


160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

[illegible]

A-2


CITY OF
PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) <http://www.bsc.ca.gov/Home/CALGreen.aspx>
 City of Palo Alto Development Center Green Building Requirements http://www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp
 City of Palo Alto Green Building Ordinance 5481 (PAMC 16.14 Amendments) [http://library.amlgal.com/xd/gateway.dll/Caifornia/paloalto_ca/paloaltomunicipalcode?templates\\$fn=default.htm&id=amlgal.paloalto_ca](http://library.amlgal.com/xd/gateway.dll/Caifornia/paloalto_ca/paloaltomunicipalcode?templates$fn=default.htm&id=amlgal.paloalto_ca)

<p>Legend:</p> <p>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</p>	<p>ADU Exception:</p> <p>Free standing detached Accessory Dwelling Units of new construction shall meet the following:</p> <ol style="list-style-type: none"> 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
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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 _____.

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

CITY STAMPS ONLY

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

Make sure your crews and subs do the job right!

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/

September 28, 2020 Arborist's Inventory & Report (TPR): Zach: 162 Waverley St., PA. 94301 Page #17 of 17

WAVERLEY RESIDENCES : 12/14/2020 3:03 PM

APPENDIX J

STREET TREE PROTECTION INSTRUCTIONS --SECTION 3I--

3I-1 General

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

3I-2 References Documents

- Detail (ECC)** – Illustration of situations described below.
- Tree Technical Manual (TTM) Forms** (<http://www.cityofpaloalto.org/trees/>)
 - Treating Restriction Zones (TTM, Section 2.402C)
 - Arborist Reporting Protocol (TTM, Section 2.403)
 - Site Plan Requirements (TTM, Section 2.405)
 - Tree Disclosure Statement (TTM, <http://www.cityofpaloalto.org/trees/forms/>)
- Street Tree Verification (STV) Form** (<http://www.cityofpaloalto.org/trees/forms/>)

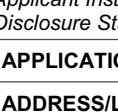
3I-3 Execution

- Tree 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.
- Tree 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.
- Tree III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planting pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
- 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 or more than 10-foot spacing. Fencing shall extend to the outer branching, unless a specification approved on the STV Form.
- "Warning" signs.** A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5 inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
- Duration.** Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final project completion of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval of the project arboreal or City Arborist (in the case of non-street Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
- During construction**
 - All neighborhood trees that overhang the project site shall be protected from impact of any kind.
 - The applicant shall be responsible for the repair or replacement (no penalty if any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code).
 - The following tree preservation measures apply to all trees to be retained:
 - No storage of material, topical, vertical or equipment shall be permitted within the TPZ.
 - The ground under and around the tree canopy area shall not be altered.
 - Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Verification Protocol, PWE, Section 3I

Revised 08/06

	<p style="text-align: center;">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</p>
<p><i>Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.</i></p>	
APPLICANT DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	
<p><i>This section to be filled out by City Tree Staff</i></p>	
<p>1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:</p>	<p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>* If NO, go to #2 below</p>
Inspected by:	
Date of Inspection:	
<p>2. The Street Trees at the above address are NOT adequately protected. The following modifications are required:</p> <p>Indicate how the required modifications were communicated to the applicant.</p>	<div style="border: 1px solid black; height: 100px;"></div>
<p><i>Subsequent Inspection</i></p>	
<p>Street trees at above address were found to be adequately protected:</p>	<p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>* If NO, indicate in "Notes" below the disposition of case.</p>
Inspected by:	
Date of Inspection:	
<p>Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.</p>	

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 1 ST TREE ACTIVITY REPORT:			
CITY STATE:			
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORM. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED 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 additional "T" sheets as needed			

160 - 164 WAVERLEY ST
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TREE PROTECTION

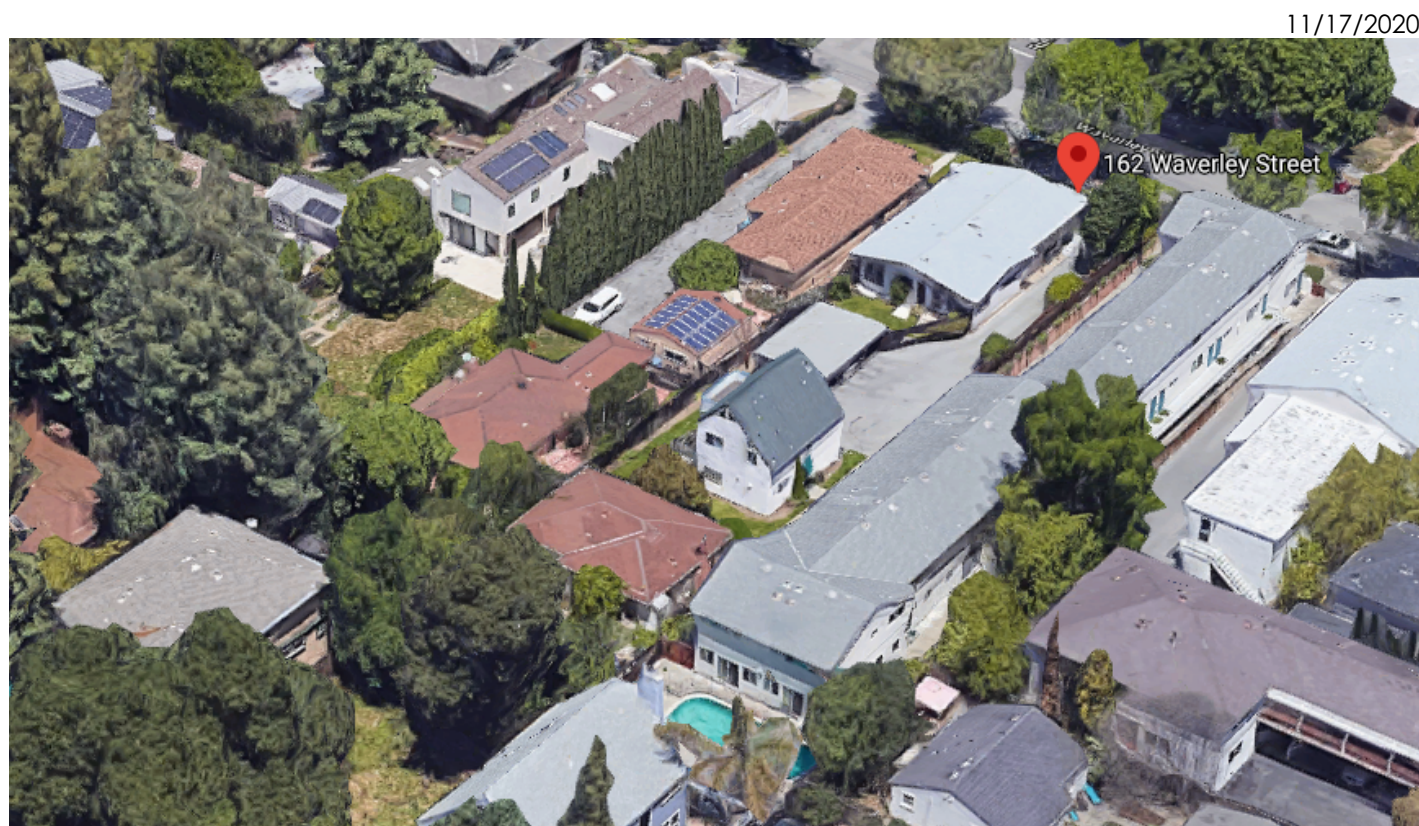
Apply Tree Protection Report on sheet(s) T-2

Use additional “T” sheets as needed

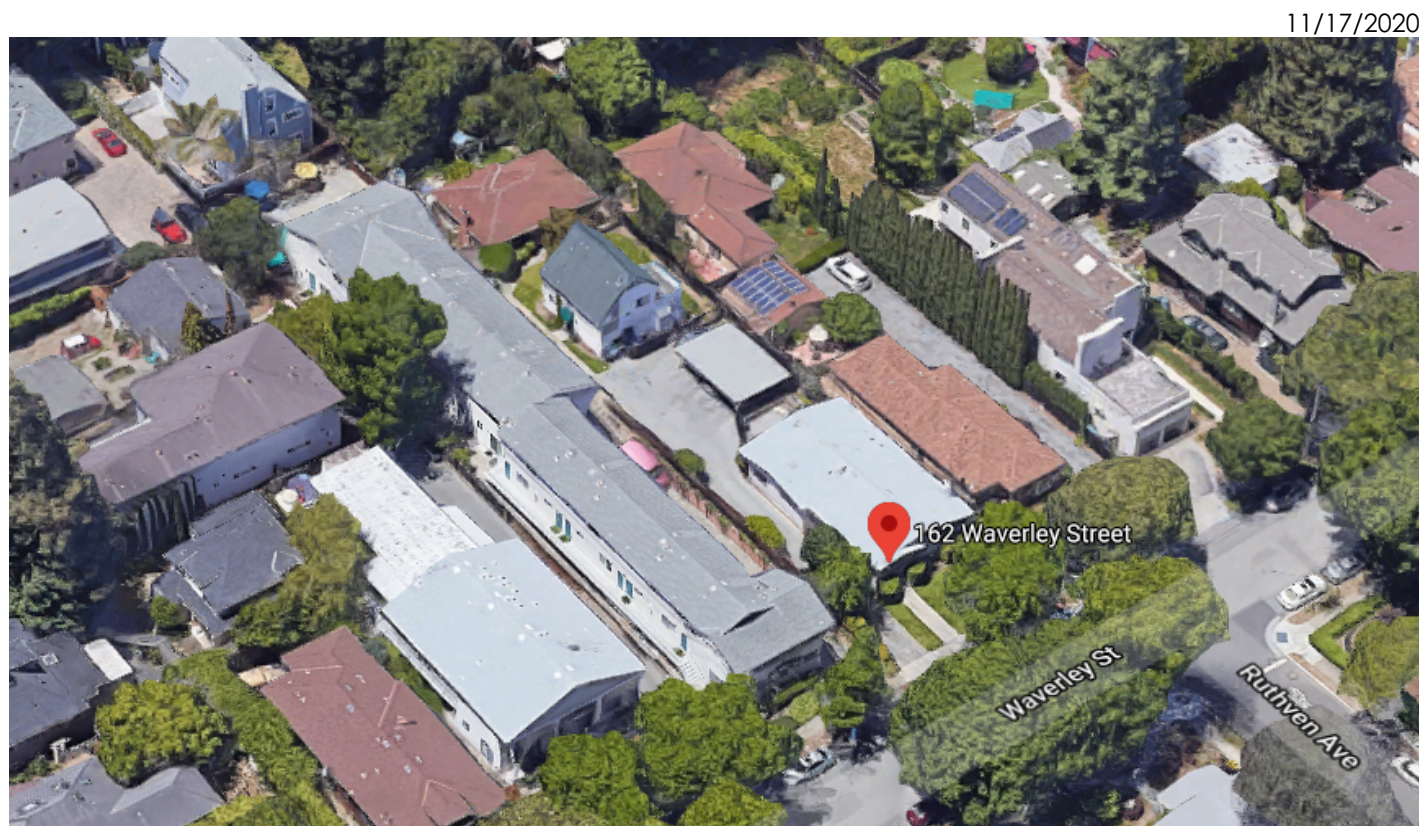
160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

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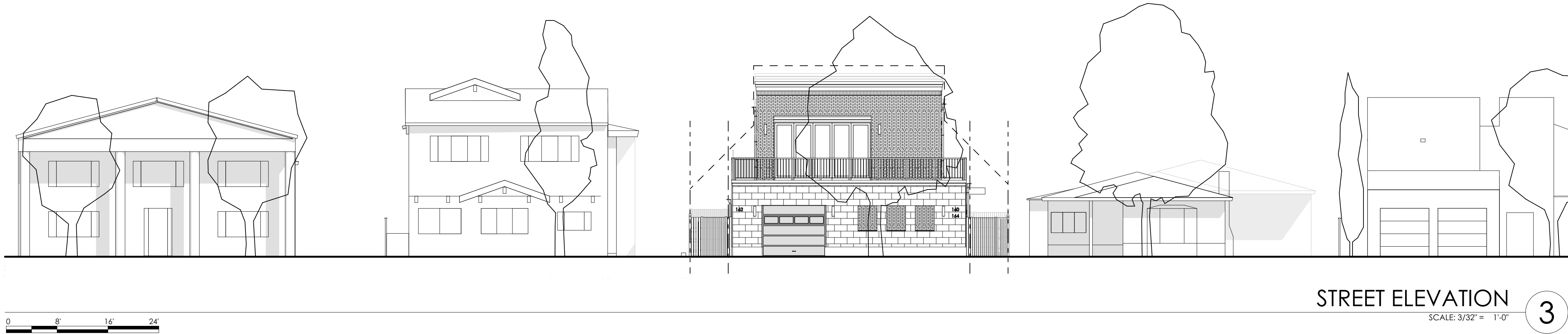
A-7



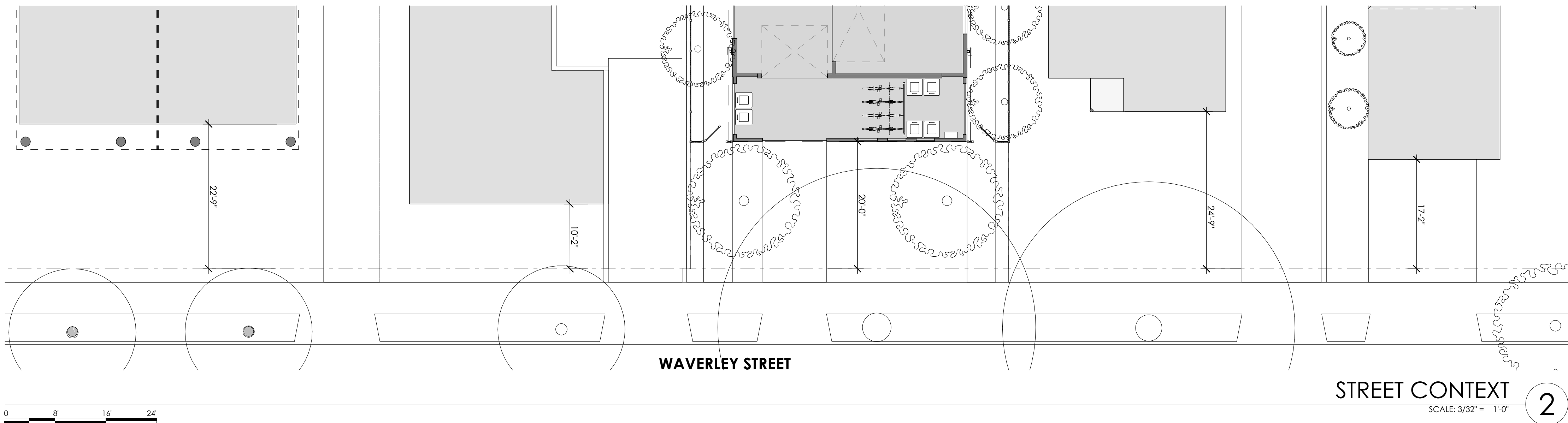
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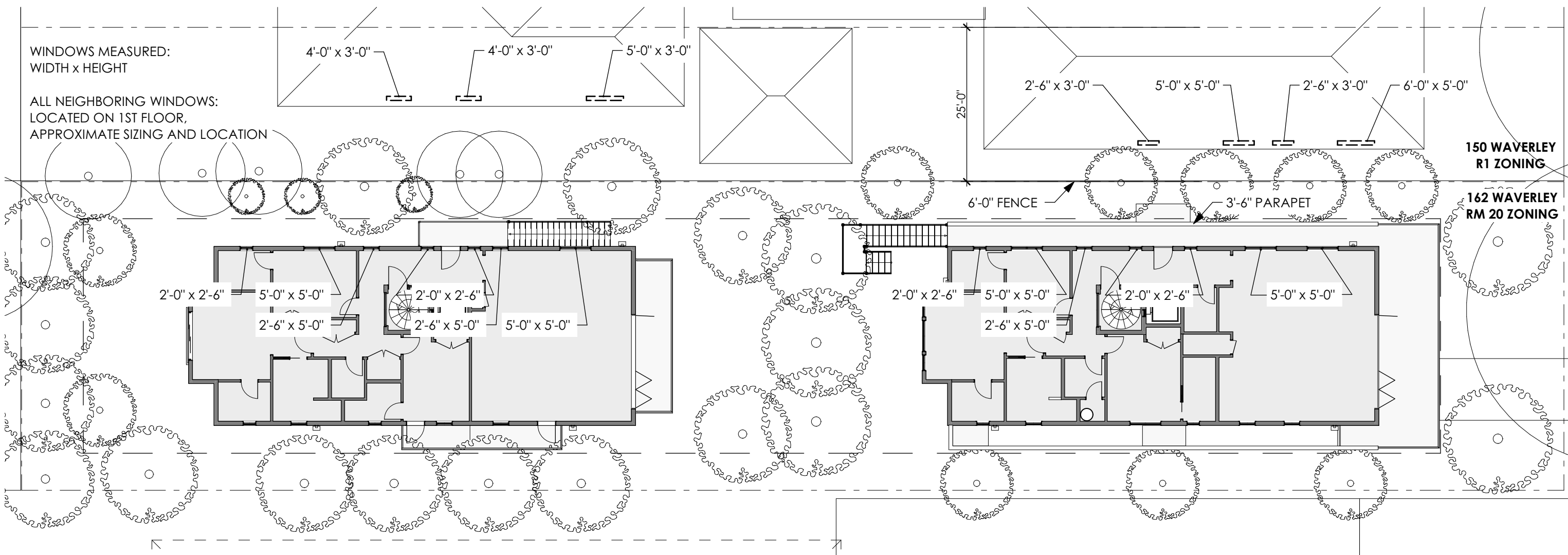
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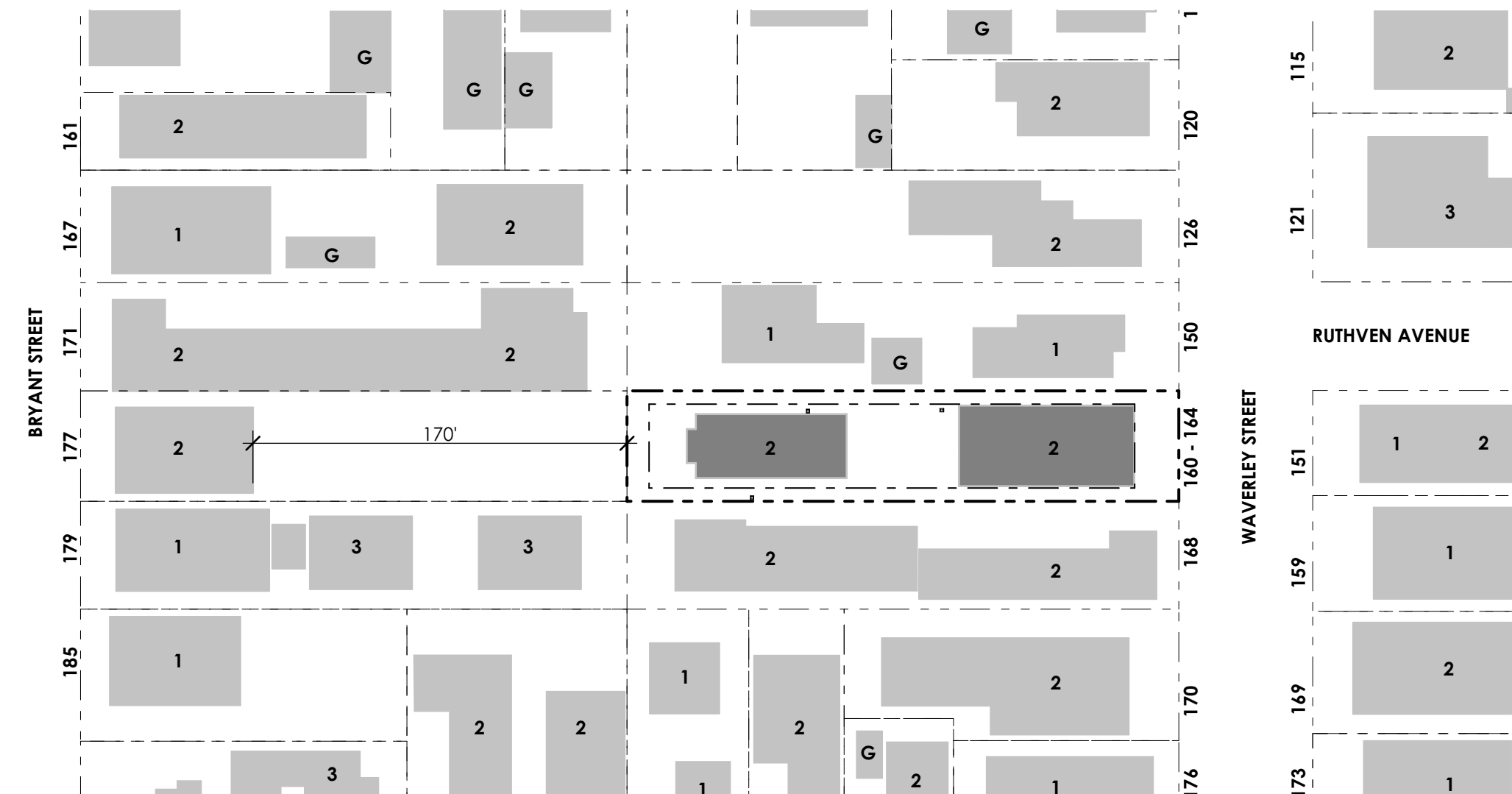
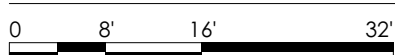
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SCALE: 3/32" = 1'-0"



