200 Portage Avenue Townhomes

Palo Alto, CA CITY SUBMITTAL August 03, 2021



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CIVIL

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HYDROZONE PLAN - WEST

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LIGHTING PLAN - WEST

LIGHT SPECIFCATIONS

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TREE DISPOSITION PLAN - WEST

TREE PROTECTION/ ARBORIST REPORT

TREE PROTECTION/ ARBORIST REPORT

TREE PROTECTION/ ARBORIST REPORT

PHOTOMETRIC PLAN



LEGEND

- Electric Vehicle
- Accessible unit
- Short Term bike parking
- EVSE ready locations
- Fire Ladder Access at a height of 27'



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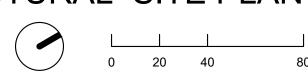












R2-TOWNHOUSE CONDOMINIUMS (PER CRC): 3-STORY TOWNHOUSE

APPLICABLE CODES:

2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA MECHANICAL CODE

CHAPTER 11A AS REQUIRED PER CRC R320

2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA FIRE CODE WITH PALO ALTO CITY CODE AMENDMENTS

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

DEFINITIONS: [PER CRC R202]

TOWNHOUSE: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A

YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.

R-2 (TOWNHOUSE CONDIMINIUM) **OCCUPANCY GROUP:**

U (PRIVATE GARAGES) (CRC 1.1.3.1)

FIRE SPRINKLERS: (CRC R313)

NFPA 13-D

VΒ

CONSTRUCTION TYPE:

ALLOWABLE HEIGHT:

(PER ZONING)

ALLOWABLE STORIES: (CRC 1.1.3)

3 STORIES

35 FEET

ALLOWABLE FLOOR AREA:

THE CRC DOES NOT PUT AREA LIMITATIONS ON

TOWNHOUSES

TOWNHOUSE UNIT SEPARATION:

(CRC R302.2.2)

PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS

EXTERIOR WALL RATING:

(CRC TABLE R302.1(2))

FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)

OPENINGS:

(CRC TABLE R302.1.(2))

MAXIMUM AREA OF EXTERIOR WALL

FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED

FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE **SEPARATION DISTANCE:**

FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE

REFER TO ARCHITECTURAL SITE PLAN, A1.0.0 FOR SEPARATION DISTANCES.

REFER TO SITE PLAN (SHEET A1.10) FOR FIRE SEPARATION DISTANCES (PER CRC TABLE R302.1(2))

UTILITIES / THROUGH PENETRATIONS: (CRC R302.4.1)

ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.

ACCESSIBILITY: (PER CRC R320.1)

DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1 (SEE SITE PLAN, SHEET A0.0.2).

PROJECT DATA

200 Portage Ave.

Project Summary

Address: 200 Portage Ave, Palo Alto, CA 4.863 acres gross Site Area:

APN: Portions of 132-38-071, 132-32-042, &132-32-043

Commercial Existing use: Proposed use: Residential

RM-30 Multi-family Residential (16-30 du/ac density range allowed) Zoning:

Residential Units Summary

Name	Description	SF (NET)	# of DU	%	Private Open Space	Total POS
Plan 1	3bd+3.5 ba	1800 sf	29 du	32%	85 sf	2465 sf
Plan 2	3bd+Flex+2.5 ba	1798 sf	30 du	33%	87 sf	2610 sf
Plan 3	4bd+3.5ba	1972 sf	15 du	16%	104 sf	1560
Plan 3X	3bd+3.5ba	1828 sf	1 du	1%	104 sf	104
Plan 4	4bd+Office+3.5ba	1980 sf	16 du	18%	104 sf	1664 sf
Sub-total			91 du	100%		8403 sf

18.7 du/ac (gross site) Density

Parking Summary

Required (per Palo Alto Municipal Code 18.52.040)

	Spaces Per DU		# of DU	Total Required
Plan 1		2 spaces	29 du	58 spaces
Plan 2		2 spaces	30 du	60 spaces
Plan 3		2 spaced	15 du	30 spaced
Plan 3X		2 spaced	1 du	2 spaced
Plan 4		2 spaces	16 du	32 spaces
Sub-total				182 spaces *

Provided

Ratio	2.40 spaces
Sub-total	218 spaces
On site parking	36 spaces**
In-garage	182 spaces*

*EVSE ready location in each units garage ** 1 EV on site per CBGCS

20% provided

Bicycle Summary

Required (per Palo Alto Municipal Code 18.52.040)

Total Units	Spaces Per DU		# of DU	Total Required
Plan 1		1 spaces	29 du	29 spaces
Plan 2		1 spaces	30 du	30 spaces
Plan 4		1 spaced	1 du	1 spaced
Plan 3		1 spaces	16 du	16 spaces
Sub-total				76 Bicycle

Provided

Sub-total	86 spaces
Surface (guest)	10 Bicycle
In-garage	76 Bicycle

Open Space Summary

Required (per Palo Alto Municipal Code 18.18.010)

	Total	Ratio	
Common Open Space	6825 sf total required	75 sf/du min	
Private Open Space	4550 sf total required	50 sf/du min	
Useable Open Space*	13650 sf total required	150 sf/du min	
Site Open Space**	63550 sf of site required	30 % min	
*Useable Open Space includes Priva	ite and Common onen snace		

*Useable Open Space includes Private and Common open space

**includes Useable Open Space, and can include landscaping after useable open space requirements are met

Provided

Common Onon Space	Total	Ratio
Common Open Space	22499 sf total provided	247 sf/du min
Private Open Space	8403 sf total provided	92 sf/du min
Sub-total		
(Useable Open Space)	30902 sf total provided	340 sf/du min

Landscape Area Site Open Space (Useable Open Space +

19919 sf total provided

Landscape Area) 42418 sf of site provided 21132 sf short*

*Please see "State Density Bonus Law Letter of Intent" for waiver request



Architecture + Planning The Leamington Building 1814 Franklin Street Suite 400 Oakland, CA 94612 510.272.2910 ktgy.com









PALO ALTO, CA # 2020-0771

CITY REVIEW **AUGUST 3, 2021**

FAR SUMMARY

*for more details please see graphic building calculations sheets A1.2.0-1.2.2)

Site Area: 211822.53 sf GROSS

19903.91 sf PUE

7259.17 sf Park Blvd easement

42628.33 sf paving

142031.12 sf NET

3.261 acres NET (excludes

4.863 acres GROSS

easements and

paving)

FAR Calcuation

Required	0.6:1	85218.67 sf allowed
Drovided Summany		

Provided Summary

FAR

Name	Gross SF/Building	# of Buildings in Site	Total Gross SF	
Building A (4-plex)	8708 sf	2 buildings	17416 sf	
Building B (5-plex)	10730 sf	5 buildings	53650 sf	
Buildng C (6-plex)	12770 sf	5 buildings	63850 sf	
Buildng D (7-plex)	14803 sf	4 buildings	59212 sf	
Sub-total	47011	16 buildings	194128 sf	

1.37 0.77 over

*Please see "State Density Bonus Law Letter of Intent" for waiver request

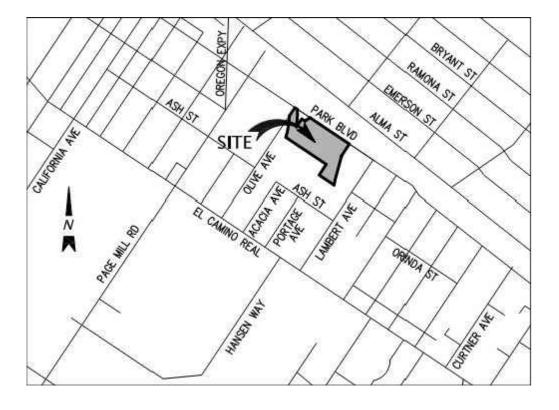
108909 SF over*

Building Type A	\	4-plex	Bldgs on site:	2
Plan 3/Plan 3X	Plan 1	Plan 2	Plan 4	
			<u> </u>	

Building Type B	3	5-plex	Bldgs on site:	4
Plan 3	Plan 2	Plan 1	Plan 2	Plan 4

Building Type C	•	6-plex	Bldgs on site:	2	
Plan 3	Plan 1	Plan 2	Plan 2	Plan 1	Plan 4

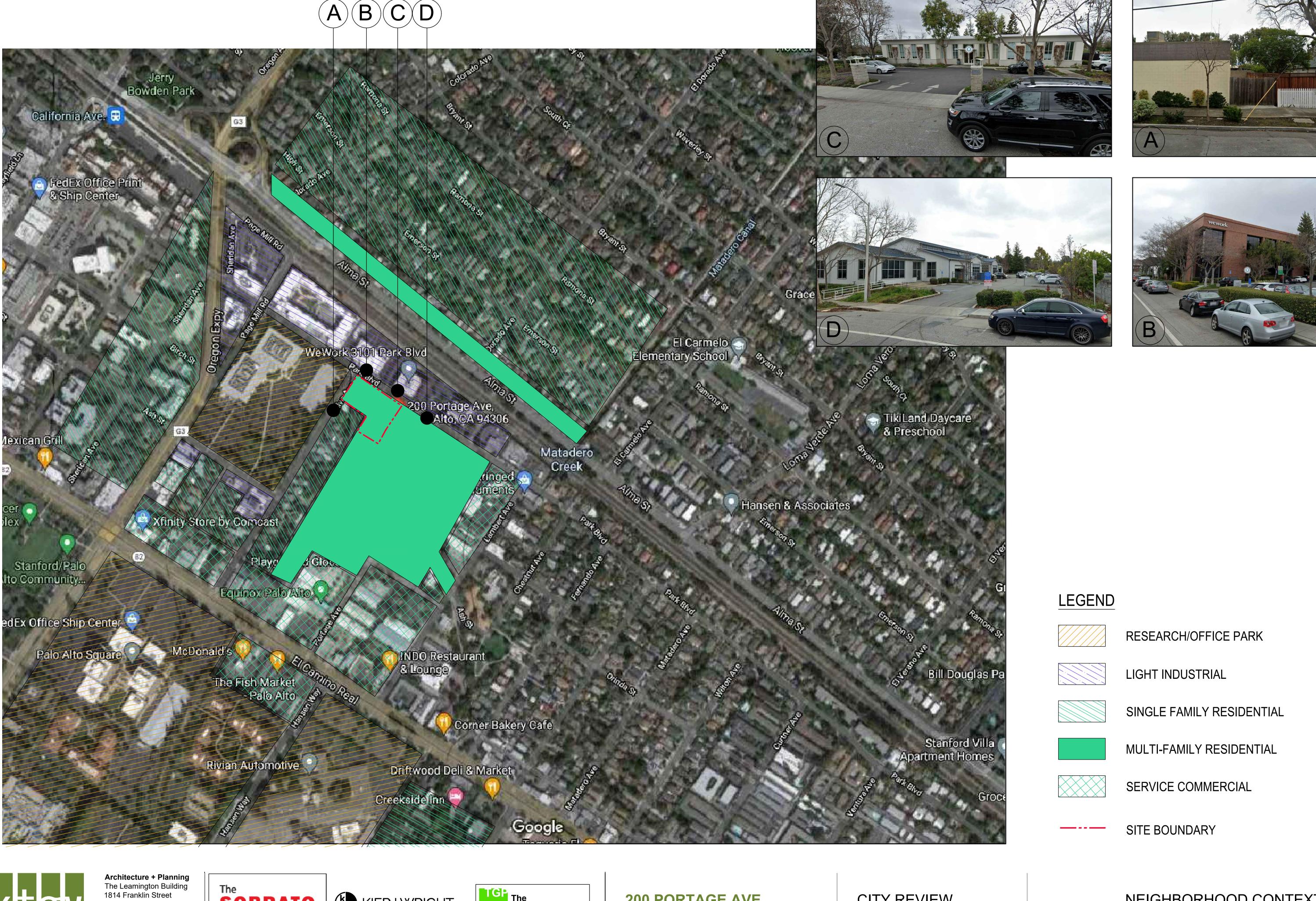
Building Type E		7-plex	Bldgs on site:	4		
Plan 3	Plan 1	Plan 2	Plan 1	Plan 2	Plan 1	Pla



Vicinity Map-n.t.s

PROJECT DATA & CODE ANALYSIS

A1.0.1





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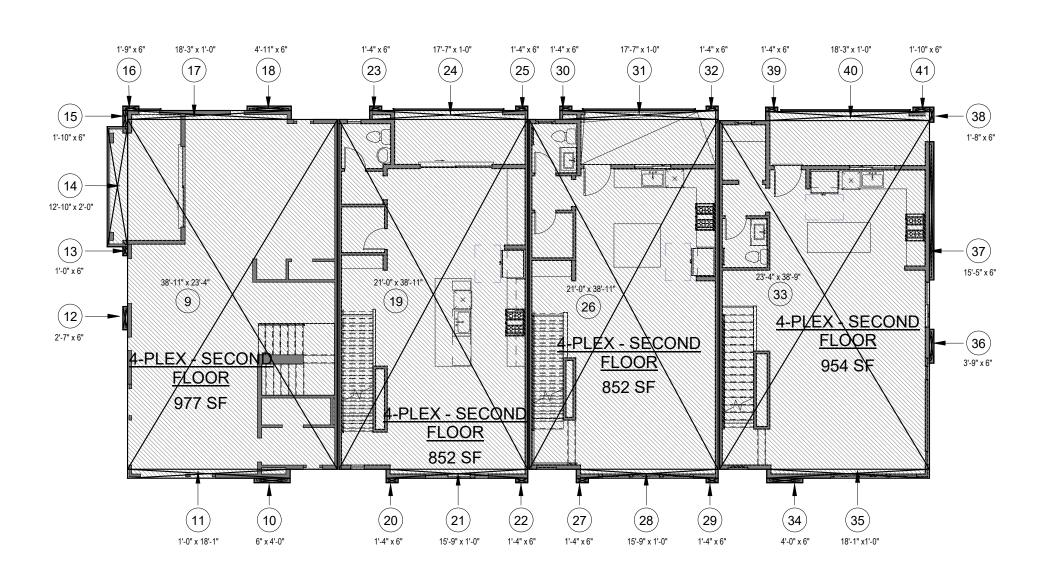


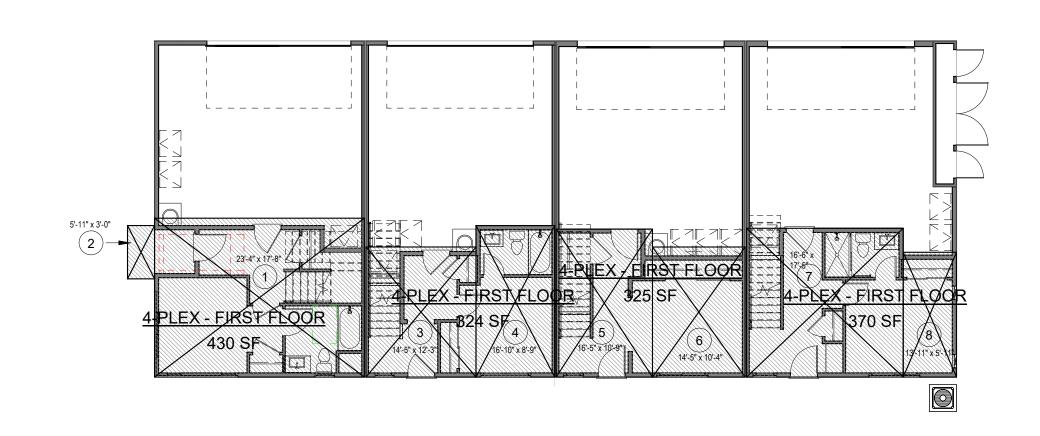


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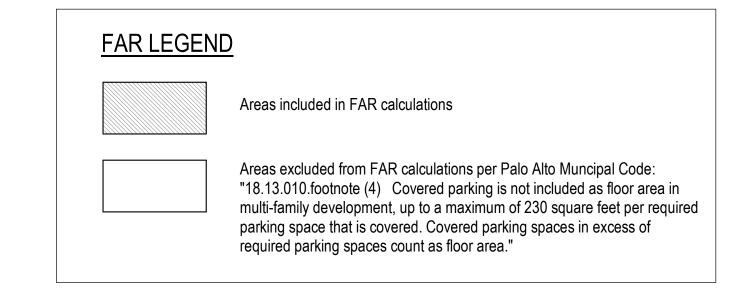


FAR AREA CALCS - 4-PLEX

FIRST FLOOR			SECOND FLOOR		THIRD FLOOR	
PLAN 4			PLAN 4		PLAN 4	
1. 23'-4" x 17'-8" 2. 5'-11" x 3'-0"		412.22 SQ. FT. 17.75 SQ. FT.	9. 38'-11" x 23'-4" = 10. 6" x 4'-0" = 11. 1'-0" x 18'-1" =		42. 23'-4" x 38'-11" = 43. 18'-1" x 1'-0" = 44. 4'-0" x 6" =	
TOTAL	=	429.97 SQ. FT.	12. 2'-7" x 6" = 13. 1'-0" x 6" =	4.00.00. ==	45. 10'-10" x 6" = 46. 2'-7" x 6" =	5.42 SQ. FT.
PLAN 1			14. 12'-10" x 2'-0" =	25.67 SQ. FT. 00.92 SQ. FT.	47. 1'-8" x 6" = 48. 18'-9 x 1-0" =	00.83 SQ. FT.
3. 14'-5" x 12'-3"	=	176.60 SQ. FT.		00.88 SQ. FT.	49. 4'-11" x 6" =	
4. 16'-10" x 8'-9"	=			18.25 SQ. FT.	40. 4 11 XO =	2.40 00.11.
				2.46 SQ. FT.	TOTAL =	956.89 SQ. FT
TOTAL	=	323.89 SQ. FT.				
DI ANI O			TOTAL =	978.11 SQ. FT.	PLAN 1	
PLAN 2			PLAN 1		50. 21'-0" x 38'-11" =	817.25 SQ. FT.
5. 16'-5" x 10'-9"	=	176.48 SQ. FT	ILANI		51. 1'-4" x 6" =	
6. 14'-5" x10'-4"	=	148.97 SQ. FT.	19. 21'-0" x 38'-11" =	817.25 SQ. FT.	52. 15'-9" x 1'-0" =	
			20. 1'-4" x 6" =	00.67 SQ. FT.	53. 1'-4" x 6" =	00.67 SQ. FT.
TOTAL	=	325.45 SQ. FT.	21. 15'-9" x 1'-0" =	10110001111	54. 1'-4" x 6" =	00.0. 00
DI ANIO			22. 1'-4" x 6" =	00.01 00.11 11	55. 17'-7" x 1'-0" =	
PLAN 3			23. 1'-4" x 6" = 24. 17'-7" x 1'-0" =		56. 1'-4" x 6" =	00.67 SQ. FT.
7. 16'-6" x 17'-5"	=	287 38 SO FT		00.67 SQ. FT.	TOTAL =	853.26 SQ. FT.
8. 13'-11" x 5'-11"		-	20.11 7 70	00.07 OQ.11.	TOTAL	000.20 00.11.
		·	TOTAL =	853.26 SQ. FT.	PLAN 2	
TOTAL	=	369.72 SQ. FT.	DI ANI O		57 041 0H 00L 44H	047.05.00.57
			PLAN 2		57. 21'-0" x 38'-11" =	
			26. 21'-0" x 38'-11" =	917.25.SO ET	58. 1'-4" x 6" = 59. 15'-9" x 1'-0" =	1
			27. 1'-4" x 6" =	00.67 SQ. FT.	60. 1'-4" x 6" =	00 07 00 FT
			28. 15'-9" x 1'-0" =		61. 1'-4" x 6" =	
			29. 1'-4" x 6" =	00.67 SQ. FT.	62. 17'-7" x 1'-0" =	
			30. 1'-4" x 6" =	00.67 SQ. FT.	63. 1'-4" x 6" =	00.67 SQ. FT.
				17.58 SQ. FT.		
			32. 1'-4" x 6" =	00.67 SQ. FT.	TOTAL =	853.26 SQ. FT.
			TOTAL =	853.26 SQ. FT.	PLAN 3	
			PLAN 3		64. 23'-4" x 38'-9" =	
			33. 23'-4" x 38'-9" =	004 17 SO ET	65. 4'-0" x 6" = 66. 18'-1" x 1'-0" =	40.00.00
			34. 4'-0" x 6" =	2.00 SQ. FT.	67. 3'-9" x 6" =	4 00 00 ET
			35. 18'-1" x 1'-0" =		68. 15'-5" x 6" =	
			36. 3'-9" x 6" =		69. 1'-8" x 6" =	~~ ~~ ~~ ==
			37. 15'-5" x 6" =	7.71 SQ. FT.	70. 1'-4" x 6" =	
			38. 1'-8" x 6" =		71. 18'-3" x 1'-0" =	
			39. 1'-4" x 6" =	00.67 SQ. FT.	72. 1'-10" x 6" =	00.92 SQ. FT.
			40. 18'-3" x 1'-0" =		TOTAL -	055 22 CO FT
			41. 1'-10" x 6" =	00.92 SQ. FT.	TOTAL =	955.23 SQ. FT

TOTAL = 954.51 SQ. FT.

4-PLEX - GR	OSS SQ. FT. FAF	3
4-PLEX - FIRST FLOOR	R-3	1452
4-PLEX - SECOND FLOOR	R-3	3639
4-PLEX -THIRD FLOOR	R-3	3617
R-3	•	8708
TOTAL SQ.		8708



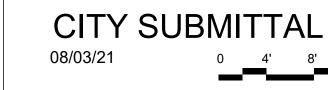


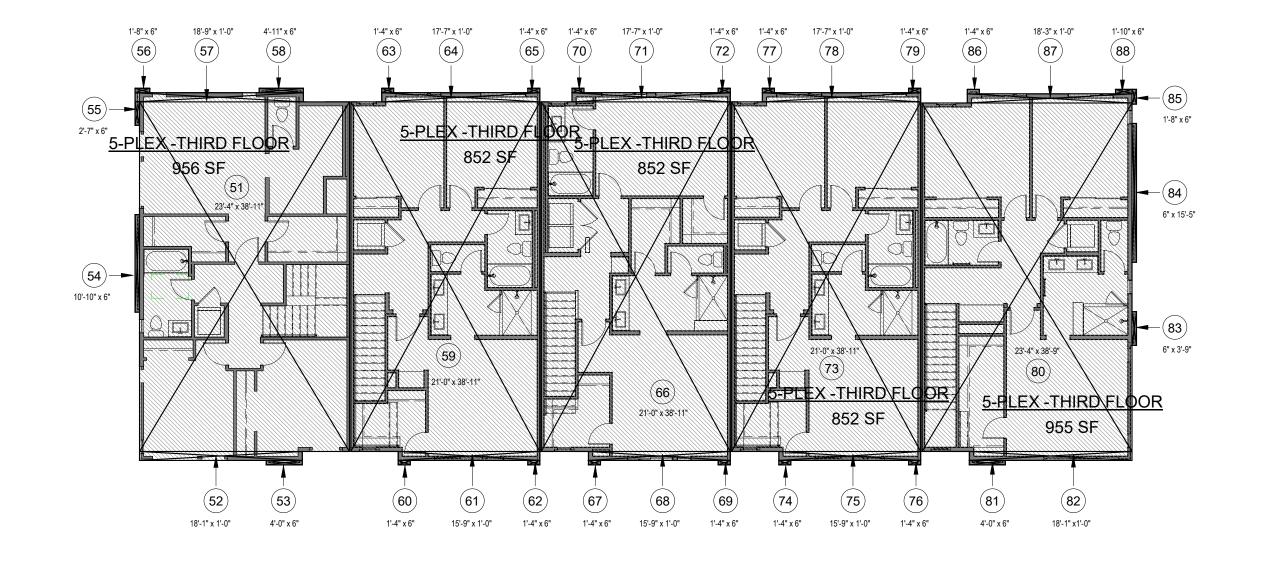


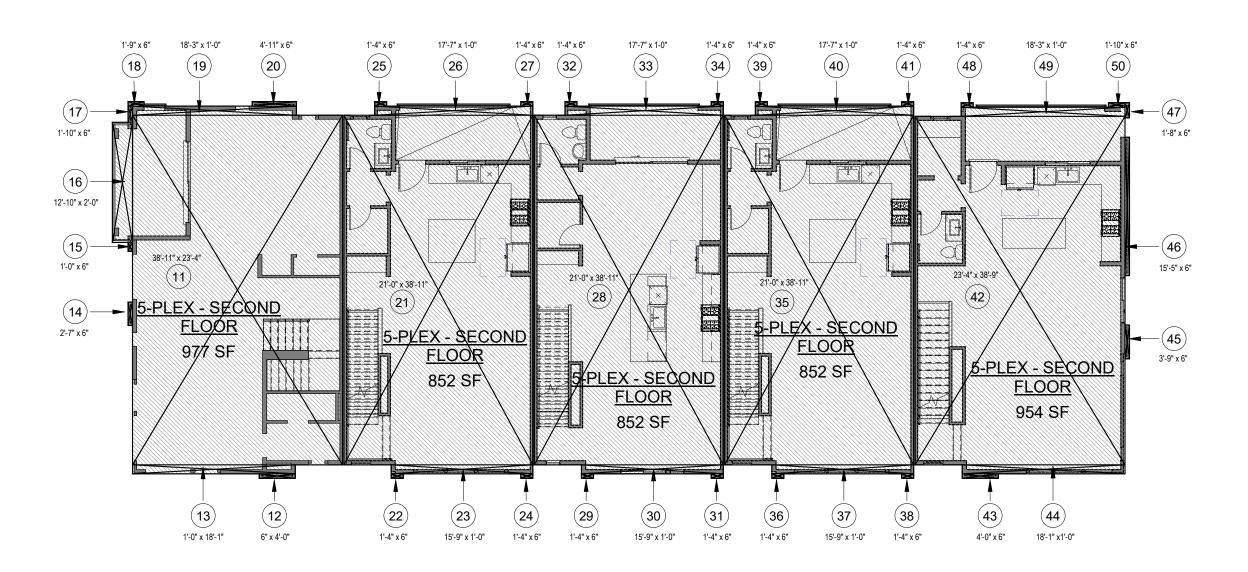


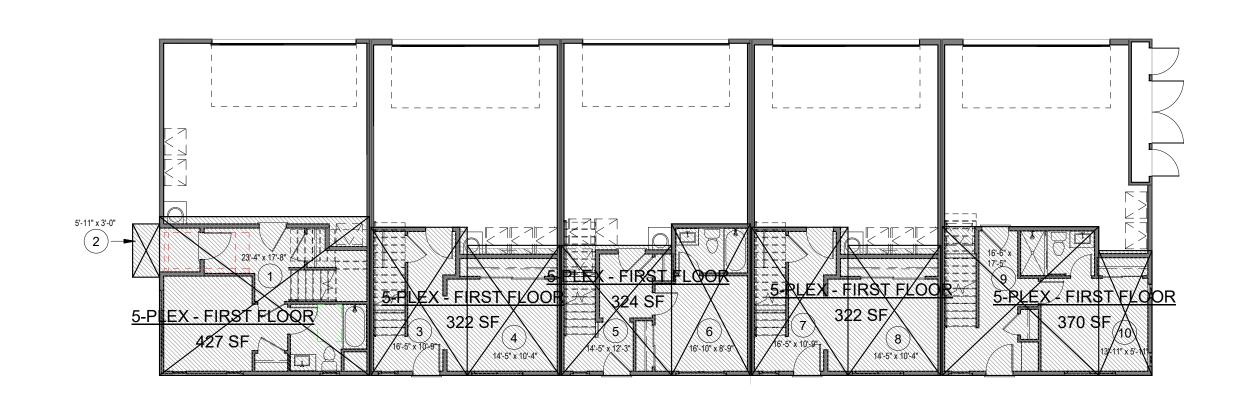












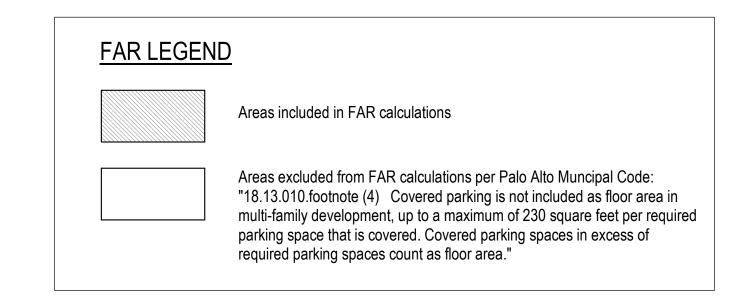
FAR AREA CALCS - 5-PLEX

			TANANEA OALOO - 3-1	LLX
FIRST FLOOR			SECOND FLOOR	THIRD FLOOR
PLAN 4			PLAN 4	PLAN 4
1. 23'-4" x 17'-8" 2. 5'-11" x 3'-0"		412.22 SQ. FT. 17.75 SQ. FT.	11. 38'-11" x 23'-4" = 908.06 SQ. FT. 12. 6" x 4'-0" = 2.00 SQ. FT.	43. 18'-1" x 1'-0" = 18.08 SQ. FT.
TOTAL	=	429.97 SQ. FT.	13. 1'-0" x 18'-1" = 18.08 SQ. FT. 14. 2'-7" x 6" = 1.29 SQ. FT. 15. 1'-0" x 6" = 00.50 SQ. FT.	44. 4'-0" x 6" = 2.00 SQ. FT. 45. 10'-10" x 6" = 5.42 SQ. FT. 46. 2'-7" x 6" = 1.29 SQ. FT.
PLAN 2			16. 12'-10" x 2'-0" = 25.67 SQ. FT. 17. 1'-10" x 6" = 00.92 SQ. FT.	47. 1'-8" x 6" = 00.83 SQ. FT. 48. 18'-9 x 1-0" = 18.75 SQ. FT.
5. 16'-5" x 10'-9" 6. 14'-5" x10'-4"	=	176.48 SQ. FT 148.97 SQ. FT.	18. 1'-9" x 6" = 00.88 SQ. FT. 19. 18'-3" x 1'-0" = 18.25 SQ. FT.	49. 4'-11" x 6" = 2.46 SQ. FT.
TOTAL	=	325.45 SQ. FT.	20. 4'-11" x 6" = 2.46 SQ. FT.	TOTAL = 956.89 SQ. FT
PLAN 1			TOTAL = 978.11 SQ. FT.	
5. 14'-5" x 12'-3" 6. 16'-10" x 8'-9"	=	176.60 SQ. FT. 147.29 SQ. FT.	PLAN 2 21. 21'-0" x 38'-11" = 817.25 SQ. FT. 22. 1'-4" x 6" = 00.67 SQ. FT.	59. 21'-0" x 38'-11" = 817.25 SQ. FT. 60. 1'-4" x 6" = 00.67 SQ. FT. 61. 15'-9" x 1'-0" = 15.75 SQ. FT. 62. 1'-4" x 6" = 00.67 SQ. FT.
TOTAL	=	323.89 SQ. FT.	22. 1'-4" x 6" = 00.67 SQ. FT. 23. 15'-9" x 1'-0" = 15.75 SQ. FT. 24. 1'-4" x 6" = 00.67 SQ. FT.	62. 1-4 x 6" = 00.67 SQ. FT. 63. 1'-4" x 6" = 00.67 SQ. FT. 64. 17'-7" x 1'-0" = 17.58 SQ. FT.
PLAN 2			25. 1'-4" x 6" = 00.67 SQ. FT. 26. 17'-7" x 1'-0" = 17.58 SQ. FT.	65. 1'-4" x 6" = 00.67 SQ. FT.
5. 16'-5" x 10'-9" 6. 14'-5" x10'-4"	=	176.48 SQ. FT 148.97 SQ. FT.	27. 1'-4" x 6" = 00.67 SQ. FT.	TOTAL = 853.26 SQ. FT.
TOTAL	=	325.45 SQ. FT.	TOTAL = 853.26 SQ. FT.	
PLAN 3			PLAN 1	66. 21'-0" x 38'-11" = 817.25 SQ. FT. 67. 1'-4" x 6" = 00.67 SQ. FT.
9. 16'-6" x 17'-5" 10. 13'-11" x 5'-11		·	28. 21'-0" x 38'-11" = 817.25 SQ. FT. 29. 1'-4" x 6" = 00.67 SQ. FT. 30. 15'-9" x 1'-0" = 15.75 SQ. FT.	69. 1'-4" x 6" = 00.67 SQ. FT. 70. 1'-4" x 6" = 00.67 SQ. FT.
TOTAL	=	369.72 SQ. FT.	31. 1'-4" x 6" = 00.67 SQ. FT. 32. 1'-4" x 6" = 00.67 SQ. FT. 33. 17'-7" x 1'-0" = 17.58 SQ. FT.	71. 17'-7" x 1'-0" = 17.58 SQ. FT. 72. 1'-4" x 6" = 00.67 SQ. FT.
			34. 1'-4" x 6" = 00.67 SQ. FT.	TOTAL = 853.26 SQ. FT.
			TOTAL = 853.26 SQ. FT.	PLAN 2
			PLAN 2 35. 21'-0" x 38'-11" = 817.25 SQ. FT.	73. 21'-0" x 38'-11" = 817.25 SQ. FT. 74. 1'-4" x 6" = 00.67 SQ. FT. 75. 15'-9" x 1'-0" = 15.75 SQ. FT.
			36. 1'-4" x 6" = 00.67 SQ. FT. 37. 15'-9" x 1'-0" = 15.75 SQ. FT.	76. 1'-4" x 6" = 00.67 SQ. FT. 77. 1'-4" x 6" = 00.67 SQ. FT.
			39. 1'-4" x 6" = 00.67 SQ. FT. 40. 17'-7" x 1'-0" = 17.58 SQ. FT.	78. 17'-7" x 1'-0" = 17.58 SQ. FT. 79. 1'-4" x 6" = 00.67 SQ. FT.
			41. 1'-4" x 6" = 00.67 SQ. FT.	TOTAL = 853.26 SQ. FT.
			TOTAL = 853.26 SQ. FT.	
			PLAN 3 42. 23'-4" x 38'-9" = 904.17 SQ. FT.	80. 23'-4" x 38'-9" = 904.17 SQ. FT. 81. 4'-0" x 6" = 2.00 SQ. FT. 82. 18'-1" x 1'-0" = 18.08 SQ. FT.
			43. 4'-0" x 6" = 2.00 SQ. FT. 44. 18'-1" x 1'-0" = 18.08 SQ. FT. 45. 3'-9" x 6" = 1.88 SQ. FT.	83. 3'-9" x 6" = 1.88 SQ. FT. 84. 15'-5" x 6" = 7.71 SQ. FT. 85. 1'-8" x 6" = 00.83 SQ. FT.
			46. 15'-5" x 6" = 7.71 SQ. FT. 47. 1'-8" x 6" = 00.83 SQ. FT. 48. 1'-4" x 6" = 00.67 SQ. FT. 49. 18'-3" x 1'-0" = 18.25 SQ. FT.	86. 1'-4" x 6" = 00.67 SQ. FT. 87. 18'-3" x 1'-0" = 18.25 SQ. FT. 88. 1'-10" x 6" = 00.92 SQ. FT.

49. 18'-3" x 1'-0" = 18.25 SQ. FT. 50. 1'-10" x 6" = 00.92 SQ. FT.

= 954.51 SQ. FT.

5-PLEX - GR	OSS SQ. FT. FAF	₹
5-PLEX - FIRST FLOOR	R-3	1768
5-PLEX - SECOND FLOOR	R-3	4492
5-PLEX -THIRD FLOOR	R-3	4470
R-3		10730
TOTAL SQ.		10730





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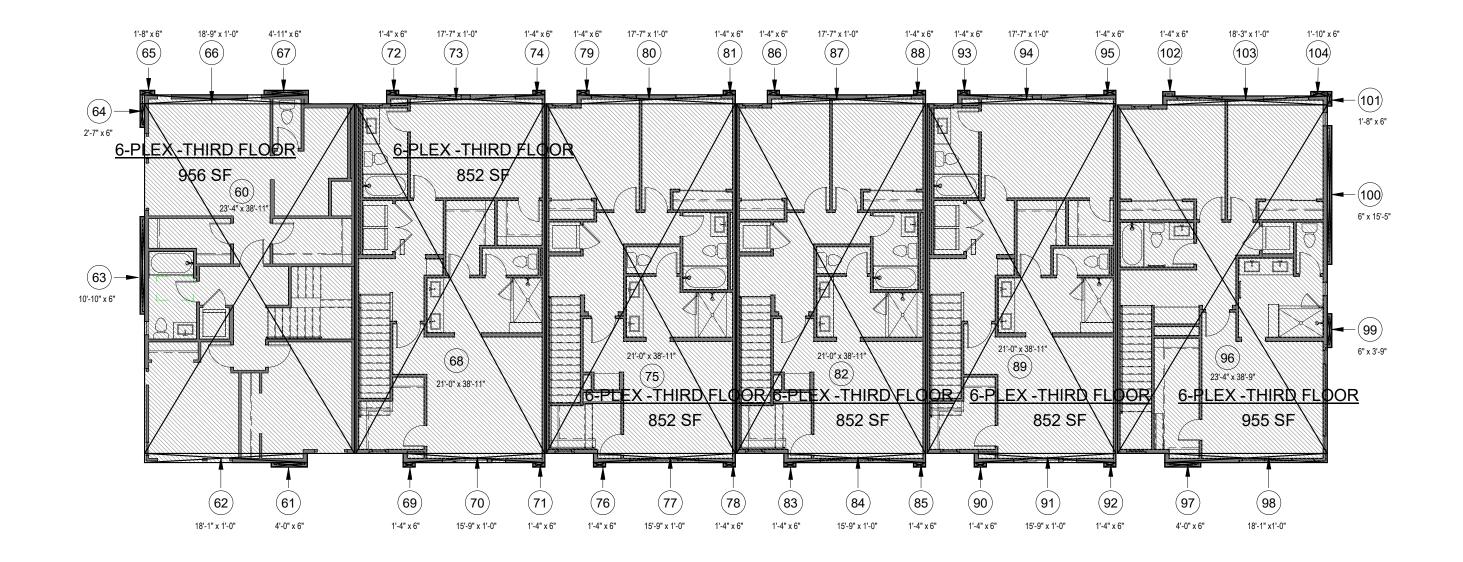


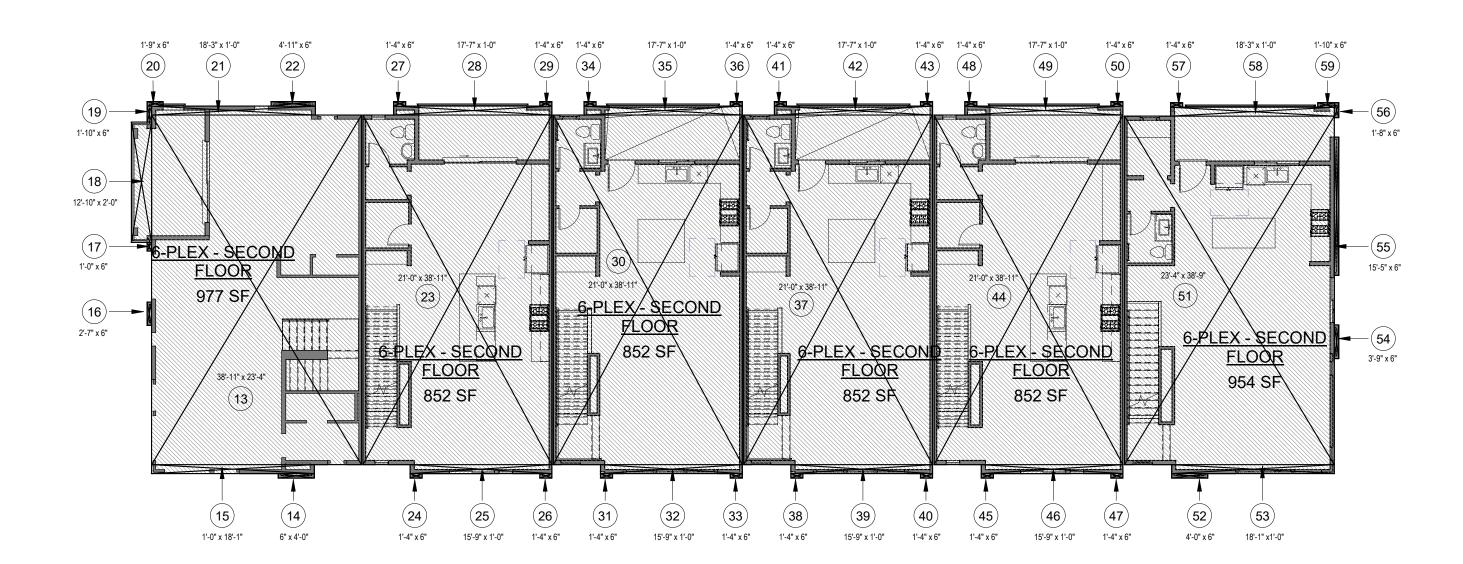


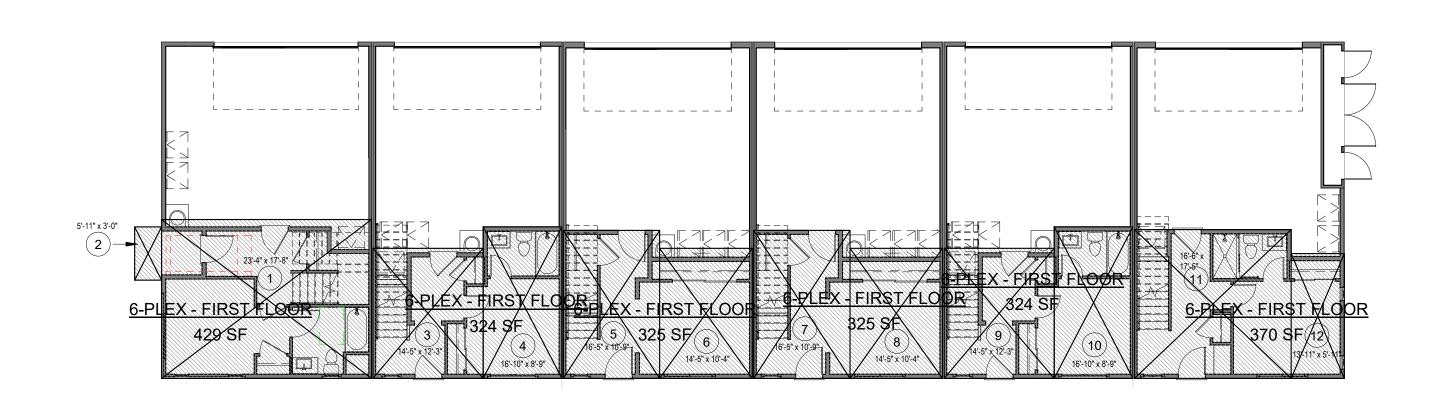


CITY SUBMITTAL
08/03/21

= 955.23 SQ. FT







4. 16'-10" x 8'-9" = 147.29 SQ. FT. TOTAL = 323.89 SQ. FT. PLAN 2 5. 16'-5" x 10'-9" = 176.48 SQ. FT. 6. 14'-5" x10'-4" = 148.97 SQ. FT. TOTAL = 325.45 SQ. FT. PLAN 2 5. 16'-5" x 10'-9" = 176.48 SQ. FT. PLAN 2 5. 16'-5" x 10'-9" = 176.48 SQ. FT. TOTAL = 325.45 SQ. FT. TOTAL = 325.45 SQ. FT. PLAN 1 9. 14'-5" x 12'-3" = 176.60 SQ. FT. 10. 16'-10" x 8'-9" = 147.29 SQ. FT.

PLAN 3

FIRST FLOOR

1. 23'-4" x 17'-8" = 412.22 SQ. FT. 2. 5'-11" x 3'-0" = 17.75 SQ. FT.

TOTAL = 429.97 SQ. FT.

3. 14'-5" x 12'-3" = 176.60 SQ. FT.

TOTAL = 323.89 SQ. FT.

11. 16'-6" x 17'-5" = 287.38 SQ. FT. 12. 13'-11" x 5'-11" = 82.34 SQ. FT.

TOTAL = 369.72 SQ. FT.

PLAN 4

PLAN 1

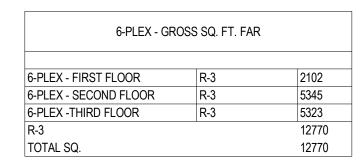
FAR AREA CALCS - 6-PLEX

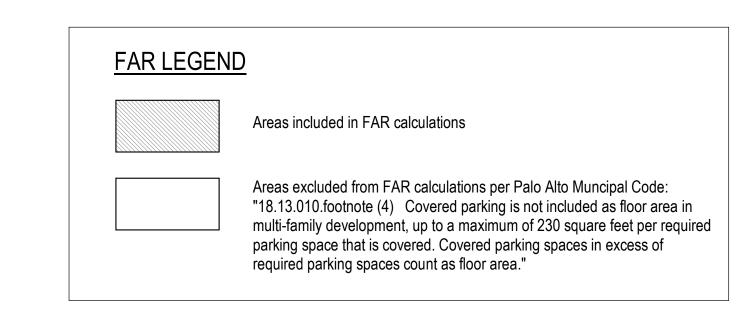
SECOND FLOOR		THIRD FLOOR	
PLAN 4		PLAN 4	
14. 6" x 4'-0" 15. 1'-0" x 18'-1" 16. 2'-7" x 6" 17. 1'-0" x 6" 18. 12'-10" x 2'-0" 19. 1'-10" x 6" 20. 1'-9" x 6"	= 908.06 SQ. FT. = 2.00 SQ. FT. = 18.08 SQ. FT. = 1.29 SQ. FT. = 00.50 SQ. FT. = 25.67 SQ. FT. = 00.92 SQ. FT. = 00.88 SQ. FT.	45. 10'-10" x 6" = 46. 2'-7" x 6" = 47. 1'-8" x 6" =	18.08 SQ. FT. 2.00 SQ. FT. 5.42 SQ. FT. 1.29 SQ. FT. 00.83 SQ. FT. 18.75 SQ. FT.
	= 18.25 SQ. FT.	TOTAL -	056 90 CO FT
22. 4'-11" x 6"	= 2.46 SQ. FT.	TOTAL =	956.89 SQ. FT
TOTAL	= 978.11 SQ. FT.	PLAN 1	
24. 1'-4" x 6" 25. 15'-9" x 1'-0" 26. 1'-4" x 6" 27. 1'-4" x 6" 28. 17'-7" x 1'-0"	= 817.25 SQ. FT. = 00.67 SQ. FT. = 15.75 SQ. FT. = 00.67 SQ. FT. = 00.67 SQ. FT. = 17.58 SQ. FT. = 00.67 SQ. FT.	71. 1'-4" x 6" = 72. 1'-4" x 6" = 73. 17'-7" x 1'-0" = 74. 1'-4" x 6" =	00.67 SQ. FT. 15.75 SQ. FT. 00.67 SQ. FT. 00.67 SQ. FT. 17.58 SQ. FT.
			000.20 GQ.11.
TOTAL	= 853.26 SQ. FT.	PLAN 2	
31. 1'-4" x 6" 32. 15'-9" x 1'-0" 33. 1'-4" x 6" 34. 1'-4" x 6"	= 817.25 SQ. FT. = 00.67 SQ. FT. = 15.75 SQ. FT. = 00.67 SQ. FT. = 00.67 SQ. FT.	75. 21'-0" x 38'-11" = 76. 1'-4" x 6" = 77. 15'-9" x 1'-0" = 78. 1'-4" x 6" = 79. 1'-4" x 6" = 80. 17'-7" x 1'-0" = 81. 1'-4" x 6" =	00.67 SQ. FT. 15.75 SQ. FT. 00.67 SQ. FT. 00.67 SQ. FT. 17.58 SQ. FT.
	= 17.58 SQ. FT. = 00.67 SQ. FT.	TOTAL =	853.26 SQ. FT.
30. I -4 X 0	= 00.67 SQ. FT.	TOTAL -	055.20 SQ. FT.
TOTAL	= 853.26 SQ. FT.	PLAN 2	
38. 1'-4" x 6" 39. 15'-9" x 1'-0" 40. 1'-4" x 6" 41. 1'-4" x 6" 42. 17'-7" x 1'-0"	= 817.25 SQ. FT. = 00.67 SQ. FT. = 15.75 SQ. FT. = 00.67 SQ. FT. = 00.67 SQ. FT. = 17.58 SQ. FT. = 00.67 SQ. FT.	82. 21'-0" x 38'-11" = 83. 1'-4" x 6" = 84. 15'-9" x 1'-0" = 85. 1'-4" x 6" = 86. 1'-4" x 6" = 87. 17'-7" x 1'-0" = 88. 1'-4" x 6" = TOTAL =	00.67 SQ. FT.
TOTAL	= 853.26 SQ. FT.	PLAN 1	
TOTAL	- 000.20 0Q.11.	I LAN I	
45. 1'-4" x 6" 46. 15'-9" x 1'-0" 47. 1'-4" x 6" 48. 1'-4" x 6" 49. 17'-7" x 1'-0"	= 817.25 SQ. FT. = 00.67 SQ. FT. = 15.75 SQ. FT. = 00.67 SQ. FT. = 00.67 SQ. FT. = 17.58 SQ. FT. = 00.67 SQ. FT.	89. 21'-0" x 38'-11" = 90. 1'-4" x 6" = 91. 15'-9" x 1'-0" = 92. 1'-4" x 6" = 93. 1'-4" x 6" = 94. 17'-7" x 1'-0" = 95. 1'-4" x 6" = TOTAL =	00.67 SQ. FT. 15.75 SQ. FT. 00.67 SQ. FT. 00.67 SQ. FT.
50. 1 -4 ° X 6 °	= 00.07 SQ. F1.	TOTAL =	853.26 SQ. FT.
TOTAL	= 853.26 SQ. FT.	PLAN 3	
52. 4'-0" x 6" 53. 18'-1" x 1'-0" 54. 3'-9" x 6" 55. 15'-5" x 6" 56. 1'-8" x 6"	= 904.17 SQ. FT. = 2.00 SQ. FT. = 18.08 SQ. FT. = 1.88 SQ. FT. = 7.71 SQ. FT. = 00.83 SQ. FT. = 00.67 SQ. FT.	96. 23'-4" x 38'-9" = 97. 4'-0" x 6" = 98. 18'-1" x 1'-0" = 99. 3'-9" x 6" = 100. 15'-5" x 6" = 102. 1'-4" x 6" = 103. 18'-3" x 1'-0" = 104. 1'-10" x 6" =	904.17 SQ. FT. 2.00 SQ. FT. 18.08 SQ. FT. 1.88 SQ. FT. 7.71 SQ. FT. 00.83 SQ. FT. 00.67 SQ. FT. 18.25 SQ. FT. 00.92 SQ. FT.

58. 18'-3" x 1'-0" = 18.25 SQ. FT. 59. 1'-10" x 6" = 00.92 SQ. FT.

= 954.51 SQ. FT.

TOTAL









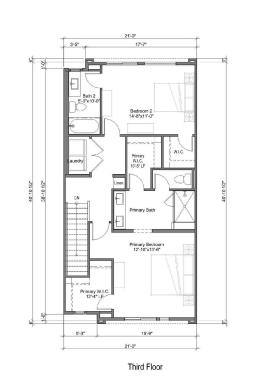


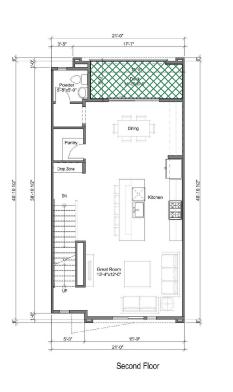


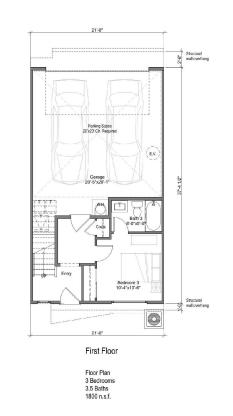




TOTAL = 955.23 SQ. FT

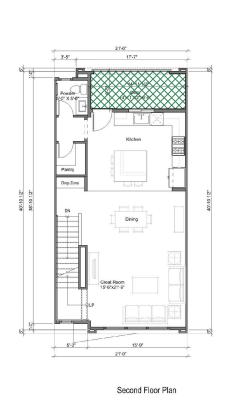


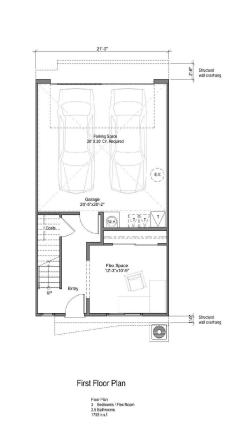




PLAN 1- PRIVATE OPEN SPACE LOCATION (N.T.S)







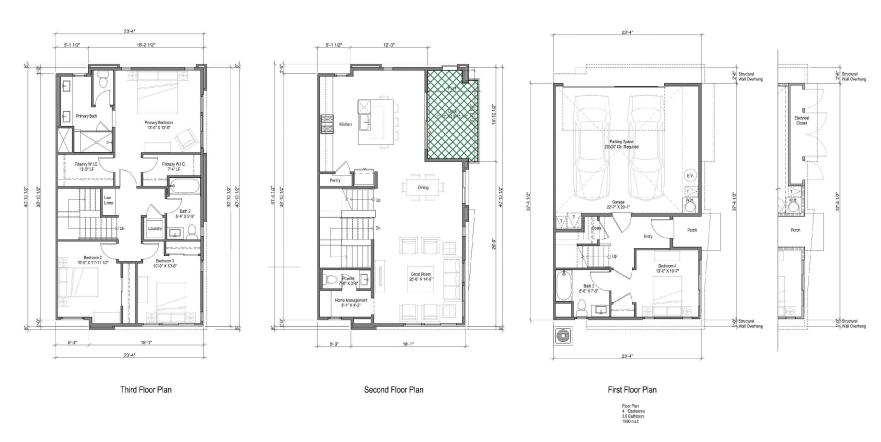
PLAN 2- PRIVATE OPEN SPACE LOCATION (N.T.S)



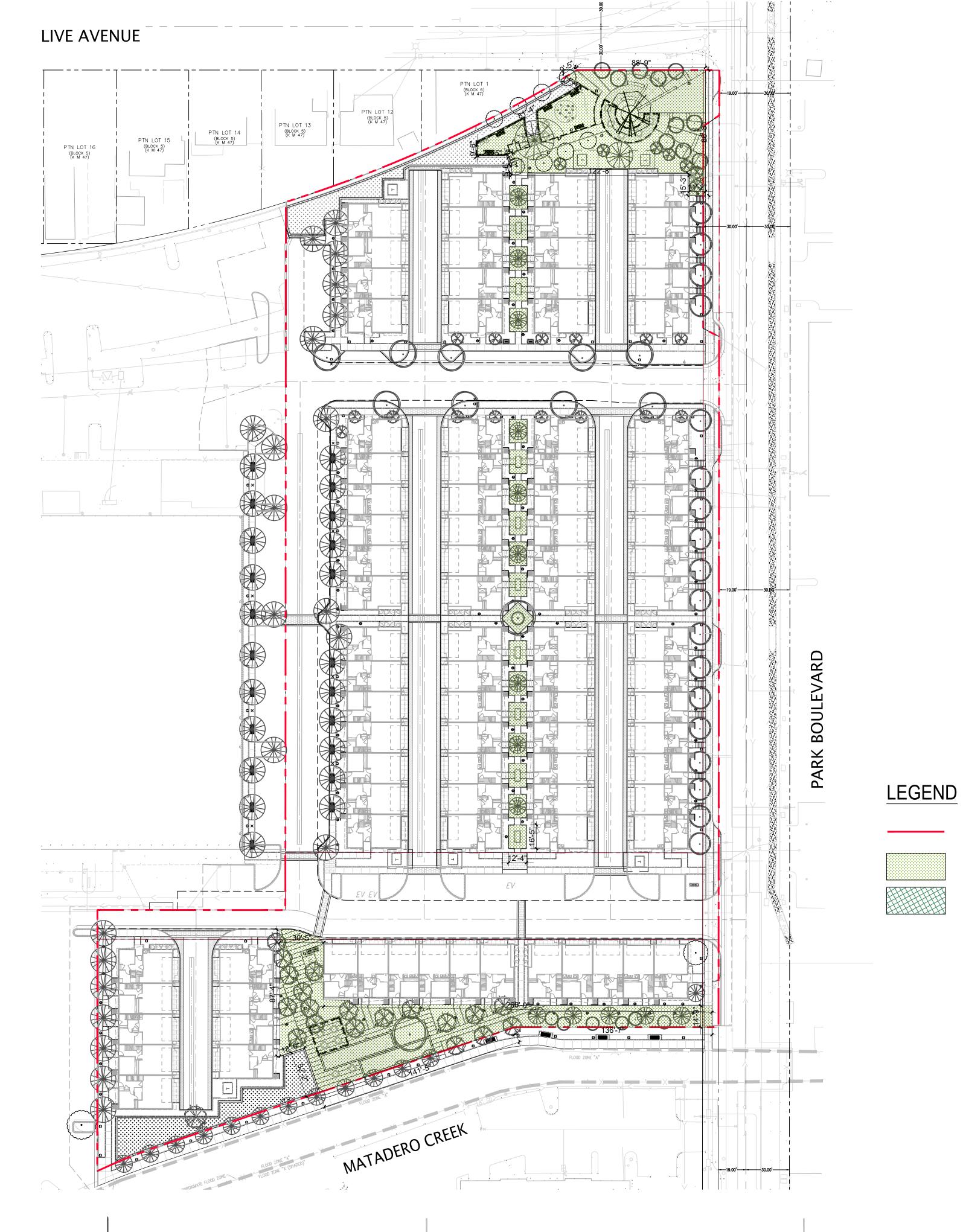




PLAN 3- PRIVATE OPEN SPACE LOCATION (N.T.S)



PLAN 4- PRIVATE OPEN SPACE LOCATION (N.T.S)











SITE BOUNDARY

COMMON OPEN SPACE

PRIVATE OPEN SPACE

Compliance Verification

Energy Reach Code for Multi-family and Single Family New Construction and Renovation

PALOALTO Effective 4/1/2020

Instructions: Select the Energy Reach Code requirements applicable to the project and follow the compliance instructions listed in the right column. Please note that this verification form is for reference only and does not need to be submitted with the Permit Application. Energy Reach Codes are in addition to the State Energy Code Requirements.

	Project Condition	Requirement	Compliance Schedule & Instructions
	New single-family and multi-family, low-rise	All-Electric Design ¹	Planning Phase: Select Energy Reach Code All-Electric pathway on the preliminary Green
X	residential construction projects.	A newly constructed All-Electric	Building Checklist "GB-1" sheet and include in Planning Application. (Only Projects subject to
		Building complies with the	Planning)
	Projects submitted prior to 4/1/2020 shall comply	performance standard if both the Total	
	with 2019 California State Energy Standards, Title	Energy Design Rating and the Energy	Permit Phase: Show compliance with the Energy Reach Code All-Electric pathway on the
	24 Part 6.	Efficiency Design Rating for the	completed Green Building Checklist "GB-1" sheet and include in the Permit Plans. Energy
		Proposed Building are no greater than	compliance plans must show compliance with the option selected. Include margin energy
	(PAMC 16.17.100, PAMC 16.17.110, CEC 150.0) ³	the corresponding Energy Design	savings when completing the Green Building Survey. The Certificate of Compliance must be
	(1 AINC 10:17:100, 1 AINC 10:17:110, CEC 130:0)	Ratings for the Standard Design	prepared and signed by a Certified Energy Analyst and the Total Energy Design Rating of the
		Building. ⁴	Proposed Design shall be no greater than the Standard Design Building.
			Inspection Phase: Install measures as shown on the Energy Compliance Report within the Permit
			Plans. Should any revisions occur that impact the Energy Compliance Report, the project must
			resubmit the Energy Compliance Report and the revision must maintain the required percent
			savings. The Certificate of Compliance must be prepared and signed by a Certified Energy Analyst
			and the Total Energy Design Rating of the Proposed Design shall be no greater than the Standard
			Design Building.

² Time Dependent Valuation (TDV) Energy is the varying energy caused to be used by the building to provide space conditioning and water heating and for specified building lightings. TDV energy accounts for the energy used at the building site and consumed in producing and in delivering energy to a site, including, but not limited to, power generation, transmission and distribution losses.

³The requirements of Sections 150.0 (a) through (r) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(r) also apply to additions or alterations. The amendments to sections 150.0 (h), 150.0 (n), and 150.0 (s) do not apply to additions, alterations, or ADUs.

⁴The Energy Budget for newly constructed buildings is expressed in terms of the Energy Design Rating, which is based on TDV energy. The Energy Design Rating (EDR) has two components, the Energy Efficiency Design Rating, and the Solar Electric Generation and Demand Flexibility Design Rating. The Solar Electric Generation and Demand Flexibility Design Rating shall be subtracted from the Energy Efficiency Design Rating to determ the Total Energy Design Rating. The Proposed Building shall separately comply with the Energy Efficiency Design Rating and the Total Energy Design Rating. **Existing Construction Projects**

ential buildings.¹ ets submitted prior to 4/1/2020 shall comply	Mixed-Fuel Design: A building complies with the performance standards if the energy consumption calculated for the	<u>Planning Phase:</u> Select Energy Reach Code Option 3 on the preliminary Green Building Checklist "GB-1" sheet and include in Planning Application. (Only Projects subject to Planning) <u>Permit Phase:</u> Show compliance with the Energy Reach Code exemption on the completed Green
ential buildings.¹ ets submitted prior to 4/1/2020 shall comply	A building complies with the performance standards if the energy consumption calculated for the	"GB-1" sheet and include in Planning Application. (Only Projects subject to Planning)
ts submitted prior to 4/1/2020 shall comply	performance standards if the energy consumption calculated for the	
ts submitted prior to 4/1/2020 shall comply	consumption calculated for the	<u>Permit Phase:</u> Show compliance with the Energy Reach Code exemption on the completed Green
rt 6.	Proposed Building is no greater than the energy budget calculated for the Standard Design Building.	Building Checklist "GB-1 Residenital" sheet and include in the Permit Plans. Energy compliance sheet on plans must show the energy reach code option exemption for an 'All Electric' building.
C 16.17.110, CEC 150.0) ³		<u>Inspection Phase:</u> Install measures as shown on the Energy Compliance Report within the Permit Plans. Should any revisions occur that impact the Energy Compliance Report, the project must resubmit the Energy Compliance Report and the revision must maintain the option selected.
	J.	Standard Design Building.

