ACACIA AVENUE

PALO ALTO, CA

MAJOR ARCHITECTURAL REVIEW

NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.

ACACIA AVENUE LOT 2 | ACACIA CAMINO INVESTORS LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

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DIVIDEND HOMES

BKF

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

297.088 | 27 JANUARY 2023

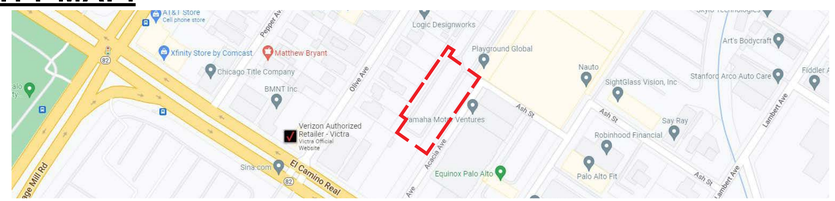
ACACIA AVENUE

PALO ALTO, CA

MAJOR ARCHITECTURAL REVIEW

SHEET INDEX:

VICINITY MAP:



NTS

PROJECT DESCRIPTION:

The subject property is a +/- 0.8 acre parcel located on Acacia Avenue. The property encompasses two landuse and zoning designations: a +/- 0.7 acre Multiple Family Residential/RM-30 area and a +/- 0.1 acre Single Family Residential/R-1 part. The maximum number of residential units allowed based on the zoning for the multifamily portion of the site is 21 units. The site is currently used as a parking lot. The site will be developed to accommodate the proposed development.

The proposed project includes sixteen (16) townhomes arranged in four (4) buildings. The units along the rear of the building adjacent to the existing single-family building are two stories tall, to allow for transition to the existing neighborhood while the front units are three story tall with fourth-floor roof decks. Buildings are oriented to address the public realm with front doors of the buildings oriented towards the street or common paseos. All the units have two car garages that are loaded from the alley and shielded from public view. All units apart from the two-story units will have private roof decks. The two-story units will have private side yards.
In addition to the private yards and decks, the project also provides a centrally located common open space to be used by all residents. Lighting (both building and landscape) has been carefully selected to complement the architectural style and also ensure that it meets the required cut-off requirements.

In keeping with the context and the proposed developments on both sides of the site the proposed project is contemporary in character with variations in massing, articulated wall faces and flat roofs. The buildings reduce mass and scale through the use of change in materials, articulation of wall planes and change in building height. The unit plans include 2 and 3 bedroom units. The use of two (2) and three (3) story units along with units of different sizes allows for the community to cater to a larger range of population.

The Proposal offers two (2) of the sixteen (16) units as affordable units and therefore anticipates the use of waivers and concessions as allowed under the State Density Bonus Law. A detailed list of concessions and waivers requested is attached as a separate document as a part of the application package. The project itself is not requesting density bonus units.

The on-site inclusionary units along with the variety in unit types makes this a mixed-income missing middle housing that would be wonderful addition to the housing fabric in the City of Palo Alto.

PROJECT TEAM INFO:

Applicant:
ACACIA CAMINO INVESTORS LLC
385 Woodview Avenue,
Suite 100
Morgan Hill, CA 95037
Contact: Joshua Vrotsos
jvrotsos@dividendhomes.com

Architect:
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
Tel: 925.251.7200
Contact : Don Ricci
dricci@dahlingroup.com
Ritu Raj Sharma
rsharma@dahligroup.com

Civil:
BKF Engineers
1730 N. First St.
Suite 600
San Jose, CA 95112
Tel: 408-467-9173
Contact: Phong Kiet, PE
pkiet@bkf.com

Landscape:
Michael Arnone + Associates
3370 Samuel Place
Santa Cruz
Contact: Michael Arnone
rknown1@hotmail.com

PROJECT DATA TABLE:

		Required / Existing		Proposed		Notes
Total Lot Area (SF)		**35,573**		**35,573**		
	R-1	4,958		4,958		
	RM-30	30,615		30,615		
Site Coverage (Max.) (SF)		**13,981**		**15,112**	**49%**	
	R-1	1,735	35%	-		
	RM-30	12,246	40%	15,112	49%	(% covered by buildings)
Total Floor Area (SF)		**20,600**		**33,354**		**Total allowable based on sum of R-1 and RM-30**
	R-1	2,231		-		
	RM-30	18,369		33,354		1.09

Setbacks		(Buildings are only located within RM-30 zone, setbacks shown are RM-30)				
	Front	20'		10'		
	Side	10'		10'		
	Rear	10'		10'		
Height		35'-0"		42'-2"		
Required Parking						
	Vehicle Spaces	32		32		
	Bicycle Long Term Spaces	16		16 (in garages)		
	Bicycle Short Term Spaces	1.6		2		
Building Occupancy Class		N/A		R-2		

		Count	Notes
Number of Units			
	Existing	0	
	Demolished	0	
	New	16	
Proposed Residential Density (units / acre)		23	
Unity Types			
Plan 1	*2 BD, 2-CAR GARAGE*	5	
Plan 2	*3 BD, 2-CAR GARAGE*	2	
Plan 2A	*3 BD, 2-CAR GARAGE*	2	
Plan 3	*3 BD, 2-CAR GARAGE*	1	
Plan 4	*3 BD, 2-CAR GARAGE*	3	
Plan 4A	*3 BD, 2-CAR GARAGE*	1	
Plan 4B	*3 BD, 2-CAR GARAGE*	1	
Plan 5	*3 BD, 2-CAR GARAGE*	1	

		Required		Proposed		Notes
BMR Units		2.4		2		
Landscaped Open Space area		**9,185**		**14,104**		
	R-1	0		4958		
	RM-30	9,185	30%	9,146	30%	
Common Usable Open Space area		1200		2,920		
Private Usable Open Space area		800		7,000		

A.1

TITLE SHEET

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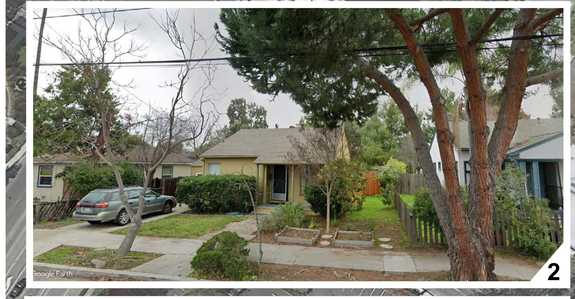

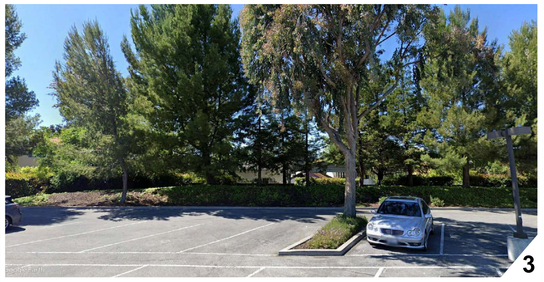

AERIAL PHOTOGRAPH FROM 9/27/21

PROJECT SITE

NEIGHBORHOOD CONTEXT

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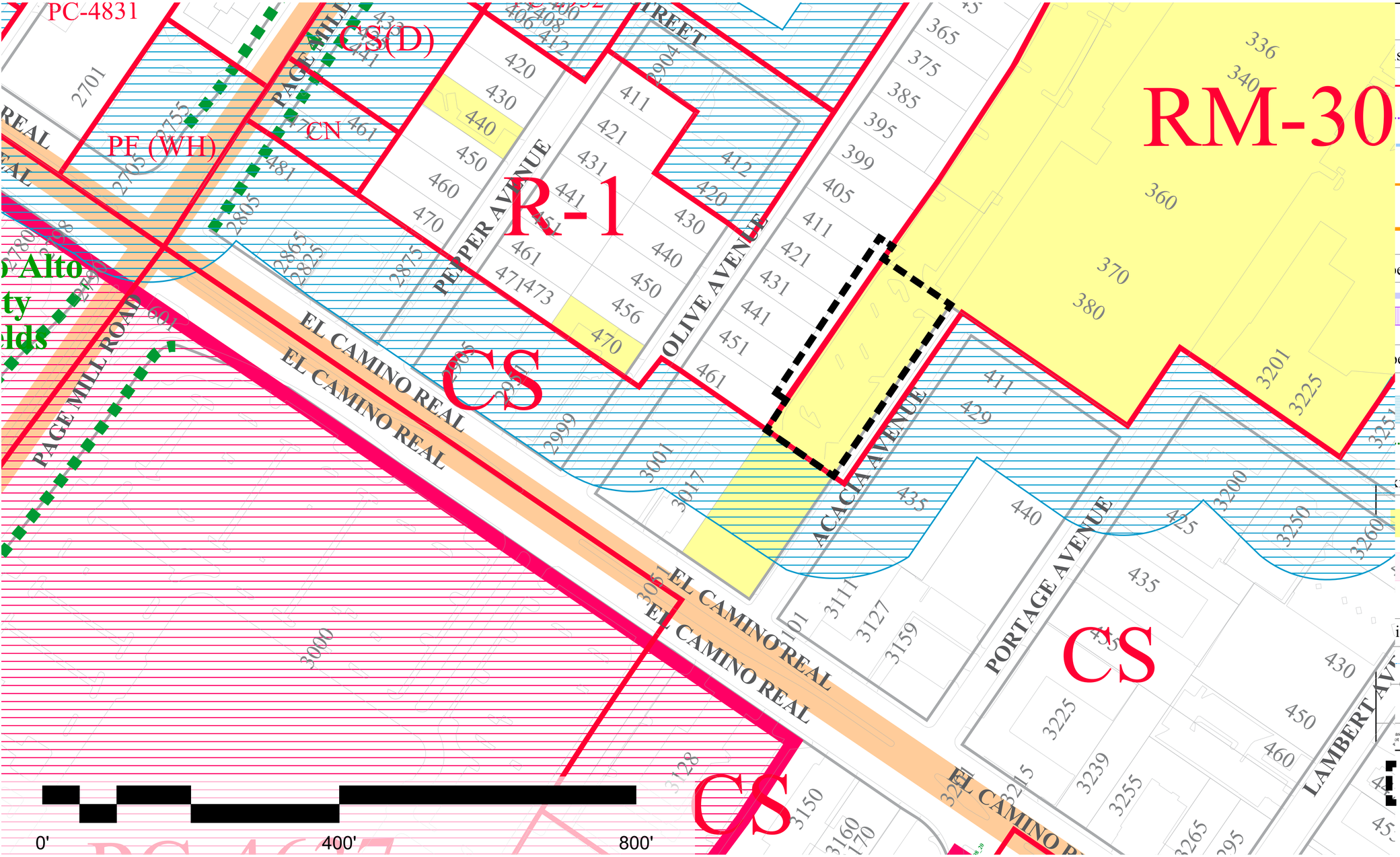
A.2



Map Legend

District Boundaries

- Zone Designation Boundary
- National Historic District Boundary
- Parking District Boundary
- Transportation Impact Area as shown on Key Map)
- Transportation Impact Area (as shown on booklet pages)
- Stanford University Lands
- School Site
- Park or Preserve (owned by city of Palo Alto)
- SOFA Coordinated Area Plan Boundary
- Pedestrian & Transit Oriented Development (PTOD) Boundary

Special Regulations (within specific areas)

- Homer Emerson Corridor (within SOFA II limits ground floor office use)
- SOFA II Determined Historic Resource
- SOFA II Potential Historic Resource

Special Regulations (citywide)

- Sites or portions of sites that are commercially zoned but within 150' of residential uses and therefore, subject to special height and setback regulations. (Note: these buffers do not exist within SOFA)
- 24' Special Setbacks (with distance)
- Major Arterial

Existing Non-Conforming Uses

- Existing uses on these sites have been grandfathered by specific council action. Please refer to address files for possible termination dates.
- Existing professional or medical office uses or facilities in these areas are grandfathered if they existed, legally, prior to 1978 when zoning (R-3-P/R-4 permitted such).

Note: This map reflects known instances of existing legally non-conforming uses. There may be more.

Miscellaneous

- Creek Centerline
- Railroad Tracks Centerline
- Multi-modal Transit Station

ase map reflects County Assessor's parcels per best available sources. Parcels are usually but, ot necessarily, lots created through the Sub-Division Map Act.

PROJECT SITE

SITE CONTEXT

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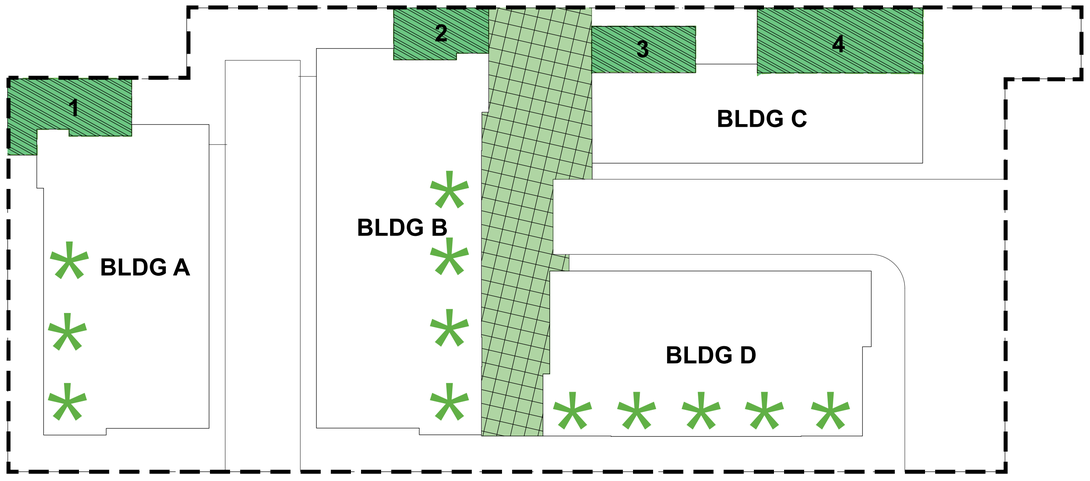
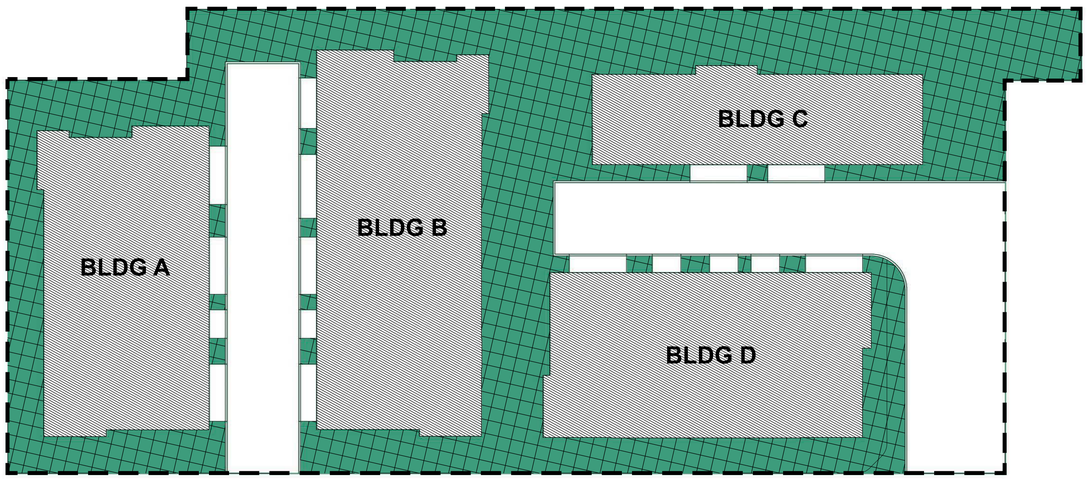
OPEN SPACE DIAGRAM



LANDSCAPE COVERAGE



SITE AREA:

TOTAL OPEN SPACE REQUIRED: 2,400 SF
(@ 150 PER UNIT)

TOTAL OPEN SPACE PROVIDED: +/-9,460 SF

COMMON OPEN SPACE (MIN. 10' - 0" DIAMETER):

TOTAL COMMON OPEN SPACE: +/-2,900 SF
(1200 SF required @ 75 SF PER UNIT)

PRIVATE OPEN SPACE:

1 - 385 SF
2 - 800 SF
3 - 750 SF
4 - 800 SF

SUBTOTAL: 2,735 SF

PRIVATE OPEN SPACE (ROOF DECKS):

Plan 1 Roof Deck - (5) x 420 SF - 2,100 SF
Plan 3 Roof Deck - (1) x 320 SF - 320 SF
Plan 4 Roof Deck - (3) x 290 SF - 870 SF
Plan 4A Roof Deck - (1) x 320 SF - 320 SF
Plan 4B Roof Deck - (1) x 260 SF - 290 SF
Plan 5 Roof Deck - (1) x 600 SF - 290 SF

SUBTOTAL: 4,190 SF

TOTAL PRIVATE OPEN SPACE: +/- 6,560 SF
(800 SF required @ 50 SF PER UNIT

SITE AREA:

+/- 35,573

LANDSCAPED AREA

+/- 14,404 SF
(REQUIRED TOTAL: 9,185 SF)

PLANNING COMPLIANCE DIAGRAMS

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SCALE: 1" = 20'-0"

0 20 40 80

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A.4

STREETSCAPE ELEVATION

3001-3017 EL CAMINO REAL PROJECT
(BY OTHERS)

PROPOSED PROJECT ON
ACACIA AVENUE

ACACIA AVENUE

STREETSCAPE ELEVATION

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SITE PLAN

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BUILDING A - EAST ELEVATION (ALONG ACACIA AVE.)

BUILDING A - NORTH ELEVATION (ALONG ALLEY)

BUILDING A - WEST ELEVATION (REAR)

BUILDING A - SOUTH ELEVATION (ALONG PASEO)

ELEVATIONS KEY:

* WINDOWS TO BE OPAQUE GLAZING, PER 18.24.050 PRIVACY AND TRANSITION TO RESIDENTIAL USES

BUILDING A ELEVATIONS

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BUILDING B - EAST ELEVATION (ALONG ACACIA AVE.)

BUILDING B - NORTH ELEVATION (ALONG PASEO)

BUILDING B - WEST ELEVATION (REAR)

BUILDING B - SOUTH ELEVATION (ALONG ALLEY)

ELEVATIONS KEY:

* WINDOWS TO BE OPAQUE GLAZING, PER 18.24.050 PRIVACY AND TRANSITION TO RESIDENTIAL USES

BUILDING B ELEVATIONS

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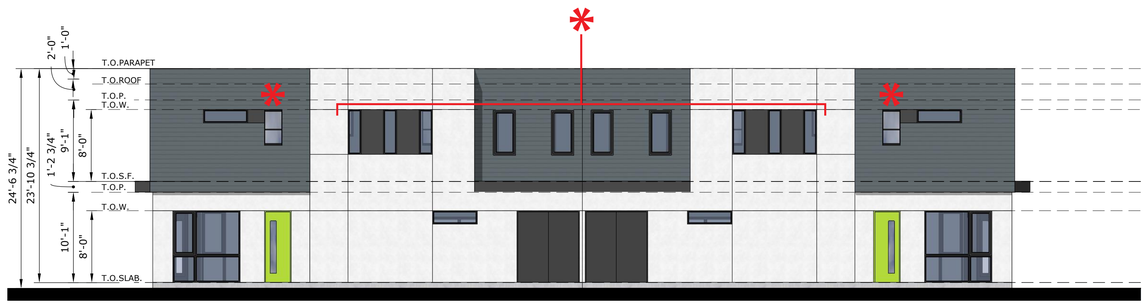
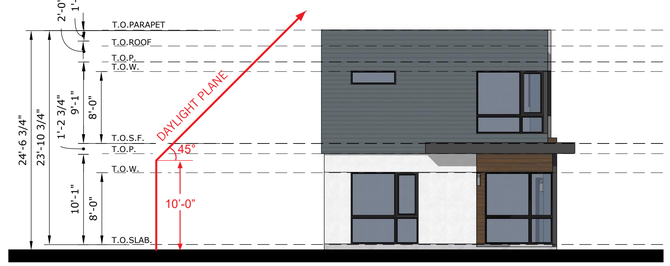
BUILDING C - EAST ELEVATION (ALONG ALLEY)

BUILDING C - NORTH ELEVATION



BUILDING C - WEST ELEVATION (REAR)



BUILDING C - SOUTH ELEVATION

ELEVATIONS KEY:

* WINDOWS REQUIRING OPAQUE GLAZING

BUILDING C ELEVATIONS

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BUILDING D - EAST ELEVATION (ALONG ACACIA AVE.)

BUILDING D - NORTH ELEVATION

BUILDING D - WEST ELEVATION (ALONG ALLEY)

BUILDING D - SOUTH ELEVATION

ELEVATIONS KEY:

BUILDING D ELEVATIONS

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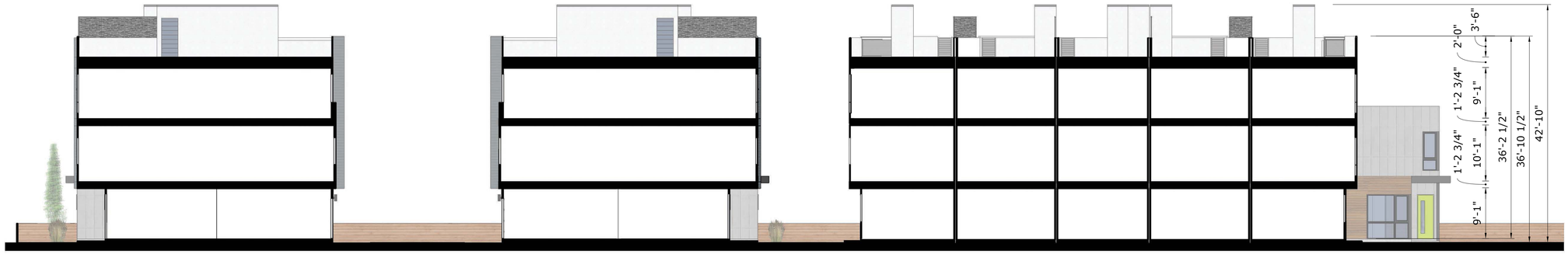
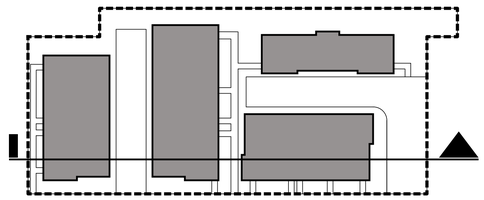
SITE SECTION



BUILDING A BUILDING B BUILDING D

SITE SECTION

KEY PLAN - NTS



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SITE SECTION
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COLORS

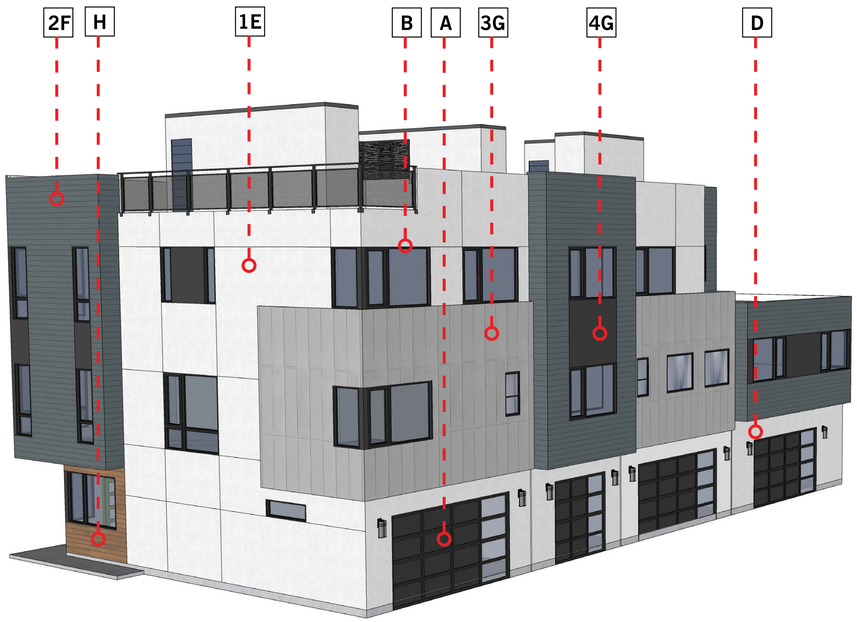
1 BODY COLOR 1
STUCCO
BIG CHILL
SW7648
by Sherwin Williams or equal

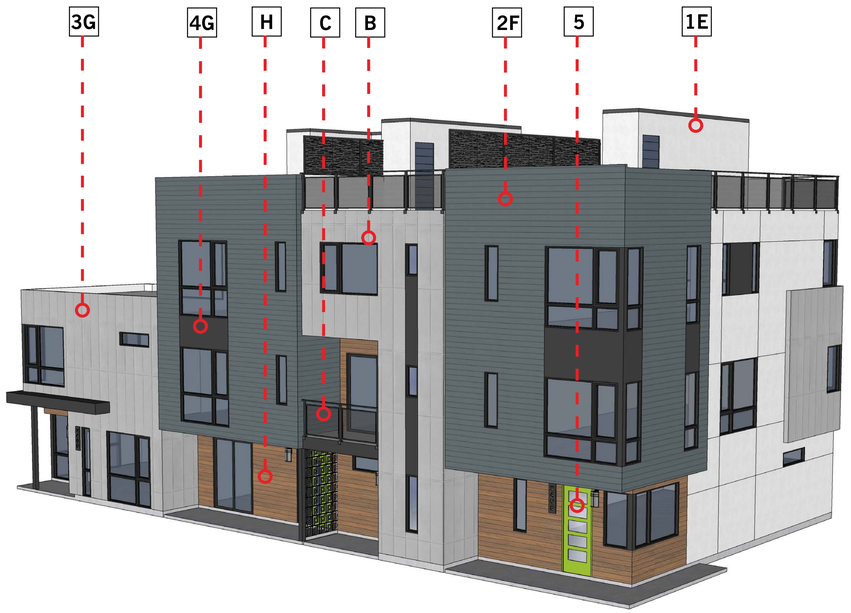
2 BODY COLOR 2
SIDING
GRAYS HARBOR
SW6236
by Sherwin Williams or equal

3 BODY COLOR 3
FIBER CEMENT PANELS
TIN LIZZIE
SW9163
by Sherwin Williams or equal

4 ACCENT COLOR 1
FIBER CEMENT PANELS
BLACK OF NIGHT
SW6993
by Sherwin Williams or equal

5 ACCENT COLOR
ENTRY DOORS
GECKO
SW6719
by Sherwin Williams or equal





NOTE:

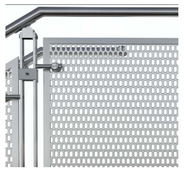
PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLOR.

MATERIALS

A GARAGE DOOR
Contemporary

B VINYL WINDOW
Dark Bronze Frame

C METAL RAILING



D LIGHT FIXTURE
Black Finish

E STUCCO
Light Sand Finish

F CEMENTITIOUS LAP SIDING
7.25” Siding w/ 6” Exposure

G FIBER CEMENT PANEL
Smooth Finish

H FIBER CEMENT PANEL
Faux Cedar Finish

A.12

COLOR & MATERIALS BOARD

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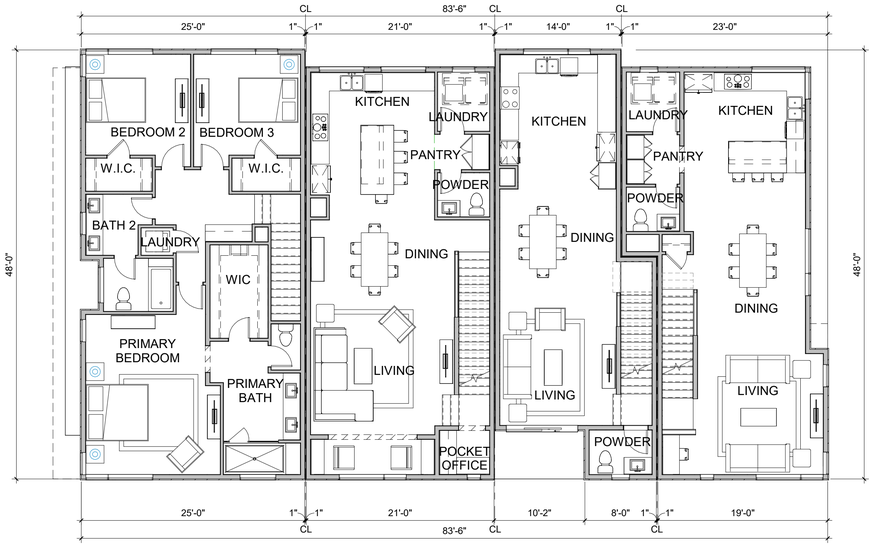
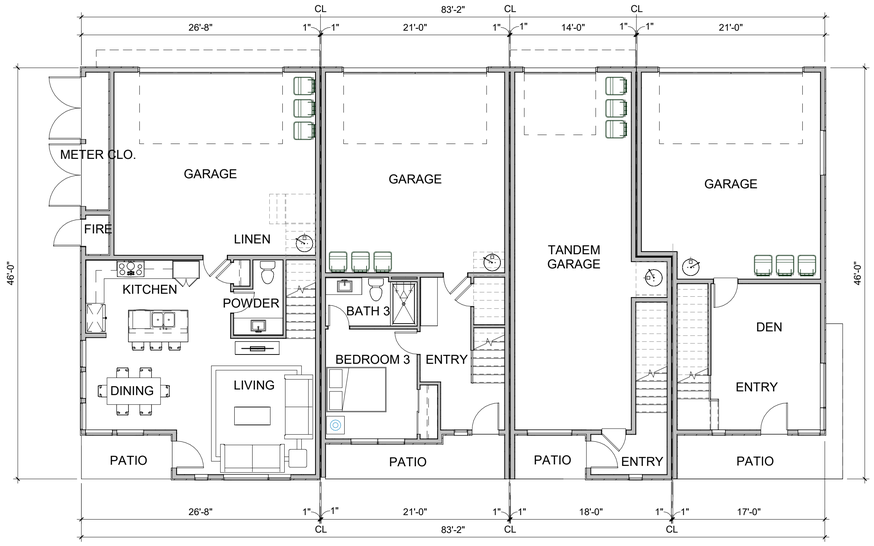


PLAN 2 PLAN 5 PLAN 1 PLAN 4

2 BUILDING A- SECOND FLOOR PLAN

1/8" = 1'-0"

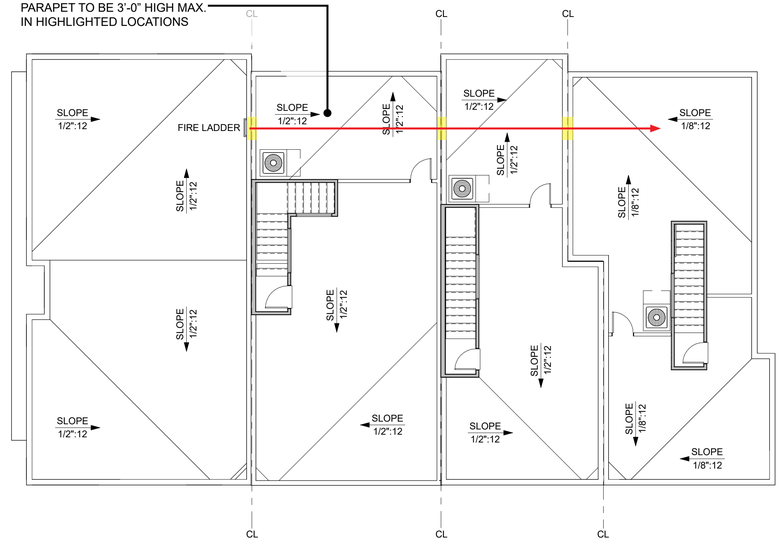


PLAN 2 PLAN 5 PLAN 1 PLAN 4

1 BUILDING A- FIRST FLOOR PLAN

1/8" = 1'-0"

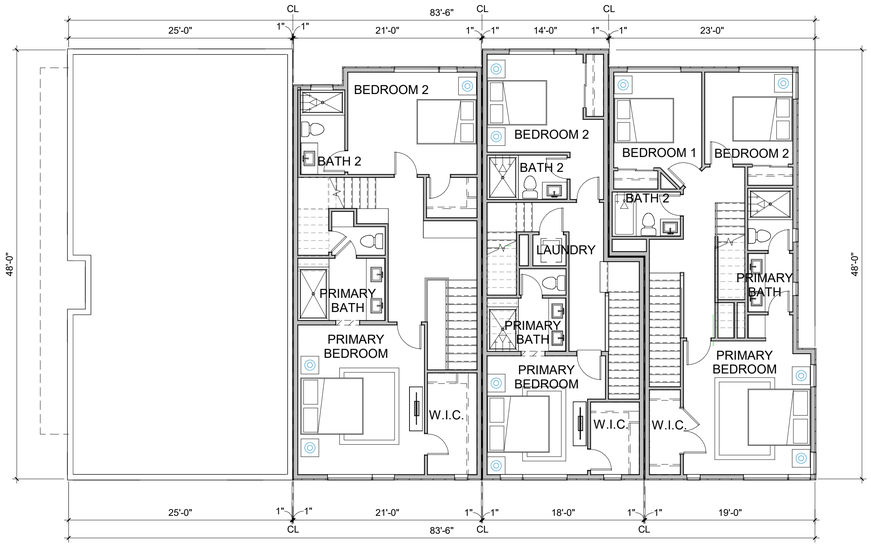
ACCESS FOR FIRE
PARAPET TO BE 3'-0" HIGH MAX.
IN HIGHLIGHTED LOCATIONS



PLAN 2 PLAN 5 PLAN 1 PLAN 4

4 BUILDING A- ROOF PLAN

1/8" = 1'-0"



PLAN 2 PLAN 5 PLAN 1 PLAN 4

3 BUILDING A- THIRD FLOOR PLAN

1/8" = 1'-0"