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



SCALE: 1/64" = 1'-0"



160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

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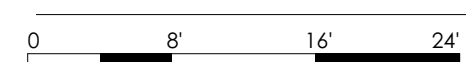
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4



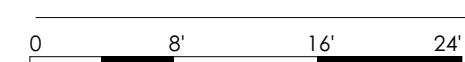
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3



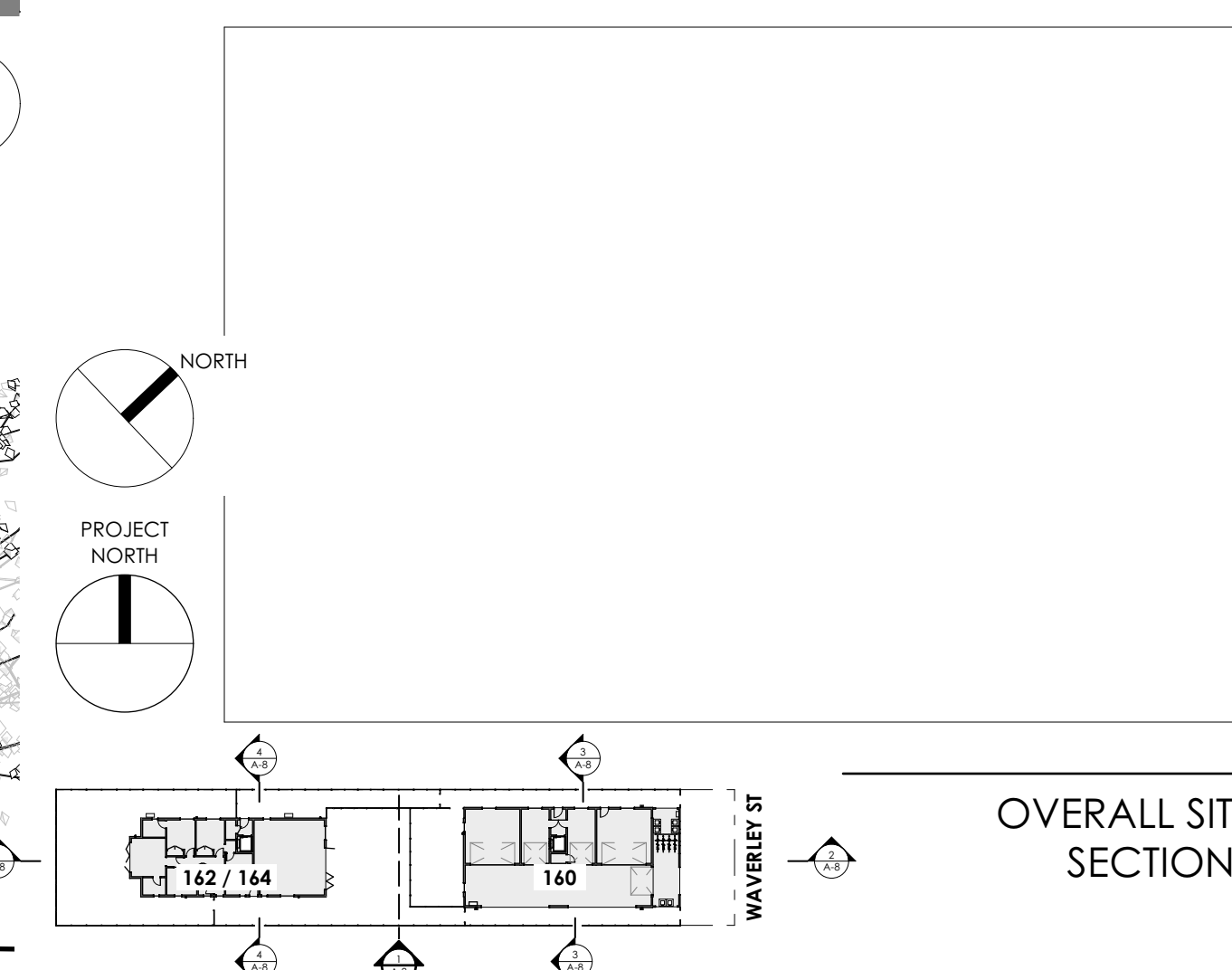
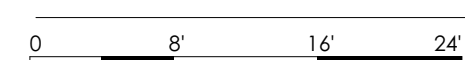
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2

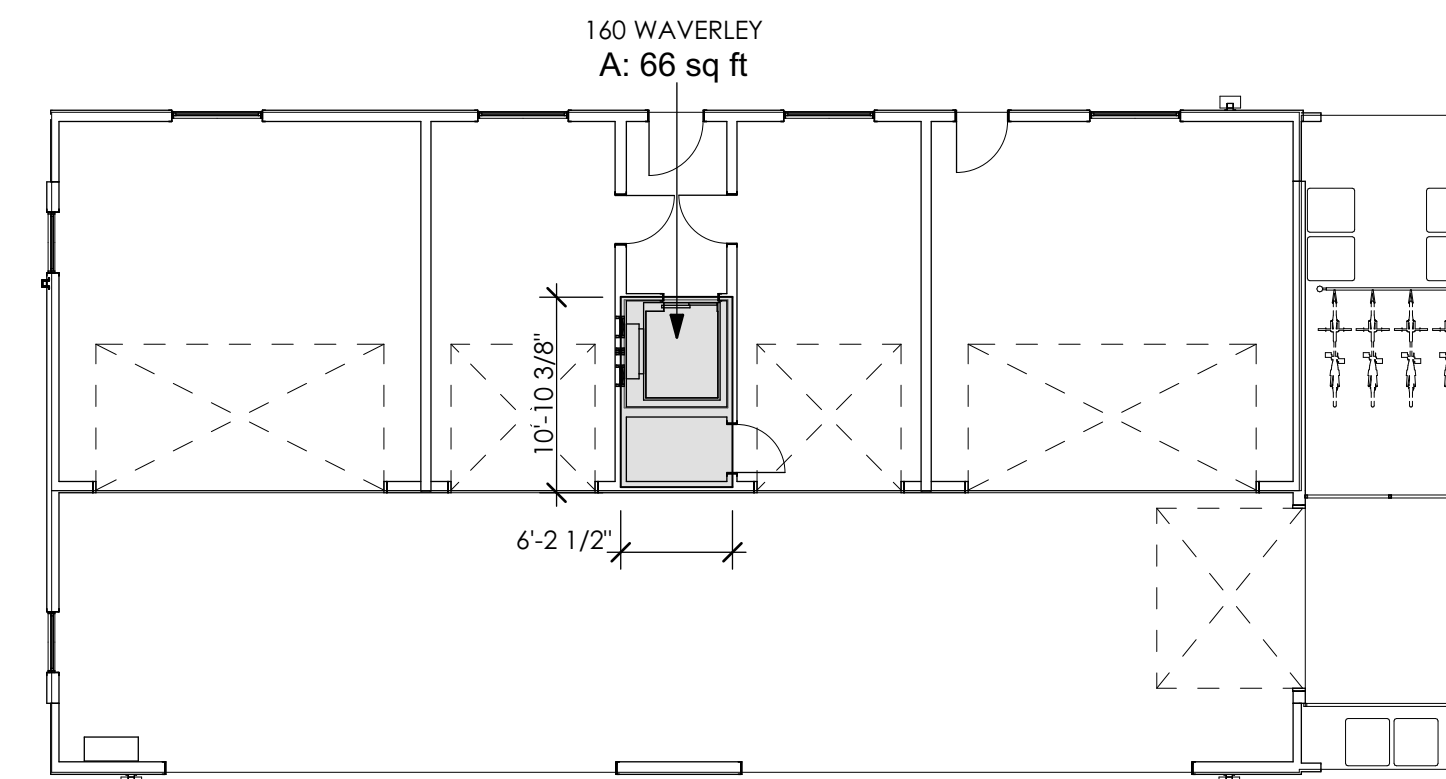
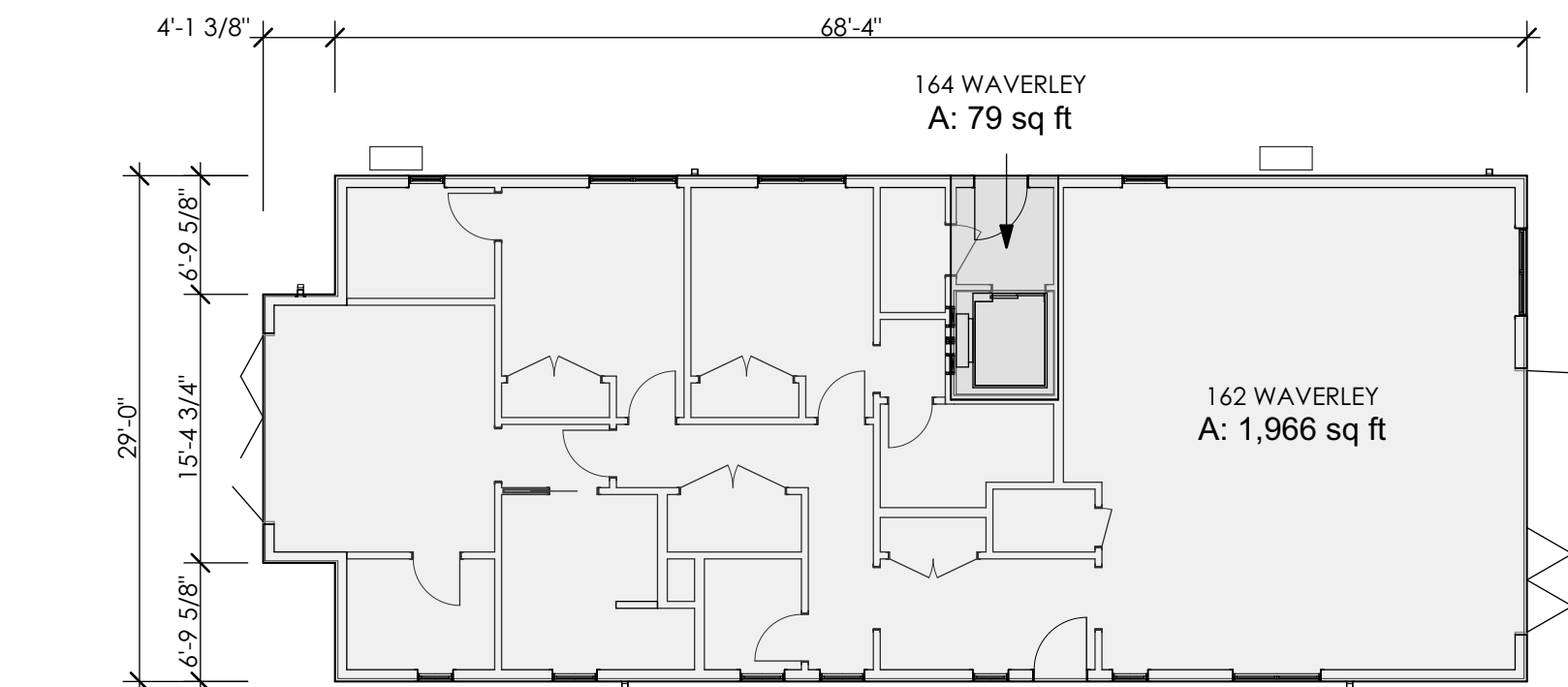


SCALE: 3/32" = 1'-0"

1

OVERALL SITE
SECTIONS

SITE PLAN - KEY

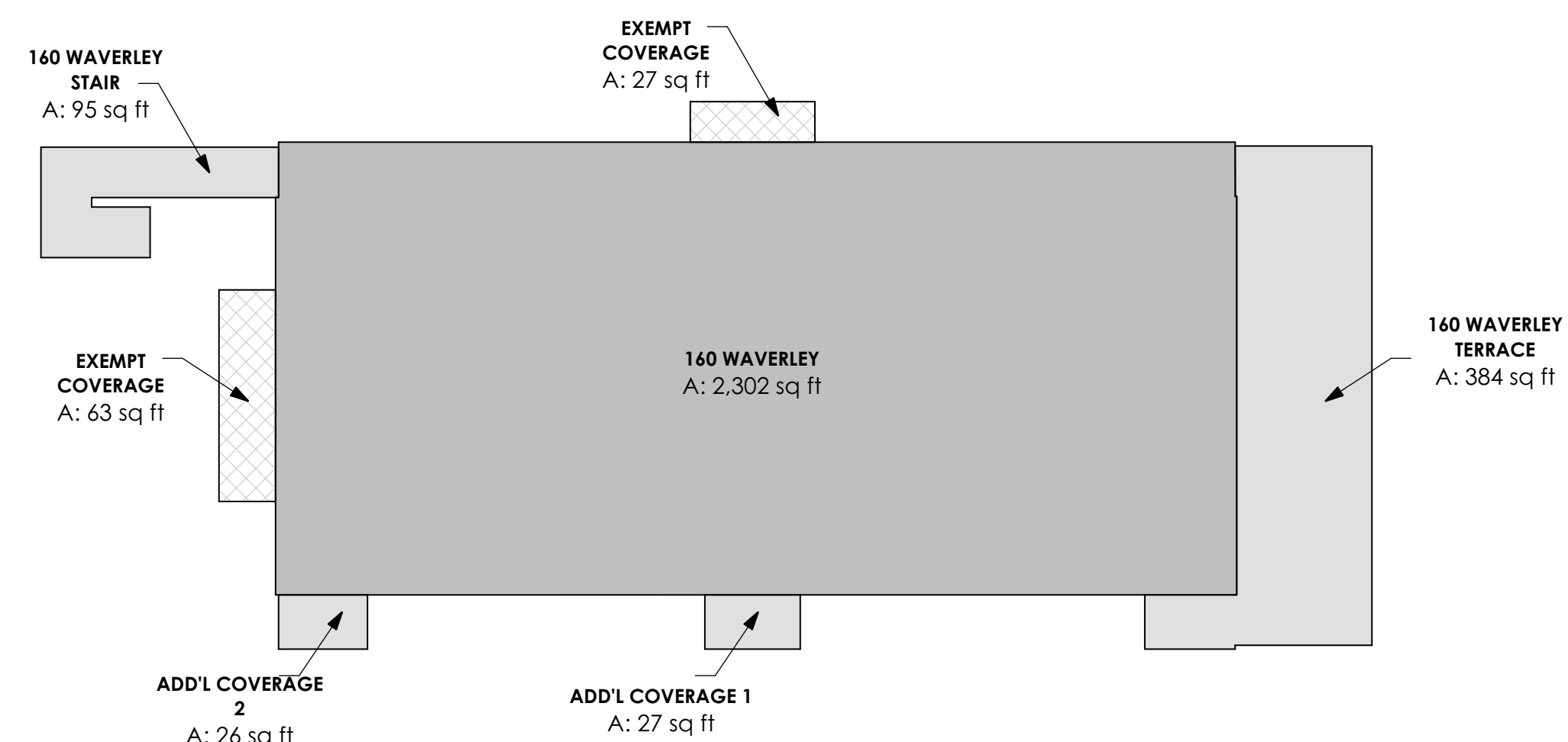
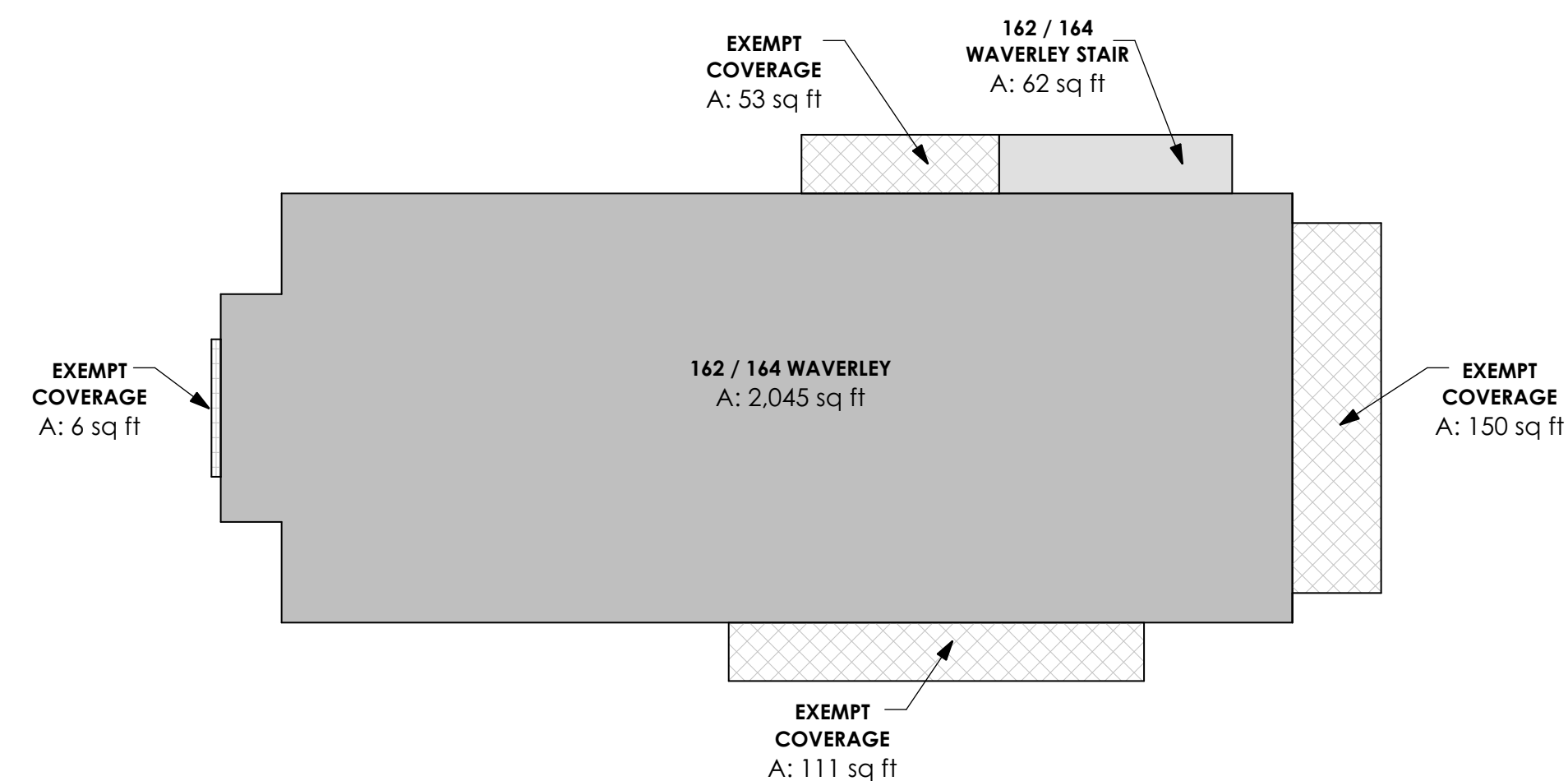


