# PROJECT TEAM

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#### APPLICABLE CODES & STANDARDS

2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA FIRE CODE (CFC)

CODE (CGBSC) 2022 CALIFORNIA ENERGY CODE (CENRC)

2022 CALIFORNIA GREEN BUILDING STANDARD

PROJECT DESCRIPTION

CA GOV CODE 65589.5(D)(5) "BUILDER'S REMEDY: THIS PROJECT PROPOSES THE REINVENTION OF TWO LOTS LOCATED AT 156 CALIFORNIA AVENUE AND PARK BLVD. LOT A, 156 CALIFORNIA A5.3 AVENUE ( 1.14 ACRE) IS SITUATED AT THE CORNER OF PARK AND CALIFORNIA AVENUE. LOT B, PARK BLVD (0.29 ACRE) IS AT THE CORNER OF PARK AND CAMBRIDGE AVENUE. BOTH SITES WILL INCLUDE THE CONVERSION OF AN EXISTING PARKING LOT AND WELL KNOWN LOCAL GROCERY STORE CALLED MOLLIE STONE'S TO A MIXED USE MULTI FAMILY DEVELOPMENT. THE PROJECT CONSIST OF THREE INTEGRATED STRUCTURES: (1) 7 STORY PODIUM BUILDING WITH 5 LEVELS OF TYPE IIIB OVER 2 LEVELS OF TYPE I CONSTRUCTION. 14,709 SF WILL BE DEDICATED TO THE MOLLIE STONE GROCERY STORE

(1) 17 STORY TOWER (1) 11 STORY TOWER

BOTH TOWERS WILL BE PROPOSED AND CONCEPTUALIZED AS TYPE IV MASS TIMBER CONSTRUCTION THE ARCHITECTURE PROMOTES ACTIVE STREETSCAPES, THE CREATION OF PRIVATELY OWNED PUBLIC SPACES (POPOS) AND CONNECTIVITY WITH TRANSIT DUE TO THE PROJECTS CLOS

# PROXIMITY TO THE ALMA STATION CALTRAIN STOP

# APN#

CITY OF PALO ALTO CURRENT ZONING / GENERAL PLAN STANDARDS

**156 CALIFORNIA AVENUE** 1.14 ACRES PALO ALTO, CA 94306

124 - 28 - 045

**GP DESIGNATION** - REGIONAL / COMMUNITY COMMERCIAL **ZONING DESIGNATION - PTOD - CALIFORNIA AVE** PEDESTRIAN AND TRANSIT ORIENTED DEVELOPMENT NC IDENTIFIER SYSTEM - 1071

LOT B

PARK BOULEVARD

SITE AREA APN# 0.292 ACRES 124 - 28 - 003

PALO ALTO CA 94306 **GP DESIGNATION - REGIONAL / COMMUNITY COMMERCIAL** 

**ZONING DESIGNATION** - CC (2) COMMUNITY COMMERCIAL (R) RETAIL NC IDENTIFIER SYSTEM - 1195

THE CALIFORNIA AVENUE PEDESTRIAN AND TRANSIT ORIENTED DEVELOPMENT COMBINING DISTRICT (PTOD) MAY BE COMBINED WITH ANY R-1, CC(2), CN, GM, PF, RM30, OR RM40 DISTRICT OR COMBINATION OF SUCH DISTRICTS WITHIN THE DESIGNATED CALIFORNIA AVENUE PTOD BOUNDARY (EXHIBIT A, REFLECTED ON THE CITY'S ZONING MAP), CONSISTENT WITH THE PROVISIONS OF CHAPTERS 18.08 AND 18.80. WHERE SO COMBINED, THE REGULATIONS ESTABLISHED BY THIS CHAPTER SHALL APPLY IN LIEU OF THE PROVISIONS ESTABLISHED BY THE UNDERLYING CC(2), CN, GM, RM30, AND/OR RM40 ZONING DISTRICT(S). COMPLIANCE WITH THE PROVISIONS OF CHAPTER 18.30(A), RETAIL SHOPPING (R), AND CHAPTER 18.30(B), PEDESTRIAN SHOPPING (P), COMBINING DISTRICTS SHALL ALSO BE REQUIRED WHERE SUCH COMBINING DISTRICTS ARE APPLICABLE

**156 CALIFORNIA AVENUE** 

PALO ALTO, CA 94306

PARK BOULEVARD

PALO ALTO CA 94306

2:1

2:1

#### MINIMUM SETBACK (ZONING: TABLE 18.16.060) TABLE 3 MAXIMUM FAR (ZONING: TABLE 18.16.060) TABLE 3

FRONT 0'-10' | 8'-12' EFFECTIVE WIDTH 156 CALIFORNIA AVENUE **PALO ALTO, CA 94306** SIDE NONE

FRONT 0'-10' | 8'-12' EFFECTIVE WIDTH

NONE

PARK BOULEVARD PALO ALTO CA 94306 SIDE NONE REAR NONE

REAR

MAXIMUM HEIGHT (ZONING: TABLE 18.16.060) TABLE 3

**156 CALIFORNIA AVENUE** PALO ALTO, CA 94306

PARK BOULEVARD PALO ALTO CA 94306

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

124 - 28 - 045 LOT: A

ACRES/SF F.A.R DENSITY **156 CALIFORNIA AVENUE** 1.144 / 49,833 SEE SHEET A2.3 + A2.4 265.7 /ACRE PALO ALTO, CA 94306

RESIDENTIAL

PARKING

**ASSEMBLY** 

ASSEMBLY

S-2

DENSITY

267.1 /ACRE

**CONSTRUCTION TYPE** 

PODIUM

PODIUM

TOWER "A"

TYPE 1A (GROUND FLOOR, 2ND FLOOR) TYPE 3A (3RD TO 7TH FLOOR)

7 STORIES

17 STORIES

TOWER "A" TYPE IV (CLT) - 17 STORIES NUMBER OF STORIES PROPOSED OCCUPANCY TYPE RETAIL

PROPOSED HEIGHT PODIUM 77' TOWER "A" 177'

124 - 28 - 003 LOT: B

SITE ACRES/ SF F.A.R PARK BOULEVARD 0.292 / 12,720 SEE SHEET A2.3 + A2.4

R-2

S-2

PALO ALTO CA 94306 **CONSTRUCTION TYPE** 

TOWER "B" TYPE IV ( CLT) - 11 STORIES

NUMBER OF STORIES PROPOSED

TOWER "B" 11 STORIES PROPOSED HEIGHT TOWER "B"

120' **OCCUPANCY TYPE** RETAIL **RESIDENTIAL PARKING** 

# SHEET LIST

- A1.0 COVER
- A1.1 RENDERINGS
- A1.2 PROJECT DATA
- A1.3 EXISTING SITE PLAN
- A1.4 NEIGHBORHOOD CONTEXT SHEET
- CAL GREEN NON- RESIDENTIAL CHECKLIST
- A1.6 CAL GREEN NON RESIDENTIAL CHECKLIST
- A1.7 CAL GREEN RESIDENTIAL CHECKLIST
- A1.8 CAL GREEN RESIDENTIAL CHECKLIST CODE & EGRESS COMPLIANCE - PODIUM & TOWER "A"
- A2.1 CODE & EGRESS COMPLIANCE PODIUM & TOWER "A"
- A2.2 CODE & EGRESS COMPLIANT TOWER "B"
- A2.3 FAR DIAGRAM PODIUM & TOWER "A"
- A2.4 FAR DIAGRAM TOWER "B"
- A2.5 AREA SEPERATION
- A3.1 PROPOSED SITE PLAN
- A3.2 BASEMENT -2
- A3.3 BASEMENT -1
- A3.4 PROPOSED GROUND FLOOR PLAN
- A3.5 LEVEL 2
- A3.6 LEVEL 3
- A3.7 LEVEL 4 (similar to levels 5 & 6) A3.8 LEVEL 7
- A3.9 LEVEL 8 A3.10 LEVEL10
- A3.11 LEVEL 11
- A3.12 LEVEL 16
- A3.13 LEVEL 17
- A3.14 LEVEL 18 (ROOF)
- A3.15 PARKING LAYOUT & AUTOMOBILE CIRCULATION SHEET
- A3.16 SIGNAGE PLAN
- A3.17 AFFORDABLE HOUSING PLAN
- A3.18 LIGHTING PLAN A3.19 LIGHTING PLAN
- A4.0 STREETSCAPE SHEET
- A4.1 STREETSCAPE SHEET
- A4.2 PROPOSED ELEVATIONS
- PROPOSED ELEVATIONS A4.4 PROPOSED ELEVATIONS
- PROPOSED ELEVATIONS
- A5.0 EAST ELEVATION & SECTION
- A5.1 SOUTH-NORTH SECTION & RAMP
- A5.2 TOWER A- TYPICAL & ENLARGED SECTION, SCHEMATIC DETAIL
  - TOWER B TYPICAL & ENLARGED SECTION, SCHEMATIC DETAIL PODIUM BLDG - TYPICAL & ENLARGED SECTIONS, SCHEMATIC
- A5.4 DETAILS
- A6.0 3D VIEWS PODIUM
- A6.1 3D VIEWS TOWER A
- A6.2 3D VIEWS TOWER B
- A6.3 3D VIEWS ALL BUILDINGS
- A7.0 INSPIRATION IMAGES
- C1.0 COVER SHEET C2.0 EXISTING CONDITIONS & DEMOLITION PLANS
- C3.0 GRADING, DRAINAGE & UTILIY PLAN BUILDING A
- GRADING, DRAINAGE & UTILIY PLAN BUILDING A
- C3.2 GRADING, DRAINAGE & UTILIY PLAN BUILDING B
- C4.0 STORM WATER CONTROL PLAN C4.1 STORM WATER CONTROL NOTES & DETAILS
- C5.0 SECTIONS
- L0.10 EXISTING TREE PLAN
- L0.11 EXISTING TREE INVENTORY
- L1.1 LANDSCAPE MATERIAL PLAN GROUND LEVEL
- L1.2 LANDSCAPE MATERIAL PLAN LEVEL 3 (COURT YARD)
- L1.3 LANDSCAPE MATERIAL PLAN LEVEL 8 (PODIUM ROOF) L1.4 LANDSCAPE MATERIAL PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)
- L1.5 LANDSCAPE PLANTING PLAN GROUND LEVEL
- L1.8 LANDSCAPE PLANTING PLAN LEVEL 8 (COURTYARD)
- L4.0 LANDSCAPE PLANTING PLAN PLANTING LEGEND L4.1 LANDSCAPE PLANTING PLAN - GROUND LEVEL
- L4.2 LANDSCAPE PLANTING PLAN LEVEL 3 (COURTYARD) L4.3 LANDSCAPE PLANTING PLAN - LEVEL 8 (PODIUM ROOF)
- L4.4 LANDSCAPE PLANTING PLAN LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)
- L5.0 LANDSCAPE HYDROZONE WELO CALCULATIONS
- L5.1 LANDSCAPE HYDROZONE PLAN GROUND LEVEL
- L5.2 LANDSCAPE HYDROZONE PLAN LEVEL 3 (COURTYARD) L5.3 LANDSCAPE HYDROZONE PLAN - LEVEL 8 (PODIUM ROOF)
- L5.4 LANDSCAPE HYDROZONE PLAN LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)
- SPECIAL TREE PROTECTION
- SPECIAL TREE PROTECTION SPECIAL TREE PROTECTION
- T-4 SPECIAL TREE PROTECTION
- SPECIAL TREE PROTECTION

# 156 CALIFORNIA **AVENUE SITE** DEVELOPMENT

# STUDIO CURRENT

### **APPROVAL STAMPS**

RECEIVED, REVIEWED &

**REVISION STAMPS** 

156 California Ave

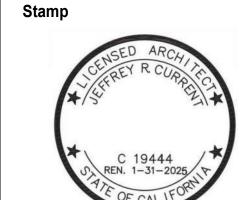
Mixed Use Proposal

Consultant

# **MAJOR ARCHITECTURAL REVIEW**

24APP-00886 Revision

03.06.2023 MAJOR ARCH REVIEW 03.28.2024



# **VICINITY MAP**



# **Sheet Information**

03/28/2024 Issue Date Job Number 23-013 Checker Designer **Sheet Title COVER** 

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### NOTE: ALL RENDERINGS TO BE UPDATED WITH PROGRESSION OF DESIGN



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



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



PROPOSED PROJECT - VIEW FROM CALIFORNIA AVENUE



PROPOSED PROJECT - VIEW FROM CALTRAIN STATION



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



PROPOSED PROJECT - VIEW OF POPOS - Privately Owned Public Open Space



Project:
156 California Ave

Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

No	Date
SB330	03.06.202
MAJOR ARCH REVIEW	03.28.202

Stamp



Sheet Information

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

Sheet Title

RENDERINGS

# **LESS THAN 20% CHANGE** FROM APPLICATION 24APP-00886

TOWER B - BUILDING SCHEDULE								
TOWER B - UN	IT AREA	TOWER B - UNIT AREA		TOWER B - AMMENITY		TOWER B - SERVICE & CIRC	TOWER B -	COMMERCIAL
Level 3	714.05	Level 7	1452.05	Level 1	206 85	Level 1	Level 1	1026.65
B - 1 BDR	714 SF	B - 1 BDR	1453 SF	B - BIKE ROOM & REPAIR	300 SF		B - RETAIL	1036 SF
B - 1 BDR - AFF	620 SF	B - 1 BDR - AFF	636 SF	Level 2		Level 2	Level 2	206 CF
B - 2 BDR	877 SF	B - 2 BDR	2580 SF	B - GYM	678 SF		B - RETAIL	386 SF
B - 2 BDR - AFF	913 SF	B-ST	1563 SF	Level 3	07001	Level 3	-	
B - ST B - ST - AFF	2013 SF	B - ST - AFF	494 SF	B - CO-WORK	622 SF	1367 SF	-	
	496 SF	10	6725 SF	Level 11-B	OZZ OI	Level 4	-	
9	5634 SF	Level 8 B - 1 BDR	1350 SF	B - GYM	3248 SF	1062 SF Level 5	-	
Level 4 B - 1 BDR	1460 SF	B - 1 BDR - AFF	738 SF	B GTW	0240 01	1062 SF	-	
B - 1 BDR - AFF	738 SF	B - 2 BDR - AFF		-			-	
B - 2 BDR - AFF	913 SF	B - ST	2580 SF	-		Level 6 1062 SF	-	
B - 2 BDR - AFF	877 SF	B - ST - AFF	1564 SF 492 SF	-		Level 7	-	
B - ST	1485 SF	10	6725 SF	-		902 SF	-	
B - ST - AFF	490 SF	Level 9	0123 31			Level 8	-	
9	5964 SF	B - 1 BDR	2089 SF	-		902 SF	-	
Level 5	3904 31	B - 2 BDR	2580 SF	-		Level 9	-	
B - 1 BDR	2089 SF	B - ST	1563 SF	-		902 SF	-	
B - 2 BDR	1791 SF	B - ST - AFF	494 SF	-		Level 10	-	
B - 2 BDR - AFF	870 SF	10	6725 SF	-		902 SF		
B-ST	1483 SF	Level 10	0123 31			Level 11-B	-	
B - ST - AFF	493 SF	B - 1 BDR	1453 SF	-		783 SF		
10	6725 SF	B - 1 BDR - AFF	636 SF	-		703 31	-	
Level 6	0/25 51	B - 2 BDR	2580 SF	-				
B - 1 BDR	2089 SF	B - ST	2056 SF	-				
B - 2 BDR	1783 SF	10	6725 SF	-				
B - 2 BDR - AFF	877 SF		312001					
B - ST	1485 SF	TOMED D. LIN		TOWER D ANAM	ACNUTY	TOWER B. SERVICE 9 CIRC	TOMEDE	COMMEDIAL
B - ST - AFF	490 SF	TOWER B - UN	III AKEA	TOWER B - AM	VIEINI I Y	TOWER B - SERVICE & CIRC	TIOWER B -	OUMINERCIAL
10	6725 SF	78	51945 SF		4854 SF	12235 SF		1422 SF

SITE	COMMEI	RCIAL	PAR	KING		UNIT COUNT SEE SHEET A3.17 AFF UNITS			
LOT AREA (A+B)	A - BAR	2460 SF	PARNING AREA	STALLS		TOWER A	TOWER B	PODIUM	
1.14 +0.292 = 1.432 AC	A - COFFEE SHOP	856 SF				A - 1 BDR	B - 1 BDR	P - 1 BDR	
EXISTING LOT	B - RETAIL	1422 SF	UND. GND - 2	UND. GND - 2		78	18	61	
	P - GROCERY	14709 SF	39484 SF	,	112	A - 1 BDR - AFF	B - 1 BDR - AFF	P - 1 BDR - AFF	
	STORE		UND.GND - 1	UND.GND - 1		19	5	16	
24,830 SF	TOTAL	19448 SF	37767 SF	,	108	A - 2 BDR	B - 2 BDR	P - 2 BDR	
EXISTING FAR			Level 1	Level 1		32	18	10	
			14407 SF	47 (+ 20 off street) =	67	A - 2 BDR - AFF	B - 2 BDR - AFF	P - 2 BDR - AFF	
0.398 lot A only	MOTOR		Level 2	Level 2		8	4	2	
PROPOSED LOT			16759 SF		43	A - ST	B - ST	P-ST	
COVERAGE (A+B)	DEOLUDED	0	1 stall per studio			44	26	18	
49,658   12,719	REQUIRED	0	1 stall per 1 bed	1 stall per 250 sf retail		A - ST - AFF	B - ST - AFF	P - ST - AFF	
TOTAL 62,378 SF	PROPOSED	21	2 stall per 2 bed			11	7	5	
PROPOSED FAR	none requi	red	456 stalls						
SEE SHEET A2.3 + A2.4	BIKE	=		20 OFF STREET (ING STALLS		TOWER A	TOWER B	PODIUM	
PROPOSED	REQUIRED	382	L			192	78	112	
DENSITY	PROPOSED	307	PARKING AREA	REQUIRED 5	517	TOTAL RESIDE	NTIAL AREA	JNIT TOTAL	
LOT A: 265.7 /ACRE	1 per unit requ	uired				TOWER A + B + PODIUM		JNII IOIAL	
LOT B: 267.1 /ACRE	'		108418 SF	2 '	10	TOWER AT	346339 SF	382	

	04.000.00			0.15.0.12		10.15.0.15		. •	, •	1.0
	24,830 SF	TOTAL	19448 SF		37767 SF		108	A - 2 BDR	B - 2 BDR	P - 2 BDR
	EXISTING FAR			Level 1		Level 1		32	18	10
				-	14407 SF	47 (+ 20 off street) =	67	A - 2 BDR - AFF	B - 2 BDR - AFF	P - 2 BDR - AFF
	0.398 lot A only	l MOTO	)R	Level 2		Level 2		8	4	2
	PROPOSED LOT	1			16759 SF		43	A - ST	B - ST	P-ST
	COVERAGE (A+B)	REQUIRED	Λ	1 stall per	studio			44	26	18
	49,658   12,719	REQUIRED	U	1 stall per		1 stall per 250 sf retail		A - ST - AFF	B - ST - AFF	P - ST - AFF
	TOTAL 62,378 SF	PROPOSED	21	2 stall per	<u>2 bed</u>	1 stall per 360 sf grocer	<u>y</u>	11	7	5
LOADING SPACE REQUIRED	PROPOSED FAR	none requi	ired	456	3 stalls	61 stalls				
PER 18.52.040 TABLE 3 MNIMUM OFF STREET LOADING REQUIREMENTS				Ī	210 ON SITE ±	20 OFF STREET				
RETAIL USES 10,000-99,999 SF = 1 LOADING SPACE REQUIRED	SEE SHEET A2.3 + A2.4	BIKE	BIKE			(ING STALLS		TOWER A	TOWER B	PODIUM
RESIDENTIAL AND MIXED USE STRUCTURES WITH FIFTY (50) OR MORE DWELLING UNITS								192	78	112
SHALL PROVIDE AT LEAST ONE (1) ON-SITE, SHORT-TERM LOADING SPACE FOR	PROPOSED	REQUIRED	382			T				
PASSENGER VEHICLES, TO BE USED BY TAXICABS AND SIMILAR TRANSPORTATION AND	DENSITY	PROPOSED	307	DADKII	NC ADEA	DECHIDED	E17	TOTAL DECIDEN	JIJAL ADEA   P	INUT TOTAL

18.34.040 PEDESTRIAN AND TRANSIT DEVELOPMENT (PTOD)
TABLE 2 DEVELOPMENT STANDARDS

MINIMUM AREA REQUIRED (PRIVATE OR COMMON) 5 OR FEWER UNITS: 200 S.F. PER UNIT 6 OR MORE UNITS: 100 S.F. PER UNIT, SUBJECT TO SECTION 18.24.040

18.16.060 MIXED USE AND RESIDENTIAL DEVELOPMENT CC (2)(R) TABLE 4

DEVELOPMENT STANDARDS

DELIVERY SERVICES.

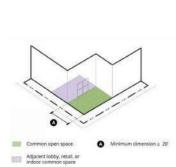
USABLE OPEN SPACE (PRIVATE AND OR COMMON) 150 SF PER UNIT

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

18.24.040 BUILDING ORIENTATION AND SETBACKS

(B) AN OPEN SPACE WITH A MINIMUM DIMENSION OF 20 FEET AND MINIMUM AREA OF 450 SQUARE FEET. THE OPEN SPACE SHALL BE AT LEAST ONE OF THE FOLLOWING:

(I) A PUBLICLY ACCESSIBLE OPEN SPACE/PLAZA (II) A SPACE USED FOR OUTDOOR SEATING FOR PUBLIC DINING (III) A RESIDENTIAL COMMON OPEN SPACE ADJACENT TO A COMMON INTERIOR SPACE AND LESS THAN TWO FEET ABOVE ADJACENT SIDEWALK GRADE. FENCES AND RAILING SHALL BE A MINIMUM 50% OPEN/TRANSPARENT



<u>PTOD</u> REQUIRED 100 SQFT X PER UNIT LOT A: 304 X 100 SF = 30,400 SF

CC2 REQUIRED 150 SQFT X PER UNIT LOT B: 78 UNITS X 150 SF = 11,700 SF

LANDSCAPE OPEN SPACE		COMMON OPEN SPACE		PRIVATE OPEN SPACE	USABLE OPEN SPACE
LANDSCAPE LOT A		DOG WALK AREA MOLLIE STONE ENTRY PARK BLVD PUBLIC SPACE	839 SF 857 SF 1989 SF	PRIVATE OPEN - PODIUM	COMMON OPEN SPACE TOTAL
PODIUM DECK PLANTERS !	839 SF 5241 SF	PODIUM DECK PODIUM DECK PLANTERS	6213 SF 5241 SF	3401 SF PRIVATE OPEN - TOWER A	36153 SF
STREET SCAPE LOT A	2777 SF	PODIUM ENTRY PODIUM ROOF PLANTER	53 SF 7085 SF	4013 SF	PRIVATE OPEN TOTAL
	17152 SF	PODIUM ROOF TOP STREET SCAPE LOT A STREET SCAPE LOT B	2920 SF 2777 SF 883 SF	PRIVATE OPEN - TOWER B	8705 SF
17,152 SF / 49,833 SF LOT A = 34	4.4%	TOWER A BAR PLANTERS TOWER B ENTRY TOWER B ROOF TOP	1209 SF 454 SF 3347 SF	1291 SF	
LANDSCAPE LOT B	002 CE	TOWER B ROOF TOP  TOWER B TERRACE  TOWER B WORK TERRACE	1907 SF 378 SF		
TOWER B ROOF TOP TOWER B TERRACE	883 SF 3347 SF 1907 SF 6137 SF		1		PROPOSED PER UNIT 44,858 / 382 UNIT = 117.42 SF
6,137 SF / 12,720 SF LOT B = 48.	.2%				
REQUIRED Per 18.16.060 Table Zone Designation Co		PROPOSED TOTAL SF	36153 SF	8705 SF	REQUIRED 42,100 SF
PROPOSED LOT A 34.4%   LOT	TB 48.2%	PROPOSED PER UNIT 36153/382 UI	NITS = 94.64 S	F 8705/382 UNITS = 22.79 SF	PROPOSED 44,332 SF

				TOWER A - BU	ILDING S	CHEDULE			
TOWER A - UN	TOWER A - UNIT AREA TOWER A - UNIT AREA		TOWER A - AMN	MENITY	TOWER A - SERVICE 8	& CIRC	TOWER A - COMMERCIAL		
Level 3		Level 10		UND.GND - 1		UND. GND - 2		Level 1	
A - 1 BDR	2841 SF	A - 1 BDR	3419 SF	A - BIKE ROOM &	1585 SF	33	368 SF	A - COFFEE SHOP	856 SF
A - 1 BDR - AFF	1456 SF	A - 1 BDR - AFF	1532 SF	REPAIR		UND.GND - 1		Level 17	
A - 2 BDR	915 SF	A - 2 BDR	2616 SF	Level 1		1	123 SF	A - BAR	2460 SF
A - 2 BDR - AFF	865 SF	A - ST	1583 SF	A - BIKE ROOM &	372 SF	Level 1			
A - ST	1536 SF	A - ST - AFF	491 SF	REPAIR			676 SF		
A - ST - AFF	534 SF	14	9641 SF	Level 3	874 SF	Level 2			
12	8146 SF	Level 11-A		A - CLUB HOUSE Level 4	0/4 3F		358 SF		
Level 4		A - 1 BDR	4322 SF		470 SF	Level 3			
A - 1 BDR	3626 SF	A - 1 BDR - AFF	653 SF	A - GAME ROOM	470 SF		997 SF		
A - 1 BDR - AFF	1325 SF	A - 2 BDR	1778 SF			Level 4			
A - 2 BDR	1026 SF	A - 2 BDR - AFF	882 SF			14	494 SF		
A - 2 BDR - AFF	915 SF	A - ST	2055 SF			Level 5			
A - ST	1025 SF	14	9690 SF			14	492 SF		
A - ST - AFF	573 SF	Level 12				Level 6			
12	8489 SF	A - 1 BDR	4323 SF			14	492 SF		
Level 5	,	A - 1 BDR - AFF	653 SF			Level 7			
A - 1 BDR	3451 SF	A - 2 BDR	2660 SF			16	652 SF		
A - 1 BDR - AFF	1412 SF	A - ST	1540 SF			Level 8			
A - 2 BDR	1772 SF	A - ST - AFF	515 SF			16	652 SF		
A - 2 BDR - AFF	951 SF	14	9690 SF			Level 9			
A - ST	1602 SF	Level 13				16	652 SF		
A - ST - AFF	491 SF	A - 1 BDR	4279 SF			Level 10			
14	9679 SF	A - 1 BDR - AFF	696 SF				652 SF		
Level 6		A - 2 BDR	2660 SF			Level 11-A			
A - 1 BDR	3456 SF	A - ST	1559 SF				492 SF		
A - 1 BDR - AFF	1407 SF	A - ST - AFF	515 SF			Level 12			
A - 2 BDR	2723 SF	14	9709 SF				492 SF		
A - ST	1559 SF	Level 14				Level 13			
A - ST - AFF	534 SF	A - 1 BDR	4323 SF				492 SF		
14	9679 SF	A - 1 BDR - AFF	653 SF			Level 14			
Level 7		A - 2 BDR	1753 SF	_			492 SF		
A - 1 BDR	4172 SF	A - 2 BDR - AFF	907 SF			Level 15			
A - 1 BDR - AFF	691 SF	A - ST	2075 SF				492 SF		
A - 2 BDR	1822 SF	14	9711 SF			Level 16	400.0=		
A - 2 BDR - AFF	901 SF	Level 15	4075.05	_			492 SF		
A ST AFF	1540 SF	A - 1 BDR	4275 SF			Level 17	404.05		
A - ST - AFF	534 SF	A - 1 BDR - AFF	720 SF			14	431 SF		
14	9660 SF	A - 2 BDR	2808 SF	_					
Level 8	4200 SE	A - ST	1583 SF						
A 1 BDR	4209 SF	A - ST - AFF	534 SF						
A - 1 BDR - AFF	653 SF	14	9920 SF						
A - 2 BDR	1851 SF	Level 16	4000.05						
A - 2 BDR - AFF	871 SF	A - 1 BDR	4260 SF						
A ST AFF	1558 SF	A - 1 BDR - AFF	734 SF	_					
A - ST - AFF	515 SF	A - 2 BDR	2809 SF						
14	9656 SF	A - ST	2118 SF						
Level 9	4224 SE	14	9921 SF						
A 1 BDR AFF	4231 SF								
A - 1 BDR - AFF	720 SF								
A 2 BDR	1709 SF								
A - 2 BDR - AFF	907 SF	T014/F5 1 122		TOWER 1	AEN HET C	TOWER 4	0.5	TOWER 1 222	-D-0/4:
A ST AFF	1540 SF	TOWER A - UI	NII AREA	TOWER A - AMN	VIENI I'Y	TOWER A - SERVICE 8	k CIRC	TOWER A - COMME	-RCIAL
A - ST - AFF	534 SF								
14	9641 SF	192	133233 SF		3300 SF	329	985 SF		3317 SF
I						1			

# PODIUM - BUILDING SCHEDULE

PODIUM - UI	PODIUM - UNIT AREA PODIUM - UNIT AREA		PODIUM - AMMEN	ITY	PODIUM - SERVICE & CIRC	PODIUM - COMMERCIAL	
Level 3		Level 6		Level 3		UND. GND - 2	Level 1
P - 1 BDR	5681 SF	P - 1 BDR	9372 SF	P - CLUB HOUSE	793 SF	938 SF	P - GROCERY STORE   14709 SF
P - 1 BDR - AFF	2760 SF	P - 1 BDR - AFF	2110 SF	Level 7		UND.GND - 1	
P - 2 BDR	1781 SF	P - 2 BDR	2663 SF	P - CO-WORK	1350 SF	938 SF	
P - 2 BDR - AFF	892 SF	P - ST	1589 SF	Level 8		Level 1	
P - ST	3254 SF	P - ST - AFF	529 SF	P - CO-WORK	442 SF	1780 SF	
P - ST - AFF	530 SF	23	16264 SF			Level 2	
22	14898 SF	Level 7				906 SF	
Level 4		P - 1 BDR	10116 SF			Level 3	
P - 1 BDR	8487 SF	P - 1 BDR - AFF	1324 SF			3106 SF	
P - 1 BDR - AFF	3006 SF	P - ST	1377 SF			Level 4	
P - 2 BDR	2679 SF	P - ST - AFF	459 SF			2542 SF	
P-ST	1588 SF	21	13275 SF			Level 5	
P - ST - AFF	529 SF					2542 SF	
23	16289 SF					Level 6	
Level 5						2542 SF	
P - 1 BDR	9406 SF					Level 7	
P - 1 BDR - AFF	2056 SF					2546 SF	
P - 2 BDR	1760 SF					Level 8	
P - 2 BDR - AFF	897 SF					487 SF	
P-ST	1588 SF						
P - ST - AFF	529 SF	PODIUM - U			ITV	PODIUM - SERVICE & CIRC	PODIUM - COMMERCIAL
23	16236 SF	PODIOW - U	INII AKEA	PODIUM - AMMENI	I I T	FODIUNI - SERVICE & CIRC	PODIOW - COMMERCIAL
		112	76963 SF		2586 SF	18328 SF	14709 SF



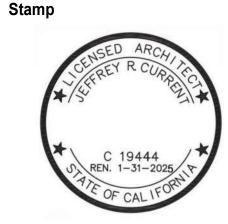
156 California Ave

Mixed Use Proposal

**MAJOR ARCHITECTURAL REVIEW** 24APP-00886

Revision

03.06.2023 MAJOR ARCH REVIEW 03.28.2024



Sheet Information

Issue Date 03/28/24 23-013 Job Number Checker

PROJECT DATA

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1) VIEW FROM CORNER OF PARK BLVD AND CAMBRIDGE AVENUE

# 2248

PARK BLVD

S 56d 33' 29" E 9.43'

EXISTING LOADING AND TRASH AREA

DASHED LINE INDICATES EXISTING

**\BUILDFING TO BE \** 

N 56d 24' 12" W

NEW MAYFIELD LANE SERVICE ALLEY

CAMBRIDGE AVE.

LOT "A"

LOT AREA

49'817 SF 1.144 AC

EXISTING BUILDING +/-24,830 SF

154 CALIFORNIA AVENUE

**PALO ALTO ,CA 94306** 

2) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



3) VIEW FROM PARK BLVD TOWRADS CALIFORNIA AVENUE

\_EXISTING MOLLYSTONE

4) VIEW FROM CORNER OF CALIFORNIA AVENUE AND PARK BLVD





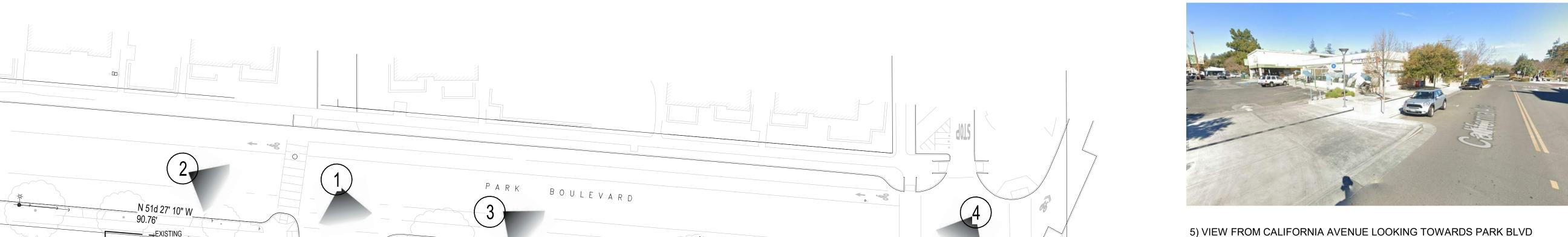
6) VIEW FROM CAMBRIDGE AVENUE LOOKING TOWARDS PARK BLVD



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



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



MOLLYSTONE

# 200 N. CALIFORNIA AVE.

SIGNAGE-

TO BE DEMOLISHED

N 56d 24' 12" W 135.00'

# **MAJOR ARCHITECTURAL REVIEW** 24APP-00886

STUDIO

CURRENT

96 N. Third Street, Suite 110, San Jose, CA, 95112 T. 408.816.2000 www.studiocurrent.com

156 California Ave

Mixed Use Proposal

Consultant

Revision

No	Date
SB330	03.06.202
MAJOR ARCH REVIEW	03.28.202

Stamp



Sheet	Information
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Issue Date	03/28/24
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1" = 30'-0"
Sheet Title	

**EXISTING SITE PLAN** 



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

LOT "B"

LOT AREA 12'724 SF

0,292 AC

HATCHED AREA INDICATES 10' EASEMENT

100.02'

EXISTING PARKING
TO BE DEMOLISHED

CAMBRIDGE AVE.

CAMBRIDGE AVE.

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

EXISTING ONE WAY SIGN \_\_\_\_\_





## 156 California Ave

Mixed Use Proposal

Consultant

## MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

 No
 Date

 SB330
 03.06.2023

 MAJOR ARCH REVIEW
 03.28.2024



#### Sheet Information

03/28/24
23-013
Author
Checker
Designer

heet Title

NEIGHBORHOOD CONTEXT SHEET

A1.4

							Compliance F	ath Verification		
					Plan	Check	Rough GB Inspection	Final Inspec	ction IVR # 1	153
				neet, Spec or	1777557	0.200/50300	IVR # 152			
Mandato	and Design  ry Stormwater pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1		ment Reference	CORR	INITIAL	CORRINITIAL	CORR INITIA	. CORR IN	IIIIAI
Mandato	See the state of the process of the popular content of the popular c	PAMC 16.14.290/ 5.106.2 X PAMC 16.14.290/ 5.106.1.1 X		N 9360 (3)						
Mandato Mandato		5.106.1.2 X			0					
Mandato	Notice of the state of the stat	5.106.4.1.1 X		0.000	0			0	D	
Mandato Tier 2 Mar		5.106.4.1.2 X A5.106.5.1.2 X			0			0	0	
Tier 2 Mar	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) with 10-20 spaces shall provide 20% EV Capable or EVSE-Ready and 20%	PAMC 16.14.430/ A5.106.5.3 X		00000	0		See EVSE Che	cklist		
100 000 000	Level 2 EVSE Installed. (Buildings w/ more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE Installed).	5446 40 44 005 IS 400 0						1		
Mandato Mandato		PAMC 16.14.295/5.106.8 X 5.106.10 X		1.3-1.5	0		PW	0	0	
Tier 2 Mar	The state of the s	PAMC 16.16.070 & 16.14.080/ A5.106.11.2 X	MCC AND COURSE		0			0		
Tier 2 Mar		PAMC 16.14.300 Section 5.106.13 X	A		П			а		
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Elective	の <mark>者</mark>	A5.105.1.2 A5.105.1.3			0					
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Elective		A5.106.3								
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Elective		A5.106.6			0					
Elective		A5.106.6.1			п					
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Elective		A5.106.11			0					
	ciency and Conservation		1 1		N. Control					
Mandato Mandato		5.303.1 X 5.303.1.1 X	SHEET G		0					
Mandato	ry Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2 X	SHEET G		0		0			
Tier 2 Mar	The Control of the Co	A5.303.2.3.2 X					0			
Mandato	**************************************	5.303.3.1 X 5.303.3.2.1 X	No. of the Control of		D			0	D	
Mandato	27		X	5-1.2	0				0	_
Mandato		The state of the s	X		0			0	0	
Mandato	ry Indoor Water Use: Multiple showerheads serving one shower ( flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X		0			0	О	
Mandato		5.303.3.4.1 X			0			0		
Mandato		5.303.3.4.2 X 5.303.3.4.3 X	C Leaves		D			0	0	
Mandato Mandato			SHEET G	5-1.2	0			0	0	_
Mandato	ry Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X		0			0	0	
Mandato		5.303.4 X 5.303.4.1	SHEET G	3-1.2				0		
Mandato		5.303.4.1	×		_				0	
Mandato		PAMC 16.12.035 X	SHEET G	B-1.6	0			0	0	_
Mandato		5.303.6 X	1		0			0	0	
Mandato	ry Outdoor potable water use in landscape areas (MWELO)	5.304.1 X		***************************************	0			0	п	
Mandato		PAMC 16.12.030 X	100	3-1.2				0		
Mandato Mandato		PAMC 16.14.350 Section 5.307 PAMC 16.14.330 Section 5.304.2 X	SHEET G	3-1.2	0			0	D D	
Mandato	**	PAMC 16.14.340 Section 5.306	X		П			0	0	
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Elective		A5.305.2 X	SHEET G	B-1.6	О			0	0	
	onservation and Resource Efficiency								70 V	
Tier 2 Mar Mandato		A5.405.4 X 5.407.1 X		discontroller account			See Foundation	Inspection chec	klist	
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Mandato	ry Waste stream reduction alternative	5.408.1.3 X	SHEET G	B-1.2	П					
Mandato Mandato		5.408.1.4 X 5.408.3 X			0					
Tier 2 Mar	nd. Enhanced construction waste reduction	PAMC 16.14.410/ A5.408.3.1.1 X	SILE I G	SHEET GB-1.6	See w	ww.greenh	alosystems.com			
	(80% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less than \$25,000)									
Mandato Mandato		5.410.1 X 5.410.2 X		2116 2000	0					
Mandato	ry Commissioning plan [N]	5.410.2.3 X	SHEET G	B-1.2	0					
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		PAMC 16.14.360 / 5.410.4.6 X PAMC 16.14.370 / 5.410.4.7 X			0					
Mandato	y parameter to the projects of the project of the p	PAMC 16.14.370 / 5.410.4.7 X			D					
	ry Performance Review (For sites > 1 acre)									
Mandato Mandato Mandato Mandato	ry Documentation and Training: Systems manual	5.410.2.5.1 X								
Mandato Mandato Mandato Mandato Mandato	ry Documentation and Training: Systems manual ry Documentation and Training: Systems operations training [N]	5.410.2.5.2 X	SHEET G	CONTRACTOR OF THE PARTY OF THE					+	
Mandato Mandato Mandato Mandato Mandato Mandato	ry Documentation and Training: Systems manual ry Documentation and Training: Systems operations training [N] ry Commissioning report [N]	5.410.2.5.2 X 5.410.2.6 X	SHEET G	B-1.2	0					
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Mandato Mandato Mandato Mandato Mandato Mandato Mandato Mandato Mandato Mandato	ry Documentation and Training: Systems manual  ry Documentation and Training: Systems operations training [N]  ry Commissioning report [N]  ry Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations [N] [AA]  ry Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse  ry Testing and adjusting: Procedures	5.410.2.5.2 X 5.410.2.6 X 5.410.4 X 5.410.4.2 X 5.410.4.3 X	SHEET G SHEET G SHEET G SHEET G	3-1.2 3-1.2 3-1.2 3-1.2	0 0			0		
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Section   Company   Comp					DI CONTRACTOR DE	Plan Check	Inspe	h GB ection		spection IVR # 153	Special Inspector Acknowledgement
Section 1 on the control of the cont	rial Conservation and Resource Efficiency, continued		Code Section	Y N	Plan Sheet, Spec or Attachment Reference	CORR INITIAL					The project will be verified by a COMMERCIAL GREEN BUILDING SPECIAL INSPECTOR
Column						0			0		Lhous reviewed the project place and specifications and they are
April   Compare   Compar	ectives Regional materials		A5.405.1			0			0		in conformance with the CALGreen mandatory and elective
Company   Comp			Brando D. Consella Conse		-	0					
Comment   Comm				X	SHEET GB-1.6	0					
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Additional Content of Programs	Additional means of compliance- Concrete: Recycled aggregate		A5.405.5.3.2.2			0					
### 1997   1997						0					
According   Acco	ectives Choice of materials: Service life		A5.406.1.1	X		0					and the state of t
Section   Company   Comp						0			0		
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Section   1982						0			0		and the state of t
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The control of the co	ndatory Verification, for paints and coatings		5.504.4.3.2	X	SHEET GB-1.3	0			0		
Second State   Seco	Moderate Committee Committ		SAMPROCOCONSTITUTION OF	100	23-03-03-03-03-03-03-						
Page	ndatory Composite wood products: Formaldehyde limits (Table 5.504.4.5)		5.504.4.5	X	SHEET GB-1.3						
Page 1 and the control of the contro				COLUMN TO SERVICE STATE OF THE PERSON NAMED IN COLUMN TO SERVICE STATE OF THE PERSON NAMED STATE OF THE PERSO							
Proceedings of the control of the co	2 Mand. Resilient flooring system, 100%	AT CARROLL VIDEO, AVERGING CONCESS AND CONC	4.080/ A5.504.4.7.1	×							City Green Building Personnel in accordance with the Palo
antitude of the control of the contr	The committee was a control of the c	PAMC 16.16.070 & 16.14		SYA .	STOCK STOCK STOCK	0			0		At Part 1 of the Final Green Building Inspection prepare all
And the control of th	ndatory Outside air delivery (For Indoor Air Quality)		5.506.1	X	SHEET GB-1.3	Sed.					submittals and supporting documentation for the items identified with an "X" under the "Y" column of this sheet in
Accordance and Control				1000		0			0	0	
Sign   Control for minimum primaries and primary and				10.1	ROUNTS ENTERING	0			П	П	field inspection for the items identified with an "X" under the
The Charles State of the State			2002-2000-00			0					
Section of the control of the contro	ndatory Exterior noise transmission, performance method				- PARCE	0					I certify that:
unitarity  Choice specified control and processed and proc			Contractors	100	100 St. 10 St. 1	0					There have been no alterations that have impacted the energy report for the project, unless the new report is
production of the control of the con	ndatory Interior sound transmission (with note)			Section 1	SHEET GB-1.3	0					
decided by the company of the compan						О					
Supposed programmed an extraction of the control of	Carter of the Ca		1	100	The state of the s	0					checklist is provided along with support for alternative
Secretary of the process of the secretary of the process of the pr	ndatory Supermarket refrigerant leak reduction		5.508.2	Х	SHEET GB-1.3	О			D D		Within six months (6) from the date of final inspection I will
Section of the control of the contro				ECCO.	B10000111010101010100100	0			0		provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute
Joseph Control recover (1997)  When the process are serviced (1997)  Joseph Control Recover (	ndatory Refrigerant piping access valves		5.508.2.2.2	X	SHEET GB-1.3	0			0		
Accounts (infer present studing)	ndatory Refrigerant receivers		5.508.2.4	X	SHEET GB-1.3	0			D		
Statistics   More are gainty (MC) prints government   Temporary settled and a set of the						0			0		
Residence in the control of the cont	Indoor air quality (IAQ) during constructions: Temporary ventilation		A5.504.1.1		5.1.2. OF 1.0	0	0		Li .		Signature (Green Building Special Inspector)
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Duright Toolighting and sellighting  RAS 97 2  Selectives  When Multi-accurate in gain to additional places in fact a graphs  Receives   Mayor Anthropocosthone (PCPs) for YNAC and refigeration equipment)		A5.50			SHEET GB-1.6	0					
New Mark   Section   Sec	Daylight: Toplighting and sidelighting		A5.507.2			0					
The Green Building Survey is a required project submittal. The survey can be found at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here						0					19-
A \$501.3.4   25% WATER REDUCTION   2   25% WATER REDUCTION   3   25% W	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)		A5.508.1.3	Х		О					
AS 601.3.4   ZSW, MATER REDUCTION   Company Type   Recommendation   Recomm		uipment)				0					
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. Included an a separate page in this plan set. Please indicate the reference page here					25% WATER REDUCTION	0					
Payed Type   Research	2 Mand.				NAME OF THE PERSON OF THE PERS	О					
Legend:  V - 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 (IV) - New Construction (IMF) - Multi-family dwellings (IAA) - Additions and alterations (IHR) - High-rise building  The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here  CITY STAMPS ONLY  The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here   CITY STAMPS ONLY	2 Mand.	Project Type Residential	A5.601.3.4		FIRE SUPRESSION USING H20						
Legend: Y - Yes; the measure is in the scope of work N - No; the measure is not in the scope of work PAMC - Palo Alto Municipal Code; locally amended [M] - New Construction [MF] - Multi-family dwellings [AA] - Additions and alterations [HR] - High-rise building  The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here  The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here   Company  State Current  Address:  10 Current		Green Building Categories Tier2									
V - Yes; the measure is in the scope of work N - No; the measure is not in the scope of work PAMC - Palo Alto Municipal Code; locally amended [N] - New Construction [MF] - Multi-family dwellings [AA] - Additions and alterations [HR] - High-rise building  The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here  The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here	Legend:	RECEIPT DAYLESS TORRESTOR									
N - No; the measure is not in the scope of work PAMC - Palo Alto Municipal Code; locally amended [N] - New Construction [MF] - Nultit-family dwellings [AA] - Additions and alterations [HR] - High-rise building  The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here  The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a Screenshot shall be included on a separate page in this plan set. Please indicate the reference page here  CITY STAMPS ONLY	-5W M25 - W - 55 - 55 - 55	Part CATACAT SERVICES CATACATA	m								
PAMC - Palo Alto Municipal Code; locally amended [NJ - New Construction [MF] - Multi-family dwellings [AA] - Additions and alterations [HR] - High-rise building  The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here  CITY STAMPS ONLY  The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here	N - No; the measure is not in the scope of work	- Contraction of the contraction									
[MF] - Multi-family dwellings [AA] - Additions and alterations [HR] - High-rise building  The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here  CITY STAMPS ONLY  CITY STAMPS ONLY	PAMC - Palo Alto Municipal Code; locally amended	Paio Alto, CA 94309									
[AA] - Additions and alterations [IHR] - High-rise building    Mill this be an Abl project?   No.	[MF] - Multi-family dwellings	POSTO AND									
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  CITY STAMPS ONLY  CITY STAMPS ONLY	[AA] - Additions and alterations	Will this be an all-electric building? Yes									
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  CITY STAMPS ONLY  The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here	r. y angri noo bunding	We will appropriate the community of the control of									
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  CITY STAMPS ONLY  The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here		upgrade?									
email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here  CITY STAMPS ONLY  The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here											
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The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here				y sh	all be completed and a G	reen Building Su	rvey R	eport	will be s	ent in an	
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included on a separate page in this plan set. Please indicate the reference page here			-chasacaea in				(2)22		ogpating the con-		GITT STAMPS UNLY
			owing link. The	Port	tfolio Manager profile sha	ll be opened and	a scre	ensho	ot shall b	е	
For more information on energy benchmarking, please visit City of Palo Alto Utilities "Benchmarking Your Building" webpage <a href="here">here</a> .	The ENERGY STAR Portfolio Manager profile is a required project		20 000000000000000000000000000000000000								i
For more information on energy benchmarking, please visit City of Palo Alto Utilities "Benchmarking Your Building" webpage here.	The ENERGY STAR Portfolio Manager profile is a required project		3.00								
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ı	The ENERGY STAR Portfolio Manager profile is a required project included on a separate page in this plan set. Please indicate the research	eference page here	2	age	here.						



2022 NONRESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2

Version 01/23

GB-1
MANDATORY
+TIER 2

MANDATORY

CHECKLIST

NONRESIDENTIAL

2022

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

STUDIO

CURRENT

URBAN DESIGN + ARCHITECTURE

96 N. Third Street, Suite 110, San Jose, CA, 95112

T. 408.816.2000 www.studiocurrent.com

roject:

156 California Ave

Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW 24APP-00886

24APP-00886
Revision

SB330 03.06.2023

MAJOR ARCH REVIEW 03.28.2024

Stamp



Sheet Information

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

CAL GREEN NON-RESIDENTIAL CHECKLIST

A1.5

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Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Development Center Green Building Requirements
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments)

https://www.dgs.ca.gov/BSC/CALGreen
https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance

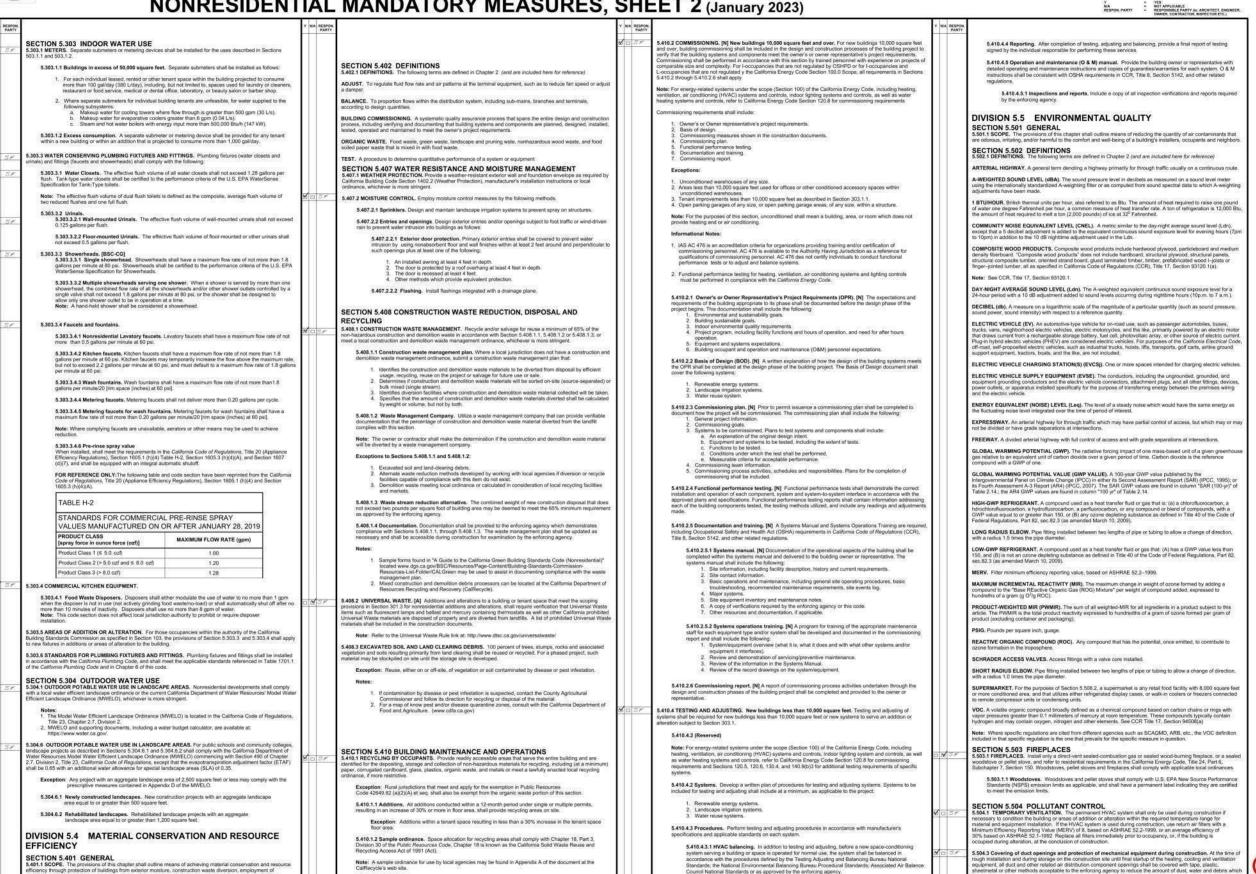
# AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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CHAPTER 3	Y NA RESPON	5.106.2 STORMWATER POLLUTION PRE			Y N/A RESPON	specified in Section	automatic load mana nitted for EVCS. When				PARTY	GLARE RATING (G) MAXIMUM ALLOWABLE	111111111		/2000	gw-	_
GREEN BUILDING SECTION 301 GENERAL		LAND: Comply with all lawfully enacted sto more of land, or (2) disturb less than one ac	ornwater discharge regulations for proje tre of land but are part of a larger comm	jects that (1) disturb one acre or mon plan of development sale.		5.106.5.3.1 for each EVSE controlled by	EVCS may be reduce an ALMS shall deliver	a minimum 30 amp	eres to an EV when	by an ALMS. Each charging one vehicle		GLARE RATING (G)	N/A	G1	G2	G3	G
01.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in		Note: Projects that (1) disturb one acre or in larger common plan of development or sale				THE COURSE OF THE COUNTY OF	ninimum 3.3 kW white	simultaneously char	ging multiple EVs.			MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G0	G1	G1	G
the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code,		applicable National Pollutant Discharge Elin Associated with Construction and Land Dist	nination System (NPDES) General perr turbance Activities issued by the State	mit for Stormwater Discharges Water Resources Control Board or		Code, Chapter 11B.	lled, accessible EVSC Section 11B-228.3.					MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G0	GO	G1	G
but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.  D1.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions		the Lahontan Regional Water Quality Control				Note: For EVCS sig Signs and Pavemen	ns, refer to Caltrans T it Markings) or its succ	raffic Operations Po tessor(s).	licy Directive 13-01	(Zero Emission Vehicle		MAXIMUM ALLOWABLE	N/A	GO	GO	G0	G
of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within		The NPDES permits require postconstruction (pre-project hydrology) with the installation of permits emphasize runoff reduction through	of postconstruction stormwater manage	ement measures. The NPDES		5.106.5.4 Electric Vehicle ( Construction shall comply w	(EV) charging: mediu	m-duty and heavy-	duty. [N]	unhicle eurolu		GLARE RATING (G)					
the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the		through nonstructural controls, such as Low Stormwater volume that cannot be address	Impact Development (LID) practices, a	and conversation design measures.		equipment (EVSE). Constru spaces shall also comply wi	ction for warehouses,	grocery stores and	etail stores with pla	nned off-street loading		<ol> <li>IESNA Lighting Zones 0 and Code and Chapter 10 of the Ca</li> </ol>			ng Zones as defin	ned in the Californ	ila Ene
permitted work.  A code section will be designated by a banner to indicate where the code section only applies to newly		practices and be approved by the enforcing				Exceptions: 1. On a case-b	v-case basis where th	e local enforcing ag	ency has determine			<ol><li>For property lines that abut considered to be 5 feet beyond</li></ol>	public walkways, b the actual propert	oikeways, plazas ar ty line for purpose o	ind parking lots, to of determining o	the property line mompliance with this	nay be
constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.		Refer to the current applicable permits on the www.waterboards.ca.gov/constructionstorm should be given during the initial design pro	water. Consideration to the stormwater	er runoff management measures		section is no a. When	of feasible based upon e there is no local utili e the local utility is uni	one of the following ty power supply.	conditions			property lines that abut public r centerline of the public roadwa	oadways and publi	lic transit corridors,	, the property line	e may be consider	ered to
301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:	MD SE	5.106.4 BICYCLE PARKING. For buildings	s within the authority of California Buildi	ling Standards Commission as		c. When	e the local utility is unit e there is evidence su il local utility infrastruc	itable to the local en	forcing agency subs	stantiating that d to the implementation		section.  3. General lighting luminaires in	areas such as ou	ddoor narking, sale	es or storage lots	s shall meet these	e reduc
Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving		specified in Section 103, comply with Section Architect pursuant to Section 105, comply w	on 5.106.4.1. For buildings within the a	authority of the Division of the State		of Section When EVSE(s) is/are	n 5.106.5.3, may adve installed, it shall be in	ersely impact the cor	struction cost of the	project.		ratings. Decorative luminaries	ocated in these are	eas shall meet U-v	value limits for "a	il other outdoor lig	ghting'
plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seg. for definitions, types of commercial real property affected, effective dates, circumstances necessitating		5.106.4.1 Bicycle parking. [BSC-CG applicable local ordinance, whichever	G] Comply with Sections 5.106.4.1,1 ar	and 5.106.4.1.2; or meet the		Electrical Code and a 5.106.5.4.1 Electric vehicle ch				name and establishes	8	5.106.8.1 Facing- Backlight	0/2-1/2	e was ere	25 0		0000
replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.		5.106.4.1.1 Short-term bicyc	de parking. If the new project or an ac	iddition or alteration is anticipated		with planned off-street loadir [N] In order to avoid future d	ng spaces.		monthly of property of			Luminaries within 2MH of a and shall comply with the be the nearest point of that pro	cklight rating speci serty line	ified in Table 5.106	5.8 based on the	lighting zone and i	distar
301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.		entrance, readily visible to pas	de permanently anchored bicycle racks sers-by, for 5% of new visitor motorized	s within 200 feet of the visitors' ed vehicle parking spaces being		raceways(s) or busway(s installed at the time of co	) and adequate capac instruction in accordar	city for transformers( ace with the Californi	s), service panels(s	or subpanel(s) shall t	8	Exception: Corners. If to the luminaire, then the	two property lines of e luminaire may be	(or two segments or	of the same prop	erty line) have equ	uidista e come
11.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)		added, with a minimum of one Exception: Additions of	r alterations which add nine or less visit	itor vehicular parking spaces.		specifications shall include 1. The transformation	mer, main service equ	ipment and subpan	el shall meet the mi	nimum power		directly behind the lumin lines to determine the re	naire. The luminaire	e shall still use the	distance to the n	searest points(s) or	n the
11.5 HEALTH FACILITIES. (see GBSC)		5.106.4.1.2 Long-term bicycle tenant-occupants, provide second	e parking. For new buildings with tena ure bicycle parking for 5 percent of the	ant spaces that have 10 or more tenant-occupant vehicular parking		installation of	in Table 5.106,5.4,11 of EVSE ction documents shall					5.106.8.2 Facing-Glare.	100 0 1 1	aki Haratako asalan	Transition of the second	c bake store forms to make	in to the order
ECTION 302 MIXED OCCUPANCY BUILDINGS  2.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building		spaces with a minimum of one	bicycle parking facility.			offstreet loa	ding space(s) reserve pensers, and a pathw	d for medium-and he	avy-duty ZEV chan	ging cabinets and		For luminaires covered by 5 2MH of the luminaire then the 5,106.8 based on the lighting	e luminaire shall o	comply with the mor	re stringent glare	rating specified in	in:Tabl
shall comply with the specific green building measures applicable to each specific occupancy.		5.106.4.1.3 For additions or all provide secure bicycle parking minimum of one bicycle parking	terations that add 10 or more tenant-oc for 5 percent of the tenant vehicular pa	ccupant vehicular parking spaces, arking spaces being added, with a		5.106.5.4.1	or busway(s) to the ch					hemisphere.	, and and distant				,
ECTION 303 PHASED PROJECTS			g sacing. fings in phased projects provide secure	e bicycle parking for 5 percent of the		3. Raceway(s) where poter	or busway(s) originat itial future medium-an the potential future loo	ng at a main service d heavy-duty EVSE	will be located and	H(s) serving the area shall terminate in close adjum, and beaut dub		Note: [N] 1. See also California Build	ling Code, Chapter	r 12. Section 1205.	6 for college can	npus lighting requir	ireme
03.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements.		anticipated tenant-occupant ve	chicular parking spaces with a minimum	n of one bicycle parking facility.		vehicles. 4. The racewa	y(s) or busway(s) sha	I be sufficient size to	carry the minimum	additional system loa		parking facilities and walk 2.Refer to Chapter 8 (Con A-1, California Energy Co	opliance Forms, Wo	orksheets and Refe	erence Material)	for IES TM-15-11	Table
only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.			parking facility for Sections 5.106.4.1.; and shall meet one of the following:	2, 5.106.4.1.3, and 5.106.4.1.4 shall		to the future 5,106.5.4.1.	location of the chargi	ng for medium- and	heavy-duty ZEVs at	shown in Table		Refer to the California	Building Code for re	requirements for ad			
303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in		Covered, lockable en     Lockable biguits account	nclosures with permanently anchored ra ms with permanently anchored racks; o	acks for bicycles;							20 SF	5,106.10 GRADING AND PAVI manage all surface water for	ws to keep water for	from entering buildi	how site grading ings. Examples of	g or a drainage sys of methods to man	stem nage :
Section 301.3 non-residential additions and alterations.			tly anchored bicycle lockers.			TABLE 5.106.5.4.1 R	ACEWAY COND	UIT AND PAN	EL POWER			water include, but are not lin	nited to, the following	ing			
BBREVIATION DEFINITIONS: Department of Housing and Community Development		Note: Additional informa Sacramento Area Bicycl	ation on recommended bicycle accomm le Advocates.	modations may be obtained from		REQUIREMENTS FO	R MEDIUM- AN	D HEAVY-DUT	Y EVSE [N]			Swales.     Water collection and dis     French drains.	posal systems.				
C California Building Standards Commission Division of the State Architect, Structural Safety HPD Office of Statewide Health Planning and Development		5.106.4.2 Bicycle parking. [DSA-S5 5.106.4.2.1 and 5.106.4.2.2	S] For public schools and community of	colleges, comply with Sections		-			1 9	ADDITIONAL.		Water retention garden:     Other water measures in	which keep surface	water away from b	buildings and aid	in groundwater re	echar
Low Rise High Rise		I	parking. Provide permanently anchore	ed bicycle racks conveniently				NUM		CAPACITY EQUIRED (KVA)		Exception: Addition			CONTRACTOR OF THE PARTY OF THE		20000
Additions and Alterations New		accessed with a minimum of fo 5.106.4.2.2 Staff bicycle pari	our two-bike capacity racks per new but king. Provide permanent, secure bicyc	ilding. cle parking conveniently accessed		BUILDING TYPE	BUILDING SIZE (SI		G SPACES	R RACEWAY & BUSWAY AND	80 D SF	5.106.12 SHADE TREES [DSA- and 5.106.12.3. Percentage necessary to establish and r	s shown shall be m	neasured at noon o	on the summer so	olstice, Landscape	a irrig
HAPTER 5		with a minimum of two staff bid	cycle parking spaces per new building treet or staff parking area and shall mee	Acceptable bicycle parking facilities					TR	ANSFORMER & PANEL		5.106.12.1 Surface parking					hall be
ONRESIDENTIAL MANDATORY MEASURES		Covered, lockable en     Lockable biouris rece	nclosures with permanently anchored ra ms with permanently anchored racks; o	acks for bicycles;		1	10,000 to 90.0	0 1	or 2	200		to provide shade over 50 pe	rcent of the parking	g area within 15 ye.	iars.		
IVISION 5.1 PLANNING AND DESIGN		Lockable, permanent	Ily anchored bicycle lockers.			Grocery		3 or	Greater	400		Exceptions: Surf materials that comp	ly with Table A5.1	covered by solar ph 106,11,2,2 in Apper	notovoltaic shade ndix A5 shall be	e structures with ro permitted in whole	oofin e or i
ECTION 5.101 GENERAL	V05F	5.106.5.3 Electric vehicle (EV) charging electric vehicle charging shall comply with	g. [N] Construction to provide electric v h Section 5.106.5.3.1 and shall be prov	vehicle infrastructure and facilitate vided in accordance with		;	Greater than 90,	. 1	Greater or 2	400 200		lieu of shade tree p 5.106.12.2 Landscape area		entings, minimum A	¥10 container siz	e or equal shall be	e inst
01.1 SCOPE e provisions of this chapter outline planning, design and development methods that include environmentally		regulations in the California Building Cod	de and the California Electrical Code.			Retail	10,000 to 135,0		Greater	400		provide shade of 20% of the	landscape area w	ithin 15 years.			
ponsible site selection, building design, building siting and development to protect, restore and enhance the pronuental quality of the site and respect the integrity of adjacent properties.			e basis where the local enforcing agenc				Greater than 135		Greater	400		Exceptions: Play					
ECTION 5.102 DEFINITIONS 02.1 DEFINITIONS		a. Where there it	feasible based upon one of the followin is no local utility power supply	SACTORIES .		18692000753200753	20,000 to 256,0	100	or 2 Greater	200 400		5.106.12.3. Hardscape are provide shade over 20 perce	as. Shade tree pa int of the hardscap	antings, minimum a ne area within 15 ye	#10 container siz ears.	e or equal shall be	) inst
a following terms are defined in Chapter 2 (and are included here for reference)		c. Where there is	cal utility is unable to supply adequate p is evidence suitable to the local enforce frastructure design requirements, direct	ement agency substantiating the		Warehouse	C	_				Exceptions: 1. Walks, hardscape area	s covered by solar	photovoltaic shad	le structures or s	hade structures w	with ro
ITOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not merically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of degrees above nadir. This applies to all lateral angles around the luminaire.		Section 5.106	5.5.3, may adversely impact the constructions only by automated mechanical	uction cost of the project.			Greater than 256	,000 1 or	Greater	400		materials that comply v of shade tree planting.					
OW-EMITTING AND FUEL EFFICIENT VEHICLES.		required to comp	ly with this code section	ar car parining ayacana are not	W 0 5F	5.106.8 LIGHT POLLUTION RE with the following:	DUCTION. [N]. I Outo	loor lighting systems	shall be designed a	nd installed to comply		Designated and market     DIVISION 5.2 EN			ty are not include	ed in the total area	a cal
pible vehicles are limited to the following:		5.106.5.3.1 EV capable spa [N] EV capable spaces shall	aces. I be provided in accordance with Table	5.106.5.3.1 and the following		The minimum requirem	ents in the California E	nergy Code for Ligh	ting Zones 0-4 as de	fined in Chapter 10,		SECTION 5.201 GENE	RAL				
<ol> <li>Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero ission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.</li> </ol>		requirements:  1. Raceways complyi	ing with the California Electrical Code a	and no less that 1-inch (25 mm)		Section 10-114 of the C 2. Backlight (B) ratings as	defined in IES TM-15-	11 (shown in Table /	4-1 in Chapter 8);			5.201.1 Scope [BSC-CG]. Califf standards in this code, the Celifo	ornia Energy Cod mia Energy Comm	le [DSA-SS]. For the following	the purposes of r e to adopt manda	nandatory energy o atory building stand	effici vdard
<ol> <li>High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating of 9 oe as regulated under 40 CFR Section 600 Subpart D.</li> </ol>		the area, and shall	provided and shall originate at a service I terminate in close proximity to the proj	oposed location of the EV capable		<ol> <li>Uplight and Glare rating Chapter 8) and</li> <li>Allowable BUG ratings</li> </ol>						DIVISION 5.3 WA	TER EFFI	CIENCY A	ND CONS	ERVATIO	N
IGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" her in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to		used to serve mult	listed cabinet, box,enclosure or equiva- tiple EV charging spaces.			lawfully enacted pursua	int to Section 101.7, w	hichever is more stri	igent.	a russer aramagnica		SECTION 5.301 GENE	RAL				
ro-emission vehicle standards.		capacity for a dedi	subpanel (s) shall be provided with par icated 208/240 volt, 40-ampere minimum	im branch circuit for each EV		Exceptions: [N]	Thirties to the same of the sa		annual			5.301.1 Scope. The provisions and in wastewater conveyance.	of this chapter shall	Il establish the mea	ans of conserving	water use indoor	5, 00
NANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent cupants, such as employees, as distinguished from customers and other transient visitors.		<ol><li>The electrical system</li></ol>	th delivery of 30-ampere minimum to an em and any on-site distribution transfor amperage at each EV capable space.	rmers shall have sufficient capacity		<ol><li>Emergency light</li></ol>	qualify as exceptions in ing. meeting the requireme					SECTION 5.302 DEFIN	ITIONS				
NPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, signed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used		The service panel	or subpanel circuit directory shall identi space(s) as "EV CAPABLE". The racer	tify the reserved overcurrent		Custom lighting     Alternate materi	features as allowed by als, designs and methor	the local enforcing a ods of construction.	gency, as permitted	by Section 101.8		5.302.1 Definitions. The follows	ng terms are define				
marily for the nonprofit work-related transportation of adults for the purpose of ridesharing.			risibly marked as "EV CAPABLE."				less than 6,200 initial I					EVAPOTRANSPIRATION ADJU reference evapotranspiration that	t adjusts for plant for	factors and irrigation	<li>S). An adjustment on efficiency, which is a significant of the significant of the significant of the significant of the significant of the significant of the significant of the significant of the significant of the significant of the sig</li>	nt factor when app ch ae two major inf	fluen
Note: Source: Vehicle Code, Division 1, Section 668		charging space shall count a	ed by electric vehicle supply equipment as at least one standard automobile par	rking space only for the purpose of								the amount of water that needs to FOOTPRINT AREA [DSA-SS].			wall of the etn-	ture projected to a	agti ee
V. Any vehicle certified to zero-emission standards.  ECTION 5.106 SITE DEVELOPMENT		complying with any applicab	le minimum parking space requirement section 22511.2 for further details.	nts established by an enforcement		TABLE 5.106.8 [N] M.			GHT,			not including exterior areas such	as stairs, covered	walkways, patios a	and decks.		
06.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a		TABLE 5.106.5.3.1				UPLIGHT AND GLARE	T. Companyone			$\perp$		METERING FAUCET. A self-clo volume or cycle duration can be	sing faucet that dis fixed or adjustable.	spenses a specific	volume of water	for each actuation	cycl
er common plan of development or sale, shall prevent the pollution of storm water runoff from the construction vibes through one or more of the following measures:		TOTAL NUMBER OF ACTUAL	NUMBER OF REQUIRED EV	NUMBER OF EVCS (EV		ALLOWABLE RATING		HTING LIGHTI				GRAYWATER. Pursuant to Her has not been contaminated by a	olth and Safety Cod	de Section 17922.1	12, "graywater" m	neans untreated was	vastev or unh
5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.		PARKING SPACES	CAPABLE SPACES	CAPABLE SPACES PROVIDED WITH EVSEY'2		MAXIMUM ALLOWABLE	LZU	ANN POPAN DONTOSES.		Anneares-brone)		bodily wastes, and does not pre- operating wastes. "Graywater" in	ent a threat from c noludes, but is not	contamination by un limited to wastewar	nhealthful proces iter from bathtubs	sing, manufacturir s, showers, bathro	ing, or oom
5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by		0-9 10-25	0	0		BACKLIGHT RATING : Luminaire greater than 2				<del>     </del>		washbasins, clothes washing ma dishwashers.	ichines and laundry	y lubs, but does no	ot include waste v	water from kitchen	sink
implementing an effective combination of erosion and sediment control and good housekeeping BMPs.		10-25 26-50	2 8	2		mounting heights (MH) from property line	N/A N	o Limit No Lin	nit No Limit	No Limit		MODEL WATER EFFICIENT LA design, installation and maintena	NDSCAPE ORDIN	NANCE (MWELO). will ensure commo	. The California ercial, multifamile	ordinance regulating	ing lar
<ol> <li>Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:         <ul> <li>Scheduling construction activity during dry weather, when possible.</li> </ul> </li> </ol>		51-75	13	3		Luminaire back hemisphere is 1-2 MH from property line	N/A	B2 B3	B4	B4		landscapes greater than 2500 so climatological parameters.	uare feet meet an	imigation water but	dget developed t	based on landscap	ed a
<ul> <li>Preservation of natural features, vegetation, soil, and buffers around surface waters.</li> <li>Drainage swales or lined ditches to control stormwater flow.</li> </ul>		76-100	17	4		Luminaire back hemisphere is	N/A	B1 B2	В3	В3		MODEL WATER EFFICIENT LA	NDSCAPE ORDIN	NANCE (MWELO).	. [HCD] The Cal	ifornia model ordin	nancr
Mulching or hydroseeding to stabilize disturbed soils,     Erosion control to protect slopes.		101-150 151-200	25 35	9		0.5-1 MH from property line Luminaire back hemisphere is	GPS:	542	.00			(California Code of Regulations, maintenance practices. Local ag as effective as the MWELO.	riae 23, Division 2 pencies are require	d to adopt the updated	ulating landscap lated MWELO, or	e design, installatio adopt a local ordi	inanc
<ol> <li>Protection of storm drain inlets (gravel bags or catch basin inserts).</li> <li>Perimeter sediment control (perimeter silt fence, fiber rolls).</li> </ol>		201 AND OVER	20% of total*	25% of EV capable spaces*		less than 0.5 MH from property line	N/A	B0 B0	81	B2		POTABLE WATER. Water that	is drinkable and mi	eets the U.S. Envir	ronmental Protec	tion Agency (EPA)	A) Drie
Stabilized construction exits.     Stabilized construction exits.     Wind erosion control.		Where there is insufficie     The number of required.	nt electrical supply. EVCS (EV capable spaces provided w	with EVSE) in column 3 exual toward		MAXIMUM ALLOWABLE UPLIGHT RATING (U)						Water Standards. See definition	in the California Pi	iumbing Code, Part	15.		
<ol> <li>Other soil loss BMPs acceptable to the enforcing agency.</li> <li>Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges.</li> </ol>			EV capable spaces shown in column			For area lighting :	N/A:	UO UO	U0	U0		POTABLE WATER. [HCD] Wat U.S. Environmental Protection A	er that is satisfacto gency (EPA) Drinki	ory for drinking, culi ling Water Standard	inary, and dome: ds and the requir	stic purposes, and rements of the Hea	mee alth A
and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:		5.106.5.3.2 Electric vehicle charge EV capable spaces shall be pro	ging stations (EVCS) ovided with EVSE to create EVCS in th	he number indicated in Table		For all other outdoor lighting including decorative	N/A	U1 U2	U3	UR		Having Jurisdiction.  RECYCLED WATER. Water who	ich, as a result of th	treatment of wester	is suitable for a	direct beneficial ···	ise e-
Dewatering activities.     Material handling and waste management.		5.106.5.3.1. The EVCS require	d by Table 5.106.5.3.1 may be provide t Charging (DCFC), except that at leas	ed with EVSE in any combination of		lighting,including decorative luminaires	13600	J. J2	.03	1 365		controlled use that would not oth treated to remove waste matter:	erwise occur [Wate	er Code Section 13	3050 (n)]. Simply	put, recycled water	er is v
		provided.									1	SUBMETER. [HCD 1] A second					ividual
<ul> <li>Building materials stockpile management.</li> <li>Management of washout areas (concrete, paints, stucco, etc.).</li> <li>Control of vehicle/equipment fueling to contractor's staging area.</li> </ul>		Georgia retron reconsistante de la companya della companya de la companya della c										to the state of th	ary device beyond	a moter mat meas	4		-
Building materials stockpile management.     Management of washout areas (concrete, peints, stucco, etc.).     Control of vehicle-lequipment fleeling to contractor's staging area.     Vehicle and equipment cleaning performed off site.     Spill prevention and control.		permitted if the electrical load of	connectors capable of charging multiple capacity required by Section 5.106.5.3.	le EVs simultaneously shall be 3.1 for each EV capable space is								unit within a multiunit residential 1954.202 (g) and Water code Se	structure or mixed-	-use residential and	d commercial stri	ucture. (See Civic	Code
<ul> <li>Building materiale stockpile management.</li> <li>Management of twashout areas (concrete, points, stucco, etc.).</li> <li>Control of vehicle/equipment fueling to contractor's staging area.</li> <li>Vehicle and equipment cleaning performed off site.</li> </ul>		permitted if the electrical load of accumulatively supplied to the	capacity required by Section 5.106.5.3.	i.1 for each EV capable space is								unit within a multiunit residential	structure or mixed- ction 517 for additi- ated total landscap	-use residential and lonal details.) le imigation water u	d commercial str	ucture. (See Civic	ximum

# California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE MONDECIDENTIAL MANDATODY MEASURES SHEET 3 (January 2022)

	NO	NRESIDENT	IAL	MANDATORY N	ET 3 (January 2023)		Y  NIA  **WITAPPUICABLE  **RESPONL PARTY  **RESPONSULE PROCESSOR  OWNER, CONTRACTOR, HISPECTOR ETC.)			
Y NIA RESPON. PARTY	5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materia	ials shall comply with Sections 5.504.4.1 through	Y NA RESPON. PARTY	TABLE 5.504.4.3 - CONT.		Y NA	RESPON. PARTY	5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area	Y NA RESPON	5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the
M	5.504.4.6.			GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EX	XEMPT COMPOUNDS			receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using	DD SF	provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or
	5.504.4.1 Adhesives, sealants and caulks. Adhesives, sea the requirements of the following standards:			COATING CATEGORY	CURRENT VOC LIMIT			Environmental Chambers,* Version 1.2, January 2017 (Emission testing method for California Specifications 01350)		condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the
	<ol> <li>Adhesives, adhesive bonding primers, adhesive prim comply with local or regional air pollution control or air q</li> </ol>	uality management district rules where		SPECIALTY COATINGS ALUMINUM ROOF COATINGS	400			See California Department of Public Health's website for certification programs and testing labs.		replacement of existing refrigeration systems in existing facilities.
	applicable, or SCAQMD Rule 1168 VOC limits, as show products also shall comply with the Rule 1168 prohibitio (chloroform, ethylene dictionide, methylene chloride, per	in on the use of certain toxic compounds.		BASEMENT SPECIALTY COATINGS	400			https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material		Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants
	aerosol products as specified in subsection 2, below.	rchioroethylene and trichioroethylene), except for		BITUMINOUS ROOF COATINGS	50			5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring		that include ammonia, carbon dioxide (CO <sub>2</sub> ), and potentially other refrigerants.
	<ol><li>Aerosol adhesives, and smaller unit sizes of adhesivunits of product; less packaging, which do not weigh mo</li></ol>	ves, and sealant or caulking compounds (in		BITUMINOUS ROOF PRIMERS	350			materials meet the pollutant emission limits.		5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be
	than 16 fluid ounces) shall comply with statewide VOC s	standards and other requirements, including		BOND BREAKERS	350			5.504.4.7 Thermal insulation Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing		accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in
	prohibitions on use of certain toxic compounds, of Califo with Section 94507.	orna Code of Regulations, Title 17, commencing		CONCRETE CURING COMPOUNDS	350			and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2; January 1.2; January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.		refrigerant systems except as noted below.
	TABLE 5.504.4.1 - ADHESIVE VOC LIMIT12			CONCRETE/MASONRY SEALERS	100			Net California Department of Public Health's Website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx//material		5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.
	Less Water and Less Exempt Compounds in Grams per Lite			DRIVEWAY SEALERS DRY FOG COATINGS	50 150			5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission		5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.
	ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT		FAUX FINISHING COATINGS	350			Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.		5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to
	INDOOR CARPET ADHESIVES	50		FIRE RESISTIVE COATINGS	350			5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing		keep vibration levels below 8 mils.  5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure
	CARPET PAD ADHESIVES	50		FLOOR COATINGS	100			and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"  Version 1.2, January 2017 (Emission testing method for California Specification 01350).		controls, valve pilot lines and oil.
	OUTDOOR CARPET ADHESIVES	150		FORM-RELEASE COMPOUNDS	250			See California Department of Public Health's website for certification programs and testing labs.		Exception: Single-flared tubing connections may be used with a multiling seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's
	WOOD FLOORING ADHESIVES	100		GRAPHIC ARTS COATINGS (SIGN PAINTS)	500			5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.		recommendations.
	RUBBER FLOOR ADHESIVES	60 50		HIGH-TEMPERATURE COATINGS	420			5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air		5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.
	SUBFLOOR ADHESIVES  CERAMIC TILE ADHESIVES	65		INDUSTRIAL MAINTENANCE COATINGS	250			fittration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of		5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as
	VCT & ASPHALT TILE ADHESIVES	50		LOW SOLIDS COATINGS:  MAGNESITE CEMENT COATINGS	120 450			the same value shall be included in the operation and maintenance manual.		follows.
	DRYWALL & PANEL ADHESIVES	50		MASTIC TEXTURE COATINGS	100			Exceptions: Existing mechanical equipment.		5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.
	COVE BASE ADHESIVES	50		METALLIC PIGMENTED COATINGS	500			5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV		5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall
	MULTIPURPOSE CONSTRUCTION ADHESIVES	70		MULTICOLOR COATINGS	250	./-		5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking.		be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.
	STRUCTURAL GLAZING ADHESIVES	100		PRETREATMENT WASH PRIMERS	420	(M)	SF	prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city.		5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are
	SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT SPECIFICALLY LISTED	250 50		PRIMERS, SEALERS, & UNDERCOATERS	100			county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post		permitted for use.
	SPECIALTY APPLICATIONS	.50		REACTIVE PENETRATING SEALERS	350			signage to inform building occupants of the prohibitions.		5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.
	PVC WELDING	510		RECYCLED COATINGS ROOF COATINGS	250 50			SECTION 5.505 INDOOR MOISTURE CONTROL 5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code,		5.508.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.
	CPVC WELDING	490		RUST PREVENTATIVE COATINGS	250	w =	Sr	CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see		5.508.2.2.2.1 Chain tethers. Chain tethers to fit owr the stem are required for valves
	ABS WELDING	325		SHELLACS:				Section 5.407.2 of this code.		designed to have seal caps.
	PLASTIC CEMENT WELDING	250		CLEAR	730	N/O		SECTION 5.506 INDOOR AIR QUALITY 5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum		Exception: Valves with seal caps that are not removed from the valve during stem operation.
	ADHESIVE PRIMER FOR PLASTIC  CONTACT ADHESIVE	550 80		OPAQUE	550		-07	requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.		5.508.2.3 Refrigerated service cases, Refrigerated service cases holding food products containing vinegar and
	SPECIAL PURPOSE CONTACT ADHESIVE	250		SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	Mo		5.506.2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control		sailt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.
	STRUCTURAL WOOD MEMBER ADHESIVE	140		STAINS	250	20,0	3/	ventilation, CO <sub>2</sub> sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).		5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to
	TOP & TRIM ADHESIVE	250		STONE CONSOLIDANTS	450	Ma	50	5.506.3 Carbon dioxide (CO2) monitoring in classrooms.		maximize energy efficiency.
	SUBSTRATE SPECIFIC APPLICATIONS			SWIMMING POOL COATINGS	340		9/	(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:		5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.
	METAL TO METAL	30		TRAFFIC MARKING COATINGS	100			<ol> <li>The monitor or sensor-shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable</li> </ol>		5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and
	PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD)	50		TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES	420 250			windows.  When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or		charging.
	WOOD	30		WOOD COATINGS	275			sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.		5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.
	FIBERGLASS	80		WOOD PRESERVATIVES	350			<ol> <li>A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility</li> </ol>		5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same
	IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUB-	ISTRATES TOGETHER, THE ADHESIVE		ZINC-RICH PRIMERS	340			personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1.100ppm.		gauge.
	WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWE	NACCE.		GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER &		Ш		<ol> <li>The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.</li> </ol>		5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig. measured with the same gauge.
	<ol><li>FOR ADDITIONAL INFORMATION REGARDING METH CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COA</li></ol>			<ol><li>THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED L THE TABLE</li></ol>				<ol> <li>The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.</li> <li>The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon</li> </ol>		5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.
	DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTI			<ol> <li>VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, F</li> </ol>	D BY THE CALIFORNIA AIR RESOURCES BOARD, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE			<ol> <li>The monitor or sensor shall be certified by the manufacturer to be accurate within rappin at 1,000ppin carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.</li> </ol>		5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and
				FROM THE AIR RESOURCES BOARD.	val delivir section i i i selectiva di 1 metro vi lecti vi visoriti vi vi victori di visoriti di con			N X		hold for 30 minutes.  5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30
	TABLE 5.504.4.2 - SEALANT VOC LIMIT			5.504.4.3.2 Verification. Verification of compliance w the enforcing agency. Documentation may include, but		Vo	10.45	SECTION 5.507 ENVIRONMENTAL COMFORT 5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class		minutes.
	Less Water and Less Exempt Compounds in Grams per Lite	er		<ol> <li>Manufacturer's product specification</li> <li>Field verification of on-site product contained</li> </ol>	ers	8,0	37	(STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in		5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.
	SEALANTS	CURRENT VOC LIMIT		5.504.4.4 Carpet Systems.				Section 5.507.4.1 or 5.507.4.2.		
	ARCHITECTURAL	250		All carpet installed in the building interior shall meet the requ Health, "Standard Method for the Testing and Evaluation of "	Volatile Organic Chemical Emissions from Indoor			Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking		CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
	MARINE DECK NONMEMBRANE ROOF	760 300		Sources Using Environmental Chambers.* Version 1.2, Janu Specifications 01350).	uary 2017 (Emission testing method for California			structures and utility buildings.		702 QUALIFICATIONS
	ROADWAY	250		See California Department of Public Health's website for cer	rtification programs and testing labs.			Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.		702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper
	SINGLE-PLY ROOF MEMBRANE	450		https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB 5.504.4.4.1 Carpet cushion, All carpet cushion install				5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-celling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC		installation of HWAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor icensed to install HVAC systems.
	OTHER	420		requirements of the California Department of Public He	lealth, "Standard Method for the Testing and			rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of		responsionity of a person trained and certified to install HVAC systems of contractor idensed to install HVAC systems.  Examples of acceptable HVAC training and certification programs include but are not limited to the following:
	SEALANT PRIMERS			Evaluation of Volatile Organic Chemical Emissions fro Chambers, Version 1.2, January 2017 (Emission testi 01350).	ing method for California Specifications			40 or OITC of 30 in the following locations:  1. Within the 65 CNEL noise contour of an airport.		State certified apprenticeship programs.     Public utility training programs.
	ARCHITECTURAL NONPOROUS	250		See California Department of Public Health's website	for certification programs and testing labs.			Exceptions:		Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.     Programs sponsored by manufacturing organizations.
	POROUS	775		https://www.cdph.ca.gov/Programs/CCDPHP/D	EODC/EHLB/IAQ/Pages/VOC,aspx#material			Lim or CNEL for military airports shall be determined by the facility Air Installation Compatible		Other programs acceptable to the enforcing agency.
	MODIFIED BITUMINOUS	500		5.504.4.4.2 Carpet adhesive. All carpet adhesive sha	all meet the requirements of Table 5.504.4.1.			Land Use Zone (AICUZ) plan.  2. Life or CNEL for other airports and heliports for which a land use plan has not been developed.		702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or
	MARINE DECK	760		5.504.4.5 Composite wood products. Hardwood plywood, composite wood products used on the interior or exterior of the composite wood products used on the interior or exterior of the composite wood products.				shall be determined by the local general plan noise element.		other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to
	OTHER	750		formaldehyde as specified in ARB's Air Toxics Control Measi seq.). Those materials not exempted under the ATCM must in	ure (ATCM) for Composite Wood (17 CCR 93120 e	et		<ol> <li>Within the 65 CNEL or L  noise contour of a freeway or expressway, railroad, industrial source or fixed-buildeway source as determined by the Noise Element of the General Plan.</li> </ol>		other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:
	NOTE: FOR ADDITIONAL INFORMATION REGARDING N CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH C			Table 5.504.4.5.				5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a		Certification by a national or regional green building program or standard publisher.
	DISTRICT RULE 1168.			5.504.4.5.3 Documentation. Verification of compliant requested by the enforcing agency. Documentation sh	ice with this section shall be provided as hall include at least one of the following:			noise level of 65 dB L <sub>ac</sub> -1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of		Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
	5.504.4.3 Paints and coatings. Architectural paints and coating the ARB Architectural Coatings Suggested Control Measure, a	ings shall comply with VOC limits in Table 1 of		Product certifications and specifications.     Chain of custody certifications.				at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).		Successful completion of a third party apprentice training program in the appropriate trade.     Other programs acceptable to the enforcing agency.
	stringent local limits apply. The VOC content limit for coatings to coatings categories listed in Table 5.504.4.3 shall be determine	that do not meet the definitions for the specialty		<ol> <li>Product labeled and invoiced as meeting the Comp CCR, Title 17, Section 93120, et seq.).</li> </ol>	posite Wood Products regulation (see			5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered		Notes:
	or Nonflat-High Gloss coating, based on its gloss, as defined in California Air Resources Board Suggested Control Measure, a	n Subsections 4.21, 4.36 and 4.37 of the 2007		<ol> <li>Exterior grade products marked as meeting the PS Engineered Wood Association, the Australian AS/I</li> </ol>	S-1 or PS-2 standards of the NZS 2269 or European 636 3S			envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.		Special inspectors shall be independent entities with no financial interest in the materials or the
	Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.	and the corresponding Plat, Nothiat of		standards.  5. Other methods acceptable to the enforcing agency				5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as		project they are inspecting for compliance with this code.  2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate
	5.504.4,3.1 Aerosol Paints and coatings. Aerosol pair ROC in Section 94522(a)(3) and other requirements, inc	nts and coatings shall meet the PWMIR Limits for		A 200-1				appropriate to the building, addition or alteration project to mitigate sound migration to the interior.		homes in California according to the Home Energy Rating System (HERS).
	compounds and ozone depleting substances, in Section Regulations, Title 17, commencing with Section 94520;	ns 94522(c)(2) and (d)(2) of California Code of		TABLE 5.504.4.5 - FORMALDEHYDE LIMITS	9A			5.507.4.2.2 Documentation of Compliance. An accustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.		[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate
	Bay Area Air Quality Management District additionally or limits of Regulation 8 Rule 49.	omply with the percent VOC by weight of product		MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER M				5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant		compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a
	and the state of t			PRODUCT HARDWOOD PLYWOOD VENEER CORE	CURRENT LIMIT			spaces and public places shall have an STC of at least 40.		certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.
				HARDWOOD PLYWOOD COMPOSITE CORE	0.05			Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.		Note: Special inspectors shall be independent entities with no financial interest in the materials or the
				PARTICLE BOARD	0.09	ov o	SF			project they are inspecting for compliance with this code.
				MEDIUM DENSITY FIBERBOARD	0.11			SECTION 5.508 OUTDOOR AIR QUALITY 5.908.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1.2 and 5.088.1.2.		703 VERIFICATIONS
				THIN MEDIUM DENSITY FIBERBOARD: 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED B	0.13			5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not		703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the profession appearance. When propriet is the profession appearance of the profession of the propriet of the profession appearance.
				TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED B ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIO	N ACCORDANCE WITH ASTM E 1333. FOR			contain CFCs.		acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checkist.
				2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNES				5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.		

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



**ARCHITECTURAL REVIEW** 24APP-00886 Revision

03.06.2023

MAJOR

MAJOR ARCH REVIEW 03.28.2024

Stamp



**Sheet Information** 

03/28/24 Issue Date Job Number 23-013 Checked Checker Sheet Title

**CAL GREEN NON** GB1.4 RESIDENTIAL CHECKLIST

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023) A5.408.3.1.1 Enhanced construction waste reduc-A5.106.5.1.2 Tier 2. Provide 50 percent designated A5.303.2.3.2 Tier 2 - 20-percent savings. A schedule tion - Tier 2. Divert to recycle or salvage at least 80 parking spaces of the total number of parking spaces, for of plumbing fixtures and fixture fittings that will reduce percent of nonhazardous construction and demolition any combination of zero-emitting, fuel-efficient and carthe overall use of potable water within the building by 20 waste generated at the site. pool/van pool vehicles. Calculation for spaces shall be percent shall be provided. A calculation demonstrating a rounded up to the nearest whole number. A5.405.5.3.2 Concrete. The following measures shall 20-percent reduction in the building "water use baseline" be permitted to be used in the manufacture of concrete. as established in Table A5.303.2.2 shall be provided. Note: Designated parking for clean air vehicles shall A5.405.5.3.2.1 Alternative energy. Renewable or

count toward the total parking spaces required by A5.303.2.3.3 25-percent savings. A schedule of plumbthe local enforcing agencies. ing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 25 percent A5.106.5.1.3 Parking stall marking. Paint, in the pain shall be provided. A calculation demonstrating a 25-perused for stall striping, the following characters such that cent reduction in the building "water use baseline" as the lower edge of the last word aligns with the end of the established in Table A5.303.2.2 shall be provided. stall striping and is visible beneath a parked vehicle: A5.303.3 Appliances and fixtures for commercial applica-CLEAN AIR/ tion. Appliances and fixtures shall meet the following: VANPOOL/EV 1. Clothes washers shall have a maximum Water Factor Note: Vehicles bearing Clean Air Vehicle stickers (WF) that will reduce the use of water by 10 percent from expired HOV lane programs may be considbelow the California Energy Commissions' WF stan-

ered eligible for designated parking spaces. A5.106.11.2 Cool roof for reduction of heat island effect. Use roofing materials having a minimum aged solar reflectance and thermal emittance complying wit Sections A5.106.11.2.1 and A5.106.11.2.2 or a minimum aged Solar Reflectance Index (SRI) complying with Sec tion A5.106.11.2.3 and as shown in Table A5.106.11.2.2 for Tier 1 or Table A5.106.11.2.3 for Tier 2.

the anticipated land use.

dards for commercial clothes washers located in Title 20 of the California Code of Regulations. . Dishwashers shall meet the following water use standards:

Residential—ENERGY STAR.

Ice makers shall be air cooled. 1. Roof constructions that have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per 2. Roof area covered by building integrated solar photovoltaic and building integrated solar ther-

A5.103.1 Community connectivity. Where feasible, locate project on a previously developed site within a 1/2 mile radius of at least ten basic services, readily accessible by pedestrians, including, but not limited, to one each of bank, place of worship, convenience grocery, day care, cleaners, fire station gpm of potable water. barber shop, beauty shop, hardware store, laundry, library medical clinic, dental clinic, senior care facility, park, phar-

macy, post office, restaurant (two may be counted), school supermarket, theater, community center, fitness center, museum or farmers market. Other services may be considered on a case-by-case basis. A5.103.2 Brownfield or greyfield site redevelopment or California Plumbing Code. infill area development. If feasible, select for development a brownfield in accordance with Section A5.103.2.1 or on a grevfield or infill site as defined in Section A5.102.

shall be considered waterless urinals. A5.103.2.1 Brownfield redevelopment. Develop a site documented as contaminated by means of an ASTM E1903-11 Phase II Environmental Site Assessment or on a

A5.303.5 Dual plumbing. New buildings and facilities shall be dual plumbed for potable and recycled water systems for toilet flushing when recycled water is available as determined site defined as a brownfield by a local, state or federal by the enforcement authority. government agency. The site must be fully remediated in accordance with EPA regulations to the level required of A5.305.2 Irrigation systems. Irrigation systems regulated by

alternative energy meeting the requirements of Sec-A5.405.5.3.2.2 Recycled aggregates. Concrete made with one or more of the following materials: 1. Blast furnace slag as a lightweight aggregate 2. Recycled concrete that meets grading require-

ments of ASTM C33, Standard Specification for Concrete Aggregates.

3. Other materials with comparable or superior environmental benefits, as approved by the engineer and enforcing authority. A5.406.1 Choice of materials. Compared to other products in a given product category, choose materials proven to be

aracterized by one or more of the following. A5.406.1.1 Service life. Select materials for longevity and minimal deterioration under conditions of use. A5.406.1.2 Reduced maintenance. Select materials that require little, if any, finishing. For those with surface protection, choose materials that do not require frequen

applications of toxic or malodorous finishes. A5.406.1.3 Recyclability. Select materials that can be shall consume no more than 2 gallons of water per pan per reused or recycled at the end of their service life in the including condensate water, for cook to order steamers. A5.504.4.8 Thermal insulation, Tier 1. Thermal insulation, No-added Formaldehyde. Install thermal insulation which complies with Tier 1 plus does not contain any A5.504.5.2 Isolation of pollutant sources. In rooms

. Food waste pulping systems shall use no more than 2 7.1. Note: potable water excludes on-site graywater use, such as dishwasher discharge water. A5.303.4.1 Nonwater urinals. Nonwater urinals with

drain cleansing action are installed in accordance with the Where approved, nonwater urinals with drain cleansing action (formerly urinal, hybrids) as defined in Chapter 2,

a local water efficient landscape ordinance or by the California Department of Water Resources Model Water Efficient

Landscape Ordinance (MWELO) shall use recycled water

i. Standard Dishwashers – 4.25 gallons per cycle. ii. Compact Dishwashers – 3.5 gallons per cycle.

b. Commercial-Shall be in accordance with ENERGY STAR requirements. Refer to Table

 Food steamers shall be connectionless or boilerless – and hour, including condensate water, for batch type steamers, and no more than 5 gallons of water per pan per hour 5. The use and installation of water softeners that discharge to the community sewer system may be limited or prohibited by local agencies if certain conditions are 5. Combination ovens shall use a maximum of 1.5 gallons of water per hour per pan, including condensate water.

A5.303.4 Water conserving plumbing fixtures and fittings.

where activities produce hazardous fumes or chemicals, such as garages, janitorial or laundry rooms and copy or printing rooms, exhaust them and isolate them from their adjacent rooms.

1. Exhaust each space with no air recirculation in accordance with ASHRAE 62.1, Table 6-4 to create negative pressure with respect to adjacent spaces with the doors to the room closed. 2. For each space, provide self-closing doors and deck to deck partitions or a hard ceiling.

3. Install low-noise, vented range hoods for all cooking appliances and in laboratory or other chemical mix A5.507.1.2 Multi-occupant spaces. Provide lighting and thermal comfort system controls for all shared multi-occu-

pant spaces, such as classrooms and conference rooms.

Consultant

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156 California Ave Mixed Use Proposal

5.508.1.3 Hydrochlorofluorocarbons (HCFCs). Install HVAC and refrigeration equipment that do not contain A5.508.1.4 Hydrofluorocarbons (HFCs). Install HVAC

the use of HFC refrigerant through the use of a sec-

omplying with either of the following: 1. Install HVAC, refrigeration and fire suppression equipment that do not contain HFCs or that do not contain HFCs with a global warming potential greater than 150. . Install HVAC and refrigeration equipment that limit

> ondary heat transfer fluid with a global warming potential no greater than 1.

									Compl	iance Pat	h Verif	ication		
						Plan Sheet, Spec or	Plan	Check	Inspe	gh GB ection # 152		Inspect	1	
4.1	Plann	ning an	nd Design	Code Section	YI	Attachment Reference	CORR	INITIAL		INITIAL				
			Storm water drainage and retention during construction (less than one acre)	4.106.2		SHEET GB2-1	0							
		200000000000000000000000000000000000000	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3	00000	SHEET GB-2	0							
_			Grading and paving	4.106.3	-	SHEET C1.3-1.5	0							
to			All-Electric Building/Site (New buildings and substantial remodels)  Water permeable surfaces for 30% - Tier 2 requirements	PAMC 16.14.090 Section 4.106.5 A4.106.4	BOOK ST	SHEET GB2-1 SHEET GB2-3							$\vdash$	$\vdash$
da			Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5		SHEET GB2-3	0						-	
lan		100000	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	SOCIETY IN	SHEET GB2-1						N.	<del>                                     </del>	$\vdash$
2	The Paris of the last of the l	and a programme of the	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1	100	X N/A	0							
			EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	Х	SHEET GB2-1								
			EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3		X N/A	0							
- 8			Bicycle Parking (locally amended)When an addition or change of use results in increased parking [MF]	PAMC 18.54.060/ A4.106.9	_	SHEET GB2-1							_	$\blacksquare$
	Elect		Site selection  Community connectivity	A4.103.1 A4.103.2	-	INFILL SITE GOOGLE MAPS	0							
4	Elect		Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1	x	GREEN BLD SPECIAL INSP	0						<del>                                     </del>	
Se	Elect		Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1		CREEK DED OF EGIAL INC.	0							
9	Elect		Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2			0							
5	Elect	tive	Soil analysis	A4.106.2.1			0		j					
'es	Elect		Soil protection	A4.106.2.2			0							
ŧ	Elect		Landscape design	A4.106.3	X	SHEET L1.10-L5.40	0	ě					-	
Ele.	Elect		Vegetated roof Reduction of heat island effect for nonroof areas	A4.106.6 A4.106.7								2	$\vdash$	$\vdash$
	Elect	ter and the	100 PM (100 PM	WEST WEST WAS A STATE OF THE ST			D						-	$\vdash$
8	Elect		Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10		-	0						<u> </u>	<b>——</b>
750	Elect		Innovative concepts and local environmental conditions	A4.108.1			0							
4.3			ency and Conservation	4.000.4.4	VI	CHEET CD2 4	Tax.	T	r			*	ř	
9			Indoor Water Use: Water closets (1.28 gpf) Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.1 4.303.1.2	District of	SHEET GB2-1 X N/A	0				i.		<del></del>	$\vdash$
8			Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1		SHEET GB2-1	0					8	-	
88			Indoor Water Use: Multiple showerhead (1.8 gpm at 80 psi)			SHEET GB2-1	0					3		$\vdash$
~			Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1		SHEET GB2-1	0							
to	Manda	latory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.2		X N/A	0							
da	The second second	Contract Con	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3		X N/A	0							
lan			Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	_	SHEET GB2-1						2		
2			Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2	100,000	SHEET GB2-1	D							$\square$
33			Outdoor potable water use in landscape areas (MWELO)  Recycled water supply systems [N]	4.304.1 4.305.1	_	SHEET GB2-1 SHEET GB2-1	0					9		-
83			Recycled water supply systems (vy)  Recycled water for landscape irrigation (when landscape >1,000 sq. ft) [MF only][AA]	PAMC 16.14.210/ A4.305.3	-	SHEET GB2-1	D	Q :	0 8	:	9	8		
- 0			Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306		SHEET GB-2	0	-						
	Elect	1,000	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1		SHEET GB2-3	П					2		
200	Elect		Alternate water sources for nonpotable applications	A4.303.2		And the state of t	0							
3	Elect	tive	Appliances	A4.303.3	X	ENERGY STAR APPLIANCE	0					0		
se	Elect	tive	Nonwater supplied urinals and waterless toilets	A4.303.4			0							
ě	Elect		Hot water recirculation systems	A4.303.5			0					4		
5	Elect		Rainwater catchment systems	A4.304.1			0					-		$\vdash$
ves	Elect	Control of the Control	Potable water elimination  Irrigation metering device (locally amended)	A4.304.2 PAMC 16.14.200/ A4.304.3			0				3	3	$\vdash$	
ŧ	Elect		Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1			П						1	
Ele	Elect		Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2			D					2		
	Elect	tive	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3	X	SHEET GB2-4	0							
	Elect		Innovative concepts and local environmental conditions	A4.306.1			D					X Q		
4.4			nservation and Resource Efficiency	DAMO 46 44 070 9 46 44 000 ( A 4 405 0 4	VI	PUEET OP 2	0.00	ř	r -					
6			Recycled content - 15% - Tier 2 requirements  Low carbon concrete requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1 PAMC 16.14.240/ A4.403.2		SHEET GB-2 SHEET GB-2	0					0	<del></del>	$\vdash$
2			Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodent	4.406.1			0					·	1	$\vdash$
ato			Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards	PAMC 16.14.250/ 4.408.1			D					8		
nd	Manda	atory	Construction waste management plan in Green Halo	A4.408.2	X	GREEN HALO- GC TO COMPLY	0							
Ma			Waste management company	4.408.3	_	GREEN HALO- GC TO COMPLY	D							
2			Operation and maintenance manual provided to the building owner	4.410.1		GREEN BLD INSP TO PROVIDE	0						_	$\vdash$
$\vdash$	Manda		Recycling by occupants (≥ 5 multi-family units) [MF]  Efficient framing techniques - Lumber size	4.410.2 A4.404.1		^	0					į.		$\vdash$
39	Elect		Efficient framing techniques - Dimensions and layouts	A4.404.1 A4.404.2			D						<del>                                     </del>	$\vdash \vdash$
33	Elect		Efficient framing techniques - Building systems	A4.404.3			0				7	8		
4	Elect	tive	Efficient framing techniques - Pre-cut materials and details	A4.404.4										
Se	Elect		Prefinished building materials	A4.405.1	X	SHEET GB2-4	0					9		
200	Elect		Concrete floors	A4.405.2									_	$\sqcup$
5	Elect		Use of building materials from rapidly renewable sources	A4.405.4			D					8		
'es	Elect		Drainage around foundations Roof drainage	A4.407.1 A4.407.2	Y	SHEET GB2-4	0					÷	<del>                                     </del>	$\vdash$
ţ;	Elect		Flashing details	A4.407.3			П	2			3 .	Š.		$\vdash$
ile.	Elect		Material protection	A4.407.4	_	SHEET GB2-4	0							$\vdash$
	Elect	tive	Door protection	A4.407.6		a common and the second	П				8	8	5	
	Elect		Roof overhangs	A4.407.7			0							
	Elect	tive	Innovative concepts and local environmental conditions	A4.411.1										
							101							

						Compliance F	ath Verif	ication		
						Rough GB	Final	Inspectio	on IVR # 153	Special Inspector Acknowledgement
			Plan Sheet, Spec or	Plan	Check	Inspection IVR # 152			Part 2 Part 2	The project will be verified by a
5 Environmental Quality		Code Section Y	N Attachment Reference	CORR	INITIAL	CORR INITIA				RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR
	ct-vent sealed combustion type (all-electric)	PAMC 16.14.090/ 4.503.1		0						I have reviewed the project plans and specifications, and they are
	ngs, protection of mechanical equipment during construct d caulks - Table 4.504.1 and 4.504.2 for VOC limits	o 4.504.1 X 4.504.2.1 X		D			6			I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective
	able 4.504.3 for VOC limits	4.504.2.2 X			ľ					measures claimed. I have reviewed and understand the after- construction requirements below.
Mandatory Aerosol paints and coa		4.504.2.3 X		0			0			10 = 24 × 0000
	ation to verify complaint VOC limit on finish materials nentation to verify compliant with VOC limits	4.504.2.4 ×	- MODEL CONTROL OF CONTROL				-8			Sean Feurtado
Mandatory Carpet systems- Docur  Mandatory Carpet cushion	nentation to verify compliant with VOC limits	4.504.3 X 4.504.3.1 X		0						Signature (Green Building Special Inspector)
	t adhesive - Table 4.504.1 for VOC limits	4.504.3.2 X	Name and the second sec	0						
	ms for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2	X N/A	0						Sean Feurtado dba Quest Energy Design
Mandatory Composite wood produ		4.504.5 X		D						Print Name
Mandatory Concrete slab foundation  Mandatory Capillary break for slab	ons - vapor retarder required	4.505.2 X 4.505.2.1 X	STATE OF THE PARTY	0				5		408.896.6018 seanafeurtado@gmail.com
	ding materials ≤ 19% for wall and floor framing	4.505.3 X		0	1		12			Phone or Email
	(when required) shall be provided with the following:	4.506.1 X	The state of the s				2			Thomas Caralla
Mandatory	ducted to outside of building.  OR functioning as a component of a whole-house ventilati	X	SHEET M1				8	34		03/25/24
	h manual or automatic means of adjustment for relative h		SHEET M1	0						Date
	oning system design (all-electric on or after January 1, 20		State of the state	0			Q E			
Mandatory Indoor Air Quality Mana			X N/A	0			0			
Elective Compliance with forma	dehyde limits	PAMC 16.14.260/ A4.504.1								SECTION TO BE COMPLETED
Elective Thermal insulation		PAMC 16.14.270/ A4.504.3	SHEET GB2-4	О			8			AFTER CONSTRUCTION
Elective Construction filters [HR Elective Direct-vent appliances		A4.506.2 A4.506.3					-			AL IER CONCINCOTION
The second of th	d local environmental conditions.	A4.509.1		0	-		-			
milovative democrate an	a local environmental conditions.	741000.1		П			9		5 5 5	After construction is complete submit the following at the City Development Center to schedule your final inspection:
	a required project submittal. The survey can sent in an email. Include a copy of the surve									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
Project Type	* Residential					<sub>ij</sub>				alterations that impacted the energy report for the home, unless the new report is provided as an attachment.
Green Building Categories	Tier2									Signature (Green Building Special Inspector)
Name	Michaelle Williams									Sign only after project is complete
Company	Studio Current									Print Name
Email	michaelle@studiocurrent.com									39
Permit No.	23APP-04296									,
Address:	156 CALIFORNIA AVE Palo Alto, CA 94309									
Project Valuation	50000000									
Project Square Feet (Gross)	516465									
Will this be an all-electric building?	Yes									
Is this an ADU project?	No									
Does this project include landscaping upgrade?	Yes									
Please choose Computer Compliance	EnergyPro									

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

CITY STAMPS ONLY

156 California Ave

Mixed Use Proposal

Consultant

**MAJOR ARCHITECTURAL REVIEW** 

TORY

GREEN.

CHECKLIST

2022 RESIDENTIAL

GB-2

Mandatory

+Tier 2

24APP-00886 Revision

03.06.2023 MAJOR ARCH REVIEW

Stamp



**Sheet Information** 

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

**Sheet Title** 

**CAL GREEN** RESIDENTIAL CHECKLIST

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2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2

Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Development Center Green Building Requirements
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments)

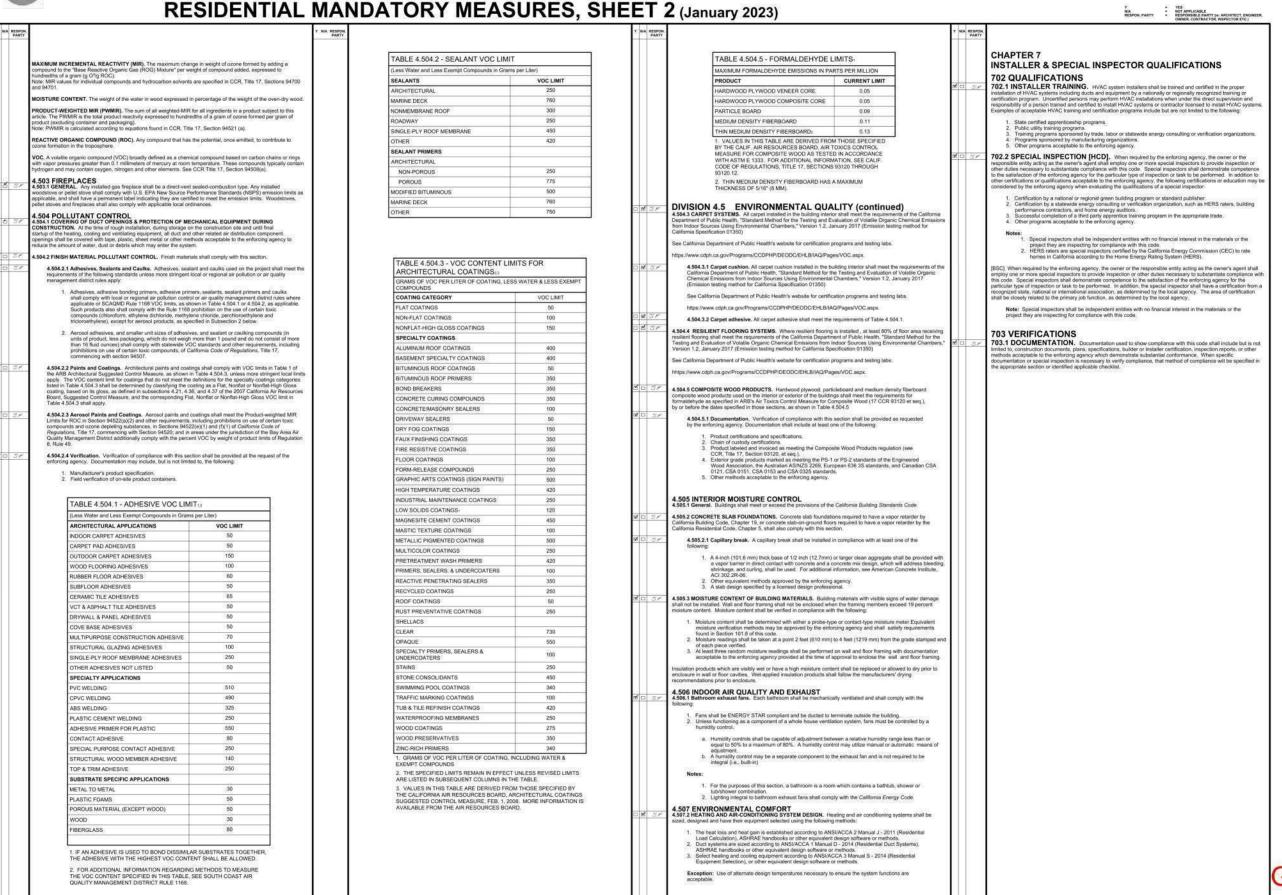
https://www.bsc.ca.gov/Home/CALGreen.aspx
https://www.bsc.ca.gov/Home/CALGreen.aspx
https://www.bsc.ca.gov/Home/CALGreen.aspx
https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto\_ca/0-0-0-72369

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

# California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

AI		AVCTRACE)	NDATORY MEASURES, SHE	GH///SESSESS		D3 CODE		V = YES APPLICABLE   NO
F NA RESPON	CHAPTER 3	Y NIA RESPON	• 903891 193 193	Y N/A RESPON	exception: A receway is not required it a minimum installed in close proximity to the location or the p	n 40-ampère 208/240-voit dedicated EV branch circuit is proposed location of the EV space at the time of original	Y NA RESPO	Office, control for, market (MCTIs)
1	GREEN BUILDING	80 SF	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.  When parking is provided, parking spaces for enew multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest	3,700	construction in accordance with the California Ele 4.106.4.2.4 Identification.		-	4.304 OUTDOOR WATER USE  4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with
	SECTION 301 GENERAL  301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in		whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any		future EV charging purposes as "EV CAPABLE" in acco	ntify the overcurrent protective device space(s) reserved for ordance with the California Electrical Code.	LIM 37	<ul> <li>a local water efficient tandscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</li> </ul>
	the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code,		applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.		4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signs Traffic Operations Policy Directive 13-01 (Zero Emission	age or pavement markings, in compliance with Caltrans in Vehicle Signs and Pavement Markings) or its		NOTES:  1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations.
	but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.  301.1.1 Additions and afterations, (HCD) The mandatory provisions of Chapter 4 shall be applied to	⊠ □ SF	4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to		successor(s).  4.106.4.3 Electric vehicle charging for additions and alt	BELL BEST STATE OF A SECOND ST		Title 23, Chapter 2.7, Division 2, MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/
	additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		this section.  1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types.	DINISA	multifamily buildings.  When new parking facilities are added, or electrical syst	tems or lighting of existing parking facilities are added or		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE
	The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section		of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2  EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical		aftered shall be electric vehicle charging spaces (EV spi	percent of the total number of parking spaces added or aces) capable of supporting future Level 2 EVSE.		EFFICIENCY  4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
	4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing		system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.		Notes:  1. Construction documents are intended to demonstrate.	e the project's capability and capacity for facilitating future	M □ 3F	4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in scle/bottom plates at exterior walls shall be protected against the passage of rodents by closing such
	lighting fixtures are not considered alterations for the purpose of this section.		The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Catifornia Electrical Code.		EV charging.	ucted or available until EV chargers are installed for use.		openings with cement mortar, concrete mesonry or a similar method acceptable to the enforcing agency.
	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall repiace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate	8	Exceptions:		DIVISION 4.2 ENERGY EFFICIE		M 0 37	4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section
	of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.		<ol> <li>When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.</li> </ol>		4.201 GENERAL 4.201.1 SCOPE, For the purposes of mandatory energy e	afficiency standards in this code, the California Energy		4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
			2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.		Commission will continue to adopt mandatory standar			Exceptions:
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise realizeful abuildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies		Notes:		DIVISION 4.3 WATER EFFICIEN 4.303 INDOOR WATER USE			Excavated soil and land-clearing debris.     Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably.
	specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.		<ul> <li>a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</li> </ul>	M D SF	<ul> <li>4.303.1 WATER CONSERVING PLUMBING FIXTURES A urinals) and fittings (faucets and showerheads) shall and 4,303.4.4.</li> </ul>	ND FITTINGS. Plumbing fixtures (water closets and comply with the sections 4,303.1.1, 4,303.1.2, 4,303.1.3,		close to the jobsite.  3. The enforcing agency may make exceptions to the requirements of this section when isolated
	SECTION 302 MIXED OCCUPANCY BUILDINGS		b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.		Note: All noncompliant plumbing fixtures in any resid	dential real property shall be replaced with water-conserving	Mose	jobaites are located in areas beyond the haul boundaries of the diversion facility.  4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan
	302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.		2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power		completion, certificate of occupancy, or final p	nt is required prior to issuance of a certificate of final ermit approval by the local building department. See Civil n of a noncompliant plumbing fixture, types of residential		in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
	Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall		Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.		buildings affected and other important enactm			<ol> <li>Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.</li> </ol>
	comply with Chapter 4 and Appendix A4, as applicable.  2. [HCD] For purposes of CALGreen, livelwork units, complying with Section 419 of the California: Building Code, shall not be considered mixed occupancies. LivelWork units shall comply with		Exception: Areas of parking facilities served by parking lifts.  4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more		flush. Tank-type water closets shall be certified to the Specification for Tank-type Toilets.	ne or all water closets shall not exceed 1.26 gailons per ne performance criteria of the U.S. EPA WaterSense		<ol> <li>Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).</li> <li>Identify diversion facilities where the construction and demolition waste material collected will be</li> </ol>
	Chapter 4 and Appendix A4, as applicable.  DIVISION 4.1 PLANNING AND DESIGN	BBBSK	sleeping units or guest rooms.  The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to		Note: The effective flush volume of dual flush of two reduced flushes and one full flush.	toilets is defined as the composite, average flush volume		taken.  4. Identify construction methods employed to reduce the amount of construction and demolition waste
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development		this section.  1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types		4.303.1.2 Urinals. The effective flush volume of wa	all mounted urinals shall not exceed 0.125 gallons per flush.		<ol> <li>Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.</li> </ol>
	BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety		of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all		The effective flush volume of all other urinals shall no 4,303.1.3 Showerheads.	ot exceed 0.5 gallons per flush.	M - SF	4.408.3. WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and
	OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise		EVs at all required EV spaces at a minimum of 40 amperes.		4.303.1.3.1 Single Showerhead. Showerhead	ads shall have a maximum flow rate of not more than 1.8 hall be certified to the performance criteria of the U.S. EPA		demolition waste material diverted from the landfill complies with Section 4.408.1.  Note: The owner or contractor may make the determination if the construction and demolition waste
	HR High Rise AA Additions and Alterations N New		The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.		WaterSense Specification for Showerheads.		Several second	materials will be diverted by a waste management company,
	CHAPTER 4		Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.		showerhead, the combined flow rate of all the	one shower. When a shower is served by more than one showerheads and/or other shower outlets controlled by r minute at 80 psi, or the shower shall be designed to only	M [ 5/	<ul> <li>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 bis /sqf. to fit be building area shall meet the minimum 65% construction waste reduction requirement in</li> </ul>
	RESIDENTIAL MANDATORY MEASURES		Notes:		allow one shower outlet to be in operation at a  Note: A hand-held shower shall be con	time.		Section 4.408.1  4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined
	SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS		a.Construction documents shall show locations of future EV spaces.		4.303.1.4 Faucets.	induted a proventional.		weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction
	The following terms are defined in Chapter 2 (and are included here for reference)		b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.		not exceed 1.2 gallons per minute at 60 psi. T	The maximum flow rate of residential lavatory faucets shall the minimum flow rate of residential lavatory faucets shall	V	requirement in Section 4.406.1  4.406.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates
	FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.		2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per		not be less than 0.8 gallons per minute at 20 p	osi.  and Public Use Areas. The maximum flow rate of lavatory	INC. ST	compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4
	WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and intelligence to ontrols.		dwelling unit when more than one parking space is provided for use by a single dwelling unit.  Exception: Areas of parking facilities served by parking lifts.		faucets installed in common and public use ar buildings shall not exceed 0.5 gallons per min	eas (outside of dwellings or sleeping units) in residential		Notes:  1. Sample forms found in "A Guide to the California Green Building Standards Code
	4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation		3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE.		4.303.1.4.3 Metering Faucets. Metering faur more than 0.2 gallons per cycle.	cets when installed in residential buildings shall not deliver		(Residential)* located at www.hod.ca.gov/CAL.Green.html may be used to assist in documenting compliance with this section.  2. Mixed construction and demolition debris (C & D) processors can be located at the California
V 0 5F	4. 10.1 VERLEVEL. Preservation and use of available frautial resources shall be accompanied infough evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.		Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests,		4.303.1.4.4 Kitchen Faucets. The maximum	n flow rate of kitchen faucets shall not exceed 1.8 gallons inporarily increase the flow above the maximum rate, but not		Department of Resources Recycling and Recovery (CalRecycle).  4.410 BUILDING MAINTENANCE AND OPERATION
60 SE	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre		When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution stransformers		to exceed 2.2 gallons per minute at 60 psi, and minute at 60 psi.	d must default to a maximum flow rate of 1.8 gallons per	M 13 38	4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the
	or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent.		shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall		Note: Where complying faucets are unavailable reduction.	ble, aerators or other means may be used to achieve		following shall be placed in the building:  1. Directions to the owner or occupant that the manual shall remain with the building throughout the
	property, prevent erosion and retain soil runoff on the site.  1. Retention basins of sufficient size shall be utilized to retain storm water on the site.		have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.		4.303.1.4.5 Pre-rinse spray valves.	n the California Code of Regulations, Title 20 (Appliance		life cycle of the structure.  2. Operation and maintenance instructions for the following:
	<ol><li>Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.</li></ol>		4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.		Efficiency Regulations), Sections 1605.1 (h)(4 (d)(7) and shall be equipped with an integral a	) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607		<ul> <li>Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.</li> </ul>
	<ol> <li>Compliance with a lawfully enacted storm water management ordinance.</li> </ol>		Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable			e and code section have been reprinted from the California lency Regulations), Section 1605.1 (h)(4) and Section		Reof and yard drainage, including gutters and downspouts.     Space conditioning systems, including condensers and air filters.     Landscape irrigation systems.
	Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.		requirements. 4.106.4.2.2.1.1 Location.		1605.3 (h)(4)(A).			<ul> <li>e. Water reuse systems.</li> <li>3. Information from local utility, water and waste recovery providers on methods to further reduce</li> </ul>
	(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)  4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will		EVCS shall comply with at least one of the following options:  1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of		TABLE H-2			resource consumption, including recycle programs and locations.  4. Public transportation and/or carpool options available in the area.  5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent
10 SF	manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:	8	the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.		STANDARDS FOR COMMERCIA VALUES MANUFACTURED ON			and what methods an occupant may use to maintain the relative humidity level in that range.  6. Information about water-conserving landscape and irrigation design and controllers which conserve water
	Swales     Water collection and disposal systems		<ol><li>The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.</li></ol>		PRODUCT CLASS			<ol> <li>Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.</li> </ol>
	French drains     Water retention gardens     Other water measures which keep surface water away from buildings and aid in groundwater		Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Litem 3.		[spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)		<ol> <li>Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.</li> <li>Information about state solar energy and incentive programs available.</li> </ol>
	recharge.		4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.		Product Class 1 (≤ 5.0 ozf)	1.00		<ol> <li>A copy of all special inspections verifications required by the enforcing agency or this code.</li> <li>Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.</li> </ol>
N SF	Exception: Additions and alterations not altering the drainage path.  4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections		The charging spaces shall be designed to compty with the following:  1. The minimum length of each EV space shall be 18 feet (5486 mm).		Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)  Product Class 3 (> 8.0 ozf)	1.20		<ol> <li>Information and/or drawings identifying the location of grab bar reinforcements.</li> </ol>
0,	4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.		2. The minimum width of each EV space shall be 9 feet (2743 mm).			prerinse spray values manufactured on or after January not less than 4.0 ounces-force (oxf)[113 grams-force(gf)]	DO SF	4.10.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper.
	Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and		3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is	DM 37	4.303.2 Submeters for multifamily buildings and dwellings.	ng units in mixed-used residential/commercial		corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
	infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.		12 feet (3658 mm).  a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083).		Submeters shall be installed to measure water usage Catifornia Plumbing Code.	e of individual rental dwelling units in accordance with the		Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of
	1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.	8	percent slope) in any direction.	80 SF	4.303.3 Standards for plumbing fixtures and fittings. P accordance with the California Plumbing Code, and shall m	lumbing fixtures and fittings shall be installed in neet the applicable standards referenced in Table		this section.
	<ol> <li>Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.</li> </ol>	8	4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready.		1701.1 of the California Plumbing Code:			DIVISION 4.5 ENVIRONMENTAL QUALITY
1 SF	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each		spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.		THIS TABLE COMPILES THE DATA IN SECTION 4 CONVENIENCE FOR THE USER.	4:303.1, AND IS INCLUDED AS A		SECTION 4.501 GENERAL 4.501.1 Scope
	dwelling unit, install a listed raceway to accommodate a dedicated 206/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal - linch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the		4.106.4.2.3 EV space requirements. <ol> <li>Single EV space required. Install a listed raceway capable of accommodating a 208/240-volit dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall</li> </ol>		TABLE - MAXIMUM FIXTURE WATER			The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
	proposed location of an EV charger, Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere		originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the		FIXTURE TYPE	FLOW RATE  1.8 GMP @ 80 PSI		SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following larger and officers in Chapter 2 (and an instituted have for reference)
	208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-amper minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.		SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20		The following terms are defined in Chapter 2 (and are included here for reference)  AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door
	Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in		Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is		LAVATORY FAUCETS (RESIDENTIAL)  LAVATORY FAUCETS IN COMMON & PUBLIC	PSI		cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.  COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and
	accordance with the California Electrical Code.  4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent		installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.		USE AREAS KITCHEN FAUCETS	0.5 GPM @ 60 PSI 1.8 GPM @ 60 PSI		medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated
	protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".		2.Multiple EV spaces required. Construction documents shall indicate the receively termination point and the location of installed or future EV spaces, receiptacles or EV bringers. Construction documents shall also provide information on amperage of installed or future receiptacles or EVSE, raceway method(s), wiring schematics and		METERING FAUCETS	0.2 GAL/CYCLE		wood Hoists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17. Section 93120.1.  DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for
			electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in		WATER CLOSET URINALS	1.28 GAL/FLUSH 0.125 GAL/FLUSH		DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.
VECT AUTED			concealed areas and spaces shall be installed at the time of original construction.  LIDING STANDARDS ICAL GREEN CODE: DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS. THIS CHECKL.					