FLOOR PLANS - BUILDING A

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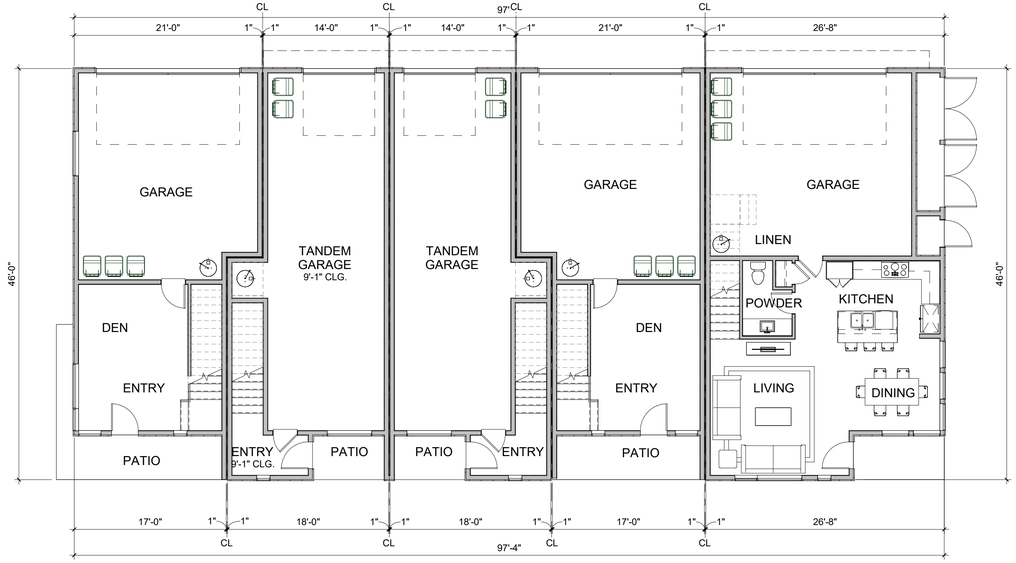
PLAN 4- R PLAN 1- R PLAN 1 PLAN 4B PLAN 2

2 BUILDING B- SECOND FLOOR PLAN

1/8" = 1'-0"

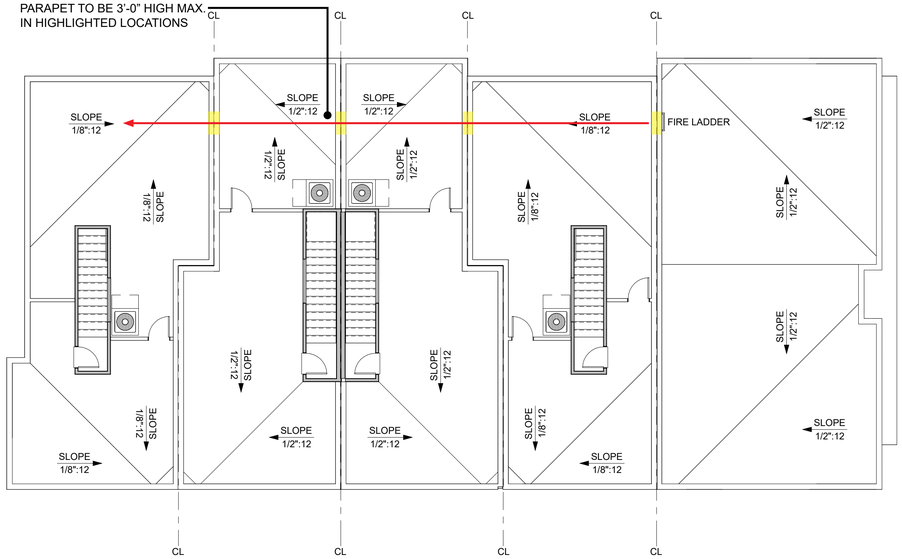


PLAN 4- R PLAN 1- R PLAN 1 PLAN 4B PLAN 2

1 BUILDING B- FIRST FLOOR PLAN

1/8" = 1'-0"

ACCESS FOR FIRE
PARAPET TO BE 3'-0" HIGH MAX.
IN HIGHLIGHTED LOCATIONS



PLAN 4- R PLAN 1- R PLAN 1 PLAN 4B PLAN 2

4 BUILDING B- ROOF PLAN

1/8" = 1'-0"

LADDER FOR FIRE ACCESS

PLAN 4- R PLAN 1- R PLAN 1 PLAN 4B PLAN 2

3 BUILDING B- THIRD FLOOR PLAN

1/8" = 1'-0"

FLOOR PLANS - BUILDING B

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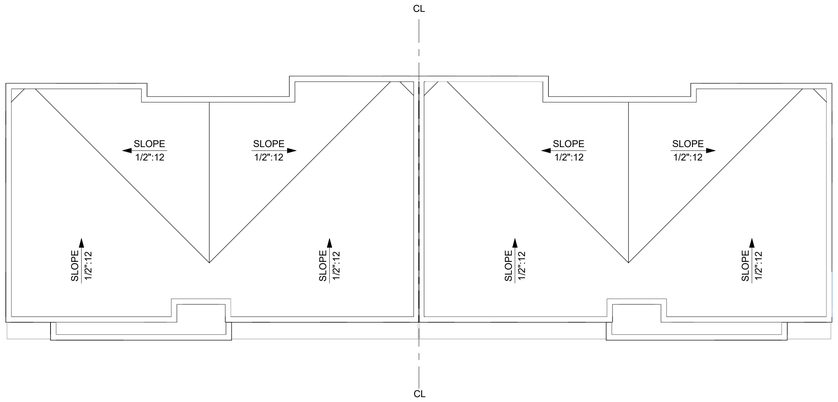
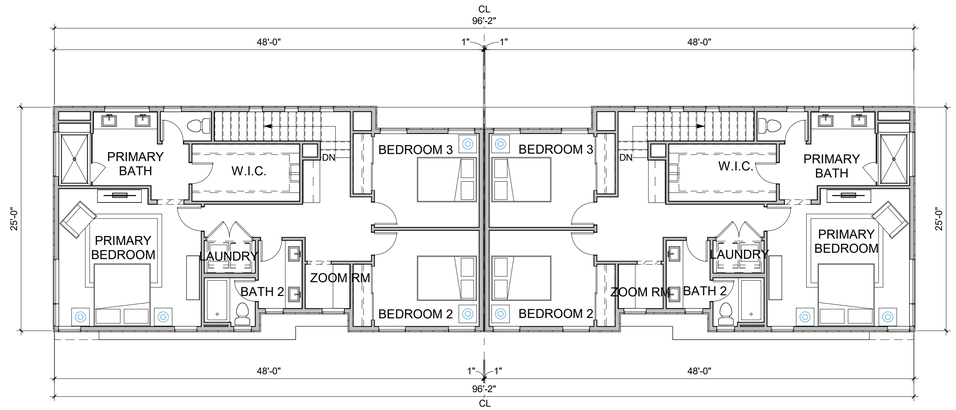


PLAN 2A - R PLAN 2A

3 BUILDING C - ROOF PLAN

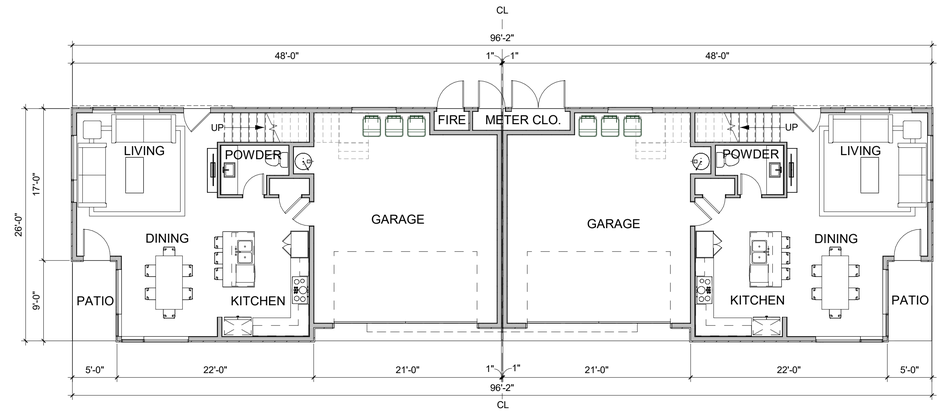
1/8" = 1'-0"



PLAN 2A - R PLAN 2A

2 BUILDING C - SECOND FLOOR PLAN

1/8" = 1'-0"



PLAN 2A - R PLAN 2A

1 BUILDING C - FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLANS - BUILDING C

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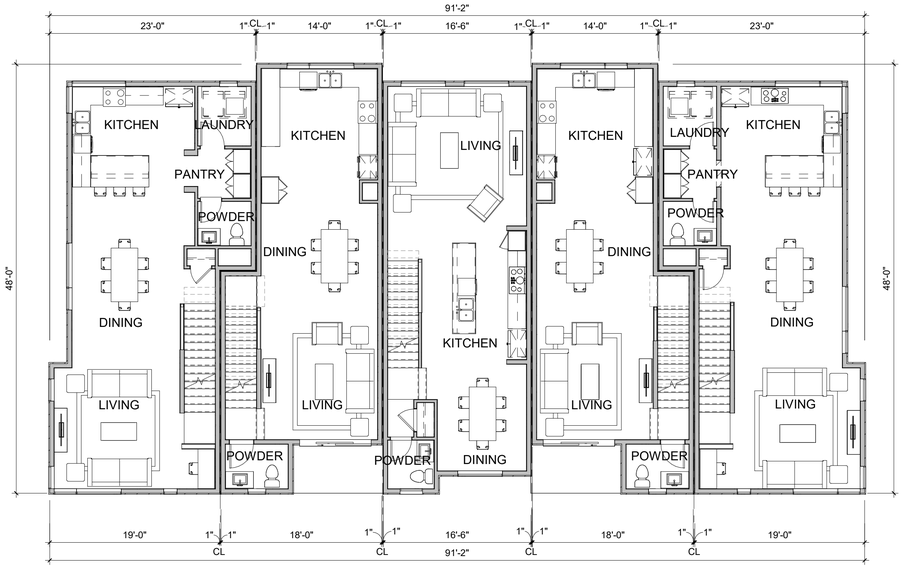
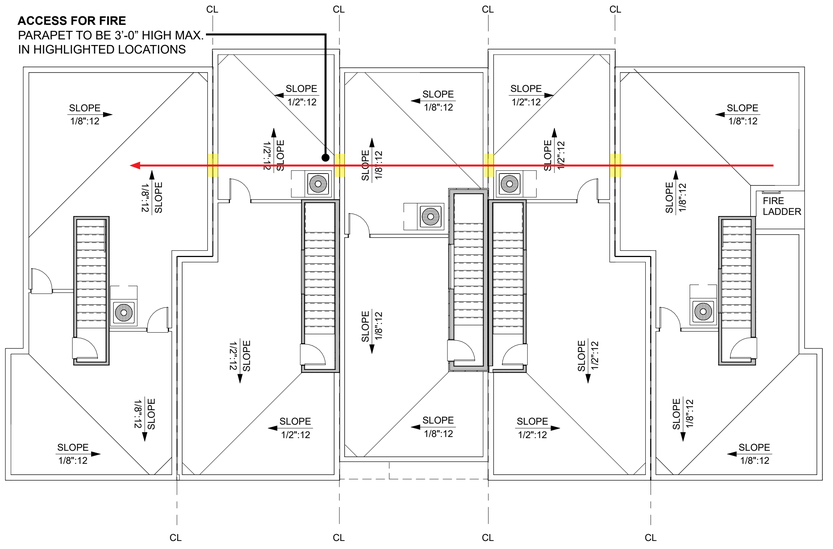


PLAN 4- ACC. VARIANT | PLAN 1 - R | PLAN 3 | PLAN 1 | PLAN 4A

2 BUILDING D - SECOND FLOOR PLAN

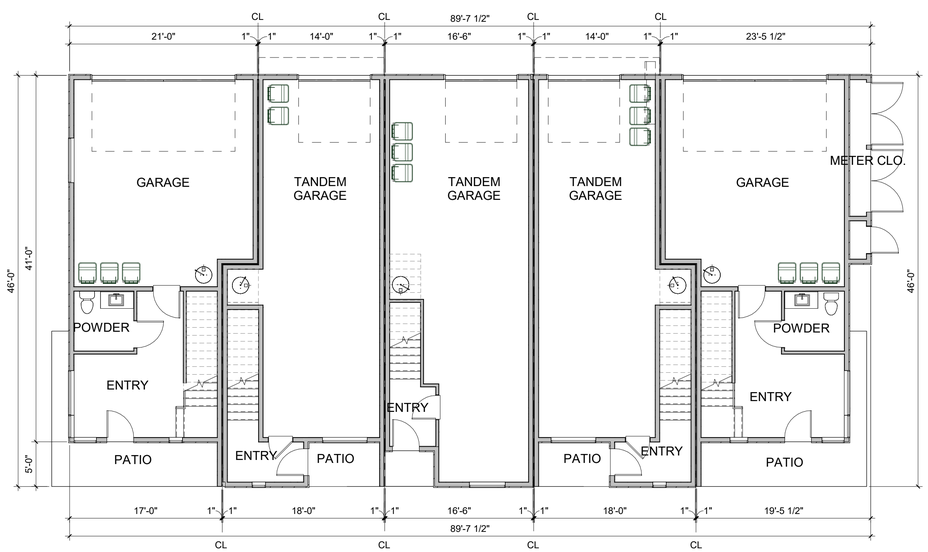
1/8" = 1'-0"



PLAN 4- ACC. VARIANT | PLAN 1 - R | PLAN 3 | PLAN 1 | PLAN 4A

4 BUILDING D - ROOF PLAN

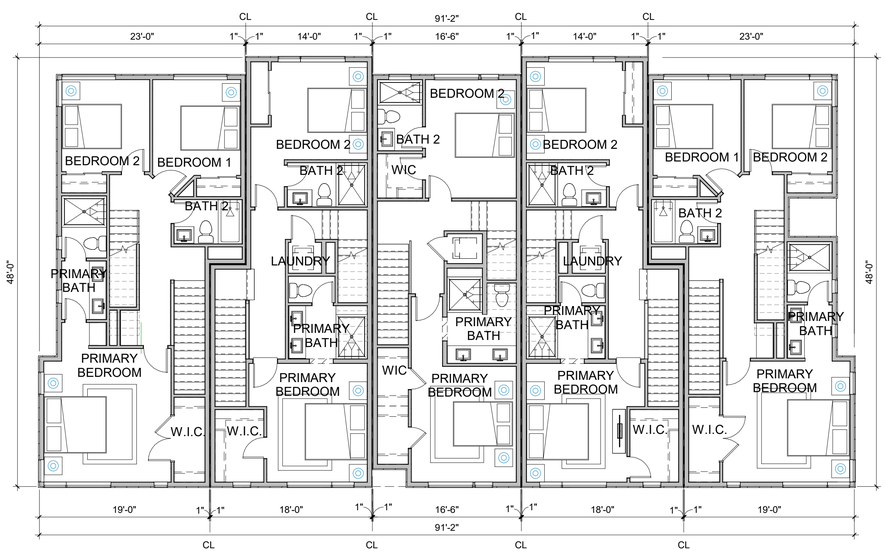
1/8" = 1'-0"



PLAN 4- ACC. VARIANT | PLAN 1 - R | PLAN 3 | PLAN 1 | PLAN 4A

1 BUILDING D - FIRST FLOOR PLAN

1/8" = 1'-0"



PLAN 4- ACC. VARIANT | PLAN 1 - R | PLAN 3 | PLAN 1 | PLAN 4A

3 BUILDING D - THIRD FLOOR PLAN

1/8" = 1'-0"

FLOOR PLANS - BUILDING D

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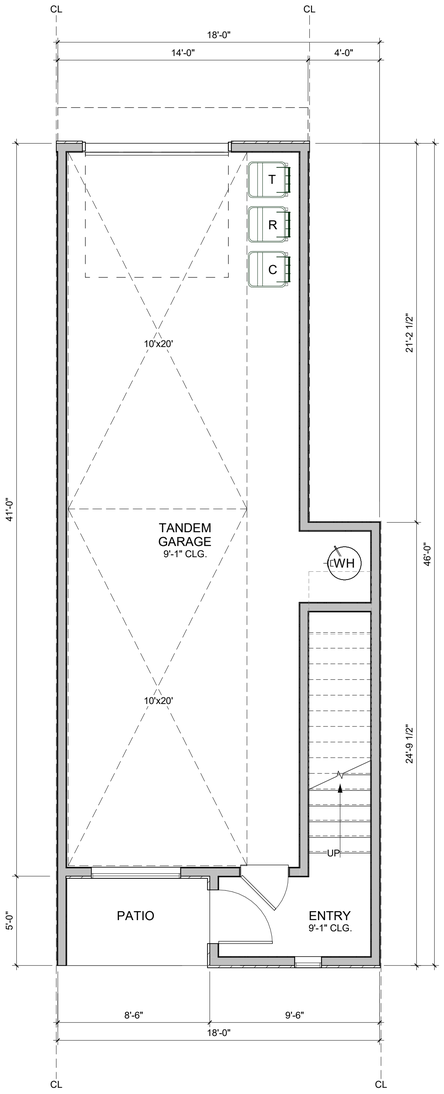
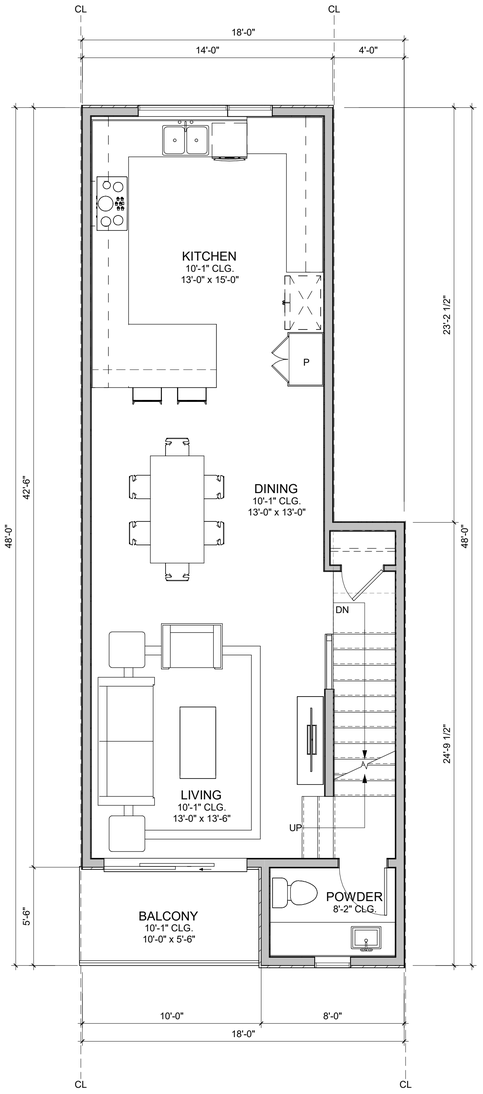
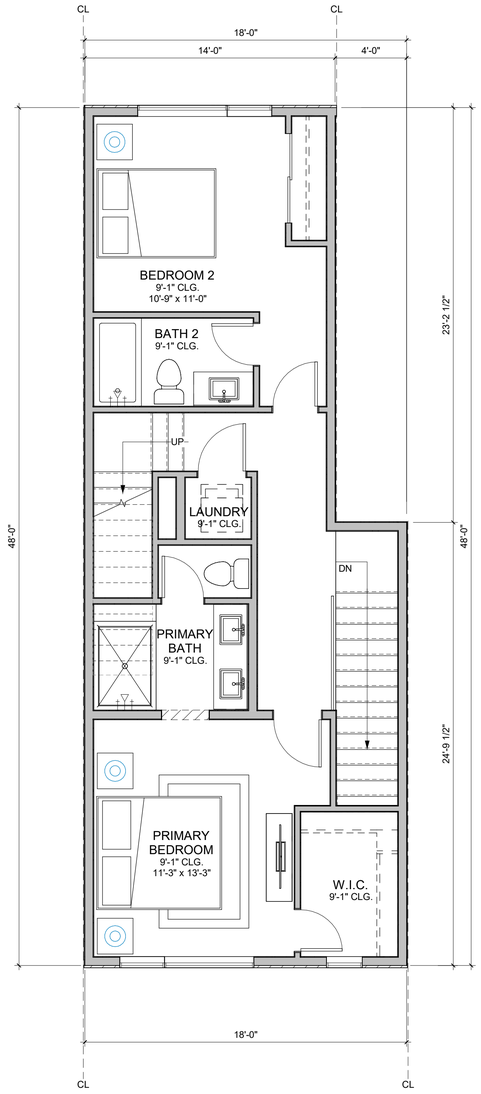


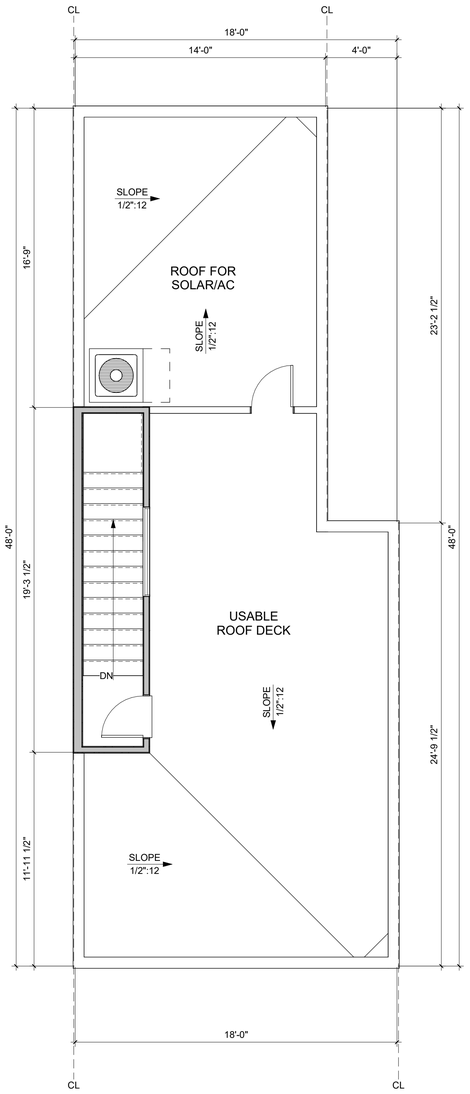
1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Third Floor Plan
1/4" = 1'-0"



4 Roof Plan
1/4" = 1'-0"

PLAN 1 GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	118
SECOND FLOOR	716
THIRD FLOOR	714
TOTAL LIVING AREA	1548
BALCONY	55
GARAGE	583
PATIO	43
USABLE ROOF DECK	458

*MEASURED AT EXTERIOR FACE OF STUD

PLAN 1 NET FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	102
SECOND FLOOR	657
THIRD FLOOR	654
TOTAL LIVING AREA	1413
BALCONY	55
GARAGE	541
PATIO	40
USABLE ROOF DECK	458

*MEASURED AT INTERIOR FACE OF STUD

FLOOR PLANS - PLAN 1

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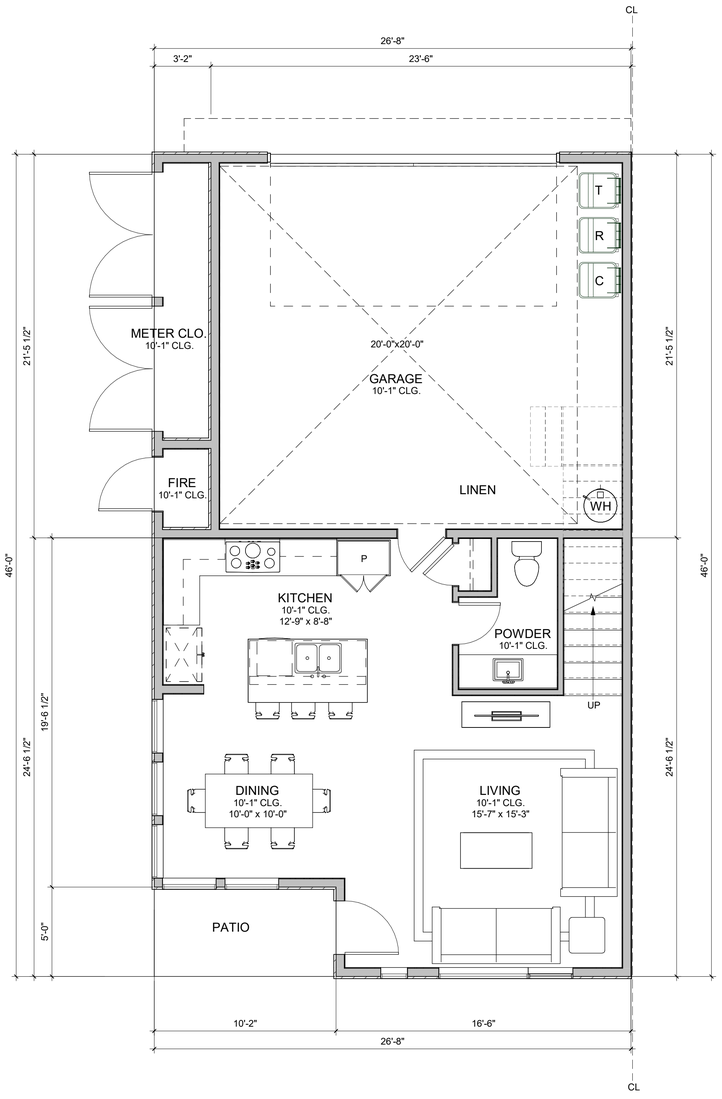
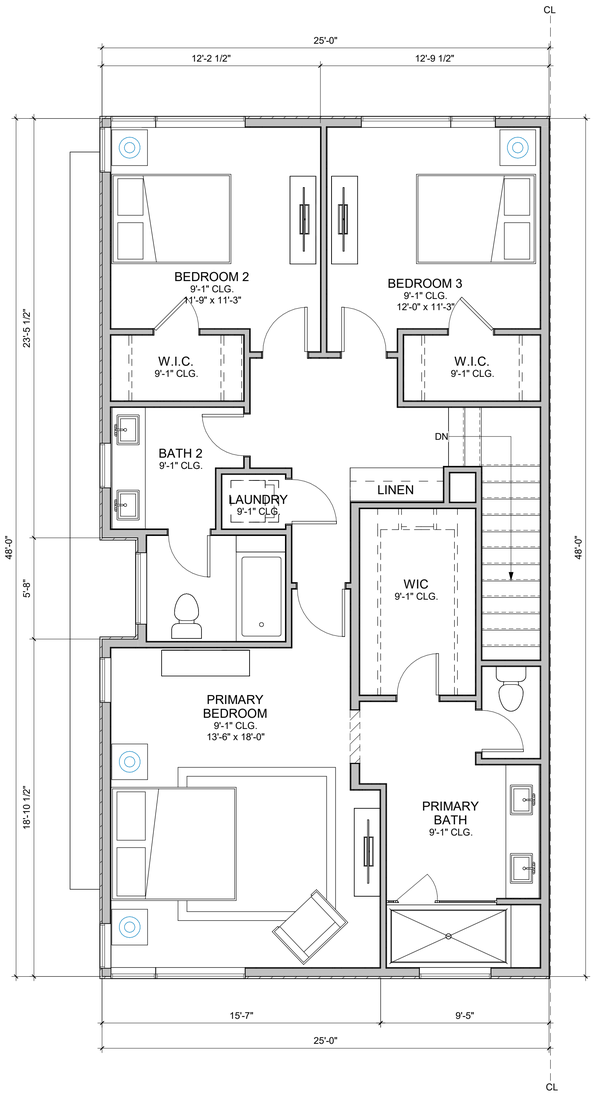
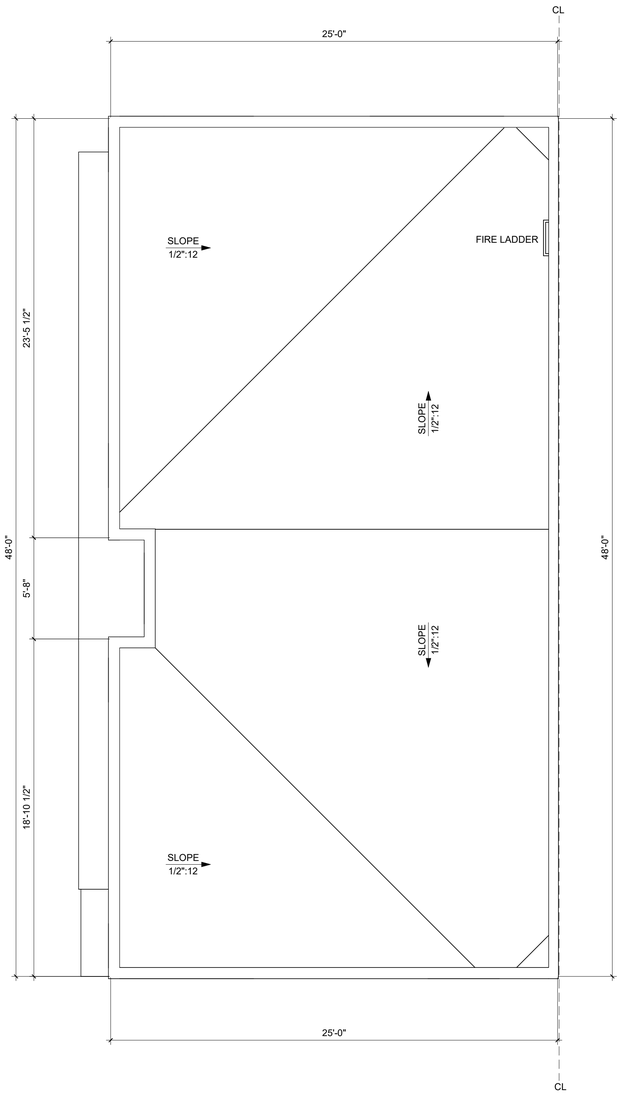


1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Roof Plan
1/4" = 1'-0"

PLAN 2 GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	616
SECOND FLOOR	1142
TOTAL LIVING AREA	1758
GARAGE	494 SF
PATIO	51 SF

*MEASURED AT EXTERIOR FACE OF STUD

PLAN 2 NET FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	581
SECOND FLOOR	1074
TOTAL LIVING AREA	1655
GARAGE	464
PATIO	51

*MEASURED AT INTERIOR FACE OF STUD

FLOOR PLANS - PLAN 2

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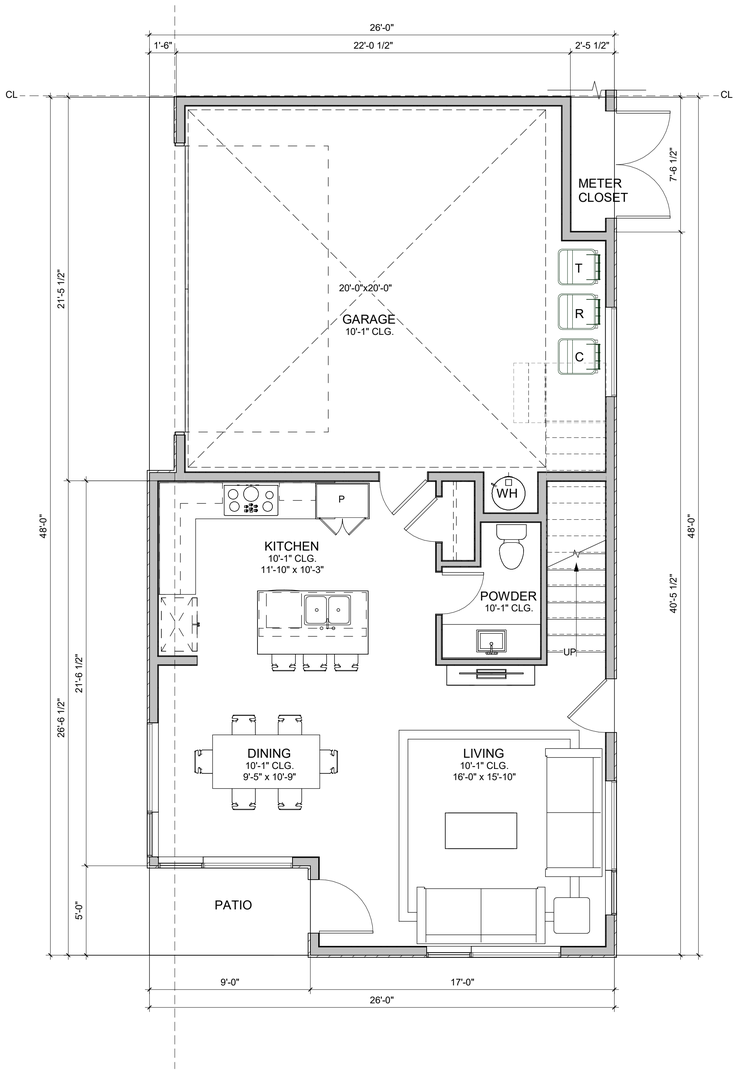
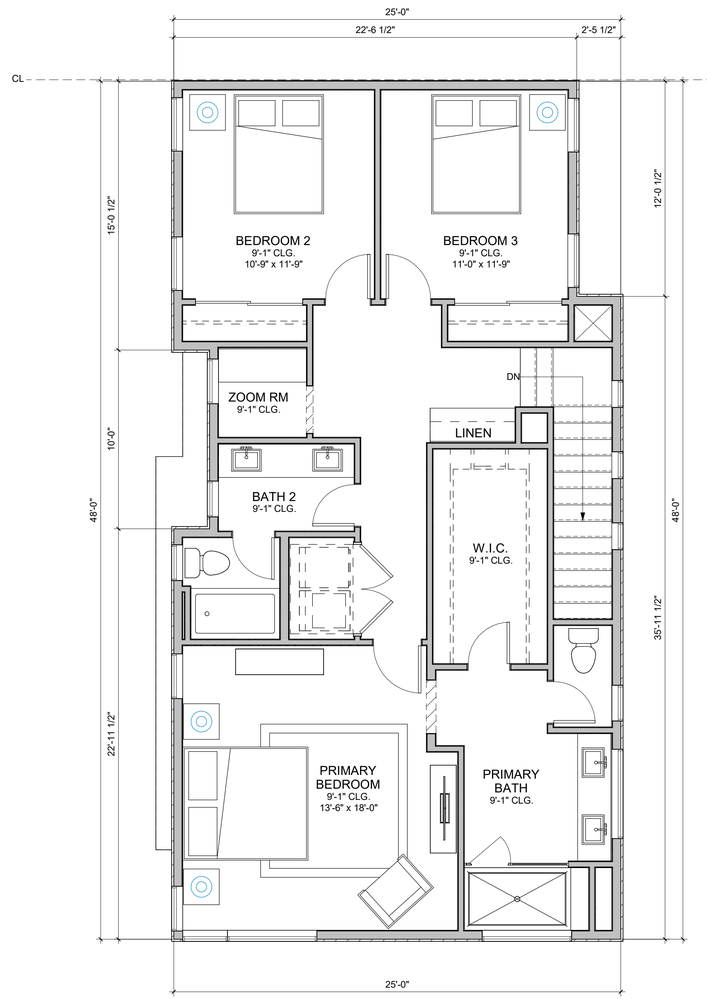
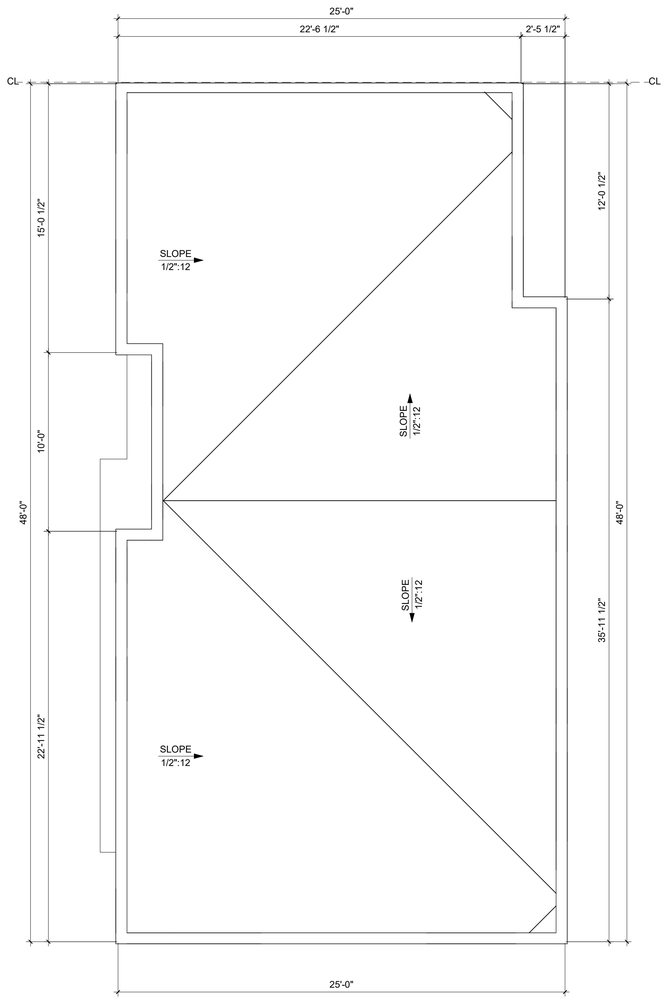