SCALE: 3/32" = 1'-0"

3

SCALE: 3/32" = 1'-0"

2



SCALE: 3/32" = 1'-0"

$$\left(\begin{array}{c} 1 \end{array} \right)$$

1) REFER TO ZONING COMPLIANCE TABLE ON SHEET A0.1 FOR OVERALL ZONING COMPLIANCE.

- ### PROPOSED FAR CALCULATIONS

SITE COVERAGE

ADDITIONAL LOT COVERAGE

KEY - SITE
COVERAGE

- # hya

WAVERLEY
RESIDENCES

ISSUANCES[illegible]

FLOOR AREA CALCULATIONS

A-9

© HEATHER YOUNG ARCHITECTS 2020

MINIMUM OPEN SPACE REQUIREMENTS
SITE AREA = 12,500 SQ FT

- 1) SITE OPEN SPACE MINIMUM =
35% / 4,375 SQ FT
- 2) SITE USABLE OPEN SPACE MINIMUM
(INCLUDES COMMON + PRIVATE OPEN SPACE) =
150 SQ FT PER UNIT
- 3) COMMON OPEN SPACE MINIMUM =
75 SQ FT PER UNIT
- 4) PRIVATE OPEN SPACE MINIMUM =
50 SQ FT PER UNIT

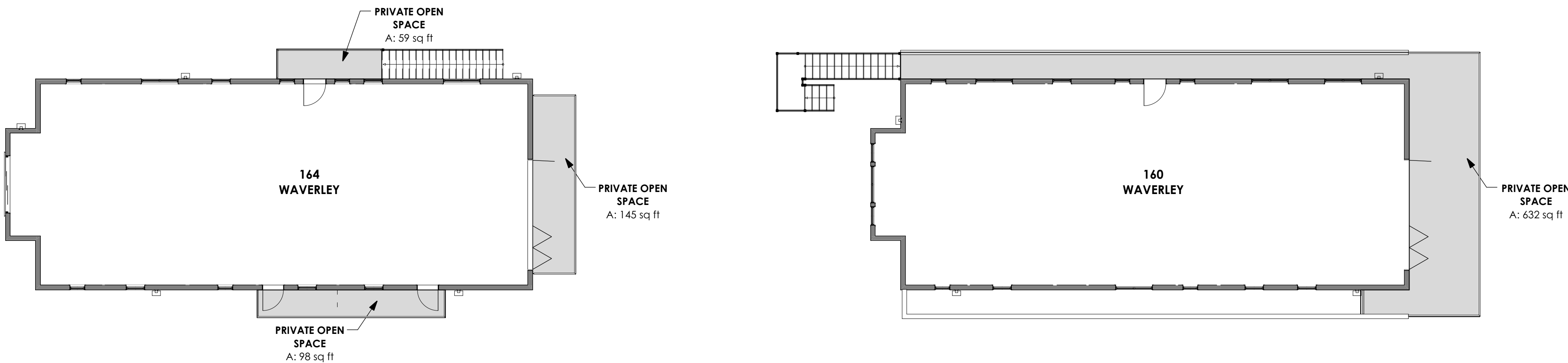
WAVERLEY
RESIDENCES

SITE USABLE SPACE		
FLOOR	TYPE	AREA
GROUND FLOOR	COMMON OPEN SPACE	527
	PRIVATE OPEN SPACE	3,947
SECOND FLOOR	PRIVATE OPEN SPACE	934
	PROPOSED =	5,408 sq ft
	REQUIRED =	450 sq ft

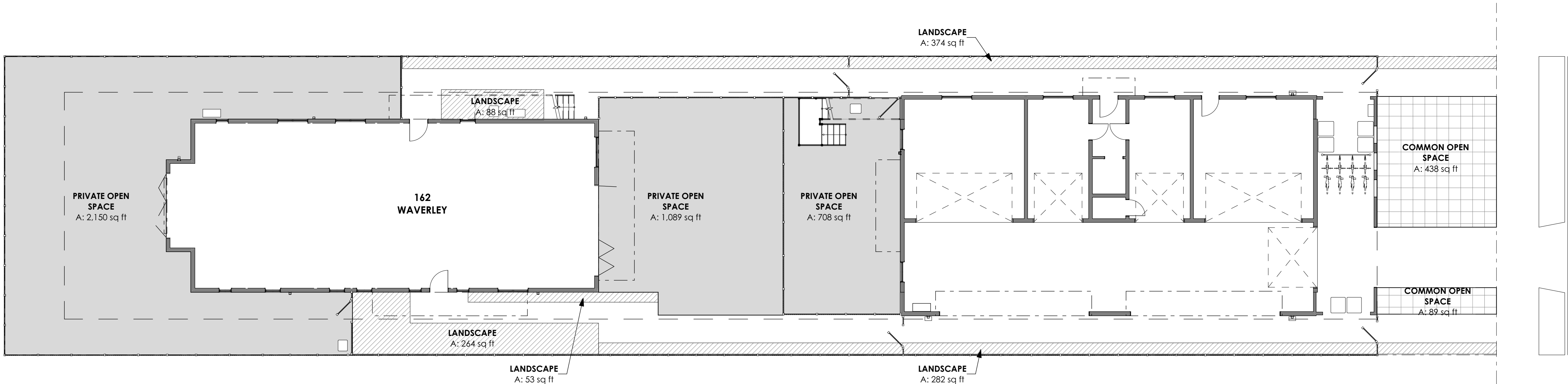
SITE OPEN SPACE		
FLOOR	TYPE	AREA
GROUND FLOOR	COMMON OPEN SPACE	527
	LANDSCAPE	1,061
	PRIVATE OPEN SPACE	3,947
SECOND FLOOR	PRIVATE OPEN SPACE	934
	PROPOSED =	6,469 sq ft
	REQUIRED = 35% /	4,375 sq ft

[illegible]

OPEN SPACE

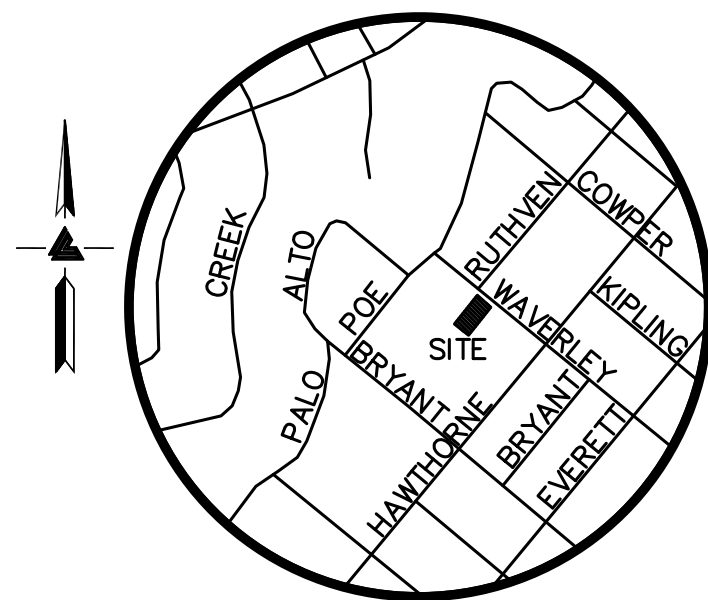


SECOND FLOOR - OPEN / PRIVATE SPACE



GROUND FLOOR - OPEN / PRIVATE SPACE





VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)
THE AREA OF THE SURVEYED LOT IS 12,500± SQUARE FEET / 0.29± ACRE

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWPS-2989202163-MA, DATED AS OF SEPTEMBER 9, 2020

FEMA NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP

BENCHMARK

CITY OF PALO ALTO BENCHMARK 2142 ON BRASS DISK IN MONUMENT WELL LOCATED AT THE INTERSECTION OF BRYANT STREET AND POE STREET. ELEVATION = 68.91' (ADJUSTED TO NAVD 88)

SITE BENCHMARK

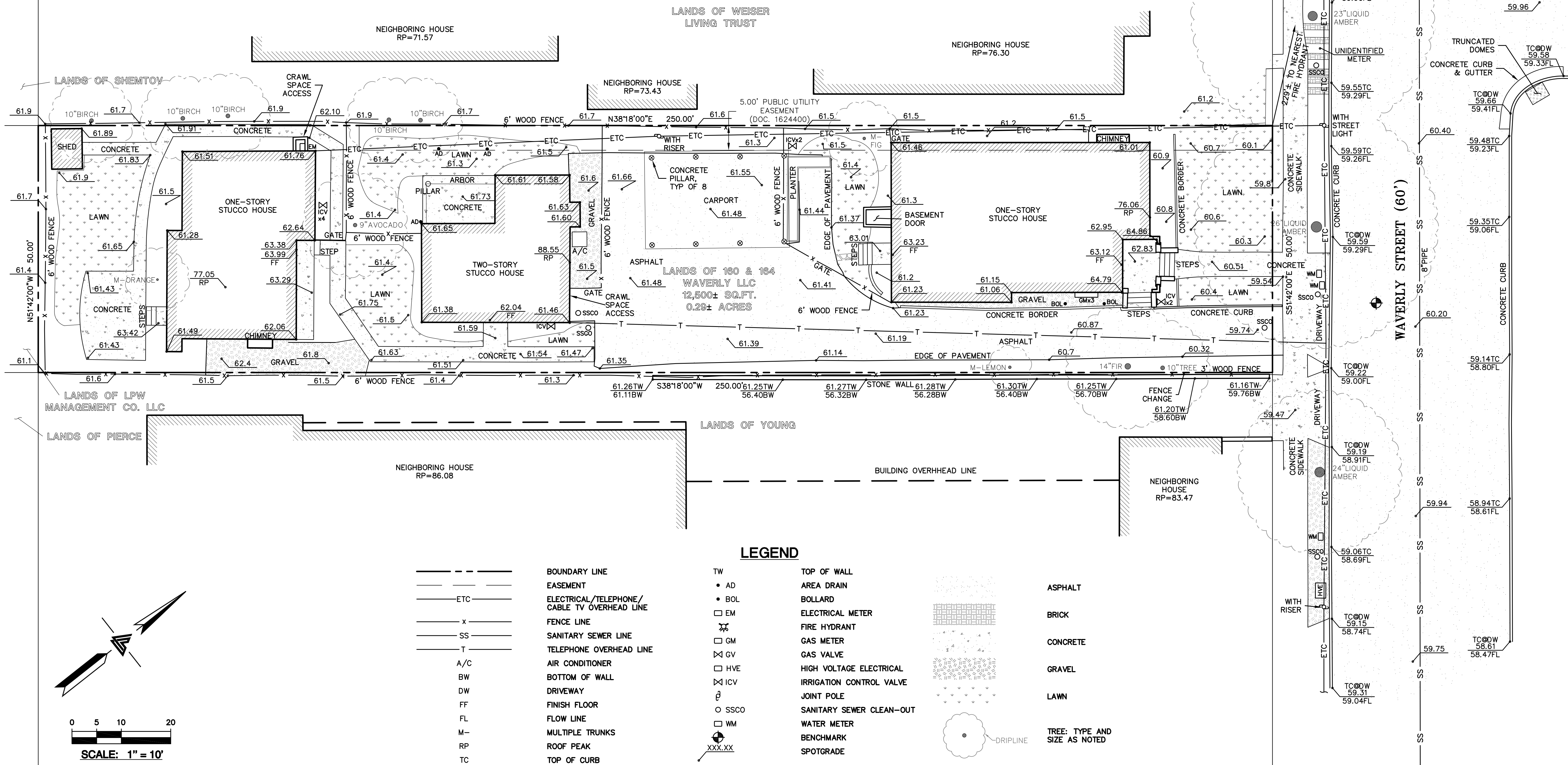
SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 60.05' (NAVD 88)

UTILITY NOTE

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

TREE NOTE

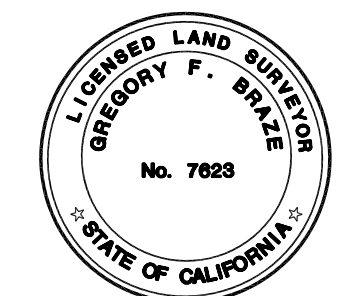
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.



LEGEND

---	BOUNDARY LINE	TW	TOP OF WALL	ASPHALT
---	EASEMENT	• AD	AREA DRAIN	BRICK
---	ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE	• BOL	BOLLARD	CONCRETE
---	FENCE LINE	□ EM	ELECTRICAL METER	GRAVEL
---	SANITARY SEWER LINE	□ GM	FIRE HYDRANT	LAWN
---	TELEPHONE OVERHEAD LINE	□ GV	GAS METER	
---	AIR CONDITIONER	□ HVE	GAS VALVE	
---	BOTTOM OF WALL	□ ICV	HIGH VOLTAGE ELECTRICAL	
---	DRIVEWAY	□ SSCO	IRRIGATION CONTROL VALVE	
---	FINISH FLOOR	□ WM	JOINT POLE	
---	FLOW LINE	XXX	SANITARY SEWER CLEAN-OUT	
---	MULTIPLE TRUNKS		WATER METER	
---	ROOF PEAK		BENCHMARK	
---	TOP OF CURB		SPOTGRADE	

0 5 10 20
SCALE: 1" = 10'



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST DUBLIN, CALIFORNIA 94545
SAN JOSE (510) 887-4086
WWW.LEABRAZE.COM

162 WAVERLY STREET
PALO ALTO
CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	2201312
DATE:	10-8-20
SCALE:	1" = 10'
FIELD BY:	WW
DRAWN BY:	JN
SHEET NO:	