¹ Local amendment to the California Energy Code, Section 150.1 Local Energy Efficiency Reach Code can be found in PAMC 16.17. ²The Energy Budget for additions and alterations is expressed in terms of TDV energy.

Green Building for Multi-Family and Single-Family New Construction and Renovation Compliance Verification



Instructions: Select the residential green building requirements applicable to the project and follow the compliance instructions listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

Electric Vehicle Supply Equipment (EVSE) Requirements

	New One-Family, Two-	Provide Conduit Only 4, EVSE-Ready Outlet 5, or	Planning Phase: Declare the EV requirements on the preli
X	Family, and Townhouse	EVSE Installed ⁶ for each residence. The proposed	and include in Planning Application. Show EVSE ready loca
	Residential Construction	location of a charging station may be internal or	subject to Planning)
		external to the dwelling, and shall be in close	
ı	(PAMC 16.14.420, A4.106.8.1)	proximity to an on-site parking space consistent	Permit Phase: Complete Green Building Checklist and inclu
	(**************************************	with City guidelines, rules, and regulations. See	Permit Plans. Declare the EV requirements on the Green B
		ordinance language for additional details. ¹	Permit Plans. Show "EV" or "EV-Ready" location on the Per
			Inspection Phase: Subject to the activities listed on the Ele
	New Multi-Family Residential	Resident parking. The property owner shall	Planning Phase: Declare the EV requirements on the preli
Ш	Construction	provide at least one EVSE-Ready Outlet ⁵ or EVSE	and include in Planning Application. Show EVSE calculation
		Installed ⁶ for each residential unit in the	Installed", "EVSE Ready", and "Conduit Only" on parking pl

(PAMC 16.14.420, A4.106.8.2) structure. <u>Guest parking.</u> The property owner shall provide Conduit Only ⁴, EVSE-Ready Outlet ⁵, or EVSE Installed ³, for at least 25% of guest parking spaces, among which at least 5% (and no fewer language for additional details.1, 2 Accessible spaces. Projects shall comply with the

California Building Code requirements for accessible electric vehicle parking. Provide Conduit Only ⁴, EVSE-Ready Outlet ⁵, or Planning Phase: Declare the EV requirements on the preliminary Green Building Checklist "GB-1" sheet EVSE Installed ³ for at least 30% of parking. At and include in Planning Application. Show EVSE calculations within the parking analysis. Show "EVSE (PAMC 16.14.420, A4.106.8.3) least 10% and no fewer than one shall be EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan. Use the EVSE calculator² for compliance

Compliance Schedule & Instructions eliminary Green Building Checklist "GB-1" sheet cation at single-family dwelling. (Only Projects

clude and references on the "GB-1" within the Building Checklist "GB-1" sheet and include in Permit Plans.

Electric Vehicle Supply Equipment Checklist. eliminary Green Building Checklist "GB-1" sheet ons within the parking analysis. Show "EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan. Use the EVSE calculator² for compliance assistance. (Only Projects subject to Planning)

Permit Phase: Complete Green Building Checklist and include and references on the "GB-1" within the Permit Plans. Declare the EV requirements on the Green Building Checklist "GB-1" sheet and include in Permit Plans. Show EVSE calculations within the parking analysis. Label applicable parking spaces "EVSE than one) shall be EVSE Installed ³. See ordinance Installed", "EVSE Ready", and "Conduit Only" on parking plan (see ordinance language for definitions). Use the EVSE calculator² for compliance assistance.

<u>Inspection Phase:</u> Subject to the activities listed on the Electric Vehicle Supply Equipment Checklist.

installed. See ordinance language for additional assistance. See ordinance language for additional details. (Only Projects subject to Planning) **Permit Phase:** Complete Green Building Checklist and include and references on the "GB-1" within Permit Plans. Declare the EV requirements on the Green Building Checklist "GB-1" sheet and include in Permit Plans. Show EVSE calculations within the parking analysis. Label applicable parking spaces "EVSE Installed", "EVSE Ready", and "Conduit Only" on parking plan (see ordinance language for definitions).

<u>Inspection Phase:</u> Subject to the activities listed on the Electric Vehicle Supply Equipment Checklist.

Use the EVSE calculator² for compliance assistance. See ordinance language for additional details.

Projects are subject to the requirements outlined in PAMC 16.14. See Development Services webpage for ordinance language. ² For the EVSE Calculator location, see Green Building Compliance on the Development Services webpage.

³ Level 2 EVSE. "Level 2 EVSE" shall mean an EVSE capable of charging at 30 amperes or higher at 208 or 240 VAC. An EVSE capable of simultaneously charging at 30 amperes for each of two vehicles shall be count as two Level 2 EVSE. EVSE Installed. "EVSE Installed" shall mean an installed Level 2 EVSE3.

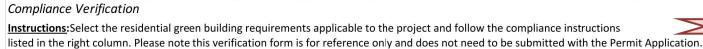
⁴ Conduit Only. "Conduit Only" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to install a 208/240V, 50 amperes grounded AC outlet; and (2) raceway wiring with capacity to accommodate a 100 ampere circuit; terminating in (3) a listed cabinet, box, enclosure, or NEMA receptacle. The raceway shall be installed so that minimal removal of materials is necessary complete the final installation.

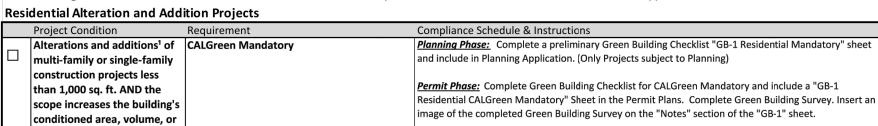
⁵ EVSE-Ready Outlet. "EVSE-Ready Outlet" shall mean, at minimum: (1) a panel capable to accommodate a dedicated branch circuit and service capacity to

install a 208/240V, 50 amperes grounded AC outlet; (2) a two-pole circuit breaker; (3) raceway with capacity to accommodate 100-ampere circuit; (4) 50 ampere wiring; terminating in (5) a 50 ampere NEMA received in a covered outlet box.

Effective 1.01.20

Green Building for Multi-Family and Single-Family New Construction and Renovation





<u>Inspection Phase:</u> Complete construction phase requirements as identified on the within "GB-1 Res Mandatory" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection

PALO ALTO

(CBC, Part 11.301.3, PAMC 16.14.080) ^{2, 4} Alterations and/or additions³ | CALGreen Mandatory + Tier 1 with local <u>Planning Phase</u>: Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory CALGreen Plus Tier 1" sheet and include in Planning Application. (Only Projects subject to Planning) of multi-family or singlefamily construction projects Permit Phase: Complete Green Building Checklist "GB-1 Residential CALGreen Mandatory Plus Tier 1" greater than 1,000 sq. ft. sheet and include within the Permit Plans. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building (CBC, Part 11.301.3, PAMC Survey on the "Notes" section of the "GB-1" sheet. 16.14.080) ^{2, 4, 5} <u>Inspection Phase:</u> Complete construction phase requirements as identified on the "GB-1 Res Mandatory" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines. Construction activities must third-party verified by a Green Building Special Inspector as identified in the Residential Green Building Inspection Guidelines. <u>Planning Phase:</u> Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory" sheet Alterations and/or additions | CALGreen Mandatory and include in Planning Application. (Only Projects subject to Planning) of Attached and Detached Accessory Dwelling Units, **Permit Phase:** Complete Green Building Checklist for CALGreen Mandatory and include a "GB-1" and ADU Conversions of Residential CALGreen Mandatory" Sheet in the Permit Plans. Complete Green Building Survey. Insert an **Existing Structures** image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet. (CGBC 301.1.1, PAMC <u>Inspection Phase:</u> Complete construction phase requirements as identified on the within "GB-1 Res 16.14.080) Mandatory" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection

¹ For projects that trigger CALGreen Mandatory only (and not Tier 1 or Tier 2), provisions of CALGreen Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alt increases the building's conditioned area, volume, or size.

² In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1. ³ Alteration projects that trigger CALGreen Tier 1 must also fulfill all the mandatory provisions of CALGreen Chapter 4.

4 Residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Civil Code Section 1101.1. ⁵ Green Building Special Inspectors must be selected from the Development Services preapproved list of Green Building Special Inspectors.

Square footage means all new and replacement square footage, including basement areas (7 feet or greater in height).

2 of 3 Effective 1.01.20

Green Building for Multi-Family and Single-Family New Construction and Renovation



Instructions: Select the residential green building requirements applicable to the project and follow the compliance instructions

listed in the right column. Please note this verification form is for reference only and does not need to be submitted with the Permit Application.

Nev	v Residential Construction	Projects	
	Project Condition	Requirement	Compliance Schedule & Instructions
X	New multi-family or new single-family construction projects of any size. 1,4 (CBC, Part 11.301.3, PAMC 16.14.080) 2,3	CALGreen Mandatory + Tier 2 with local amendments	Planning Phase: Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory Plus Tier 2" sheet and include in Planning Application. (Only Projects Subject to Planning) Permit Phase: Complete Green Building Checklist "GB-1 CALGreen Mandatory Plus Tier 2" sheet and include within Permit Plans. The design must be third-party verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey of the "Notes" section of the "GB-1" sheet. Inspection Phase: Complete construction phase requirements as identified on the "GB-1 Res Mandatory Plus Tier 2" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines. Construction activities must be third-party verified by a Green Building Special Inspector as identified in the Residential Green Building Inspection Guidelines.
	New Detached Accessory Dwelling Unit (ADU) (PAMC 18.42.040, Section 301.1.2)	CALGreen Mandatory + Tier 2 prerequisite requirements with local amendments Detached Accessory Dwelling Units of new construction shall meet the following: 1. No Planning and Design electives. 2. Two (2) Water Efficiency and Conservation electives. 3. Two (2) Material Conservation and Resource Efficiency electives. 4. One (1) Environmental Quality elective.	Planning Phase: Complete a preliminary Green Building Checklist "GB-1 Residential Mandatory" sheet and include in Planning Application. (Only Projects subject to Planning) Permit Phase: Complete Green Building Checklist for CALGreen Mandatory and include a "GB-1 Residential CALGreen Mandatory Plus Tier 2" Sheet in the Permit Plans. The design must be third-part verified by a Green Building Special Inspector. Complete Green Building Survey. Insert an image of the completed Green Building Survey on the "Notes" section of the "GB-1" sheet. Inspection Phase: Complete construction phase requirements as identified on the within "GB-1 Res Mandatory" Sheet in the Permit Plans. Projects are subject to the Residential Green Building Inspection Guidelines.

Square footage means all new and replacement square footage, including basement areas (7 feet or greater in height).

² In mixed use occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy per CGBC 302.1.

³ Green Building Special Inspectors must be selected from the Development Services preapproved list of Green Building Special Inspectors.

⁴For the purposes of green building, square footage includes conditioned, habitable space.

1 of 3 Effective 1.01.20



Architecture + Planning The Leamington Building 1814 Franklin Street Suite 400 Oakland, CA 94612 510.272.2910 ktav.com







200 PORTAGE AVE PALO ALTO, CA # 2020-0771

CITY REVIEW AUGUST 3, 2021

Green Building

			Compliance Path Verific	ication				Compliance Path Verification	
		Plan Sheet, Spec or	Plan Check Rough GB Inspection Final In IVR # 152 Part 1 Page 1	nspection IVR# 153 Part 1 Part 2 Part 2			Plan Sheet, Spec or	Rough GB	Part 2
Planning and Design Mandatory Storm water drainage and retention during construction (less than one acre)		N Attachment Reference	IVR # 152 Part 1	NITIAL CORR INITIAL	4.5 Environmental Quality Mandatory Fireplaces shall be direct-vent sealed combustion type (all-electric on of aft		N Attachment Reference	CORR INITIAL CORR INITIAL CORR INITIAL CORR IN	The project will be verified by a RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR
Tier 2 Mand. Topsoil protection - Tier 2 requirements	PAMC 16.14.070/ A4.106.2.3				Mandatory Covering of duct openings, protection of mechanical equipment during const	uction 4.504.1			
Mandatory Grading and paving Tier 2 Mand. Water permeable surfaces for 30% - Tier 2 requirements	4.106.3 A4.106.4				Mandatory Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits Mandatory Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.1 4.504.2.2			I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective
Tier 2 Mand. Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.14.070/ A4.106.5				Mandatory Aerosol paints and coatings	4.504.2.3			measures claimed. I have reviewed and understand the after-construction requirements below.
Tier 2 Mand. Electric vehicle (EV) charging for residential structures (Locally amended) Mandatory EV Charging: New single family residences	PAMC 16.14.420 / A4.106.8 PAMC 16.14.420 / A4.106.8.1				Mandatory Verification - documentation to verify complaint VOC limit on finish materials Mandatory Carpet systems compliant with VOC limits	4.504.2.4 4.504.3			
Mandatory EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2				Mandatory Carpet cushion	4.504.3.1			Signature (Green Building Special Inspector)
Mandatory EV Charging: New Hotels Mandatory Bicycle Parking [MF] (locally amended)When an addition or change of use results in increased parking	PAMC 16.14.420/A4.106.8.3 PAMC 18.54.060/ A4.106.9				Mandatory Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits Tier 2 Mand. Resilient flooring systems for 100% - Tier 2 requirements	4.504.3.2 PAMC 16.14.070/ A4.504.2			
Elective Site selection	A4.103.1				Mandatory Composite wood products	4.504.5			
Elective Community connectivity Elective Supervision and education by a Special Inspector (Locally amended)	A4.103.2 PAMC 16.14.090/ A4.104.1				Mandatory Concrete slab foundations - vapor retarder required Mandatory Capillary break for slab-on-grade foundations	4.505.2 4.505.2.1			Print Name
Elective Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.130/ A4.105.1				Mandatory Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3			
Elective Reuse of existing materials (Locally amended) Elective Soil analysis	PAMC 16.14.130/ A4.105.2 A4.106.2.1		_		Bathroom exhaust fans (when required) shall be provided with the following: 1. ENERGY STAR fans ducted to outside of building.	4.506.1			Phone or Email
Elective Soil protection	A4.106.2.2				2. Humidity controlled OR functioning as a component of a whole-house ven				
Elective Landscape design Elective Vegetated roof	A4.106.3 A4.106.6				3. Humidity controls with manual or automatic means of adjustment for relati Mandatory Heating and air conditioning system design	ve humidity range of ≤50% to 80% max 4.507.2			Data
Elective Reduction of heat island effect for nonroof areas	A4.106.7				Mandatory Indoor Air Quality Management Plan	PAMC 16.14.410			Date
Elective Light pollution reduction (Locally amended)	PAMC 16.14.170/ A4.106.10 A4.108.1				Elective Compliance with formaldehyde limits Elective Thermal insulation	PAMC 16.14.265/ A4.504.1 PAMC 16.14.270/ A4.504.3			
Elective Innovative concepts and local environmental conditions MC 16.17 Energy Reach Code	A4.100.1				Elective Thermal insulation Elective Construction filters [HR]	A4.506.2			Certified Energy Analyst Acknowledgement
Effective April 1, 2020: All-Electric Design with performance approach specified within the 2019 California Energy Code shall be used to	PAMC 16.17.110/ 2016 Title 24, Part 6	Palo Alto Building Inspector will verify Title 24 Energy Compliance in			Elective Direct-vent appliances	A4.506.3			The project will be verified by a CERTIFIED ENERGY ANALYST
Mandatory Mandatory		the Field.			Elective Innovative concepts and local environmental conditions.	A4.509.1			
									REQUIREMENT EFFECTIVE
Water Efficiency and Conservation Mandatory Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	I.			Legend:	ADU Exception:			ON APRIL 1, 2020
Mandatory Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2				Y - Yes; the measure is in the scope of work	Free standing detached Acconstruction shall meet the		new	The Certificate of Compliance shall be prepared and signed by a
Mandatory Indoor Water Use: Single showerhead (1.8 gpm at 80 psi) Mandatory Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.1 4.303.1.3.2				N - No; the measure is not in the scope of work	1. California Green Building		ory plus Tier	Certified Energy Analyst and the energy budget for the Proposed
Mandatory Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1				PAMC - Palo Alto Municipal Code, locally amended	2 prerequisite requirements.			Design shall be no greater than the Standard Design Building.
Mandatory Indoor Water Use: [MF] Lavatory faucets in common and public use areas (0.5 gpm at 60 psi)	4.303.1.4.2				[N] - New Construction	2. No Planning and Design (I am a Certified Energy Analyst with the California Association of
Mandatory Indoor Water Use: Metering faucets (0.2 gallons per cycle) Mandatory Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.3 4.303.1.4.4				[MF] - Multi-family dwellings [AA] - Additions and alterations	3. Two (2) Water Efficiency 4. Two (2) Material Conserv	ation and Resource Effici	ency	Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10-103 of the
Mandatory Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2019 Plumbing Code)	4.303.2					electives.			Building Energy Efficiency Standards for Residential and Non-Residential Buildings.
Mandatory Outdoor potable water use in landscape areas (MWELO) Mandatory Recycled water supply systems [N]	4.304.1 4.305.1								Residential Dullatings.
Tier 2 Mand. Recycled water for landscape irrigation [MF only][AA] (when landscape >1,000 sq. ft)	PAMC 16.14.230/ A4.305.3				The <u>Green Building Survey</u> is a required project submittal. The s	unvey can be found at the following	link. The online ourses a	hall he	
Elective Kitchen faucets (1.5 gpm at 60 psi) Elective Alternate water sources for nonpotable applications	A4.303.1 A4.303.2				completed and a Green Building Survey Report will be sent in a	n email. Include a copy of the surve	y report on a separate pa	ge in this	Signature (Certified Energy Analyst)
Elective Appliances	A4.303.2 A4.303.3				plan set. Please indicate the reference page here		, , , , , , , , , , , , , , , , , , , ,		
Elective Nonwater supplied urinals and waterless toilets	A4.303.4								
Elective Hot water recirculation systems Elective Rainwater catchment systems	A4.303.5 A4.304.1								Print Name
Elective Potable water elimination	A4.304.2								
Elective Irrigation metering device (locally amended) Elective Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.220/ A4.304.3 PAMC 16.14.230/ A4.305.1								Phone or Email
Elective Graywater (Locally amended, vynole nouse graywater system counts as 3 electives) Elective Recycled water piping (Locally amended)			_ ' '						Friorie of Ernair
Trecycled water piping (Locally afficilited)	PAMC 16.14.230/ A4.305.2	l _c							Phone of Linan
Elective Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.230/ A4.305.3								
Elective Recycled water for landscape irrigation (Locally amended) Elective Innovative concepts and local environmental conditions Material Conservation and Resource Efficiency	PAMC 16.14.230/ A4.305.3 A4.306.1								
Elective Recycled water for landscape irrigation (Locally amended) Elective Innovative concepts and local environmental conditions Material Conservation and Resource Efficiency Tier 2 Mand. Recycled content - 15% - Tier 2 requirements	PAMC 16.14.230/ A4.305.3								SECTION TO BE COMPLETED
Elective Recycled water for landscape irrigation (Locally amended) Elective Innovative concepts and local environmental conditions Material Conservation and Resource Efficiency	PAMC 16.14.230/ A4.305.3 A4.306.1								
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2019 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN + TIER 2

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

GB-1 Tier 2



Architecture + Planning
The Leamington Building
1814 Franklin Street Suite 400 Oakland, CA 94612 510.272.2910 ktgy.com

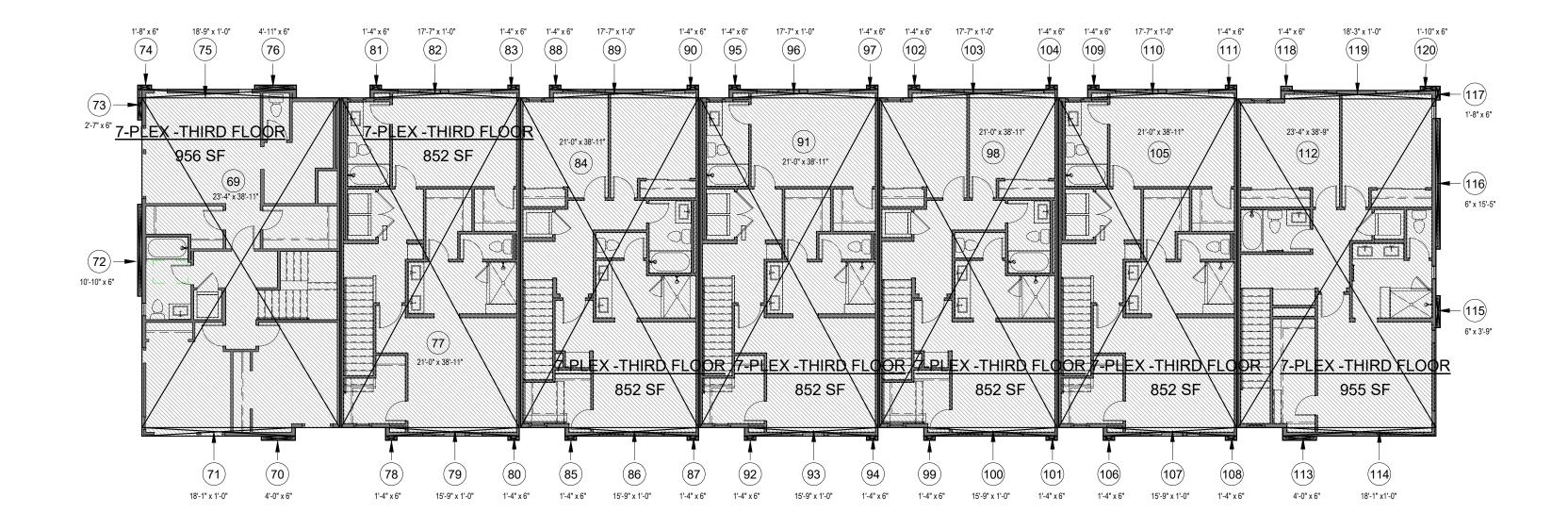


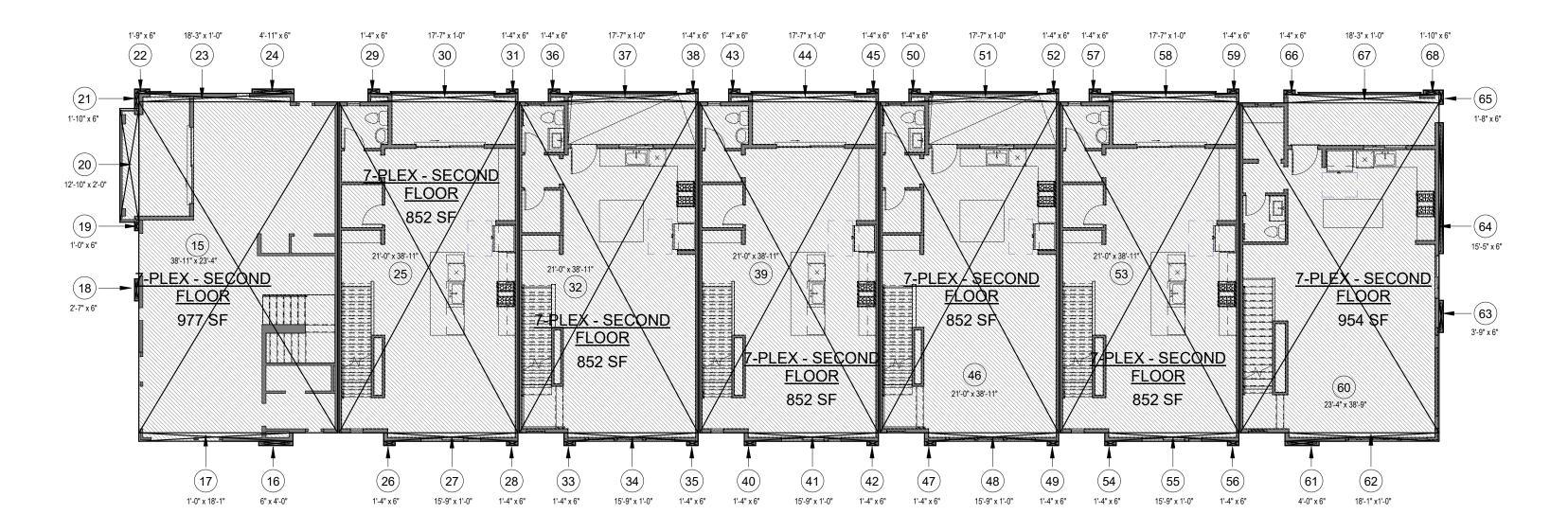


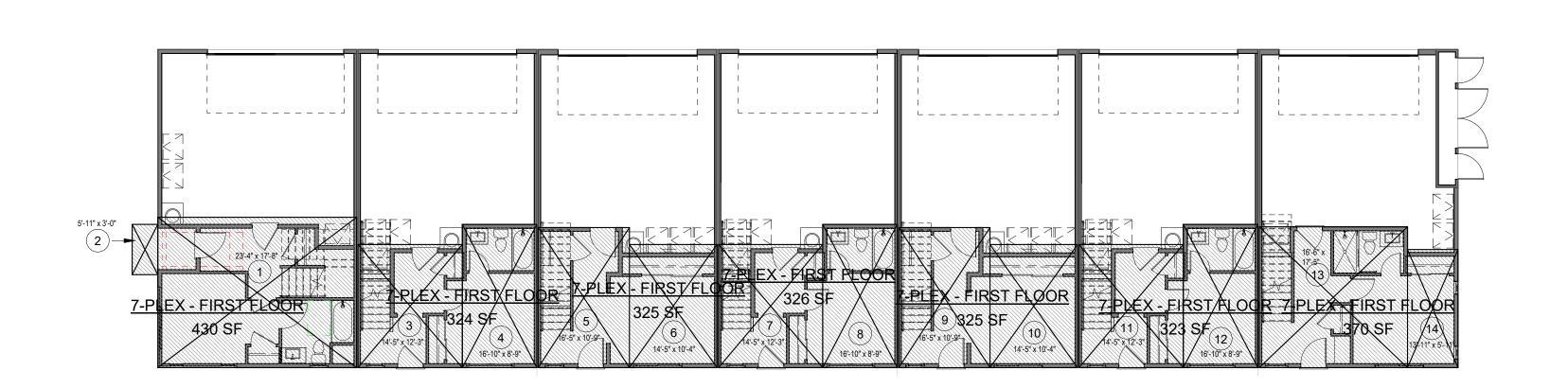




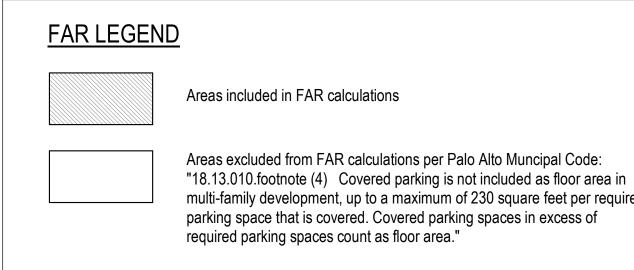








7-PLEX - GROSS SQ. FT. FAR 7-PLEX - FIRST FLOOR R-3 2429 7-PLEX - SECOND FLOOR R-3 6198 7-PLEX -THIRD FLOOR R-3 14803 TOTAL SQ. 14803



FAR AREA CALCS - 7-PLEX

	4" x 38'-11" = 908.06 SQ. FT. 1" x 1'-0" = 18.08 SQ. FT.
1. 23'-4" x 17'-8" = 412.22 SQ. FT. 15. 38'-11" x 23'-4" = 908.06 SQ. FT. 42. 23'-4 2. 5'-11" x 3'-0" = 17.75 SQ. FT. 16. 6" x 4'-0" = 2.00 SQ. FT. 43. 18'-1	4" x 38'-11" = 908.06 SQ. FT. 1" x 1'-0" = 18.08 SQ. FT.
2. 5'-11" x 3'-0" = 17.75 SQ. FT. 16. 6" x 4'-0" = 2.00 SQ. FT. 43. 18'-1	1" x 1'-0" = 18.08 SQ. FT.
TOTAL = 429.97 SQ. FT.	10" x 6" = 5.42 SQ. FT. ' x 6" = 1.29 SQ. FT. ' x 6" = 00.83 SQ. FT. 9 x 1-0" = 18.75 SQ. FT. 1" x 6" = 2.46 SQ. FT.
TOTAL = 323.89 SQ. FT. TOTAL = 978.11 SQ. FT. PLAN 1	
PLAN 2 PLAN 1 77. 21'-0 5. 16'-5" x 10'-9" = 176.48 SQ. FT 6. 14'-5" x10'-4" = 148.97 SQ. FT. TOTAL = 325.45 SQ. FT. PLAN 1 PLAN 1 PLAN 1 25. 21'-0" x 38'-11" = 817.25 SQ. FT. 26. 1'-4" x 6" = 00.67 SQ. FT. 27. 15'-9" x 1'-0" = 15.75 SQ. FT. 28. 1'-4" x 6" = 00.67 SQ. FT. 29. 1'-4" x 6" = 00.67 SQ. FT. 30. 17'-7" x 1'-0" = 17.58 SQ. FT. 7. 14'-5" x 12'-3" = 176.60 SQ. FT. 31. 1'-4" x 6" = 00.67 SQ. FT. 31. 1'-4" x 6" = 00.67 SQ. FT. 31. 1'-4" x 6" = 00.67 SQ. FT.	9" x 1'-0" = 15.75 SQ. FT. ' x 6" = 00.67 SQ. FT. ' x 6" = 00.67 SQ. FT. 7" x 1'-0" = 17.58 SQ. FT. ' x 6" = 00.67 SQ. FT.
8. 16'-10" x 8'-9" = 147.29 SQ. FT. TOTAL = 853.26 SQ. FT. PLAN 2	
TOTAL = 323.89 SQ. FT.	0" x 38'-11" = 817.25 SQ. FT. ' x 6" = 00.67 SQ. FT. 9" x 1'-0" = 15.75 SQ. FT. ' x 6" = 00.67 SQ. FT. ' x 6" = 00.67 SQ. FT. 7" x 1'-0" = 17.58 SQ. FT. ' x 6" = 00.67 SQ. FT.
11. 14'-5" x 12'-3" = 176.60 SQ. FT. TOTAL = 853.26 SQ. FT. PLAN 1	
12. 16'-10" x 8'-9" = 147.29 SQ. FT. PLAN 1 TOTAL = 323.89 SQ. FT. PLAN 3 PLAN 3 40. 1'-4" x 6" = 00.67 SQ. FT. 13. 16'-6" x 17'-5" = 287.38 SQ. FT. 14. 13'-11" x 5'-11" = 82.34 SQ. FT. TOTAL = 369.72 SQ. FT. 47. 12" x 6" = 00.67 SQ. FT. 48. 1'-4" x 6" = 00.67 SQ. FT. 49. 1'-4" x 6" = 00.67 SQ. FT. 40. 1'-4" x 6" = 00.67 SQ. FT. 41. 15'-9" x 1'-0" = 17.58 SQ. FT. 42. 1'-4" x 6" = 00.67 SQ. FT. 43. 1'-4" x 6" = 00.67 SQ. FT. 44. 17'-7" x 1'-0" = 17.58 SQ. FT. 45. 1'-4" x 6" = 00.67 SQ. FT. 45. 1'-4" x 6" = 00.67 SQ. FT. 45. 1'-4" x 6" = 00.67 SQ. FT.	9" x 1'-0" = 15.75 SQ. FT. ' x 6" = 00.67 SQ. FT. ' x 6" = 00.67 SQ. FT. 7" x 1'-0" = 17.58 SQ. FT. ' x 6" = 00.67 SQ. FT.
TOTAL = 853.26 SQ. FT. PLAN 2	
PLAN 2 99. 1'-4" 100. 15'- 46. 21'-0" x 38'-11" = 817.25 SQ. FT. 101. 1'-4 47. 1'-4" x 6" = 00.67 SQ. FT. 102. 1'-4	-9" x 1'-0" = 15.75 SQ. FT. 4" x 6" = 00.67 SQ. FT. 4" x 6" = 00.67 SQ. FT. -7" x 1'-0" = 17.58 SQ. FT. 4" x 6" = 00.67 SQ. FT.
TOTAL = 853.26 SQ. FT.	-0" x 38'-11"= 817.25 SQ. FT.
53. 21'-0" x 38'-11" = 817.25 SQ. FT. 108. 1'-4 54. 1'-4" x 6" = 00.67 SQ. FT. 109. 1'-4	4" x 6" = 00.67 SQ. FT. -9" x 1'-0" = 15.75 SQ. FT. 4" x 6" = 00.67 SQ. FT. 4" x 6" = 00.67 SQ. FT. -7" x 1'-0" = 17.58 SQ. FT. 4" x 6" = 00.67 SQ. FT.
TOTAL = 853.26 SQ. FT.	
PLAN 3 PLAN 3 PLAN 3 112. 23'- 114. 18'- 60. 23'-4" x 38'-9" = 904.17 SQ. FT. 115. 3'-9 61. 4'-0" x 6" = 2.00 SQ. FT. 116. 15'- 62. 18'-1" x 1'-0" = 18.08 SQ. FT. 117. 1'-8 63. 3'-9" x 6" = 1.88 SQ. FT. 118. 1'-4	1-1" x 1'-0" = 18.08 SQ. FT. 1-5" x 6" = 1.88 SQ. FT. 1-5" x 6" = 7.71 SQ. FT. 1-3" x 6" = 00.83 SQ. FT. 1-3" x 1'-0" = 18.25 SQ. FT. 10" x 6" = 00.92 SQ. FT.









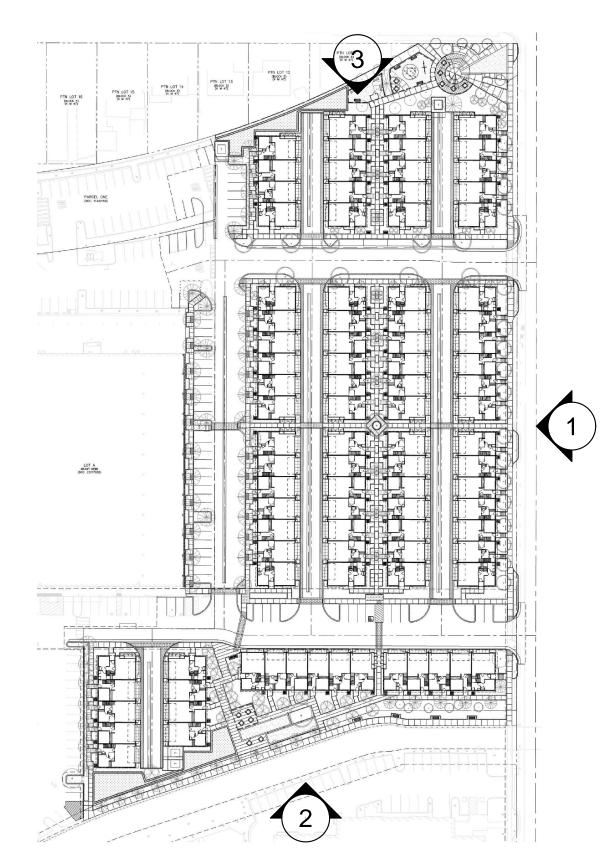




= 954.51 SQ. FT.



3. Olive Avenue Elevation



Key Map (n.t.s.)

35' Height Limit T.O.Roof Per RM-30 T.O.Plate Level 3 Level 3 Level 2 Level 1 Level 1	Drive Aisle H	

2. Matadero Creek Elevation



1. Park Boulevard Elevation

Suite 400

ktgy.com

510.272.2910



Architecture + Planning
The Leamington Building
1814 Franklin Street The SOBRATO Organization Oakland, CA 94612







200 PORTAGE AVE PALO ALTO, CA # 2020-0771

CITY REVIEW AUGUST 3, 2021

SITE ELEVATIONS

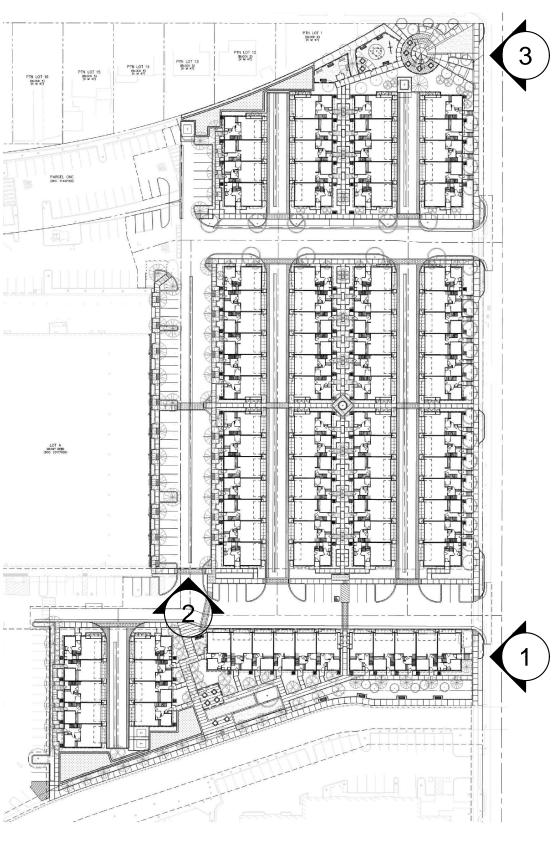
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3. Intersection of Park Boulevard and Olive Avenue Elevation



2. Intersection of Street B & Street C Elevation



Key Map (n.t.s.)



1. Intersection of Park Boulevard & Matadero Creek Elevation



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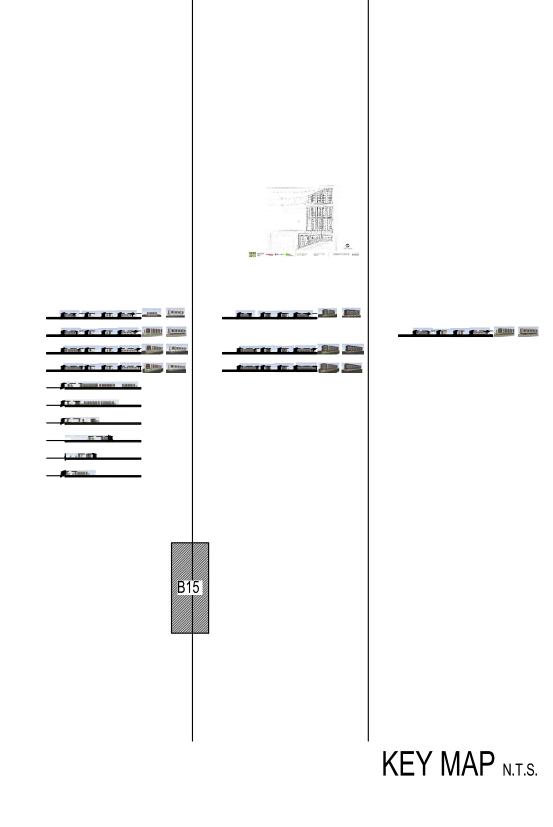






- Painted Stucco
- Wood-Look Horizontal siding
- Painted Fiber Cement Panel
 - Painted Wood Fascia
- Standing Seem Roof
- Metal Garage Door Vinyl Window
- Metal Door
- Painted Stucco Awning
- Painted Metal Railing **Unit Light Fixture**
 - Painted Metal Downspout
- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
 - Egress Window For Emergency Escape







SIDE ELEVATION A (PLAN 4)



FRONT ELEVATION



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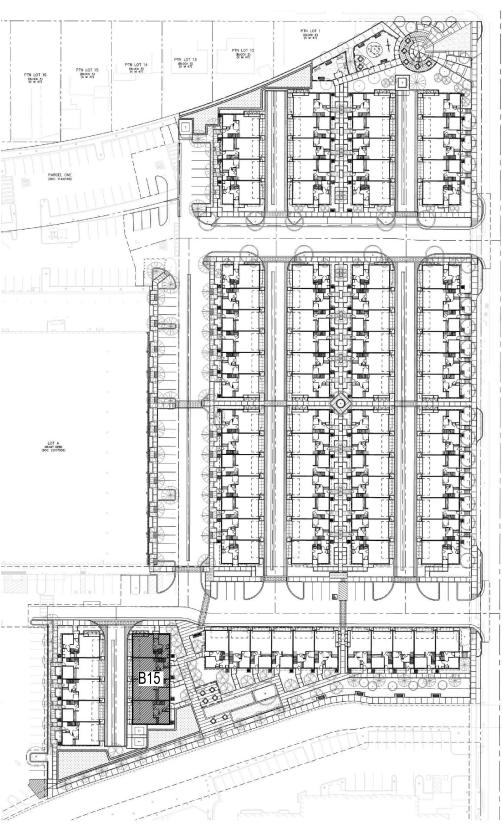
4-PLEX PRELIMINARY ELEVATIONS SCHEME B

- Painted Stucco
- Wood-Look Horizontal siding
- Painted Wood Fascia
- Painted Fiber Cement Panel
- Standing Seem Roof
- Metal Garage Door Vinyl Window
- Metal Door
- Unit Light Fixture

Painted Stucco Awning

- Painted Metal Railing
- Painted Metal Downspout
- Painted Fiber Cement Trim High Density Foam Trim w/ Stucco Coating
 - - Egress Window For Emergency Escape





KEY MAP N.T.S.

REAR RIGHT PERSPECTIVE



SIDE ELEVATION B (PLAN 3)



REAR ELEVATION



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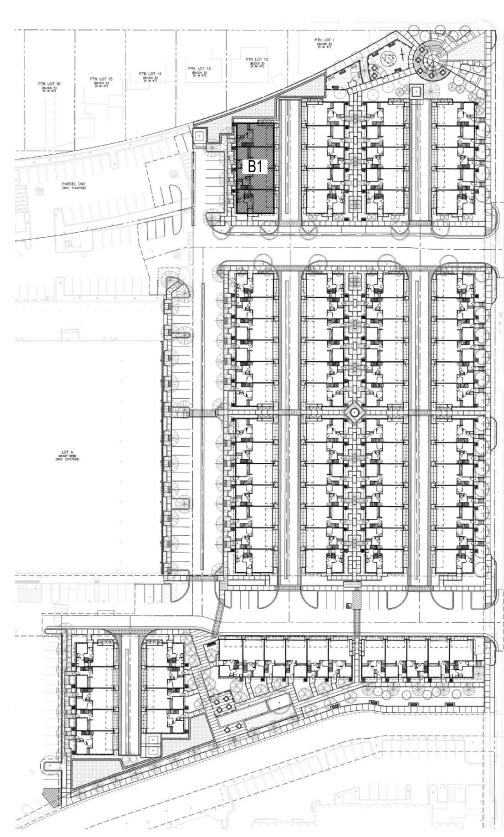
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CITY REVIEW AUGUST 3, 2021

4-PLEX PRELIMINARY ELEVATIONS SCHEME B

- Painted Stucco
- Wood-Look Horizontal siding
- Painted Wood Fascia
- Painted Fiber Cement Panel
- Standing Seem Roof
- Metal Garage Door Vinyl Window
- Metal Door
- Painted Stucco Awning Painted Metal Railing
- **Unit Light Fixture**
 - Painted Metal Downspout
- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
 - Egress Window For Emergency Escape





KEY MAP N.T.S.

FRONT LEFT PERSPECTIVE



SIDE ELEVATION A (PLAN 4)



FRONT ELEVATION



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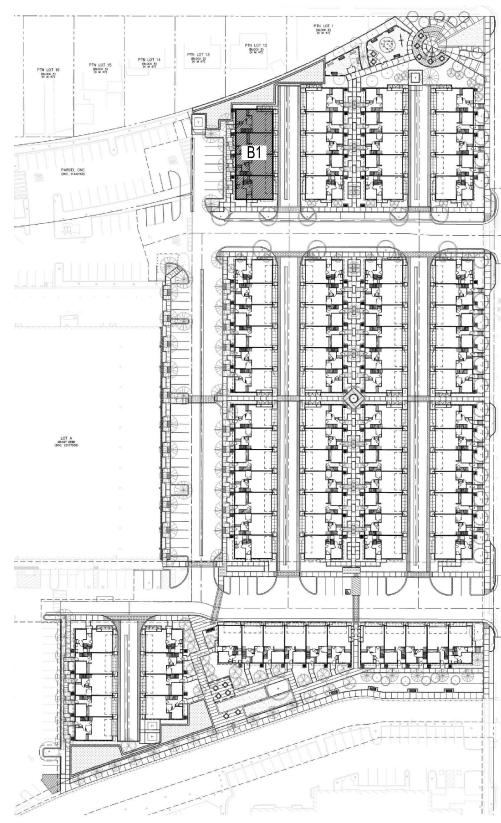
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CITY REVIEW AUGUST 3, 2021

4X-PLEX PRELIMINARY ELEVATIONS SCHEME B -@ BLDG 1

- Painted Stucco
- Wood-Look Horizontal siding
 - Painted Wood Fascia
 - Painted Fiber Cement Panel
- Standing Seem Roof Metal Garage Door
- Vinyl Window
- Metal Door
- **Unit Light Fixture** Painted Metal Downspout
- Painted Stucco Awning Painted Metal Railing
- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
 - Egress Window For Emergency Escape





KEY MAP N.T.S.

REAR RIGHT PERSPECTIVE



SIDE ELEVATION B (PLAN 3)



REAR ELEVATION



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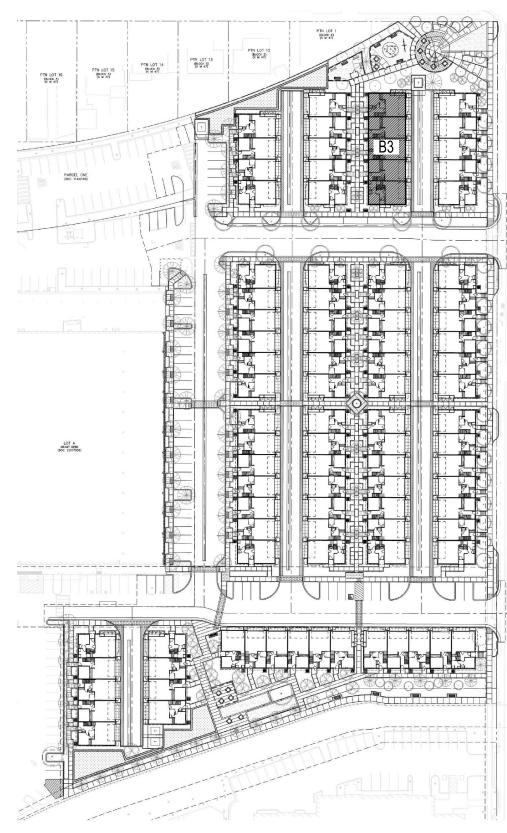
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CITY REVIEW AUGUST 3, 2021

4X-PLEX PRELIMINARY ELEVATIONS SCHEME B -@ BLDG 1

- 1 Painted Stucco
- 2 Wood-Look Horizontal siding
- Painted Fiber Cement PanelPainted Wood Fascia
- Standing Seem RoofMetal Garage Door
 - Vinyl Window
 - Metal Door
- Painted Stucco Awning
- Painted Metal Railing
 Unit Light Fixture
- Painted Metal Downspout
- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
 - Egress Window For Emergency Escape





KEY MAP N.T.S.

FRONT LEFT PERSPECTIVE



SIDE ELEVATION A (PLAN 4)



FRONT ELEVATION



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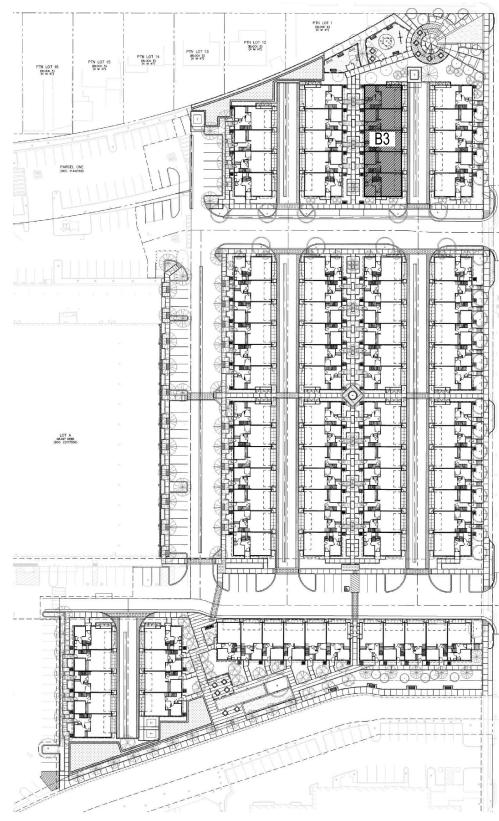
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CITY REVIEW
AUGUST 3, 2021

5-PLEX PRELIMINARY ELEVATIONS

- Painted Stucco
- Wood-Look Horizontal siding
- Painted Fiber Cement Panel
 - Painted Wood Fascia
- Standing Seem Roof
- Metal Garage Door Vinyl Window
- Metal Door
- Painted Stucco Awning Painted Metal Railing
- Unit Light Fixture
 - Painted Metal Downspout
- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
 - Egress Window For Emergency Escape





KEY MAP N.T.S.

REAR RIGHT PERSPECTIVE



SIDE ELEVATION B (PLAN 3)



REAR ELEVATION



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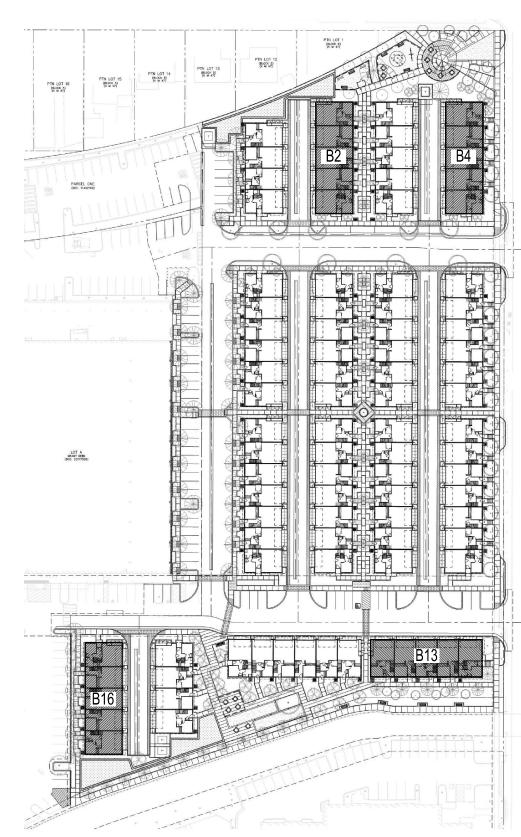
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CITY REVIEW AUGUST 3, 2021

5-PLEX PRELIMINARY ELEVATIONS

- Painted Stucco
- Wood-Look Horizontal siding Painted Fiber Cement Panel
 - Painted Wood Fascia
- Standing Seem Roof Metal Garage Door
- Vinyl Window
- Metal Door
- Painted Stucco Awning Painted Metal Railing
- Unit Light Fixture
- Painted Metal Downspout
- Painted Fiber Cement Trim High Density Foam Trim w/ Stucco Coating
- - Egress Window For Emergency Escape





KEY MAP N.T.S.

FRONT LEFT PERSPECTIVE



SIDE ELEVATION A (PLAN 4)



FRONT ELEVATION



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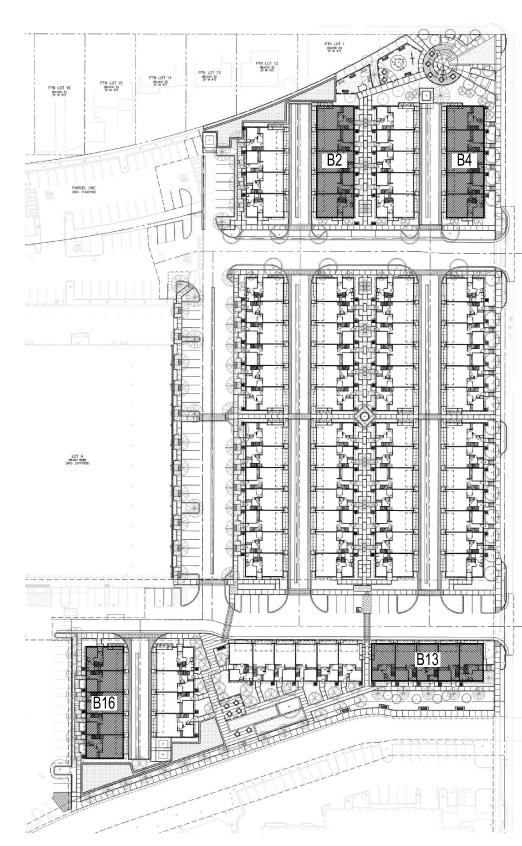
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CITY REVIEW AUGUST 3, 2021

5-PLEX PRELIMINARY ELEVATIONS SCHEME C

- Painted Stucco
- Wood-Look Horizontal siding
 - Painted Fiber Cement Panel Painted Wood Fascia
- Standing Seem Roof Metal Garage Door
 - Vinyl Window
 - Metal Door
- Painted Stucco Awning
 - Painted Metal Railing
 - Unit Light Fixture Painted Metal Downspout
- Painted Fiber Cement Trim High Density Foam Trim w/ Stucco Coating
 - - Egress Window For Emergency Escape





KEY MAP N.T.S.

REAR RIGHT PERSPECTIVE



SIDE ELEVATION B (PLAN 3)



REAR ELEVATION



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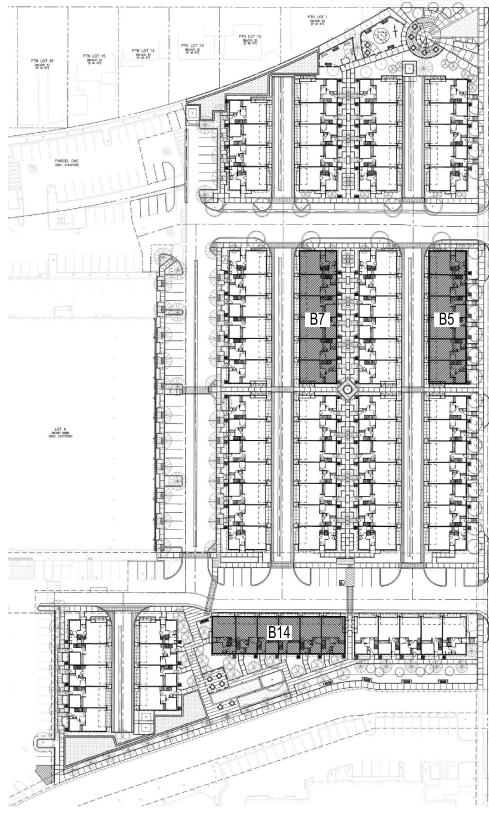
200 PORTAGE AVE

CITY REVIEW AUGUST 3, 2021

5-PLEX PRELIMINARY ELEVATIONS SCHEME C

- Painted Stucco
- Wood-Look Horizontal siding
- Painted Fiber Cement Panel
 - Painted Wood Fascia
- Standing Seem Roof
- Metal Garage Door Vinyl Window
- Metal Door
- Unit Light Fixture Painted Metal Downspout
- Painted Stucco Awning Painted Metal Railing
- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
- Egress Window For Emergency Escape





KEY MAP N.T.S.

FRONT LEFT PERSPECTIVE



SIDE ELEVATION A (PLAN 3)



FRONT ELEVATION



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6-PLEX PRELIMINARY ELEVATIONS

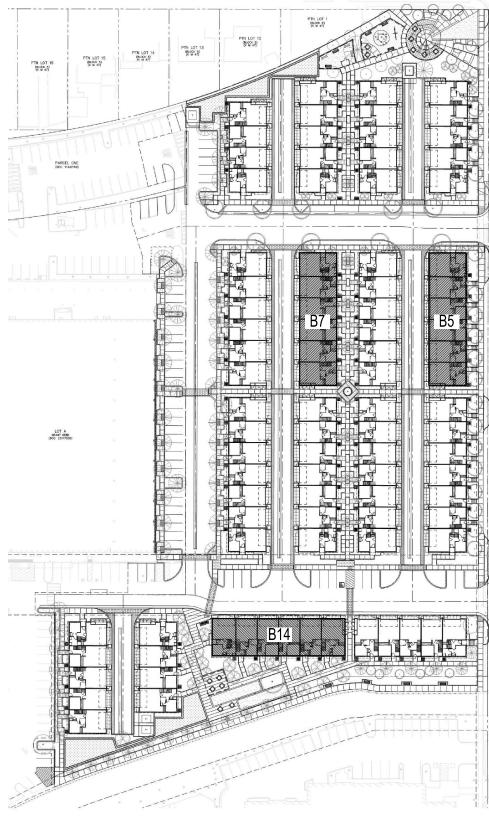
- Painted Stucco
- Wood-Look Horizontal siding
- Painted Fiber Cement Panel Painted Wood Fascia
- Standing Seem Roof
- Metal Garage Door Vinyl Window
- Metal Door

- Painted Metal Railing Unit Light Fixture
 - Painted Metal Downspout

Painted Stucco Awning

- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
- Egress Window For Emergency Escape





KEY MAP N.T.S.

REAR RIGHT PERSPECTIVE



SIDE ELEVATION B (PLAN 3)



REAR ELEVATION



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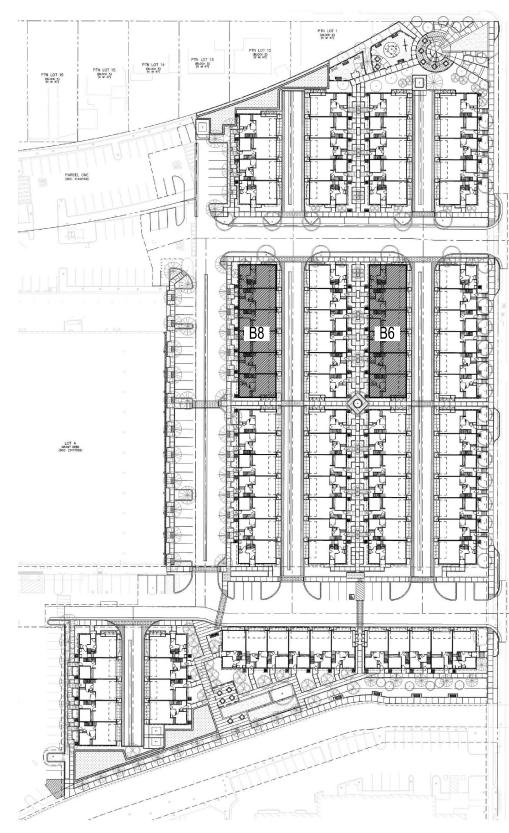
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CITY REVIEW AUGUST 3, 2021

6-PLEX PRELIMINARY ELEVATIONS

- Painted Stucco
- Wood-Look Horizontal siding
 - Painted Wood Fascia
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- Unit Light Fixture
- Painted Metal Railing
 - Painted Metal Downspout
- Painted Stucco Awning
- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
 - - Egress Window For Emergency Escape





KEY MAP N.T.S.

FRONT LEFT PERSPECTIVE



SIDE ELEVATION A (PLAN 3)



FRONT ELEVATION



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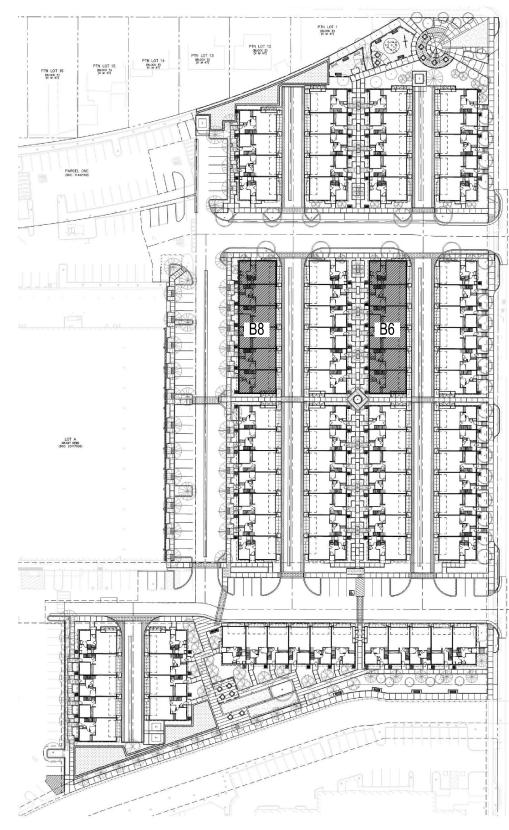
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6-PLEX PRELIMINARY ELEVATIONS SCHEME B

- Painted Stucco
- Wood-Look Horizontal siding
- Painted Fiber Cement Panel Painted Wood Fascia
- Standing Seem Roof Metal Garage Door
 - Vinyl Window Metal Door
- Painted Stucco Awning
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- Painted Metal Railing Unit Light Fixture
- Painted Metal Downspout
- Egress Window For Emergency Escape





KEY MAP N.T.S.

REAR RIGHT PERSPECTIVE



SIDE ELEVATION B (PLAN 3)



REAR ELEVATION



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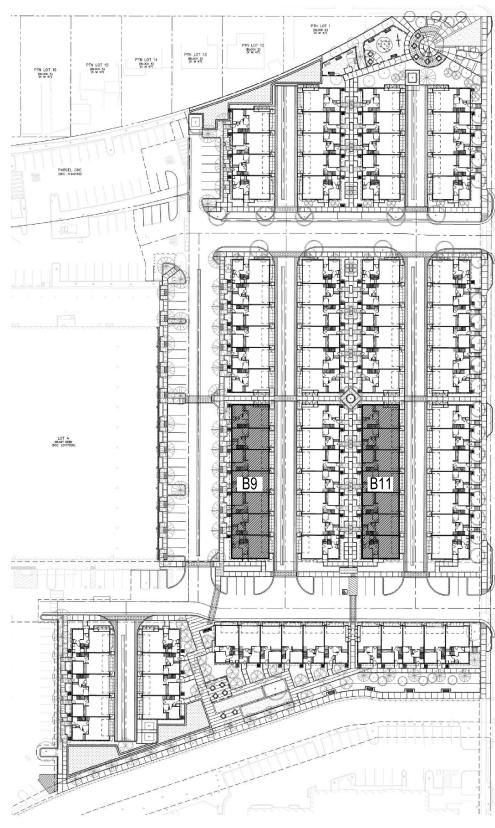
6-PLEX PRELIMINARY ELEVATIONS SCHEME B

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Painted Stucco Awning

- Painted Fiber Cement Trim High Density Foam Trim w/ Stucco Coating
 - - Egress Window For Emergency Escape





KEY MAP N.T.S.