1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Roof Plan
1/4" = 1'-0"

PLAN 2A GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	650
SECOND FLOOR	1085
TOTAL LIVING AREA	1735
GARAGE	503 SF
PATIO	45 SF

*MEASURED AT EXTERIOR FACE OF STUD

PLAN 2A NET FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	613
SECOND FLOOR	1025
TOTAL LIVING AREA	1638
GARAGE	473
PATIO	45

*MEASURED AT INTERIOR FACE OF STUD

FLOOR PLANS - PLAN 2A

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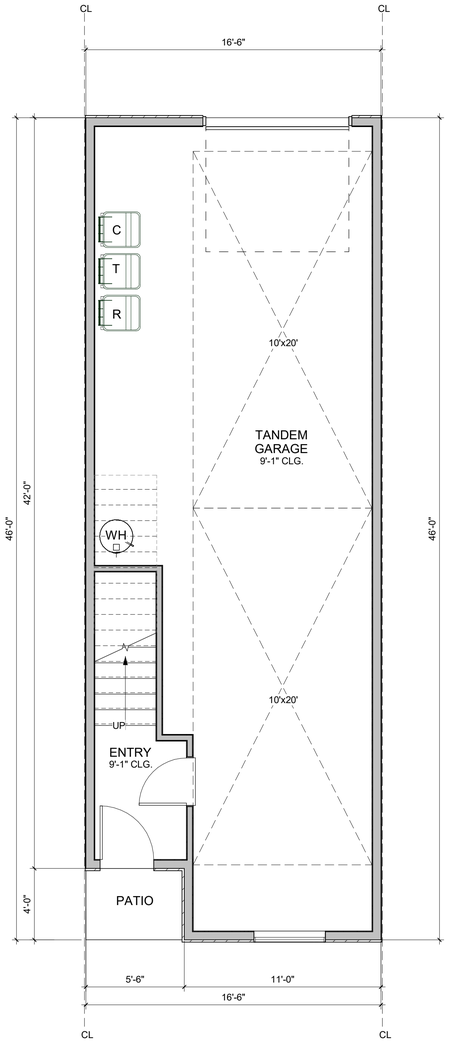
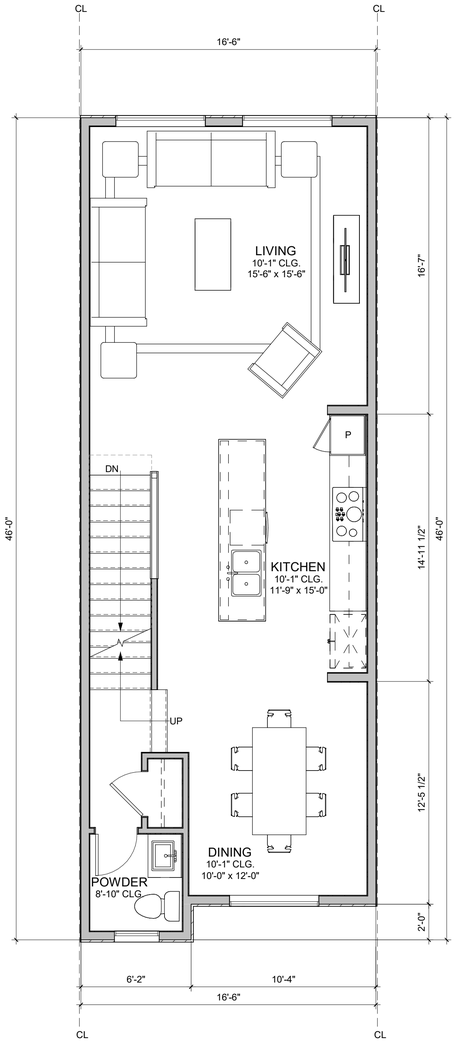
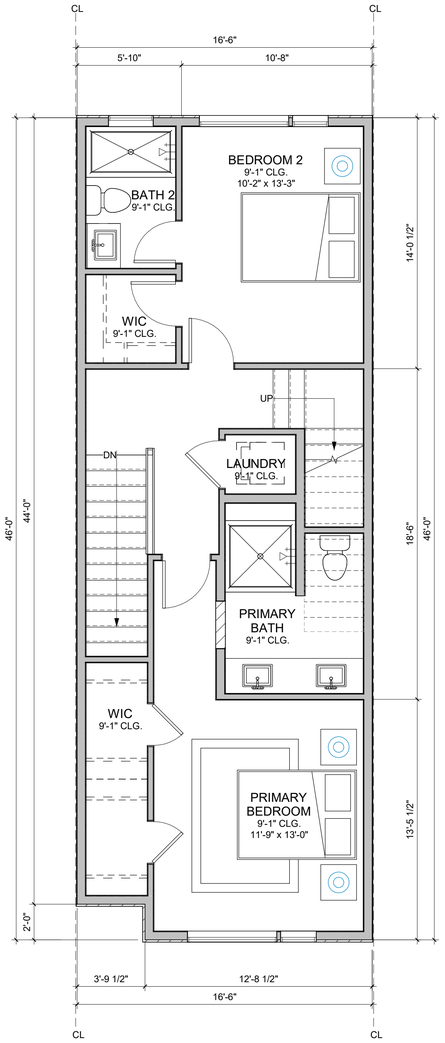


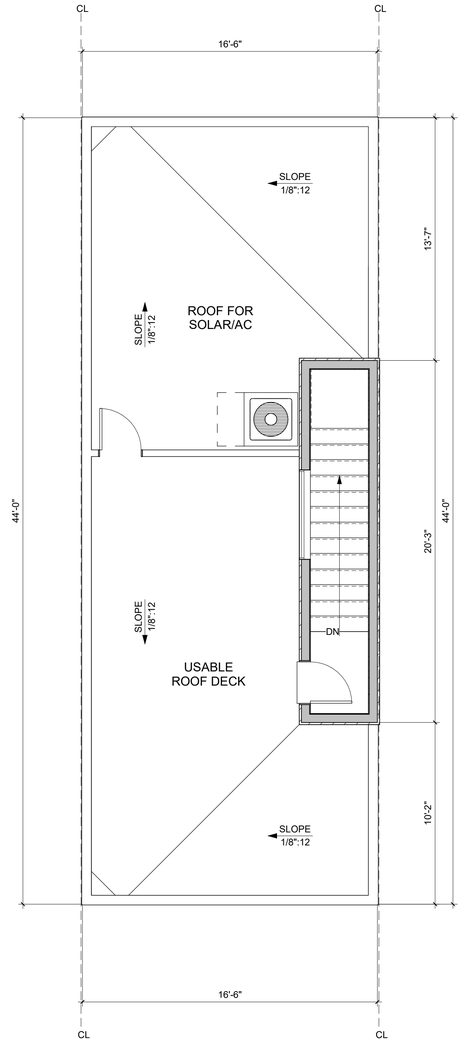
1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Third Floor Plan
1/4" = 1'-0"



4 Roof Plan
1/4" = 1'-0"

PLAN 3 GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	85
SECOND FLOOR	738
THIRD FLOOR	712
TOTAL LIVING AREA	1535
GARAGE	652
PATIO	22
USABLE ROOF DECK	356

*MEASURED AT EXTERIOR FACE OF STUD

PLAN 3 NET FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	74
SECOND FLOOR	682
THIRD FLOOR	655
TOTAL LIVING AREA	1411
GARAGE	606
PATIO	22
USABLE ROOF DECK	356

*MEASURED AT INTERIOR FACE OF STUD

FLOOR PLANS - PLAN 3

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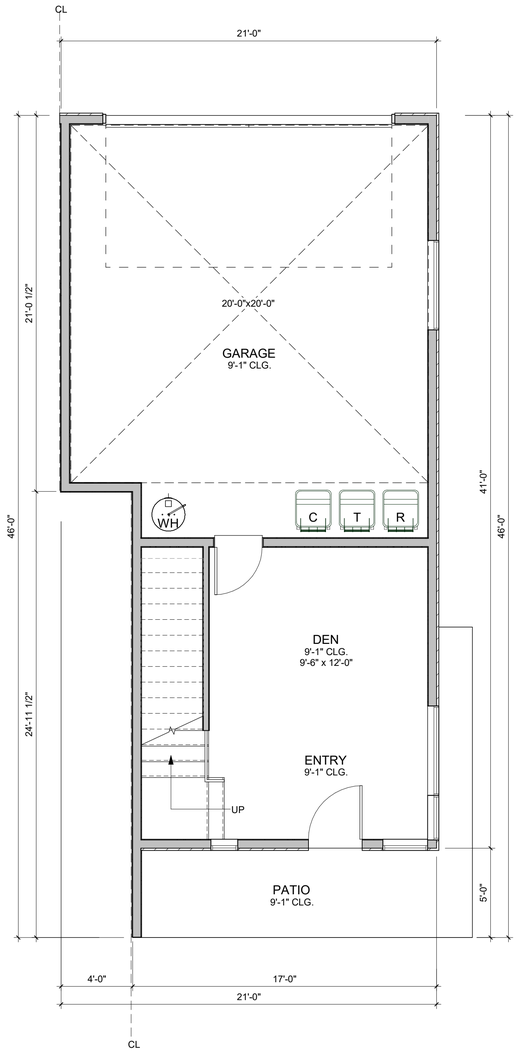
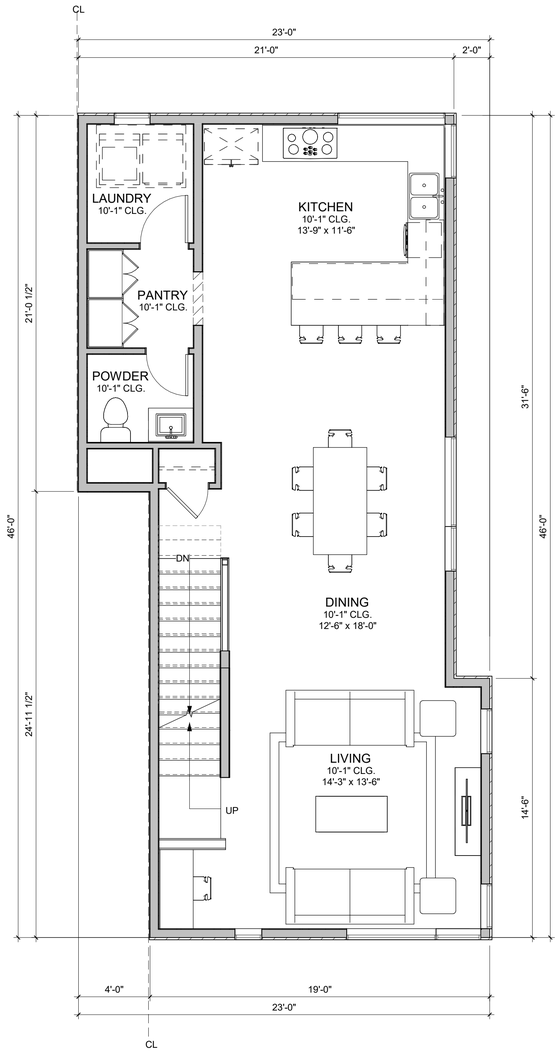
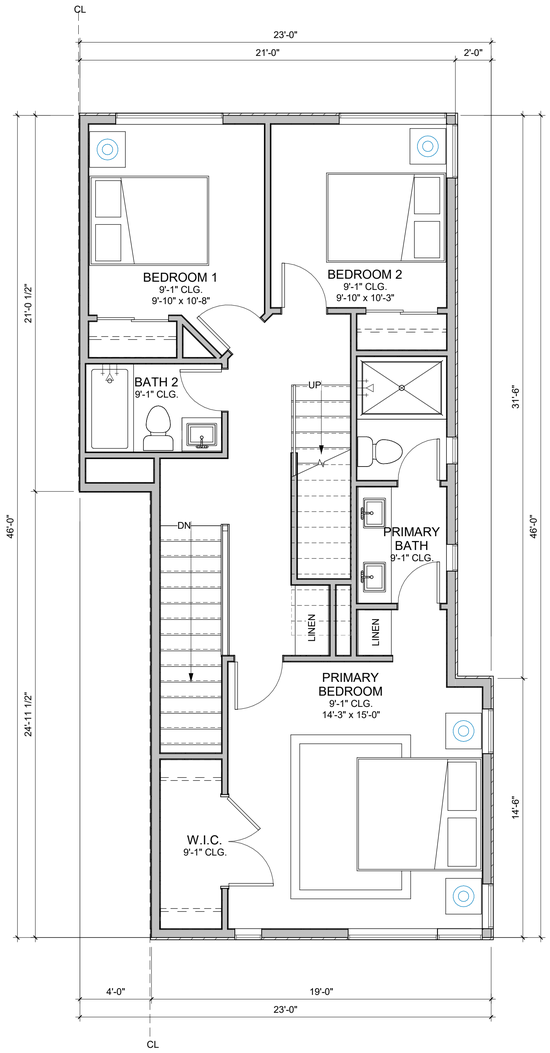


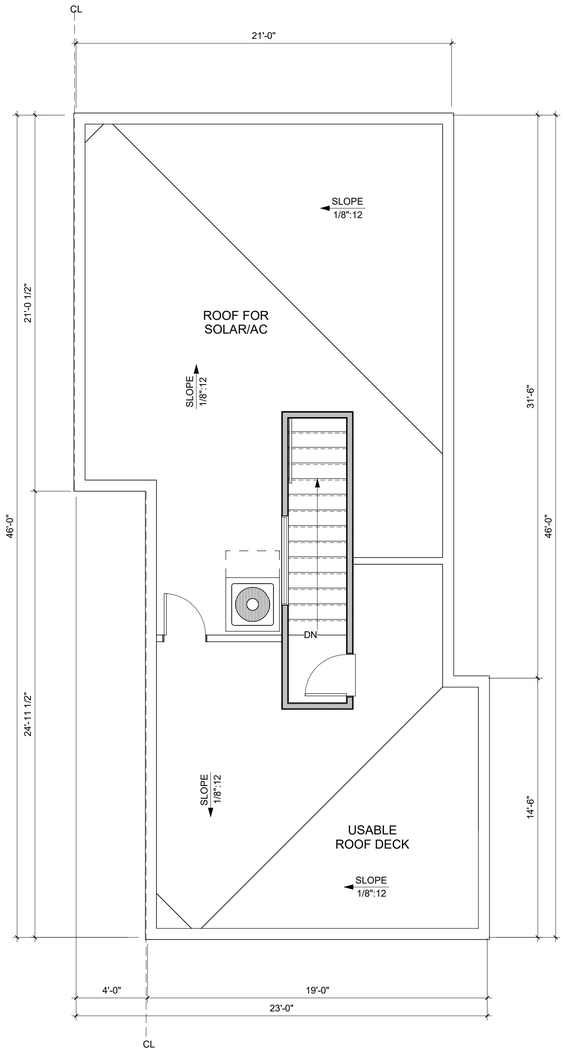
1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Third Floor Plan
1/4" = 1'-0"



4 Roof Plan
1/4" = 1'-0"

PLAN 4 GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	295
SECOND FLOOR	895
THIRD FLOOR	851
TOTAL LIVING AREA	2041
GARAGE	487
PATIO	120
USABLE ROOF DECK	324

*MEASURED AT EXTERIOR FACE OF STUD

PLAN 4 NET FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	271
SECOND FLOOR	833
THIRD FLOOR	789
TOTAL LIVING AREA	1893
GARAGE	454
PATIO	117
USABLE ROOF DECK	324

*MEASURED AT INTERIOR FACE OF STUD

FLOOR PLANS - PLAN 4

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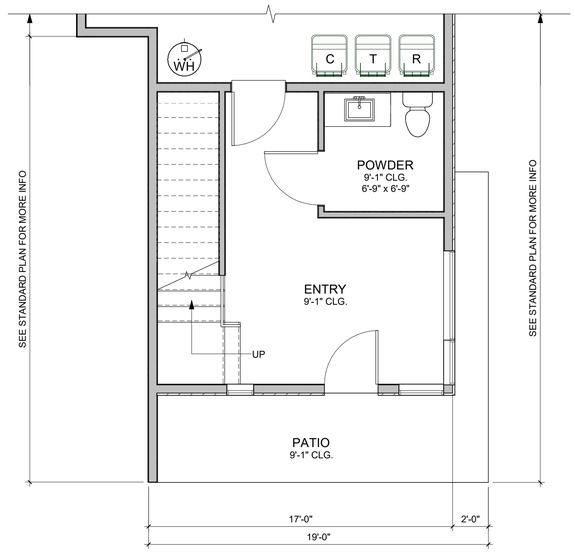
See floor plans on the preceding sheet A.21 for accessible unit plan context



1 ACCESSIBLE UNIT VARIATION
1/4" = 1'-0"

FLOOR PLANS - PLAN 4 ACCESSIBLE VARIANT

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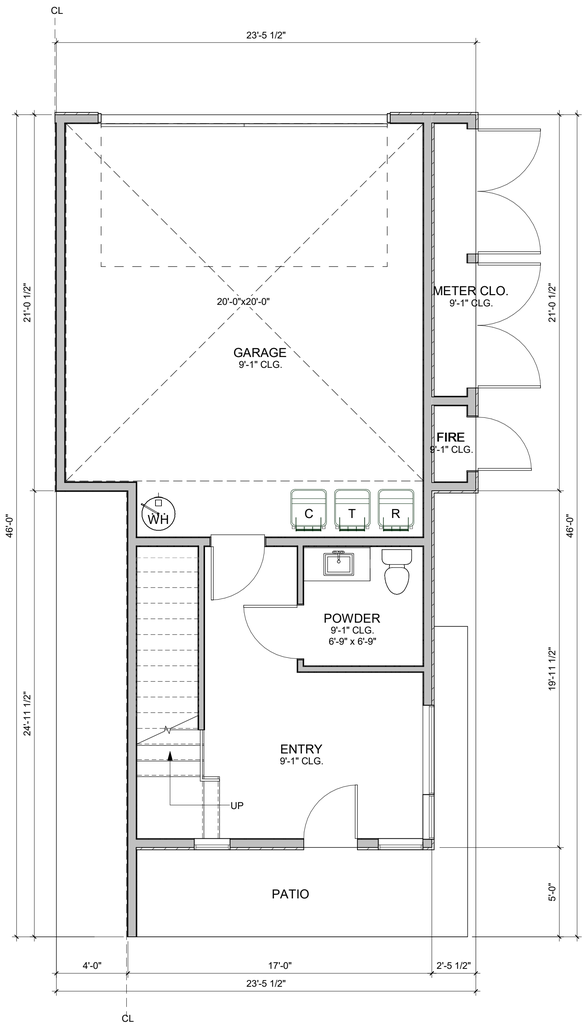
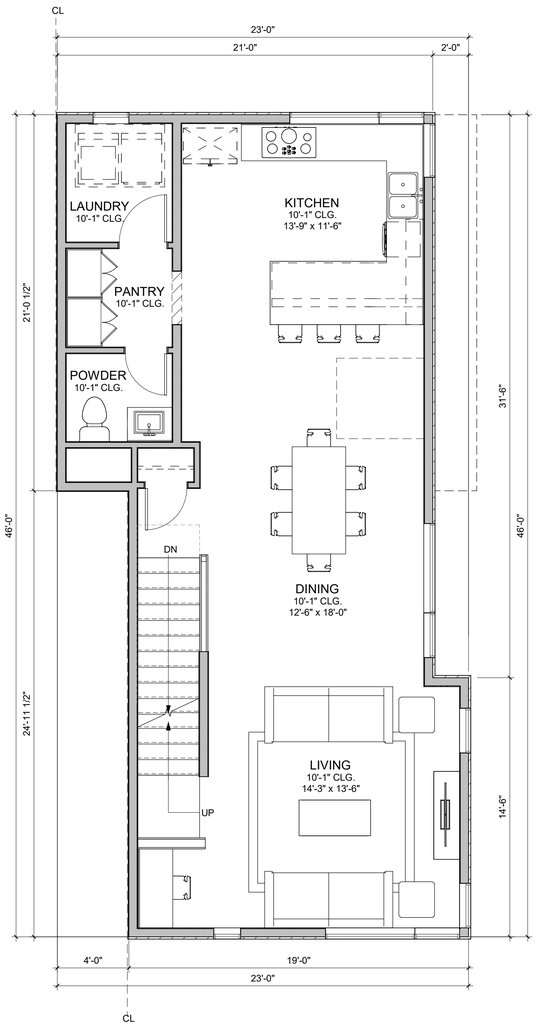
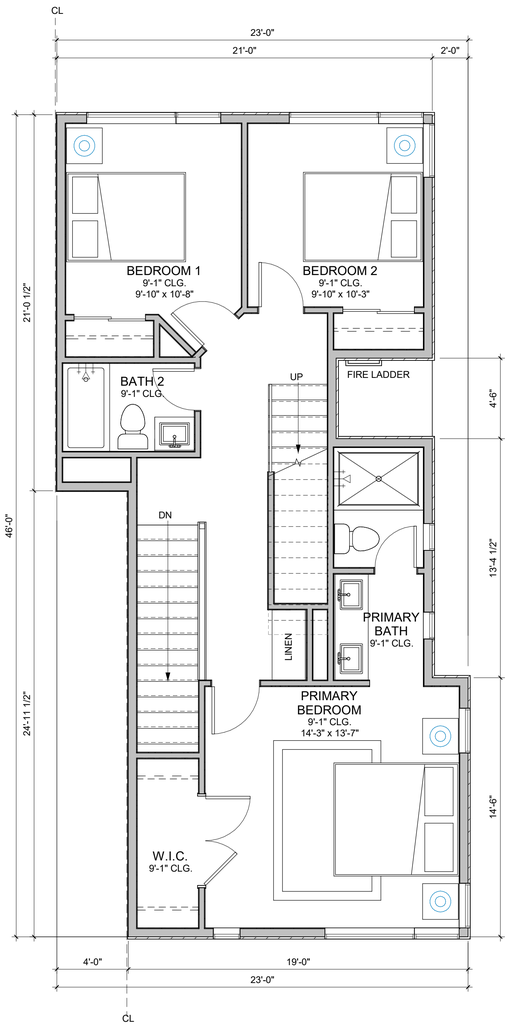


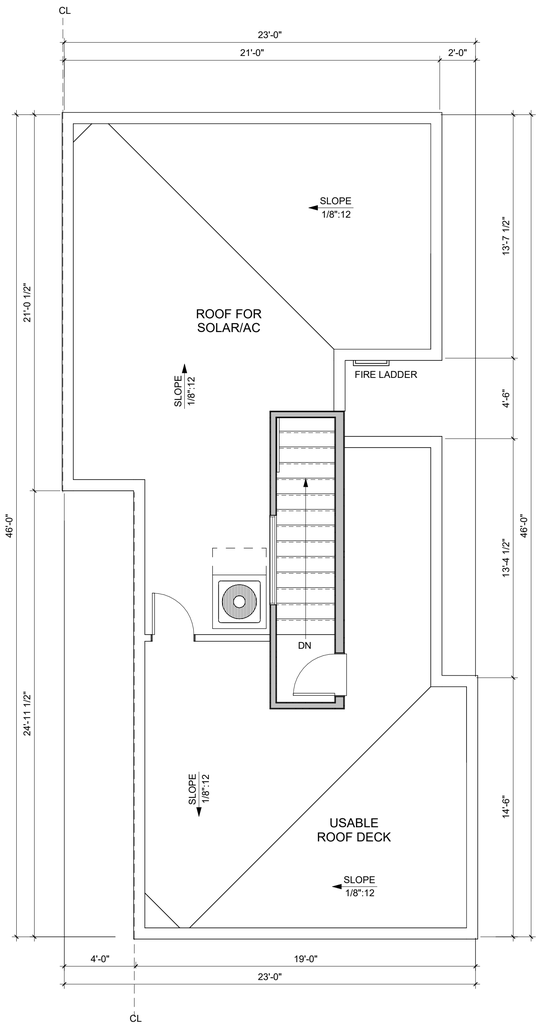
1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Third Floor Plan
1/4" = 1'-0"



4 ROOF PLAN
1/4" = 1'-0"

PLAN 4A GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	295
SECOND FLOOR	895
THIRD FLOOR	826
TOTAL LIVING AREA	2016
GARAGE	487
PATIO	120
USABLE ROOF DECK	324

MEASURED AT EXTERIOR FACE OF STUD

PLAN 4A NET FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	271
SECOND FLOOR	833
THIRD FLOOR	767
TOTAL LIVING AREA	1871
GARAGE	454
PATIO	117
USABLE ROOF DECK	324

MEASURED AT INTERIOR FACE OF STUD

FLOOR PLANS - PLAN 4A (END UNIT WITH METER CLOSET VARIATION AT BUILDING D)

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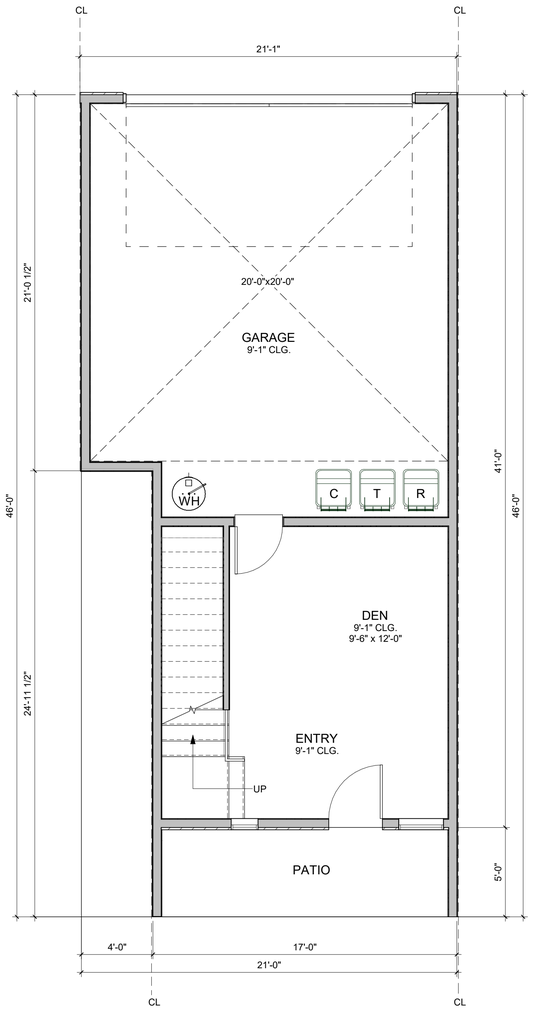
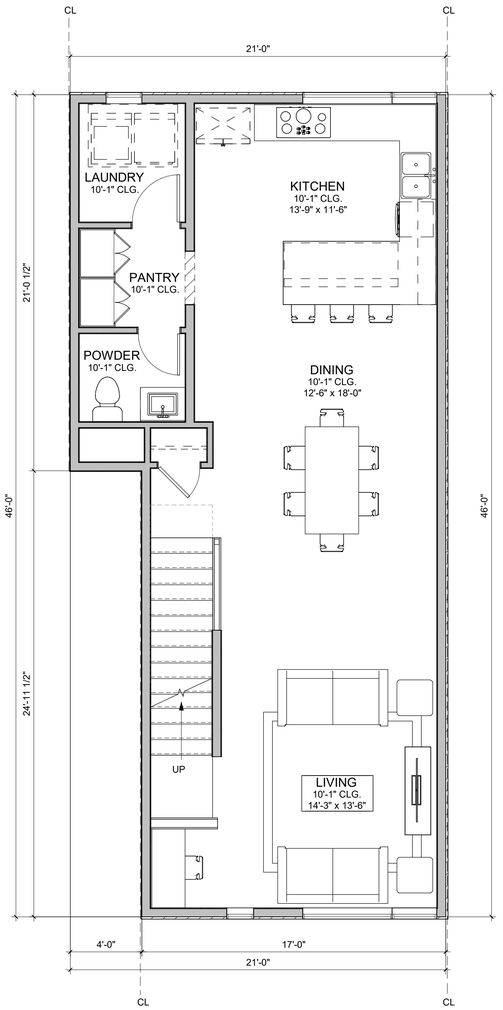
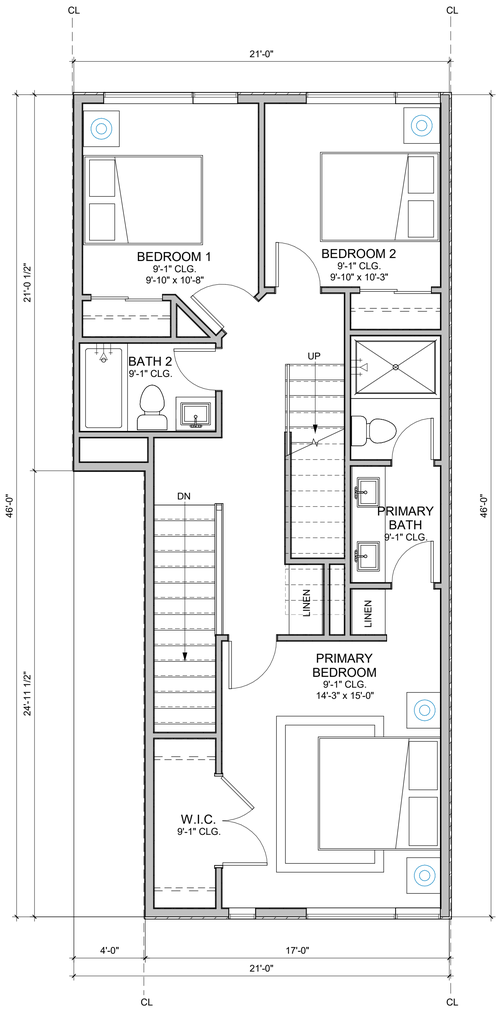


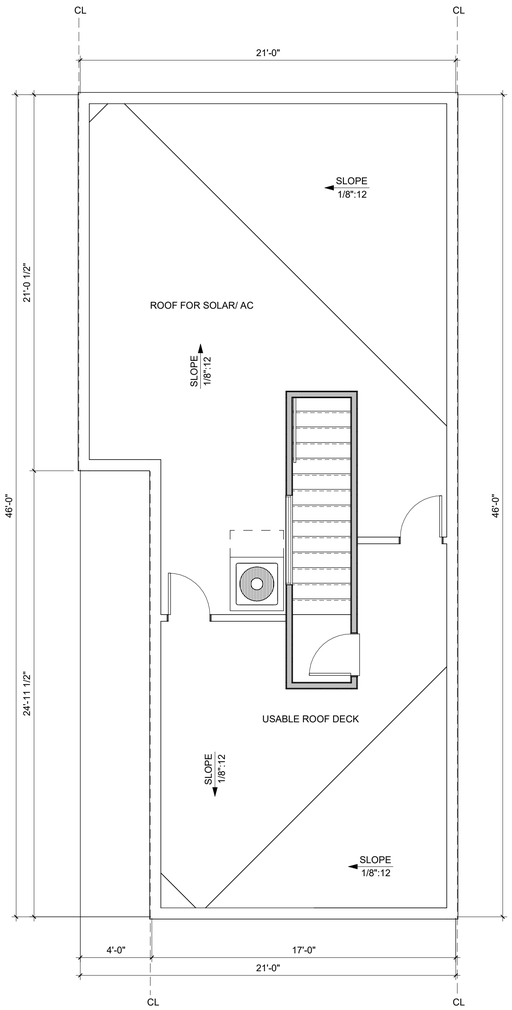
1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Third Floor Plan
1/4" = 1'-0"



4 ROOF PLAN
1/4" = 1'-0"

PLAN 4B GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	295 SF
SECOND FLOOR	862 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,978 SF
GARAGE	487
PATIO	85
USABLE ROOF DECK	302

*MEASURED AT EXTERIOR FACE OF STUD

PLAN 4B NET FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	271
SECOND FLOOR	806
THIRD FLOOR	761
TOTAL LIVING AREA	1838
GARAGE	454
PATIO	80
USABLE ROOF DECK	302

*MEASURED AT INTERIOR FACE OF STUD

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FLOOR PLANS - PLAN 4B (INTERIOR UNIT VARIATION AT BUILDING B)