SU1

01 OF 01 SHEETS



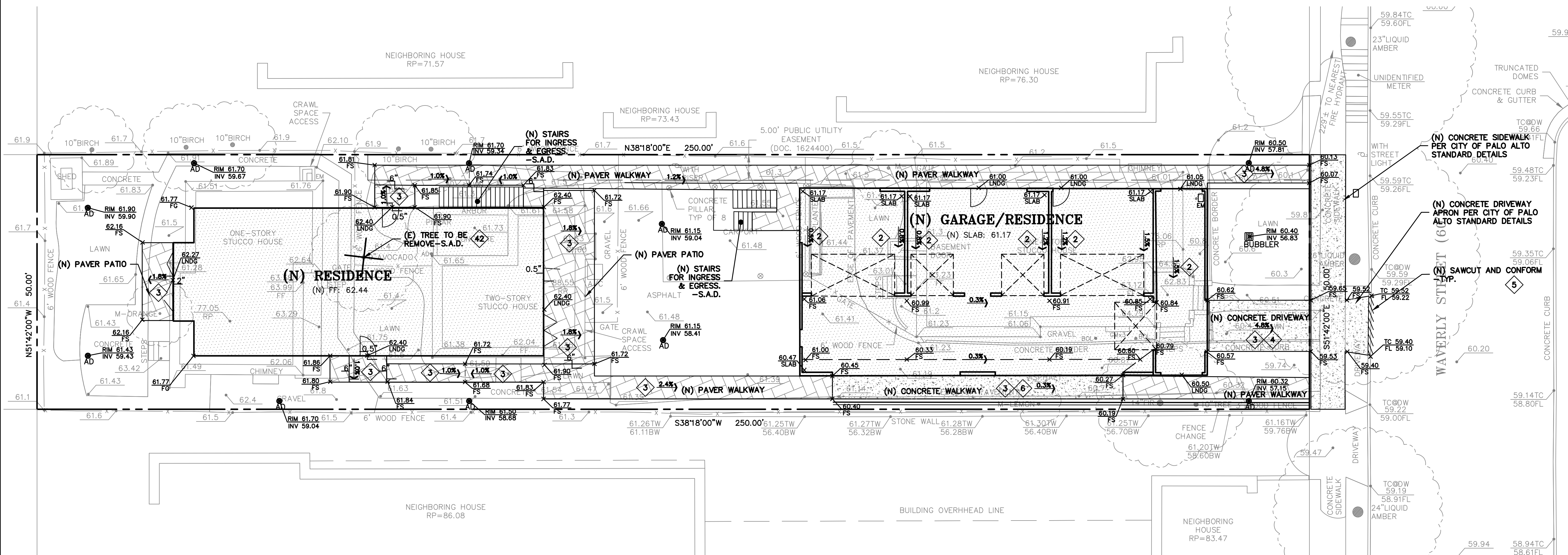
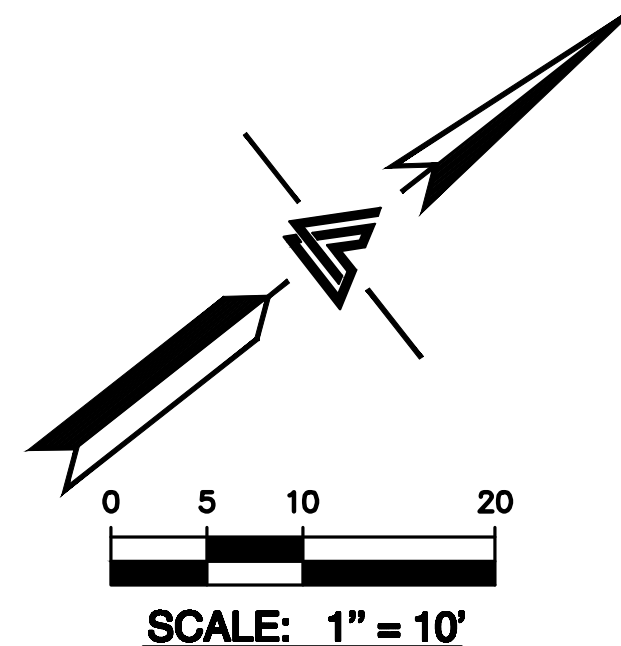
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HAYWARD, CALIFORNIA 94545
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(510) 887-4086
WWW.LEABRAZE.COM

TRAILER PROPERTY
162 WAVERLEY STREET
PALO ALTO, CALIFORNIA

APN: 12-12-011

SANTA CLARA COUNTY

PRELIMINARY
GRADING AND
DRAINAGE PLAN



FLATWORK KEYNOTES 1 TO 6
FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

- 1 SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" UP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
- 2 PROVIDE 2% (0.5% MIN) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
- 3 (N) CONCRETE DRIVEWAY.
- 4 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
- 5 (N) CONCRETE PATIOS/WALKWAYS.

DEMOLITION KEYNOTES 41 TO 42
DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

42 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazee.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REVISIONS	BY
JOB NO:	2201529
DATE:	12-11-20
SCALE:	AS NOTED
DESIGN BY:	JO
DRAWN BY:	VA
SHEET NO:	

C-2.0

02 OF 05 SHEETS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

TRAILER PROPERTY
162 WAVERLEY STREET
PALO ALTO, CALIFORNIA

APN: 12-12-011

SANTA CLARA COUNTY

PRELIMINARY
UTILITY PLAN

REVISIONS	BY

JOB NO: 2201529

DATE: 12-11-20

SCALE: AS NOTED

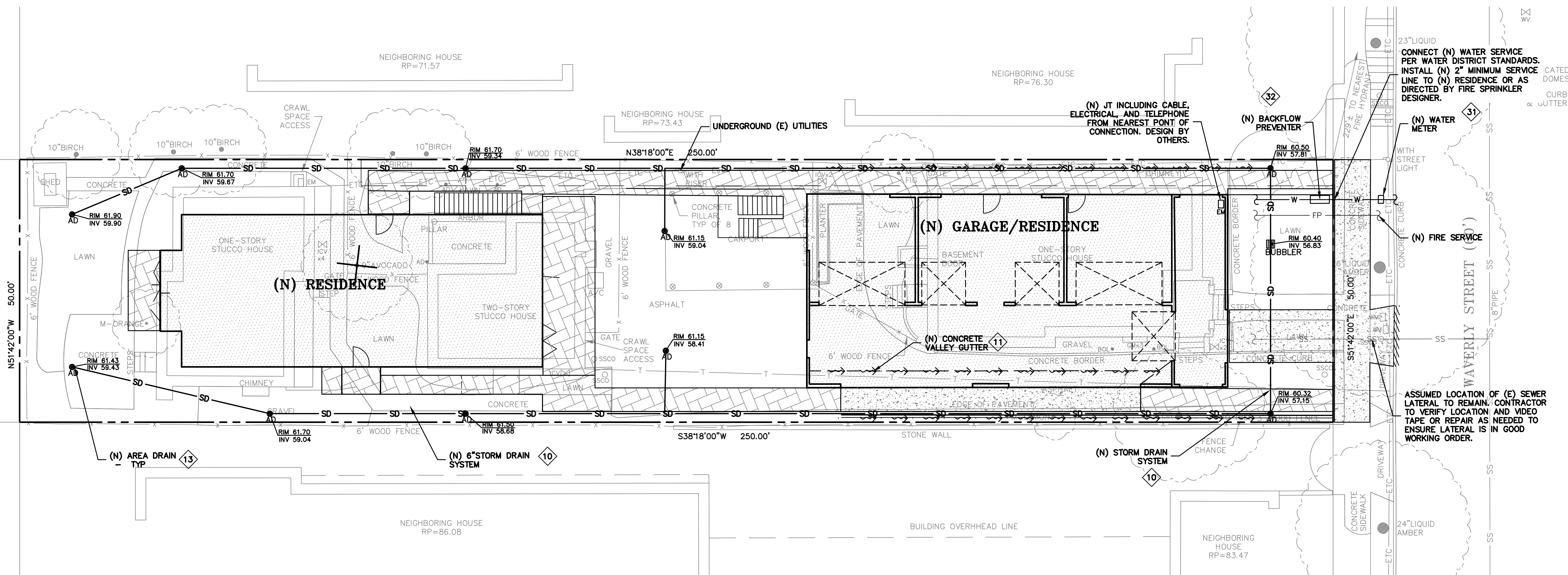
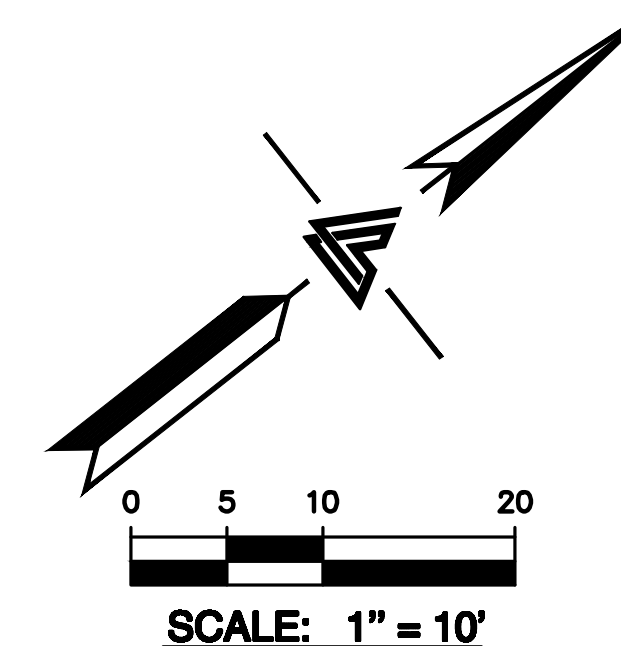
DESIGN BY: JO

DRAWN BY: VA

SHEET NO:

C-3.0

03 OF 05 SHEETS



STORM DRAIN KEYNOTES 10 TO 13

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

11 CONSTRUCT (N) SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.

12 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.

13 INSTALL (N) "CHRISTY F08" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM.

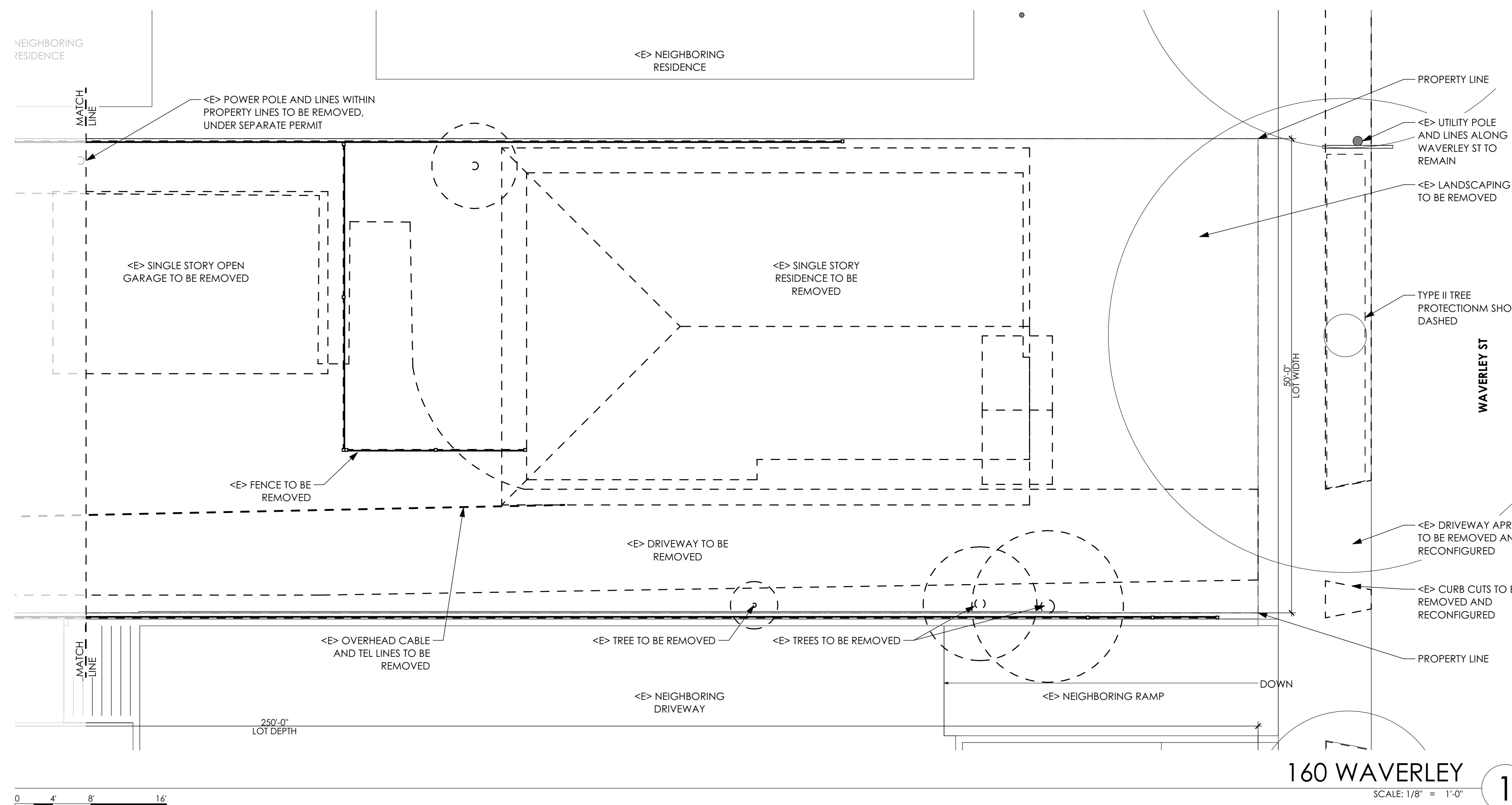
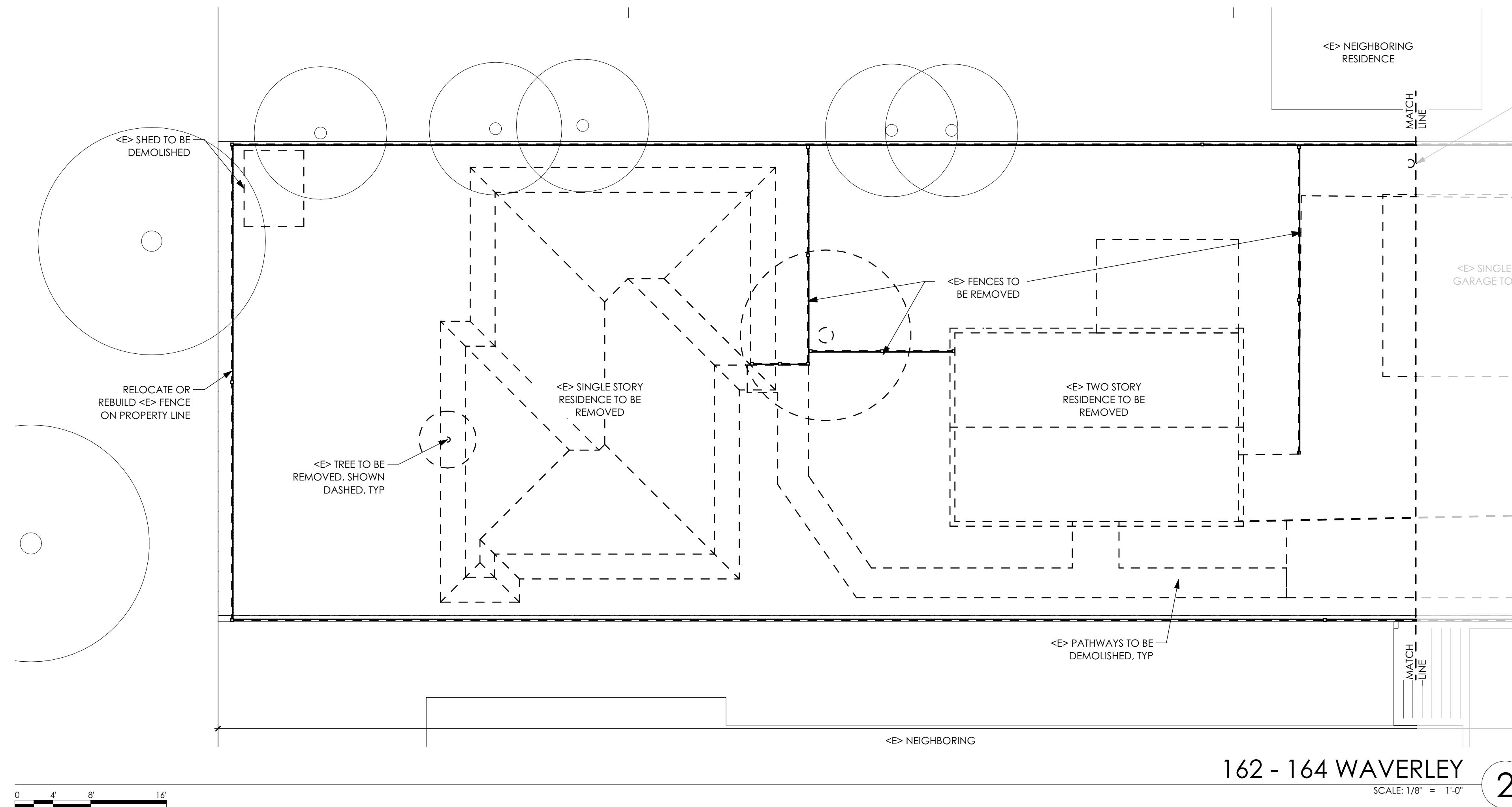
UTILITIES KEYNOTES 31 TO 32

