	81 SF
Level 4	161 SF
Level 5	161 SF
Level 6	161 SF
Level 7	161 SF
Level 8	161 SF
Level 9	161 SF
Level 10	161 SF
PRIVATE OPEN SPACE LOT B	1211 SF

TOTAL USABLE: 7,904

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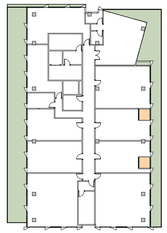
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OPEN SPACE DATA

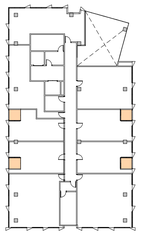
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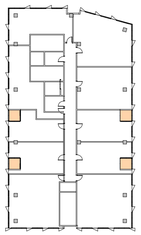


3 ■ Private Open Space - Level 3
Scale: 1" = 40'-0"





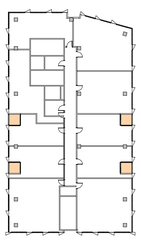
4 ■ Private Open Space - Level 4
Scale: 1" = 40'-0"







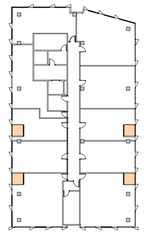
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Scale: 1" = 40'-0"

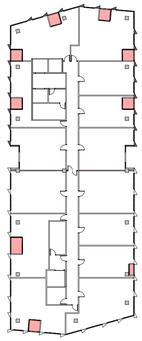






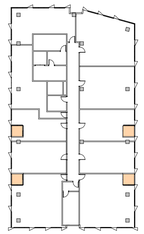
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Scale: 1" = 40'-0"





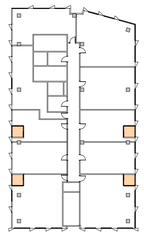


7 ■ Private Open Space - Level 7
Scale: 1" = 40'-0"





8 ■ Private Open Space - Level 8
Scale: 1" = 40'-0"





9 ■ Private Open Space - Level 9
Scale: 1" = 40'-0"

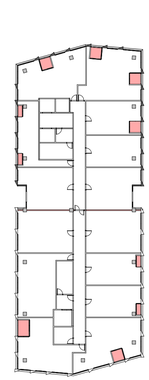




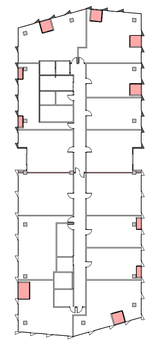
10 ■ Private Open Space - Level 10
Scale: 1" = 40'-0"

PRIVATE OPEN SPACE LOT A	
Level 3	1013 SF
Level 4	601 SF
Level 5	833 SF
Level 6	845 SF
Level 7	2123 SF
Level 8	355 SF
Level 9	376 SF
Level 10	376 SF
Level 11-A	330 SF
Level 12	330 SF
Level 13	313 SF
Level 14	313 SF
Level 15	115 SF
Level 16	98 SF
	8022 SF

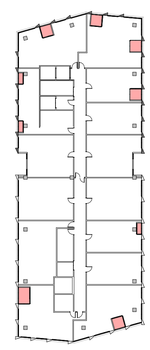
PRIVATE OPEN SPACE LOT B	
Level 3	81 SF
Level 4	161 SF
Level 5	161 SF
Level 6	161 SF
Level 7	161 SF
Level 8	161 SF
Level 9	161 SF
Level 10	161 SF
	1211 SF



11 ■ Private OS - Level 11
Scale: 1" = 40'-0"



12 ■ Private OS - Level 12
Scale: 1" = 40'-0"



13 ■ Private OS - Level 13
Scale: 1" = 40'-0"



14 ■ Private OS - Level 14
Scale: 1" = 40'-0"



15 ■ Private OS- Level 15
Scale: 1" = 40'-0"



16 ■ Private OS - Level 16
Scale: 1" = 40'-0"

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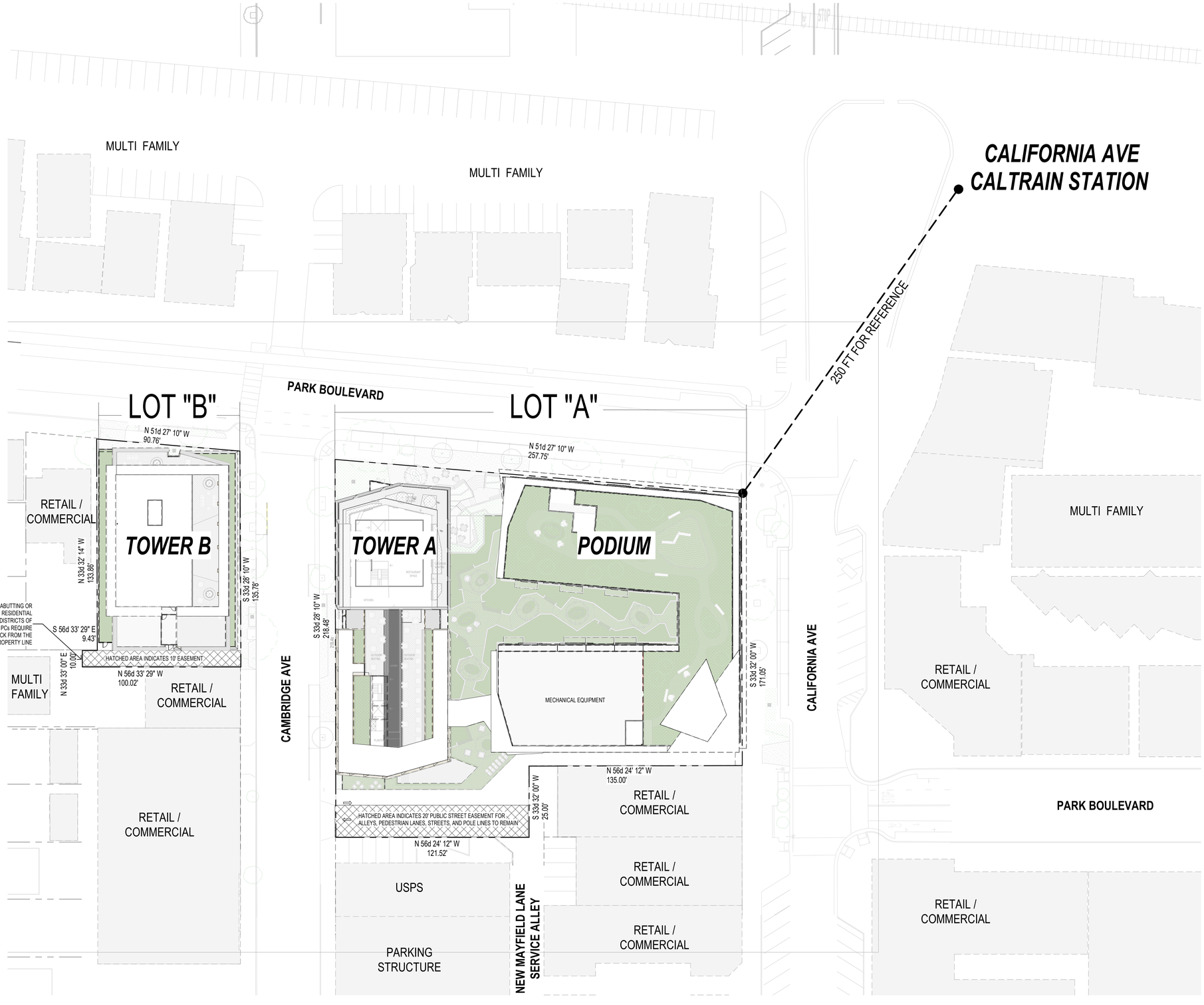
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Sheet Title

PRIVATE OPEN SPACE

A2.7

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1 ■ SITE PLAN
Scale: 1" = 30'-0"

NOTES:

1) SEE EXISTING SITE PLAN FOR EXTENT OF DEMOLITION
2) SEE CIVIL PLAN FOR EXISTING SITE CONTOURS
3) SEE PHOTOMETRIC PLAN FOR PROPOSED LIGHT FIXTURES
4) SEE GROUND FLOOR PLAN FOR BICYCLE PARKING, TRASH AND RECYCLING.
5) THERE IS NO PROPOSED FENCE AT GROUND LEVEL FOR THIS PROJECT.
6) SEE CIVIL DRAWING FOR SANITARY SEWER AND GREASE TRAPS
7) SEE CIVIL AND LANDSCAPE DRAWINGS FOR ANY PROPOSED IMPROVEMENTS FOR PUBLIC RIGHT OF WAY
8) SEE CIVIL DRAWINGS FOR LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ALONG ADJACENT PUBLIC RIGHT OF WAY , INCLUDING UNDERGROUND UTILITIES.
9) SEE CIVIL DRWAINGS FOR BACKFLOW PREVENTERS, ABOVE GRADE ELECTRICAL UTILITIES, BOXES, TRANSFORMERS, METER MAINS, FIRE STANDPIPE , STORM DRAINS ETC.
10) THERE ARE NO CREEKS OR WATERWAYS ON OR ADJACENT TO THE PROPERTY
11) SEE LANDSCAPE FOR TREE LOCATION , SPECIES, SIZE, DRIPLINE , INCLUDING TREES ALOCATED ON A NEIGHBORING PROPERTY THAT OVERHANG THE PROJECT SITE.
12) SEE SIGNAGE SHEET FOR PROPOSED SIGNAGE.
13) REFER TO GROUNDFLOOR PLAN FOR DIMENSIONED PARKING AREA, DRIVEWAY AND SIDEWALK
14) SEE GROUND FLOOR PLAN FOR DIMENSIONED PARKING AREA, DRIVEWAYS AND SIDEWALKS
15) ZONING SETBACK LINES : THERE ARE NONE REQUIRED AS ADJACENT PROPERTY ARE ALL COMMERCIAL. SEE ZONING MAP BELOW



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Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025

Stamp

LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

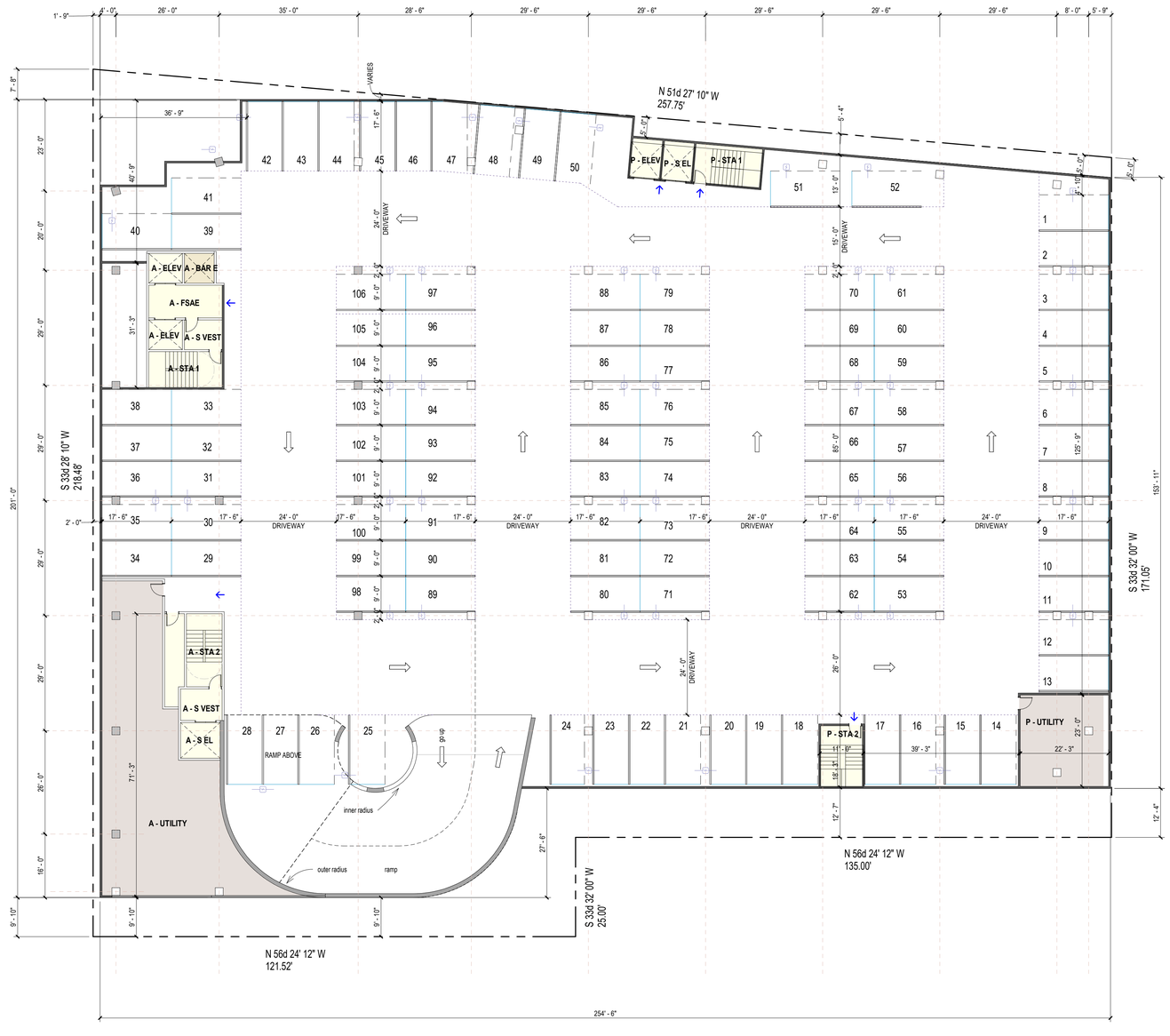
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Scale	1" = 30'-0"

Sheet Title

PROPOSED SITE PLAN

A3.1

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-2 UND. GND - 2
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BASEMENT -2

A3.2

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-1 ■ UND.GND - 1

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

FOR TYPICAL DIMENSION NOT SHOWN HERE REFER TO UND.GRD- 2 LEVEL FLOOR PLAN

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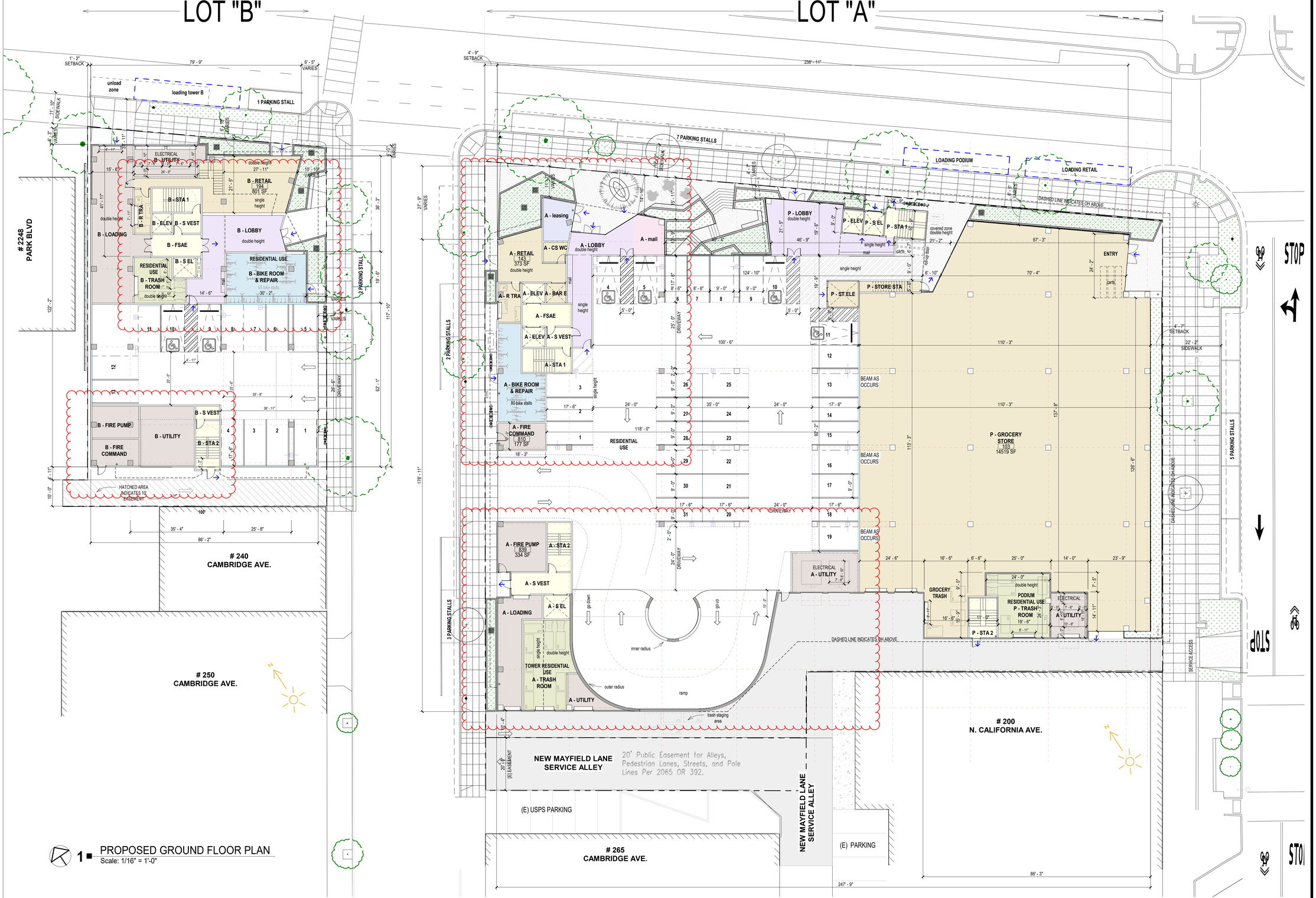
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Sheet Title

BASEMENT -1

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1 PROPOSED GROUND FLOOR PLAN
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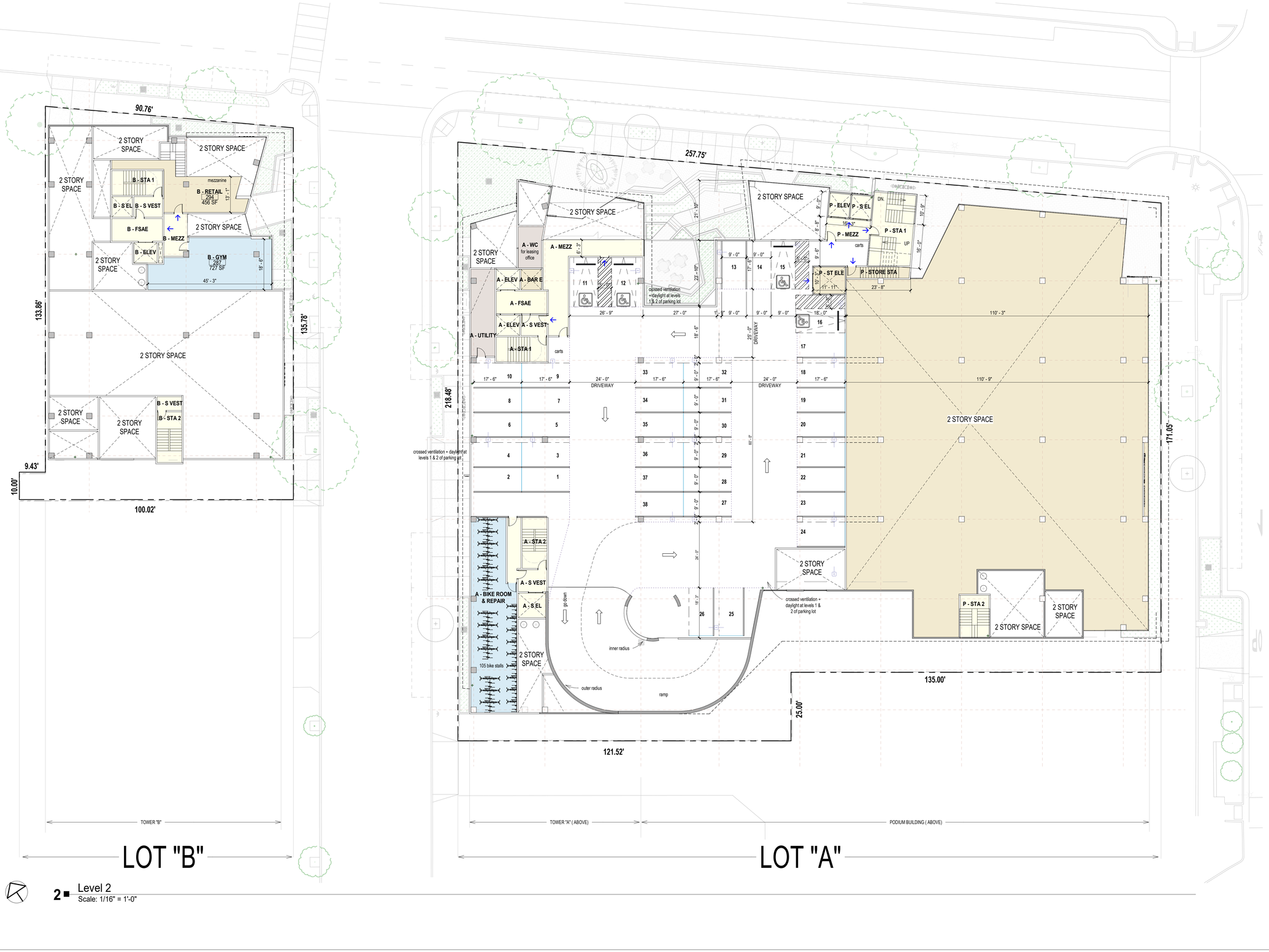
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PROPOSED GROUND FLOOR PLAN

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2 ■ Level 2
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LEVEL 2

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3 ■ Level 3
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Sheet Title
LEVEL 3

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4 Level 4
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Scale	1/16" = 1'-0"

Sheet Title
LEVEL 4 (similar to levels 5 & 6)

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7 ■ Level 7
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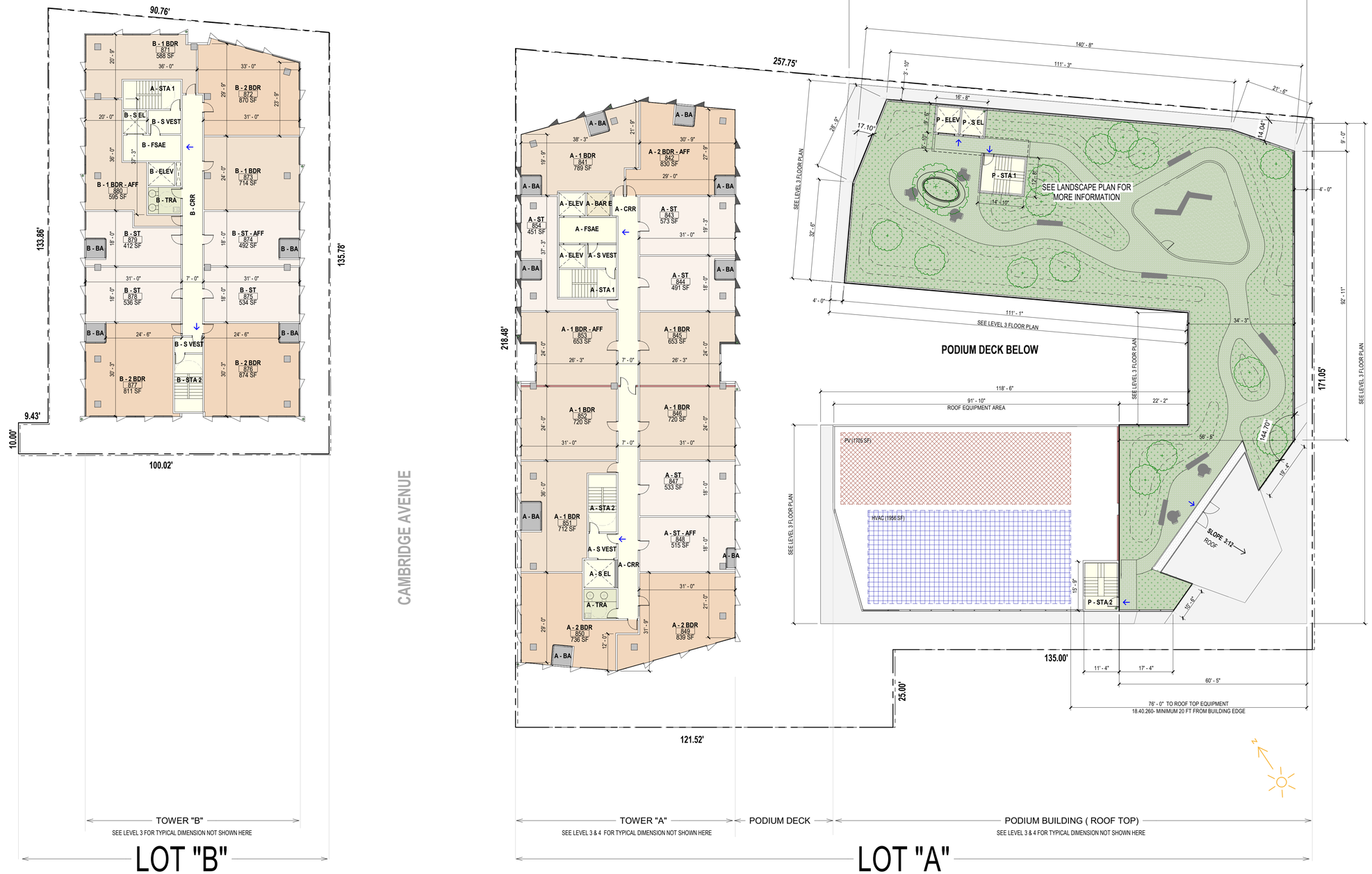
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LEVEL 7

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8 ■ Level 8
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Sheet Title
LEVEL 8

A3.9

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10 ■ Level 10
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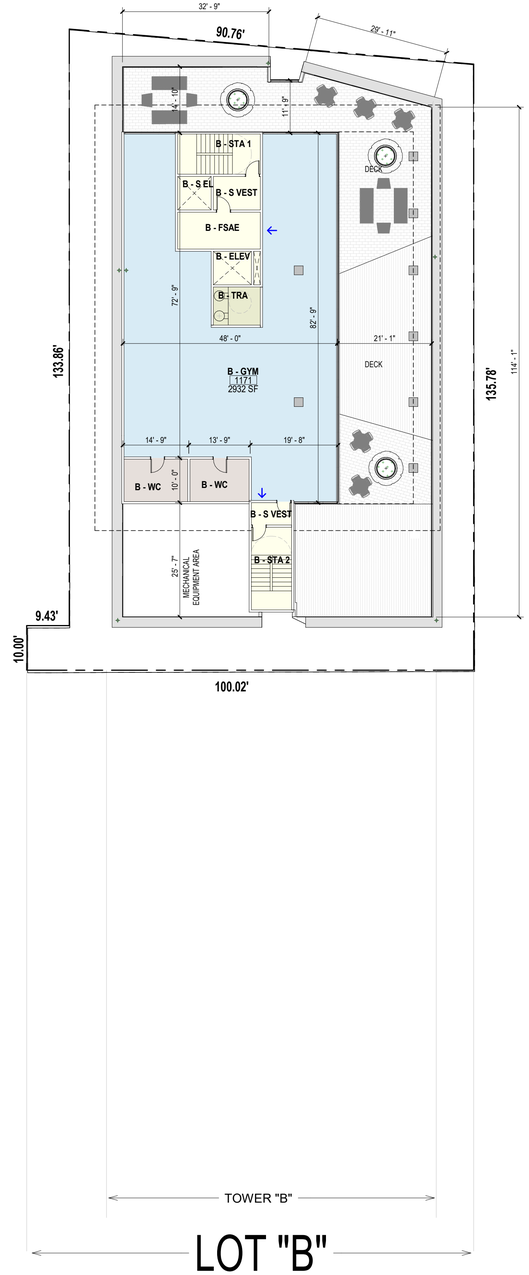
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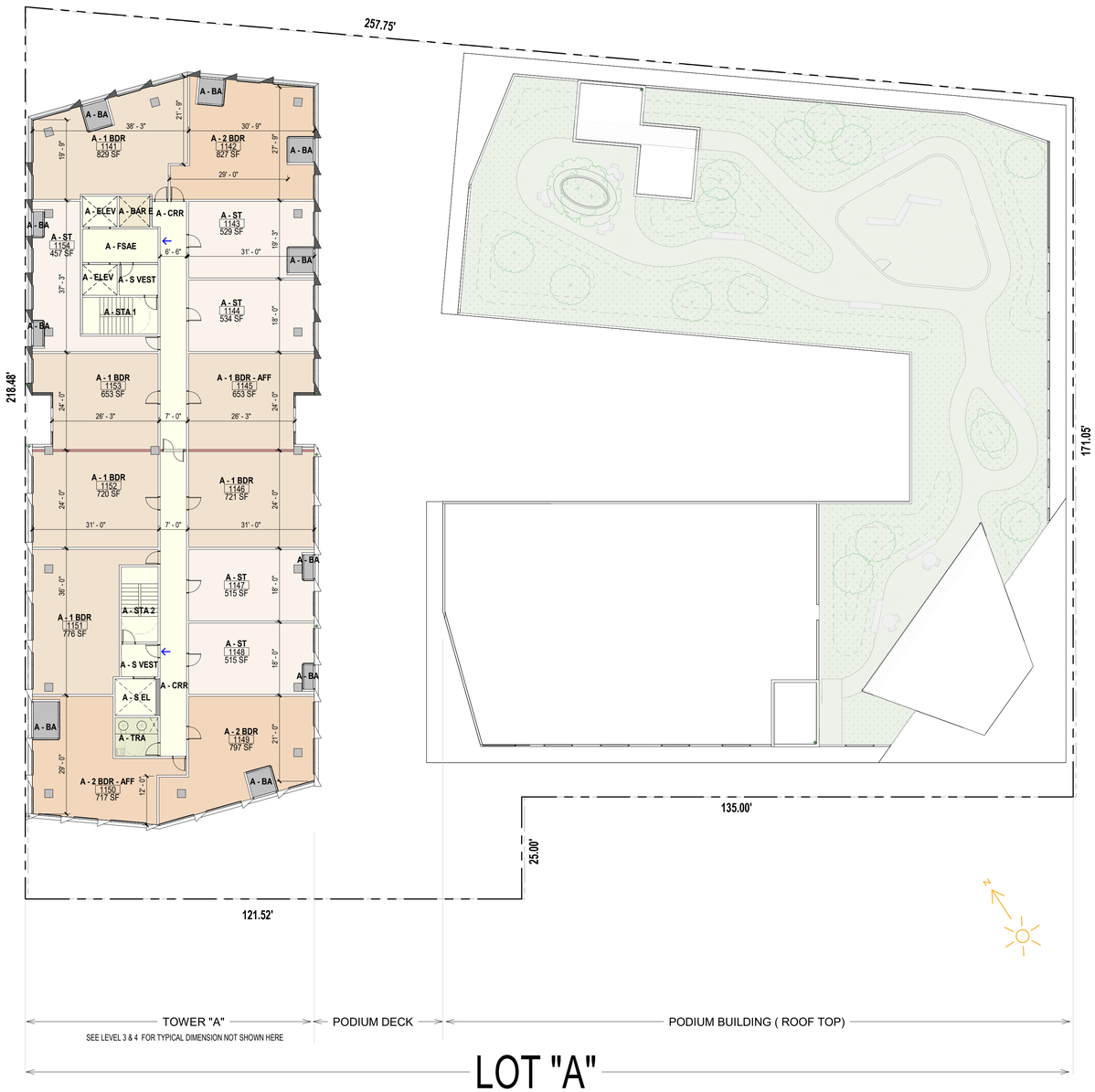
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LEVEL10

A3.10

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CAMBRIDGE AVENUE

CALIFORNIA AVENUE

SEE LEVEL 3 & 4 FOR TYPICAL DIMENSION NOT SHOWN HERE

11-B ■ Level 11-B (ROOF TOP AMENITY)
Scale: 1/16" = 1'-0"

11-A ■ Level 11-A
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Sheet Title
LEVEL 11

A3.11

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16 ■ Level 16
Scale: 1/16" = 1'-0"

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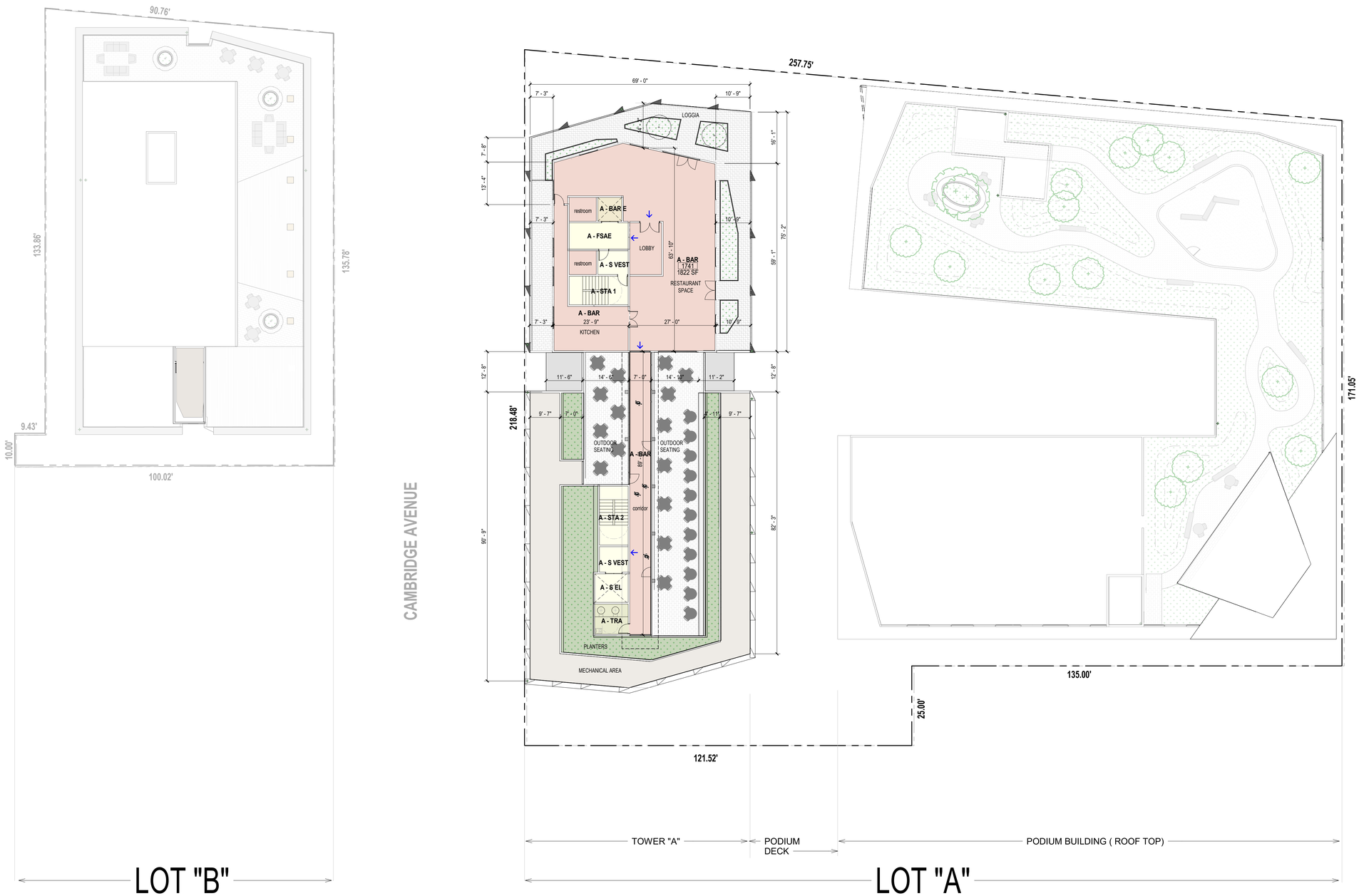
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Scale	1/16" = 1'-0"

Sheet Title
LEVEL 16

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17 ■ Level 17
Scale: 1/16" = 1'-0"

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Scale	1/16" = 1'-0"

Sheet Title
LEVEL 17

A3.13

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NOTE: MATERIALS AND FINISH: SEE LANDSCAPE DRAWINGS



18 ■ Level 18 (ROOF)
Scale: 1/16" = 1'-0"

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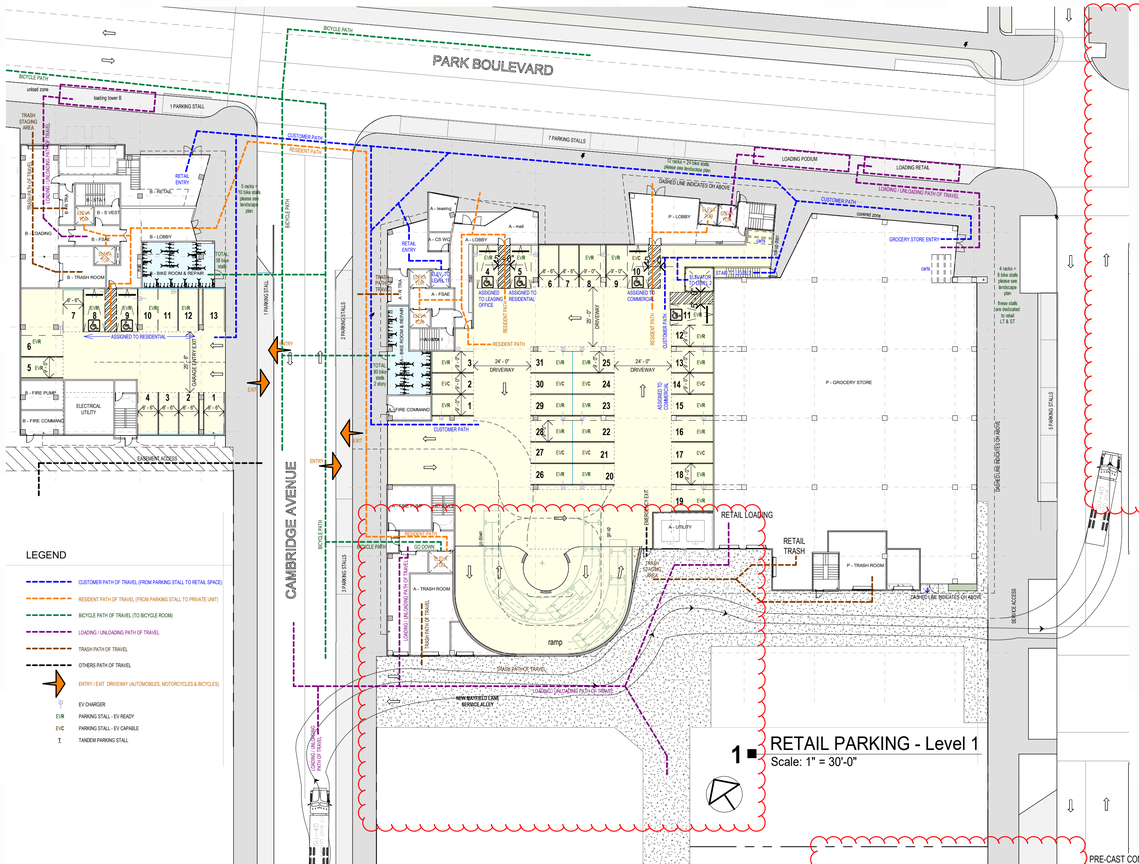
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LEVEL 18 (ROOF)

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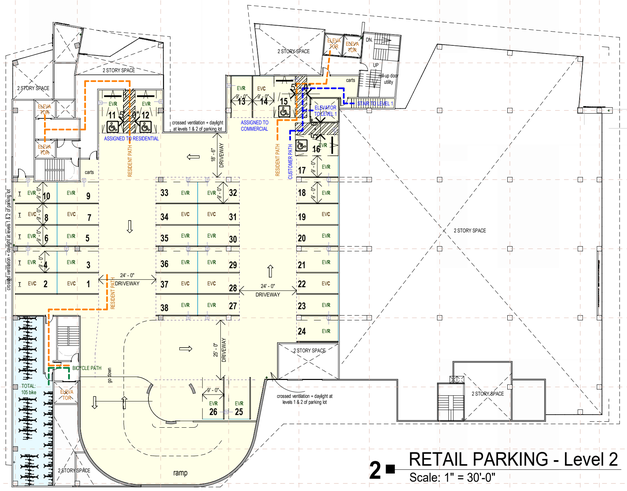
1 ■ RETAIL PARKING - Level 1
Scale: 1" = 30'-0"

PARKING STALLS:

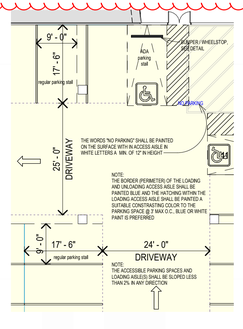
LEVEL	REGULAR	TANDEM	ADA	TOTAL
LEVEL 2	29	5	4	38
GR LOT A	27	0	4	31
GR LOT B	9	0	2	13
UND -1	96	6	0	102
UND -2	101	5	0	106
TOTAL	**262**	**16**	**10**	**290**
%	90.3%	5,0%	3,4%	

LEVEL	EV READY	EV CAPABLE	TOTAL EV	NON-EV
LEVEL 2	26	11	37	1
GR LOT A	22	8	29	2
GR LOT B	6	0	6	7
UND -1	65	36	101	1
UND -2	66	37	103	3
TOTAL	**185**	**91**	**276**	**14**
% all	63,7%	31,4%	95,2%	4,8%
% EV only	67,0%	33,3%	100%	

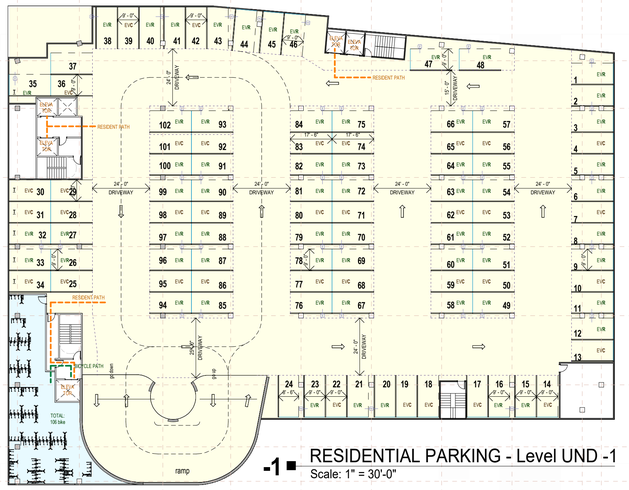
290



2 ■ RETAIL PARKING - Level 2
Scale: 1" = 30'-0"



s ■ PARKING STALL
Scale: 1/16" = 1'-0"



-1 ■ RESIDENTIAL PARKING - Level UND -1
Scale: 1" = 30'-0"



-2 ■ RESIDENTIAL PARKING - Level UND -2
Scale: 1" = 30'-0"

RAMP DIMENSIONS: PLEASE CHECK SHEET A5.1

REQUIRED BICYCLE STALLS:
lot A: 304 + 10% = 335 (residential)
+ 7 (retail) = 342 stalls
lot B: 78 + 10% = 86 stalls
TOTAL: 428

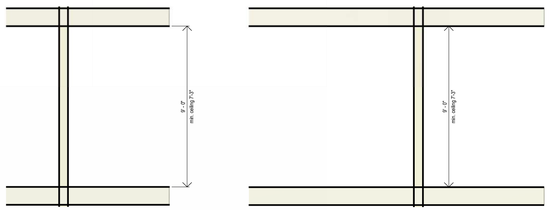
PROVIDED BICYCLE STALLS:

lot A:
- indoor: 80 + 105 + 106 = 298
- outdoor (landscape): 22 racks = 44
Total lot A: 342 stalls

lot B:
- indoor: 58
-outdoor (landscape): 5 racks = 10
Total lot B: 68 stalls

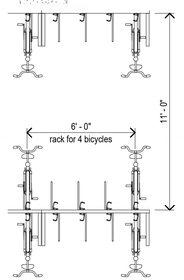
TOTAL: 400

BICYCLE RACK DIMENSIONS

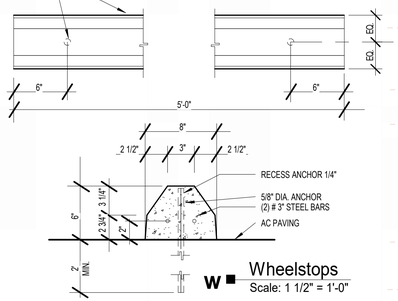


a ■ Bicycle Rack V1
Scale: 1/4" = 1'-0"

b ■ Bicycle Rack View 2
Scale: 1/4" = 1'-0"