FRONT LEFT PERSPECTIVE





SIDE ELEVATION A (PLAN 4)

FRONT ELEVATION



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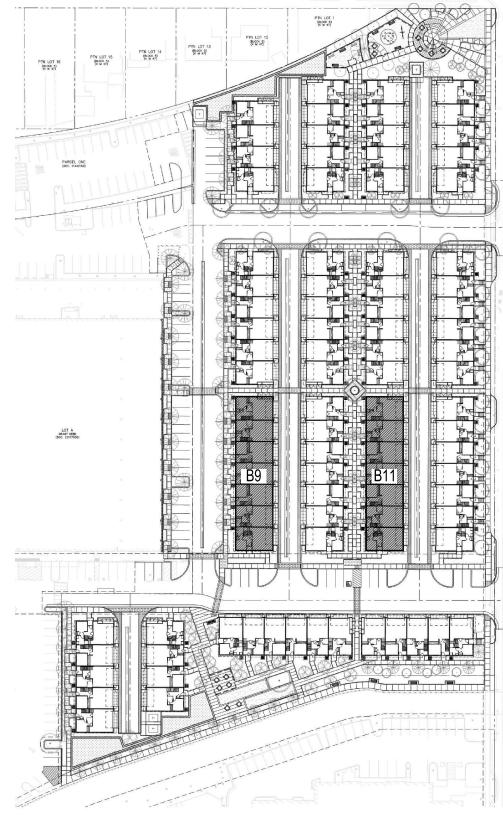
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7-PLEX PRELIMINARY ELEVATIONS

- Painted Stucco
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- Metal Garage Door Vinyl Window
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KEY MAP N.T.S.

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1 2 7 4 5 13 (3) 3 2 35' Height Limit T.O.Roof Per RM-30 T.O. Fascia T.O.Plate Level 3 Level 2 Level 1

SIDE ELEVATION B (PLAN 3)

REAR ELEVATION



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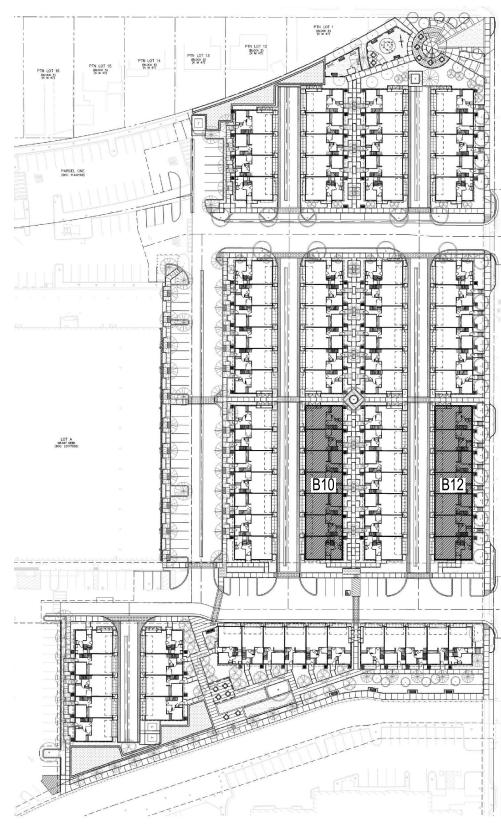






- Painted Stucco
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 - Painted Wood Fascia
- Standing Seem Roof
- Metal Garage Door
- Vinyl Window
- Metal Door
- Painted Stucco Awning
- Painted Metal Railing
 - Unit Light Fixture Painted Metal Downspout
- Painted Fiber Cement Trim
- High Density Foam Trim w/ Stucco Coating
 - Egress Window For Emergency Escape





KEY MAP N.T.S.

FRONT LEFT PERSPECTIVE





SIDE ELEVATION A (PLAN 4)

FRONT ELEVATION



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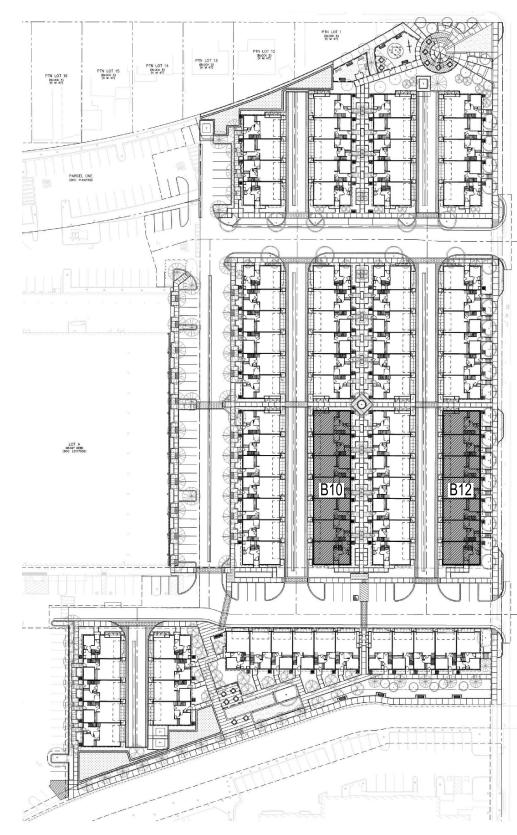






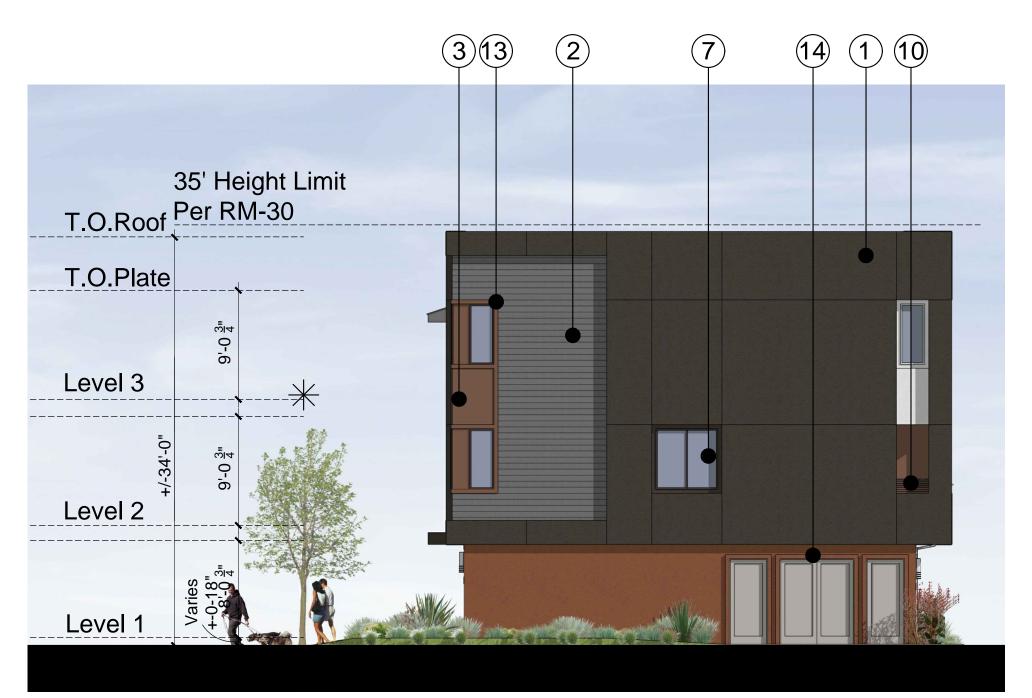
- Painted Stucco
- Wood-Look Horizontal siding
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- Standing Seem Roof
 - Metal Garage Door
 - Vinyl Window Metal Door
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 - High Density Foam Trim w/ Stucco Coating
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KEY MAP N.T.S.

REAR RIGHT PERSPECTIVE



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SIDE ELEVATION B (PLAN 3)

REAR ELEVATION



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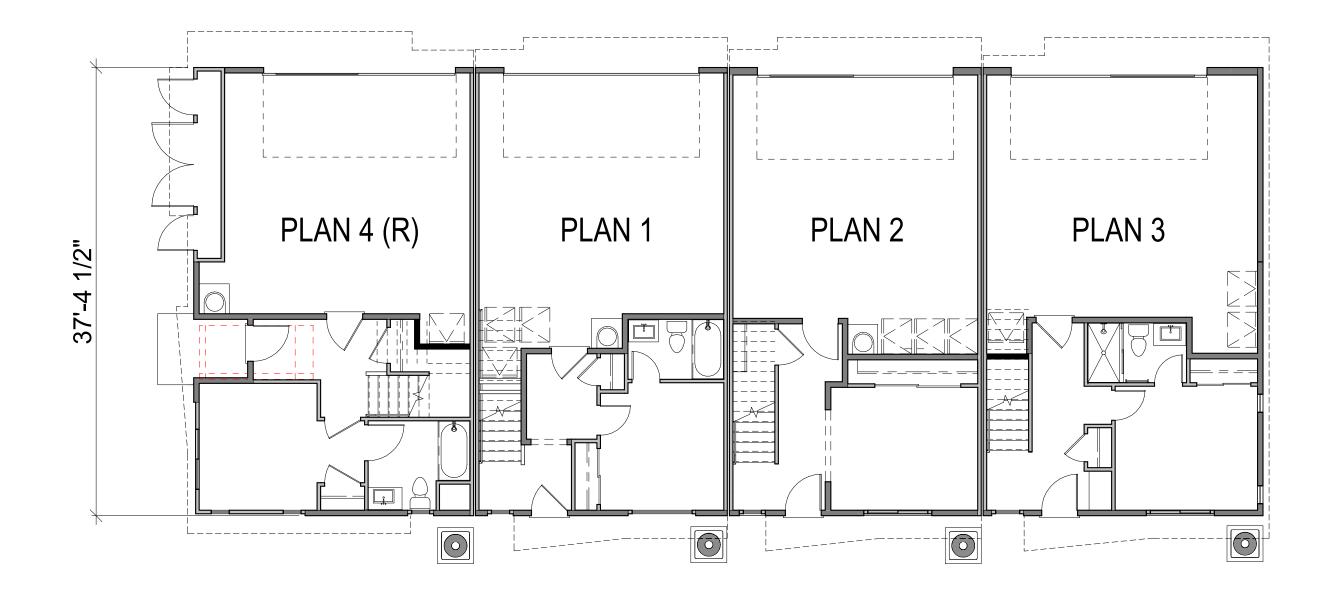




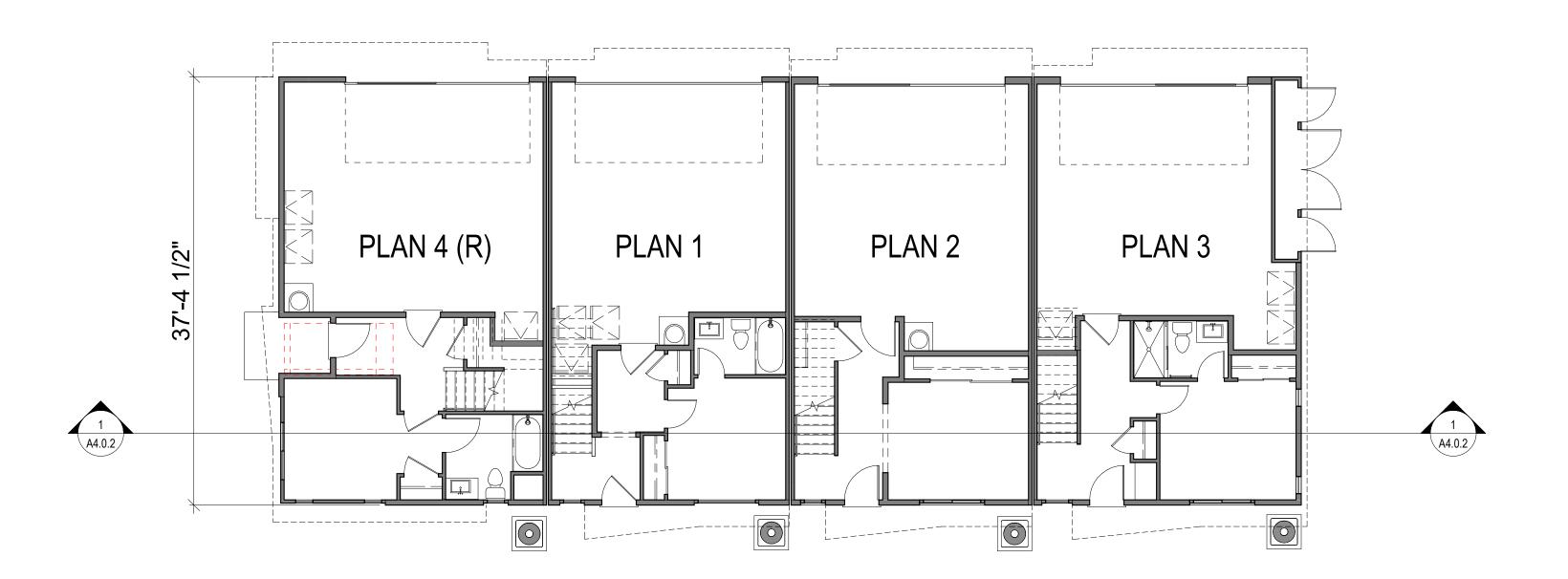
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7-PLEX PRELIMINARY ELEVATIONS SCHEME B



Alt First Floor



First Floor



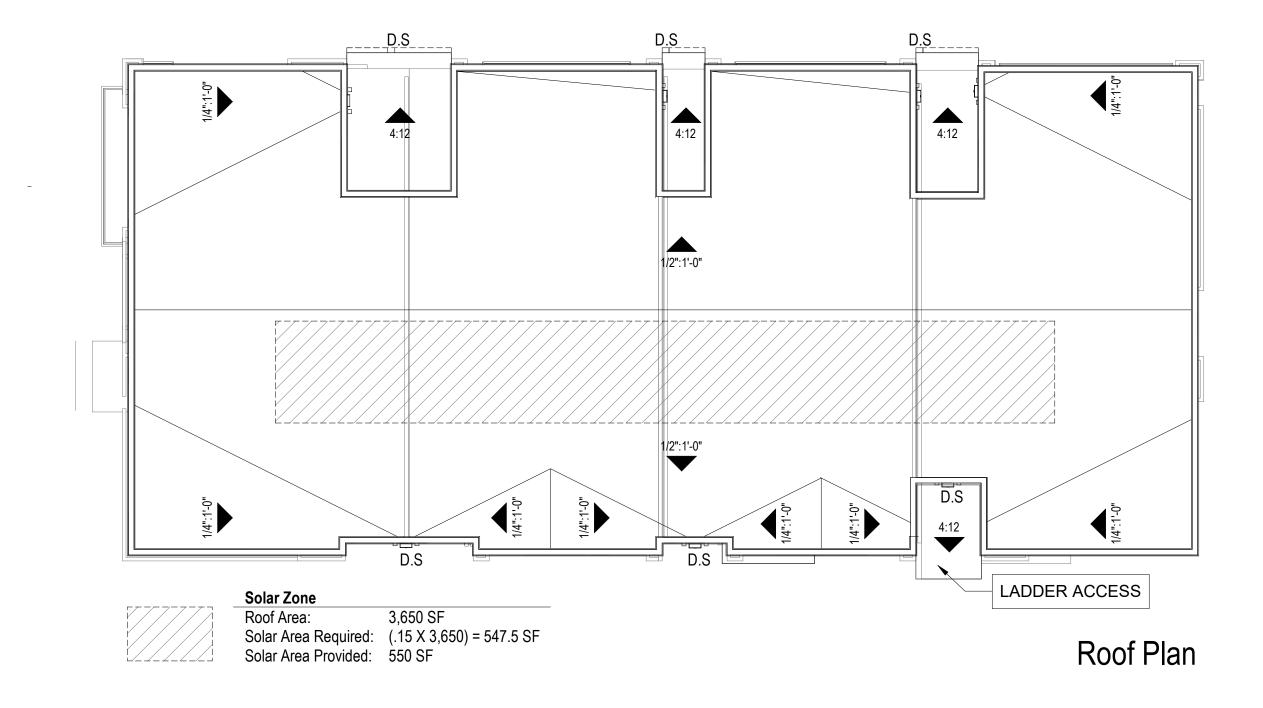


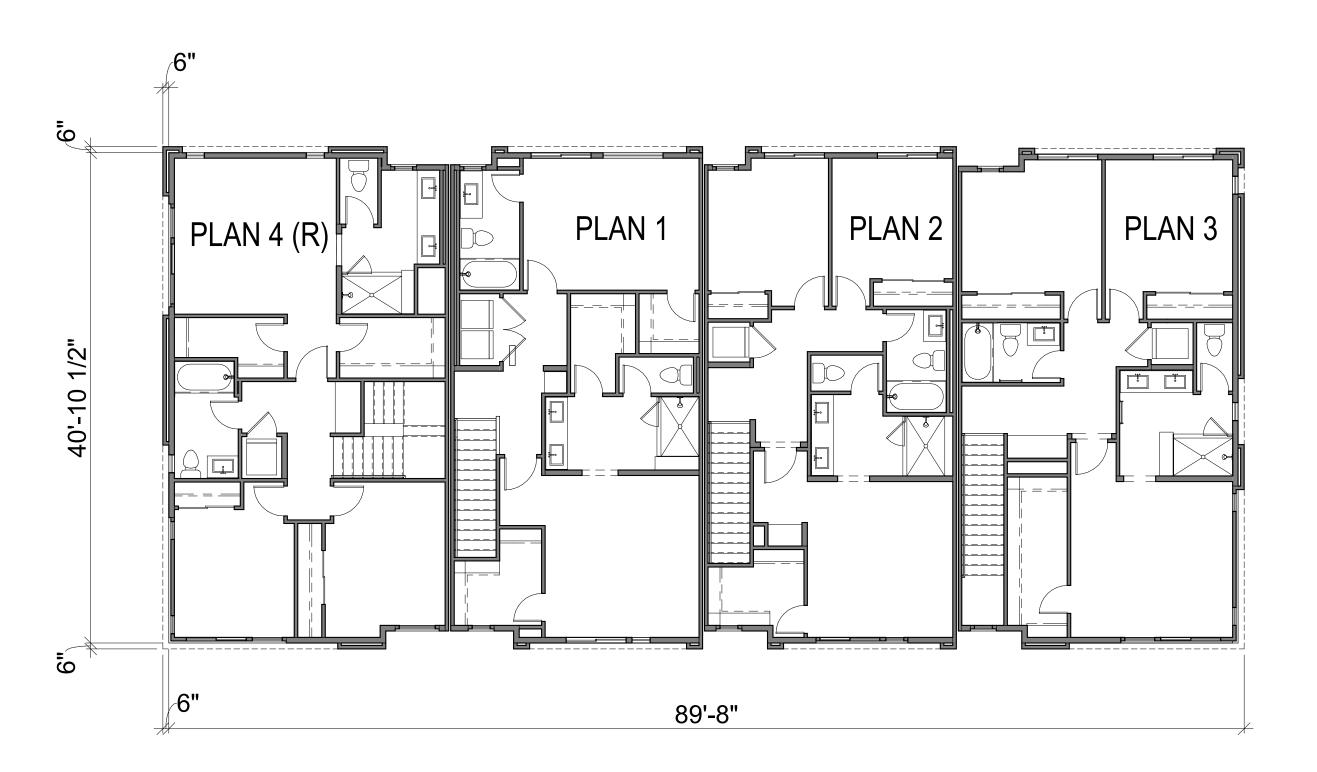












Third Floor



Second Floor

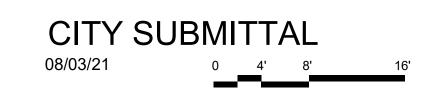




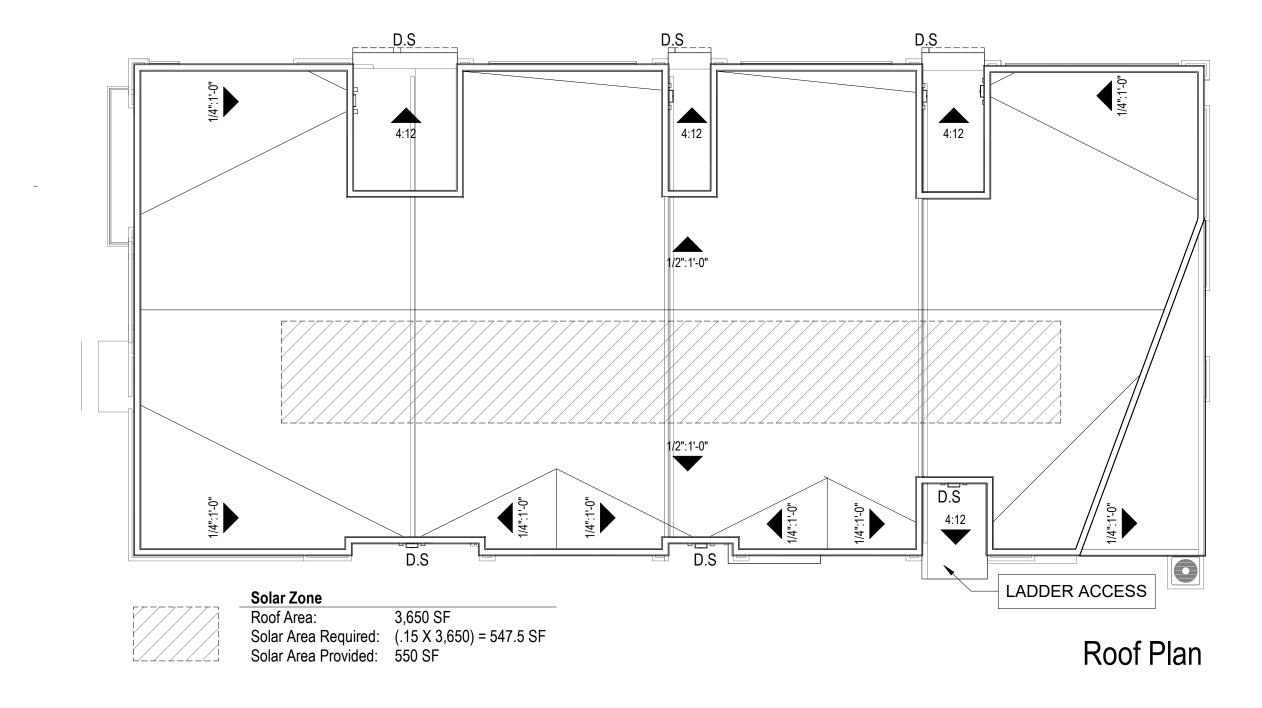


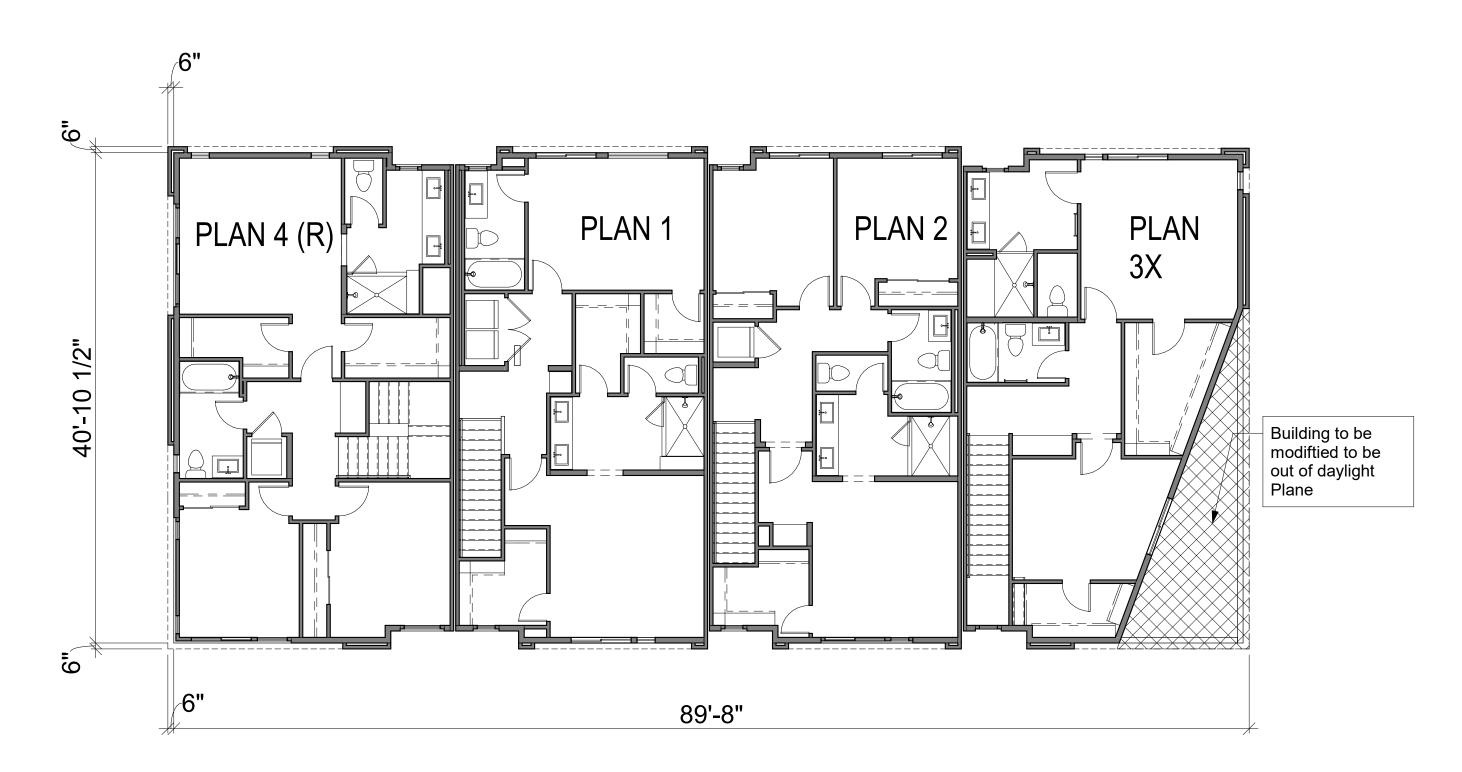




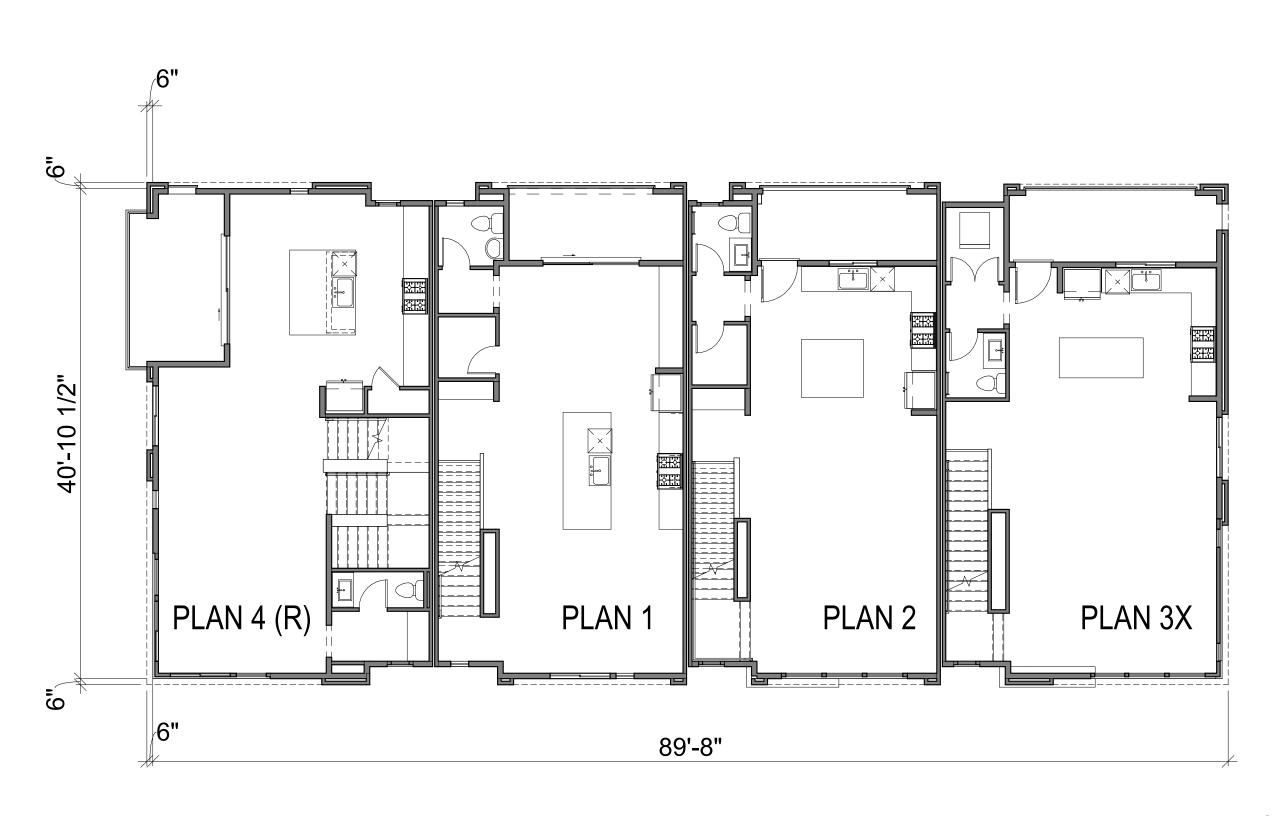


4-PLEX - SECOND & THIRD FLOOR PLAN & ROOF PLAN





Third Floor



Second Floor

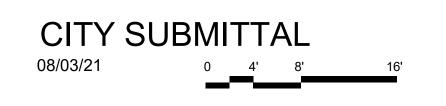




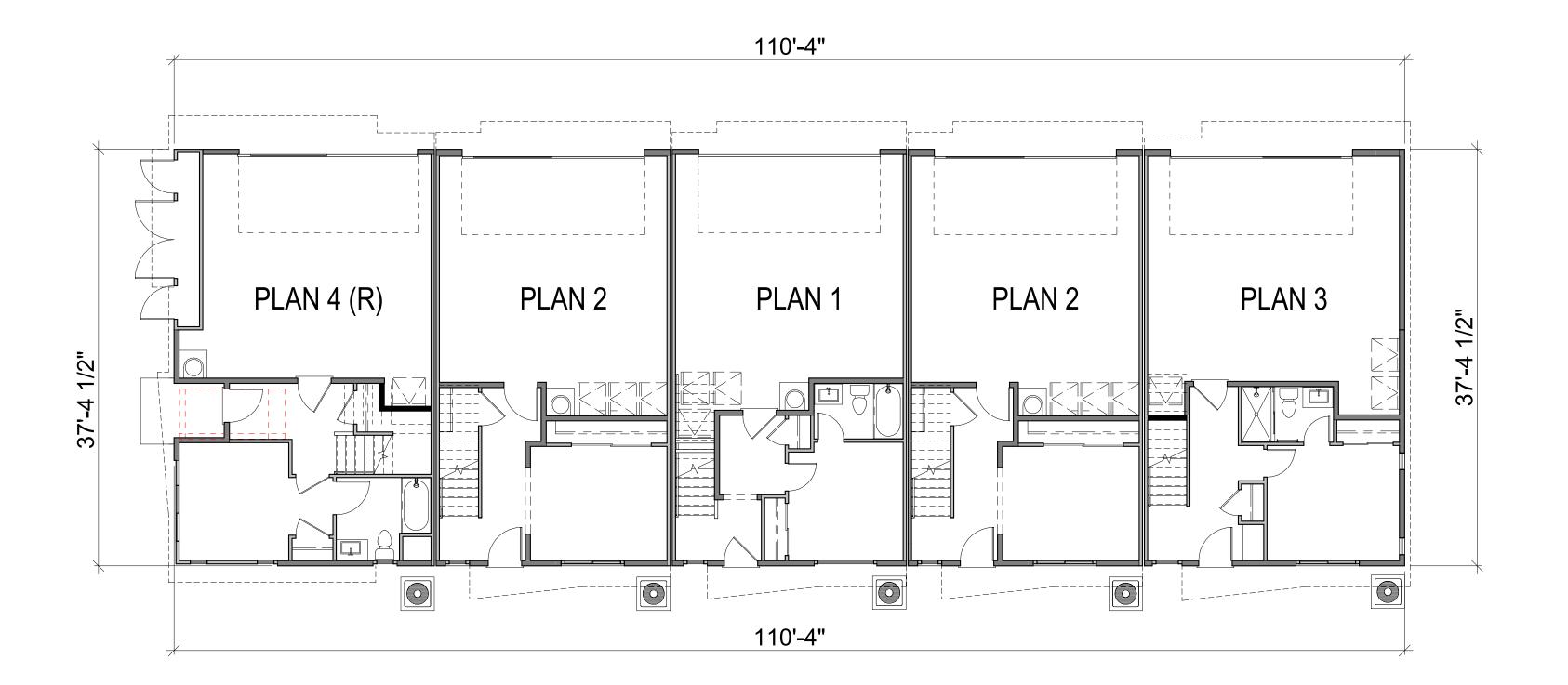




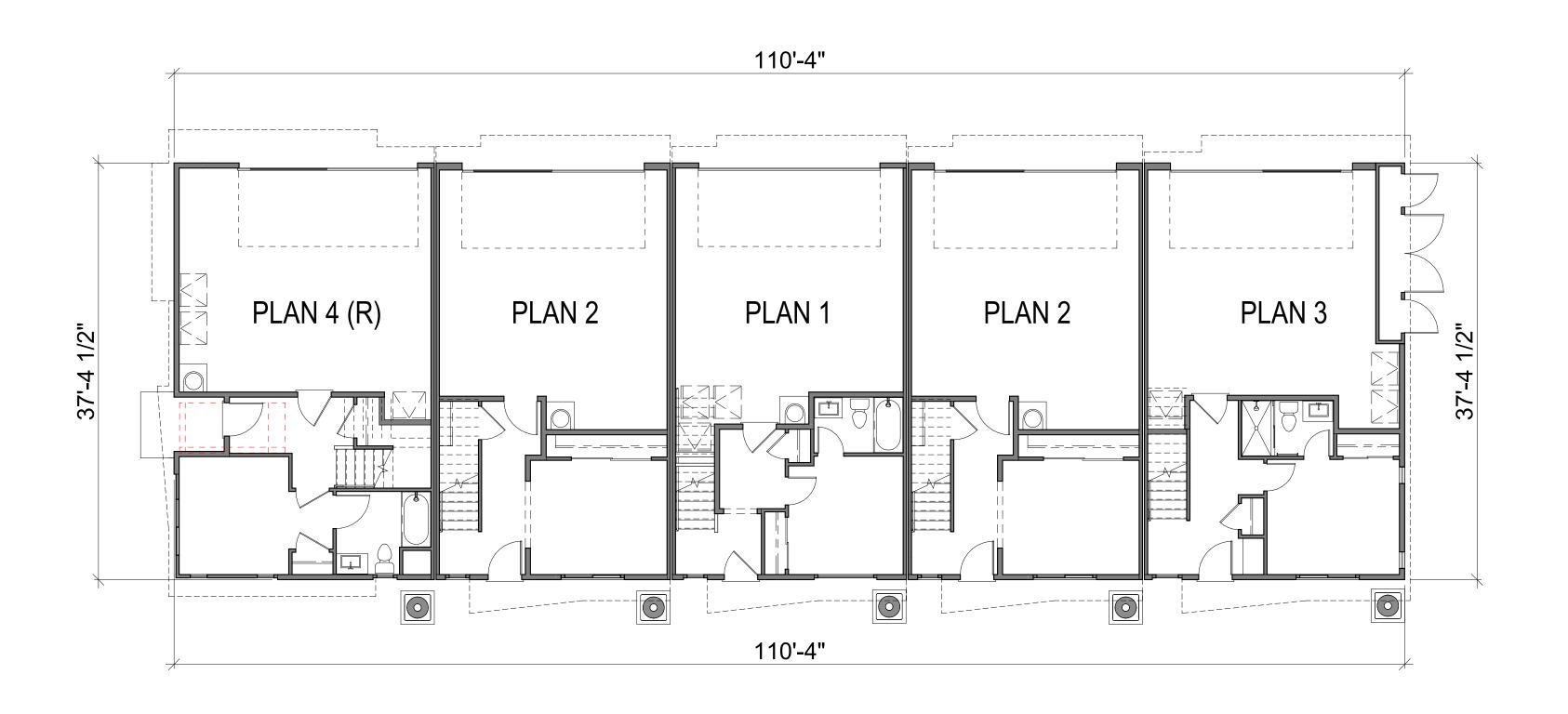




4X-PLEX - SECOND & THIRD FLOOR PLAN & ROOF PLAN-BUILDING 1



Alt First Floor



First Floor



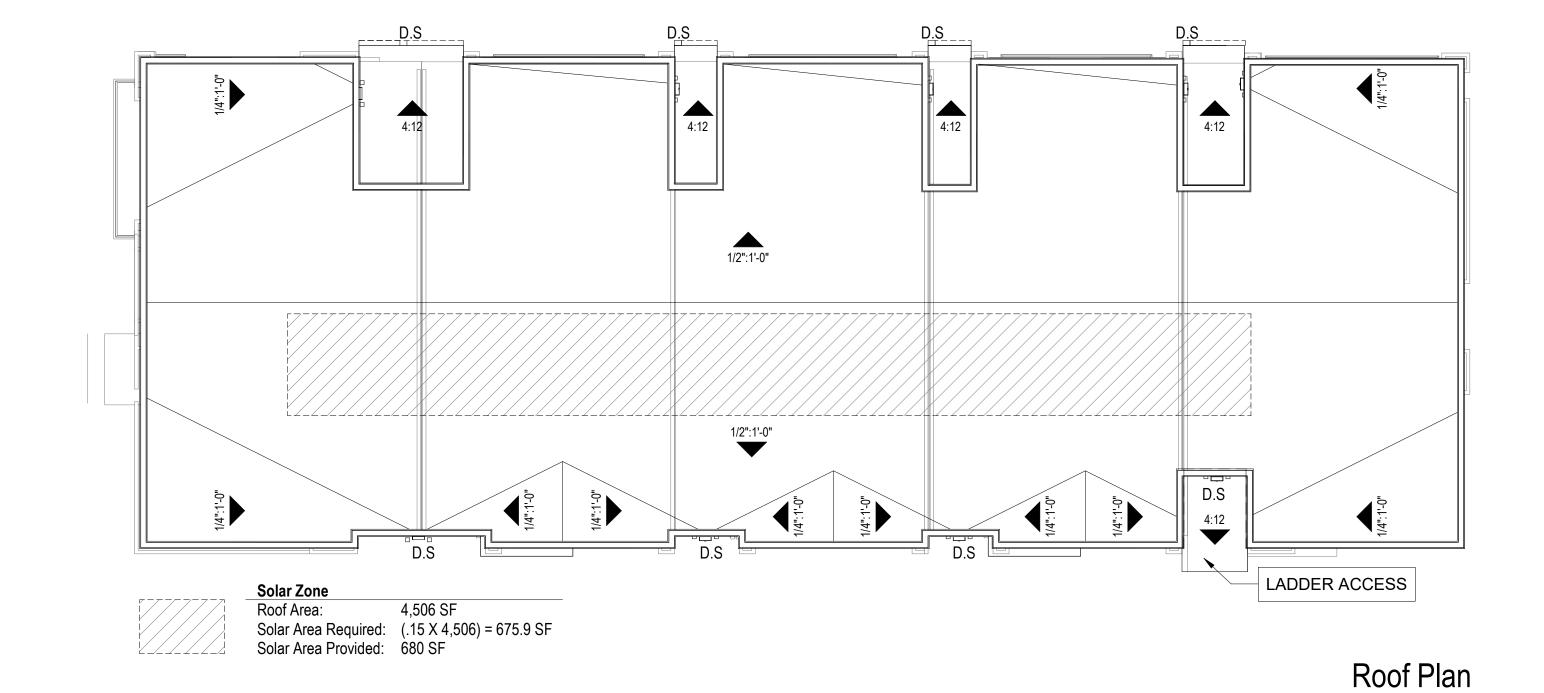






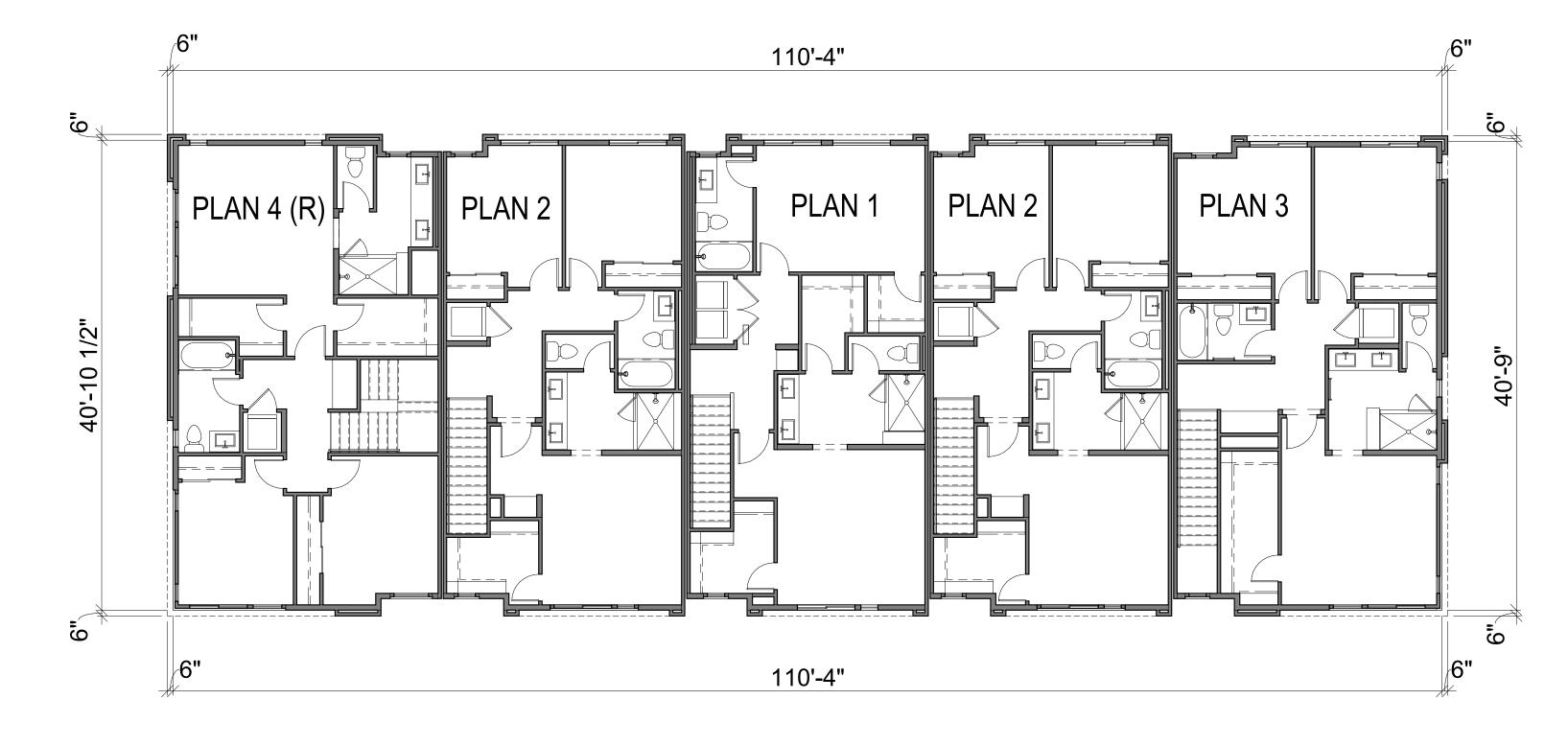






PLAN 4 (R) PLAN 2 PLAN 3 PLAN 3 For Third Floor

110'-4"