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



STUDIO
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roject:

156 California Ave

Mixed Use Proposal

Consultant

# California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL TIER 1 + VOLUNTARY ELECTIVE MEASURES

	RESIDENTIAL	Y = YES APPLICABLE AND APPLICABLE AN					
Y WA RESP	CHAPTER 3 GREEN BUILDING	Y N/A RESPON PARTY	Washington (1997)	Y NA RESPON	Locate 50 percent of parking underground or use multi-	Y NIA RESPON	A4.303.4 Nonwater urinals and waterless toilets. Nonwater
	RESIDENTIAL VOLUNTARY MEASURES		SECTION A4.106 SITE DEVELOPMENT		level parking.		urinals or composting toilets are installed.  Where approved, hybrid urinals, as defined in Chapter 2,
M 🗆 5.	A4.103.1 Selection. A site which complies with at least one of the following characteristics is selected:		A4.106.1 Reserved.		<ol><li>Other methods of reducing heat island effects accept- able to the enforcing agency.</li></ol>	D & SF	shall be considered nonwater urinals.  A4.303.5 Hot water recirculation systems. One- and two-
	An infill site is selected.	□ <b>'</b> SF	A4.106.2 Soil analysis and protection. The soils at the building site are analyzed and protected as specified in this section.		<b>Note:</b> Local agencies may have ordinances requiring mitigation of heat island effects through building or parking		family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand
	2. A greyfield site is selected.	□ <b>2</b> S F	A4.106.2.1 Soil analysis. Soil analysis is performed by a		lot shading, tree plantings, landscaping, use of pervious pavements and other approved methods.		hot water recirculation system shall be installed in accor- dance with the California Plumbing Code, California Energy
	<ol> <li>An EPA-recognized and remediated Brownfield site is selected.</li> </ol>		licensed design professional and the findings utilized in the structural design of the building.	<b>M</b> $\Box$ SF	A4.106.10 Light pollution reduction. [HR] Outdoor light-		Code, and the manufacturer's installation instructions.
<b>□ Ø</b> 5	A4.103.2 Community connectivity. Facilitate community connectivity by one of the following methods:	D 8 5F	A4.106.2.2 Soil protection. The effect of development on building sites is evaluated and the soil is protected by one		ing systems shall be designed and installed to comply with the following:		SECTION A4.304
	1. Locate project within a 1/4-mile true walking distance of		or more of the following:		<ol> <li>The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10</li> </ol>	00 SF	OUTDOOR WATER USE  A4.304.1 Rainwater catchment systems. An approved rain-
	at least four basic services, readily accessible by pedes- trians.		Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion		of the <i>California Administrative Code</i> ; and  2. Backlight, Uplight and Glare (BUG) ratings as defined		water catchment system is designed and installed to use rain- water generated by at least 65 percent of the available roof
	<ol> <li>Locate project within a <sup>1</sup>/<sub>2</sub>-mile true walking distance of at least seven basic services, readily accessible by</li> </ol>		during construction and after occupancy.  2. Site access is accomplished by minimizing the		in IES TM-15-11; and		area. Rainwater catchment systems shall be designed and installed in accordance with the California Plumbing Code.
	pedestrians.		amount of cut and fill needed to install access roads and driveways.		<ol> <li>Allowable BUG ratings not exceeding those shown in Table A4.106.10; or</li> </ol>	0 d SF	A4.304.2 Potable water elimination. When landscaping is provided and as allowed by local ordinance, a water efficient
	<ol> <li>Other methods increasing access to additional resources.</li> </ol>		3. As allowed by other parts of the California Building		Comply with a local ordinance lawfully enacted pursuant to Section 101.7 of this code, whichever is more stringent.		landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation
	Note: Examples of services include, but are not limited to, bank, place of worship, convenience grocery, day care,		Standards Code underground construction activities are coordinated to utilize the same trench, minimize		Exceptions:		and establishment shall be provided. Methods used to accomplish the requirements of this section shall comply with the
	cleaners, fire station, barber shop, beauty shop, hardware store, laundry, library, medical clinic, dental clinic, senior		the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction meth- ods.		<ol> <li>Luminaires that qualify as exceptions in the Califor- nia Energy Code.</li> </ol>		requirements of the California Building Standards Code and shall include, but not be limited to, the following:
	care facility, park, pharmacy, post office, restaurant, school, supermarket, theater, community center, fitness	DØSF	A4.106.3 Landscape design. Postconstruction landscape		2. Emergency lighting.		1. Use of captured rainwater.
	center, museum or farmers market. Other services may be considered on a case-by-case basis.		designs shall accomplish one or more of the following:		<ol><li>One- and two-family dwellings.</li></ol>		Use of recycled water.     Water treated for irrigation purposes and conveyed by a
M - 51	A4.104.1 Supervision and education. Individuals with over-		<ol> <li>Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.</li> </ol>		Note: The International Dark-Sky Association (IDA) and the Illuminating Engineering Society of North America		water district or public entity.
	sight authority on the project who have been trained in areas related to environmentally friendly development can teach		2. Utilize at least 75 percent native California or drought		(IESNA) have developed a Model Lighting Ordinance (MLO). The MLO was designed to help municipalities		Use of graywater.     Use of drought tolerant plants.
	green concepts to other members of the development staff and ensure that training is provided to all parties associated		tolerant plant and tree species appropriate for the cli- mate zone region.		develop outdoor lighting standards that reduce glare, light trespass, and skyglow. The model ordinance and user	10 SF	A4.304.3 Landscape water meters. For new water service
	with the development of the project.	DØ SF	A4.106.6 Vegetated roof. Install a vegetated roof for at least		guides for the ordinance may be accessed at the Interna- tional Dark-Sky Association web site.		connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering
	Prior to beginning the construction activities, all parties involved with the development process shall receive a written		50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the		SECTION A4.108		devices for outdoor potable water use.
	guideline and instruction specifying the green goals of the project.		California Building Code, Chapter 15 and Chapter 16.  A4.106.7 Reduction of heat island effect for nonroof		INNOVATIVE CONCEPTS AND LOCAL ENVIRONMENTAL CONDITIONS		SECTION A4.305
	Note: Lack of adequate supervision and dissemination of		areas. Reduce nonroof heat islands for 50 percent of side- walks, patios, driveways or other paved areas by using one or	0 0 SF	A4.108.1 Innovative concepts and local environmental	□ W 5F	WATER REUSE SYSTEMS  A4.305.1 Graywater. Alternative plumbing piping is
	the project goals can result in negative effects on green building projects. If the theme of green building is not car-		more of the methods listed.		conditions. The provisions of this code are not intended to prevent the use of any alternate material, appliance, installa-	LIB(3)	installed to permit the discharge from the clothes washer or
	ried throughout the project, the overall benefit can be sub- stantially reduced by the lack of knowledge and		Trees or other plantings to provide shade and that mature within 15 years of planting. Trees should be		tion, device, arrangement, method, design or method of con- struction not specifically prescribed by this code. This code		other fixtures to be used for an irrigation system in compli- ance with the California Plumbing Code.
	information provided to the various entities involved with the construction of the project.		native or adaptive to the region and climate zones and noninvasive; hardy and resistant to drought, insects		does not limit the authority of city, county, or city and county government to make necessary changes to the provisions con-	do se	A4.305.2 Recycled water piping. Based on projected availability, dual water piping is installed for future use of recy-
	SECTION A4.105		and disease; easy to maintain (no frequent shedding of twigs, branches, unwanted fruit or seed pods); and		tained in this code pursuant to Section 101.7.1.		cled water at the following locations:
	DECONSTRUCTION AND REUSE OF EXISTING MATERIALS		suitable in mature size and environmental require- ments for the site. Tree selection and placement		SECTION A4.303 INDOOR WATER USE		<ol> <li>Interior piping for the use of recycled water is installed to serve all water closets, urinals and floor drains.</li> </ol>
□ Ø 3.	A4.105.1 General. Existing buildings on the site are deconstructed and the salvaged materials are reused. Reused materials		should consider location and size of areas to be shaded location of utilities, views from the structure,	<b>⊠</b> □ 3F	A4.303.1 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60		Exterior piping is installed to transport recycled water from the point of connection to the structure. Recycled
	rials or products must comply with current building standards requirements or be an accepted alternate method or material.		distance to sidewalks and foundations, overhangs onto		psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at		water systems shall be designed and installed in accor- dance with the California Plumbing Code.
	A4.105.2 Reuse of materials. Materials which can be easily		adjacent properties and streets; other infrastructure and adjacent to landscaping. In addition, shading shall not cast a shadow, as specified, on any neighboring		60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.	ರಡೆ ೧೯	A4.305.3 Recycled water for landscape irrigation. Recycled water is used for landscape irrigation.
	reused include but are not limited to the following:  1. Light fixtures.		solar collectors pursuant to <i>Public Resources Code</i> Section 25981, et seq. (Solar Shade Control Act).		Note: Where complying faucets are unavailable, aerators		and to asset for antisotipe in Iganon.
	2. Plumbing fixtures.		2. Use high albedo materials with an initial solar reflec-	0 <b>0</b> SF	or other means may be used to achieve reduction.  A4.303.2 Alternate water sources for nonpotable applica-		SECTION A4.306 INNOVATIVE CONCEPTS AND LOCAL
	3. Doors and trim.		tance value of at least 0.30 as determined in accordance with American Society for Testing and Materials		tions. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources		ENVIRONMENTAL CONDITIONS
	4. Masonry. 5. Electrical devices.		(ASTM) Standards E1918 or C1549.  3. Use open grid pavement system or pervious or perme-		shall be installed in accordance with the California Plumbing		A4.306.1 Innovative concepts and local environmental conditions. The provisions of this code are not intended to
	6. Appliances.		able pavement system.	<b>d</b> 0 sr	Code. <b>A4.303.3 Appliances.</b> Install at least one qualified ENERGY		prevent the use of any alternate material, appliance, installa- tion, device, arrangement, method, design or method of con-
	7. Foundations or portions of foundations.	00 55		17 1	STAR dishwasher or clothes washer.		struction not specifically prescribed by this code. This code does not limit the authority of city, county, or city and county
	Note: Reused material must be in compliance with the				Note: See Section A5.303.3 for nonresidential dishwash-		government to make necessary changes to the provisions con-

ers and clothes washers.

tained in this code pursuant to Section 101.7.1.

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL TIER 1 + VOLUNATRY MEASURES

	RESIDENTIAL	HE	R 1 + VOLUNATRY MEASUR	ES			Y = YES  NIA
NIA RESPO	M.	Y NIA RESPON. PARTY		Y NA RESPON		Y NIA RESPON	,
□ <b>30</b> 30	SECTION A4.404 EFFICIENT FRAMING TECHNIQUES  A4.404.1 Lumber size. Beams, headers and trimmers are		SECTION A4.407 WATER RESISTANCE AND MOISTURE MANAGEMENT		SECTION A4.504 POLLUTANT CONTROL		SECTION A4.506 INDOOR AIR QUALITY AND EXHAUST A4.506.1 Reserved.
<b>™</b> **	sized and installed as specified in Chapter 23 of the California Building Code, or Chapter 6 of the California Residential Code, as applicable. Other calculations acceptable to the enforcing agency which use the minimum size member for the tributary load shall be acceptable.  A4.404.2 Dimensions and layouts. Building dimensions and layouts are designed to minimize waste by one or more of the following measures in at least 80 percent of the structure:	OM SE	<ul> <li>A4.407.1 Drainage around foundations. Install foundation and landscape drains which discharge to a dry well, sump, bioswale or other approved on-site location.</li> <li>A4.407.2 Roof drainage. Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.</li> </ul>	OB SK	A4.504.1 Compliance with formaldehyde limits. Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.  Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits.	0 <b>3</b> 3 5	A4.506.2 Construction filter. [HR] Provide filters on return air openings rated at MERV 8 or higher during construction.  A4.506.3 Direct-vent appliances. Direct-vent heating and cooling equipment shall be utilized if the equipment will be located in the conditioned space or install the space heating and water heating equipment in an isolated mechanical room.
<b>4 8</b> 51	<ol> <li>Building design dimensions in 2-foot increments are used.</li> <li>Windows and doors are located at regular 16" or 24" stud positions.</li> <li>Other methods acceptable to the enforcing agency.</li> </ol>	g o	A4.407.3 Flashing details. Provide flashing details on the building plans which comply with accepted industry standards or manufacturer's instructions. Details are shown on house plans at all of the following locations:  1. Around windows and doors.  2. Roof valleys.  3. Deck connections to the structure.  4. Roof-to-wall intersections.  5. Chimneys to roof intersections.  6. Drip caps above windows and doors with architectural projections.  Note: Reference details may be found in the Residential Sheet Metal Guidelines published by the Sheet Metal and		A4.504.2 Resilient flooring systems. Resilient flooring systems installed in the building shall meet the percentages specified in this section and comply with the VOC-emission limits defined in at least one of the following:  1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.  2. Products certified UL GREENGUARD Gold (formerly the Greenguard Children & Schools program.)		
	<ol> <li>Panelized (SIPS, ICF or similar) framing systems.</li> <li>Other methods approved by the enforcing agency.</li> <li>A4.404.4 Pre-cut materials and details. Material lists are</li> </ol>	<b>B</b> □ SK	Air Conditioning Contractors' National Association Inc.  A4.407.4 Material protection. Protect building materials delivered to the construction site from rain and other sources		<ol> <li>Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.</li> <li>Meet the California Department of Public Health,</li> </ol>		
	included in the plans which specify the material quantity and provide direction for on-site cuts to be made from the material provided. Material lists and direction shall be provided for the following systems:  1. Floor framing.	□ত ১৮	of moisture.  A4.407.5 Ice and water barriers. In Climate Zone 16, an ice and water barrier is installed at valley, eaves and wall to roof intersections. The ice and water barrier shall extend at least 24 inches inside the exterior wall line or as specified by the manufacturer's installation instructions.		"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)  Tier 1. At least 90 percent of the total area of resilient flooring installed shall comply.		
	<ol> <li>Wall framing.</li> <li>Ceiling and roof framing.</li> <li>Structural panels and roof sheathing.</li> </ol>	□ <b>M</b> SF	A4.407.6 Door protection. Exterior doors to the dwelling are covered to prevent water intrusion by one or more of the following:  1. An awning at least 4 feet in depth is installed.		Tier 2. At least 100 percent of the total area of resilient flooring installed shall comply.  Exception for Tier 2: An allowance for up to 5 percent specialty purpose flooring may be permitted.		
D 08 SA	SECTION A4.405 MATERIAL SOURCES  A4.405.1 Prefinished building materials. Utilize prefin-		The door is protected by a roof overhang at least 4 feet in depth.     The door is recessed at least 4 feet.		Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.		
	ished building materials which do not require additional painting or staining when possible. One or more of the following building materials that do not require additional resources for finishing are used:	□ M SF	Other methods which provide equivalent protection.      A4.407.7 Roof overhangs. A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.	್⊡ ಏ೯	A4.504.3 Thermal insulation. Thermal insulation installed in the building shall meet the following requirements:  Tier 1. Install thermal insulation in compliance with the California Department of Public Health, "Standard		
	Exterior trim not requiring paint or stain.     Windows not requiring paint or stain.     Siding or exterior wall coverings which do not require paint or stain.	<b>8</b> 0 SF	A4.403.2 Reduction in cement use. As allowed by the enforcing agency, cement used in foundation mix design shall be reduced as follows:  Tier 1. Not less than a 20 percent reduction in cement use.		Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environ- mental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low- Emitting Material in the Collaborative for High Perfor-		
2 CV	A4.405.2 Concrete floors. Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.  A4.405.3 Recycled content. Comply with the requirements		Tier 2. Not less than a 25 percent reduction in cement use.  Note: Products commonly used to replace cement in concrete mix designs include, but are not limited to:  1. Fly ash.		mance Schools (CHPS) High Performance Products Data- base; products certified under the UL GREENGUARD Gold (formerly Greenguard Children & Schools program); or meet California Department of Public Health, "Stan- dard Method for the Testing and Evaluation of Volatile		
10.0	for recycled content in Section A4.405.3.1.  A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials with a total (combined) recycled content value (RCV) of:		2. Slag. 3. Silica fume. 4. Rice hull ash.		Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).		
	Tier 2. The RCV shall not be less than 15 percent of the total material cost of the project.  Required Total RCV (dollars) = Total Material Cost				Tier 2. Install insulation which complies with Tier 1 plus does not contain any added formaldehyde.  Note: Documentation must be provided that verifies the materials are certified to meet the pollutant emis-		
	(dollars) × 15 percent (Equation A4. 4-2)				sion limits in this section.		G

MAJOR
ARCHITECTURAL
REVIEW
24APP-00886
Revision

 No
 Date

 SB330
 03.06.2023

 MAJOR ARCH REVIEW
 03.28.2024

Stamp



Sheet Information

 Issue Date
 03/28/24

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 23-013

 Drawn
 Author

 Checked
 Checker

 Approved
 Designer

 Scale
 Sheet Title

CAL GREEN RESIDENTIAL CHECKLIST

A1.8

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# **PODIUM BASE - TYPE 1A CONSTRUCTION**

302- OCCUPANCY TYPE		
CBC 2019 CODE SECTION	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302,	BASEMENT-2	LOW HAZARD STORAGE, GROUP S-2, U
303.1.2,	BASEMENT-1	LOW HAZARD STORAGE, GROUP S-2, U
	GROUND LEVEL	LOW HAZARD STORAGE, GROUP S-2, B, U
	LEVEL 2	GROUP S-2, B, R-2

		TABLE 504	.3 ALLOWABLE	HEIGHT
		OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
E, GROUP S-2, U		B, S, A, M	TYPE I A	UNLIMITED
CDOUD C 2 D II	<b> </b>			

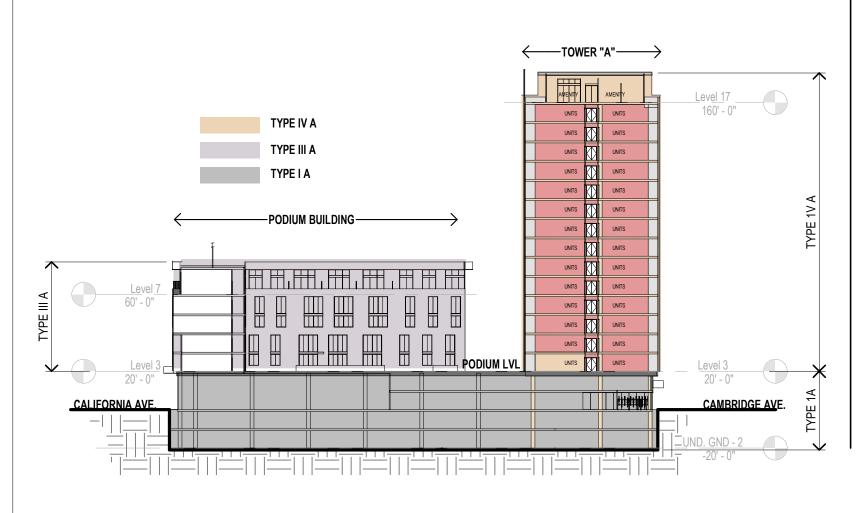
2 ALLOWABLI	FLOOR AREA	LEVE
		BASE
TYPE OF	ALLOWABLE AREA	BASE
CONSTRUCTION		GROU
TYPE I A	UNLIMITED	LEVE
	TYPE OF CONSTRUCTION	CONSTRUCTION

A - UTILITY

	TABLE 508.4 MIXED OCCUPANCIES		
]	LEVEL	MIXED OCCUPANCIES	REQUIRED HOURS OF SEPARATION OF OCCUPANCIES
ł	BASEMENT -2	S2	-
l	BASEMENT -1	S2	-
ł	GROUND LEVEL	S2 / M	1
	LEVEL 2	S2 / M	11

PARKING OCCUPANCY 37223/200 = 187 OCC = 188/4= 47 OCC PER EXIT

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



# PODIUM BUILDING - TYPE III-A CONSTRUCTION

OCCUPANCY TYPE		
CBC 2019 CODE SECTION	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302, 303.1.2,	LEVEL 3- 7	R-2
SECTION 302, 303.1.2, 303.4	LEVEL 8	A-3

OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
R-2 WITHOUT AREA INCREASE	TYPE III A	85'

503.1.4	OCCL	IPIED	RO

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

#### 1005.3.2 OTHER EGRESS COMPONENTS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF

EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

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

1007.1 GENERAL ( 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS)

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

1010.1.2.1 DIRECTION OF SWING

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

#### FFR (PER TABLE 601 AND 602)

P-STA2

UND.GND - 1 - EGRESS & CODE COMPLIANT

P - UTILITY

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

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

EXCEPTIONS:

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

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

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

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

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

# **TOWER "A" BUILDING - TYPE IV-A CONSTRUCTION**

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

TABLE 504 .3 ALLOWABLE HEIGHT		
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
A ( WITHOUT AREA INCREASE)	TYPE IV A	270
R-2 ( WITHOUT AREA INCREASE)	TYPE IV A	270

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



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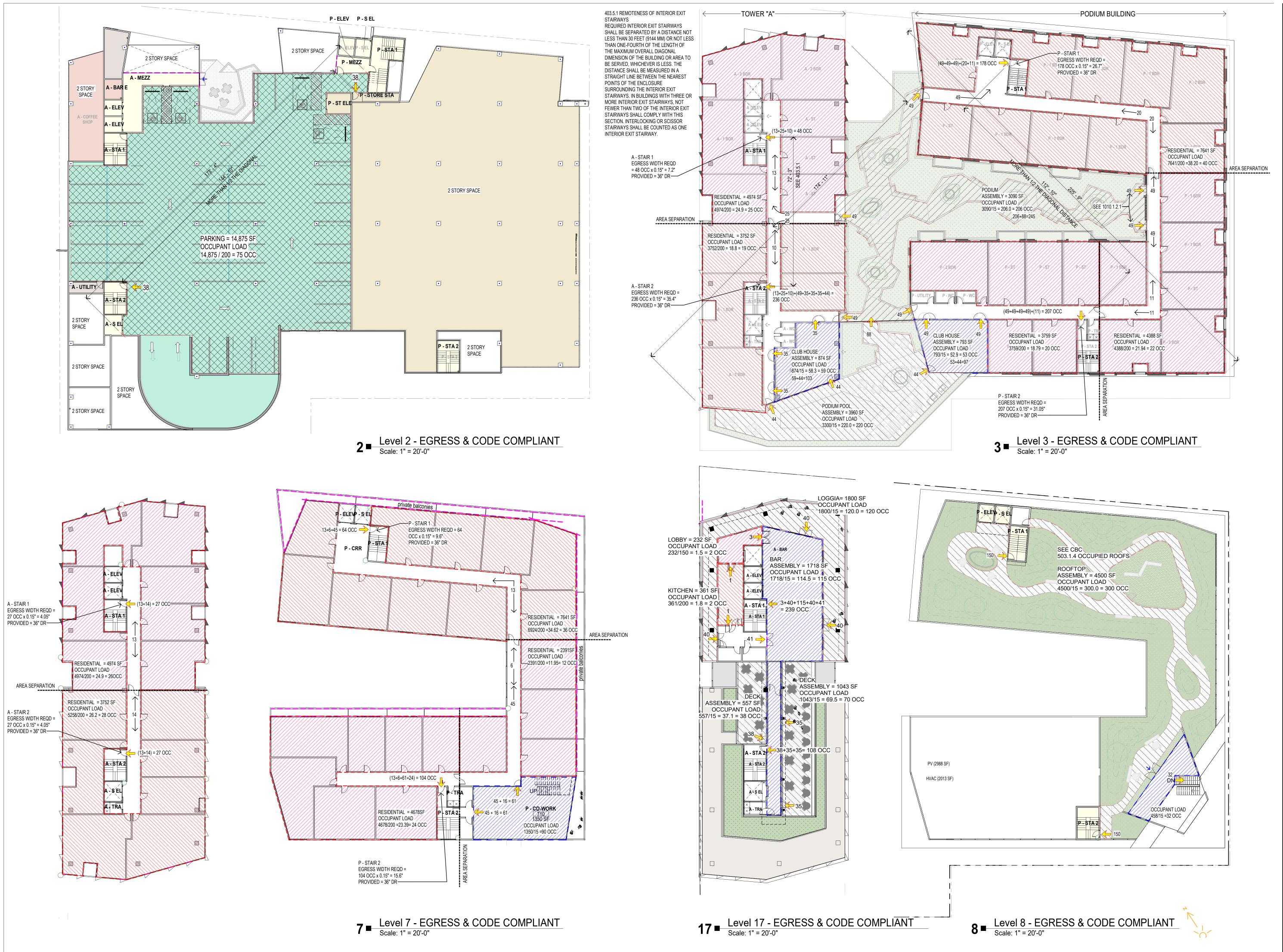
MAJOR ARCH REVIEW



**Sheet Information** 

As indicated **Sheet Title** 

CODE & EGRESS COMPLIANCE -PODIUM & TOWER "A"





oject:

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

 No
 Date

 SB330
 03.06.2023

 MAJOR ARCH REVIEW
 03.28.2024



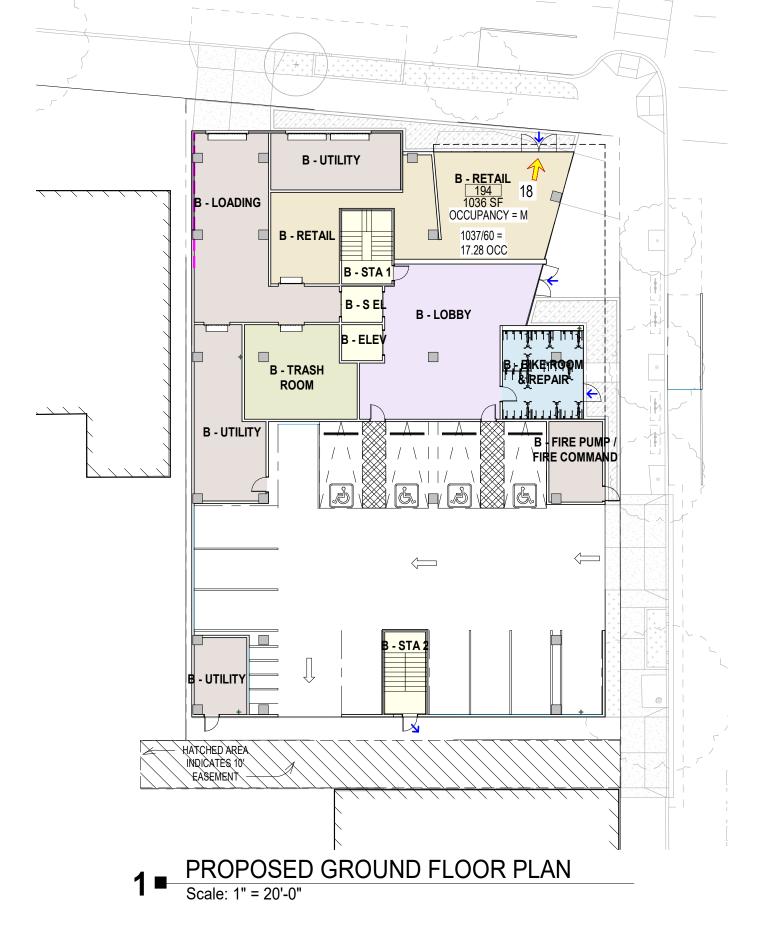
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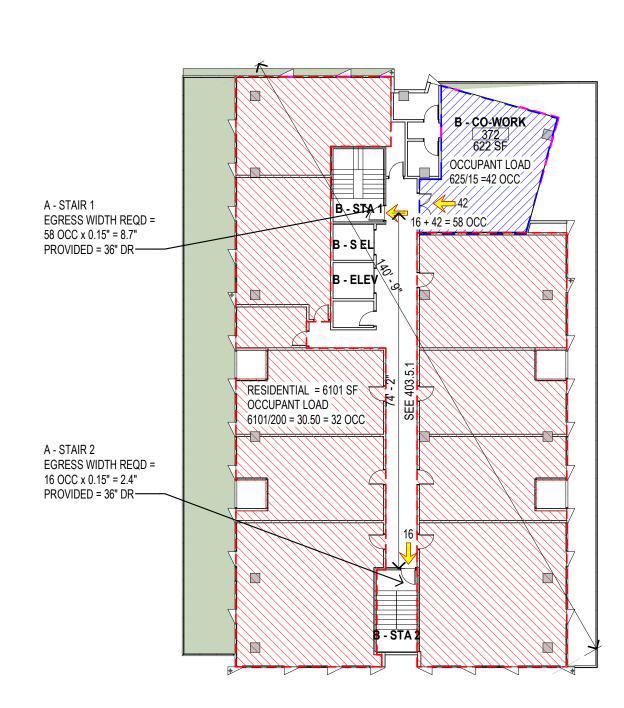
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CODE & EGRESS
COMPLIANCE PODIUM & TOWER "A"

A2.1

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

A - STAIR 1
EGRESS WIDTH REOD = 224 OCC vo.15" = 33.6"
PROVIDED = 36" DR

B - S EL

DCCUPANT LOAD
336415 = 224 OCC
3248 SF.
OCCUPANT LOAD
332415 = 2226 = 223 OCC

B - WC

B -

2 Level 3 - EGRESS & CODE COMPLIANT TOWER B

Scale: 1" = 20'-0"

4 Level 11-B - EGRESS & CODE COMPLIANT TOWER B

Scale: 1" = 20'-0"

# **TOWER "A" BUILDING - TYPE IV-B CONSTRUCTION**

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

TABLE 504 .3 ALLOWABLE HEIGHT		
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
A3 ( WITHOUT AREA INCREASE)	TYPE IV B	180
R-2 ( WITHOUT AREA INCREASE)	TYPE IV B	180

TABLE 506.2 ALLOWABLE FLOOR AREA		
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
A3 ( WITHOUT HEIGHT INCREASE)	TYPE IV B	90,000
R-2 ( WITHOUT HEIGHT INCREASE)	TYPE IV B	ALLOWABLE FLOOR AREA 123,000 PER 506.2.3 = 123,000 X 2 = 246,000 /16 = 15,375 SF FOR AREA SEPERATION SEE SHEET THIS PROJECT IS FULLY SPRINKLERED AS PER NFPA 13

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

506.2.2 MIXED-OCCUPANCY BUILDINGS
THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF, SECTION 508.3.2 FOR NONSEPARATED OCCUPANCIES AND SECTION 508.4.2 FOR SEPARATED OCCUPANCIES.

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

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

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

#### 1005.3.2 OTHER EGRESS COMPONENTS

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

#### EXCEPTIONS

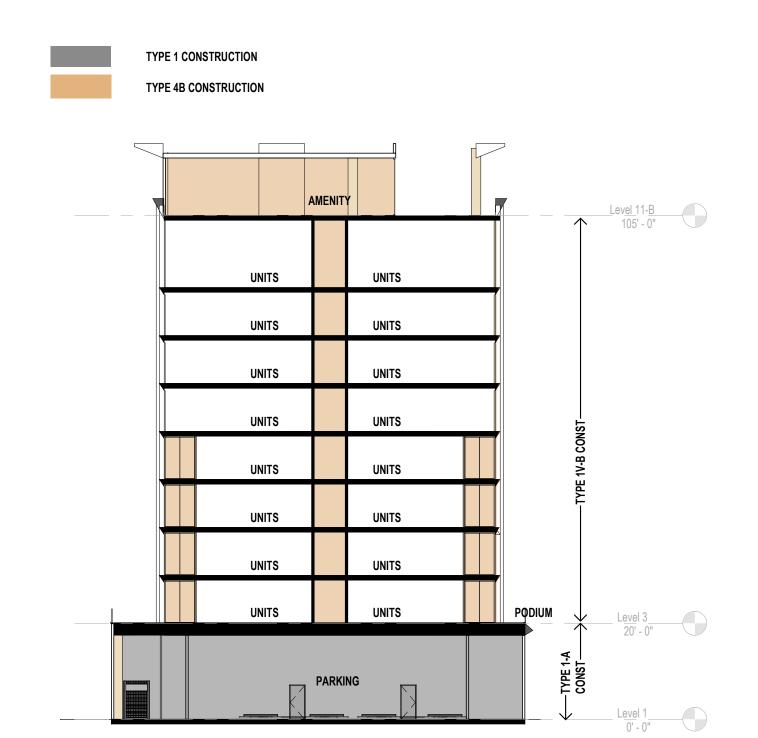
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT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

## 1007.1 GENERAL (1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS)

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

#### 1010.1.2.1 DIRECTION OF SWING

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



3 Section 8- SHOWING CONSTRUCTION TYPES

Scale: 1" = 20'-0"



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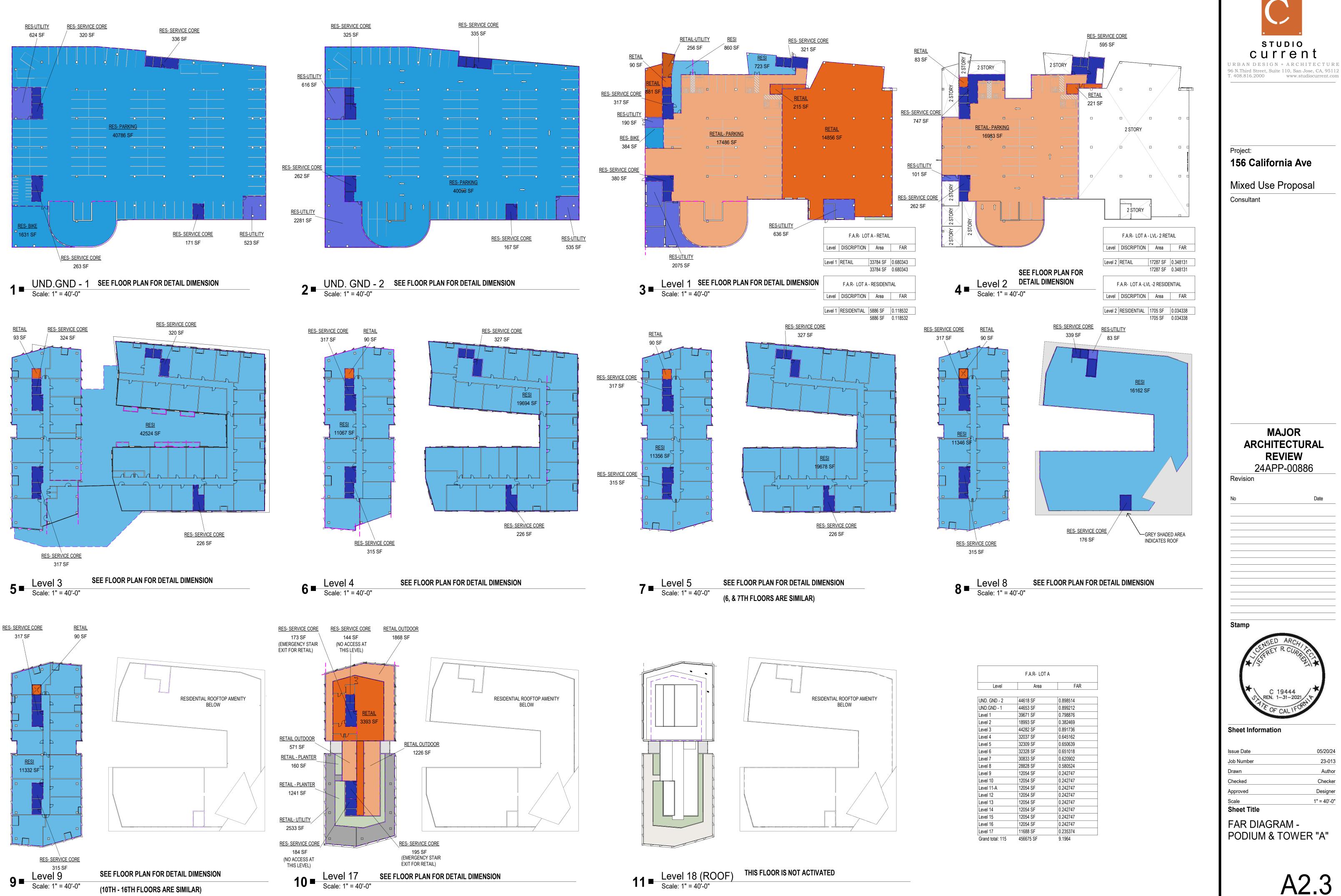


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CODE & EGRESS COMPLIANT TOWER "B"

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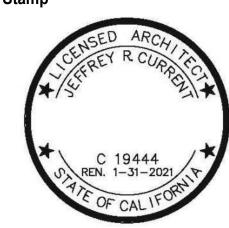
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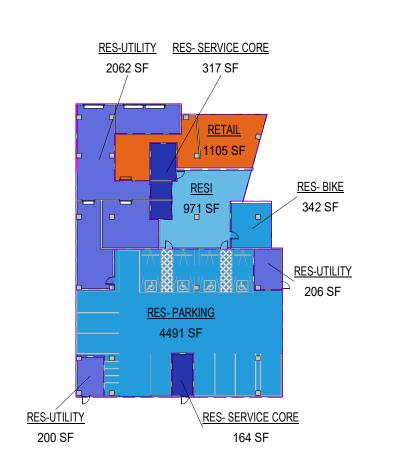
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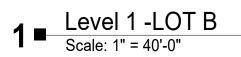


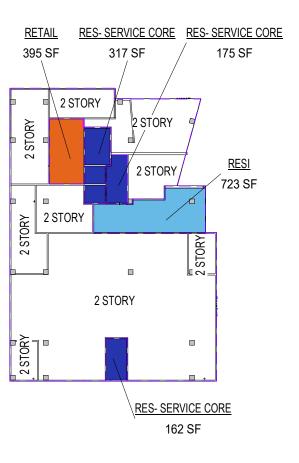
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FAR DIAGRAM -PODIUM & TOWER "A"

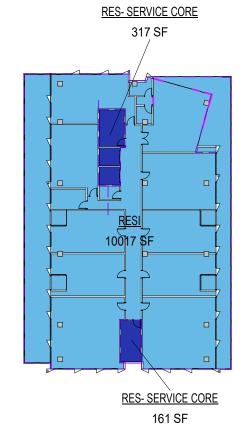






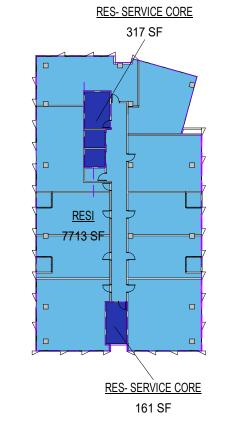
**2** Level 2 -LOT B

Scale: 1" = 40'-0"

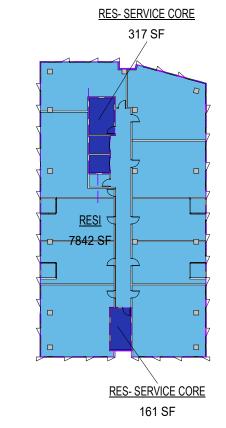


3 Level 3 - LOT B

Scale: 1" = 40'-0"

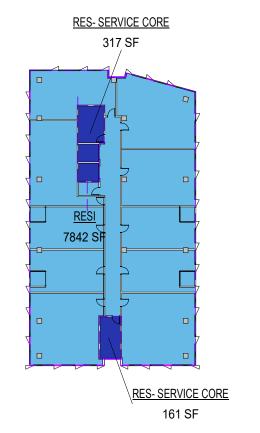


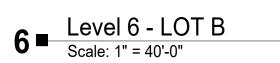
**4 Level 4 - LOT B**Scale: 1" = 40'-0"

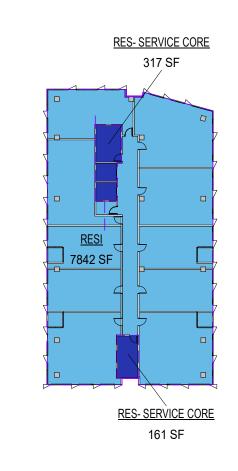


**5** Level 5 - LOT B

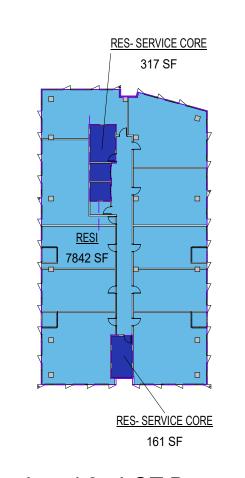
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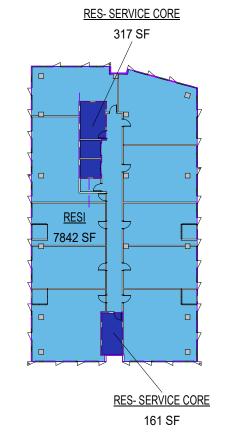


**7 Level 7 - LOT B**Scale: 1" = 40'-0"



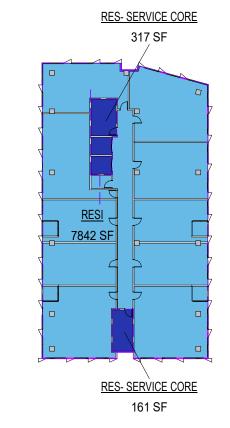
8 - Level 8 - LOT B

Scale: 1" = 40'-0"



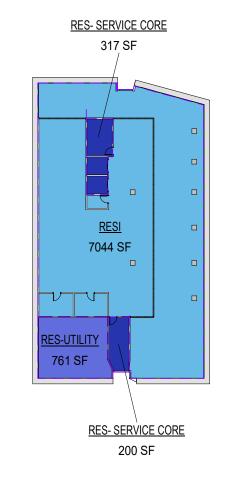
**9** Level 9 - LOT B

Scale: 1" = 40'-0"



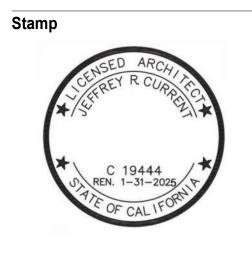
10 = Level 10 - LOT B

Scale: 1" = 40'-0"



TOTAL GROSS AREA TOWER B		
Level	Area	FAR
Level 1	9857 SF	0.774998
Level 2	1772 SF	0.13928
Level 3	10017 SF	0.787537
Level 4	8192 SF	0.644042
Level 5	8321 SF	0.654181
Level 6	8321 SF	0.654181
Level 7	8321 SF	0.654181
Level 8	8321 SF	0.654181
Level 9	8321 SF	0.654181
Level 10	8321 SF	0.654181
Level 11-B	8321 SF	0.654255
Grand total: 40	88082 SF	6.9252

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



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24APP-00886

03.06.2023

03.28.2024

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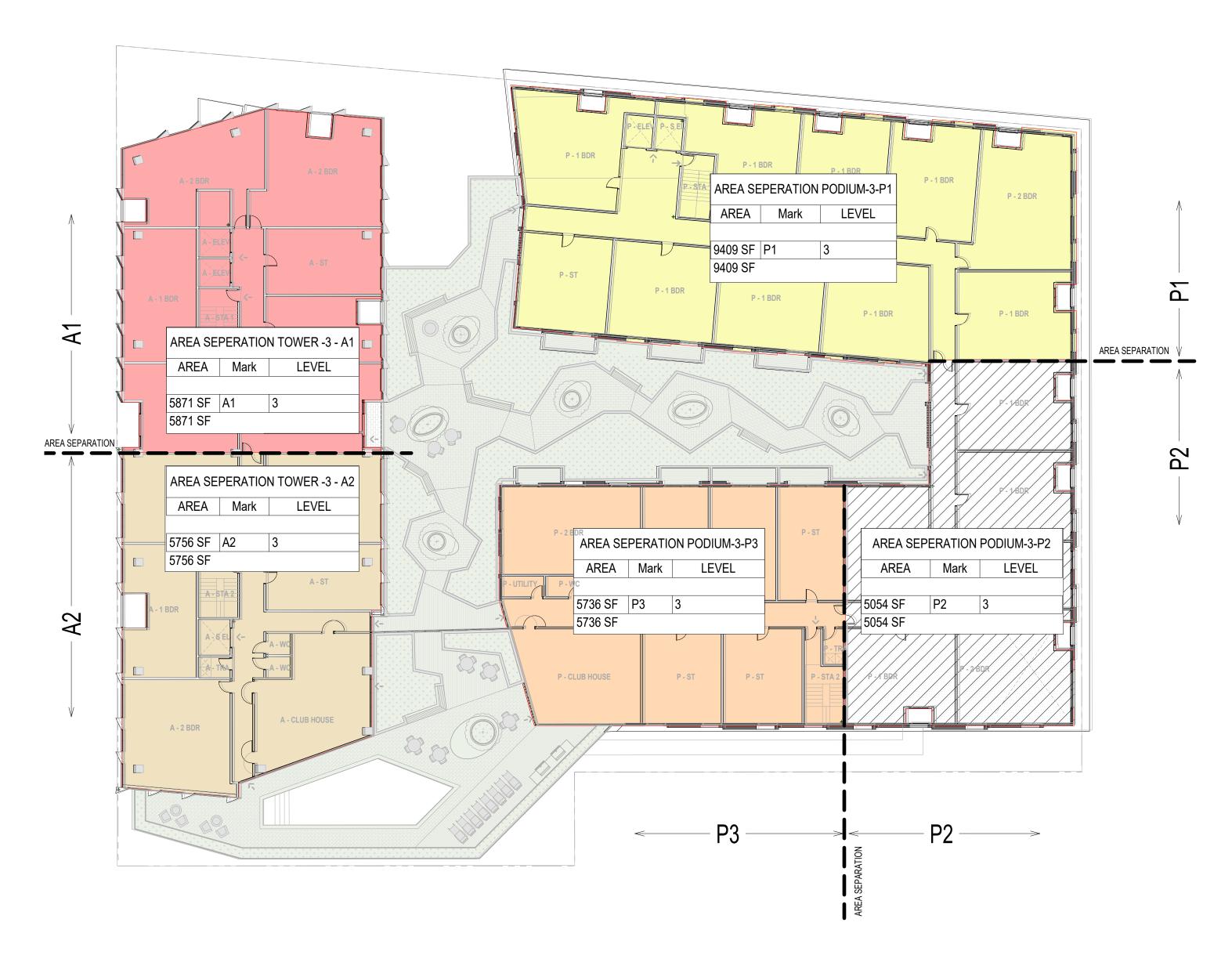
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Drawn	Auth
Job Number	23-01
Issue Date	03/28/2

FAR DIAGRAM -TOWER "B"



1 = LEVEL 3 - LOT "A" - PODIUM & TOWER AREA SEPARATION PLAN

Scale: 1" = 20'-0"

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

#### **TABLE 504.3**

#### ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE a, i

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV			Type V		
		А	В	А	В	А	В	A	В	с	нт	А	В
R-2 <sup>h</sup>	NS <sup>d</sup>	UL	160	65	55	65	55	65	65	65	65	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	60 <sup>j</sup>	40

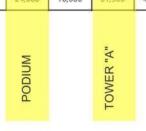
506.2 Allowable Area Determination
The allowable area of a building shall be determined in accordance with the applicable provisions of Sections 506.2.1, 506.2.2 and 506.3.

#### **TABLE 506.2**

ALLOWABLE AREA FACTOR ( $A_t$  = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET<sup>a, b, j</sup>

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV			Type V		
		Α	В	А	В	А	В	А	В	с	нт	А	В
R-2 <sup>h</sup>	NS <sup>d</sup>	UL	UL	24,000	16,000	24,000	16,000	16,000 61,500	41,000	25,625	20,500	12,000	7,000
	S13R												
	S1	UL	UL	96,000	64,000	96,000	64,000	246,000	164,000	102,500	82,000	48,000	28,000
	SM (without height increase)	UL	UL	72,000	48,000	72,000	48,000	184,500	123,000	76,875	61,500	36,000	21,000
	SM (with height increase)	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000

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



#### 506.2.1 SINGLE-OCCUPANCY BUILDINGS

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

(Equation 5-2)

 $A_a = [A_t + (NS \times I_p)] \times S_a$ 

AA = ALLOWABLE AREA (SQUARE FEET).

AT = TABULAR ALLOWABLE AREA FACTOR (NS, S13R, S13D OR SM VALUE, AS APPLICABLE) IN ACCORDANCE WITH

NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).

IF = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3. SA = FOR OTHER THAN GROUP A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF STORIES ABOVE GRADE PLANE EXCEEDS THREE. FOR GROUP A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO.

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

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

TABLE 506.2 ALLOWABLE FLOOR AREA					
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA			
R-2 WITH HEIGHT NCREASE	TYPE III A	ALLOWABLE FLOOR AREA = 24,000 SF PER 506.2.3 24,000 X 2 = 48,000SF/5 = 9,600 SF ( PER LEVEL) FULLY SPRINKLERED AS PER NFPA 13			

#### PODIUM ALLOWED = 48,000 SF PER AREA

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

### TOWER "A"

TABLE 506.2 ALLOWABLE FLOOR AREA						
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA				
A3 ( WITHOUT HEIGHT INCREASE)	TYPE IV B	90,000				
R-2 ( WITHOUT HEIGHT INCREASE)	TYPE IV B	ALLOWABLE FLOOR AREA 67,500 PER 506.2.3 = 67,500X 2 = 135,000 /16 = 8,437 SF ( PER LEVEL) THIS PROJECT IS FULLY SPRINKLERED AS PER NFPA 13				

TOWER "A" ALLOWED = 135,000 SF PER AREA

A1	82857 SF	A2	82630 SF
	82857 SF		82630 SF

#### AREA SEPERATION PODIUM AREA SEPERATION PODIUM AREA SEPERATION PODIUM

PODIUM BUILDING - AREA BREAK UP

AINLA OLI	P1	TI ODIOW	ANLA OLI	P2	T ODIOW	ANLA SLI	P3	1 ODIOW
AREA	Mark	LEVEL	AREA	Mark	LEVEL	AREA	Mark	LEVEL
	•	•			•		•	
9409 SF	P1	3	5054 SF	P2	3	5736 SF	P3	3
9409 SF	P1	4	5191 SF	P2	4	9020 SF	P3	4
9415 SF	P1	5	1848 SF	P2	5	9019 SF	P3	5
9457 SF	P1	6	1848 SF	P2	6	9019 SF	P3	6
9457 SF	P1	7	1849 SF	P2	7	5736 SF	P3	7
47147 SF	-	•	15790 SF	•		38530 SF	•	•

#### TOWER "A" - AREA BREAK UP

EA SEPERATION TOWER A1			AREA SEPERATION TOWER A2				
REA	Mark	LEVEL	AREA	Mark	LEVEL		
				•			
1 SF	A1	3	5756 SF	A2	3		
7 SF	A1	5	6124 SF	A2	5		
7 SF	A1	6	6124 SF	A2	6		
S SF	A1	7	6124 SF	A2	7		
7 SF	A1	8	6098 SF	A2	8		
7 SF	A1	9	6098 SF	A2	9		
7 SF	A1	10	6098 SF	A2	10		
7 SF	A1	11	6098 SF	A2	11		
7 SF	A1	12	6098 SF	A2	12		
7 SF	A1	13	6098 SF	A2	13		
7 SF	A1	14	6098 SF	A2	14		
7 SF	A1	15	6098 SF	A2	15		
7 SF	A1	16	6098 SF	A2	16		
3 SF	A1	17	3620 SF	A2	17		
57 SF	•	•	82630 SF	•			

FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES (762 MM) ABOVE BOTH ADJACENT ROOFS.

IN BUILDINGS OF TYPES III, IV AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED THAT ALL OF THE FOLLOWING REQUIREMENTS ARE MET:

1) ROOF OPENINGS ARE NOT LESS THAN 4 FEET (1220 MM) FROM THE FIRE WALL.

2) THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING.

3) THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1220 MM) ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY NOT LESS THAN 2-INCH (51 MM) NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET (1220 MM) ON BOTH SIDES OF THE FIRE WALL.