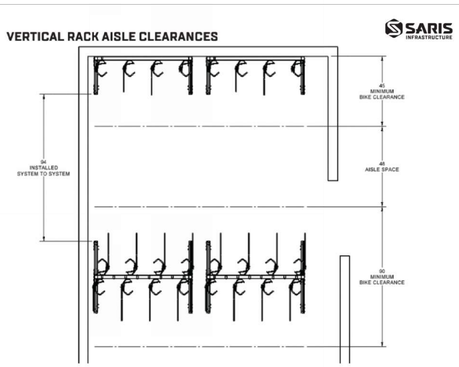


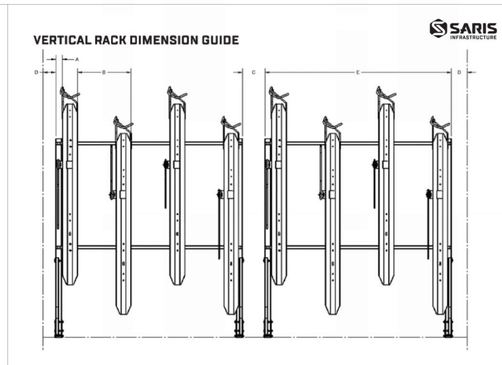
c ■ Bicycle Rack Plan
Scale: 1/4" = 1'-0"



w ■ Wheelstops
Scale: 1 1/2" = 1'-0"

BICYCLE RACK CUT SHEETS





SARIS INFRASTRUCTURE
VERTICAL RACK DIMENSION GUIDE KEY

BIKE COUNT	FRAME CONFIGURATION	PART NUMBER	A (TRAY POSITION)	B (TRAY SPACING)	C (FRAME SPACING)	D (MINIMUM SIDE WALL CLEARANCE)	E (FRAME WIDTH)
1 bike	SINGLE SIDED	8133V	5.5	15	0	0.5	44.5
4 bike	SINGLE SIDED	8144V	6.25	15	0 (1.5" less)	0.5	62.5
5 bike	SINGLE SIDED	8155V	8.5	15	0 (6.5" less)	0.5	80.5
6 bike	DOUBLE SIDED	8166V	5.5	15	0	0.5	44.5
8 bike	DOUBLE SIDED	8188V	6.25	15	0 (1.5" less)	0.5	62.5
10 bike	DOUBLE SIDED	8100V	8.5	15	0 (6.5" less)	0.5	80.5
1 bike	SINGLE SIDED	8133V	4.5	16	3.25	1	44.5
4 bike	SINGLE SIDED	8144V	4.75	16	3.25	0.75	62.5
5 bike	SINGLE SIDED	8155V	5	16	0 (1.5" less)	0.5	80.5
6 bike	DOUBLE SIDED	8166V	4.5	16	3.25	1	44.5
8 bike	DOUBLE SIDED	8188V	4.75	16	3.25	0.75	62.5
10 bike	DOUBLE SIDED	8100V	5	16	0 (1.5" less)	0.5	80.5
1 bike	SINGLE SIDED	8133V	3.5	17	4.25	2.5	44.5
4 bike	SINGLE SIDED	8144V	3.25	17	5.25	2.75	62.5
5 bike	SINGLE SIDED	8155V	3	17	4.25	3	80.5
6 bike	DOUBLE SIDED	8166V	3.5	17	4.25	2.5	44.5
8 bike	DOUBLE SIDED	8188V	3.25	17	5.25	2.75	62.5
10 bike	DOUBLE SIDED	8100V	3	17	4.25	3	80.5
1 bike	SINGLE SIDED	8133V	2.5	18	9.25	4	44.5
4 bike	SINGLE SIDED	8144V	2.25	18	9.25	4.25	62.5
5 bike	SINGLE SIDED	8155V	1.25	18	9.25	5.5	80.5
6 bike	DOUBLE SIDED	8166V	1.25	18	9.25	4	44.5
8 bike	DOUBLE SIDED	8188V	1.25	18	9.25	4.25	62.5
10 bike	DOUBLE SIDED	8100V	1.25	18	9.25	5.5	80.5
1 bike	SINGLE SIDED	8133V	4.5	24	9.25	5	62.5
4 bike	SINGLE SIDED	8144V	1.75	24	15.25	7.75	80.5
6 bike	DOUBLE SIDED	8166V	4.5	24	9.25	5	62.5
8 bike	DOUBLE SIDED	8188V	1.75	24	15.25	7.75	80.5

Saris Cycling Group 5253 Verona Road Madison WI 53711 USA Ph: 608.274.6550 Fx: 608.274.1702 www.sarisinfrustructure.com 32985 09/21

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Project:
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Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 3	11.22.2024
CYCLE 3	06.06.2025

Stamp

LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

Issue Date	03/28/24
Job Number	23-021
Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

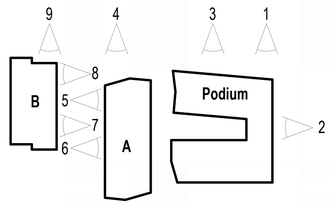
Sheet Title
PARKING & CIRCULATION PLAN

A3.15

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1 ■ SIGNAGE - PODIUM GROCERY STORE ENTRY
Scale: 1/4" = 1'-0"



INSPIRATION IMAGES:

TYPE 1:



TYPE 4:



TYPE 4:

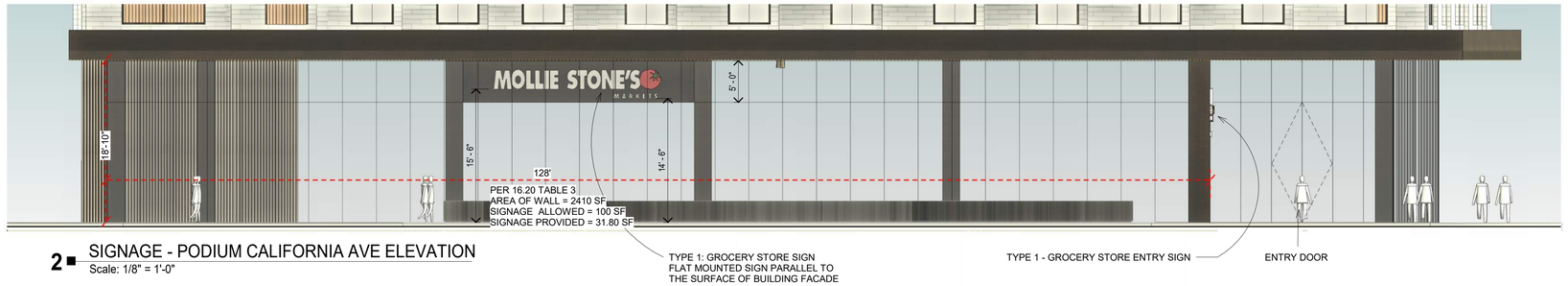


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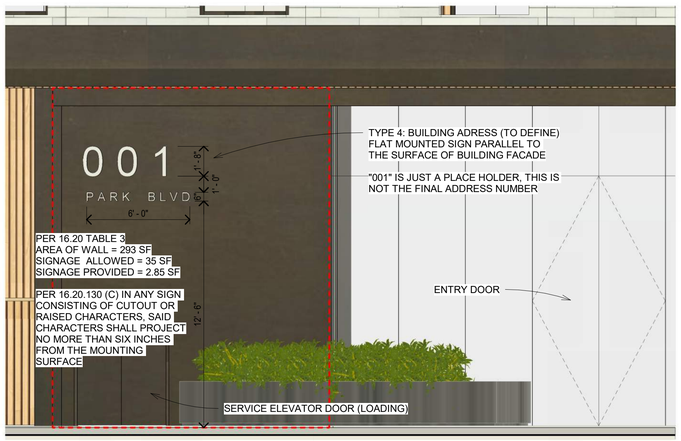


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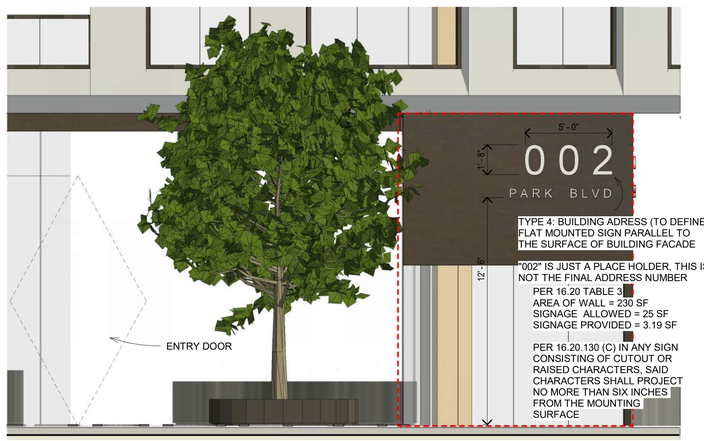




2 ■ SIGNAGE - PODIUM CALIFORNIA AVE ELEVATION
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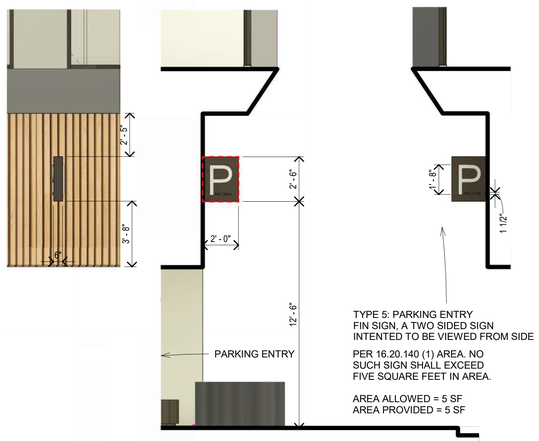
3 ■ SIGNAGE - PODIUM LOBBY
Scale: 1/4" = 1'-0"



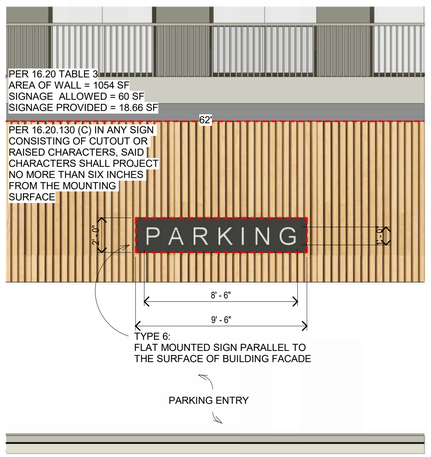
4 ■ SIGNAGE - TOWER A LOBBY
Scale: 1/4" = 1'-0"



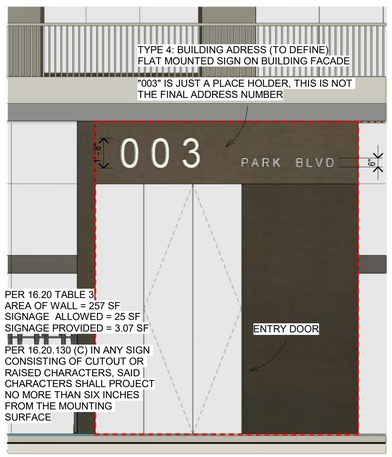
5 ■ SIGNAGE - TOWER A RETAIL
Scale: 1/4" = 1'-0"



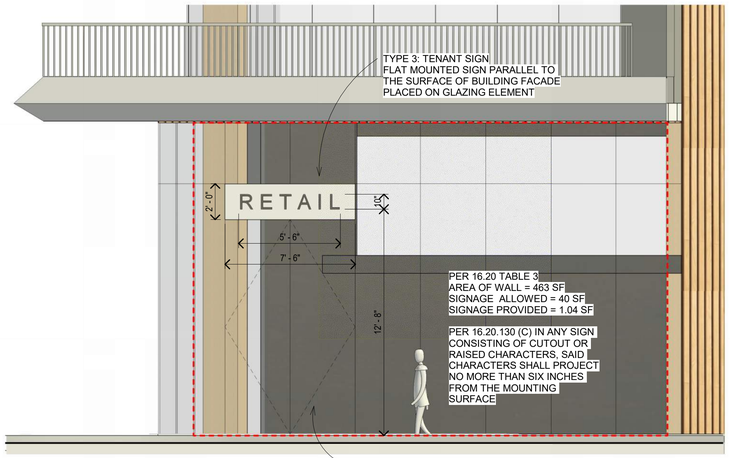
6 ■ SIGNAGE - TOWER A PARKING ENTRY
Scale: 1/4" = 1'-0"



7 ■ SIGNAGE - TOWER B PARKING
Scale: 1/4" = 1'-0"



8 ■ SIGNAGE - TOWER B LOBBY
Scale: 1/4" = 1'-0"



9 ■ SIGNAGE - TOWER B RETAIL
Scale: 1/4" = 1'-0"

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JEFFREY R CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

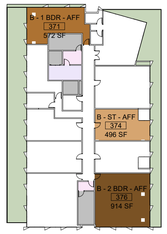
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SIGNAGE PLAN

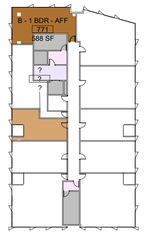
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3 ■ Affordable Units - Level 3
Scale: 1" = 40'-0"







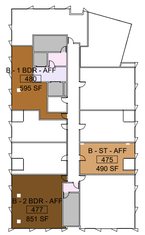
7 ■ Affordable Units - Level 7
Scale: 1" = 40'-0"

Affordable Units - PODIUM			/all units
Name	Area	Count	
P - 1 BDR - AFF	11107 SF	16	/77 = 20,8%
P - 2 BDR - AFF	1789 SF	2	/12 = 16,7%
P - ST - AFF	2577 SF	5	/23 = 21,7%
Grand total	15474 SF	23	/112 = 20,5%

Affordable Units - TOWER A			
Name	Area	Count	
A - 1 BDR - AFF	11590 SF	17	/97 = 19,6%
A - 2 BDR - AFF	6341 SF	8	/40 = 20,0%
A - ST - AFF	6793 SF	13	/55 = 20,0%
A - ST- AFF	0 SF	1	/192 = 19,8%
Grand total	24724 SF	39	

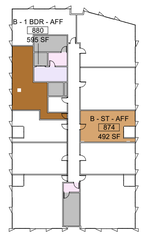
Affordable Units - TOWER B			
Name	Area	Count	
B - 1 BDR - AFF	2936 SF	5	/23 = 21,7%
B - 2 BDR - AFF	3486 SF	4	/22 = 18,1%
B - ST - AFF	3285 SF	7	/33 = 21,2%
Grand total	9708 SF	16	/78 = 20,5%

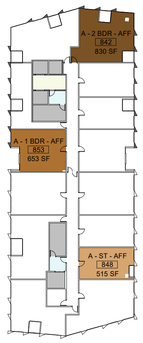
Overall per Typology - All Buildings			
TOTAL> 1 BDR	25634 SF	38	/197 = 20,3%
TOTAL> 2 BDR	11617 SF	14	/74 = 18,9%
TOTAL> STUDIOS	12655 SF	25	/111 = 20,7%
TOTAL UNITS	49906 SF	78	/382 = 20,2%



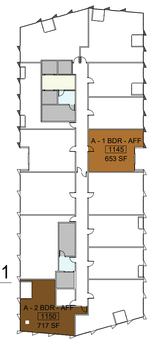


4 ■ Affordable Units - Level 4
Scale: 1" = 40'-0"

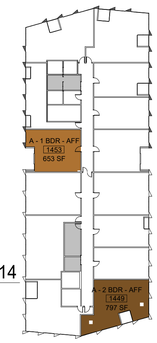




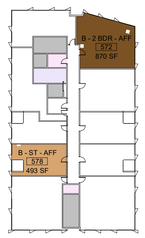
8 ■ Affordable Units - Level 8
Scale: 1" = 40'-0"



11 ■ Affordable Units - Level 11
Scale: 1" = 40'-0"

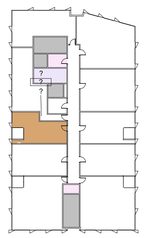


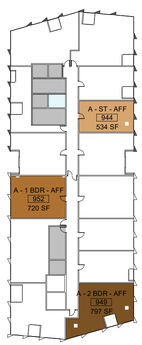
14 ■ Affordable Units - Level 14
Scale: 1" = 40'-0"





5 ■ Affordable Units - Level 5
Scale: 1" = 40'-0"





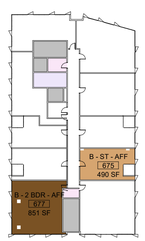
9 ■ Affordable Units - Level 9
Scale: 1" = 40'-0"



12 ■ Affordable Units - Level 12
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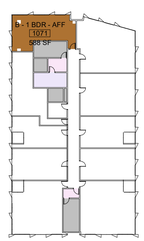


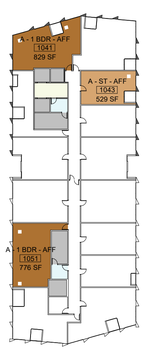
15 ■ Affordable Units - Level 15
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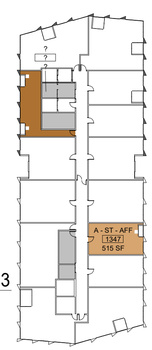


6 ■ Affordable Units - Level 6
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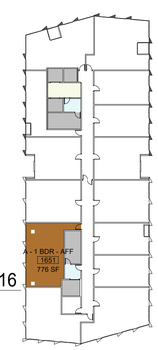




10 ■ Affordable Units - Level 10
Scale: 1" = 40'-0"



13 ■ Affordable Units - Level 13
Scale: 1" = 40'-0"



16 ■ Affordable Units - Level 16
Scale: 1" = 40'-0"

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
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STATE OF CALIFORNIA

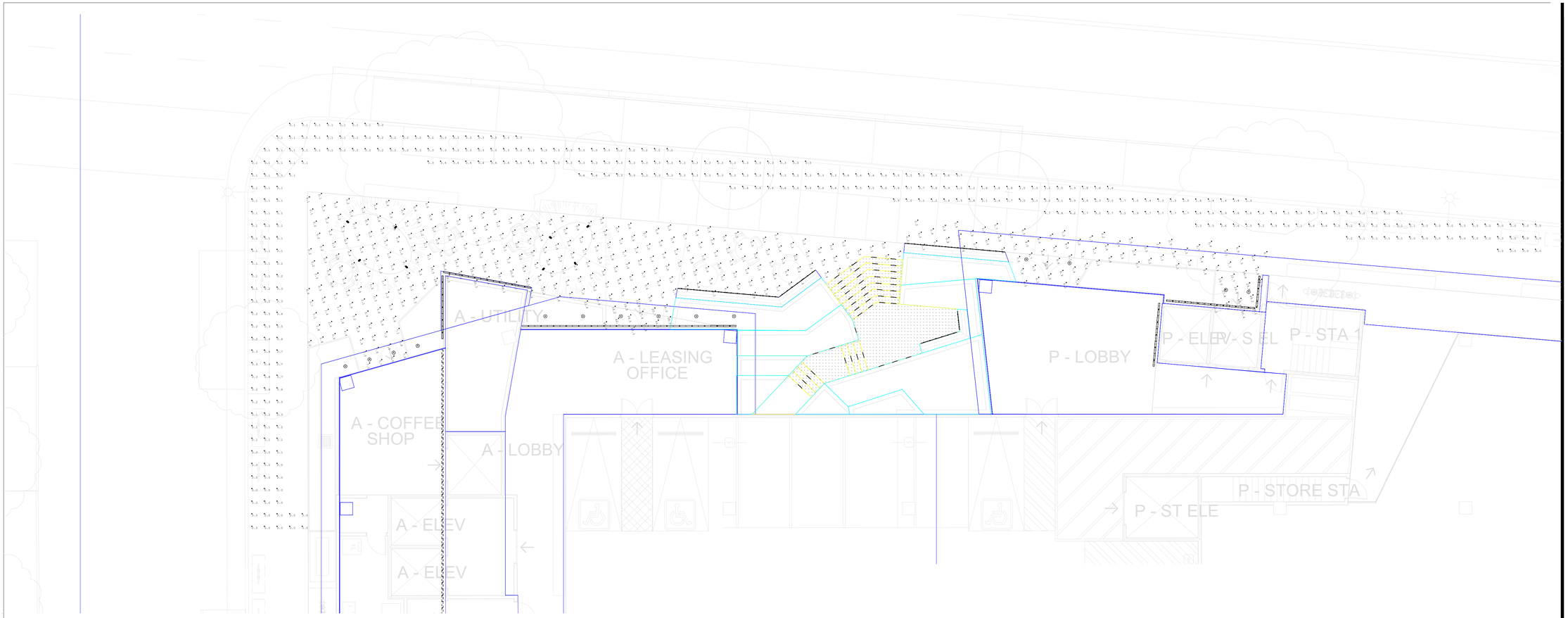
Sheet Information

Issue Date	03/28/24
Job Number	23-021
Drawn	Author
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Approved	Designer
Scale	1" = 40'-0"

Sheet Title
AFFORDABLE HOUSING PLAN

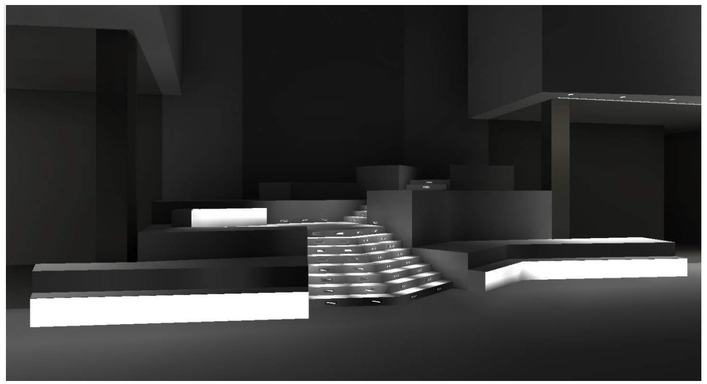
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TOWER A & PODIUM GROUND LEVEL



TOWER A & PODIUM STAIRWAY

FIXTURE SCHEDULE

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Total Watts	LLF
	2	TYPE DOWNLIGHT 2	Single	LDN6 30_15 LO6AR LSS	1496	35.04	0.900
	12	TYPE DOWNLIGHT	Single	LDN6 30_05 LO6AR LSS	522	69.96	0.900
	8	TYPE FLOODLIGHT	Single	DE-LED-TR-X199-FL-9-3000K	1129	101.942	0.873
	46	TYPE STEPLIGHT	Single	33018_BEGA_IES	44	230	0.900
	48	TYPE TAPELIGHT 1FT	Single	DI-24V-SE-NBL2-30-32-IES_ File	113	117.12	1.161
	2	TYPE W2	Single	ASHRAE LOI-HO-24-30K-10x10-TS2_5-XX-XX-XX	580	20	0.475
	97	TYPE W1	Single	ASHRAE LOI-HO-24-30K-10x10-TS2_5-XX-XX-XX	580	970	0.950

STATISTICAL SUMMARY

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PODIUM ELEVATOR ENTRANCE	Illuminance	Fc	34.33	50.2	12.7	2.70	3.95
PODIUM LOBBY ENTRANCE	Illuminance	Fc	8.51	10.5	7.1	1.20	1.48
SIDEWALK	Illuminance	Fc	0.58	4.7	0.0	N.A.	N.A.
TOWER A & PODIUM EXTERIOR	Illuminance	Fc	4.01	50.3	0.1	40.10	503.00
TOWER A LOBBY ENTRANCE	Illuminance	Fc	29.55	53.3	8.8	3.36	6.06
TOWER A RETAIL ENTRANCE	Illuminance	Fc	7.28	7.8	6.4	1.14	1.22
TOWER A STAIRS & PLATFORM	Illuminance	Fc	7.90	188.0	0.1	79.00	1880

LPD Area Summary

Label	Area	Total Watts	LPD
TOWER A & PODIUM GROUND LVL	5956	1284.062	0.216

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IDEOLI GROUP, INC.
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Contact

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C 19444
REN. 1-31-2025
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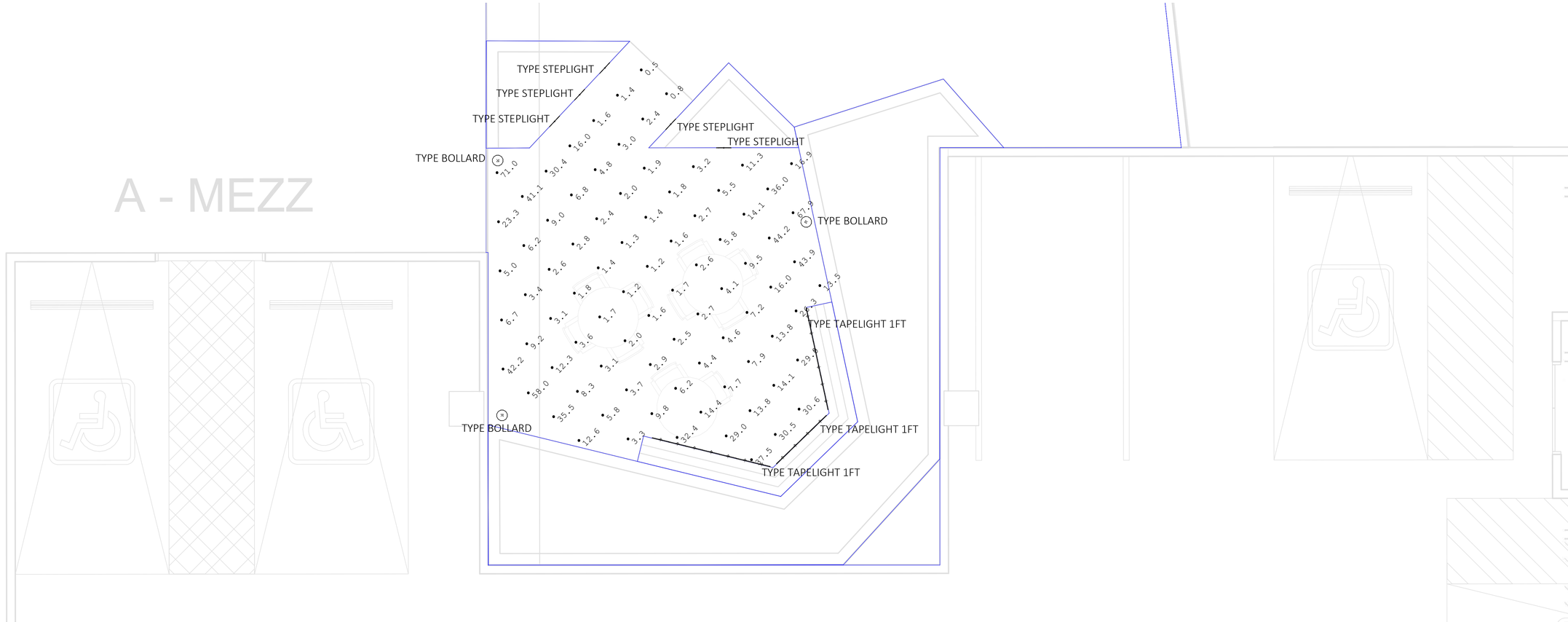
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Approved	Designer
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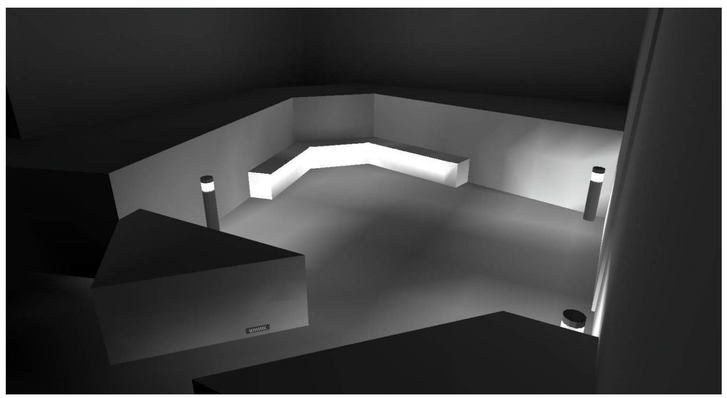
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LIGHTING - TOWER A - GROUND LEVEL

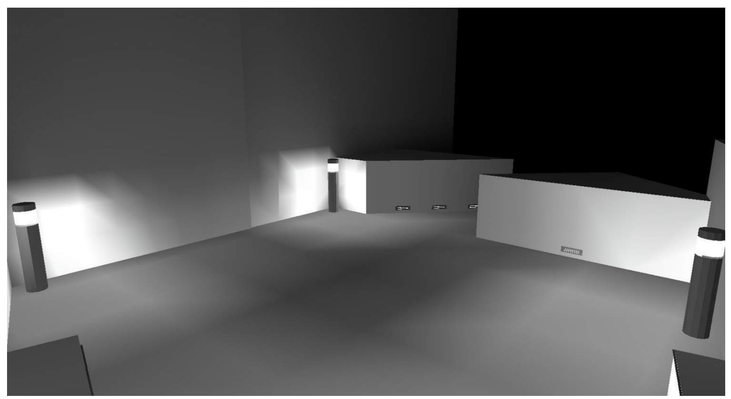
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BASE LEVEL 2 PERSPECTIVE



BASE LEVEL 2 PERSPECTIVE

FIXTURE SCHEDULE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Total Watts	LLF
⊕	3	TYPE BOLLARD	Single	99058K3	1414	43.5	0.900
|	5	TYPE STEPLIGHT	Single	33018_BEGA_IES	44	25	0.900
|	17	TYPE TAPELIGHT 1FT	Single	DI-24V-SE-NBL2-30-32-IES_ File	113	41.48	1.161

STATISTICAL SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BASE LEVEL 2	Illuminance	Fc	12.81	71.0	0.5	25.62	142.00

LPD Area Summary			
Label	Area	Total Watts	LPD
BASE LEVEL 2	752.33	109.98	0.146

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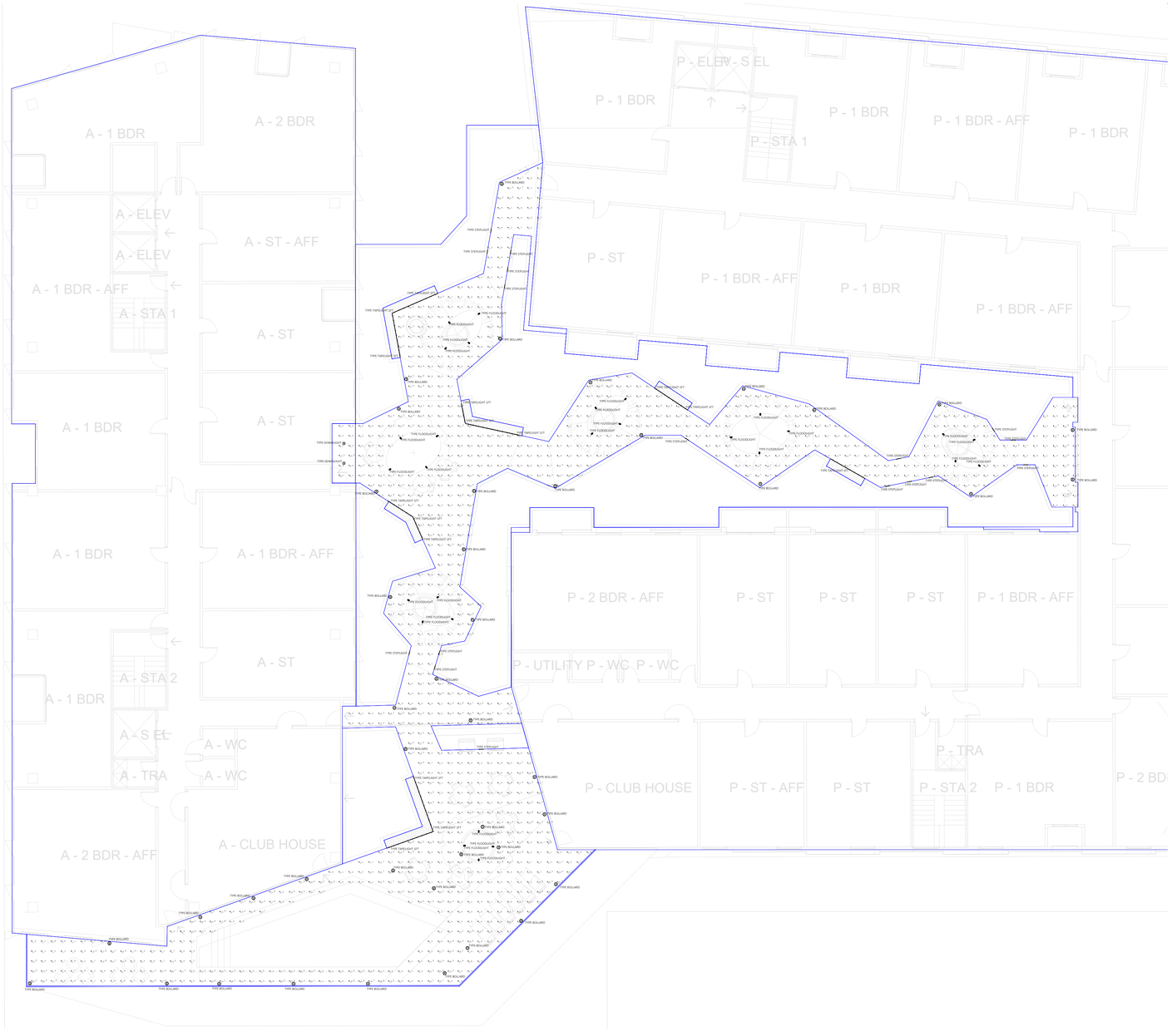
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Checked	Checker
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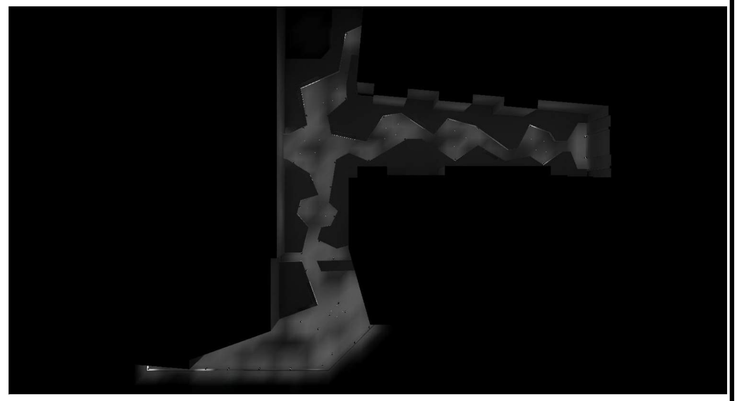
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LIGHTING - TOWER A - LEVEL 2

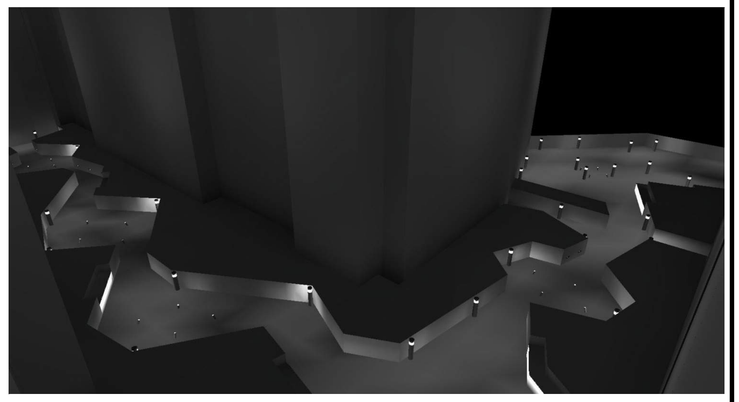
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BASE LEVEL 3 GRAYSCALE



BASE LEVEL 3 PERSPECTIVE

FIXTURE SCHEDULE

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Total Watts	LLF
⊕	2	TYPE DOWNLIGHT	Single	LDN6 30_05 LO6AR LSS	522	11.66	0.900
⊕	43	TYPE BOLLARD	Single	99058K3	1414	623.5	0.900
⊕	28	TYPE FLOODLIGHT	Single	DE-LED-TR-X199-FL-9-3000K	1129	356.796	0.873
▏	17	TYPE STEPLIGHT	Single	33018_BEGA_IES	44	85	0.900
▏	83	TYPE TAPELIGHT 1FT	Single	DI-24V-SE-NBL2-30-32-IES_ File	113	202.52	1.161

STATISTICAL SUMMARY

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BBQ AREA	Illuminance	Fc	14.24	69.1	0.9	15.82	76.78
CLUB HOUSE ENTRANCE	Illuminance	Fc	11.86	27.8	3.7	3.21	7.51
COURTYARD	Illuminance	Fc	11.44	69.2	0.8	14.30	86.50
PODIUM ENTRANCE	Illuminance	Fc	16.98	52.9	0.3	56.60	176.33
PODIUM SIDE ENTRANCE 1	Illuminance	Fc	9.87	67.9	0.5	19.74	135.80
PODIUM SIDE ENTRANCE 2	Illuminance	Fc	9.28	51.4	0.9	10.31	57.11
POOL AREA LOUNGE SEATING	Illuminance	Fc	13.35	63.2	1.8	7.42	35.11
POOL AREA SEATING	Illuminance	Fc	10.73	80.3	0.8	13.41	100.38
SWIMMING POOL	Illuminance	Fc	18.27	72.7	2.1	8.70	34.62
TOWER A MAIN ENTRANCE	Illuminance	Fc	8.28	13.4	4.6	1.80	2.91
TOWER A SIDE ENTRANCE	Illuminance	Fc	13.35	59.7	0.9	14.83	66.33

LPD Area Summary

Label	Area	Total Watts	LPD
BASE LEVEL 3	12950	1279.47	0.099

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Consultant

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
REVISION 1	11.22.2024

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LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

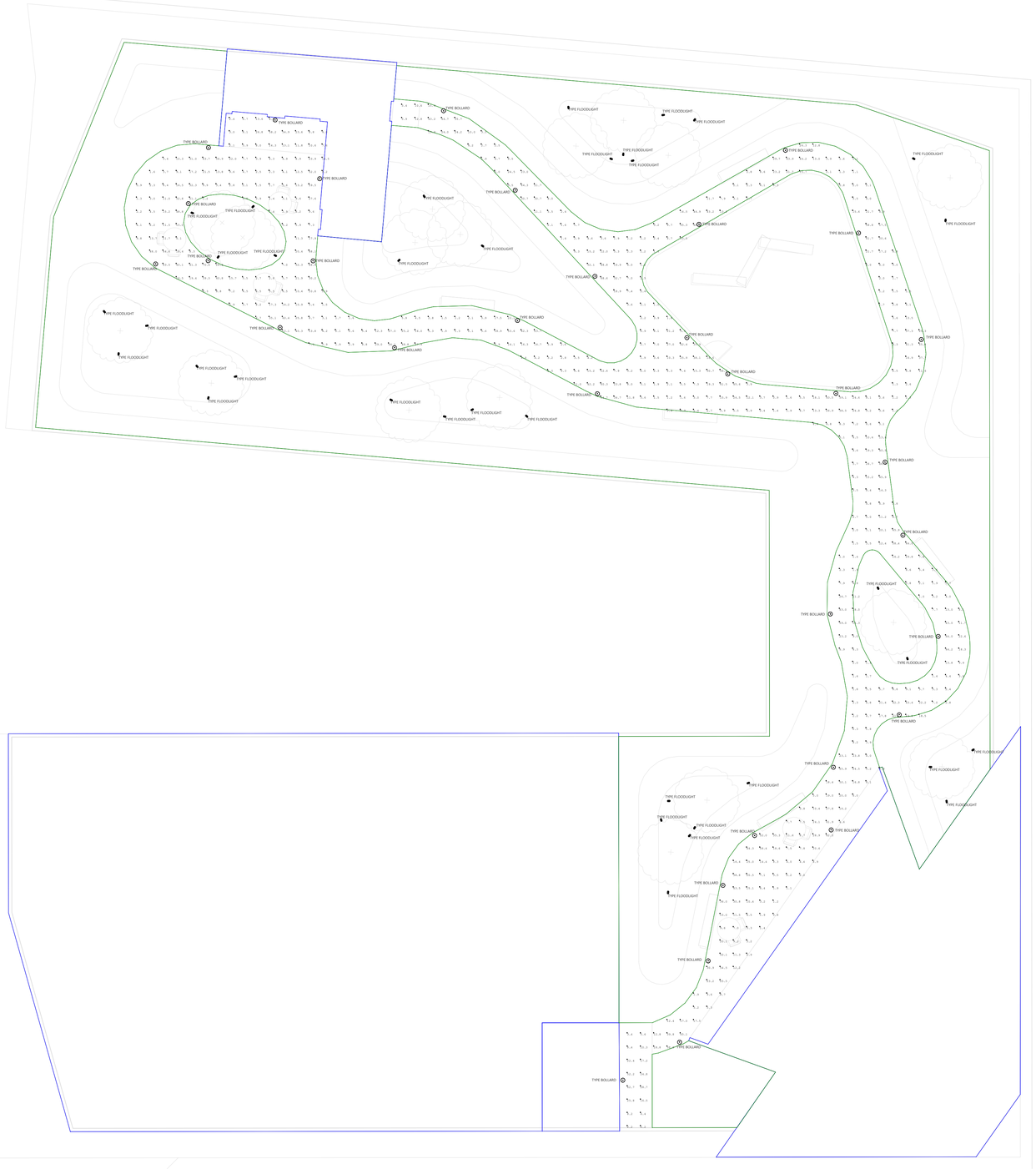
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Checked	Checker
Approved	Designer
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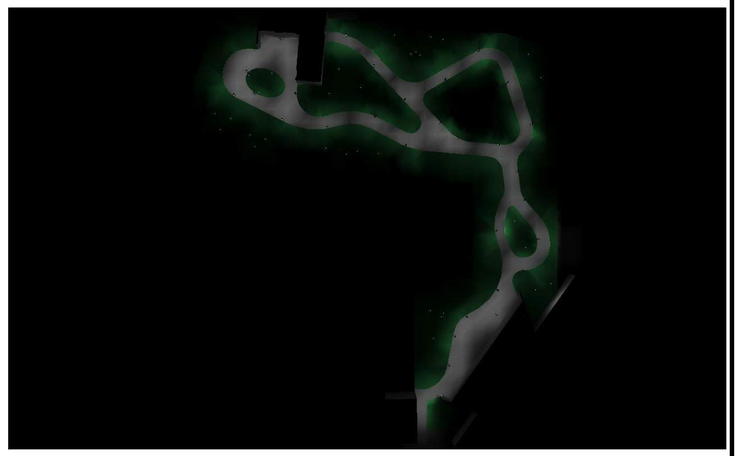
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LIGHTING - TOWER A - LEVEL 3

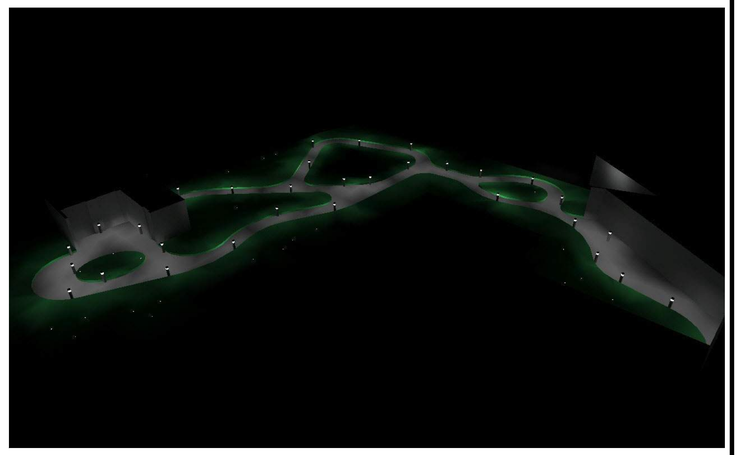
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BASE LEVEL 8 GRAYSCALE



BASE LEVEL 8 PERSPECTIVE

FIXTURE SCHEDULE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Total Watts	LLF
⊕	33	TYPE BOLLARD	Single	99058K3	1414	478.5	0.900
⊕	36	TYPE FLOODLIGHT	Single	DE-LED-TR-X199-FL-9-3000K	1129	458.737	0.873

STATISTICAL SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
WALKWAY	Illuminance	Fc	14.88	70.4	0.8	18.60	88.00