Second Floor

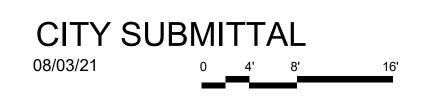




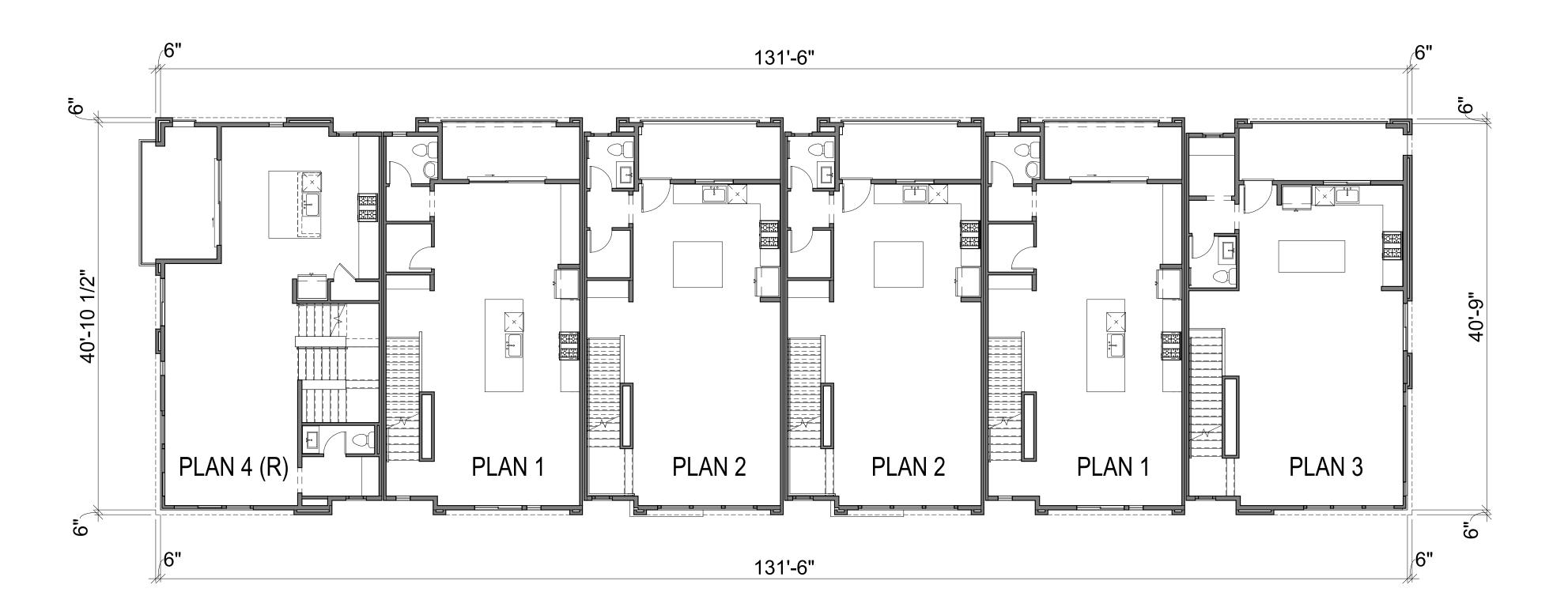




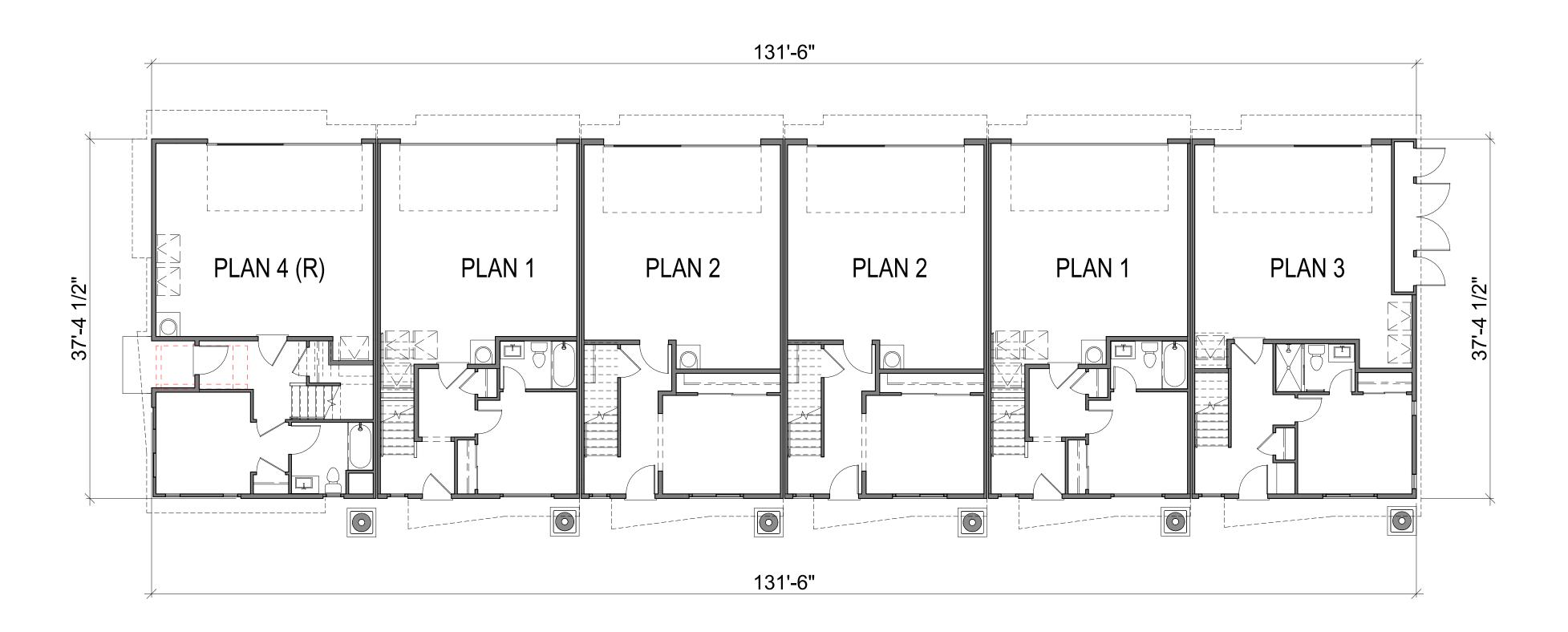




5-PLEX - SECOND & THIRD FLOOR PLAN & ROOF PLAN



Second Floor



First Floor

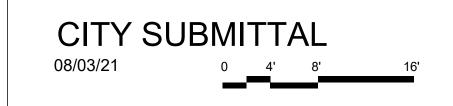


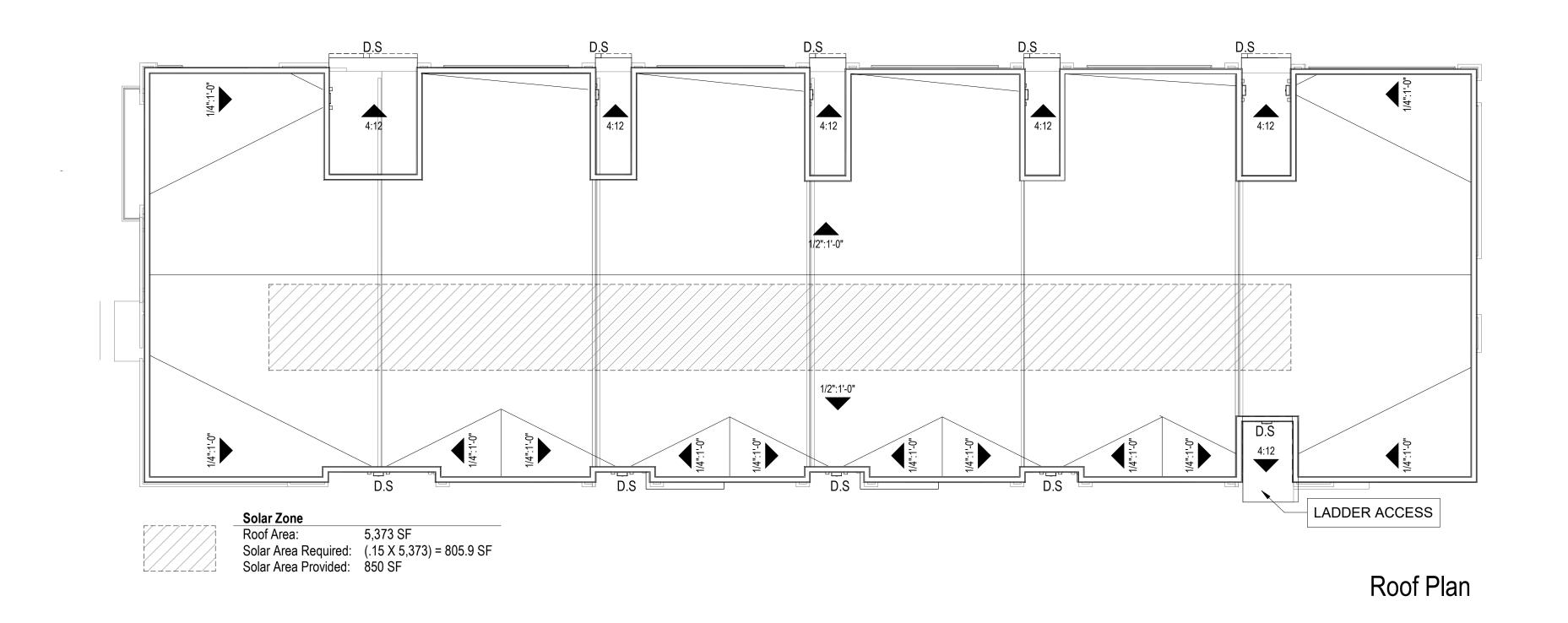


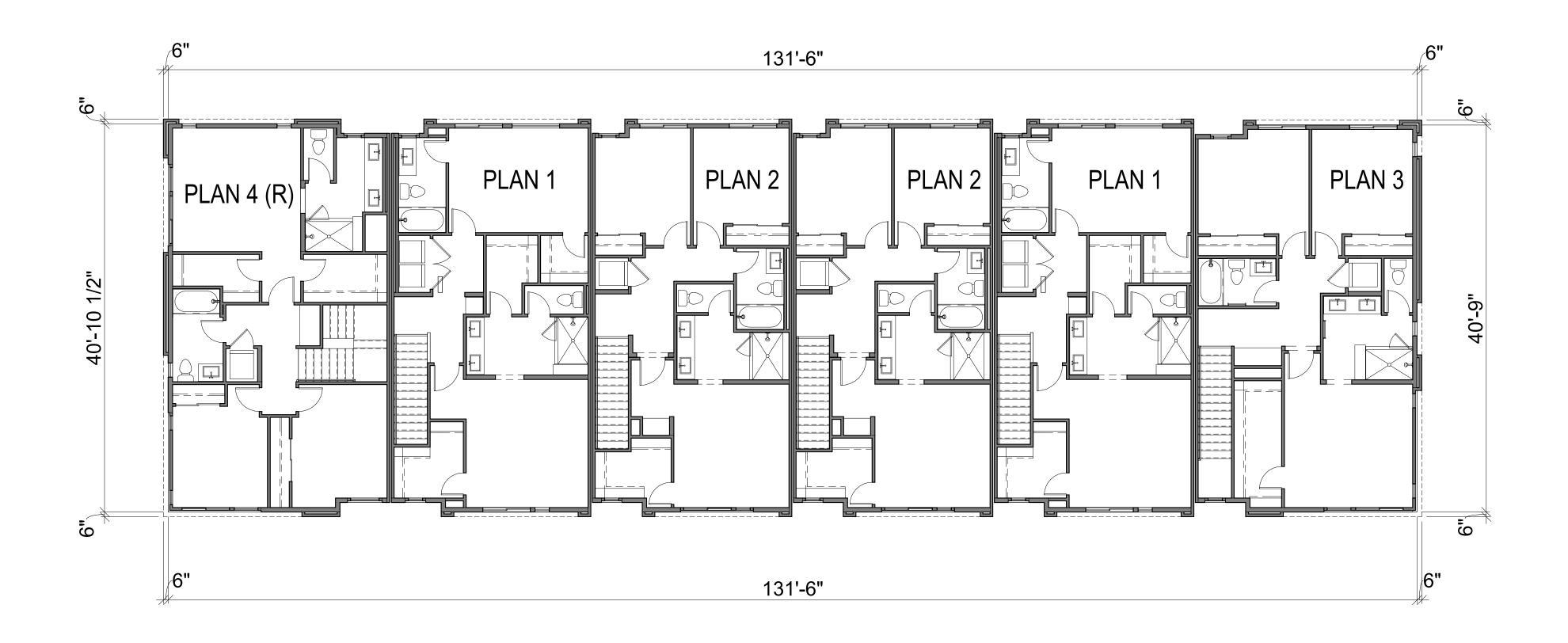












Third Floor

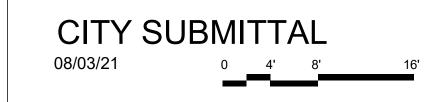


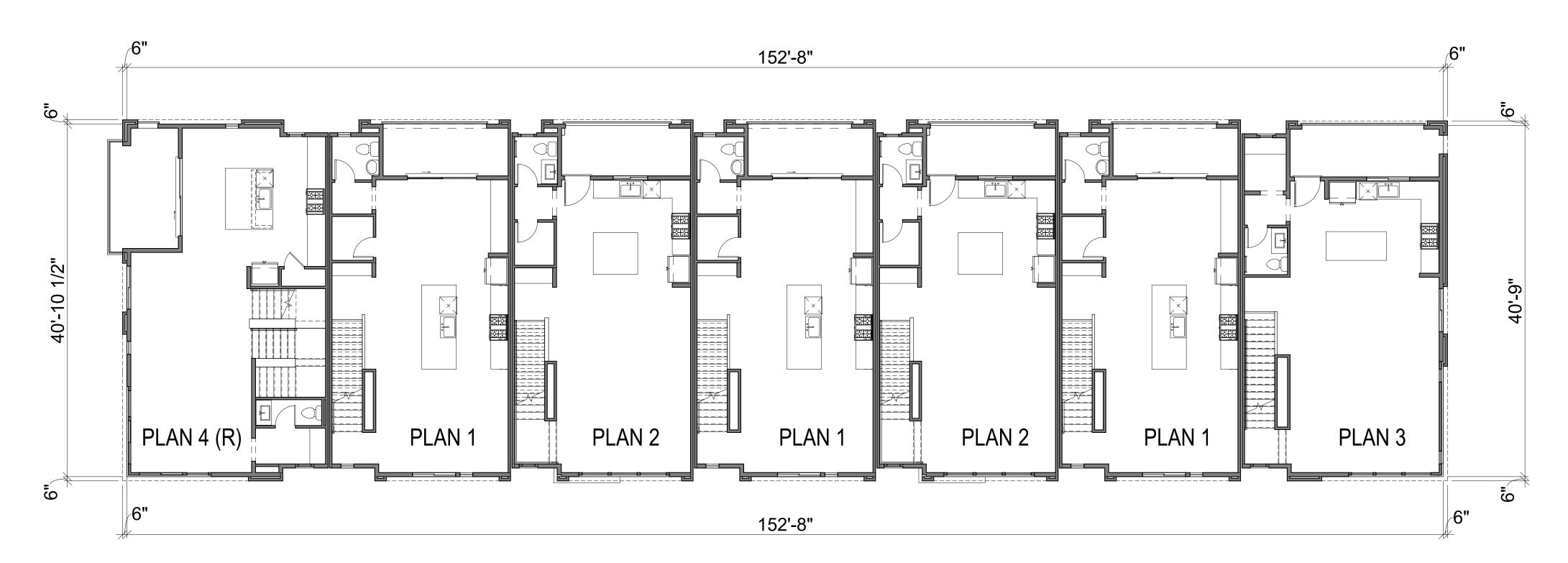




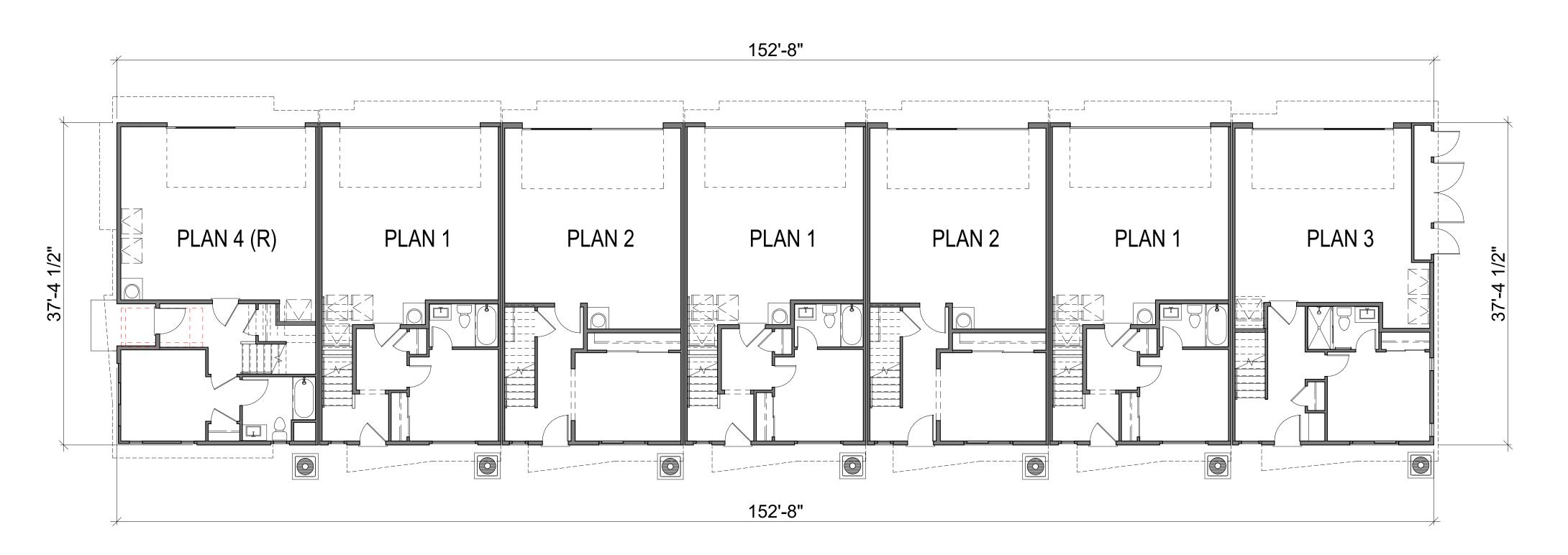








Second Floor



First Floor

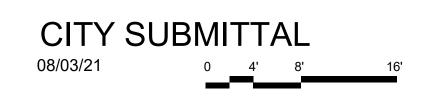


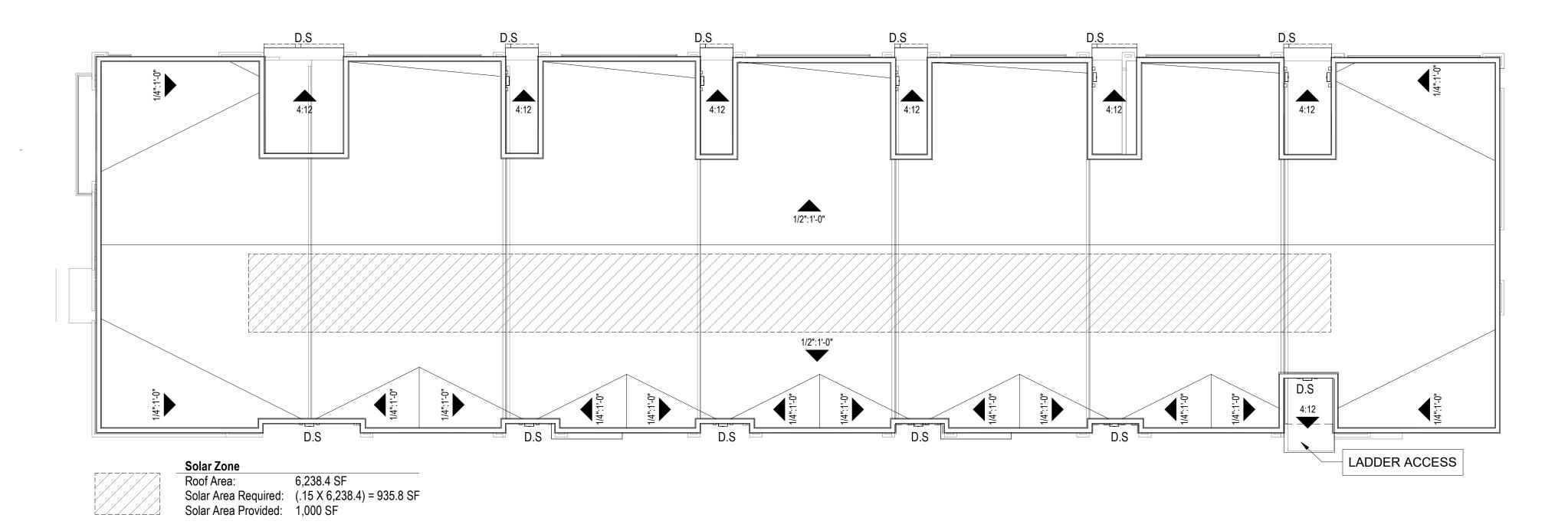




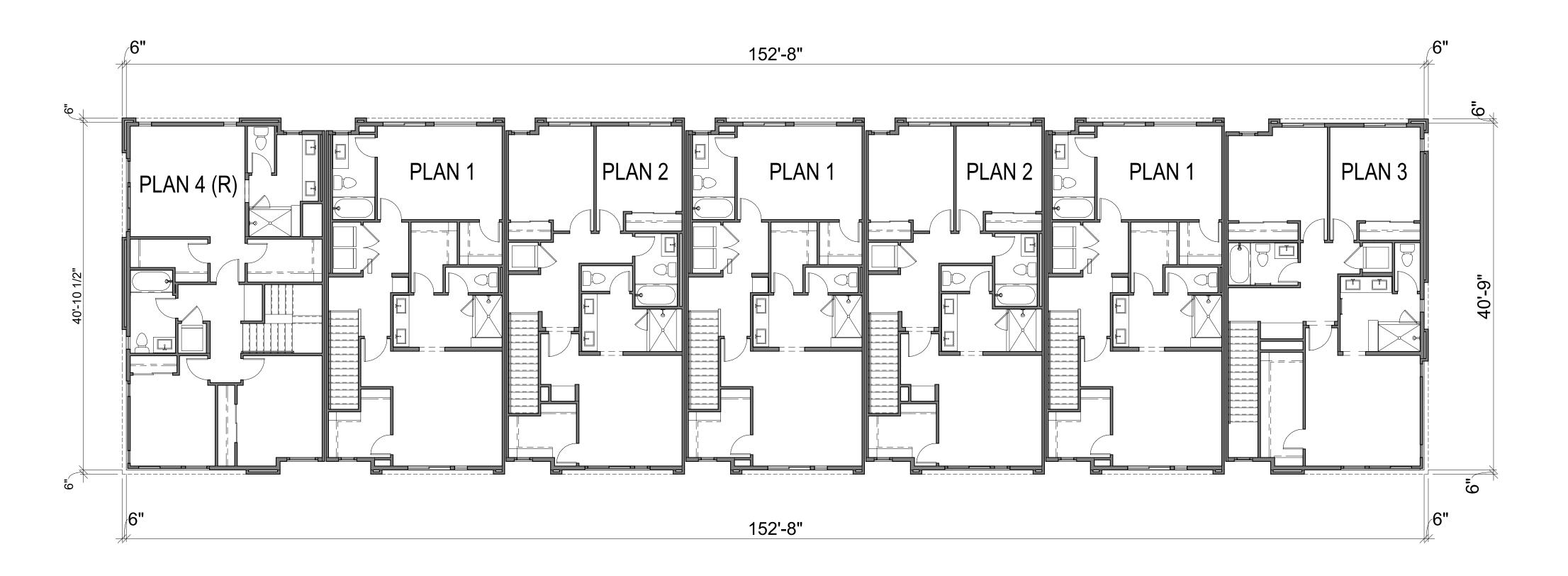








Roof Plan



Third Floor

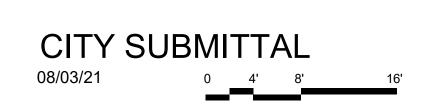


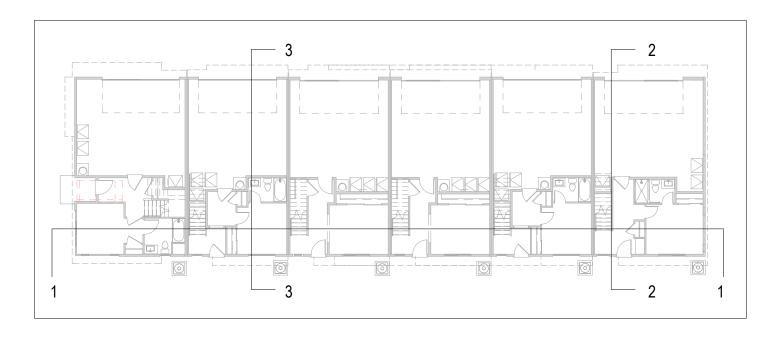










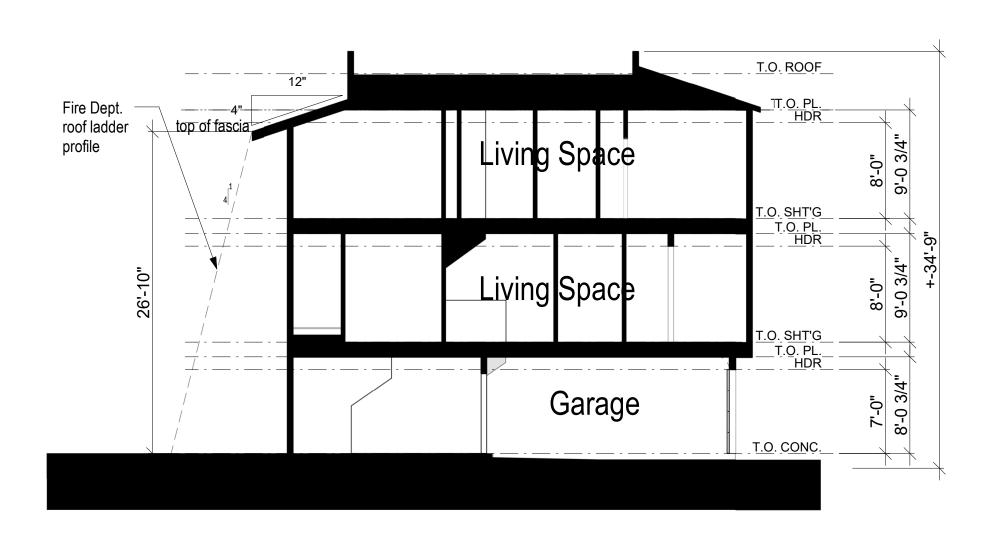


Building Key



T.O. PARAPET
T.O. ROOF
T.O. PL
T.O. PARAPET
T.O. ROOF
T.O. PARAPET
T.O. ROOF
T.O. PARAPET
T.O. ROOF
T.O. PARAPET
T.O. ROOF
T.O. Shring
T.O. PARAPET
T.O. ROOF
T.O. PARAPET
T.O.

Section 1



Section 2

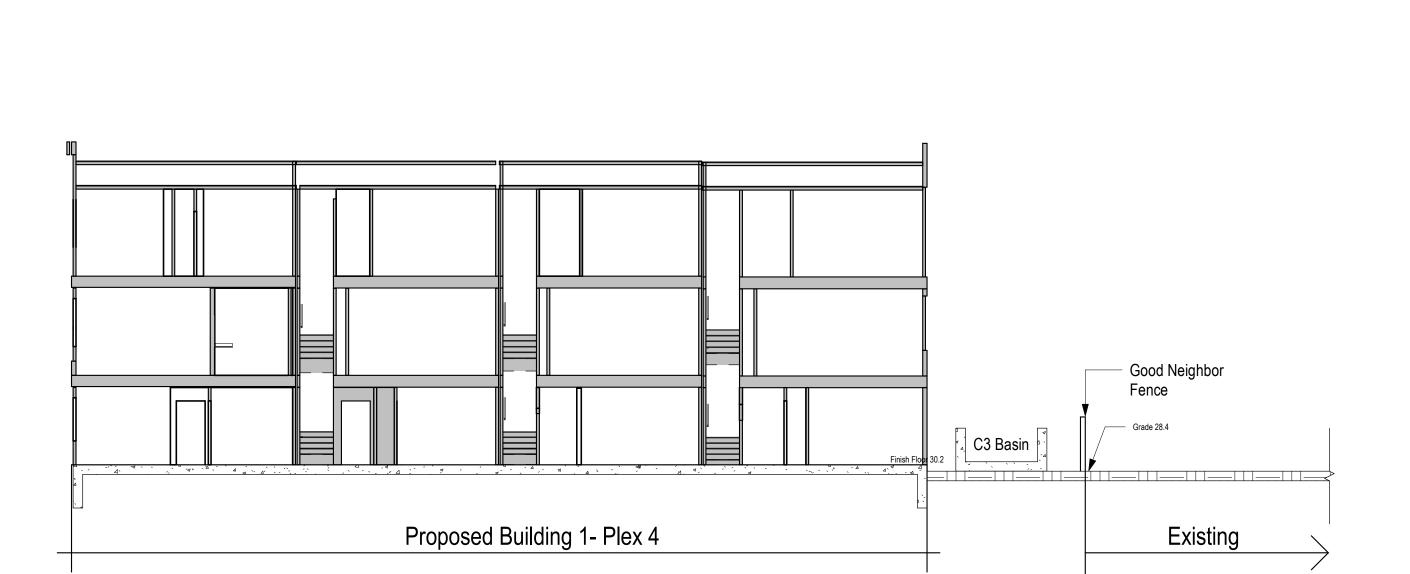


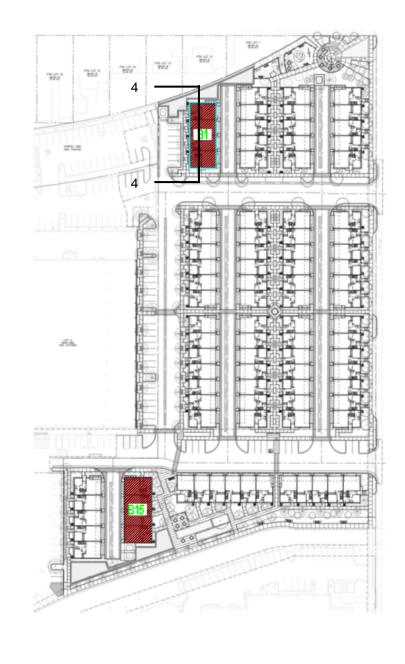






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Key Map N.T.S.

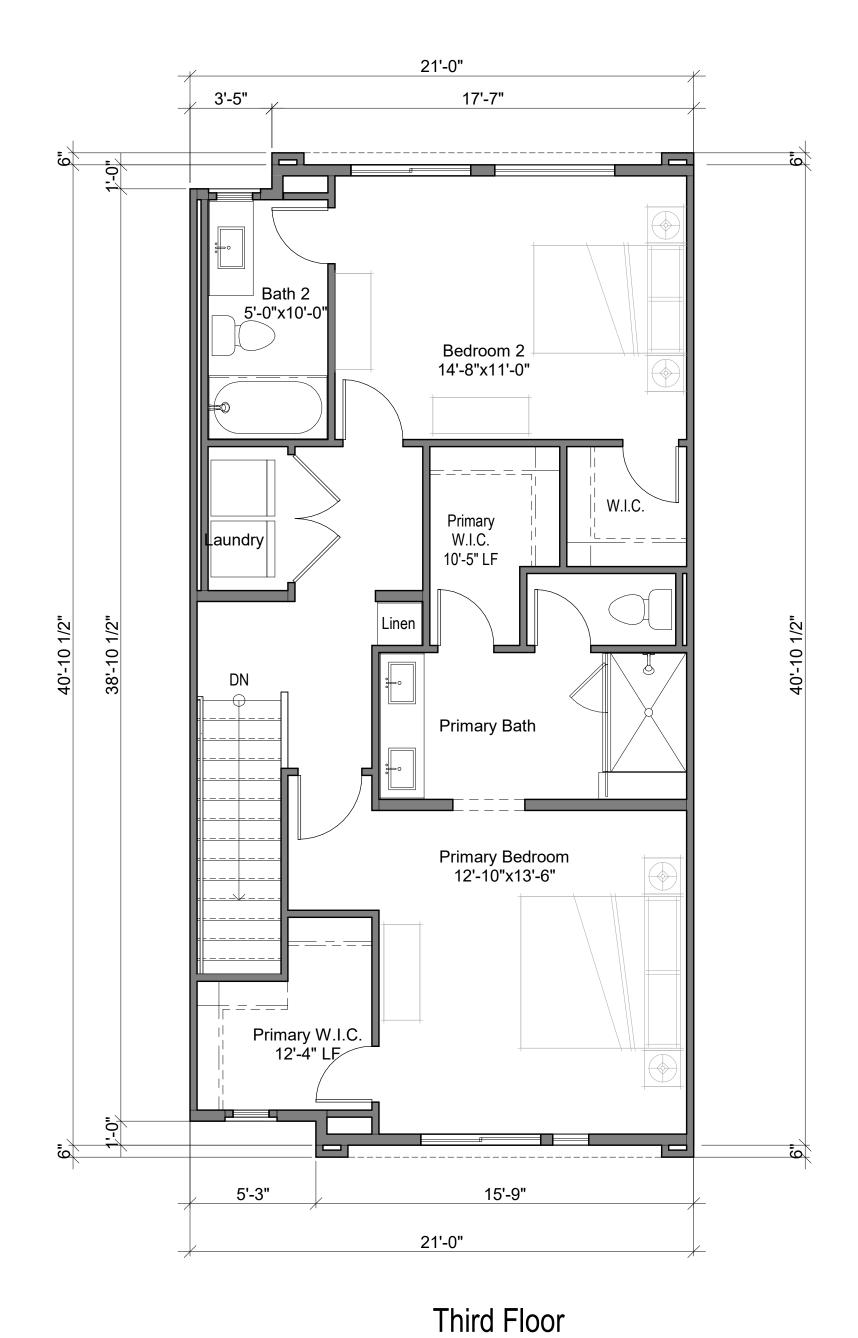


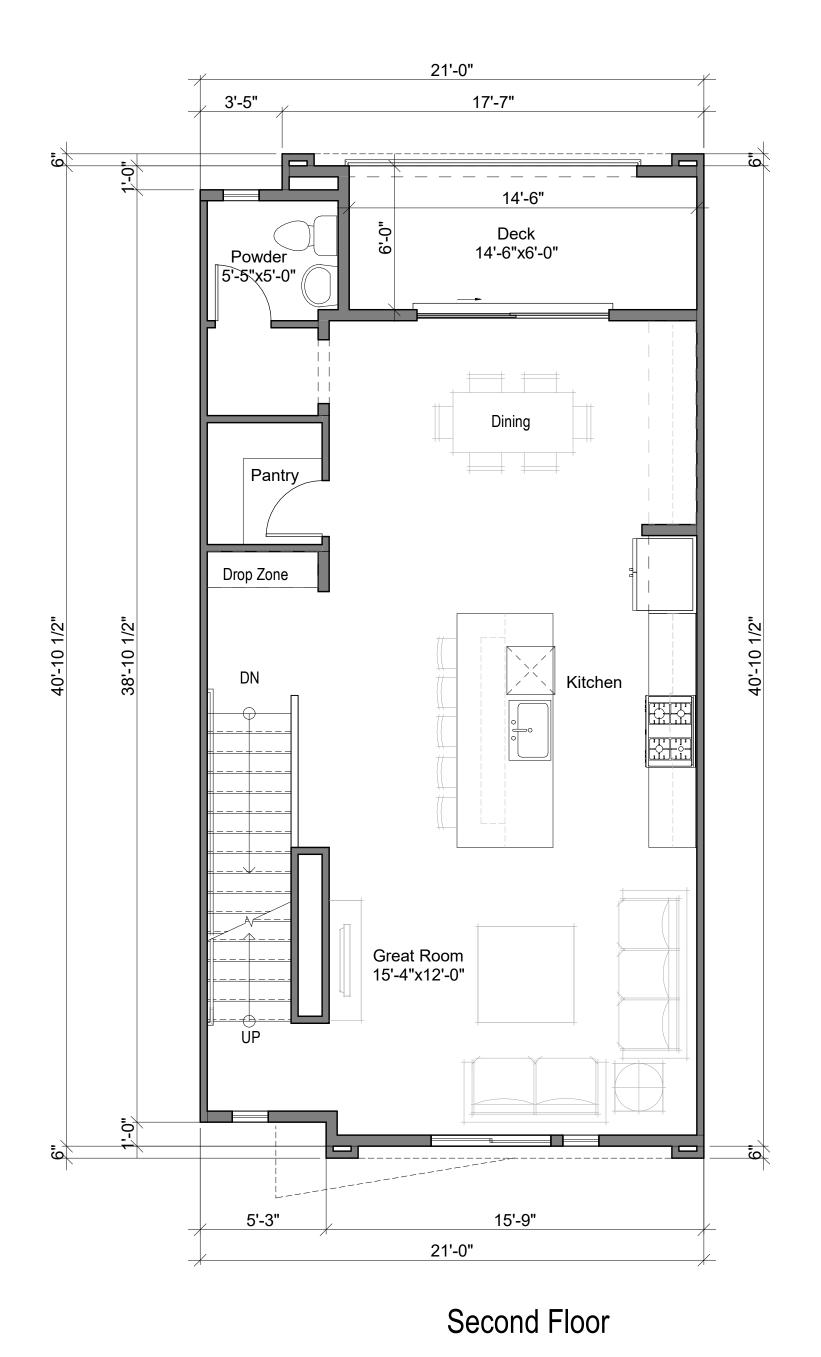


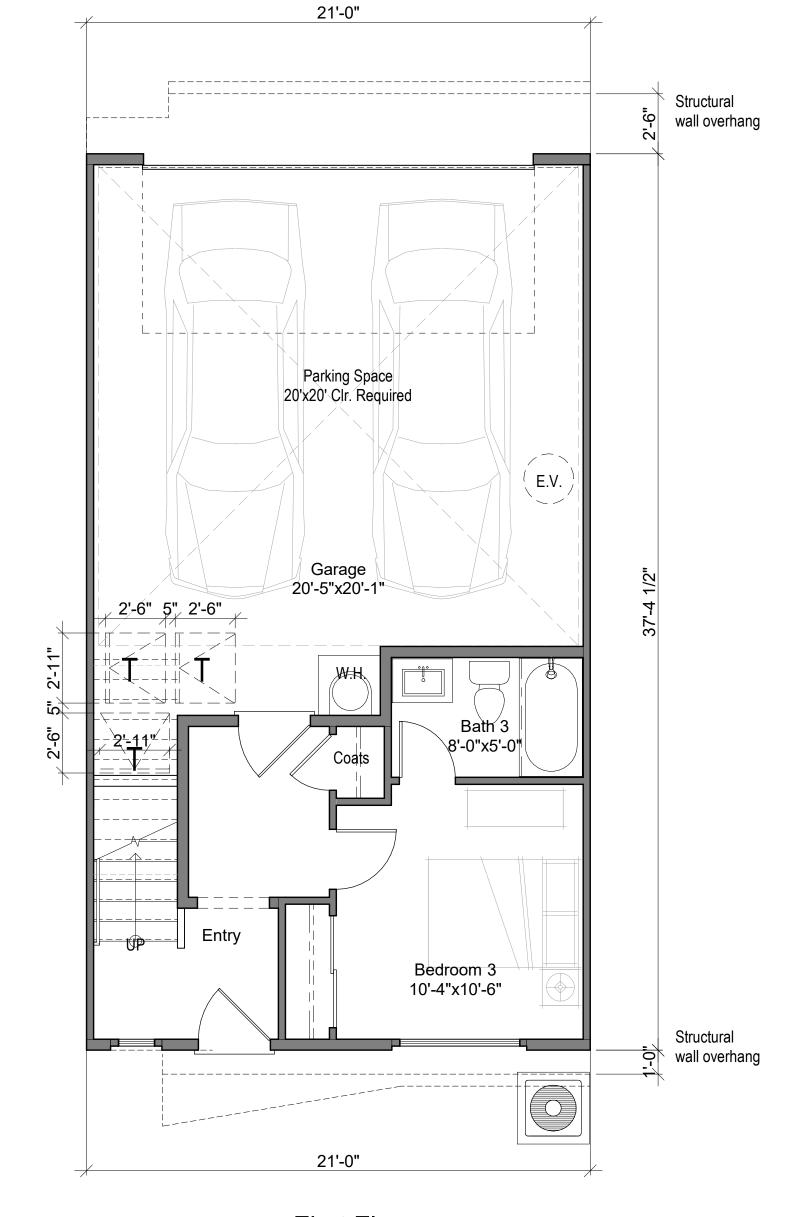




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First Floor

Floor Plan
3 Bedrooms
3.5 Baths
1800 n.s.f.

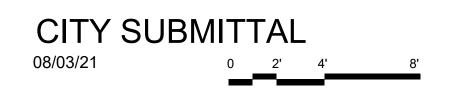


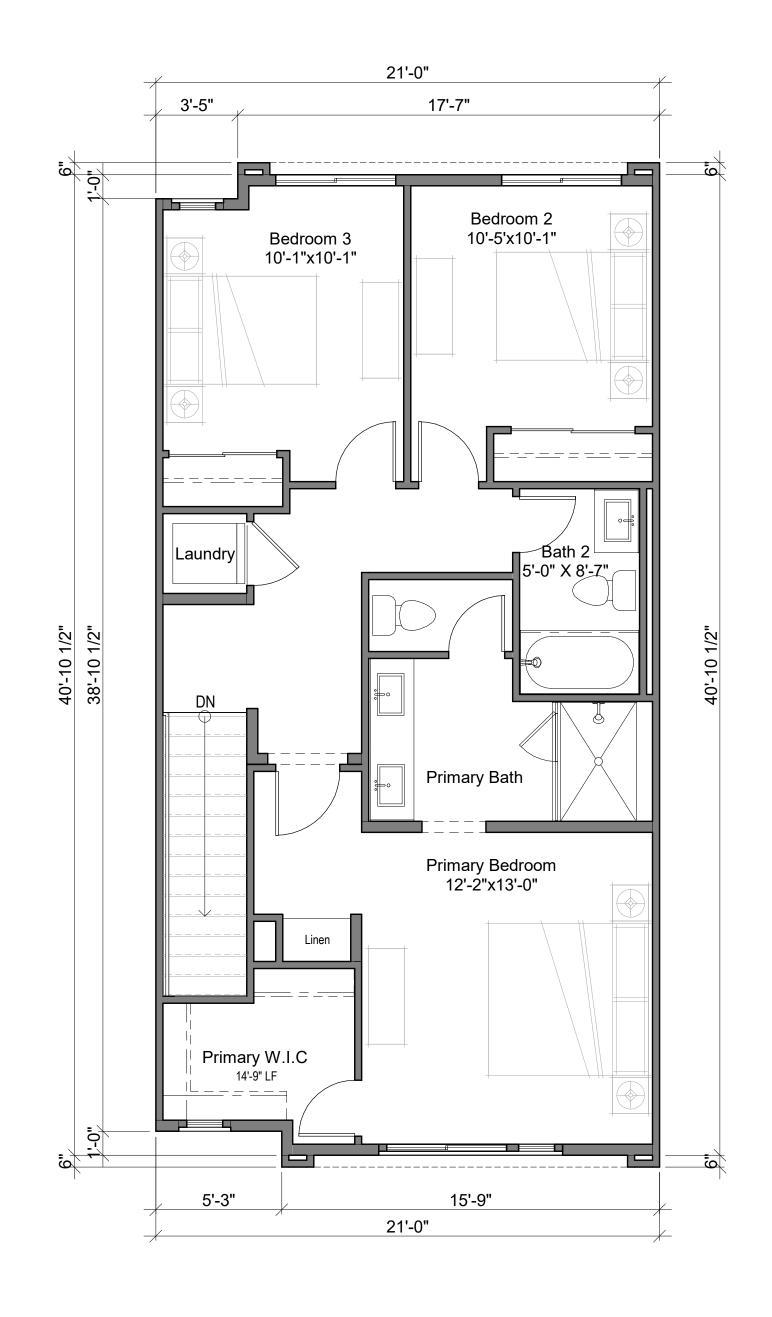


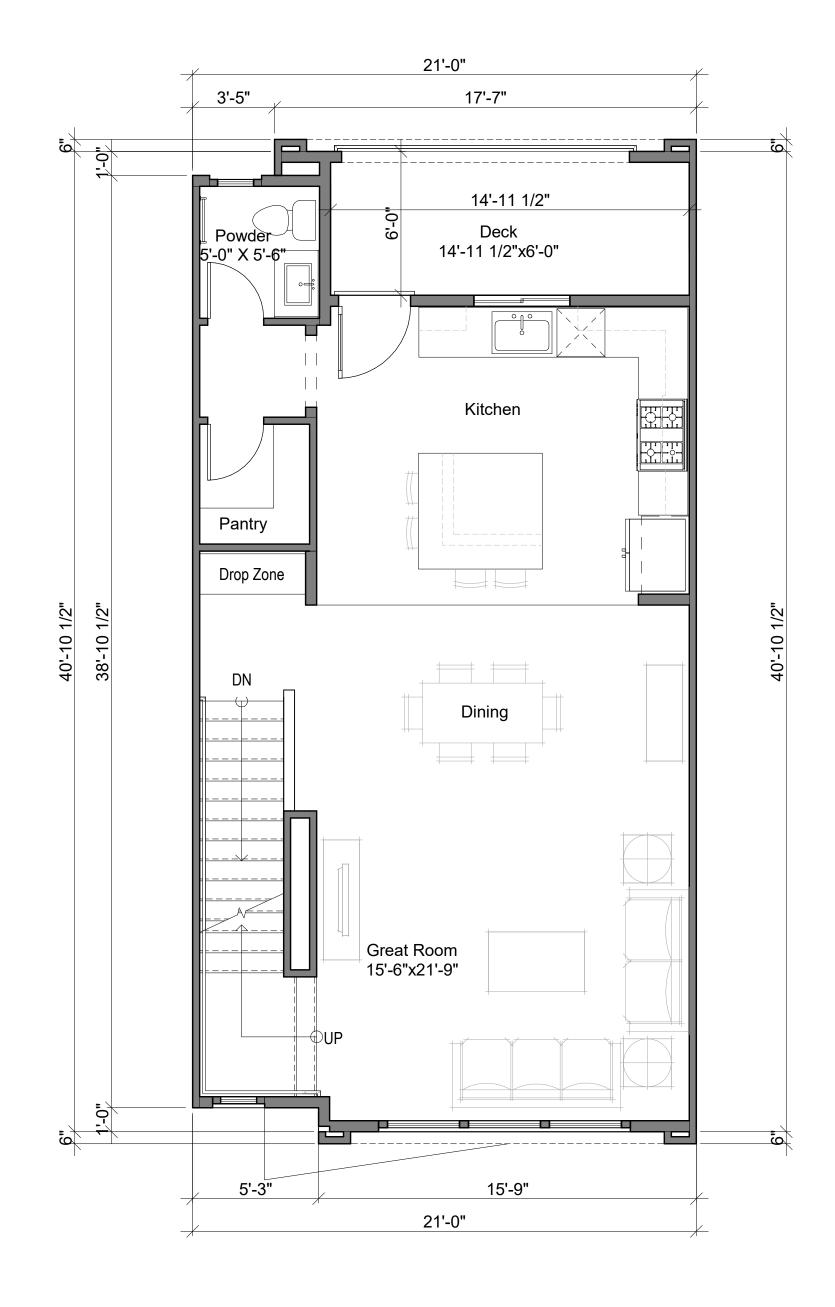


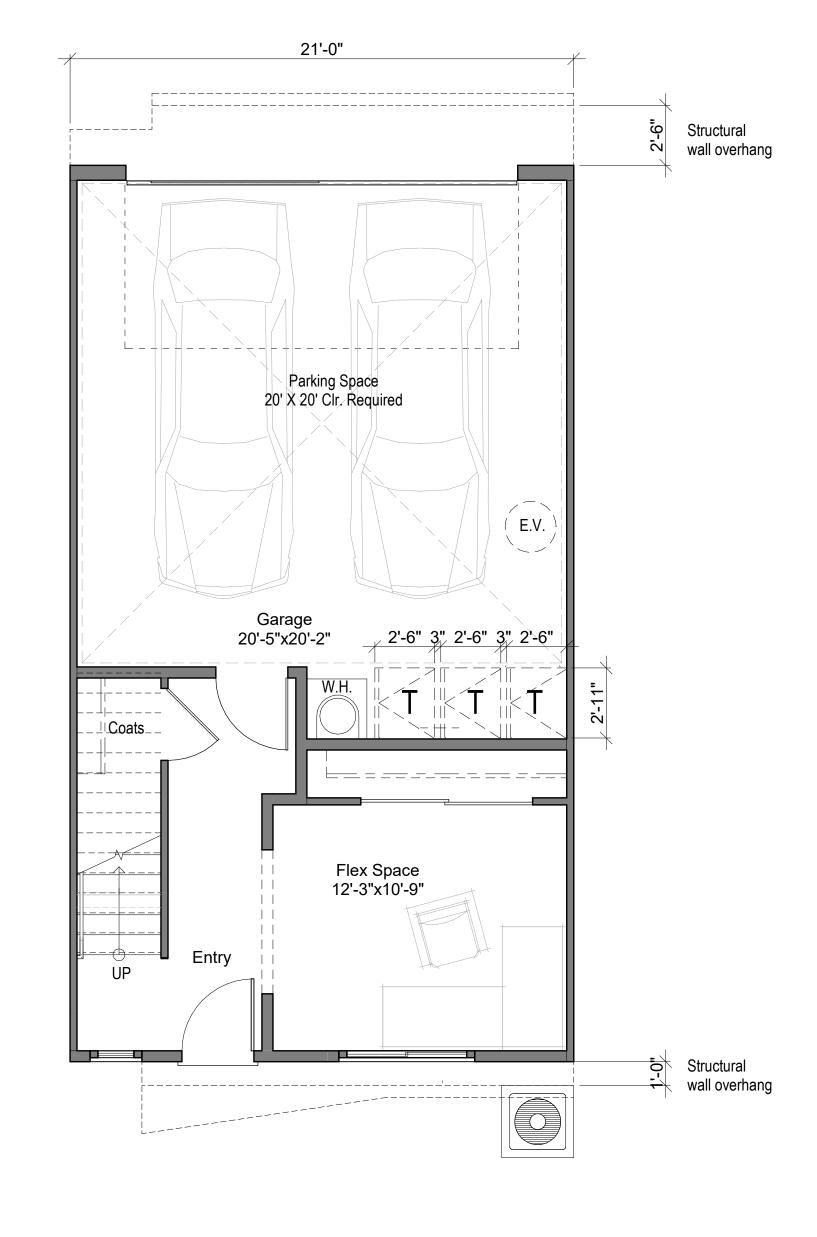












Third Floor Plan Second Floor Plan

First Floor Plan

Floor Plan
3 Bedrooms / Flex Room
2.5 Bathrooms
1793 n.s.f.

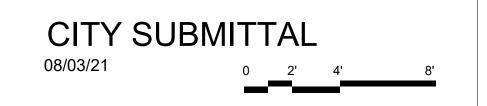


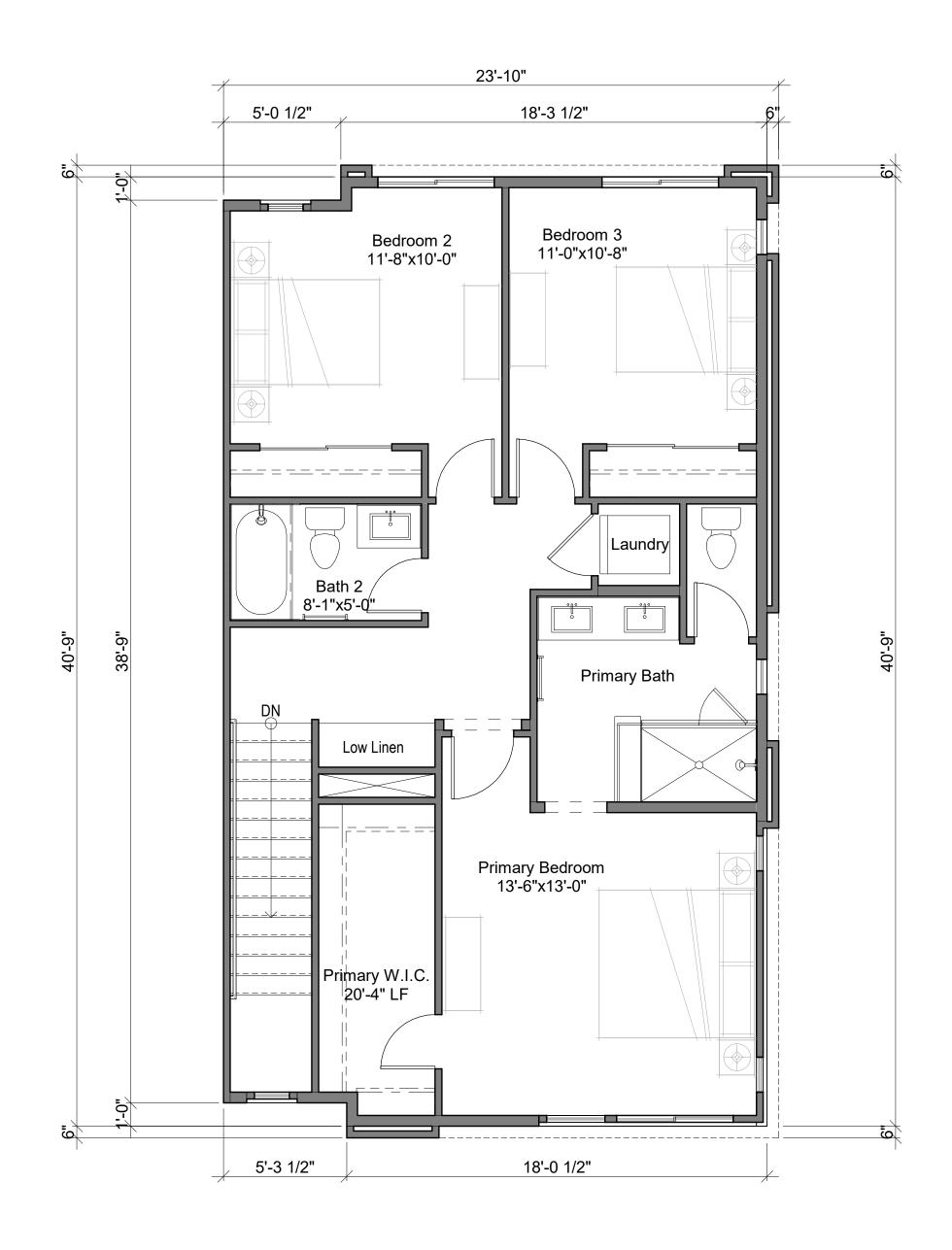


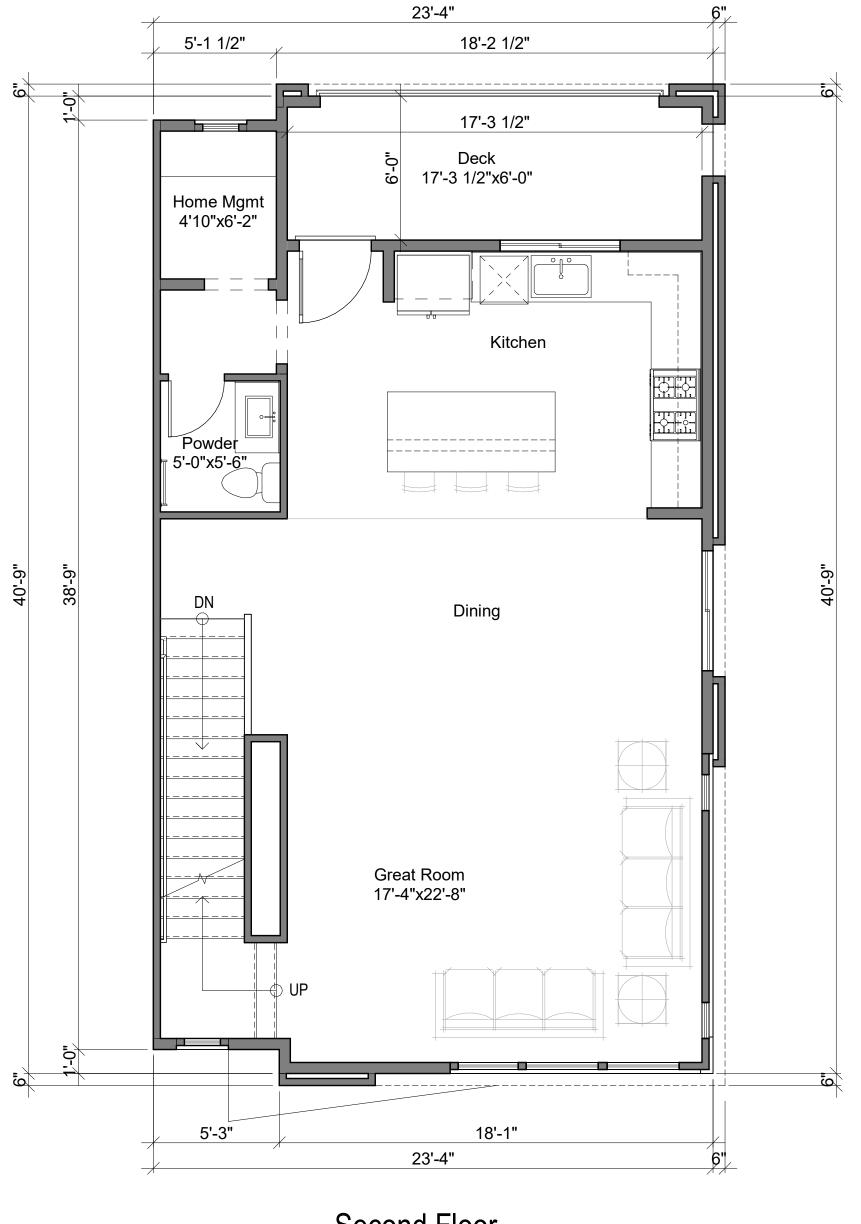














Third Floor

Second Floor

Floor Plan 4 Bedrooms 3.5 Baths 1972 n.s.f.

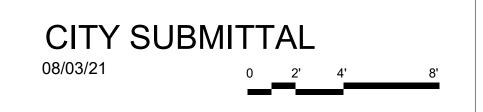


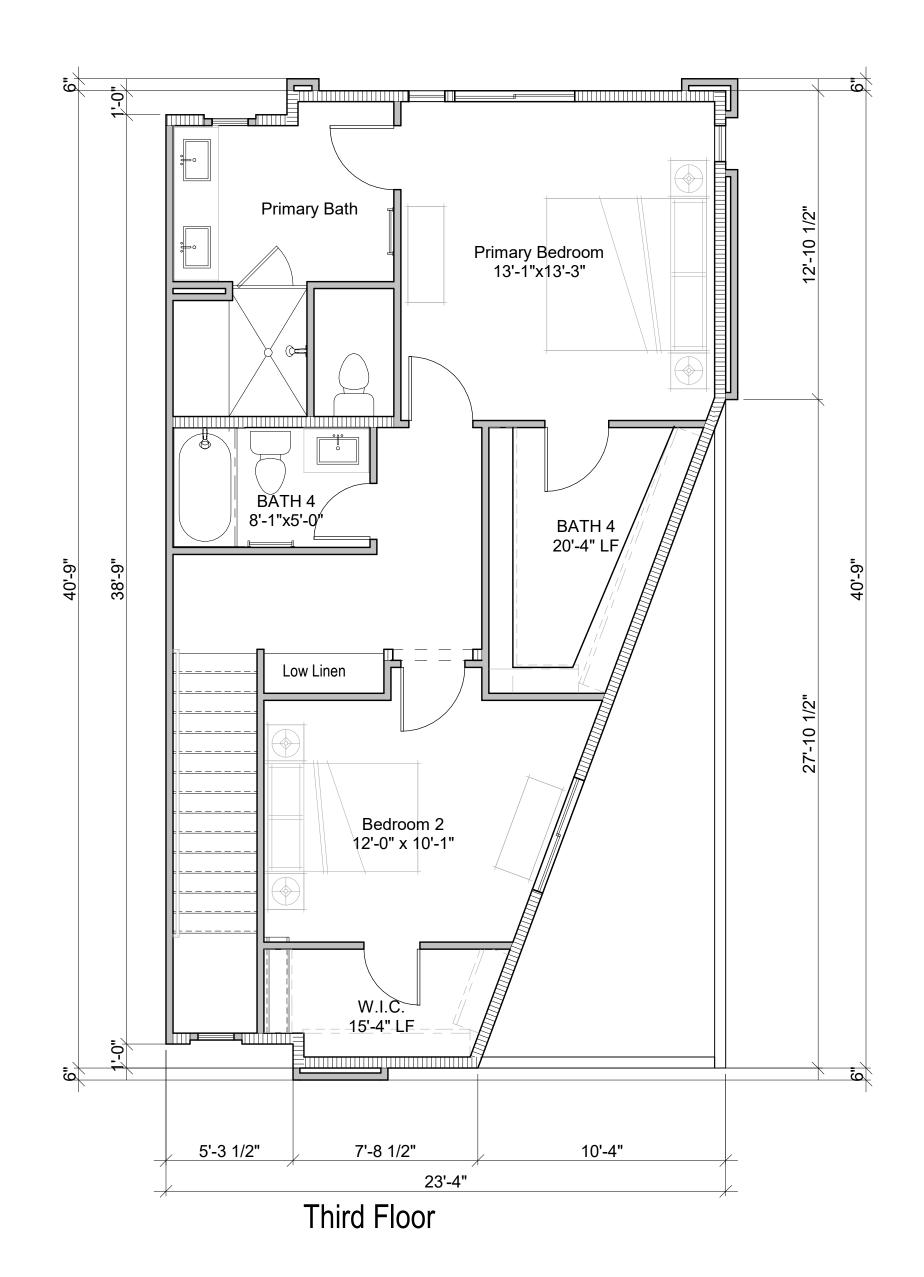


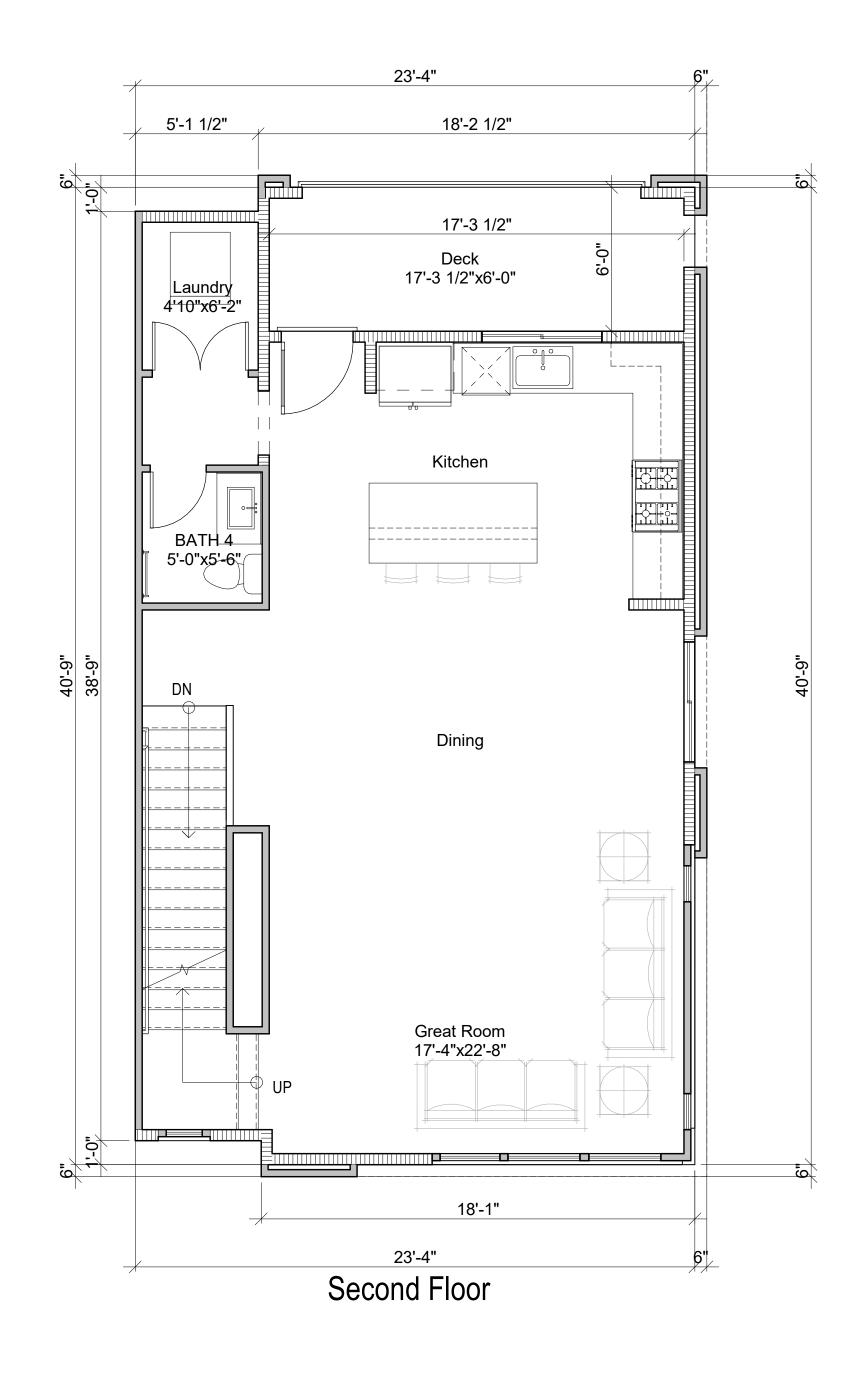


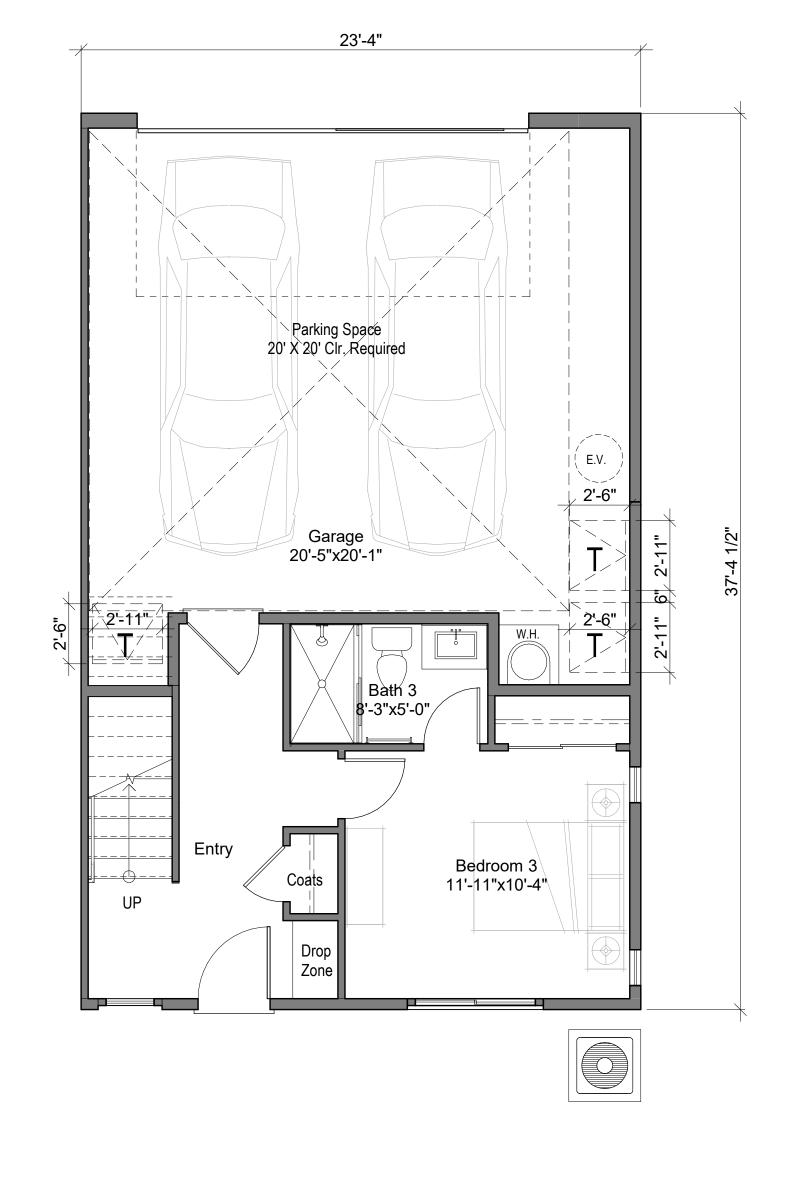












First Floor

Floor Plan 3 Bedrooms 3.5 Baths 1828 n.s.f.

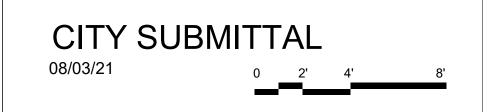


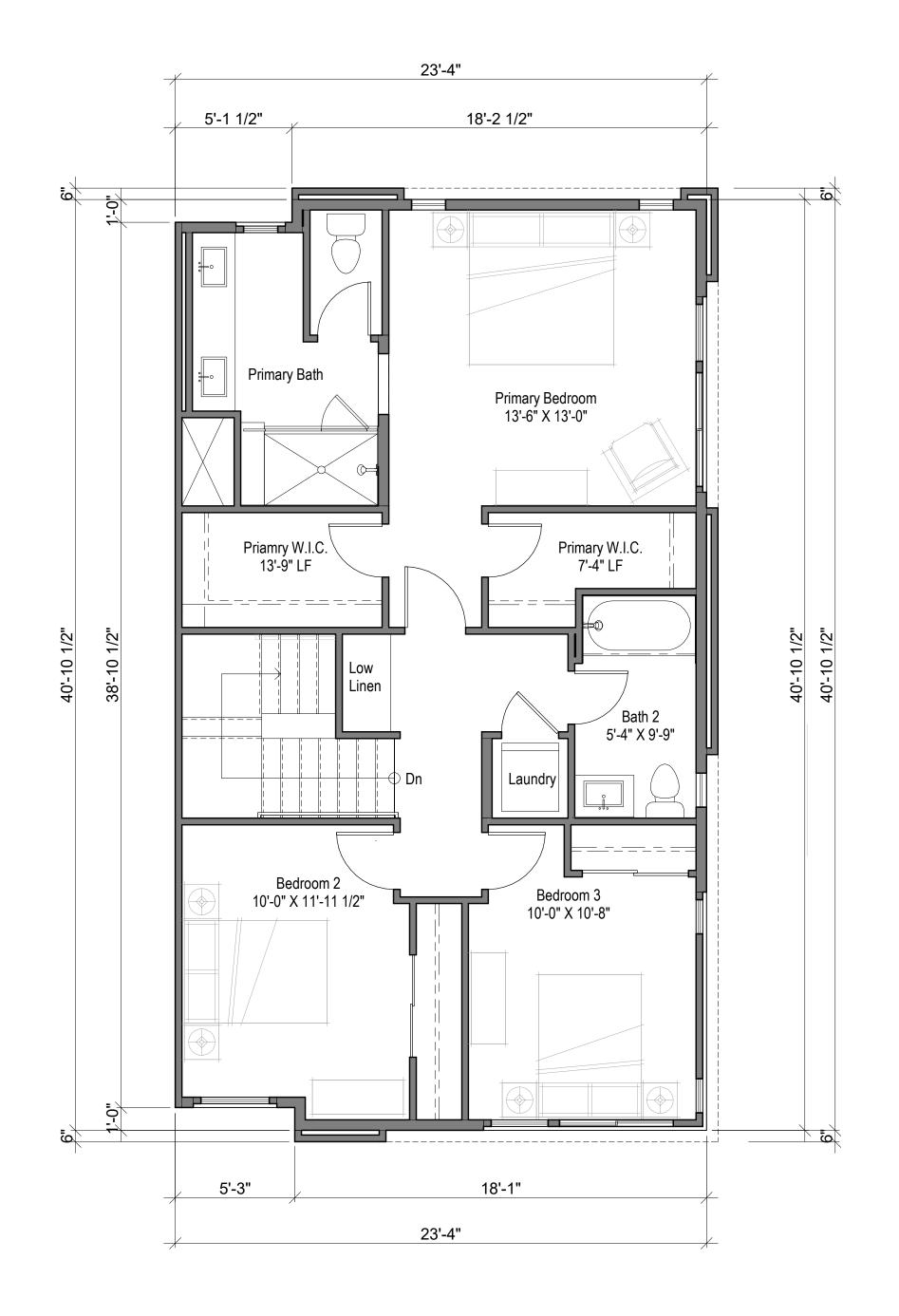


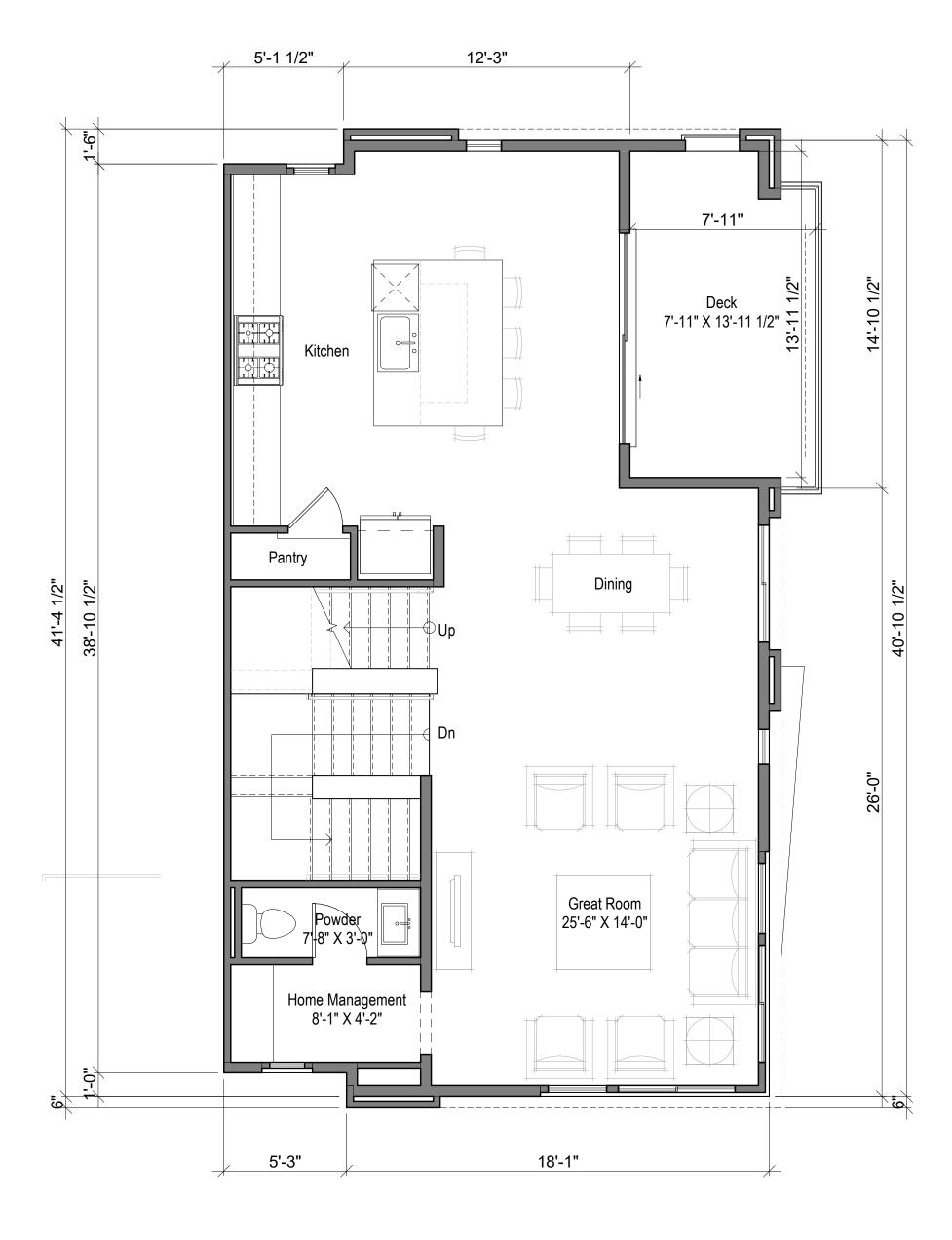


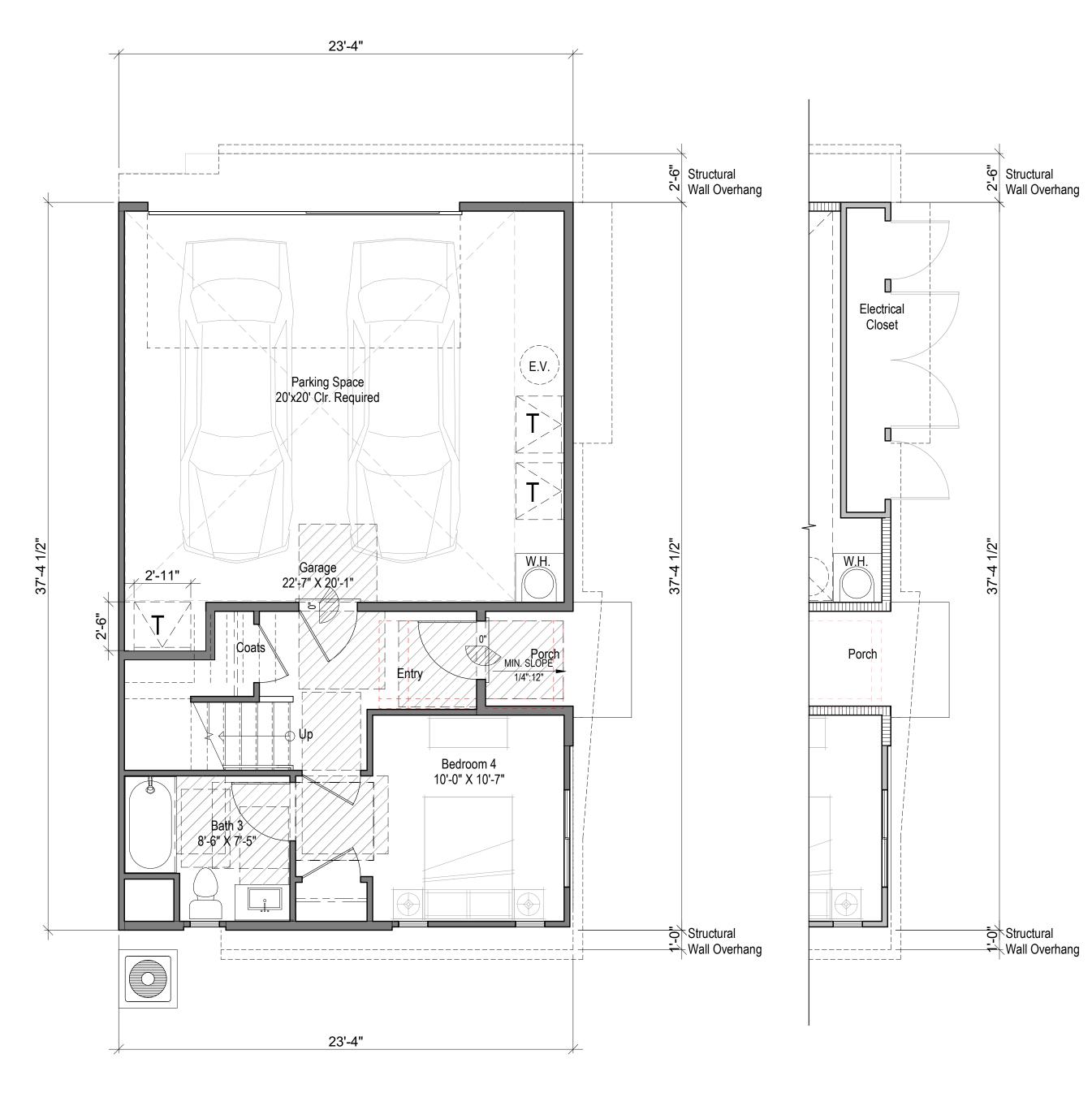












Third Floor Plan

Second Floor Plan

Floor Plan
4 Bedrooms
3.5 Bathroom
1980 n.s.f.
* Refer to Site plan for accessible units

First Floor Plan-*Acc.