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# 24APP-00886

No	Date
SB330	03.06.20
MAJOR ARCH REVIEW	03.28.20

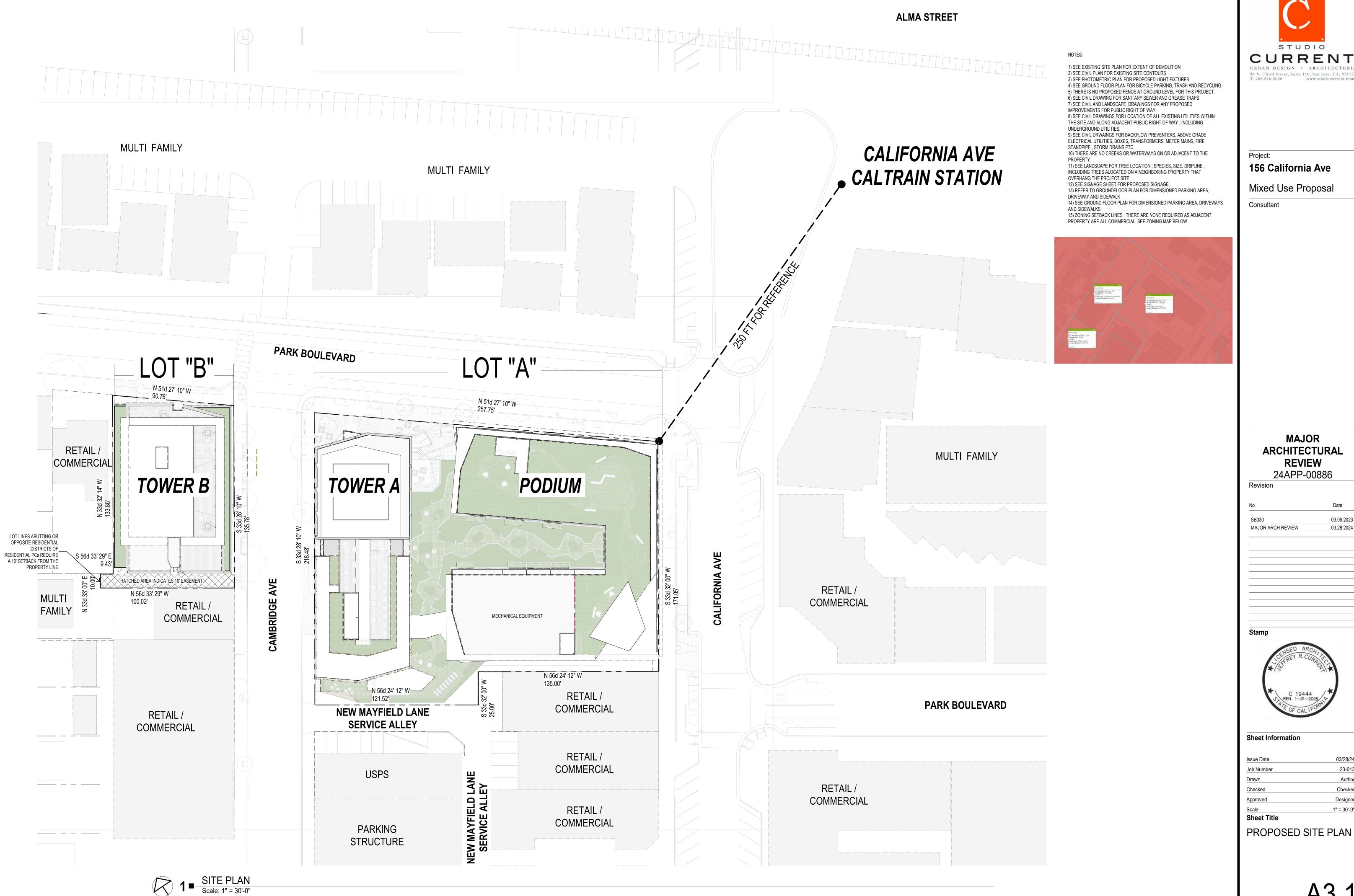
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ssue Date	03/28/24

AREA SEPERATION





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PROPOSED SITE PLAN





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BASEMENT -2





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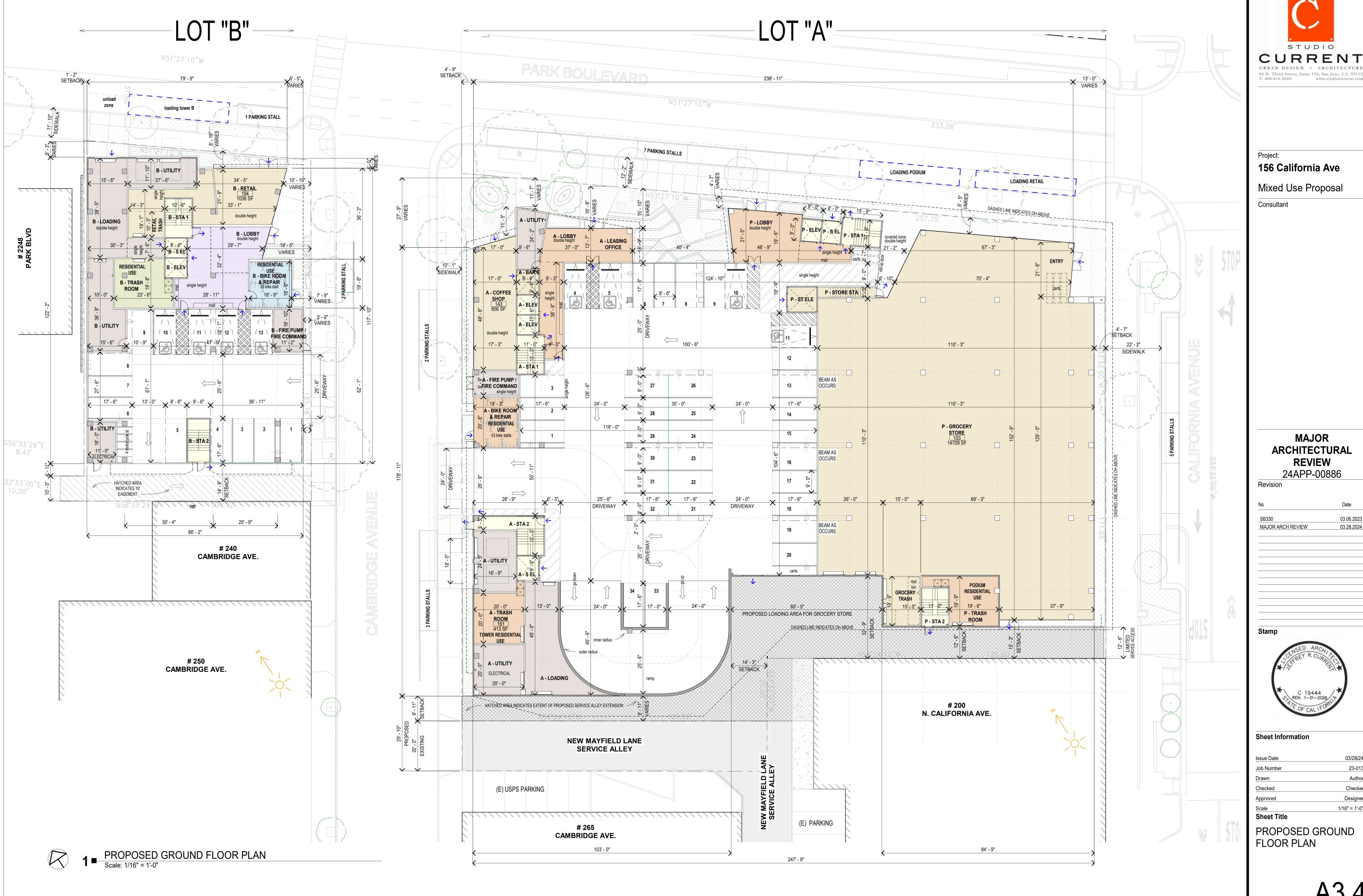
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BASEMENT -1

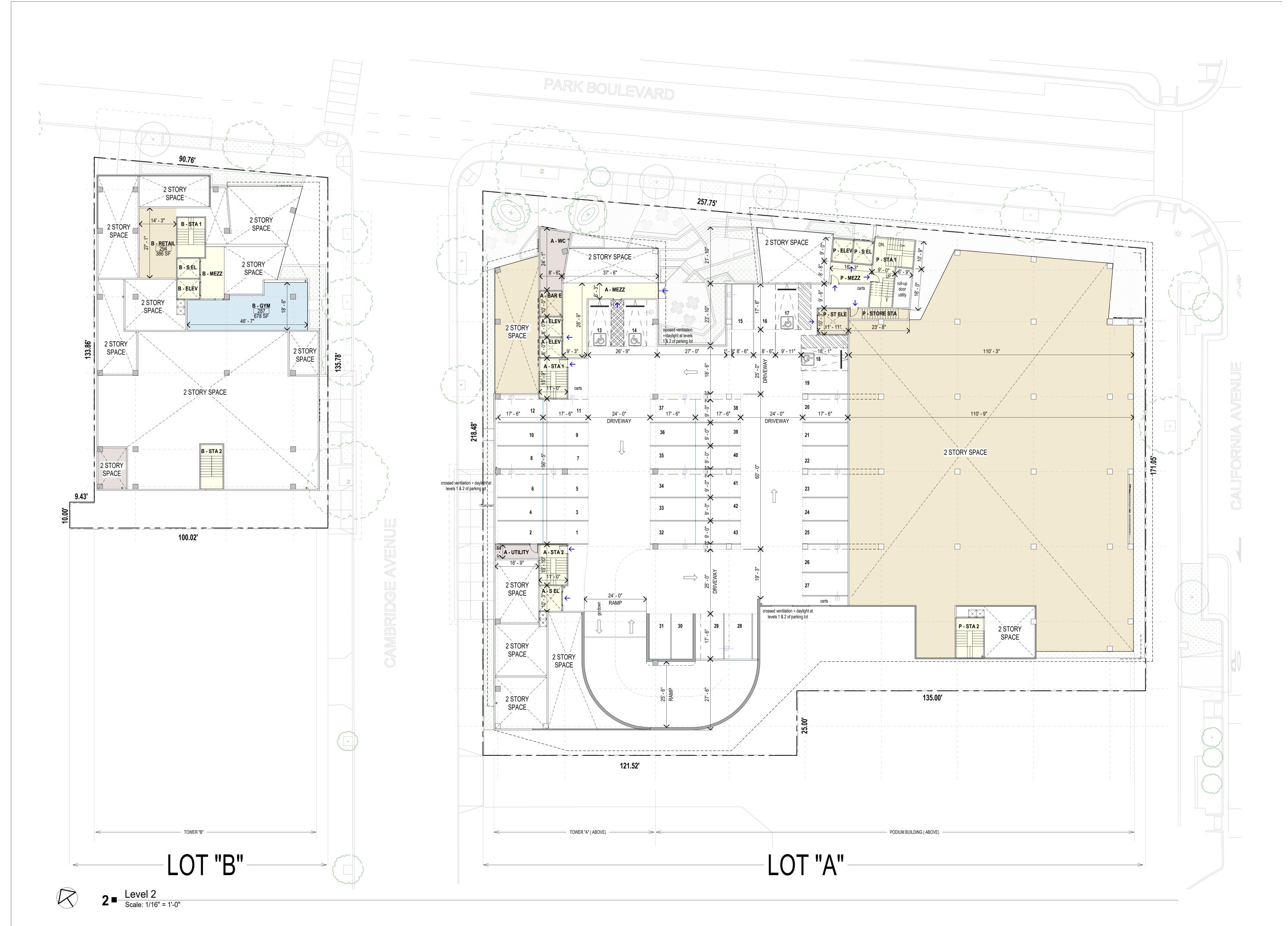


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LEVEL 2

A3 5





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LEVEL 3

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LEVEL 4 (similar to levels 5 & 6)

A3.7

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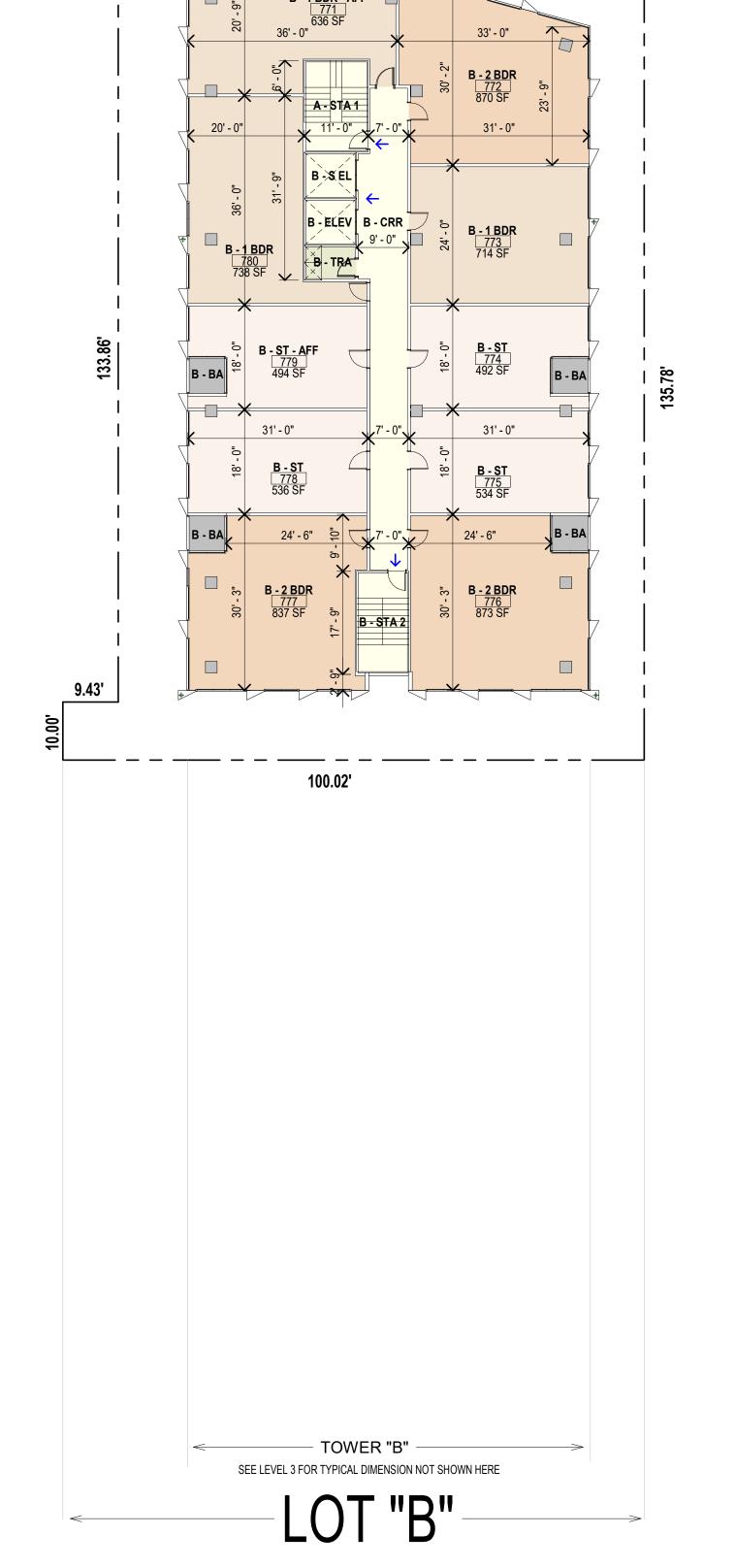


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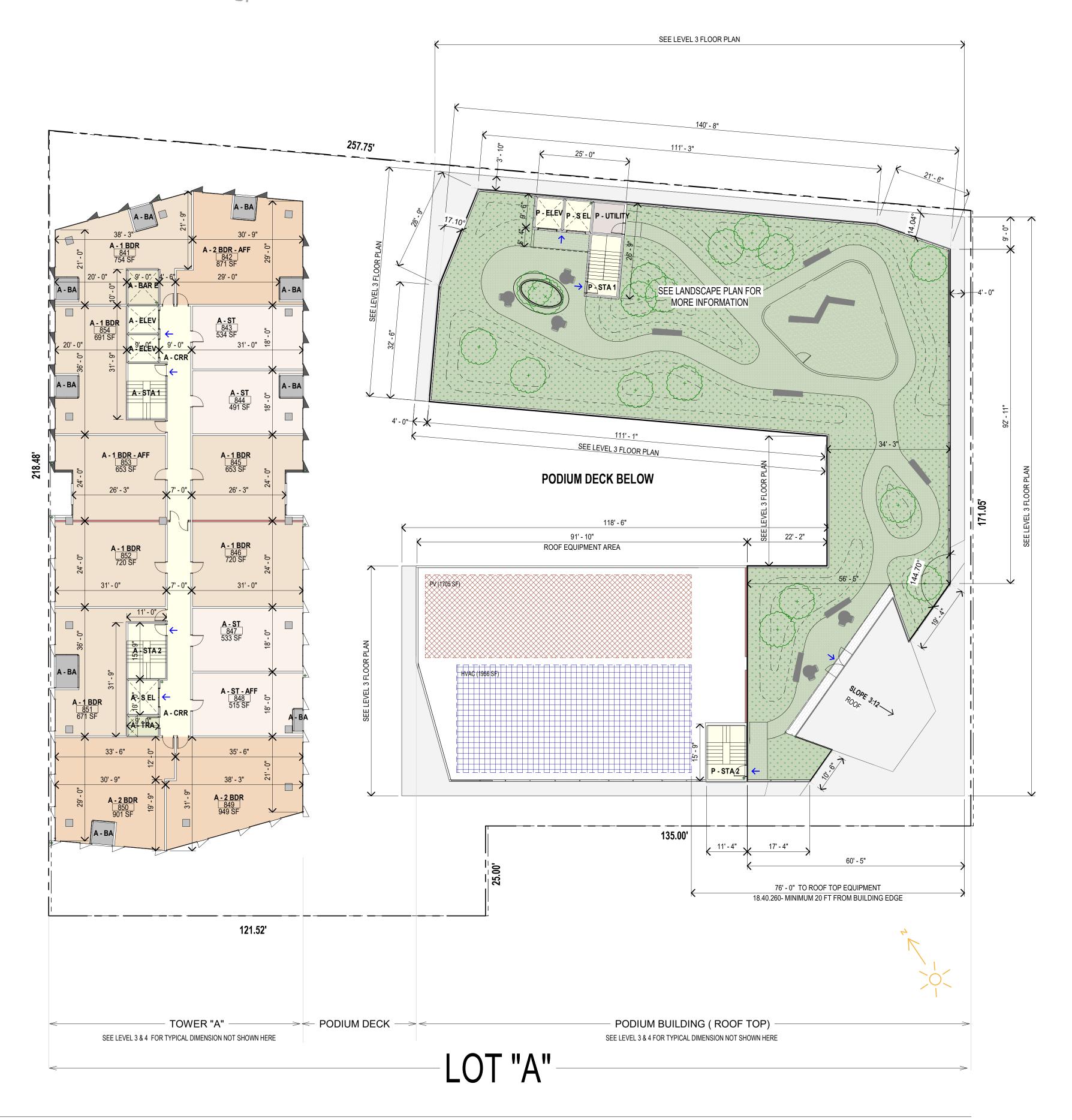
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LEVEL 7





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 Scale
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LEVEL 8

B = Level 8

100.02'

- TOWER "B"

SEE LEVEL 3 FOR TYPICAL DIMENSION NOT SHOWN HERE

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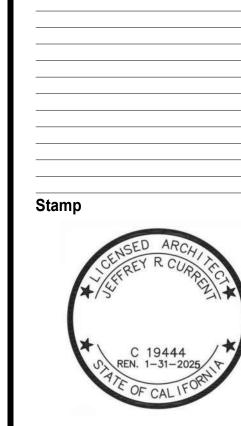
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LEVEL10



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LEVEL 11

A3.11

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R

1-B - Level 11-B (ROOF TOP AMENIT)

R

**11-A Level 11-A** Scale: 1/16" = 1'-0"

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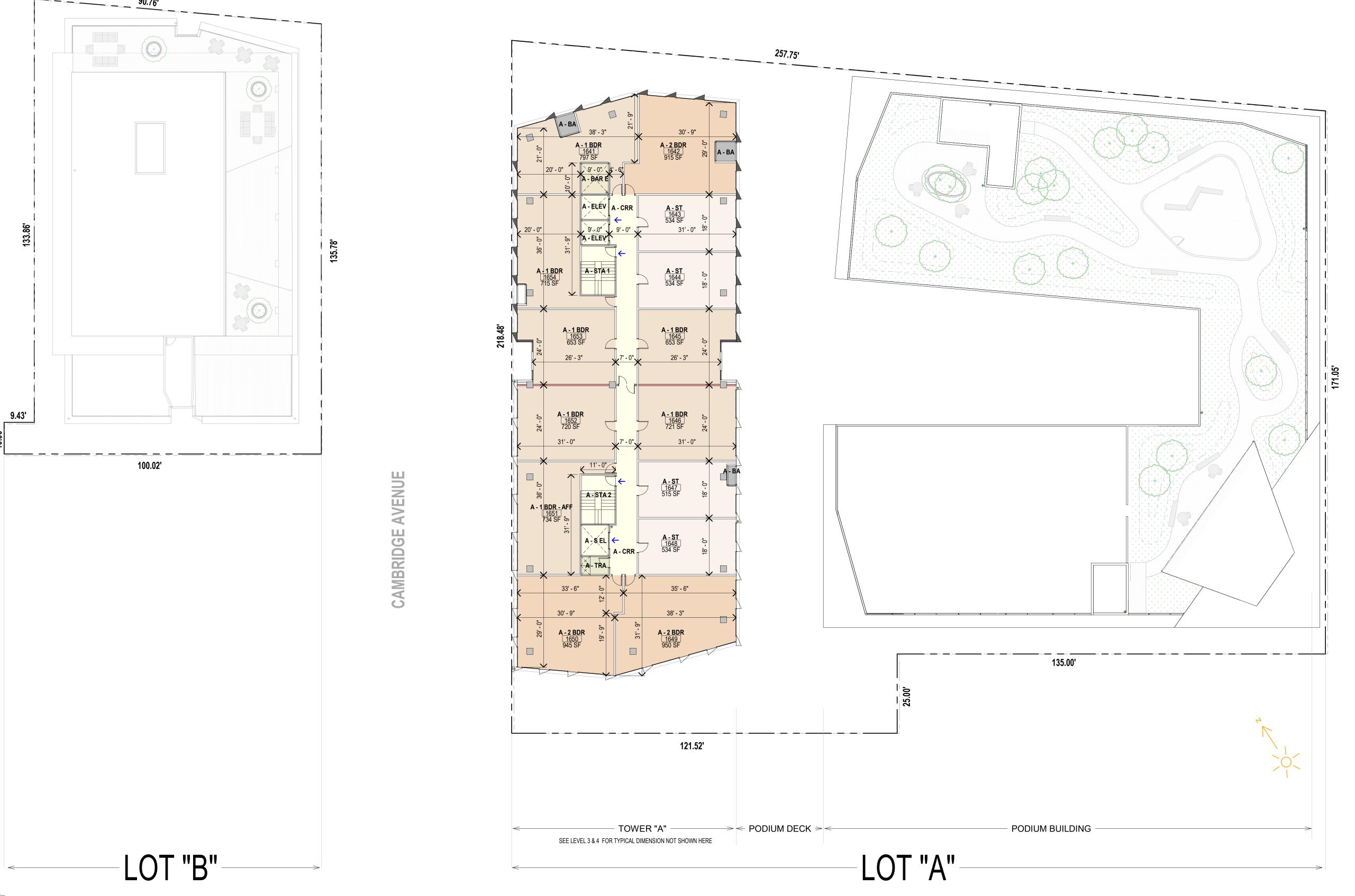
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LEVEL 16



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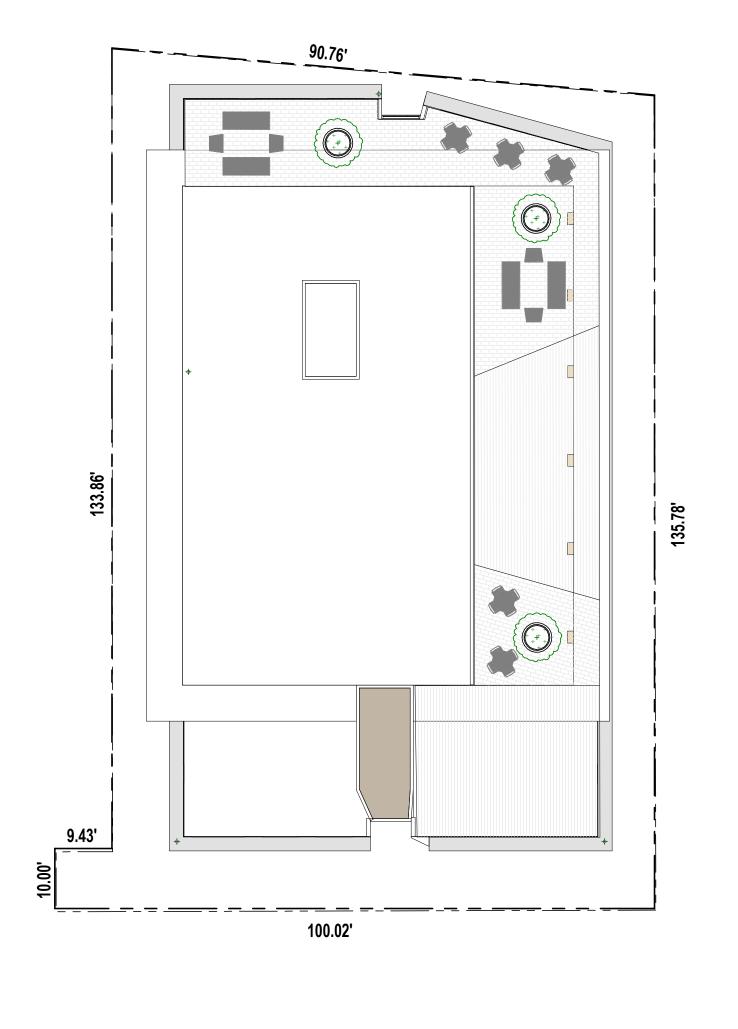
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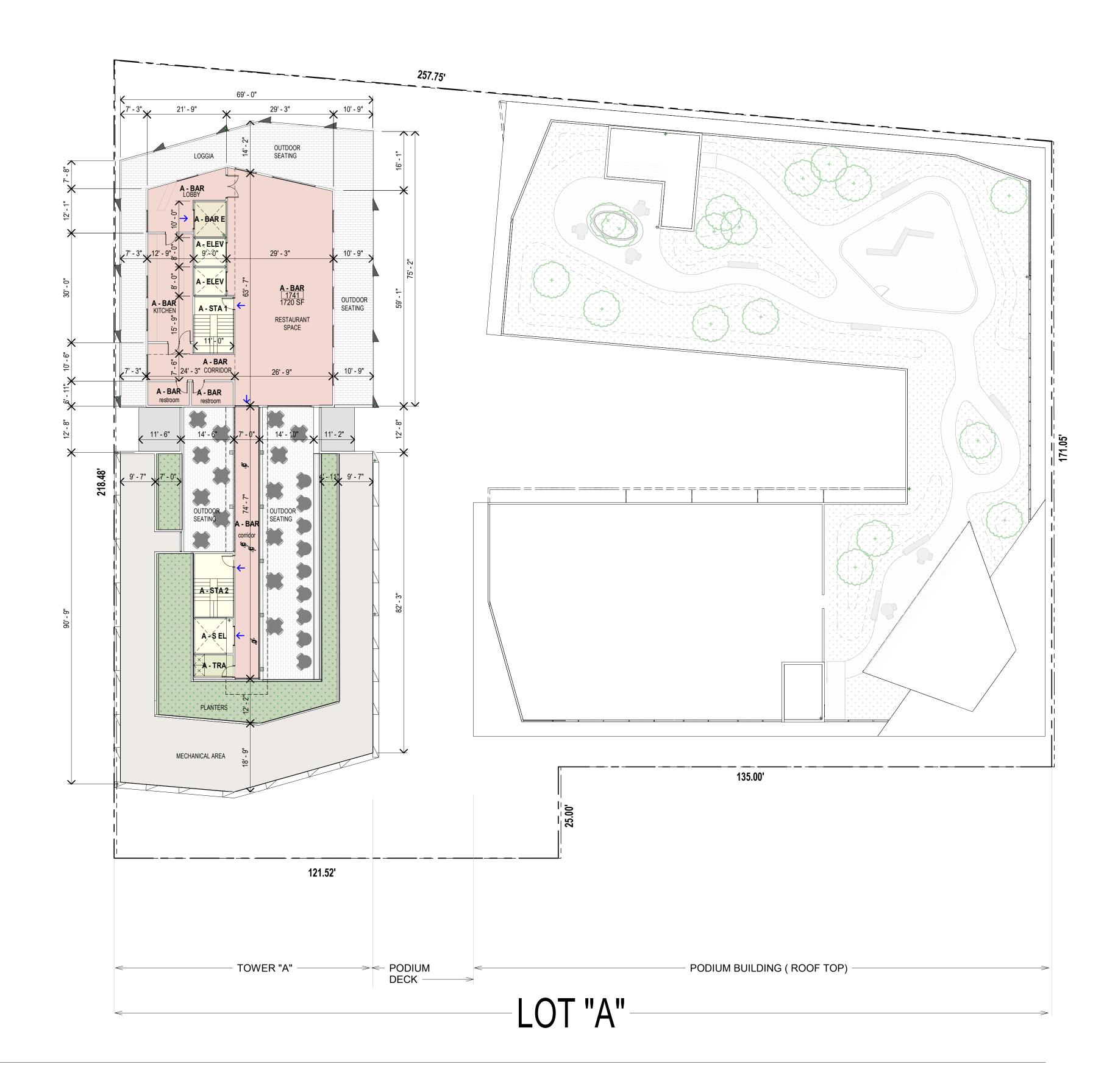
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LEVEL 17

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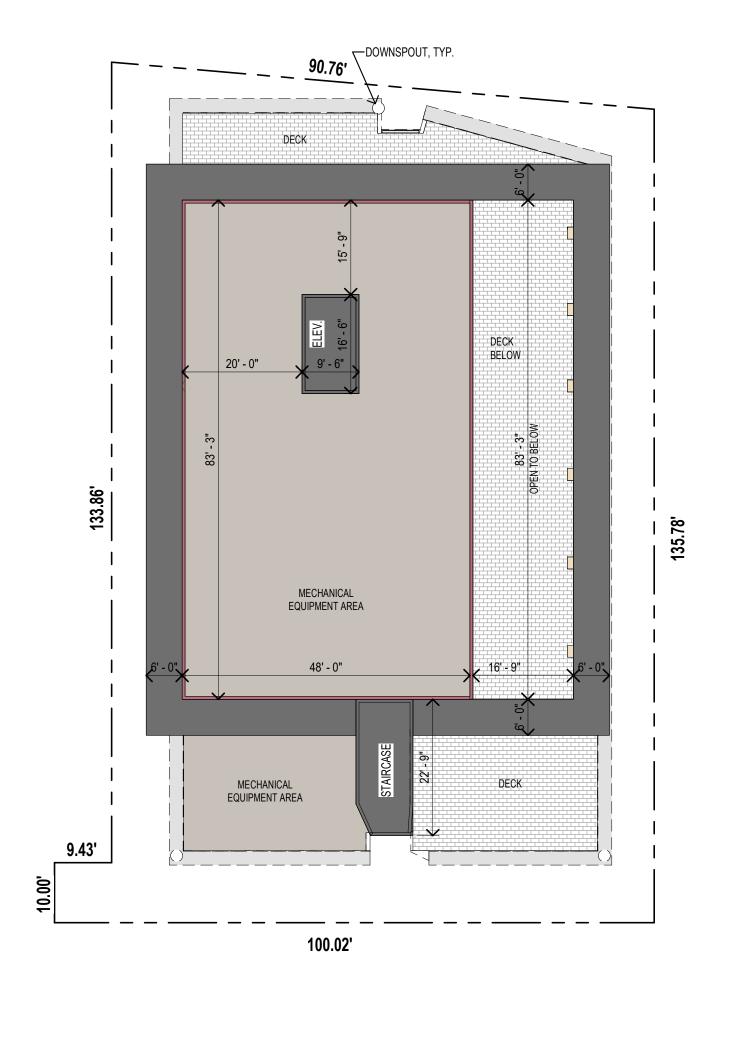
\_\_\_LOT "B"-

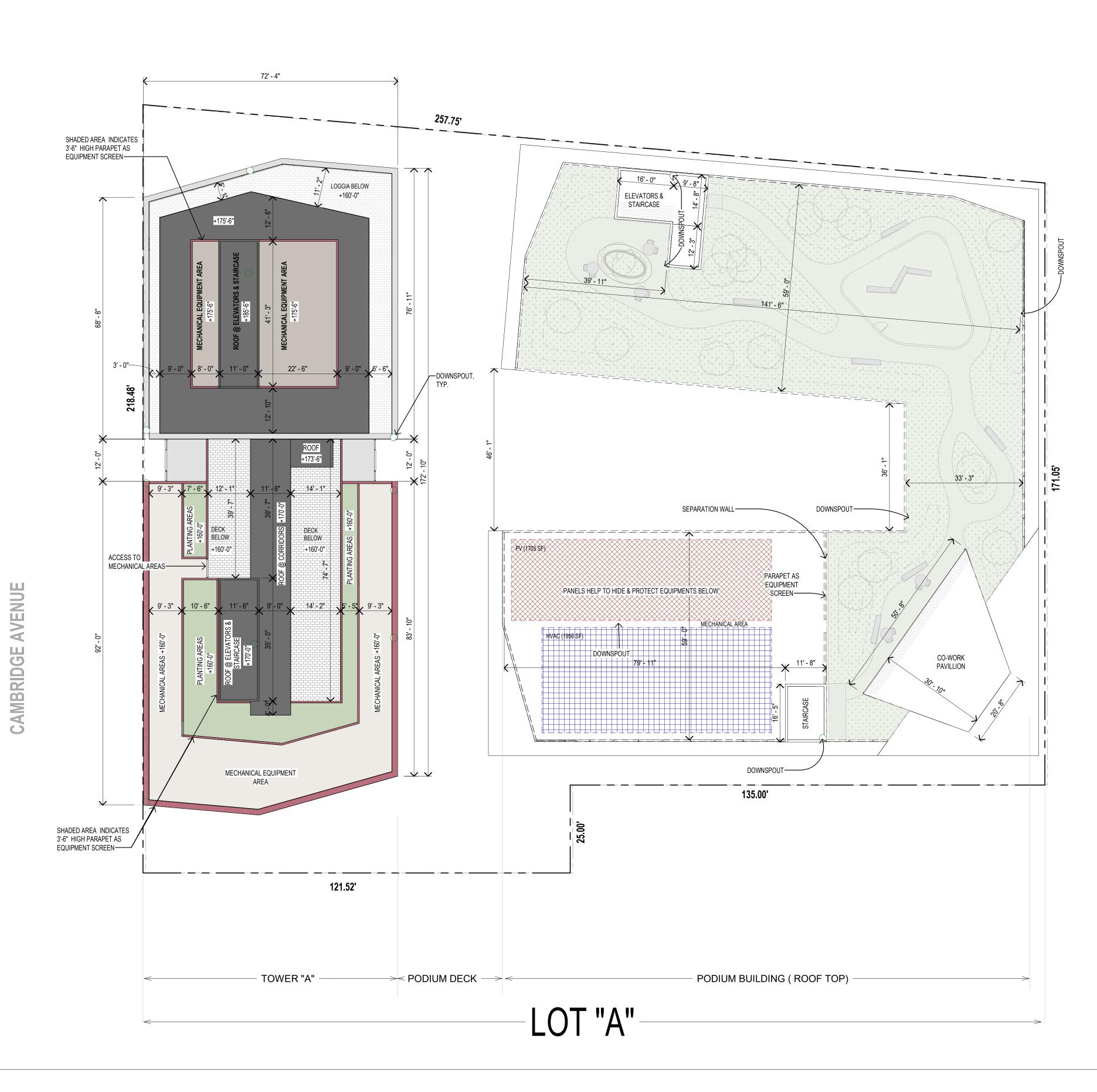
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17 = Level 17
| Scale: 1/16" = 1'-

Δ3 1

1/16" = 1'-0"







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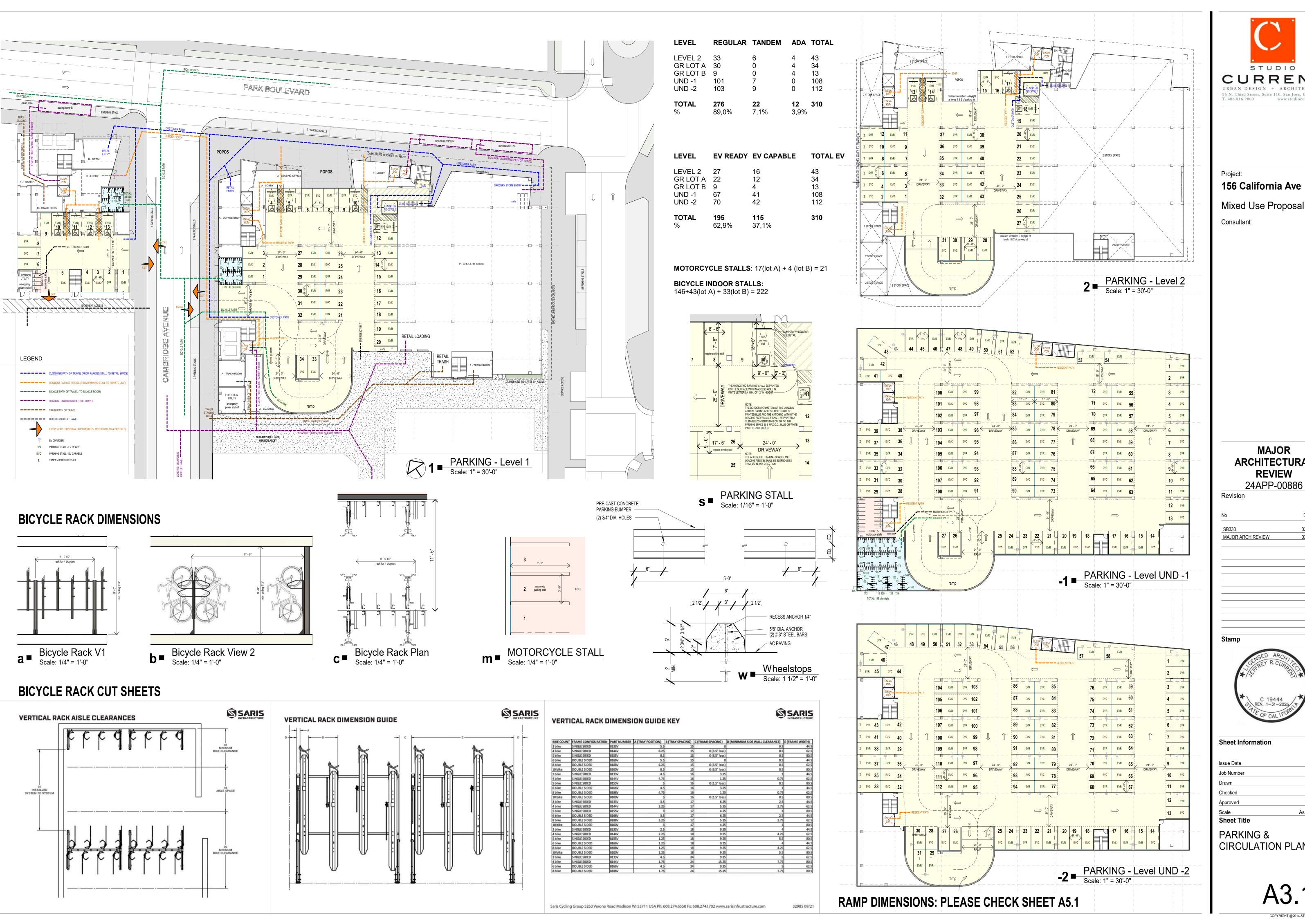
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LEVEL 18 (ROOF)



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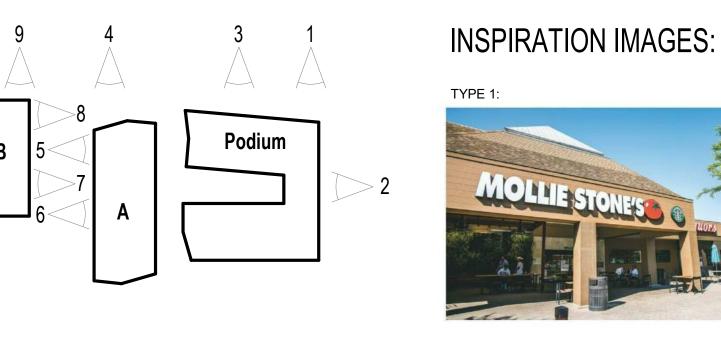
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PARKING & **CIRCULATION PLAN** 

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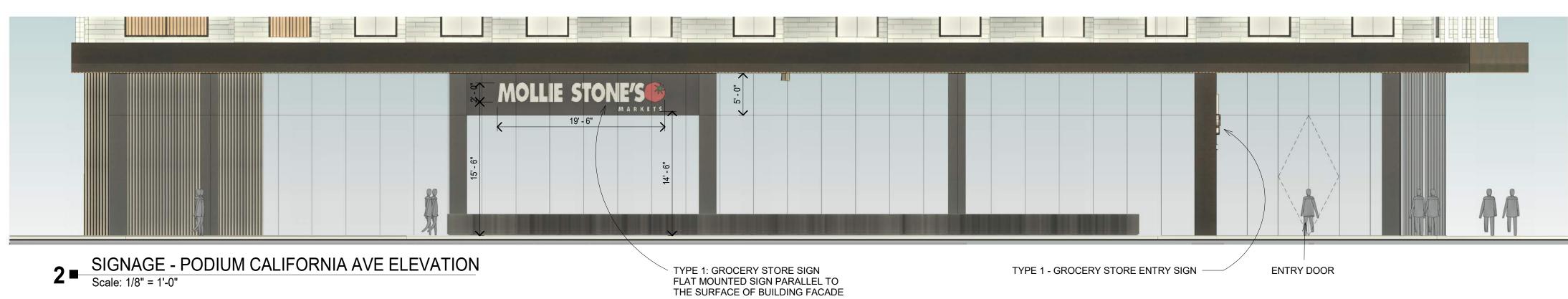
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SIGNAGE PLAN

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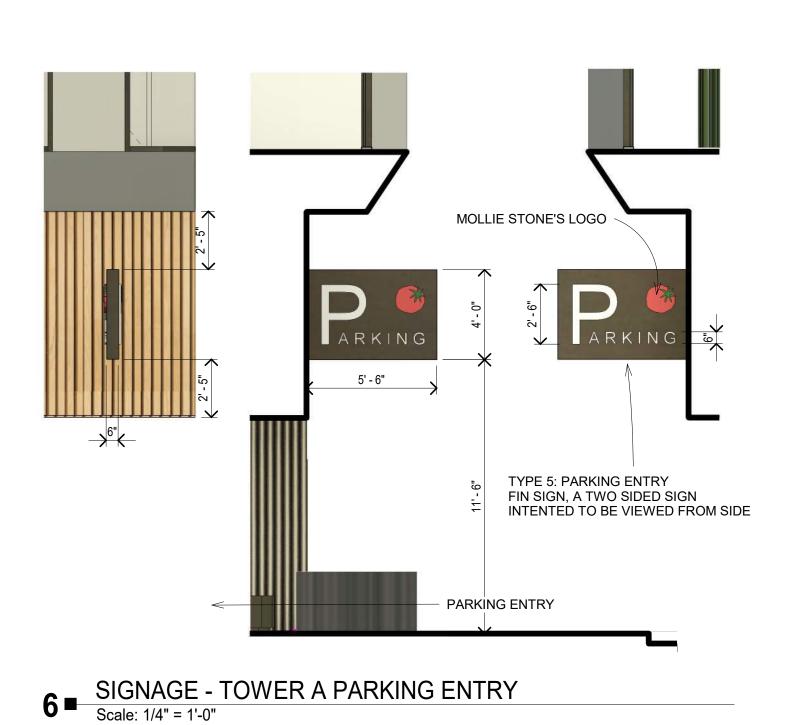




SIGNAGE - TOWER A RETAIL

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

3 SIGNAGE - PODIUM LOBBY
Scale: 1/4" = 1'-0"



PARKING ENTRY

PARKING ENTRY

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

TYPE 4: BUILDING ADRESS (TO DEFINE)
FLAT MOUNTED SIGN ON BUILDING FACADE

O O 3

PARK BLVD

ENTRY DOOR

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



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

Δ3 10

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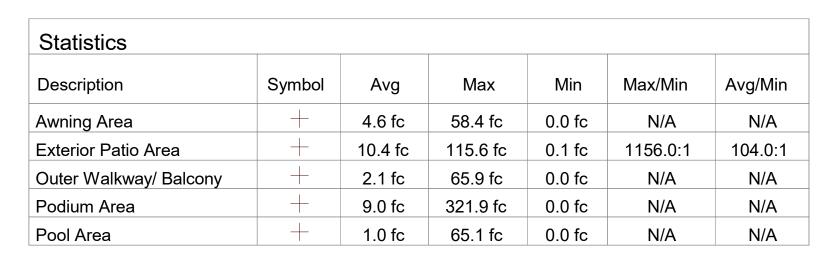
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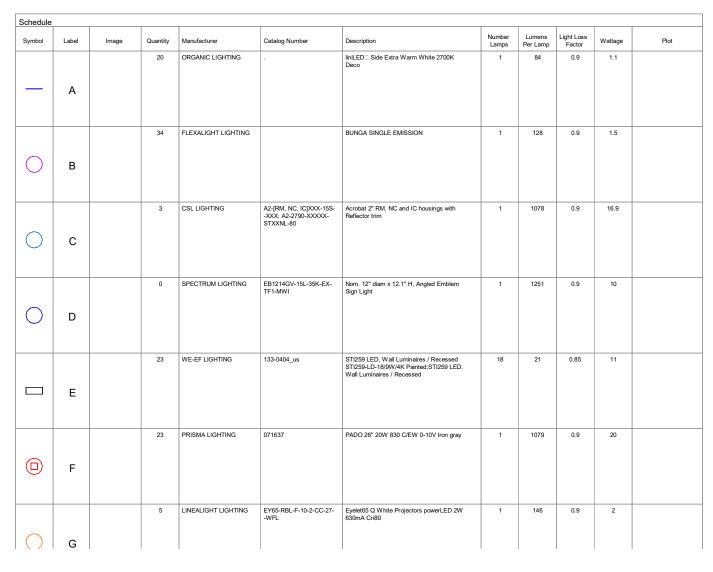


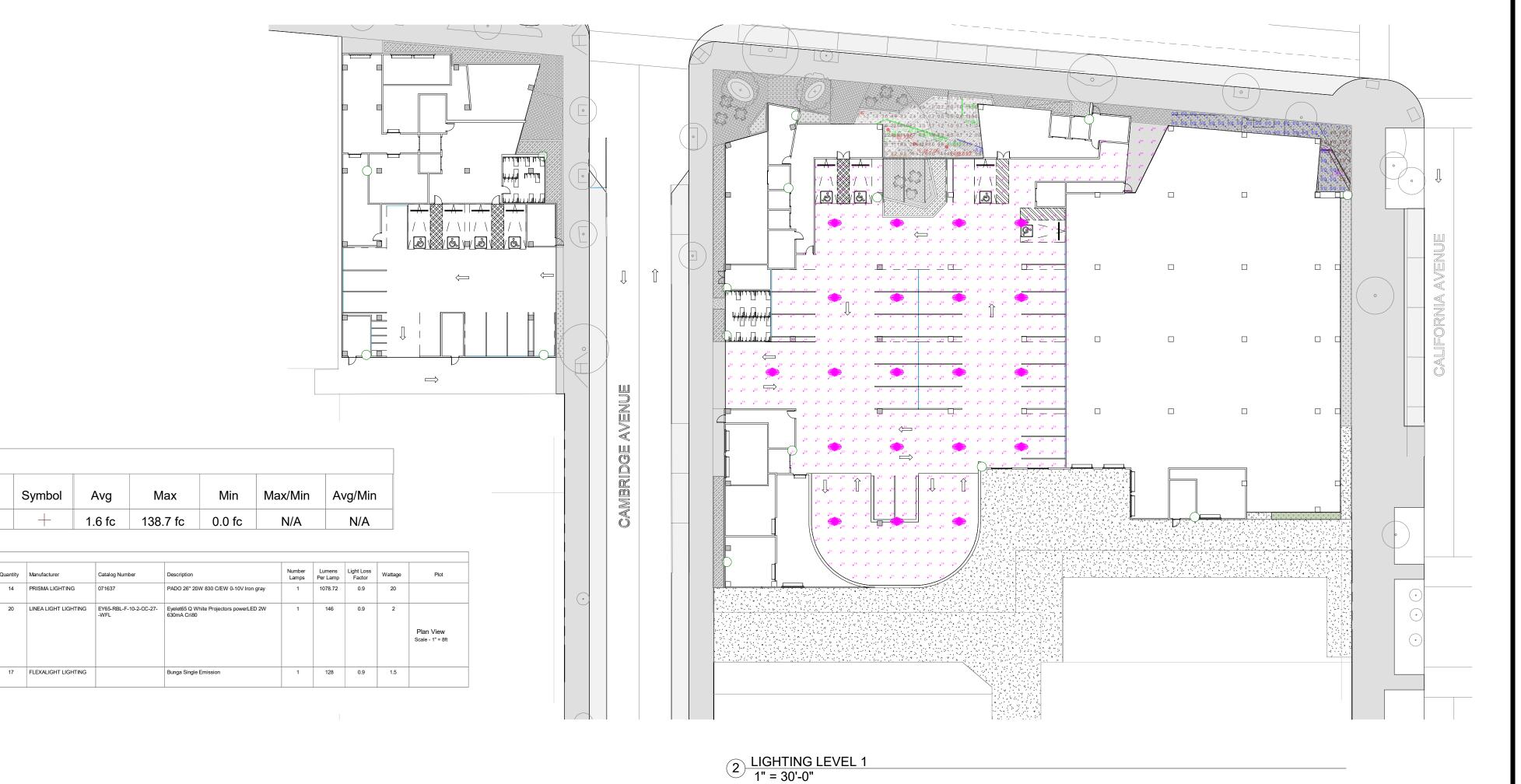
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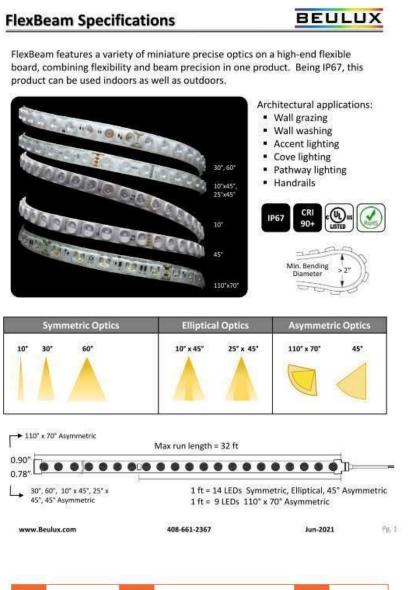
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ue Date	03/28/24

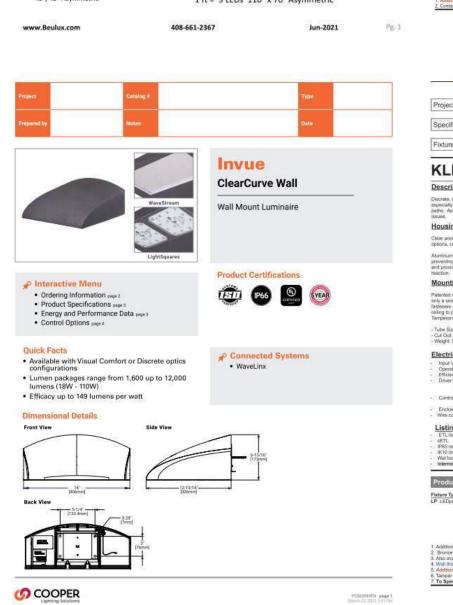
AFFORDABLE HOUSING PLAN













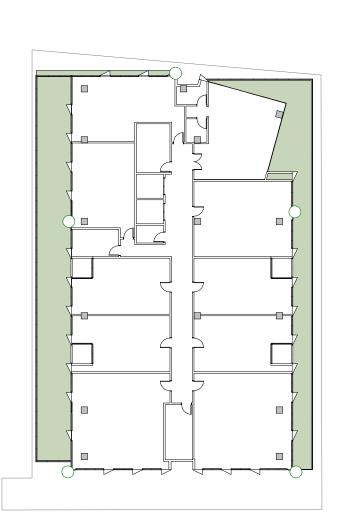
**Statistics** 

Description

O c

Ground Level Area







1" = 30'-0"



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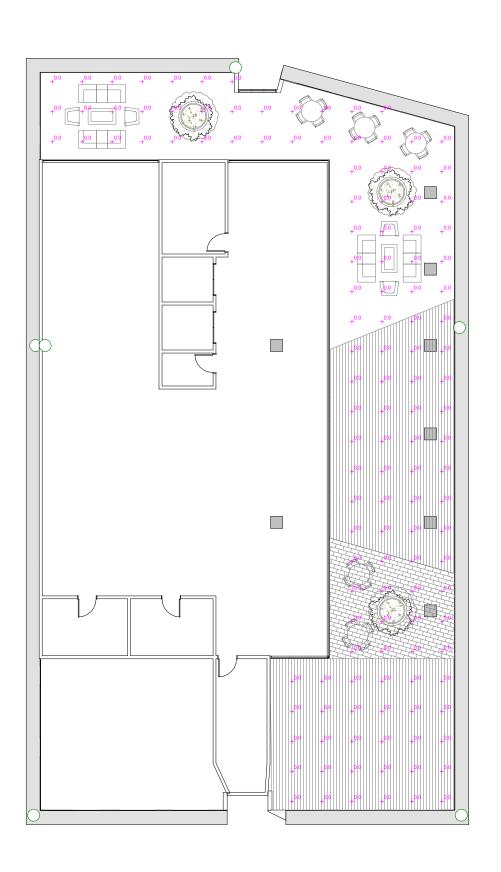
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LIGHTING PLAN



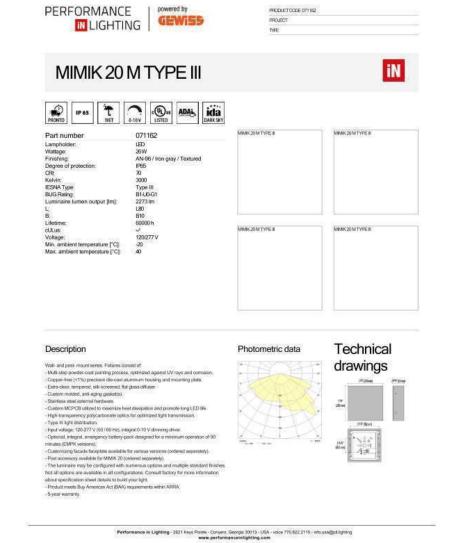


Statistics					
Description	Symbol	Avg	Max	Min	Ma
Roof Garden- Level 6 Upper Rightside	+	3.2 fc	56.5 fc	0.0 fc	
Roof Garden- Level 7 Lower Leftside	+	1.2 fc	18.9 fc	0.0 fc	

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
0	Α		10	PRISMA LIGHTING	071637	PADO 26" 20W 830 C/EW 0-10V Iron gray	1	1079	0.85	20	
0	В		5	LINEA LIGHT LIGHTING	EY65-RBL-F-10-2-CC-27WFL	Eyelet65 Q White Projectors powerLED 2W 630mA Cri80	1	146	0.9	2	
	С		2	ORGANIC LIGHTING		liniLED: Side Extra Warm White 2700K Deco	1	84	0.9	1.1	
0	D		10	KLIKUSA LIGHTING	LPOD40	LPOD40-Dir-PCLens-AsymRefW-LPOD- 350mA-3000K-0.025m-451795-A	1	149	0.9	1.4	
0	E		32	Flexalighting NA		Bunga Single Emission	1	128	0.9	1.5	







2 LIGHTING LEVEL 8 PODIUM ROOF TOP 1/16" = 1'-0"





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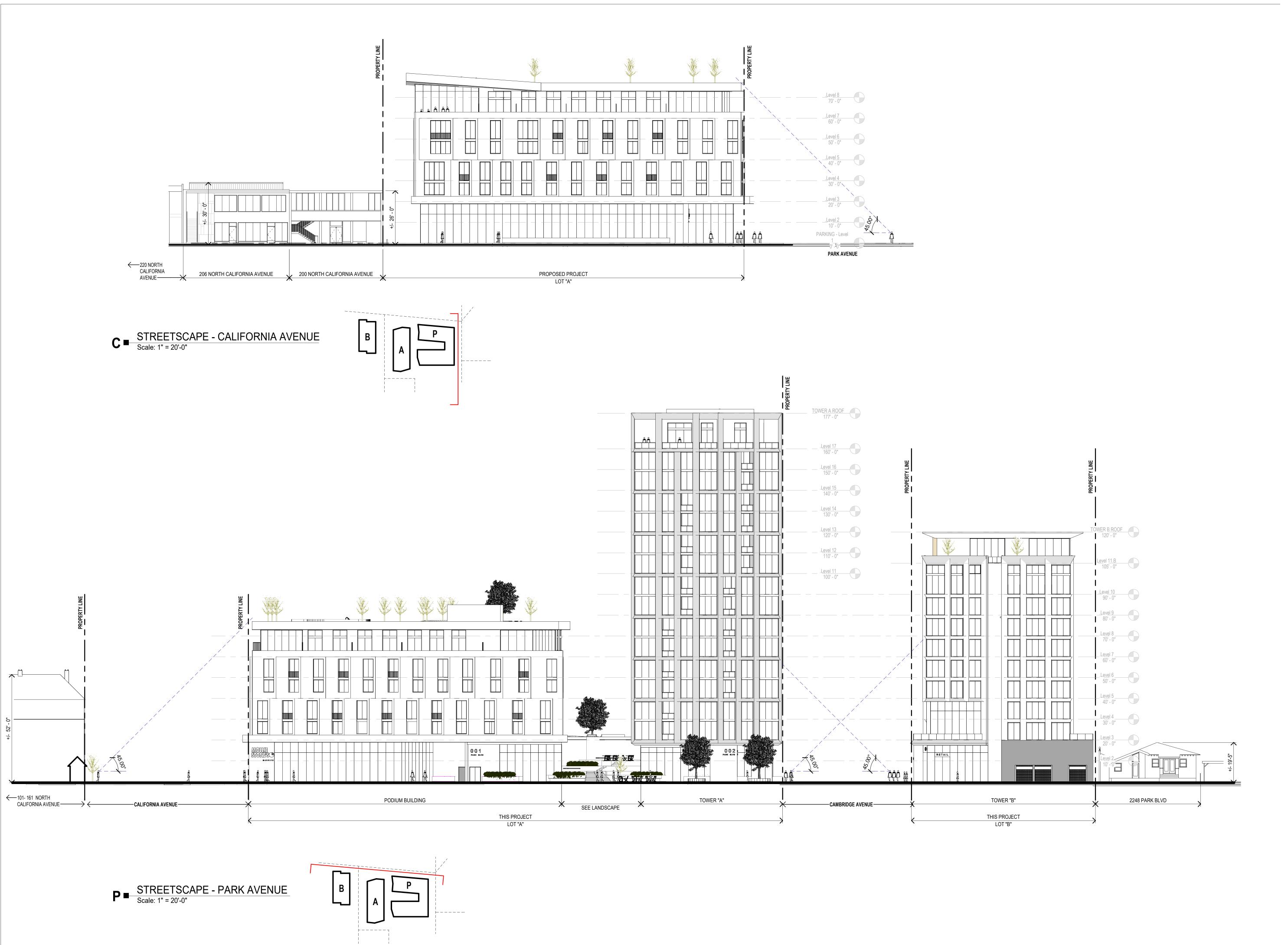
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LIGHTING PLAN





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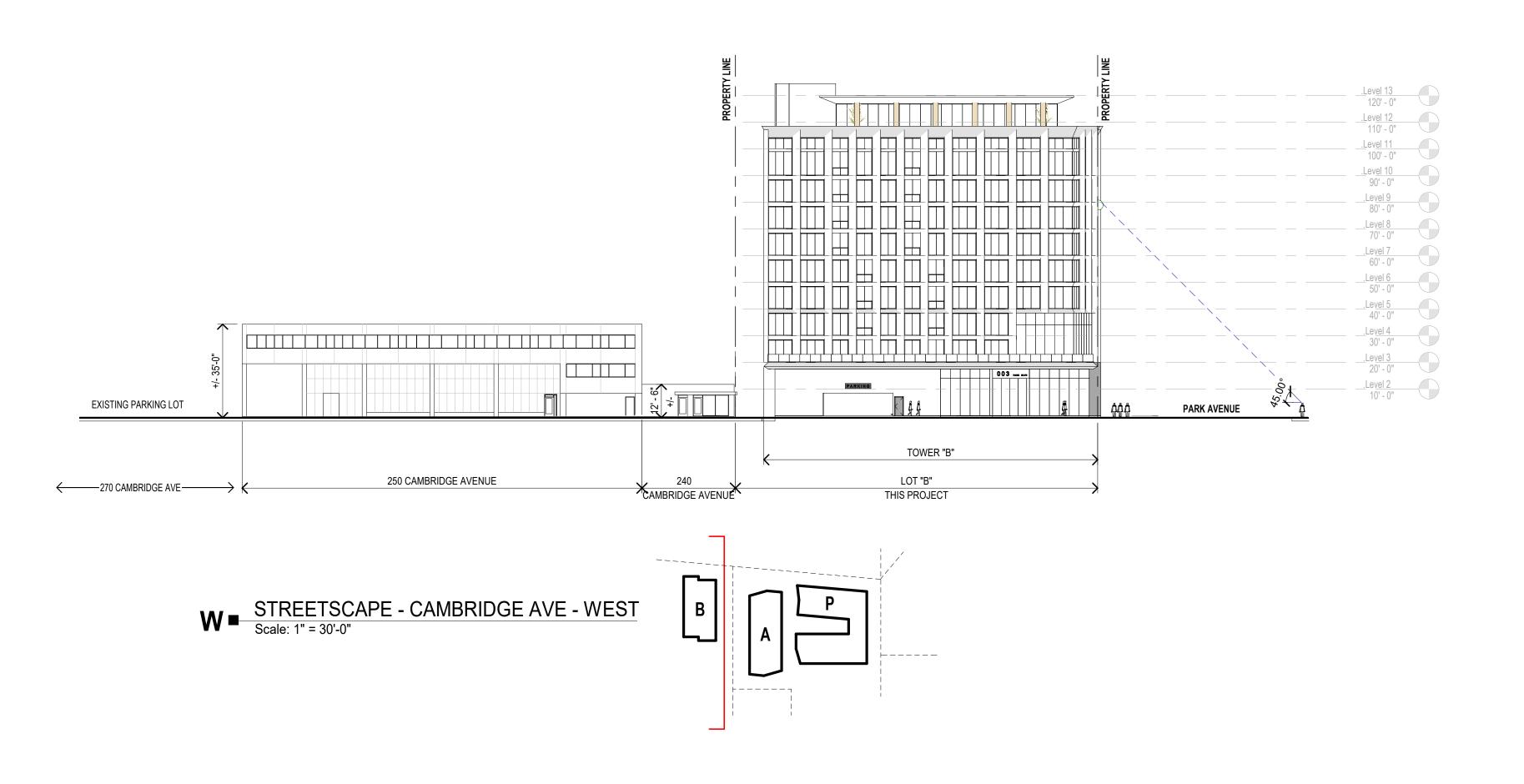
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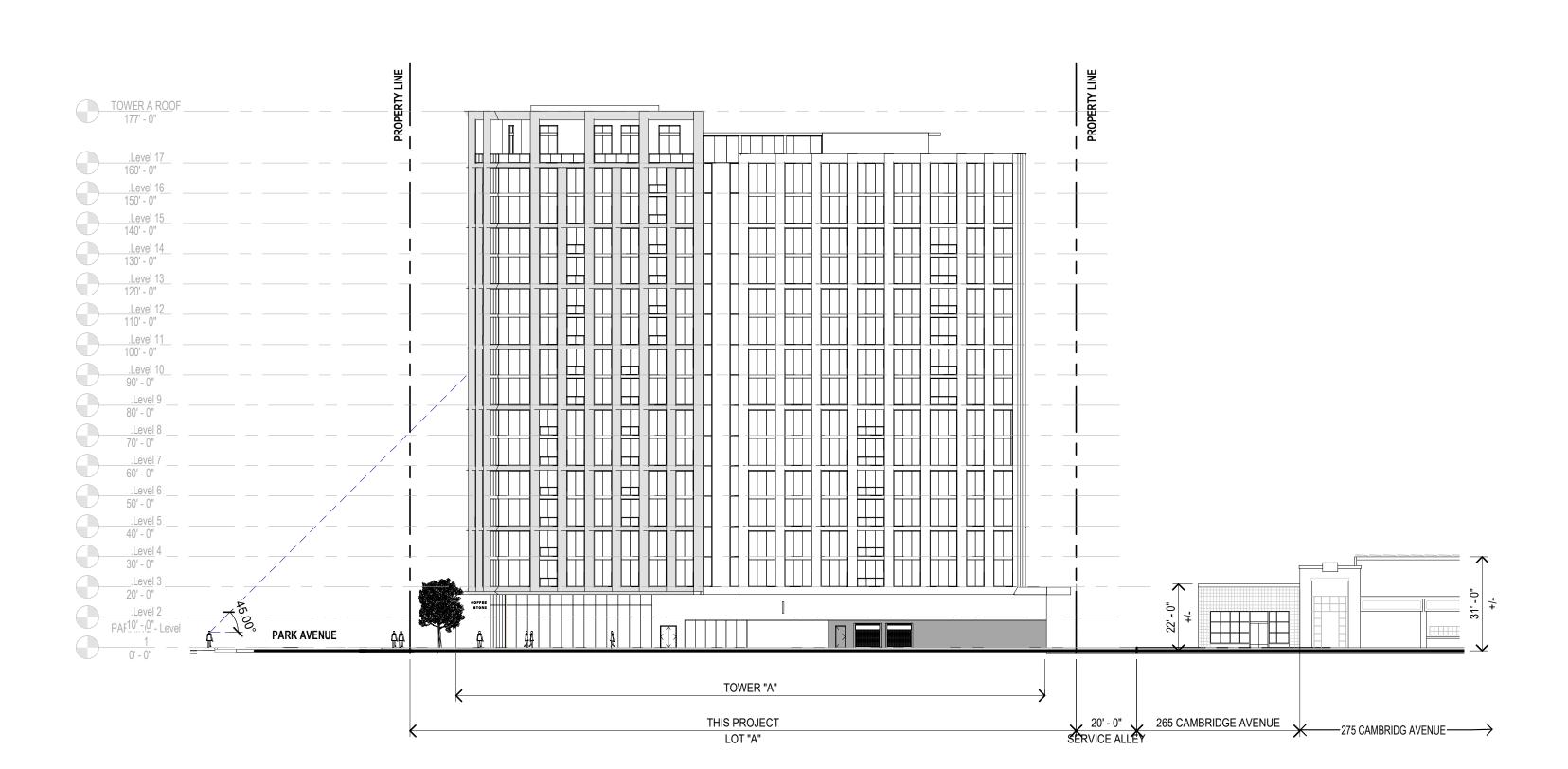
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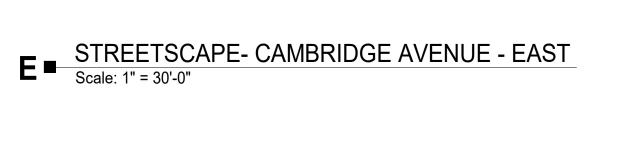
STREETSCAPE SHEET

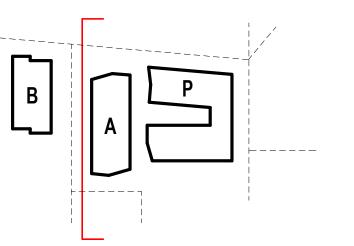
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## 156 California Ave

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STREETSCAPE SHEET

A4.