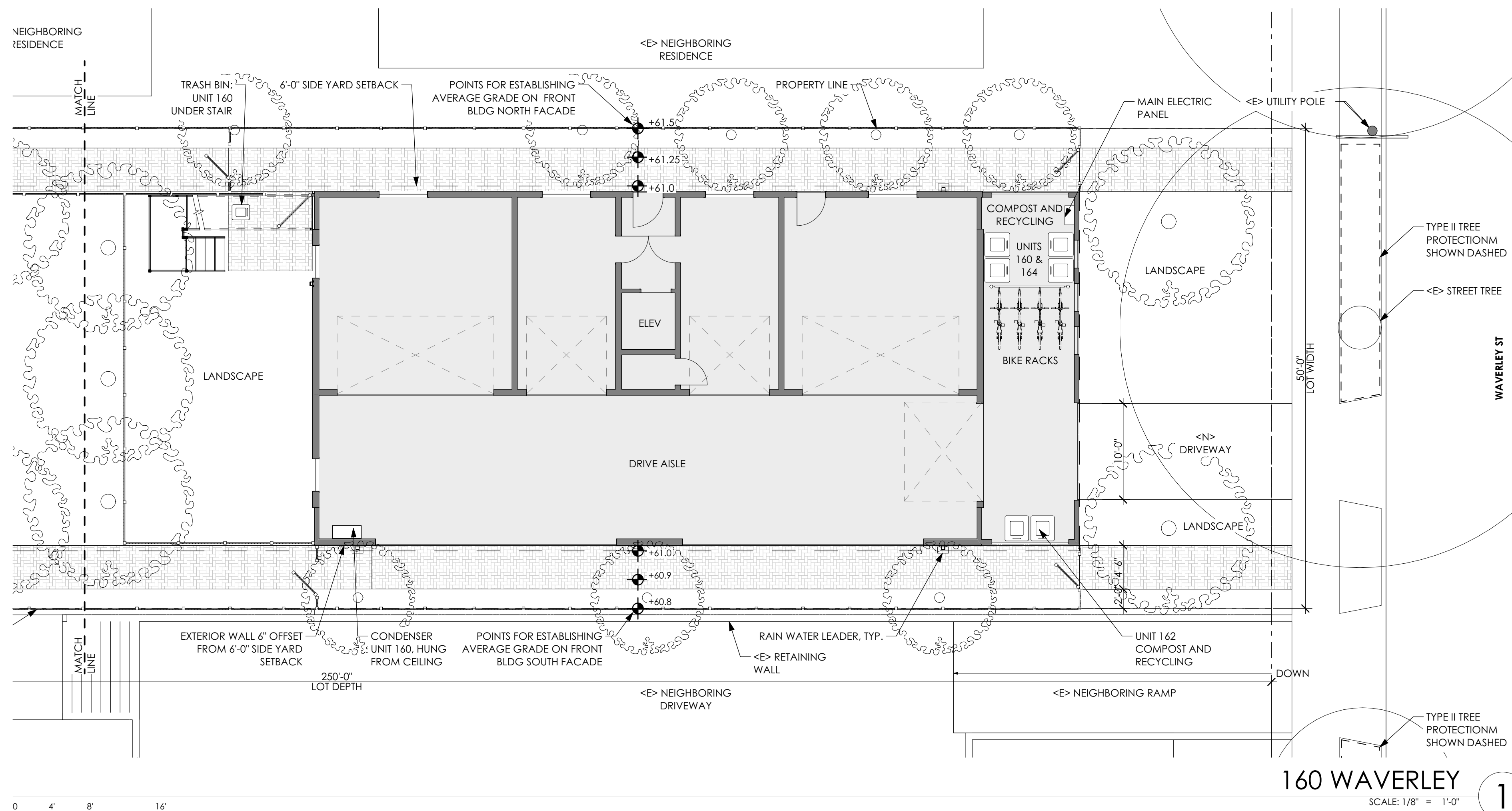
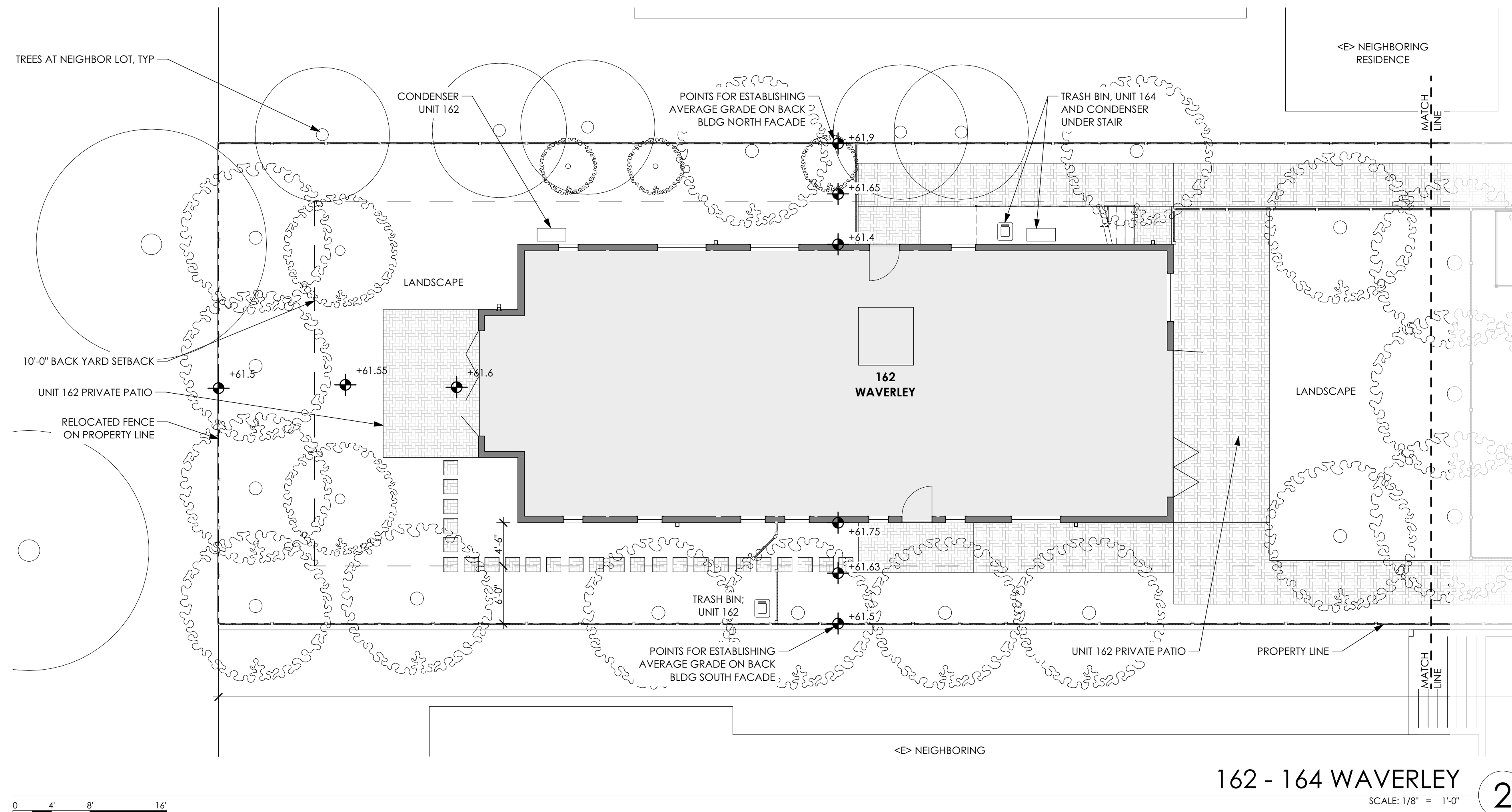
31 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

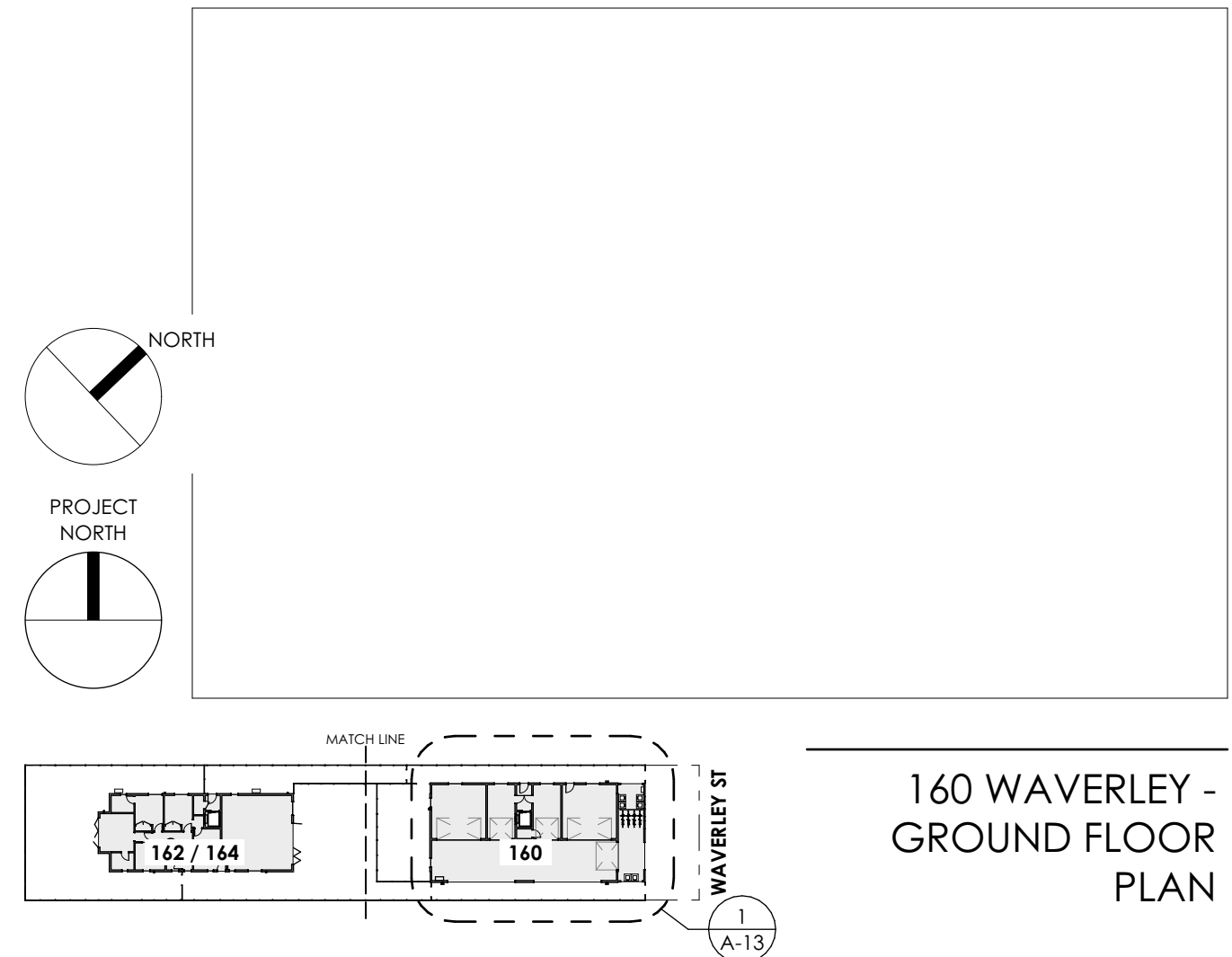
32 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS
REQUIRED. REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.



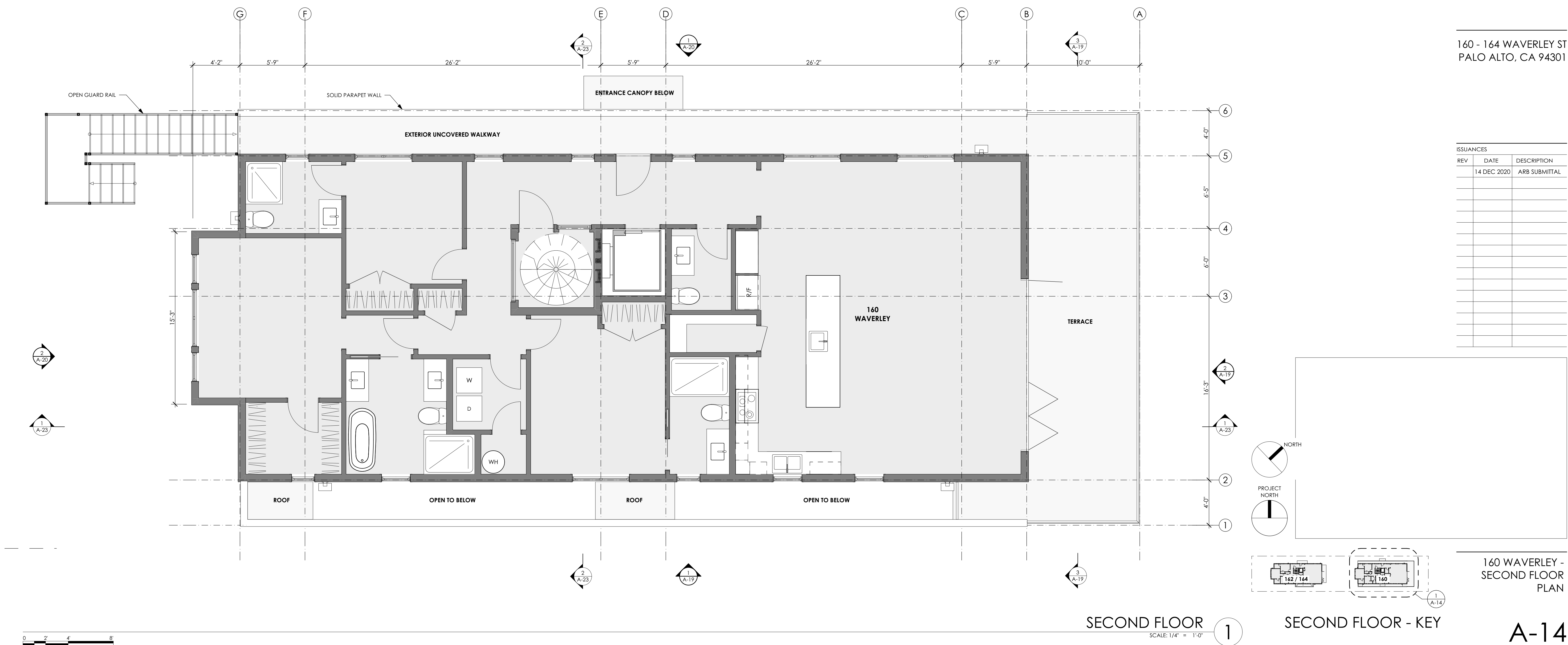




GROUND FLOOR - KEY

WAVERLEY
RESIDENCES

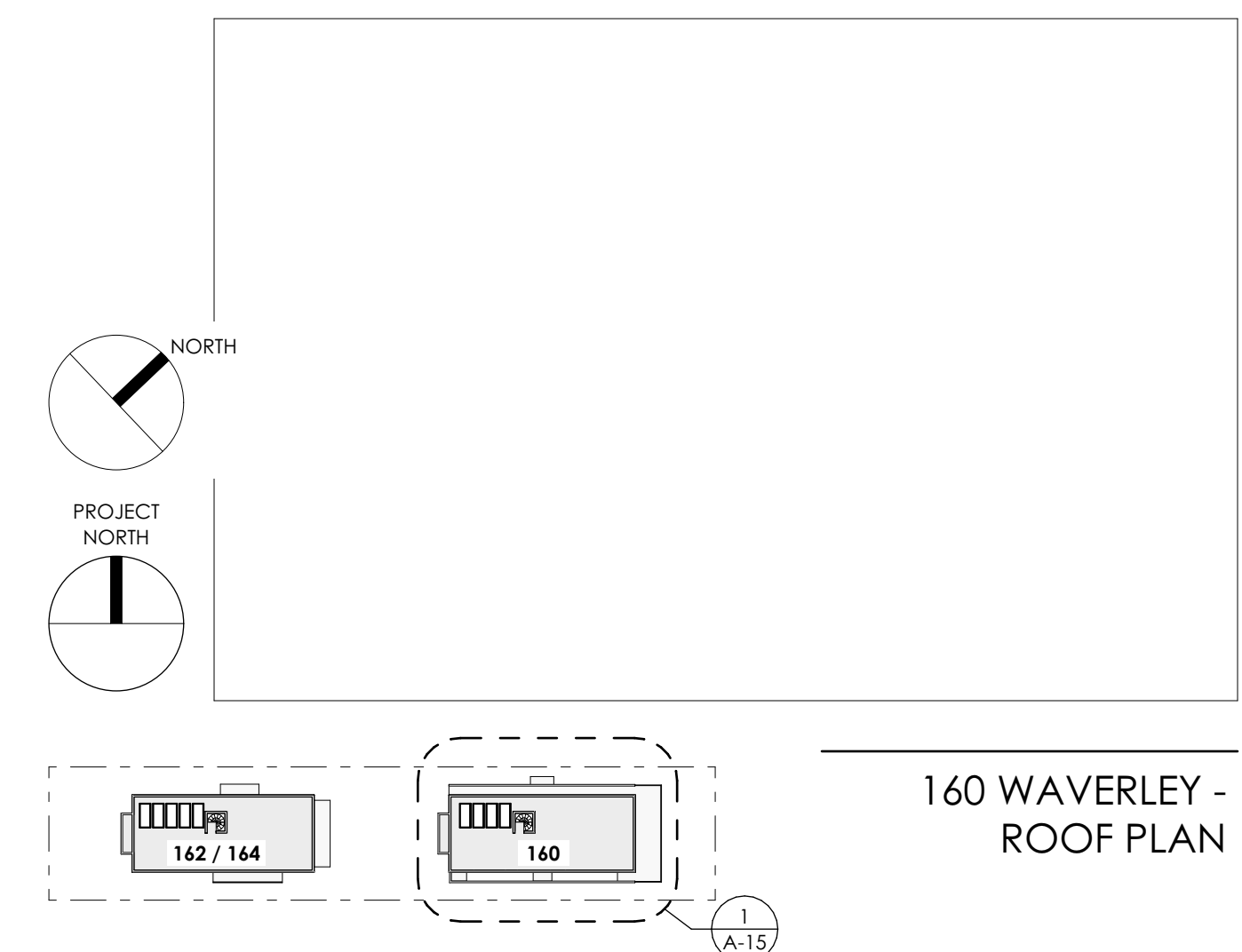
160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

[illegible]

- 1) PHOTOVOLTAIC REQUIREMENT:
FULL WORKING SYSTEM REQUIRED FOR THIS PROJECT. LOCATIONS AND SIZES ARE APPROXIMATE. A SOLAR SUB CONTRACTOR SHOULD DESIGN THE SYSTEM AND CONSULT WITH ARCHITECT ON CONFIGURATION.
- 2) ROOF COVERING TO BE DURA-LAST 60-MIL MEMBRANE MEETING COOL ROOF REQUIREMENTS.
- 3) PEDESTAL SYSTEM TO BE BISONIP WITH STONE PAVERS IN SANDSTONE PORCELIN COLOR.
- 4) ALL ROOF PENETRATION TO BE FLASHED ACCORDING TO CURRENT SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) GUIDELINES. PAINT EXPOSED VENT STACKS TO MATCH ROOF FINISH COLOR. GANG VENTS WHERE POSSIBLE AND COORDINATE WITH ARCHITECT ON LOCATIONS PRIOR TO INSTALLING.

1) A4.106.5 COOL ROOF: LOW-SLOPE ROOFS SHALL HAVE A MINIMUM REFLECTANCE OF 0.65 AND A MINIMUM EMITTANCE OF 0.85. STEEP SLOPE ROOFS SHALL HAVE A MINIMUM REFLECTANCE OF 0.23 AND EMITTANCE OF 0.85.