LPD Area Summary			
Label	Area	Total Watts	LPD
BASE LEVEL 8	14799	937.2364	0.063

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LICENSED ARCHITECT
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C 19444
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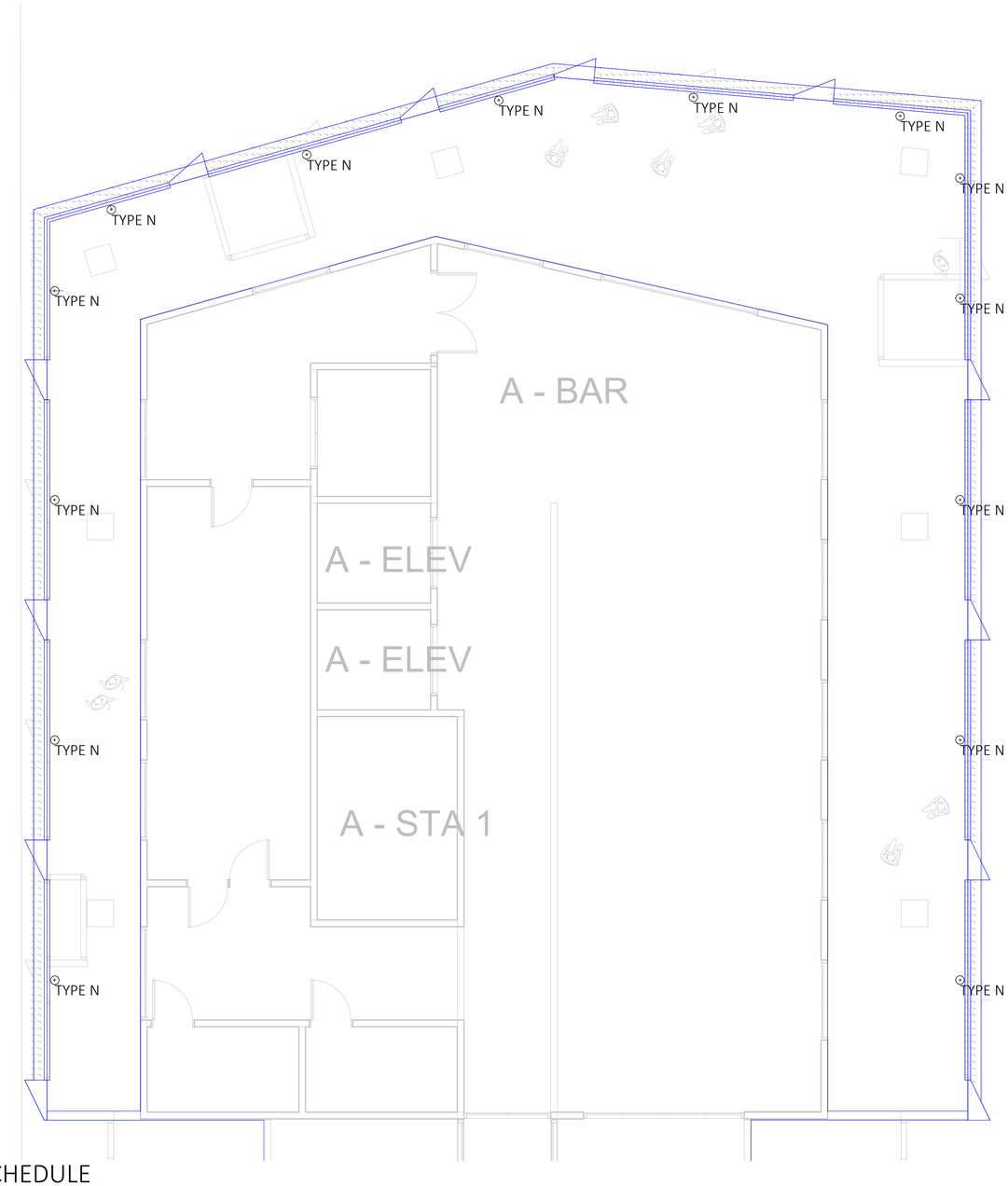
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Sheet Title

LIGHTING - TOWER A - LEVEL 8

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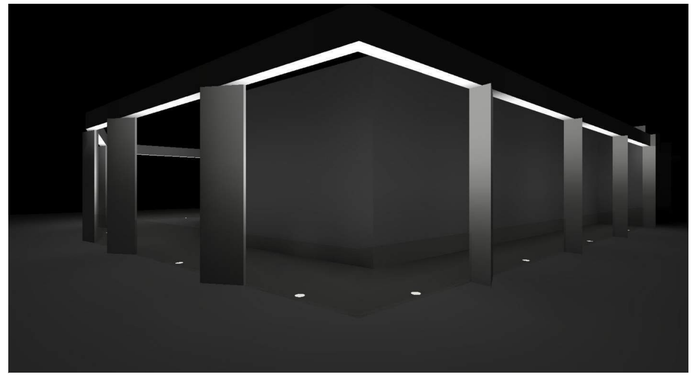
FIXTURE SCHEDULE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Total Watts	LLF
⊙	14	TYPE N	Single	S_7892W_09	1190	232.4	0.855

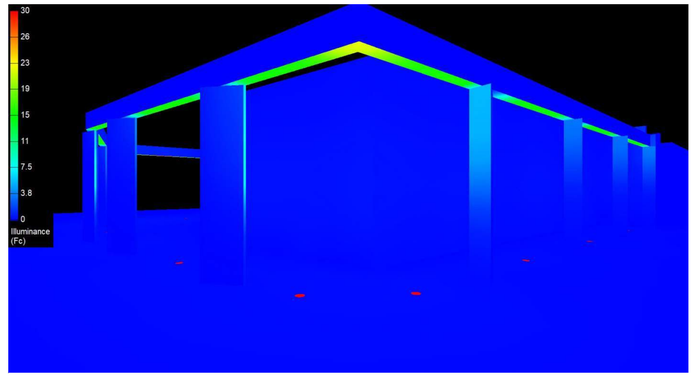
STATISTICAL SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BOTTOM TOWER A ROOF	Illuminance	Fc	13.04	28.7	0.3	43.47	95.67

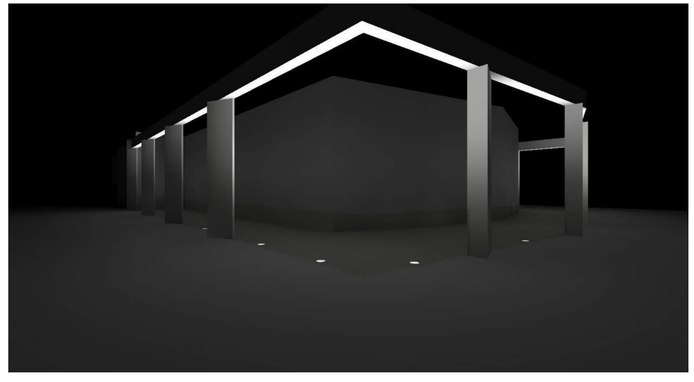
LPD Area Summary			
Label	Area	Total Watts	LPD
TOWER A ROOF	7003	232.4	0.033



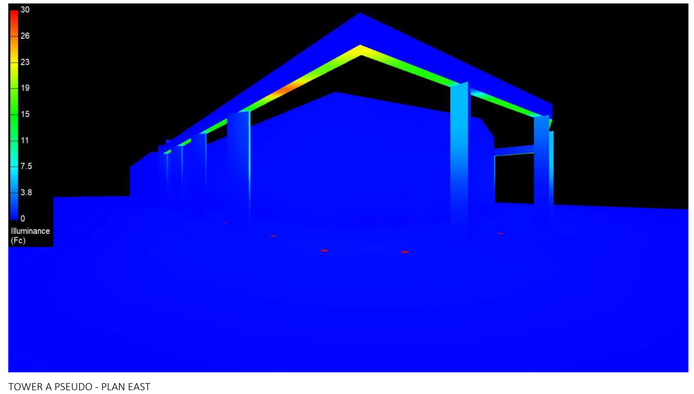
TOWER A - PLAN WEST



TOWER A PSEUDO - PLAN WEST



TOWER A - PLAN EAST



TOWER A PSEUDO - PLAN EAST

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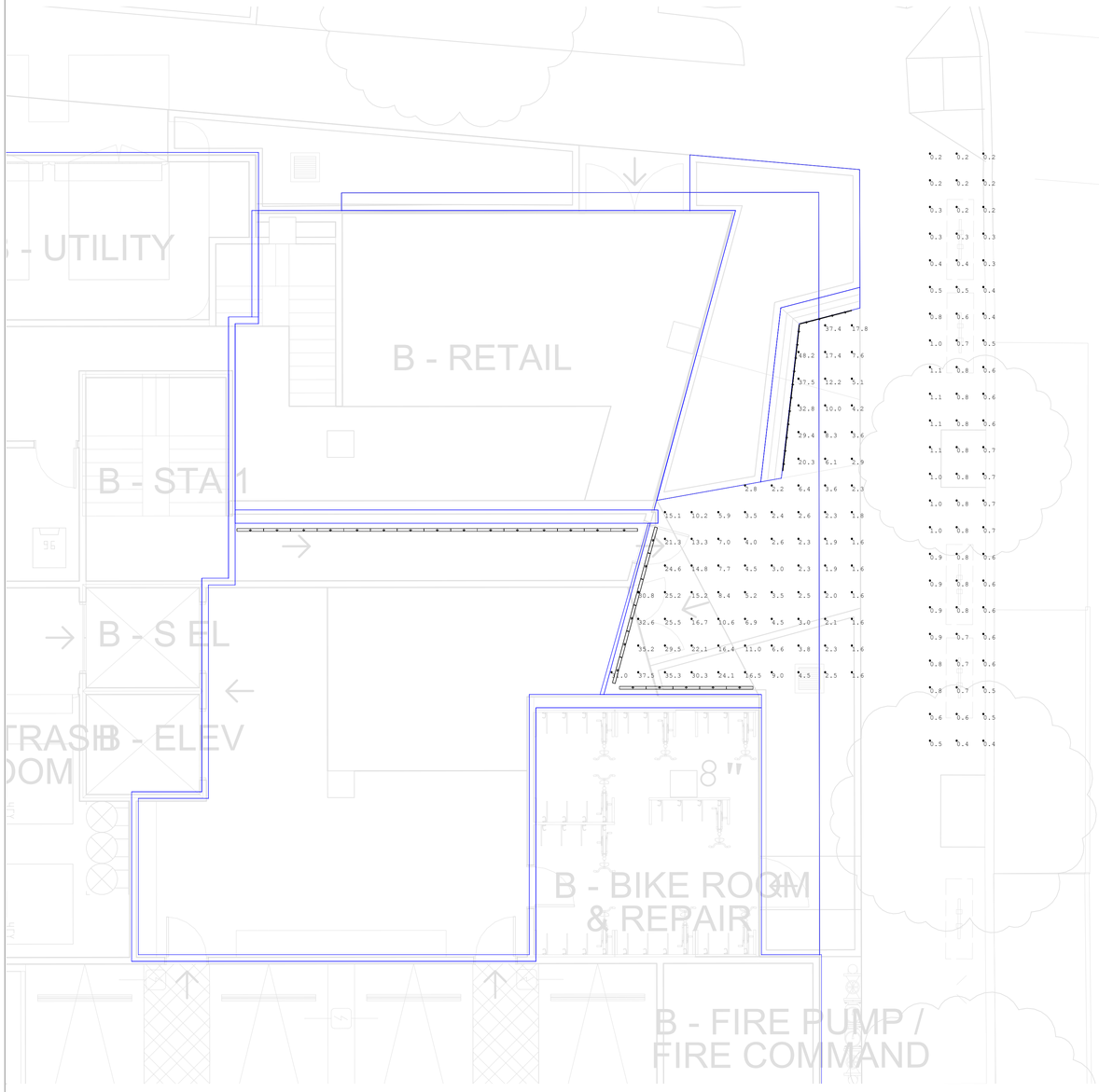
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Approved	Designer
Scale	1"-5"

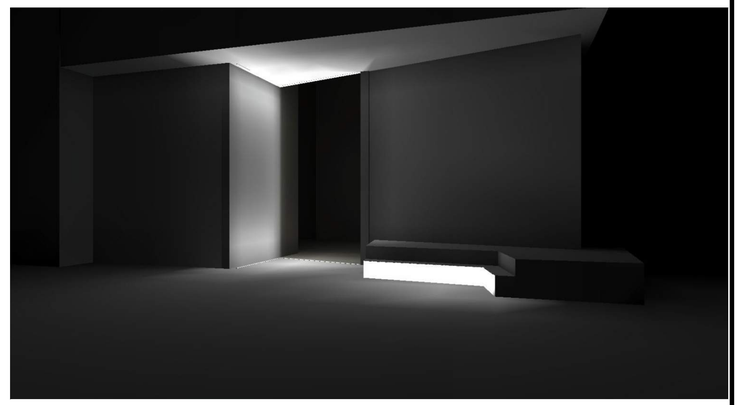
Sheet Title

LIGHTING - TOWER A - ROOF

A3.22

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TOWER B EXTERIOR

FIXTURE SCHEDULE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Total Watts	LLF
	15	TYPE TAPELIGHT 1FT	Single	DI-24V-SE-NBL2-30-32-IES_ File	113	36.6	1.161
	52	TYPE W1	Single	ASHRAE LOI-HO-24-30K-10x10-TS2_5-XX-XX-XX	580	520	0.950

STATISTICAL SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
TOWER B ENTRANCE	Illuminance	Fc	16.44	37.5	2.2	7.47	17.05
TOWER B EXTERIOR	Illuminance	Fc	8.65	48.2	1.6	5.41	30.13
TOWER B SIDEWALK	Illuminance	Fc	0.62	1.1	0.2	3.10	5.50

LPD Area Summary			
Label	Area	Total Watts	LPD
TOWER B EXTERIOR	526.51	256.6	0.487

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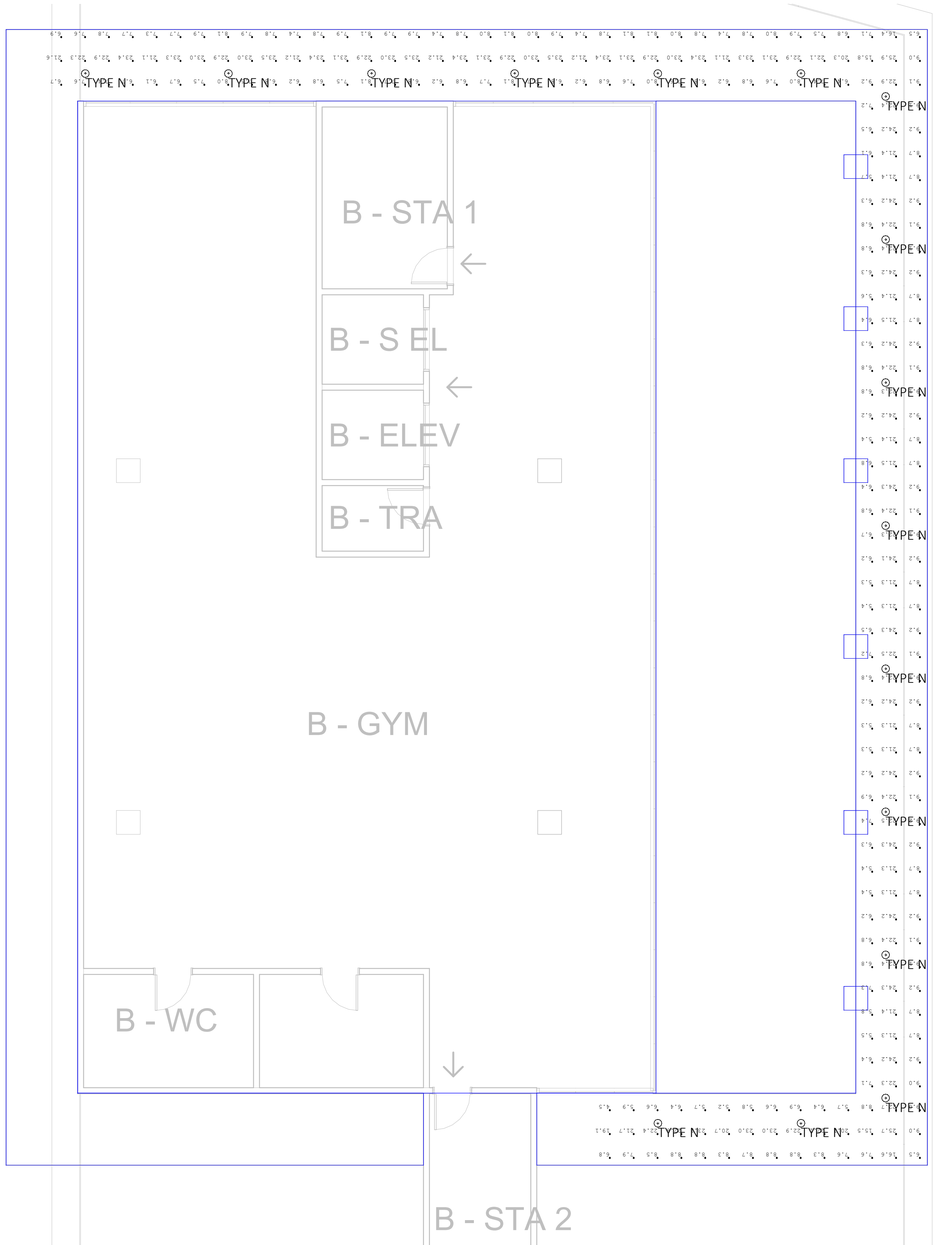
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LIGHTING - TOWER B - GROUND LEVEL

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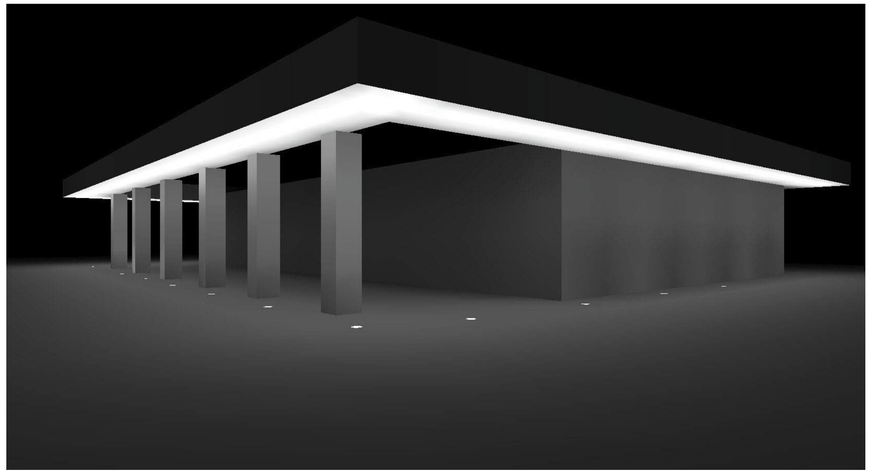
FIXTURE SCHEDULE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Total Watts	LLF
⊕	16	TYPE N	Single	S_7892W_09	1190	265.6	0.855

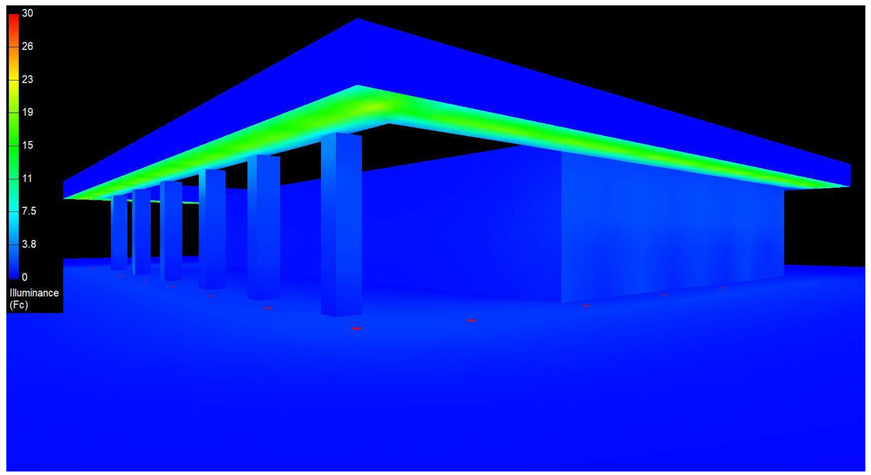
STATISTICAL SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BOTTOM TOWER B ROOF	Illuminance	Fc	12.59	25.9	4.5	2.80	5.76

LPD Area Summary			
Label	Area	Total Watts	LPD
TOWER B ROOF	10689	265.6	0.025



TOWER B ROOF



TOWER B ROOF PSEUDO

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24APP-00886

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C 19444
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Sheet Information

Issue Date	07/08/24
Job Number	23-021
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Approved	Designer
Scale	1"-6"

Sheet Title

LIGHTING - TOWER B - ROOF

A3.24

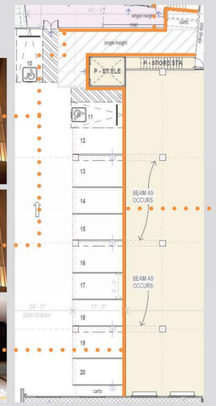
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EXTERIOR LIGHT FEATURES

PARKING GARAGE







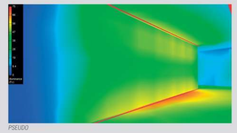


LUMENPULSE
LUMENFACADE
INGROUND AND RECESSED
HIGH OUTPUT
15.25W/FT
798 LM/FT
WALL WASH OPTIC
2.5° TILT
2700K CCT
80CRI

GROUND LEVEL STATS - 27.3FC AVG. | 81.5FC MAX | 2.6FC MIN



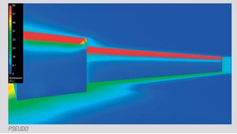

GRAYSCALE


PSEUDO



LUMENWERX
VIA 3 SEAL PERIMETER
RECESSED - SHALLOW
MEDIUM OUTPUT
8W/FT
750 LM/FT
DIRECT OPTIC
2700K CCT
80CRI

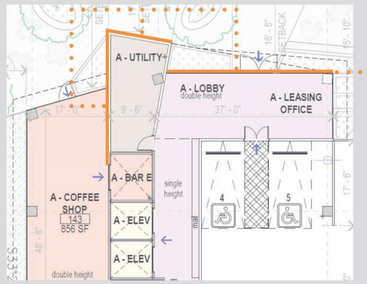

GRAYSCALE


PSEUDO

EXTERIOR LIGHT FEATURES

TOWER A ENTRANCE



TOWER A ENTRANCE STATS

ENTRANCE GLASS WINDOW-
15.78FC AVE. | 51.5FC MAX. | 2.7FC MIN.

ENTRANCE SIGNAGE WALL-
19.74FC AVE. | 62.1FC MAX. | 3.7FC MIN.

COFFEE SHOP WALL -
13.69FC AVE. | 40FC MAX. | 3.6FC MIN.

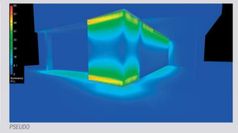
IES RECOMMENDED LIGHT LEVELS FOR EXTERIOR MEDIUM DARK SURFACES WITH BRIGHT SURROUNDINGS - 30FC AVERAGE



LUMENPULSE
LUMENFACADE
INGROUND AND RECESSED
HIGH OUTPUT
15.25W/FT
798 LM/FT
WALL WASH OPTIC
2.5° TILT
2700K CCT
80CRI



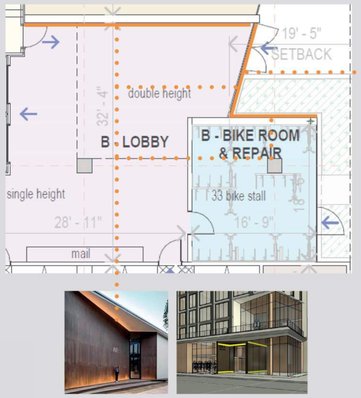

GRAYSCALE


PSEUDO

EXTERIOR LIGHT FEATURES

TOWER B ENTRANCE





LUMENPULSE
LUMENFACADE
INGROUND AND RECESSED
HIGH OUTPUT
15.25W/FT
798 LM/FT
WALL WASH OPTIC
2.5° TILT
2700K CCT
80CRI

TOWER B ENTRANCE STATS

ENTRANCE GLASS WINDOW-
26.6FC AVE. | 71FC MAX. | 6FC MIN.

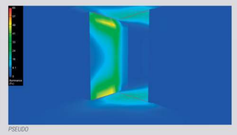
ENTRANCE SIGNAGE WALL-
21.2FC AVE. | 57FC MAX. | 5.7FC MIN.

INTERIOR LOBBY WALL -
19.36FC AVE. | 62.3FC MAX. | 4.4FC MIN.

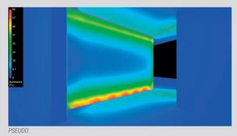
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GRAYSCALE

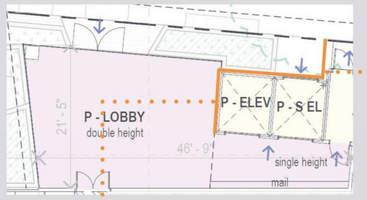

PSEUDO


GRAYSCALE


PSEUDO

EXTERIOR LIGHT FEATURES

PODIUM ENTRANCE






LUMENPULSE
LUMENFACADE
INGROUND AND RECESSED
HIGH OUTPUT
15.25W/FT
798 LM/FT
WALL WASH OPTIC
2.5° TILT
2700K CCT
80CRI

PODIUM ENTRANCE STATS

ENTRANCE GLASS WINDOW-
18.46FC AVE. | 47.4FC MAX. | 6FC MIN.

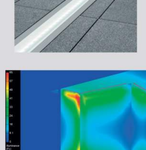
ENTRANCE SIGNAGE WALL-
33.96FC AVE. | 72.8FC MAX. | 9.5FC MIN.

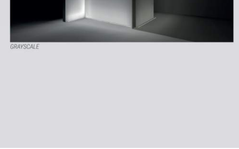
INTERIOR LOBBY WALL -
22.33FC AVE. | 64.4FC MAX. | 5.5FC MIN.

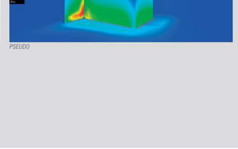
IES RECOMMENDED LIGHT LEVELS FOR EXTERIOR MEDIUM DARK SURFACES WITH BRIGHT SURROUNDINGS - 30FC AVERAGE



LUMENPULSE
LUMENFACADE
INGROUND AND RECESSED
HIGH OUTPUT
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798 LM/FT
WALL WASH OPTIC
2.5° TILT
2700K CCT
80CRI




GRAYSCALE

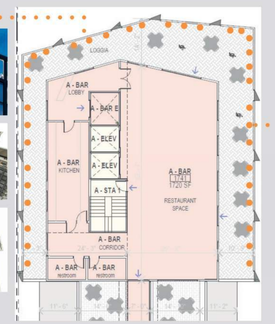

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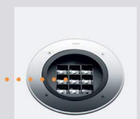
EXTERIOR LIGHT FEATURES

TOWER A ROOF









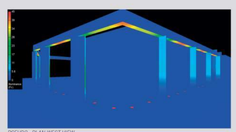
SISTEMALUX
ZIP COMFORT
INGROUND
17W
1,180LM
ASYMMETRIC OPTIC
5° TILT
3000K CCT
90CRI
APPROX 5FT APART SPACING
DIM DOWN 90%

TOWER A ROOF STATS

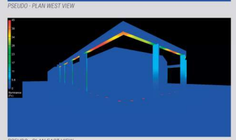
PILASTER -
30.07FC AVE. | 45.4FC MAX. | 6.2FC MIN.

IES RECOMMENDED LIGHT LEVELS FOR EXTERIOR MEDIUM LIGHT SURFACES WITH BRIGHT SURROUNDINGS - 20FC AVERAGE


GRAYSCALE - PLAN WEST VIEW

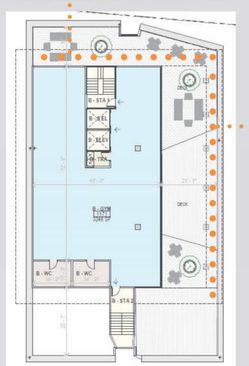

PSEUDO - PLAN WEST VIEW

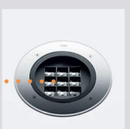

GRAYSCALE - PLAN EAST VIEW


PSEUDO - PLAN EAST VIEW

TOWER B ROOF





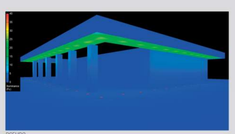
SISTEMALUX
ZIP COMFORT
INGROUND
15.5W
970LM
NARROW FLOOD OPTIC
3000K CCT
90CRI
APPROX 6FT APART SPACING

TOWER A ROOF STATS

PILASTER -
18.93FC AVE. | 29.8FC MAX. | 1.7FC MIN.

IES RECOMMENDED LIGHT LEVELS FOR EXTERIOR MEDIUM LIGHT SURFACES WITH BRIGHT SURROUNDINGS - 20FC AVERAGE


GRAYSCALE


PSEUDO

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Consultant

IDEOLI GROUP, INC.
INVIGORATE YOUR SPACE®

Contact

Morgan Pixley - Vice President

818 - 606 - 9648

MP@IDEOLI.COM

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 3	11.22.2024
CYCLE 3	06.06.2025

Stamp

LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

Issue Date	07/08/24
Job Number	23-021
Drawn	IDEOLI
Checked	Checker
Approved	Designer
Scale	

Sheet Title

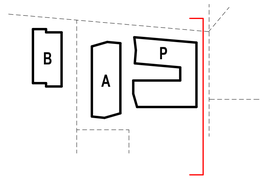
LIGHTING DESIGN

A3.25

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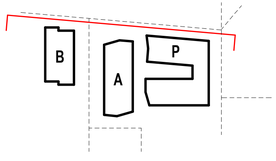


C STREETSCAPE - CALIFORNIA AVENUE
Scale: 1" = 20'-0"





P STREETSCAPE - PARK AVENUE
Scale: 1" = 20'-0"



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C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

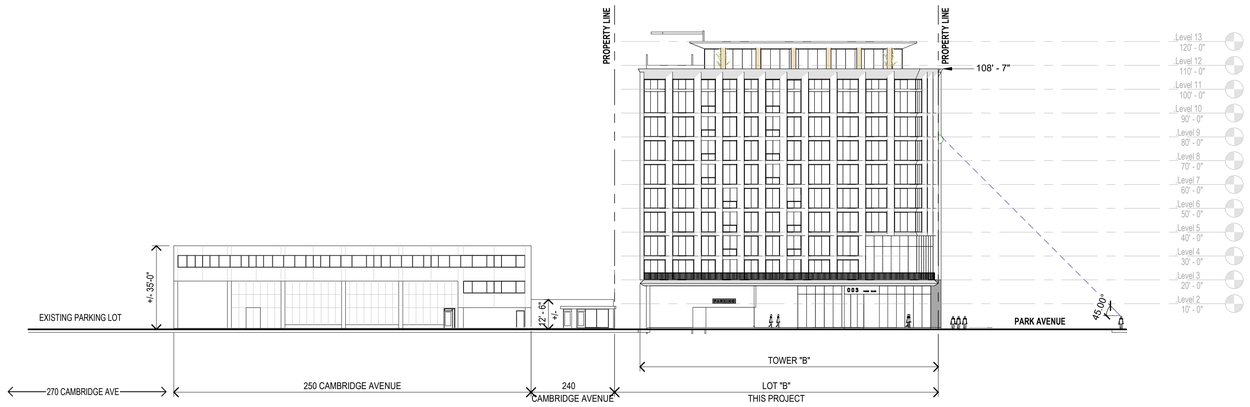
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Job Number	23-021
Drawn	Author
Checked	Checker
Approved	Designer
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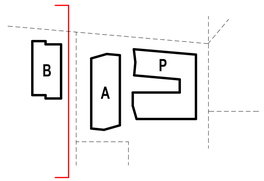
STREETSCAPE SHEET

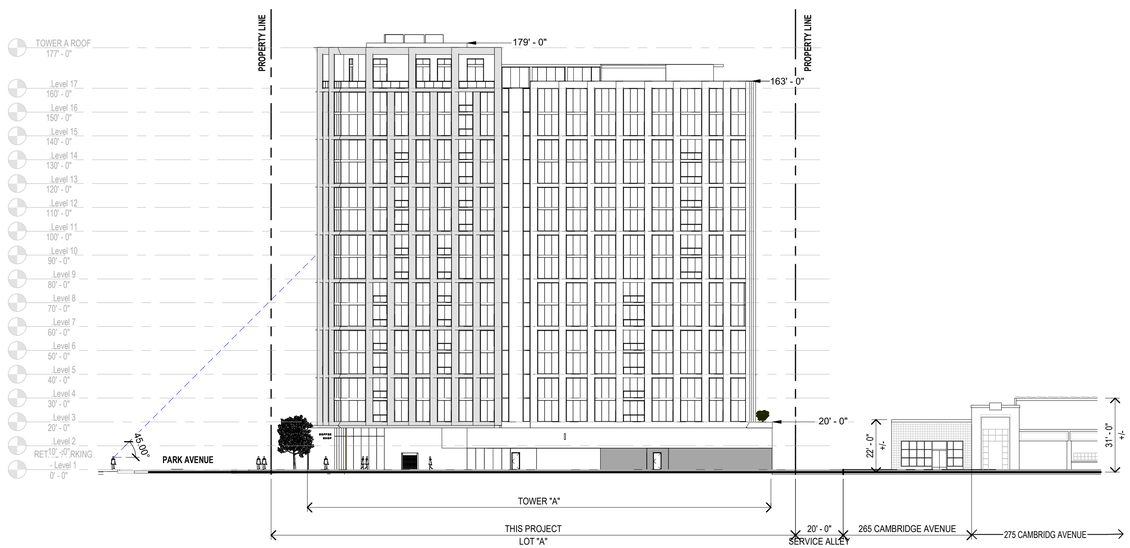
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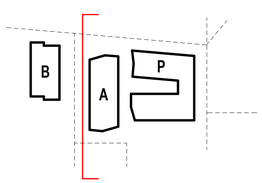


W ■ STREETSCAPE - CAMBRIDGE AVE - WEST
Scale: 1" = 30'-0"





E ■ STREETSCAPE- CAMBRIDGE AVENUE - EAST
Scale: 1" = 30'-0"



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C 19444
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STATE OF CALIFORNIA

Sheet Information

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Drawn	Author
Checked	Checker
Approved	Designer
Scale	1" = 30'-0"

Sheet Title
STREETSCAPE SHEET

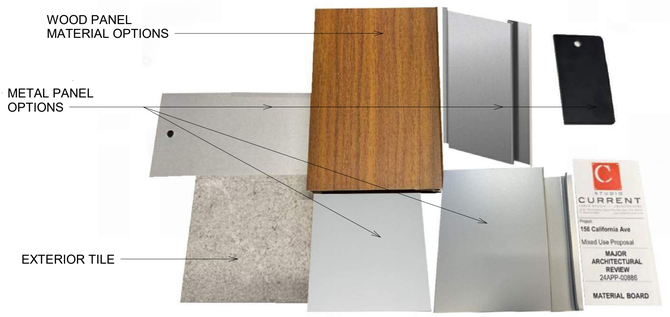
A4.1

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PODIUM MATERIAL BOARD



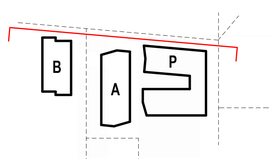
TOWERS MATERIAL BOARD





N ■ NORTH ELEVATION - PARK BLVD

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



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LICENSED ARCHITECT JEFFREY R CURRENT C 19444 REN. 1-31-2025 STATE OF CALIFORNIA

Sheet Information

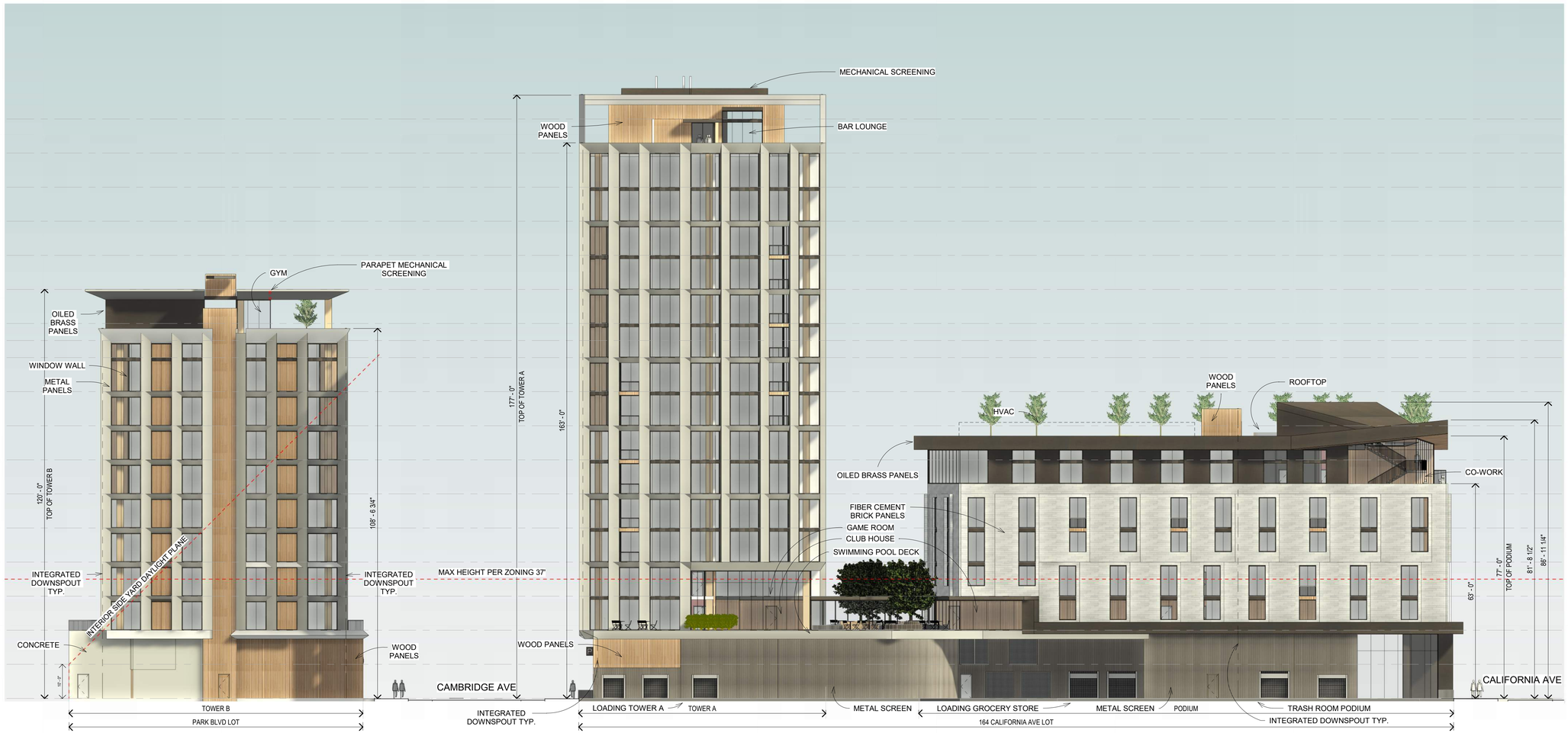
Issue Date	03/28/24
Job Number	23-021
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

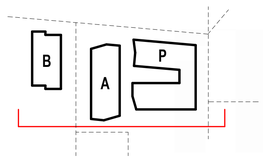
PROPOSED ELEVATIONS

A4.2

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S SOUTH ELEVATION
Scale: 1/16" = 1'-0"



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LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

Sheet Information

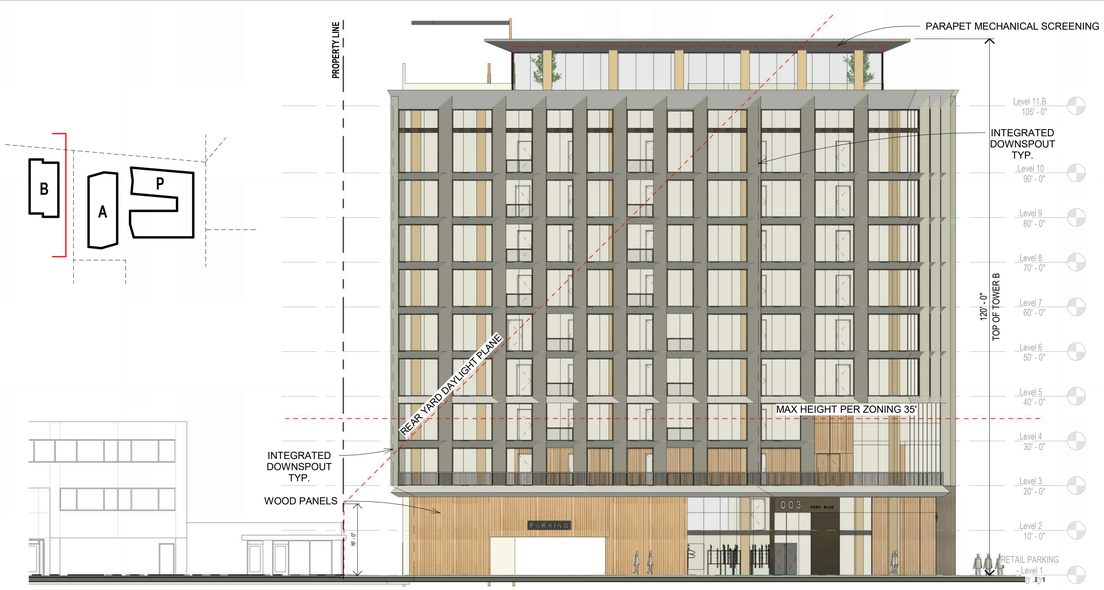
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Job Number	23-021
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

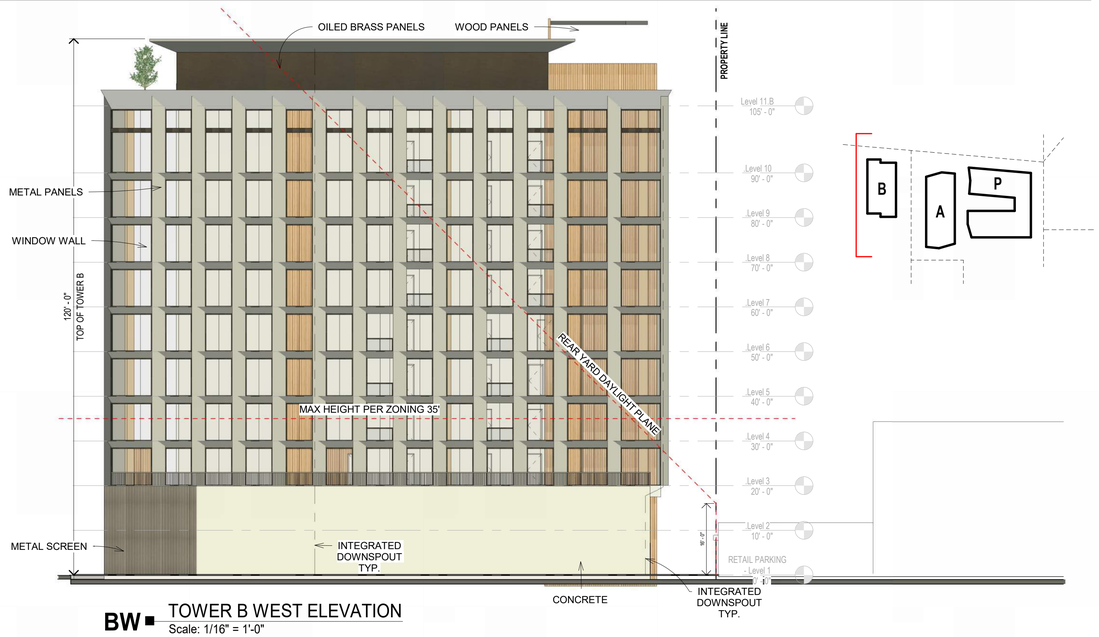
PROPOSED ELEVATIONS

A4.3

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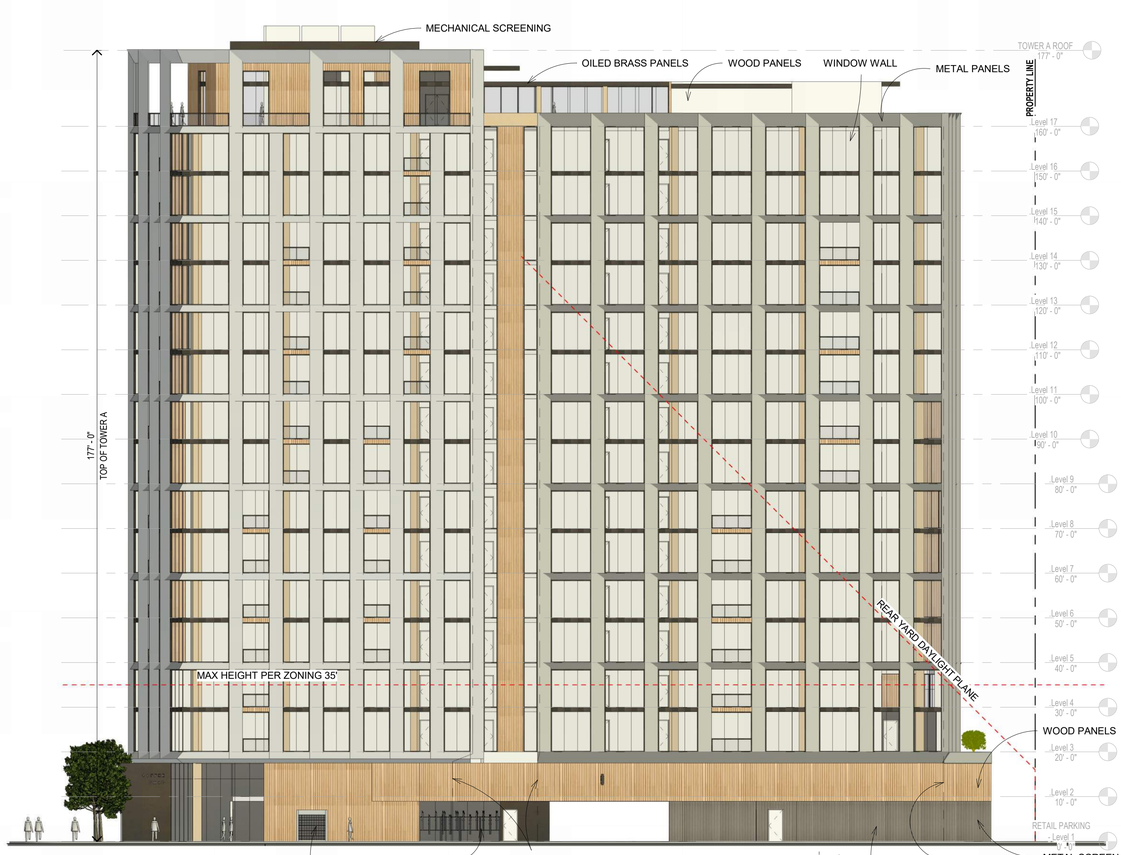
BE ■ TOWER B EAST ELEVATION - CAMBRIDGE AVE
Scale: 1/16" = 1'-0"