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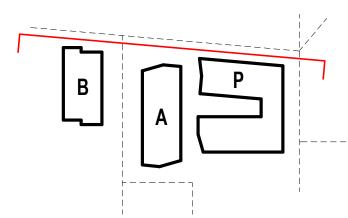
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1/16" = 1'-0

PROPOSED ELEVATIONS

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N NORTH ELEVATION - PARK BLVD
Scale: 1/16" = 1'-0"

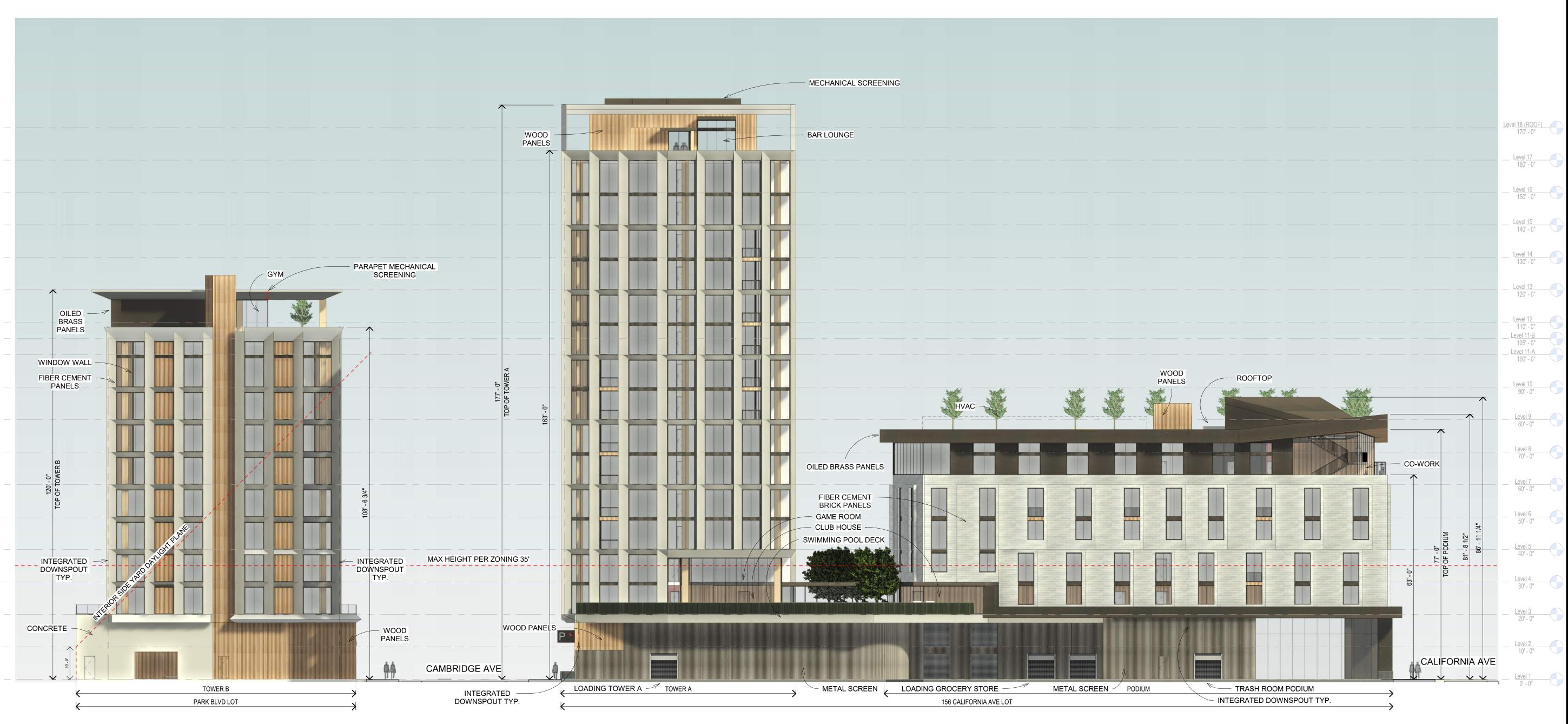




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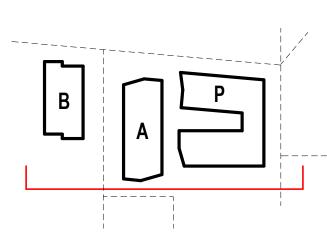
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Job Number	23-013
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PROPOSED

**ELEVATIONS** 

S SOUTH ELEVATION

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





CURRENT

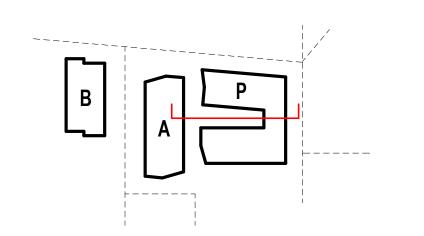
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e Date	03/28/24

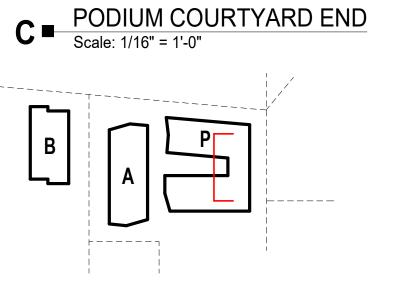




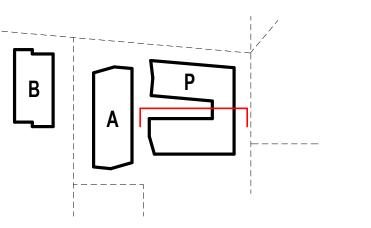


N = PODIUM COURTYARD SOUTH ELEVATION
Scale: 1/16" = 1'-0"





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



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1/16" = 1'-0'
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PROPOSED ELEVATIONS

A4.5





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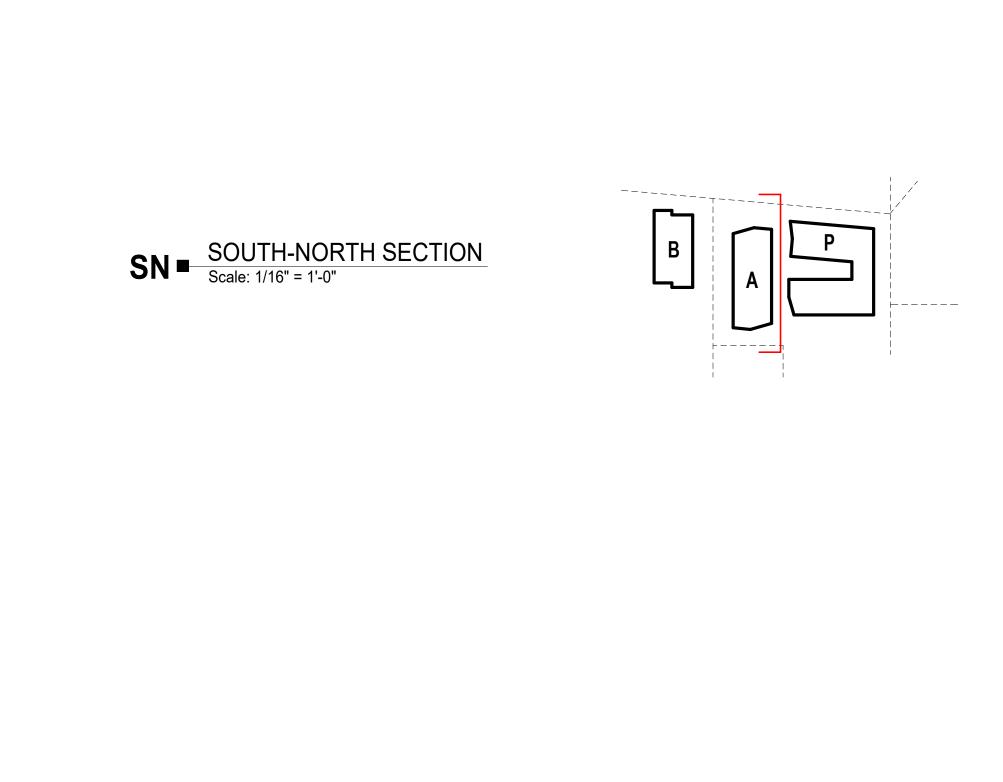


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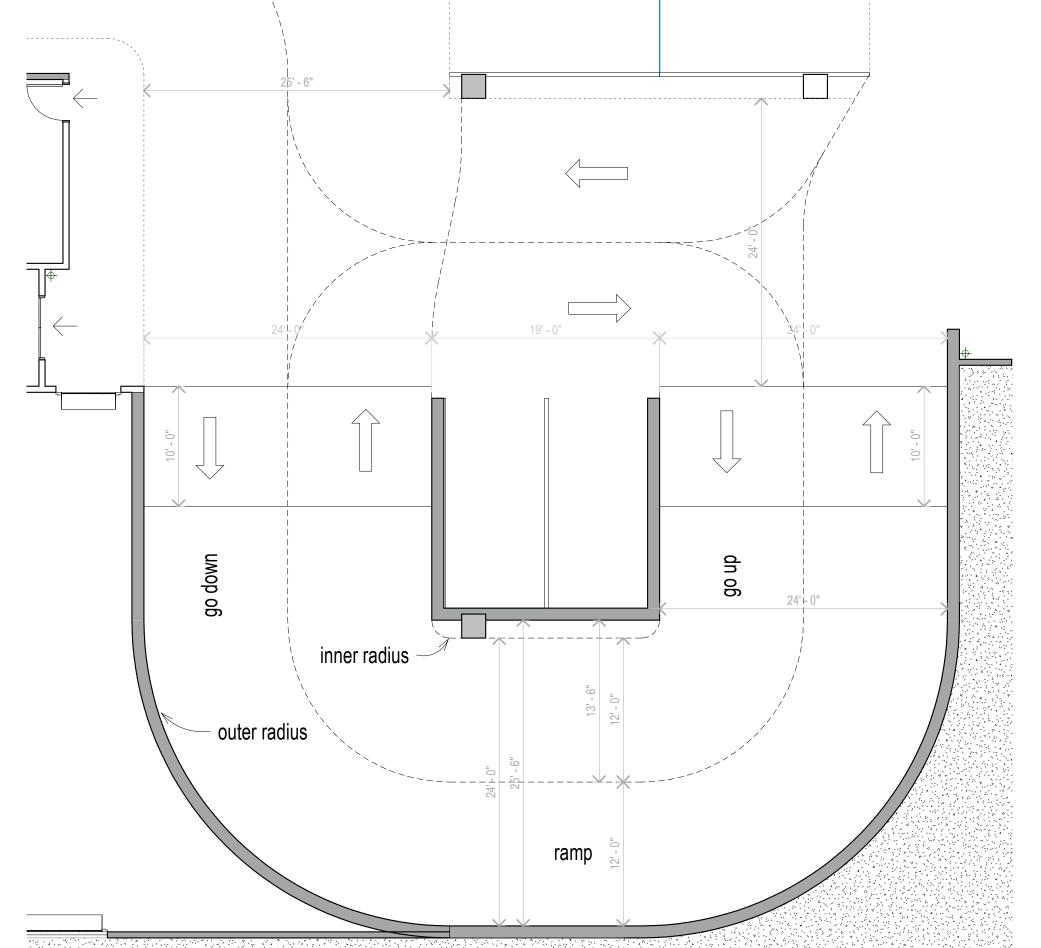
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Issue Date	12/13

WEST-EAST SECTION

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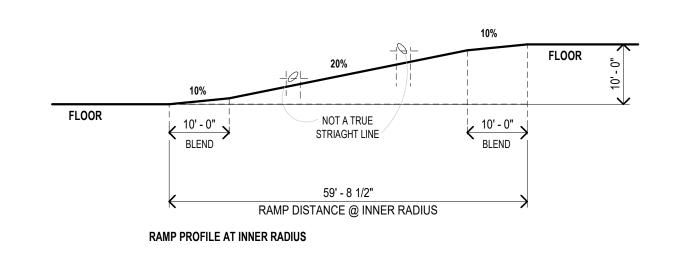


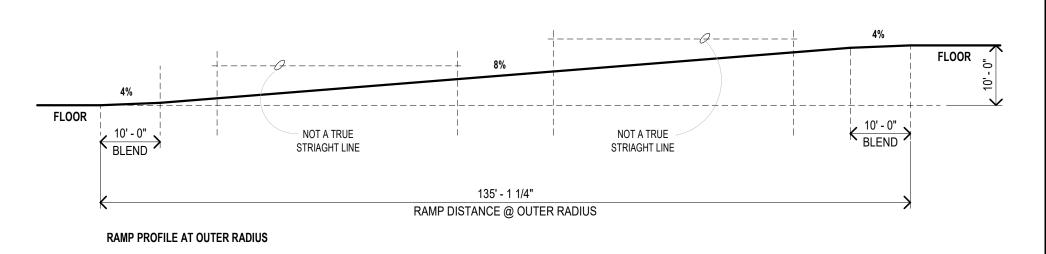




1 = Level 1 - RAMP PLAN

Scale: 1/8" = 1'-0"





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



Project:

156 California Ave

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

 No
 Date

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 03.06.2

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Sheet Information

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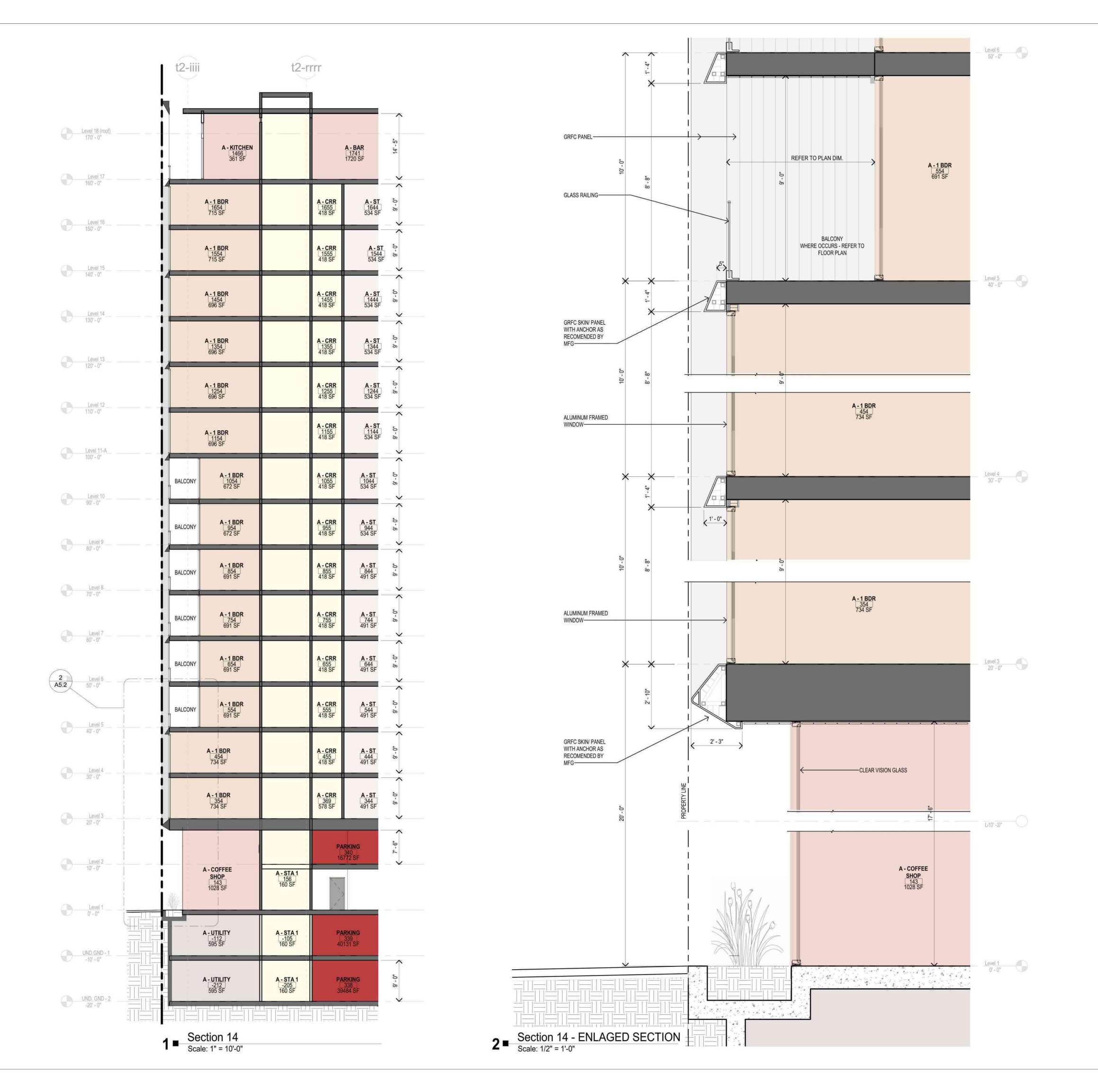
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SOUTH-NORTH SECTION & RAMP

A5.

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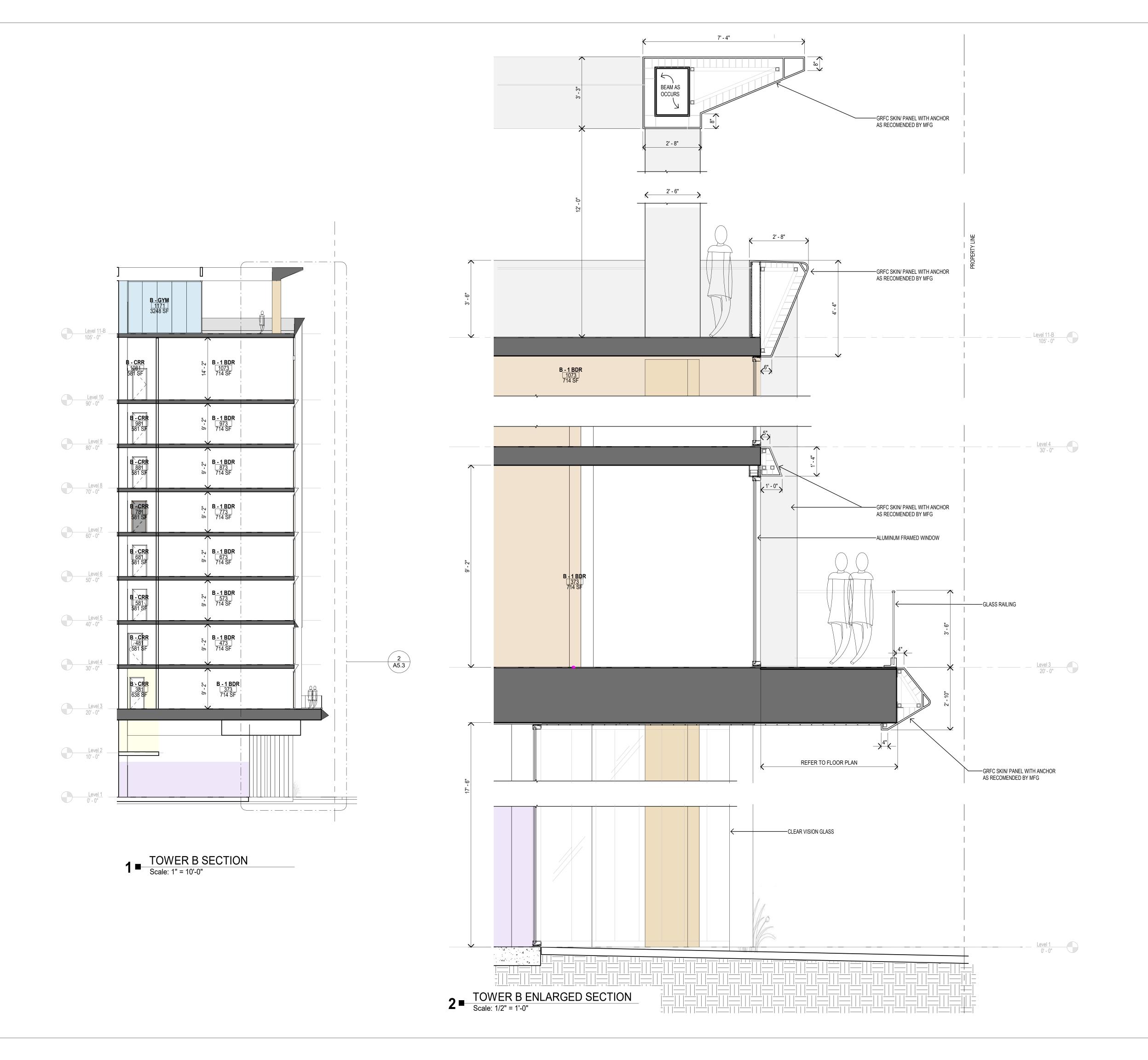
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Job Number	23-013
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TOWER A- TYPICAL & ENLARGED SECTION, SCHEMATIC DETAIL

A5.2

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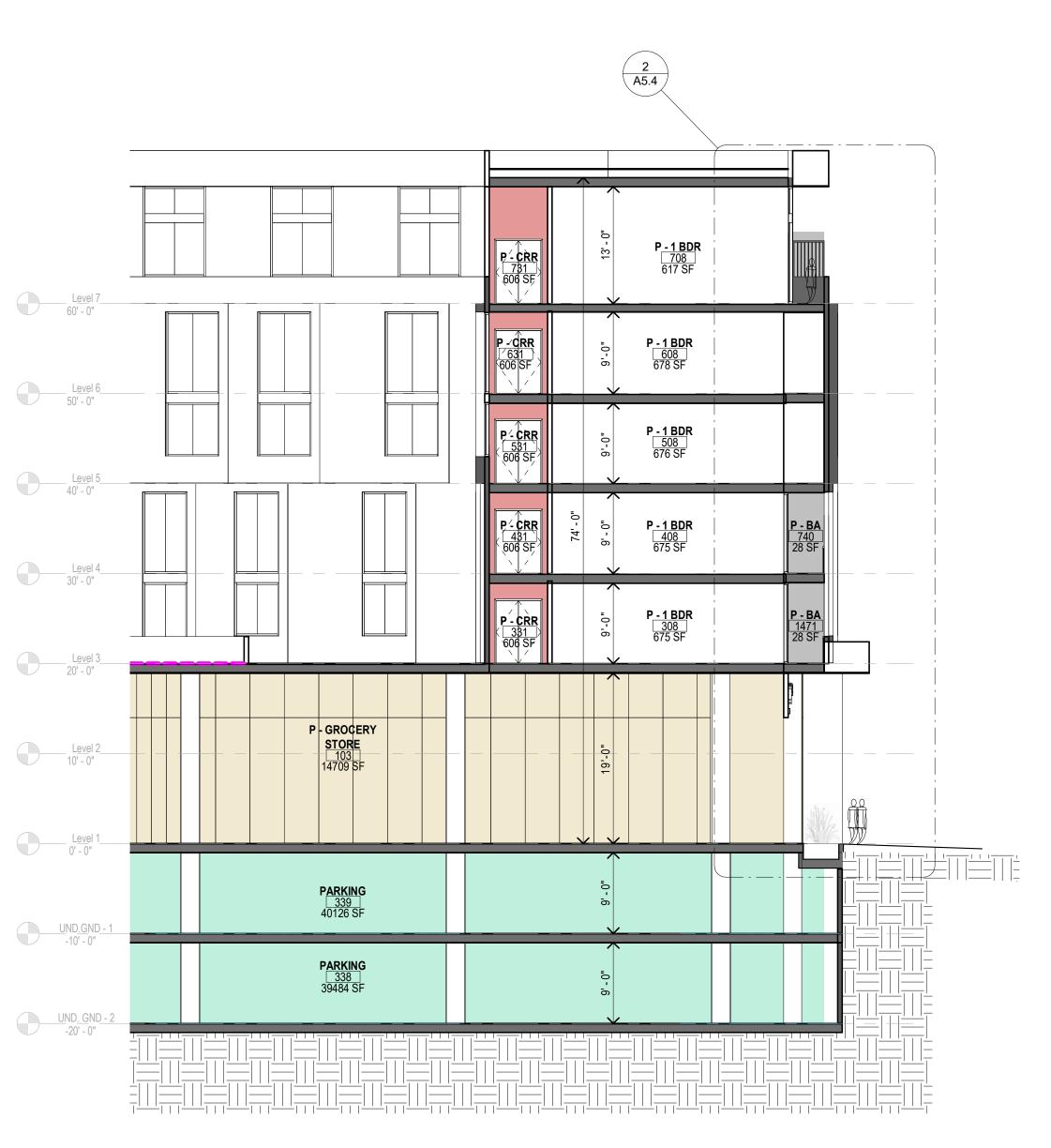
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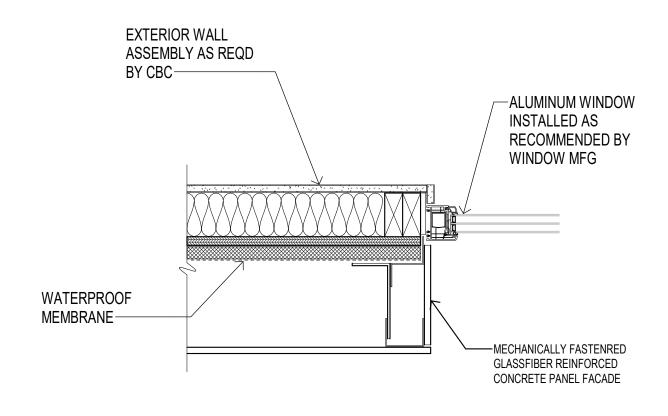
TOWER B - TYPICAL & ENLARGED SECTION , SCHEMATIC DETAIL

A5.3

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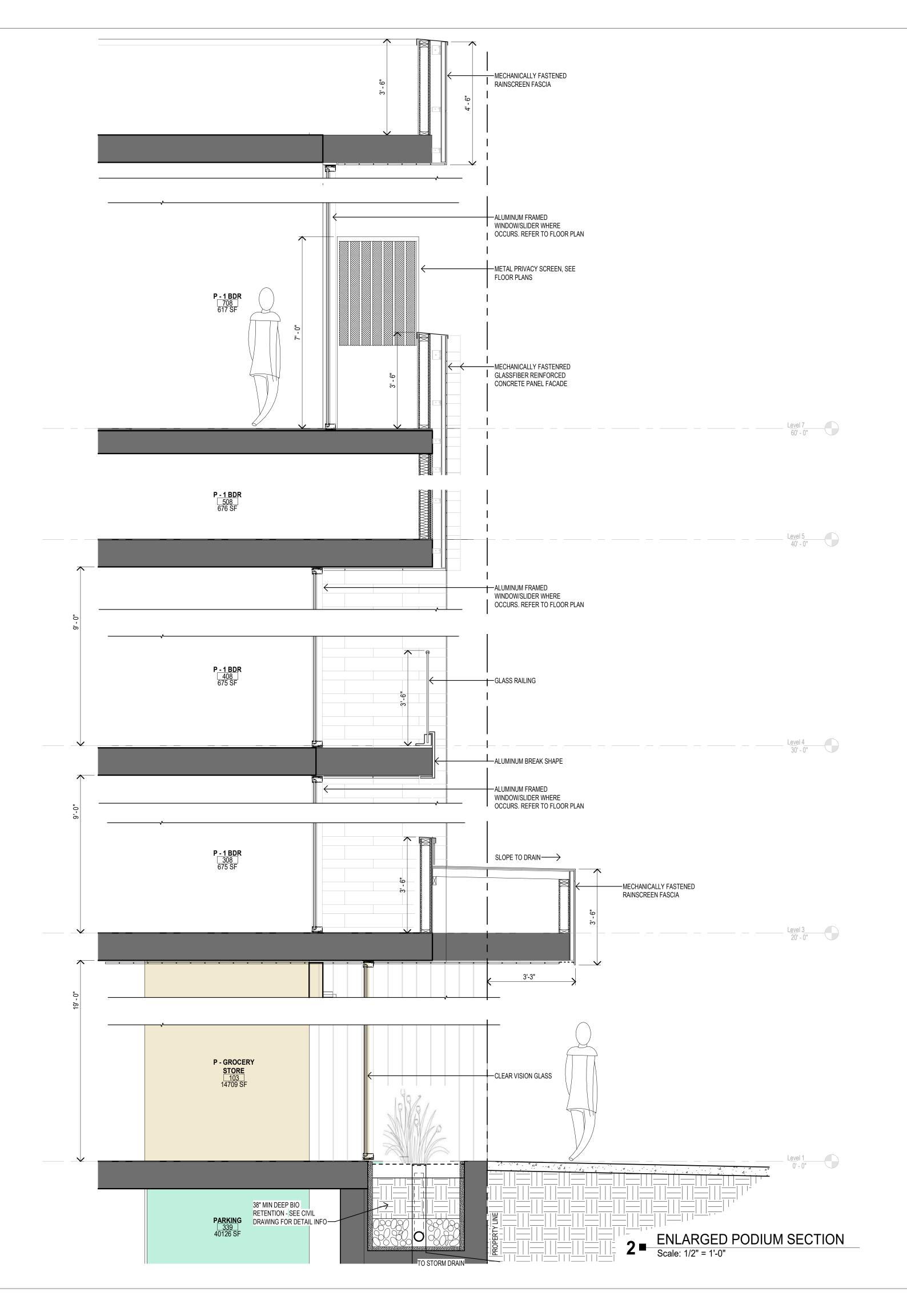


1 = PODIUM SECTION
Scale: 1" = 10'-0"



3 TYPICAL JAMB DETAIL

Scale: 1 1/2" = 1'-0"





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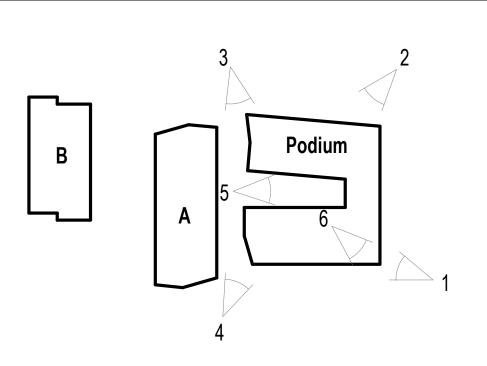
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PODIUM BLDG -TYPICAL & ENLARGED SECTIONS, SCHEMATIC DETAILS

A5 4

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1 - California Ave Streetscape View - Paseo

Scale:



2 - Corner View - Grocery Store Entrance

Scale:



3 - Parl Blvd View - Podium Lobby Entrance & POPOS

Scale:



4 - Swimming Pool Deck & Club House

Scale:



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



6 - Roof Top Co-work Pavillion Over California Ave



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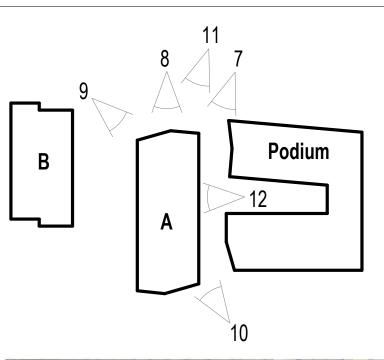


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Issue Date	03/28/24

3D VIEWS PODIUM

A6.0





7 - POPOS - Privatly Owned Public Open Space

Scale:



8 - Park Blvd View - POPOS & Tower A Lobby Entrance

Scale:

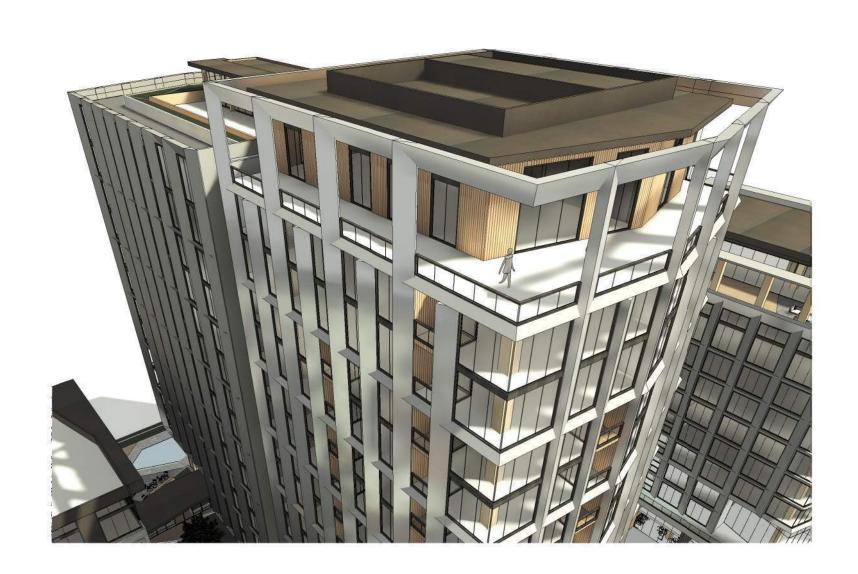


9 - Corner View - POPOS & Tower A Retail at Ground Level

Scale:



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



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



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



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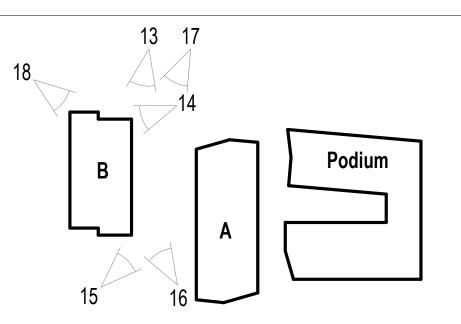
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3D VIEWS TOWER A





13 - Park Blvd Streetscape View- Tower B



16 - Cambridge Ave View - South Elevation

Scale:



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



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



15 - South View - All Buildings
Scale:



18 - Park Bldv View & West Elevation
Scale:



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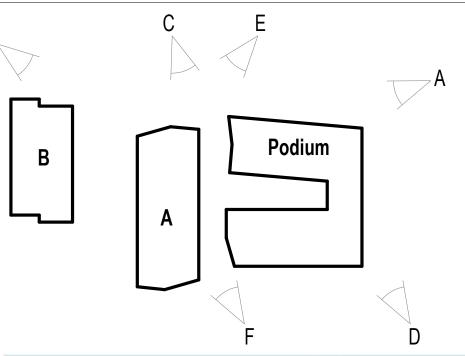
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3D VIEWS TOWER B





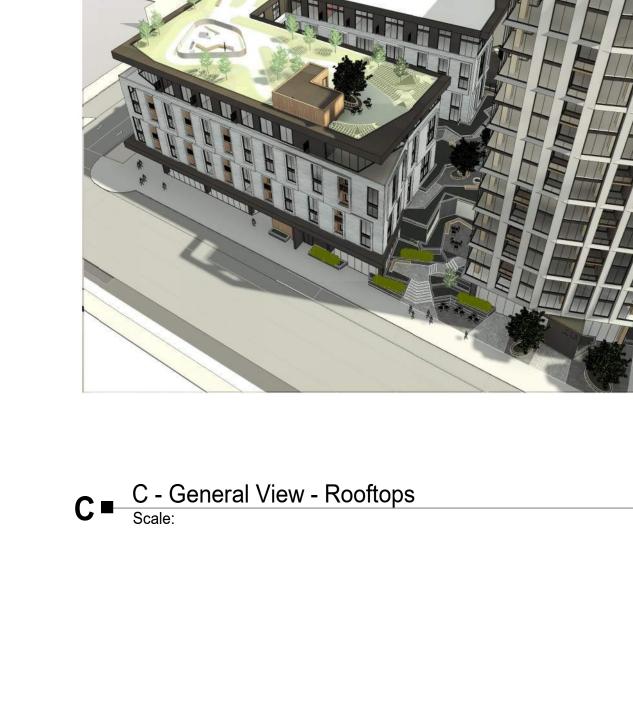
A - General View - Grocery Store Entry

Scale:



B - General View - Park Blvd

Scale:



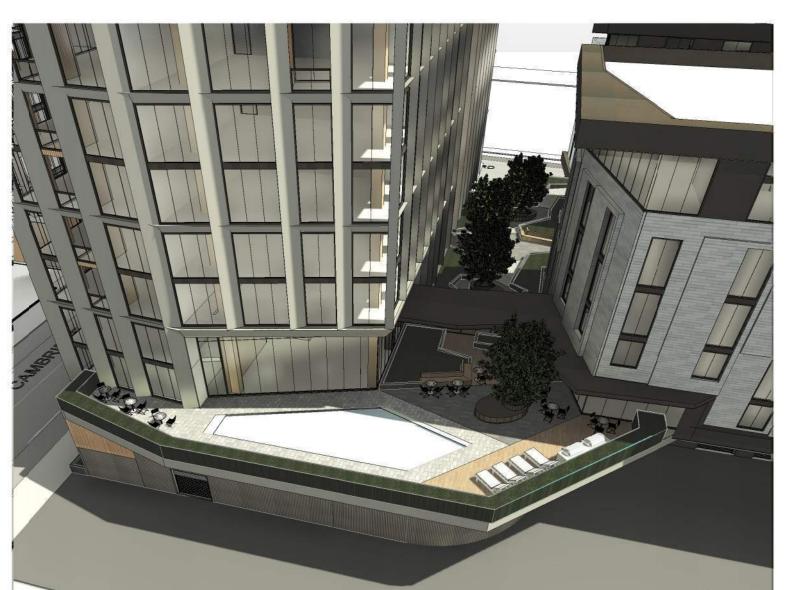


D - General View - California Ave



E - Closer Look - Entries

Scale:



F - Closer Look - Swimming Pool Deck
Scale:



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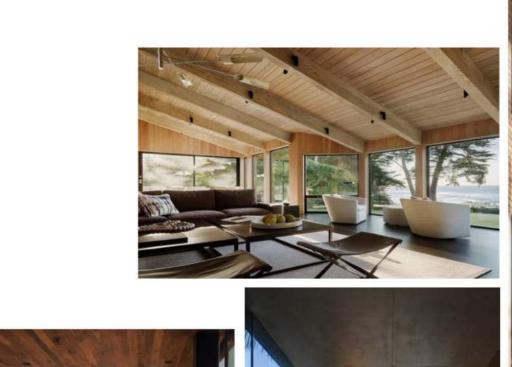
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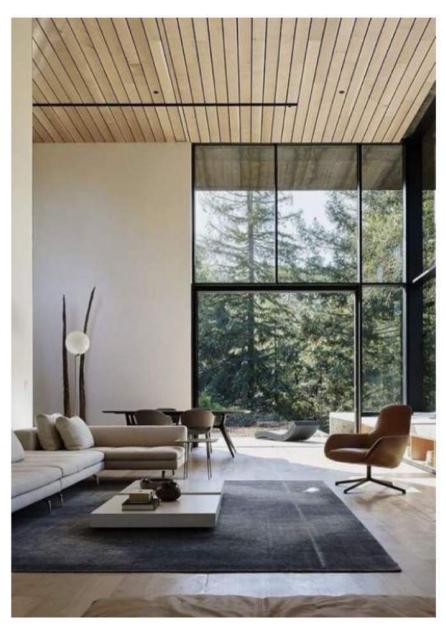
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3D VIEWS ALL BUILDINGS













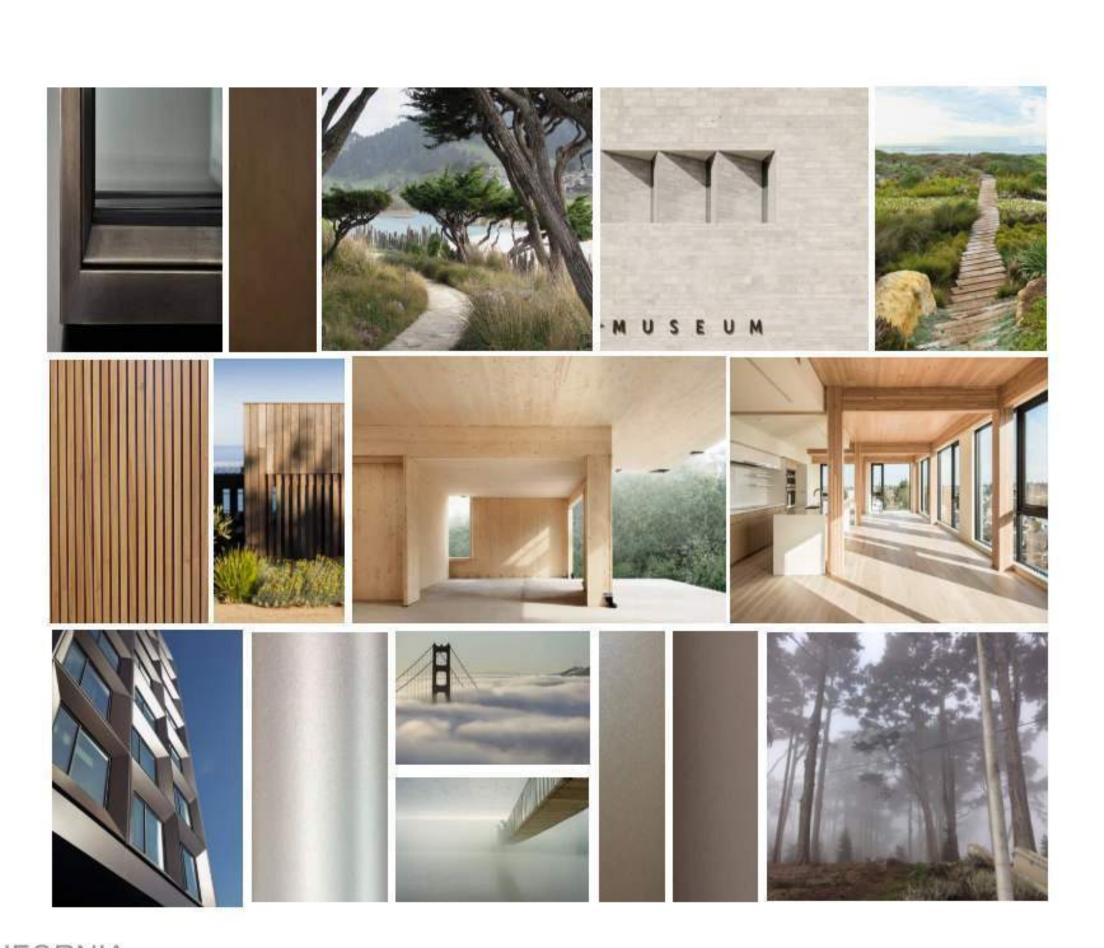


THE MOOD - COASTAL CALIFORNIA - AMMENITY SPACES

THE MOOD - COASTAL CALIFORNIA



CROSS LAMINATED TIMBER RESIDENTIAL



THE MOOD - COASTAL CALIFORNIA



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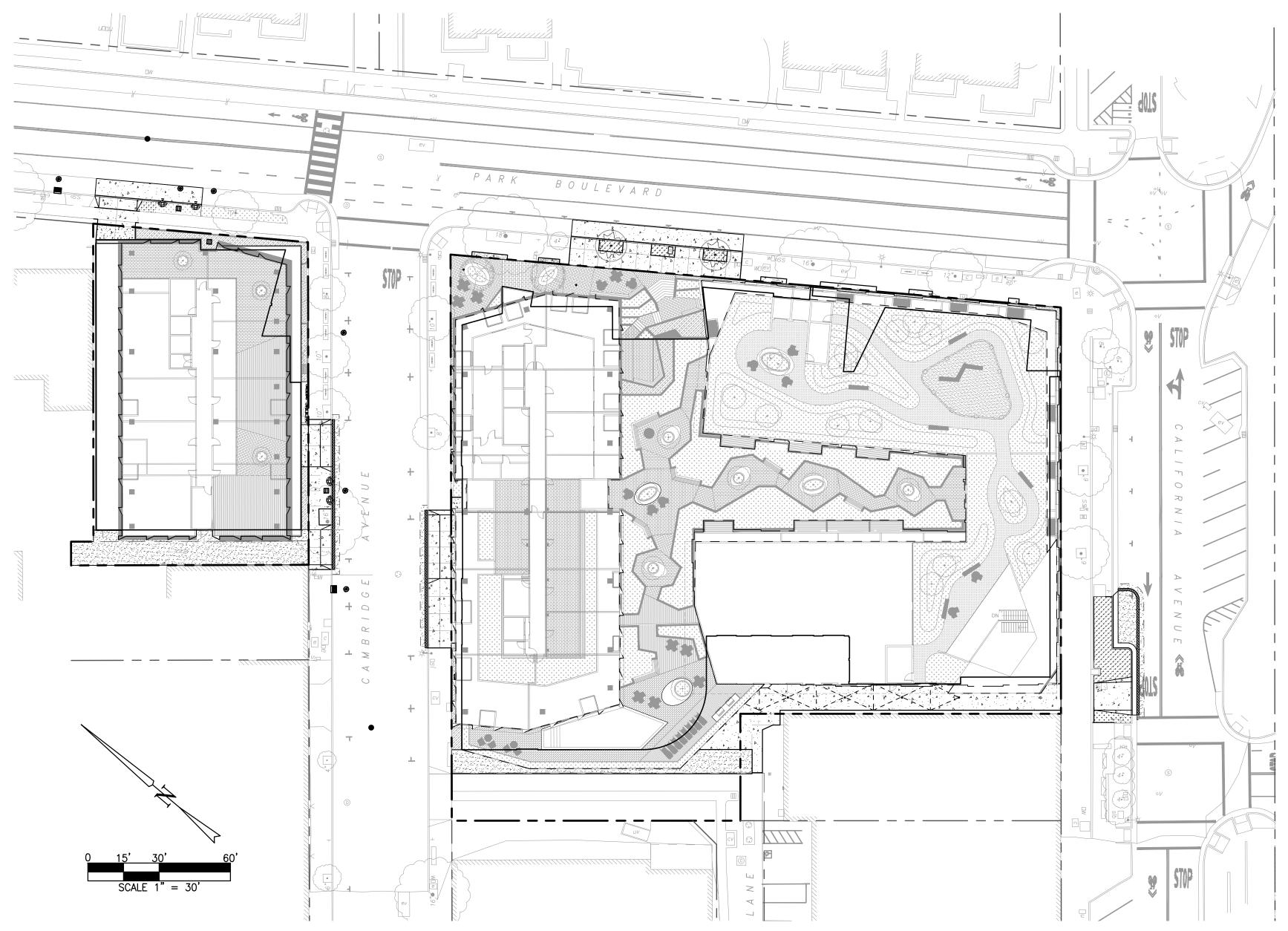
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INSPIRATION IMAGES

A7.0

# 156 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA



\RR	DE\/	$I \Lambda T I \Lambda$	$\cap$ NIS

DATA MEASURED DATA AGGREGATE BASE ASPHALT CONCRETE AREA DRAIN APPROXIMATE ARCHITECTURE AIR RELEASE VALVE	(D) (M) AB AC AD APPROX ARCH ARV
AGGREGATE SUB-BASE	ASB
BEGINNING OF CURVE BACKFLOW PREVENTER	BC BFP
BLOW-OFF	BO
BEST MANAGEMENT PRACTICES	BMP
BUTTERFLY VALVE	BV
BACK OF WALK	BW
BARB WIRE FENCE CURB & GUTTER	BWF C&G
CATCH BASIN	CB
CENTERLINE	CL
CHAIN LINK FENCE	CLF
CLASS	CLS
CONCRETE	CONC
COUNTER CLOCKWISE	CCW
CLEANOUT TO GRADE CURB RETURN	COTG CR
CLOCKWISE	CW
DEMOLITION	DEMO
DRAINAGE INLET	DI
DUCTILE IRON PIPE	DIP
DOMESTIC	DOM
DRAWING	DWG
DRIVEWAY END OF CURVE	DWY EC
EXISTING GRADE	EG
ELBOW	ELB
ELEVATION	EL, ELEV
ELECTRICAL/ELECTRIC	ELEC

EDGE OF PAVEMENT

<u>ABBREVIATIONS</u>	
END OF RADIUS EASEMENT ELECTROLYSIS TESTING STATION EMERGENCY VEHICLE	ER ESM ETS
EMERGENCY VEHICLE ACCESS EASEMENT EXISTING FACE OF CURB FINISH GRADE FIRE HYDRANT FLOW LINE FLOW THRU PLANTER FINISHED PAVEMENT GAS GRIND & OVERLAY GRADE BREAK HIGH POINT HVAC UNIT INVERT IRON PIPE IRRIGATION JOINT ACCESS EASEMENT JOINT TRENCH LATERAL LANDSCAPE EASEMENT LINEAR FEET LANDSCAPE LEFT MAINTENANCE HOLE	EVA, FC FH FTP G & GB H H IN P IR AE LS T LS T MH
MONUMENT TO MONUMENT MONUMENT MONUMENT TO MANHOLE ON CENTER	M-M MON MON O.C.
PUBLIC ACCESS EASEMENT PRESSURE BLOW-OFF VALVE PORTLAND CEMENT CONCRETE PACIFIC GAS & ELECTRIC	PAE PBC PCC PG8

POST INDICATOR VALVE

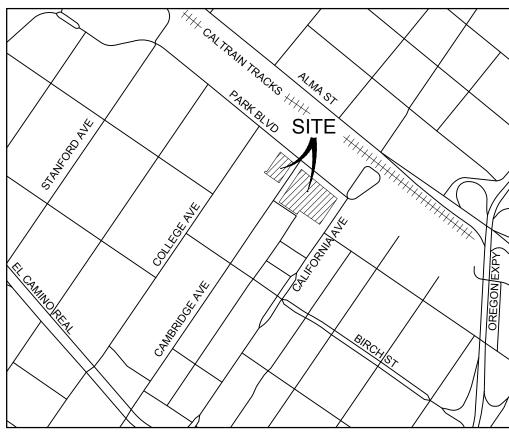
#### PROPERTY LINE PLSE PRIVATE LANDSCAPE EASEMENT PLTR PLANTER PARCEL MAP PM POINT OF BEGINNING PRIVATE STREET PRIVATE STORM DRAIN EASEMENT PRIVATE SANITARY SEWER EASEMENT PSSE PUBLIC UTILITY EASEMENT PUE POLYVINYL CHLORIDE PIPE PVC POINT OF VERTICAL INTERSECTION QUICK LIME TREATED QLT REINFORCED CONCRETE BOX RCB REINFORCED CONCRETE PIPE RCP REVISION REV **RIGHT-OF-WAY** ROW, R/W RT RIGHT RAIN WATER LEADER RWL SD STORM DRAIN SIDEWALK SW, SWLK STORM DRAINAGE CLEANOUT SDCO SERV SERVICE SANITARY SEWER SS SSCO SANITARY SEWER CLEANOUT STATION STA TOP OF CURB **TFMR** TRANSFORMER TG TOP OF GRATE TYP TYPICAL UNDERGROUND UG VERTICAL CURVE VC VITRIFIED CLAY PIPE VCP WATER WATER LINE EASEMENT WLE WATER METER WELDED STEEL PIPE **WSP**

WATER VALVE

WV

#### **GENERAL NOTES:**

- 1) ALL FEATURE SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM GROUND SURVEYS CONDUCTED ON JANUARY 31, 2024. UNDERGROUND UTILITIES WERE LOCATED USING INDUSTRY STANDARD NON DESTRUCTIVE NOR INVASIVE METHODS, NO FURTHER ATTEMPT WAS MADE TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT LOCATABLE FROM THE
- 2) BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. NCS-1197147-SC, DATED FEBRUARY 21, 2024 AMEND.
- 3) EASEMENTS SHOWN HEREON ARE BASED UPON THE ABOVE REFERENCED TITLE REPORT.
- 4) THE STREETS SURROUNDING THE PROJECT HAVE NOT BEEN MONUMENTED, AND MULTIPLE MAPS HAVE RESORTED TO A CURB SPLIT FOR DETERMINATION OF STREET R/W'S. FINAL BOUNDARY RESOLUTION WAS DETERMINED FROM A COMBINATION OF LIMITED FOUND MONUMENTATION, SPLIT OF CURBS, AVAILABLE RECORD MAPPING, AND IS SUPPORTED BY EXISTING LINES OF OCCUPATION.
- 5) THE ALIGNMENT OF NEW MAYFIELD LANE (ALLEY) AND ADJOINING PROPERTY LINES OUTSIDE OF THE SUBJECT PARCEL WERE COMPILED FROM RECORD DATA AND MAY NOT REFLECT A RESOLVED BOUNDARY.
- 6) NOTE THE CC&R'S CONTAINED IN 330 DEEDS 527 AND 345 DEEDS 557 CONTAIN BUILDING SETBACKS WHICH RESTRICT BUILDING PLACEMENT UPON THE LOT, AND FURTHER LIMIT THE TYPE OF BUSINESS THAT CAN BE OPERATED THEREON; INTERESTED PARTIES SHOULD REVIEW THESE RESTRICTIONS FOR APPLICABILITY TO ANY PROPOSED DEVELOPMENT.



# VICINITY MAP

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

#### **DATUM NOTES:**

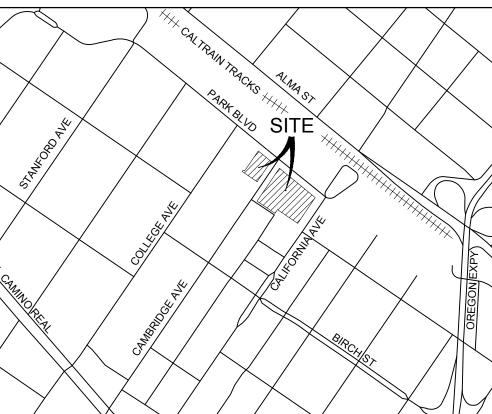
SIDEWALK OF BRIDGE ON ALMA STREET OVER UNIVERSITY AVE, DESIGNATED AS NGS PID HT1250. ELEVATION TAKEN AS 70.00, NAVD 88 DATUM.

PROPOSED	DESCRIPTION	EXISTING
	WATER PIPE	w w w
delicité	BACK FLOW PREVENTER	DFP description
wm w	WATER METER	w <sub>w</sub>
•	FIRE HYDRANT	•
<u>FD</u> Ç	FIRE DEPARTMENT CONNECTION	FDC
PIV ⊗	POST INDICATOR VALVE	PIV ⊗
н ⊕	VALVE	M 0
¥ ×	AIR RELEASE VALVE	
•	BLOW-OFF VALVE	δ
SD SD SD	STORM DRAIN PIPE	SD SD
	CATCHBASIN	
$\odot$	STORM DRAIN MANHOLE	
	DRAIN INLET OR JUNCTION BOX	Ш
<b>•</b>	CLEAN OUT	<b>②</b>
•	AREA DRAIN	•
$\bigcirc$	ROOF LEADER / DOWNSPOUT	$\bigcirc \rightarrow$
	SANITARY SEWER PIPE	SS SS
•	SANITARY SEWER MANHOLE	
	PUBLIC UTILITY EASEMENT	
	LOT LINE/RIGHT OF WAY	
	PROPERTY LINE	
	CURB & GUTTER - CURB CUT	
2.00%	SURFACE DRAINAGE	2.00%
	GRADE BREAK	
10	CONTOURS	= = 10= = = =
<b>—</b>	OVERLAND RELEASE	_
x	FENCELINE	X

·	DEGOTAL FIGHT
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	GRADING, DRAINAGE & UTILITY PLAN - BUILDING A
C3.1	GRADING, DRAINAGE & UTILITY PLAN - BUILDING A
C3.2	GRADING, DRAINAGE & UTILITY PLAN - BUILDING B
C4.0	STORMWATER CONTROL PLAN

C5.0 SECTIONS

C4.1 STORMWATER CONTROL NOTES & DETAILS



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156 California Ave

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Real Estate Development Consultants Planning and Engineering

1731 TECHNOLOGY DRIVE

**MAJOR** 

**ARCHITECTURAL** 

**REVIEW** 

SAN JOSE CA 95110

SUITE 880

(408) 286-4555

Consultant

#### SITE ADDRESS:

156 CALIFORNIA AVENUE SAN JOSE, CA 95121

#### FLOOD HAZARD NOTE:

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

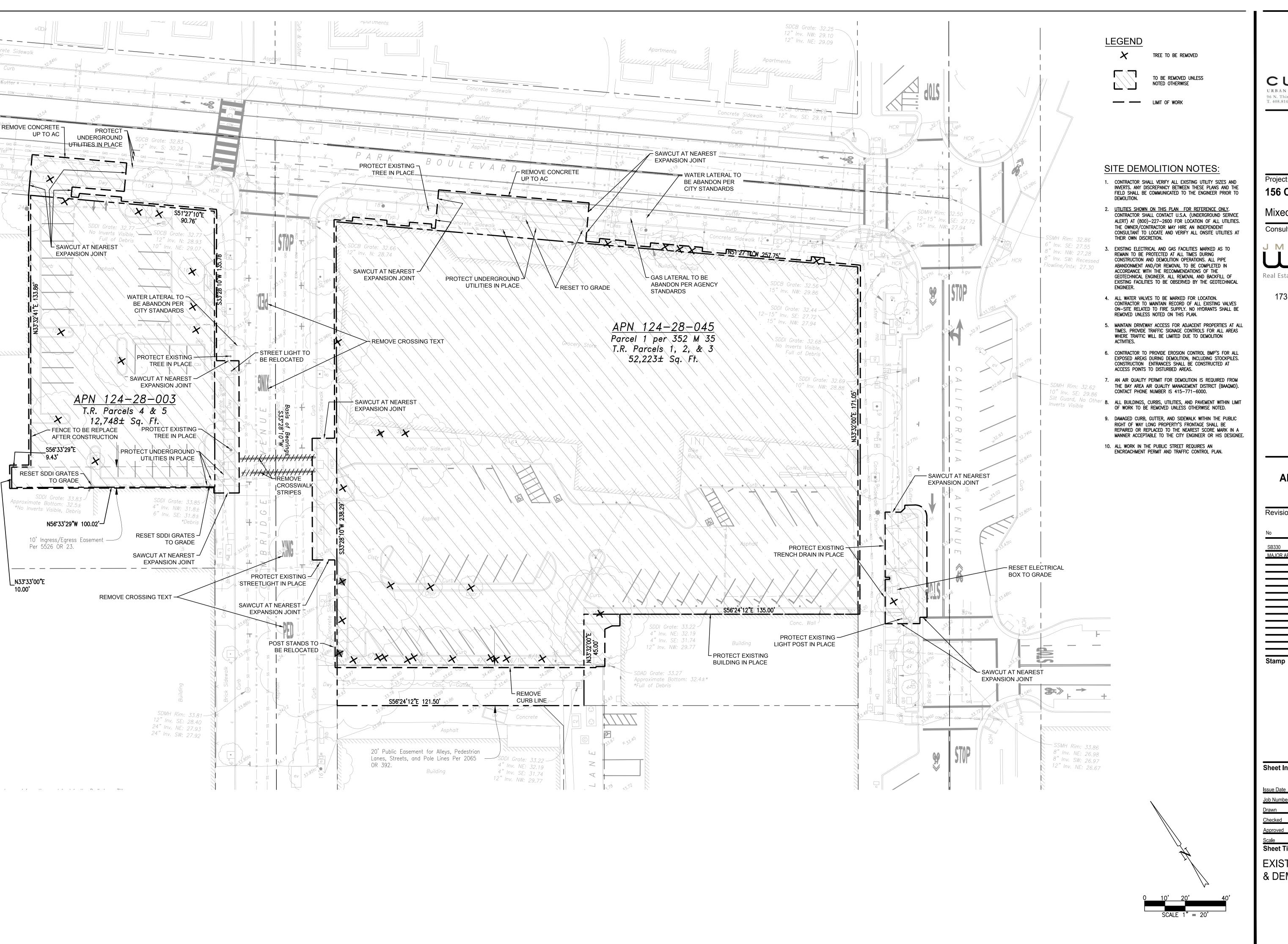
- 1) THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CAMBRIDGE AVENUE, TAKEN AS NORTH 33° 28' 10" EAST PER BOOK 352 OF MAPS, PAGE 35.
- 2) ELEVATION ARE BASED UPON A BRASS DISC BENCHMARK IN

# LEGEND

PROPOSED	DESCRIPTION	EXISTING
	WATER PIPE	w w w
######################################	BACK FLOW PREVENTER	delicitete
www.w	WATER METER	ww
•	FIRE HYDRANT	•
FDC	FIRE DEPARTMENT CONNECTION	FDC
PIV ⊗	POST INDICATOR VALVE	PIV ⊗
M ÷	VALVE	M 0
¥ <b>×</b>	AIR RELEASE VALVE	
•	BLOW-OFF VALVE	•
SD SD SD	STORM DRAIN PIPE	
	CATCHBASIN	
$\odot$	STORM DRAIN MANHOLE	
	DRAIN INLET OR JUNCTION BOX	
<b>⊗</b>	CLEAN OUT	<b>©</b>
•	AREA DRAIN	•
$\bigcirc \rightarrow$	ROOF LEADER / DOWNSPOUT	$\bigcirc \rightarrow$
	SANITARY SEWER PIPE	ss ss
•	SANITARY SEWER MANHOLE	
	PUBLIC UTILITY EASEMENT	
	LOT LINE/RIGHT OF WAY	
	PROPERTY LINE	
	CURB & GUTTER - CURB CUT	
2.00%	SURFACE DRAINAGE	2.00%
	GRADE BREAK	
10	CONTOURS	= = 10= = = =
<b>—</b>	OVERLAND RELEASE	
x <b></b>	FENCELINE	X

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ADING, DRAINAGE & UTILITY PLAN - BUILDING A		т
ADING DRAINAGE & LITH ITY PLAN - RUIH DING A	COVER SHEET	l

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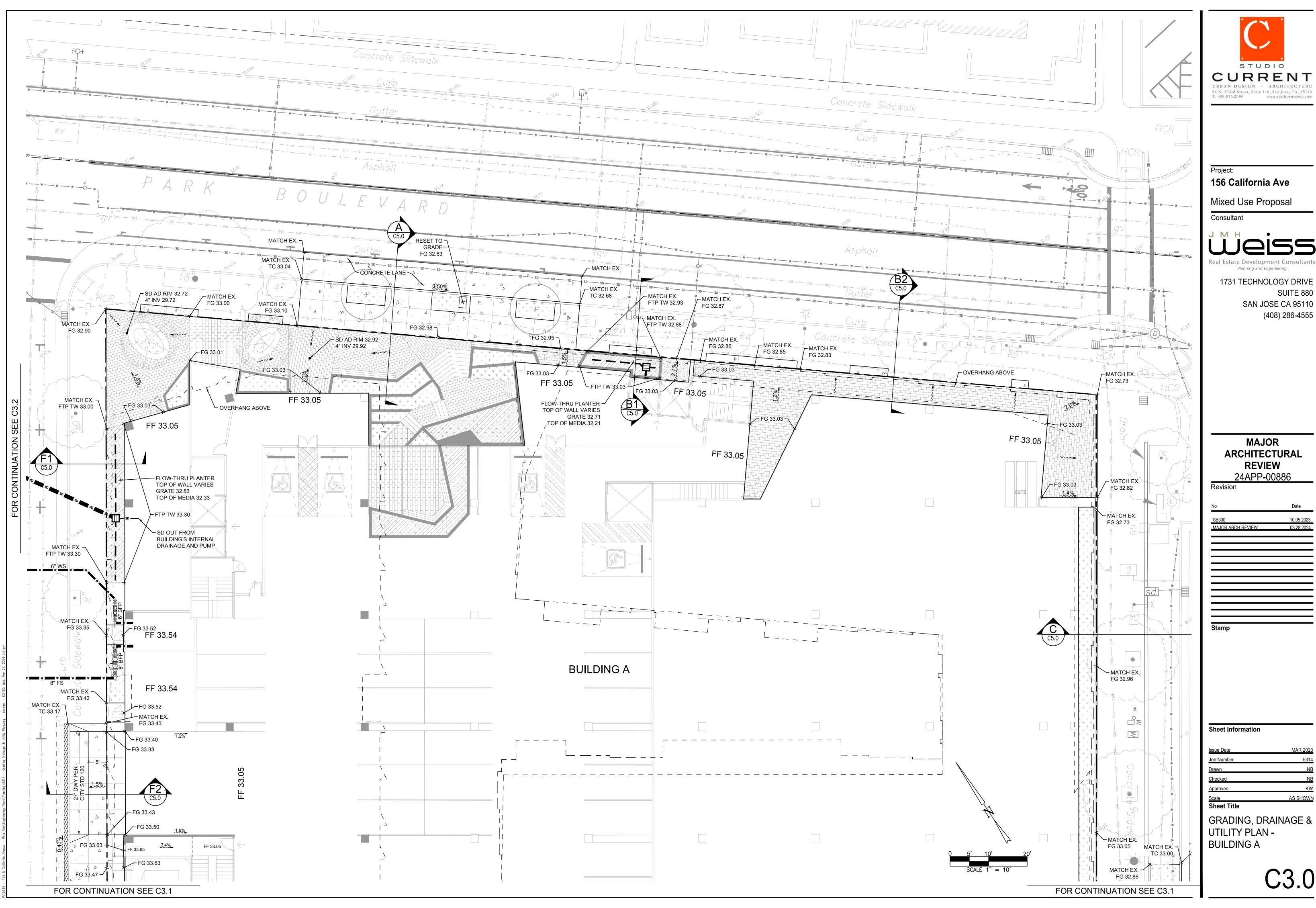
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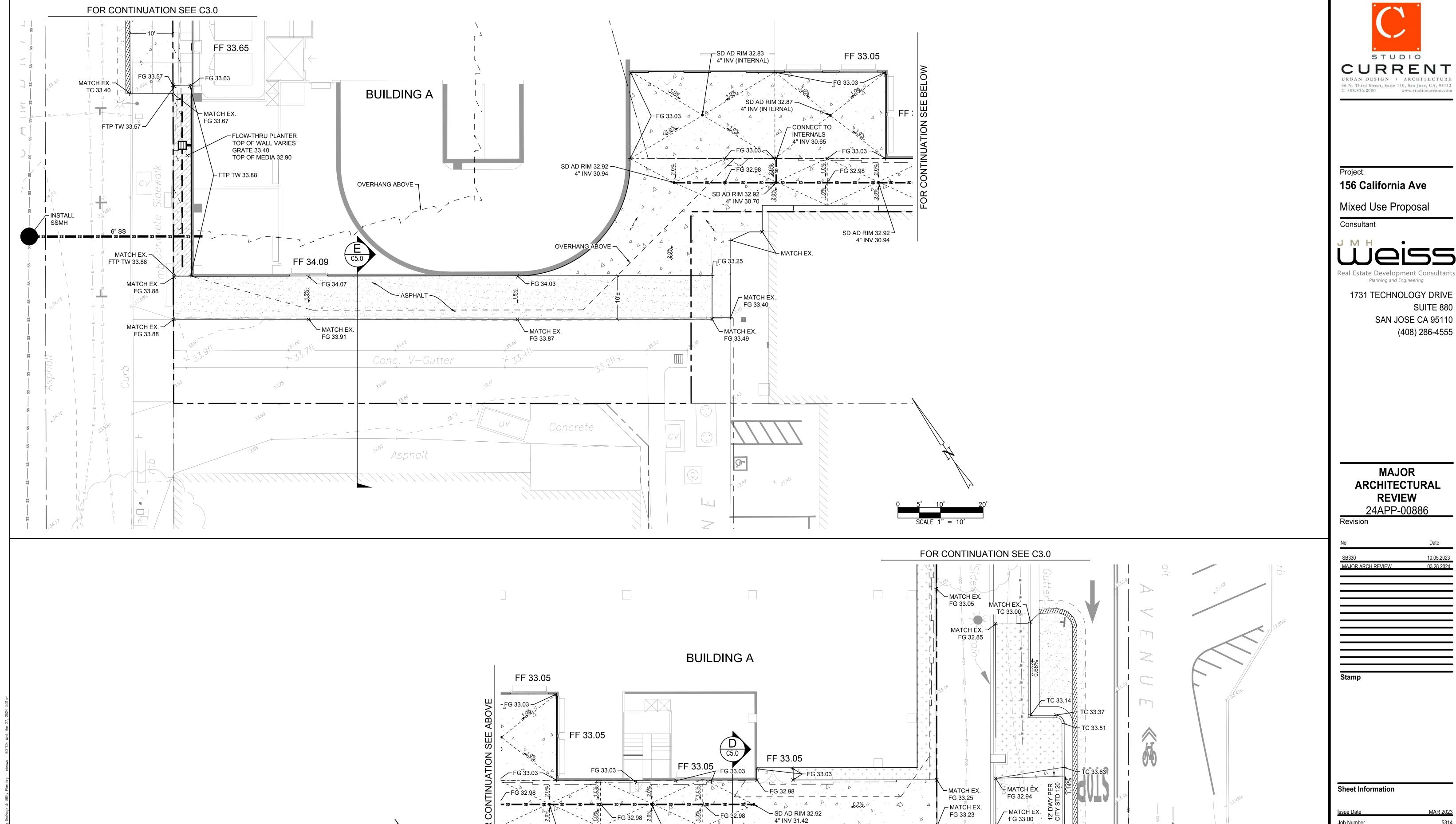
**EXISTING CONDITIONS** & DEMOLITION PLAN





SUITE 880 SAN JOSE CA 95110

AS SHOWN



SD AD RIM 32.92 4" INV 31.18

Building

SD AD RIM 32.92 \( \frac{1}{2} \)
4" INV 30.94

Conc. Wall <sup>J</sup>

► MATCH EX.