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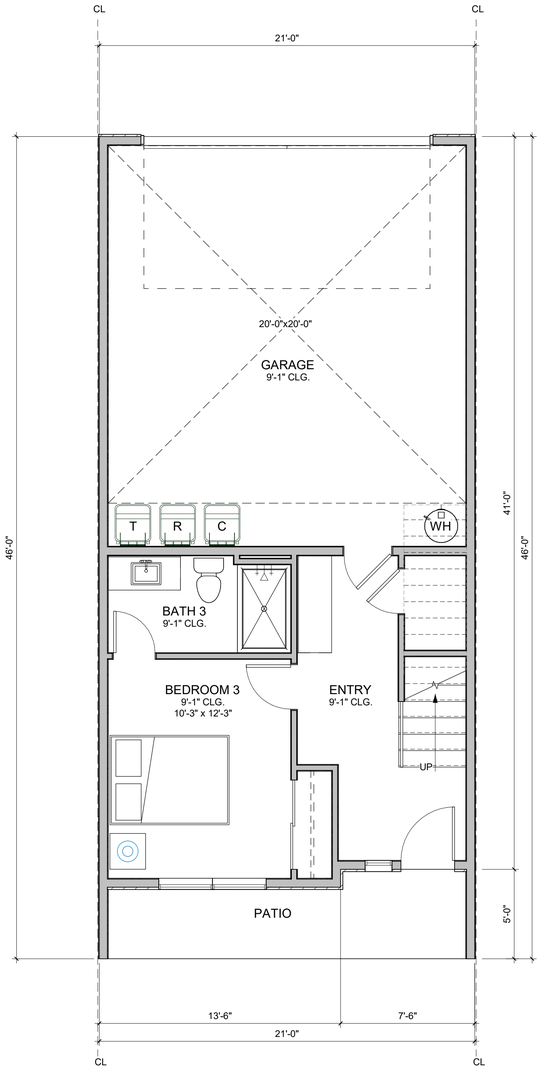
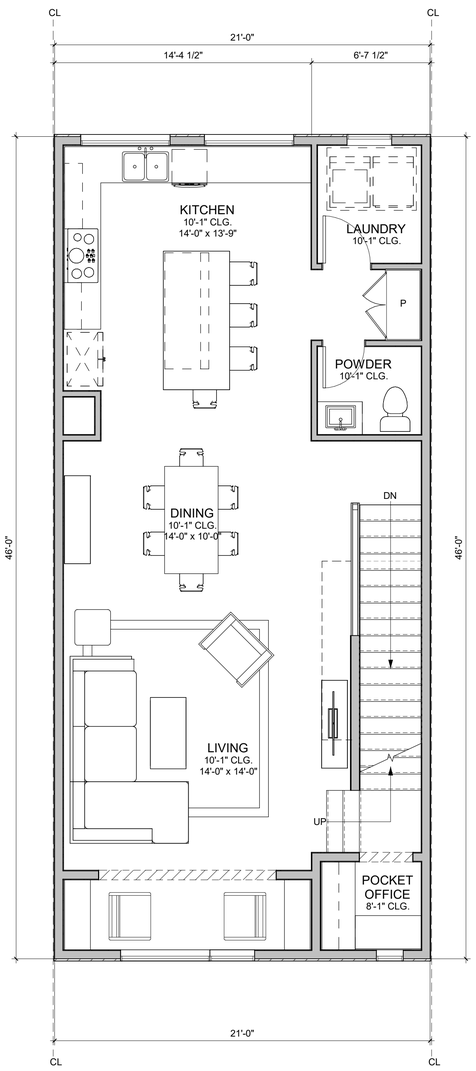
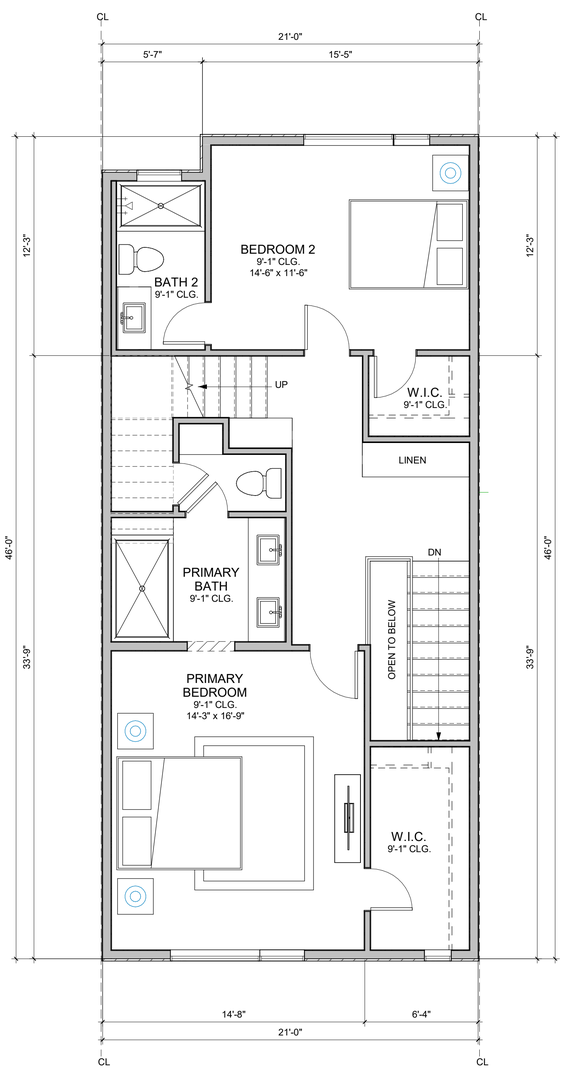


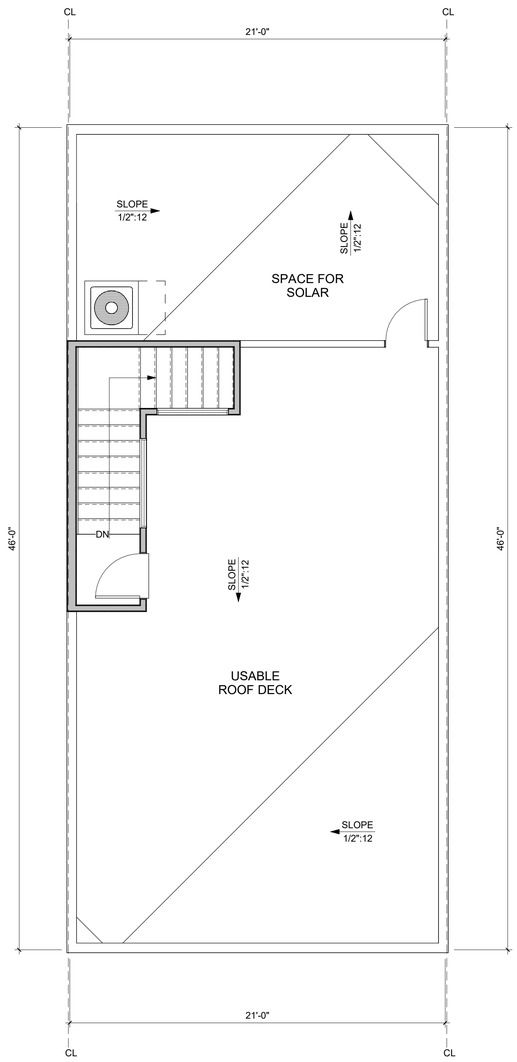
1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



3 Third Floor Plan
1/4" = 1'-0"



4 Roof Plan
1/4" = 1'-0"

PLAN 5 GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	392 SF
SECOND FLOOR	966 SF
THIRD FLOOR	899 SF
TOTAL LIVING AREA	2,257 SF
GARAGE	482
PATIO	92
USABLE ROOF DECK	629

*MEASURED AT EXTERIOR FACE OF STUD

PLAN 5 NET FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	366
SECOND FLOOR	905
THIRD FLOOR	838
TOTAL LIVING AREA	2109
GARAGE	452
PATIO	87
USABLE ROOF DECK	629

*MEASURED AT INTERIOR FACE OF STUD

FLOOR PLANS - PLAN 5

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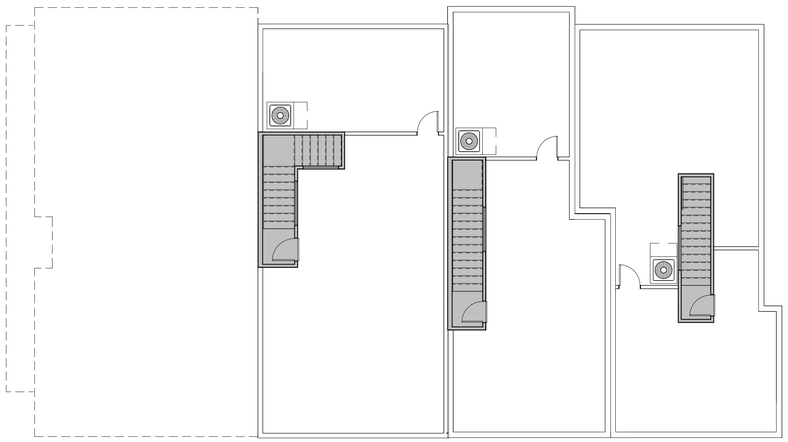
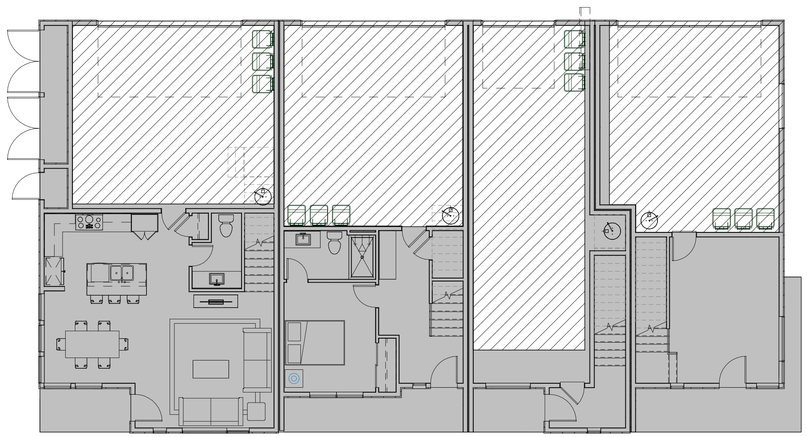
PLAN 2 PLAN 5 PLAN 1 PLAN 4

2 SECOND FLOOR PLAN
1/8" = 1'-0"



PLAN 2 PLAN 5 PLAN 1 PLAN 4

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



PLAN 2 PLAN 5 PLAN 1 PLAN 4

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

PLAN 2 PLAN 5 PLAN 1 PLAN 4

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

FAR DIAGRAM KEY:

AREA INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS*

FAR DIAGRAMS - BUILDING A

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EXCLUSIONS NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010. FOOTNOTE (4)

COVERED PARKING IS NOT INCLUDED AS FLOOR ARE AIN MULTI-FAMILY DEVELOPMENT, UP TO A MAXIMUM OF 230 SQUARE FEET PER REQUIRED PARKING SPACE THAT IS COVERED. COVERED PARKING SPACES IN EXCESS OF THE REQUIRED PARKING SPACES COUNT AS FLOOR AREA.

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BUILDING A GROSS FLOOR AREA

NAME	Area
FIRST FLOOR	2,018 SF
SECOND FLOOR	3,845 SF
THIRD FLOOR	2,637 SF
ROOF STAIR	236 SF
TOTAL LIVING AREA	8,736 SF

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5865 Owens Drive
Pleasanton, California 94588
925-251-7200

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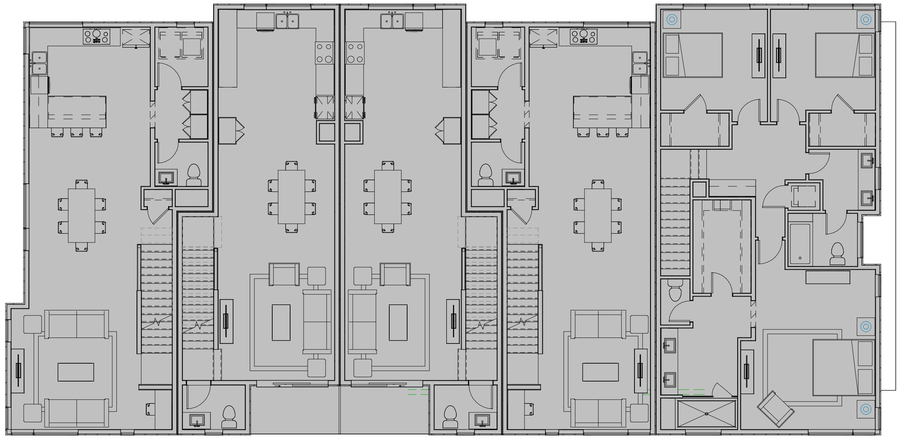
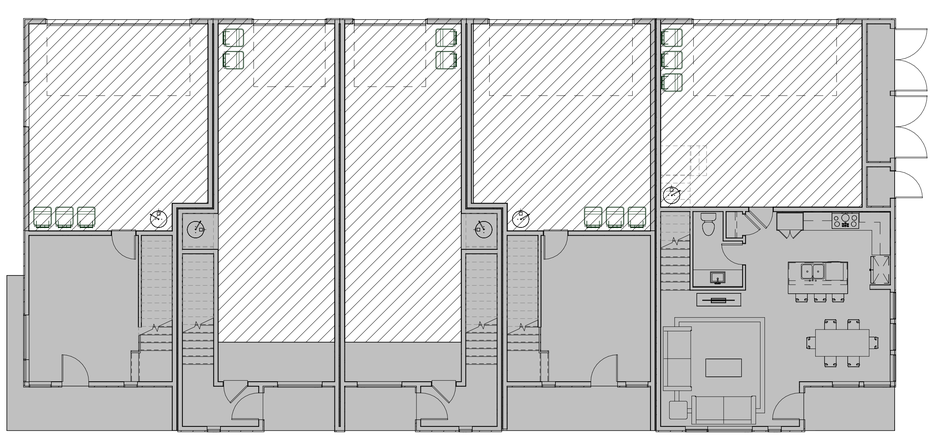
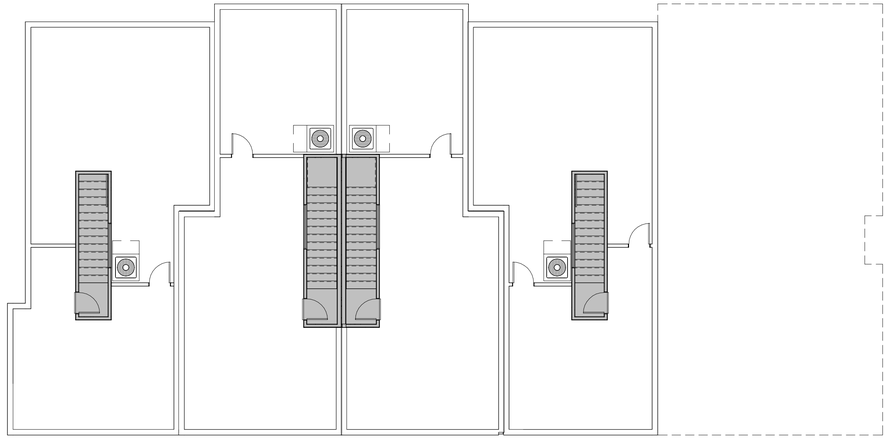


PLAN 4- R PLAN 1- R PLAN 1 PLAN 4B PLAN 2

2 SECOND FLOOR PLAN
1/8" = 1'-0"

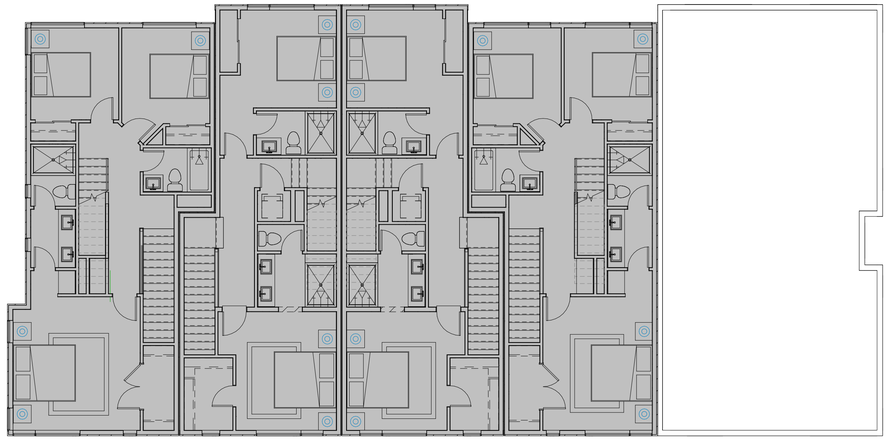


1 FIRST FLOOR PLAN
1/8" = 1'-0"



PLAN 4- R PLAN 1- R PLAN 1 PLAN 4B PLAN 2

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



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

FAR DIAGRAM KEY:

AREA INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS*

FAR DIAGRAMS - BUILDING B

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EXCLUSIONS NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010. FOOTNOTE (4)

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BUILDING B GROSS FLOOR AREA	
NAME	Area
FIRST FLOOR	2,212 SF
SECOND FLOOR	4,525 SF
THIRD FLOOR	3,328 SF
ROOF STAIR	296 SF
TOTAL LIVING AREA	10,361 SF

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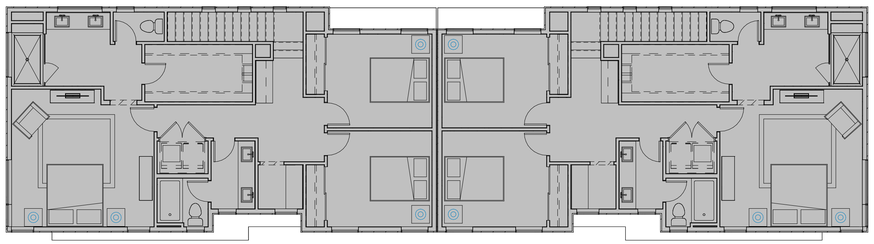
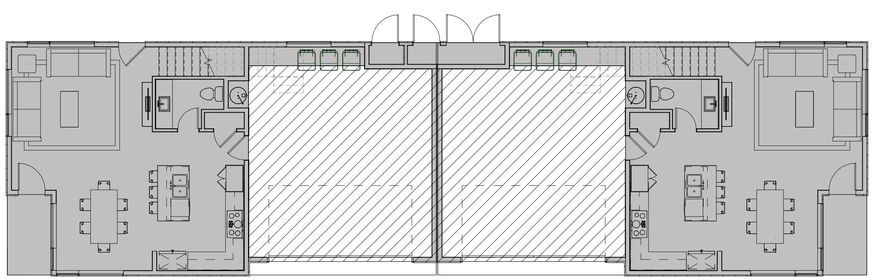


PLAN 2A - R PLAN 2A

2 SECOND FLOOR PLAN

1/8" = 1'-0"



PLAN 2A - R PLAN 2A

1 FIRST FLOOR PLAN

1/8" = 1'-0"

FAR DIAGRAM KEY:

AREA INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS*

FAR DIAGRAMS - BUILDING C

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BUILDING C GROSS FLOOR AREA	
NAME	AREA (SF)
FIRST FLOOR	1517
SECOND FLOOR	2305
TOTAL LIVING AREA	3822

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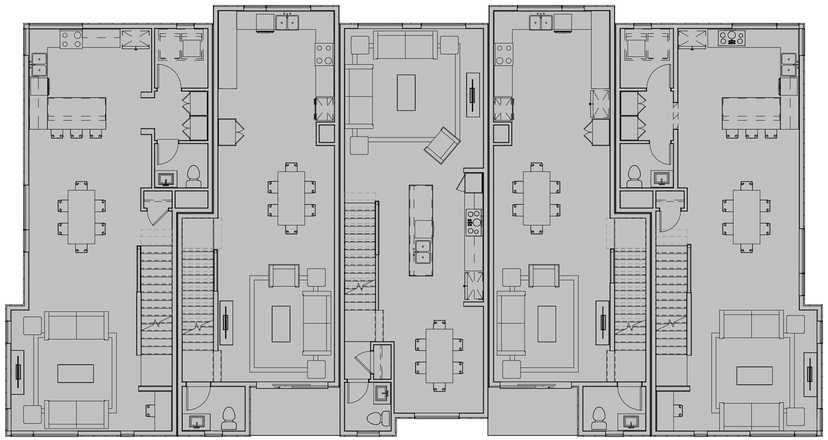
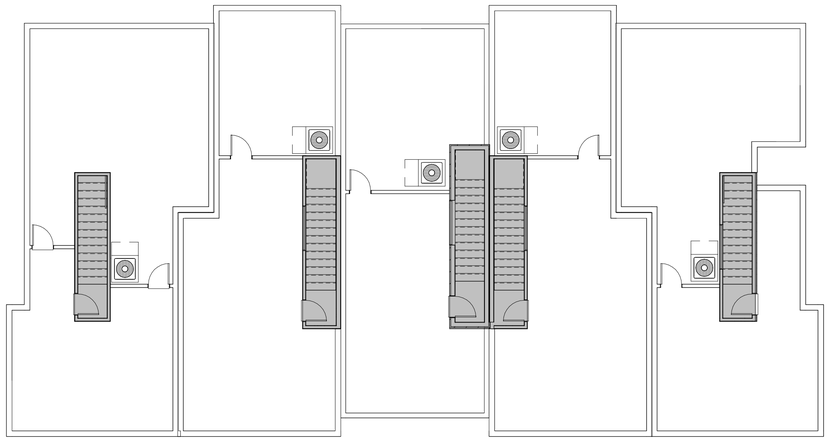
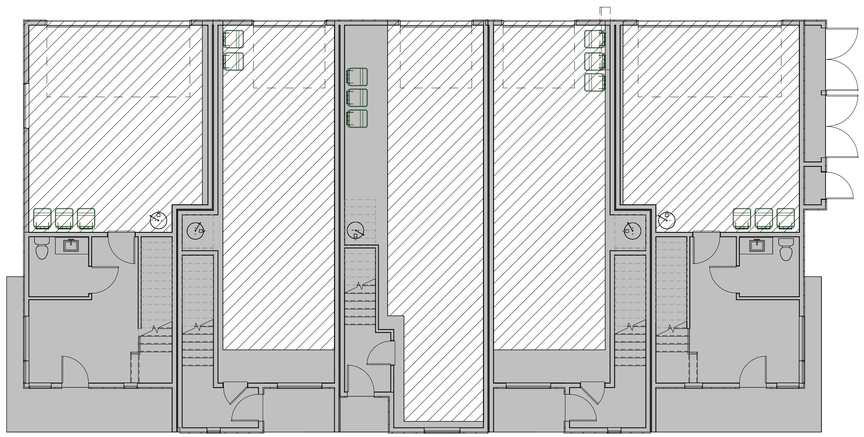


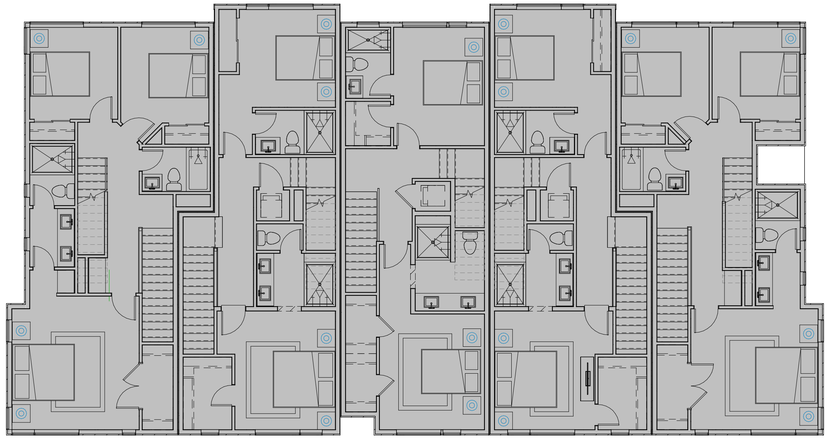
2 SECOND FLOOR PLAN
1/8" = 1'-0"



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



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



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

FAR DIAGRAM KEY:

AREA INCLUDED IN GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA

AREA EXCLUDED FROM GROSS FLOOR AREA PER APPLICABLE ZONING EXCLUSIONS*

FAR DIAGRAMS - BUILDING D

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EXCLUSIONS NOTE: AREAS EXCLUDED FROM GROSS AREA CALCULATIONS PURSUANT TO PALO ALTO MUNICIPAL CODE 18.13.010. FOOTNOTE (4)

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BUILDING D GROSS FLOOR AREA

NAME	Area
FIRST FLOOR	1,831 SF
SECOND FLOOR	4,103 SF
THIRD FLOOR	4,116 SF
ROOF DECK	385 SF
TOTAL LIVING AREA	10,435 SF

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5865 Owens Drive
Pleasanton, California 94588
925-251-7200

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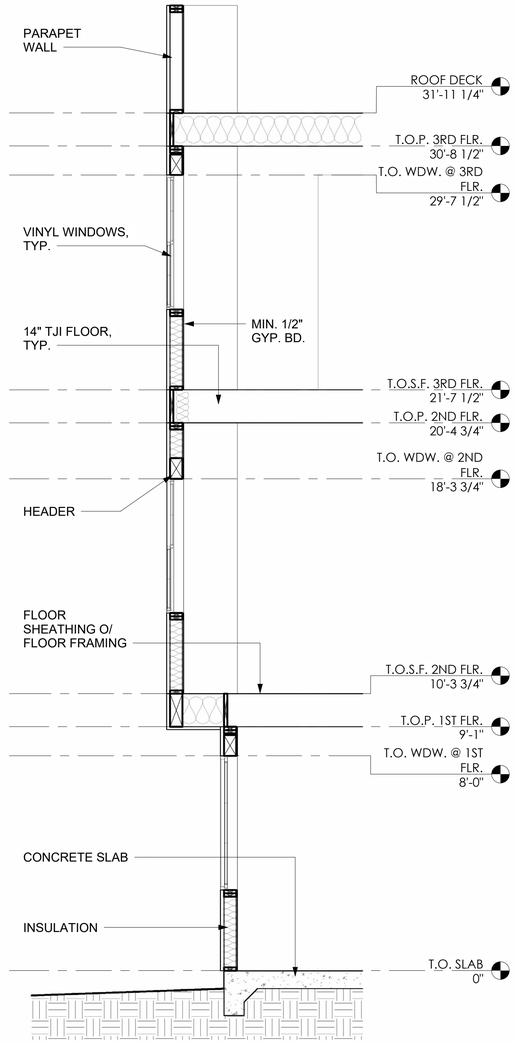
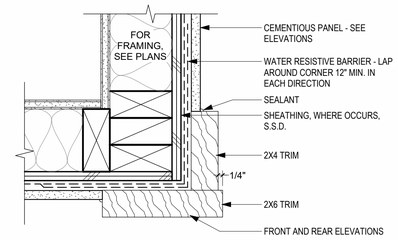
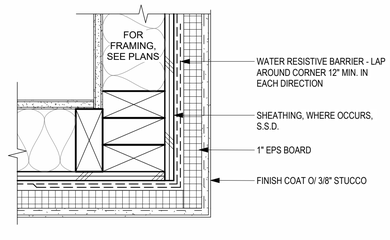


A TYPICAL WALL EXTERIOR SECTION
3/8" = 1'-0"



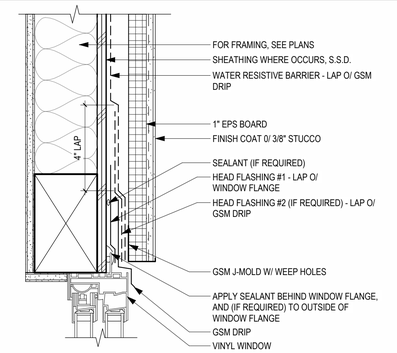
SCALE: 3" = 1'-0"

OUTSIDE CORNER AT PANEL 9



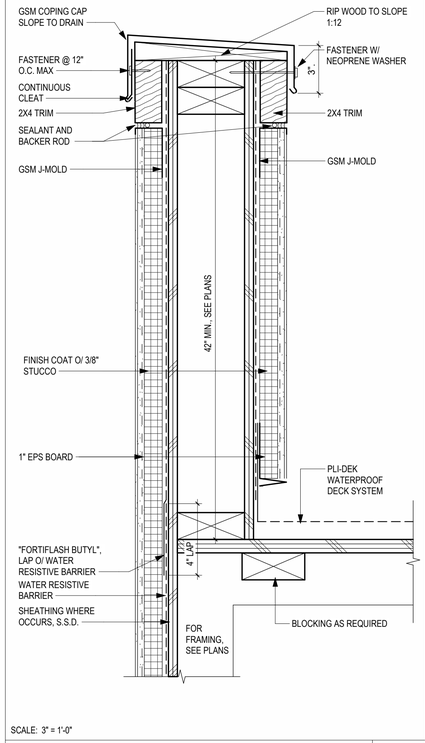
SCALE: 3" = 1'-0"

OUTSIDE CORNER AT STUCCO 6



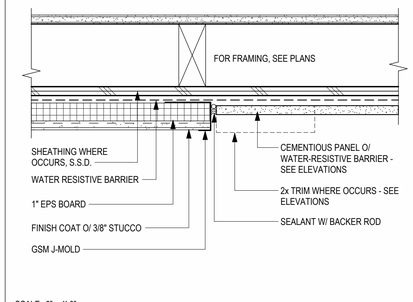
SCALE: 3" = 1'-0" FOR FLASHING, SEE DETAIL

WINDOW HEAD - STUCCO 3



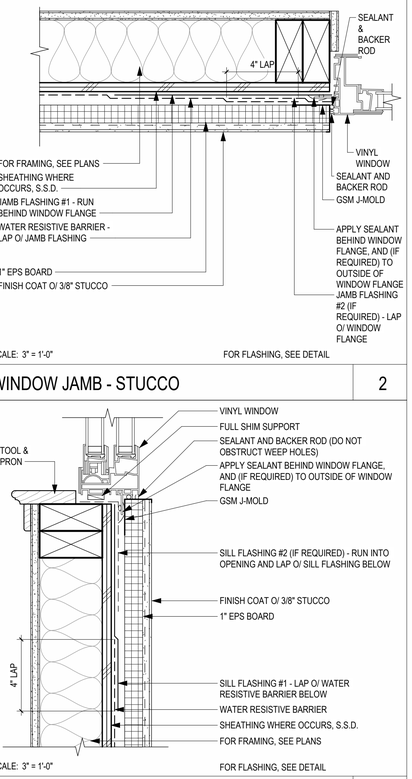
SCALE: 3" = 1'-0"

FLAT ROOF AT PARAPET 7



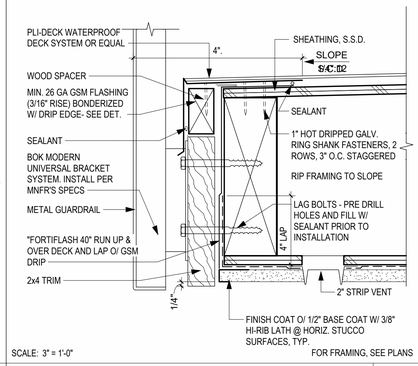
SCALE: 3" = 1'-0"

HORIZ. TRANS. - STUCCO TO PANEL 5



SCALE: 3" = 1'-0" FOR FLASHING, SEE DETAIL

WINDOW JAMB - STUCCO 2



SCALE: 3" = 1'-0" FOR FRAMING, SEE PLANS

SIDE MOUNT RAILING AT DECK EDGE 4

SCALE: 3" = 1'-0" FOR FLASHING, SEE DETAIL

WINDOW SILL - STUCCO 1

SCHEMATIC DETAILS

ACACIA AVENUE LOT 2 | ACACIA CAMINO INVESTORS LLC

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5865 Owens Drive
Pleasanton, California 94588
925-251-7200

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					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	
4.1 Planning and Design		**Code Section**	**Y**	**N**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2	X		□							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.14.070/ A4.106.2.3	X		□							
	Mandatory	Grading and paving	4.106.3	X		□							
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X		□							
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.14.070/ A4.106.5	X		□							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	X		□							
	Mandatory	EV Charging: New single family residences	PAMC 16.14.420/ A4.106.8.1		X								
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X									
	Mandatory	EV Charging: New Hotels	PAMC 16.14.420/A4.106.8.3		X								
	Mandatory	Bicycle Parking [MF] (locally amended)When an addition or change of use results in increased parking	PAMC 18.54.060/ A4.106.9		X								
Electives (choose 4)	**Elective**	Site selection	A4.103.1			□							
	Elective	Community connectivity	A4.103.2	X		□							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.090/ A4.104.1			□							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.130/ A4.105.1			□							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.130/ A4.105.2			□							
	Elective	Soil analysis	A4.106.2.1			□							
	Elective	Soil protection	A4.106.2.2	X		□							
	Elective	Landscape design	A4.106.3	X	**75% Native/Adaptive**	□							
	Elective	Vegetated roof	A4.106.6			□							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X	**No asphalt**	□							
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.170/ A4.106.10			□							
	Elective	Innovative concepts and local environmental conditions	A4.108.1			□							
PAMC 16.17 Energy Reach Code													
Mandatory	**Mandatory**	**Effective April 1, 2020:** All-Electric Design with performance approach specified within the 2019 California Energy Code shall be used to demonstrate the energy budget calculated for the proposed design building is no greater than the energy budget calculated for the Standard Design Building. Exception: Detached newly constructed Accessory Dwelling Units, ADU's	PAMC 16.17.110/ 2016 Title 24, Part 6	X	Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field. Title 24 2022 Energy Code all electric	□							
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X		□							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2		X	□							
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X		□							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2		X	□							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X		□							
	Mandatory	Indoor Water Use: [MF] Lavatory faucets in common and public use areas (0.5 gpm at 60 psi)	4.303.1.4.2		X	□							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3		X	□							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X		□							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2019 Plumbing Code)	4.303.2	X		□							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X		□							
	Mandatory	Recycled water supply systems [N]	4.305.1		X	□							
	Tier 2 Mand.	Recycled water for landscape irrigation [MF only][AA] (when landscape >1,000 sq. ft)	PAMC 16.14.230/ A4.305.3		X	□							
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X		□							
	Elective	Alternate water sources for nonpotable applications	A4.303.2			□							
	Elective	Appliances	A4.303.3	X		□							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4			□							
	Elective	Hot water recirculation systems	A4.303.5			□							
	Elective	Rainwater catchment systems	A4.304.1			□							
	Elective	Potable water elimination	A4.304.2			□							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.220/ A4.304.3	X		□							
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.230/ A4.305.1			□							
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.230/ A4.305.2			□							
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.230/ A4.305.3			□							
	Elective	Innovative concepts and local environmental conditions	A4.306.1			□							
4.4 Material Conservation and Resource Efficiency													
Mandatory	**Tier 2 Mand.**	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 / A4.405.3.1	X	Tracking spreadsheet for all recycled content	□							
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1	X		□							
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of 65%)	PAMC 16.14.260/ 4.408.1	X		□							
	Mandatory	Construction waste management plan in Green Halo	A4.408.2	X		□							
	Mandatory	Waste management company	4.408.3	X		□							
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X		□							
	Mandatory	Recycling by occupants (≥ 5 multi-family units)	4.410.2	X	**additional recycle options needed for hom**	□							
Electives (choose 4)	**Elective**	Reduction in cement use - 25%	PAMC 16.14.250/ A4.403.2			□							
	Elective	Efficient framing techniques - Lumber size	A4.404.1			□							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2			□							
	Elective	Efficient framing techniques - Building systems	A4.404.3			□							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4	X		□							
	Elective	Prefinished building materials	A4.405.1			□							
	Elective	Concrete floors	A4.405.2			□							
	Elective	Use of building materials from rapidly renewable sources	A4.405.4			□							
	Elective	Drainage around foundations	A4.407.1			□							
	Elective	Roof drainage	A4.407.2	X	**tie in to landscape drain system**	□							
	Elective	Flashing details	A4.407.3	X	**include all details in plans**	□							
	Elective	Material protection	A4.407.4	X		□							
	Elective	Door protection	A4.407.6			□							
	Elective	Roof overhangs	A4.407.7			□							
	Elective	Innovative concepts and local environmental conditions	A4.411.1			□							

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	
4.5 Environmental Quality		**Code Section**	**Y**	**N**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type (all-electric on of after April 1, 2020)	4.503.1		X	□							
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	4.504.1	X									
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1	X									
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2	X									
	Mandatory	Aerosol paints and coatings	4.504.2.3	X									
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4	X									
	Mandatory	Carpet systems compliant with VOC limits	4.504.3	X	**Green Guard Gold**								
	Mandatory	Carpet cushion	4.504.3.1	X		□							
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2	X		□							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.14.070/ A4.504.2		X	**100% Floor Score Certified**							
	Mandatory	Composite wood products	4.504.5	X		□							
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2	X		□							
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1	X		□							
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3	X		□							
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1			□							
		1. ENERGY STAR fans ducted to outside of building.		X									
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system		X									
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max		X									
	Mandatory	Heating and air conditioning system design	4.507.2	X		□							
	Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.410	X									
Electives (1)	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.265/ A4.504.1										
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3	X	**Green Guard Gold + no added formaldehyde**								
	Elective	Construction filters [HR]	A4.506.2										
	Elective	Direct-vent appliances	A4.506.3		**alternate all electric**	□							
	Elective	Innovative concepts and local environmental conditions.	A4.509.1			□							

Legend:

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

ADU Exception:
Free standing detached Accessory Dwelling Units of new construction shall meet the following:
1. California Green Building Standards Code Mandatory plus Tier 2 prerequisite requirements.
2. No Planning and Design electives.
3. Two (2) Water Efficiency and Conservation electives.
4. Two (2) Material Conservation and Resource Efficiency electives.
5. One (1) Environmental Quality elective.