BW ■ TOWER B WEST ELEVATION
Scale: 1/16" = 1'-0"



AE ■ TOWER A EAST ELEVATION - FROM COURTYARD
Scale: 1/16" = 1'-0"



AW ■ TOWER A WEST ELEVATION - CAMBRIDGE AVE
Scale: 1/16" = 1'-0"

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C 19444
REN. 1-31-2025
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Drawn	Author
Checked	Checker
Approved	Designer
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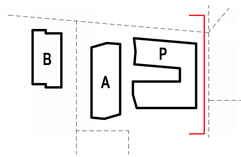
Sheet Title
PROPOSED ELEVATIONS

A4.4

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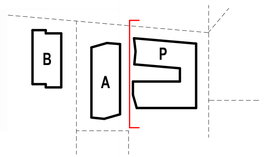


E PODIUM EAST ELEVATION - CALIFORNIA AVE
Scale: 1/16" = 1'-0"



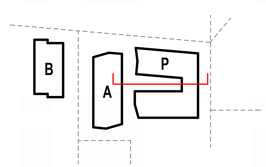


W PODIUM COURTYARD WEST ELEVATION
Scale: 1/16" = 1'-0"



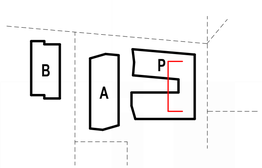


N PODIUM COURTYARD SOUTH ELEVATION
Scale: 1/16" = 1'-0"



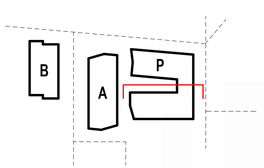


C PODIUM COURTYARD END
Scale: 1/16" = 1'-0"





S PODIUM COURTYARD NORTH ELEVATION
Scale: 1/16" = 1'-0"



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JEFFREY R. CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

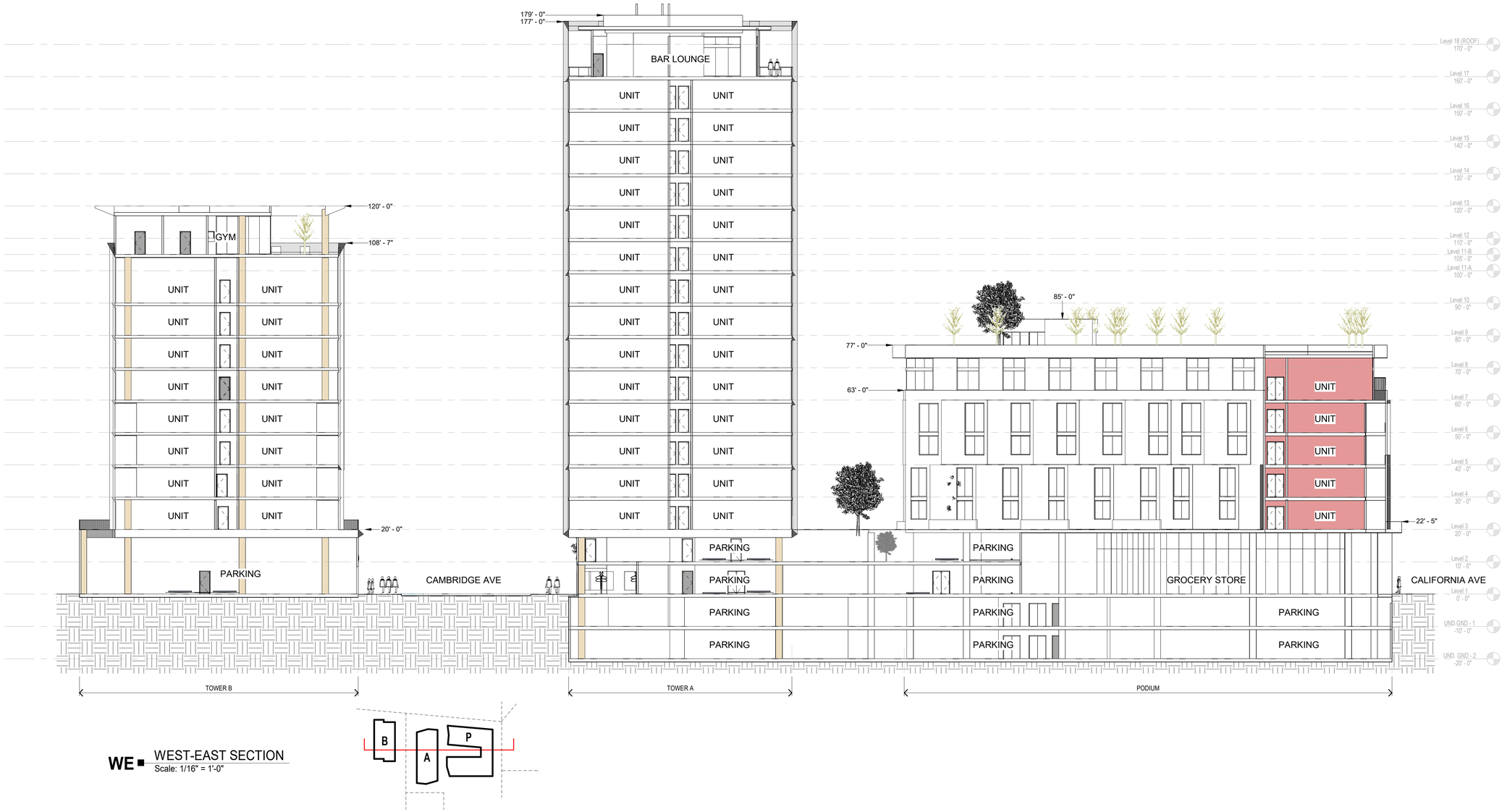
Sheet Information

Issue Date	03/28/24
Job Number	23-021
Drawn	Author
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Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title
PROPOSED ELEVATIONS

A4.5

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WE WEST-EAST SECTION
Scale: 1/16" = 1'-0"

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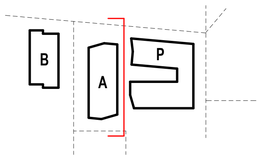
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Job Number	23-021
Drawn	Author
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Approved	Designer
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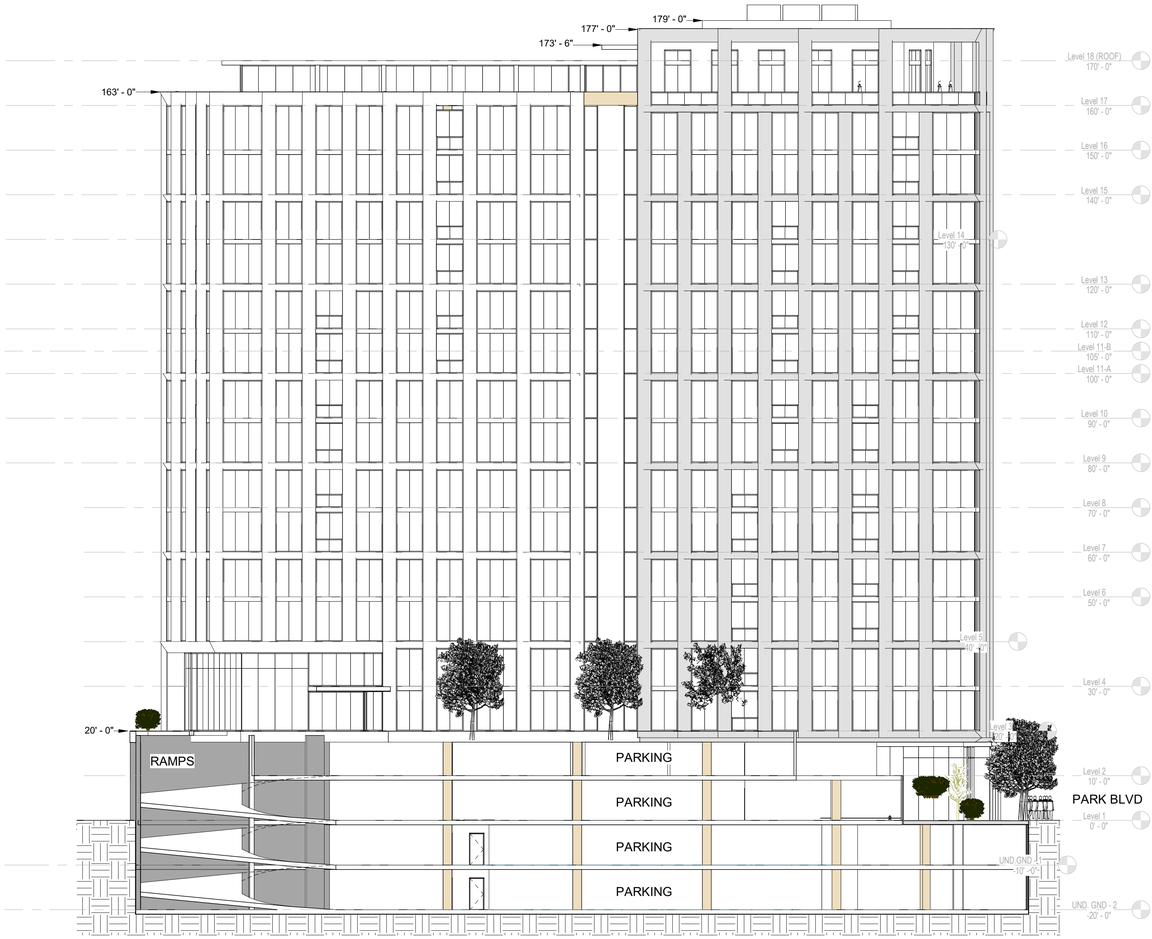
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WEST-EAST SECTION

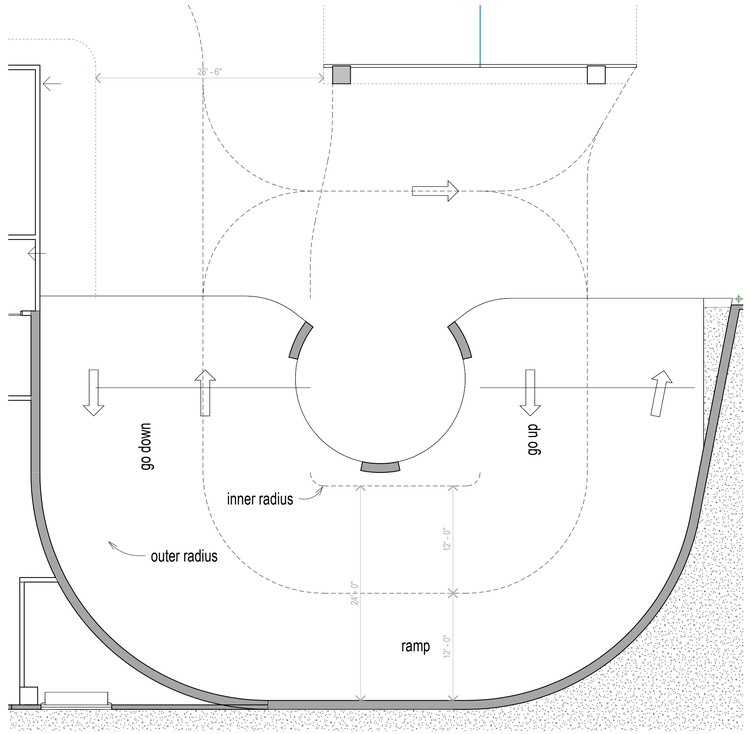
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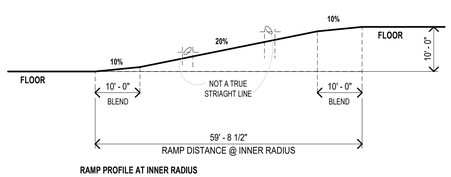
SN ■ SOUTH-NORTH SECTION
Scale: 1/16" = 1'-0"



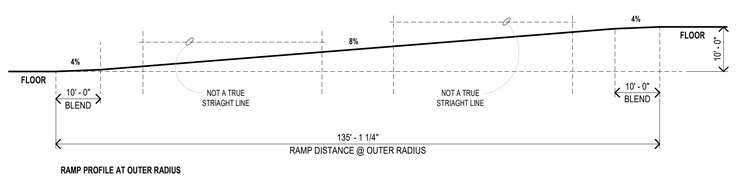




1 ■ Level 1 - RAMP PLAN
Scale: 1/8" = 1'-0"



RAMP PROFILE AT INNER RADIUS



RAMP PROFILE AT OUTER RADIUS

2 ■ RAMP SECTIONS
Scale: 1/16" = 1'-0"

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Stamp

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JEFFREY R. CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

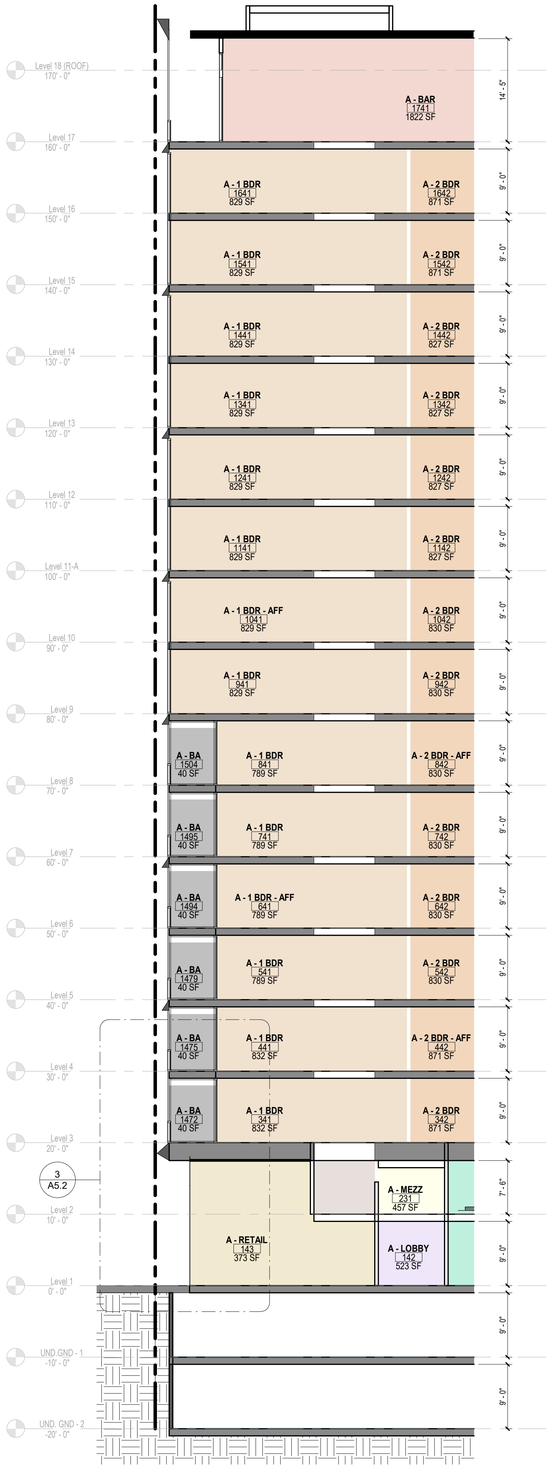
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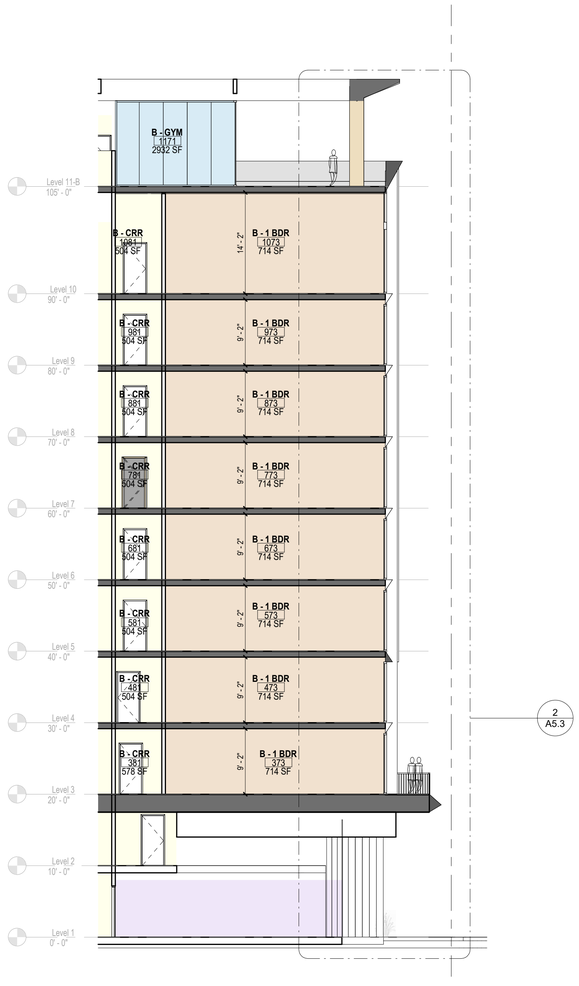
Issue Date	12/13/23
Job Number	23-021
Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

Sheet Title
SOUTH-NORTH SECTION & RAMP

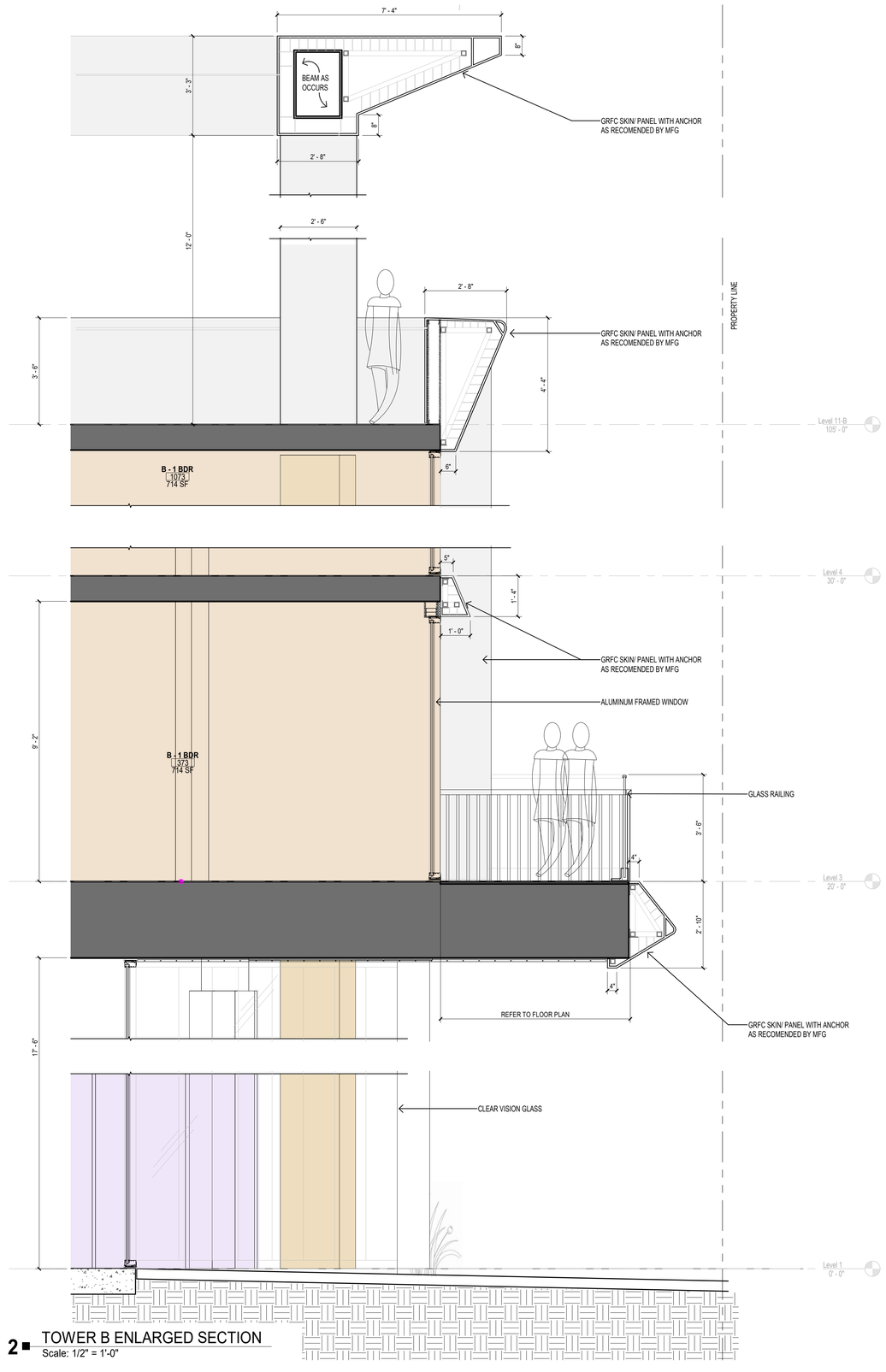
A5.1

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Level 18 (ROOF)
170' - 0"
Level 17
160' - 0"
Level 16
150' - 0"
Level 15
140' - 0"
Level 14
130' - 0"
Level 13
120' - 0"
Level 12
110' - 0"
Level 11-A
100' - 0"
Level 10
90' - 0"
Level 9
80' - 0"
Level 8
70' - 0"
Level 7
60' - 0"
Level 6
50' - 0"
Level 5
40' - 0"
Level 4
30' - 0"
Level 3
20' - 0"
Level 2
10' - 0"
Level 1
0' - 0"
UND. GND - 1
-10' - 0"
UND. GND - 2
-20' - 0"
A - BAR
1741
1822 SF
A - 1 BDR
1641
829 SF
A - 2 BDR
1642
871 SF
A - 1 BDR
1541
829 SF
A - 2 BDR
1542
871 SF
A - 1 BDR
1441
829 SF
A - 2 BDR
1442
827 SF
A - 1 BDR
1341
829 SF
A - 2 BDR
1342
827 SF
A - 1 BDR
1241
829 SF
A - 2 BDR
1242
827 SF
A - 1 BDR
1141
829 SF
A - 2 BDR
1142
827 SF
A - 1 BDR - AFF
1041
829 SF
A - 2 BDR
1042
830 SF
A - 1 BDR
941
829 SF
A - 2 BDR
942
830 SF
A - BA
1504
40 SF
A - 1 BDR
841
789 SF
A - 2 BDR - AFF
842
830 SF
A - BA
1495
40 SF
A - 1 BDR
741
789 SF
A - 2 BDR
742
830 SF
A - BA
1494
40 SF
A - 1 BDR - AFF
641
789 SF
A - 2 BDR
642
830 SF
A - BA
1479
40 SF
A - 1 BDR
541
789 SF
A - 2 BDR
542
830 SF
A - BA
1475
40 SF
A - 1 BDR
441
832 SF
A - 2 BDR - AFF
442
871 SF
A - BA
1472
40 SF
A - 1 BDR
341
832 SF
A - 2 BDR
342
871 SF
3
A5.2
A - MEZZ
231
457 SF
A - RETAIL
143
373 SF
A - LOBBY
142
523 SF
14' - 5"
9' - 0"
9' - 0"
9' - 0



1 ■ TOWER B SECTION
Scale: 1" = 10'-0"



2 ■ TOWER B ENLARGED SECTION
Scale: 1/2" = 1'-0"

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025

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JEFFREY R. CURRENT
C 19444
REN. 1-31-2025
STATE OF CALIFORNIA

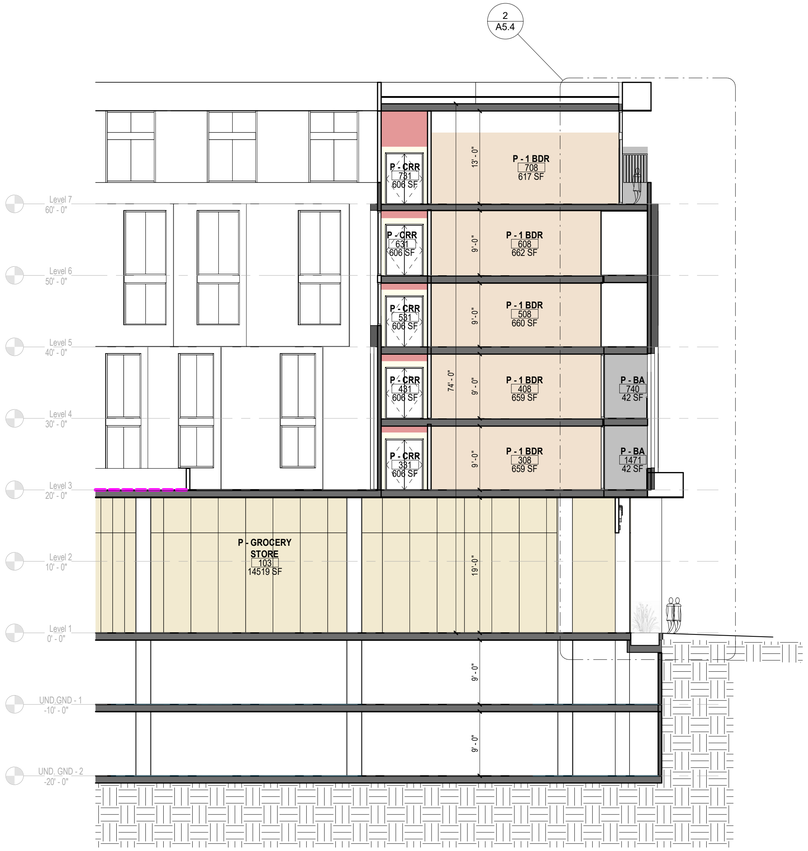
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Approved	Designer
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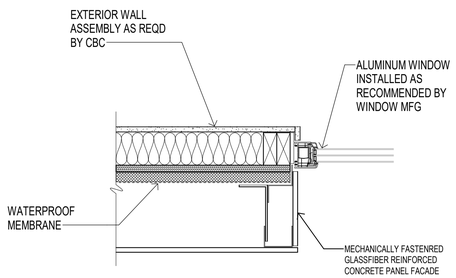
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TOWER B - TYPICAL & ENLARGED SECTION , SCHEMATIC DETAIL

A5.3

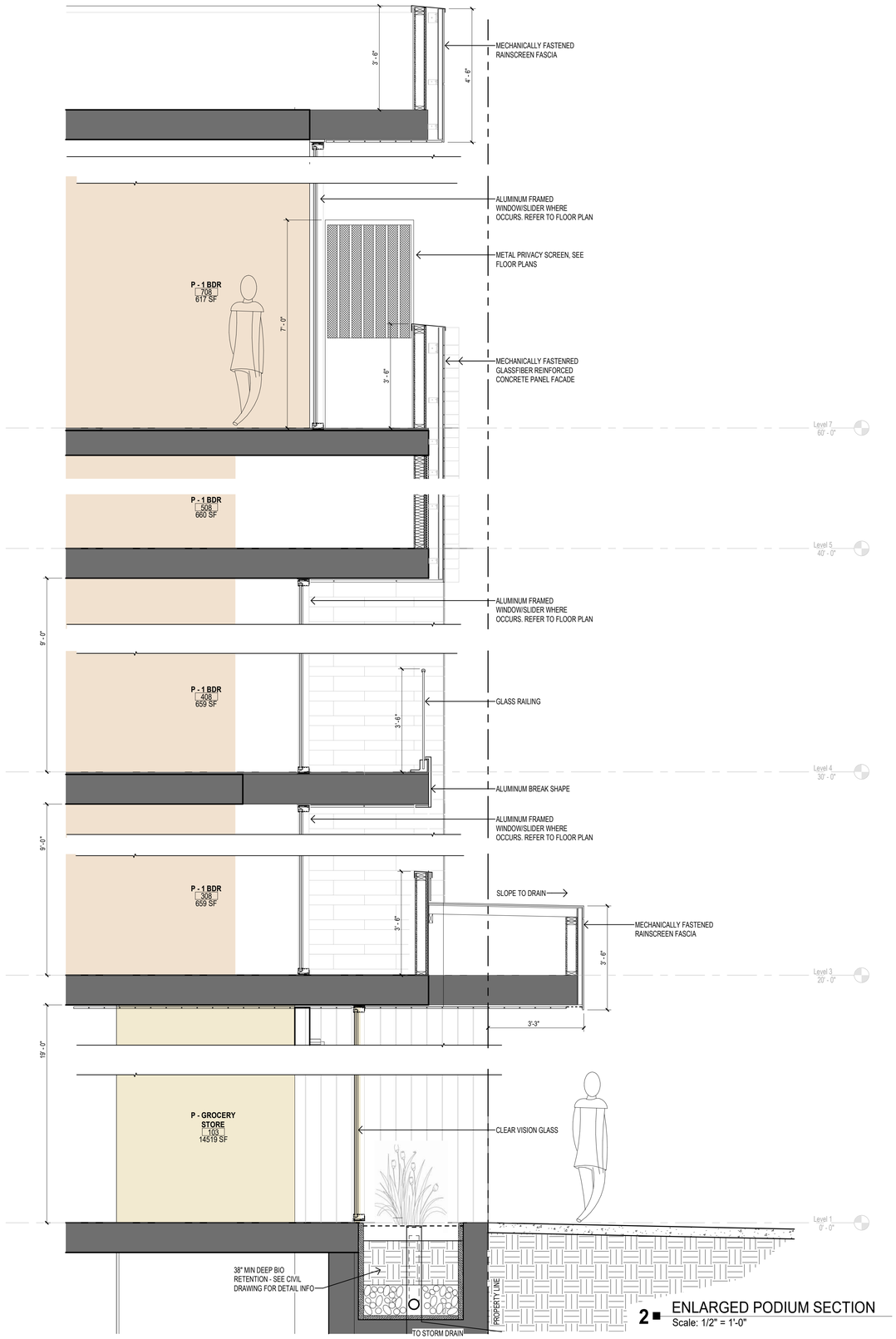
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1 PODIUM SECTION
Scale: 1" = 10'-0"



3 TYPICAL JAMB DETAIL
Scale: 1 1/2" = 1'-0"



2 ENLARGED PODIUM SECTION
Scale: 1/2" = 1'-0"

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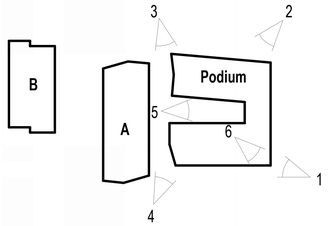
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Sheet Title

PODIUM BLDG - TYPICAL & ENLARGED SECTIONS, SCHEMATIC DETAILS

A5.4

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1 ■ 1 - California Ave Streetscape View - Paseo
Scale:



2 ■ 2 - Corner View - Grocery Store Entrance
Scale:



3 ■ 3 - Parl Blvd View - Podium Lobby Entrance & POPOS
Scale:



4 ■ 4 - Swimming Pool Deck & Club House
Scale:



5 ■ 5 - Co-work Amenity - Podium
Scale:



6 ■ 6 - Roof Top Co-work Pavillion Over California Ave
Scale:

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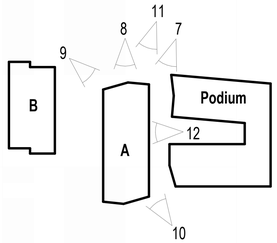
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Sheet Title
3D VIEWS PODIUM

A6.0

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7 ■ 7 - POPOS - Privatly Owned Public Open Space
Scale:



8 ■ 8 - Park Blvd View - POPOS & Tower A Lobby Entrance
Scale:



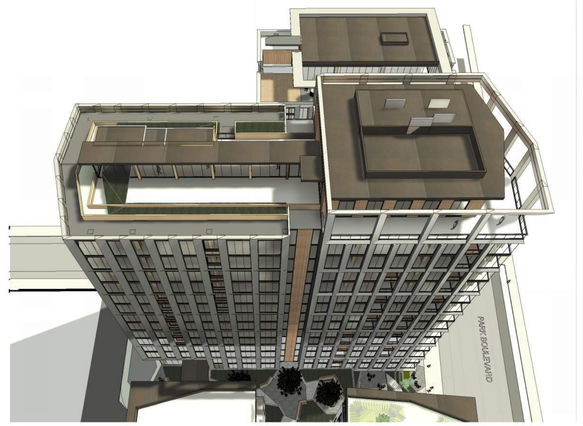
9 ■ 9 - Corner View - POPOS & Tower A Retail at Ground Level
Scale:



10 ■ 10 - Swimming Pool Deck, Club House & Game Room
Scale:



11 ■ 11 - Park Blvd View - Tower A Roof Top Retail - Bar Lounge
Scale:



12 ■ 12 - Tower A Roof Top Retail - Bar Lounge
Scale:

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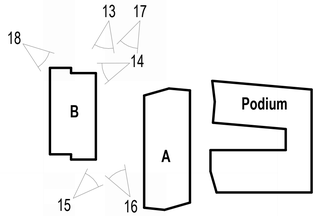
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Sheet Title
3D VIEWS TOWER A

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13 ■ 13 - Park Blvd Streetscape View- Tower B
Scale:



14 ■ 14 - Corner View - Tower B Entrance, Amenities & Retail
Scale:



15 ■ 15 - South View - All Buildings
Scale:



16 ■ 16 - Cambridge Ave View - South Elevation
Scale:



17 ■ 17 - Tower B Roof Top - Gym, Work-out Room
Scale:



18 ■ 18 - Park Bldv View & West Elevation
Scale:

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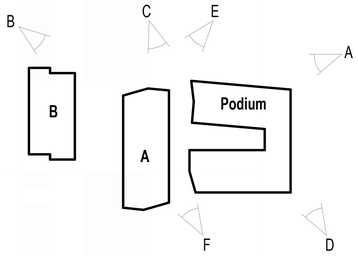
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Sheet Title
3D VIEWS TOWER B

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A A - General View - Grocery Store Entry
Scale:



B B - General View - Park Blvd
Scale:



C C - General View - Rooftops
Scale:



D D - General View - California Ave
Scale:



E E - Closer Look - Entries
Scale:



F F - Closer Look - Swimming Pool Deck
Scale:

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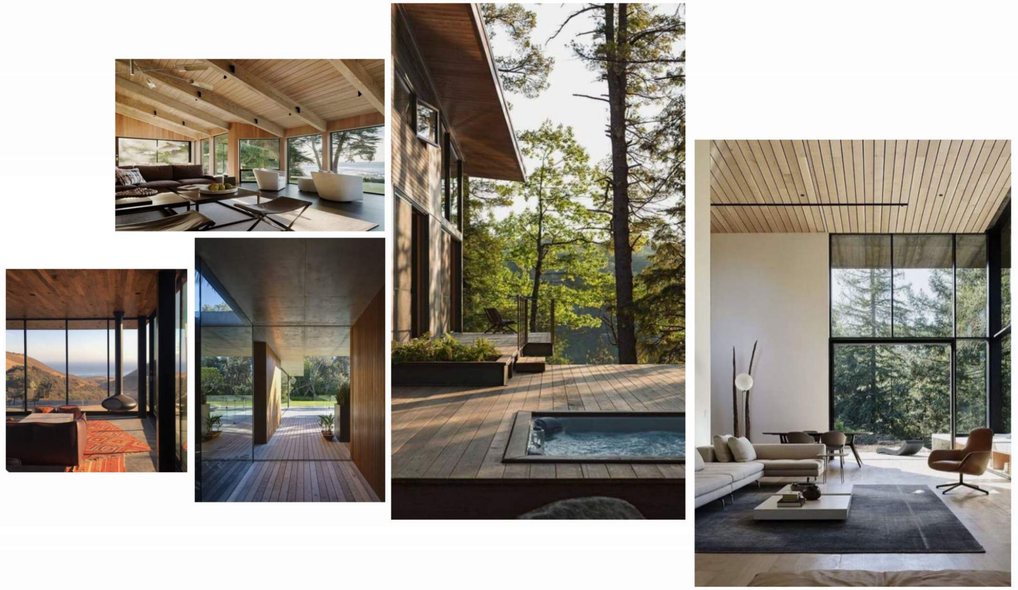
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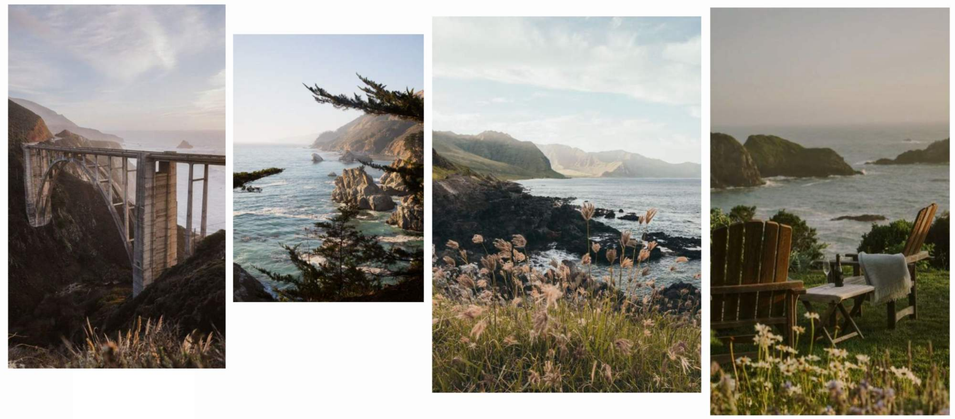
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3D VIEWS ALL BUILDINGS

A6.3

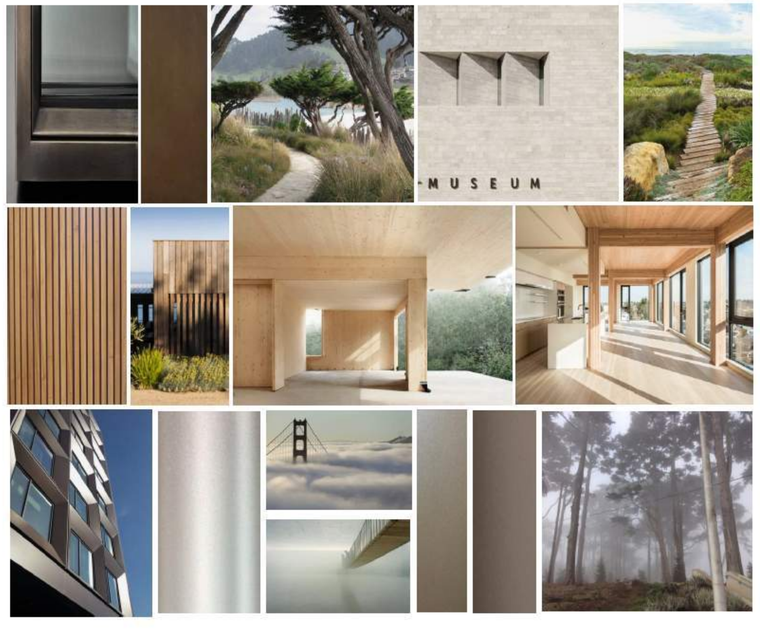
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THE MOOD - COASTAL CALIFORNIA - AMMENITY SPACES



THE MOOD - COASTAL CALIFORNIA



THE MOOD - COASTAL CALIFORNIA

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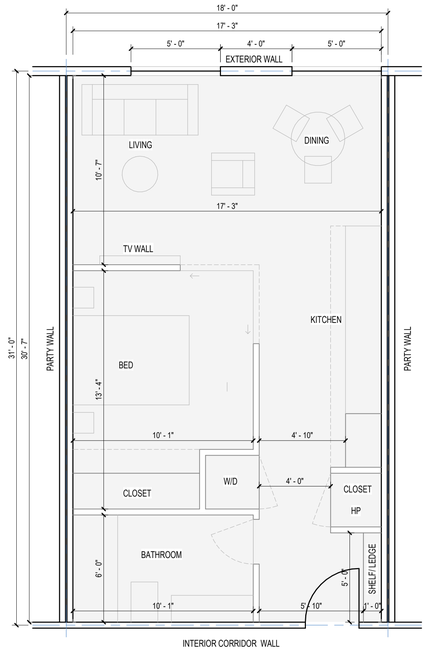
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INSPIRATION IMAGES

A7.0

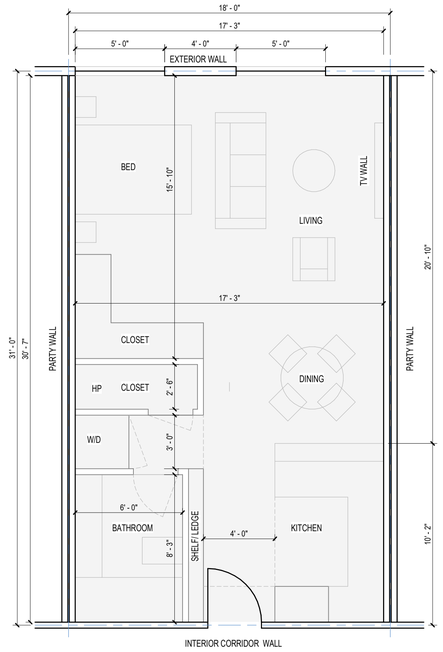
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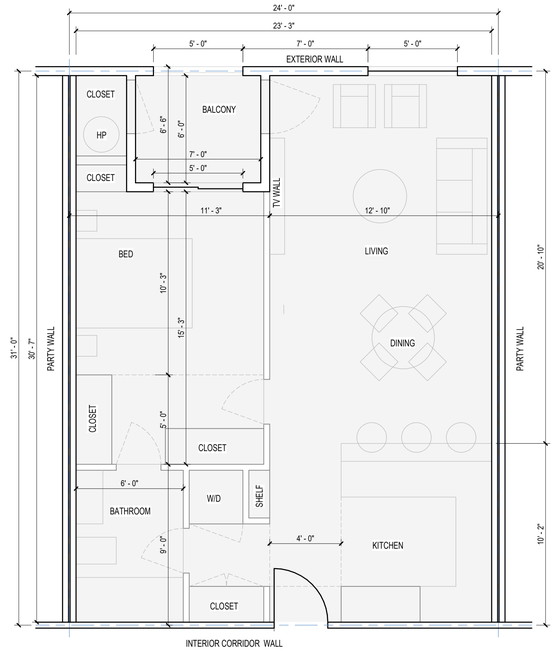
NET AREA 515 SF
GROSS AREA 558 SF