TC 33.81

\_\_ w \_\_\_ w \_\_\_ w \_\_\_ w

MATCH EX. — FG 33.02

CURRENT



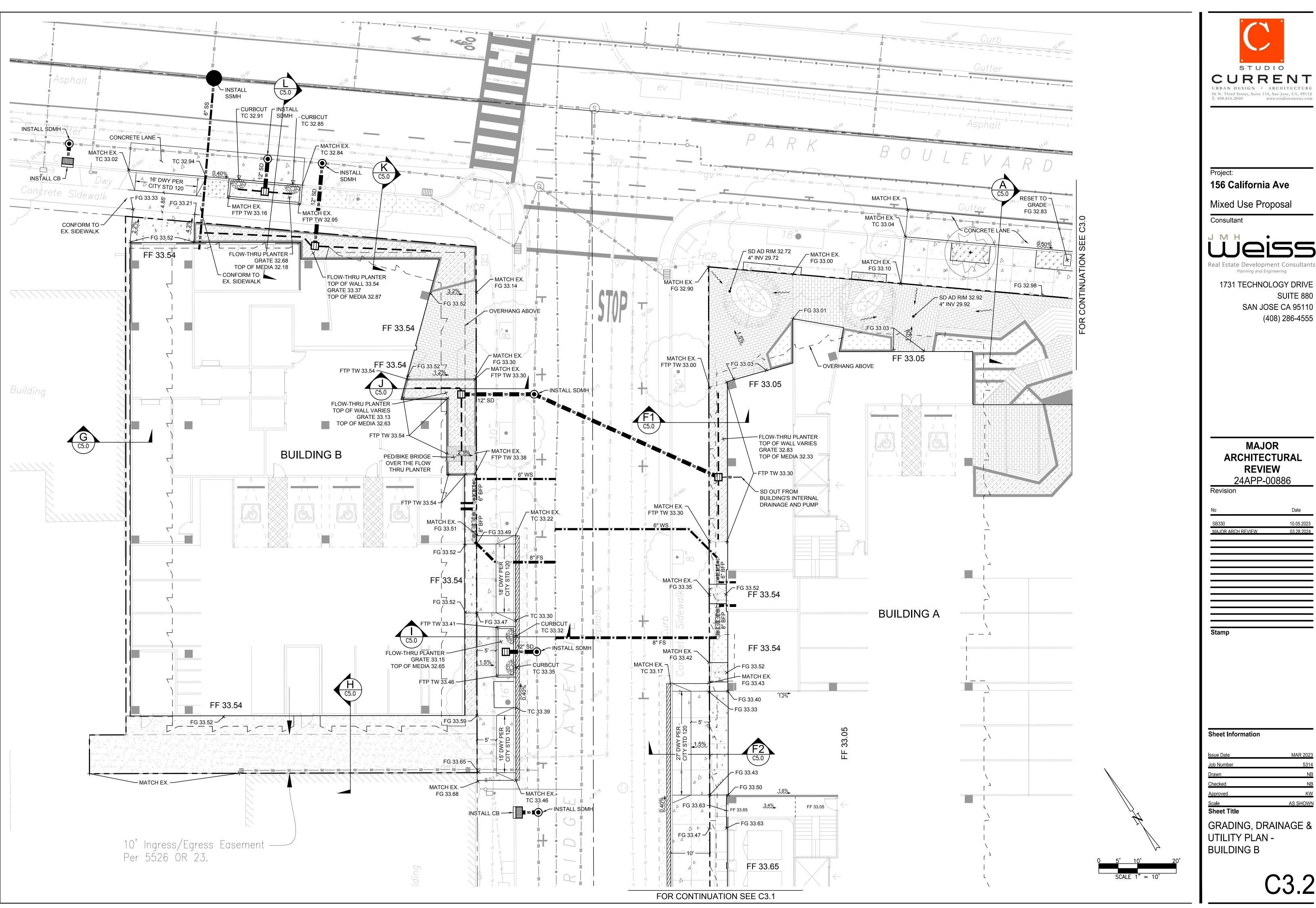
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03.28.2024

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Job Number	5314
Issue Date	MAR 2023

GRADING, DRAINAGE & UTILITY PLAN -**BUILDING A** 

C3.1





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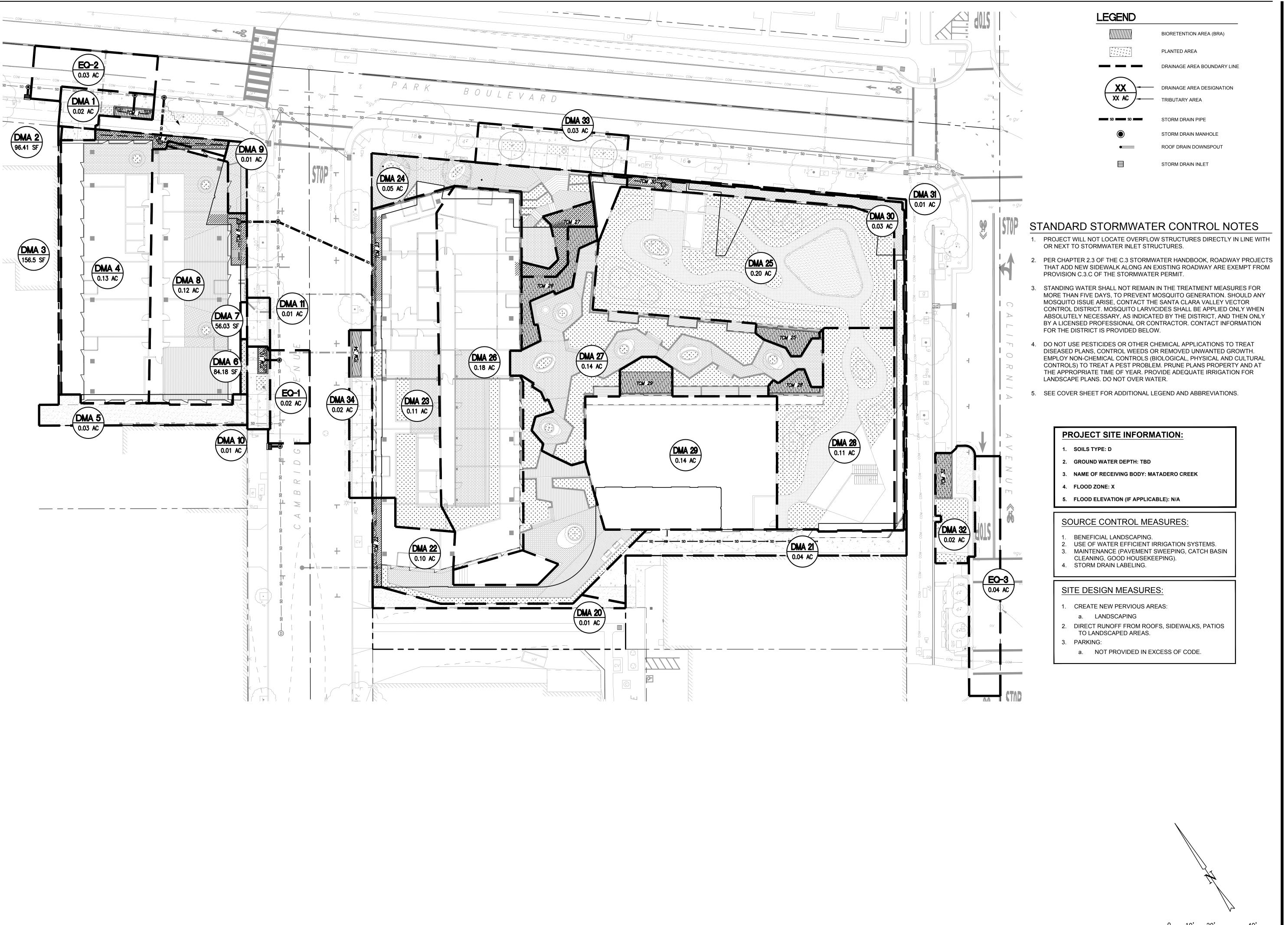
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sue Date	MAR 2023

GRADING, DRAINAGE & UTILITY PLAN -**BUILDING B** 

C3.2





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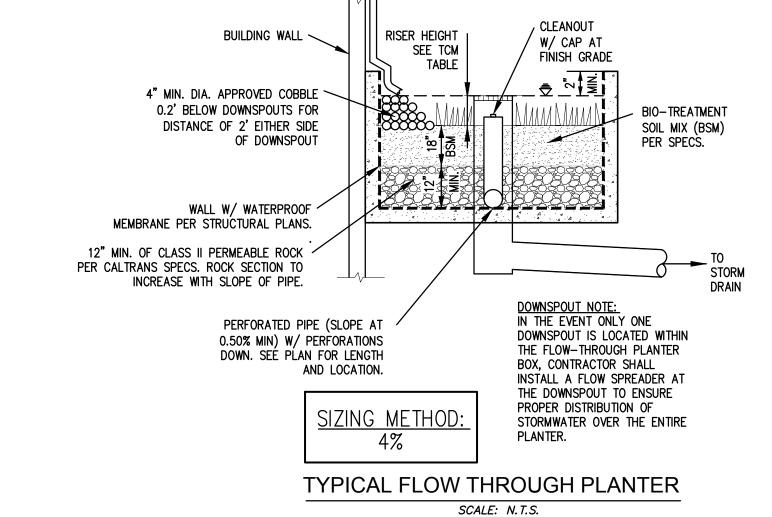
STORMWATER
CONTROL PLAN

C4.0

			_		
	TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREA	<b>AS</b>		TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANT	ERS
NO.	MAINTENANCE TASK	FREQUENCY OF TASK	NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY	4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS	5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS	6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS	7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS	8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY DEFORE THE MET	9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	- ANNUALLY, BEFORE THE WET SEASON BEGINS	10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON	11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

#### OPERATION AND MAINTENANCE **INFORMATION:** . PROPERTY INFORMATION:

- I.A. PROPERTY ADDRESS: 156 N CALIFORNIA AVE PALO ALTO, CA 94301
- I.B. PROPERTY OWNER: (REPRESENTATIVE) CHRIS FREISE
- II. RESPONSIBLE PARTY FOR MAINTENANCE:
- II.A. CONTACT: CHRIS FREISE
- II.B. PHONE NUMBER OF CONTACT:
- 415-450-1466
- II.C. EMAIL: CFREISE@REDCODEVELOPMENT.COM
- II.D. ADDRESS:



# **BIOTREATMENT SOIL REQUIREMENTS**

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT:
- HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

### BIOTREATMENT & FLOW-THROUGH PLANTER NOTES:

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

5 DMAs 8 & 10 are not being treated but will be treated by Equivalent Treatment Area EQ-1. EQ-1's area is greater than the combined areas of the DMAs 8 & 10. EQ-1 is not required to be treated because it is an undisturbed right of way.

6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

	ARCHITEC REVIE 24APP-0	EW
	Revision	
Comments		
DMA 1 and EQ-2.	No	Date
treated through EQ-1 by TCM 10	SB330	10.05.2023
on the ground floor	MAJOR ARCH REVIEW	03.28.2024
outside the building, along Park frontage.		
treated through EQ-2 by TCM 1		
on the ground floor		
treated through EQ-1 by TCM 10		
outside the building, along Cambridge frontage.		
treated through EQ-1 by TCM 10		
at DMA 10 and EQ-1.		
r treated through EQ-1 by TCM 10		
sf, DMA 7 - 2sf, DMA 9 -10sf and DMA 11 - 10sf.		
4sf.	Stamp	
r treated through EQ-3 by TCM 32		
l outside the building, along Cambridge frontage.		
l outside the building, along Cambridge frontage.		
	Sheet Information	
treated through EQ-3 by TCM 32	Issue Date	MAR 2023
at DMA 32 and EQ-3.	Job Number	5314
v treated through EQ-3 by TCM 32	Drawn	NB NB
v treated through EQ-3 by TCM 32	Checked	NB KW
19sf, DMA 31 - 8sf, DMA 33 - 8sf, DMA 34 - 8sf	Approved Scale	AS SHOWN
·	Sheet Title	AS SHOWN
	STORMWATE	K

							TREATMENT CONT	ROL MEASURE SUMMARY	IABLE						
	,,										Bioretention		Self Retain	ng / Treating	
IA#	TCM#	Location (1)	Treatment Type (2)	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other (s.f.)	r) % Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	Comments
1	1	Offsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	673	560	112	-	23	76	6	-	-	TCM 1 is sized to treat DMA 1 and EQ-2.
2	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	96	96	0	0.75%	4	-	-	-	-	DMA 2 is Equivalently treated through EQ-1 by TCM 10
3	3	Onsite	Self-treating areas (landscaped)	LID	N/A	157	0	157	1.23%	-	-	-	-	3"	Self-treating is located on the ground floor
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	5,711	5,499	212	44.80%	221	221	6	-	-	TCM 4 is ground level outside the building, along Park frontage.
5	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	1,110	1,110	0	8.71%	44	-	-	-	-	DMA 5 is Equivalently treated through EQ-2 by TCM 1
6	6	Onsite	Self-treating areas (landscaped)	LID	N/A	84	0	84	0.66%	-	-	-	-	3"	Self-treating is located on the ground floor
7	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	56	56	0	0.44%	2	-	-	-	-	DMA 7 is Equivalently treated through EQ-1 by TCM 10
8	8	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	N/A	5,282	5,074	208	41.44%	204	209	6	-	-	TCM 8 is ground level outside the building, along Cambridge frontage.
9	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	253	253	0	1.98%	10	-	-	-	-	DMA 9 is Equivalently treated through EQ-1 by TCM 10
10	10	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	434	352	82	-	14	48	6	-	-	TCM 10 is sized to treat DMA 10 and EQ-1.
11	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	260	260	0	-	10	-	-			DMA 11 is Equivalently treated through EQ-1 by TCM 10
EQ-1	10	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	857	857	0	-	34	-	-	-	-	Accounts for DMA 1- 4sf, DMA 7 - 2sf, DMA 9 -10sf and DMA 11 - 10sf
EQ-2	1	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	1,200	1,200	0	-	48	-	-	-	-	Accounts for DMA 5- 44sf.
20	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	466	466	0	3.66%	19	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
21	-	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LID	N/A	1,878	1,878	0	14.73%	-	-	-	-	-	
22	22	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,491	3,378	1,113	35.23%	140	168	-	-	-	TCM 22 is ground level outside the building, along Cambridge frontage
23	23	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,989	4,162	827	39.14%	170	179	-	-	-	TCM 23 is ground level outside the building, along Cambridge frontage
24	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	2,227	1,945	282	17.47%	79	-	-	-	-	
25	25	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	8,610	3,362	5,249	67.55%	155	227	-	-	-	
26	26	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	7,744	6,708	1,036	60.75%	272	556	-	-	-	
27	27	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,567	4,278	2,289	51.52%	180	344	-	-	-	
28	28	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,972	2,729	2,243	39.00%	118	166	-	-	-	
29	29	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,168	5,785	383	48.39%	233	254	-	-	-	
30	30	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	1,425	1,422	3	11.18%	57	71	-	-	-	
31	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	264	190	74	2.07%	8	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
32	32	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	1,021	593	428	-	25	151	-	-	-	TCM 32 is sized to treat DMA 32 and EQ-3.
33	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	1,381	1,246	135	-	50	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
34	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	889	803	86	-	32	86	-	-	-	DMA 34 is Equivalently treated through EQ-3 by TCM 32
EQ-3	32	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	1,586	1,586	0	-	63	-				Accounts for DMA 20- 19sf, DMA 31 - 8sf, DMA 33 - 8sf, DMA 34 - 8sf & 21sf of DMA 24
					Totals:	65,328	13,259	854	100.00%						
	Footnotes:			•		1							•		
	Per the Municipal Regi	gional Stormwater Permit, s	idewalks and other parts of the right-of-way should be included in the new and/or re	eplaced impervious surface	e calculation and treated as requ	uired									
	"Lined" refers to an imr	permeable liner placed on	the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no	o infiltration into native soil	occurs.										

STUDIO

CURRENT

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

156 California Ave

Mixed Use Proposal

Real Estate Development Consultants

Planning and Engineering

1731 TECHNOLOGY DRIVE

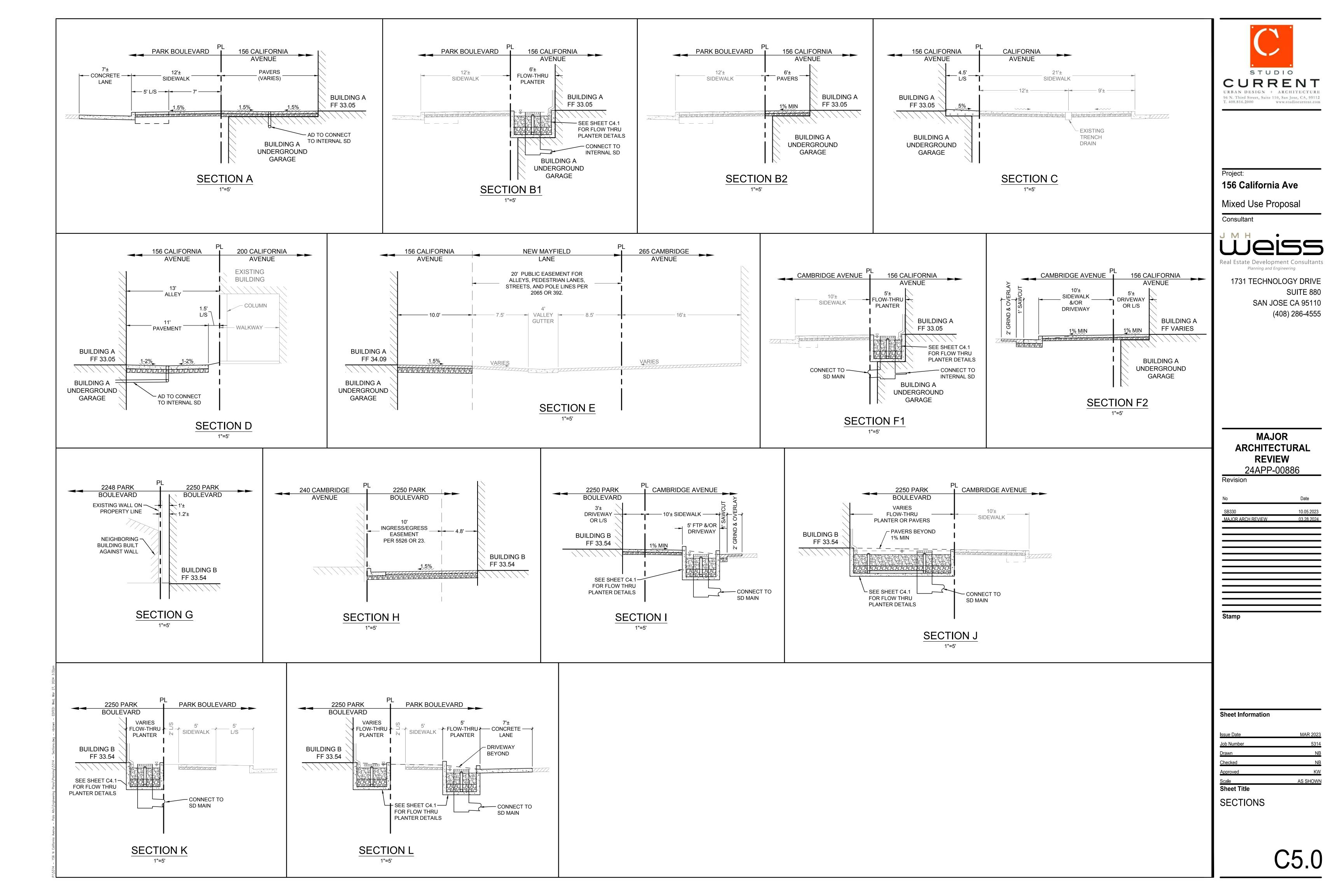
**MAJOR** 

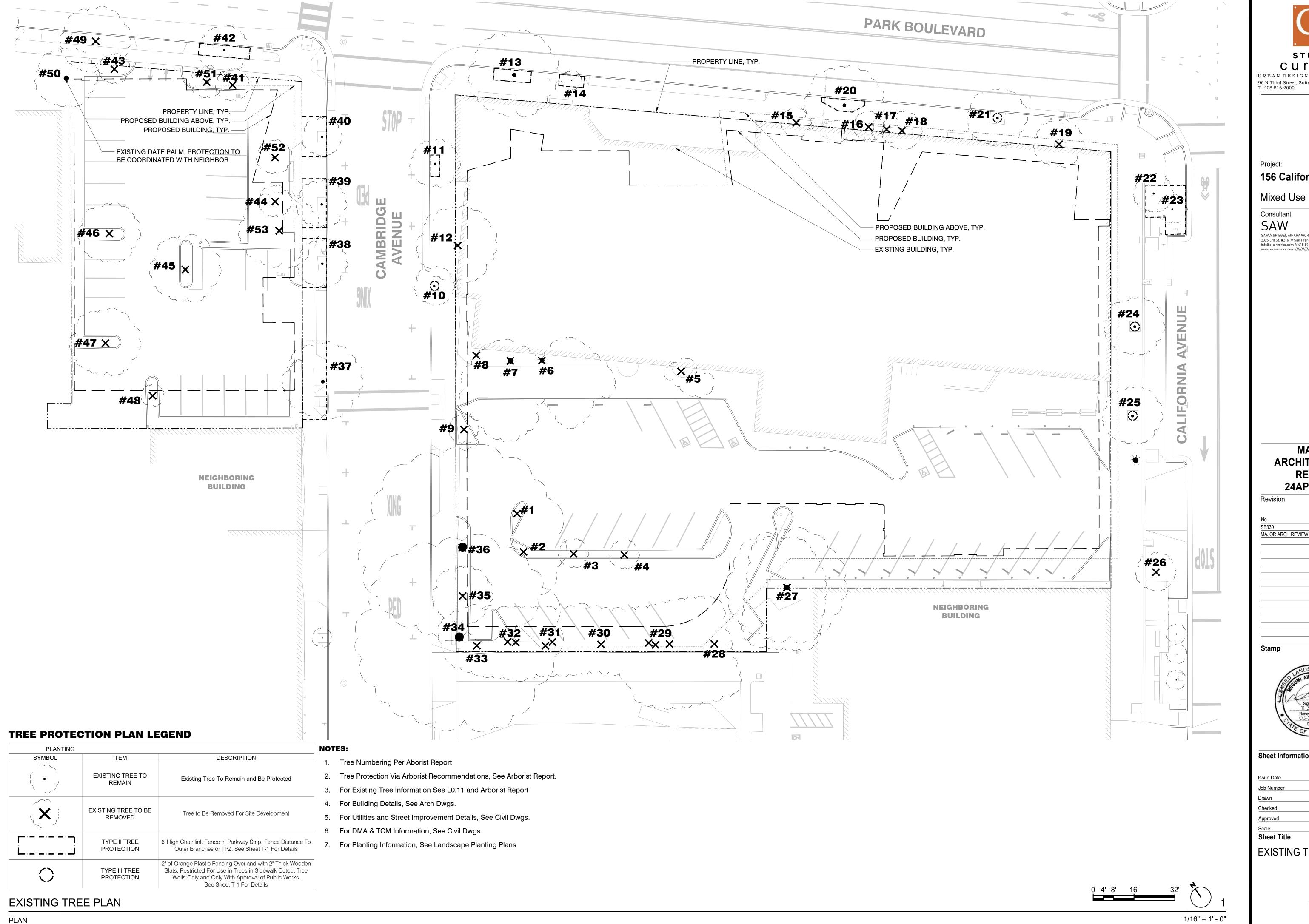
SAN JOSE CA 95110

SUITE 880

(408) 286-4555

Consultant







156 California Ave

Mixed Use Proposal

SAW

**MAJOR ARCHITECTURAL REVIEW** 24APP-00886

Revision

10.05.2023 MAJOR ARCH REVIEW



**Sheet Information** 

<b>61</b> 4 <b>7</b> 141	
Scale	1/16" = 1'-0"
Approved	MA
Checked	MA
Drawn	AS
Job Number	23-013
Issue Date	03/28/24

EXISTING TREE PLAN

Arborist Report & Tree Protection Plan



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

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

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

### NOTES:

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



Project:

156 California Ave

Mixed Use Proposal

Consultant SAW

#### MAJOR ARCHITECTURAL REVIEW 24APP-00886

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 10.05.2023

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 03.28.2024

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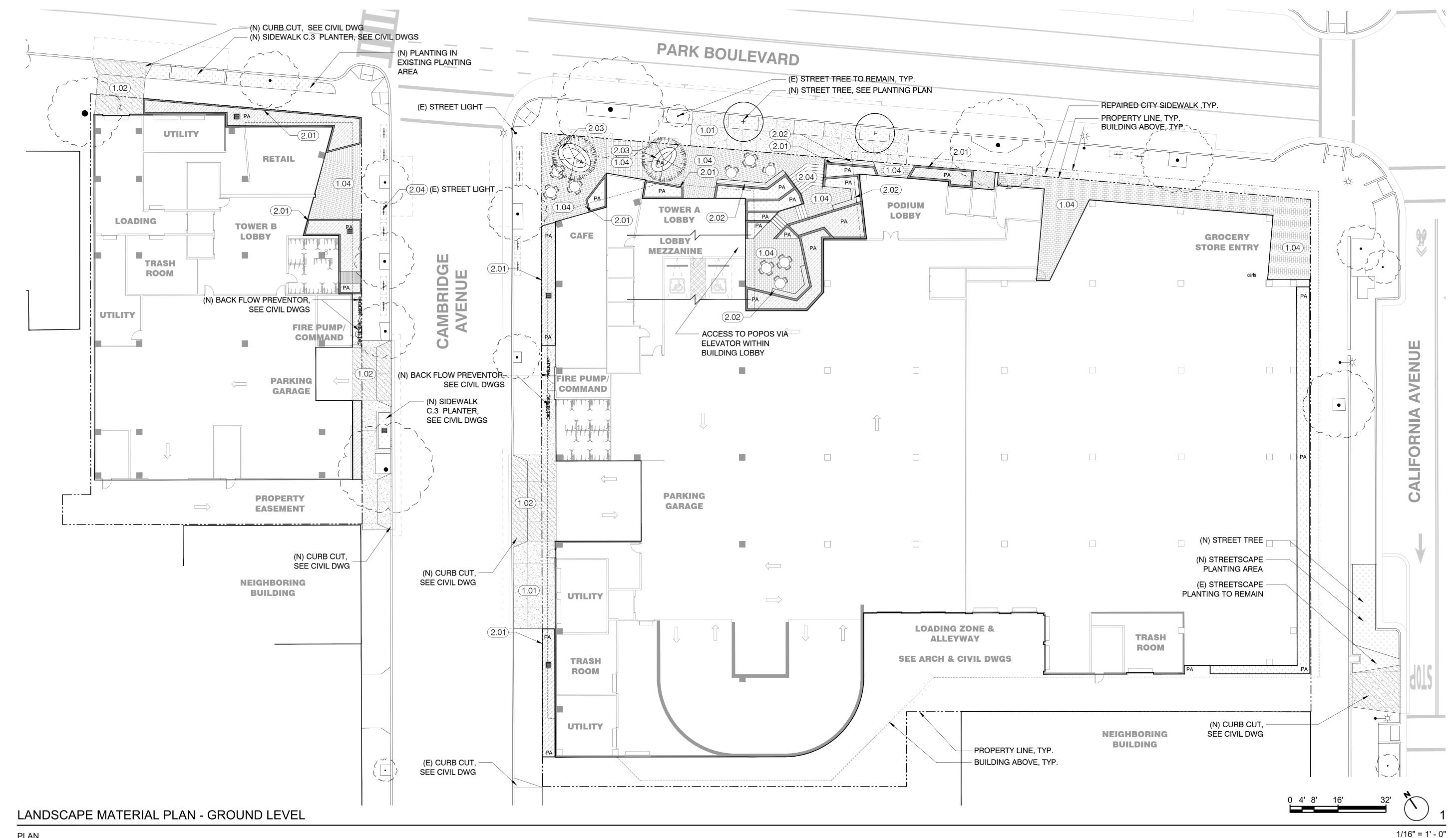


#### Sheet Information

Sheet Title	1/10 - 1-0
Scale	1/16" = 1'-0"
Approved	MA
Checked	MA
Drawn	AS
Job Number	23-013
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EXISTING TREE INVENTORY

L0.11



PLAN

#### **NOTES:**

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

#### MATERIALS LEGEND - GROUND LEVEL

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
(1.01)	6	CITY SIDEWALK	Reinforced CIP Concrete Pavement Per Palo Alto Standards, See Civil Dwgs.	
1.02		CONCRETE PAVEMENT - VEHICULAR	Reinforced CIP Concrete Pavement with Vehicular Subgrade Profile. Vehicular Pavement per Palo Alto Standards in City R.O.W. where applicable. See Civil Dwgs.	
1.03		CONCRETE PAVEMENT - PEDESTRIAN	CIP Reinforced Concrete Per Geotech Recommendations. Integral Color with Sand Float Finish. See Arch Dwgs for Pavement Adjacent to Building.	
(1.04)		LINEAR CONCRETE PAVER	Precast Concrete Paver from Stepstone, Inc. Sand-set over Compacted Aggregate Base and Subgrade Per Geotech Recommendations  or Sand Set over Filter Fabric, Clean Washed Drain Rock, and Drainage Board on Waterproofed Building Structure.	

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

3.00	PLANTING			
SYI	MBOL	ITEM	DESCRIPTION	DETAIL
	+	PROPOSED STREET TREE	For Layout, See Planting Plan, Species Per Recommendation of City Arborist. 1400 Cubic Feet of Non-compacted Soil to Be Provided In Continuous Planting Trenches.	
	+	PROPOSED SITE TREE	For Layout, See Planting Plan. Provide Non-compacted Soil to Meet Criteria Outlined in Citywide Design Guidelines	
		EXISTING SITE TREES	Species And Replacement Strategy To Be Determined Based on Arborist Report	
+ + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +	PLANTING AREA	See Planting Plan and Planting Details	
+ + + + + + + + + + + + + + + + + + + +	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	C.3 FLOW-THROUGH PLANTER	See Planting Plan and Planting Details	



156 California Ave

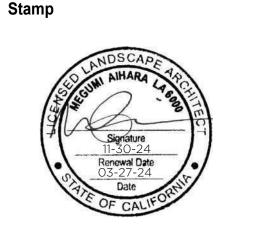
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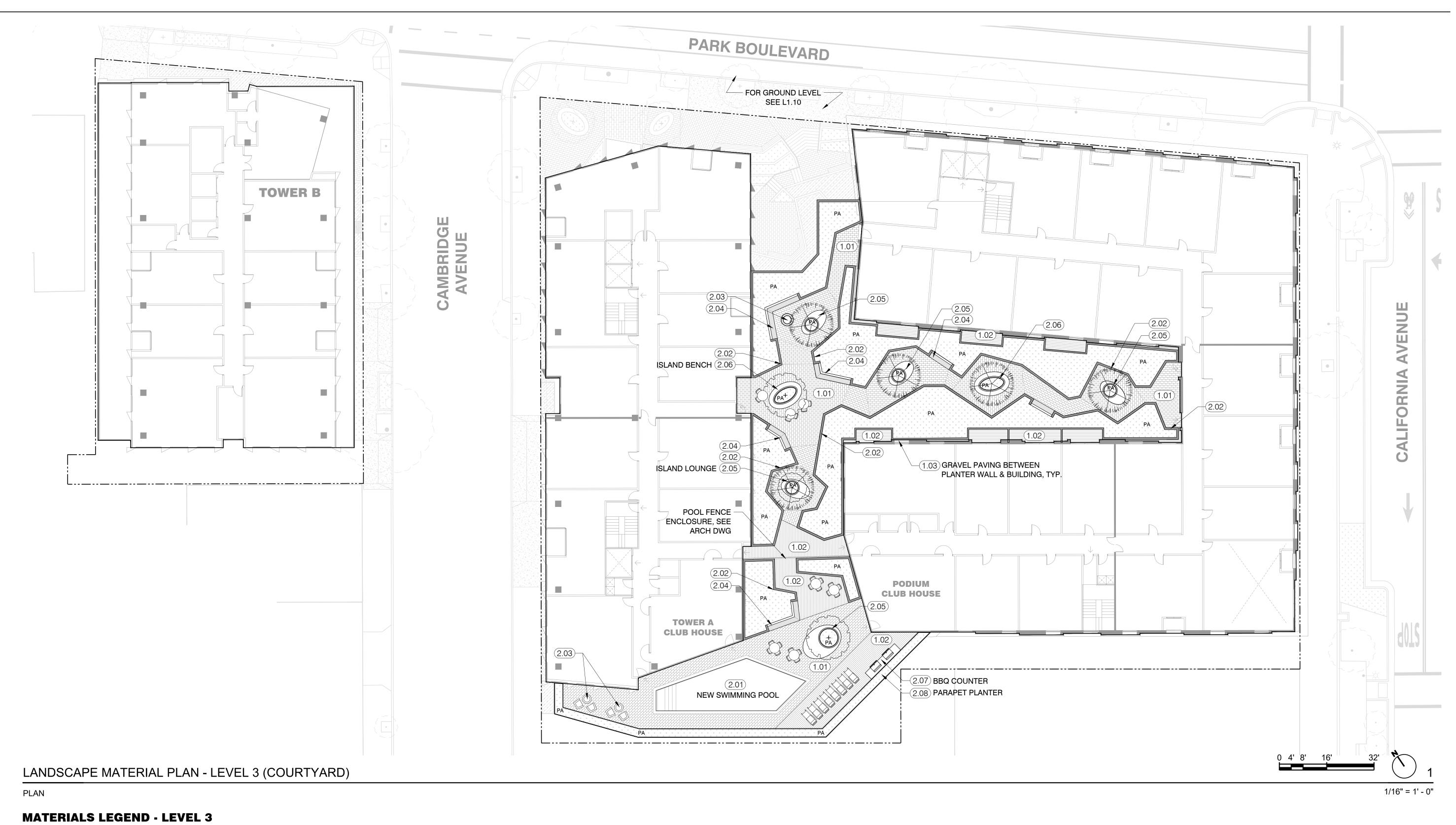
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Issue Date	03/28/2
Job Number	23-013
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LANDSCAPE MATERIAL PLAN - GROUND LEVEL



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

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

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

3.00	PLANTING			
SY	/MBOL	ITEM	DESCRIPTION	DETAIL
{	+	PROPOSED TREE	See Planting Plan and Planting Details	
+ + + + + + + + + + + + + + + + + + + +	+ +	PLANTING AREA	See Planting Plan and Planting Details	

#### NOTES:

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



Project:

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Mixed Use Proposal

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#### MAJOR ARCHITECTURAL REVIEW 24APP-00886

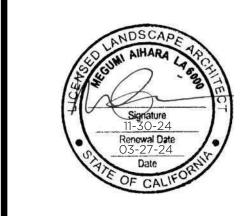
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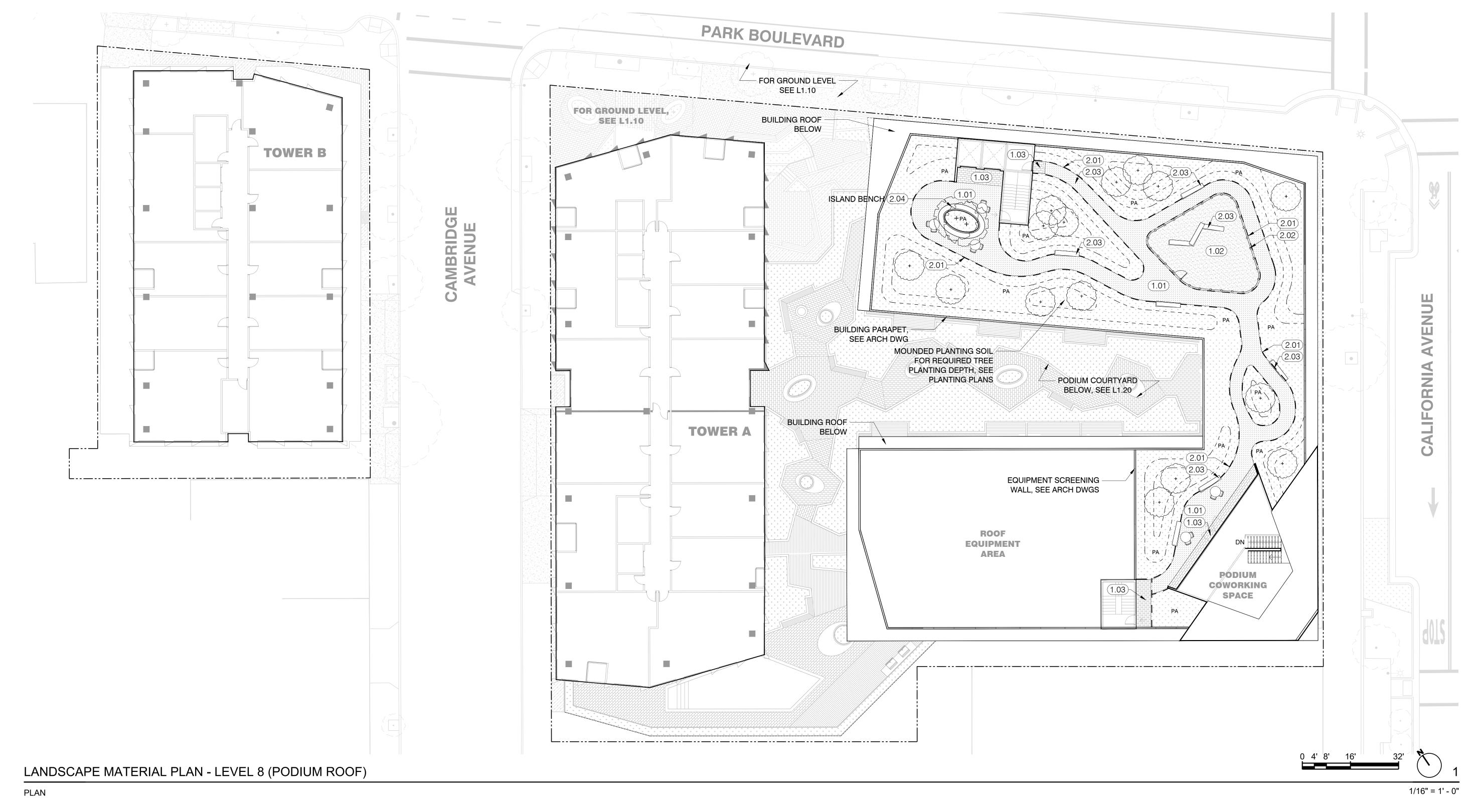
Sheet Information

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LANDSCAPE MATERIAL PLAN
- LEVEL 3 (COURTYARD)

L1.20

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MATERIALS LEGEND - LEVEL 8

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

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		DUNE EDGING	<sup>1</sup> / <sub>4</sub> " Steel Plate with Clear Sealant, Spot Weld at Corners, Attach to L-Angle Supports on Podium, 24" O.C.	
2.02		DOG RUN FENCE	48" H Fence	
2.03		TIMBER BENCH	Drifter Bench System by Streetlife	
(2.04)		ISLAND BENCH	Custom Ipe Wood Seat & Lounge With Integral Metal Planter to Have 36" Planting Soil Depth	

3.00	PLANTING			
SYN	ИBOL	ITEM	DESCRIPTION	DETAIL
	+	PROPOSED TREE	See Planting Plan and Planting Details	
+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +	PLANTING AREA	See Planting Plan and Planting Details	

## NOTES:

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



Project:

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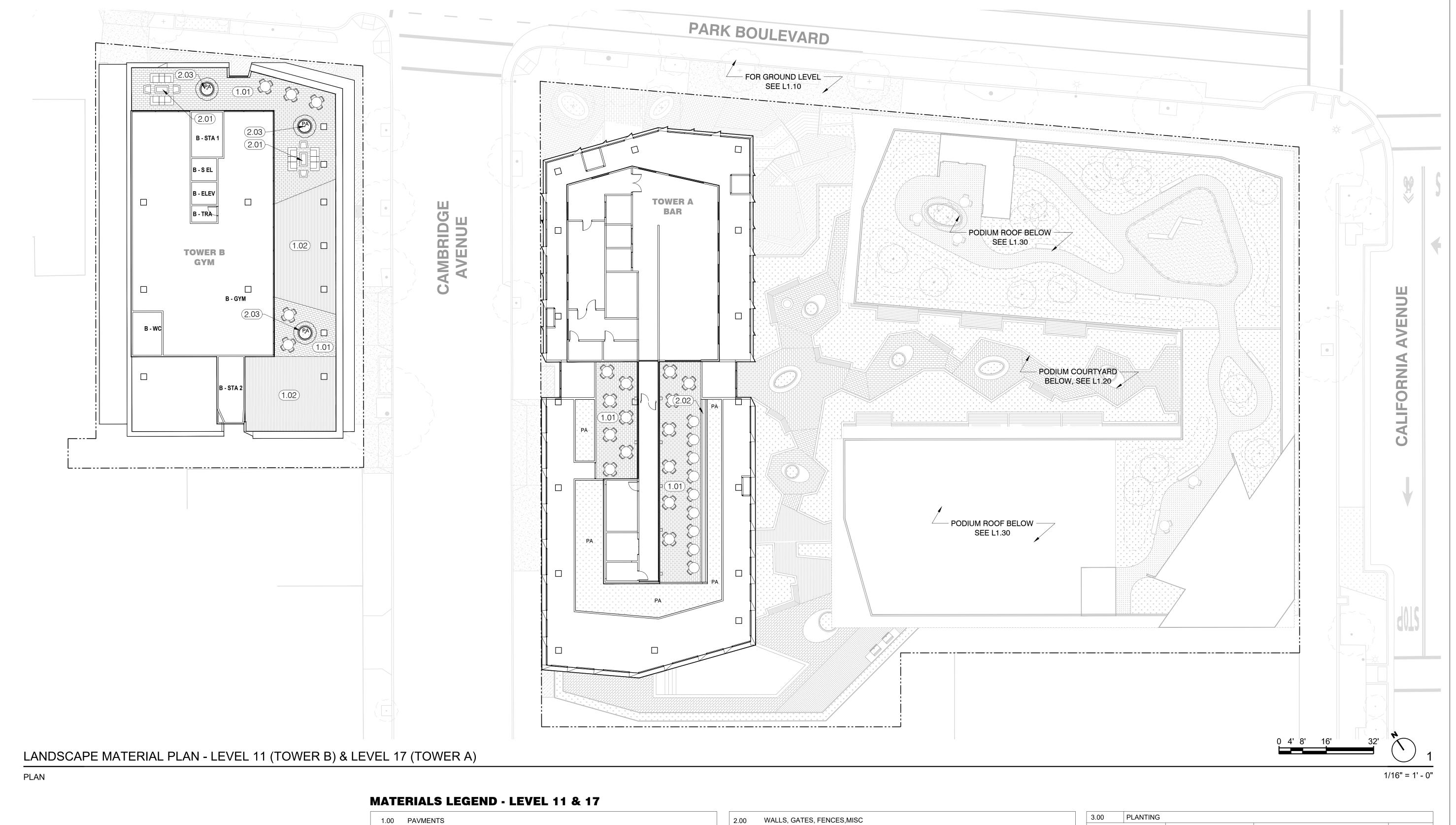
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LANDSCAPE MATERIAL PLAN
- LEVEL 8 (PODIUM ROOF)

L1.30

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1.00 PAVMENTS

NO. SYMB. ITEM DESCRIPTION DETAIL

Precast Concrete Paver from Stepstone, Inc. over Clean Washed Drain Rock, Filter Fabric, and Drainage Board on Waterproofed Roof Deck.

WOOD DECK - ON STRUCTURE

1.02 WOOD DECK - ON STRUCTURE

1.02 Table 1.02 DETAIL

Precast Concrete Paver from Stepstone, Inc. over Clean Washed Drain Rock, Filter Fabric, and Drainage Board on Waterproofed Roof Deck.

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		FIRE TABLE	Precast Concrete Firepit, provide Natural Gas Connection and Electronic Ignition	
2.02		PLANTER BENCH	Ipe Wood Bench & Back Rest Mounted to CIP Wall	
(2.03)	(+)	ROUND PLANTER	36"x36"x36" Planter Pot with Drip Irrigation	

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

# NOTES:

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



Project:

156 California Ave

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### MAJOR ARCHITECTURAL REVIEW 24APP-00886

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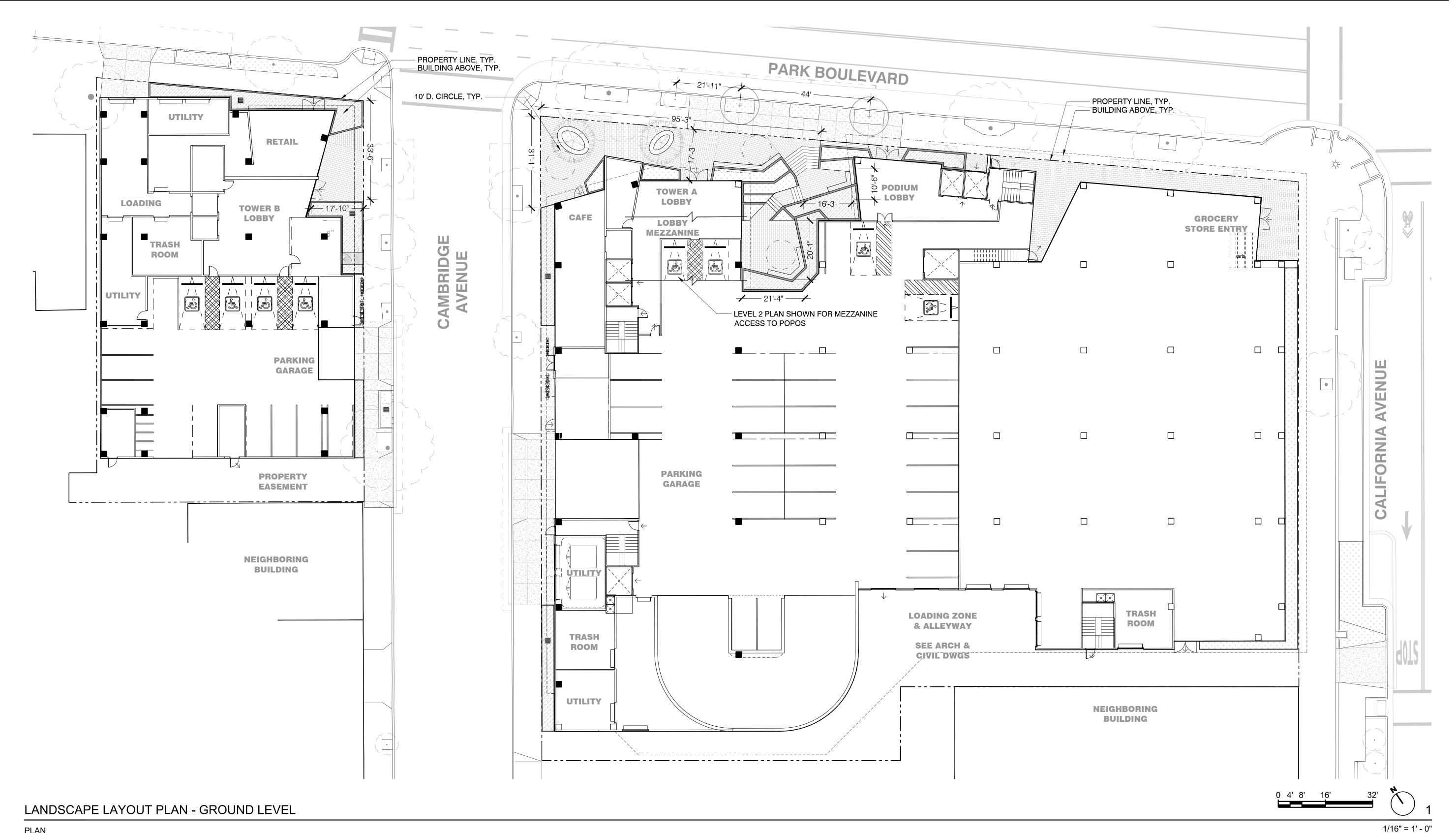
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LANDSCAPE MATERIAL PLAN

- LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

L1.40



PLAN

#### NOTES:

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



156 California Ave

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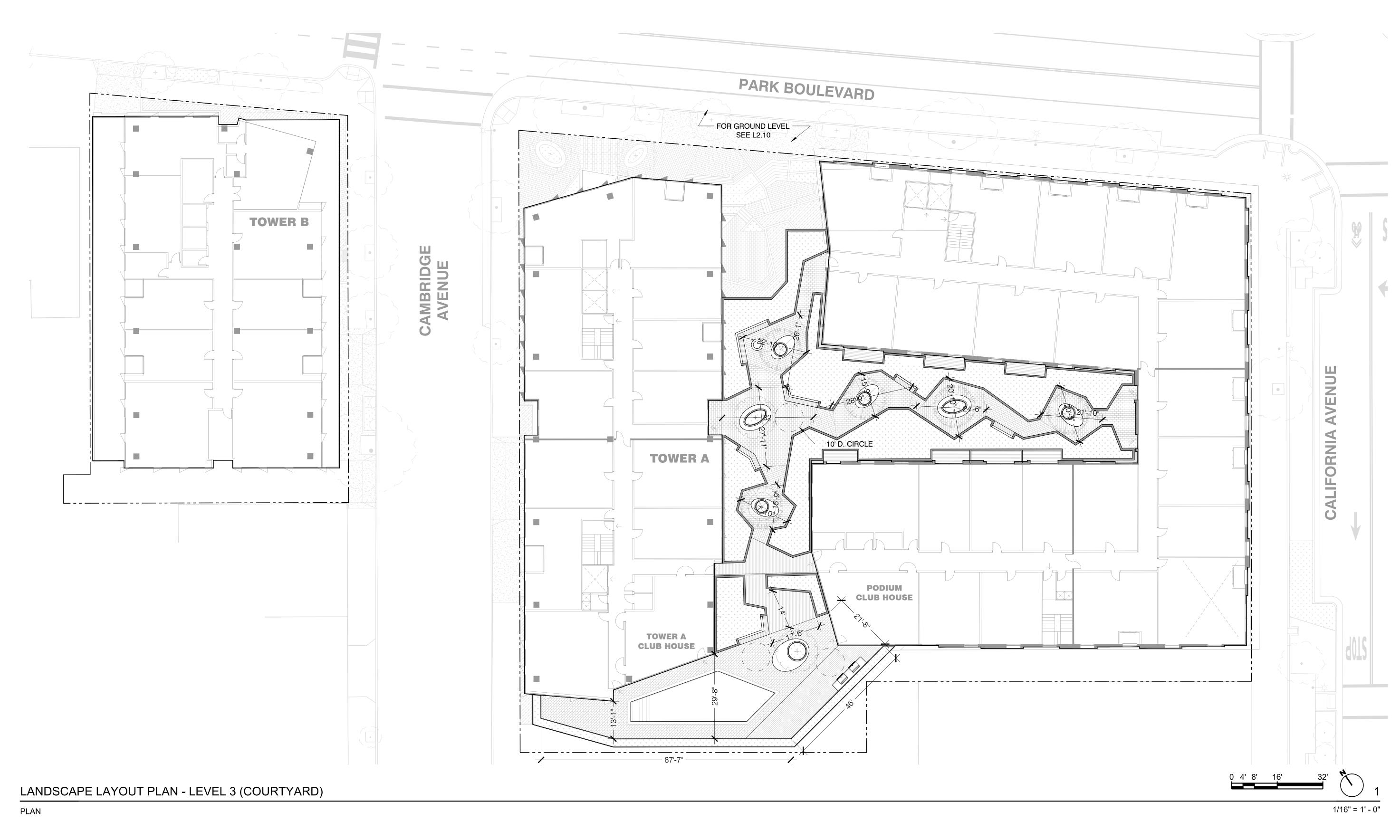
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LANDSCAPE LAYOUT PLAN -**GROUND LEVEL** 





Project.