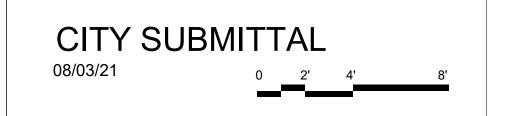


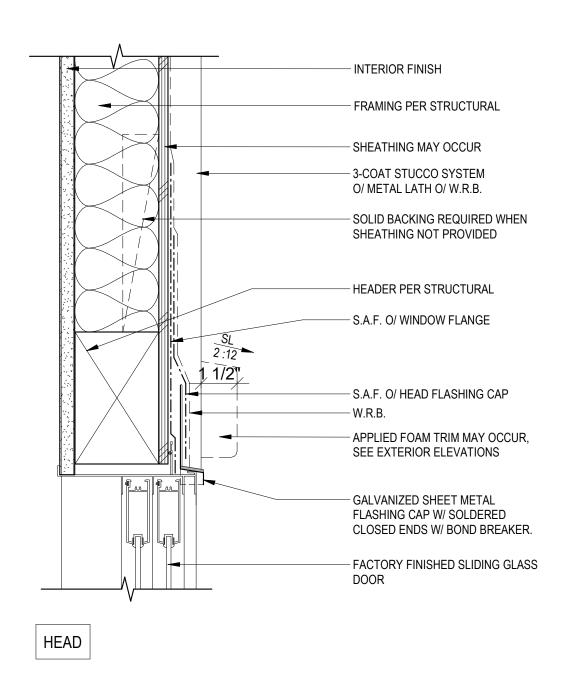












- INTERIOR FINISH

— SLIDING GLASS DOOR

FRAMING PER STRUCTURAL

- JAMB S.A.F. EXTEND DOWN O/

PAN FLASHING & L FLASHING

3-COAT STUCCO SYSTEM

O/ METAL LATH O/ W.R.B.

- SLIDING GLASS DOOR

THRESHOLD PAN FLASHING

SEE STEP 2, DETAIL 1 THIS SHEET

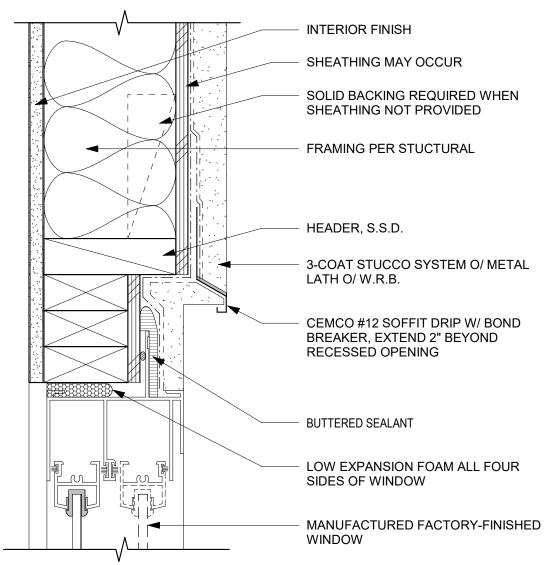
THRESHOLD

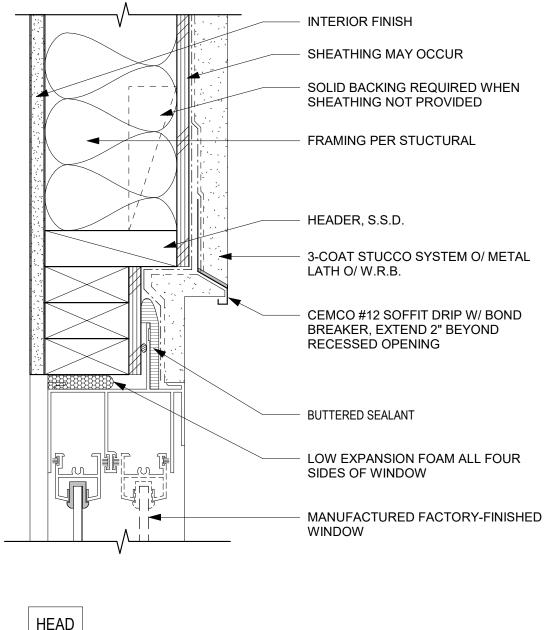
APPLIED FOAM TRIM MAY OCCUR,

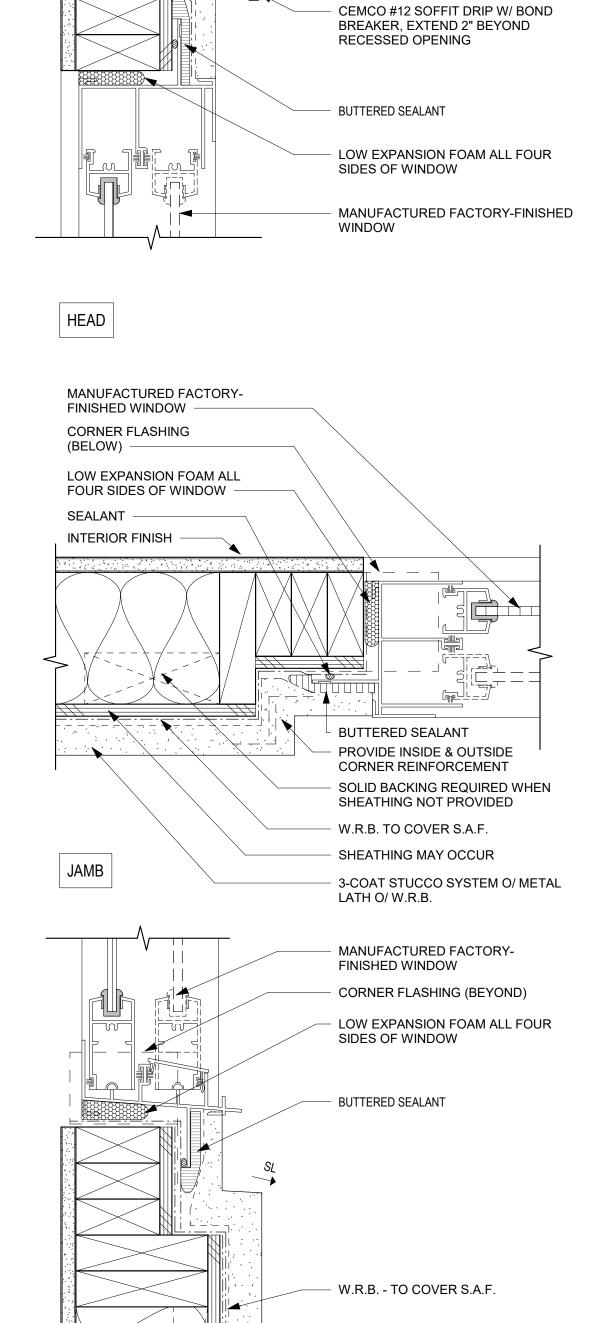
FACTORY FINISHED SLIDING GLASS

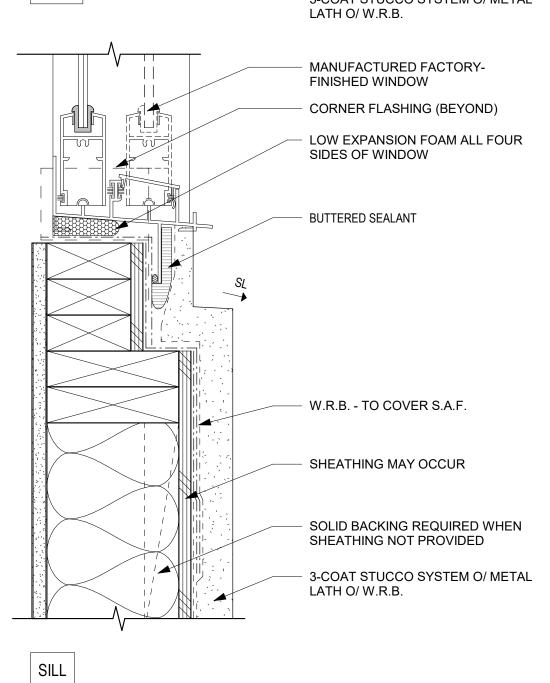
SEE EXTERIOR ELEVATIONS

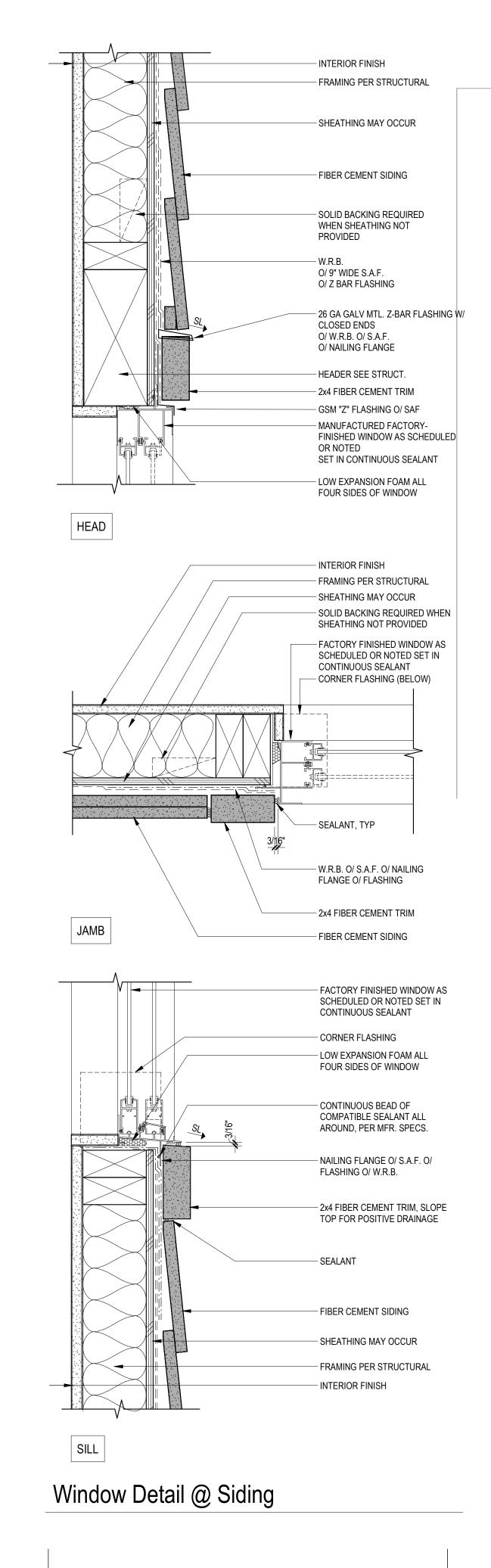
JAMB S.A.F.

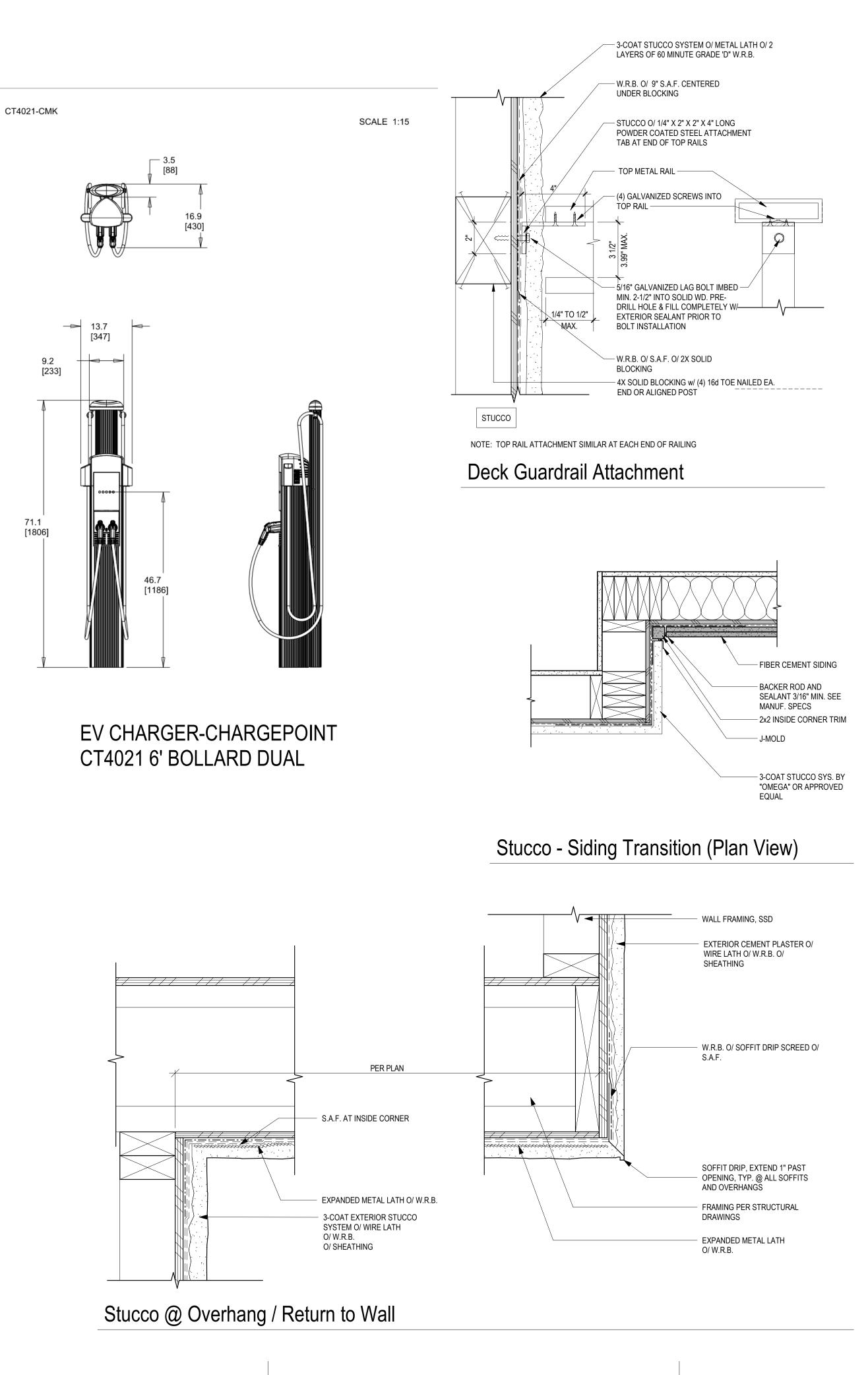


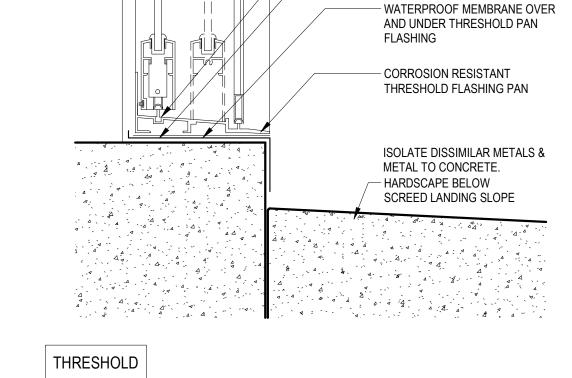




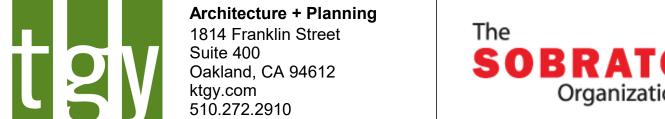








Door detail @ Stucco







Window Detail @ Stucco



200 PORTAGE AVE PALO ALTO, CA

2020-0771

CITY SUBMITTAL 08/03/21

EXTERIOR DETAILS

A6.0.4

JAMB

COLOR SCHEME





5-PLEX, FRONT PERSPECTIVE





Architecture + Planning
The Leamington Building
1814 Franklin Street Suite 400 Oakland, CA 94612 510.272.2910 ktgy.com





5-PLEX,



COLOR SCHEME





4-PLEX, FRONT PERSPECTIVE





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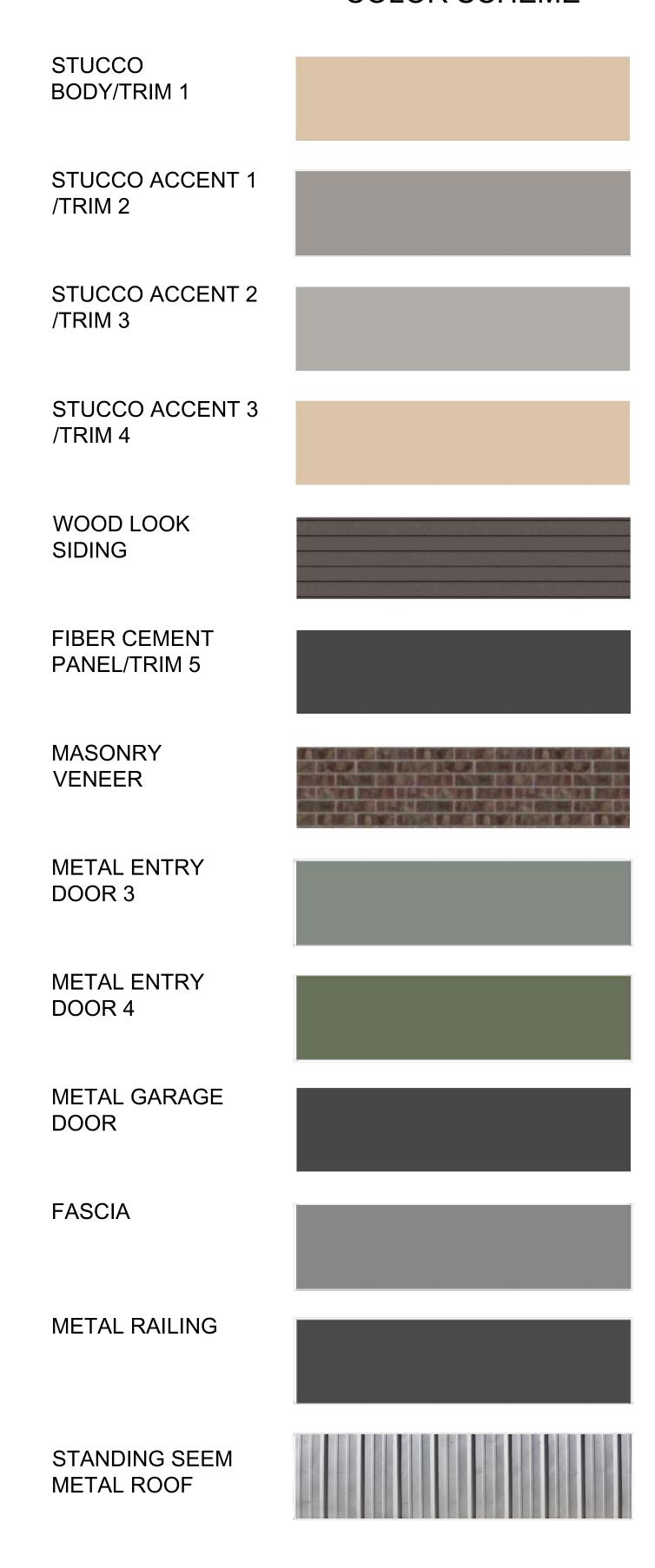




4-PLEX,



COLOR SCHEME





5-PLEX, FRONT PERSPECTIVE











5-PLEX,







IE/INV

EXISTING

FLOW LINE

GAS VALVE

HIGH POINT

INVERT ELEVATION

ACETYL BUTYL STYRENE ASPHALTIC CONCRETE LATS AREA DRAIN ACCESSIBLE UNIT BUILDING BLOW OFF VALVE BOTTOM OF RAMP BACK OF ROLLED CURB BOTTOM BACK OF WALK CATCH BASIN PV/PVM7 CLEAN OUT TO GRADE PVCCOMMUNICATION P.U.E. CONCRETE CABLE TELEVISION BOX COPPER PIPE RPPA DROP INLET **DIVERSION STRUCTURE** DRIVEWAY ELECTRIC BOX SDDI SDFM ELECTRIC CABINET SDMH ELECTRIC METER

LOW POINT NORTH OVERHANGING WIRE PRESTRESSED CONCRETE CYLINDER PIPE POLYETHYLENE PIPE PER PLAN **PAVEMENT** POLYVINYL CHLORIDE PUBLIC UTILITY EASEMENT RIM ELEVATION RIGHT OF WAY REDUCED PRESSURE PRINCIPLE ASSEMBLY RAIN WATER LEADER SOUTH/SLOPE STORM DRAIN STORM DRAIN DRAIN INLET STORM DRAIN FORCE MAIN STORM DRAIN MANHOLE ELECTRICAL MANHOLE STREET LIGHT BOX EDGE OF PAVEMENT SANITARY SEWER ELECTRIC VAULT SSC0 SANITARY SEWER CLEAN OUT SANITARY SEWER MANHOLE ELECTRIC VEHICLE CHARGER SSMH

EMERGENCY VEHICLE ACCESS EASEMENT SIDEWALK S.C. V. W.D.E. SANTA CLARA VALLEY WATER DISTRICT EASEMENT EDGE OF WALK TELEPHONE BOX TOP OF CURB FACE OF CURB TREATMENT CONTROL MEASURE FINISH FLOOR TOP OF WALL TOP OF RAMP FIBER OPTICS BOX TOP SOIL MIX FACE OF WALL UTILITY BOX GARAGE FINISH FLOOR V-DITCH/VG VALLEY GUTTER GREASE INTERCEPTOR

WEST/WATER

WATER BOX

WATER METER

BIORETENTION BASIN WITH WALLS

BUILDING LINE

CONCRETE/BLOCK WALL

MINOR CONTOUR LINE

EDGE OF PAVEMENT ELECTRIC LINE

FIBER OPTICS LINE

JOINT TRENCH

SIDEWALK

SPOT ELEVATION

AREA DRAIN SYSTEM STORM DRAIN PUMP STREET LIGHT CONDUIT LINE

WATER LINE & VALVE VALLEY GUTTER

BLOW OFF VALVE

POST INDICATOR VALVE

TREATMENT AREA LIMT

POWER POLE/JOINT POLE

ELECTROLIER

FIRE HYDRANT FLAG POLE GAS METER GUY ANCHOR HOSEBIBB

TRANSFORMER

TRAFFIC SIGN

UTILITY BOX WATER METER

WATER VALVE

RAIN WATER LEADER

RAIN WATER LEADER W/ SPLASH BLOCK

4" SS LATERAL & CLEANOUT

TELEPHONE LINE

ANODE AREA DRAIN

GAS LINE-VALVE & METER

MONUMENT/MONUMENT LINE OVERHEAD POWER LINE

STORM DRAIN BUBBLER OUTFALL

SANITARY SEWER LINE-MANHOLE & CLEANOUT

STORM DRAIN LINE-MANHOLE & CATCH BASIN

STORM DRAIN LINE OVER 24"DIAMETER

PROPOSED TREE (REFER TO LANDSCAPE

PLANS FOR TREE LOCATIONS)

ACCESSIBLE PARKING SYMBOL

AUTOMATIC SPRINKLER RISER BACKFLOW PREVENTION DEVICE

DOUBLE DETECTOR CHECK VALVE

FIRE DEPARTMENT CONNECTION

CONCRETE CURB & GUTTER MAJOR CONTOUR LINE

CENTERLINE

DRIVEWAY EASEMENT LINE

FENCE LINE

JOINT TRENCH

LATERALS

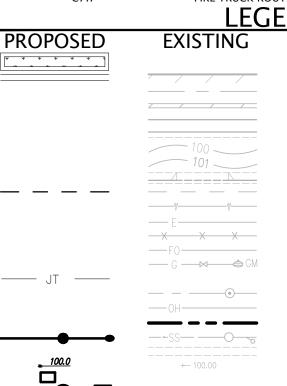
LANDSCAPE

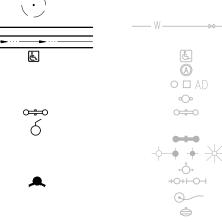
LIP OF GUTTER

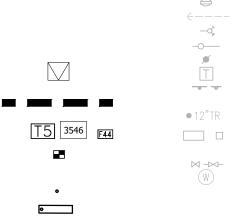
INGRESS EGRESS EASEMENT **CIVIL SHEET INDEX**

SHEET	DESCRIPTION		
CIVIL			
C1.0 C1.1 C1.2 C2.0 C3.0 C4.0 C4.1 C5.0 C5.1 C6.0 C7.0 C7.1 C7.2 C7.3 C7.4 C7.5 C7.6 C7.7	ABBREVIATIONS, DETAILS, NOTES & SECTIONS TOPOGRAPHIC SURVEY TOPOGRAPHIC SURVEY PRELIMINARY DEMOLITION PLAN SITE PLAN PRELIMINARY GRADING & DRAINAGE PLAN PRELIMINARY GRADING & DRAINAGE PLAN PRELIMINARY UTILITY PLAN PRELIMINARY UTILITY PLAN PRELIMINARY STORMWATER CONTROL PLAN TRASH TRUCK ROUTE 1 (IN) PLAN TRASH TRUCK ROUTE 1 (OUT) PLAN TRASH TRUCK ROUTE 2 (IN) PLAN TRASH TRUCK ROUTE 2 (OUT) PLAN TRASH TRUCK ROUTE 3 (IN) PLAN TRASH TRUCK ROUTE 3 (IN) PLAN TRASH TRUCK ROUTE 3 (OUT) PLAN TRASH TRUCK ROUTE 3 (OUT) PLAN FIRE TRUCK ROUTE 1 PLAN FIRE TRUCK ROUTE 2 PLAN		
	LEGEND		

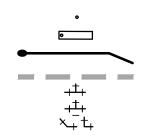
<u>LEGEND</u>







510.272.2910



ACCESSIBLE PATH OF TRAVEL TEE FITTING CROSS FITTING ELBOW (45%90°) Architecture + Planning 1814 Franklin Street Suite 400 Oakland, CA 94612 ktgy.com

GENERAL NOTES

1. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

3. CORNER RECORD NOTE:

THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL

GRADING NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE.

2. CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.

3. TOP OF CURB ELEVATION IS 0.5' ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS

COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE AND PER THE GEOTECHNICAL RECOMMENDATIONS.

5. STORM DRAIN DESIGNATED AS "SD" SHALL BE CLASS III RCP, SDR 35 PVC OR HDPE AS STATED BELOW. PVC AND HDPE PIPES SHALL ONLY BE USED WHEN MINIMUM COVER REQUIREMENTS ARE MET AS SPECIFIED IN THE PVC PIPE BEDDING DETAIL AS SHOWN ON THESE PLANS. SUBSTITUTIONS FOR ANY PIPE WITH A PARTICULAR MATERIAL SPECIFIED ON THIS PLAN SHALL ONLY BE MADE WITH THE WRITTEN APPROVAL OF THE ENGINEER.

6. STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SDR 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477. 12" DIAMETER TO BE SDR 35 PVC. CLASS III RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOR WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS; PIPE TO BE CLASS III RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE. PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE (DIP).

7. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS, AND PULL BOXES, THAT LIE WITHIN THE PUBLIC RIGHT—OF—WAY EASEMENTS OR AREAS AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.

8. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESES IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE

9. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW, BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE

10. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR THE TRENCHING OR PLACEMENT OF CONCRETE.

11. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

12. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF PALO ALTO STANDARDS AND REQUIREMENTS.

NOTES

① STEPS MAYBE ADDED TO ACHIEVE GRADES AS SHOWN.

② GARAGE SLOPE MAY VARY FROM 1% MINIMUM TO 2% MAXIMUM.

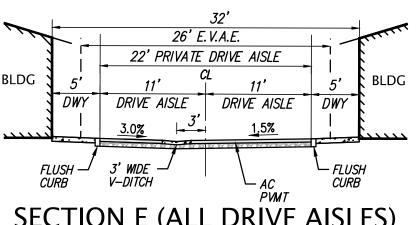
③ MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 12%.

(4) SEE SPLASH BLOCK DETAIL HEREON.

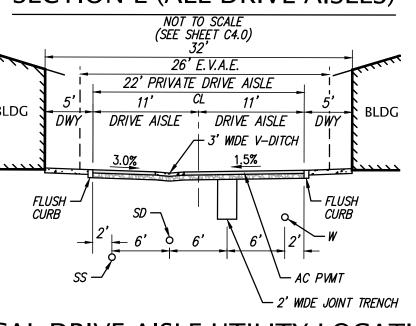
(5) ALL SANITARY SEWER LATERALS SHALL HAVE NO LESS THAN 2% SLOPE



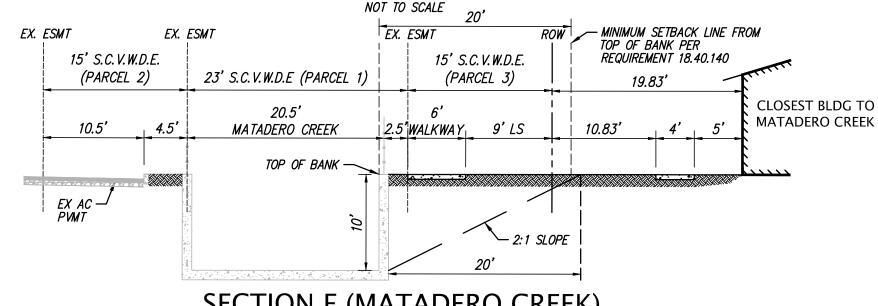
CONCRETE SPLASH BLOCK



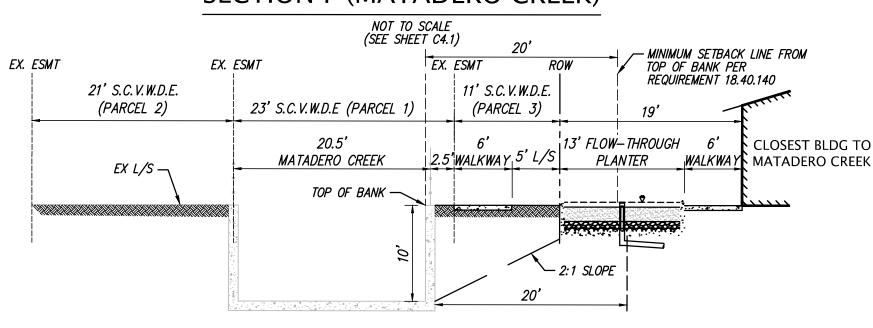
SECTION E (ALL DRIVE AISLES)



TYPICAL DRIVE AISLE UTILITY LOCATIONS

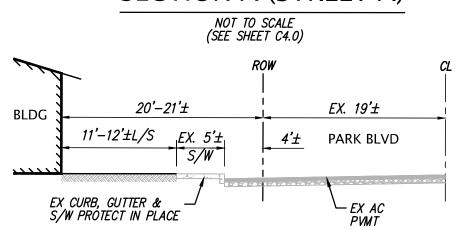


SECTION F (MATADERO CREEK)

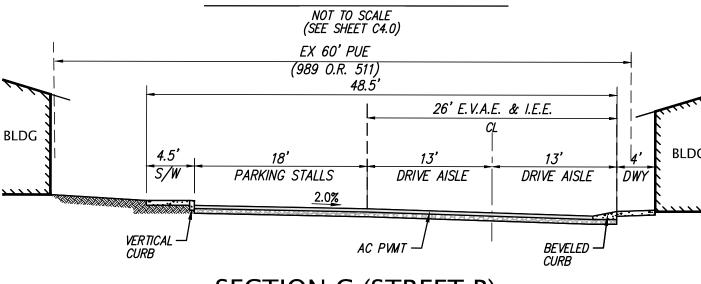


26' E.V.A.E. & I.E.E. 26' STREET A PRIVATE PARKING DRIVE AISLE DRIVE AISLE - VERTICAL - AC PVMT VERTICAL -

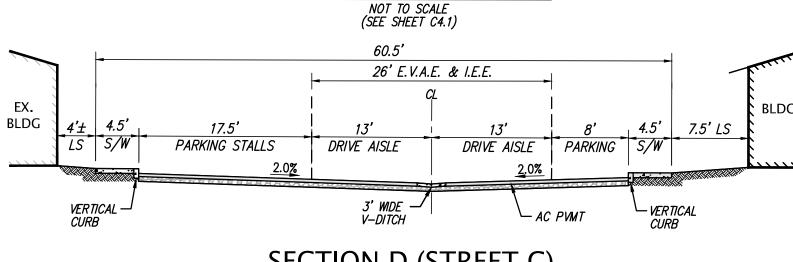
SECTION A (STREET A)



SECTION B (PARK BLVD)

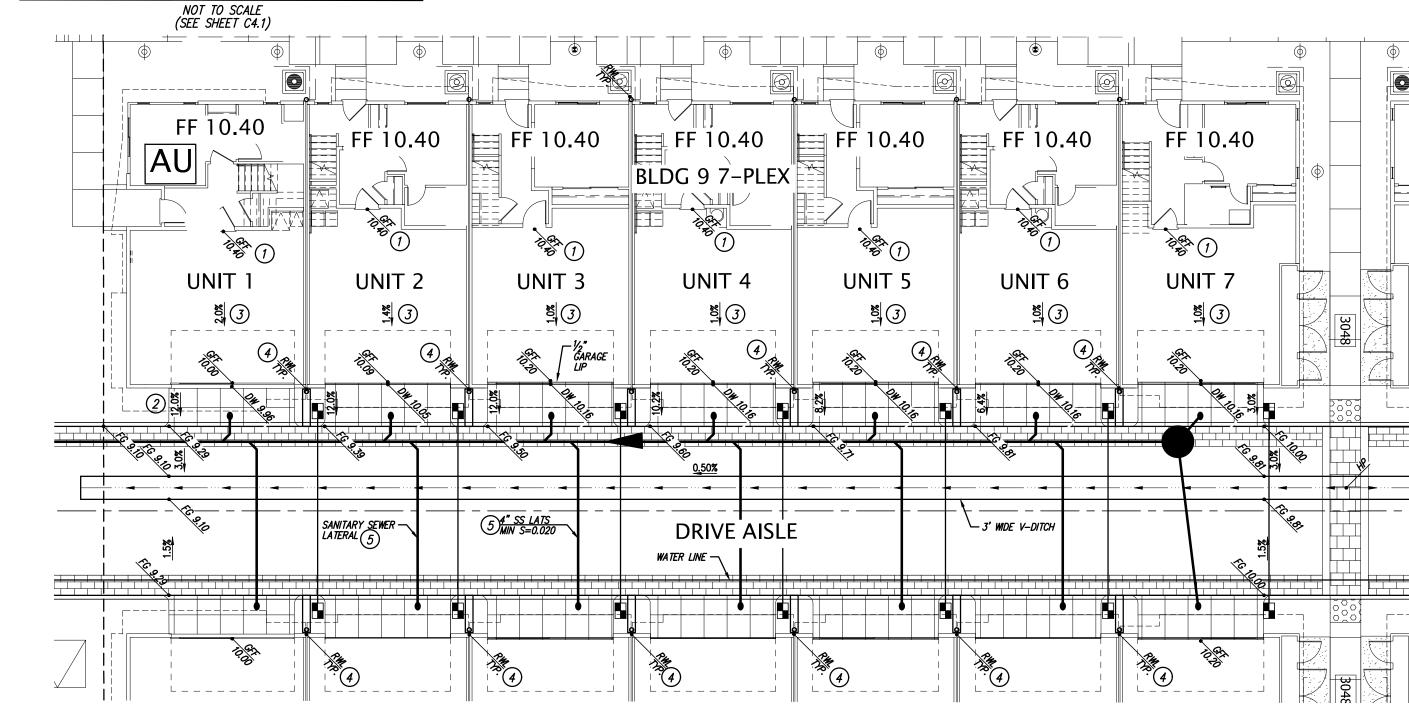


SECTION C (STREET B)

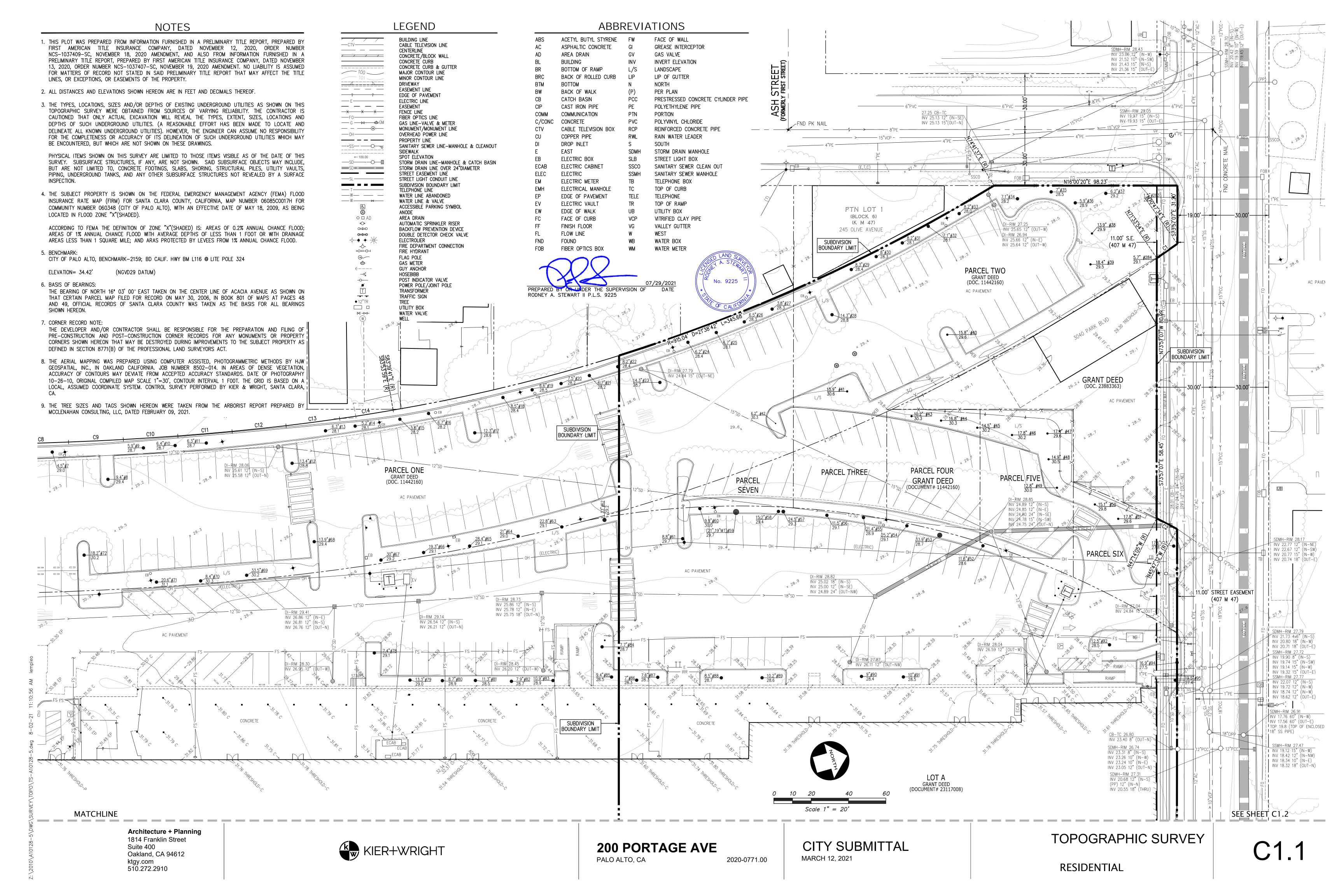


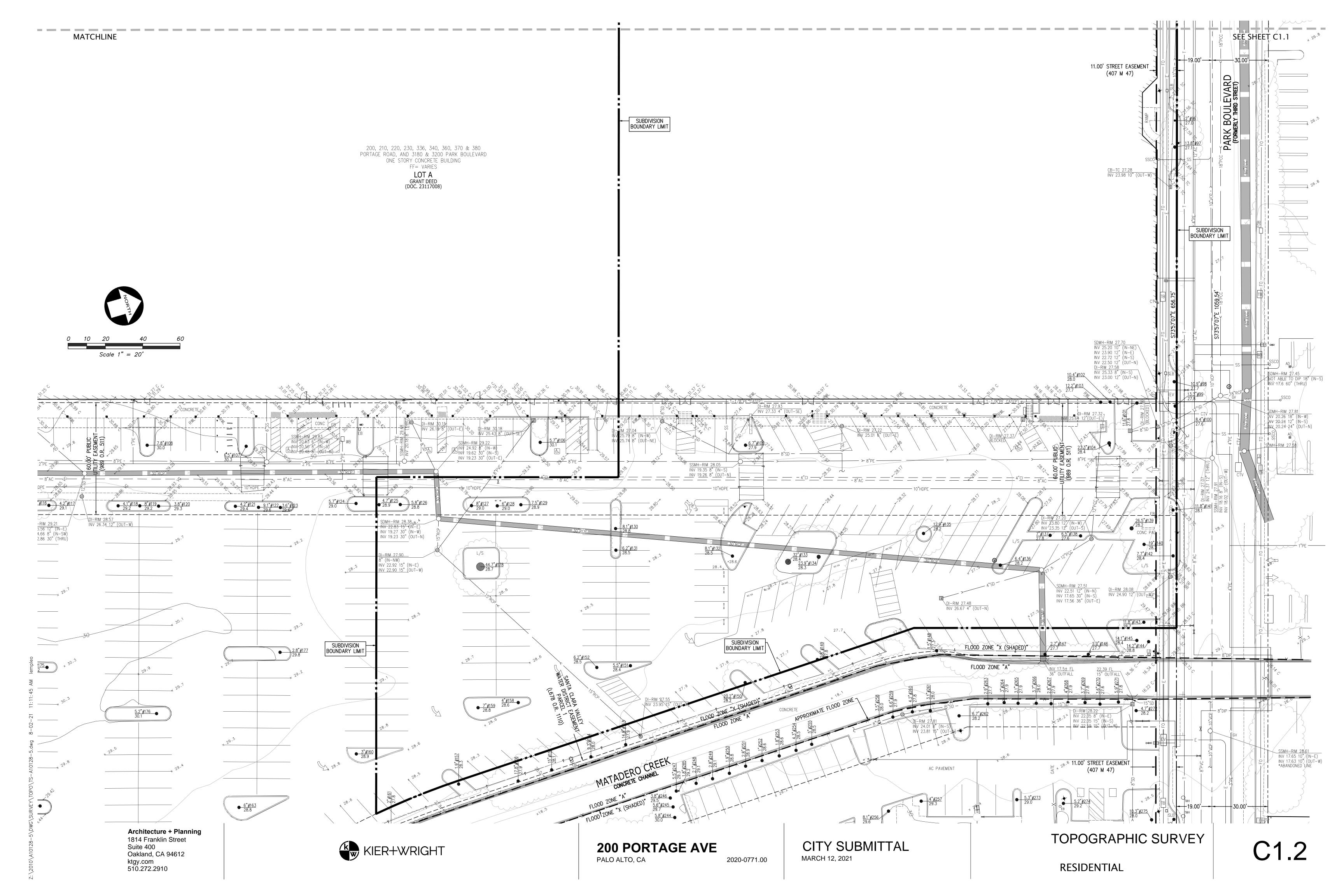
SECTION D (STREET C) NOT TO SCALE (SEE SHEET C4.1)

SECTION G (MATADERO CREEK)



TYPICAL BUILDING GRADING & UTILITY SERVICE DETAIL NOT TO SCALE





LEGEND

EXISTING BUILDING TO BE DEMOLISHED EXISTING PAVEMENT SECTION TO BE REMOVED

EXISTING CONCRETE TO BE REMOVED EXISTING LANDSCAPING TO BE REMOVED (INCLUDING TREES, SHRUBS, LANDSCAPE VEGETATION, AND FENCES...ETC.)

X X UNDERGROUND UTILITIES TO BE REMOVED _______UNDERGROUND UTILITIES TO BE ABANDONED

— — — — — SAWCUT LINE

DEMOLITION NOTES

REMOVE EXISTING CONCRETE CURB

REMOVE EXISTING STORM DRAIN STRUCTURE

REMOVE EXISTING ELECTRICAL STRUCTURE

REMOVE EXISTING MONITORING WELL

PLUG AND CAP EXISITING UTILITY

EXISTING FIRE HYDRANT, PROTECT IN PLACE

EXISTING WATER BOX TO BE REMOVED

EXISTING STORM DRAIN OUTFALL, PROTECT IN PLACE

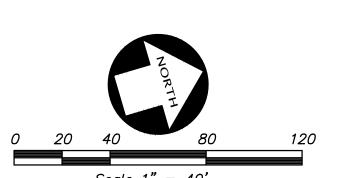
REMOVE EXISTING FIRE RISER AND ALL ITS APPURTENANCES

REMOVE EXISTING FIRE DEPARTMENT CONNECTION (FDC)

EXISTING 10" HDPE, PROTECT IN PLACE

EXISTING SANITARY SEWER MANHOLE, PROTECT IN PLACE

REMOVE EXISTING SANITARY SEWER MANHOLE









8"SD



405 OLIVE AVENUE 399 OLIVE AVENUE95 OLIVE AVENUE385 OLIVE AVENUE375 OLIVE AVENUE365 OLIVE AVENUE3



• • •

 (\cdot,\cdot)

LIMIT OF WORK —

NEW FACE OF -COMMERCIAL BUILDING

REMOVE EX. — SANITARY SEWER LATERAL

LOT A

GRANT DEED
(DOC. NO. 23117008)

SUBDIVISION BOUNDARY LIMIT

SUBDIVISION BOUNDARY LIMIT

EX. SANITARY SEWER MAIN TO BE

REPLACED WITH 10" HDPE.

SEE UTILITY PLAN SHEET C5.0—C5.1

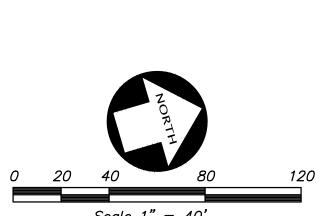
EXISTING JT POLE PROTECT IN PLACE



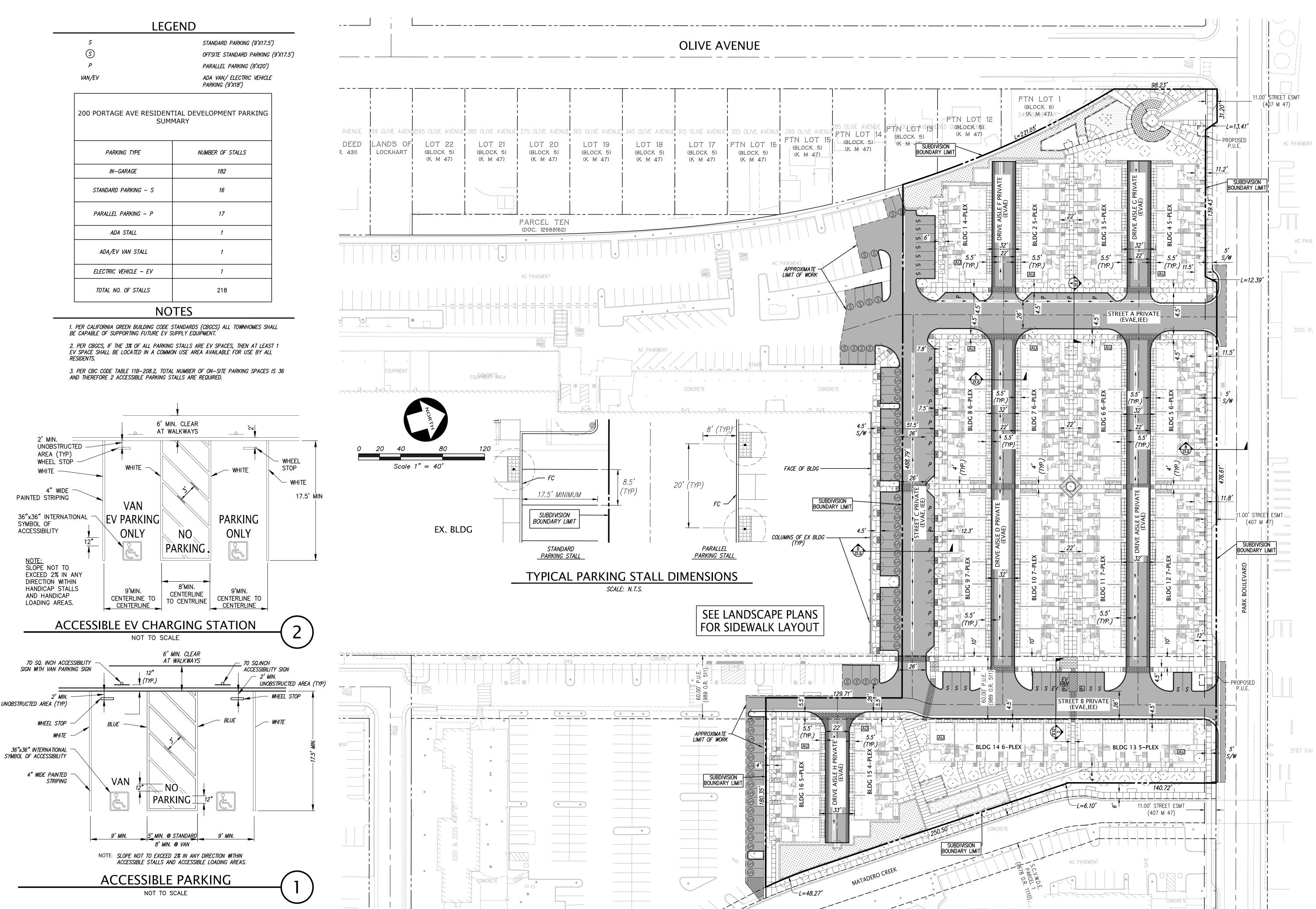


SUBDIVISION BOUNDARY LIMIT

EXISTING JT POLE PROTECT IN PLACE









Architecture + Planning

1814 Franklin Street







CONSTRUCTION NOTES

THROUGH CURB DRAIN

3' WIDE CONCRETE V-DTICH

MIN. TOP OF WALL ELEVATION FOR FLOW THROUGH PLANTER IS 27.7' FOR TCM 01 & 28.2' FOR TCM 02

REMOVE EXISTING GRATE AND REPLACE WITH CONCRETE LID

ALL NEW LATERALS & PRIVATE MAINS IN THE DEVELOPMENT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA. EXISTING 10" PE SEWER MAIN IN THE EASEMENT IS OWNED AND MAINTAINED BY THE CITY. INSTALLATION INSPECTION BY BUILDING INSPECTOR

LEGEND

ACCESSIBLE PATH OF TRAVEL

FLOW ARROW









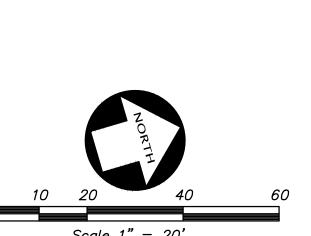


CITY SUBMITTAL AUGUST 03, 2021

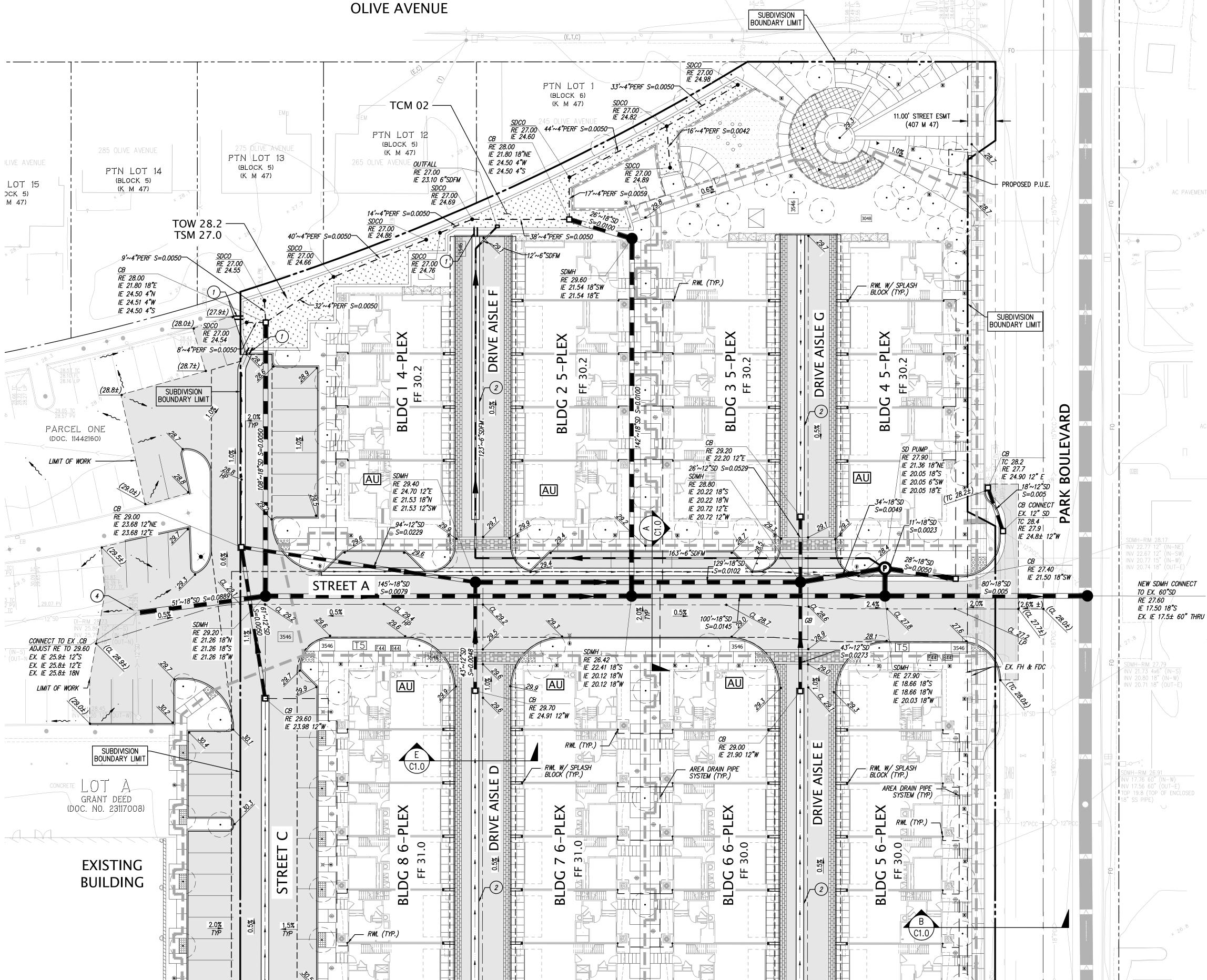
SEE SHEET C4.1

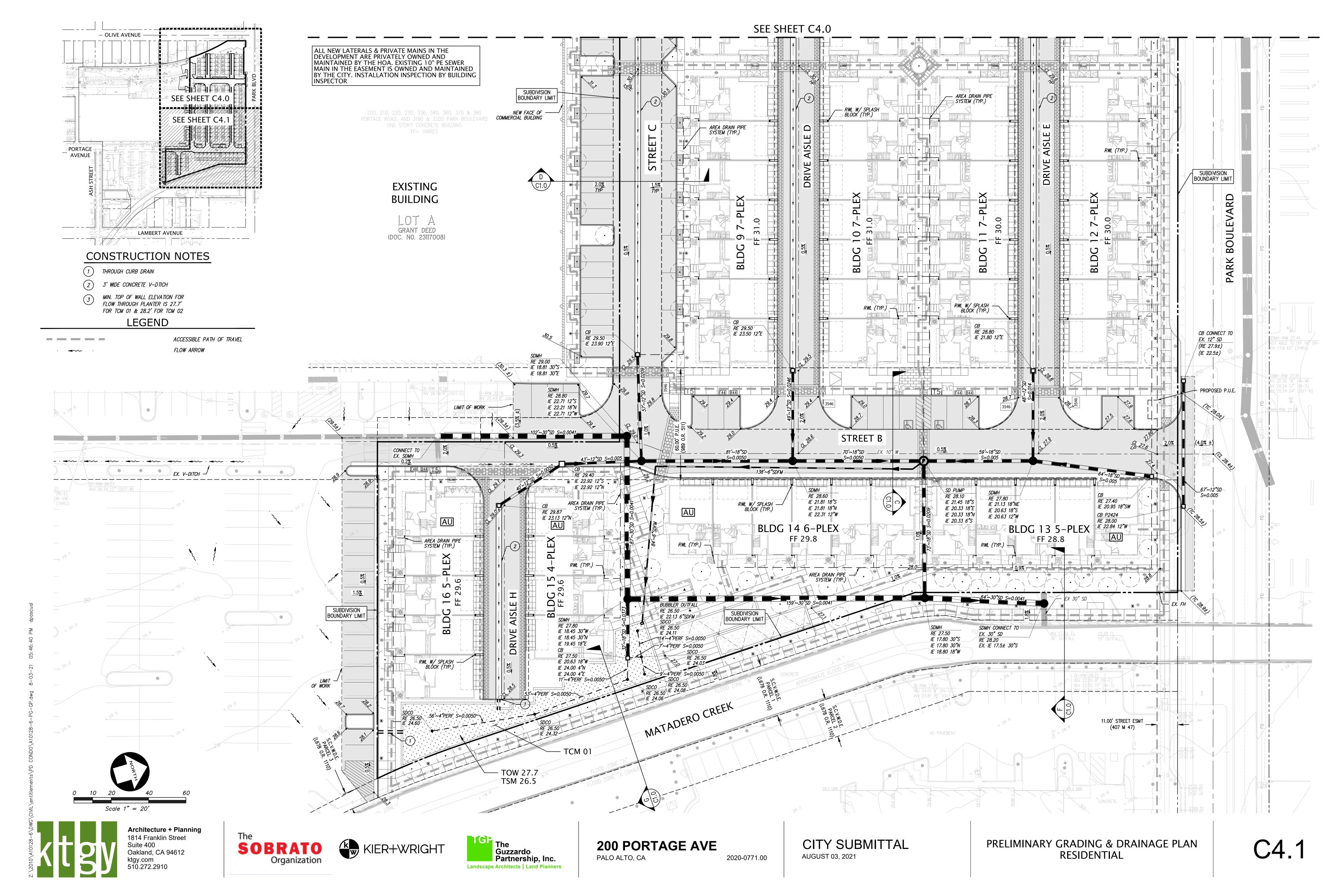
PRELIMINARY GRADING & DRAINAGE PLAN RESIDENTIAL

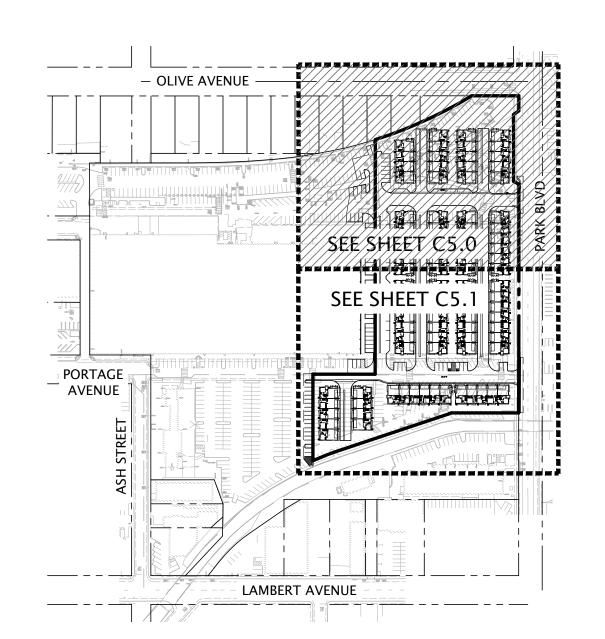












PRIVATE UTILITY NOTES

ALL NEW LATERALS & PRIVATE MAINS IN THE DEVELOPMENT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA WITH THE EXCEPTION OF THE EX. PUBLIC UTILITY LINES WITHIN THE 60' PUE.