TYPICAL STUDIO UNIT PLAN

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



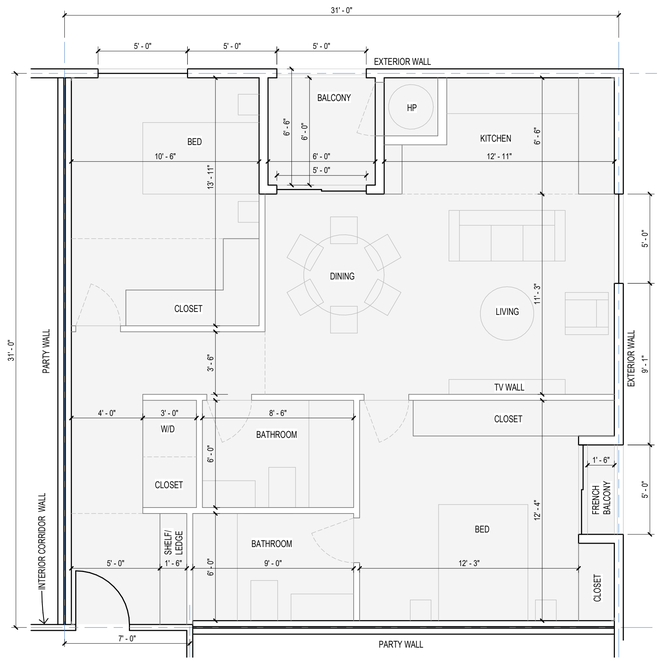
NET AREA 519 SF
GROSS AREA 558 SF



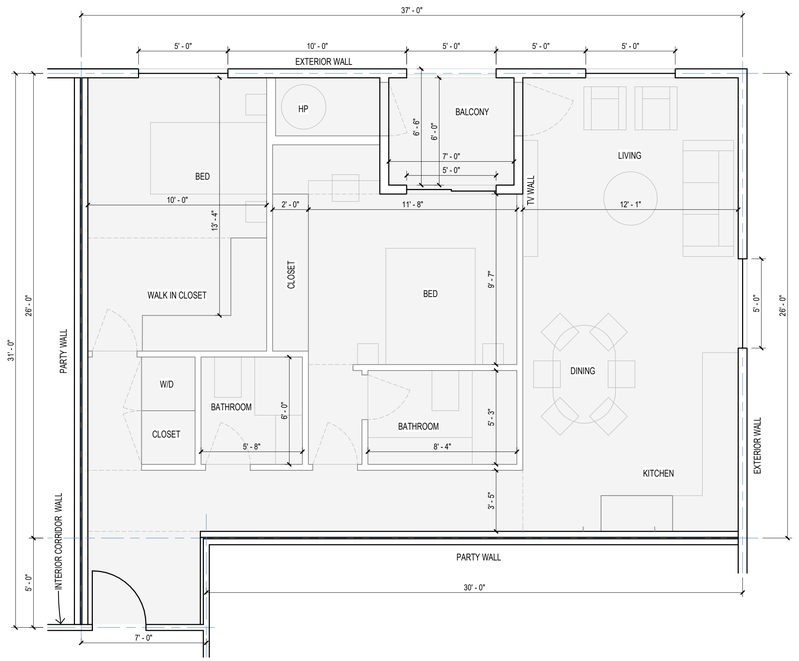
NET AREA 688 SF
GROSS AREA 744 SF

TYPICAL 1 BED UNIT PLAN

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



TYPICAL CORNER 2 BEDROOM PLAN
NET AREA 890 SF
GROSS AREA 961 SF



TYPICAL CORNER 2 BEDROOM PLAN
NET AREA 921 SF
GROSS AREA 998 SF

TYPICAL 2 BED UNIT PLAN

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

T■ TYPICAL UNIT LAYOUT
Scale: 1/4" = 1'-0"

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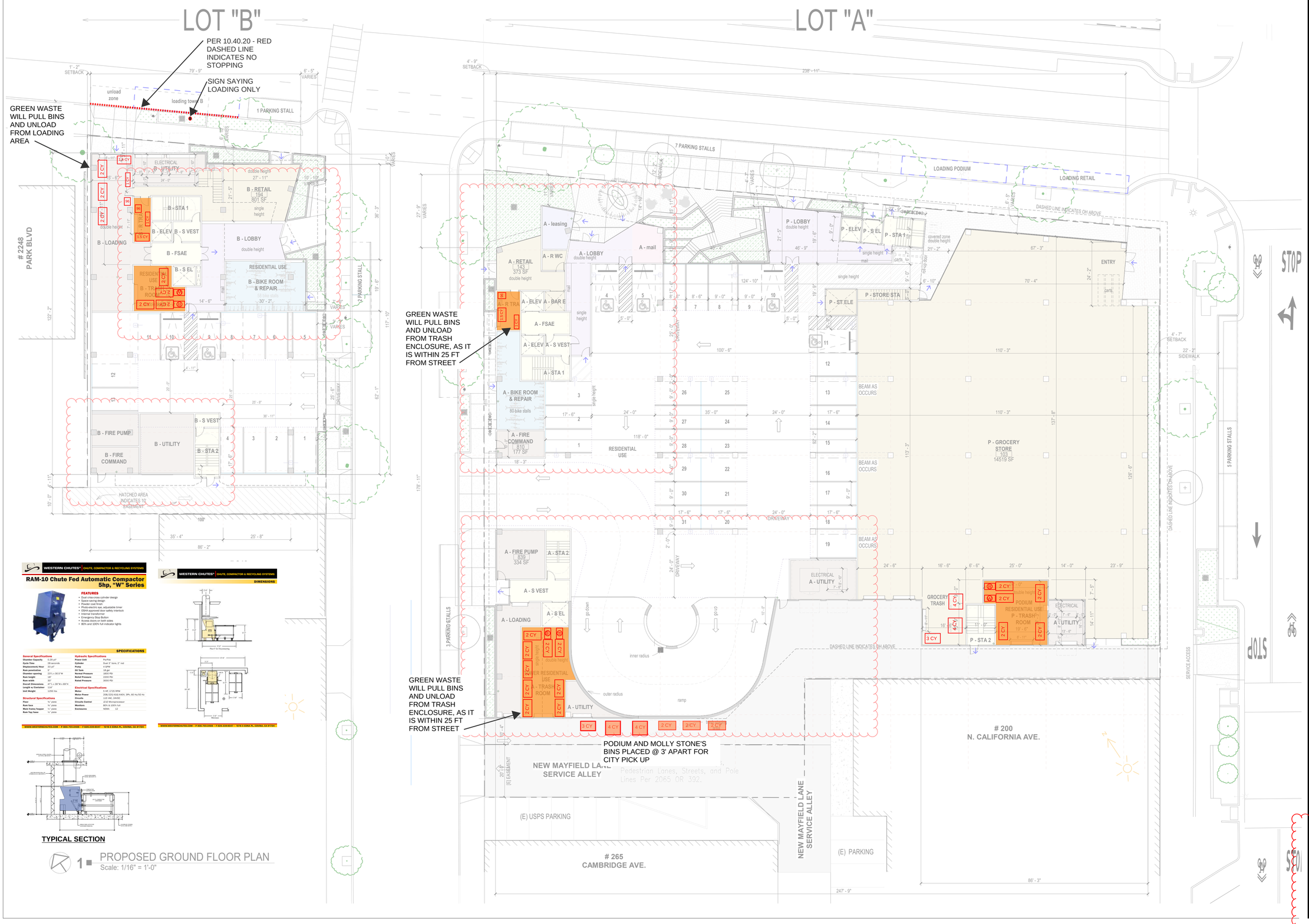
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Scale	1/4" = 1'-0"

Sheet Title
TYPICAL UNIT LAYOUT

A8.0

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NOTE: that for the compacted bins requiring the waste caddy, drivers will need extra assistance moving them to the street for service



WESTERN CHUTES | CHUTE, COMPACTOR & RECYCLING SYSTEMS

RAM-10 Chute Fed Automatic Compactor 5hp, "W" Series

FEATURES

- Dual cross-cross cylinder design
- Space saving design
- Powder coat finish
- Photo-electric eye, adjustable timer
- Door open/close safety interlock
- Internal transformer
- Emergency Stop Button
- Access doors on both sides
- 80% and 100% full indicator lights

SPECIFICATIONS

General Specifications		Hydraulic Specifications	
Chamber Capacity	0.29 yd³	Motor	HorPak
Cycle Time	28 seconds	Cylinder	Dual 3" bore, 2" rod
Displacement/ Hour	33 yd³	Pump	4 GPM
Ram penetration	5"	Oil Tank	18 gal
Chamber opening	23"L x 30.5"W	Normal Pressure	1600 PSI
Ram length	38"	Relief Pressure	2200 PSI
Ram width	28"	Rated Pressure	3000 PSI
Overall Dimensions	47"L x 29"W x 69"H		
Length w/ Chamber	114"	**Electrical Specifications**	
Unit Weight	1250 lbs	Motor	5 HP, 1725 RPM
		Motor Power	208/230/460 VAC 3Ph, 60 Hz/50 Hz
Structural Specifications		Circuits	115 VAC, 24VDC
Ram Plate	¾" plate	Circuits Control	(E)I Microprocessor
Ram Face	¾" plate	Monitors	80% & 100% full
Main frame/ hopper	¼" plate	Enclosures	NEMA - 12
Ram Top/ base	¼" plate		

WESTERN CHUTES | CHUTE, COMPACTOR & RECYCLING SYSTEMS

DIMENSIONS

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TYPICAL SECTION

1 PROPOSED GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"

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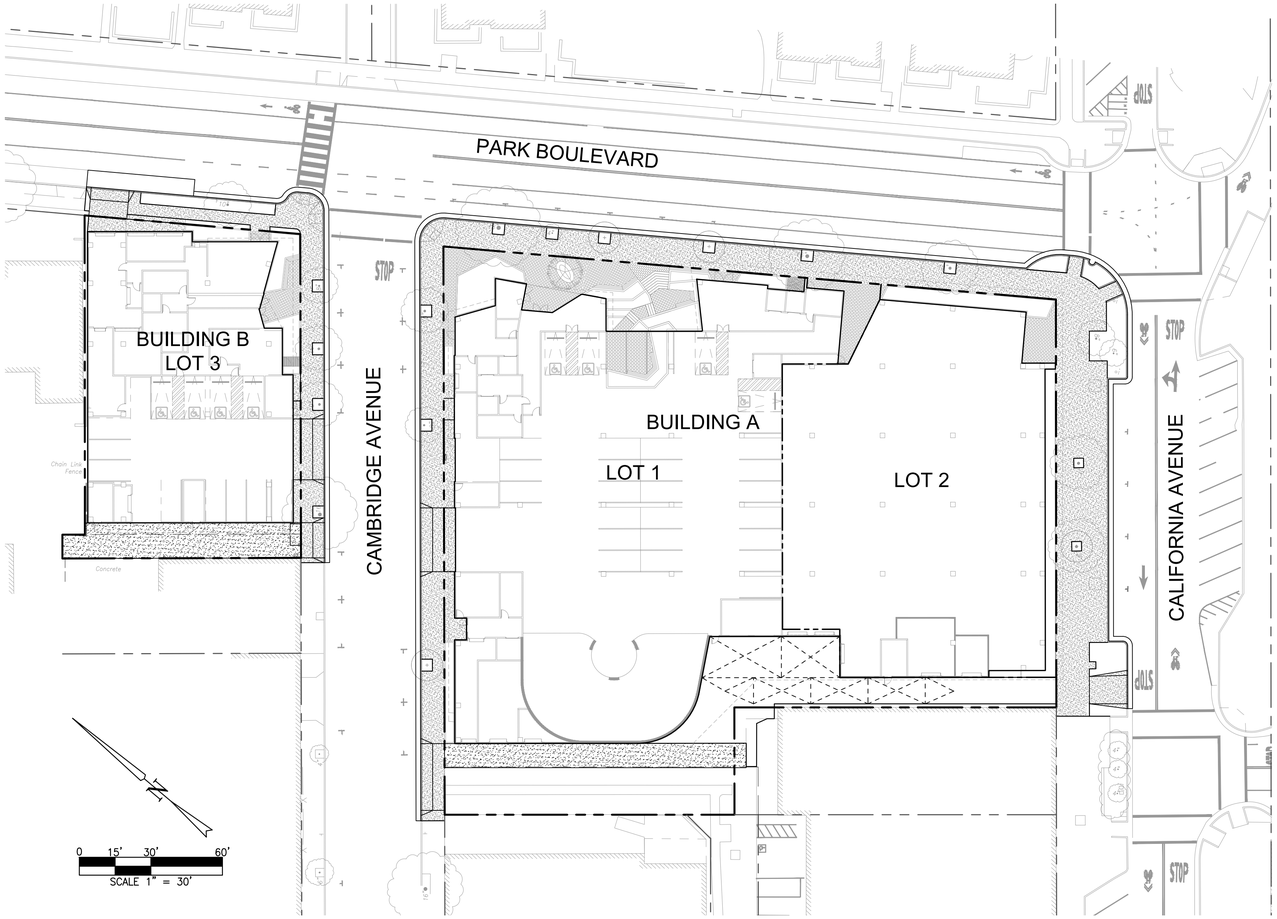
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ZERO WASTE CIRCULATION PLAN

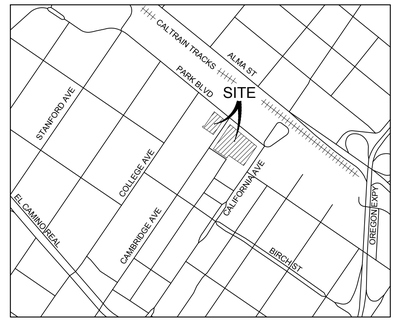
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156 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA





VICINITY MAP
NTS

SITE ADDRESS:

164 CALIFORNIA AVENUE
SAN JOSE, CA 95121

FLOOD HAZARD NOTE:

THE PARCEL DESCRIBED HEREON IS LOCATED WITHIN THE FLOOD HAZARD ZONE DESIGNATION ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR CITY OF PALO ALTO, COMMUNITY PANEL NUMBER 06085C0017H, EFFECTIVE DATE: MAY 18, 2009.

SAID ZONE X IS DEFINED AS AN AREA WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

DATUM NOTES:

1) THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CAMBRIDGE AVENUE, TAKEN AS NORTH 33° 28' 10" EAST PER BOOK 352 OF MAPS, PAGE 35.

2) ELEVATION ARE BASED UPON A BRASS DISC BENCHMARK IN SIDEWALK OF BRIDGE ON ALMA STREET OVER UNIVERSITY AVE, DESIGNATED AS NGS PID HT1250. ELEVATION TAKEN AS 70.00, NAVD 88 DATUM.

L E G E N D

PROPOSED	DESCRIPTION	EXISTING
	WATER PIPE	
BFP / W	BACK FLOW PREVENTER	BFP / W
W	WATER METER	W
	FIRE HYDRANT	
FDC	FIRE DEPARTMENT CONNECTION	FDC
PIV	POST INDICATOR VALVE	PIV
	VALVE	
	AIR RELEASE VALVE	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	SD
	CATCHBASIN	
	STORM DRAIN MANHOLE	
	DRAIN INLET OR JUNCTION BOX	
	CLEAN OUT	
	AREA DRAIN	
	ROOF LEADER / DOWNSPOUT	
	SANITARY SEWER PIPE	SS
	SANITARY SEWER MANHOLE	
	PUBLIC UTILITY EASEMENT	
	LOT LINE/RIGHT OF WAY	
	PROPERTY LINE	
	CURB & GUTTER - CURB CUT	
2.00%	SURFACE DRAINAGE	2.00%
	GRADE BREAK	
10	CONTOURS	10
	OVERLAND RELEASE	
x	FENCELINE	x

ABBREVIATIONS

DATA	(D)	END OF RADIUS	ER	PROPERTY LINE	PL
MEASURED DATA	(M)	EASEMENT	ESMT	PRIVATE LANDSCAPE EASEMENT	PLSE
AGGREGATE BASE	AB	ELECTROLYSIS TESTING STATION	ETS	PLANTER	PLTR
ASPHALT CONCRETE	AC	EMERGENCY VEHICLE		PARCEL MAP	PM
AREA DRAIN	AD	ACCESS EASEMENT	EVAE	POINT OF BEGINNING	POB
APPROXIMATE	APPROX	EXISTING	EX, EXIST	PRIVATE STREET	PS
ARCHITECTURE	ARCH	FACE OF CURB	FC	PRIVATE STORM DRAIN EASEMENT	PSDE
AIR RELEASE VALVE	ARV	FINISH GRADE	FG	PRIVATE SANITARY SEWER EASEMENT	PSSE
AGGREGATE SUB-BASE	ASB	FIRE HYDRANT	FH	PUBLIC UTILITY EASEMENT	PUE
BEGINNING OF CURVE	BC	FLOW LINE	FL	POLYVINYL CHLORIDE PIPE	PVC
BACKFLOW PREVENTER	BFP	FLOW THRU PLANTER	FTP	POINT OF VERTICAL INTERSECTION	PVI
BLOW-OFF	BO	FINISHED PAVEMENT	FP	QUICK LIME TREATED	QLT
BEST MANAGEMENT PRACTICES	BMP	GAS	G	REINFORCED CONCRETE BOX	RCB
BUTTERFLY VALVE	BV	GRIND & OVERLAY	G&O	REINFORCED CONCRETE PIPE	RCP
BACK OF WALK	BW	GRADE BREAK	GB	REVISION	REV
BARB WIRE FENCE	BWF	HIGH POINT	HP	RIGHT-OF-WAY	ROW, R/W
CURB & GUTTER	C&G	HVAC UNIT	HV	RIGHT	RT
CATCH BASIN	CB	INVERT	INV	RAIN WATER LEADER	RWL
CENTERLINE	CL	IRON PIPE	IP	STORM DRAIN	SD
CHAIN LINK FENCE	CLF	IRRIGATION	IRR	SIDEWALK	SW, SWLK
CLASS	CLS	JOINT ACCESS EASEMENT	JAE	STORM DRAINAGE CLEANOUT	SDCO
CONCRETE	CONC	JOINT POLE	JP	SERVICE	SERV
COUNTER CLOCKWISE	CCW	JOINT TRENCH	JT	SANITARY SEWER	SS
CLEANOUT TO GRADE	COTG	LATERAL	LAT	SANITARY SEWER CLEANOUT	SSCO
CURB RETURN	CR	LANDSCAPE EASEMENT	LSE	STATION	STA
CLOCKWISE	CW	LINEAR FEET	LF	TOP OF CURB	TC
DEMOLITION	DEMO	LANDSCAPE	LS	TRANSFORMER	TFMR
DRAINAGE INLET	DI	LEFT	LT	TOP OF GRATE	TG
DUCTILE IRON PIPE	DIP	MAINTENANCE HOLE	MH	TYPICAL	TYP
DOMESTIC	DOM	MONUMENT TO MONUMENT	M-M	UNDERGROUND	UG
DRAWING	DWG	MONUMENT	MON	VERTICAL CURVE	VC
DRIVEWAY	DWY	MONUMENT TO MANHOLE	MON-MH	VITRIFIED CLAY PIPE	VCP
END OF CURVE	EC	ON CENTER	O.C.	WATER	W
EXISTING GRADE	EG	PUBLIC ACCESS EASEMENT	PAE	WITH	W/
ELBOW	ELB	PRESSURE BLOW-OFF VALVE	PBO	WATER LINE EASEMENT	WLE
ELEVATION	EL, ELEV	PORTLAND CEMENT CONCRETE	PCC	WATER METER	WM
ELECTRICAL/ELECTRIC	ELEC	PACIFIC GAS & ELECTRIC	PG&E	WELDED STEEL PIPE	WSP
EDGE OF PAVEMENT	EP	POST INDICATOR VALVE	PIV	WATER VALVE	WV

GENERAL NOTES:

1) ALL FEATURE SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM GROUND SURVEYS CONDUCTED ON JANUARY 31, 2024. UNDERGROUND UTILITIES WERE LOCATED USING INDUSTRY STANDARD NON DESTRUCTIVE NOR INVASIVE METHODS, NO FURTHER ATTEMPT WAS MADE TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT LOCATABLE FROM THE SURFACE.

2) BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. NCS-1197147-SC, DATED FEBRUARY 21, 2024 AMEND.

3) EASEMENTS SHOWN HEREON ARE BASED UPON THE ABOVE REFERENCED TITLE REPORT.

4) THE STREETS SURROUNDING THE PROJECT HAVE NOT BEEN MONUMENTED, AND MULTIPLE MAPS HAVE RESORTED TO A CURB SPLIT FOR DETERMINATION OF STREET R/W'S. FINAL BOUNDARY RESOLUTION WAS DETERMINED FROM A COMBINATION OF LIMITED FOUND MONUMENTATION, SPLIT OF CURBS, AVAILABLE RECORD MAPPING, AND IS SUPPORTED BY EXISTING LINES OF OCCUPATION.

5) THE ALIGNMENT OF NEW MAYFIELD LANE (ALLEY) AND ADJOINING PROPERTY LINES OUTSIDE OF THE SUBJECT PARCEL WERE COMPILED FROM RECORD DATA AND MAY NOT REFLECT A RESOLVED BOUNDARY.

6) NOTE THE CC&R'S CONTAINED IN 330 DEEDS 527 AND 345 DEEDS 557 CONTAIN BUILDING SETBACKS WHICH RESTRICT BUILDING PLACEMENT UPON THE LOT, AND FURTHER LIMIT THE TYPE OF BUSINESS THAT CAN BE OPERATED THEREON; INTERESTED PARTIES SHOULD REVIEW THESE RESTRICTIONS FOR APPLICABILITY TO ANY PROPOSED DEVELOPMENT.

CIVIL SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	GRADING, DRAINAGE & UTILITY PLAN - BUILDING A
C3.1	GRADING, DRAINAGE & UTILITY PLAN - BUILDING A
C3.2	GRADING, DRAINAGE & UTILITY PLAN - BUILDING B
C4.0	STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL NOTES & DETAILS
C5.0	SECTIONS

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	10.05.2023
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REVISION 1	08.02.2024
ARCH REVIEW BOARD #4	06.06.2025

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Sheet Information

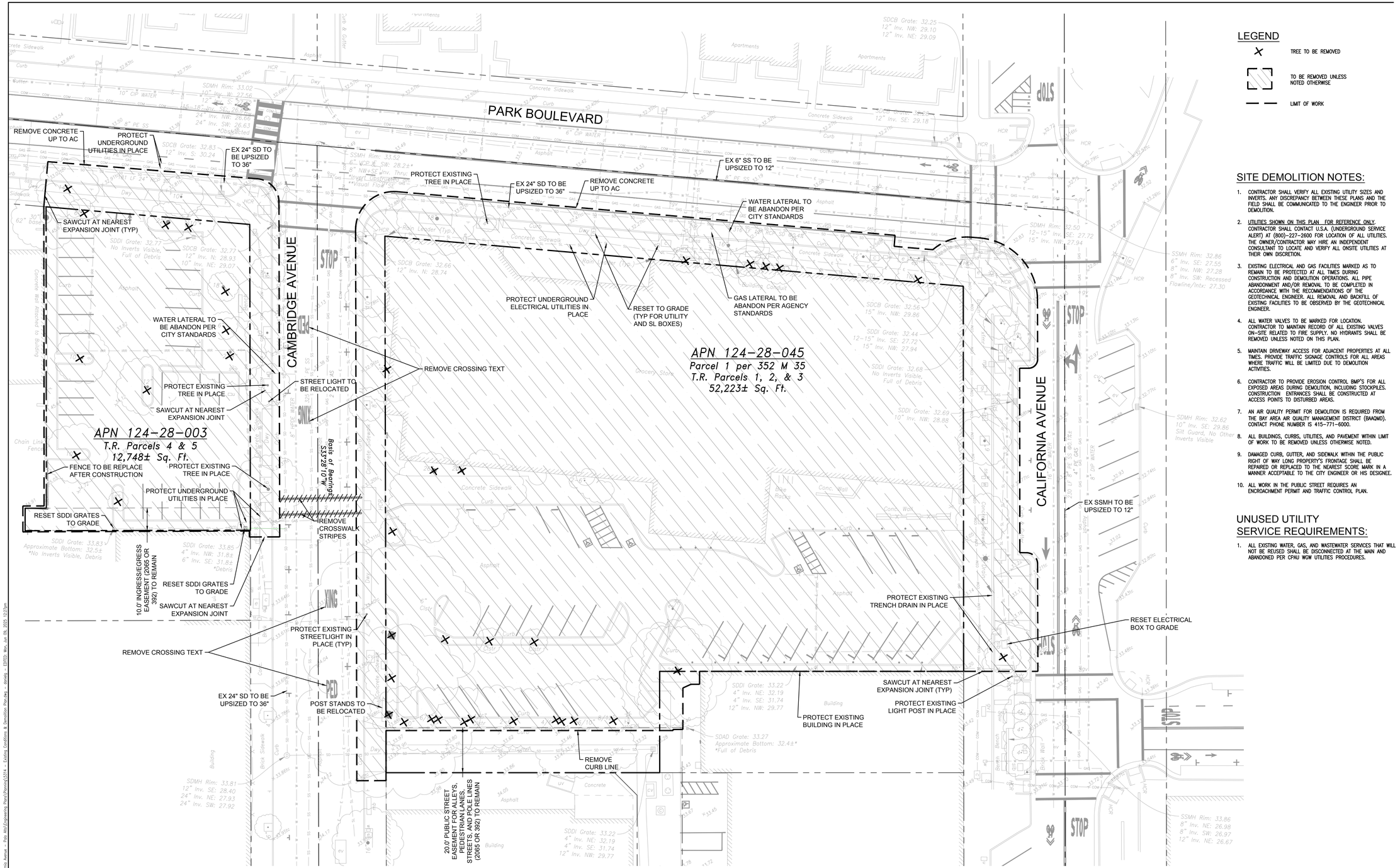
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Sheet Title

COVER SHEET

C1.0

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LEGEND

- TREE TO BE REMOVED
- TO BE REMOVED UNLESS NOTED OTHERWISE
- LIMIT OF WORK

SITE DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT) AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.
3. EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
4. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
5. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
6. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
7. AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTACT PHONE NUMBER IS 415-771-6000.
8. ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
9. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY LONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
10. ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.

UNUSED UTILITY SERVICE REQUIREMENTS:

1. ALL EXISTING WATER, GAS, AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER CPAU WGW UTILITIES PROCEDURES.

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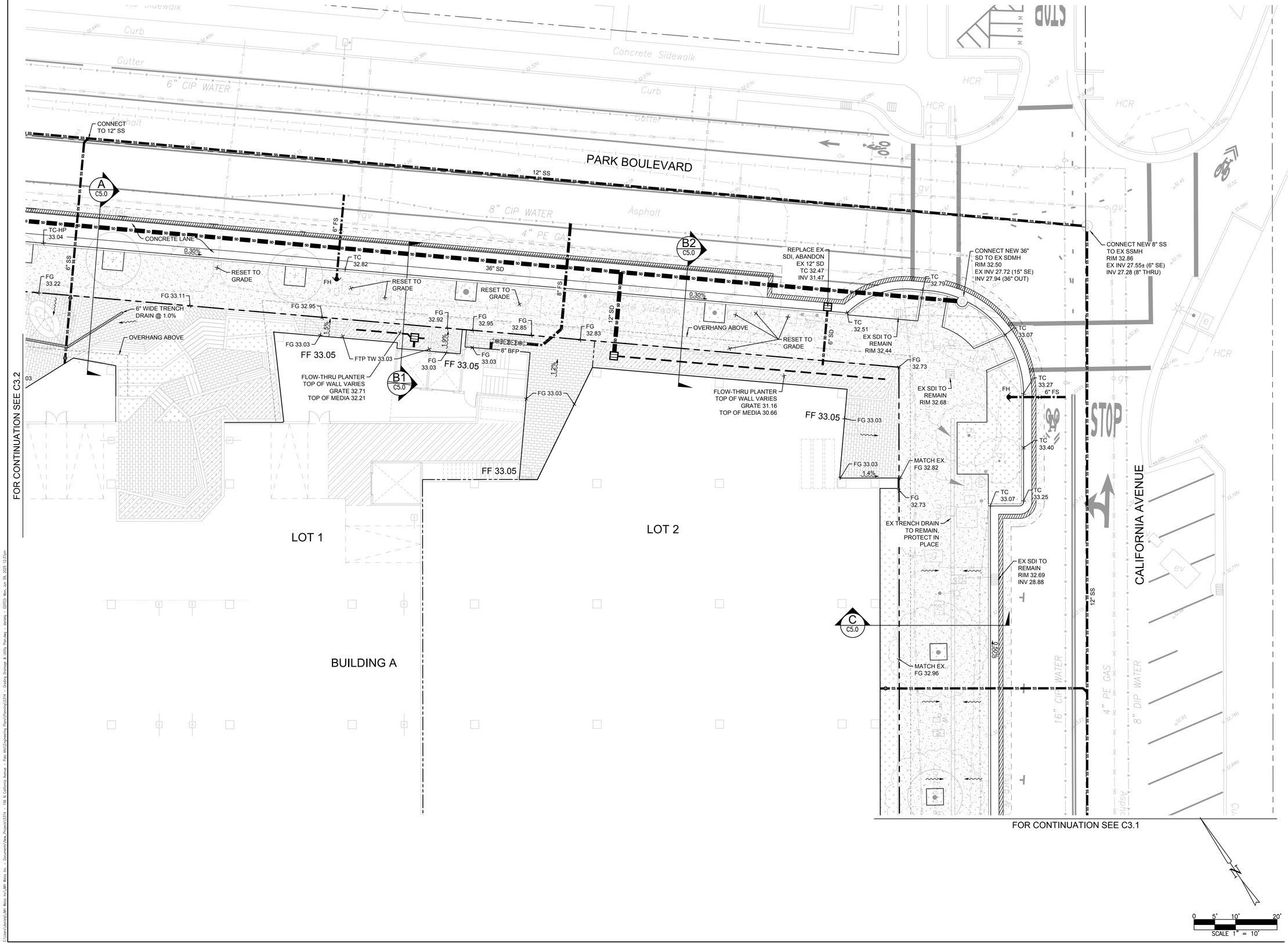
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Sheet Title
EXISTING CONDITIONS & DEMOLITION PLAN

C2.0

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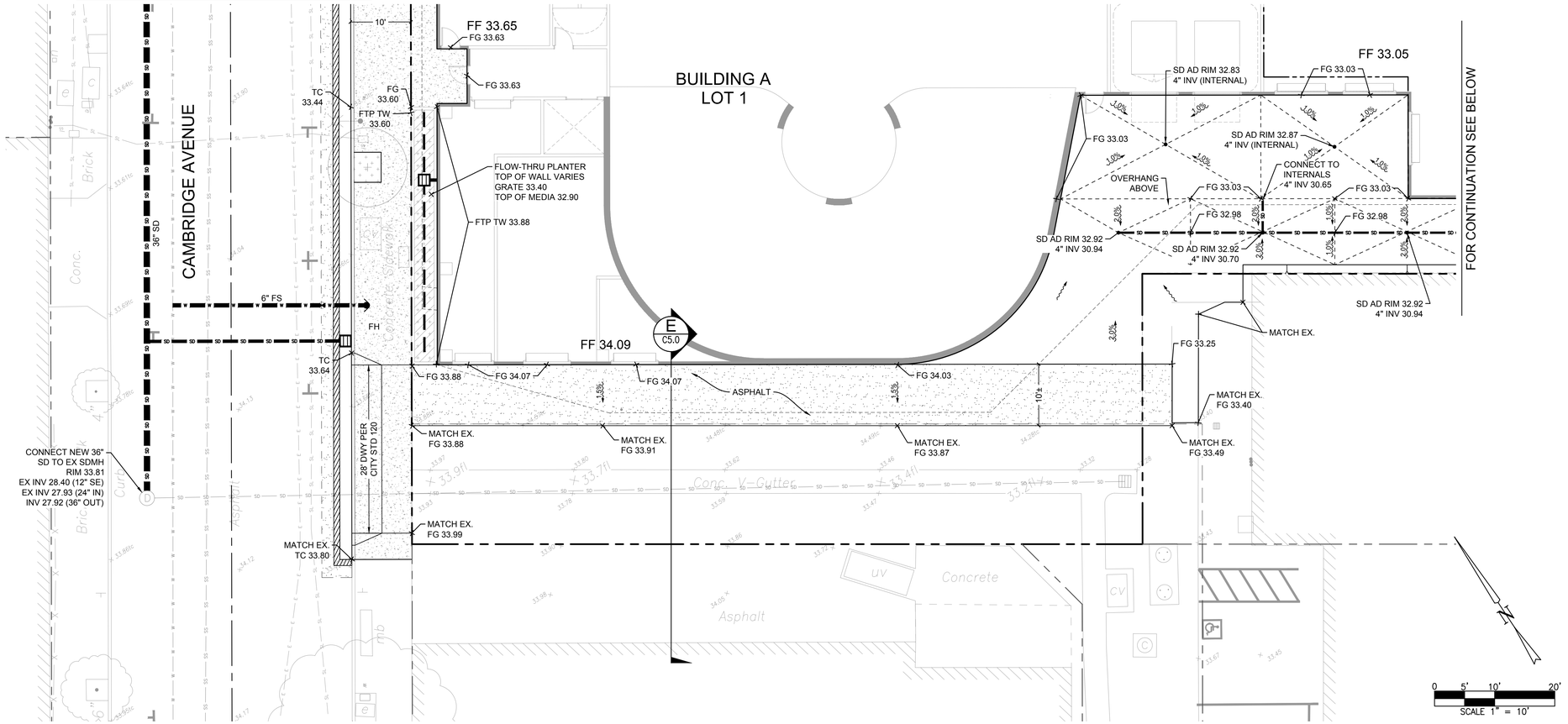
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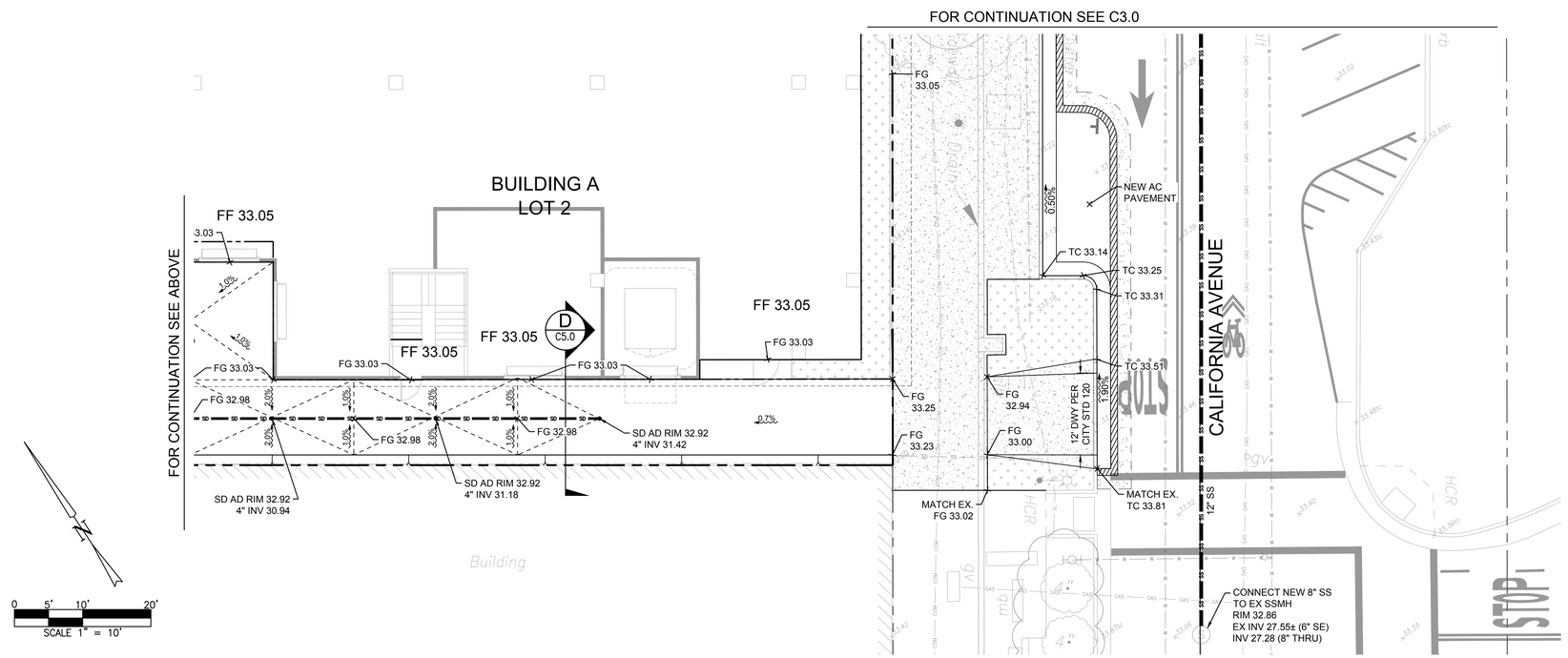
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GRADING, DRAINAGE & UTILITY PLAN - BUILDING A

C3.0

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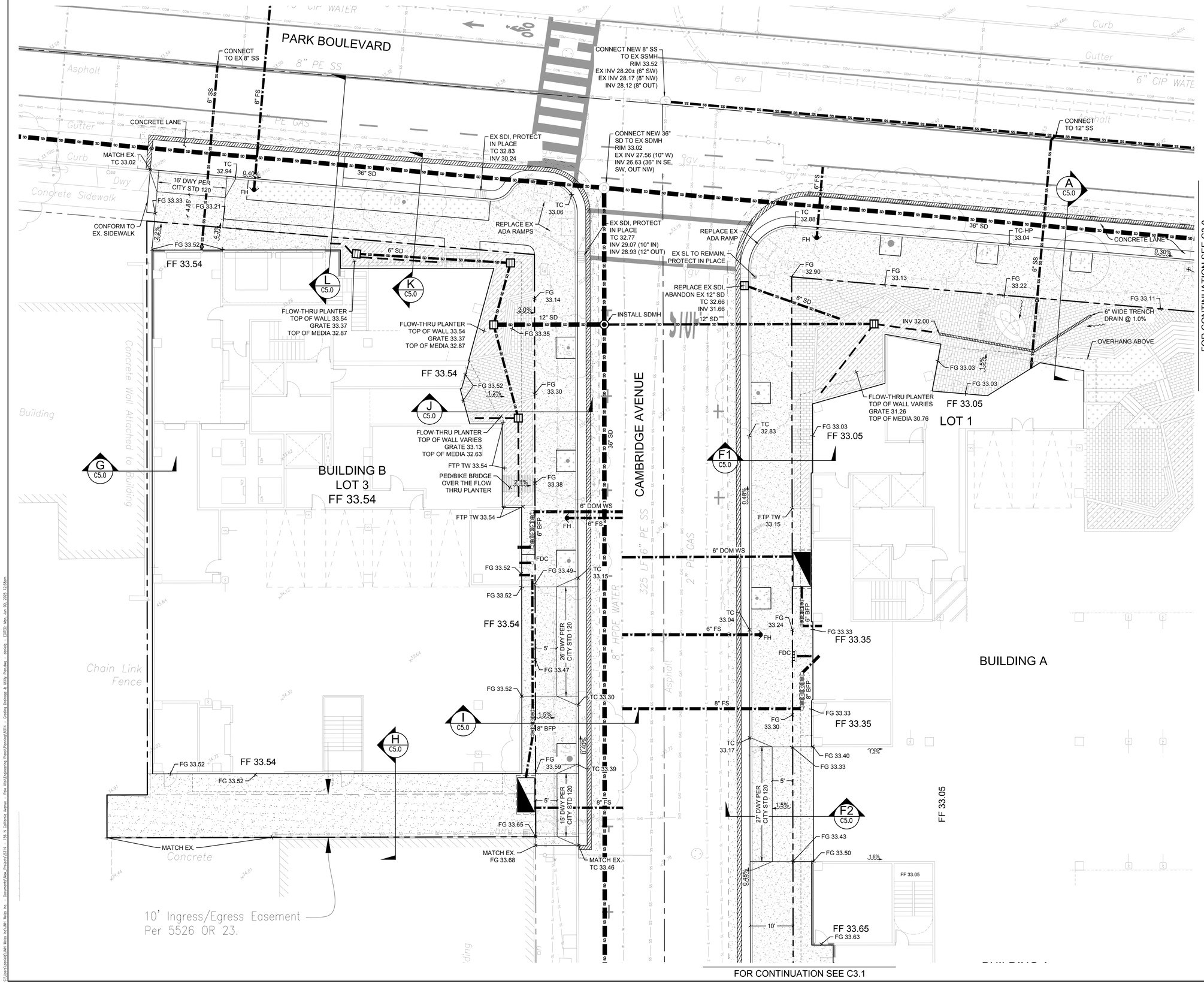
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GRADING, DRAINAGE & UTILITY PLAN - BUILDING A

C3.1

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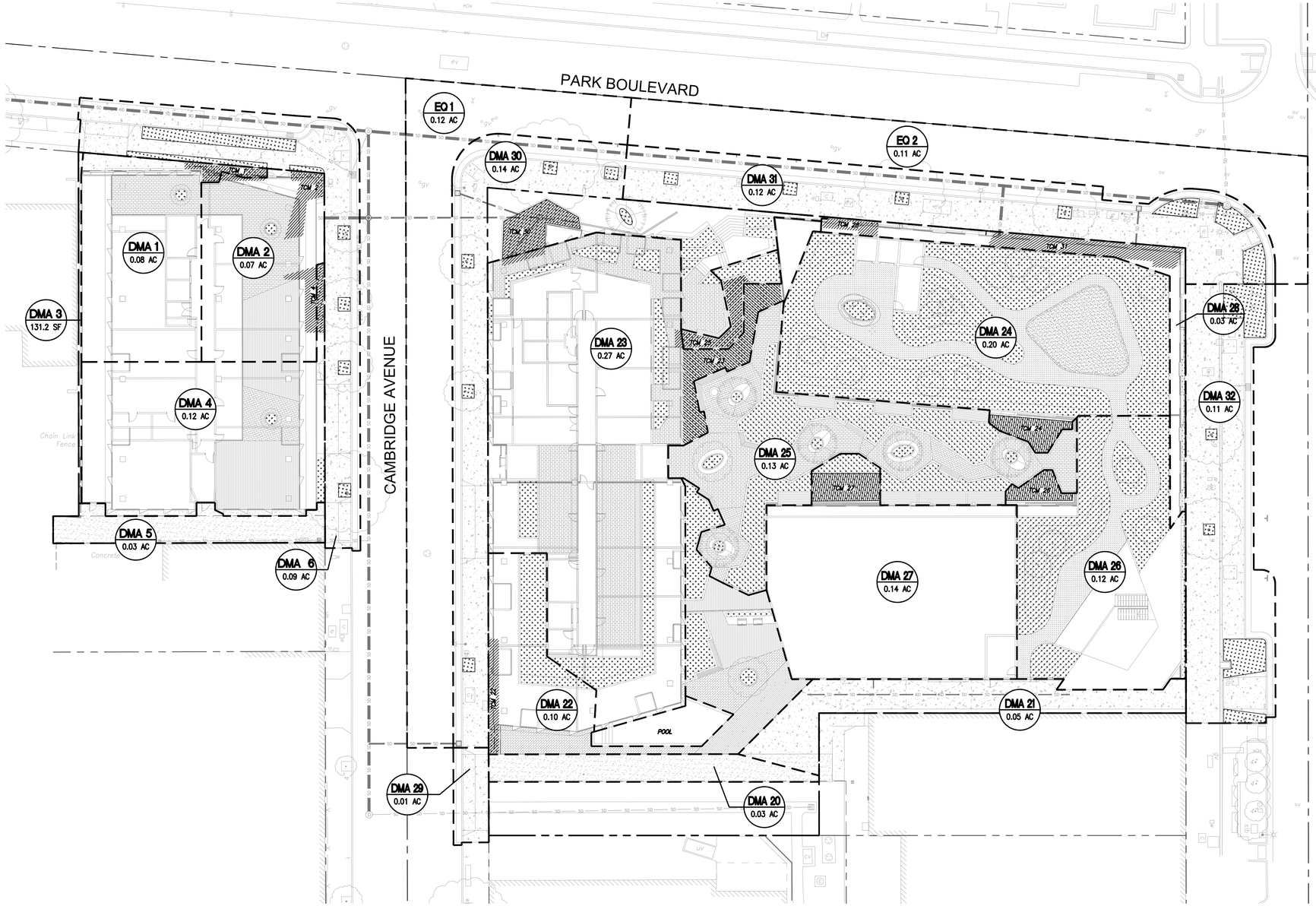
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GRADING, DRAINAGE & UTILITY PLAN - BUILDING B

C3.2

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LEGEND

- BIORETENTION AREA (BRA)
- PLANTED AREA
- PLANTED AREA
- DRAINAGE AREA BOUNDARY LINE
- XX / XX AC — DRAINAGE AREA DESIGNATION / TRIBUTARY AREA
- SD — SD — STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- ROOF DRAIN DOWNSPOUT
- STORM DRAIN INLET

STANDARD STORMWATER CONTROL NOTES

1. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
2. STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
3. DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.
4. SEE COVER SHEET FOR ADDITIONAL LEGEND AND ABBREVIATIONS.
5. STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPs INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT OF WAY A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD UP ON A REGULAR BASIS.
6. STAFF FROM THE STORM WATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.
7. DO NOT USE CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES, OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional FOR GUIDANCE.
8. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES/DOWNSPOUTS INTO BIORETENTION AREAS / FLOW-THROUGH PLANTERS.