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

Special Inspector Acknowledgement

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

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

Garrett Ott

Signature (Green Building Special Inspector)

Garrett Ott (Cert #: 10232640)

Print Name

760-525-7652

Phone or Email

01/12/2023

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE ON APRIL 1, 2020

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

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

Signature (Certified Energy Analyst)

Print Name

Phone or Email

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

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

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

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

I certify that:

☐ CALGreen inspections were performed throughout construction.

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

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

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

CITY STAMPS ONLY

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp
City of Palo Alto Green Building Ordinance 5481 (PAMC 16.14 Amendments) http://library.amlegal.com/nxt/gateway.dll/California/paloalto_ca/paloaltomunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:paloalto_ca

2019 RESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN + TIER 2**

Version 05/20

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

A.31

GREEN BUILDING PROGRAM

ACACIA AVENUE LOT 2 | ACACIA CAMINO INVESTORS LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

297.088 | 27 FEBUARY 2023

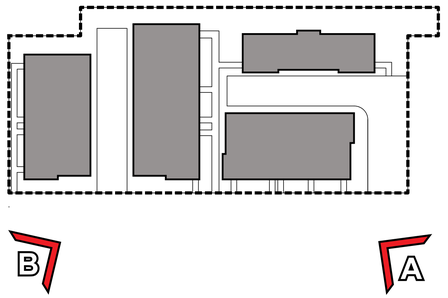
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

DAHLIN

A - SOUTHWEST VIEW (ALONG ACACIA AVENUE)

B - SOUTHEAST VIEW (ALONG ACACIA AVENUE)

KEY PLAN - NTS



NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION. SEE LANDSCAPE DRAWINGS FOR MORE INFO.

PERSPECTIVES

ACACIA AVENUE LOT 2 | ACACIA CAMINO INVESTORS LLC

DAHLIN GROUP ARCHITECTURE | PLANNING

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A.32

DAHLIN GROUP
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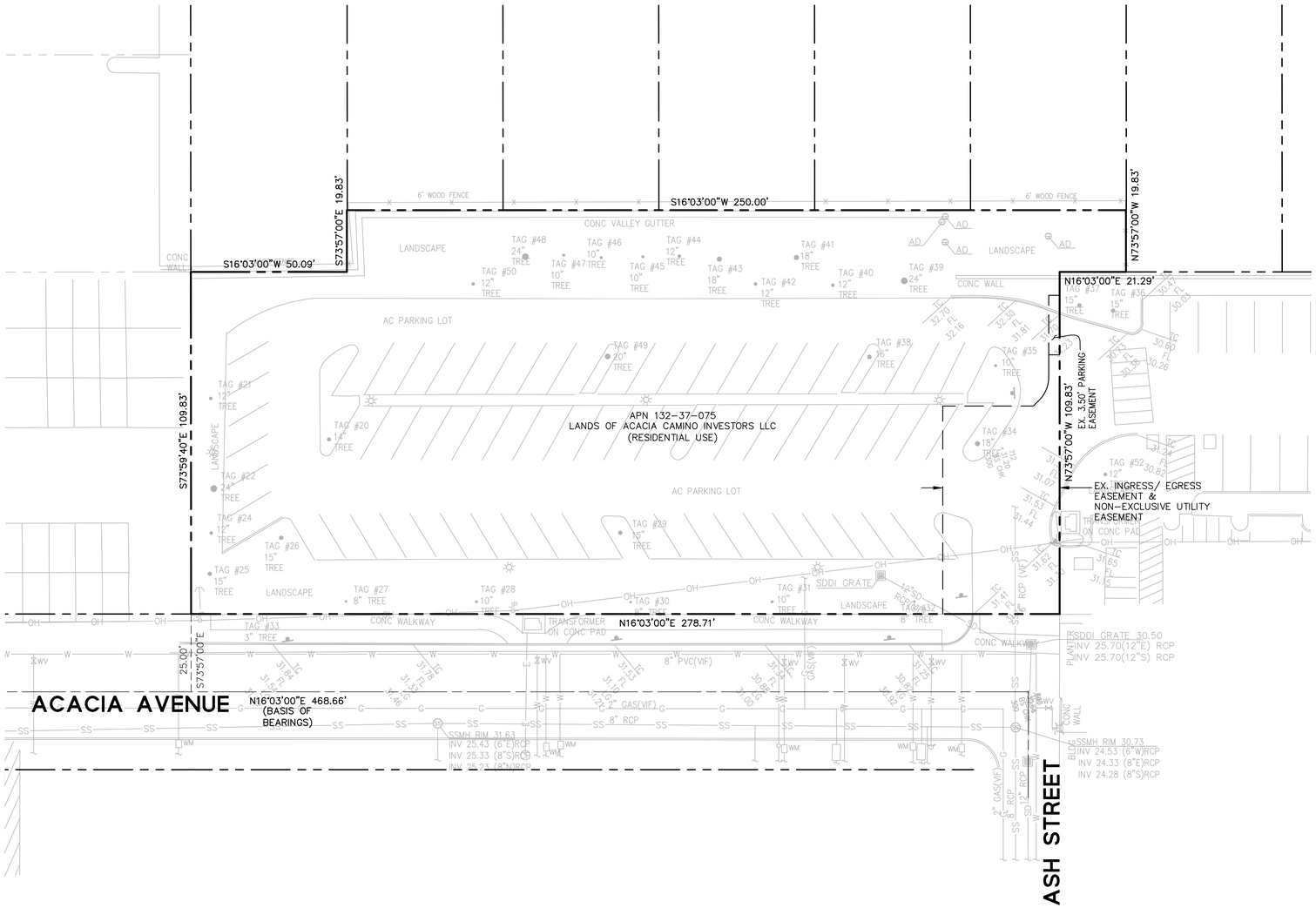
925-251-7200

DAHLIN



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- FENCE LINE
- SIDEWALK
- OVERHEAD LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- GAS LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- ELEVATION
- BOLLARD
- COMMUNICATION BOX
- ELECTRIC BOX
- FIRE HYDRANT
- GAS METER
- GUY WIRE
- JOINT POLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM DRAIN AREA DRAIN
- STORM DRAIN DROP INLET
- STORM DRAIN MANHOLE
- SURVEY STREET MONUMENT
- WATER VALVE
- WATER METER
- SIGN
- FIRE DEPARTMENT CONNECTION
- STREET LIGHT

SURVEY NOTES

BASIS OF BEARINGS:

THE BEARING N16°03'00"E OF THE CENTERLINE OF ACACIA AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 883 OF PARCEL MAPS AT PAGE 17, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

ELEVATION DATUM:

THE ELEVATIONS SHOWN ARE BASED ON FOUND EXISTING CONTROL POINTS PROVIDED BY ALTA SURVEY PREPARED BY KIER & WRIGHT IN SEPTEMBER, 2019.

GENERAL NOTES:

1. DATE OF FIELD SURVEY: SEPTEMBER 2022
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON AS-BUILT MAPS, GIS MAPS, AND OTHER UTILITY INFORMATION FROM DIFFERENT SOURCES. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO DELINEATE ALL KNOWN UNDERGROUND UTILITIES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES NOT SHOWN ON THESE DRAWINGS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXISTING CONDITIONS

ACACIA AVENUE LOT 2 | DIVIDEND HOMES

DAHLIN GROUP ARCHITECTURE | PLANNING

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1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

C.1

DRAWING NAME: K:\2022\221113_Palo_Alto_Accio_TH\ENG-LP\Planning\Sheets\1.0_Accio-EX.dwg
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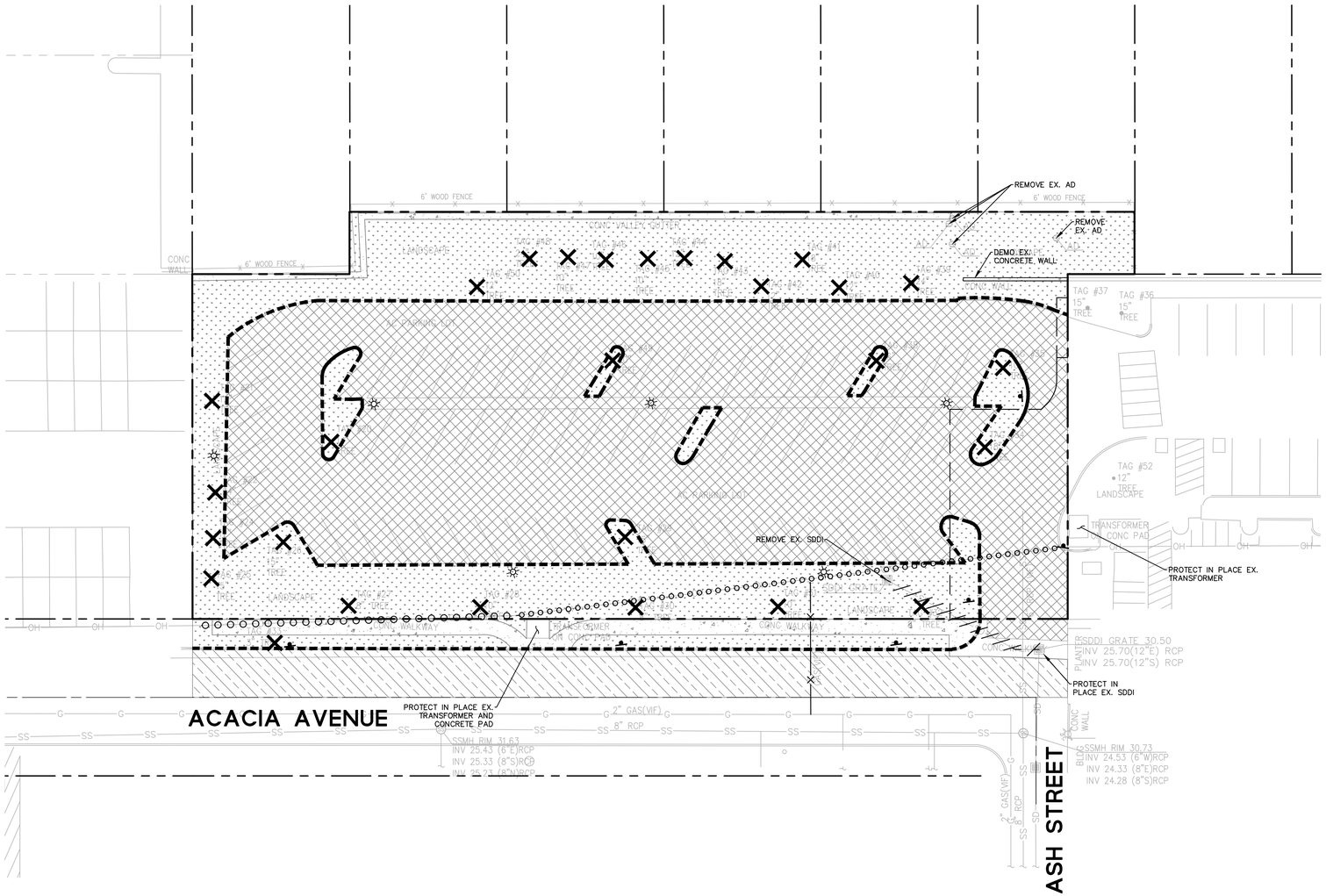
PLOTTED BY: reck



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- 2" GRIND AND OVERLAY
- REMOVE EX. CONCRETE PAVEMENT AND BASEROCK
- REMOVE EX. ASPHALT AND BASEROCK
- REMOVE EX. COMPACTED GRAVEL AND VEGETATION (INCLUDES BOLLARDS)
- LIMIT OF SAWCUT
- ABANDON EXISTING UTILITY LINE PER CITY STD.
- REMOVE EX. OVERHEAD LINE
- REMOVE EX. UTILITY LINE
- REMOVE EX. FENCE
- REMOVE EX. CURB
- REMOVE EX. TREE
- REMOVE EX. LAMP POST
- REMOVE EX. SIGN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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C.2

ACACIA AVENUE LOT 2 | DIVIDEND HOMES

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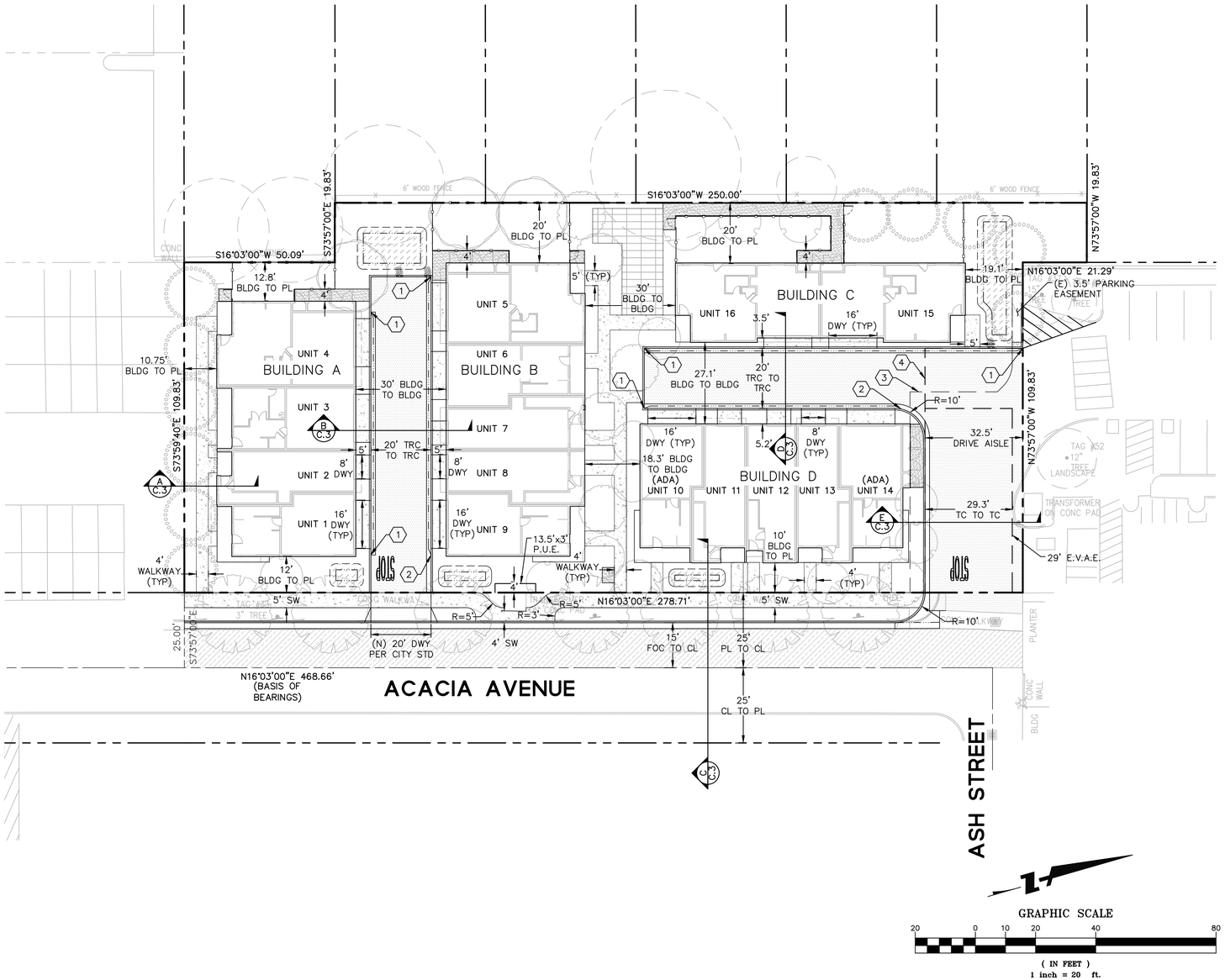

GRAPHIC SCALE

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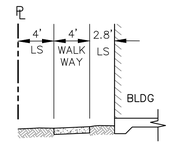
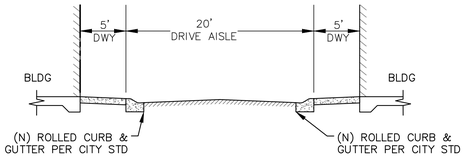
(IN FEET)

1 inch = 20 ft.



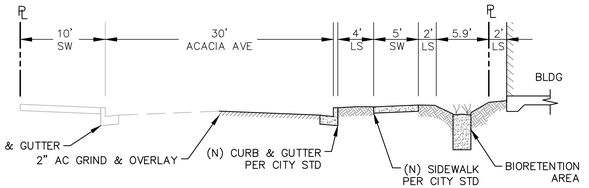
SECTION A (WALKWAY)

N.T.S.



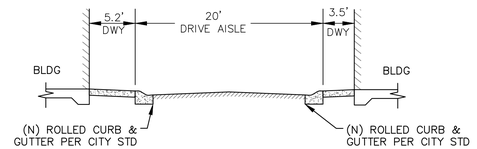
SECTION B (PRIVATE ALLEY)

N.T.S.



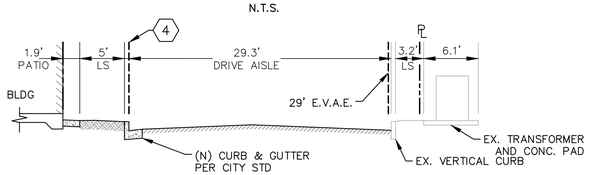
SECTION C (ACACIA AVE)

N.T.S.



SECTION D (PRIVATE ALLEY)

N.T.S.



SECTION E (DRIVE AISLE)

N.T.S.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- BIORETENTION BASIN
- 2" AC GRIND & OVERLAY
- AC PAVEMENT
- CONCRETE PAVING
- DG PATH, S.L.D.
- DRIVEWAY
- ROLLED CURB & GUTTER
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- STOP MARKING & SIGN
- CURB OPENING AND COBBLE STONES

ABBREVIATIONS:

E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

KEYNOTES

1. TRANSITION FROM ROLLED TO VERTICAL CURB
2. TRANSITION FROM ROLLED TO VERTICAL CURB AND GUTTER
3. (E) INGRESS/EGRESS EASEMENT & NON-EXCLUSIVE UTILITY EASEMENT TO BE QUITCLAIMED
4. 32.5' INGRESS/EGRESS EASEMENT & NON-EXCLUSIVE UTILITY EASEMENT

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K:\2022\221113_Palo_Alto_Acacia_TH\ENG-L\Planning\Sheets\3.0_Acacia-SP.dwg
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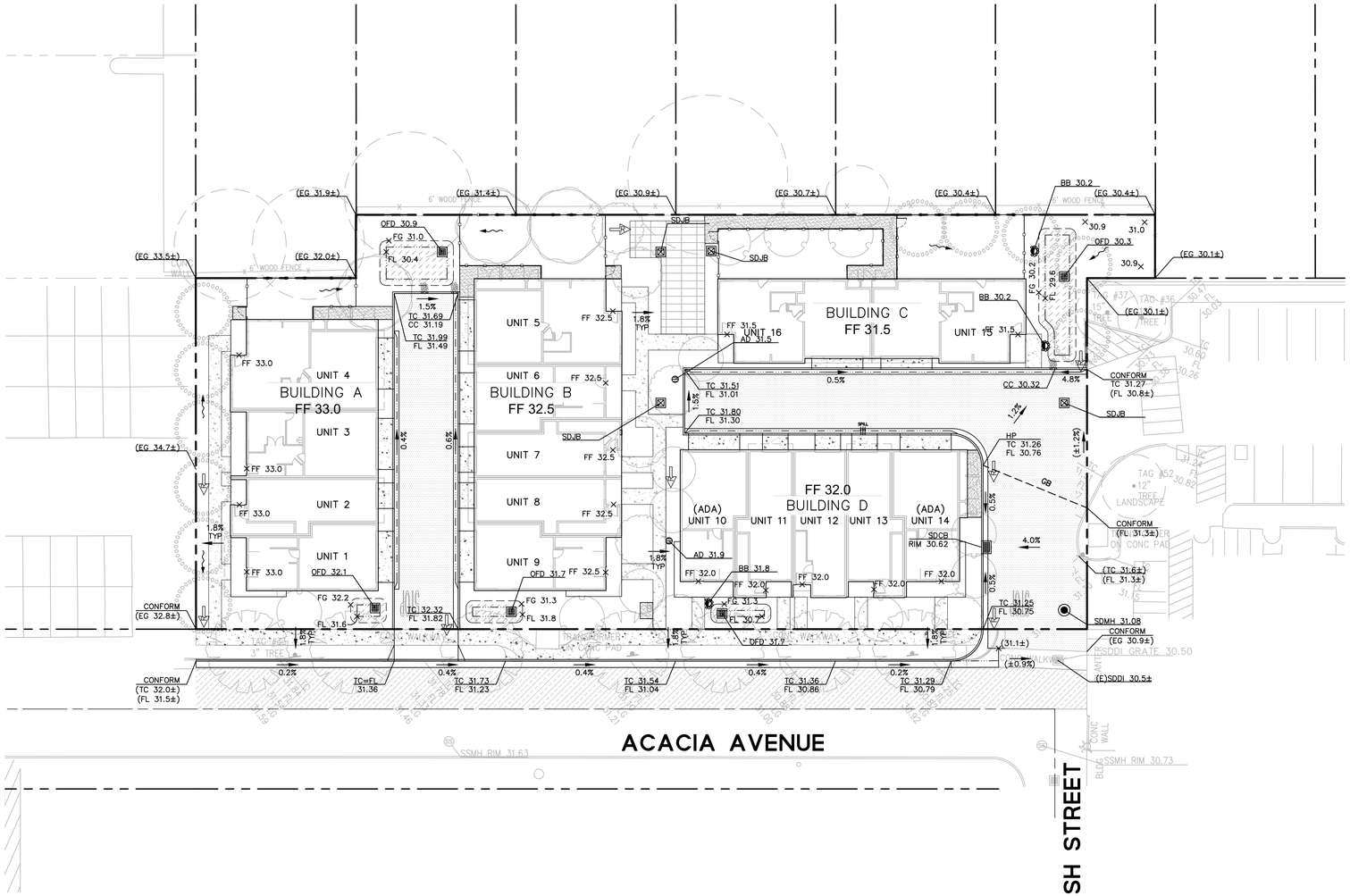
02-24-23 16:28:41
PLOT TIME:
reck
PLOTTED BY:

ACACIA AVENUE LOT 2 | DIVIDEND HOMES

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

297.088 | 27 FEBRUARY 2023



LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	×100.00
SPOT ELEVATION (EXISTING)	×(100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	SPILL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

1730 N. FIRST STREET
SUITE 600
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(408) 467-9100
www.bkf.com

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PLOTTED BY: reck

ACACIA AVENUE LOT 2 | DIVIDEND HOMES

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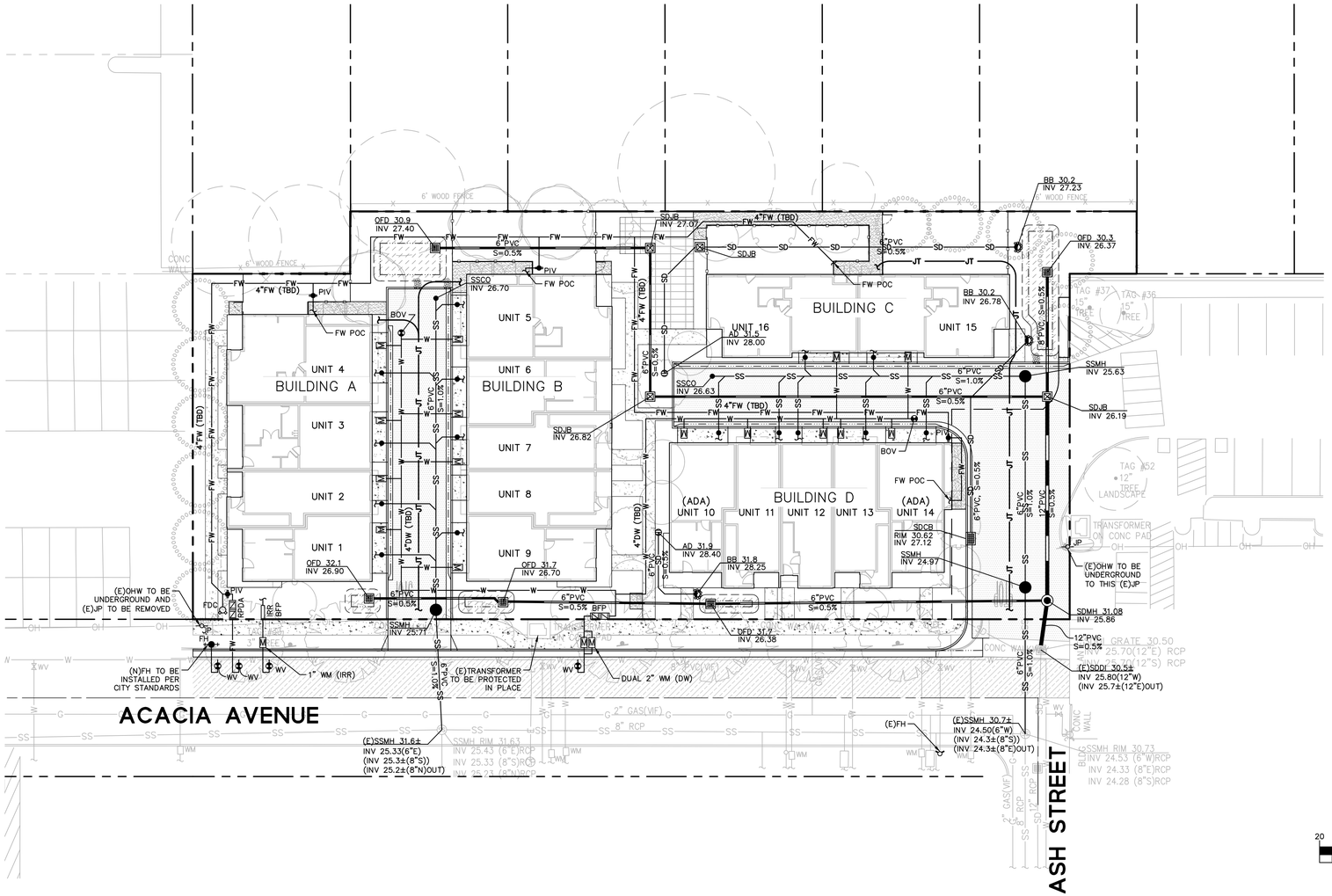

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ELEVATION — RIM XXX.XX / INV XXX.XX
- DOMESTIC WATER LINE — W
- ELECTRIC LINE — E
- FIRE WATER LINE — FW
- JOINT TRENCH LINE — JT
- SANITARY SEWER LINE — XX'–X" S=X.X% SS
- STORM DRAIN (DIRECTION) — SD
- STORM DRAIN (PERFORATED) — XX'–X" S=X.X% SD
- STORM DRAIN (TREATED) — XX'–X" S=X.X%
- STORM DRAIN (UNTREATED) — XX'–X" S=X.X% SD
- STORM DRAIN AREA DRAIN — SDAD
- STORM DRAIN BUBBLER BOX — SDBB
- STORM DRAIN CLEANOUT — SDCO
- STORM DRAIN CATCH BASIN — SDCB
- STORM DRAIN DROP INLET — SDDI
- STORM DRAIN JUNCTION BOX — SDJB
- STORM DRAIN MANHOLE — SDMH
- STORM DRAIN OVERFLOW DRAIN — OFD
- SANITARY SEWER CLEANOUT — SSCO
- SANITARY SEWER MANHOLE — SSMH
- BACKFLOW PREVENTER — BFV
- FIRE HYDRANT — FH
- WATER METER — WM
- WATER VALVE — WV

NOTES:

1. THE APPLICANT SHALL PROVIDE TO THE ENGINEERING DEPARTMENT A COPY OF THE PLANS FOR THE FIRE SYSTEM, INCLUDING ALL FIRE DEPARTMENT'S REQUIREMENTS, PRIOR TO THE ACTUAL FIRE SERVICE INSTALLATION.

2. INSTALL AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY – RPPA BACKFLOW PREVENTER. THE RPPA SHALL BE INSTALLED ON THE OWNERS' PROPERTY AND DIRECTLY BEHIND THE WATER METER PER CITY'S STANDARD DETAIL WD–11A COMMERCIAL OR M47C COA DRAWING.

3. AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY AND REDUCED PRESSURE DETECTOR ASSEMBLY ARE REQUIRED RPPA & RPDA BACKFLOW PREVENTERS. THE RPPA AND RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE CITY'S FIRE SERVICE PER CITY'S STANDARD DETAIL WD–12A OR M47C DRAWING.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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(408) 467-9100
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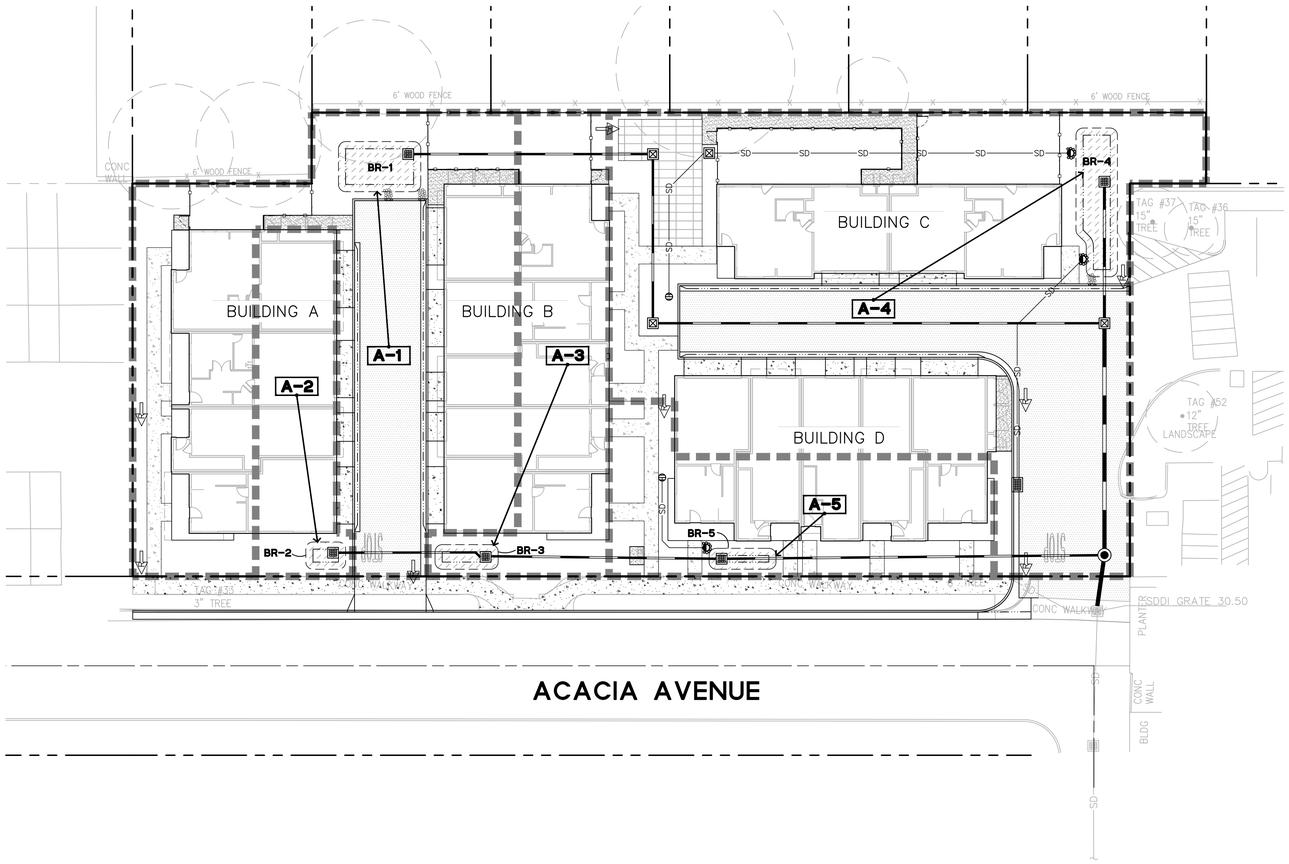

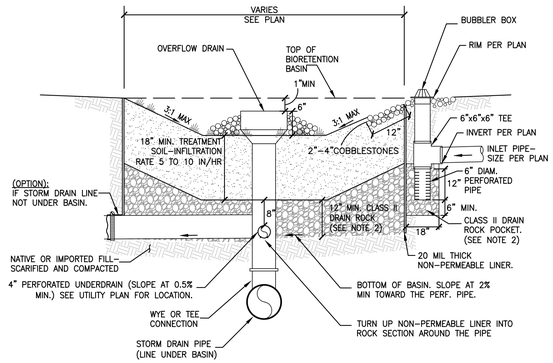

TRANSVERSE SECTION
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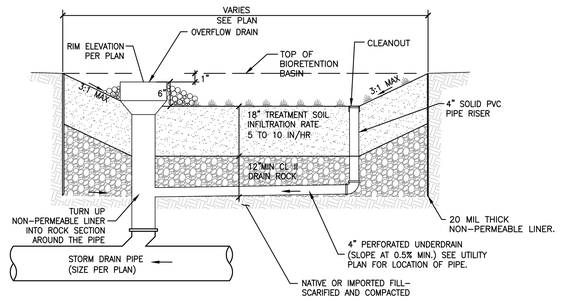

LONGITUDINAL SECTION
N.T.S.