CONNECTION TO CITY MAIN IS INSPECTED BY PUBLIC WORKS INSPECTOR. ON-SITE SEWER INSTALLATION INSPECTION BY

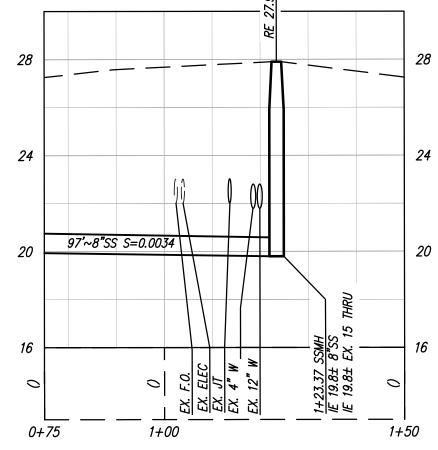
Scale 1" = 20'

WATER LOOP SYSTEM NOTES

THE RESIDENTIAL DEVELOPMENT WATER SYSTEM SHALL BE FED BY AN INCH LOOPED WATER MAIN THAT CONNECTS TO AN EXISTING 12" WATER MAIN WITHIN PARK BLVD AND AN EXISTING 10" WATER MAIN WITHIN PORTAGE AVE. THE PROPOSED 8 INCH MAIN WITHIN THE RESIDENTIAL DEVELOPMENT IS CONSIDERED LOOPED SINCE IT CONNECTS TO THE EXISTING 12 INCH WATER MAIN WITHIN PARK BLVD, LOOPS AROUND TH DEVELOPMENT AND CONNECTS TO AN EXISTING 10 INCH WATER MAIN, WHICH IS CONNECTED TO THE EXISTING 12 INCH WATER MAIN WHERE

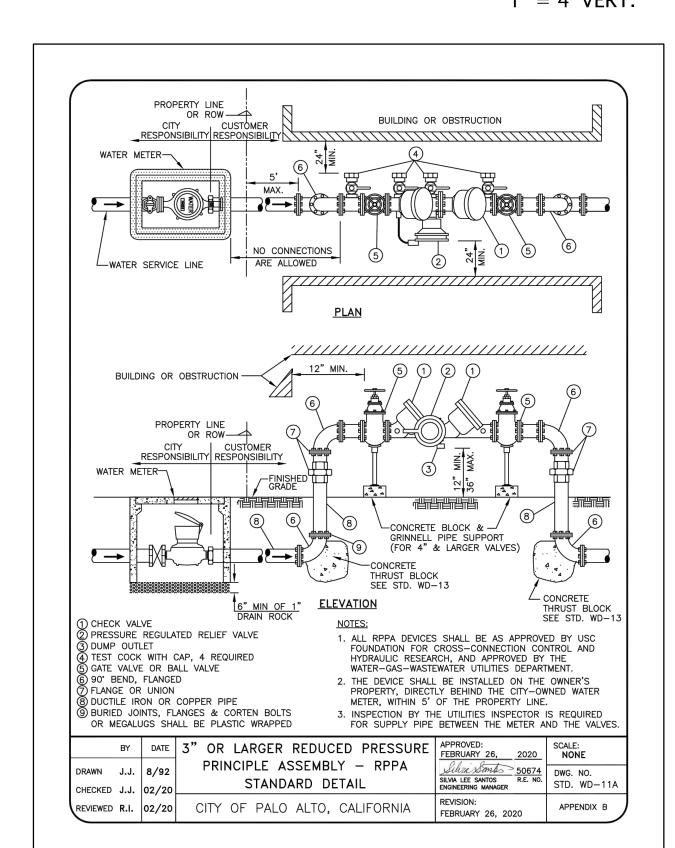
CONSTRUCTION NOTES

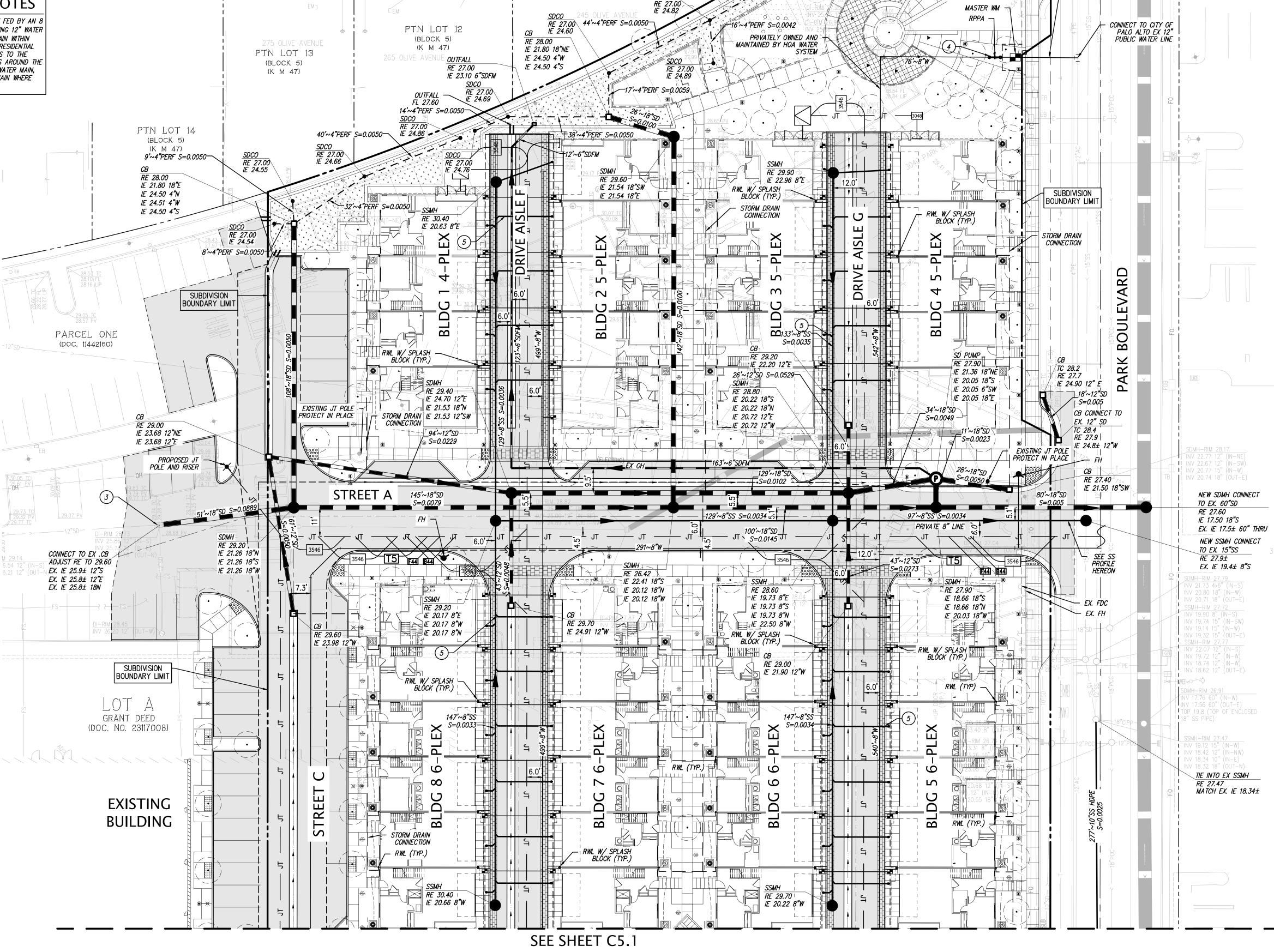
- (1) SSMH TO CONNECT TO EXISITNG 8"SS LINE.
- (2) RELOCATE EXISTING SSMH.
- REMOVE EXISTING GRATE WITH WITH CONCRETE LID
- 4) INSTALL A RPPA PER STANDARD DETAIL DWG NO. WD-11A
- 5 ALL SS LATERALS SHALL HAVE NO LESS THAN 2% SLOPE
- 6 INSTALL 2" BLOW-OFF VALVE PER STANDARD DETAIL DWG NO. WD-19



THE FIRST CONNECTION STARTED

SS PROFILE 1'' = 20' HORIZ.1" = 4' VERT.





PTN LOT 1

(BLOCK 6)

(K M 47)

33'~4"PERF S=0.0050

SUBDIVISION BOUNDARY LIMIT

PUBLIC 8" WATER

11.00' STREÉT ESMT

(407 M 47)



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200 PORTAGE AVE PALO ALTO, CA 2020-0771.00

OLIVE AVENUE

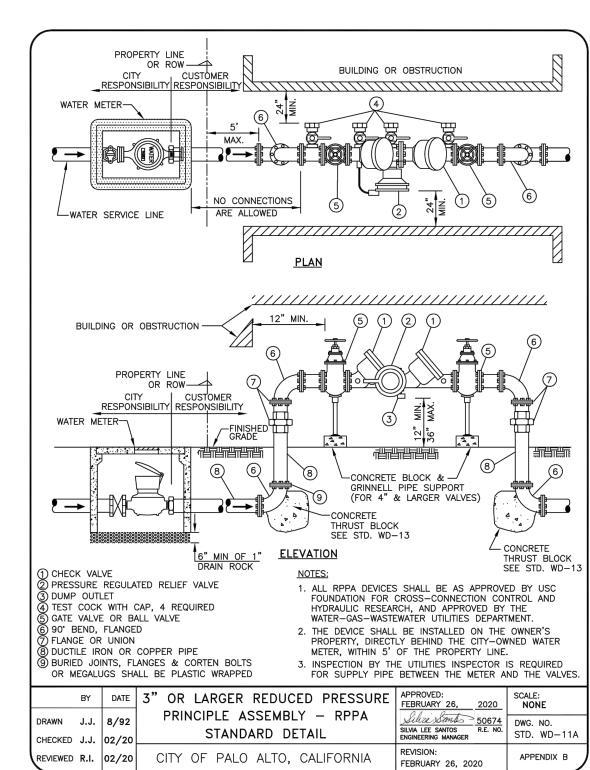
CITY SUBMITTAL AUGUST 03, 2021

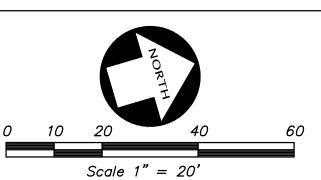
PRELIMINARY UTILITY PLAN RESIDENTIAL

BUILDING INSPECTOR.

WATER LOOP SYSTEM NOTES

THE RESIDENTIAL DEVELOPMENT WATER SYSTEM SHALL BE FED BY AN 8 INCH LOOPED WATER MAIN THAT CONNECTS TO AN EXISTING 12" WATER MAIN WITHIN PARK BLVD AND AN EXISTING 10" WATER MAIN WITHIN PORTAGE AVE. THE PROPOSED 8 INCH MAIN WITHIN THE RESIDENTIAL DEVELOPMENT IS CONSIDERED LOOPED SINCE IT CONNECTS TO THE













GRANT DEED (DOC. NO. 23117008)

PORTAGE ROAD, AND 3180 & 3200 PARK BOULEVARD

EXISTING

BUILDING

(2) RELOCATE EXISTING SSMH.

REMOVE EXISTING GRATE WITH WITH CONCRETE LID

INSTALL A RPPA PER STANDARD
DETAIL DWG NO. WD-11A

5 ALL SS LATERALS SHALL HAVE NO LESS THAN 2% SLOPE

6 INSTALL 2" BLOW-OFF VALVE PER STANDARD DETAIL DWG NO. WD-19

CONNECT TO

EX. SSMH

RE 29.48

RE 29.00
RE 18.81 30"S

IE 20.18 10"N 24.92 IE 20.02 10"S

CONNECT TO

EX. SDMH

139′~10"SS HDPE ─\

RII 20.02 8"E

_62'~10"SS HDPE IE 20.02 10"N

6) BOV ____

֟**֓**

S=0.0027

CONSTRUCTION NOTES

(1) SSMH TO CONNECT TO EXISITNG 8"SS LINE.

SUBDIVISION BOUNDARY LIMIT

CB RE 29.50

IE 18.81 30**"**E .

RE 28.80

IE 23.13 12"N

□IE 18.45 30"W 🗹

IE 18.45 30"N

IE 19.45 18"E

RE 27.50

E 20.63 18"W

IE 24.00 4"N

RE 28.80 IE 24.00 4"E
IE 20.80 8"W 11'~4"PERF S=0.0050

IE 22.71 12"S

IE 22.21 18"N

IE 22.71 12"W

□ IE 23.90 12**"**E





SUBDIVISION

EVA

BOUL

PARK

CONNECT TO EX 12" W

EX. SSMH RE 27.91

IE 19.03 10"S

IE 19.03 10"W

8" WATER TO CONNECT TO EX. 10" PUBLIC WATER LINE

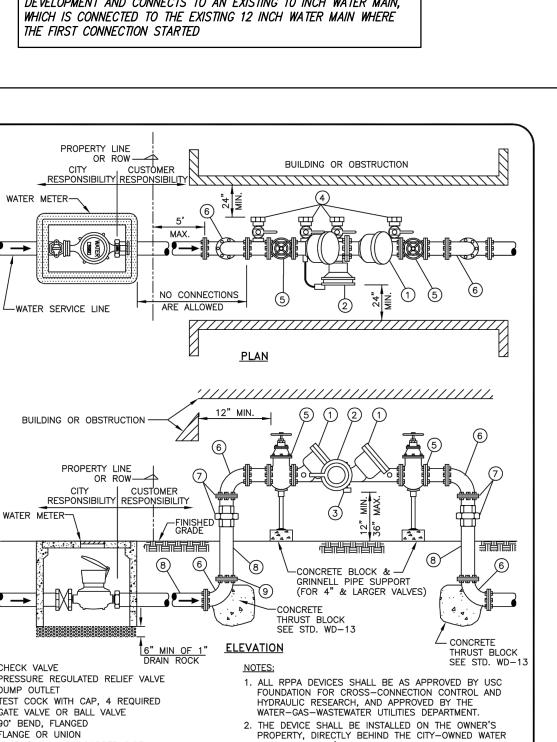
CB CONNECT TO

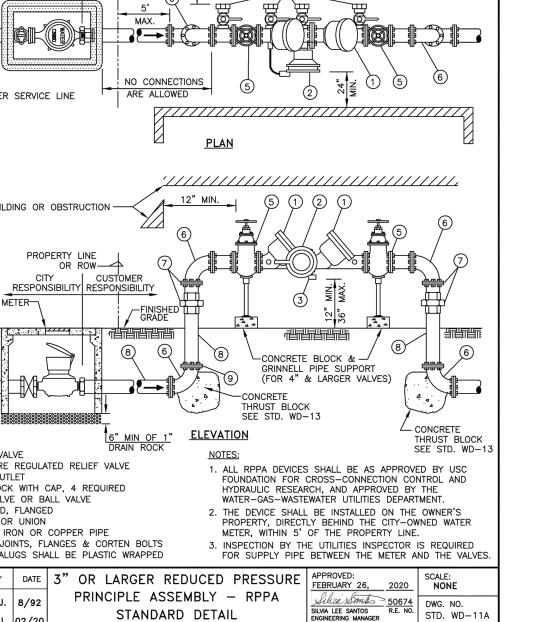
EX. 12" SD

(RE 27.9±)

(IE 22.5±)

BOUNDARY LIMIT









~9'~4"PERF S=0.0050



AND MAINTAINED

BY HOA WATER

S=0.0027

44'~8"W

IE 20.95 18"SW

11.00' STREET ESMT

(407 M 47)

5-PLEX

/ IE 21.80 12"E

SSMH RE 28.97

| *E 19.30 8"W*

| IE 19.30 10"N

,IE 21.13 18"NE

IE 20.63 18"S

IE 20.63 12"W

EX. 30" SD

EX. IE 17.5± 30"S

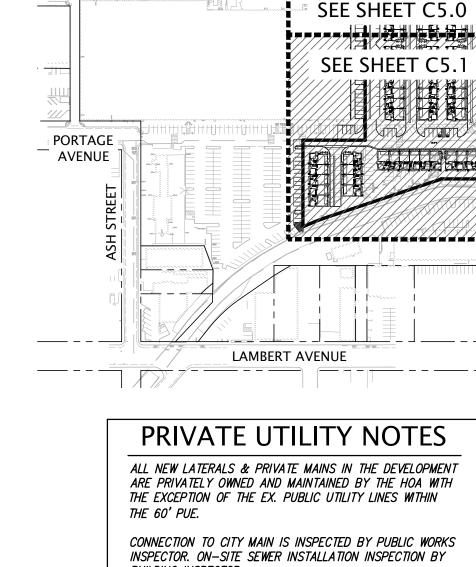
RE 28.20

IE 21.45 18"S IE 20.33 18"E IE 20.33 18"N IE 20.33 6"S

RE 27.50 IE 17.80 30"S

IE 17.80 30"N

IE 18.80 18"W



S.C.V.M.D.E.

SEE SHEET C5.0

RE 30.20 IE 22.20 8"E

RWL W/SPLASH -BLOCK (TYP.)

171'~8"SS S=0.0150

BLOCK (TYP.)

RE 29.50 IE 23.50 12"E

SSMH RE 29.27

Ŭ *IE 19.64 8"W*

IE 19.64 10"S

IE 19.64 10"N

*—_138'∼6"SDFM*_

STORM DRAIN

CONNECTION

BLI

S=0.0027

- RWL W/ SPLASH BLOCK (TYP.)

RE 28.60

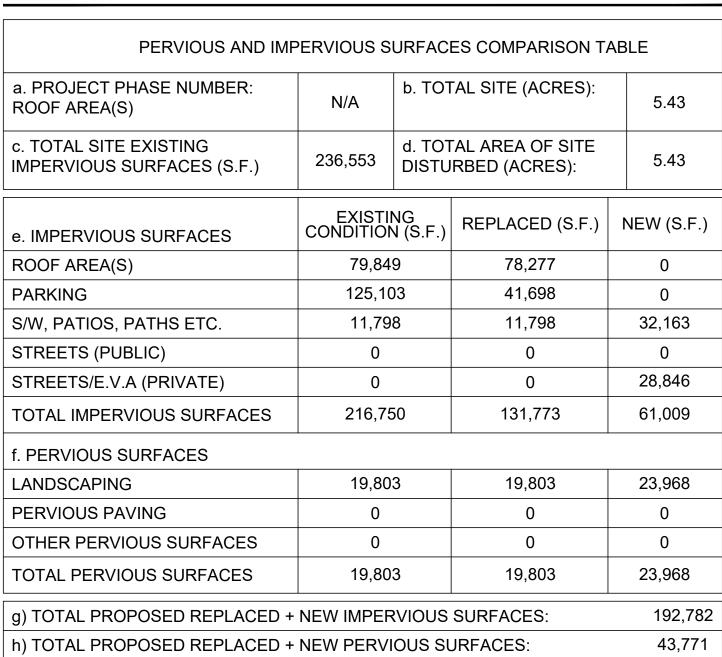
⁻IE 21.81 18"S

IE 21.81 18"N

SUBDIVISION BOUNDARY LIMIT

IE 22.31 12"W

OVERALL TREATMENT AREA TOTALS



% OF REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS IS 60.7% LESS THAN 100%, THEREFORE NO ONSITE DETENTION REQUIRED

i) % OF REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS: 60.7%

SURFACE AREA SUMMARY TABLE				
DEVELOPMENT	IMPERVIOUS	LANDSCAPE	TOTAL	
EXISTING	216,750	19,803	236,553	
PROPOSED	193,015	43,538	236,553	

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ktgy.com 510.272.2910 SOBRATO Organization

1-2 City application ID:

-2 Impervious Surface

4-1 Rainfall intensity





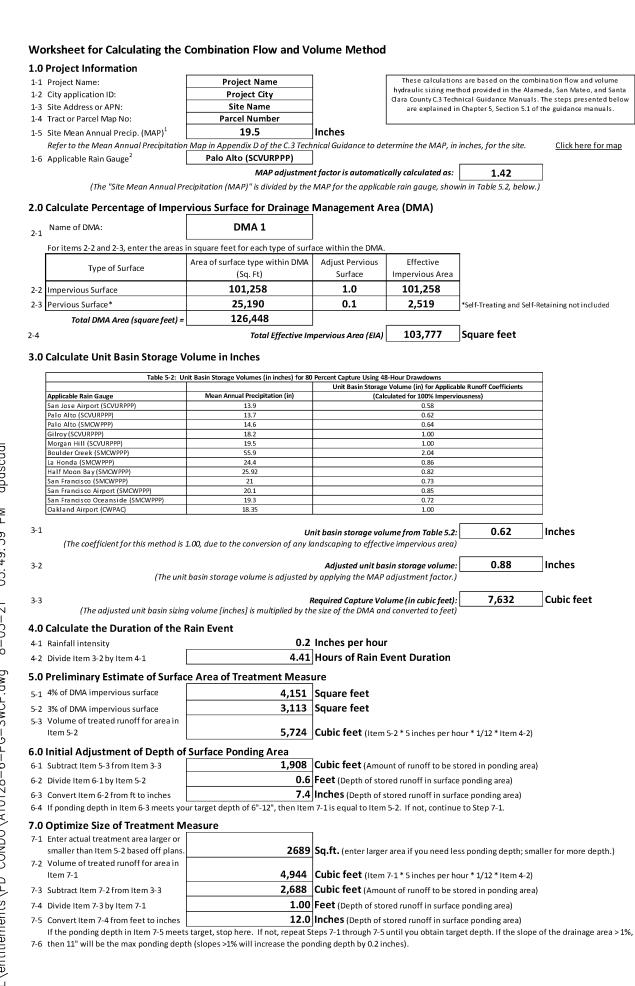


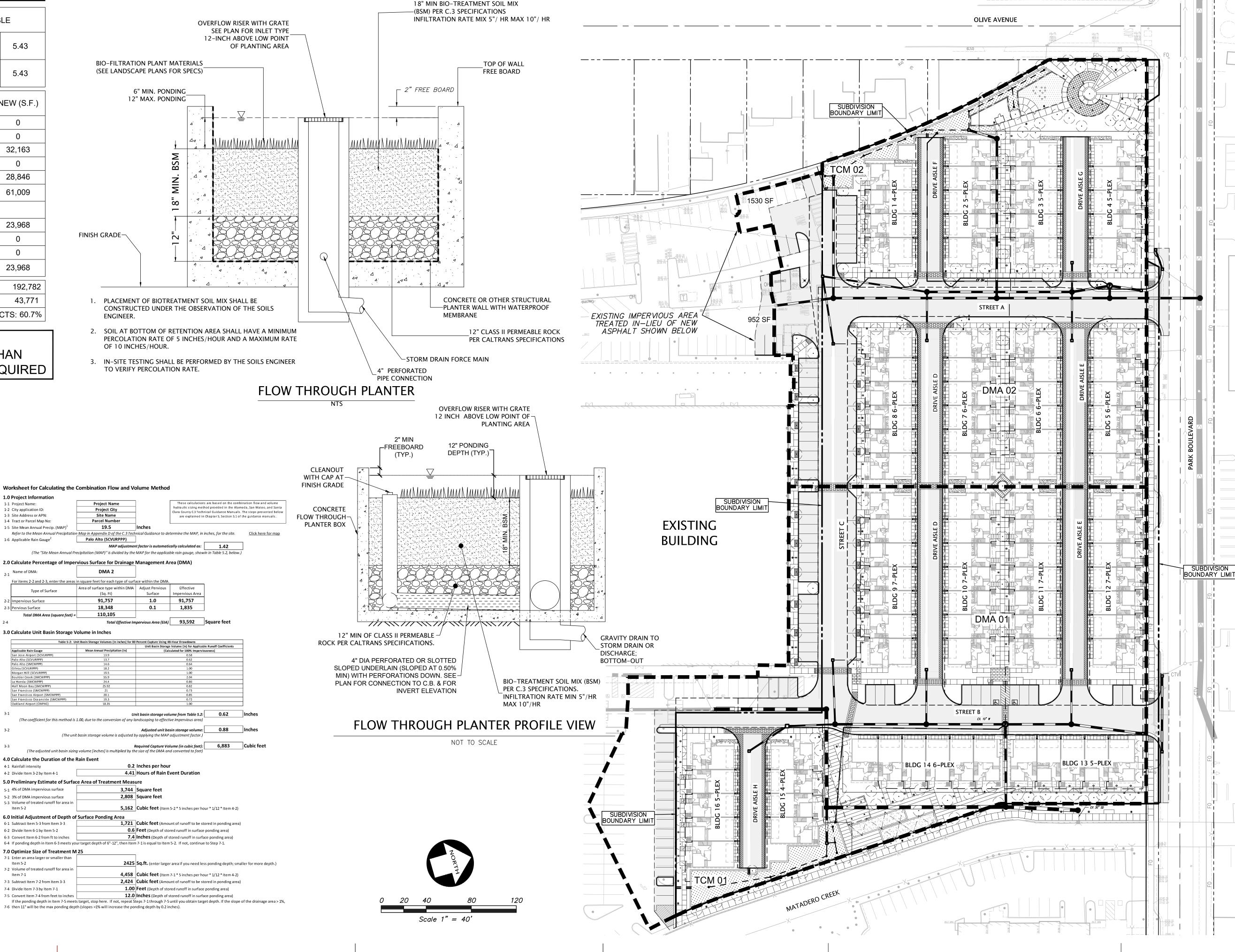


CITY SUBMITTAL AUGUST 03, 2021









CONCRETE V-DITCH
BIORETENTION BASIN

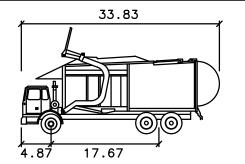
CONCRETE SIDEWALK

AC PAVEMENT

ADA PARKING

ELECTRIC VEHICLE

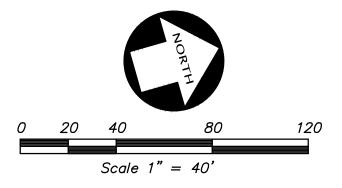
TRASH TRUCK PROFILE

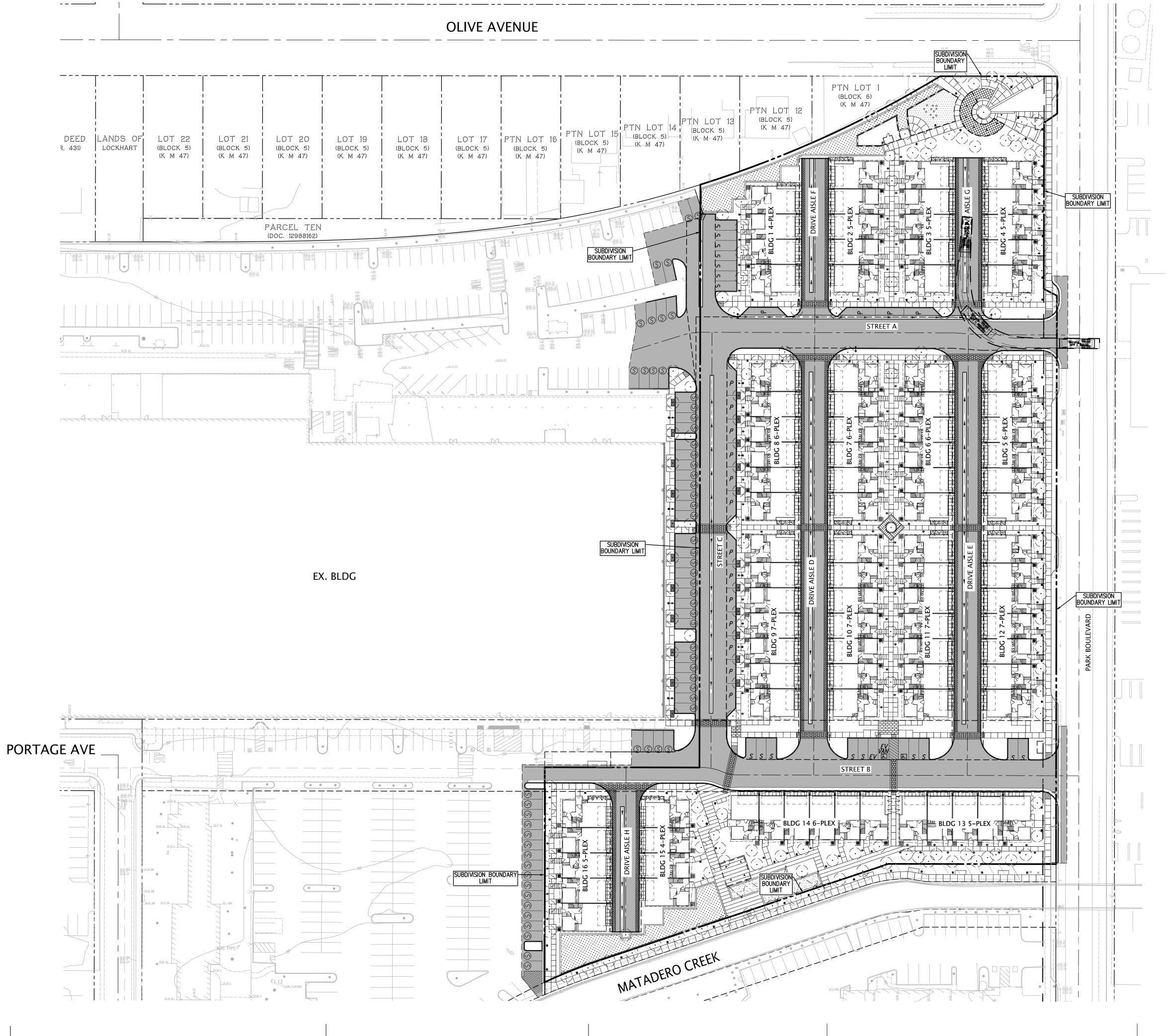


Wayne Titan
feet
Width :8.46
Track :8.00
Lock to Lock Time6.0
Steering Angle :45.0

NOTE

ALL ACCESSIBLE TRASH TRUCK ROUTES SHALL HAVE A STREET SECTION THAT CAN SUPPORT A SOLID WASTE VEHICLE. MUST BE ABLE TO SUPPORT 60,000 LBS (30 TONS).



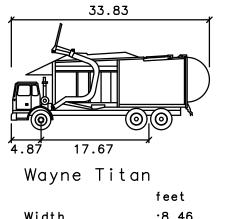




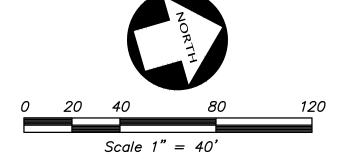


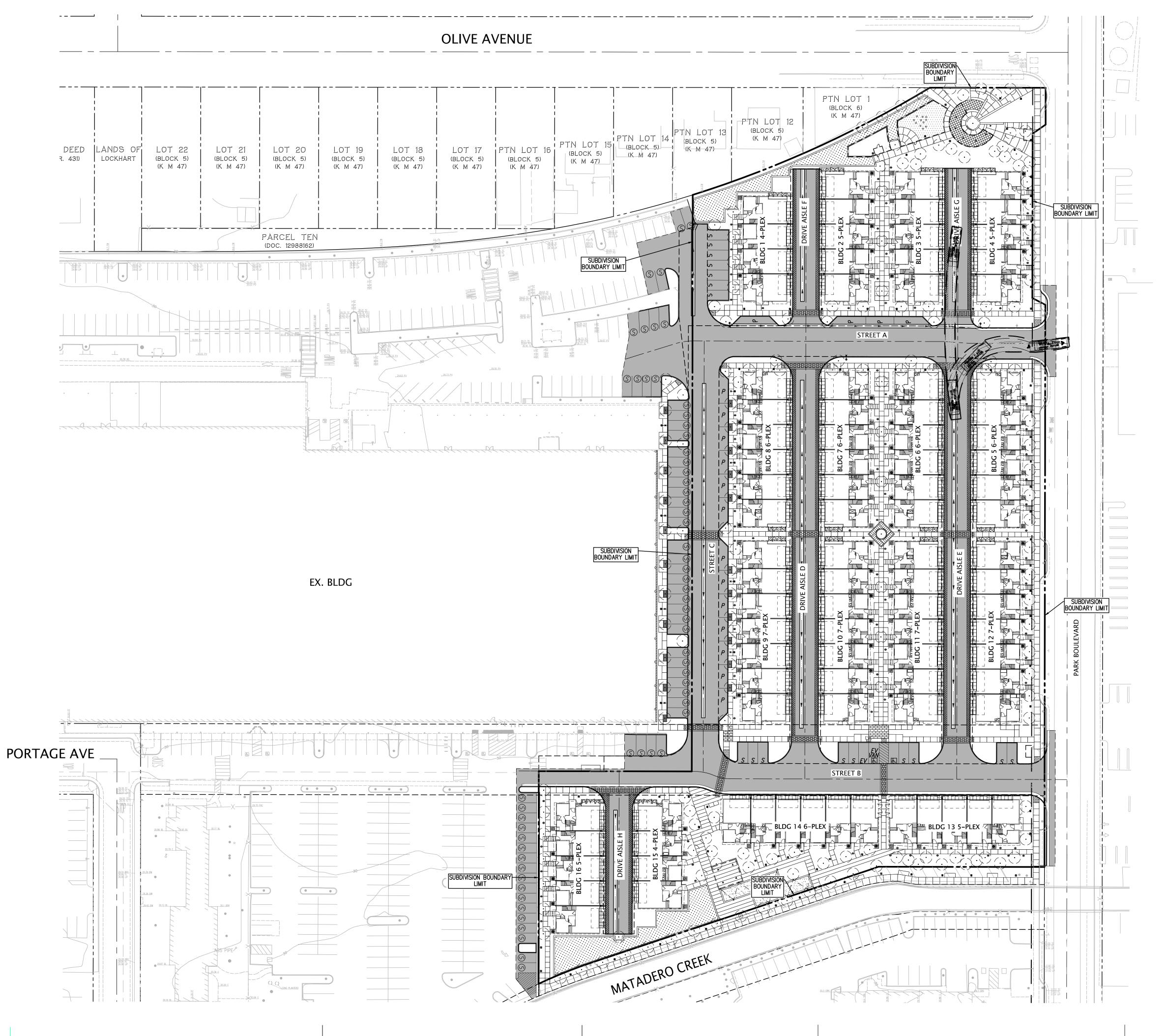






Width :8.46 Track :8.00 Lock to Lock Time6.0 Steering Angle :45.0















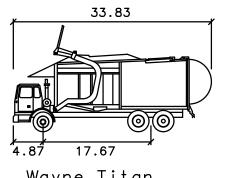
CONCRETE V-DITCH
BIORETENTION BASIN
CONCRETE SIDEWALK
AC PAVEMENT

AC PAVEMENT

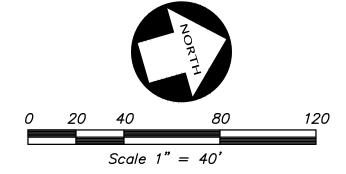
ADA PARKING

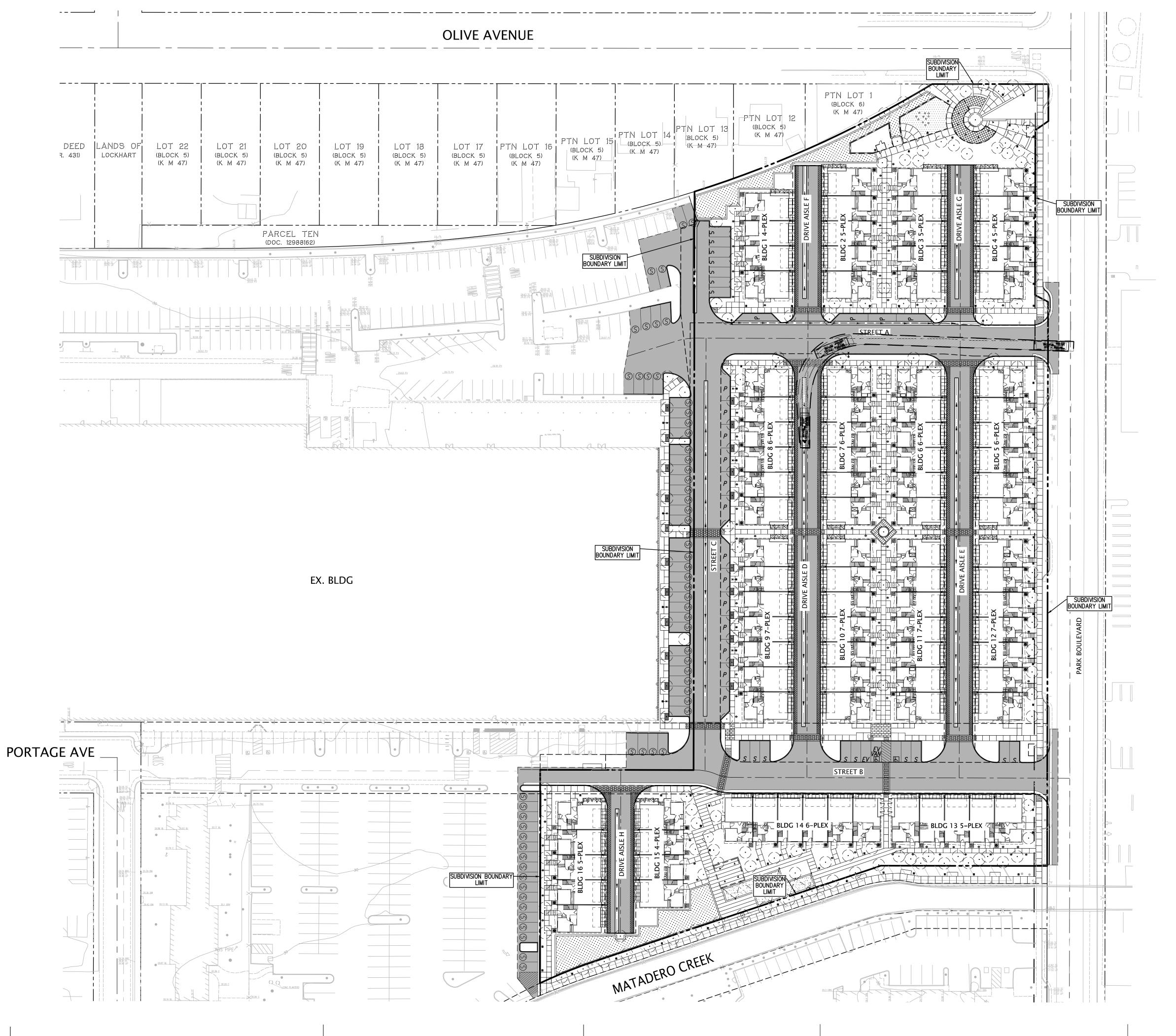
ELECTRIC VEHICLE

TRASH TRUCK PROFILE



Width :8.46
Track :8.00
Lock to Lock Time6.0
Steering Angle :45.0



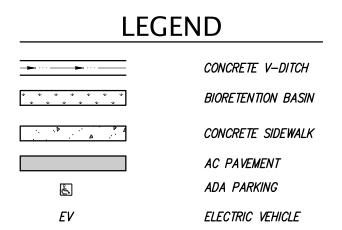


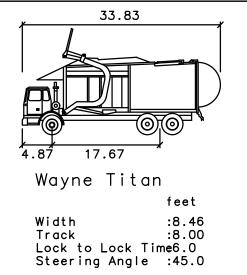


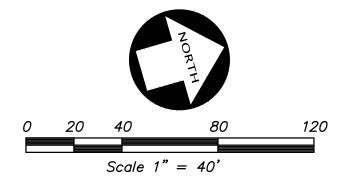


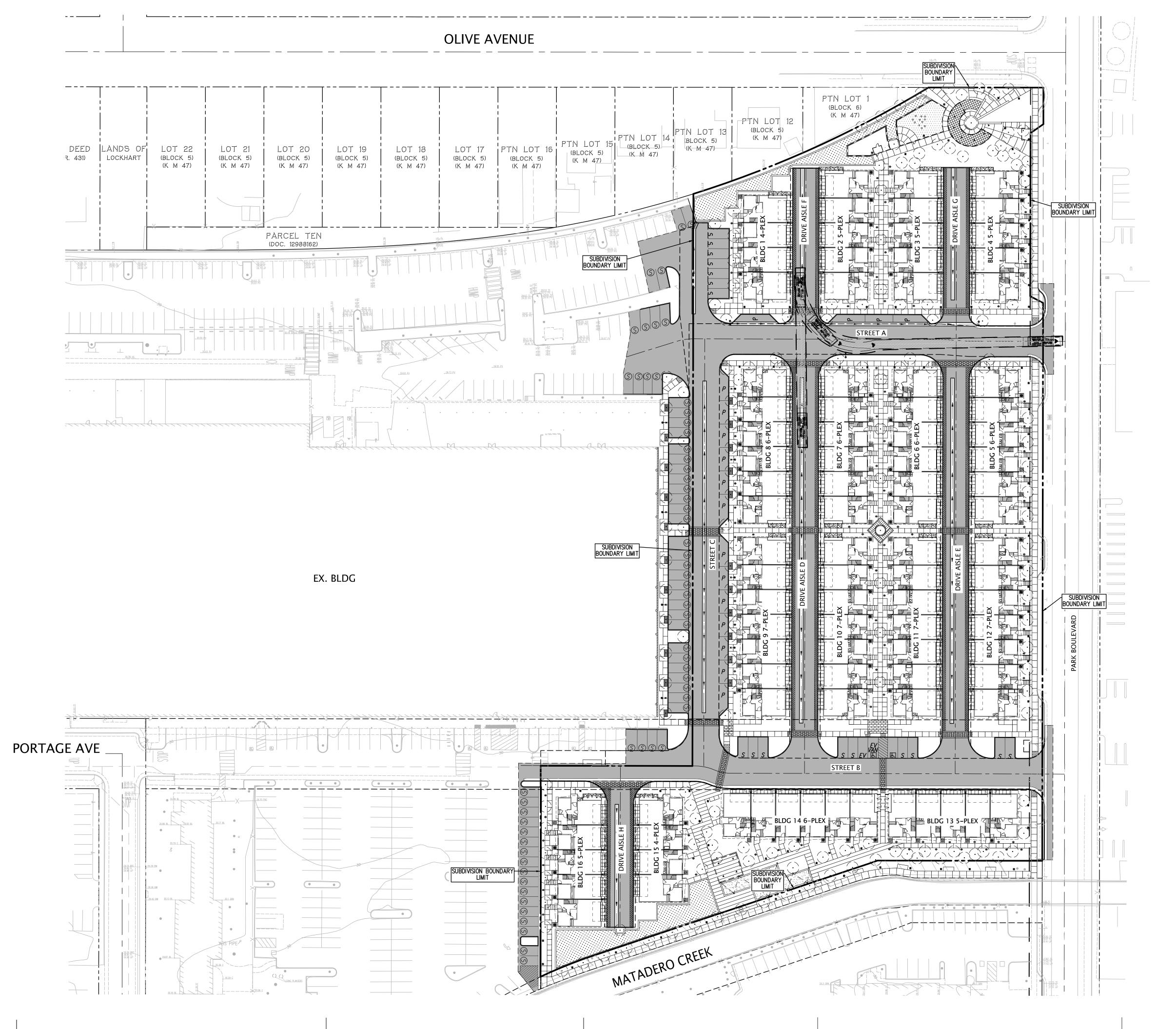














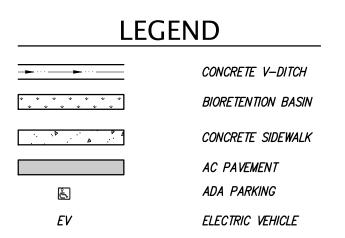


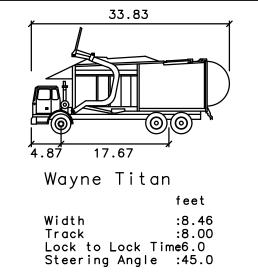


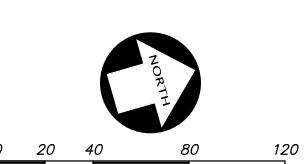


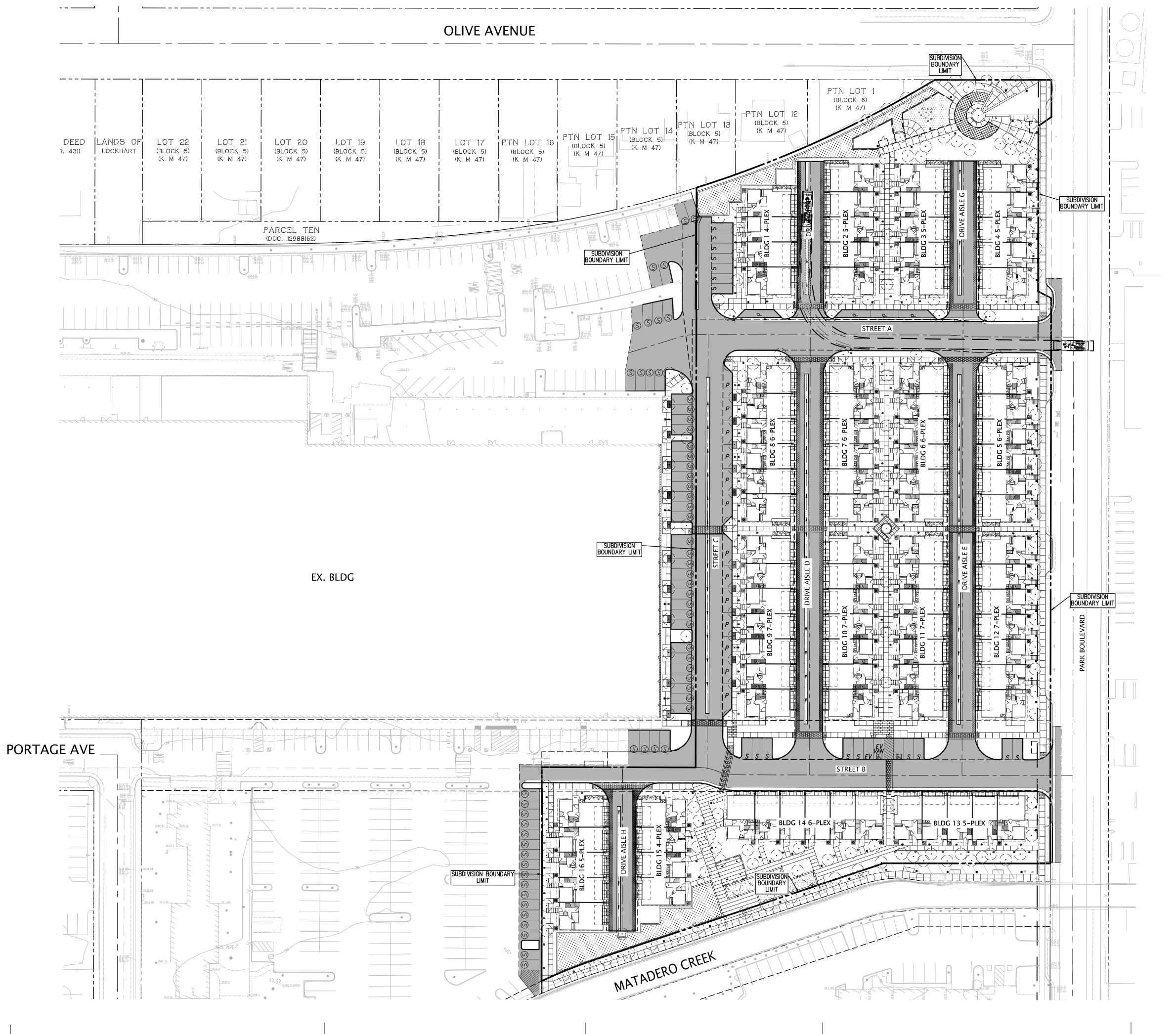










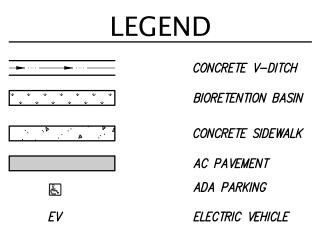


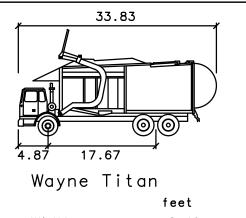




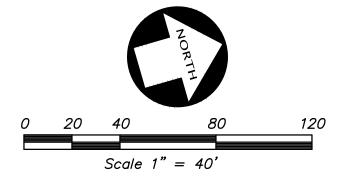


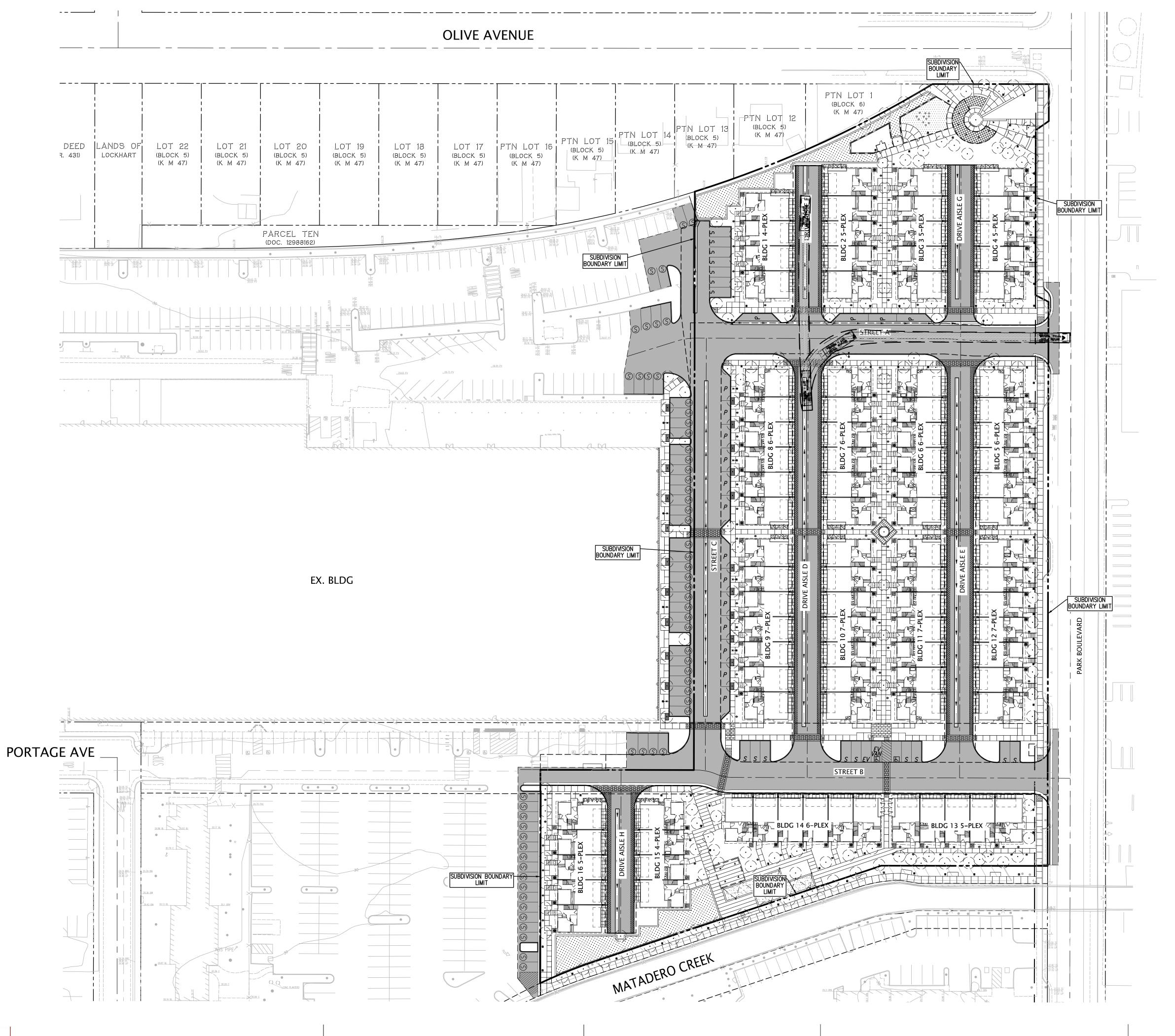






Width :8.46
Track :8.00
Lock to Lock Time6.0
Steering Angle :45.0

















CONCRETE V-DITCH

BIORETENTION BASIN

CONCRETE SIDEWALK

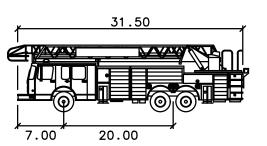
EV.

AC PAVEMENT

ADA PARKING

ELECTRIC VEHICLE

FIRE TRUCK PROFILE



PALO ALTO

feet

Width : 9.30

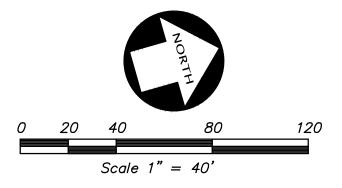
Track : 8.00

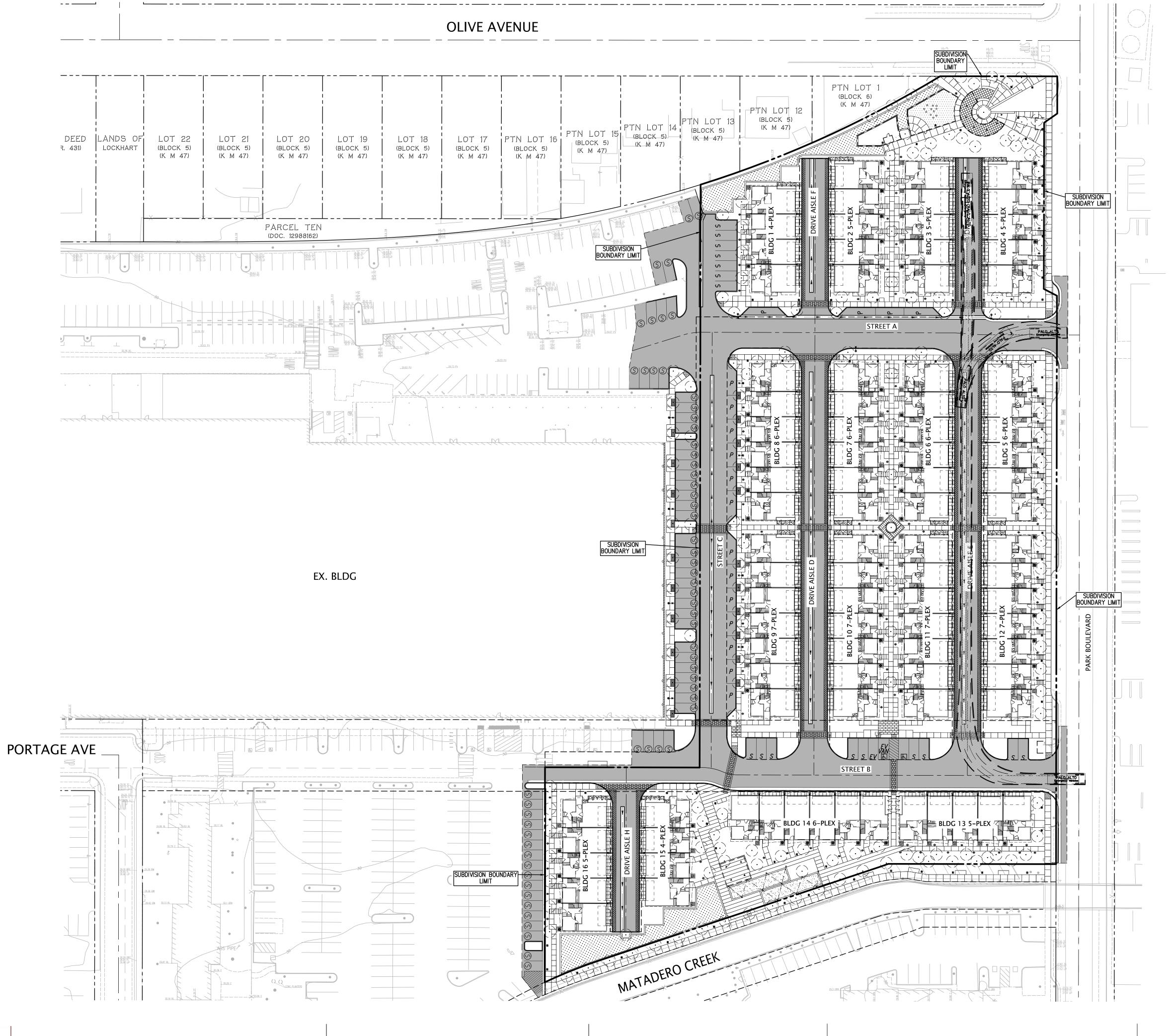
Lock to Lock Time: 6.0

Steering Angle : 40.0

NOTE

ALL ACCESSIBLE TRASH TRUCK ROUTES SHALL HAVE A STREET SECTION THAT CAN SUPPORT A SOLID WASTE VEHICLE. MUST BE ABLE TO SUPPORT 60,000 LBS (30 TONS).