0 10' 20' 40'
SCALE 1" = 20'

PROJECT SITE INFORMATION:

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

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. CREATE NEW PERVIOUS AREAS:
   a. LANDSCAPING
2. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
3. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
156 N CALIFORNIA AVE
PALO ALTO, CA 94301

I.B. PROPERTY OWNER: (REPRESENTATIVE)
CHRIS FREISE

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
CHRIS FREISE

II.B. PHONE NUMBER OF CONTACT:
415-450-1466

II.C. EMAIL:
CFREISE@REDCODEVELOPMENT.COM

II.D. ADDRESS:

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 : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- 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.

BIOTREATMENT & 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 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 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.

PRELIMINARY HYDROLOGY ANALYSIS

EXISTING LOT 3 FLOW AT OUTFALL
1. DETERMINATION OF C VALUE
   a. C = [(PERVIOUS AREA SF X 0.35) + (IMPERVIOUS AREA SF X .9)] / TOTAL AREA SF
   b. C = [(2,676 SF X 0.35) + (10,072 X .9)] / 12,748
   c. C = 0.785
2. INTENSITY (I) = 2.0 INCHES/HOUR
3. ACRES = 0.293± ACRES
4. DETERMINATION OF Q VALUE
   a. Q = CIA
   b. Q = 0.785 X 2.0 X 0.293
   c. Q = 0.46 CUBIC FEET/SECOND
   d. Q = 206 GPM

EXISTING LOT 1 FLOW AT OUTFALL
1. DETERMINATION OF C VALUE
   a. C = [(PERVIOUS AREA SF X 0.35) + (IMPERVIOUS AREA SF X .9)] / TOTAL AREA SF
   b. C = [(2,311 SF X 0.35) + (49,912 X .9)] / 52,223
   c. C = 0.876
2. INTENSITY (I) = 2.0 INCHES/HOUR
3. ACRES = 1.199± ACRES
4. DETERMINATION OF Q VALUE
   a. Q = CIA
   b. Q = 0.876 X 2.0 X 1.199
   c. Q = 2.10 CUBIC FEET/SECOND
   d. Q = 943 GPM

PROPOSED LOT 3 FLOW AT OUTFALL
1. DETERMINATION OF C VALUE
   a. C = [(PERVIOUS AREA SF X 0.35) + (IMPERVIOUS AREA SF X .9)] / TOTAL AREA SF
   b. C = [(461 SF X 0.35) + (12,287 X .9)] / 12,748
   c. C = 0.880
2. INTENSITY (I) = 2.0 INCHES/HOUR
3. ACRES = 0.293± ACRES
4. DETERMINATION OF Q VALUE
   a. Q = CIA
   b. Q = 0.880 X 2.0 X 0.293
   c. Q = 0.516 CUBIC FEET/SECOND
   d. Q = 232 GPM
5. THE PROPOSED CONDITION REPRESENTS AN INCREASE OF 12.6% OVER THE EXISTING FLOW.

PROPOSED LOT 1 FLOW AT OUTFALL
1. DETERMINATION OF C VALUE
   a. C = [(PERVIOUS AREA SF X 0.35) + (IMPERVIOUS AREA SF X .9)] / TOTAL AREA SF
   b. C = [(12,581 SF X 0.35) + (39,642 X .9)] / 52,223
   c. C = 0.767
2. INTENSITY (I) = 2.0 INCHES/HOUR
3. ACRES = 1.199± ACRES
4. DETERMINATION OF Q VALUE
   a. Q = CIA
   b. Q = 0.767 X 2.0 X 1.199
   c. Q = 1.84 CUBIC FEET/SECOND
   d. Q = 826 GPM
5. THE PROPOSED CONDITION REPRESENTS A DECREASE OF 12.4% OVER THE EXISTING FLOW.

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Sheet Title
STORMWATER CONTROL PLAN

C4.0

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TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET 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 WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

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,

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location (1)	Treatment Type (2)	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Self Retaining / Treating		Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	1	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	3,427	3,316	0	111	-	133	128	6	-	-	Ground floor flow-through planter. Roof to be collected via area drains and piped to TCM.
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	3,011	2,841	0	170	5.39%	114	170	6	-	-	Ground floor flow-through planter. Roof to be collected via area drains and piped to TCM.
3	3	Onsite	Self-treating areas (landscaped)	LID	N/A	131	0	0	131	0.23%	-	-	-	-	-	Ground floor landscape strip against PL.
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	5,079	5,030	0	49	9.09%	201	180	6	-	-	Ground floor flow-through planter. Roof to be collected via area drains and piped to TCM.
5	5	Onsite	Untreated	LID	2C. Flow: 4% Method **	1,100	1,100	0	0	1.97%	44	-	-	-	-	DMA 5 is Equivalently treated through EQ-1 by TCM 31.
6	6	Offsite	Untreated	LID	2C. Flow: 4% Method **	3,859	3,385	0	474	-	137	-	-	-	-	DMA 6 is Equivalently treated through EQ-1 by TCM 31.
20	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	1,118	1,118	0	0	2.00%	45	-	-	-	-	DMA 20 is Equivalently treated through EQ-1 by TCM 31, and by EQ-2 by TCM 32
21	-	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LID	N/A	2,098	2,098	0	0	3.75%	-	-	-	-	-	
22	22	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,338	4,093	0	245	7.76%	165	166	6	-	-	Ground floor flow-through planter. Roof and portion of podium to be collected via area drains and piped to TCM.
23	23	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	11,752	10,079	0	1,673	21.02%	410	558	6	-	-	2nd floor Podium flow-through planter. Roof and upper floor podiums to be collected via area drains and piped to TCM.
24	24	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	8,610	3,373	0	5,237	15.40%	156	227	6	-	-	Podium flow-through planter. Green roof and impervious roof drainage to be collected via area drains and piped to TCM.
25	25	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,021	3,919	0	2,102	10.77%	165	206	6	-	-	First/Second floor staircase flow through planter. Podium and landscape planter drainage to be collected via area drains and piped to TCM.
26	26	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	5,332	3,088	0	2,244	9.54%	132	166	6	-	-	Podium flow-through planter. Green roof and impervious roof drainage to be collected via area drains and piped to TCM.
27	27	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,168	5,784	0	384	11.03%	233	255	6	-	-	Podium flow-through planter. Roof to be collected via area drains and piped to TCM.
28	28	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	1,146	1,146	0	0	2.05%	46	80	6	-	-	Ground floor flow-through planter. Lower roof to be collected via area drains and piped to TCM.
29	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	456	456	0	0	-	18	-	-	-	-	DMA 29 is Equivalently treated through EQ-1 by TCM 30
30	30	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,227	5,393	0	834	-	219	437	6	-	-	TCM 30 is sized to treat DMA 30 and EQ-1 (435 sf total). Ground floor flow-through planter. Offsite drainage is piped from gutter to TCM.
31	31	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	5,026	4,655	0	371	-	188	393	6	-	-	TCM 31 is sized to treat DMA 31 and EQ-2 (384 sf total required). Ground floor flow-through planter. Offsite drainage is piped from gutter to TCM.
32	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	4,652	4,109	0	543	-	167	-	-	-	-	DMA 32 is Equivalently treated through EQ-2 by TCM 31
EQ-1	-	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	5,389	5,389	0	0	-	216	-	-	-	-	Accounts for DMA 29 - 18 sf, DMA 5 - 44 sf, DMA 6 - 137 sf, portion of DMA 20 - 16 sf
EQ-2	-	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	4,909	4,909	0	0	-	196	-	-	-	-	Accounts for DMA 32 - 167sf, portion of DMA 20 - 29 sf
					Totals:	77,453	62,885	0	14,568	100.00%						

Footnotes:

1	Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
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.
**	Sizing for Bioretention Area Required calculated per the 4% Method [(Impervious Area + Pervious Area x 0.1) x 0.04]. Minimum sizing for areas sized by flow-volume method is 3%
5	DMAs 5, 6, 20, 29, and 32 are not being treated but will be treated by Equivalent Treatment Areas EQ-1 and EQ-2. EQ-1+EQ-2's area is greater than the combined areas of the noted DMAs. EQ-1 and 2 are not required to be treated because they are an undisturbed right of way.
6	Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

SIZING FOR VOLUME BASED TREATMENT

DMA # 24
A= 1596 s.f.
Pervious Pavement Area = 450 s.f. — % Imperviousness (i)= 84.59% ***
Impervious Area = 900
Remaining Pervious Area= 246 s.f.
MAPsite = 19 — Correction Factor= 1.36691
MAPgage = 13.9
Clay (D): X — Sandy Clay (D): — Clay Loam (D): —
Silt Loam/Loam (B): — Not Applicable (100% Impervious): —

Are the soils outside the building footprint not graded/compacted? Yes (Yes/No)

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltraion rate (eg. Silt Loam to Clay)
Modified Soil Type: —

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.529218045 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.553759398 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.529218045 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)

Adjusted UBS = 0.723392 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

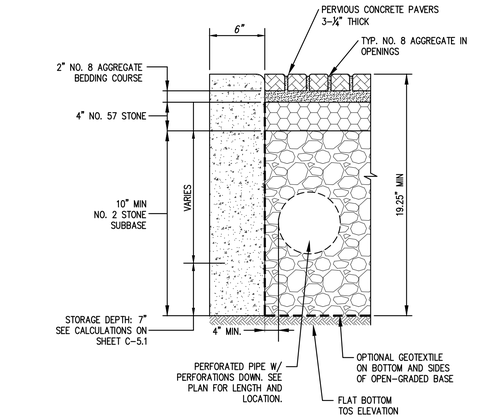
Design Volume = 96.21 ft^3 — **Design Depth=** 2.56563 inch

SELF RETAINING (PERVIOUS PAVEMENT)

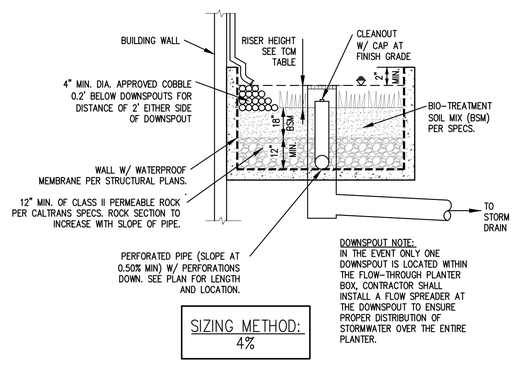
Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	6.41	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation



TYPICAL PERMEABLE PAVING SECTION
N.T.S.



TYPICAL FLOW THROUGH PLANTER
SCALE: N.T.S.

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Mixed Use Proposal

Consultant

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024
REVISION 1	08.02.2024
ARCH REVIEW BOARD #4	06.06.2025

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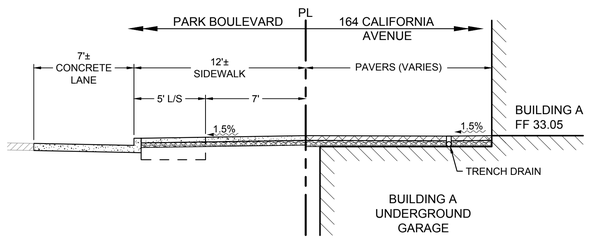
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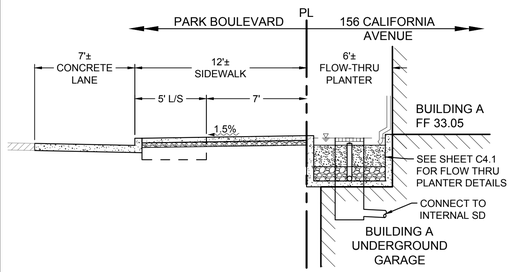
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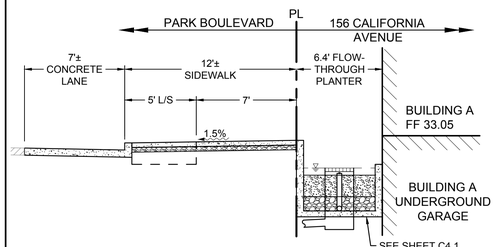
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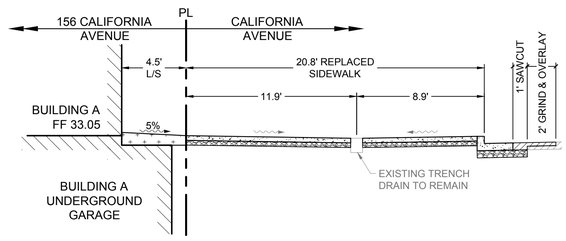
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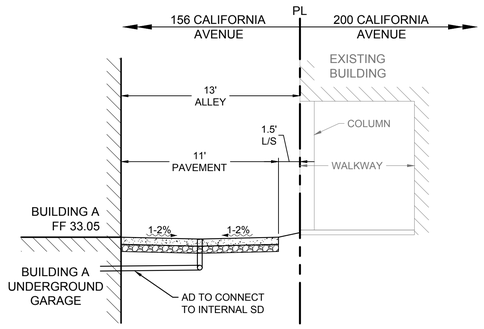
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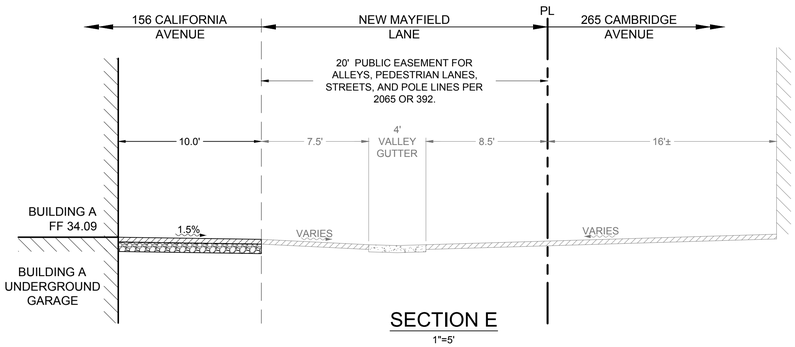
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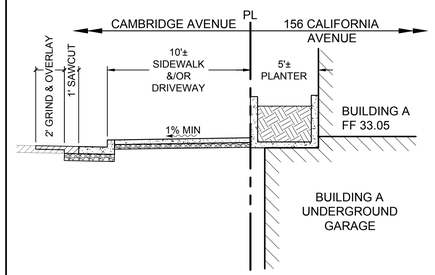
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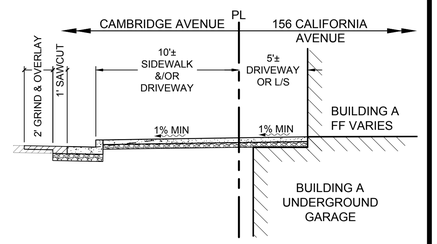
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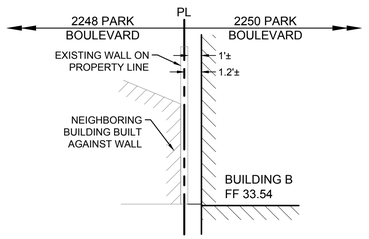
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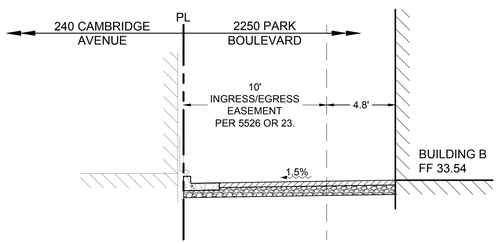
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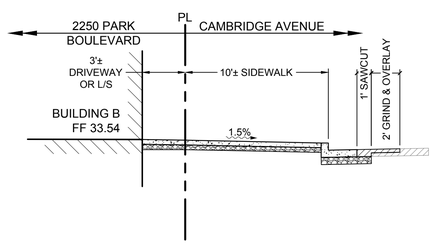
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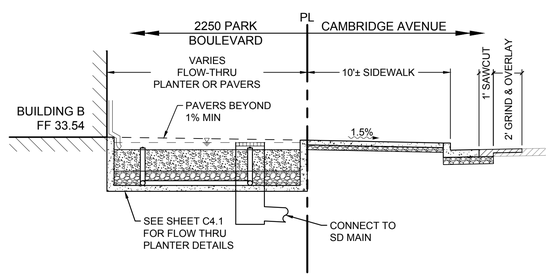
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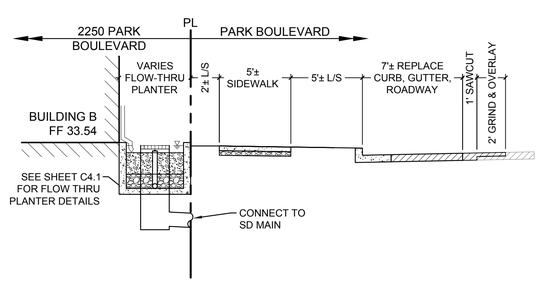
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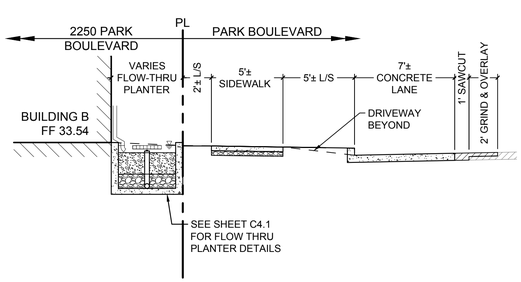
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SECTION K
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SECTION L
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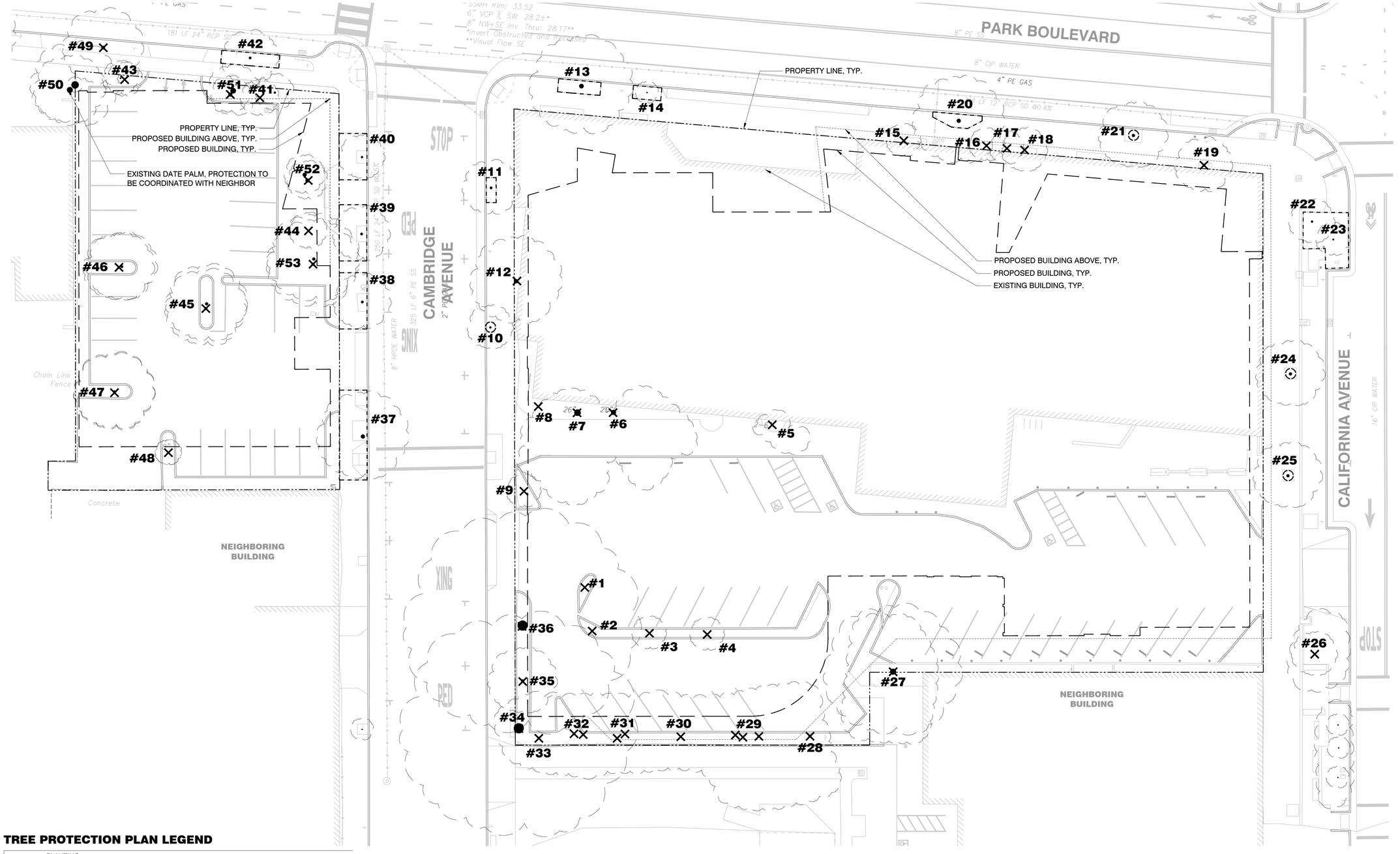
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Approved	KW
Scale	AS SHOWN

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TREE PROTECTION PLAN LEGEND

PLANTING		
SYMBOL	ITEM	DESCRIPTION
	EXISTING TREE TO REMAIN	Existing Tree To Remain and Be Protected
	EXISTING TREE TO BE REMOVED	Tree to Be Removed For Site Development
	TYPE II TREE PROTECTION	6' High Chainlink Fence in Parkway Strip. Fence Distance To Outer Branches or TPZ. See Sheet T-1 For Details
	TYPE III TREE PROTECTION	2" of Orange Plastic Fencing Overland with 2" Thick Wooden Slats. Restricted For Use in Trees in Sidewalk Cutout Tree Wells Only and Only With Approval of Public Works. See Sheet T-1 For Details

REPLACEMENT TREE PLAN

TREE REMOVAL FOR PROPOSED DEVELOPMENT			
CANOPY OF REMOVED TREE	# OF TREES REMOVED	NATIVE REPLACEMENT RATIO	TOTAL TREE REPLACEMENT
4'-9'	1	2:1	2
10'-27'	24	3:1	72
28'-40'	1	4:1	4
TOTAL REPLACMENT TREES REQUIRED		(24" BOX)	78
TOTAL NEW 24" BOX MIN. TREES PROPOSED. FOR PROPOSED SITE TREES, SEE PLANTING PLANS.			28
REMAINING REPLACEMENT TREES TO BE SPECIFIED AS IN-LIEU- OF PLANTING TREE FEE			50

SEE ARBORIST REPORT OR SHEET T1 FOR DETAILED TREE REPLACEMENT PLAN

NOTES:

1. "Town approved tree protection warning signs are required to be installed and maintained at all times until all construction activities are completed."
2. "Required tree protection shall remain in place until all construction activities are completed. No changes to tree protection can be made until a revised tree protection plan is submitted and approved by the Town Arborist."
3. "Failure to install and maintain required tree protection will result in issuance of a stop work order and implementation of a corrective action plan."
4. "All tree protection fencing shall be chain link and a minimum of six feet in height with posts driven in the ground."

0 4' 8' 16' 32'

1

1/16" = 1' - 0"

EXISTING TREE PLAN

PLAN

STUDIO current
URBAN DESIGN + ARCHITECTURE
96 N.Third Street, Suite 110, San Jose, CA, 95112
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Project:

156 California Ave

Mixed Use Proposal

Consultant

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024
REVISION 1	08.02.2024

Stamp

LICENSED LANDSCAPE ARCHITECT
MEGUMI AIHARA LA 6760
Signature
11-30-24
Renewal Date
06-05-25
Date
STATE OF CALIFORNIA

Sheet Information

Issue Date	08/02/24
Job Number	23-013
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title

EXISTING TREE PLAN

L0.10

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KIELTY
ARBORISTS SERVICES LLC

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	8-7-2-6	20/20	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
2	Yes	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	6-6-5-4-5	20/12	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
3	Yes	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	5-5-4-3-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
4	Yes	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	7-6-5-5-4-3-3-4-3-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
5	No	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	8-6	20/15	Fair	Poor	Fair	Fair	55%	Up against building, surrounded by concrete, Hardscape, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
6	Yes	(R)	CANARY ISLAND PINE ***Pinus canariensis***	20	45/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species Tree to be removed, within new building footprint.	
7	Yes	(R)	CANARY ISLAND PINE ***Pinus canariensis***	25.5	50/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species, codominant at top of canopy Tree to be removed, within new building footprint.	
8	Yes	(R)	CHINESE ELM ***Ulmus parvifolia***	6-3-3	10/12	Poor	Fair	Fair	Poor	46%	Street Tree, Suppressed by pine trees, 1 foot from building foundation, codominant at grade Tree to be removed, within new building footprint.	
9	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	9.2	12/15	Good	Good	Good	Good	70%	Street Tree, Located in small planting pit within parking lot, codominant at 6 feet Tree to be removed, within new building footprint.	
10	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	9.2	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape	
11	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	11.5	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape	
12	No	(R)	BLACKWOOD ACACIA ***Acacia melanoxylon***	15.8	35/16	Fair	Poor	Fair	Poor	20%	Invasive species, growing against building and around eaves, lapping over sidewalk, hazardous Tree to be removed, within new building footprint.	
13	Yes	(P)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	23	40/16	Fair-Poor	Poor	Poor	Poor	30%	Topped in past, large scar from 12 feet down to grade with associated decay, lions mane fungus on trunk at 10 feet, street tree	
14	Yes	(P)	LONDON PLANE TREE ***Platanus × hispanica***	4.2	20/10	Good	Good	Good	Good	80%	Recently planted street tree	
15	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	8.1	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
16	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	6	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
17	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	4.9	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
18	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	8.7	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
19	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	9.2	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
20	Yes	(P)	BRADFORD PEAR ***Pyrus calleryana 'Bradford'***	18	30/20	Fair	Poor	Fair	Poor	45%	Street Tree, Codominant at 12 feet with included bark, history of limb loss with associated decay, heading cuts, made in past, street tree	
21	Yes	(P)	LONDON PLANE TREE ***Platanus × hispanica***	12	35/20	Good	Good	Good	Good	70%	Street tree, codominant at 10 feet, near underground utilities, roots cut at sidewalk edge in past	
22	Yes	(P)	VALLEY OAK ***Quercus lobata***	8	25/15	Good	Good	Good	Good	80%	Young native Oak, Street tree	
23	Yes	(P)	SOUTHERN LIVE OAK ***Quercus virginiana***	5.7	15/12	Good	Fair	Good	Good	70%	Street tree, suppressed by Valey Oak, number 22	
24	Yes	(P)	SOUTHERN LIVE OAK ***Quercus virginiana***	10.6	30/25	Good	Good	Good	Good	80%	Street Tree, codominant at 8 feet, in small planting pit with metal tree grate, trunk lapping over metal tree grate	
25	Yes	(P)	LITTLELEAF LINDEN ***Tilia cordata***	8.6	15/12	Good	Good	Good	Good	80%	Street tree surrounded by Hardscapes, in small planting pit with metal tree grate	
26	Yes	(P)	SOUTHERN LIVE OAK ***Quercus virginiana***	9	20/20	Good	Good	Good	Good	80%	Street tree	
27	Yes	(R)	CHINESE ELM ***Ulmus parvifolia***	23.6	40/35	Fair	Fair	Good	Fair	60%	Codominant at 15 feet, surrounded by Hardscape, heavily pruned in past, history of limb loss Tree to be removed, within new building footprint.	
28	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	18	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
29	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	10-9-10-9-6-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
30	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	9.8-6.1-4-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
31	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	7.9-6.8	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
32	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	8-9-6-6-4	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
33	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	8-8-7-3-3-1	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
34	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	11.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
35	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	13.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
36	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	11.1	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
37	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	17.3	35/30	Fair	Poor	Good	Fair	50%	Street tree, Codominant at 6 feet with decay at Union	
38	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	11.1	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
39	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	11.2	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
40	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	8.9	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
41	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	10.6	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
42	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	11.2	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes	
43	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	8	20/20	Fair	Good	Good	Good	65%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
44	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	8.4	15/15	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet.	
45	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	16.3	20/18	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
46	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	12.2	20/20	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
47	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	12.1	25/25	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
48	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	7.3	15/8	Fair	Poor	Poor	Fair	50%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
49	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	16	35/16	Fair	Fair	Fair	Fair	60%	Street tree, 40% live crown, ratio, heading cuts in past, codominant at 20 feet Tree to be removed, within new building footprint.	
50	Yes	(R)	CANARY ISLAND DATE PALM ***Phoenix canariensis***	33.8	40/25	Good	Good	Good	Good	80%	Street tree, Tree on property line, likely a shared tree, surrounded by Hardscapes Tree to be removed, within new building footprint.	
51	Yes	(R)	MEXICAN FAN PALM ***Washingtonia robusta***	26.3	25/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree. Tree to be removed, within new building footprint.	
52	Yes	(R)	MEXICAN FAN PALM ***Washingtonia robusta***	25.1	40/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree. Tree to be removed, within new building footprint.	
53	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	10.3-9.2	35/26	Fair-Poor	Poor	Fair	Poor	45%	Codominant at 2 feet with included bark, deadwood, invasive species	

NOTES:

1. Tree Protection Via Arborist Recommendations, See Arborist Report.
2. For Tree Replacement Information, See Arborist Report
3. For Building Details, See Arch Dwgs.
4. For Utilities and Street Improvement Details, See Civil Dwgs.
5. For DMA & TCM Information, See Civil Dwgs
6. For Planting Information, See Landscape Planting Plans

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

No	Date
SB330	10.05.2023
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LICENSED LANDSCAPE ARCHITECT
MEGUMI AIHARA LA 6496
Signature
11-30-24
Renewal Date
06-05-25
Date
STATE OF CALIFORNIA

Sheet Information

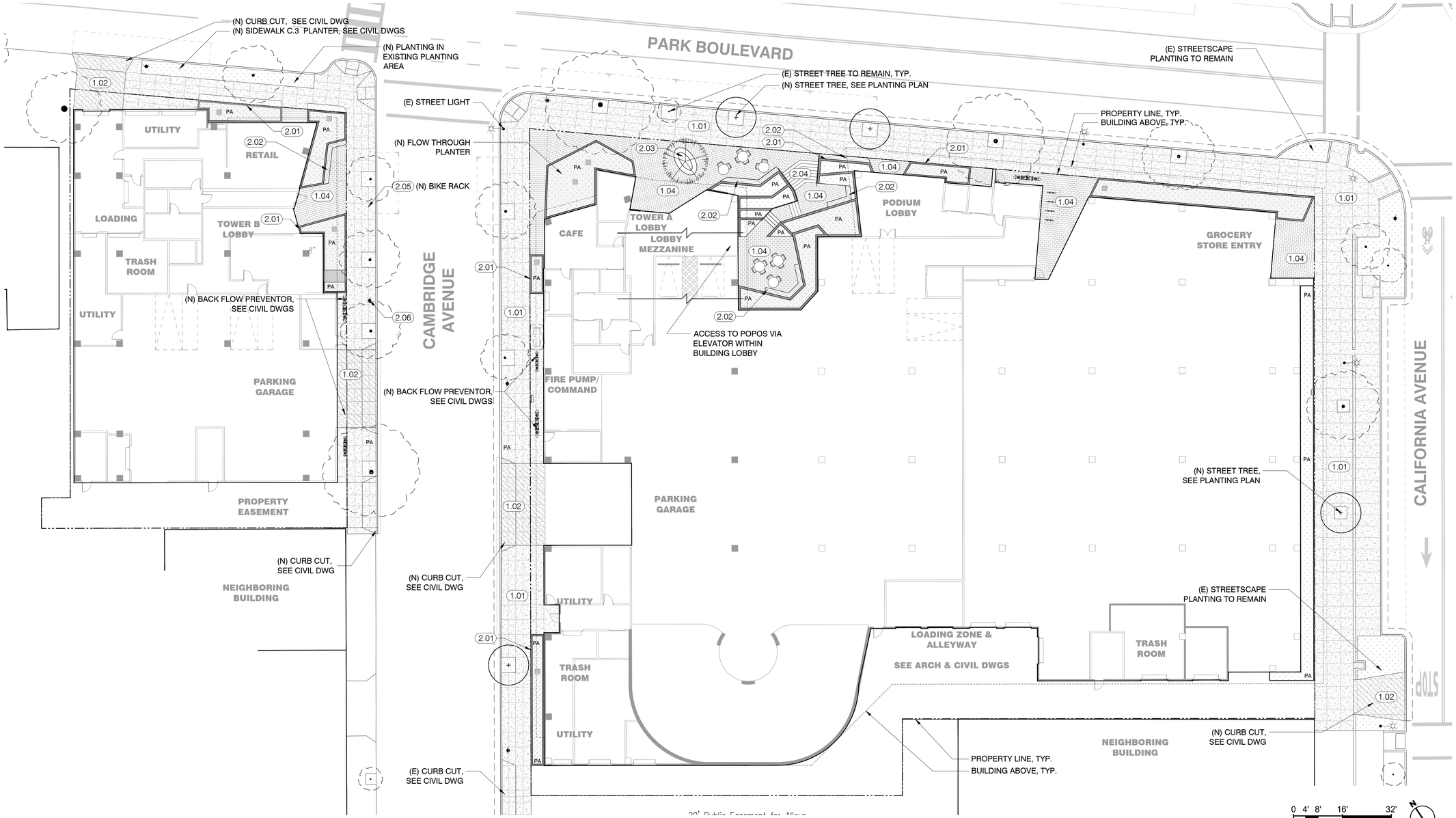
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Job Number	23-013
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title

EXISTING TREE INVENTORY

L0.11

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LANDSCAPE MATERIAL PLAN - GROUND LEVEL

PLAN

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

MATERIALS LEGEND - GROUND LEVEL

1.00 PAVEMENTS

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		CITY SIDEWALK	Reinforced CIP Concrete Pavement Per Palo Alto Standards, See Civil Dwgs.	
1.02		CONCRETE PAVEMENT - VEHICULAR	Reinforced CIP Concrete Pavement with Vehicular Subgrade Profile. Vehicular Pavement per Palo Alto Standards in City R.O.W. where applicable. See Civil Dwgs.	
1.03		CONCRETE PAVEMENT - PEDESTRIAN	CIP Reinforced Concrete Per Geotech Recommendations. Integral Color with Sand Float Finish. See Arch Dwgs for Pavement Adjacent to Building.	
1.04		LINEAR CONCRETE PAVER	Precast Concrete Paver from Stepstone, Inc. Sand-set over Compacted Aggregate Base and Subgrade Per Geotech Recommendations or Sand Set over Filter Fabric, Clean Washed Drain Rock, and Drainage Board on Waterproofed Building Structure.	

2.00 WALLS, GATES, FENCES, MISC

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		CIP PLANTER WALL	Reinforced CIP Board-form Concrete Wall, with Integral Color; 36" Internal Depth for Stormwater Treatment, 30" Exterior Height to Finish Grade.	
2.02		PLANTER BENCH	Ipe Wood Bench & Back Rest Mounted to CIP Wall	
2.03		TREE ISLAND PLANTER	Reinforced CIP Board-form Concrete Planter, with Integral Color; 36" min Internal Depth for Tree Planting. 18" Exterior Seatwall Height to Finish Grade.	
2.04		CIP STAIR AND HANDRAIL	CIP Reinforced Concrete With Integral Color and Sand Float Finish. Stainless Steel Handrail w/ Integral LED Lighting	
2.05		BIKE RACK	Short Term Bike Parking, Surface Mounted Bike Rack Per City Specifications. Bicycle Space is 2' x 6' and are set 3' O.C. when Installed In Sequence. Rack also serves Micromobility Transport.	
2.06		FIRE HYDRANT	See Civil Dwgs	

3.00 PLANTING

SYMBOL	ITEM	DESCRIPTION	DETAIL
	PROPOSED STREET TREE	For Layout, See Planting Plan, Species Per Recommendation of City Arborist. 1400 Cubic Feet of Non-compacted Soil to Be Provided In Continuous Planting Trenches.	
	PROPOSED SITE TREE	For Layout, See Planting Plan. Provide Non-compacted Soil to Meet Criteria Outlined in Citywide Design Guidelines	
	EXISTING SITE TREES	Species And Replacement Strategy To Be Determined Based on Arborist Report	
	PLANTING AREA	See Planting Plan and Planting Details	
	C.3 FLOW-THROUGH PLANTER	See Planting Plan and Planting Details	

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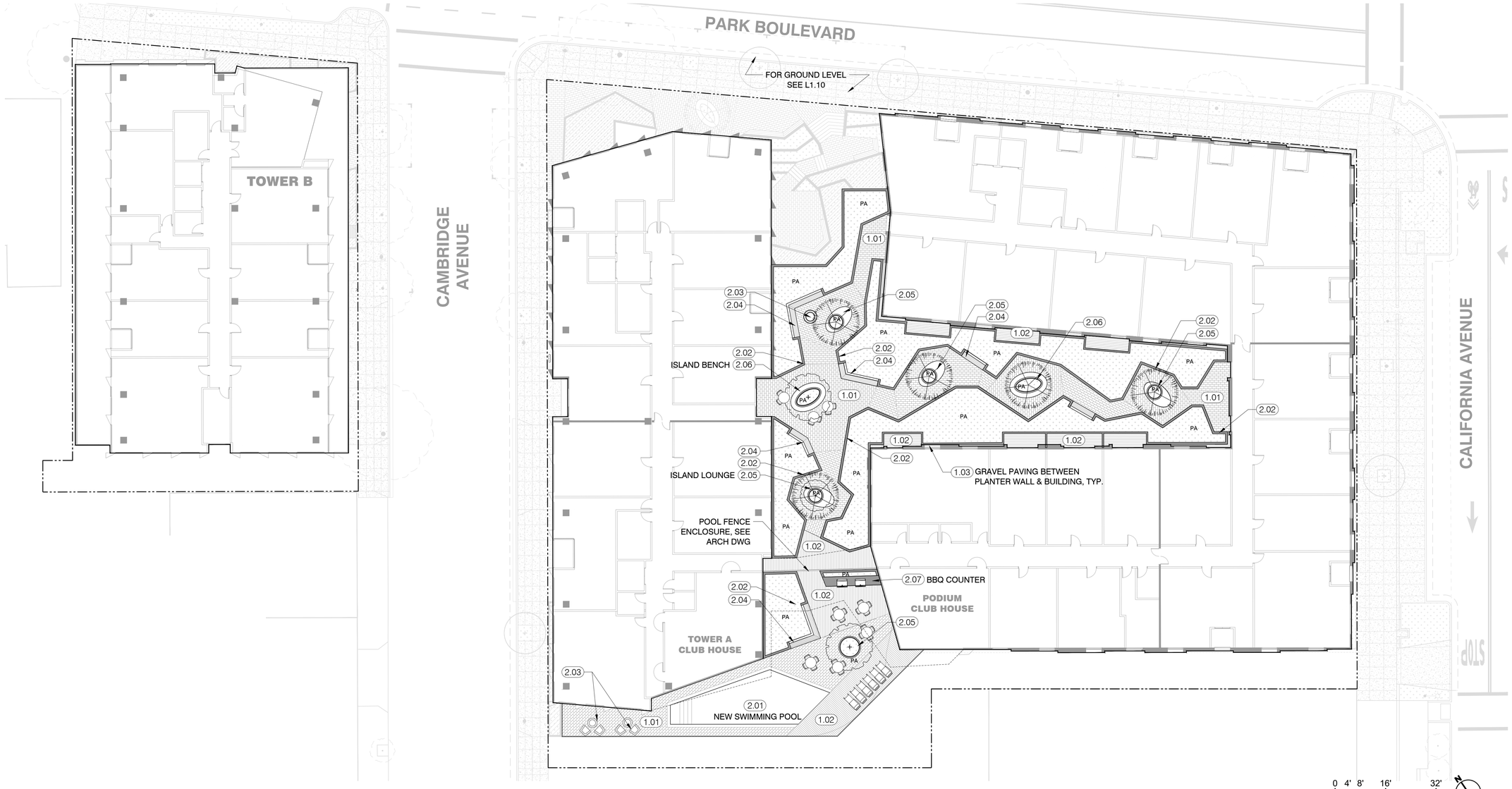
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Sheet Title

LANDSCAPE MATERIAL PLAN - GROUND LEVEL

L1.10

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1

LANDSCAPE MATERIAL PLAN - LEVEL 3 (COURTYARD)

PLAN

1/16" = 1' - 0"

MATERIALS LEGEND - LEVEL 3

1.00 PAVMENTS				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		LINEAR CONCRETE PAVER - ON STRUCTURE	Precast Concrete Paver from Stepstone, Inc. Sandset over Filter Fabric, Clean Washed Drain Rock, and Drainage Board on Waterproofed Building Structure.	
1.02		WOOD DECK - ON STRUCTURE	1x6 Ipe Wood Decking	
1.03		GRAVEL PAVING - ON STRUCTURE	2" Decorative Gravel over Filter Fabric, Clean Washed Drain Rock, and Drainage board.	