160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

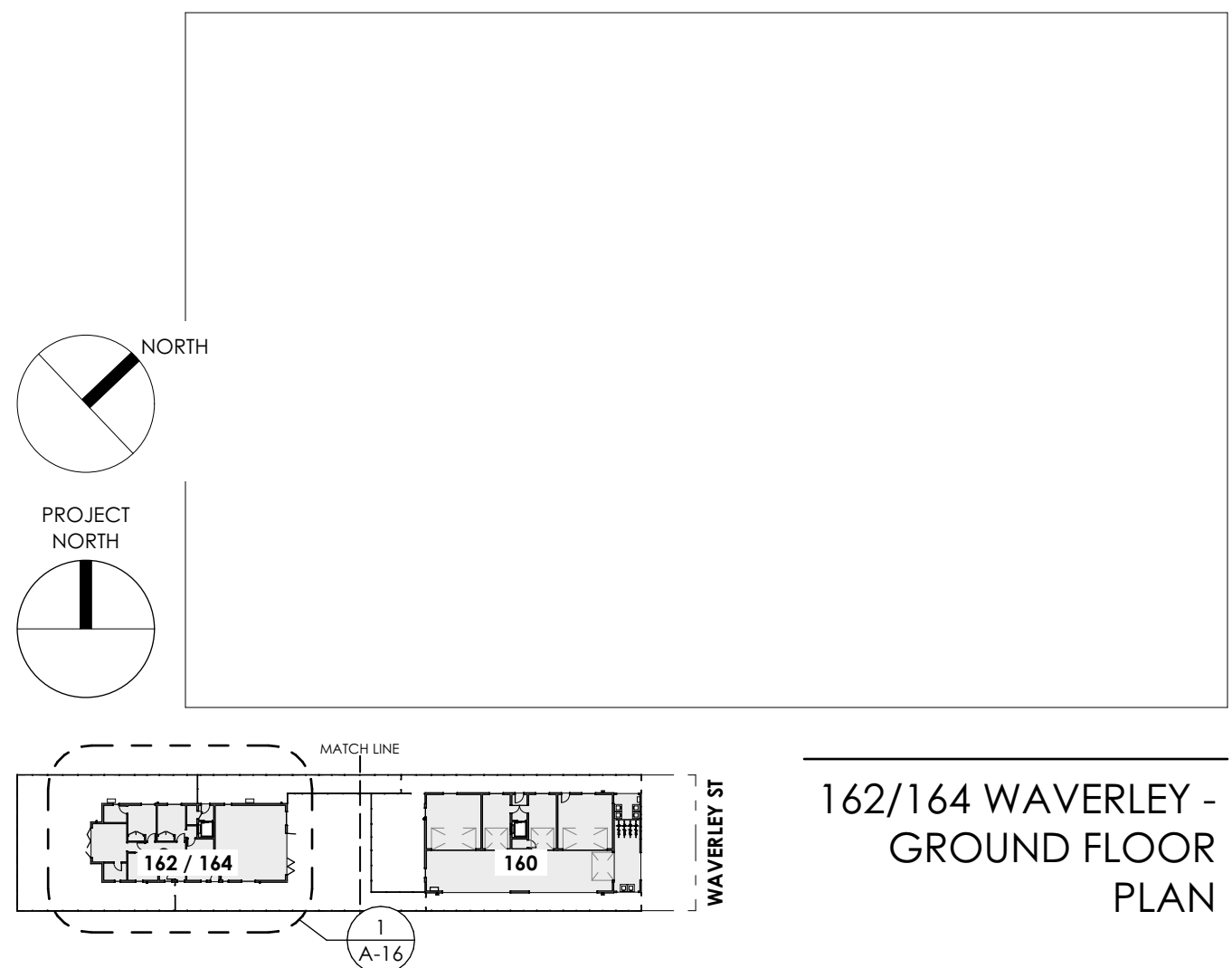
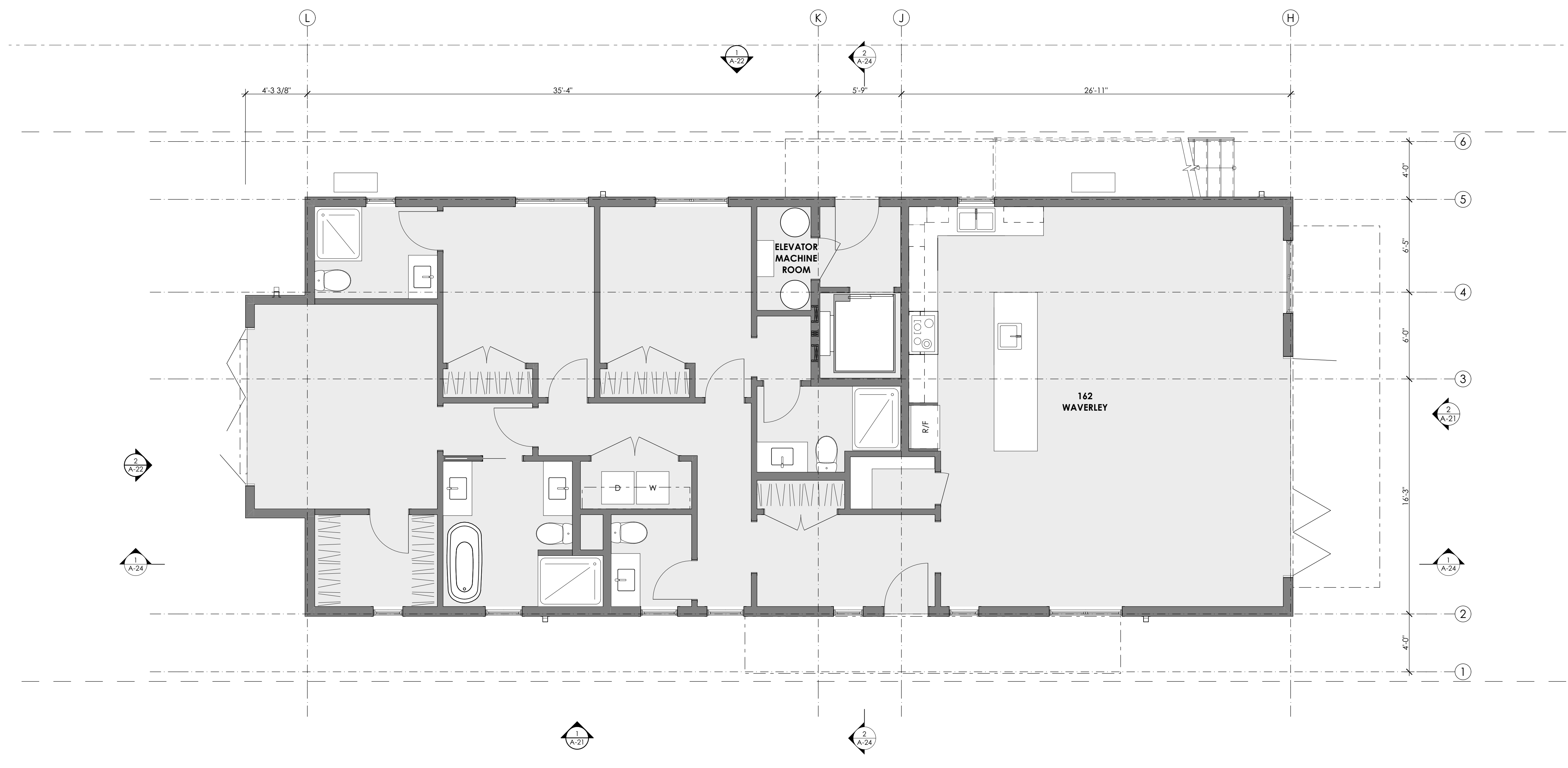
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SCALE: 1/4" = 1'-0"

1
A-15

WAVERLEY
RESIDENCES

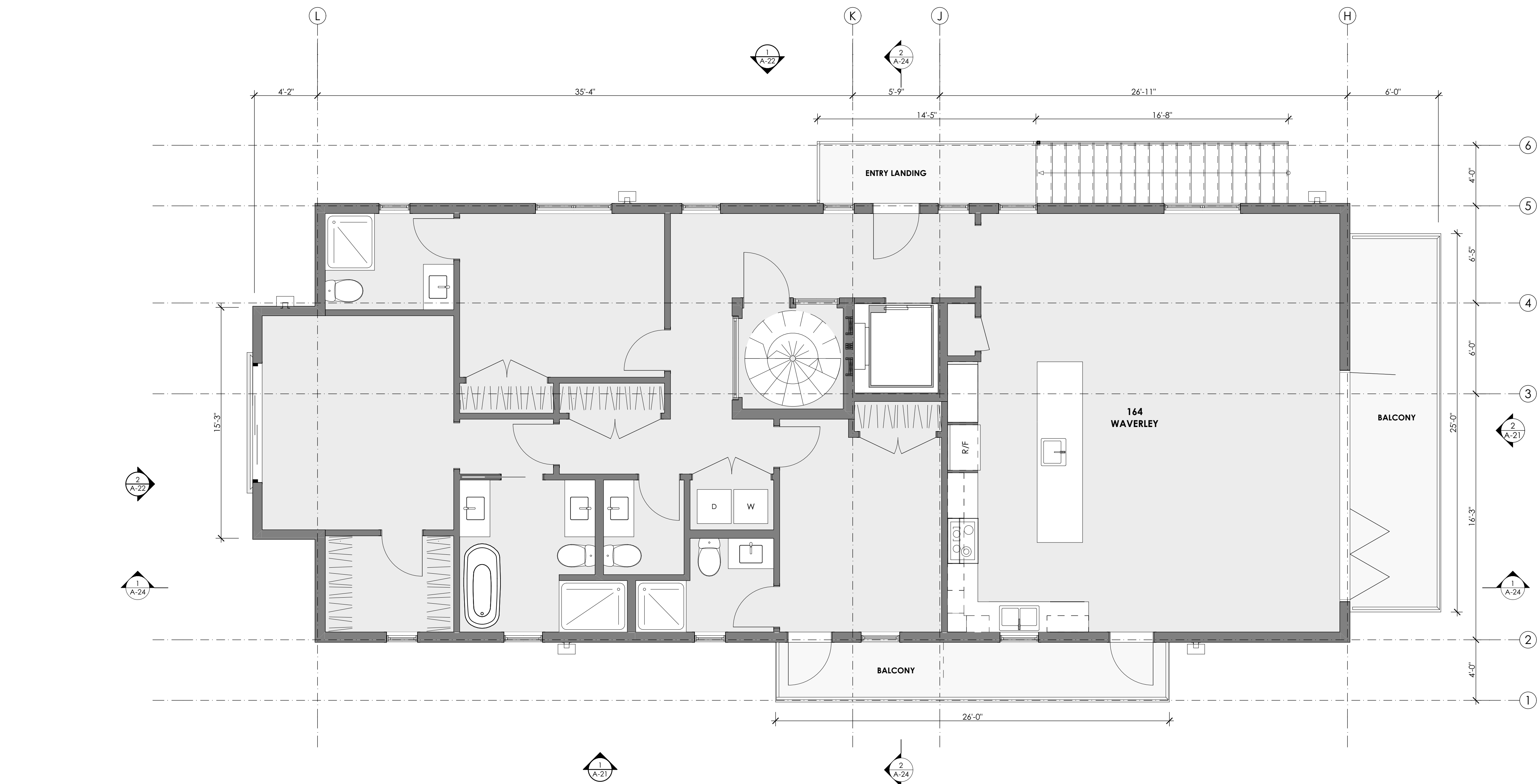
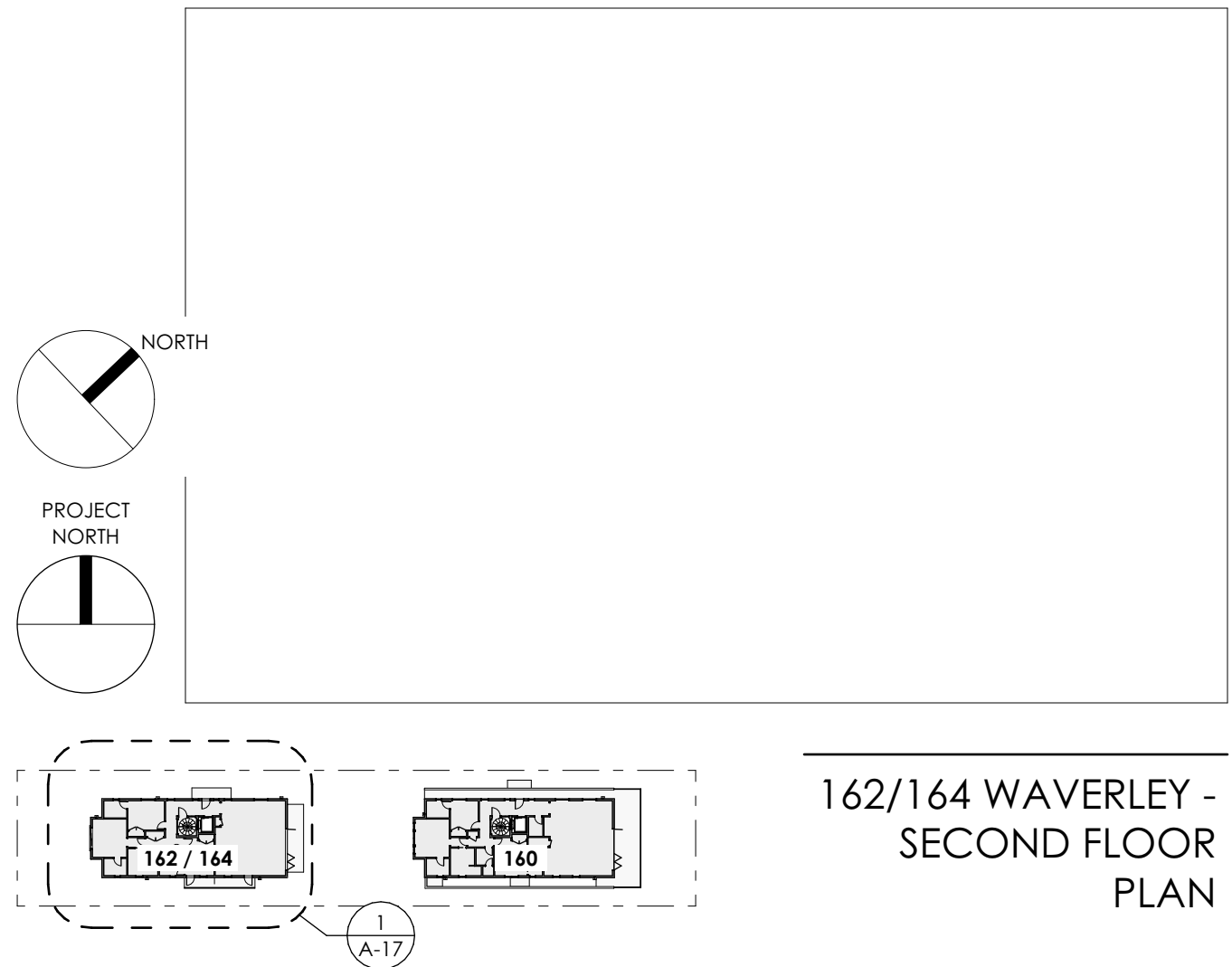
160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

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162/164 WAVERLEY -
GROUND FLOOR
PLAN

WAVERLEY
RESIDENCES

160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

[illegible]

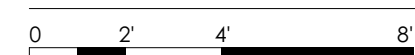
SECOND FLOOR

SECOND FLOOR - KEY

- 1) PHOTOVOLTAIC REQUIREMENT:
FULL WORKING SYSTEM REQUIRED FOR THIS PROJECT. LOCATIONS AND SIZES ARE APPROXIMATE. A SOLAR SUB CONTRACTOR SHOULD DESIGN THE SYSTEM AND CONSULT WITH ARCHITECT ON CONFIGURATION.
- 2) ROOF COVERING TO BE DURA-LAST 60-MIL MEMBRANE MEETING COOL ROOF REQUIREMENTS.
- 3) PEDESTAL SYSTEM TO BE BISONIP WITH STONE PAVERS IN SANDSTONE PORCELIN COLOR.
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160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

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



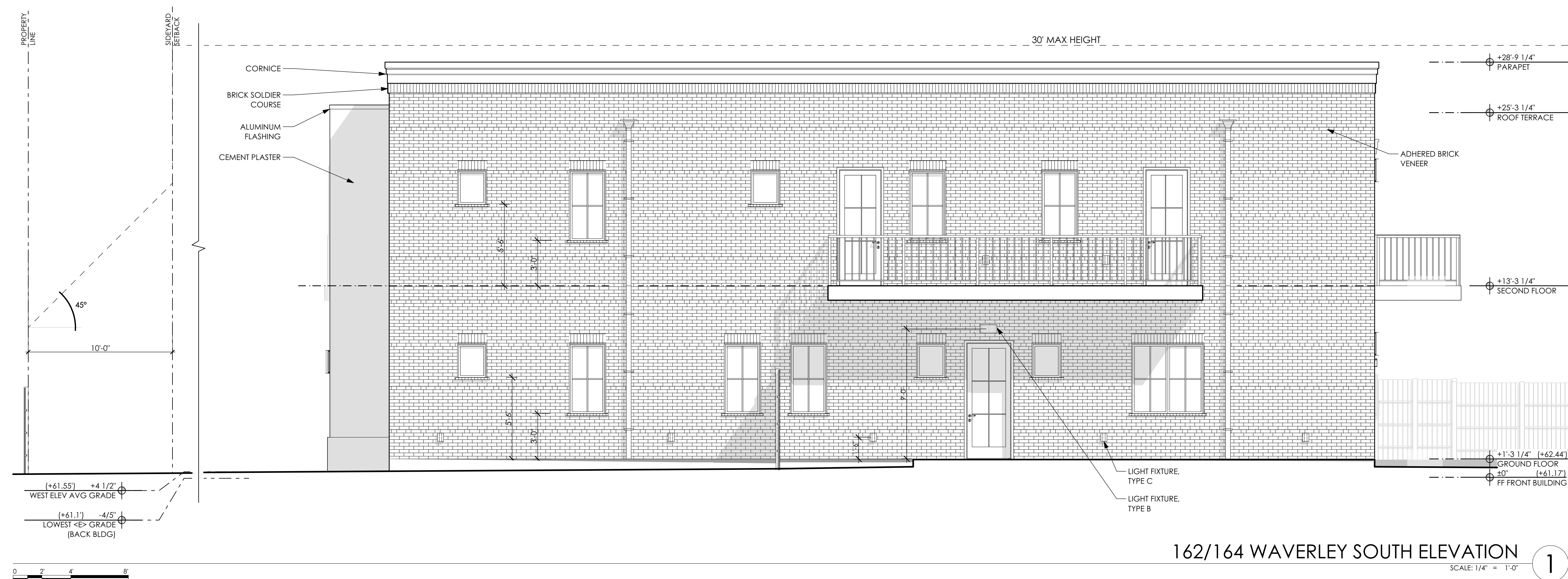
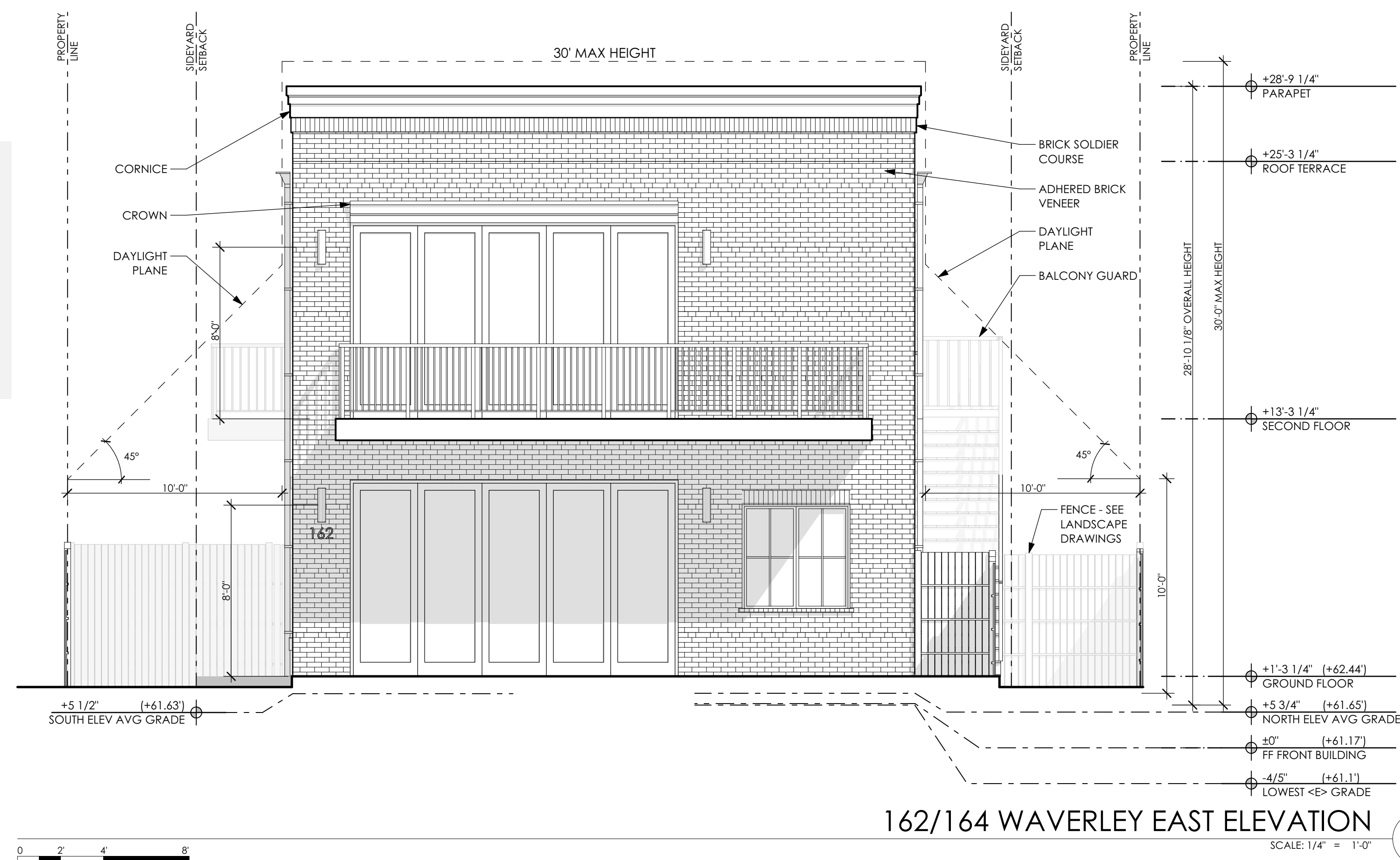
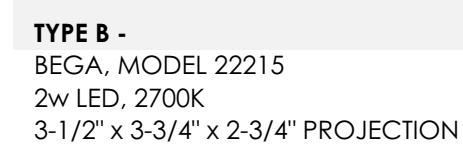
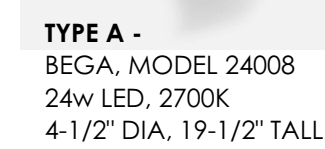
160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