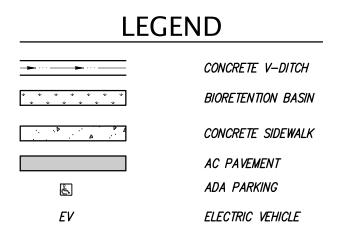




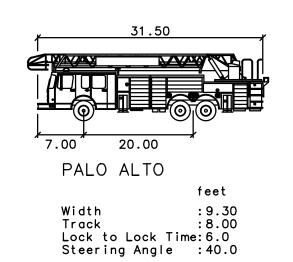


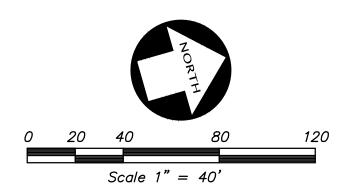


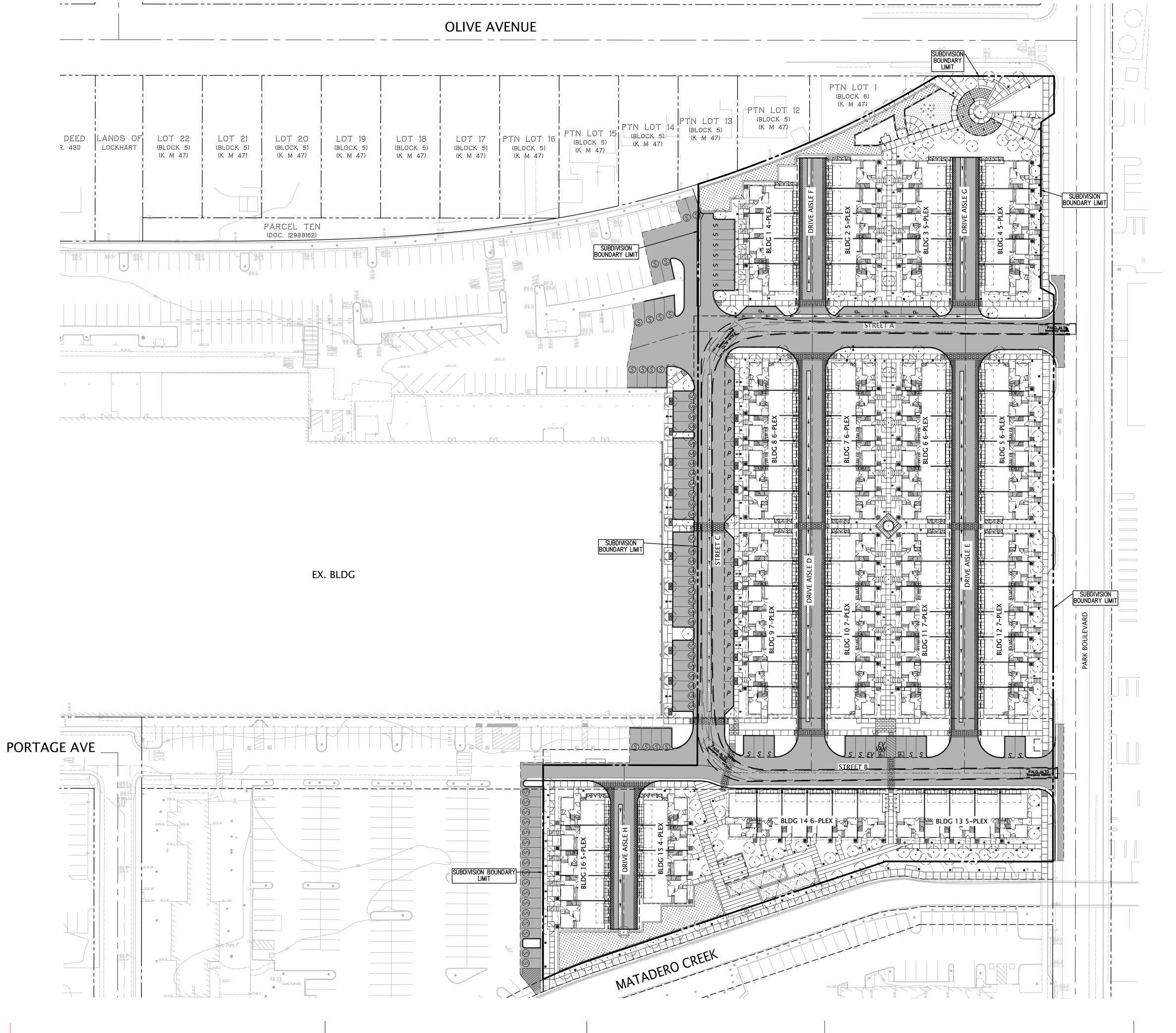




FIRE TRUCK PROFILE











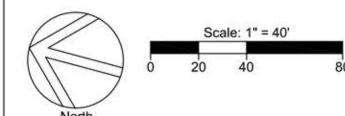












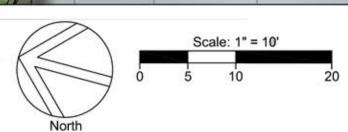




















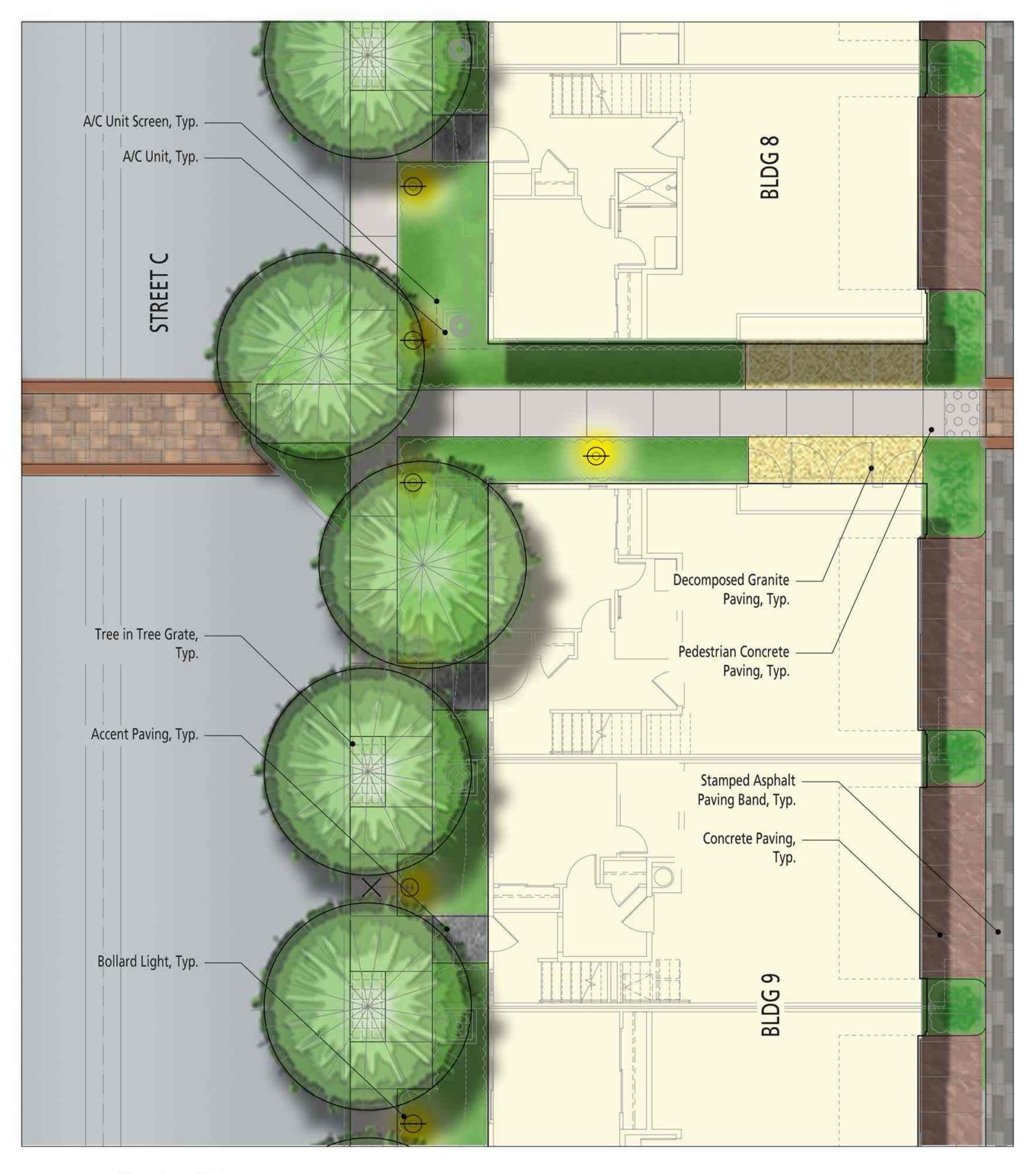


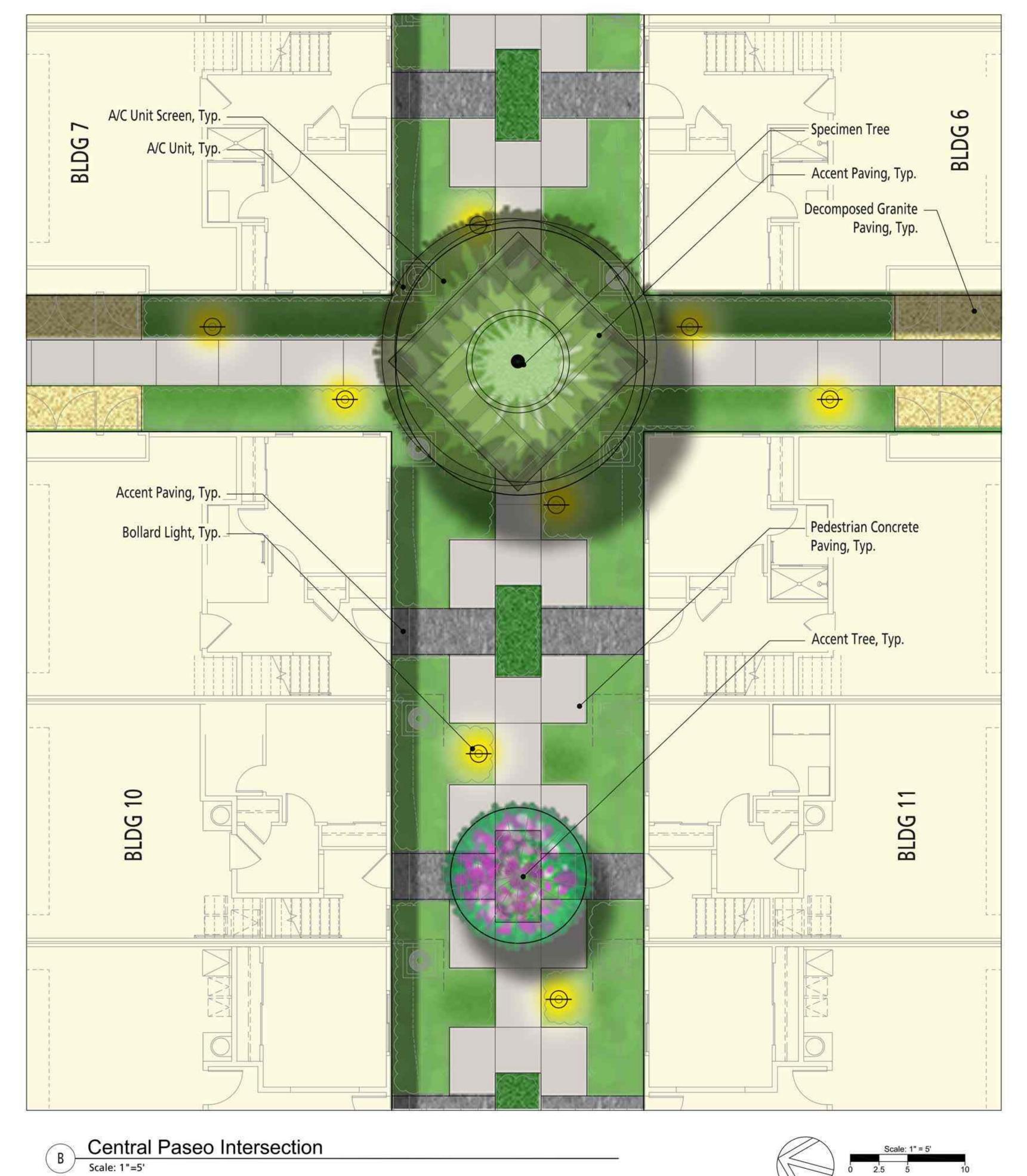












Western Edge

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KIER+WRIGHT





AUGUST 03, 2021







View of Railway Seating and Shaded Seating Plaza



View of Playground and Dog Park



View of Walk Along Park Area to Shaded Seating Area













View of Outdoor Seating Area



View of Bocce Ball Courts



View of Walk in Between Building









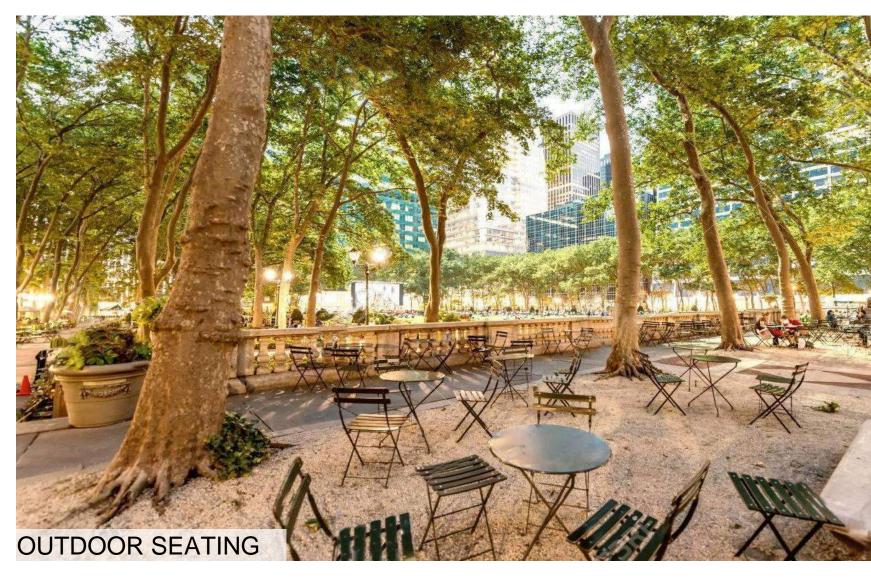




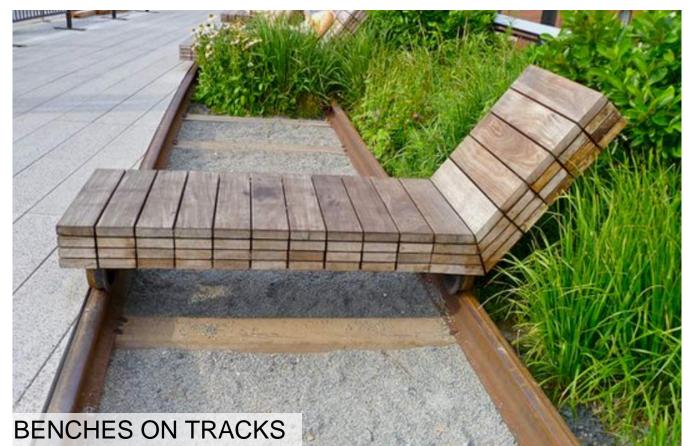




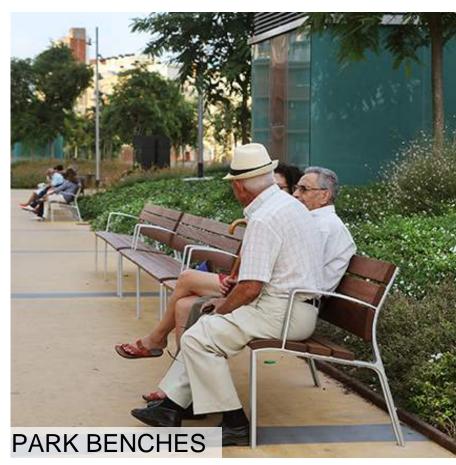












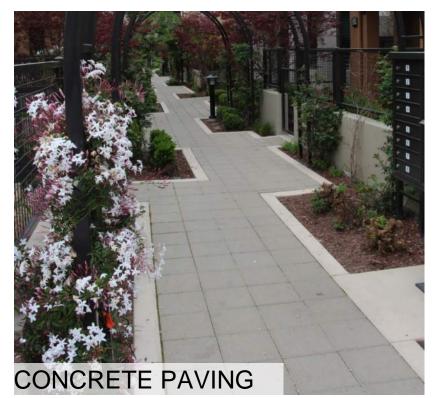




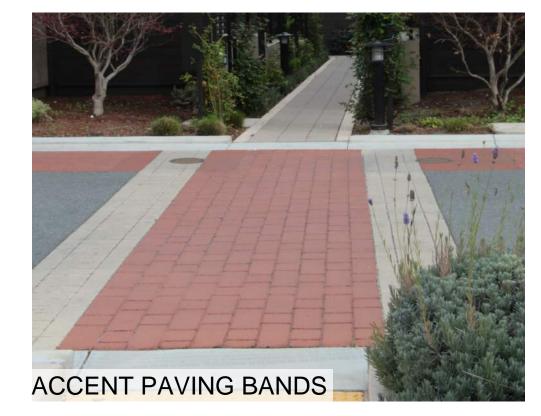














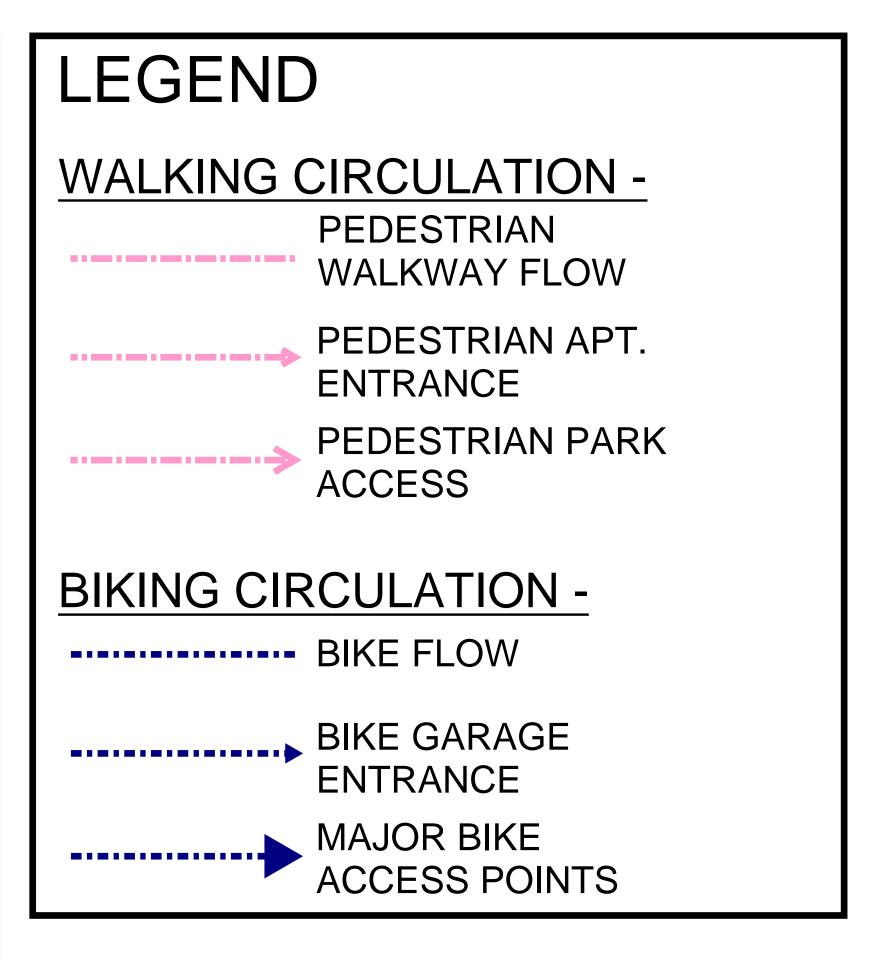


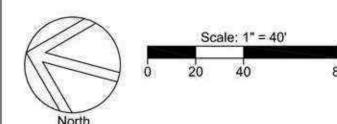










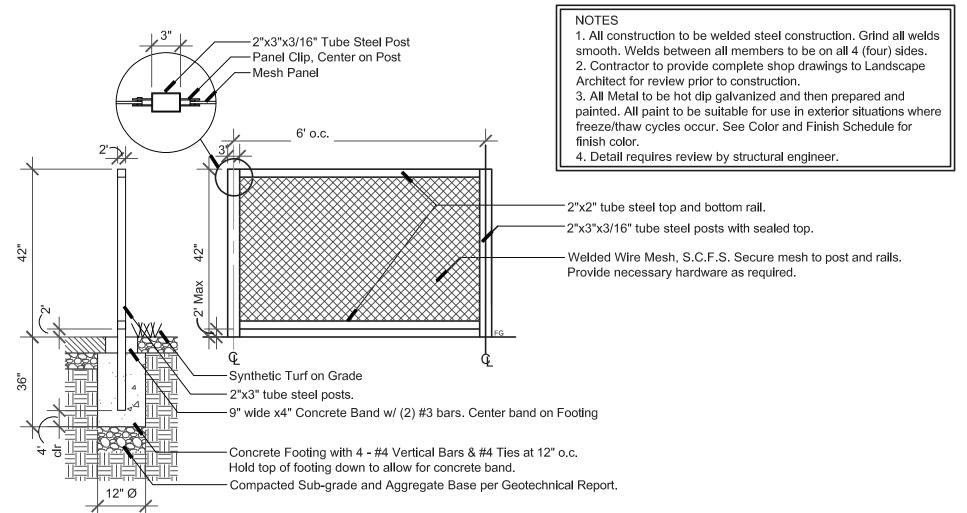




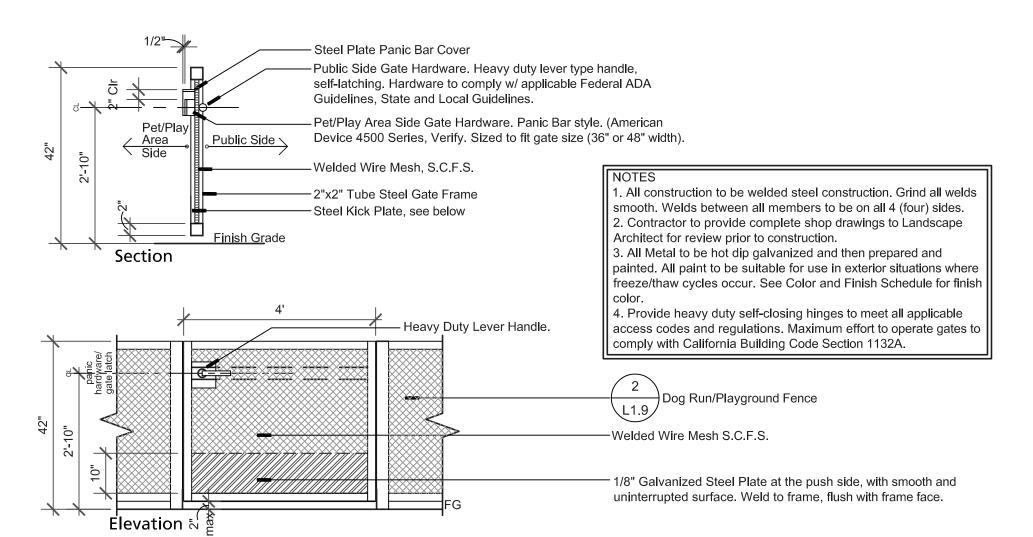




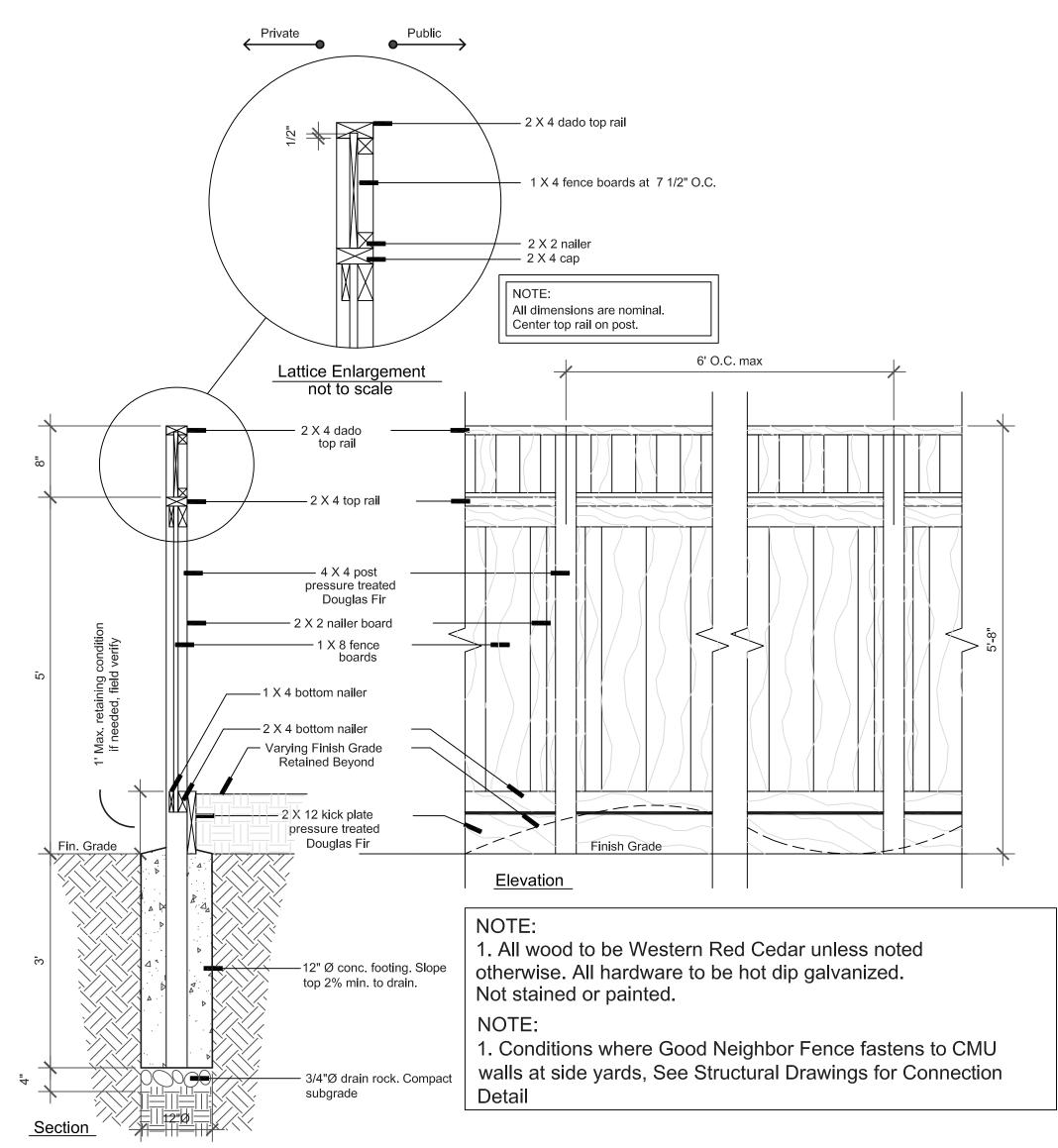




Dog Run/Playground Fence Scale: 1/2" = 1'-0"



Dog Run/Playground Gate Scale: 1/2" = 1'-0"



Good Neighbor Fence with Lattice

Scale: 3/4"=1'-0"

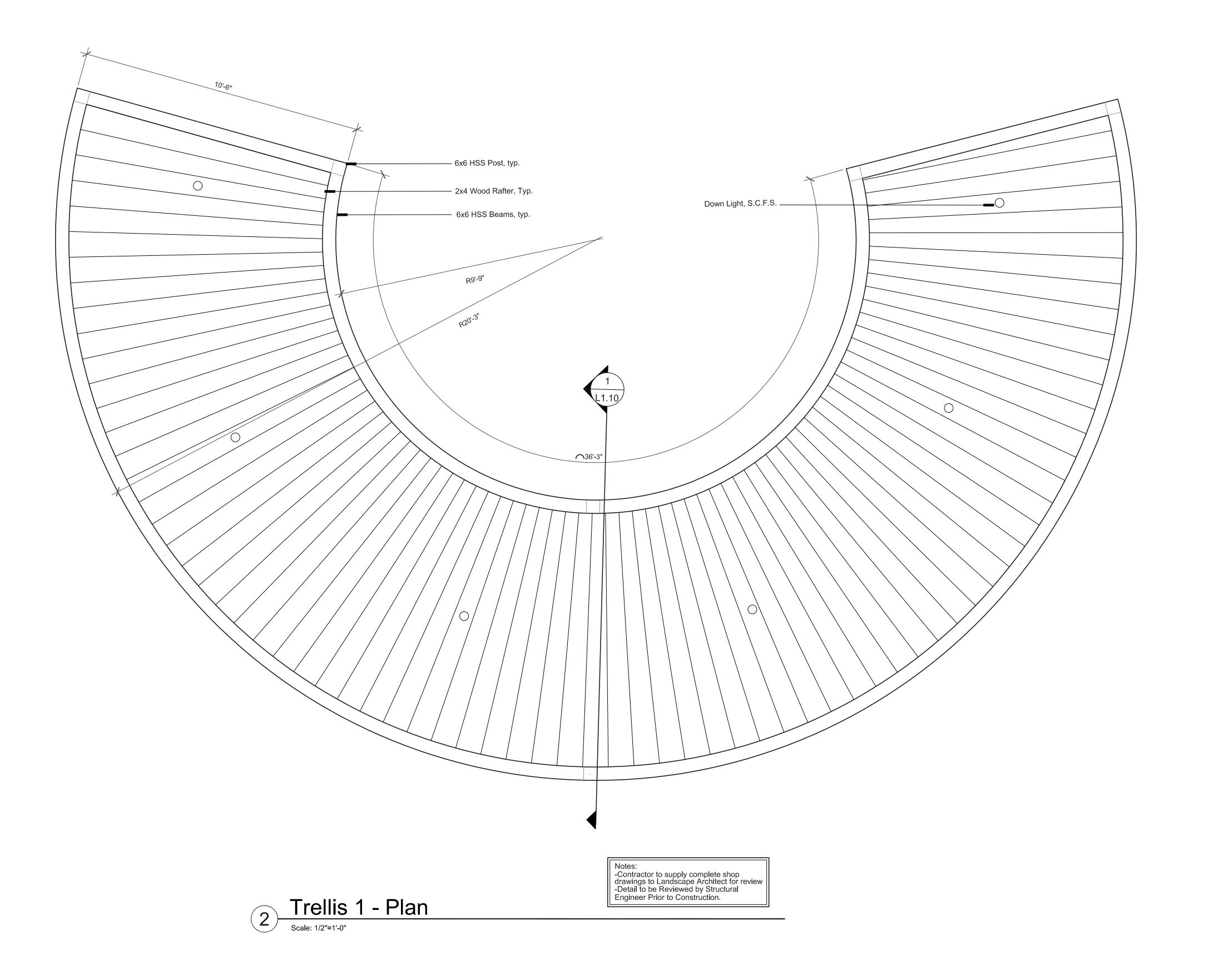


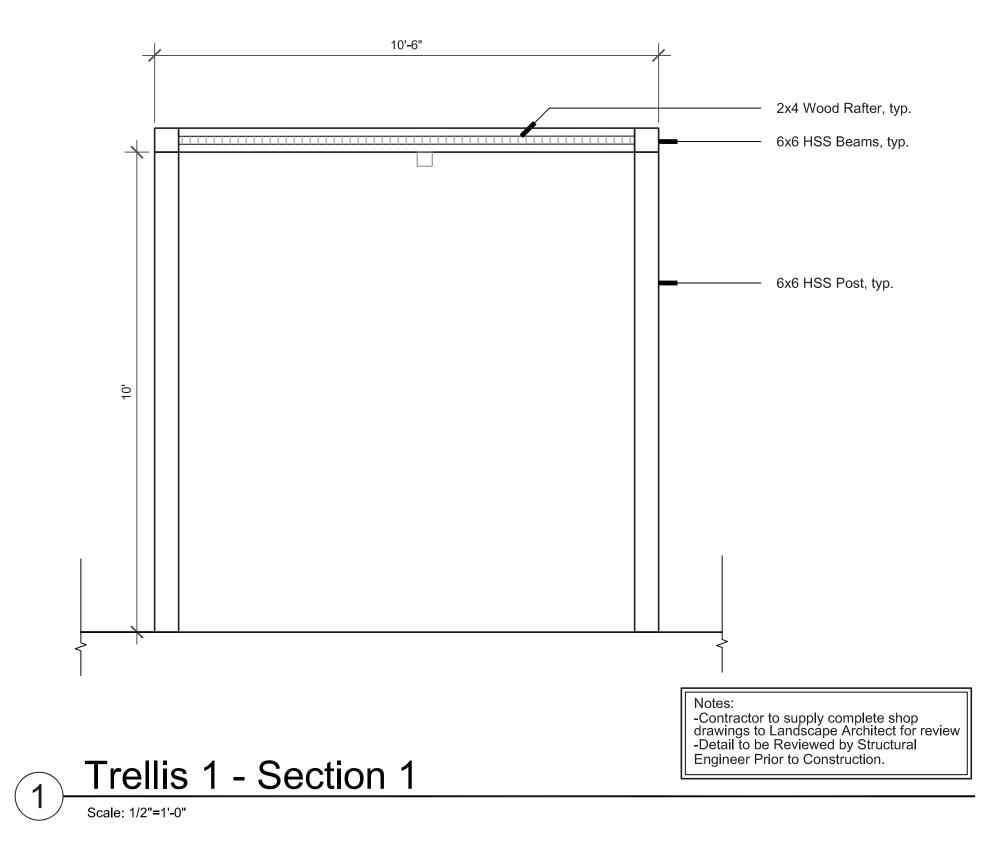






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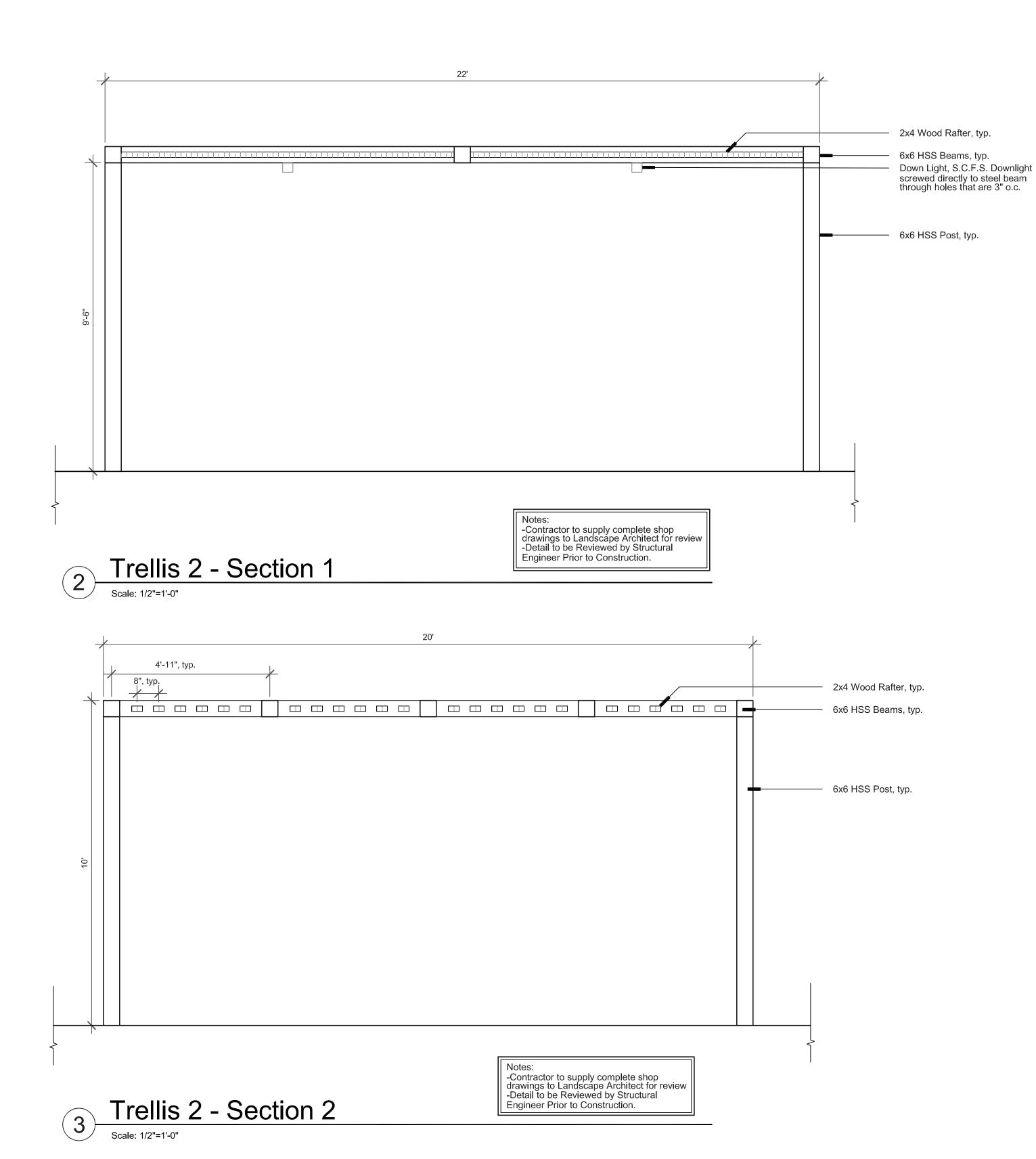


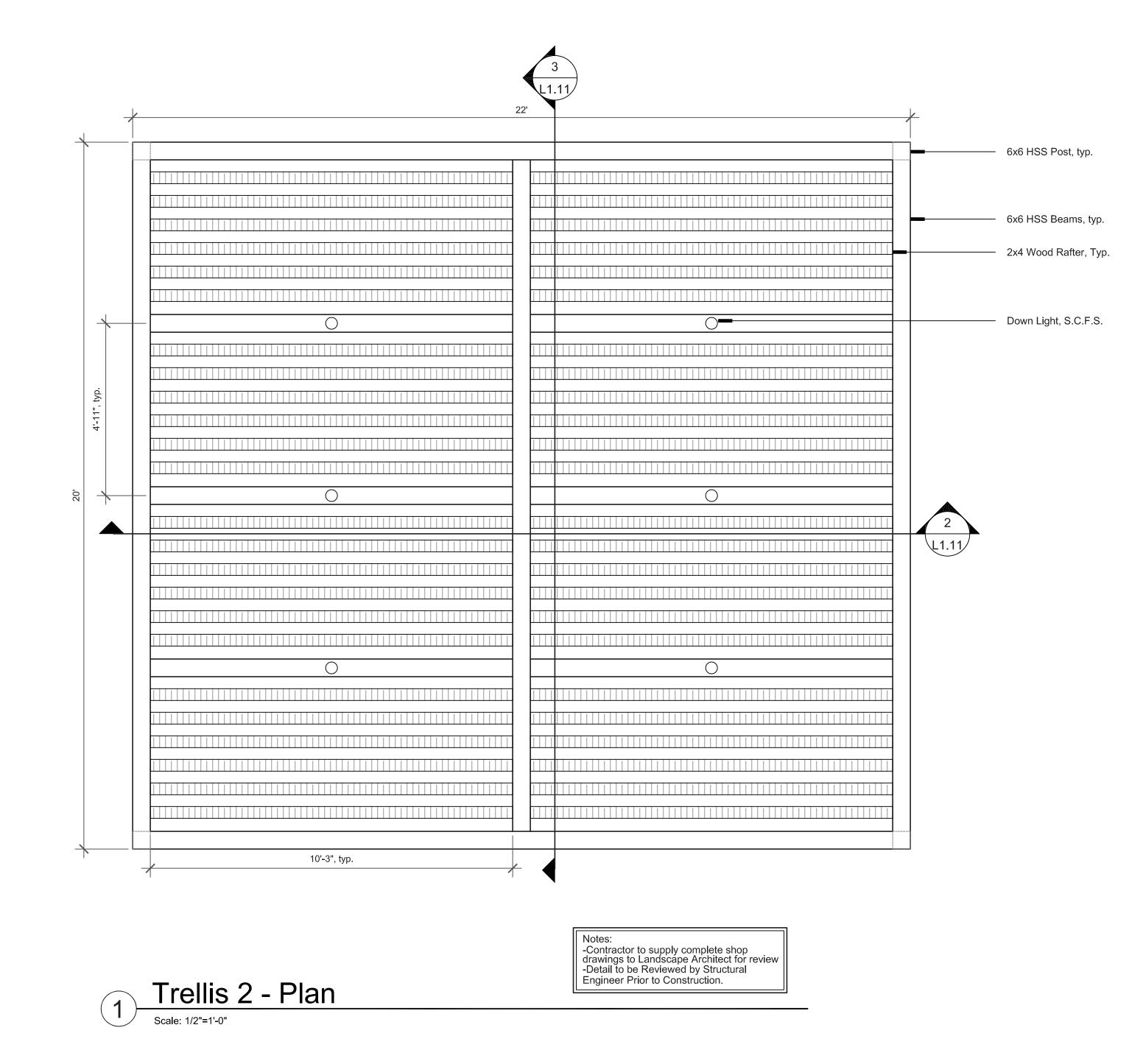














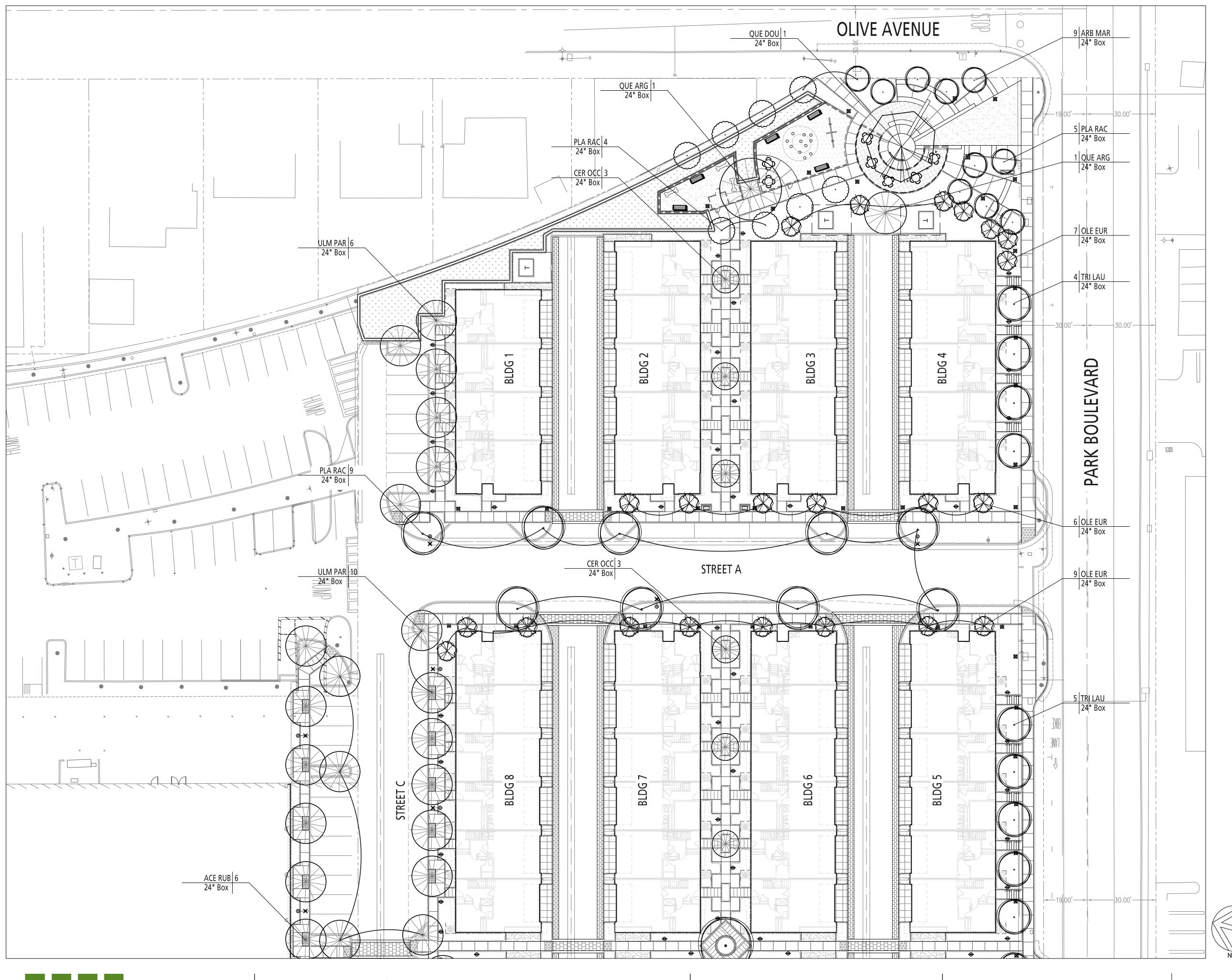












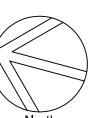
EVER SIZE MOTANICAL NAME COMMICAN NAME MUCOUS CA NATIVE TREATMENT* Notes		T PALI	ETTE					
Red Marke March Red Marke March Marc	REES	CIZE*	POTANICAL NAME	COMMONINAME	WILCOL S*	CA NATIVE	TDEATMENT*	Notos
COPPLE 21						CANATIVE	IREATMENT	ivotes
REMAN 2" Foot Adultus Manner Manner Related L				•	I			
ER COC 24° Flox Cordis Coccionnalis Wooten Rodow V.				• • •	ı			
ELOUIL 24° Stot Moleisoura gurquenorial Moleison LE Moleison Mo				·	VL	*	*Bio	
LEEUR ARQ. 2 Feb. Does outcome Swam Half Non Frustro (Jove 1)	1EL QUI				L			
LARAC 24 Box Detains anomonos Colifornis Syramono M	LE EUR		<u> </u>	• '	VL			Multi-Tru
US DOUGH	LA RAC	24" Box	·	_	М	*		
March Marc	UE ARG		Quercus agrifolia	· ·		*		
MPAIR All Dock Ulmus parvifolia Chience Elm L	UE DOU	24" Box	Quercus douglasii	Blue Oak	VL	*		
### SIZE BOTANCAL NAME EY SIZE BOTANCAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN R 5 Gal Artensia Povis Castel* Povis Castel Artensia R 5 Gal Artensia Povis Castel* Povis Castel Artensia R 5 Gal Artensia Povis Castel* Povis Castel Artensia R 5 Gal Artensia Povis Castel* Povis Castel Artensia D 5 Gal Artensia Povis Castel* Povis Castel Artensia D 5 Gal Caenorhus "Swar" William Povis Castel Artensia D 5 Gal Caenorhus "Swar" William L G 5 Gal Caenorhus "Swar" Davis Star Caenorhus William L G 5 Gal Heartensia Book of maritima) Trop L A 5 Gal Lumetra book of maritima) Trop Mallow L 5 Gal Mahoroia agaldelium Drop Caenor Caenorhus "Swar" Davis Star Caenorhus William L G 5 Gal Remanus additional Caenor Caenor Caenorhus L 5 Gal Remanus additional Caenor Caenor Caenor Caenor Caenorhus L 5 Gal Remanus additional Caenor Caenor Caenor Caenor Caenor Caenor Caenorhus L 5 Gal Rese vibrandicum Drop C 5 Gal Salvia Caenorium Swar Caenor	RI LAU	24" Box	Tristania laurina 'Elegant'	Watergum	М		*Bio/Well	
Forman	ILM PAR	24" Box	Ulmus parvifolia	Chinese Elm	L			
Forman	HRUBS							
P		SIZE	POTANICAL NAME	COMMONINAME	WIICOLS*	CA NATIVE	TDEATMENT*	SDACINI
S		<u> </u>			ı	*	INEATWENT	
D					ı	*		
December			• •		<u>-</u>	*	*Bn/Up_Bio/Flow	
3 5 6 Call Concolthus "Skylant" 42" 42" 42" 43 44" 45 45 44 45 44 45 44 45 44 45 44 45					L	*	21., 66, 216.116.1	
C S Gal Fremonodednon c. San Gabrief Famal Blash VL . . PBrUp, BioFilow 42° A S Gal Interferometer standbolia Tree Mallow .					L	*		
A	C		·	Flannel Bush	VL	*		_
A	IA				L	*	*Bn/Up, Bio/Flow	
C	A	5 Gal	Lavatera bicolor (maritima)	Tree Mallow	L	*	1.	48"
	1A	5 Gal	Mahonia aquifolium	Oregon Grape	L	*	*Bn/Up, Bio/Flow	48"
L S Gall Rhus integrifolia Lemonade Berry L S Gall Ribes viburnfolium Evergreen Currant L 48" 48" 48" 48" 5 Gal Salvia apiana White Sage V. 36"	C	5 Gal	Prunus c. 'Bright 'n Tight'	Carolina Cherry Laurel	L			48"
	RC .	5 Gal	Rhamnus californica 'Eve Case'	California Coffeeberry	L	*		42"
S	RL	5 Gal	Rhus integrifolia	Lemonade Berry	L	*		36"
S Gal	RV .	5 Gal	Ribes viburnifolium	Evergreen Currant	L	*		48"
EVY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN M 5 Gal Polystichum munitum Western Sword Fern M * 30° 30° 30° 30° 30° 30° 30° 30° 30° 30°	C	5 Gal	Salvia c. 'Winnifred Gilman'	Cleveland Sage	L	*		36"
SIZE	A .	5 Gal	Salvia apiana	White Sage	VL	*		36"
SIZE	EDNC							
March S. Gal				T				
Sear Woodwardia fimbriata Giant Chain Fern M						CA NATIVE	TREATMENT*	
			·			*		
SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN	VF	5 Gal	Woodwardia fimbriata	Giant Chain Fern	M	*		36"
SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN	RASSES	. RUSHES	AND SEDGES					
1		_	1	COMMONINAME	WIICOLS*	CA NATIVE	TDEATMENT*	SDACINI
1 Gal						*	INLATIVILINI	
					+	*	*Ba/Bn/Lln_Bio/Flow	
Cape Rush L			'		ı	*		
					L		, in the second second	
S			'			*		
P					VI	*		
C	<u>-</u> Р				L	*		
L	С			•	L	*	,	
No-Mow Fescue L	L	5 Gal			L			30"
	1R	5 Gal	Muhlenbergia rigens	Deer Grass	L	*	*Bn/Up, Bio/Flow	42"
IGAVES AND SUCCULENTS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN IT 15 Gal Agave attenuata Foxtail Agave L * 12* U 1 Gal Dudleya brittonii Giant Chalk Dudleya L * 12* ERENNIALS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN Y 1 Gal Achillea 'Moonshine' Yellow Yarrow L * 12* G 5 Gal Coreopsis gigantea Giant Coreopsis L * 18n/Up, Bio/Flow 24* G 5 Gal Epilobium canum California Fuchsia L * 18n/Up, Bio/Flow 18* IN 1 Gal Mimulus 'Jelly Bean Orange' Orange Monkey Flower L * 18* IN 1 Gal Mimulus Burst Berry Red Monkey Flower L * 18* IN 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * 18* IN 1 Gal Mimulus Burst Demon Yellow Monkey Flower L * 18* IN 1 Gal Mimulus Burst Demon Yellow Monkey Flower L * 18* IN 1 Gal Mimulus Burst Demon Yellow Monkey Flower L * 18* IN 1 Gal Mimulus Burst Demon Yellow Monkey Flower L * 18* IN 1 Gal Mimulus Burst Demon Yellow Monkey Flower L * 18* IN 1 Gal Mimulus Burst Demon Yellow Monkey Flower L * 18* IN 1 Gal Mimulus Burst Demon Yellow Monkey Flower L * 18* IN 1 Gal Penstemon h. 'Margarita Bop' Blue Bedder Penstemon L * 18* BROUNDCOVERS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN TREATMENT* SPACIN SANTA SAN	IM	Sod	Festuca r. 'No-Mow'	No-Mow Fescue	L	*	*Bio/Flow	N/A
EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN T 15 Gal Agave attenuata Foxtail Agave L * 12" IU 1 Gal Dudleya brittonii Giant Chalk Dudleya L * 12" IERENNIALS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN Y 1 Gal Achillea 'Moonshine' Yellow Yarrow L * 24" GG 5 Gal Coreopsis gigantea Giant Coreopsis L * "Bn/Up, Bio/Flow 18" D 1 Gal Iris douglasiana Purple Douglas Iris L * "Bn/Up, Bio/Flow 18" IJ 1 Gal Mimulus 'Jelly Bean Orange' Orange Monkey Flower L * 18" IL 1 Gal Mimulus Burst Berry Red Monkey Flower L * 18" IL 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * "Bn/Up, Bio/Flow 24" BROUNDCOVERS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/F	IP	1 Gal	Nasella pulchra	Purple Needle Grass	VL	*	*Ba/Bn/Up, Bio/Flow	30"
EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN T 15 Gal Agave attenuata Foxtail Agave L * 12" IU 1 Gal Dudleya brittonii Giant Chalk Dudleya L * 12" IERENNIALS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN Y 1 Gal Achillea 'Moonshine' Yellow Yarrow L * 24" GG 5 Gal Coreopsis gigantea Giant Coreopsis L * "Bn/Up, Bio/Flow 18" D 1 Gal Iris douglasiana Purple Douglas Iris L * "Bn/Up, Bio/Flow 18" IJ 1 Gal Mimulus 'Jelly Bean Orange' Orange Monkey Flower L * 18" IL 1 Gal Mimulus Burst Berry Red Monkey Flower L * 18" IL 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * "Bn/Up, Bio/Flow 24" BROUNDCOVERS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 36" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/Flow 30" COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN * "Bn/Up, Bio/F	GAVES	AND SUCC	III FNTS					
TI 15 Gal Agave attenuata Foxtail Agave L * 42" 1 Gal Dudleya brittonii Giant Chalk Dudleya L * 12" FERENNIALS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN TREATME			1			0.4.44.711.77		001000
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EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN Y 1 Gal Achillea 'Moonshine' Yellow Yarrow L * 24" GG 5 Gal Coreopsis gigantea Giant Coreopsis L * *Bn/Up, Bio/Flow 24" D 1 Gal Epilobium canum Callifornia Fuchsia L * *Bn/Up, Bio/Flow 24" D 1 Gal Iris douglasiana Purple Douglas Iris L * *Bn/Up, Bio/Flow 18" D 1 Gal Mimulus 'Jelly Bean Orange' Orange Monkey Flower L * 18" D 1 Gal Mimulus Burst Berry Red Monkey Flower L * 18" D 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * *Bn/Up, Bio/Flow 24" D 1 Gal Mimulus Burst Lemon Honkey Flower L * *Bn/Up, Bio/Flow 24" D 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * *Bn/Up, Bio/Flow 24" D 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * *Bn/Up, Bio/Flow 24" D 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * *Bn/Up, Bio/Flow 24" D 1 Gal Penstemon h. 'Margarita Bop' Blue Bedder Penstemon L * *Bn/Up, Bio/Flow 24" D 1 Gal Penstemon h. 'Margarita Bop' Blue Bedder Penstemon L * *Bn/Up, Bio/Flow 36" D 1 Gal Arctostaphylos u. 'Point Reyes' Bearberry L * *Bn/Up, Bio/Flow 36" D 2 Gal Ceanothus g. horizontalis Carmel Creeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 3 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 4 Grand Greeper L * *Bn/Up, Bio/Flow 30" D 5 Gal Greeper B 5 Grand Gr					L	<u>*</u>		
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Achillea 'Moonshine' Yellow Yarrow L * 24" GG 5 Gal Coreopsis gigantea Giant Coreopsis L * Manual Signature Signatur	ΈV	SIZE	BOTANICAL NAME	COMMON NAME	WLICOLS*	CA NATIVE	TREATMENT*	SPACIN
GG 5 Gal Coreopsis gigantea Giant Coreopsis L * Bn/Up, Bio/Flow 24" CC 5 Gal Epilobium canum California Fuchsia L * Bn/Up, Bio/Flow 24" CI 1 Gal Iris douglasiana Purple Douglas Iris L * Bn/Up, Bio/Flow 18" CI 1 Gal Mimulus 'Jelly Bean Orange' Orange Monkey Flower L * 18" CI 1 Gal Mimulus Burst Berry Red Monkey Flower L * 18" CI 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * 18" CI 1 Gal Penstemon h. 'Margarita Bop' Blue Bedder Penstemon L * Bn/Up, Bio/Flow 24" CI 1 Gal Penstemon h. 'Margarita Bop' Blue Bedder Penstemon L * Bn/Up, Bio/Flow 24" CI 1 Gal Arctostaphylos u.'Point Reyes' Bearberry L * Bn/Up, Bio/Flow 36" CI 5 Gal Ceanothus g. horizontalis Carmel Creeper L * Bn/Up, Bio/Flow 36" CI 1 Gal Erigeron karvinskianus Santa Barbara Daisy L * Bn/Up, Bio/Flow 30" CINES EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN Santa Barbara Daisy L * Bn/Up, Bio/Flow 30" CINES EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN Santa Barbara Daisy L * Bn/Up, Bio/Flow 30" CINES EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN Sont Barbara Daisy L * CA NATIVE TREATMENT* SPACIN SONT SONT SONT SONT SONT SONT SONT SON					ı	*	TIXE/XIIVIEIVI	
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1 Gal Mimulus 'Jelly Bean Orange' Orange Monkey Flower L * 18" 1 Gal Mimulus Burst Berry Red Monkey Flower L * 18" 1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * 18" 1 Gal Penstemon h. 'Margarita Bop' Blue Bedder Penstemon L * *Bn/Up, Bio/Flow 24" 5 GAUNDCOVERS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN Bearberry L * *Bn/Up, Bio/Flow 36" 6 G G G Gal Ceanothus g. horizontalis Carmel Creeper L * *Bn/Up, Bio/Flow 30" 6 I G G S Gal Erigeron karvinskianus Santa Barbara Daisy L * *Bn/Up, Bio/Flow 30" 6 S Gal Clytostoma callistegioides Violet Trumpet Vine M 1 Gal Lotus berthelotii Parrot's Beak L)		'		L	*	, ·	
Red Monkey Flower L * 18" 18" 16 16 Mimulus Burst Lemon Yellow Monkey Flower L * 18" 18" 18" 16 Penstemon h. 'Margarita Bop' Blue Bedder Penstemon L * *Bn/Up, Bio/Flow 24"	 1J			, ,	L	*		
1 Gal Mimulus Burst Lemon Yellow Monkey Flower L * * *Bn/Up, Bio/Flow 24"				,	L	*		_
H 1 Gal Penstemon h. 'Margarita Bop' Blue Bedder Penstemon L * *Bn/Up, Bio/Flow 24" **BROUNDCOVERS EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN U 5 Gal Arctostaphylos u.'Point Reyes' Bearberry L * *Bn/Up, Bio/Flow 36" CC 5 Gal Ceanothus g. horizontalis Carmel Creeper L * 36" K 1 Gal Erigeron karvinskianus Santa Barbara Daisy L * *Bn/Up, Bio/Flow 30" **INNES** EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN EY 5 Gal Clytostoma callistegioides Violet Trumpet Vine M B 1 Gal Lotus berthelotii Parrot's Beak L	. <u>-</u> 1L			•	L	*		
EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN U 5 Gal Arctostaphylos u.'Point Reyes' Bearberry L * *Bn/Up, Bio/Flow 36" CC 5 Gal Ceanothus g. horizontalis Carmel Creeper L * K 1 Gal Erigeron karvinskianus Santa Barbara Daisy L * *Bn/Up, Bio/Flow 30" INNES EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACIN EY 5 Gal Clytostoma callistegioides Violet Trumpet Vine M B 1 Gal Lotus berthelotii Parrot's Beak L	'H			•	L	*	*Bn/Up, Bio/Flow	
SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACING S			V 1					
L * *Bn/Up, Bio/Flow 36" CC 5 Gal Ceanothus g. horizontalis Carmel Creeper L * 36" K 1 Gal Erigeron karvinskianus Santa Barbara Daisy L *Bn/Up, Bio/Flow 30" //INES EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACINGLY 5 Gal Clytostoma callistegioides Violet Trumpet Vine M B 1 Gal Lotus berthelotii Parrot's Beak L	ROUNDO	COVERS						
L * *Bn/Up, Bio/Flow 36" C 5 Gal Ceanothus g. horizontalis Carmel Creeper L * *Bn/Up, Bio/Flow 36" K 1 Gal Erigeron karvinskianus Santa Barbara Daisy L *Bn/Up, Bio/Flow 30" //INES EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACINGLY 5 Gal Clytostoma callistegioides Violet Trumpet Vine M B 1 Gal Lotus berthelotii Parrot's Beak L	ΈΥ	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	TREATMENT*	SPACIN
CC 5 Gal Ceanothus g. horizontalis Carmel Creeper L * 36" K 1 Gal Erigeron karvinskianus Santa Barbara Daisy L * *Bn/Up, Bio/Flow 30" //INES EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACINGLY 5 Gal Clytostoma callistegioides Violet Trumpet Vine M B 1 Gal Lotus berthelotii Parrot's Beak L	'n	5 Gal	Arctostaphylos u.'Point Reyes'	Bearberry	L	*	*Bn/Up, Bio/Flow	36"
IEY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACING SPACI	C	5 Gal	Ceanothus g. horizontalis	Carmel Creeper	L	*		
EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACING SY 5 Gal Clytostoma callistegioides Violet Trumpet Vine M 1 Gal Lotus berthelotii Parrot's Beak L 12"	K	1 Gal	Erigeron karvinskianus	Santa Barbara Daisy	L	*	*Bn/Up, Bio/Flow	30"
EY SIZE BOTANICAL NAME COMMON NAME WUCOLS* CA NATIVE TREATMENT* SPACING SY 5 Gal Clytostoma callistegioides Violet Trumpet Vine M 1 Gal Lotus berthelotii Parrot's Beak L 12"	//NES							
Y 5 Gal Clytostoma callistegioides Violet Trumpet Vine M B 1 Gal Lotus berthelotii Parrot's Beak L 12"				T				
B 1 Gal Lotus berthelotii Parrot's Beak L 12"	ΈΥ	İ				CA NATIVE	TREATMENT*	SPACIN
				•	M			40"
	B IOTES	1 Gal	Lotus pertnelotii	rarrot's Beak	<u> </u> L			12"

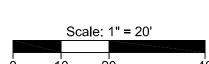
Tree Size* - Assume 24" box for any unlabeled Tree

WUCOLS* - Water Use Designations: VL=Very Low, L=Low, M=Medium, H=High

Treatment* - Tree/Shrub can be used in Stormwater Treatment Areas per SCVURPPP Appendix D
SCVURPP Area Designations: Tree/Shrubs - Bio=Biorention Planter, Flow=Flow-Through Planter, Well=Tree Well Filter

SCVURPP Area Designations: Shrubs Bioswale Locations - Ba=Basins, Bn=Banks; Up=Upland Spacing* - On Center



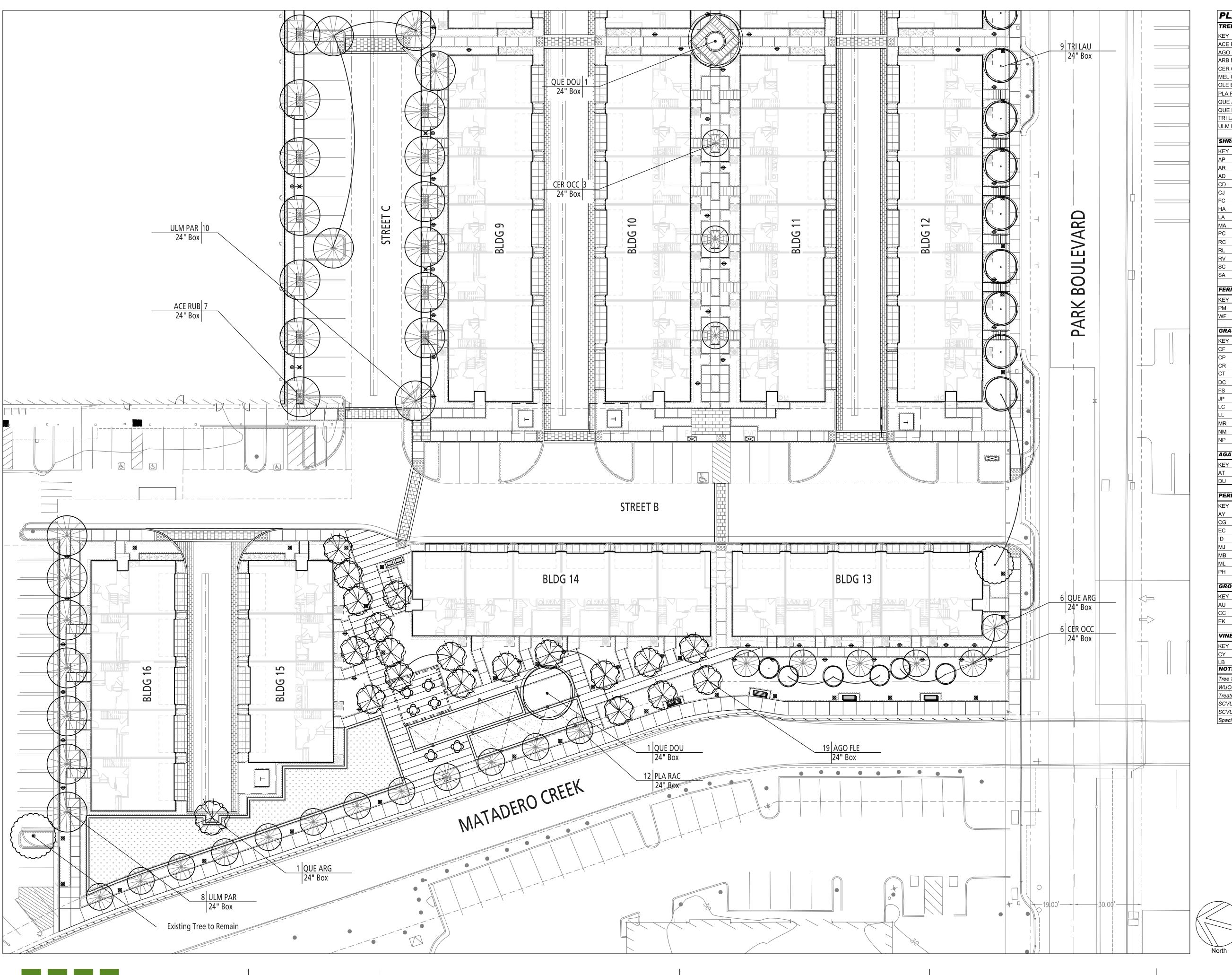












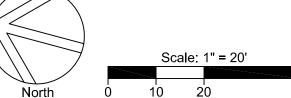


Tree Size* - Assume 24" box for any unlabeled Tree

WUCOLS* - Water Use Designations: VL=Very Low, L=Low, M=Medium, H=High Treatment* - Tree/Shrub can be used in Stormwater Treatment Areas per SCVURPPP Appendix D

SCVURPP Area Designations: Tree/Shrubs - Bio=Biorention Planter, Flow=Flow-Through Planter, Well=Tree Well Filter SCVURPP Area Designations: Shrubs Bioswale Locations - Ba=Basins, Bn=Banks; Up=Upland