2.00 WALLS, GATES, FENCES,MISC				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		SWIMMING POOL	Swimming Pool with 'Cabo' Shelf and Precast Concrete Coping. 42" Water Depth	
2.02		CIP PLANTER WALL	CIP Boardform Concrete Wall, 36" Internal Depth, 30" H Above Finished Grade of Paving Varies, Integral Color	
2.03		FIRE TABLE	Concreteworks Hemi 60 Firepit, Electronic Ignition, Color: Fog	
2.04		PLANTER BENCH	Ipe Wood Bench & Back Rest Mounted to CIP Wall	
2.05		ISLAND LOUNGE	Custom Ipe Wood Seat & Lounge With Integral Metal Planter to Have 36" Plant	

2.06		ISLAND BENCH	Custom Ipe Wood Seat & Lounge With Integral Metal Planter to Have 36" Plant	
2.07		BBQ COUNTER	36" Tall CIP Concrete Counter with Built-in Gas Grill and Custom Cabinets with Powdercoated Aluminum Doors. Smooth MDF Form Finish, Integral Color, See Details.	
2.08		PODIUM EDGE PLANTER	Custom 42" H Aluminum Planter from Planterworx	

3.00 PLANTING			
SYMBOL	ITEM	DESCRIPTION	DETAIL
	PROPOSED TREE	See Planting Plan and Planting Details	
	PLANTING AREA	See Planting Plan and Planting Details	

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans

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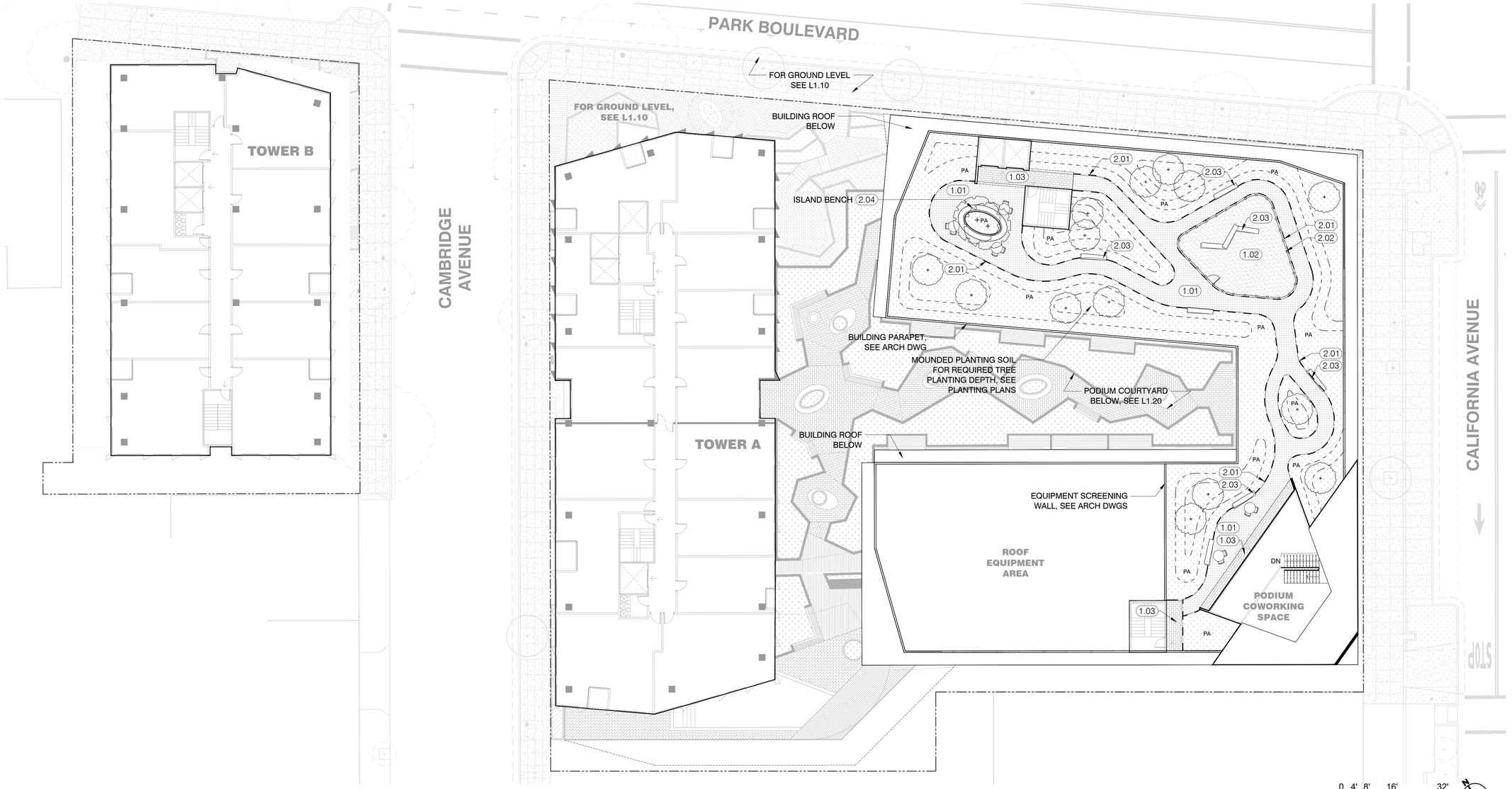
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LANDSCAPE MATERIAL PLAN - LEVEL 3 (COURTYARD)

L1.20

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LANDSCAPE MATERIAL PLAN - LEVEL 8 (PODIUM ROOF)

PLAN

1/16" = 1' - 0"

MATERIALS LEGEND - LEVEL 8

1.00 PAVMENTS

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		STABILIZED DECOMPOSED GRANITE	2" DG with Stabilizer over Filter Fabric, Clean Washed Drain Rock, and Drainage board.	
1.02		DOG RUN SURFACING	Pervious Gravel Pavement with COREgravel - Honeycomb Gravel Stabilizer Panels (50-35HDR) over Drain Rock, and Drainage board.	
1.03		LINEAR CONCRETE PAVER- ON STRUCTURE	Precast Concrete Paver from Stepstone, Inc. over Filter Fabric, Clean Washed Drain Rock, and Drainage Board on Waterproofed Roof Deck.	

2.00 WALLS, GATES, FENCES,MISC

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		DUNE EDGING	¼" Steel Plate with Clear Sealant, Spot Weld at Corners, Attach to L-Angle Supports on Podium, 24" O.C.	
2.02		DOG RUN FENCE	48" H Fence	
2.03		TIMBER BENCH	Drifter Bench System by Streetlife	
2.04		ISLAND BENCH	Custom Ipe Wood Seat & Lounge With Integral Metal Planter to Have 36" Planting Soil Depth	

3.00 PLANTING

SYMBOL	ITEM	DESCRIPTION	DETAIL
	PROPOSED TREE	See Planting Plan and Planting Details	
	PLANTING AREA	See Planting Plan and Planting Details	

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

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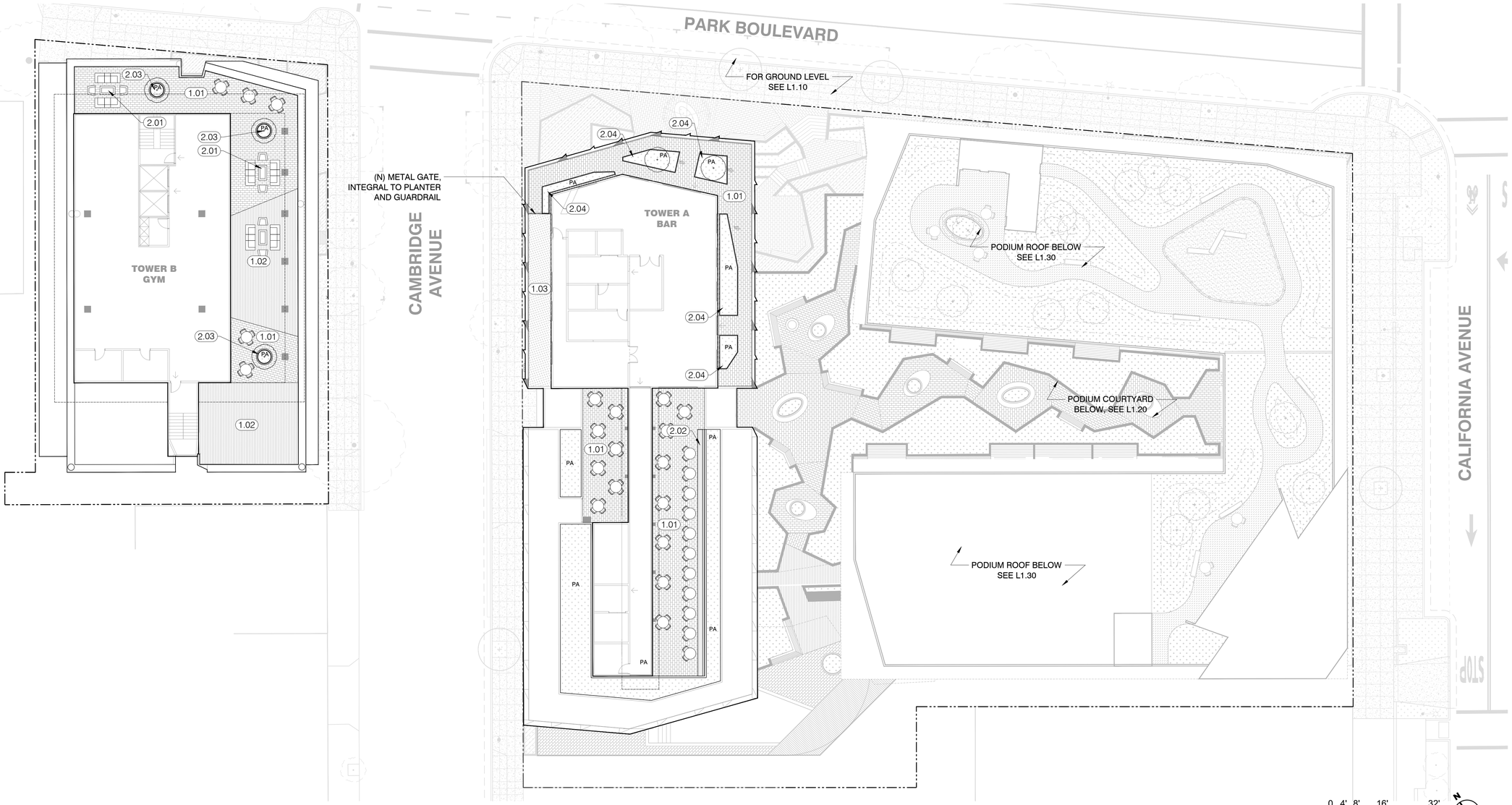
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Sheet Title

LANDSCAPE MATERIAL PLAN - LEVEL 8 (PODIUM ROOF)

L1.30

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LANDSCAPE MATERIAL PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

PLAN

1

1/16" = 1' - 0"

MATERIALS LEGEND - LEVEL 11 & 17

1.00 PAVMENTS

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		LINEAR CONCRETE PAVER- ON STRUCTURE	Precast Concrete Paver from Stepstone, Inc. over Clean Washed Drain Rock, Filter Fabric, and Drainage Board on Waterproofed Roof Deck.	
1.02		WOOD DECK - ON STRUCTURE	1x6 Ipe Wood Decking	
1.03		GRAVEL PAVING - ON STRUCTURE	2" Decorative Gravel over Filter Fabric, Clean Washed Drain Rock, and Drainage board.	

2.00 WALLS, GATES, FENCES,MISC

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		FIRE TABLE	Precast Concrete Firepit, provide Natural Gas Connection and Electronic Ignition	
2.02		PLANTER BENCH	Ipe Wood Bench & Back Rest Mounted to CIP Wall	
2.03		ROUND PLANTER	36"x36"x36" Planter Pot with Drip Irrigation	
2.04		CUSTOM ALUMINUM PLANTERS	36" Tall Metal Custom Aluminum Planters with Drip Irrigation	

3.00 PLANTING

SYMBOL	ITEM	DESCRIPTION	DETAIL
	PROPOSED TREE	See Planting Plan and Planting Details	
	PLANTING AREA	See Planting Plan and Planting Details	

NOTES:

1. For Building Details, See Arch Dwgs.
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3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans

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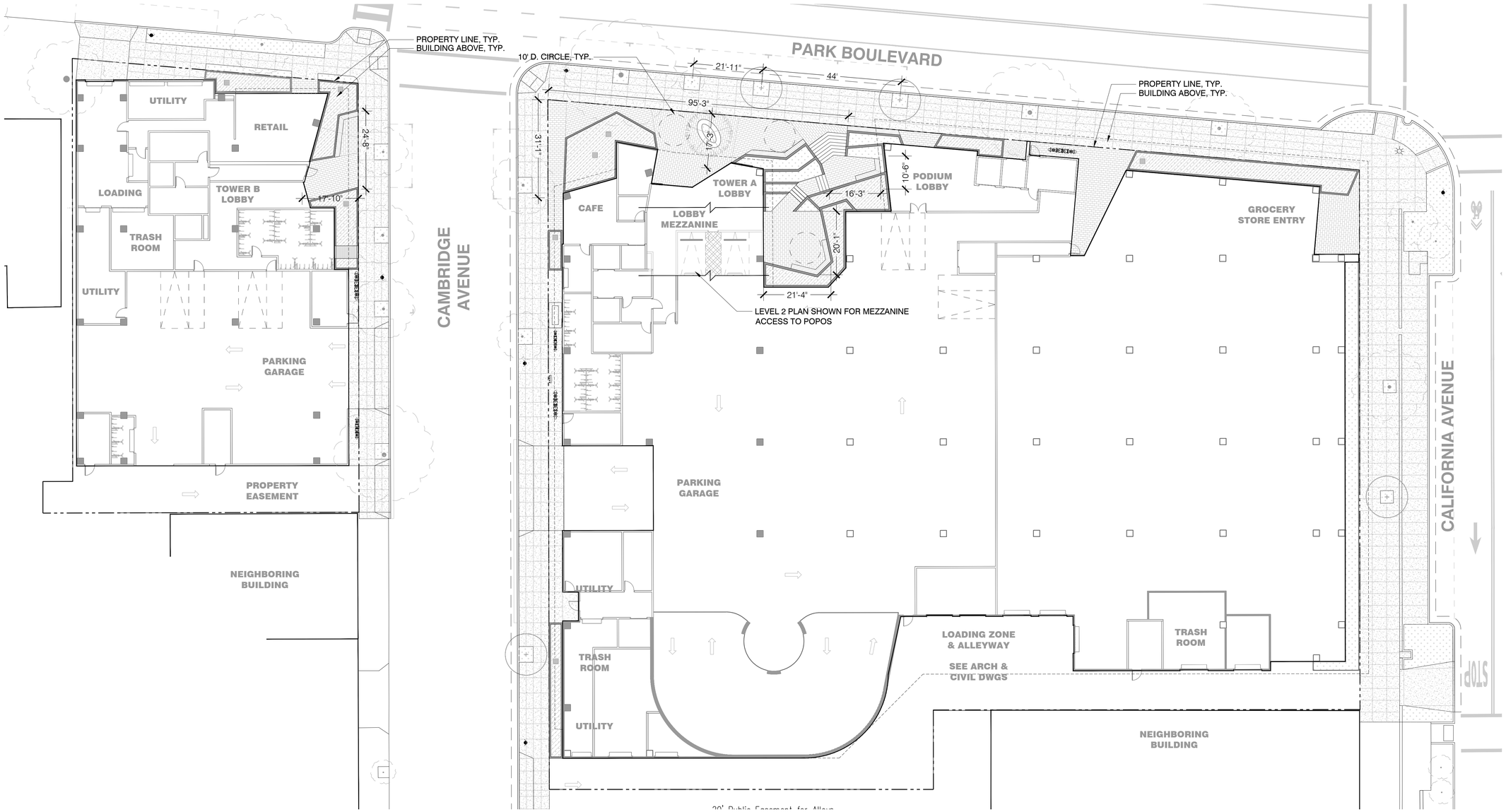
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LANDSCAPE MATERIAL PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

L1.40

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LANDSCAPE LAYOUT PLAN - GROUND LEVEL

PLAN

1/16" = 1' - 0"

1

NOTES:

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2. For Utilities and Street Improvement Details, See Civil Dwgs.
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LANDSCAPE LAYOUT PLAN - GROUND LEVEL

L2.10

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0 4' 8' 16' 32'

N

1

LANDSCAPE LAYOUT PLAN - LEVEL 3 (COURTYARD)

PLAN

1/16" = 1' - 0"

NOTES:

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2. For Utilities and Street Improvement Details, See Civil Dwgs.
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4. For Planting Information, See Landscape Planting Plans

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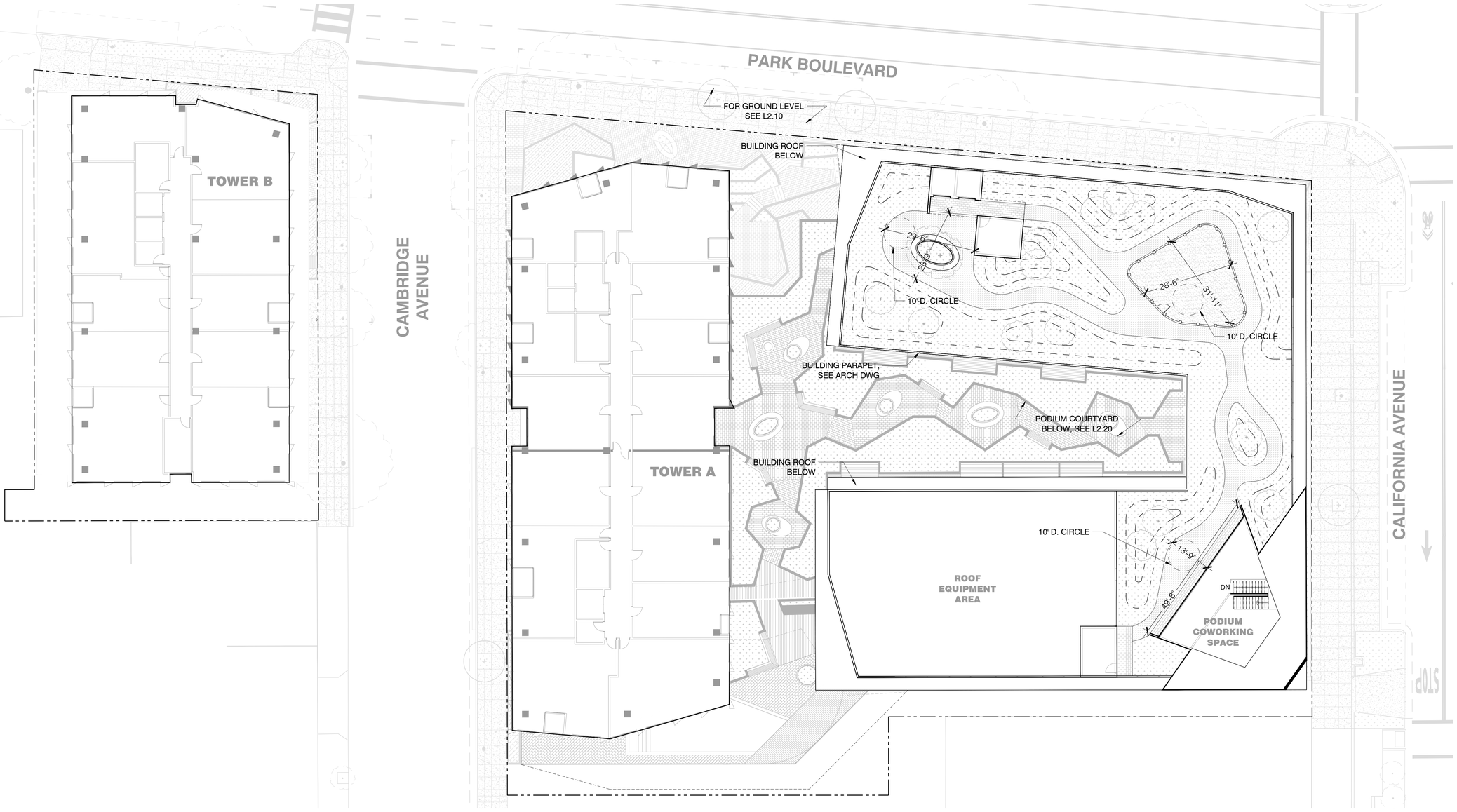
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LANDSCAPE LAYOUT PLAN - LEVEL 3 (COURTYARD)

L2.20

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LANDSCAPE LAYOUT PLAN - LEVEL 8 (PODIUM ROOF)

PLAN

NOTES:

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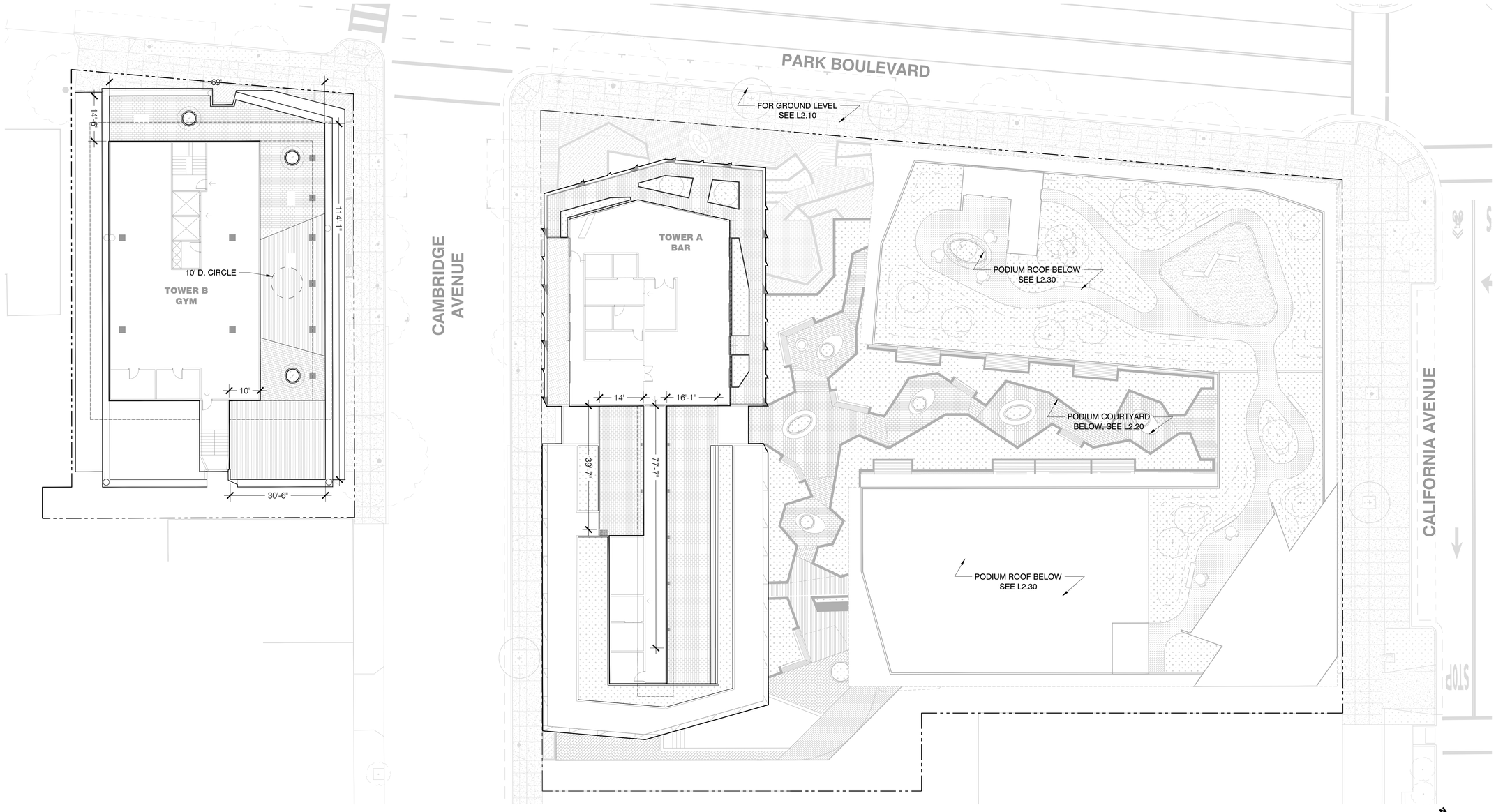
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LANDSCAPE LAYOUT PLAN - LEVEL 8 (PODIUM ROOF)

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LANDSCAPE LAYOUT PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

PLAN

1

1/16" = 1' - 0"

NOTES:

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L2.40

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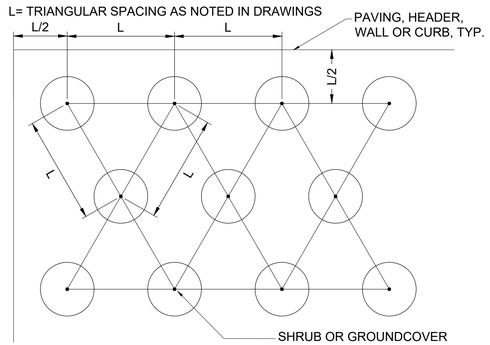
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4. For Landscape Materials, See Landscape Material Plans.
5. 3" of Mulch Applied on all Exposed Planting Surfaces.
6. Compost At a Minimum Rate of 4 cy per 1000 sf of Permeable Area, to a Depth of 6".
7. Street Trees Shown on This Permit Are Conceptual.
8. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"
9. "The final planting and irrigation plan must be approved by Planning and Utilities Marketing prior to building permit approval."

REPLACEMENT TREE PLAN

TREE REMOVAL FOR PROPOSED DEVELOPMENT			
CANOPY OF REMOVED TREE	# OF TREES REMOVED	NATIVE REPLACEMENT RATIO	TOTAL TREE REPLACEMENT
4'-9'	3	2:1	2
10'-27"	25	3:1	72
28'-40'	1	4:1	4
TOTAL REPLACMENT TREES REQUIRED (24" BOX)			78
TOTAL NEW 24" BOX MIN. TREES PROPOSED. FOR PROPOSED SITE TREES, SEE PLANTING PLANS.			27
REMAINING REPLACEMENT TREES TO BE SPECIFIED AS IN-LIEU- OF PLANTING TREE FEE			51

SEE ARBORIST REPORT OR SHEET T1 FOR DETAILED TREE REPLACEMENT PLAN



STANDARD PLANT SPACING 3

DETAIL 1/4" = 1' - 0"

MASTER PLANTING LEGEND

TREES

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	ST	*Street Tree Per City Arborist*	4	36" Box	As shown	--	--	12' Min. Distance From Building Face
	PG	*Podocarpus gracilior* Fern Pine	6	36" Box	As shown	N	M	12' Min. Distance From Building Face
	AU	*Arbutus unedo* Strawberry Tree	3	36" Box	As shown	N	VL	Multistem Form
	CL	*Chilopsis linearis 'Hope'* Hope White Desert Willow	14	24" Box	As shown	Y	L	
	CS	*Citrus sp.*	3	24" Box	As shown	N	M	

STREETSCAPE PLANTERS

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-1	MR	*Muhlenbergia rigens* Deergrass	180	1 Gal	18" O.C.	Y	L	
	LC	*Leymus condensatus 'Canyon Prince'* Giant Wildrye	180	1 Gal	18" O.C.	Y	VL	
	SC	*Salvia clevelandii* Cleveland Sage	165	5 Gal	30" O.C.	Y	VL	

STREETSCAPE C.3 STORMWATER PLANTERS

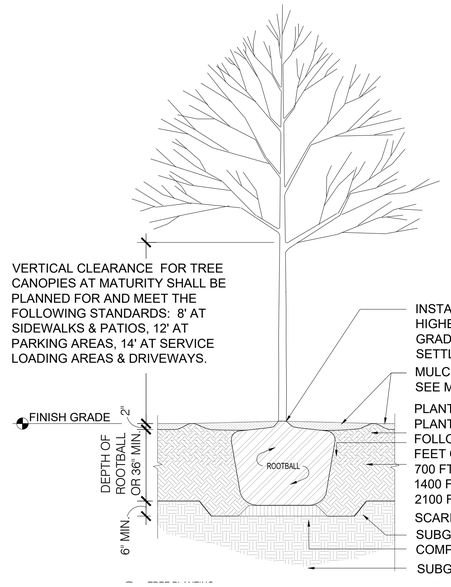
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-2	CB	*Carex divulsa* Berkeley Sedge	220	1 Gal	18" O.C.	N	L	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	CT	*Chondropetalum tectorum* Small Cape Rush	220	5 Gal	24" O.C.	N	L	
	JP	Juncus patens California Grey Rush	220	1 Gal	24" O.C.	Y	M	
	FC	Fragaria chiloensis Beach Strawberry	340	1 Gal	12" O.C.	Y	VL	

POPOS

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-3	HS	*Heuchera sanguinea 'Snow Angel'* Snow Angel Coral Bells	45	1 Gal	24" O.C.	Y	L	
	HR	*Heuchera 'Rosada'* Hybrid Alum Root	45	1 Gal	24" O.C.	Y	L	
	WF	*Westringia fruticosa 'Grey Box'* Dwarf Coastal Rosemary	21	15 Gal	48" O.C.	N	L	
	NC	*Nephrolepis cordifolia* Sword Fern	45	1 Gal	24" O.C.	N	M	
	WI	*Woodwardia fimbriata* Giant Chain Fern	21	5 Gal	30" O.C.	Y	M	
	RC	*Rhamnus californica 'Little Sur'* Little Sur Coffeeberry	21	15 Gal	48" O.C.	Y	VL	

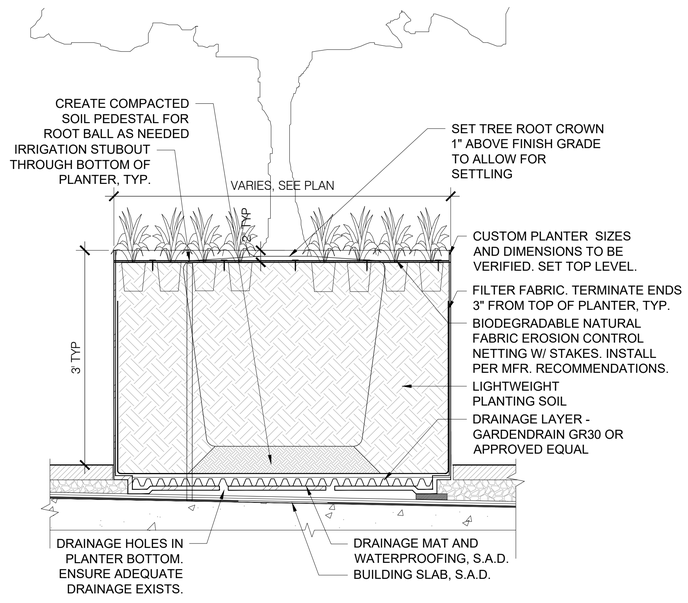
NOTES CONTINUED:

10. "Place 3 inches of composted, non-floatable mulch in areas between stormwater plantings and side slopes. For guidance on the mulch, refer to the C.3 Stormwater Handbook Chapter 6.1, page 6-5 under "Vegetation."



STANDARD TREE PLANTING 2

DETAIL 1" = 1' - 0"



LANDSCAPE PLANTER TYPICAL DETAIL 1

DETAIL 1" = 1' - 0"

PODIUM C.3 STORMWATER PLANTERS

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-4	JP	*Juncus patens* California Grey Rush	125	5 Gal	24" O.C.	Y	M	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	EL	*Lippia nodiflora* Kurapia	115	1 Gal	12" O.C.	N	L	
	ID	*Iris douglasiana* Douglas Iris	85	5 Gal	18" O.C.	Y	L	
	VL	*Verbena lilacina* 'De La Mina' De La Mina Verbena	85	5 Gal	36" O.C.	N	L	
	HM	*Heuchera maxima* Island Alum Root	85	5 Gal	24" O.C.	Y	L	
	RC	*Rhamnus californica 'Little Sur'* Little Sur Coffeeberry	21	15 Gal	48" O.C.	Y	VL	

PODIUM COURTYARD

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-5	FR	*Satureja douglasii* Yerba Buena	320	1 Gal	12" O.C.	Y	M	
	EK	*Ribes viburnifolium* Catalina Currant	320	1 Gal	18" O.C.	Y	VL	
	WF	*Nephrolepis cordifolia* Sword Fern	320	5 Gal	24" O.C.	N	M	
	NC	*Woodwardia fimbriata* Giant Chain Fern	120	5 Gal	30" O.C.	Y	M	
	WI	*Rhus integrifolia* Lemonade Berry	45	15 Gal	30" O.C.	Y	VL	
	CS	*Heuchera sanguinea 'Snow Angel'* Snow Angel Coral Bells	180	1 Gal	24" O.C.	Y	L	
	HR	*Heuchera 'Rosada'* Hybrid Alum Root	180	1 Gal	24" O.C.	Y	L	
	SR	*Sarcococca ruscifolia* Fragrant Sweet Box	45	15 Gal	30" O.C.	N	M	
	RC	*Rhamnus californica 'Little Sur'* Little Sur Coffeeberry	45	15 Gal	48" O.C.	Y	VL	

PODIUM EDGE PLANTERS

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-6	FC	Fragaria chiloensis Beach Strawberry	120	1 Gal	12" O.C.	Y	VL	
	PT	*Pittosporum tenuifolium 'Silver Sheen'* Silver Sheen Kohuhu	40	15 Gal	48" O.C.	N	M	

PODIUM POOL AREA

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-7	LL	*Lomandra longifolia 'Platinum Beauty'* Platinum Beauty Dwarf Mat Rush	90	1 Gal	18" O.C.	N	L	
	AB	*Anigozanthos 'Big Red'* Big Red Kangaroo Paws	25	5 Gal	24" O.C.	N	M	
	AU	*Anigozanthos 'Bush Dawn'* Yellow Kangaroo Paws	25	5 Gal	24" O.C.	N	M	
	CC	*Carpenteria californica* Bush Anemone	7	15 Gal	30" O.C.	Y	VL	
	LG	*Leucadendron galpinii* Pincushion	7	15 Gal	30" O.C.	N	L	
	LI	*Leucadendron 'Little Bit'* Pincushion	7	15 Gal	30" O.C.	Y	L	
	AS	*Agave shawii x attenuata 'Blue Flame'* Agave 'Blue Flame'	7	15 Gal	48" O.C.	N	L	
	AE	*Arctostaphylos 'Emerald Carpet'* Emerald Carpet Manzanita	40	1 Gal	18" O.C.	Y	VL	

PODIUM ROOF

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-8	EK	*Erigeron karvinskianus* Santa Barbara Daisy	150	1 Gal	12" O.C.	N	L	
	WF	*Westringia fruticosa 'Grey Box'* Dwarf Coastal Rosemary	72	15 Gal	48" O.C.	N	L	
	VL	*Verbena lilacina* 'De La Mina' De La Mina Verbena	72	1 Gal	30" O.C.	N	L	
	SC	*Salvia clevelandii* Cleveland Sage	72	5 Gal	30" O.C.	Y	VL	
	AD	*Arctostaphylos densifora* Harmony Manzanita	72	15 Gal	48" O.C.	Y	VL	
	CS	*Ceanothus thyrsiflorus 'Skylark'* Skylark California Lilac	72	15 Gal	48" O.C.	Y	L	
	PH	*Penstemon heterophyllus 'Margarita Bop'* Foothill Penstemon	150	5 Gal	24" O.C.	Y	VL	
	AS	*Adenanthos sericeus* Woolly Bush	72	15 Gal	48" O.C.	N	VL	
	MC	*Myrica californica* Pacific Wax Myrtle	35	15 Gal	48" O.C.	Y	L	
	EC	*Eschscholzia californica* California Poppy	150	1 Gal	12" O.C.	Y	VL	
	MR	*Muhlenbergia rigens* Deergrass	995	1 Gal	18" O.C.	Y	L	
	LC	*Leymus condensatus 'Canyon Prince'* Giant Wildrye	825	1 Gal	18" O.C.	Y	VL	
	FC	*Festuca californica* California Fescue	995	1 Gal	12" O.C.	Y	VL	

TOWER A ROOF

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-9	WF	*Bulbine frutescens' Hallmark'* Orange Stalked Bulbine	269	1 Gal	12" O.C.	N	L	
	NC	*Satureja douglasii* Yerba Buena	269	1 Gal	12" O.C.	N	M	
	WI	*Leucospermum 'Sunrise'* Giant Chain Fern	55	5 Gal	30" O.C.	Y	L	
	CS	*Adenanthos sericeus* Woolly Bush	60	15 Gal	48" O.C.	N	VL	

TOWER B ROOF

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-10	FR	*Satureja douglasii* Yerba Buena	24	1 Gal	12" O.C.	Y	M	
	EK	*Erigeron karvinskianus* Santa Barbara Daisy	24	1 Gal	12" O.C.	N	L	

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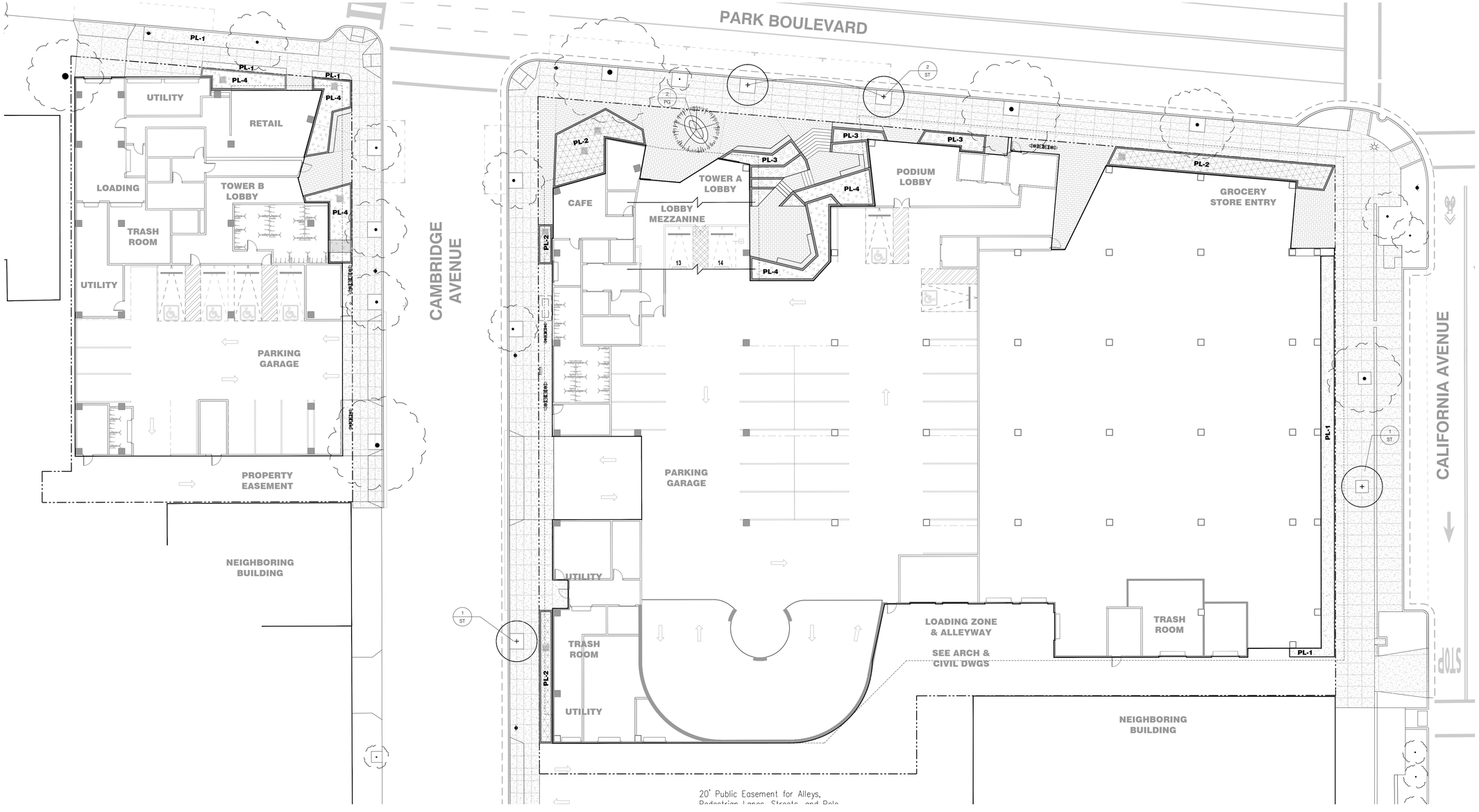
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LANDSCAPE PLANTING PLAN - PLANTING LEGEND

L4.00

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LANDSCAPE PLANTING PLAN - GROUND LEVEL

PLAN

1/16" = 1' - 0"

NOTES:

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024
REVISION 1	08.02.2024

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LICENSED LANDSCAPE ARCHITECT
MEGUMI AIHARA LAYNG
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11-30-24
Renewal Date
06-05-25
Date
STATE OF CALIFORNIA

Sheet Information

Issue Date	08/02/24
Job Number	23-013
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Scale	1/16" = 1'-0"

Sheet Title

LANDSCAPE PLANTING PLAN - GROUND LEVEL

L4.10

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LANDSCAPE PLANTING PLAN - LEVEL 3 (COURTYARD)

PLAN

1/16" = 1' - 0"

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans

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Project:

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Mixed Use Proposal

Consultant

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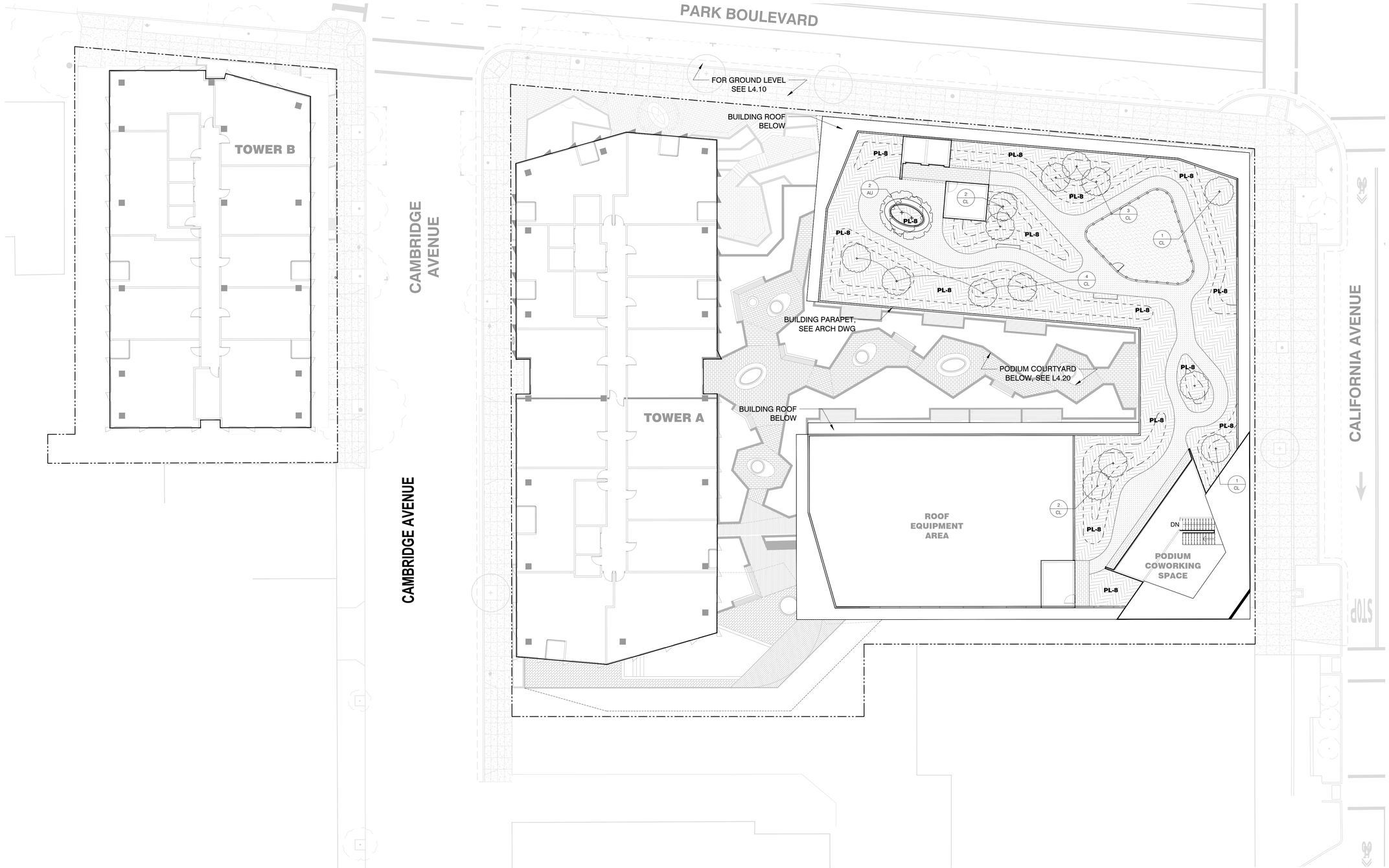
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LANDSCAPE PLANTING PLAN - LEVEL 3 (COURTYARD)

L4.20

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LANDSCAPE PLANTING PLAN - LEVEL 8 (PODIUM ROOF)

PLAN

1

1/16" = 1' - 0"

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
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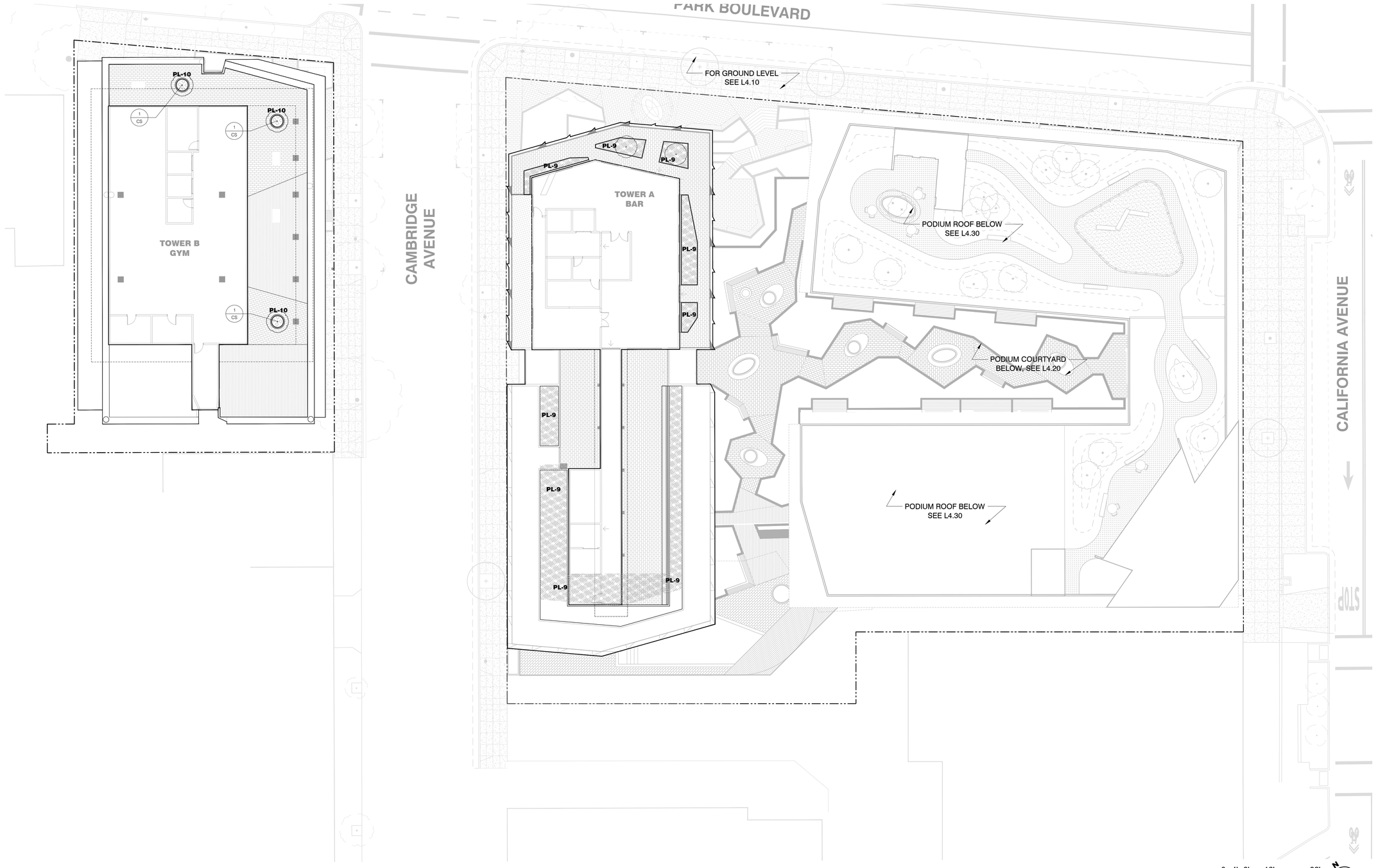
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LANDSCAPE PLANTING PLAN - LEVEL 8 (PODIUM ROOF)

L4.30

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LANDSCAPE PLANTING PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

PLAN

1/16" = 1' - 0"

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans

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LANDSCAPE PLANTING PLAN - LEVEL 11 & LEVEL 17

L4.40

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SECTION A: HYDROZONE INFORMATION TABLE

	Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
PODIUM C.3 PLANTING	H1	Drip	Low	0.20	363	0.81	90
POPOS PLANTING	H2	Drip	Low	0.30	364	0.81	135
TOWER B SIDEWALK PLANTERS	H3	Drip	Low	0.30	332	0.81	123
STREETSCAPE PLANTERS TREES	H4	Drip	Medium	0.40	15	0.81	7
TOWER B SIDEWALK TREES	H5	Drip	Low	0.30	90	0.81	33
TOWER A STREETSCAPE C.3 PLANTING	H6	Drip	Low	0.20	932	0.81	230
PODIUM STREETSCAPE C.3 PLANTING	H7	Drip	Low	0.30	589	0.81	218
TOWER B STREETSCAPE C.3 PLANTING	H8	Drip	Low	0.30	471	0.81	174
TOWER A SIDEWALK TREES	H9	Drip	Low	0.30	237	0.81	88
PODIUM COURTYARD PLANTING	H10	Drip	Medium	0.40	3,364	0.81	1,661
PODIUM POOL AREA PLANTING	H11	Drip	Medium	0.40	300	0.81	148
NOT USED	H12	Drip	Low	0.30	-	0.81	0
COURTYARD POOL TREE	H13	Drip	Medium	0.50	28	0.81	17
PODIUM COURTYARD TREES	H14	Drip	Medium	0.40	99	0.81	49
PODIUM ROOF PLANTNG	H15	Drip	Low	0.30	5,910	0.81	2,189
PODIUM ROOF CENTRAL PLANTING	H16	Drip	Low	0.30	900	0.81	333
PODIUM ROOF TREES	H17	Drip	Low	0.30	406	0.81	150
TOWER A ROOF	H18	Drip	Medium	0.40	1,569	0.81	775
TOWER B ROOF	H19	Drip	Low	0.30	37	0.81	14
PODIUM POOL	H20	Drip	High	1.00	578	0.81	714
							7,149
			SLA		0		0
				Sum	16,584		

Results

MAWA =	**198,958**	**ETWU =**	**190,589**	**Gallons**
			25,478	**Cubic Feet**
			254.78	**HCF**
			0.58	**Acre-feet**
			0.19	**Millions of Gallons**

ETWU complies with MAWA

SECTION B: WATER BUDGET CALCULATIONS

Click on the blue cell on right to Pick City Name	Palo Alto	Name of City
ET_o of City from Appendix A	**43.00**	**ET_o** (inches/year)
	0	Overhead Landscape Area (ft^2)
	16584	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	**16,584**	
Results:		
(ET_o) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA)]	**198,958**	Gallons
	26,597	Cubic Feet
	266	HCF
	1	Acre-feet
	0	Millions of Gallons

PROJECT MEETS WATER EFFICIENCY REQUIREMENTS:

ETWU IS LESS THAN MAWA

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For Landscape Materials, See Landscape Material Plans.
4. For Planting Information, See Landscape Planting Plans.
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"
9. "The final planting and irrigation plan must be approved by Planning and Utilities Marketing prior to building permit approval."