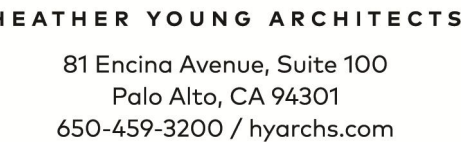
[illegible]

A-20

- 1) **ADHERED MANUFACTURED STONE VENEER:**
 - ELDORADO STONE
 - MARQUEE 24 SERIES
 - COLOR: DOVETAIL
 - SIZE: 12" x 24" x 1" THICK
 - INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS & CRC TABLE R703.4
- 2) **CEMENT PLASTER:**
 - PAINTED: WARM WHITE
 - 7/8" THICK 3-COAT SAND FINISH
- 3) **ADHERED BRICK VENEER:**
 - MANUFACTURER: GENERAL SHALE
 - SERIES: IRONWORKS
 - STANDARD THIN BRICK FLATS AND CORNERS
 - SIZE: 5/8" x 2 1/4" x 1/2"
 - RUNNING BOND PATTERN W/ FLEMISH BOND VEIN 13 COURSES
 - 3/8" GROUT - CONCAVE JOINTS
 - ADHERED MASONRY VENEER SHALL BE
 - INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 4) **BALCONY GUARD:**
 - 42" HIGH WITH VERTICAL PICKETS
 - ANODIZED ALUMINUM
 - COLOR DARK GREY
- 5) **CORNICE AND CROWN:**
 - GFRC OR SMOOTH CEMENT PLASTER COVERED PROFILE
 - COLOR: WARM WHITE
- 6) **RAINWATER LEADERS AND CONDUCTORS:**
 - BONDERIZED PAINTED METAL
 - SIZE: 3" x 4" RECTANGULAR
 - COLOR: DARK GREY
- 7) **WINDOWS:**
 - ALUMINUM CLAD WOOD CASEMENT
 - JELD-WEN, SIGHTLINE SERIES
 - DARK GREY FRAMES AND SASHES
- 8) **FOLDING DOORS:**
 - ALUMINUM, NARROW STYLE
 - FLEETWOOD
 - DARK GREY FRAMES AND SASHES







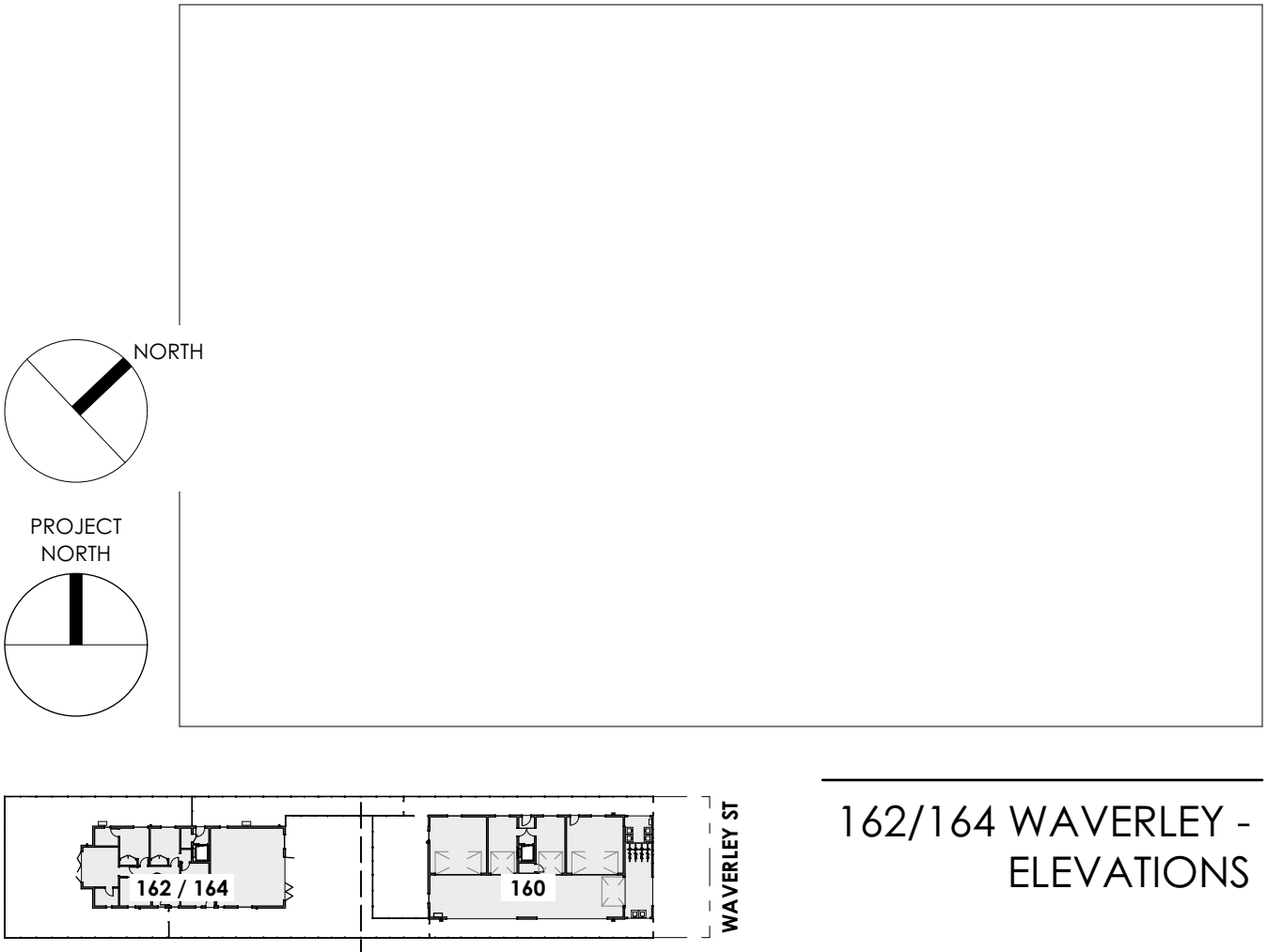
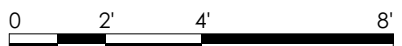
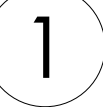
160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

[illegible]

A-22

© HEATHER YOUNG ARCHITECTS 2020

- 1) **ADHERED MANUFACTURED STONE VENEER:**
 - ELDORADO STONE
 - MARQUEE 24 SERIES
 - COLOR: DOVETAIL
 - SIZE: 12" x 24" x 1" THICK
 - INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS & CRC TABLE R703.4
- 2) **CEMENT PLASTER:**
 - PAINTED: WARM WHITE
 - 7/8" THICK 3-COAT SAND FINISH
- 3) **ADHERED BRICK VENEER:**
 - MANUFACTURER: GENERAL SHALE
 - SERIES: FIREWORKS
 - STANDARD THIN BRICK FLATS AND CORNERS
 - SIZE: 5/8" x 2 1/4" x 1/2"
 - RUNNING BOND PATTERN W/ FLEMISH BOND EVERY 13 COURSES
 - 3/8" GROUT - CONCAVE JOINTS
 - ADHERED MASONRY VENEER SHALL BE
 - INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 4) **BALCONY GUARD:**
 - 42" HIGH WITH VERTICAL PICKETS
 - ANODIZED ALUMINUM
 - COLOR DARK GREY
- 5) **CORNICE AND CROWN:**
 - GRC OR SMOOTH CEMENT PLASTER COVERED PROFILE
 - COLOR: WARM WHITE
- 6) **RAINWATER LEADERS AND CONDUCTORS:**
 - BONDERIZED PAINTED METAL
 - SIZE: 3" x 4" RECTANGULAR
 - COLOR: DARK GREY
- 7) **WINDOWS:**
 - ALUMINUM CLAD WOOD CASEMENT
 - JELD-WEN, SIGHTLINE SERIES
 - DARK GREY FRAMES AND SASHES
- 8) **FOLDING DOORS:**
 - ALUMINUM, NARROW STYLE
 - FLEETWOOD
 - DARK GREY FRAMES AND SASHES



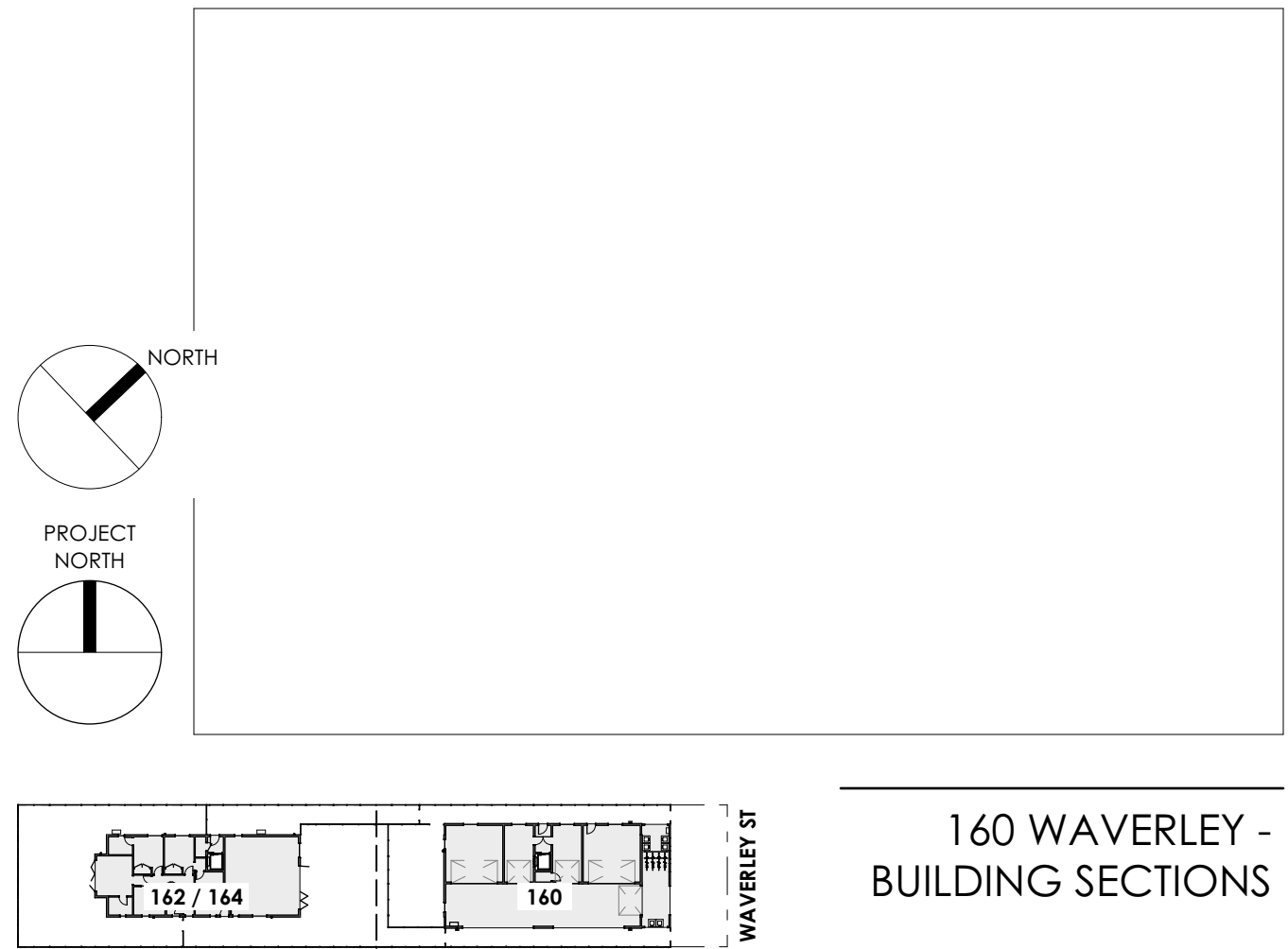
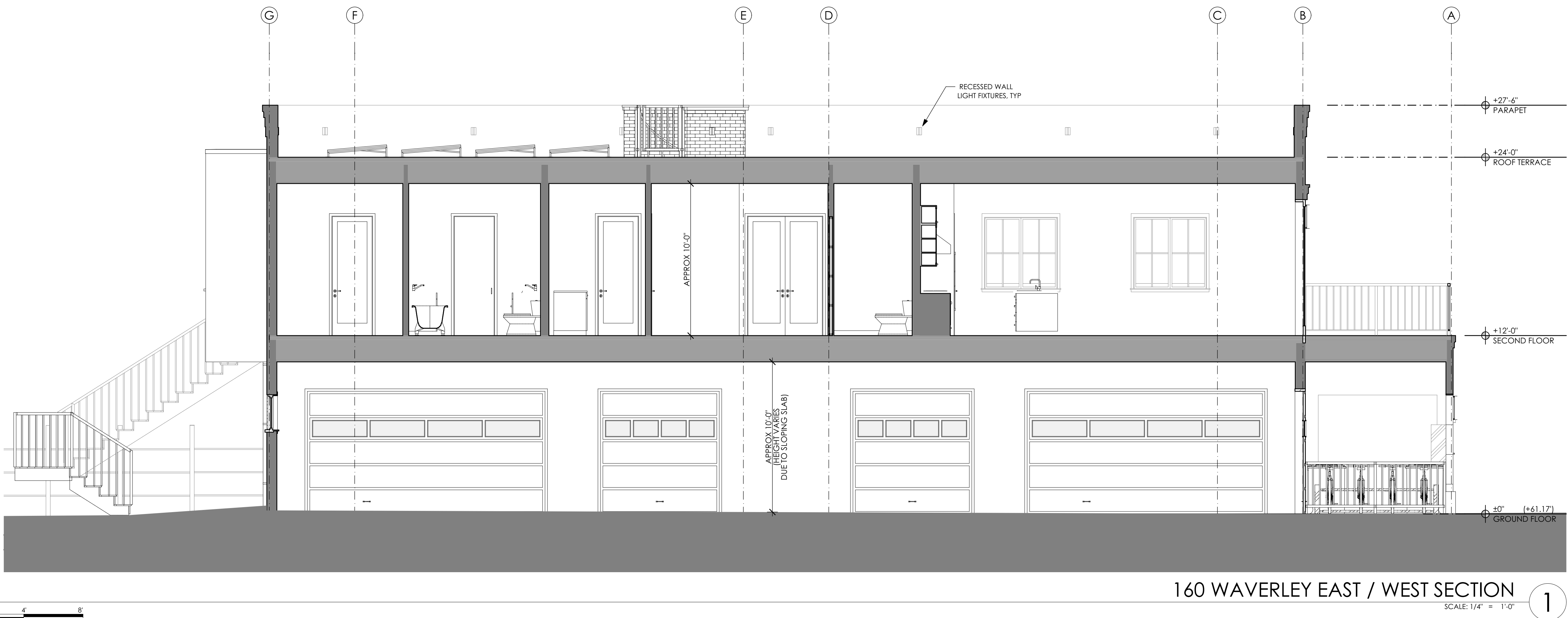
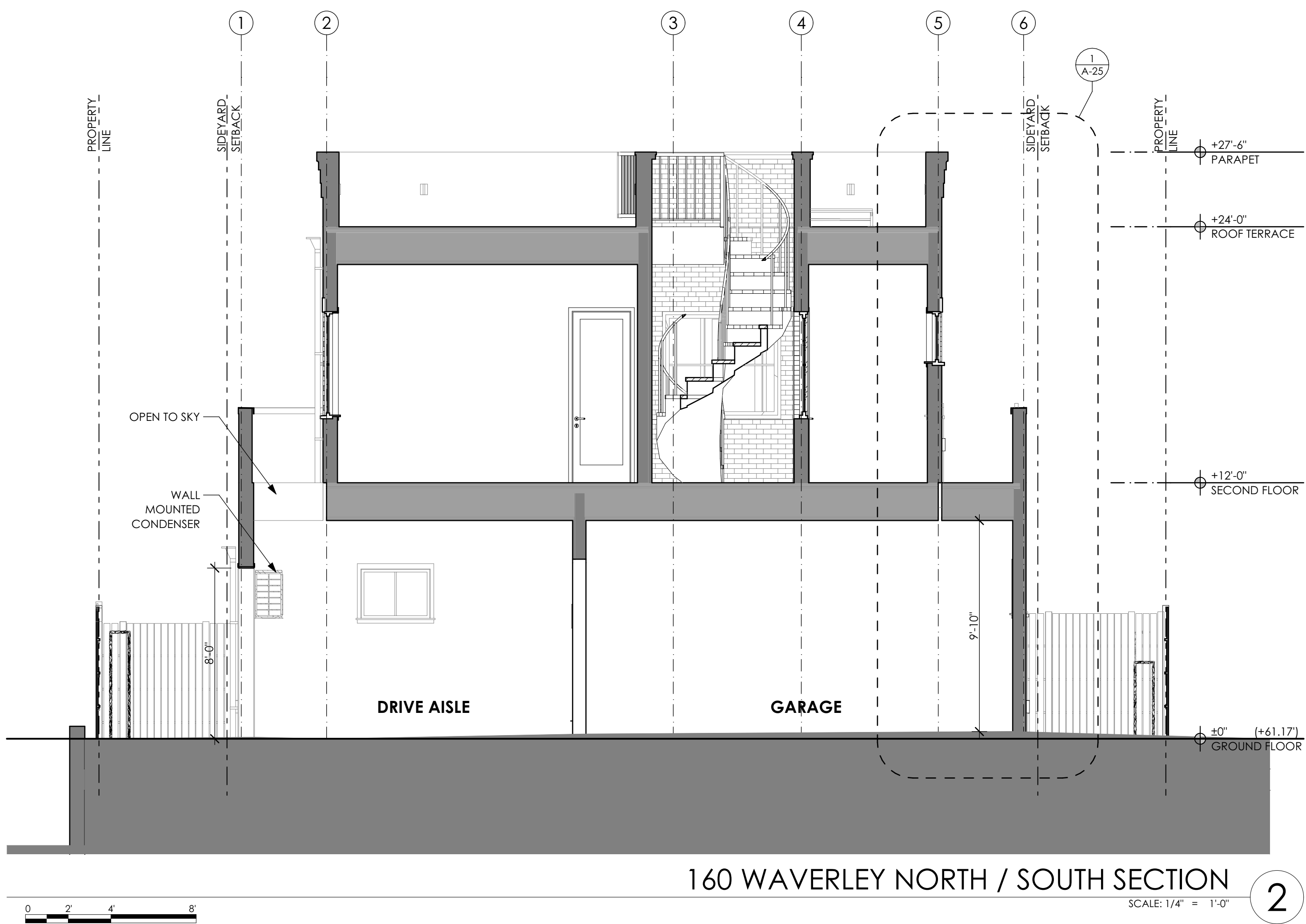
SITE PLAN - KEY