156 California Ave

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### MAJOR ARCHITECTURAL REVIEW 24APP-00886

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#### Sheet Information

NOTES:

1. For Building Details, See Arch Dwgs.

3. For DMA & TCM Information, See Civil Dwgs

2. For Utilities and Street Improvement Details, See Civil Dwgs.

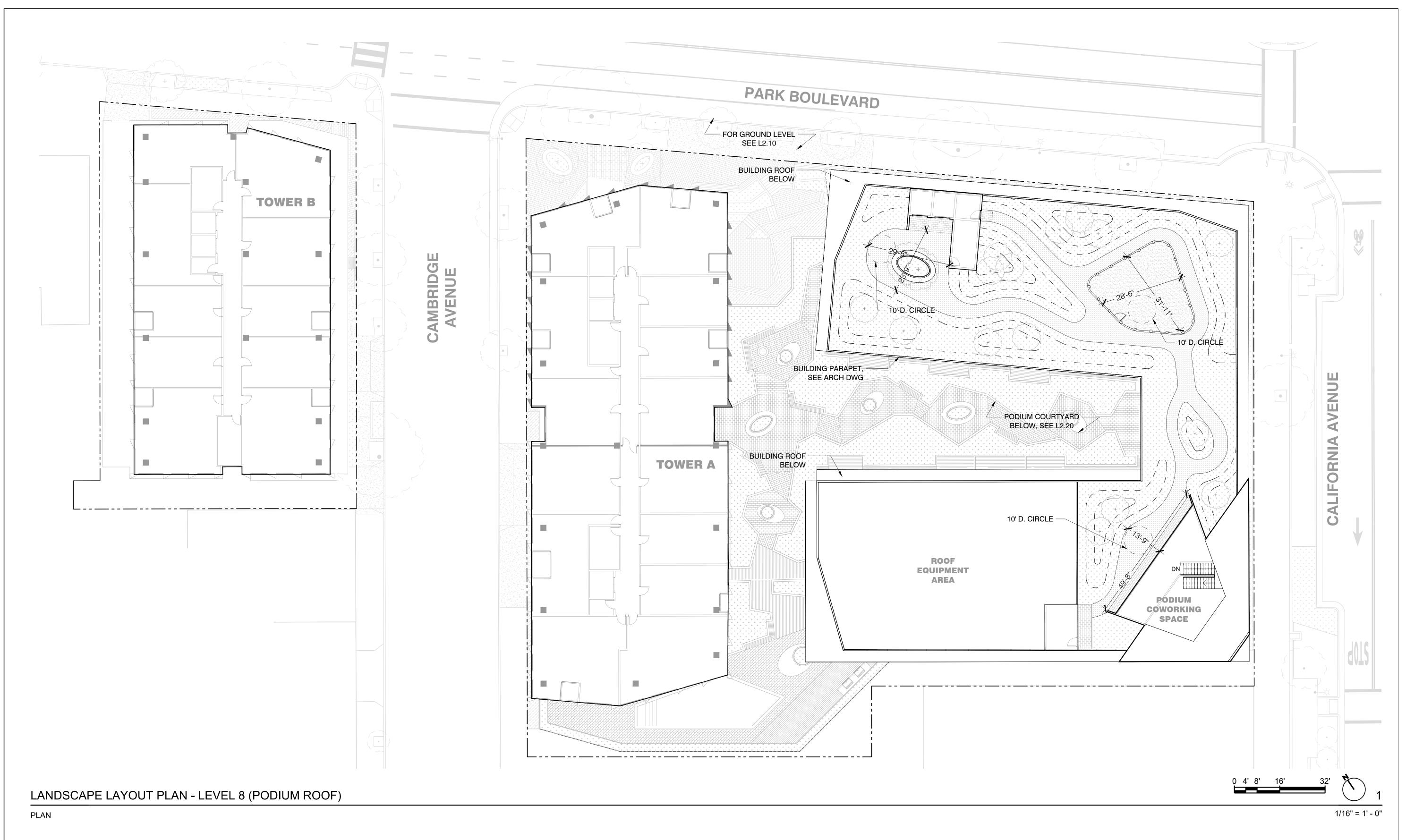
4. For Planting Information, See Landscape Planting Plans

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LANDSCAPE LAYOUT PLAN -LEVEL 3 (COURTYARD)

L2.20

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### MAJOR ARCHITECTURAL REVIEW 24APP-00886

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NOTES:

1. For Building Details, See Arch Dwgs.

3. For DMA & TCM Information, See Civil Dwgs

2. For Utilities and Street Improvement Details, See Civil Dwgs.

4. For Planting Information, See Landscape Planting Plans



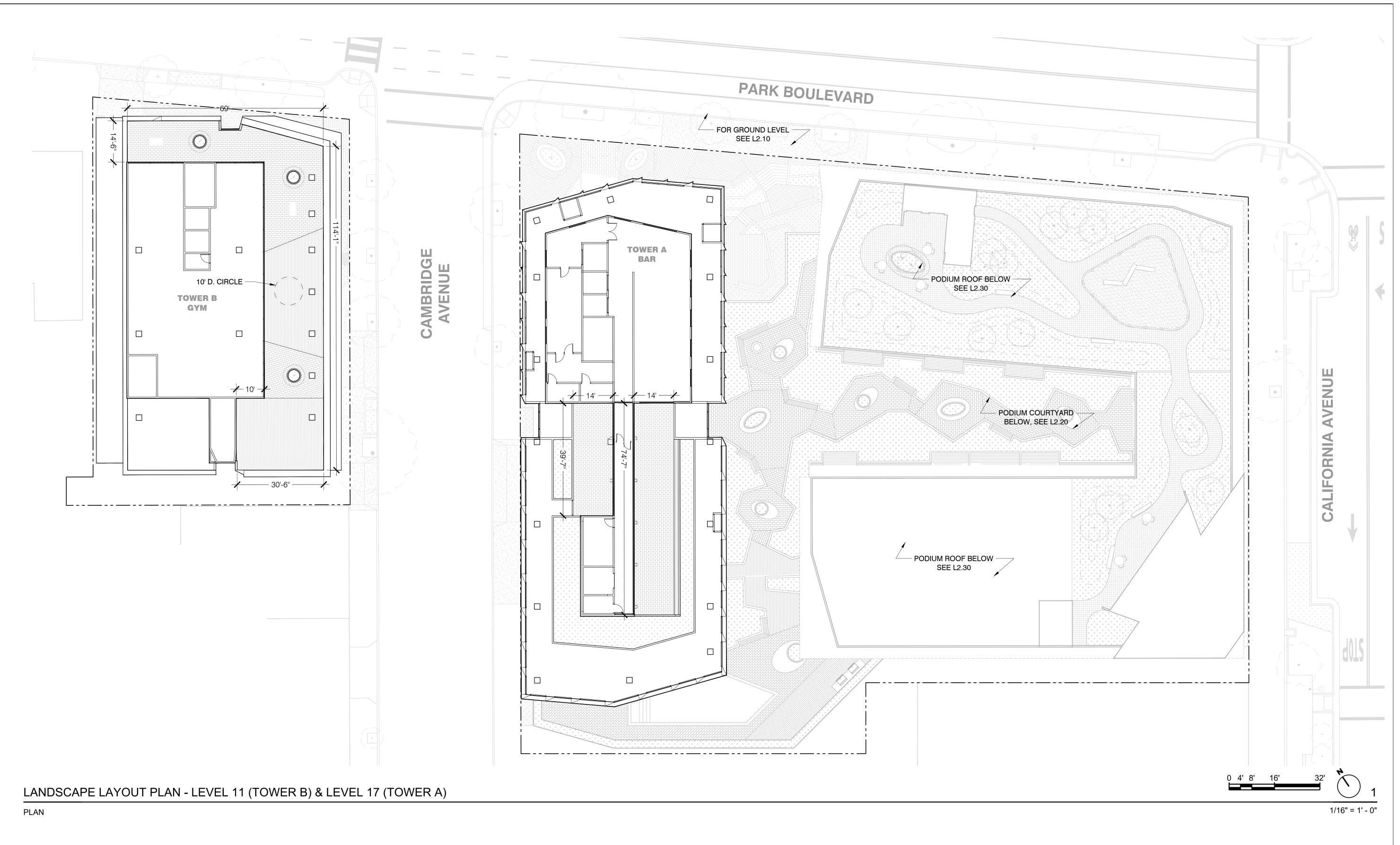
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LANDSCAPE LAYOUT PLAN -LEVEL 8 (PODIUM ROOF)

L2.30

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1. For Building Details, See Arch Dwgs.

NOTES:

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



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#### **MAJOR ARCHITECTURAL REVIEW** 24APP-00886

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

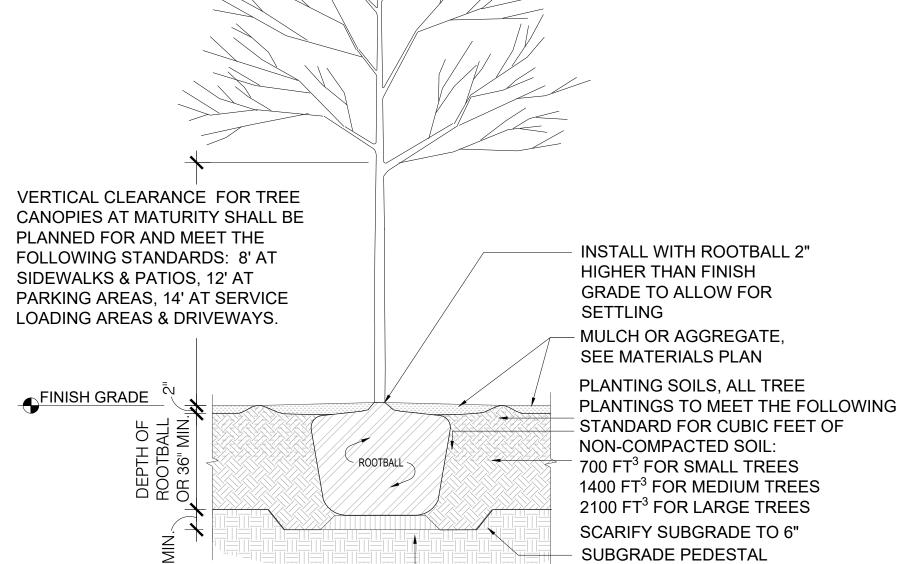
#### MASTER PLANTING LEGEND

TREES								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
+	WT	Street Tree Per City Arborist	2	36" Box	As shown			12' Min. Distance From Building Face
The state of the s	PG	Podocarpus gracilior Fern Pine	6	36" Box	As shown	N	М	12' Min. Distance From Building Face
+	AU	Arbutus unedo Strawberry Tree	3	36" Box	As shown	N	VL	Multistem Form
+	CL	Chilopsis linearis 'Hope' Hope White Desert Willow	14	24" Box	As shown	Y	L	
+	CS	Citrus sp.	3	24" Box	As shown	N	М	

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	MR	Muhlenbergia rigens Deergrass	180	1 Gal	18" O.C.	Υ	L	
PLI	LC	Leymus condensatus 'Canyon Prince' Giant Wildrye	180	1 Gal	18" O.C.	Υ	VL	
	sc	Salvia clevelandii Cleveland Sage	165	5 Gal	30" O.C.	Υ	VL	
STREETSCA	APE C.	3 STORMWATER PLANTERS						
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	СВ	Carex divulsa Berkeley Sedge	42	1 Gal	18" O.C.	N	L	
PL-2	СТ	Chondropetalum tectorum Small Cape Rush	42	5 Gal	24" O.C.	N	L	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara
	JP	Juncus patens California Grey Rush	42	1 Gal	24" O.C.	Y	М	County C.3 Guidelines
	FC	Fragaria chiloensis Beach Strawberry	58	1 Gal	12" O.C.	Υ	VL	

	JP	California Grey Rush	42	1 Gal	24" O.C.	Y	М	County C.3 Guidelines
	FC	Fragaria chiloensis Beach Strawberry	58	1 Gal	12" O.C.	Y	VL	
POPOS								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	HS	Heuchera sanguinea 'Snow Angel' Snow Angel Coral Bells	45	1 Gal	24" O.C.	Y	L	
	HR	Heuchera 'Rosada' Hybrid Alum Root	45	1 Gal	24" O.C.	Y	L	
PL+3	WF	Westringia fruticosa 'Grey Box' Dwarf Coastal Rosemary	21	15 Gal	48" O.C.	N	L	
	NC	Nephrolepis cordifolia Sword Fern	45	1 Gal	24" O.C.	N	М	
	WI	Woodwardia fimbriata Giant Chain Fern	21	5 Gal	30" O.C.	Y	М	
	RC	Rhamnus californica 'Little Sur' Little Sur Coffeeberry	21	15 Gal	48" O.C.	Y	VL	
PODIUM C.3	STOF	RMWATER PLANTERS						
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
777777777777777777777777777777777777777	JP	Juncus patens California Grey Rush	125	5 Gal	24" O.C.	Y	М	
V 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	EL	Lippia nodiflora Kurapia	115	1 Gal	12" O.C.	N	L	
7.PL.4	ID	<i>Iris douglasiana</i> Douglas Iris	85	5 Gal	18" O.C.	Y	L	All Species Approved for Flow-Through
	VL	Verbena lilacina 'De La Mina' De La Mina Verbena	85	5 Gal	36" O.C.	N	L	Planter Treatment Type in Santa Clara County C.3 Guidelines
7 2 2 4 4 4								

		Deadit Gliawberry						
POPOS								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	HS	Heuchera sanguinea 'Snow Angel' Snow Angel Coral Bells	45	1 Gal	24" O.C.	Υ	L	
	HR	Heuchera 'Rosada' Hybrid Alum Root	45	1 Gal	24" O.C.	Υ	L	
	WF	Westringia fruticosa 'Grey Box' Dwarf Coastal Rosemary	21	15 Gal	48" O.C.	N	L	
	NC	Nephrolepis cordifolia Sword Fern	45	1 Gal	24" O.C.	N	М	
	WI	Woodwardia fimbriata Giant Chain Fern	21	5 Gal	30" O.C.	Υ	М	
	RC	Rhamnus californica 'Little Sur' Little Sur Coffeeberry	21	15 Gal	48" O.C.	Υ	VL	
PODIUM C.3	STOR	RMWATER PLANTERS				•		
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	JP	Juncus patens California Grey Rush	125	5 Gal	24" O.C.	Y	М	
	EL	Lippia nodiflora Kurapia	115	1 Gal	12" O.C.	N	L	
7 PL.4 -	ID	<i>Iris douglasiana</i> Douglas Iris	85	5 Gal	18" O.C.	Y	L	All Species Approved for Flow-Thro
	VL	Verbena lilacina 'De La Mina' De La Mina Verbena	85	5 Gal	36" O.C.	N	L	Planter Treatment Type in Santa C County C.3 Guidelines
	НМ	Heuchera maxima Island Alum Root	85	5 Gal	24" O.C.	Y	L	
	RC	Rhamnus californica 'Little Sur' Little Sur Coffeeberry	21	15 Gal	48" O.C.	Υ	VL	



### STANDARD TREE PLANTING

\_ \_\_\_\_

DETAIL

COMPACTED TO 90%

SUBGRADE

#### NOTES:

3/4" = 1' - 0"

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

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
Alk street	FR	Satureja douglasii Yerba Buena	320	1 Gal	12" O.C.	Υ	М	
	ГИ	Ribes viburnifolium	200	4.0-1	4011 0 0		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
	EK	Catalina Currant	320	1 Gal	18" O.C.	Y	VL	
	WF	Nephrolepis cordifolia Sword Fern	320	5 Gal	24" O.C.	N	М	
	NC	Woodwardia fimbriata	120	5 Gal	30" O.C.	Y	М	
PL-5		Giant Chain Fern  Rhus integrifolia						
	WI	Lemonade Berry	45	15 Gal	30" O.C.	Y	VL	
	CS	Heuchera sanguinea 'Snow Angel' Snow Angel Coral Bells	180	1 Gal	24" O.C.	Y	L	
	HR	Heuchera 'Rosada'	180	1 Gal	24" O.C.	Υ	L	
	ПК	Hybrid Alum Root Sarcococca ruscifolia	100	ı Gai	24 0.0.	ī	L	
	SR	Fragrant Sweet Box	45	15 Gal	30" O.C.	N	М	
	RC	Rhamnus californica 'Little Sur'	45	15 Gal	48" O.C.	Y	VL	
PODIUM ED	CE DI	Little Sur Coffeeberry						
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	FC	Fragaria chiloensis Beach Strawberry	120	1 Gal	12" O.C.	Υ	VL	
PL-6		Pittosporum tenuifolium 'Silver Sheen'	10	45.0.1	4011.0.0			
	PT	Silver Sheen Kohuhu	40	15 Gal	48" O.C.	N	M	
PODIUM PO			OTV	0175	CDACING	NIATIVE	VA/ATED LICE	NOTEO
SYMBOL	KEY	SPECIES Lomandra longifolia 'Platinum Beauty'	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	LL	Platinum Beauty Dwarf Mat Rush	90	1 Gal	18" O.C.	N	L	
	AB	Anigozanthos 'Big Red' Big Red Kangaroo Paws	25	5 Gal	24" O.C.	N	M	
	AU	Anigozanthos 'Bush Dawn'	25	5 Gal	24" O.C.	N	М	
PL-7		Yellow Kangaroo Paws  Carpenteria californica						
	CC	Bush Anemone	7	15 Gal	30" O.C.	Y	VL	
	LG	Leucadendron galpinii Pincushion	7	15 Gal	30" O.C.	N	L	
0 0	LI	Leucadendron 'Little Bit'	7	15 Gal	30" O.C.	Y	L	
	LI	Pincushion	'	15 Gai	30 0.0.	T	L	
	AS	Agave shawii x attenuata 'Blue Flame' Agave 'Blue Flame'	7	15 Gal	48" O.C.	N	L	
	AE	Arctostaphylos 'Emerald Carpet'	40	1 Gal	18" O.C.	Y	VL	
PODIUM RO		Emerald Carpet Manzanita						
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	EK	Erigeron karvinskianus	150	1 Gal	12" O.C.	N	L	
		Santa Barbara Daisy Westringia fruticosa 'Grey Box'						
	WF	Dwarf Coastal Rosemary	72	15 Gal	48" O.C.	N	L	
	VL	Verbena lilacina 'De La Mina' De La Mina Verbena	72	1 Gal	30" O.C.	N	L	
	SC	Salvia clevelandii	72	5 Gal	30" O.C.	Y	VL	
	30	Cleveland Sage	12	5 Gai	30 0.0.	ī	VL	
	AD	Arctostaphylos densifora Harmony Manzanita	72	15 Gal	48" O.C.	Y	VL	
	CS	Ceanothus thyrsiflorus 'Skylark'	72	15 Gal	48" O.C.	Y	L	
PL-8		Skylark California Lilac  Penstemon heterophyllus 'Margarita Bop'						
	PH	Foothill Penstemon	150	5 Gal	24" O.C.	Y	VL	
	AS	Adenanthos sericeus Woolly Bush	72	15 Gal	48" O.C.	N	VL	
	MC	Myrica californica	35	 15 Gal	48" O.C.	Y	L	
		Pacific Wax Myrtle  Eschscholzia californica		io Gai	<del>-</del> 0 0.0.	<b>'</b>	L	
	EC	California Poppy	150	1 Gal	12" O.C.	Y	VL	
	MR	Muhlenbergia rigens Deergrass	995	1 Gal	18" O.C.	Υ	L	
		Leymus condensatus 'Canyon Prince'						
	LC	Giant Wildrye	825	1 Gal	18" O.C.	Y	VL	
	FC	Festuca californica California Fescue	995	1 Gal	12" O.C.	Y	VL	
TOWER A RO	OOF	<u></u>			l	I		
SYMBOL	KEY	SPECIES  District for the second Health and the	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	WF	Bulbine frutescens' Hallmark' Orange Stalked Bulbine	269	1 Gal	12" O.C.	N	L	
	NC	Satureja douglasii	269	1 Gal	12" O.C.	N	М	
PL-9		Yerba Buena	209	. Jai	12 0.0.	I N	IVI	
	WI	Leucospermum 'Sunrise' Giant Chain Fern	55	5 Gal	30" O.C.	Y	L	
	CS	Adenanthos sericeus	60	15 Gal	48" O.C.	N	VL	
TOWER B RO		Woolly Bush						
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	FR	Satureja douglasii	24	1 Gal	12" O.C.	Y	M	- · <del></del>
>,9~~		Yerba Buena		. 541				
PL-10		Erigeron karvinskianus						



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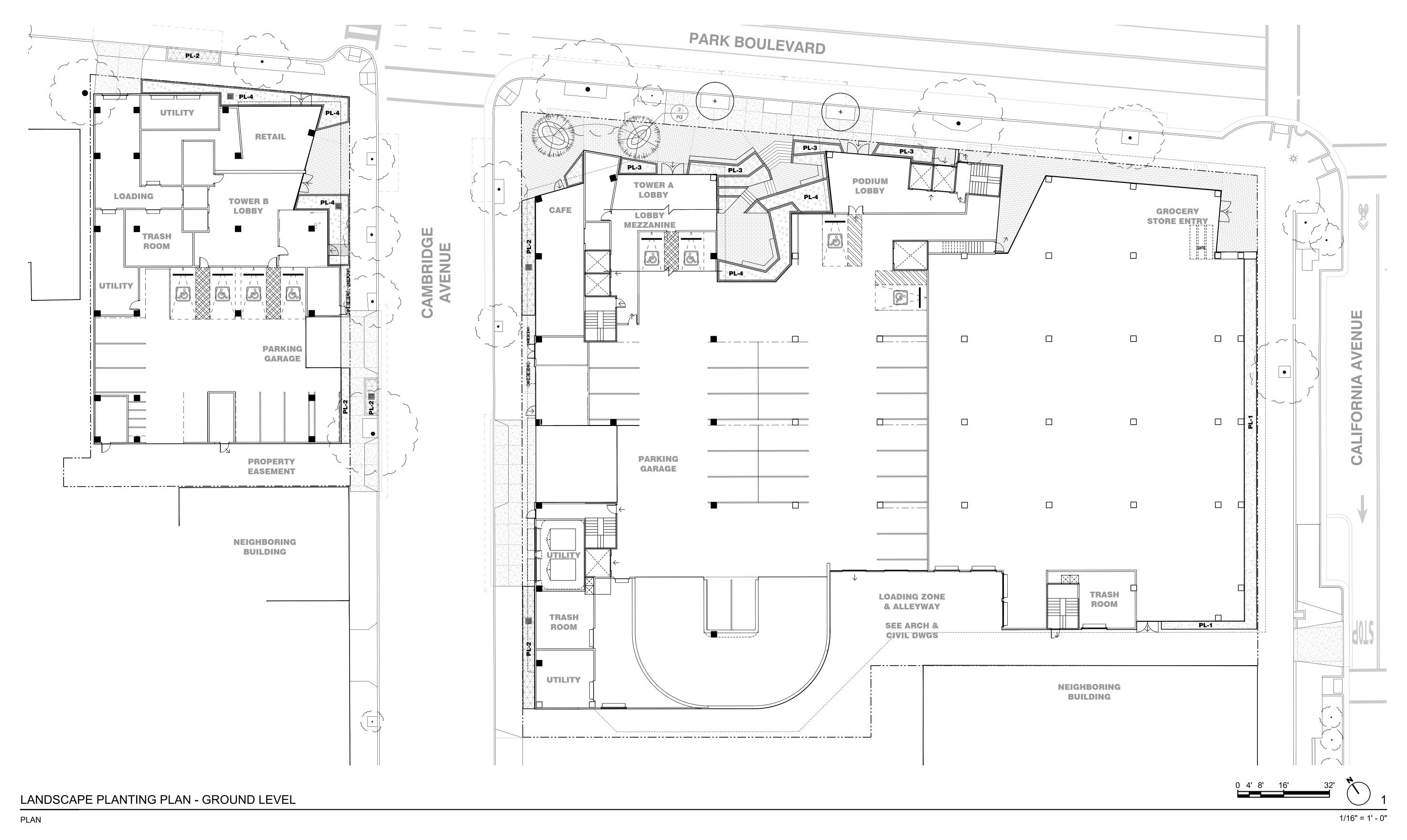
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LANDSCAPE PLANTING PLAN - PLANTING LEGEND



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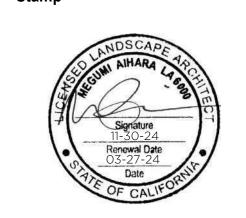
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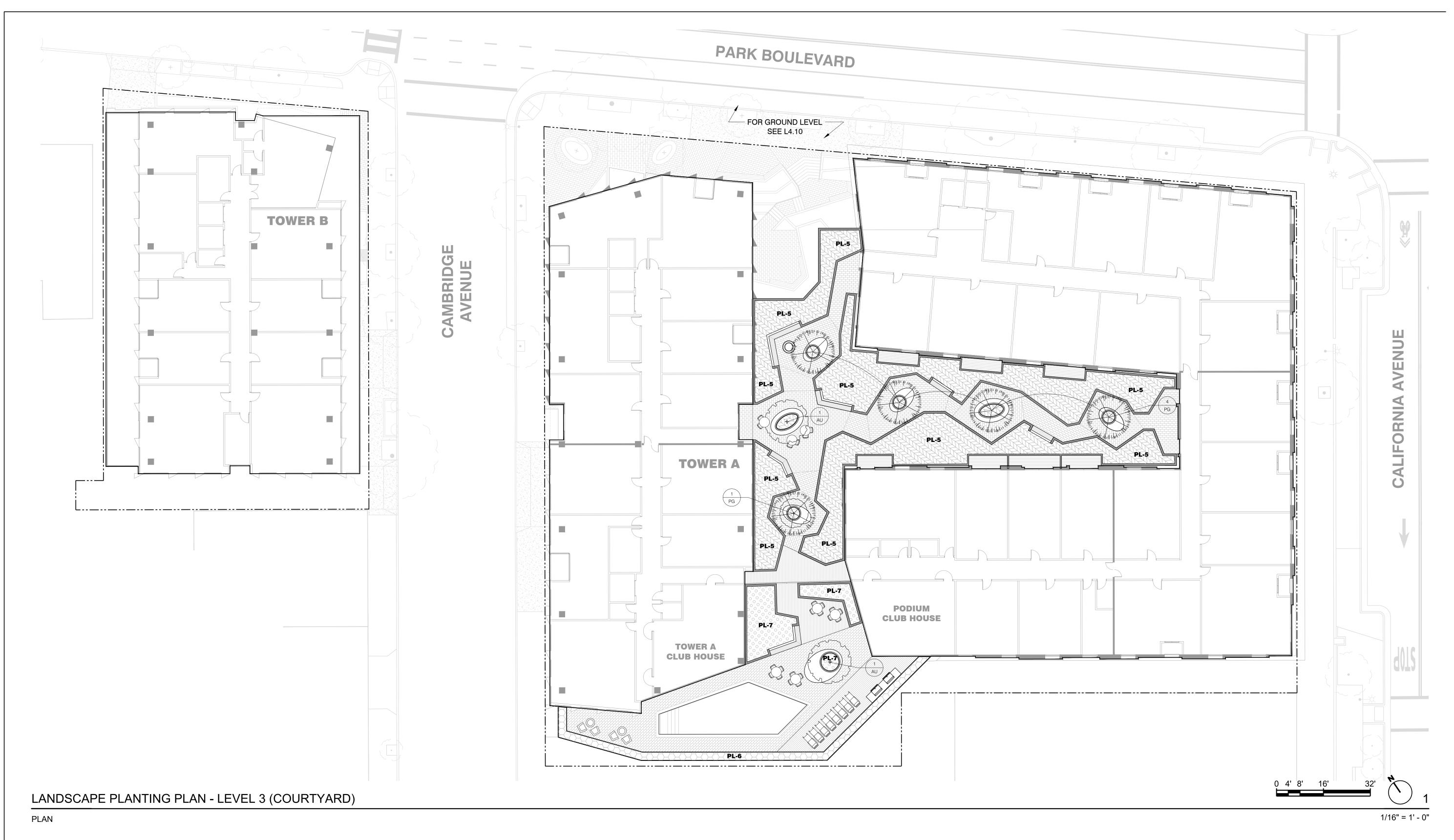
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Issue Date 03/28/24	Job Number	23-013
	Issue Date	03/28/24

LANDSCAPE PLANTING PLAN
- GROUND LEVEL

L4.10

### NOTES:

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



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LANDSCAPE PLANTING PLAN
- LEVEL 3 (COURTYARD)

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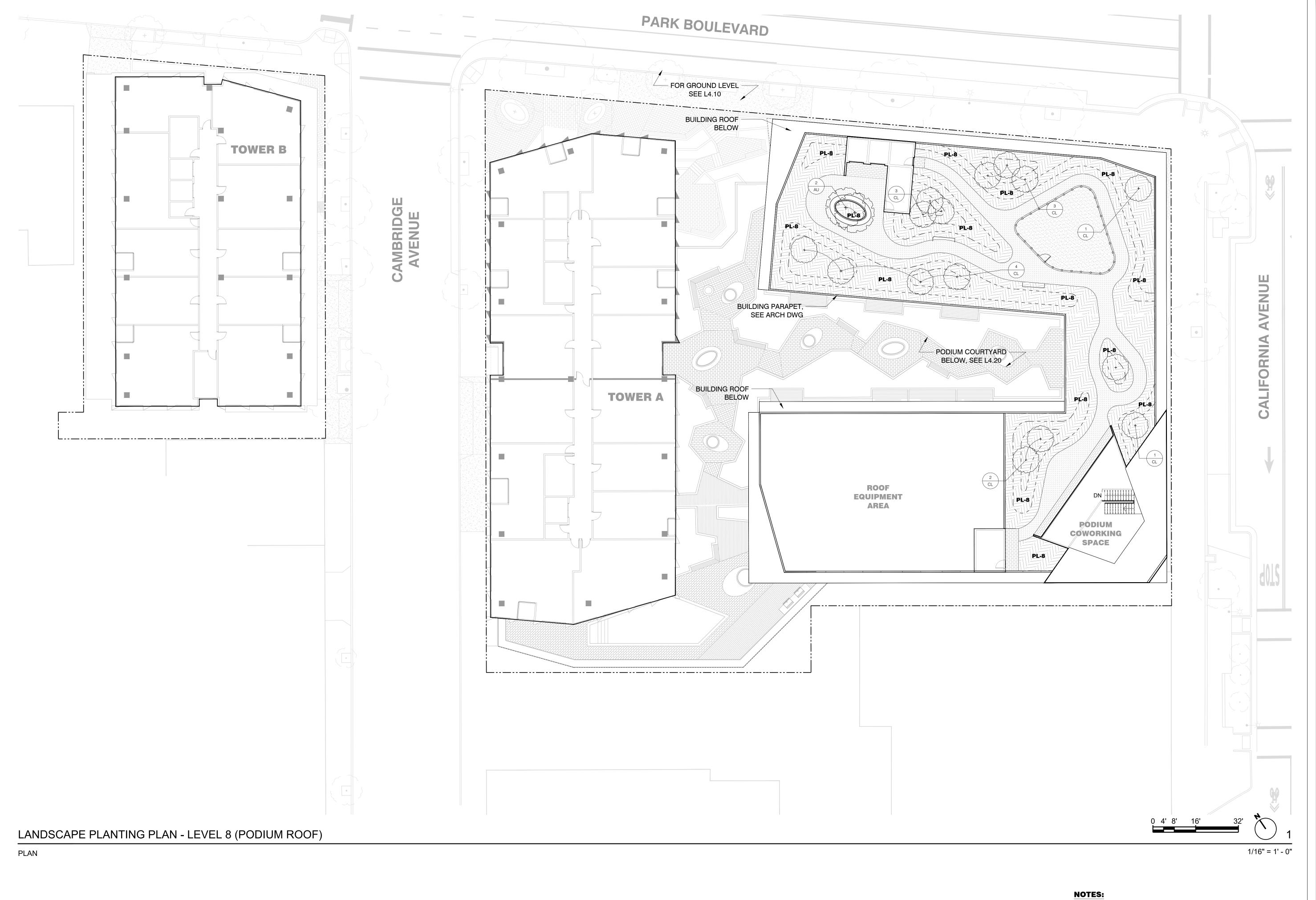
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3. For DMA & TCM Information, See Civil Dwgs

1. For Building Details, See Arch Dwgs.

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4. For Planting Information, See Landscape Planting Plans





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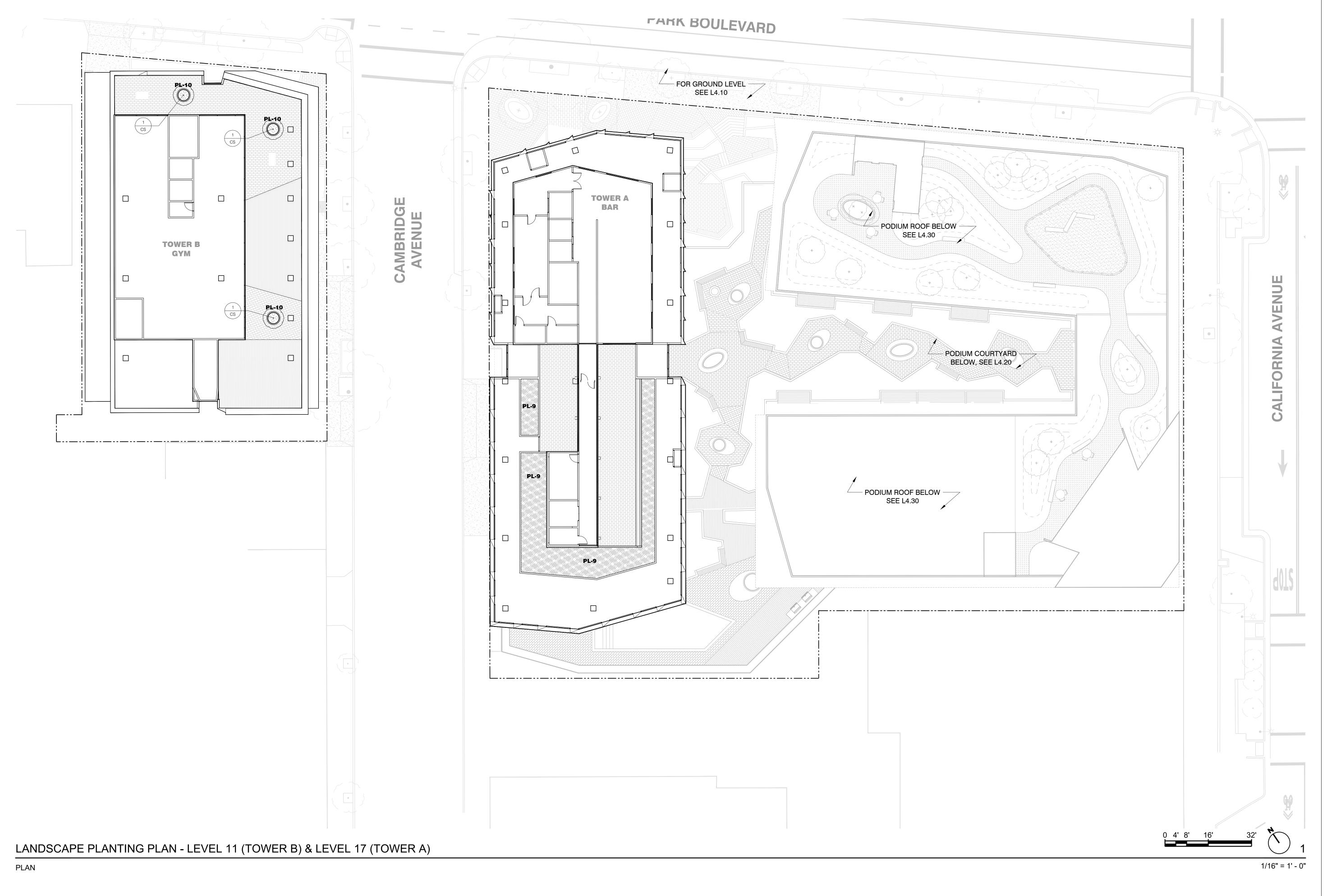
4. For Planting Information, See Landscape Planting Plans

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LANDSCAPE PLANTING PLAN
- LEVEL 8 (PODIUM ROOF)

L4.30

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LANDSCAPE PLANTING PLAN
- LEVEL 11 & LEVEL 17

L4.40

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#### **SECTION A: HYDROZONE INFORMATION TABLE**

		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	Irrigation Efficiency (IE)	(PF x HA (ft²))/IE
PODIUM C.3 PLANTING		Drip	Low	0.20	363	0.81	90
POPOS PLANTING		Drip	Low	0.30	325	0.81	120
STREETSCAPE PLANTERS	H3	Drip	Low	0.30	152	0.81	56
STREETSCAPE PLANTERS TREES	H4	Drip	Medium	0.40	50	0.81	25
TOWER A SIDEWALK PLANTERS	H5	Drip	Low	0.30	522	0.81	193
TOWER A STREETSCAPE C.3 PLANTING	H6	Drip	Low	0.20	348	0.81	86
PODIUM STREETSCAPE C.3 PLANTING	- :=::::: Y	Drip	Low	0.30	674	0.81	250
TOWER B STREETSCAPE C.3 PLANTING		Drip	Low	0.30	279	0.81	103
TOWER A SIDEWALK TREES	H9	Drip	Low	0.30	115	0.81	43
PODIUM COURTYARD PLANTING	H10	Drip	Medium	0.40	3,364	0.81	1,661
PODIUM POOL AREA PLANTING	H11	Drip	Medium	0.40	400	0.81	198
PODIUM EDGE PLANTERS	H12	Drip	Low	0.30	398	0.81	147
COURTYARD POOL TREE	H13	Drip	Medium	0.50	28	0.81	17
PODIUM COURTYARD TREES	H14	Drip	Medium	0.40	99	0.81	49
PODIUM ROOF PLANTNG	H15	Drip	Low	0.30	5,910	0.81	2,189
PODIUM ROOF CENTRAL PLANTING	H16	Drip	Low	0.30	900	0.81	333
PODIUM ROOF TREES	H17	Drip	Low	0.30	406	0.81	150
TOWER A ROOF	H18	Drip	Medium	0.40	1,238	0.81	611
TOWER B ROOF	H19	Drip	Low	0.30	36	0.81	13
PODIUM POOL	H20	Drip	High	1.00	901	0.81	1,112
TOWER B SIDEWALK PLANTERS	H21	Drip	Low	0.20	160	0.81	40
							7,487
			SLA		0		0
				Sum	16,668		
					,		
Results							
MAWA =	199,966		ETWU =	199,611	Gallons	ET	WU complies with MAWA
			26,684 Cubic Feet 266.84 HCF 0.61 Acre-feet 0.20 Millions of Gallons				

#### SECTION B: WATER BUDGET CALCULATIONS

Click on the blue cell on right to Pick City Name	Palo Alto	Name of City
ET <sub>o</sub> of City from Appendix A	43.00	ET <sub>o</sub> (inches/year)
	0	Overhead Landscape Area (ft²)
	16668	Drip Landscape Area (ft²)
	0	SLA (ft²)
Total Landscape Area	16,668	
Results:		
(ET <sub>o</sub> ) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA)]	199,966	Gallons
	26,732	Cubic Feet
	267	HCF
	1	Acre-feet
	0	Millions of Gallons

# PROJECT MEETS WATER EFFICIENCY REQUIREMENTS: ETWU IS LESS THAN MAWA

#### NOTES:

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



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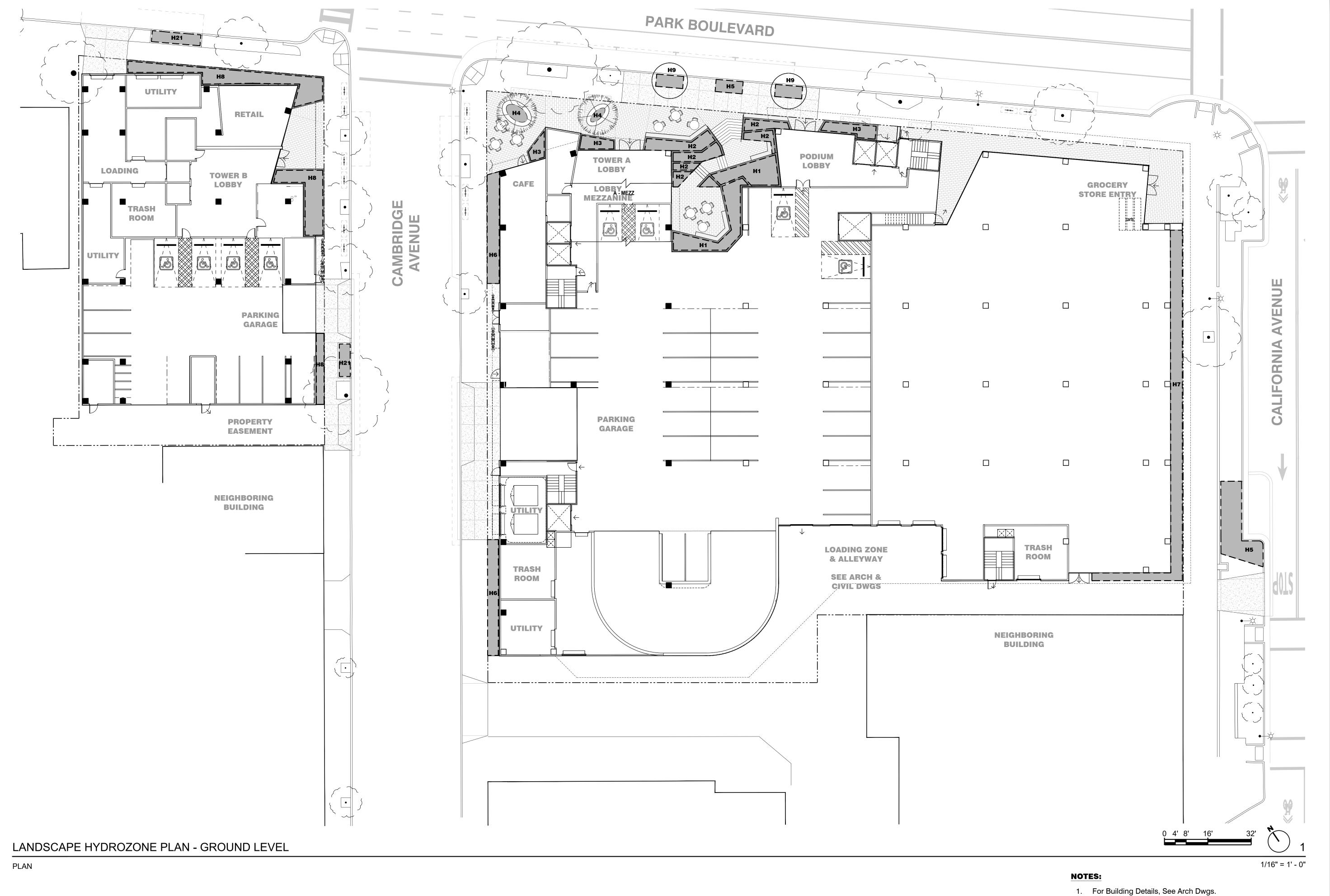


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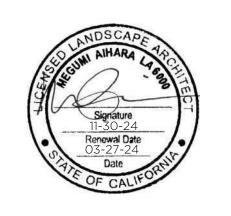
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LANDSCAPE HYDROZONE PLAN -

**GROUND LEVEL** 

2. For Utilities and Street Improvement Details, See Civil Dwgs.

5. "I have complied with the criteria of the Model Water Efficient

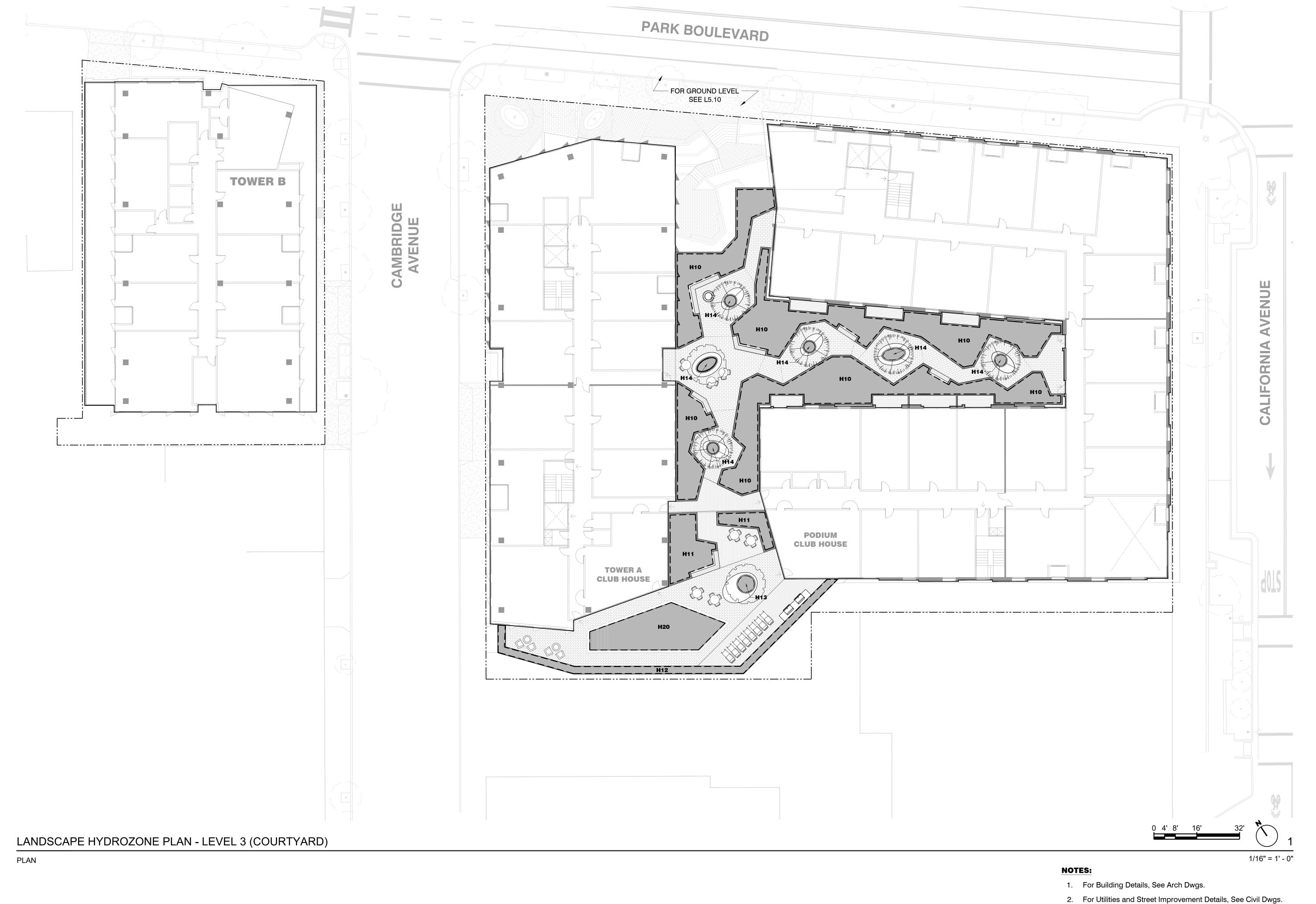
Landscape Ordinance and have applied them for the efficient use

4. For Planting Information, See Landscape Planting Plans

3. For DMA & TCM Information, See Civil Dwgs

of water in the landscape design plan"

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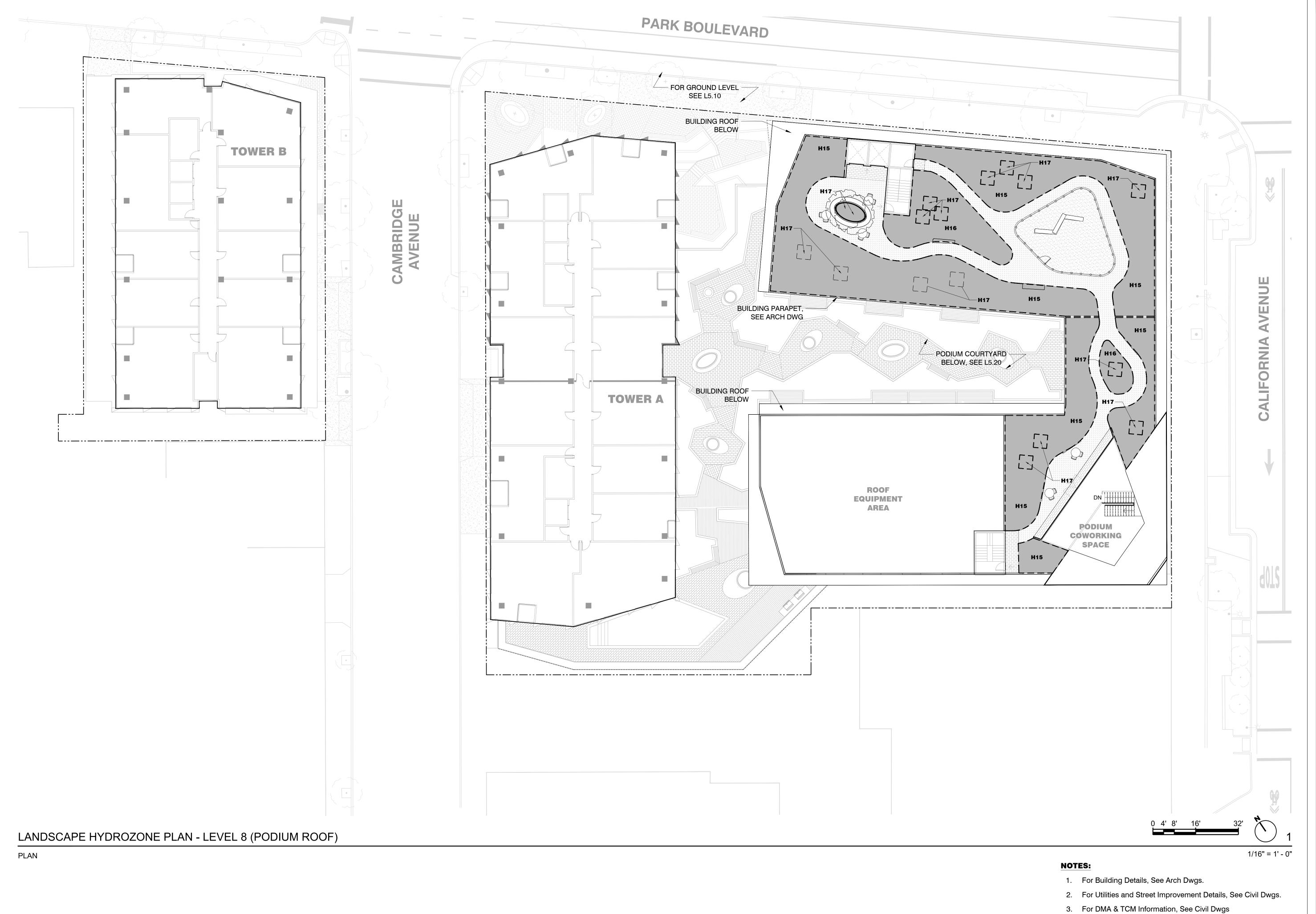
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HYDROZONE PLAN -LEVEL 3



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4. For Planting Information, See Landscape Planting Plans

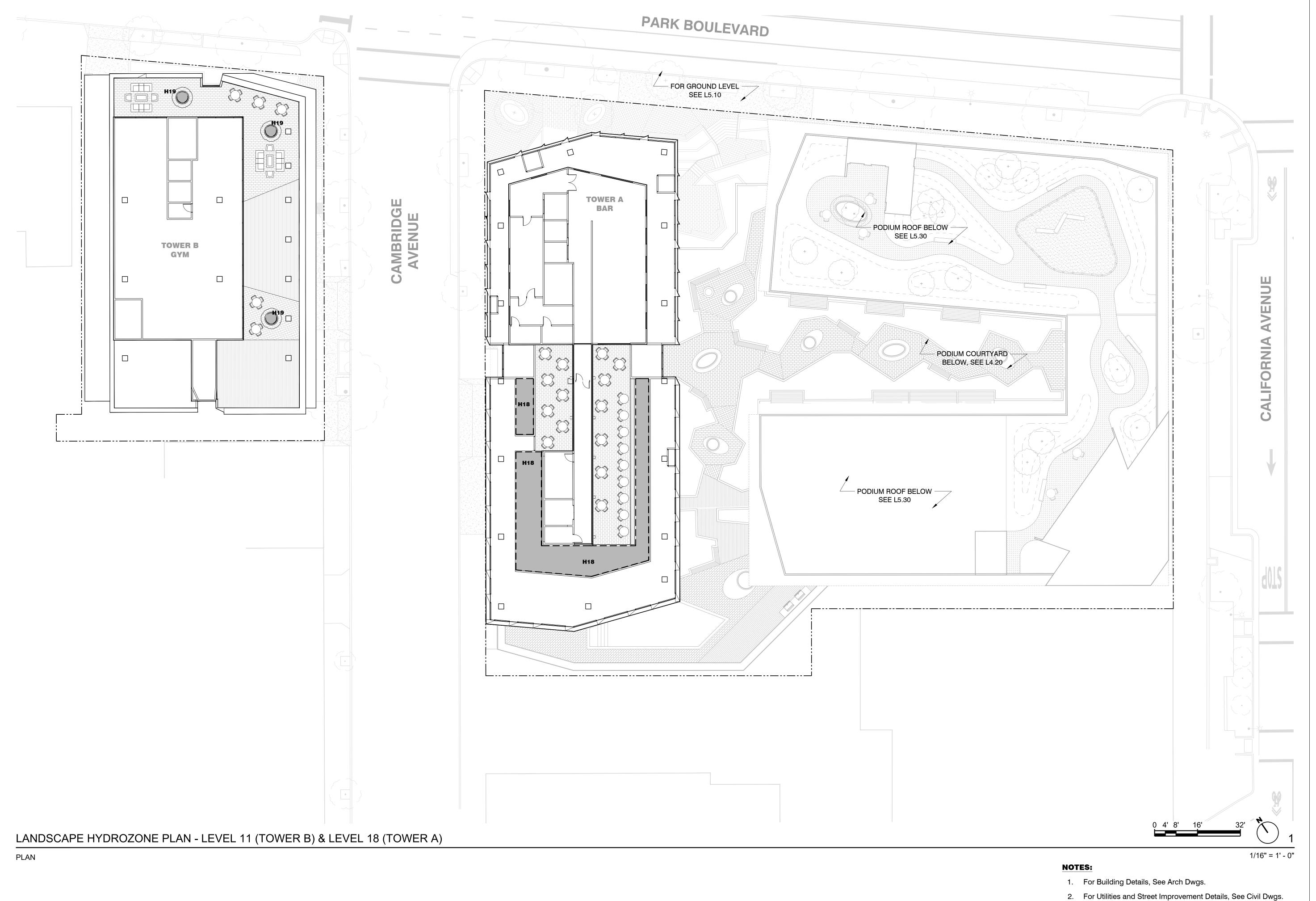
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HYDROZONE PLAN LEVEL 8 (PODIUM ROOF)

L5.30

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3. For DMA & TCM Information, See Civil Dwgs

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

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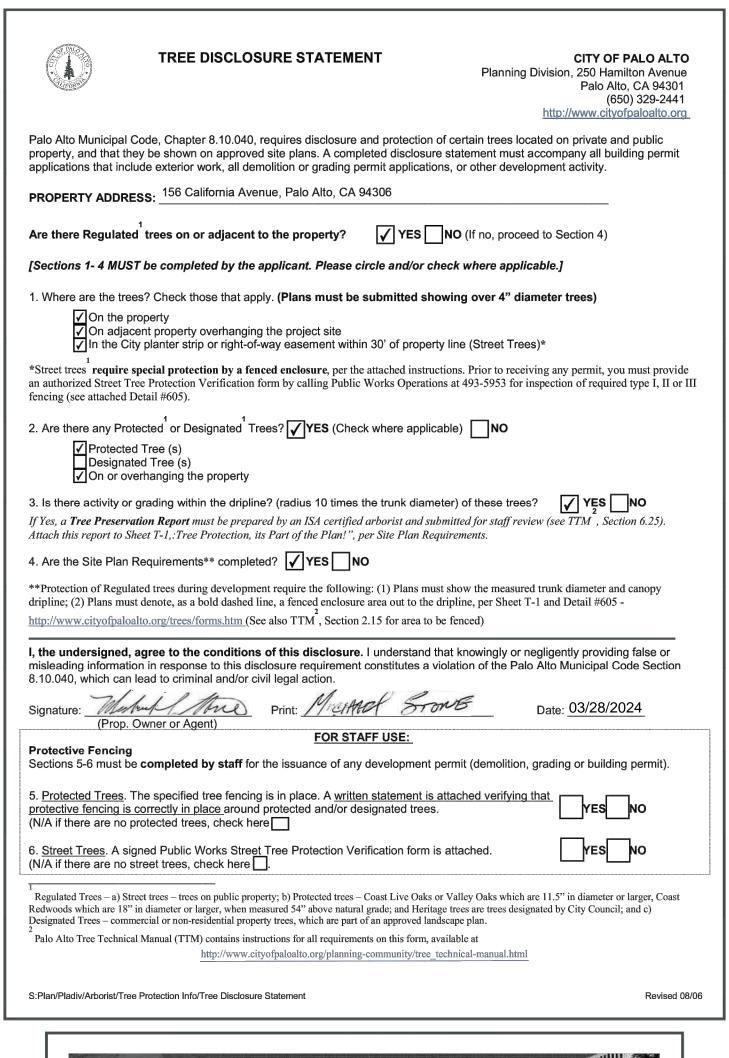
## City of Palo Alto

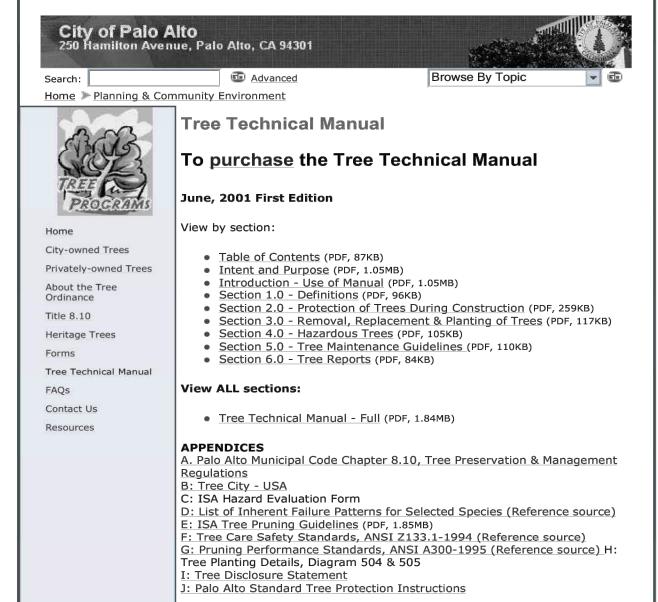
# Tree Protection - It's Part of the Plan!

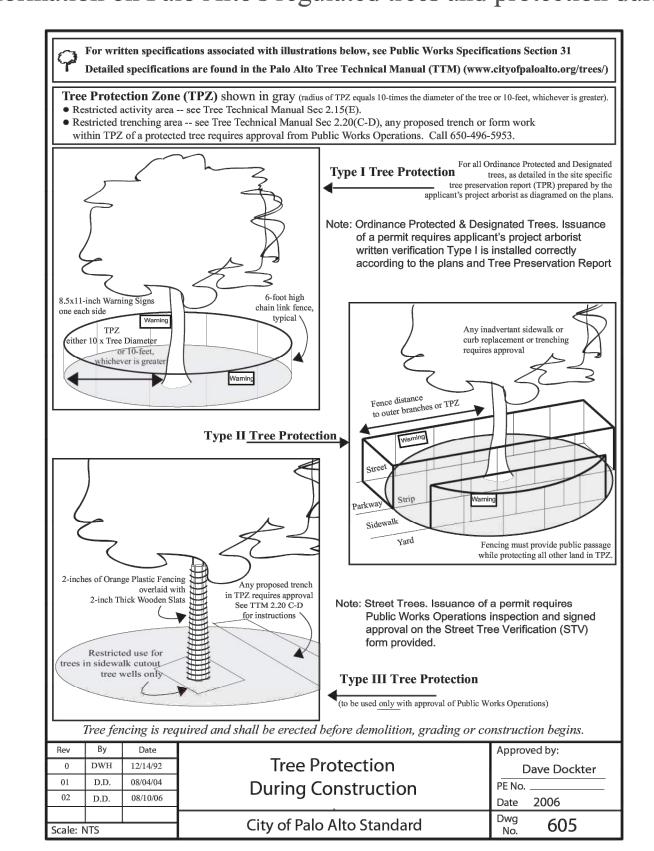
Make sure your crews and subs do the job right!

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

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



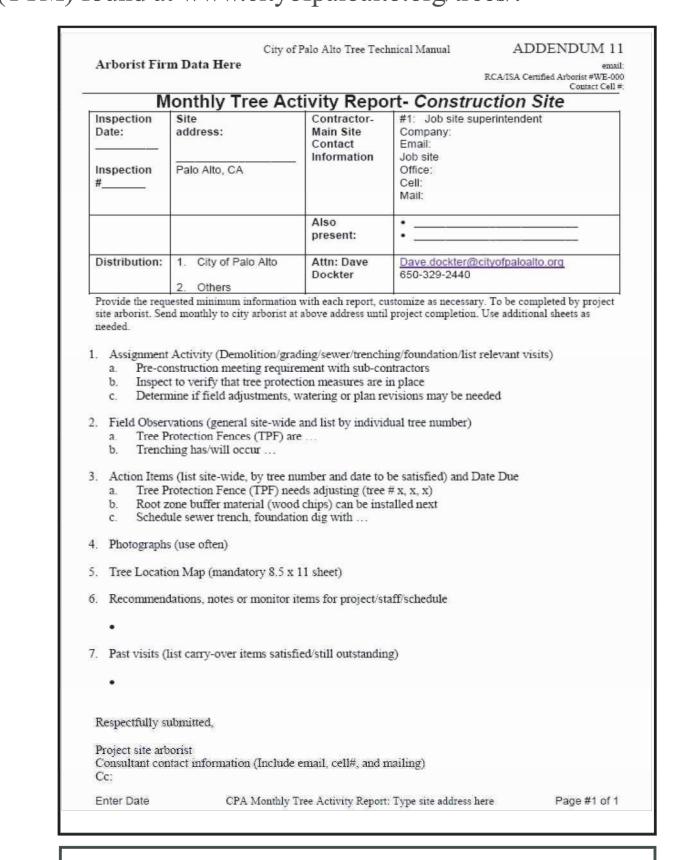




General a. b. Referen a. b. c. Execution a. c.	Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure cle from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact an non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance 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-tim the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.  Tree Documents  Detail 605 — Illustration of situations described below.  Tree Technical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/)  Trenching Restriction Zones (TTM, Section 2.20(C))  Arborist Reporting Protecol (TTM, Section 6.30)  Site Plan Requirements (TTM, Section 6.35)  Tree Disclosure Statement (TTM, Appendix J)  Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms)  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 n be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.  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.  Type III Tree Protection: To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to
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c.	tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground
	the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to di into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any
d.	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
u.	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-fo intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
f.	<b>Duration</b> . Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
~	During construction
g.	
	<ol> <li>All neighbors' trees that overhang the project site shall be protected from impact of any kind.</li> <li>The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned tree that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.</li> </ol>
	<ul> <li>3. The following tree preservation measures apply to all trees to be retained:</li> <li>a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.</li> <li>b. The ground under and around the tree canopy area shall not be altered.</li> <li>c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.</li> </ul>

Table 2	2-2 Palo Alto Tree Technical Manual
	CONTRACTOR & ARBORIST INSPECTION SCHEDULE
<del>)</del>	Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/
ALLCE	HECKED ITEMS APPLY TO THIS PROJECT:
1.	Inspection of Protective Tree Fencing. For Public Trees, the Street Tree Verification Form shall 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 perm (See TTM, Verification of Tree Protection, Section 1.39).
	Pre-Construction Meeting. Prior to commencement of construction, the applicant or contractor si 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).
	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 prov the project arborist at least 24 hours advance notice of such activity.
	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 De landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 32 2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
	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).
	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 a 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.
	*

(247.00) (100.00)	City of Palo Al Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 650/496-5953 FAX: 650/85/ treeprotection@CityofPaloA	A 94303 2-9289		rification of Free Protection	1
Applicant Instruct Disclosure Stater		tion of this for	m. Mail or FAX this t s Tree Staff will inspe	form along with signed Tree	_
APPLICATION				у арригани	_
ADDRESS/LOC TREES TO BE I	ATION OF STREET PROTECTED:				_
APPLICANT'S I	NAME:				_
APPLICANT'S	ADDRESS:				_
APPLICANT'S 1 & FAX NUMBEI					
This section to b	e filled out by City Tree St	aff			
	Frees at the above are adequately		YES 🗌	NO* □	
protected. T used is:	he type of protection		* If NO, go	o to #2 below	
Inspected by:	:				
Date of Inspe	ction:				
address are protected. T modification	s are required:  the required s were communicated				_
Subsequent Ins	pection				_
• • •	bove address were found	* If 1	YES  NO, indicate in "Notes"	NO*  below the disposition of case.	
Inpsected by:					
Date of Inspect	ion:				_
site, condition ar installed. Also n	street trees by species, nd type of tree protection ote if pictures were c of sheet if necessary.				
				suance.	