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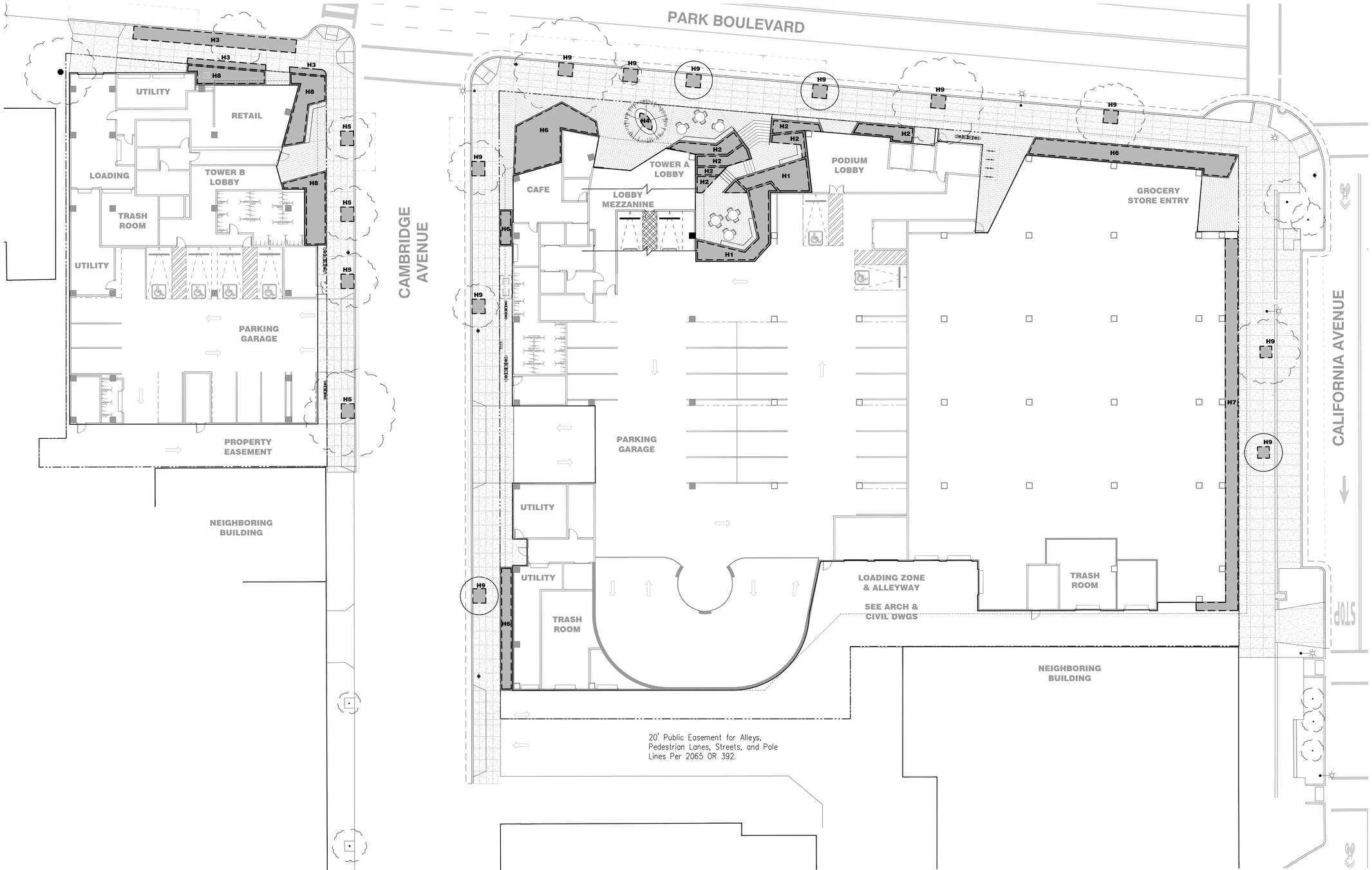
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LANDSCAPE HYDROZONE WELO CALCULATIONS

L5.00

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LANDSCAPE HYDROZONE PLAN - GROUND LEVEL

PLAN

NOTES:

1. For Building Details, See Arch Dwgs.
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3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

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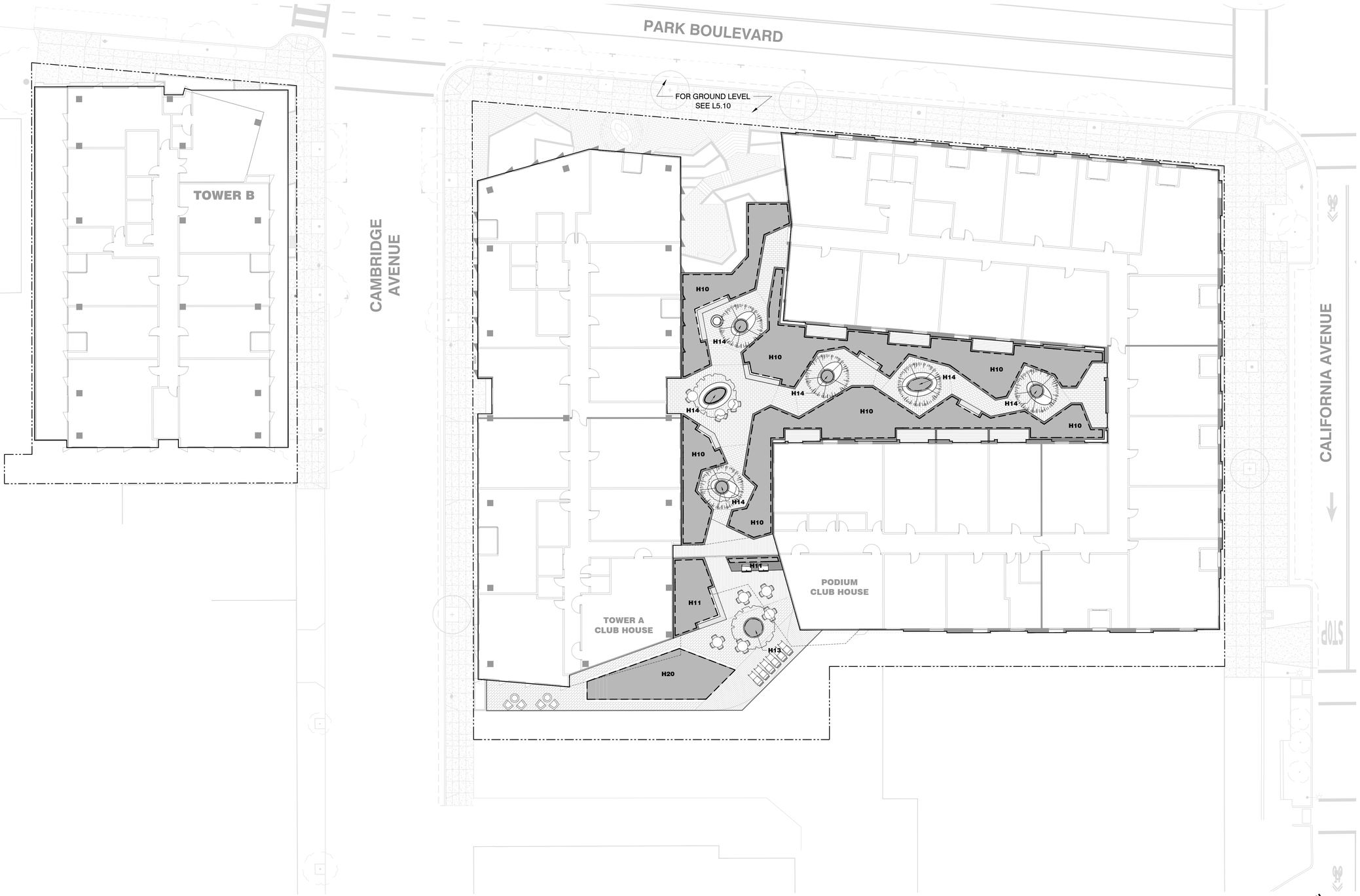
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Sheet Title

LANDSCAPE HYDROZONE PLAN - GROUND LEVEL

L5.10

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LANDSCAPE HYDROZONE PLAN - LEVEL 3 (COURTYARD)

PLAN

1/16" = 1' - 0"

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
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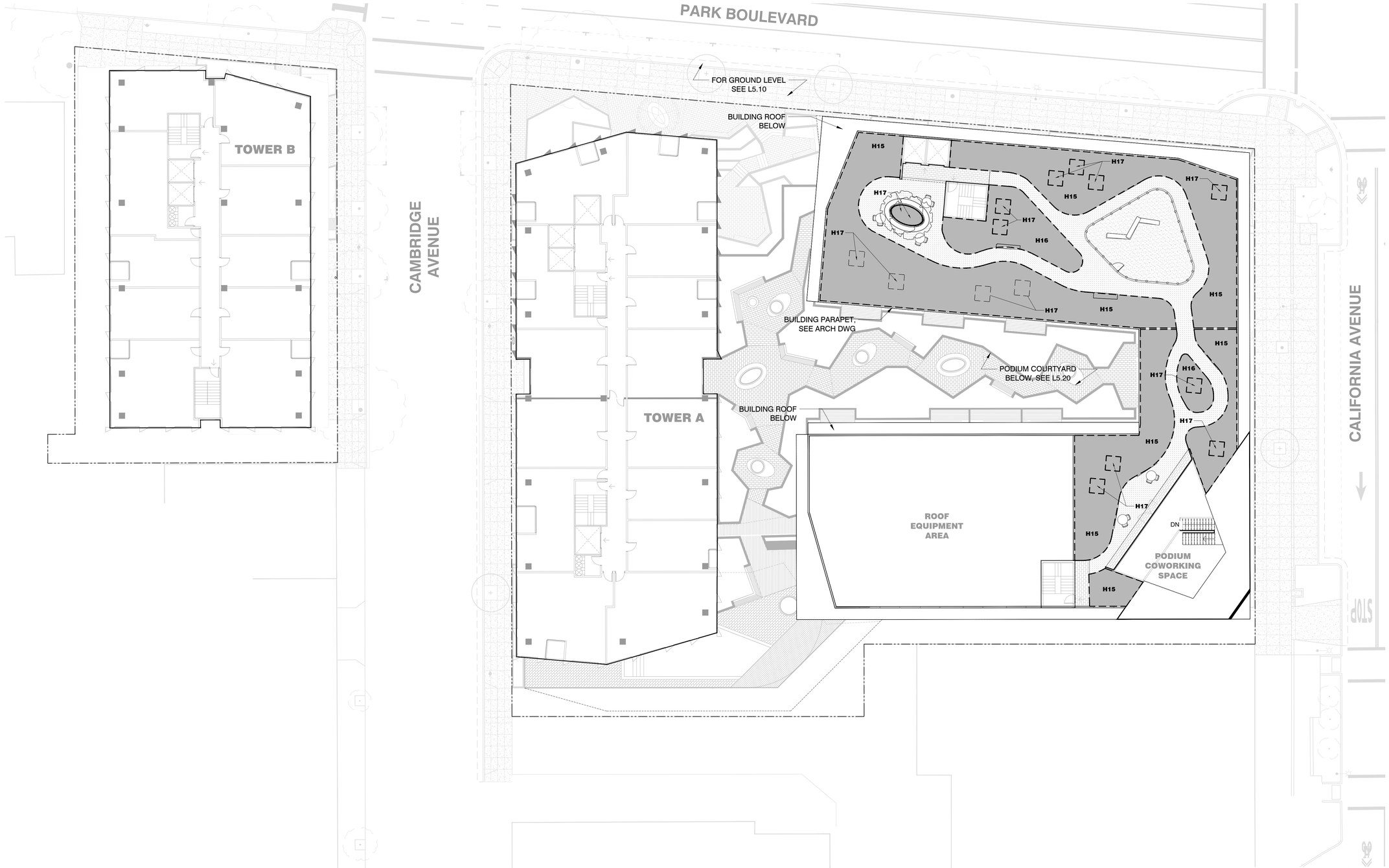
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LANDSCAPE HYDROZONE PLAN - LEVEL 3

L5.20

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LANDSCAPE HYDROZONE PLAN - LEVEL 8 (PODIUM ROOF)

PLAN

1

1/16" = 1' - 0"

NOTES:

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4. For Planting Information, See Landscape Planting Plans
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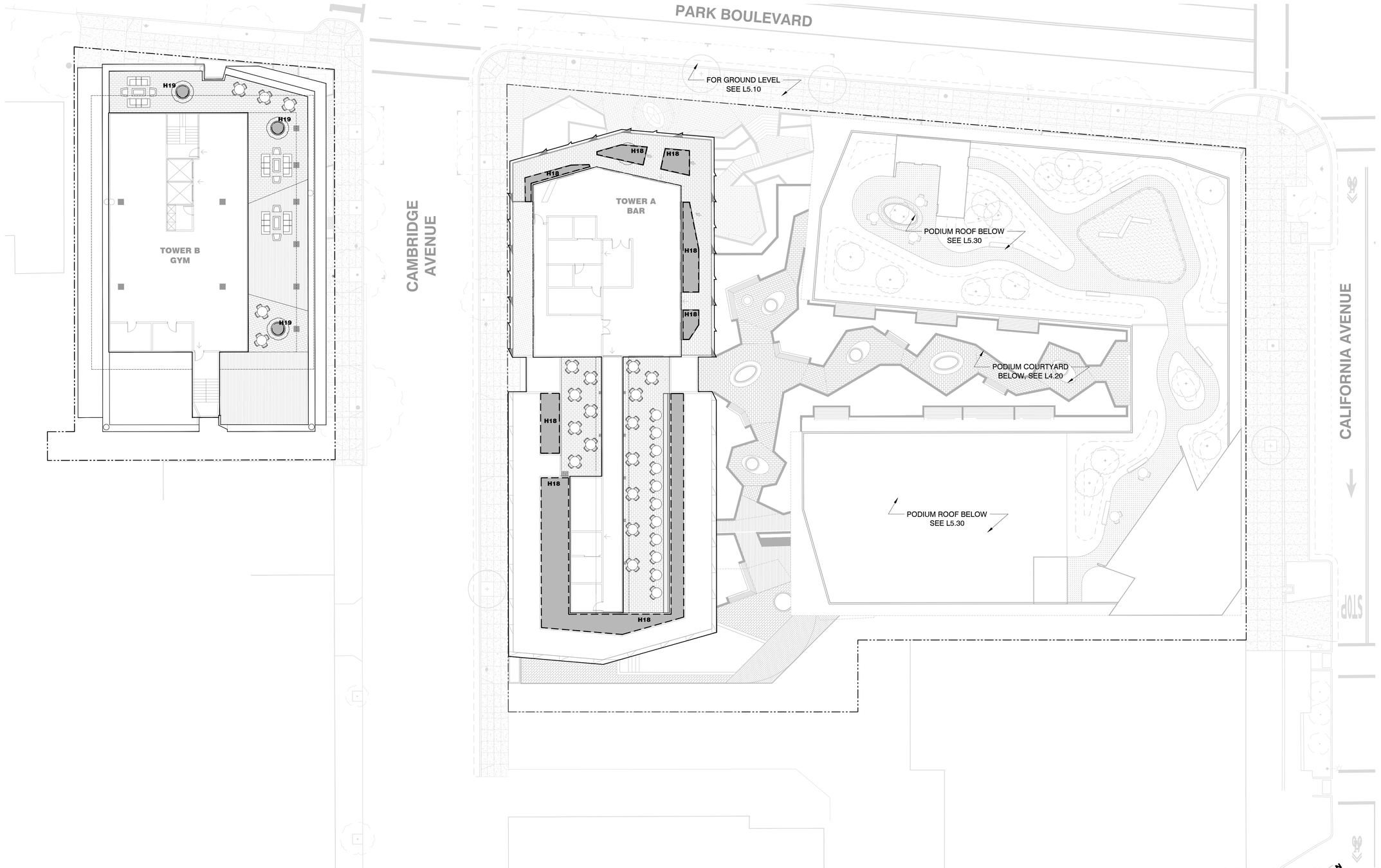
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LANDSCAPE HYDROZONE PLAN - LEVEL 8 (PODIUM ROOF)

L5.30

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LANDSCAPE HYDROZONE PLAN - LEVEL 11 (TOWER B) & LEVEL 18 (TOWER A)

PLAN

1/16" = 1' - 0"

NOTES:

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LANDSCAPE HYDROZONE PLAN - LEVEL 11 (TOWER B) LEVEL 17 (TOWER A)

L5.40

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

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree 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/.

156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW
24APP-00886

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: 156 California Avenue, Palo Alto, CA 94306

Are there Regulated[1] trees on or adjacent to the property? ☑ **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
   - ☑ On adjacent property overhanging the project site
   - ☑ 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? ☑ **YES** (Check where applicable) ☐ **NO**
   - ☑ Protected Tree (s)
   - ☐ Designated Tree (s)
   - ☑ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? ☑ **YES**[2] ☐ **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? ☑ **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 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

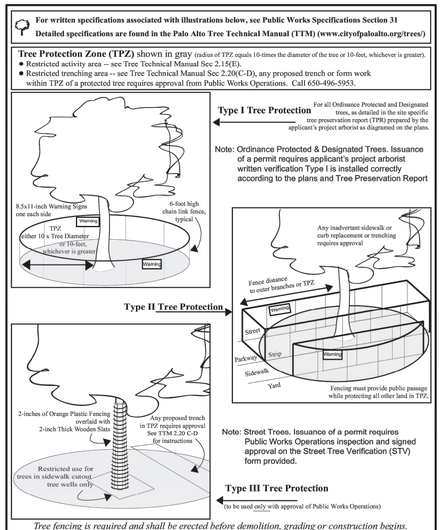


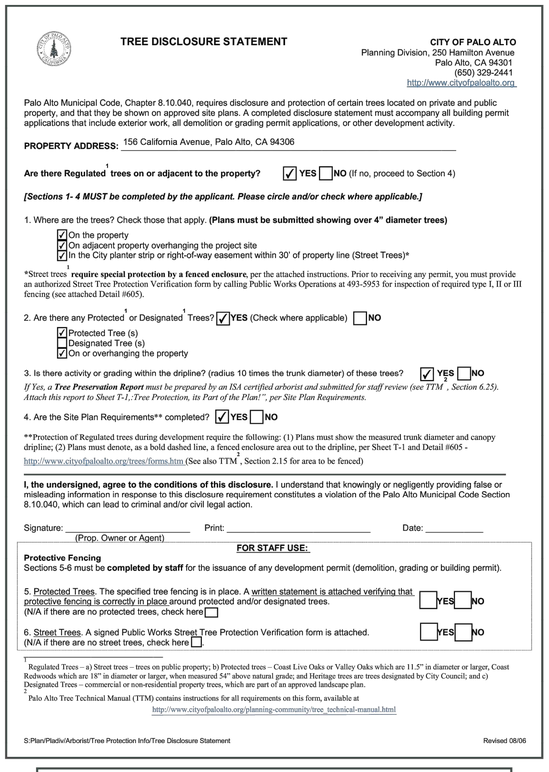
Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

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

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

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



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

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

City of Palo Alto Tree Technical Manual — ADDENDUM 11

Arborist Firm Data Here — email: RCA/ISA 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 # x, x, x)
   b. Root zone buffer material (wood chips) can be installed next
   c. Schedule sewer trench, foundation dig with …
4. Photographs (use often)
5. Tree Location Map (mandatory 8.5 x 11 sheet)
6. Recommendations, notes or monitor 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

Project Data

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

T-1

156 California Ave
Palo Alto, CA
Arborist Report 2024

Prepared For:
Chris Freise
REDCO Development LLC

Site: 156 California Ave
Palo Alto, CA 94306

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

KIELTY
ARBORISTS SERVICES LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650- 532-4418

Date: March 25, 2024

Chris Freise
REDCO Development LLC
Four Embarcadero Center, Suite 1400
San Francisco, CA 94111

Arborist Report for 156 California Ave, Palo Alto, CA 94306

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC visited the property at 156 California Ave, Palo Alto, CA 94306 above on 1/30/2024 to evaluate the trees present with respect to the proposed construction project. The report below contains the analysis of the site visit conducted on 1/30/2024. REDCO Development LLC is planning to build three towers for both residential and commercial use at 156 California Ave. The current site consists of a grocery store and parking lot. The findings and recommendations presented in this report are based on the construction plans titled "156 California Ave- mixed use proposal sheets L1.10" by Studio Current. These plans were electronically provided to us via email and are dated 3/15/2024. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how to mitigate impacts where needed.

There are 53 trees on the property, 44 of which are protected (1-4, 6-11, 13-27, 34-52).

Data Summary:

Total Trees	Significant / Protected Trees	Non-Protected Trees
53	44	9

37 trees are proposed for removal, as they are in decline or conflict with proposed project features. All other protected trees are in Poor to Good condition and should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive the proposed construction.

ASSIGNMENT

At the request of Chris Freise, Kielty Arborists Services LLC conducted a site visit on 1/30/2024 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of Palo Alto. The analysis in this report is based on the plans received from Studio Current dated 3/15/2024.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

The City of Palo Alto requires the following tree reporting elements for development projects:
1. Map of tree locations.
2. Tree protection or removal recommendations for all trees over 4 inches in diameter.
3. Tree Protect Plan for all protected trees.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS

Tree Tag #: Identification number for individual trees.	**Protected Tree:** Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.): Measures both the height of the tree and the spread of its canopy.	**Trunk (in.):** Measures the primary trunk's diameter at the required height.
Comments: Any additional notes or observations about the tree.	**Tree Picture:** A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove: Indicates the recommended action based on the tree's condition.	**Common Name / Scientific Name:** Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter: If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	**6 ,8, 10 Times the Diameter (ft.):** Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value: An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	Tree Health Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	8-7-2-6	20/20	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
2	Yes	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	6-6-5-4-5	20/12	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
3	Yes	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	5-5-4-3-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
4	Yes	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	7-6-6-5-4-3-3-4-3-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
5	No	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	8-6	20/15	Fair	Poor	Fair	Fair	55%	Up against building, surrounded by concrete, Hardscape, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
6	Yes	(R)	CANARY ISLAND PINE *Pinus canariensis*	20	45/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
7	Yes	(R)	CANARY ISLAND PINE *Pinus canariensis*	25.5	50/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species, codominant at top of canopy Tree to be removed, within new building footprint.	
8	Yes	(R)	CHINESE ELM *Ulmus parvifolia*	6-3-3	10/12	Poor	Fair	Fair	Poor	46%	Street Tree, Suppressed by pine trees, 1 foot from building foundation, codominant at grade Tree to be removed, within new building footprint.	
9	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	9.2	12/15	Good	Good	Good	Good	70%	Street Tree, Located in small planting pit within parking lot, codominant at 6 feet Tree to be removed, within new building footprint.	
10	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	9.2	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape	
11	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	11.5	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape	
12	No	(R)	BLACKWOOD ACACIA *Acacia melanoxylon*	15.8	35/16	Fair	Poor	Fair	Poor	20%	Invasive species, growing against building and around eaves, lapping over sidewalk, hazardous Tree to be removed, within new building footprint.	

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
13	Yes	(P)	AMERICAN SWEETGUM *Liquidambar styraciflua*	23	40/16	Fair-Poor	Poor	Poor	Poor	30%	Topped in past, large scar from 12 feet down to grade with associated decay, lions mane fungus on trunk at 10 feet, street tree	
14	Yes	(P)	LONDON PLANE TREE *Platanus × hispanica*	4.2	20/10	Good	Good	Good	Good	80%	Recently planted street tree	
15	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	8.1	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
16	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	6	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
17	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	4.9	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
18	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	8.7	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	

156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

Project Data

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

T-2

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
19	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	9.2	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
20	Yes	(P)	BRADFORD PEAR ***Pyrus calleryana 'Bradford'***	18	30/20	Fair	Poor	Fair	Poor	45%	Street Tree, Codominant at 12 feet with included bark, history of limb loss with associated decay, heading cuts, made in past, street tree	
21	Yes	(P)	LONDON PLANE TREE ***Platanus × hispanica***	12	35/20	Good	Good	Good	Good	70%	Street tree, codominant at 10 feet, near underground utilities, roots cut at sidewalk edge in past	
22	Yes	(P)	VALLEY OAK ***Quercus lobata***	8	25/15	Good	Good	Good	Good	80%	Young native Oak, Street tree	
23	Yes	(P)	SOUTHERN LIVE OAK ***Quercus virginiana***	5.7	15/12	Good	Fair	Good	Good	70%	Street tree, suppressed by Valey Oak, number 22	
24	Yes	(P)	SOUTHERN LIVE OAK ***Quercus virginiana***	10.6	30/25	Good	Good	Good	Good	80%	Street Tree, codominant at 8 feet, in small planting pit with metal tree grate, trunk lapping over metal tree grate	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
25	Yes	(P)	LITTLELEAF LINDEN ***Tilia cordata***	8.6	15/12	Good	Good	Good	Good	80%	Street tree surrounded by Hardscapes, in small planting pit with metal tree grate	
26	Yes	(P)	SOUTHERN LIVE OAK ***Quercus virginiana***	9	20/20	Good	Good	Good	Good	80%	Street tree	
27	Yes	(R)	CHINESE ELM ***Ulmus parvifolia***	23.6	40/35	Fair	Fair	Good	Fair	60%	Codominant at 15 feet, surrounded by Hardscape, heavily pruned in past, history of limb loss Tree to be removed, within new building footprint.	
28	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	18	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
29	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	10-9-10-9-6-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
30	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	9.8-6.1-4-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
31	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	7.9-6.8	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
32	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	8-9-6-6-4	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
33	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	8-8-7-3-3-1	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
34	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	11.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
35	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	13.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
36	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	11.1	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
37	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	17.3	35/30	Fair	Poor	Good	Fair	50%	Street tree, Codominant at 6 feet with decay at Union	
38	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	11.1	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
39	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	11.2	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
40	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	8.9	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
41	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	10.6	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
42	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	11.2	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
43	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	8	20/20	Fair	Good	Good	Good	65%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
44	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	8.4	15/15	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet.	
45	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	16.3	20/18	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
46	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	12.2	20/20	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
47	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	12.1	25/25	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
48	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	7.3	15/8	Fair	Poor	Poor	Fair	50%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
49	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	16	35/16	Fair	Fair	Fair	Fair	60%	Street tree, 40% live crown, ratio, heading cuts in past, codominant at 20 feet Tree to be removed, within new building footprint.	
50	Yes	(R)	CANARY ISLAND DATE PALM ***Phoenix canariensis***	33.8	40/25	Good	Good	Good	Good	80%	Street tree, Tree on property line, likely a shared tree, surrounded by Hardscapes Tree to be removed, within new building footprint.	
51	Yes	(R)	MEXICAN FAN PALM ***Washingtonia robusta***	26.3	25/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree. Tree to be removed, within new building footprint.	
52	Yes	(R)	MEXICAN FAN PALM ***Washingtonia robusta***	25.1	40/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree. Tree to be removed, within new building footprint.	
53	No	(R)	TREE-OF-HEAVEN ***Ailanthus altissima***	10.3-9.2	35/26	Fair-Poor	Poor	Fair	Poor	45%	Codominant at 2 feet with included bark, deadwood, invasive species	

156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

Project Data

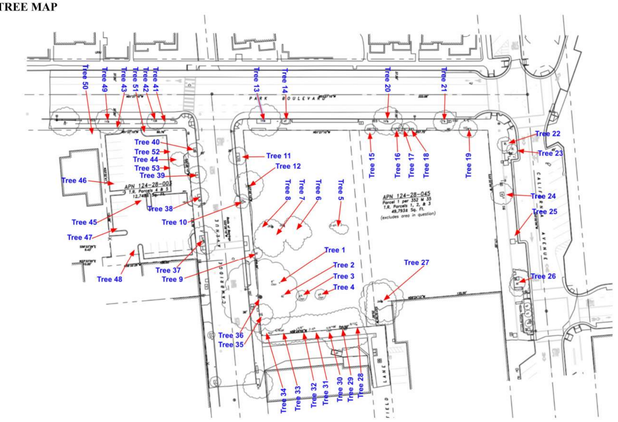
T-3

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

T-3

TREE MAP



OBSERVATIONS

Species List:
Condition ratings and frequency of occurrence of trees at 156 California Ave, Palo Alto, CA 94306.
"AMERICAN SWEETGUM, *Liquidambar styraciflua"*
"BLACKWOOD ACACIA, *Acacia melanoxylon"*
"BRADFORD PEAR, *Pyrus calleryana 'Bradford'"*
"CANARY ISLAND DATE PALM, *Phoenix canariensis"*
"CANARY ISLAND PINE, *Pinus canariensis"*
"CHINESE ELM, *Ulmus parvifolia"*
"CHINESE PISTACHE, *Pistacia chinensis"*
"FLAXLEAF PAPERBARK, *Melaleuca linariifolia"*
"LITTLELEAF LINDEN, *Tilia cordata"*
"LONDON PLANE TREE, *Platanus × hispanica*"
"MEXICAN FAN PALM, *Washingtonia robusta"*
"SOUTHERN LIVE OAK, *Quercus virginiana"*
"TREE-OF-HEAVEN, *Ailanthus altissima"*
"VALLEY OAK, *Quercus lobata"*

Trees Proposed For Removal:
Trees #1-9, 12, 15-19, 27-36, 41, 43-53 are proposed for removal.

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
37	28	9

Protected trees to be removed:
In accordance with City Code Section 8.10.050, the proposed removal of Trees #1-9, 12, 15-19, 27-36, 41, and 43-53 is justified due to their direct conflict with the proposed construction. These trees meet the criteria outlined in the code for removal, as they are either dead, hazardous, or constitute a nuisance as per Section 8.04.050. Additionally, many of these trees are in close proximity to the proposed development and would be detrimentally impacted by construction activities, such as damaging asphalt, parking lots, or building foundations, as stated in subsections (a)(1)(ii) and (d)(1) of the code.

Non-Protected Trees to be Removed:
According to City Code Section 8.10.050, the proposed removal of non-protected Trees #5, 12, 28-33, and 53 can be justified based on the following criteria. These trees are not classified as protected under the city ordinance. However, their removal is deemed necessary due to their hazardous nature or invasive characteristics, as outlined in the code's provisions for removal of non-protected trees. For instance, Tree #12, identified as a Blackwood Acacia, is an invasive species posing a hazard as it grows against a building, around eaves, and over a sidewalk. Similarly, Trees #28-33 and 53, all Tree-of-Heaven species, are classified as invasive and exhibit characteristics such as included bark, deadwood, and poor structure, making them hazardous. Therefore, removal permits can be issued for these non-protected trees based on their compliance with the criteria outlined in the city code.

Replacement Tree Plan:
The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual was used to establish the number of replacement trees required on site. Using the standards, a total of 78 replacement 24" Box trees are needed on site for the removal of:

Tree #	Common Name / Scientific Name	Height/Spread
1	"FLAXLEAF PAPERBARK, *Melaleuca linariifolia"*	20/20 3 - 24" Box
2	"FLAXLEAF PAPERBARK, *Melaleuca linariifolia"*	20/12 3 - 24" Box
3	"FLAXLEAF PAPERBARK, *Melaleuca linariifolia"*	20/15 3 - 24" Box
4	"FLAXLEAF PAPERBARK, *Melaleuca linariifolia"*	20/15 3 - 24" Box
5	"FLAXLEAF PAPERBARK, *Melaleuca linariifolia"*	20/15 3 - 24" Box
6	"CANARY ISLAND PINE, *Pinus canariensis"*	45/25 3 - 24" Box
7	"CANARY ISLAND PINE, *Pinus canariensis"*	50/25 3 - 24" Box
8	"CHINESE ELM, *Ulmus parvifolia"*	10/12 3 - 24" Box
9	"CHINESE PISTACHE, *Pistacia chinensis"*	12/15 3 - 24" Box
15	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
16	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
17	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
18	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
19	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
27	"CHINESE ELM, *Ulmus parvifolia"*	40/35 4 - 24" Box
34	"CHINESE PISTACHE, *Pistacia chinensis"*	30/25 3 - 24" Box
35	"CHINESE PISTACHE, *Pistacia chinensis"*	30/25 3 - 24" Box
36	"CHINESE PISTACHE, *Pistacia chinensis"*	30/25 3 - 24" Box
41	"CHINESE PISTACHE, *Pistacia chinensis"*	20/20 3 - 24" Box
43	"CHINESE PISTACHE, *Pistacia chinensis"*	20/20 3 - 24" Box
44	"CHINESE PISTACHE, *Pistacia chinensis"*	15/15 3 - 24" Box
45	"CHINESE PISTACHE, *Pistacia chinensis"*	20/18 3 - 24" Box
46	"CHINESE PISTACHE, *Pistacia chinensis"*	20/20 3 - 24" Box
47	"CHINESE PISTACHE, *Pistacia chinensis"*	25/25 3 - 24" Box
48	"CHINESE PISTACHE, *Pistacia chinensis"*	15/8 2 - 24" Box
49	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	35/16 3 - 24" Box

If there is no room for this many trees to be planted on site, then in-lieu fees are recommended to be paid.

156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

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'+	**	**

Showing tree canopy replacement standard used

PROJECT PLAN REVIEW

The proposed mixed-use development project at 156 California Ave, Palo Alto, CA 94306, by REDCO Development LLC, entails the preservation of several street trees on-site, including Trees 10, 11, 13, 14, 20, 21-23, 26, 37-40, and 42, with Trees 25 and 24 requiring Type 3 protection fencing while the remaining trees necessitate Type 2 protection fencing. Work to take place within the tree protection zones includes the removal and replacement of sidewalks. Demolition and construction activities within each tree's protection zone will be meticulously conducted to minimize impacts. Excavation within 10 times the diameter of each tree will be performed by hand, overseen by the Project Arborist, utilizing pneumatic tools like air knives, rotary hammers with clay spade attachments, or shovels. The existing concrete sidewalk is recommended to be broken up into small hand manageable-sized pieces using a jackhammer when within 10x the diameter of the protected trees. The concrete material and existing base rock shall then be removed by hand. Roots shall remain as damage-free as possible and wrapped in layers of wetted-down burlap to avoid root desiccation while exposed. New base rock material consisting of Structural Soil (CU Mix) shall then be packed around tree roots with the new sidewalk constructed on top of the roots. All roots shall be retained when possible within the new aggregate (Structural Soil). Any roots that need to be cut or roots that are damaged must be inspected by the project arborist. Irrigation of the tree protection zones before, during, and after the work is completed will mitigate the expected minor impacts The retained trees are also recommended to be fertilized with Nutriroot and treated with a growth-regulating hormone as additional mitigation. Impact assessments, categorizing impacts as low, moderate, or high, will be conducted for each activity, considering factors such as root and crown loss. Trees with a condition rating below 50 are not well suited for preservation and are recommended to be removed as they are in poor condition and not expected to survive the associated impacts. At this time the only tree in poor condition to be retained is pear tree #20. This tree is recommended to be considered for removal. Before permit issuance, a tree protection verification letter from the Project Arborist is mandatory, and monthly monitoring inspections will be conducted to verify compliance and assess tree condition, with reports submitted for City Arborist review. This comprehensive plan aligns with City of Palo Alto guidelines, ensuring the preservation and health of the trees during and post-construction.

To ensure the health and resilience of trees impacted by construction activities, a meticulously planned approach that includes both pre-construction and post-construction care is essential. This comprehensive strategy is designed to mitigate stress, promote root and shoot growth, and ensure long-term tree vitality.

Pre-Construction Care:
In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. To enhance soil moisture control and support new root growth, applying NutriRoot (2-2-3) is recommended. In conjunction with NutriRoot, ArborPlex (14-4-5) should be used to build stress tolerance and improve overall tree health. Adding Paclobutrazol (Cambistat) to this regimen can further slow tree growth, redirecting energy towards root development and enhancing drought resistance (this is only recommended to be used every 3 to 5 years depending on tree species). It is also recommended to introduce microbial inoculants at this stage which is beneficial for improving soil health and facilitating nutrient uptake. The application of these treatments sets a robust foundation for the trees to withstand construction impacts.

Post-Construction Care:
Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. Reapplying ArborPlex will further aid in nutritional support, promoting root and shoot growth as trees recover from construction stress. If needed and approved by the project arborist, continuing the use of Paclobutrazol can help maintain reduced growth rates, allowing trees to allocate more resources towards recovery and stress resistance. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.
By adopting this dual-phase approach, (Pre & Post Construction) leveraging a combination of deep watering, nutritional support, growth regulation, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

TREE PROTECTION PLAN

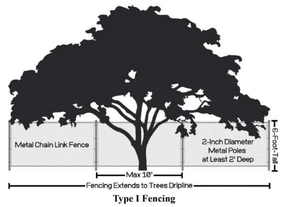
Detailed Tree Protection Plan
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

Fencing Specifications:
The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free

from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor.

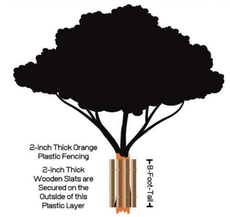


Type I Fencing

Type II Tree Protection:
Description: This fencing type is specifically designed for trees located within narrow planting strips generally between a sidewalk and street.
Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.
Specifications: The fencing specifications shall be identical to that of Type I in terms of the material used and installation method. The 6-foot-tall metal chain link fence should be installed in a way that completely encloses the planting strip

between the sidewalk and street when within the TPZ. This will keep the sidewalk and street open for public use. Trees #10, 11, 13, 14, 20, 21-23, 26 37-40, 42 are to be protected byType II tree protection fencing.

Type III Tree Protection:
Description: For trees situated in smaller enclosures like tree wells or sidewalk planter pits, a different approach is taken to ensure their protection.
Application: Often seen in dense urban settings where trees are integrated into pedestrian pathways.
Specifications: Tree trunks are shielded by wrapping them in 2-inch thick orange plastic fencing, from the base and extending to the first primary branch. The plastic fencing serves as padding to prevent damage from pedestrian traffic or minor construction activities. To add a layer of protection, 2-inch thick wooden slats are secured on the outside of this plastic layer. The installation of these slats requires care to ensure the tree bark and primary branches aren't inadvertently damaged. For trees with extended primary scaffold limbs located at lower heights, these limbs might also need the protective covering of the plastic fencing. In such cases, wooden slats might also be affixed to these limbs, ensuring they are safeguarded from potential impacts or abrasions. As with other types, all protective measures should be periodically inspected for wear or damage and replaced or repaired as necessary. Consultation with the City Arborist might be required to assess if additional protection or modifications are necessary, based on the specific environment and tree type. Trees #24 and 25 are to be protected by Type III tree protection fencing.



Type III Fencing

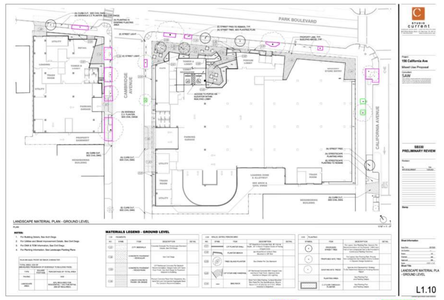
Project Data

T-4

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

T-4



TREE PROTECTION MAP - TYPE TWO FENCING IN PINK, TYPE THREE IN GREEN

Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting
If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation
Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation
Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Palo Alto.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
March 25, 2024



156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

Project Data

T-5

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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