NOTE:

1. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.
2. DRAIN ROCK TO BE CLASS 2 PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 68-2.02F.
3. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
4. FOR ANY HORIZONTAL LINER PENETRATIONS, RADIAL-CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.

BIORETENTION BASIN SECTION

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- PLANTING AREA
- DRAINAGE MANAGEMENT AREA — A-1
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) — SD
- STORM DRAIN AREA DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- OVERLAND RELEASE DIRECTION

NOTES:

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

2. DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF PALO ALTO THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEBSITE AT WWW.SCVURPPP-W2K.COM/CONSULTANTS_LIST.SHTML.

TREATMENT CONTROL MEASURE SUMMARY

AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
						REQUIRED (SF)	PROVIDED (SF)	
A-1	10,411	2,958	Landscape	7,453	AC/Concrete/Roof	298	318	BR-1
A-2	2,252	339	Landscape	1,913	Roof	77	80	BR-2
A-3	3,610	1,068	Landscape	2,542	Concrete/Roof	102	118	BR-3
A-4	15,416	4,300	Landscape	11,116	AC/Concrete/Roof	445	447	BR-4
A-5	3,884	1,250	Landscape	2,634	Concrete/Roof	105	106	BR-5
	35,573	9,915		25,658		1,026	1,069	

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ACACIA AVENUE LOT 2 | DIVIDEND HOMES

DAHLIN GROUP ARCHITECTURE | PLANNING

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SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

TREE DISCLOSURE STATEMENT

CITY OF PALOALTO
Planning Division, 250 Hamilton Avenue
PaloAlto,CA94301
(650)329-2441
http://www.cityofpaloalto.org

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

PROPERTY ADDRESS: ACACIA AVENUE, PALO ALTO APN: 132-37-075

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

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

1.Where are the trees? Check those that apply.(Plans must be submitted showing over 4" diameter trees)

On the property
On adjacent property overhanging the project site
In the City planter strip or right-of-way easementwithin 30' of property line (Street Trees)*

*Street trees require special protection by a fenced enclosure,per theattachedinstructions. Prior to receiving any permit, youmust provide an authorized Street Tree Protection Verificationform bycallingPublic Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected or Designated [1] Trees? YES (Check where applicable) NO

X Protected Tree (s)
Designated Tree (s)
X On or overhanging the property

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

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

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

I, theundersigned, agree to the conditions of this disclosure.I understand that knowinglyor negligently providing false or misleading information in response to this disclosure requirementconstitutes a violation of the Palo Alto Municipal CodeSection 8.10.040,which can lead to criminal and/or civil legal action.

Signature: Josh Vrotsos (App. Owner or Agent) Print: Joshua Vrotsos Date: March 7, 2023

FOR STAFF USE:

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

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

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

[1] Regulated Trees– a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated trees - commercial or non-residential property trees, which are part of an approved landscape plan.

Palo Alto TreeTechnical Manual (TTM) contains instructions for all requirements on this form, available at
seerT detangise http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html

S:Plan/Pladiv/Arborist/TreeProtection Info/TreeDisclosureStatement Revised08/06

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

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Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF,87KB)
- Intent and Purpose (PDF,1.05MB)
- Introduction-Use of Manual (PDF,1.05MB)
- Section 1.0-Definitions (PDF,96KB)
- Section 2.0-Protection of Trees During Construction (PDF,259KB)
- Section 3.0-Removal, Replacement & Planting of Trees (PDF,117KB)
- Section 4.0-Hazardous Trees (PDF,105KB)
- Section 5.0-Tree Maintenance Guidelines (PDF,110KB)
- Section 6.0-Tree Reports (PDF,84KB)

ViewALLsections:

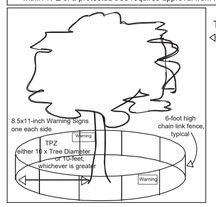
- Tree Technical Manual-Full (PDF,1.84MB)

APPENDICES
A: Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
B: Tree City-USA
C:ISA Hazard Evaluation Form
D: List of Inherent Failure Patterns for Selected Species (Reference source)
E:ISA Tree Pruning Guidelines (PDF,1.85MB)
F:Tree Care Safety Standards, ANSIZ133.1-1994 (Referencesource)
G:Pruning Performance Standards, ANSIA300-1995 (Referencesource)H:
Tree Planting Details, Diagram 504 & 505
I:Tree Disclosure Statement
J:Palo Alto Standard Tree Protection Instructions

Home
City-owned Trees
Privately-owned Trees
About the Tree Ordinance
Title8.10
Heritage Trees
Forms
Tree Technical Manual
FAQs
Contact Us
Resources

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

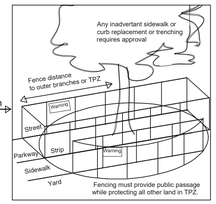
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- o Restricted activity area -- see Tree Technical Manual Sec 2.15(E).
- o Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form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



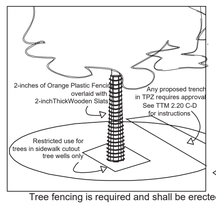
Type I Tree Protection — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

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

Type II Tree Protection



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



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

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

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

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

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

APPENDIX J

PALO ALTO
STREET TREE PROTECTION INSTRUCTIONS
-SECTION 31-

31-1 General
a. Tree protection has three primary functions,1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted,unless otherwise approved.
b. The Tree Protection Zone(TPZ)is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 Reference Documents
a. Detail 605 – Illustration of situations described below.
b. TreeTechnical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/)
1. Trenching Restriction Zones (TTM, Section2.20(C))
2. Arborist Reporting Protocol (TTM, Section6.30)
3. Site Plan Requirements(TTM, Section 6.35)
4. Tree Disclosure Statement (TTM, AppendixJ)
c. Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution
a. Type I Tree Protection:The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
b. Type II Tree Protection:For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
c. Type III Tree Protection:To be used only with approval of Public Works Operations. Trees situated in a treewell 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 installationof the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also requireplastic 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 shallbe minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
f. Duration. Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection ofthe project, except for work specifically allowed in the TPZ.Workor soil disturbance inthe TPZ requires approval bythe project arboristor City Arborist (in the case of work around Street Trees).Excavations within the public right of way require a Street Work Permit from Public Works.
g. During construction
1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
3. The following tree preservation measures apply to all trees to be retained:
a.No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
b.The ground under and around the tree canopy area shall not be altered.
c.Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

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

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

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

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

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

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

Verification of Street Tree Protection

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

APPLICATION DATE:	1.15.2023
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	ACACIA AVENUE
APPLICANT'S NAME:	DIVIDEND HOMES
APPLICANT'S ADDRESS:	385 WOODVIEW, SUITE 100 MORGAN HILL
APPLICANT'S TELEPHONE & FAX NUMBERS:	408.779.5900

This section to be filled out by City Tree Staff

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

2.The Street Trees at the above address are NOT adequately protected. The following modifications are required: Indicate howthe required modificationswere communicated to the applicant.	_____ _____ _____ _____ _____ _____ _____

Subsequent Inspection

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

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

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

S:PWD/OPS/Tree/DS/St.TreeProtect 5/1706

City of Palo Alto Tree Technical Manual ADDENDUM 11

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

Monthly Tree Activity Report- *Construction Site*

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

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

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

Respectfully submitted,

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

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

---WARNING---
Tree Protection Zone

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

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

*PaloAltoMunicipalCodeSection8.10.110

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

SPECIAL INSPECTIONS PLANNING DEPARTMENT

TREE PROTECTION INSPECTIONS MANDATORY

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

BUILDING PERMIT DATE: _____ _____

DATE OF 1ST TREE ACTIVITY REPORT: ___ _____

CITY STAFF: _____ _____

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

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

Use addtional "T" sheets as needed

Project DIVIDEND HOMES ACACIA AVENUE
Date 2.27.2023

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

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

5.0 ANTICIPATED TREE DISPOSITION

5.1 Tree Disposition Summary

Table 2 below, and continued on the next page, also summarizes each tree's anticipated disposition, as well as lists their name, trunk diameter and canopy spread. For planned removals, the CPA standards to mitigate canopy loss is identified within the last column, and further information regarding replacements is discussed in Section 5.2 of this report.

Table 2 - Tree Disposition Table

TREE #	COMMON NAME	RETAIN	RMV	DIAM (in.)	CAN (ft.)	REPLACEMENTS (for removals)
18	Aristocrat callery pear	-	X	16	35	N/A*
20	Silver dollar gum	-	X	15	30	four of 24" box size
21	Silver dollar gum	-	X	12	20	three of 24" box size
22	Silver dollar gum	-	X	17	35	four of 24" box size
23	Tree-of-Heaven	-	X	11,8,7,6	30	N/A*
24	Silver dollar gum	-	X	10	25	three of 24" box size
25	Aleppo pine	-	X	16	40	four of 24" box size
26	Aleppo pine	-	X	16	35	four of 24" box size
27	Valley oak	-	X	8	25	three of 24" box size
28	Valley oak	-	X	10	25	four of 24" box size
29	Silver dollar gum	-	X	14	30	four of 24" box size
30	Valley oak	-	X	9	25	four of 24" box size
31	Valley oak	-	X	9	25	four of 24" box size
32	Valley oak	-	X	8	30	four of 24" box size
33	Trident maple	-	X	2	10	three of 24" box size
34	Silver dollar gum	-	X	17	40	four of 24" box size

Table 2 continued:

TREE #	COMMON NAME	RETAIN	RMV	DIAM (in.)	CAN (ft.)	REPLACEMENTS (for removals)
35	Silver dollar gum	-	X	10	15	three of 24" box size
36	Silver dollar gum	X	-	15	15	N/A
37	Silver dollar gum	X	-	14	20	N/A
38	Silver dollar gum	-	X	14	35	four of 24" box size
39	Aleppo pine	-	X	18	50	six of 24" box size
40	Aleppo pine	-	X	10	25	three of 24" box size
41	Aleppo pine	-	X	19	40	four of 24" box size
42	Aleppo pine	-	X	11	25	three of 24" box size
43	Aleppo pine	-	X	18	40	four of 24" box size
44	Coast redwood	-	X	10	25	four of 24" box size
45	Coast redwood	-	X	10	20	three of 24" box size
46	Coast redwood	-	X	9	20	three of 24" box size
47	Coast redwood	-	X	9	20	four of 24" box size
48	Aleppo pine	-	X	24	50	six of 24" box size
49	Silver dollar gum	-	X	20	45	six of 24" box size
50	Aleppo pine	-	X	12	25	four of 24" box size
52	Silver dollar gum	X	-	12	20	N/A
56	Canary Island palm	X	-	~25	35	N/A
57	Canary Island palm	X	-	~32	35	N/A
58	Siberian elm	X	-	~20	40	N/A
59	Monterey pine	X	-	~22	50	N/A
60	Weeping bottlebrush	X	-	~14	20	N/A

LEGEND
RMV = Remove
DIAM = Diameter (trunk)
CAN = Canopy spread (average)

*The removal permit and replacements for #18 and 23 are being addressed by the neighboring owner as part of their building application (unassociated with this project).

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	SIZE: Height (ft.)	SIZE: Canopy Spread (ft.)	CONDITION: Overall Percentage (100%=Best, 0%=Worst)	CONDITION: Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Proposed for Removal (Y or N)	REGULATED: Protected Tree (Y or N)	REGULATED: Street Tree (Y or N)
18	Aristocrat callery pear (Pyrus c. 'Aristocrat')	16	35	35	30%	Poor	Low	Y	N	N
	Comments: Offsite. Leans S w/ a pronounced buttress root along the opposite side. Canopy is mostly one-sided. Weak attachments between multiple leaders. Excessive limb weight.									
20	Silver dollar gum (Eucalyptus polyanthemos)	15	45	30	50%	Fair	Moderate	Y	Y	N
	Comments: Elevated and asymmetrical canopy reduced in past. Formed by multiple leaders.									
21	Silver dollar gum (Eucalyptus polyanthemos)	12	30	20	30%	Poor	Low	Y	N	N
	Comments: Thin and sparse canopy reduced in past. Formed by multiple leaders.									
22	Silver dollar gum (Eucalyptus polyanthemos)	17	50	35	40%	Poor	Moderate	Y	Y	N
	Comments: Asymmetrical canopy reduced in past. Formed by multiple leaders.									
23	Tree-of-Heaven (Ailanthus altissima)	11, 8, 7, 6	35	30	30%	Poor	Low	Y	N	N
	Comments: Offsite, spans property line. Dormant. Invasive species. Multiple trunks represent suckers and form an inherently weak structure. Crowded-growing conditions beneath #22.									
24	Silver dollar gum (Eucalyptus polyanthemos)	10	35	25	30%	Poor	Low	Y	N	N
	Comments: One-sided, narrow and leggy canopy grows away from #23's. Trunk gently sweeps E.									
25	Aleppo pine (Pinus halapensis)	16	45	40	30%	Poor	Low	Y	Y	N
	Comments: Has a pronounced SE lean of nearly 45°, and the buttress root mass opposite the lean is large. Low canopy over vacant parking lot, and is adjacent to and partly beneath high-voltage wires. Mostly one-sided canopy grows away from #24 and to S. Excessive limb weight.									
26	Aleppo pine (Pinus halapensis)	16	40	35	40%	Poor	Moderate	Y	Y	N
	Comments: Pronounced E lean sweeping to near vertical. Asymmetrical canopy. Excessive limb weight.									

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	SIZE: Height (ft.)	SIZE: Canopy Spread (ft.)	CONDITION: Overall Percentage (100%=Best, 0%=Worst)	CONDITION: Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Proposed for Removal (Y or N)	REGULATED: Protected Tree (Y or N)	REGULATED: Street Tree (Y or N)
27	Valley oak (Quercus lobata)	8	25	25	50%	Fair	Moderate	Y	N	N
	Comments: Beneath high-voltage wires. Flat top, sinuous crown and irregular form. Drip emitter at base.									
28	Valley oak (Quercus lobata)	10	25	25	70%	Good	Moderate	Y	N	N
	Comments: Beneath high-voltage wires and adjacent to utility pole. Canopy is slightly asymmetrical and has elongated limbs over sidewalk. Drip emitter at base.									
29	Silver dollar gum (Eucalyptus polyanthemos)	14	35	30	30%	Poor	Low	Y	N	N
	Comments: W/in a narrow finger planter, and surrounding curb is cracked along both sides. Thin canopy with large deadwood, and grows adjacent to high-voltage wires. Crown reduced in past and extensively pruned. Deadwood throughout canopy.									
30	Valley oak (Quercus lobata)	9	25	25	50%	Fair	Moderate	Y	N	N
	Comments: Beneath high-voltage wires and grows adjacent to #29's canopy. Irregular form. Deadwood. Drip emitter is within a few inches from base.									
31	Valley oak (Quercus lobata)	9	25	25	70%	Good	Moderate	Y	N	N
	Comments: Beneath high-voltage wires. Drip emitter at base.									
32	Valley oak (Quercus lobata)	8	30	30	60%	Fair	Moderate	Y	N	N
	Comments: Beneath high-voltage wires. Adjacent sidewalk is slightly raised. Crown formed by two codominant leaders. Drip emitter within a few inches from base.									
33	Trident maple (Acer buergerianum)	2	10	10	40%	Poor	Moderate	Y	N	Y
	Comments: Has a mostly one-sided canopy due to past pruning. Single stake bound to trunk. Multiple leaders emerge from trunk at 4' high. Low branches over street. Dormant.									
34	Silver dollar gum (Eucalyptus polyanthemos)	17	45	40	50%	Fair	Moderate	Y	Y	N
	Comments: Crown reduced in past and canopy is elevated. Leans slightly S beginning at 4' high.									

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	SIZE: Height (ft.)	SIZE: Canopy Spread (ft.)	CONDITION: Overall Percentage (100%=Best, 0%=Worst)	CONDITION: Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Proposed for Removal (Y or N)	REGULATED: Protected Tree (Y or N)	REGULATED: Street Tree (Y or N)
35	Silver dollar gum (Eucalyptus polyanthemos)	10	35	15	40%	Poor	Moderate	Y	N	N
	Comments: Very narrow form and reduced in past. Extensively pruned.									
36	Silver dollar gum (Eucalyptus polyanthemos)	15	60	15	40%	Poor	Moderate	N	Y	N
	Comments: Offsite. Very narrow form and reduced in past. Drip emitter at base. Adjacent to #37.									
37	Silver dollar gum (Eucalyptus polyanthemos)	14	55	20	40%	Poor	Moderate	N	N	N
	Comments: Offsite. Narrow form and reduced in past. Drip emitter at base. One-sided canopy along #36.									
38	Silver dollar gum (Eucalyptus polyanthemos)	14	40	35	40%	Poor	Moderate	Y	N	N
	Comments: Within a narrow finger planter. Canopy is sparse, thin and highly elevated. Reduced in past. Deadwood and history of branch failure. Extremely thin canopy.									
39	Aleppo pine (Pinus halapensis)	18	55	50	60%	Fair	Moderate	Y	Y	N
	Comments: Base is within 4' of parking lot curb. Formed by multiple codominant leaders. Leans W. Drip emitter at base and is embedded by a partial girdling root along the lean's opposite side. Ivy throughout planter.									
40	Aleppo pine (Pinus halapensis)	10	45	25	30%	Poor	Low	Y	N	N
	Comments: Crowded conditions promote a pronounced E lean towards parking lot, and the trunk does or nearly encroaches into drive aisle at 13' high (impacting fire truck clearance). Asymmetrical canopy away from #41's. Drip emitter at base. Ivy throughout planter. Base is 3.5' from parking lot curb.									
41	Aleppo pine (Pinus halapensis)	19	50	40	70%	Good	Moderate	Y	Y	N
	Comments: Leans N, then at 6' high trunk begins to sweep towards vertical. Has a pronounced buttress root along the opposite side. Ivy throughout planter. At top of berm.									

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	SIZE: Height (ft.)	SIZE: Canopy Spread (ft.)	CONDITION: Overall Percentage (100%=Best, 0%=Worst)	CONDITION: Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Proposed for Removal (Y or N)	REGULATED: Protected Tree (Y or N)	REGULATED: Street Tree (Y or N)
42	Aleppo pine (Pinus halapensis)	11	45	25	40%	Poor	Moderate	Y	N	N
	Comments: Leans E. Asymmetrical canopy away from #41 and 43. Girdling root along the N side. Ivy. Base is 4' from parking lot curb. Moderate to low suitability.									
43	Aleppo pine (Pinus halapensis)	18	55	40	40%	Poor	Moderate	Y	Y	N
	Comments: Leans SE. At top of berm. Three codominant leaders share a common union at 14' high. Girdling roots along lean's opposite side. Ivy throughout planter. Moderate to low suitability.									
44	Coast redwood (Sequoia sempervirens)	10	35	25	10%	Poor	Low	Y	N	N
	Comments: Top half is dead. At top of berm. Asymmetrical canopy along edge of #43's. Smaller girdling root. Drip emitter at base. Ivy throughout planter.									
45	Coast redwood (Sequoia sempervirens)	10	30	20	20%	Poor	Low	Y	N	N
	Comments: Top half of canopy is dead. At top of berm. Drip emitter against base. Ivy throughout planter.									
46	Coast redwood (Sequoia sempervirens)	9	25	20	20%	Poor	Low	Y	N	N
	Comments: Top 8' is dead. At top of berm. Sparse canopy with small deadwood. Drip emitter at base.									
47	Coast redwood (Sequoia sempervirens)	9	30	20	40%	Poor	Moderate	Y	N	N
	Comments: Declining canopy. At top of berm. Sparse canopy beneath edge of #48's (crowded). Large root girdles much of base. Ivy throughout planter. Drip emitter several inches from base.									
48	Aleppo pine (Pinus halapensis)	24	45	50	40%	Poor	Moderate	Y	Y	N
	Comments: Healthy with a poor structure. Leans S. Four leaders share common union at 13' high and form a weak attachment. Ivy throughout planter. Hose for drip emitter is embedded in base. Located at bottom of berm. Moderate to low suitability.									
49	Silver dollar gum (Eucalyptus polyanthemos)	20	50	45	50%	Fair	Moderate	Y	Y	N
	Comments: Leans slightly NW. Crown reduced in past. Has outgrown its small and narrow planter, the surrounding curb of which has significantly buckled at multiple locations.									

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	SIZE: Height (ft.)	SIZE: Canopy Spread (ft.)	CONDITION: Overall Percentage (100%=Best, 0%=Worst)	CONDITION: Overall Description (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Proposed for Removal (Y or N)	REGULATED: Protected Tree (Y or N)	REGULATED: Street Tree (Y or N)
50	Aleppo pine (Pinus halapensis)	12	40	25	30%	Poor	Low	Y	N	N
	Comments: Crowded conditions with a mostly one-sided canopy. Trunk curves SE at 6' high away from #39. Base is 3.5' from parking lot curb. Located at bottom of berm.									
52	Silver dollar gum (Eucalyptus polyanthemos)	12	35	20	30%	Poor	Low	N	N	N
	Comments: Offsite. Within a wide planter. Highly elevated and thin canopy with deadwood. Reduced in past. Trunk sweeps W at 12' high. Drip emitter at base and hose in embedded beneath.									
56 no tag	Canary Island date palm (Phoenix canariensis)	~25	25	35	80%	Good	High	N	Y	N
	Comments: Offsite. Trunk inaccessible, and is not visible behind fence. Canopy overhangs site by ~5'.									
57 no tag	Canary Island date palm (Phoenix canariensis)	~32	30	35	80%	Good	High	N	Y	N
	Comments: Offsite. Trunk inaccessible, and is not visible behind fence. Canopy overhangs site by ~7'.									
58 no tag	Siberian elm (Ulmus pumila)	~20	45	40	30%	Poor	Low	N	Y	N
	Comments: Offsite. Trunk inaccessible, and is not visible behind fence. Canopy overhangs site by ~25'. Poor structure formed by 3 leaders emerging at 12' high and many large wounds from branch failure and extensive pruning. Asymmetrical canopy and excessive limb weight towards E.									
59 no tag	Monterey pine (Pinus radiata)	~22	55	50	60%	Fair	Moderate	N	Y	N
	Comments: Offsite. Trunk inaccessible, and is not visible behind fence. Canopy overhangs site by ~15'. Trunk leans N then sweeps towards vertical at 10' high. Deadwood with one large broken branch suspended mid-crown.									
60 no tag	Weeping bottlebrush (Callistemon viminalis)	~14	20	20	40%	Poor	Moderate	N	N	N
	Comments: Offsite. Trunk inaccessible, and only one side is visible behind fence. Canopy overhangs site by ~10'. Suppressed beneath adjacent pine #41. Asymmetrical growth. Formed by two trunks originating at grade and growing together for 2'.									

Project DIVIDEND HOMES ACACIA AVENUE

Date 2.27.2023

T-2

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-2

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

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

6.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as measures to help mitigate or avoid impacts to trees being retained. They should be incorporated into the project plans; carefully followed throughout demolition, construction and landscaping; and are subject to revision upon reviewing future project plans. I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented.

6.1 Design Guidelines

1. Consider each TPZ as specified in Section 5.3 of this report and delineated on the map in Exhibit B. The TPZ is the area where the following activities, and not necessarily limited to, should be avoided: trenching, soil scraping, compaction, mass and finish-grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. Where an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine appropriate mitigation measures.

2. Per City requirements, incorporate this report into the project plan set, following the CPA T-1 sheet, and copy onto T-2, T-3, etc. until its entirety is shown (and in a manner which all report text can be clearly read on the plan sheets).

3. On all architectural, civil, landscape and electrical site-related plans, show the trunk locations, trunk diameters (circles to scale), and assigned numbers of all inventoried trees (see site map in Exhibit B). Also, add notes instructing that contractors comply with recommendations presented in this report and on Sheet T-1, and to contact the project arborist prior to permitted work being performed within a TPZ.

4. Add the following onto a tree disposition plan or tree protection plan (or equivalent): notes listed in item #3; for trees proposed for removal, place an "X" across their trunks; and identify the Tree Protection Zones (TPZs).

5. For purposes of identifying potential impacts and any possible mitigation measures, the CPA requires all design changes occurring near retained trees are reviewed by the project arborist prior to resubmitting plans.

6. Abandon any underground portions of existing and unused lines, pipes and manholes, etc. within a TPZ to avoid causing root loss/damage (prescribe they are cut off at existing soil grade versus being dug up). Add this provision onto the demolition plan.

7. Route underground utilities and services beyond TPZs. Where this is not feasible, consider the following alternative trenching or installation methods (listed in order of least to most impactful): directionally bore by at least 4 feet below grade, tunnel using a pneumatic air device (e.g. an AirSpade®), or manually dig with a shovel (i.e. no jackhammer); these assume pipe bursting, an optimal method, does not apply to this project. For boring, establish access pits and above-ground infrastructure (e.g. splice boxes, meters and vaults) beyond TPZs.

8. Ensure specifications by the geotechnical, soils and structural engineers do not require compaction, overexcavation, subexcavation or fill within a TPZ. Shoring utilized to achieve these setbacks, if applicable (such as a pile driver or drill rig), shall not be used where significant damage to a tree's canopy would occur; this can be determined on a case-by-case basis.

9. Any new walkway or sidewalk proposed on existing unpaved ground within a TPZ should be designed and built entirely above existing soil grade and surface roots (i.e. a no-dig design), including for base material, edging and forms. Also, direct compaction of soil shall be avoided (levels comparable to foot-tamping are acceptable), and soil fill used to bevel the top of walk to existing grade should not exceed 18 to 24 inches from a walk's edge, not be compacted, nor placed closer than 5 feet from a tree's trunk. Tensar BX Geogrid (www.tensarcorp.com) is a material which can help address these limited excavation and compaction requirements.

10. For any retaining or landscape wall within a TPZ, utilize a pier and above-grade beam system, establish the beam spanning between footings to be above-grade (i.e. a no-dig design except for footings), and avoid fill and compaction between footings.

11. Design any new bioswales, storm drains and swales well-beyond TPZs.

12. All electrical routes should be designed and represented on the electrical site plan to be beyond TPZs.

13. Any new light poles should be established beyond tree canopies, or at a minimum, only where minor branch clearance is needed. The proximity of tree trunks should also be considered, and placed as far from them as possible.

14. The future staging area and route(s) of access should be shown on the final site plan and avoided on unpaved areas beneath or near canopies.

15. The erosion control design should represent silt fence and/or straw rolls at locations beyond TPZs, and at a minimum, not against a tree's trunk. Where within a TPZ, the material should not be embedded into the ground by more than 2 inches, nor require the severance of surface or shallow roots.

16. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, do not prescribe liming to occur within 50 feet from a tree.

17. The landscape design should conform to the following additional guidelines:
    a. Avoid prescribing tilling, ripping, surface scraping or compaction within TPZs.
    b. Irrigation should not strike within 12 inches from trunks of existing trees, nor applied against trunks of new trees.
    c. Plant material be installed no closer than 12 to 24 inches from tree trunks.
    d. If applicable, any new street tree(s) should be designed to be at least 10 feet from an existing or new utility (per CPA guidelines).
    e. All new trees should be installed, including necessary irrigation, by an experienced California state-licensed landscape contractor (C-27) or tree service company (D-49), and performed to professional industry standards. Only if necessary to stand upright, they should be double-staked (no cross-brace) with rubber tree ties or equivalent, and the support stakes cut below the first main lateral branch. All nursery stakes shall be removed. Root crowns of new trees shall be visible and absent of encircling roots.

    f. Irrigation and lighting features (e.g. main line, laterals, valve boxes, wiring and controllers) should not require trenching inside TPZs, including header/lateral lines. In the event this is not feasible, they may require being installed in a radial direction to, and terminate a specific distance from, a trunk (versus crossing past it). In certain instances, a pneumatic air device may be needed to avoid root damage, and any Netafim tubing placed on grade.
    g. Irrigation for new trees should be supplied through an automatic timer, separate from other plant material, and supplied by one to two bubblers (minimum two for a 48-inch box). The bubblers should be placed and staked on the rootball's surface (not against a trunk, in a sleeve or on mulch), at around 1/2 to 1/3 the distance between the trunk and rootball edge. Additionally, an 8-inch tall circular berm formed by soil should established around a rootball's perimeter, and a 3-inch layer of mulch spread over their tops, kept 1-inch from the trunks' bases.
    h. Ground cover beneath canopies of existing trees should be comprised of a 3-inch layer of coarse wood chips or other high-quality mulch (gorilla hair, rock, stone, gravel, black plastic or other synthetic ground cover should be avoided). Mulch should kept off the trees' trunks or visible root collars.
    i. Bender board or other edging material proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

6.2 Before Demolition, Grading and Construction

18. Several weeks prior to mobilizing equipment, conduct a site meeting between the general contractor, applicable subcontractors, and project arborist for the purpose of reviewing tree fencing and locations, removals, pruning, mulch placement, supplemental water, trench routes, routes of access, staging, and other items and protection measures presented in this report.

19. The project arborist must also regularly inspect the project site as outlined on page 2-14 of the Tree Technical Manual (Section 2.30 Inspection Schedule), and verify conformance to tree protection measures. Inspections shall occur at least once per month and continue through final inspection, and additional site visits are necessary to observe/advise regarding tree care and/or services. A summary of pertinent observations and recommendations shall coincide with each inspection.

20. Install tree protection prior to mobilizing equipment to the site. For #36, 37 and 52, construction fencing along or inside the property line will function as sufficient protection of their TPZs. For #58-60, install Type I Protection along the north, south and east sides of their TPZs (for the west sides of the TPZs, the existing wood fence can be used); Type I Protection consists of 5- to 6-foot tall chain link mounted onto 2-inch diameter steel posts driven into the ground along their entire TPZs. All protection shall remain in place until otherwise instructed by the project arborist, and refer to Sheet T-1 for additional information.

21. Affix warning signs every on each side or every 10± feet of fencing near trees. The signs shall be at least 8-½ by 11 inches in size, and refer to Sheet T-1 for a template.

22. Manually spread, and replenish as needed, a 3- to 4-inch (max) layer of coarse wood chips (¼- to ¾-inch in size) over exposed ground within designated-fenced areas for street trees. The wood chips shall be derived from a tree-service company and approved by the project arborist beforehand.

23. A root zone buffer shall be installed where fencing cannot be installed to enclose unpaved ground within a TPZ. It shall consist of a 6- to 12-inch layer of coarse wood chips mentioned above, and spread over unpaved ground and surface roots; at the contractor's discretion, sheets of plywood could be laid on top and tied together for a more level, steadier walking surface. Alternative buffers can also be reviewed.

24. Prior to grading and utility installation, review the staked locations with the project arborist where within or near a TPZ. Also, identify the precise locations of where underground utilities within TPZs will be capped (i.e. where being abandoned).

25. All pruning shall be performed under direction of the project arborist, conducted in accordance with the most recent ANSI A300 standards, and performed by a California licensed tree-service contractor (D-49) with an ISA certified arborist in a supervisory role. Note that for pine #25, the section of canopy overhanging the site requires pruning prior to demolition.