WAVERLEY
RESIDENCES

160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

[illegible]

160 WAVERLEY - BUILDING SECTIONS

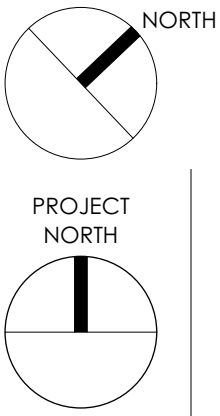
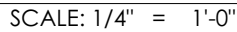
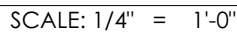


SITE PLAN - KEY

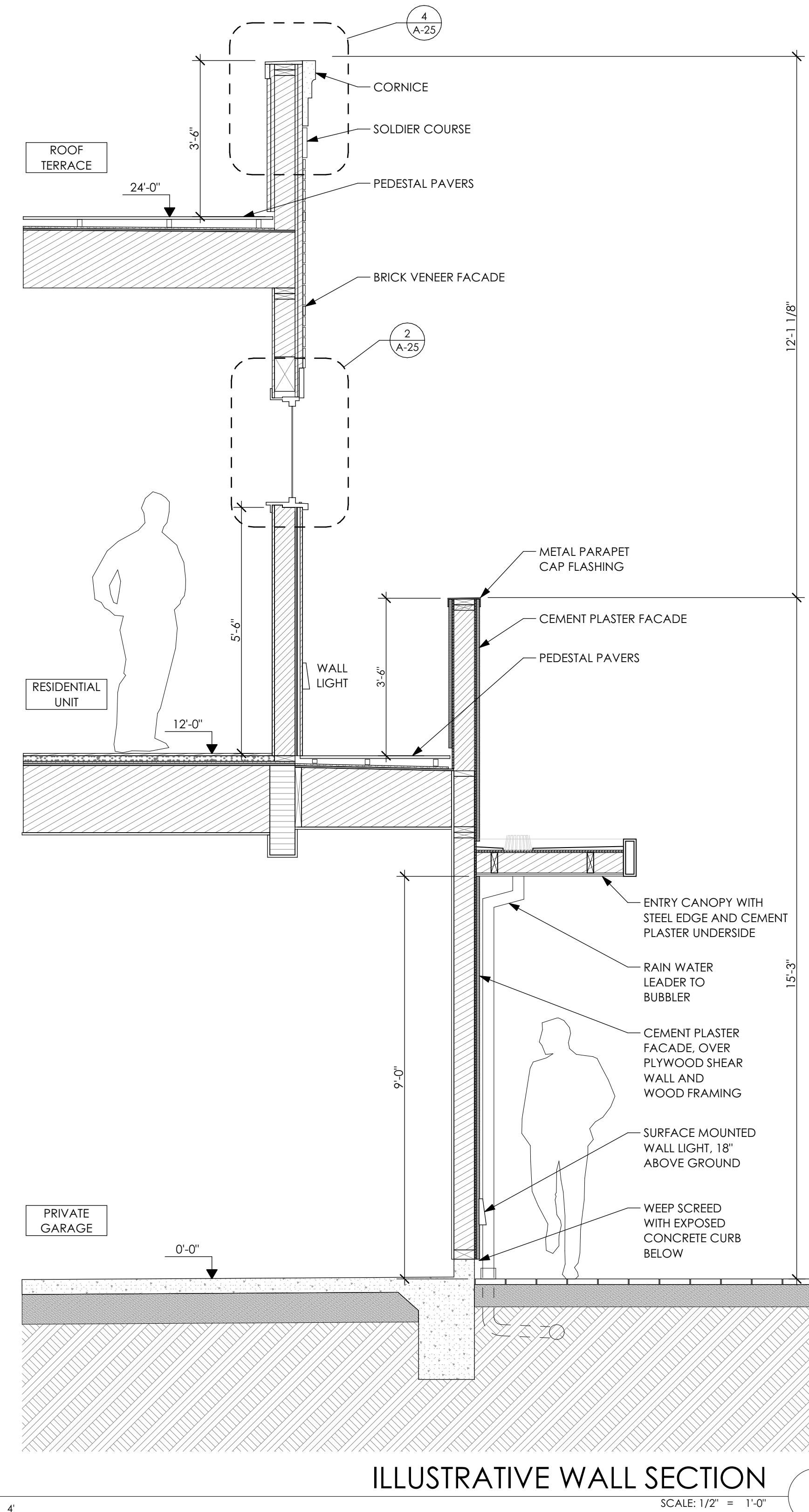
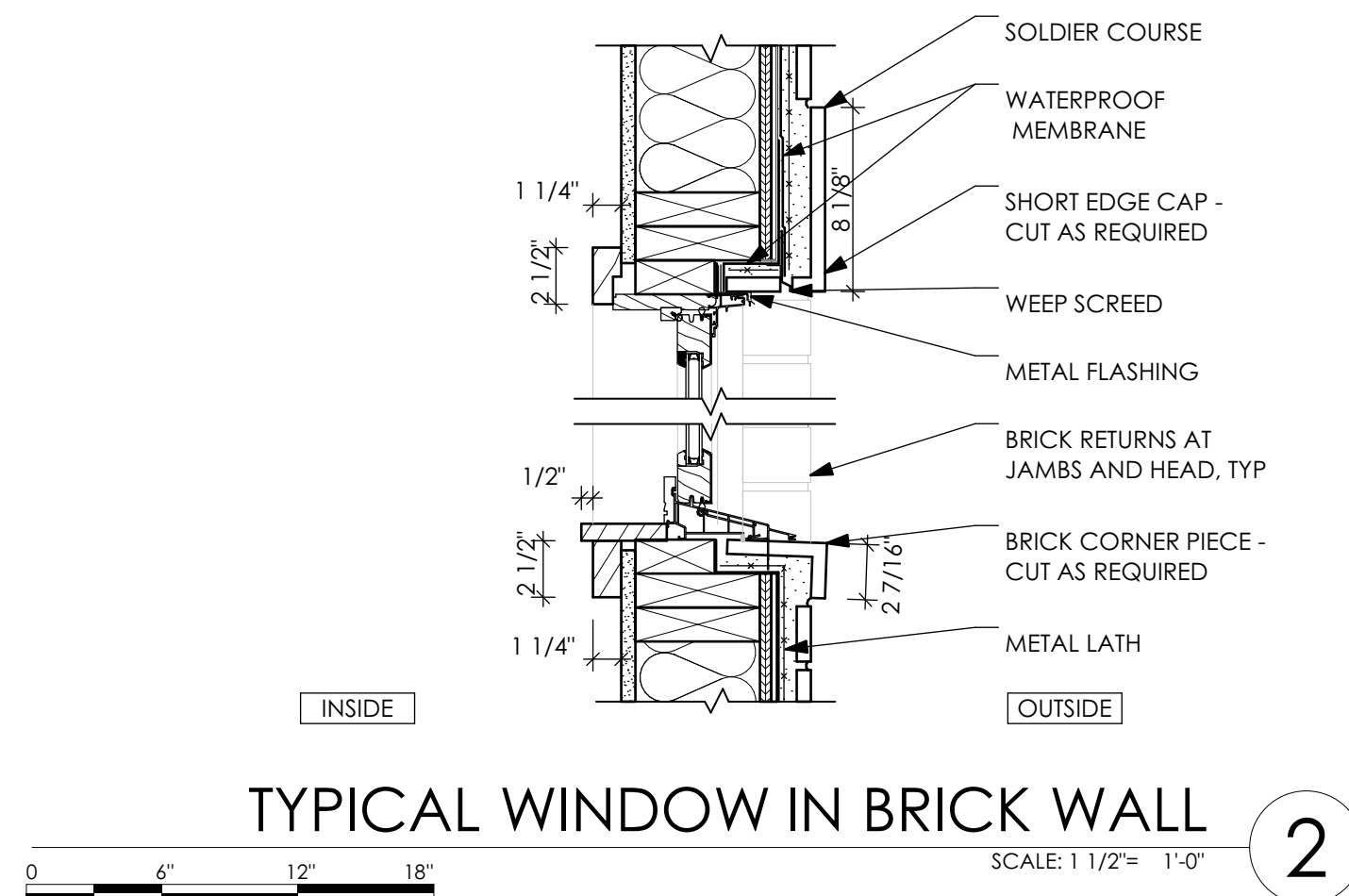
W/AVERLEY RESIDENCES: 12/14/2020 3:03 PM

WAVERLEY
RESIDENCES

160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

[illegible]162/164 WAVERLEY -
BUILDING SECTIONS

SITE PLAN - KEY



- 6) NO INTERIOR CLASS I VAPOR RETARDERS TO BE INSTALLED ON THE CEILING SIDE OF THE ASSEMBLY.
- 7) AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

[illegible]

A-25



WAVERLEY
RESIDENCES

160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

[illegible]







3D IMAGES

160 - 164 WAVERLEY ST
PALO ALTO, CA 94301

[illegible]

A-27



Luminaire Schedule										
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLD	LDD	UDF	LLF	Filename
	11	F1	BEGA 24008	30	2236	0.944	0.900	1.000	0.850	24008_BEGA_IES.ies
	7	F2	BEGA 33344	14	847	1.000	1.000	1.000	1.000	33344_BEGA_IES.ies
	4	F3	BEGA 22215	3	173	0.944	0.900	1.000	0.850	22215_BEGA_IES.ies
	5	F4	KUZCO EC44113-BK	25.4	2673	0.944	0.900	1.000	0.850	EC44113-BK - Ellie.IES
	4	F5	KENALL SPG18-xxx-MW-5S-SU-TP-30L-40K8-DCC-DV	35	4138	0.944	0.900	1.000	0.850	SPG18-xxx-MW-5S-SU-TP-30L-40K8-DCC-D
	20	F6	BEGA 22248	6	262	0.944	0.900	1.000	0.850	22248_BEGA_IES.IES

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	Grid Z
Bike Area	Illuminance	Fc	12.38	15.4	8.0	1.55	1.93		0
East Driveway	Illuminance	Fc	2.99	22.7	0.1	29.90	227.00		0
Garage	Illuminance	Fc	5.66	10.4	3.2	1.77	3.25		0
Property Line	Illuminance	Fc	0.02	0.5	0.0	N.A.	N.A.		0
Site Pedestrian	Illuminance	Fc	2.85	68.6	0.0	N.A.	N.A.		0

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN IN CIRCULATION AREA ARE MAINTAINED HORIZONTAL FOOTCANDLES AT 0'-0" AFF

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED
LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL
LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in input data, test methods, testing procedures, measurement uncertainty, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



REPORT FOR: HEATHER YOUNG ARCHITECTS; KARLEE GAILEY
BY: APPLICATIONS ENGINEERING; YUCHENG LU
SALES REPRESENTATIVE: ALR; JD STEPHENS



AGI32 VERSION 19.2
AGI (C) 1999-2018 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

18562 - 160-164 WAVERLEY RESIDENCES - SITE
PALO ALTO, CA

DRAWING NO. / INPUT FILE
18562-JDS-1-SITE.DWG / 18562-JDS-1-SITE.A32

SCALE 1/8" = 1'	SHEET 1 OF 1	DATE 12 / 09 / 2020	RE 1
--------------------	-----------------	------------------------	---------

211-865 California Ave. 10/19/2018 of 10337 A06



TREE A- CORNUS CAPITATA MOUNTAIN MOON
EVERGREEN DOGWOOD

TREE B- TRISTANIA LAURINA ELEGANT
ELEGANT SWAMP MYRTLE

PLANT LIST						
#	QU.	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH	WOCOLS PLANT FACTOR
A	3	36" BOX	CORNUS CAPITATA 'MOUNTAIN MOON'	EVERGREEN DOGWOOD	20' x 15'-20'	M
B	3	48" BOX	TRISTANIOPSIS LAURINA 'ELEGANT'	ELEGANT SWAMP MYRTLE	20'x35' x 15'-25'	M
C	2	36" BOX	ACER RUBRUM 'RED OCTOBER GLORY'	RED MAPLE	20'x35' x 15'-25'	M
D	8	36" BOX	PODOCARPUS GRACILLIOR (TREE FORM)	FERN PINE *(PRUNED TO 10' WIDE)	20'x40'x 20"	M
E	10	36" BOX	LAURUS NOBILIS	BAY LAUREL	15'-40' x 15'-25'	L
F	2	24" BOX	ACER PALMATUM 'RED EMPEROR' (MULTI)	JAPANESE MAPLE (MULTI TRUNK)	12' x 12'	M
G	7	15G	PITTOSPORUM 'SILVER SHEEN'	SILVER SHEEN PITTOSPORUM	10'-5'	M
H	6	15G	CAMELLIA SAS. 'WHITE DOVES'	WHITE CAMELLIA SASANQUA	5'-5'	M
I	AS SHOWN	5G	NANDINA 'FIRECRACKER'	HEAVENLY BAMBOO	2.5'x 3'	L
J	6	15G	OLEA 'LITTLE OLLIE'	NON-FRUITING DWARF OLIVE	4'-6' x 4'-6'	VL
K	AS SHOWN	1G	LOMONDRA 'BREEZE'	MATT RUSH	2'-3' x 3'	L
L	AS SHOWN	1G	AEONIUM ARBOREUM	AEONIUM (SUCCULENT)	1'-6" x 1'	L
M	AS SHOWN	1G	ARCTOSTAPHYLOS 'EMERALD CARPET' @ 30" O.C.	MANZANITA GROUND COVER	6"-12" x 3'	L
N	4	5G	DISTICTUS BUCCINATORIA	TRUMPET VINE	12' x 12'	M

hya

HEATHER YOUNG ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
PHONE: 650.473.0400
www.fgy-arch.com

MARA YOUNG
LANDSCAPE ARCHITECT
CAL. LICENSE # 3754
PHONE: (650) 704-9255
www.marayoung.com

160-164
WAVERLEY
STREET

160-164
WAVERLEY STREET
PALO ALTO, CA
94301



TREE C- ACER RUBRUM OCTOBER GLORY
RED MAPLE



TREE D- PODOCARPUS GRACILLIOR
FERN PINE



TREE E- LAURUS NOBILIS
BAY LAUREL



TREE F- ACER PALMATUM 'RED EMPEROR'
JAPANESE MAPLE



SHRUB G- PITTOSPORUM 'SILVER SHEEN'
SILVER SHEEN PITTOSPRORUM



SHRUB H- CAMELLIA SASANQUA 'WHITE DOVES'
WHITE CAMELLIA SASANQUA



SHRUB I- NANDIANA 'FIREPOWER'
HEAVENLY BAMBOO



SHRUB J- OLEA 'LITTLE OLLIE'
DWARF NON FRUITING OLIVE



GRASS K- LOMONDRA 'BREEZE'
MATT RUSH



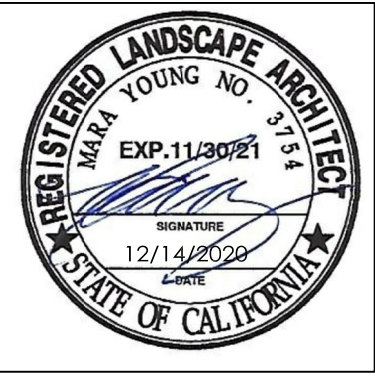
SUCCULENT L-AEONIUM ARBOREUM
AEONIUM (SUCCULENT)



GROUND COVER M-ARCTOSTAPHYLOS
'EMERALD CARPET'
MANZANITA GROUNDCOVER



VINE N-DISTICTUS BUCCINATORIA
TRUMPET VINE



PLANT IMAGES

L-2

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