Spacing* - On Center





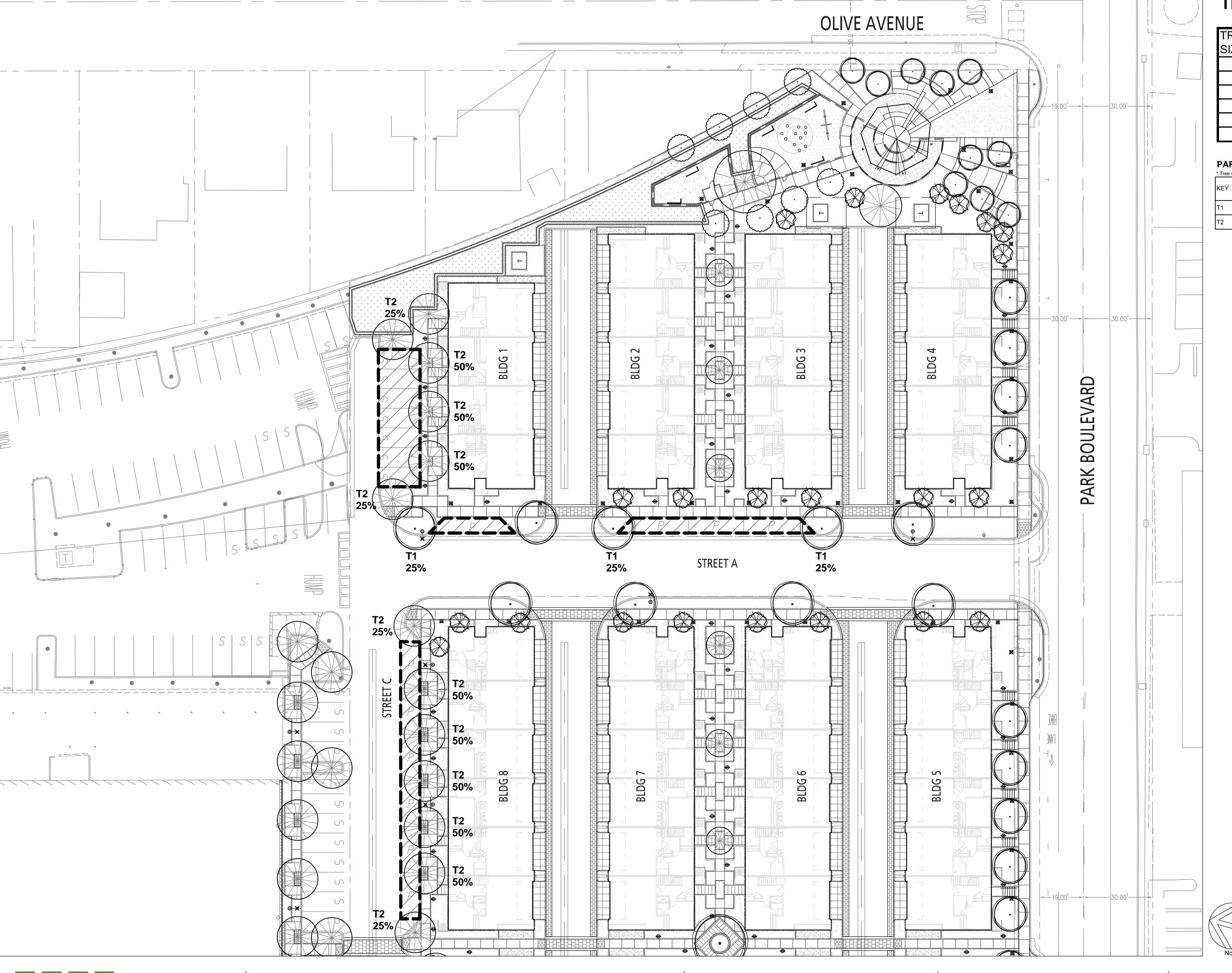












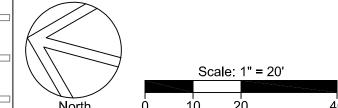
TREE CANOPY SIZE SUMMARY

TREE CANOPY	FULL	3/4	1/2	1/4
SIZE	CANOPY(SF)	CANOPY(SF)	CANOPY(SF)	CANOPY(SF)
35' Dia	962 sf	722 sf	481 sf	241 sf
30' Dia	706 sf	530 sf	353 sf	177 sf
25' Dia	491 sf	368 sf	246 sf	123 sf
20' Dia	236 sf	177 sf	118 sf	59 sf
15' Dia	177 sf	133 sf	89 sf	44 sf
12' Dia	113 sf	85 sf	57 sf	28 sf

PARKING LOT SHADE CALCULATION TABLE

ree s	sizes Based on City of Sunnyvale	Parking Lot Shade	Requirem	nents								
=Y	Species	Canopy Size		Canopy		Canopy		Canopy		Canopy		TOTAL SHADE (SF)
_ 1	Species	@ 15yrs	_	15yrs SIZE(SF)	_	15yrs SIZE(SF)	_	15yrs SIZE(SF)	QTY	15yrs SIZE(SF)		SHADE (SF)
	Platanus racemosa	35' Dia	0 @	706 sf	0 @	530 sf	@	353 sf	3 @	177 sf	3	530 sf
)	Ulmus parvifolia	30' Dia	0 @	706 sf	0 @	530 sf	14 @	353 sf	6 @	177 sf	20	6,001 sf

ГОТАL PARKING LOT AREA (sq. ft.)	5,907 sf
FOTAL TREE SHADE (sq. ft.)	6,531 sf
PERCENT SHADE	110.56% sf











PARK BOULEVARD STREET B BLDG 13 BLDG 14 <u>S</u> <u>S</u> MATADERO CREEK Architecture + Planning 1814 Franklin Street Suite 400 Oakland, CA 94612

TREE CANOPY SIZE SUMMARY

TREE CANOPY	FULL	3/4	1/2	1/4
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PARKING LOT SHADE CALCULATION TABLE

эе :	e sizes Based on City of Sunnyvale Parking Lot Shade Requirements											
Y	Species	Canopy Size @ 15yrs		Canopy) 15yrs		Canopy) 15yrs		Canopy 15yrs		- 17		TOTAL SHADE (SF)
	'		QTY	SIZE(SF)	QTY	SIZE(SF)		SIZE(SF)	QTY	SIZE(SF)		
	Platanus racemosa	35' Dia	0 @) 706 sf	0 @) 530 sf	@	353 sf	3 @) 177 sf	3	530 sf
	Ulmus parvifolia	30' Dia	0 @) 706 sf	0 @) 530 sf	14 @	353 sf	6 @) 177 sf	20	6,001 sf
		•										

OTAL PARKING LOT AREA (sq. ft.)	5,907 sf
OTAL TREE SHADE sq. ft.)	6,531 sf
PERCENT SHADE	110.56% sf





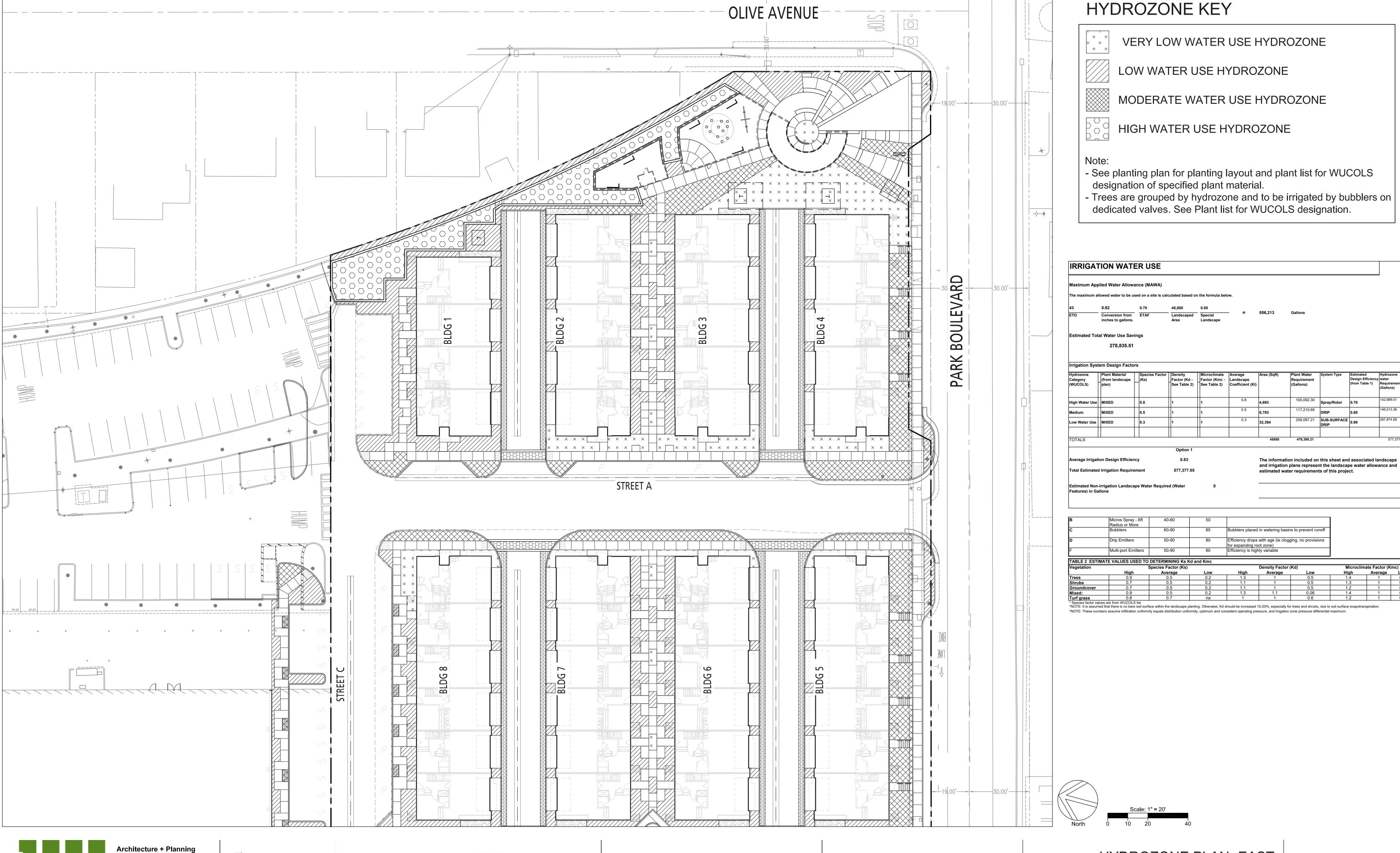
ktgy.com 510.272.2910









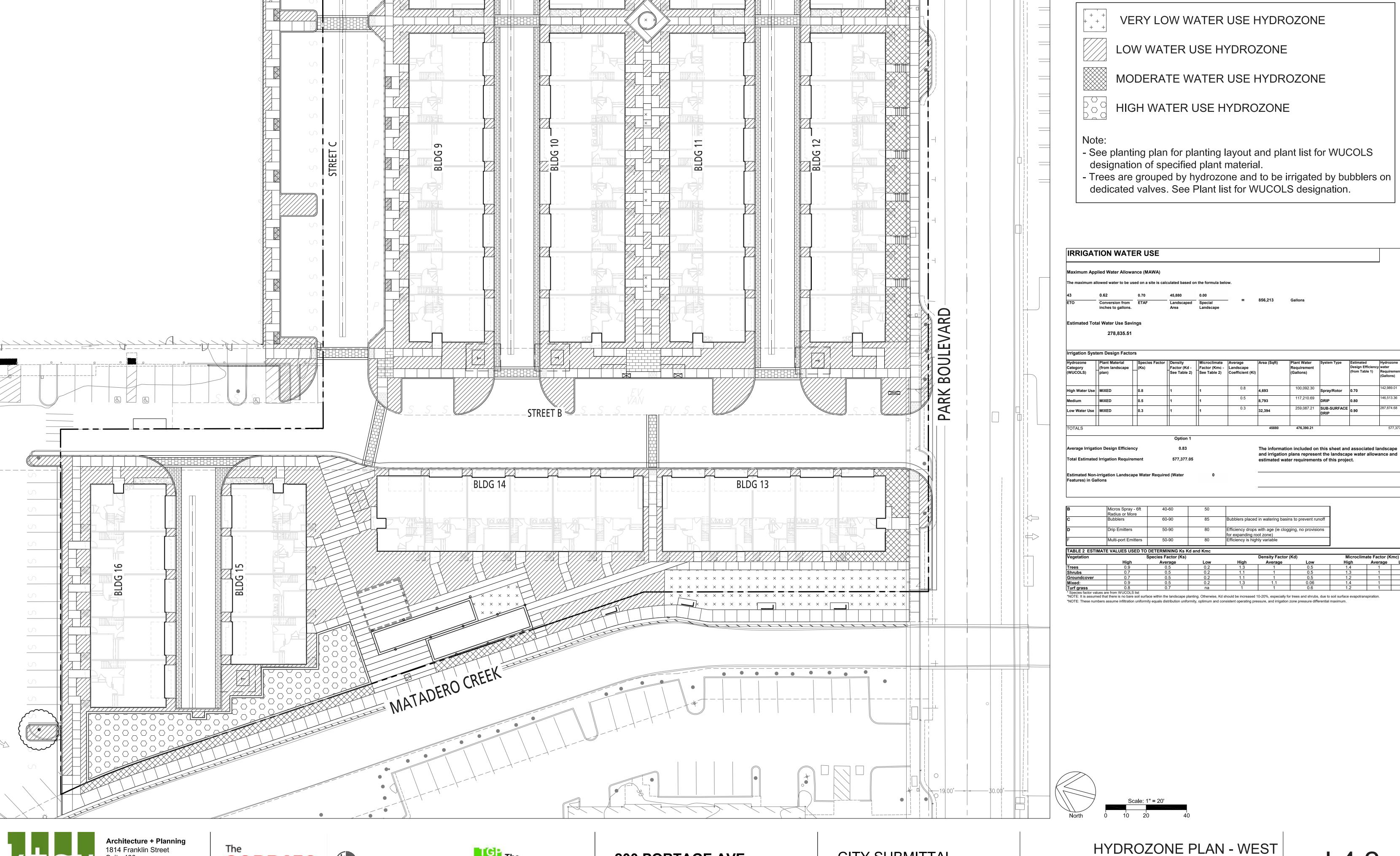




















HYDROZONE KEY

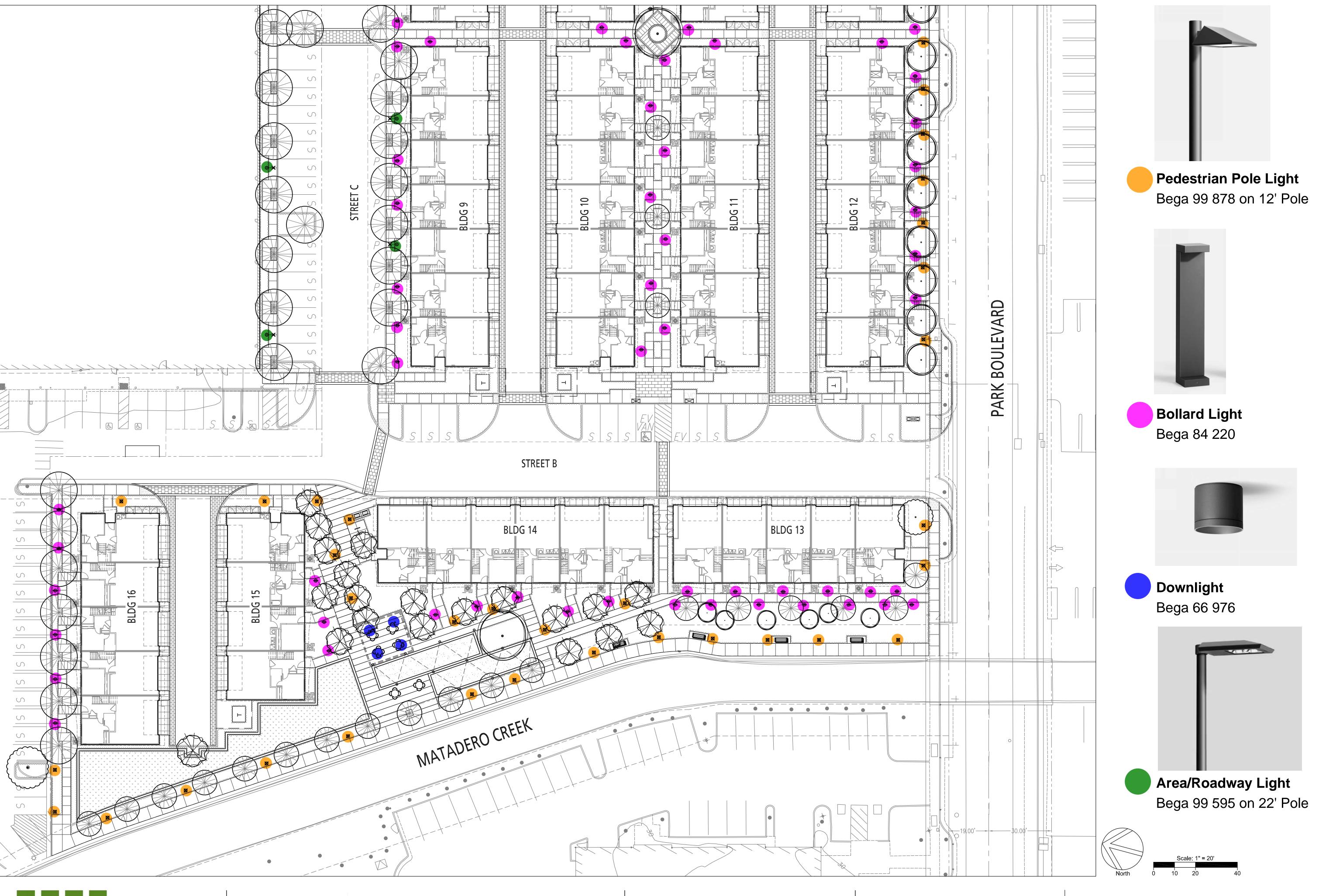




















Surface washers · asymmetrical wide spread light distribution

BEGA Product:

Project:

Voltage:

Color:

Options:

Modified:

Post construction: One piece extruded aluminum, 1/8" wall thickness internally welded to a die-cast base plate cover. Enclosure: One piece die-cast aluminum housing connected to the post/pole by a two piece, die-cast aluminum knuckle. The knuckle has infinite adjustability from 0° to 90° and is secured by one stainless steel fastener. Fully gasketed using a one piece molded high temperature silicone gasket and provided with a pure anodized matte aluminum reflector. Molded 1/4" thick etched tempered glass secured by a one piece die-cast aluminum frame secured to the housing with four stainless steel captive fasteners. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Electrical: 15.8W LED luminaire, 20 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V, TRIAC and ELV dimmable. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

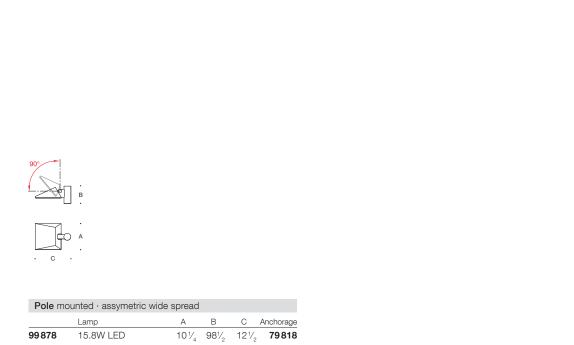
Anchor base: Pole Mount; Mounts to 79818 anchorage kit (supplied).

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65 Weight: 8.8 lbs.

EPA (Effective projection area): 0.78 sq. ft.

Luminaire Lumens: 2172



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com ©copyright BEGA 2019 Updated 03/15/2019

LED pole-top luminaires - Asymmetrical flat beam light distribution

LED pole-top luminaire with asymmetrical flat beam light distribution designed for the illumination of parking areas and roadways. Tool-less entry with hinged door for ease of maintenance. Provided with slip fitter to fit 3"

Luminaire housing and pole fitter constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy Clear safety glass with anti-reflective coating for increased transmission Reflector made of pure anodized aluminum Silicone applied robotically to casting, plasma treated for increased

High temperature silicone gasket Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations Protection class IP66 Weight: 19.0 lbs.

EPA (Effective projection area): 0.75 sq. ft. Electrical 120-277VAC Operating voltage

Minimum start temperature LED module wattage 47.2 W 59.6W System wattage Controllability 0-10V dimmable Color rendering index 7,343 lumens (3000K) Luminaire lumens LED Service life 60,000 h (L70)

LED color temperature 4000K - Product number + K4

99 595 47.2 W

Recommended for use with 20' to 30' poles

3500K - Product number + K35 3000K - Product number + K3 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness. Available colors Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:

Pole-top luminaire · Asymmetrical flat beam

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Available Accessories Internal motion sensor - 8' mouting height Internal motion sensor - 20' mouting height IMS-L4 Internal motion sensor - 40' mouting height IMS-L7 Internal motion sensor - 40' mouting height FSIR-100 Configuration tool

See individual accessory spec sheet for details.

BEGA Product:

Project:

Modified:



Shielded bollard · asymmetric LED A B Anchorage

84220 11.5 W 6 ½ 37 ½ **79817 BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Type: The fully shielded design of this bollard provides visual comfort while BEGA Product: illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation. Project:

Modified:

Available options

Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy Clear safety glass Reflector made of pure anodized aluminum Silicone applied robotically to casting, plasma treated for increased

NRTL listed to North American Standards, suitable for wet locations Protection class IP65 Weight: 12.8 lbs Electrical 120-277VAC Operating voltage Minimum start temperature

Shielded bollard - asymmetric

□ 4000K - Product number + **K4**

□ 3000K - Product number + **K3**

□ 3500K - Product number + **K35**

-30° C 11.5 W LED module wattage System wattage 0-10V, TRIAC, and ELV dimmable Controllability Color rendering index 1475 lumens (4000K) Luminaire lumens LED service life (L70) 50,000 hours LED color temperature

□ 2700K - Product number + **K27** BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder. Available colors $\ \square$ Black (BLK) $\ \square$ White (WHT) $\ \square$ RAL:

☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

□ 70895 Direct burial anchorage

LED ceiling mounted downlight - narrow beam

This compact LED ceiling mounted downlight is designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distrubtion. Luminaire housing constructed of die-cast marine grade, copper free

(≤0.3% copper content) A360.0 aluminum alloy Clear safety glass Reflector made of pure anodized aluminum High temperature silicone gasket NRTL listed to North American Standards, suitable for wet locations Protection class IP65 Weight: 2.2 lbs

Electrical 120-277VAC Operating voltage Minimum start temperature LED module wattage 4.9W System wattage Controllability 0-10V dimmable Color rendering index Luminaire lumens 557 lumens (3000K) Lifetime at $Ta = 15^{\circ} C$ >500,000 h (L70) 425,000 h (L70) Lifetime at Ta = 40° C LED color temperature

☐ 4000K - Product number + K4

□ 3500K - Product number + **K35**

□ 3000K - Product number + K3 (EXPRESS) □ 2700K - Product number + **K27** BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness. Available colors \square Black (BLK) \square White (WHT) \square RAL: ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED ceiling mounted downlight · narrow beam

 β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Type:

Project:

Modified:

BEGA Product:

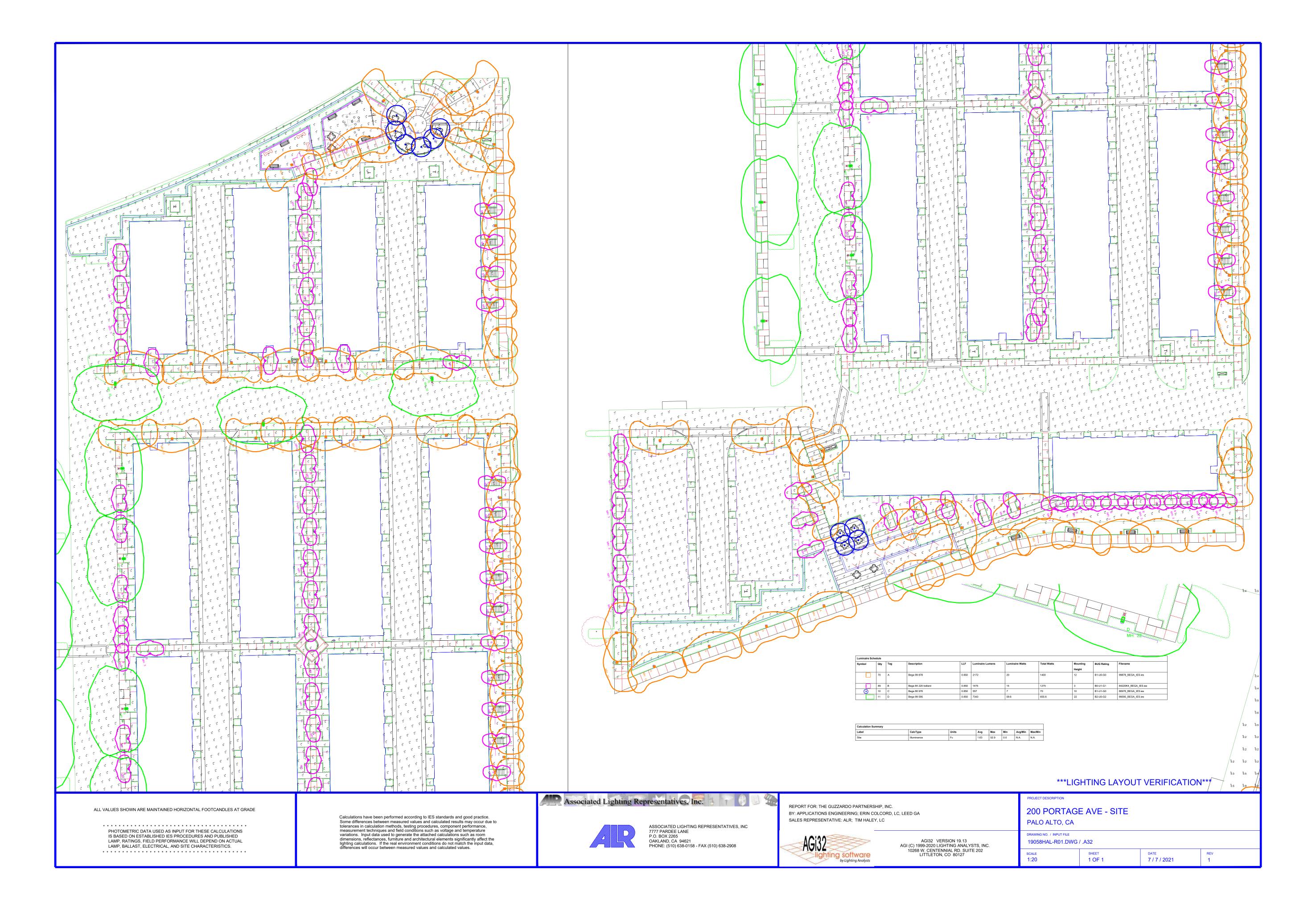
















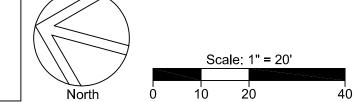




OLIVE AVENUE BOULEVARD PARK STREET A 84 S STREET C S S \bigcirc

TREE DISPOSITION LEGEND

Total Existing Trees on Site	88
Disposition	Regulated Trees
Tree to be Preserved	16
Tree to be Preserved Off-Site	2
Total Trees Preserved	<u></u>
Removed, Poor Condition	0
Removed, Project Re-Design	70
Total Trees Removed	※ 70
Total Proposed Trees	176
Total Trees on Future Site	194 (Increase of 106 Trees)











127 128 129 STREET B BLDG 13 BLDG 14 is 10 10 10 is 10 5 5 15 15 | S 15

TREE DISPOSITION LEGEND

88
Regulated Trees
16
2
<u></u>
0
70
※ 70
176
194 (Increase of 106 Trees)











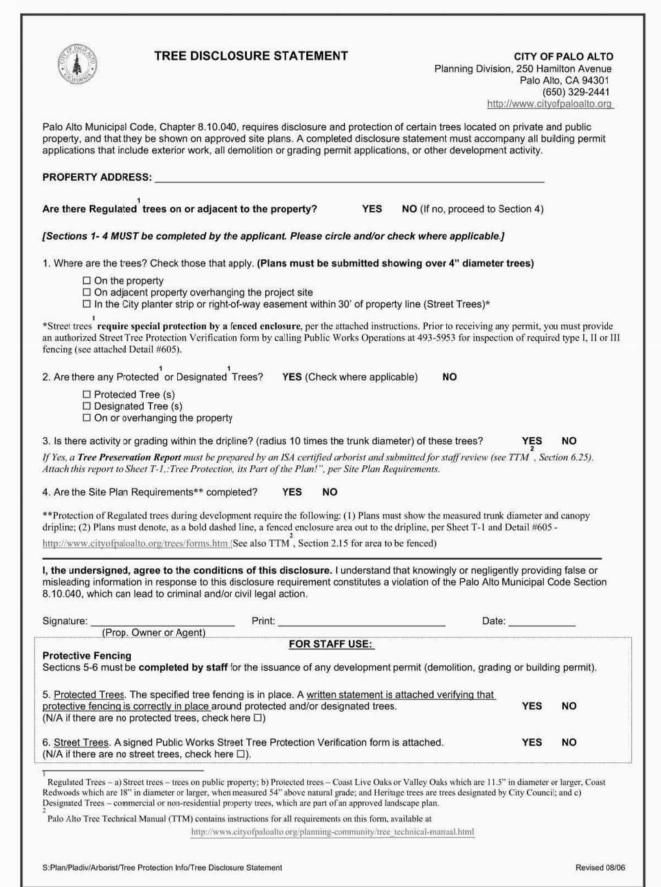
City of Palo Alto

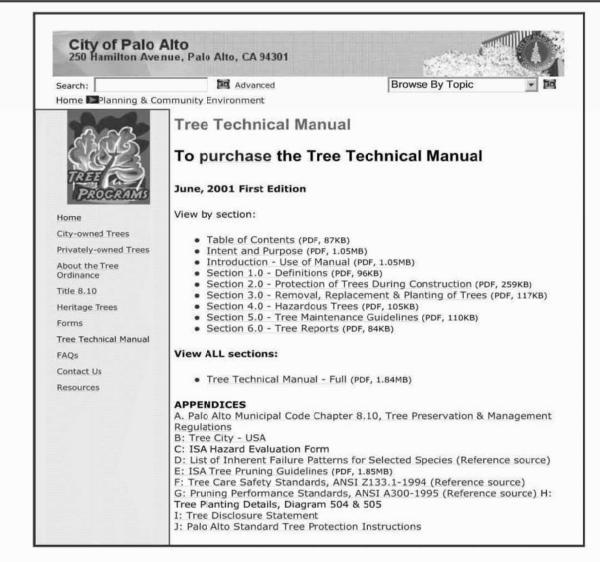
Tree Protection - It's Part of the Plan!

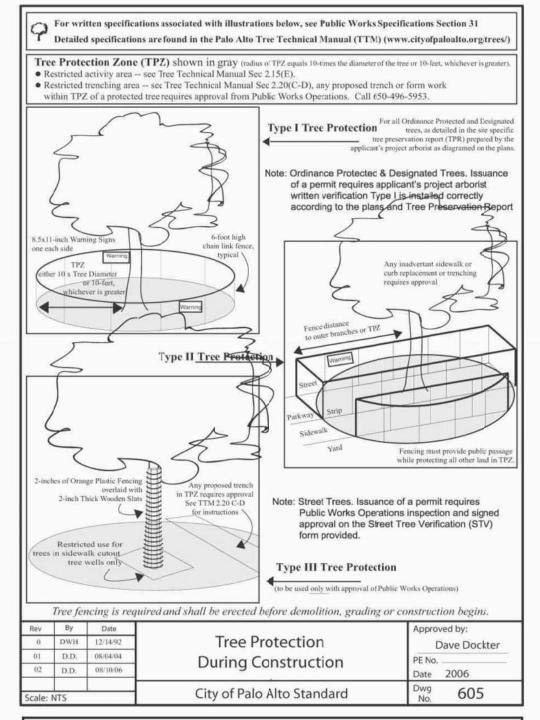
Make sure your crews and subs do the job right!

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/.







6		APPENDIX J
(9)	A.	PALO ALTO
16	Circles .	STREET TREE PROTECTION INSTRUCTIONS -SECTION 31
31-1	Gener	al
	a. b.	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. 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.
		CONTROL OF THE CONTRO
31-2	772720000	ence Documents
	a. b.	Detail 605 – Illustration of situations described below, Tree Technical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/)
	υ.	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)
		Tree Disclosure Statement (<u>TTM, Appendix J</u>)
	c.	Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms)
31-3	Execu	tion
	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 no 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 Pretection: 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.
	e.	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 810.110."
	ſ.	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
		 All neighbors' trees that overhang the project site shall be protected from impact of any kind. 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. The following tree preservation measures apply to all trees to be retained No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.
		END OF SECTION
	SERVE IN	to 2004 Standard Drawings and Specifications

Table 2-2 Palo Alto Tree Technical Manual ARBORIST INSPECTION SCHEDULE All Checked Items Apply to this project: 1. Inspection of Protective Tree Fencing. The Street Tree Verification Form shall be signed by the City Arborist. For other Protected Trees, the project arborist shall provide a written statement with a photograph verifying that he has conducted a field inspection of the trees and that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit. (see 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 equipment operators, project arborist, City Arborist, and, if a city maintained irrigation system exists, the Parks Manager (Contact 650-496-6962). 3. Inspection of Rough Grading. The project arborist shall perform an inspection during the course of rough grading adjacent to 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 48 hours advance notice of such activity. **4.** \square **Monthly Inspections**. The project arborist shall perform a monthly activity inspection to monitor and advise for conditions and tree health. The City Arborist shall be in receipt of the activity report during the first week of each calendar month or, immediately if there are any revisions to the approved plans or protection measures. Fax to (650) 329-2154. (see Monthly Inspection Report, Section 1.17). 5. Special activity within the Tree Protection Zone. Work in this area (TPZ described in #7 below) requires the direct onsite supervision of the project arborist (see Trenching, Excavation and Equipment, TTM 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 Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The City shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved. 7. Other (please describe)

PAGE 1	City of Palo Alto Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 943 650/496-5953 FAX: 650/852-92t treeprotection@CityofPaloAlto.or	Verification of Street Tree Protection			
		of this form. Mail or FAX this form along with signed Tree blic Works Tree Staff will inspect and notify applicant.			
APPLICATION		, opposition			
ADDRESS/LOG	CATION OF STREET PROTECTED:				
APPLICANT'S	NAME:				
APPLICANT'S	ADDRESS:				
APPLICANT'S & FAX NUMBE					
This section to	be filled cut by City Tree Staff				
address(es	Trees at the above) are adequately The type of protection	YES NO* \(\bigcap \) * If NO, go to #2 below			
Inspected by	<i>r</i> :				
Date of Inspe	ection:				
address are protected. I modification	Trees at the above NOT adequately The following as are required: w the required as were communicated cant.				
Subsequent Ins	spection				
	above address were found	YES NO* * If NO, indicate in "Notes" below the disposition of case.			
Inpsected by:		1000 10			
Date of Inspec	tion:				
site, condition a installed. Also	y street trees by species, and type of tree protection note if pictures were ok of sheet if necessary.				
Return approv	ed sheet to Applicant for dem	olition or building permit issuance.			

---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

T-1



All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page.

A copy of T-1 can be downloaded at www.cityofpaloalto.org/arb/forms

Special Tree Protection Instruction Sheet City of Palo Alto



T-1









Arboriculturists Since 1911 1 Arastradero Road, Portola Valley, CA 94028-8012 Telephone (650) 326-8781 Fax (650) 854-1267

www.spmcclenahan.com

February 9, 2021

Kier & Wright Civil Engineers & Surveyors, Inc. Attention: Mr. Ryan Amaya 3350 Scott Boulevard, Bldg. 22

RE: 340 Portage Avenue Palo Alto, CA

Santa Clara, CA 95054

As requested, I performed a visual inspection of 284 trees to determine species, size and condition and define tree protection zones (TPZ) and provide tree preservation guidelines.

Summary

There are 284 trees in this inventory, and no tree 200. Trees are in parking lots and in setbacks. Many of the trees have a limited root environment and have below average vigor due to water and environmental stress. General tree preservation guidelines are included should any new development be proposed. City of Palo Alto defines a Tree Protection Zone as a radius of 10 times the trunk diameter from the root flare/edge of tree. Notes regarding protection of roots in the preservation guidelines reference a critical root zone of six times the trunk diameter. Trees are tagged with aluminum tags over the top of the older Kier and Wright tags from 2016. Many of the trees will have 2 tags, some of the old tags were missing or embedded in the main stems and illegible. Figure 1 is a table for the tree counts by species.

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey. For purposes of identification, trees have been tagged with Kier and Wright aluminum tags numbering 1 to 285 (no tag 200).

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons; Structural decays or weaknesses and form. Presence of disease or insects; and Life expectancy.

340 Portage Avenue, Palo Alto, CA

-	Descriptions Name	Diameter	Trunk Type	Condition	Observation
25	Arbutus 'marina'	6.7"		Poor to Fair	Leans. Below average vigor.
26	Arbutus 'marina'	6.5"		Poor to Fair	Below average vigor. Surface rooting observed.
27	Arbutus 'marina'	3.8"		Poor	Poor vigor.
28	Coast live oak	14.3"		Poor to Fair	Below average vigor. Surface rooting observed.
29	Flowering plum	8.3"	Low	Poor to Fair	Dormant at time of inspection.
			Branching		Narrow scaffold limb
30	Flowering plum	8"	Low Branching	Poor to Fair	Dormant at time of inspection. Narrow scaffold limb
31	Flowering plum	8.2"	Low Branching	Poor to Fair	Dormant at time of inspection. Narrow scaffold limb
32	Flowering plum	7.1"	Low Branching	Poor to Fair	Dormant at time of inspection. Narrow scaffold limb
33	Flowering plum	8.2"	Low Branching	Poor to Fair	Dormant at time of inspection. Narrow scaffold limb
34	Flowering plum	7.1"	Low Branching	Poor	Dormant at time of inspection. Narrow scaffold limb
35	Flowering plum	7"	Low Branching	Poor	Dormant at time of inspection. Narrow scaffold limb
36	Flowering plum	5.9"	Low Branching	Poor	Dormant at time of inspection. Narrow scaffold limb
37	Flowering plum	6.2*	Low Branching	Poor	Dormant at time of inspection. Narrow scaffold limb
38	Redwood	13.9"		Fair	Surface rooting observed.
39	Redwood	18.4"		Fair	Surface rooting observed.
40	Coast live oak	15.8"		Poor to Fair	Bleeding cankers low stem. Low vigor.
41	Coast live oak	15.9"		Fair	Below average vigor. Surface rooting observed.
42	Coast live oak	6.2*		Poor to Fair	Young establishing tree.
43	Redwood	10.2"		Fair	Limited root environment.
44	Redwood	16.8"		Fair	Limited root environment.
45	Redwood	14.5"		Fair	Limited root environment.
46	Redwood	17.8"		Fair	Limited root environment.
47	Redwood	17.4"		Fair	Limited root environment.
48	Redwood	14.9"		Fair	Limited root environment.

Architecture + Planning 1814 Franklin Street Suite 400 Oakland, CA 94612





71|Silver dollar gum

72 Silver dollar gum





Poor to Fair Topped for line clearance.

Poor root environment

200 PORTAGE AVE PALO ALTO, CA

CITY SUBMITTAL AUGUST 03, 2021

Fair to Good Young establishing tree.

Name	Species	Count
Arbutus 'Marina'	Arbutus 'Marina'	47
Aritocrat pear	Pyrus calleryana 'Aristocrat'	10
Avocado	Persea americana	1
Beefwood	Casuarina cunninghamiana	3
Black acacia	Acacia melanoxylon	8
California pepper	Schinus molle	1
Canary Island pine	Pinus canariensis	3
Chinese elm	Ulmus parvifolia	5
Chinese hackberry	Celtis sinensis	1
Coast live oak	Quercus agrifolia	27
Coast redwood	Sequoia sempervirens	40
Crabapple	Malus floribunda	5
Crape myrtle	Lagerstroemia indica	28
European white birch	Betula pendula	1
Flowering plum	Prunus cerasifera	17
Hawthorn	Crataegus sp.	1
Holly oak	Quercus ilex	1
Italian cypress	Cupressus sempervirens	3
Lemon gum	Corymbia citriodora	3
London plane tree	Platanus x acerifolia	19
Mock orange	Pittosporum undulatum	8
Modesto ash	Fraxinus velutina 'Modesto'	1
Monterey pine	Pinus radiata	6
Privet	Ligustrum lucidum	8
Silver dollar gum	Eucalyptus polyanthemos	29
Strawberry tree	Arbutus unedo	1
Tree of heaven	Ailanthus altissima	1
Valley oak	Quercus lobata	6

TREE PRESERVATION GUIDELINES

Figure 1: Tree count by species

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is mandatory.

Barricades

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Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

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Name Trunk Type Condition Observation 49 Redwood Limited root environment. 50 Redwood Limited root environment. 51 Redwood Limited root environment. 52 Silver dollar gum Branch dieback. Poor structure. 53 Silver dollar gum Poor to Fair Side pruned for line clearance. Poor structure 54 Silver dollar gum Poor to Fair |Side pruned for line clearance. Poor structure. 55 Silver dollar gum Poor to Fair Side pruned for line clearance. Poor structure. 56 Silver dollar gum Poor to Fair Poor root environment 57 Silver dollar gum Poor to Fair | Poor structure and poor root 58 Silver dollar gum Poor to Fair Leans. 59 Silver dollar gum Multi Trunk Poor to Fair Side pruned for line clearance. Poor structure. 60 Silver dollar gum Poor to Fair | Leans. 61 Silver dollar gum Poor to Fair Topped for line clearance. 62 Silver dollar gum Poor to Fair |Side pruned for line clearance. 63 Silver dollar gum Poor to Fair |Side pruned for line clearance. 64 Silver dollar gum Poor to Fair Side pruned for line clearance. Poor structure. 65 Silver dollar gum Poor to Fair Topped for line clearance. 66 Silver dollar gum Poor to Fair Topped for line clearance. 67 Silver dollar gum Poor to Fair |Topped for line clearance. 68 Silver dollar gum Poor to Fair | Poor root environment 69 Silver dollar gum Poor to Fair Topped for line clearance. 70 Chinese hackberry Young establishing tree.

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Root Pruning (if necessary) During and upon completion of any trenching/grading operation within a Tree Protection Zone, clean pruning cuts of exposed, damaged or severed roots greater than one inch diameter

should be accomplished under the supervision of a qualified Arborist to minimize root

deterioration beyond the soil line within twenty-four (24) hours.

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

A supplemental irrigation program is recommended for the trees and should be accomplished at regular three to four-week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately ten (10) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection Periodic inspections by the Site Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC

John H. McClenahan

ISA Board Certified Master Arborist, WE-1476B member, American Society of Consulting Arborists

JHMc: cm

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#	Name	Diameter	Trunk Type	Condition	Observation
73	Silver dollar gum	29.5"		Poor to Fair	Topped for line clearance.
74	Silver dollar gum	19.2"		Poor to Fair	Topped for line clearance.
75	Silver dollar gum	19.2"		Poor to Fair	Topped for line clearance.
76	Silver dollar gum	21.2"		Poor to Fair	Topped for line clearance.
77	Silver dollar gum	12"		Fair	Narrow scaffold limb
78	Arbutus 'marina'	7.4"		Fair	Young establishing tree.
79	Arbutus 'marina'	13.3"		Poor to Fair	Limited root environment.
80	Arbutus 'marina'	8.7"		Poor to Fair	Limited root environment.
81	Arbutus 'marina'	11.3"		Very Poor	Poor vigor.
82	Arbutus 'marina'	7.9"		Poor to Fair	Below average vigor. Surface rooting observed.
83	Arbutus 'marina'	10.9"		Poor to Fair	Poor root environment
84	Arbutus 'marina'	7.7"	p	Poor to Fair	Slightly sparse.
85	Arbutus 'marina'	9.4"		Poor to Fair	Asymmetrical.
86	Arbutus 'marina'	7"		Poor to Fair	Sparse with low vigor.
87	Arbutus 'marina'	7.6"		Poor to Fair	Young establishing tree.
88	Arbutus 'marina'	8.5"		Poor	Sparse with low vigor.
89	Arbutus 'marina'	10.2"		Poor	Sparse with low vigor.
90	Arbutus 'marina'	9"		Poor to Fair	Young establishing tree.
91	Arbutus 'marina'	10"		Poor to Fair	Young establishing tree.
92	Arbutus 'marina'	12.5"		Poor to Fair	Slightly sparse.
93	London plane tree	17.6"		Poor to Fair	Dormant at time of inspection.
94	London plane tree	16.9"		Fair	Narrow scaffold limb Poor root environment
95	London plane tree	19.5"		Fair	Leans. Poor root environment.

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Tree Descriptions

#	Name	Diameter	Trunk Type	Condition	Observation
1	Silver dollar gum	13.9"		Fair	Narrow scaffold limb attachments.
2	Silver dollar gum	14.6"		Fair	Narrow scaffold limb attachments.
3	Valley oak	11.3"		Fair	Limited root environment.
4	Coast live oak	8.6"		Poor to Fair	Below average vigor. Surface rooting observed.
5	Arbutus 'marina'	4.4"		Fair	Surface rooting observed.
6	Arbutus 'marina'	3.7"		Poor to Fair	Cankers on main stem.
7	Arbutus 'marina'	4.5"		Fair	Surface rooting observed.
8	Coast live oak	9.4"		Poor to Fair	Slight lean. Extensive surface rooting observed.
9	Flowering plum	5.9"		Poor to Fair	Previously topped. Slight lean.
10	Flowering plum	6.4"		Fair	Narrow scaffold limb attachments.
11	Flowering plum	6.3"		Fair	Narrow scaffold limb attachments. Slight lean.
12	Coast live oak	13.4"		Poor	Bleeding cankers low stem. Lo vigor.
13	Arbutus 'marina'	6.3"		Poor to Fair	Leans.
14	Arbutus 'marina'	5.2"		Poor to Fair	Below average vigor. Surface rooting observed.
15	Arbutus 'marina'	5.6"		Poor to Fair	Below average vigor. Surface rooting observed.
16	Arbutus 'marina'	6.7"		Poor to Fair	Below average vigor. Surface rooting observed.
17	Coast live oak	12.3"		Poor	Bleeding cankers low stem. Lovigor.
18	Flowering plum	8.5"	Low Branching	Fair	Dormant at time of inspection. Narrow scaffold limb
19	Flowering plum	6.6"	Low Branching	Fair	Dormant at time of inspection. Narrow scaffold limb
20	Flowering plum	7.5"	Low Branching	Poor to Fair	Dormant at time of inspection. Narrow scaffold limb
21	Flowering plum	6.7"	Low Branching	Poor to Fair	Dormant at time of inspection. Narrow scaffold limb
22	Flowering plum	8.2"	Low Branching	Poor to Fair	Dormant at time of inspection. Narrow scaffold limb
23	Coast live oak	14.3"	Draitoring	Poor to Fair	Below average vigor. Surface
24	Arbutus 'marina'	6.2"		Poor to Fair	rooting observed. Below average vigor. Surface rooting observed.

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#	Name	Diameter	Trunk Type	Condition	Observation
97	London plane tree	13.8"		Fair	Poor root environment
98	London plane tree	10.9"		Fair	Limited root environment.
99	London plane tree	13.3"		Fair	Limited root environment.
100	London plane tree	8.4"		Fair	Limited root environment.
101	Italian cypress	11.6"		Fair to Good	Limited root environment.
102	Italian cypress	10.4"		Fair to Good	Limited root environment.
103	Italian cypress	12.2"		Fair to Good	Limited root environment.
104	Canary Island pine	23.3"		Fair	Poor root environment
105	Crape myrtle	6.7"		Fair to Good	Young establishing tree.
106	Crape myrtle	5.7"		Fair to Good	Young establishing tree.
107	Crape myrtle	6.5"		Fair to Good	Young establishing tree.
108	Crape myrtle	7.8"		Fair to Good	Young establishing tree.
109	Crape myrtle	7.8"		Fair to Good	Young establishing tree.
110	Redwood	17"		Fair	Water stressed. Poor root environment.
111	Redwood	17.5"		Fair	Water stressed. Poor root environment.
112	Redwood	17.9"		Fair	Water stressed. Poor root environment.
113	Crape myrtle	4"		Fair to Good	Young establishing tree.
114	Crape myrtle	7.3"		Fair to Good	Young establishing tree.
115	Crape myrtle	4.4"		Fair to Good	Young establishing tree.
116	Valley oak	12.2"		Fair	Limited root environment.
117	Crape myrtle	4.2"		Fair	One sided.
118	Crape myrtle	4.1"		Fair	Young establishing tree.
119	Valley oak	8"		Fair	Limited root environment.
120	Crape myrtle	3.8"		Fair	Young establishing tree.

96 London plane tree

Tree Descriptions

#	Name	Diameter	Trunk Type	Condition	Observation
121	Crape myrtle	4.2*		Fair	Young establishing tree.
122	Valley oak	9.1"		Fair	Limited root environment.
123	Crape myrtle	3.6"		Fair	Young establishing tree.
124	Crape myrtle	5.7"		Fair	Young establishing tree.
125	Crape myrtle	4.7"		Fair	Young establishing tree.
126	Crape myrtle	5.8"		Fair to Good	Young establishing tree.
127	Crape myrtle	8"		Fair to Good	Young establishing tree.
128	Crape myrtle	6"	*	Fair to Good	Young establishing tree.
129	Crape myrtle	7.5"		Fair to Good	Young establishing tree.
130	Crape myrtle	8.1"	0	Fair to Good	Young establishing tree.
131	Crape myrtle	6.2"	1	Fair to Good	Young establishing tree.
132	Coast live oak	8.1"		Fair	Irregular form.
133	Redwood	32"		Fair	Water stressed. Poor root
134	Redwood	23.9"	1	Poor to Fair	environment. Water stressed. Poor root
135	Coast live oak	12.9"		Poor to Fair	environment. Clear wing borer infestation.
136	Coast live oak	6.4"		Very Poor	Bleeding cankers on low stem.
137	Crape myrtle	7"		Fair to Good	Young establishing tree.
138	Crape myrtle	6.5"		Fair to Good	Young establishing tree.
139	Canary Island pine	26.5"		Fair	Poor root environment
140	Canary Island pine	19"		Fair	Poor root environment
141	London plane tree	11.8"		Fair	Limited root environment.
142	London plane tree	7.7"		Fair	Limited root environment.
143	Redwood	11.8"		Fair	Limited root environment.

Limited root environment.

#	Name	Diameter	Trunk Type	Condition	Observation
145	Redwood	14.1"		Fair	Limited root environment.
146	Crabapple	2.3"	10	Fair	Minor sunscald.
147	Crabapple	2.7"		Fair	Minor sunscald.
148	Crabapple	1.5"		Fair	Minor sunscald.
149	Crape myrtle	2.8"		Fair	Young establishing tree.
150	Monterey pine	20.2"		Poor to Fair	Extensive surface rooting.
151	Coast live oak	5.5"		Poor to Fair	Limited root environment,
152	Coast live oak	6.2"		Poor to Fair	Limited root environment.
153	Lemon gum	14.8"		Fair	Poor root environment
154	Lemon gum	9.3"		Poor to Fair	Poor root environment
155	Lemon gum	15"		Poor to Fair	Poor root environment
156	Chinese elm	17.8"		Poor to Fair	Poor root environment
157	Crape myrtle	1.9"		Fair	Young establishing tree.
158	Coast live oak	4.4"	1	Fair	Shaped to keep crown small.
159	Coast live oak	7.2"	10	Poor to Fair	Shaped to keep crown small.
160	Coast live oak	4.5"	-2 -10	Poor to Fair	Shaped to keep crown small.
161	Crabapple	2"		Poor to Fair	Minor sunscald.
162	Crabapple	2.4"		Fair	Young establishing tree.
163	Coast live oak	6"		Fair	Minor sunscald.
164	Privet	5"		Fair	Slightly sparse.
165	Coast live oak	7.4"		Poor to Fair	Basal cavity, Leans.
166	Coast live oak	14.8"	13	Poor to Fair	Dieback of tops.
167	Monterey pine	38.8"		Poor to Fair	Over mature with slight lean.
168	London plane tree	22.4"		Fair	Competes with adjacent trees for light.

#	Name	Diameter	Trunk Type	Condition	Observation
169	Beefwood	20.2"		Poor to Fair	Narrow scaffold limb attachments.
170	Beefwood	26"		Poor to Fair	Basal cavity. Narrow scaffold limattachments.
171	Beefwood	18.2"		Poor to Fair	Leans away from larger tree.
172	Coast live oak	5"		Poor to Fair	Water stressed. Poor root environment.
173	Crape myrtle	4.4"		Fair to Good	Young establishing tree.
174	Crape myrtle	7.1"		Fair to Good	Young establishing tree.
175	Crape myrtle	7"		Fair to Good	Young establishing tree.
176	Coast live oak	5.2"		Fair	Minor sunscald.
177	Coast live oak	2.8"		Poor to Fair	Shaped to keep crown small.
178	Redwood	44.7"	Low Branching	Poor to Fair	Water stressed. Poor root environment.
179	Redwood	15.7"		Fair to Good	Row of redwoods.
180	Redwood	14.5"		Fair to Good	Row of redwoods.
181	Black acacia	18.2"		Fair to Good	In middle of redwood row.
182	Redwood	12.2"		Fair	Row of redwoods.
183	Redwood	13.5"		Fair to Good	Row of redwoods.
184	Redwood	11"		Fair to Good	Row of redwoods.
185	Redwood	13.7"		Fair	Row of redwoods.
186	Redwood	9.3"		Fair	Row of redwoods.
187	Coast live oak	36.5"	Low Branching	Fair	Narrow scaffold limb attachments. Clear wing borer
188	Coast live oak	24"	Low	Fair	Growing into London plane. Narrow scaffold limb
189	Mock orange	3"	Low Branching	Dead	Dead.
190	Privet	7.8"	Low Branching	Poor to Fair	Poor structure.
191	Privet	6.7"	Low Branching	Poor	Low vigor.
192	Privet	12.5"	Low Branching	Poor to Fair	Below average vigor.

#	Name	Diameter	Trunk Type	Condition	Observation
193	Privet	8.2"	Low	Poor to Fair	Leans.
			Branching		
194	Privet	5.4"	Low	Poor	Low vigor,
			Branching		
195	Privet	10.8"	Low	Poor	Low vigor.
			Branching		**************************************
196	Privet	9.2"	Low Branching	Poor	Low vigor.
107	Chinese elm	18.9"	branching	Fair	Surface and circling roots
197	Chinese ein	10.9		raii	observed.
198	Chinese elm	27"		Fair	Surface and circling roots
100	Ommood dim	57.5			observed.
199	Chinese elm	24.2"		Fair	Surface and circling roots
100000	prove an automotive and color the	998.00.2 (0.9%)		AL PROPERTY.	observed.
201	Chinese elm	18.7"		Fair	Surface and circling roots
					observed.
202	Black acacia	13.1"		Poor to Fair	Exaggerated lean.
202	California pepper	7.1"	-	Poor to Fair	Stump sprout from older tree.
203	California pepper	7.3		FOOI to Faii	Stump sprout from older tree.
204	Strawberry tree	11°		Poor to Fair	Canker on low stem.
205	Monterey pine	32.7"		Poor to Fair	Extensive surface rooting
200	workerey pine	32.7		FOOI to Fall	observed. Over mature tree.
206	Monterey pine	20.7"		Poor to Fair	Extensive surface rooting
200	monterey pine	20.7		l cor to r an	observed. Over mature tree.
207	Silver dollar gum	36.3"	Low	Poor to Fair	Narrow scaffold limb
-		0.000	Branching		attachments. Some branch
208	Silver dollar gum	26"		Poor to Fair	Narrow scaffold limb
ORTONIA.				CAMBARIA STATE OF THE	attachments. Leans.
209	Black acacia	10.1"	0	Poor to Fair	Cluster of three trees.
210	Black acacia	11.3"	_	Poor to Fair	Canker on low stem.
	Didoit dodoid			l con to t am	
211	Black acacia	8"		Poor to Fair	Cluster of three trees.
212	Valley oak	3.6"		Poor to Fair	Outcompeted by larger acacias
	186				
213	Coast live oak	49.3"	Low	Poor	Low vigor. Poor structure. Clear
10.20	PRESENCE OF THE PROPERTY OF TH	34036.5470	Branching	70,955-2750	wing borer infestation.
214	Redwood	3.2"		Fair	Shaded by live oak.
215	Redwood	6.1"		Fair	Shaded by live oak.
					20
216	Redwood	11.2"		Fair	Crown overlaps with adjacent
04=	17.0	7.50		For	trees.
21/	Valley oak	7.5"		Fair	Leans away from adjacent

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#	Name	Diameter	Trunk Type	Condition	Observation
218	Holly oak	9, 7.4"		Fair	Competes with adjacent trees for light.
219	Monterey pine	13.9"	Multi Trunk	Poor to Fair	Extensive surface rooting observed.
220	Redwood	10.3"		Fair	Water stressed.
221	Redwood	12"		Fair to Good	Water stressed.
222	Mock orange	3.1, 2.1, 2.3, 2.2"	Multi Trunk	Poor to Fair	Chlorotic with below average vigor.
223	Modesto ash	12.5"		Poor to Fair	Dormant at time of inspection.
224	Mock orange	2.4, 2, 2, 1.8, 1.8, 2"	Multi Trunk	Poor to Fair	Chlorotic with below average vigor.
225	Mock orange	2.3, 2.3, 2.8, 2.8"	Multi Trunk	Poor	Chlorotic with below average vigor.
226	Coast live oak	7.2"		Poor to Fair	Dead limbs chewed by vertebrates. Adjacent to larger
227	Monterey pine	24.3"		Poor	Below average vigor.
228	Redwood	7"		Fair	Understory tree.
229	Mock orange	4"	-	Poor	Low vigor.
230	Redwood	12.6"	-	Fair to Good	Water stressed.
231	Redwood	19.8"		Fair to Good	Water stressed.
232	Mock orange	2.3, 1.6, 2"	Multi Trunk	Fair	Shaded by redwood.
233	Redwood	13.1"		Fair to Good	Water stressed.
234	Redwood	12.6"		Fair to Good	Water stressed.
235	Mock orange	4.5, 4.1, 3.8, 2.8, 3.2, 3"	Multi Trunk	Poor	Low vigor.
236	Mock orange	12.5"		Fair	Below average vigor. Limited root environment.
237	European white birch	9.2"		Poor to Fair	Dormant at time of inspection.
238	Aristocrat pear	13.5"		Poor to Fair	Minor symptoms from fireblight observed.
239	Tree of heaven	6"		Fair	Invasive species. One sided.
240	Black acacia	14.2"		Poor to Fair	Poor structure.

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#	Name	Diameter	Trunk Type	Condition	Observation
242	Redwood	10.9"		Fair	Water stressed.
243	Redwood	20.6"		Fair to Good	Limited root environment.
244	Black acacia	5.8"		Fair	Understory tree.
245	Aristocrat pear	5.6"		Poor to Fair	Minor symptoms from fireblight observed.
246	Aristocrat pear	3.8"		Poor to Fair	Minor symptoms from fireblight observed.
247	Aristocrat pear	5.5"		Poor to Fair	Minor symptoms from fireblight observed.
248	Arbutus 'marina'	2.1"		Fair	Slight lean.
249	Arbutus 'marina'	2.8"		Poor to Fair	Below average vigor.
250	Arbutus 'marina'	1.9"	Low Branching	Poor to Fair	Below average vigor.
251	Arbutus 'marina'	2.8"	Low Branching	Poor to Fair	Below average vigor.
252	Arbutus 'marina'	1.4"	Drang	Poor to Fair	Below average vigor. Bush form.
253	Arbutus 'marina'	1.8"		Poor to Fair	Below average vigor. Bush form.
254	Arbutus 'marina'	4.3"		Poor to Fair	Below average vigor. Bush form.
255	Arbutus 'marina'	5"	Low Branching	Poor to Fair	Below average vigor.
256	Aristocrat pear	8.1"		Poor to Fair	Minor symptoms from fireblight observed.
257	Aristocrat pear	4"	1	Fair	Young establishing tree.
258	Arbutus 'marina'	3.5"		Poor to Fair	Below average vigor. Leans.
259	Arbutus 'marina'	6.6"	Low Branching	Poor to Fair	Below average vigor. Leans.
260	Arbutus 'marina'	4.2"	Dianoming	Poor to Fair	Below average vigor. Leans.
261	Arbutus 'marina'	3.1"		Poor to Fair	Below average vigor.
262	Aristocrat pear	6.7"		Poor to Fair	Minor symptoms from fireblight observed.
263	Arbutus 'marina'	2.9"		Poor to Fair	Slightly chlorotic and appears drought stressed.
264	Arbutus 'marina'	3"		Poor to Fair	Slightly chlorotic and appears drought stressed.
265	Arbutus 'marina'	3.1"		Poor to Fair	Slightly chlorotic and appears drought stressed.

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#	Name	Diameter	Trunk Type	Condition	Observation
266	Arbutus 'marina'	3.7"		Poor to Fair	Slightly chlorotic and appears drought stressed.
267	Arbutus 'marina'	2.8"		Poor to Fair	Slightly chlorotic and appears drought stressed.
268	Arbutus 'marina'	4"		Poor to Fair	Slightly chlorotic and appears drought stressed.
269	Arbutus 'marina'	3.7"		Poor to Fair	Slightly chlorotic and appears drought stressed.
270	Arbutus 'marina'	3.6"		Poor to Fair	Slightly chlorotic and appears drought stressed.
271	Arbutus 'marina'	5.9"		Poor to Fair	Slightly chlorotic and appears drought stressed.
272	Aristocrat pear	4.7"		Fair	Minor symptoms from fireblight observed.
273	Aristocrat pear	5.3"		Fair	Minor symptoms from fireblight observed.
274	Aristocrat pear	5.2"		Poor to Fair	Minor symptoms from fireblight observed.
275	London plane tree	10.3"		Fair	Slight lean. Dormant at time of inspection. Limited root
276	London plane tree	11.1"		Fair	Slight lean. Dormant at time of inspection. Limited root
277	London plane tree	8.8"		Fair	Slight lean. Dormant at time of inspection. Limited root
278	London plane tree	6.6"		Fair	Dormant at time of inspection. Limited root environment.
279	London plane tree	7.6"		Fair	Dormant at time of inspection. Limited root environment.
280	London plane tree	6.5"		Fair	Dormant at time of inspection. Limited root environment.
281	London plane tree	9.9"		Fair	Slight lean. Dormant at time of inspection. Limited root
282	Hawthorn	4.2"	Low Branching	Fair	Dormant at time of inspection.
283	London plane tree	1.5"		Fair to Good	Newly installed tree.
284	Avocado	5.7"		Fair	Moderate accumulation of water sprouts.
285	Black acacia	1.8"		Fair to Good	Growing adjacent to arbutus. Volunteer
	4				and the second s

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ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: Date:

John H. McClenahan February 9, 2021

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Fair to Good Poor root environment.





200 PORTAGE AVEPALO ALTO, CA
2020-0771.00

CITY SUBMITTAL AUGUST 03, 2021

TREE PROTECTION/ ARBORIST REPORT