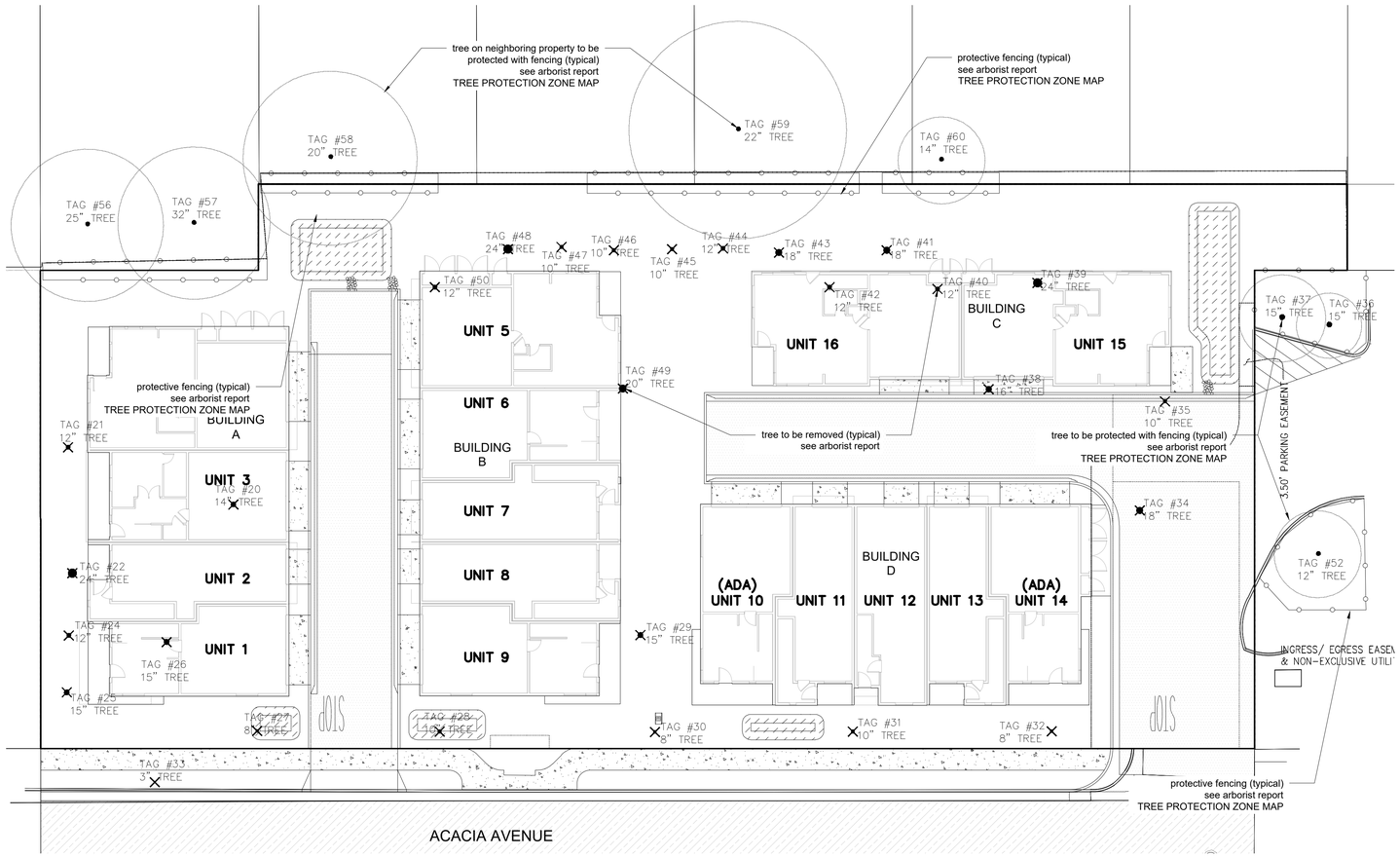
Project DIVIDEND HOMES ACACIA AVENUE
Date 2.27.2023

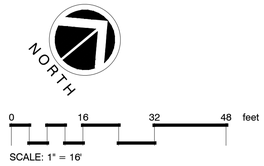
T-3

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

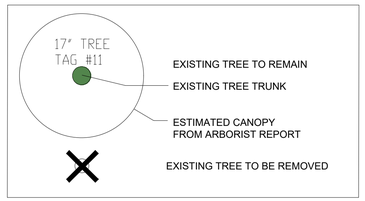
Special Tree Protection Instruction Sheet
City of Palo Alto

T-3





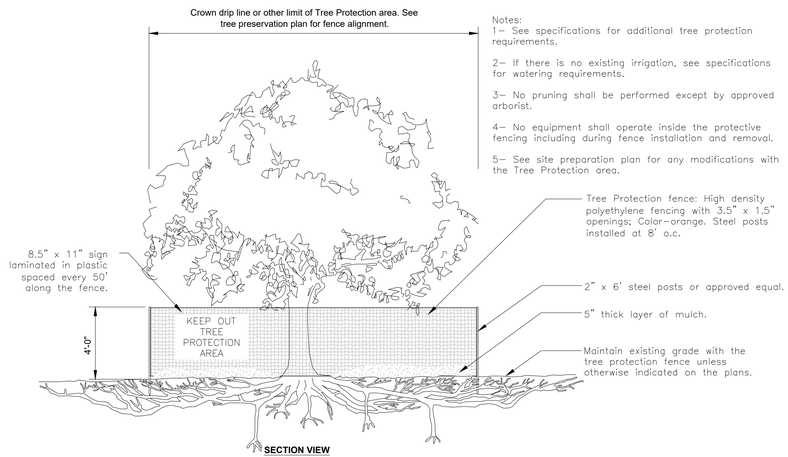
NOTE:
1. Information provided on this plan is based on the tree report by project arborist David Babby, 650.654.3351or arborresources@comcast.net dated December 23, 2022.
2. Contractor shall review entire Arborist Report and follow all guidelines provided by project arborist and City of Palo Alto Tree Protection Guidelines
3. Contractor shall contact project arborist for direction on setting up tree protective fencing around existing trees to be preserved and protected.
4. Per tree report by project arborist, the trunks are measured at 54" above soil height or as noted.



TREE REPLACEMENT TABLE

TOTAL TREES SURVEYED BY ARBORIST	38
TREES TO REMAIN	8
TREES TO BE REMOVED	30
REPLACED TREES REQUIRED	109
NEW TREES TO BE PLANTED	40
TOTAL TREES FOR PROJECT AT COMPLETION	48

Note: All new trees will be from 24" box containers



1 TREE PROTECTION
1/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-TRMT-02

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

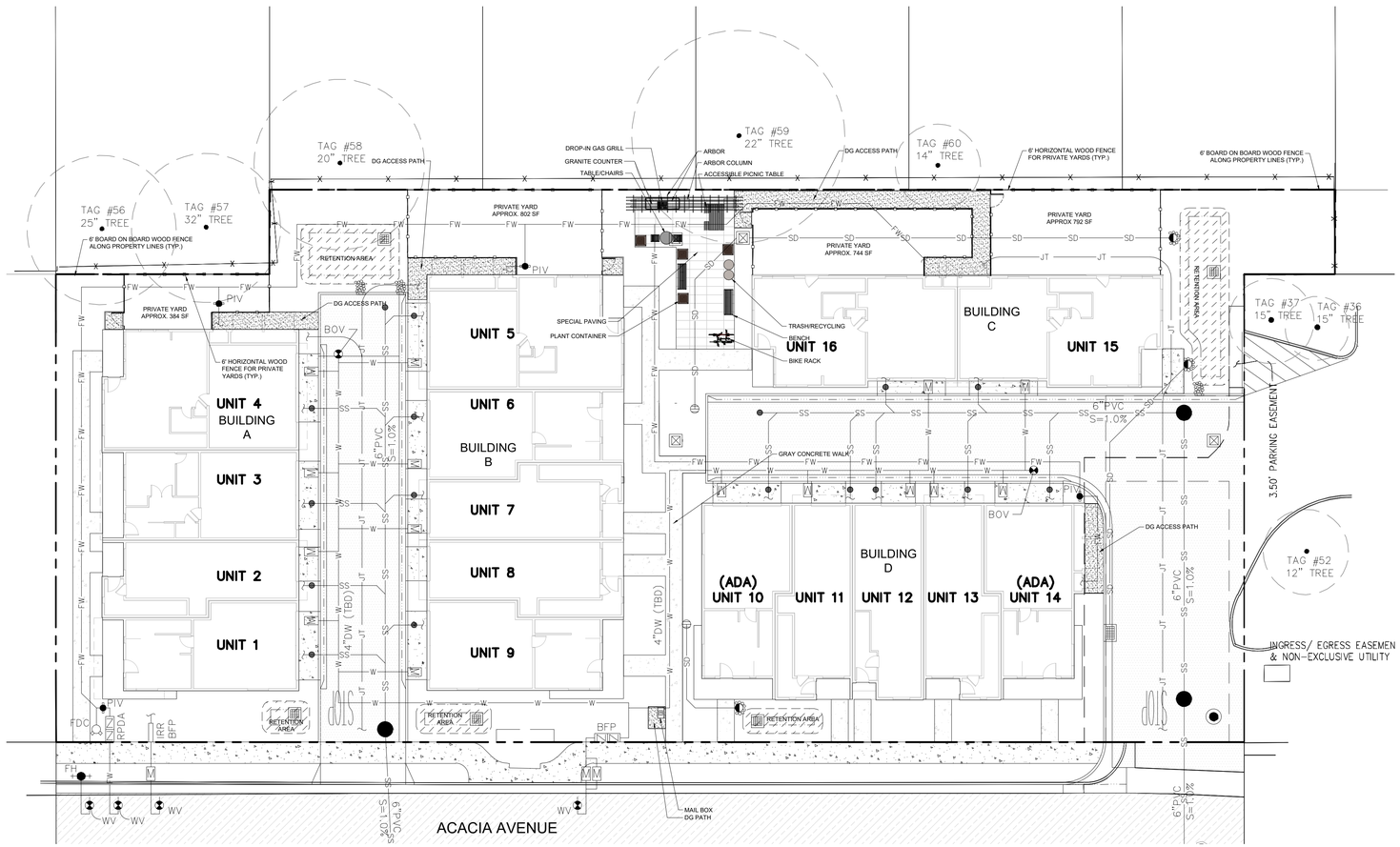
DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

REVISIONS

EXISTING TREES

JOB NO. 202226
SCALE 1/16 = 1' - 0"
DRAWN MA
DATE 2.27.2023

SHEET T-4



SITE FURNISHINGS SCHEDULE

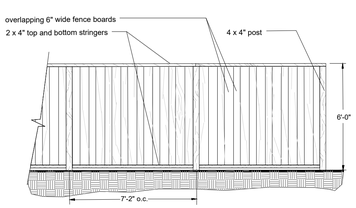
SYMBOL	DESCRIPTION	QTY
	Dumor 470-60HS 6` Steel Bench, Steel Seat, no armrests. Surface Mount 72" length. In AGENTO color	2
	Dumor 299-60-IHS-S-2 6` ADA steel picnic table with bench and two seats, surface mount in AGENTO color	1
	Dumor 199-00-s-2 Steel Bike rack with surface mount. In AGENTO color	1
	Dumor 287-32-SH 32 gallon steel receptacle with shield. Side door emptying. Side deposit. In AGENTO color	2
	Dumor 482-36 36in. diameter steel table in AGENTO color.	1
	Dumor 488-20-VS Steel Chair with steel frame, steel straps and armrests. In AGENTO color	2
	Landscape Forms SREL-30-SQ-MD Sorella Series medium square planter. Recycled plastic bases with fabricated steel panels. 30in. L x 30in. W x 30in. H. in ONYX Color	4
	DROP-IN GAS GRILL TO BE SELECTED	1

NORTH

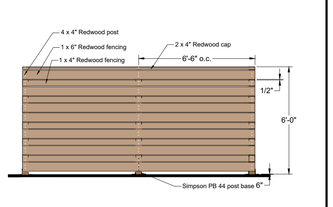
0 16 32 48 feet

SCALE: 1" = 16'

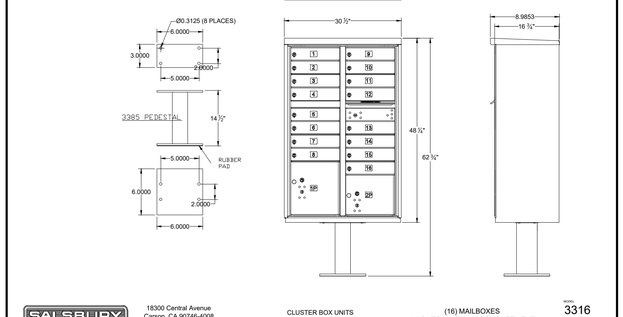
A cooking island and arbor elevation
scale 1/4" = 1' - 0"



B property line wood fence
scale 1/4" = 1' - 0"



C private yard wood fence
scale 1/4" = 1' - 0"



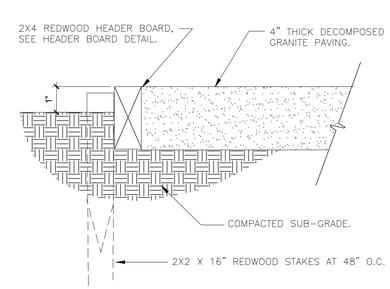
SALSBURY
email: engineering@mailboxes.com
18300 Central Avenue
Carson, CA 90746-4008
Phone: (800) 624-5269
Fax: (800) 624-5299

CLUSTER BOX UNITS
3300 SERIES "T" CBUs
AVAILABLE FOR USPS ACCESS OR PRIVATE ACCESS

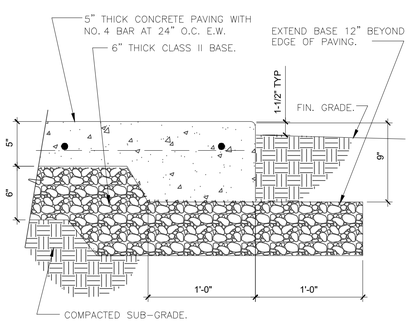
(16) MAILBOXES
(1) OUTGOING MAIL COMPARTMENT
(2) PARCEL LOCKERS

model 3316

D community mailbox
not to scale



E EDGE AT DECOMPOSED GRANITE PAVING
3" = 1'-0" FX-SI-FX-PAV-01



F REINFORCED CONCRETE EDGE
1 1/2" = 1'-0" FX-SI-FX-PAV-10

HARDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	FINISH/PATTERN
no pattern shown	Concrete for Walkways and Driveways	n/a	Natural Gray	Light Broom Finish
	Concrete special paving for common area	n/a	Davis Color #860 PEWTER	Sand Finish 2' x 4' saw cut scoring

Davis Color #860 Pewter

Sand Finish concrete

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

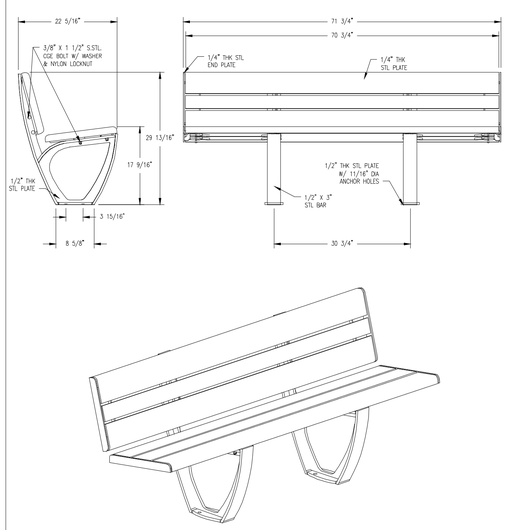
DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

REVISIONS

HARDSCAPE PLAN & ELEVATIONS

JOB NO. 202226
SCALE as noted
DRAWN MA
DATE 2.27.2023

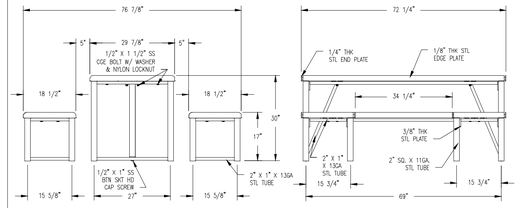
SHEET
L-1.0

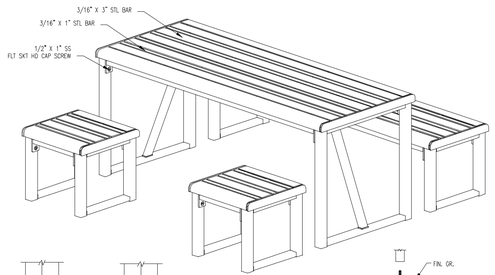


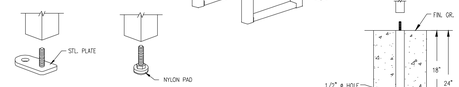
NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

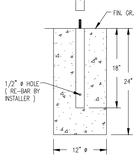
DuMor, Inc.	BENCH	DATE DRAWN : 5/30/14 DRAWN BY : JSB DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 470-60HS/S-2	SHEET 1 OF 2







S-2 SURFACE S-5 FREE STANDING

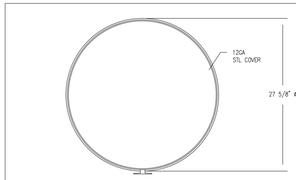


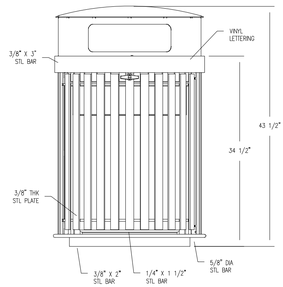
☐ S-1 EMBEDMENT

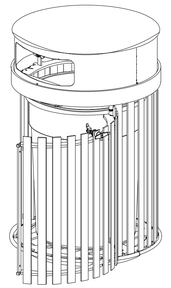
NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2.

DuMor, Inc.	TABLE	DATE DRAWN : 11/20/17 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 299-60-1HS	SHEET 1 OF 2



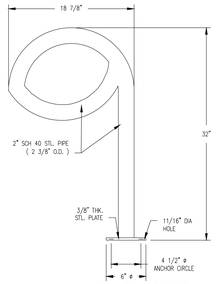




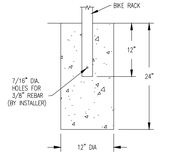
NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED (QTY 3).
3.) RECYCLING UNIT HINGE FOR REMOVAL OF 32 GAL LINER.

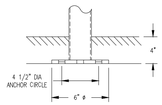
	RECEPTACLE	DATE DRAWN : 11/10/16 DRAWN BY : JSB DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 287-32-SO	SHEET 1 OF 2



☐ S-2 SURFACE MOUNT



☐ S-1 EMBEDMENT



☐ S-4 SUB FLOOR

FINISH OPTIONS

☐ GALV. FINISH
☐ COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTE:

1.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE DATE DRAWN : 09/23/10 DRAWN BY : ESS DATE REV. : 10/16/12 REV. BY : ESS	TITLE : BIKE RACK	REV. B	DRAWING NUMBER 199 SERIES	SHEET 1 OF 2

DuMor metal bench Model 470-60HS S-2
in ARGENTO color

DuMor accessible metal picnic table Model 299-60-IHS-S-2
in ARGENTO color

DuMor trash receptacle
in ARGENTO color

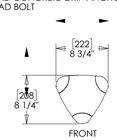
DuMor color
for all site furnishings

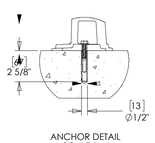
DuMor bike rack Model 190-00-S-2
in ARGENTO color

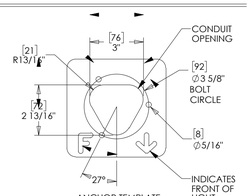
FGP Path light
Product Drawing

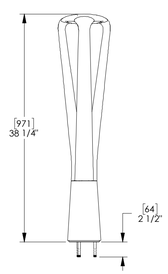
Date: 09/27/2019
www.landscapeforms.com Ph: 800.521.2546

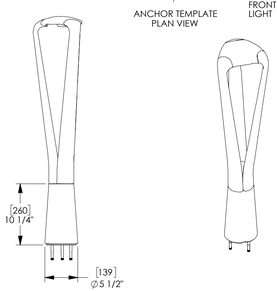
ANCHORING HARDWARE INCLUDED:
(3) 5/16-18 INTERNAL THREAD CONCRETE GRIP ANCHOR
(3) 5/16-18 x 1-1/4" HEX HEAD BOLT
(3) 5/16" FLAT WASHER











landscapeforms

Drawing: AG400
Dimensions are in inches [mm]
U.S. Patent No. D752,269

Titanium color option for Sorella Planter

FGP Path Light

Material / Colors

Powdercoated Metal (Metallic)*

Powdercoated Metal
Powdercoated Metal Pangard III® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

* All colors and patterns shown are approximate and may vary from sample and final.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

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Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

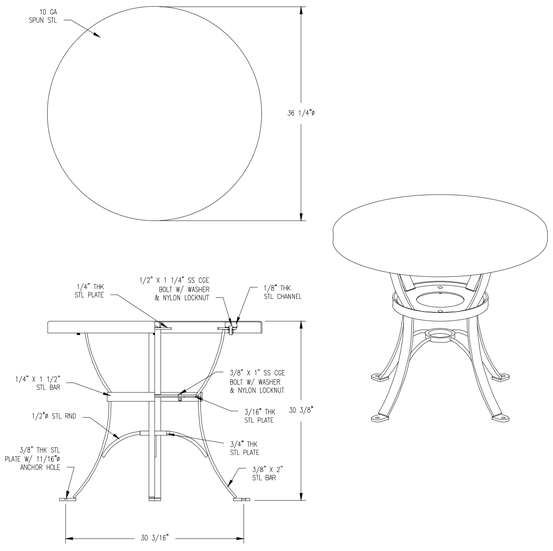
DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

REVISIONS

SITE FURNISHINGS

JOB NO. 202226
SCALE not to scale
DRAWN MA
DATE 2.27.2023

SHEET
L-1.1

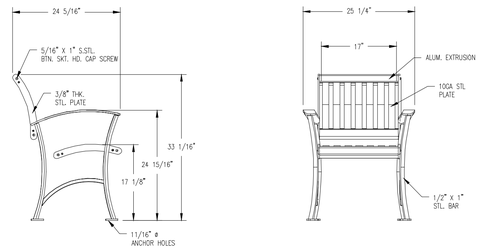


NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, Inc.	TABLE	DATE DRAWN : 11/10/14 DRAWN BY : RDH DATE. REV. : REV. BY :	REV. A	DRAWING NUMBER 482-36	SHEET 1 OF 2



NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, Inc.	CHAIR	DATE DRAWN : 7/11/14 DRAWN BY : JSB DATE. REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 480-20VS	SHEET 1 OF 2

DuMor metal 36" table Model 482-42-S-2
in ARGENTO color

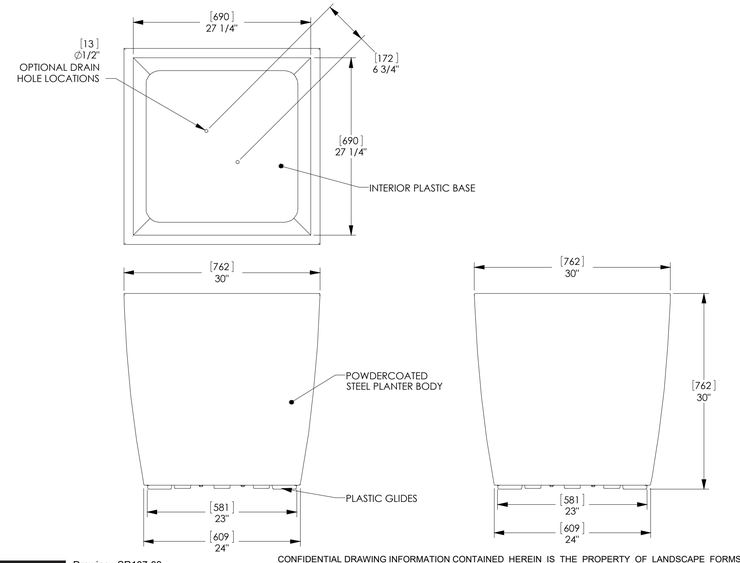
DuMor color for all site furnishings

DuMor metal chair Model 480-20VS-S-2
in ARGENTO color

Sorella Planter, 30"w x 30"d x 30"h, powder coated steel

Product Drawing

Date: 6/9/2015
www.landscapeforms.com Ph: 800.521.2546



landscapeforms

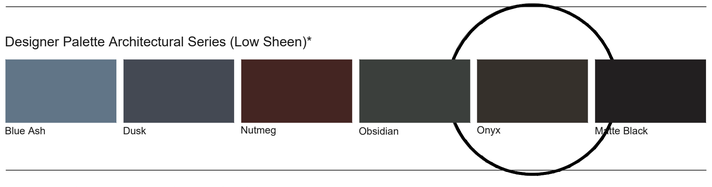
Drawing: SR107-03
Dimensions are in inches [mm]

Landscapeforms planter
Sorella 30" x 30" x 30"

Sorella Planter

Material / Colors

Designer Palette Architectural Series (Low Sheen)*



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Onyx color option for Sorella Planter

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

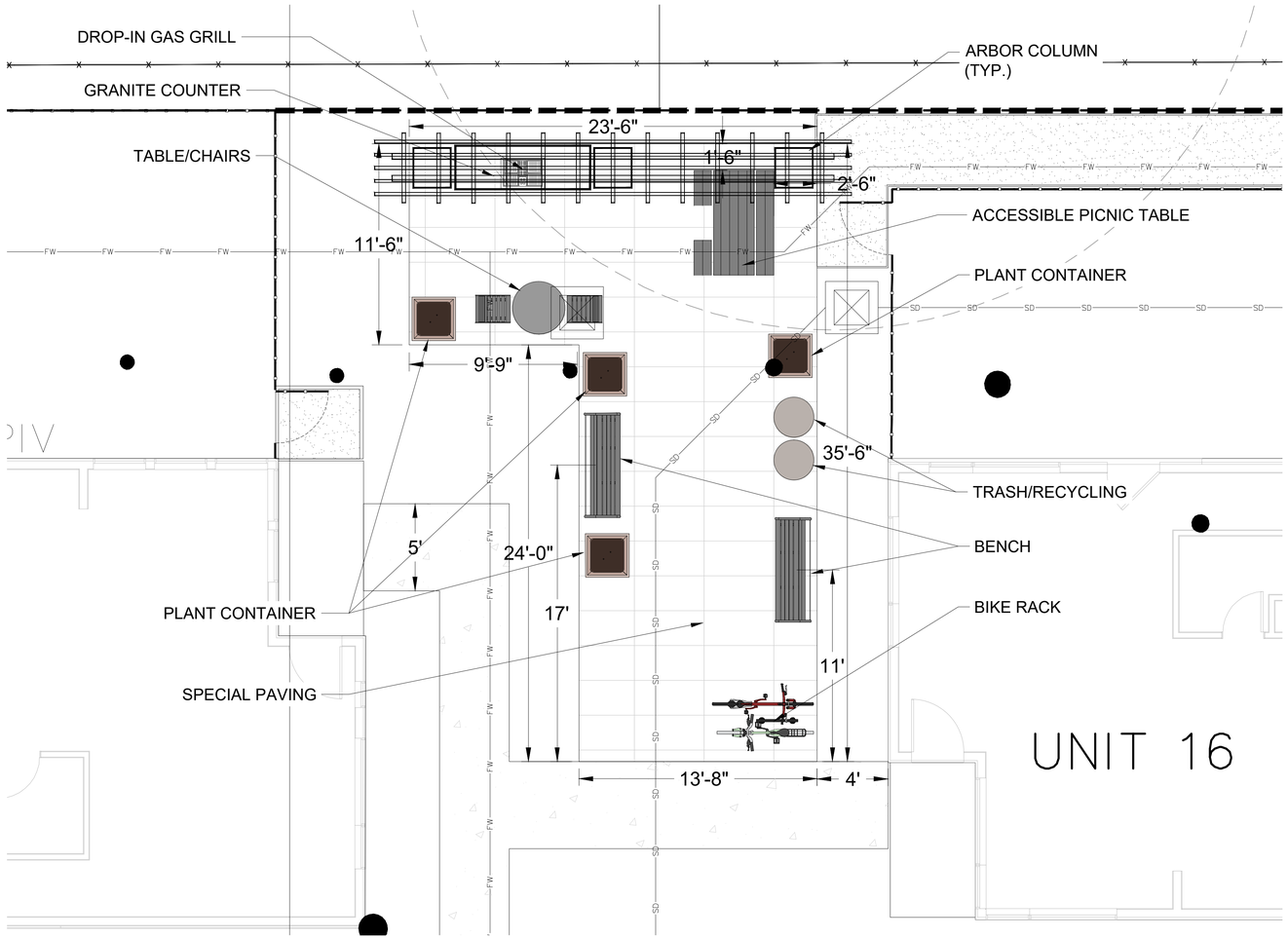
DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

REVISIONS

SITE FURNISHINGS

JOB NO. 202226
SCALE not to scale
DRAWN MA
DATE 2.27.2023

SHEET
L-1.2



NORTH

0 4 8 12 feet

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

SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Dumor 470-60HS 6` Steel Bench, Steel Seat, no armrests. Surface Mount 72" length. In AGENTO color	2
	Dumor 299-60-IHS-S-2 6` ADA steel picnic table with bench and two seats, surface mount in AGENTO color	1
	Dumor 199-00-s-2 Steel Bike rack with surface mount. In AGENTO color	1
	Dumor 287-32-SH 32 gallon steel receptacle with shield. Side door emptying. Side deposit. In AGENTO color	2
	Dumor 482-36 36in. diameter steel table in AGENTO color.	1
	Dumor 488-20-VS Steel Chair with steel frame, steel straps and armrests. In AGENTO color	2
	Landscape Forms SREL-30-SQ-MD Sorella Series medium square planter. Recycled plastic bases with fabricated steel panels. 30in. L x 30in. W x 30in. H. in ONYX Color	4
	DROP-IN GAS GRILL TO BE SELECTED	1

HARDSCAPE MATERIAL LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	FINISH/PATTERN
no pattern shown	Concrete for Walkways and Driveways	n/a	Natural Gray	Light Broom Finish
	Concrete special paving for common area	n/a	Davis Color #860 PEWTER	Sand Finish 2' x 4' saw cut scoring

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

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MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

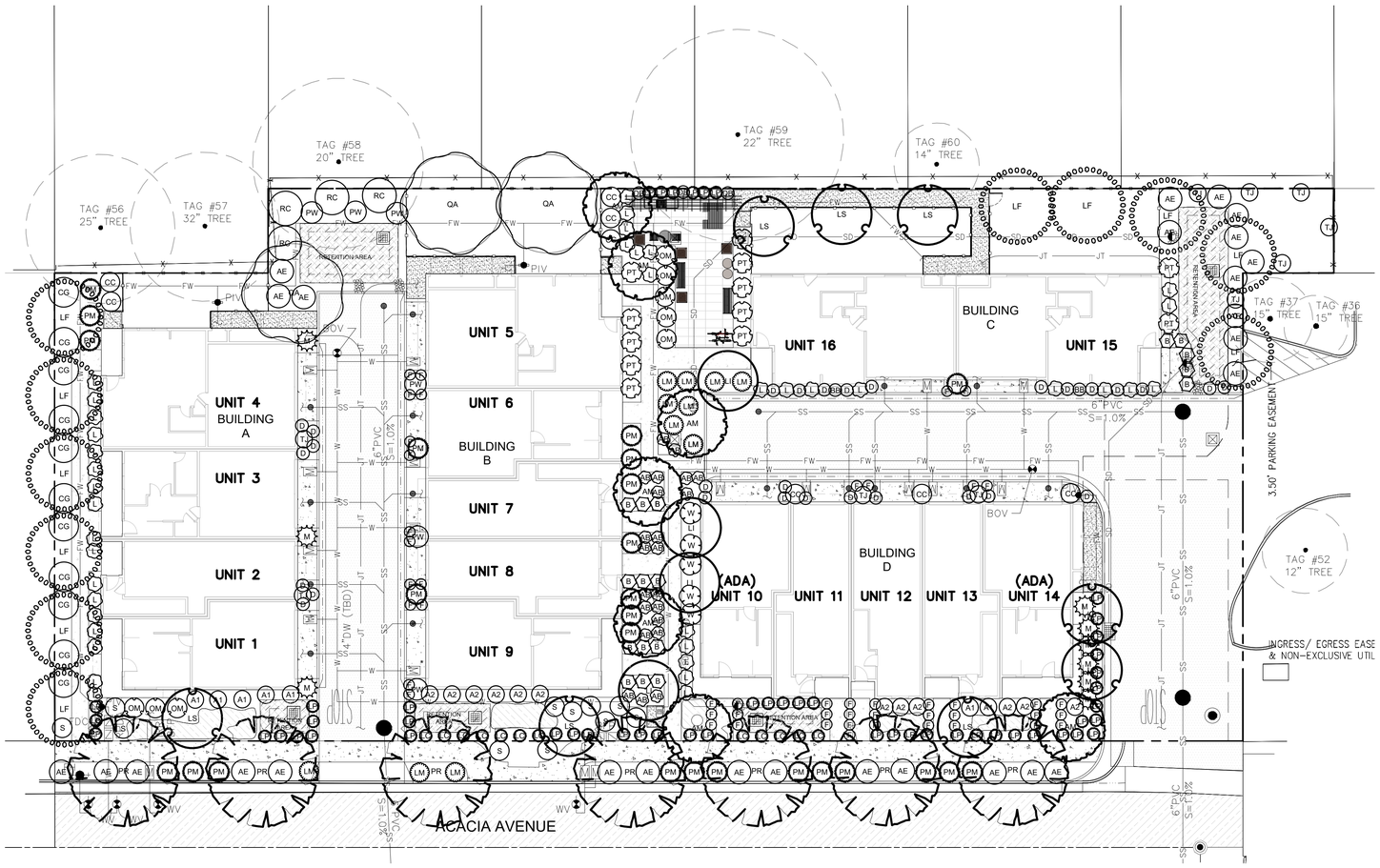
REVISIONS

COMMON AREA LAYOUT PLAN

JOB NO. 202226
SCALE 1/4 = 1' - 0"
DRAWN MA
DATE 2.27.2023

SHEET

L-1.3



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*
AM	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	7	Low
LI	Lagerstroemia indica / Crape Myrtle	24" box	4	Medium
LS	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24" box	8	Low
LF	Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood	24" box	11	Low
PR	Platanus racemosa / California Sycamore	24" box	7	Medium
QA	Quercus agrifolia / Coast Live Oak	24" box	3	Low

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*
AB	Abelia x grandiflora 'Conti' / Confetti® Variegated Abelia	5 gal	22	Medium
A1	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	5 gal	7	Low
A2	Anigozanthos x 'Bush Gold' / Bush Gold Kangaroo Paw	5 gal	12	Low
AE	Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita	5 gal	27	Medium
B	Buxus x 'Green Mountain' / Green Mountain Boxwood	1 gal	18	Medium
CG	Ceanothus griseus horizontalis / Carmel Creeper	5 gal	11	Low
CC	Correa x `Carmine Bells` / Carmine Bells Australian Fuchsia	5 gal	8	Low
D	Dietes bicolor / Fortnight Lily	5 gal	29	Low
LM	Lantana montevidensis `Spreading Sunset` / Yellow Trailing Lantana	5 gal	12	Medium
L	Lavandula x intermedia 'Provence' / Provence Lavendin	5 gal	39	Low
OM	Olea europaea `Montra` TM / Little Ollie Olive	5 gal	8	Low
PT	Pittosporum tenuifolium 'Marjorie Channon' / Marjorie Channon Tawhiwhi	5 gal	12	Medium
RC	Rhamnus californica / California Coffeeberry	5 gal	4	Low
S	Salvia leucantha 'All Purple' / All Purple Mexican Bush Sage	5 gal	11	Low
W	Westringia fruticosa 'WES08' / Aussie Box® Coast Rosemary	5 gal	5	Low

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*
F	Festuca cinerea `Elijah`s Blue` / Elijah`s Blue Fescue	1 gal	48	Low
LC	Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	1 gal	12	Low
LP	Lomandra x 'Platinum Beauty' / Variegated Mat Rush	1 gal	52	Low
M	Miscanthus transmorrisonensis / Evergreen Eulalia	5 gal	9	Low
PM	Phormium x 'Maori Sunrise' / Maori Sunrise New Zealand Flax	5 gal	25	Medium
PW	Phormium x 'Yellow Wave' / Yellow Wave New Zealand Flax	5 gal	6	Low

VINES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*
BB	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 gal	2	Low
DB	Distictis buccinatoria / Blood Red Trumpet Vine	15 gal	3	Medium
TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	10	Medium

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WATER USE*
CAR PAN	Carex pansa / Meadow Sedge	1 GAL	30" o.c.	175	Medium
NEP SEL	Nepeta x faassenii 'Select Blue' / Select Blue Catmint	1 GAL	30" o.c.	64	Low

*Water Use based on WUCOLS IV

"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the Irrigation Design Plan"

Michael A. Arnone, Landscape Architect — date
California License #3347

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

REVISIONS

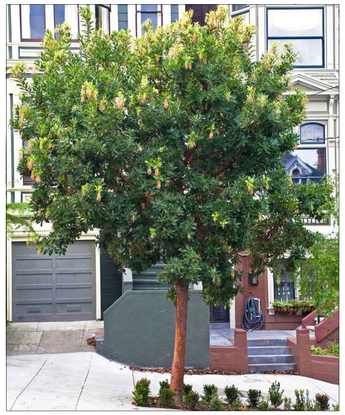
PLANTING PLAN

JOB NO. 202226
SCALE 1/16 = 1' - 0"
DRAWN MA
DATE 2.27.2023

SHEET

L-2.0

TREES



Arbutus x `Marina`
Arbutus Standard

Lagerstroemia indica
Crape Myrtle

Laurus nobilis `Saratoga`
Sweet Bay

Lyonothamnus floribundus asplenifolius
Fernleaf Catalina Ironwood

Platanus racemosa
California Sycamore

Quercus agrifolia
Coast Live Oak

SHRUBS

Abelia x grandiflora 'Conti'
Confetti® Variegated Abelia

Anigozanthos x 'Big Red'
Big Red Kangaroo Paw

Anigozanthos x 'Bush Gold'
Bush Gold Kangaroo Paw

Arctostaphylos x `Emerald Carpet`
Emerald Carpet Manzanita

Buxus x 'Green Mountain'
Green Mountain Boxwood

Ceanothus griseus horizontalis
Carmel Creeper

Correa x `Carmine Bells`
Carmine Bells Australian Fuchsia

Dietes bicolor
Fortnight Lily

Lantana montevidensis `Spreading Sunset`
Yellow Trailing Lantana

Lavandula x intermedia 'Provence'
Provence Lavender

Olea europaea `Montra` TM
Little Ollie Olive

Pittosporum tenuifolium 'Marjorie Channon'
Marjorie Channon Tawhiwhi

Rhamnus californica
California Coffeeberry

Salvia leucantha 'All Purple'
All Purple Mexican Bush Sage

Westringia fruticosa 'WES08'
Aussie Box® Coast Rosemary

ORNAMENTAL GRASSES

Festuca cinerea `Elijah`s Blue`
Elijah`s Blue Fescue

Leymus condensatus 'Canyon Prince'
Canyon Prince Giant Wild Rye

Lomandra x 'Platinum Beauty'
Variegated Mat Rush

Miscanthus transmorrisonensis
Evergreen Eulalia

Phormium x 'Maori Sunrise'
Maori Sunrise New Zealand Flax

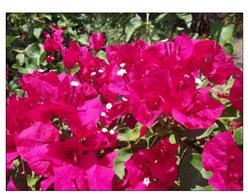
Phormium x 'Yellow Wave'
Yellow Wave New Zealand Flax

GROUND COVERS

Carex pansa
Meadow Sedge

Nepeta x faassenii 'Select Blue'
Select Blue Catmint

VINES



Bougainvillea x 'Barbara Karst'
Barbara Karst Bougainvillea

Distictis buccinatoria
Blood Red Trumpet Vine

Trachelospermum jasminoides
Star Jasmine Trellis

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

mike@arnonelandscape.com 831.462.4988

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(Exp 7/31/24)
STATE OF CALIFORNIA

DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

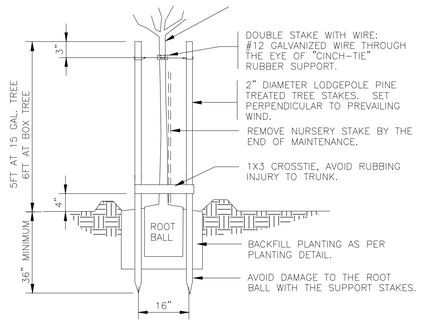
REVISIONS

PLANT IMAGES

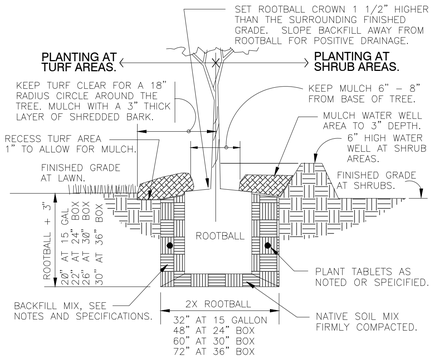
JOB NO. 202226
SCALE not to scale
DRAWN MA
DATE 2.27.2023

SHEET

L-2.1



STAKING DETAIL

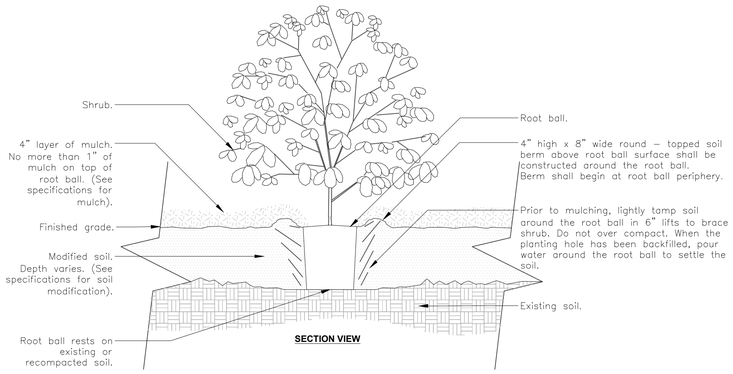


PLANT PIT DETAIL

1 TREE PLANTING DOUBLE STAKE

1" = 1'-0"

FX-PL-FX-TREE-10



SECTION VIEW

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

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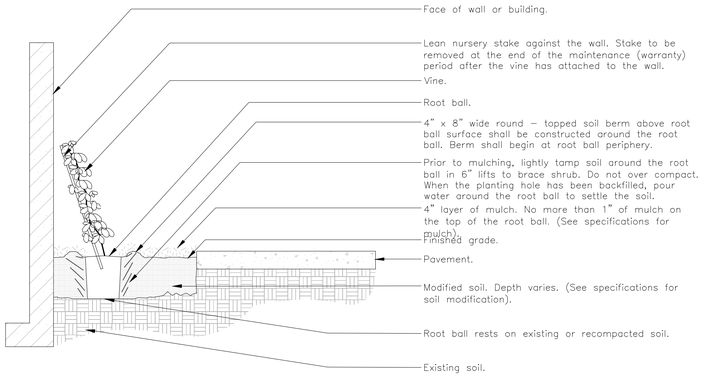
FX-PL-FX-SHRB-03



Notes:
1- Vines shall be of quality as prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

3 VINE - MODIFIED SOIL

1/2" = 1'-0"

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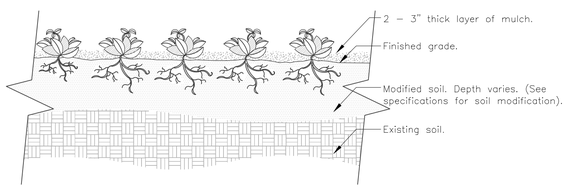
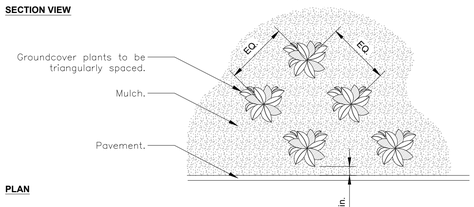
FX-PL-FX-SHRB-06



SECTION VIEW



PLAN

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperty can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER

3/4" = 1'-0"

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FX-PL-FX-GROU-01

UB 24-2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Partners, L.P. 81 Langton St. #4 San Francisco, LA (800-458-7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

2.The basic properties of the material shall be:

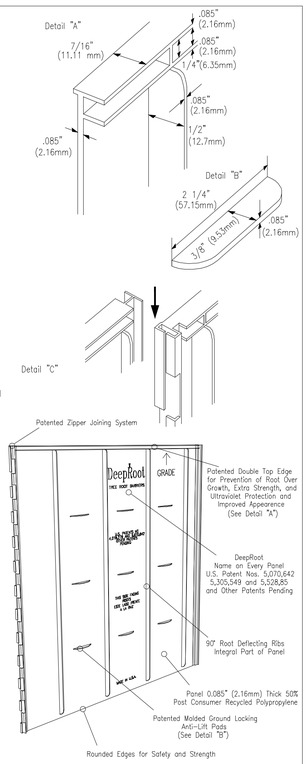
Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield - Wall	D638	2,354 PSI
Tensile strength @ yield - Hinge	D638	2,846 PSI
Yield Elongation - Wall	D638	7.44%
Yield Elongation - Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact - Wall	D256A	3.84 (ft-lbs)
Rockwell Hardness r. scale - Wall	D785A	84.4

U.S. Patents: 5,070,642 , 5,305,549 and 5,528,857.
Other Patents Pending.

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings



5 ROOT BARRIER

not to scale

PLANTING NOTES

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect. See additional notes on sheet L1.0.
2. After rough grading of site the Landscape Contractor shall perform a soils test. Samples from approximate locations of planting shall be taken and sent to a certified soils laboratory for analysis and recommendations. The landscape contractor shall pay all associated testing fees. When completed the soils report shall be sent to the project owner and Landscape Architect. The contractor shall follow amendment recommendations specified in the soils report and show proof of purchase for each of the recommended amendments. At a minimum the contractor shall amend soil as per the following:
   6 cubic yards Nitrofied Redwood Sawdust per 1000 sq. ft
   If topsoil is intact, spread compost over surface of soil and incorporate into top 8 inches of planting area.
3. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. No plants shall be planted with root balls or new pits in a dry condition.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
8. Add plant controlled release fertilizer tabs as per the following:
   Best Tabs 20-10-15: 1 tablet per one gallon plant
   2 tablets per five gallon plant
   9 tablets per fifteen gallon plant
9. All newly planted material shall be watered by deep soaking within 3 hours of planting.
10. All planting areas shall receive 3 inches of mini grind bark chip top dressing (mulch).
11. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
12. Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

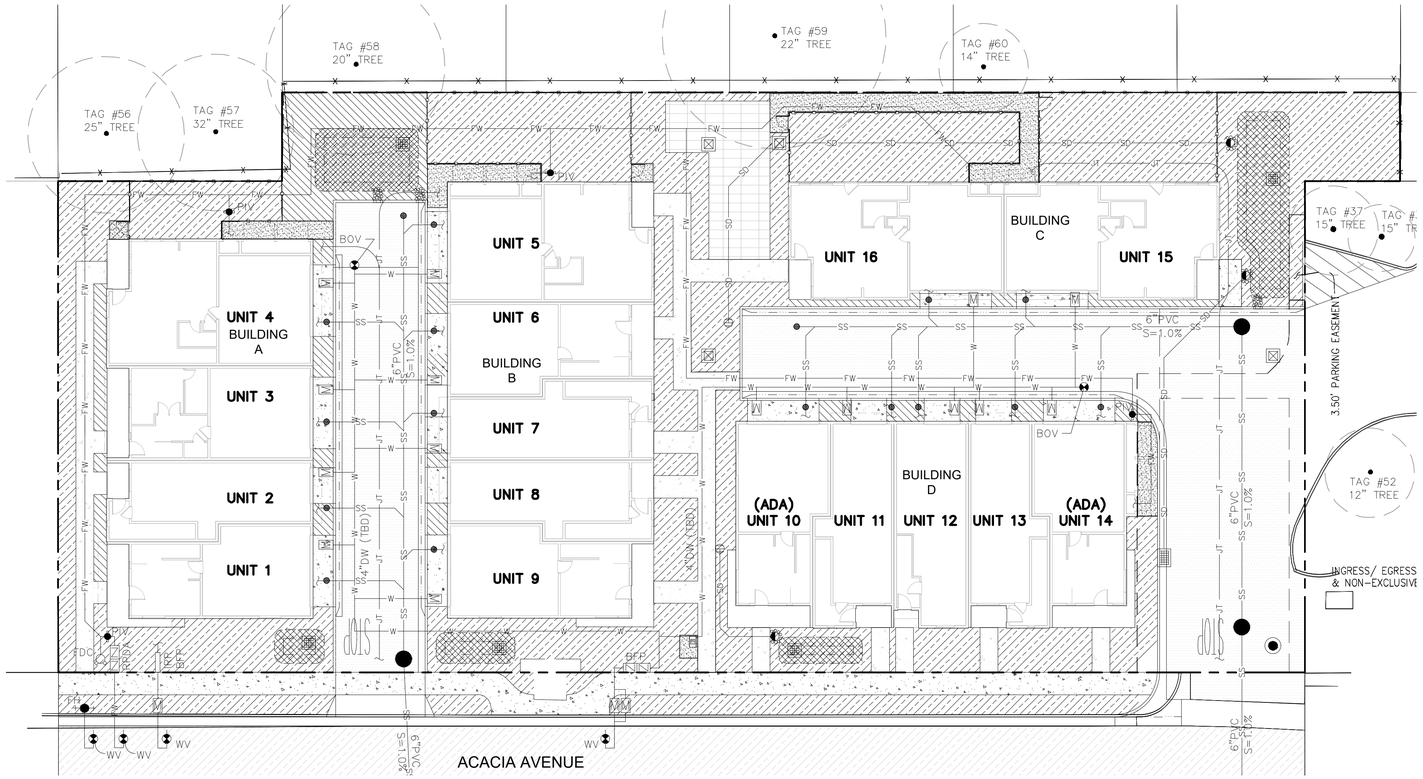
REVISIONS

PLANTING DETAILS & NOTES

JOB NO. 202226
SCALE as noted
DRAWN MA
DATE 2.27.2023

SHEET

L-2.2



NORTH

0 16 32 48 feet

SCALE: 1" = 16'

"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the Irrigation Design Plan"

Michael A. Arnone, Landscape Architect — date
California License #3347

HYDROZONE MAP LEGEND

SYMBOL	DESCRIPTION	QTY
	DRIP LOW LOW WATER USE	8,949 s.f.
	DRIP MODERATE MODERATE WATER USE	645.3 s.f.
	RETENTION BASINS OVERHEAD SPRAY MODERATE WATER USE	1,076 s.f.
	TOTAL LANDSCAPE AREA	10,669 s.f.

Water Efficient Landscape Worksheet to be submitted with Irrigation Design Plans

M A W A

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Messages and Warnings

Click on the blue cell on right to Pick City Name	Palo Alto	Name of City
ETo of City from Appendix A	43.00	ETo (inches/year)
	1076	Overhead Landscape Area (ft2)
	9593	Drip Landscape Area (ft2)
	0	SLA (ft2)
Total Landscape Area	10,669.00	

Results:

(ETo) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	156,439.55	Gallons
	20,913.00	Cubic Feet
	209.13	HCF
	0.48	Acre-feet
	0.16	Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)
Precipitation (Optional)

ETo of City from Appendix A	43.00	ETo (inches/year)
Total Landscape Area	10,669.00	LA (ft2)
Special Landscape Area	0.00	SLA (ft2)
		Total annual precipitiation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)

Results:

MAWA = [(ETo - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

E T W U

Estimated Total Water Use

Equation: ETWU = ETo x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft2))/IE
Zone 1	Drip	Low	0.30	8,949	0.81	3,314
Zone 2	Drip	Medium	0.60	644	0.81	477
Zone 3	Overhead Spray	High	0.70	1,076	0.75	1,004
						4,796
		SLA		0		0
			Sum	10,669		

Results

MAWA =	156,440	ETWU=	127,855	Gallons
			17,092	Cubic Feet
			171	HCF
			0	Acre-feet
			0	Millions of Gallons

ETWU complies with MAWA

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

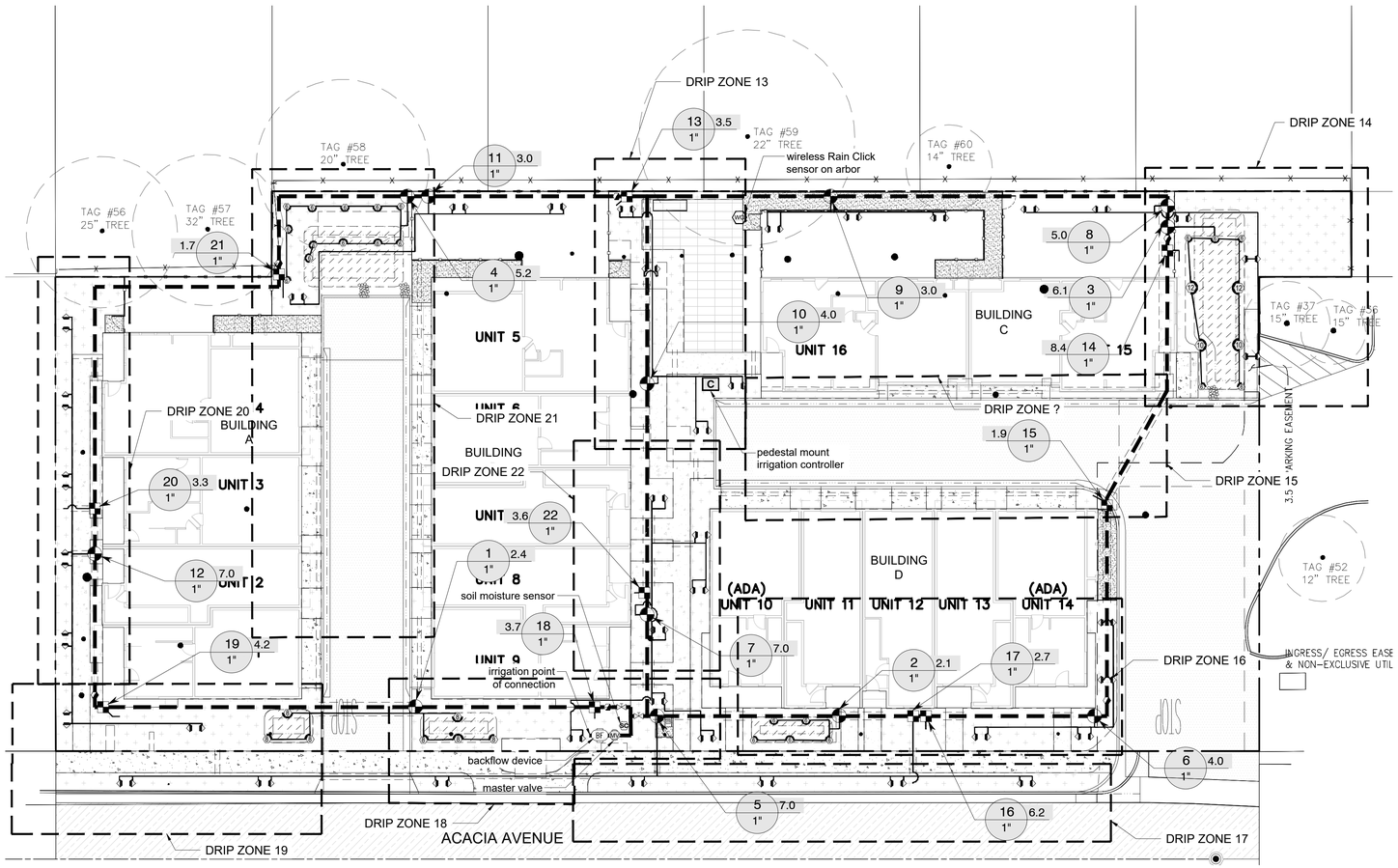
REVISIONS

HYDROZONE MAP & WATER USE CALCULATIONS

JOB NO. 202226
SCALE 1/16 = 1' - 0"
DRAWN MA
DATE 2.27.2023

SHEET

L-3.0



"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the Irrigation Design Plan"

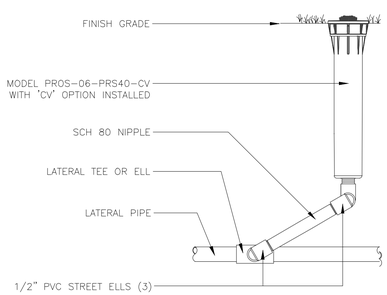
Michael A. Arnone, Landscape Architect — date
California License #3347

NORTH

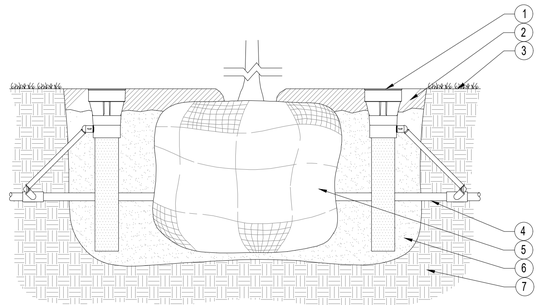
0 16 32 48 feet

SCALE: 1" = 16'

Valve Callout
Valve Number
Valve Flow
Valve Size



1 PROS-06-PRS40-CV MP ROTATOR SPRINKLER (1)
3" = 1'-0" FX-IR-HUNT-SPRA-77



2 ROOT ZONE WATERING SYSTEM - 18"
NOT TO SCALE

LEGEND:

1. 18" ROOT ZONE WATERING SYSTEM PER PLAN
2. MULCH
3. FINISHED GRADE
4. LATERAL PIPE - SIZE PER PLAN
5. ROOT BALL
6. AMENDED SOIL MEDIA (PER SOILS REPORT)
7. NATIVE SOIL

NOTES
INSTALL RZWS SLEEVE OVER TUBE TO HELP PREVENT SOIL INTRUSION

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
2Q 2H 4Q 4H 6Q 6H	Hunter PROS-12-CV SR Series Shrub Spray, 12in. Pop-Up. With Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	22	30
Q T H F	Hunter PROS-12-CV 8 Series Shrub Spray, 12in. Pop-Up. With Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	7	30
Q T H F	Hunter PROS-12-CV 10 Series Shrub Spray, 12in. Pop-Up. With Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	2	30
Q T H TT TQ F	Hunter PROS-12-CV 12 Series Shrub Spray, 12in. Pop-Up. With Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	2	30
0.25 0.50	Hunter RZWS-18-CV 18" long RZWS with installed .25gpm or .50gpm bubbler options, Check Valve, 1/2" swing joint for connection to 1/2" pipe	80	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	10
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	9,593 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	12
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	7
	Nibco T-580-S6-R-66-LL Stainless steel ball valve shut off valve	2
MV	Rain Bird EFB-CP-PRS-D 2" 1", 1-1/4", 1-1/2", 2" Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1
C	Hunter A2C-2400-PP 24-Station controller with two (2) A2M-600 modules in an outdoor plastic pedestal.	1
SC	Hunter SOIL-CLIK The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.	1
WR	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1
	Irrigation Lateral Line: PVC Class 315 SDR 13.5	1,360 l.f.
	Irrigation Mainline: PVC Schedule 40	900 l.f.
	Pipe Sleeve: PVC Schedule 80	540 l.f.

IRRIGATION NOTES

1. Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
2. Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades. Contractor shall install irrigation system in accordance with all local codes and ordinances.
3. Point of connection for irrigation shall be taken from the new dedicated irrigation meter as shown. Verify location of new meter in field prior to start of work. Contractor shall connect to meter and install the back flow device, master valve, manual shutoff valves, mainline, lateral lines, remote control valves, drip valve assemblies, quick coupler valves, and drip tubing as shown.
4. Contractor shall install manual shutoff valves at locations shown for maintenance and repair.
5. Bubbler valves have been designed to operate at a maximum of 10 gallons per minute at 30 p. s. i.. Overhead spray valves for the bio-retention basins have been designed to operate at a maximum of 10 gallons per minute at 30 p. s. i.. Drip valves have been designed to operate at a maximum of 5 gallons per minute at 20 p. s. i.. Irrigation contractor shall verify a static pressure of at least 75 p.s.i. at the point of connection prior to the installation of the irrigation system. Contractor shall read static pressure at point of connection prior to installation of irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate either system, contractor shall notify landscape architect and request review of design. In line pressure regulators or booster pumps may be required if static pressure is above or below the required dynamic pressure. Extra stations are available on all of the controllers if needed.
6. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard."
7. Irrigation Contractor shall install a pedestal mount controller to be located at the approximate location shown or as determined by the contractor supplying the electrical power source.
8. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation.
9. The Wireless Solar Sync Rain Sensor shall be mounted as per manufacturer's instructions within 100' of the controller. A suggested location is a joist on the common area arbor. The Soil Sensor shall be installed as per manufacturer's instructions near the master valve as shown on plans.
10. Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
11. Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
12. Sleeves shall be located as per plan and as needed to reach all planting areas to be irrigated. Irrigation contractor shall coordinate placement of all irrigation sleeves with general contractor and concrete sub contractor to be sure all areas will be accessible for irrigation lines and drip tubing.
13. Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
14. Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
15. Contractor shall determine the number and location of emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
16. Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system.
17. All mainline shall be 2" Sch. 40 PVC. All laterals shall be 1" Class 315 PVC unless noted.
18. Irrigation shall run between 7:00pm and 9:00am.

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

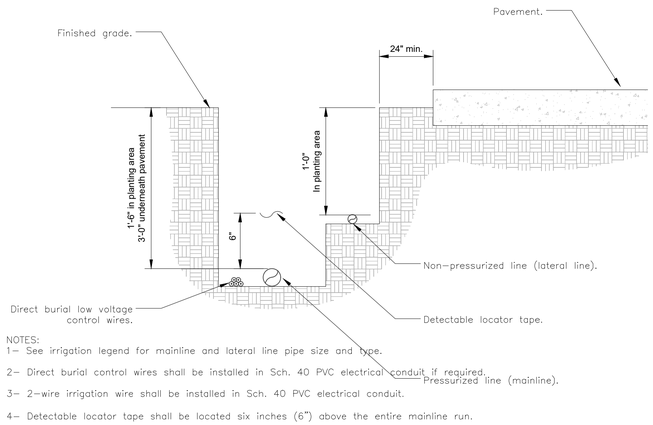
DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

REVISIONS

IRRIGATION PLAN, EQUIP. SCHEDULE, IRRIGATION NOTES, & DETAILS

JOB NO. 202226
SCALE 1/16 = 1' - 0"
DRAWN MA
DATE 2.27.2023

SHEET
L-3.1

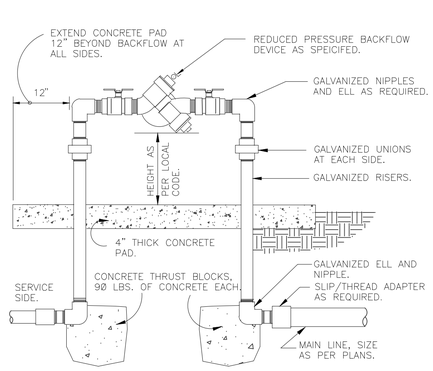


NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

1 IRRIGATION TRENCHING

1 1/2" = 1'-0"

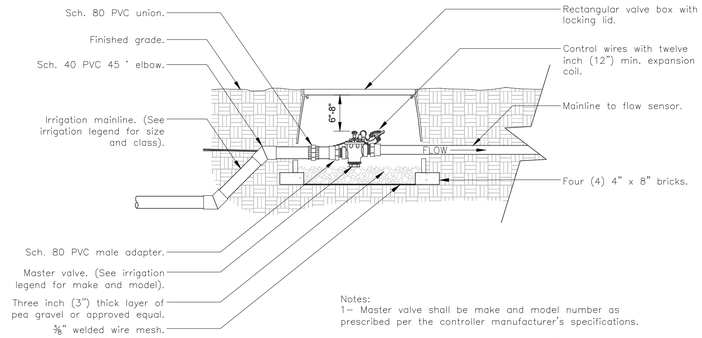
FX-IR-FX-AUXEQ-08



2 REDUCED PRESSURE BACKFLOW

1 1/2" = 1'-0"

FX-IR-FX-BACK-04

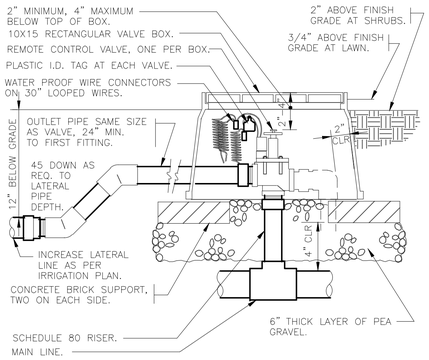


Notes:
1- Master valve shall be make and model number as prescribed per the controller manufacturer's specifications.
2- Install master valve per manufacturer's specifications and recommendations.
3- Master valve wire shall be 14 AWG or larger. Color: black.
4- All wire runs shall be continuous without any splices. Wire connections shall be made using DBR-Y/6 connectors or approved equal.
5- Wrap valve box with min. 3 mil. thick plastic and secure it to the valve box using duct tape or electrical tape.
6- See master valve/ flow sensor detail for [illegible]
7- Valve boxes shall be located in planting areas.

3 MASTER VALVE

1" = 1'-0"

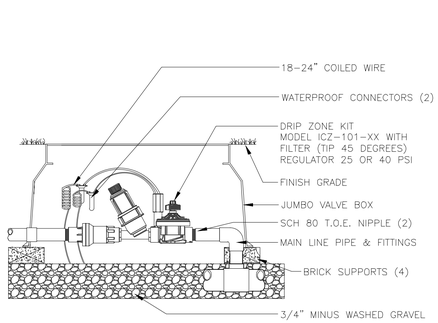
FX-IR-FX-MAST-06



4 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0"

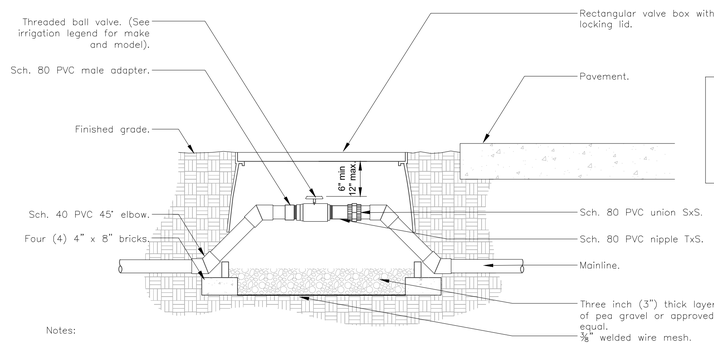
FX-IR-FX-RCV-04



5 ICZ-101 DRIP CONTROL ZONE

1 1/2" = 1'-0"

FX-IR-HUNT-DRIP-18

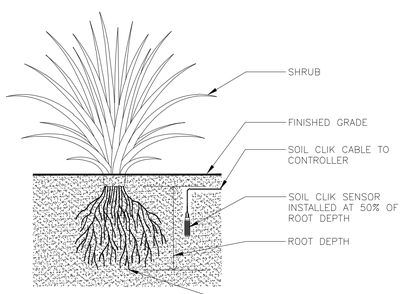


Notes:
1- Locate valve boxes in planting areas.
2- Wrap valve box with a minimum of 3 mil thick plastic and secure it using duct tape or electrical tape.
3- All threaded connection to be made using teflon tape.
4- All changes in elevation shall be made using Sch. 40 PVC 45° elbows.

6 BALL VALVE - 3" AND SMALLER

1 1/2" = 1'-0"

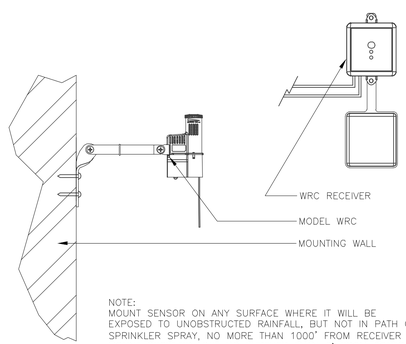
FX-IR-FX-SHUT-01



7 SOIL CLIK SENSOR INSTALLED IN SHRUB AREA

NOT TO SCALE

FX-IR-HUNT-SENS-09

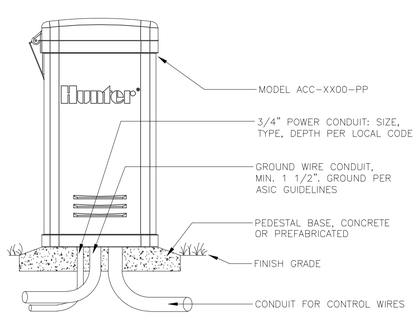


NOTE;
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 1000' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

8 WIRELESS RAIN-CLIK

3" = 1'-0"

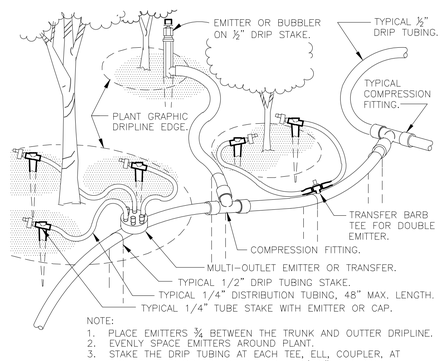
FX-IR-HUNT-SENS-17



9 ACC CONTROLLER PLASTIC PEDESTAL

1" = 1'-0"

FX-IR-HUNT-CONT-09



NOTE:
1. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

USE BUBBLERS FOR TREES AS NOTED IN LEGEND; USE TUBING FOR ALL SHRUBS

10 TYPICAL DRIP TUBING

1 1/2" = 1'-0"

FX-IR-FX-DRIP-01

"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the Irrigation Design Plan"

Michael A. Arnone, Landscape Architect — date
California License #3347

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

LICENSED LANDSCAPE ARCHITECT
MICHAEL A ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

DIVIDEND HOMES
ACACIA AVENUE
PALO ALTO CALIFORNIA

REVISIONS

IRRIGATION DETAILS

JOB NO. 202226
SCALE as noted
DRAWN MA
DATE 2.27.2023

SHEET

L-3.2