# ---WARNING--Tree Protection Zone

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

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

\*Palo Alto Municipal Code Section 8.10.110

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

SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPECTIONS MA	NDATORY
PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJEC REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTI REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BUILDING PERMIT ISSUANCE.	EN MONTHLY TREE ACTIVITY
BUILDING PERMIT DATE:	
DATE OF 1 <sup>ST</sup> TREE ACTIVITY REPORT:	
CITY STAFF:	
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALI VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED AN ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTI IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO SECTION 2.00 AND ADDENDUM 11.	ND WILL INCLUDE ALL CONTRACTOR ON ROOT ZONE. NON-COMPLIANCE

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

Use additional "T" sheets as needed

**156 California Ave**Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

> Project Data



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

A copy of T-1 can be downloaded at

http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460







Prepared For: Chris Freise REDCO Development LLC

> Site: 156 California Ave Palo Alto, CA 94306

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







Arborist Report & Tree Protection Plan

Arborist Services LLC

#### Date: March 25, 2024

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

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

#### INTRODUCTION AND OVERVIEW

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

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

#### Data Summary:

<b>Total Trees</b>	Significant / Protected Trees	Non-Protected Trees
53	44	9

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

#### ASSIGNMENT

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

#### The primary focus of this report is as follows:

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

Kielty Arborist Services LLC - P.O. BOX 6187 San Mateo, Ca 94403 - 650-532-4418 - www.KieltyArborist.com

## Arborist Report & Tree Protection Plan Arborist Services LIC

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

The City of Palo Alto requires the following tree reporting elements for development projects:

1. Map of tree locations.

Tree protection or removal recommendations for all trees over 4 inches in diameter.
 Tree Protect Plan for all protected trees.

Kielty Arborist Services LLC - P.O. BOX 6187 San Mateo, Ca 94403 - 650-532-4418 - www.KieltyArborist.com

#### LIMITS OF THE ASSIGNMENT

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

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

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

#### METHOD OF INSPECTION

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

KIELTY

MAJOR ARCHITECTURAL REVIEW 24APP-00886

156 California Ave

Mixed Use Proposal

**EVALUATION FIELDS** Identification number for individual trees. Specifies whether the tree is protected by the city or county ordinance. Measures both the height of the tree and the spread of its canopy. Measures the primary trunk's diameter at the required height. Any additional notes or observations about the tree. A photograph of the tree for visual assessment and record-keeping. Common Name / Scientific Name: Specifies the name of the tree, both in common terms and scientific Indicates the recommended action based on the tree's condition. 6,8, 10 Times the Diameter (ft.): If the tree has multiple trunks, this field indicates the combined diameter | Provides calculations based on the diameter to assist in various tree Appraised Value: An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree \*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree. **Tree Structure Ratings:** Tree Health Ratings: Poor: Major uncorrectable structural flaws present; significant dead Poor: Minimal new growth; significant dieback and pest infestation; wood, decay, or multiple trunks; potentially hazardous lean. expected not to reach natural lifespan. Fair: Structural flaws exist but less severe; issues like slight lean Fair: Moderate new growth; canopy density 60-90%; potential and crowding on trunk; some uncorrectable issues through pruning. ternal threats; not in decline but vulnerable Good: Minor flaws; mainly upright trunk, well-spaced branches; Good: Vigorous growth; healthy foliage; 90-100% canopy density; flaws correctable through pruning; symmetrical or mostly symmetrical canopy. Tree Form Ratings: Poor: Adds little to landscape; poor health and potential hazards; Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function. unlikely to survive construction impacts Fair: Contributes to landscape; survival possible with protection Fair: Significant asymmetries; deviation from species norm;

Arborist Report & Tree Protection Plan

during minor construction impacts.

moderate construction impacts with protection.

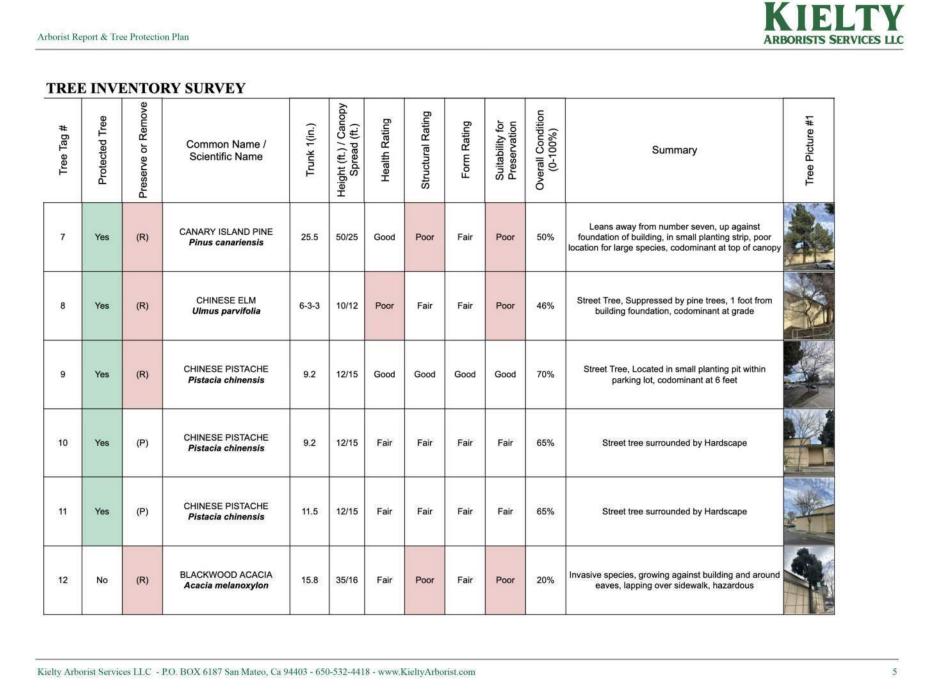
Good: Valuable landscape asset; likely survival during minor to

ompromised function or aesthetics.

Good: Near ideal form; minor deviations; consistent aesthetics and

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# TREE INVENTORY SURVEY | Section | Plan | Pl



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

Project Data

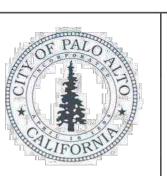
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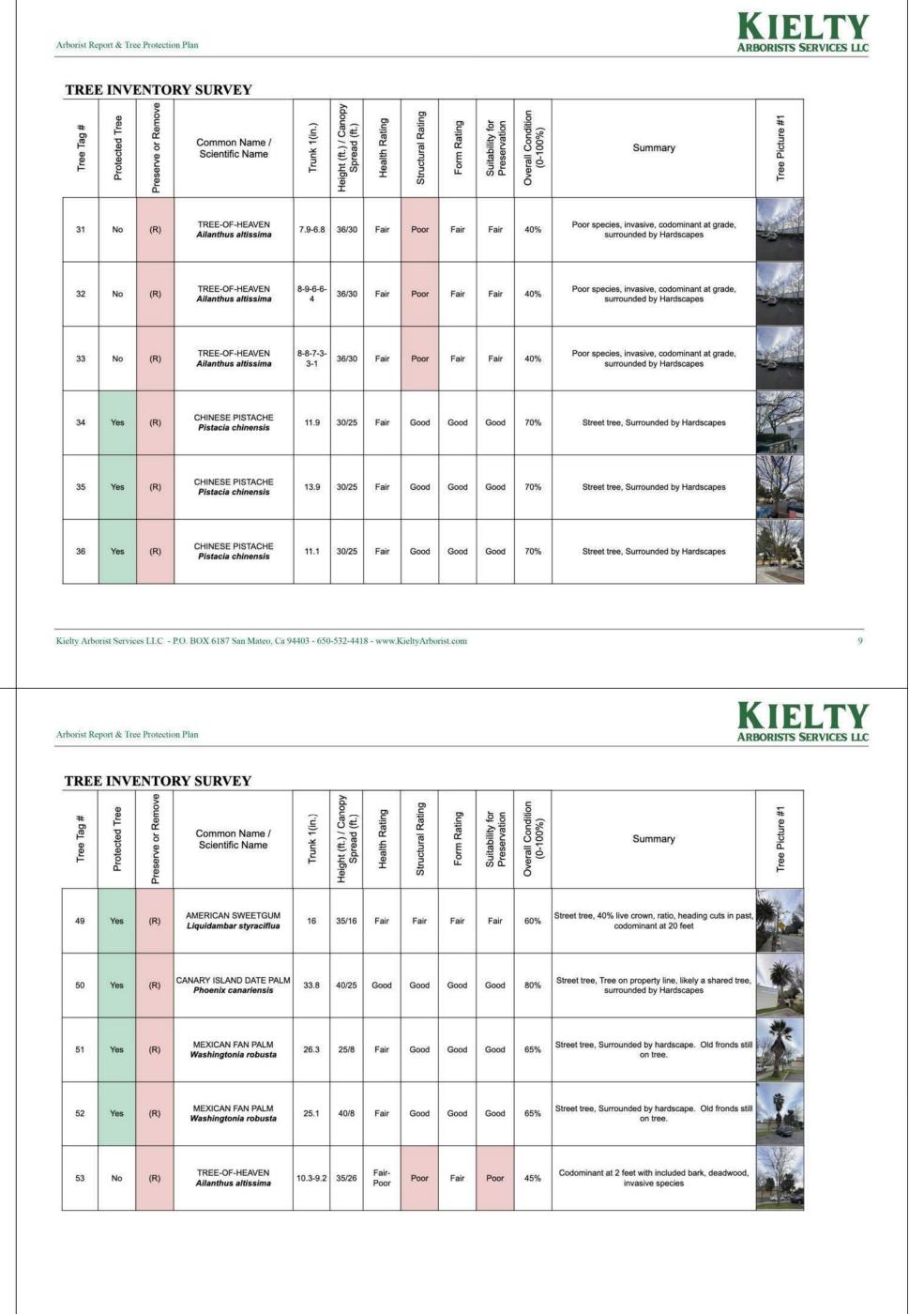
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A copy of T-1 can be downloaded at http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet City of Palo Alto



MAJOR ARCHITECTURAL REVIEW 24APP-00886



Arborist R	eport & Tre	ee Protecti	on Plan								KIELTY ARBORISTS SERVICES LLC	Arborist	Report &	Tree Protection	on Plan								K ARB
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Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Tree Picture #1	Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary
19	Yes	(R)	AMERICAN SWEETGUM Liquidambar styraciflua	9.2	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building	25	Yes	(P)	LITTLELEAF LINDEN Tilia cordata	8.6	15/12	Good	Good	Good	Good	80%	Street tree surrounded by Hardscapes, in small planting pit with metal tree grate
20	Yes	(P)	BRADFORD PEAR Pyrus calleryana 'Bradford'	18	30/20	Fair	Poor	Fair	Poor	45%	Street Tree, Codominant at 12 feet with included bark, history of limb loss with associated decay, heading cuts, made in past, street tree	26	Yes	(P)	SOUTHERN LIVE OAK Quercus virginiana	9	20/20	Good	Good	Good	Good	80%	Street tree
21	Yes	(P)	LONDON PLANE TREE Platanus × hispanica	12	35/20	Good	Good	Good	Good	70%	Street tree, codominant at 10 feet, near underground utilities, roots cut at sidewalk edge in past	27	Yes	(R)	CHINESE ELM Ulmus parvifolia	23.6	40/35	Fair	Fair	Good	Fair	60%	Codominant at 15 feet, surrounded by Hardscape, heavily pruned in past, history of limb loss
22	Yes	(P)	VALLEY OAK Quercus lobata	8	25/15	Good	Good	Good	Good	80%	Young native Oak, Street tree	28	No	(R)	TREE-OF-HEAVEN Ailanthus altissima	18	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes
23	Yes	(P)	SOUTHERN LIVE OAK Quercus virginiana	5.7	15/12	Good	Fair	Good	Good	70%	Street tree, suppressed by Valey Oak, number 22	29	No	(R)	TREE-OF-HEAVEN Allanthus altissima	10-9-10- 9-6-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes
24	Yes	(P)	SOUTHERN LIVE OAK Quercus virginiana	10.6	30/25	Good	Good	Good	Good	80%	Street Tree, codominant at 8 feet, in small planting pit with metal tree grate, trunk lapping over metal tree grate	30	No	(R)	TREE-OF-HEAVEN Ailanthus altissima	9.8-6.1- 4-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes
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TRE	E INV	ENTO	RY SURVEY									TRE	E IN	ZENTO	RY SURVEY								
Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Tree Picture #1	Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary
37	Yes	(P)	CHINESE PISTACHE	17.3	35/30	Fair	Poor	Good	Fair	50%	Street tree, Codominant at 6 feet with decay at Union	43	Yes	(R)	CHINESE PISTACHE	8	20/20	Fair	Good	Good	Good	65%	Street tree, Topped in the past, surrounded by

TREE INVENTORY SURVEY

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> Project Data



CHINESE PISTACHE
Pistacia chinensis

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#### **OBSERVATIONS**

Arborist Report & Tree Protection Plan

#### **Species List:**

Condition ratings and frequency of occurrence of trees at 156 California Ave, Palo Alto, CA 94306. "AMERICAN SWEETGUM, Liquidambar styraciflua"

"BLACKWOOD ACACIA, Acacia melanoxylon"

"BRADFORD PEAR, Pyrus calleryana 'Bradford'"

"CANARY ISLAND DATE PALM, Phoenix canariensis" "CANARY ISLAND PINE, Pinus canariensis"

"CHINESE ELM, Ulmus parvifolia" "CHINESE PISTACHE, Pistacia chinensis"

"FLAXLEAF PAPERBARK, Melaleuca linariifolia" "LITTLELEAF LINDEN, Tilia cordata"

"LONDON PLANE TREE, Platanus × hispanica" "MEXICAN FAN PALM, Washingtonia robusta"

"SOUTHERN LIVE OAK, Quercus virginiana" "TREE-OF-HEAVEN, Ailanthus altissima"

#### Trees Proposed For Removal:

"VALLEY OAK, Quercus lobata"

Trees #1-9, 12, 15-19, 27-36, 41, 43-53 are proposed for removal.

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
37	28	9

In accordance with City Code Section 8,10,050, the proposed removal of Trees #1-9, 12, 15-19, 27-36, 41, and 43-53 is justified due to their direct conflict with the proposed construction. These trees meet the criteria outlined in the code for removal, as they are either dead, hazardous, or constitute a nuisance as per Section 8.04.050. Additionally, many of these trees are in close proximity to the proposed development and would be detrimentally impacted by construction activities, such as damaging asphalt, parking lots, or building foundations, as stated in subsections (a)(1)(ii) and (d)(1) of the code.

#### Non-Protected Trees to be Removed:

According to City Code Section 8.10.050, the proposed removal of non-protected Trees #5, 12, 28-33, and 53 can be justified based on the following criteria. These trees are not classified as protected under the city ordinance. However, their removal is deemed necessary due to their hazardous nature or invasive characteristics, as outlined in the code's provisions for removal of non-protected trees. For instance, Tree #12, identified as a Blackwood Acacia, is an invasive species posing a hazard as it grows against a building, around eaves, and over a sidewalk. Similarly, Trees #28-33 and 53, all Tree-of-Heaven species, are classified as invasive and exhibit characteristics such as included bark, deadwood, and poor structure, making them hazardous. Therefore, removal permits can be issued for these non-protected trees based on their compliance with the criteria outlined in the city code.

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#### Replacement Tree Plan:

The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual was used to establish the number of replacement trees required on site. Using the standards, a total of 89 replacement 24" Box trees are needed on site for the

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KIELTY

156 California Ave

Mixed Use Proposal

MAJOR

**ARCHITECTURAL** 

**REVIEW** 

24APP-00886

Tree 7	Common Name / Scientific Name	Height	/Spread
1	"FLAXLEAF PAPERBARK, Melaleuca linariifolia"	20/20	3 - 24" Box
2	"FLAXLEAF PAPERBARK, Melaleuca linariifolia"	20/12	3 - 24" Box
2 3 4	"FLAXLEAF PAPERBARK, Melaleuca linariifolia"	20/15	3 - 24" Box
4	"FLAXLEAF PAPERBARK, Melaleuca linariifolia"	20/15	3 - 24" Box
5	"FLAXLEAF PAPERBARK, Melaleuca linariifolia"	20/15	3 - 24" Box
6	"CANARY ISLAND PINE, Pinus canariensis"	45/25	3 - 24" Box
7	"CANARY ISLAND PINE, Pinus canariensis"	50/25	3 - 24" Box
8 9	"CHINESE ELM, Ulmus parvifolia"	10/12	3 - 24" Box
9	"CHINESE PISTACHE, Pistacia chinensis"	12/15	3 - 24" Box
15	"AMERICAN SWEETGUM, Liquidambar styraciflua"	30/15	3 - 24" Box
16	"AMERICAN SWEETGUM, Liquidambar styraciflua"	30/15	3 - 24" Box
17	"AMERICAN SWEETGUM, Liquidambar styraciflua"	30/15	3 - 24" Box
18	"AMERICAN SWEETGUM, Liquidambar styraciflua"	30/15	3 - 24" Box
19	"AMERICAN SWEETGUM, Liquidambar styraciflua"	30/15	3 - 24" Box
27	"CHINESE ELM, Ulmus parvifolia"	40/35	4 - 24" Box
34	"CHINESE PISTACHE, Pistacia chinensis"	30/25	3 - 24" Box
35	"CHINESE PISTACHE, Pistacia chinensis"	30/25	3 - 24" Box
36	"CHINESE PISTACHE, Pistacia chinensis"	30/25	3 - 24" Box
41	"CHINESE PISTACHE, Pistacia chinensis"	20/20	3 - 24" Box
43	"CHINESE PISTACHE, Pistacia chinensis"	20/20	3 - 24" Box
44	"CHINESE PISTACHE, Pistacia chinensis"	15/15	3 - 24" Box
45	"CHINESE PISTACHE, Pistacia chinensis"	20/18	3 - 24" Box
46	"CHINESE PISTACHE, Pistacia chinensis"	20/20	3 - 24" Box
47	"CHINESE PISTACHE, Pistacia chinensis"	25/25	3 - 24" Box
48	"CHINESE PISTACHE, Pistacia chinensis"	15/8	2 - 24" Box
49	"AMERICAN SWEETGUM, Liquidambar styraciflua"	35/16	3 - 24" Box

If there is no room for this many trees to be planted on site, then in-lieu fees are recommended to be paid.

40/25 3 - 24" Box

25/8 2 - 24" Box

40/8 2 - 24" Box

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"CANARY ISLAND DATE PALM, Phoenix canariensis"

"MEXICAN FAN PALM, Washingtonia robusta"

52 "MEXICAN FAN PALM, Washingtonia robusta"

Arborist Report & Tree Protection Plan

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COLUMN 1	COLUMN 2	COLUMN 3				
Canopy of the Removed Tree (Avg. dist. across the canopy1)	Replacement Trees	Alternative Tree				
4'-9'	Two 24" Box Size	One 36" Box Size				
°10'-27'	Three 24" Box Size	Two 36" Box Size				
28'-40'	Four 24" Box Size	Two 48" Box Size				
40'-56'	Six 24" Box Size	Two 48" Box & Two 36" Box Size				
· 56'-60'	Two 24" Box & Two 36" Box + Two 48" Box Size					
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Showing tree canopy replacement standard used

#### PROJECT PLAN REVIEW

The proposed mixed-use development project at 156 California Ave, Palo Alto, CA 94306, by REDCO Development LLC, entails the preservation of several street trees on-site, including Trees 10, 11, 13, 14, 20, 21-23, 26, 37-40, and 42, with Trees 25 and 24 requiring Type 3 protection fencing while the remaining trees necessitate Type 2 protection fencing. Work to take place within the tree protection zones includes the removal and replacement of sidewalks. Demolition and construction activities within each tree's protection zone will be meticulously conducted to minimize impacts. Excavation within 10 times the diameter of each tree will be performed by hand, overseen by the Project Arborist, utilizing pneumatic tools like air knives, rotary hammers with clay spade attachments, or shovels. The existing concrete sidewalk is recommended to be broken up into small hand manageable-sized pieces using a jackhammer when within 10x the diameter of the protected trees. The concrete material and existing base rock shall then be removed by hand. Roots shall remain as damage-free as possible and wrapped in layers of wetted-down burlap to avoid root desiccation while exposed. New base rock material consisting of Structural Soil (CU Mix) shall then be packed around tree roots with the new sidewalk constructed on top of the roots. All roots shall be retained when possible within the new aggregate (Structural Soil). Any roots that need to be cut or roots that are damaged must be inspected by the project arborist. Irrigation of the tree protection zones before, during, and after the work is completed will mitigate the expected minor impacts The retained trees are also recommended to be fertilized with Nutriroot and treated with a growth-regulating hormone as additional mitigation. Impact assessments, categorizing impacts as low, moderate, or high, will be conducted for each activity, considering factors such as root and crown loss. Trees with a condition rating below 50 are not well suited for preservation and are recommended to be removed as they are in poor condition and not expected to survive the associated impacts. At this time the only tree in poor condition to be retained is pear tree #20. This tree is recommended to be considered for removal. Before permit issuance, a tree protection verification letter from the Project Arborist is mandatory, and monthly monitoring inspections will be conducted to verify compliance and assess tree condition, with reports submitted for City Arborist review. This comprehensive plan aligns with City of Palo Alto guidelines, ensuring the preservation and health of the trees during and post-construction.

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#### Arborist Report & Tree Protection Plan

To ensure the health and resilience of trees impacted by construction activities, a meticulously planned approach that includes both pre-construction and post-construction care is essential. This comprehensive strategy is designed to mitigate stress, promote root and shoot growth, and ensure long-term tree vitality.

#### **Pre-Construction Care:**

In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. To enhance soil moisture control and support new root growth, applying NutriRoot (2-2-3) is recommended. In conjunction with NutriRoot, ArborPlex (14-4-5) should be used to build stress tolerance and improve overall tree health. Adding Paclobutrazol (Cambistat) to this regimen can further slow tree growth, redirecting energy towards root development and enhancing drought resistance (this is only recommended to be used every 3 to 5 years depending on tree species). It is also recommended to introduce microbial inoculants at this stage which is beneficial for improving soil health and facilitating nutrient uptake. The application of these treatments sets a robust foundation for the trees to withstand construction impacts.

Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. Reapplying ArborPlex will further aid in nutritional support, promoting root and shoot growth as trees recover from construction stress. If needed and approved by the project arborist, continuing the use of Paclobutrazol can help maintain reduced growth rates, allowing trees to allocate more resources towards recovery and stress resistance. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage. By adopting this dual-phase approach, (Pre & Post Construction) leveraging a combination of deep watering, nutritional support, growth regulation, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

#### TREE PROTECTION PLAN

#### **Detailed Tree Protection Plan**

For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

#### Fencing Specifications:

The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free

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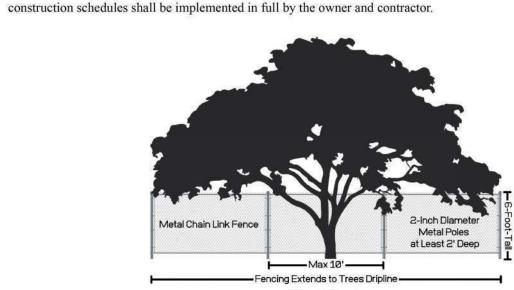
from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Tree Protection Zone (TPZ) of trees designated for preservation.

**Type I Tree Protection: Description:** This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or

#### Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and



Type I Fencing

#### Type II Tree Protection: **Description**: This fencing type is specifically designed for trees located within narrow planting strips generally between a

Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.

Specifications: The fencing specifications shall be identical to that of Type I in terms of the material used and installation method. The 6-foot-tall metal chain link fence should be installed in a way that completely encloses the planting strip

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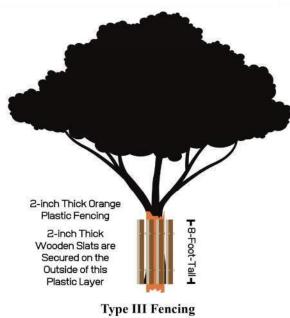
#### Arborist Report & Tree Protection Plan

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between the sidewalk and street when within the TPZ. This will keep the sidewalk and street open for public use. Trees #10, 11, 13, 14, 20, 21-23, 26 37-40, 42 are to be protected by Type II tree protection fencing.

**Description:** For trees situated in smaller enclosures like tree wells or sidewalk planter pits, a different approach is taken to ensure their protection.

Application: Often seen in dense urban settings where trees are integrated into pedestrian pathways. Specifications: Tree trunks are shielded by wrapping them in 2-inch thick orange plastic fencing, from the base and extending to the first primary branch. The plastic fencing serves as padding to prevent damage from pedestrian traffic or minor construction activities. To add a layer of protection, 2-inch thick wooden slats are secured on the outside of this plastic layer. The installation of these slats requires care to ensure the tree bark and primary branches aren't inadvertently damaged. For trees with extended primary scaffold limbs located at lower heights, these limbs might also need the protective covering of the plastic fencing. In such cases, wooden slats might also be affixed to these limbs, ensuring they are safeguarded from potential impacts or abrasions. As with other types, all protective measures should be periodically inspected for wear or damage and replaced or repaired as necessary. Consultation with the City Arborist might be required to assess if additional protection or modifications are necessary, based on the specific environment and tree type. Trees #24 and 25 are to be protected by Type III tree protection fencing.



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Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can

help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained

recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up

in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be

Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and

standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National

ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in

balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met,

not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots

health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental

Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their

improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

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certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or

(landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil

Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree

regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever

effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or

trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach

Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can

crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use

sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the

sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed,

Standards Institute (ANSI A300 Pruning Standards). The ISA sets rigorous standards to ensure trees are cared for

trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is

dripline of a protected tree is required to be done under the supervision of the project arborist.

placed on top of grade and require no excavation. This will help to keep the trees healthy.

#### Post-Construction Maintenance

Arborist Report & Tree Protection Plan

KIELTY

After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

**KIELTY** 

#### Compliance with Environmental Laws

Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction

#### **Emergency Procedures**

Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

#### Communication and Training

Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

#### **PURPOSE & USE OF THE REPORT**

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree

#### **TESTING & ANALYSIS**

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

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All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

TREE PROTECTION MAP - TYPE TWO FENCING IN PINK, TYPE THREE IN GREET

If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

#### Trenching/excavation

Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

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#### TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will

- Industry Standards: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care
- Contractor Licensing and Insurance: The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- Workmanship Standards: Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

#### SCHEDULE OF INSPECTIONS

#### Kielty Arborists Services LLC:

Arborist Report & Tree Protection Plan

We will conduct the following inspections as needed for the project:

- Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work: Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- Inspection after Installation of Tree-Protection Fencing: Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- Inspection during Soil Excavation or Work Potentially Affecting Protected Trees: During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- Final Site Inspection: Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Palo Alto.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements

#### ASSUMPTIONS AND LIMITING CONDITIONS

 Legal Descriptions and Titles: The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

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Arborist Report & Tree Protection Plan

Traffic Within TPZs

possible.

compaction within the TPZ.

Monitoring and Inspection

**Chemical and Material Handling** 

- Compliance with Laws and Regulations: The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or
- rectifying any non-compliance. • Reliability of Information: Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client
- accepts full responsibility for any decisions or actions taken based on this data. • Testimony or Court Attendance: The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional
- Report Integrity: Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports. • Restricted Publication and Use: This report is exclusively for the use of the original client. Any other use or

dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.

- Non-disclosure to Public Media: The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- Opinion-based Report: The report represents the independent, professional judgment of the consultant/arborist.
- The fee is not contingent upon any predetermined outcomes, values, or events.
- Visual Aids Limitation: Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- Inspection Limitations: The consultant/arborist's inspection is limited to visible and accessible components Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

#### ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- Limitations of Tree Assessment: Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- Remedial Treatments Uncertainty: Remedial treatments for trees have variable outcomes and cannot be
- Considerations Beyond Scope: The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- Inherent Risks: Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- Client's Responsibility: The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

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The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or

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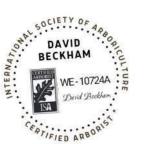
CERTIFICATION

March 25, 2024

# Arborist Report & Tree Protection Plan

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant David Beckham Certified Arborist WE#10724A TRAQ Qualified



156 California Ave Mixed Use Proposal

MAJOR **ARCHITECTURAL REVIEW** 24APP-00886

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

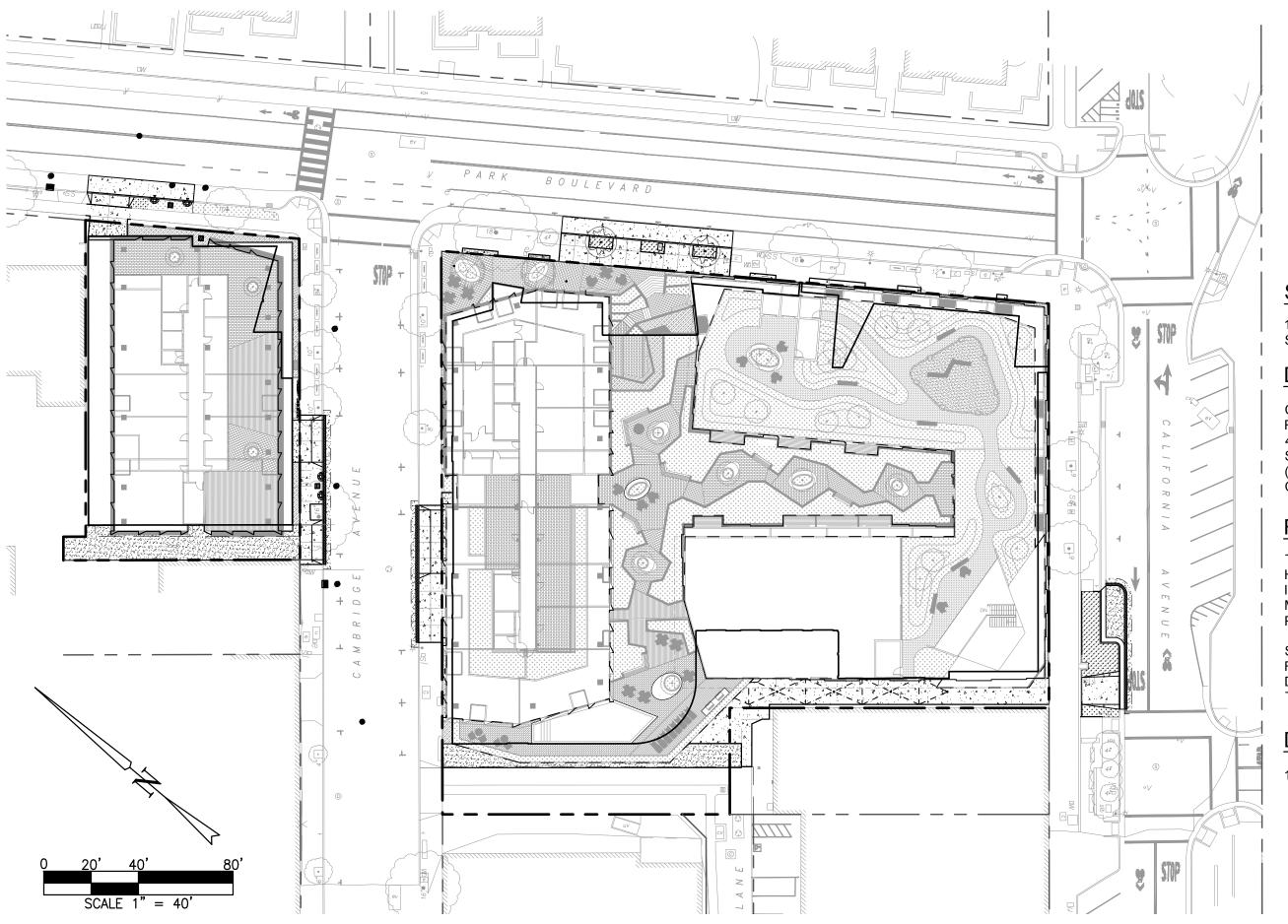


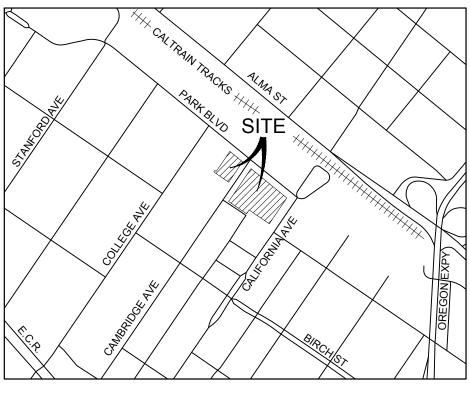
#### **GENERAL NOTES:**

- 1) ALL FEATURE SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM GROUND SURVEYS CONDUCTED ON JANUARY 31, 2024. UNDERGROUND UTILITIES WERE LOCATED USING INDUSTRY STANDARD NON DESTRUCTIVE NOR INVASIVE METHODS, NO FURTHER ATTEMPT WAS MADE TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT LOCATABLE FROM THE SURFACE.
- 2) BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. NCS-1197147-SC, DATED FEBRUARY 21, 2024 AMEND.
- 3) EASEMENTS SHOWN HEREON ARE BASED UPON THE ABOVE REFERENCED TITLE REPORT.
- 4) THE STREETS SURROUNDING THE PROJECT HAVE NOT BEEN MONUMENTED, AND MULTIPLE MAPS HAVE RESORTED TO A CURB SPLIT FOR DETERMINATION OF STREET R/W'S. FINAL BOUNDARY RESOLUTION WAS DETERMINED FROM A COMBINATION OF LIMITED FOUND MONUMENTATION, SPLIT OF CURBS, AVAILABLE RECORD MAPPING, AND IS SUPPORTED BY EXISTING LINES OF OCCUPATION.
- 5) THE ALIGNMENT OF NEW MAYFIELD LANE (ALLEY) AND ADJOINING PROPERTY LINES OUTSIDE OF THE SUBJECT PARCEL WERE COMPILED FROM RECORD DATA AND MAY NOT REFLECT A RESOLVED BOUNDARY.
- 6) NOTE THE CC&R'S CONTAINED IN 330 DEEDS 527 AND 345 DEEDS 557 CONTAIN BUILDING SETBACKS WHICH RESTRICT BUILDING PLACEMENT UPON THE LOT, AND FURTHER LIMIT THE TYPE OF BUSINESS THAT CAN BE OPERATED THEREON; INTERESTED PARTIES SHOULD REVIEW THESE RESTRICTIONS FOR APPLICABILITY TO ANY PROPOSED DEVELOPMENT.

# 156 CALIFORNIA AVENUE

## PALO ALTO, CALIFORNIA





## VICINITY MAP

#### SITE ADDRESS:

156 CALIFORNIA AVENUE SAN JOSE, CA 95121

#### **DEVELOPER/OWNER REPRESENTATIVE**

CHRIS FREISE REDCO DEVELOPMENT 4 EMBARCADERO CTR #1400, SAN FRANCISCO CA 94111 (415) 450-1466 CFREISE@REDCODEVELOPMENT.COM

#### FLOOD HAZARD NOTE:

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

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

#### DATUM NOTES:

- 1) THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CAMBRIDGE AVENUE, TAKEN AS NORTH 33° 28' 10" EAST PER BOOK 352 OF MAPS, PAGE 35.
- 2) ELEVATION ARE BASED UPON A BRASS DISC BENCHMARK IN SIDEWALK OF BRIDGE ON ALMA STREET OVER UNIVERSITY AVE, DESIGNATED AS NGS PID HT1250. ELEVATION TAKEN AS 70.00, NAVD 88 DATUM.

#### SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C1.1	LEGEND & ABBREVIATIONS
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	GRADING DRAINAGE & UTILITY PLAN - BUILDING A1
C3.1	GRADING DRAINAGE & UTILITY PLAN - BUILDING A2
C3.2	GRADING DRAINAGE & UTILITY PLAN - BUILDING B
C4.0	STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL PLAN - NOTES & DETAILS
C4.2	STORMWATER CONTROL PLAN - TCM TABLE
C5.0	SECTIONS
C5.1	SECTIONS

# 156 CALIFORNIA AVE TENTATIVE MAP

COMMERCIAL CONDOMINIUM PURPOSES
COVER SHEET

SANTA CLARA COUNTY PALO ALTO

JMH
S
Real Estate Development Consultants
Planning and Engineering
1731 Technology Drive, Suite 880 (408) 286-4555

San Jose, CA 95110

DATE: MARCH 2024
SCALE: 1" = 40'

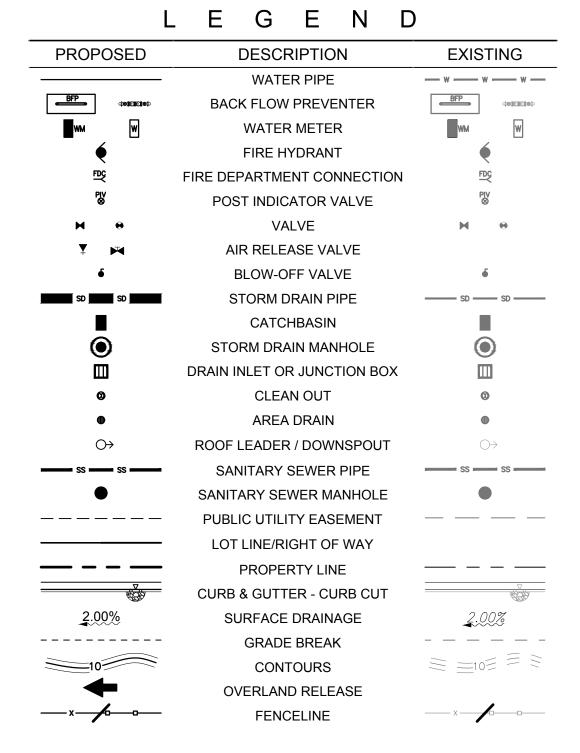
JOB: 5314
SHEET NO:

C1.0

**CALIFORNIA** 

#### **ABBREVIATIONS**

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



## 156 CALIFORNIA AVE TENTATIVE MAP

COMMERCIAL CONDOMINIUM PURPOSES
LEGEND & ABBREVIATIONS

SANTA CLARA COUNTY PALO ALTO

CALIFORNIA

DATE: MARCH 2024

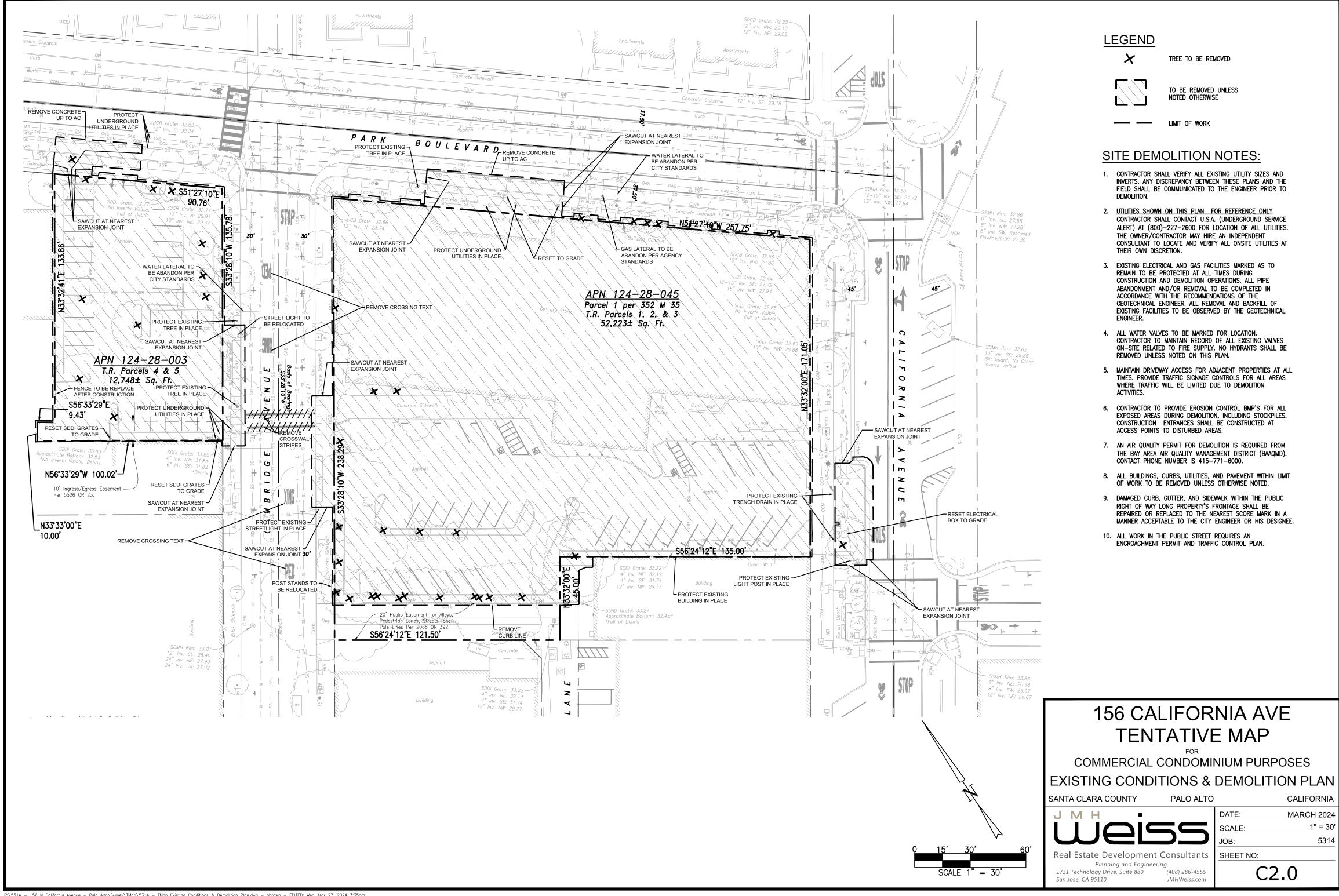
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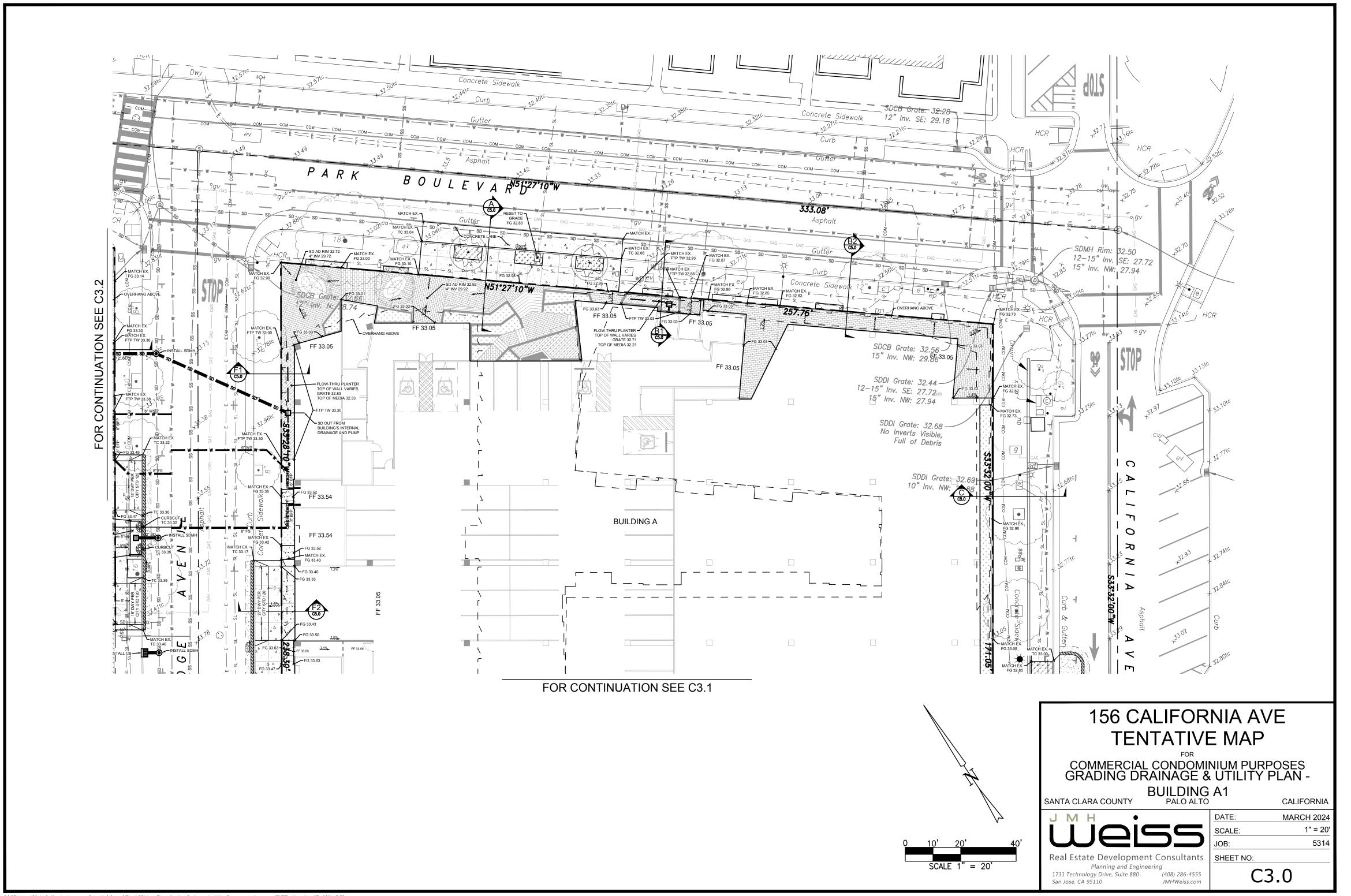
JOB: 5314

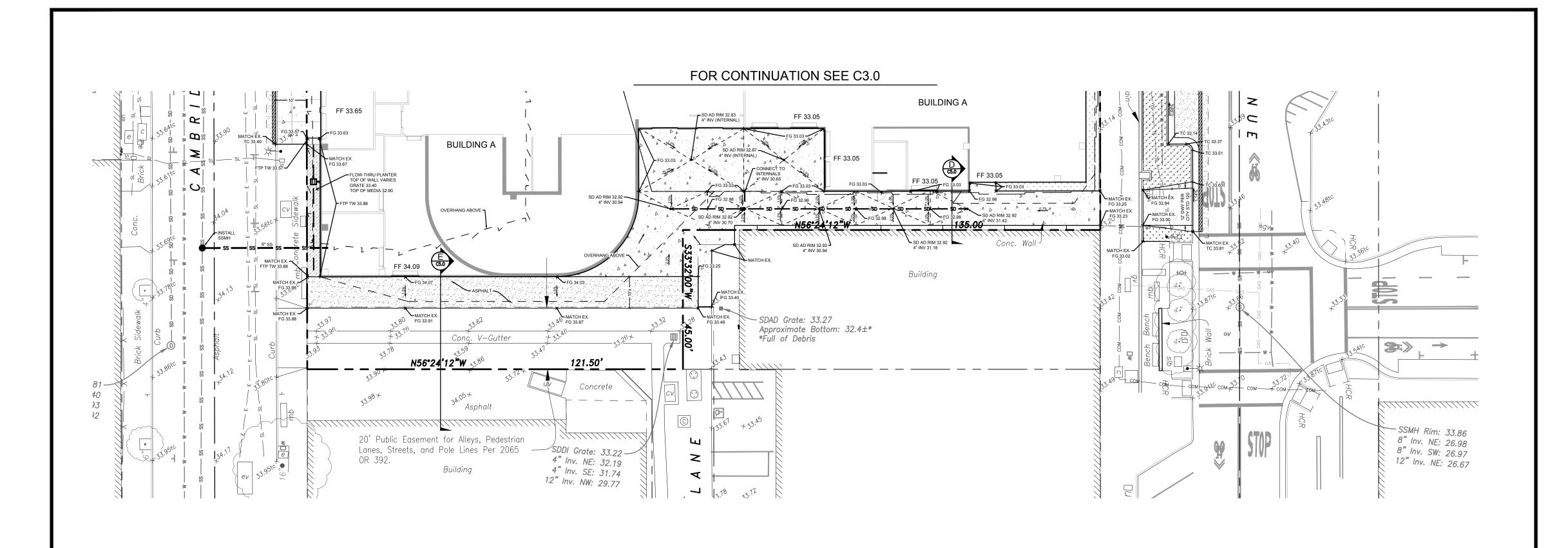
Real Estate Development Consultants

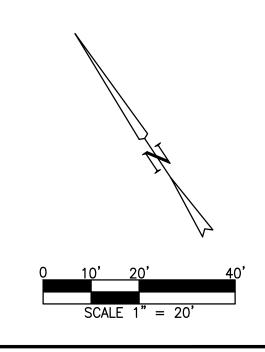
Planning and Engineering
1731 Technology Drive, Suite 880 (408) 286-4555
San Jose, CA 95110

C1.1









# 156 CALIFORNIA AVE TENTATIVE MAP

COMMERCIAL CONDOMINIUM PURPOSES GRADING DRAINAGE & UTILITY PLAN -

SANTA CLARA COUNTY

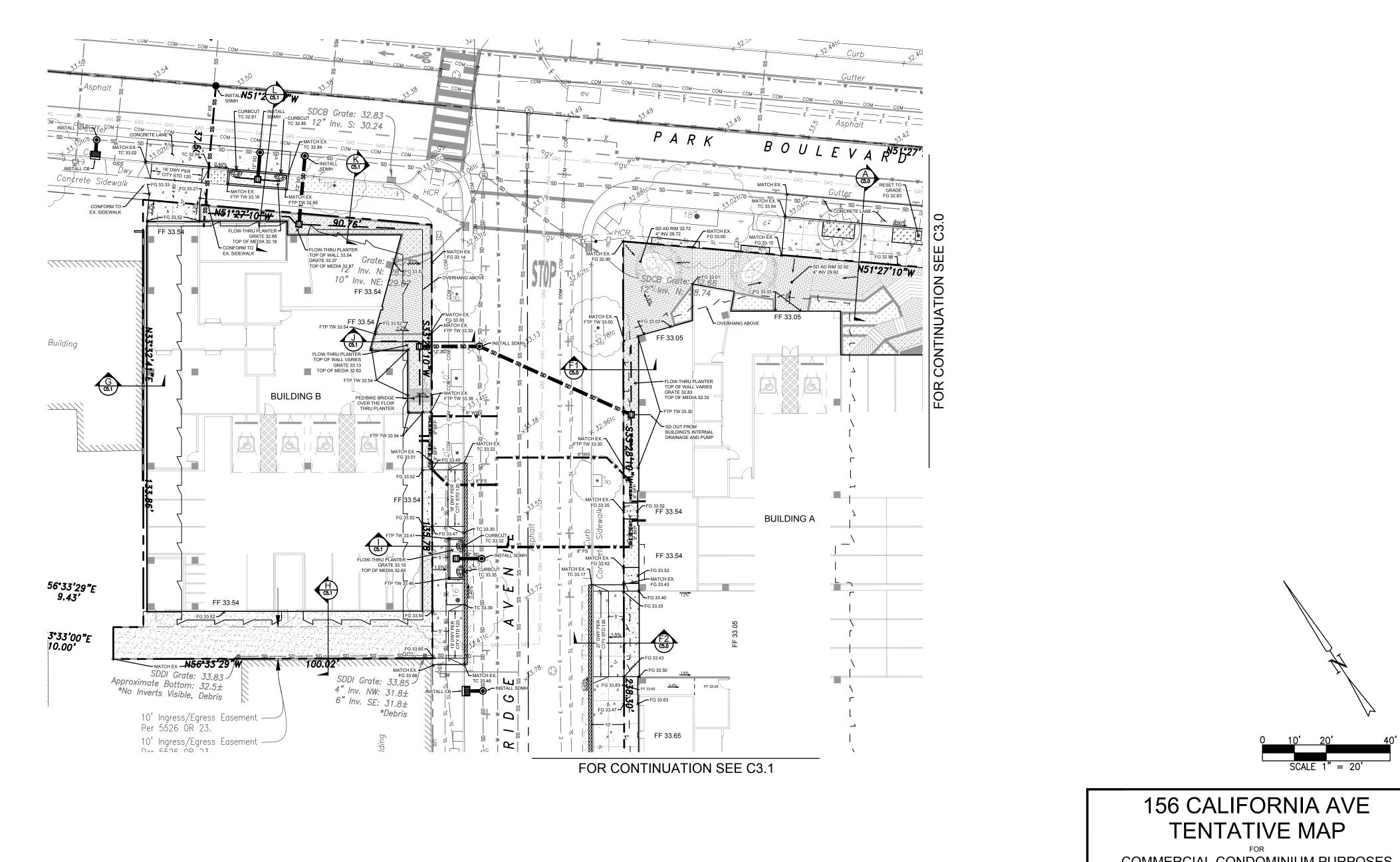
BUILDING A2
PALO ALTO

San Jose, CA 95110

CALIFORNIA



	C3.	.1
S	SHEET NO:	
)	JOB:	5314
1	SCALE:	1" = 20'
	DATE:	MARCH 2024



COMMERCIAL CONDOMINIUM PURPOSES GRADING DRAINAGE & UTILITY PLAN -

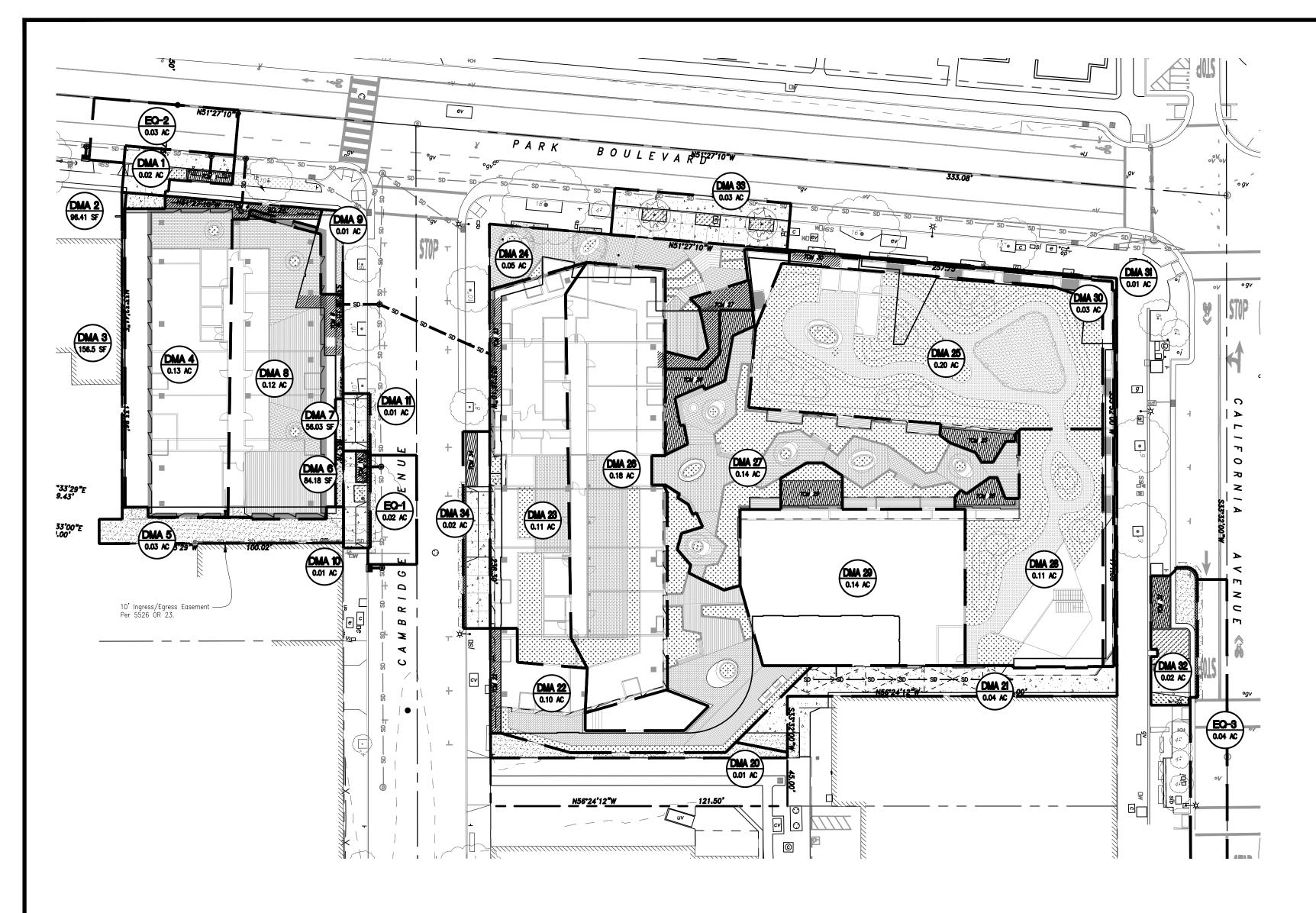
SANTA CLARA COUNTY

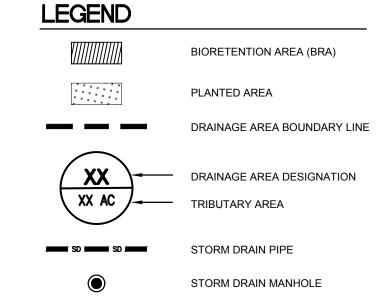
San Jose, CA 95110

BUILDING B
PALO ALTO CALIFORNIA



C3.	.2
SHEET NO:	
JOB:	5314
SCALE:	1" = 20
DATE:	MARCH 2024





**ROOF DRAIN DOWNSPOUT** 

STORM DRAIN INLET

#### PROJECT SITE INFORMATION:

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

#### **SOURCE CONTROL MEASURES:**

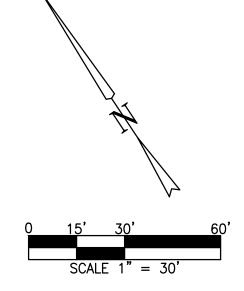
- 1. BENEFICIAL LANDSCAPING.
- 2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- 3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- 4. STORM DRAIN LABELING.

#### SITE DESIGN MEASURES:

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

#### STANDARD STORMWATER CONTROL NOTES

- 1. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
- 2. PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK, ROADWAY PROJECTS THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.C OF THE STORMWATER PERMIT.
- 3. STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- 4. DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.
- 5. SEE SHEET C1.1 FOR ADDITIONAL LEGEND AND ABBREVIATIONS.



# 156 CALIFORNIA AVE TENTATIVE MAP

COMMERCIAL CONDOMINIUM PURPOSES
STORMWATER CONTROL PLAN

SANTA CLARA COUNTY PALO ALTO

JMH

Element Services

Real Estate Development Consultants

Planning and Engineering

1731 Technology Drive, Suite 880 (408) 286-4555

San Jose, CA 95110

DATE: MARCH 2024
SCALE: 1" = 30'
JOB: 5314
SHEET NO:

C4.0

CALIFORNIA

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

## OPERATION AND MAINTENANCE INFORMATION:

- I. PROPERTY INFORMATION:
- I.A. PROPERTY ADDRESS:

156 N CALIFORNIA AVE

PALO ALTO, CA 94301

I.B. PROPERTY OWNER: (REPRESENTATIVE)

<u>CHRIS FREISE</u>

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:

II.B. PHONE NUMBER OF CONTACT:

415-450-1466

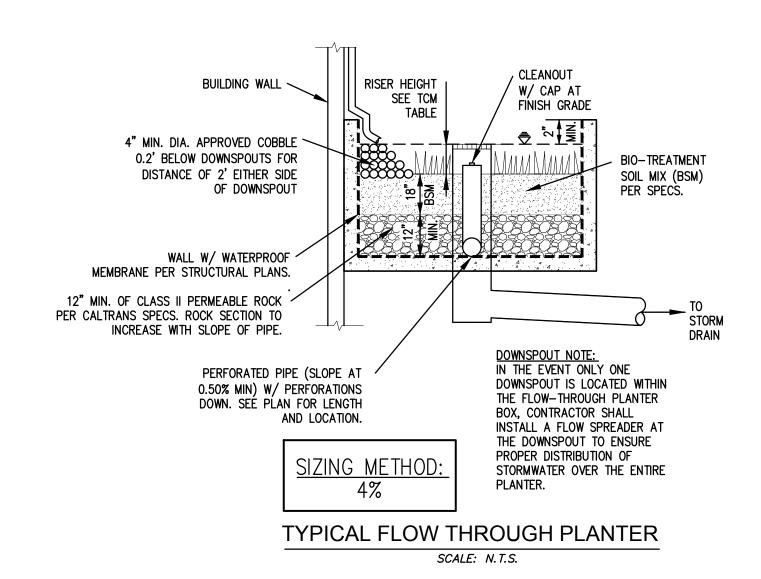
II.C. EMAIL:

CFREISE@REDCODEVELOPMENT.COM

II.D. ADDRESS:

#### **BIOTREATMENT & FLOW-THROUGH PLANTER NOTES:**

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



#### BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT:
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

# 156 CALIFORNIA AVE TENTATIVE MAP

COMMERCIAL CONDOMINIUM PURPOSES STORMWATER CONTROL PLAN -

DATE:

SCALE:

NOTES & DETAILS
SANTA CLARA COUNTY PALO ALTO

MARCH 2024 N.T.S. 5314

CALIFORNIA

Real Estate Development Consultants

Planning and Engineering

1731 Technology Drive, Suite 880 (408) 286-4555

JMH

San Jose, CA 95110

SHEET NO:

C4.1

							TREATME	ENT CONTROL MEA	SURE SUMMARY T	ABLE					
											Bioretention		Self Retainir	ing / Treating	
DMA#	TCM#	Location (1)	Treatment Type (2)	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	Comments
1	1	Offsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	673	560	112	-	23	76	6	=	-	TCM 1 is sized to treat DMA 1 and EQ-2.
2	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	96	96	0	0.75%	4	-	-	=	-	DMA 2 is Equivalently treated through EQ-1 by TCM 10
3	3	Onsite	Self-treating areas (landscaped)	LID	N/A	157	0	157	1.23%	-	-	-	-	3"	Self-treating is located on the ground floor
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	5,711	5,499	212	44.80%	221	221	6	-	-	TCM 4 is ground level outside the building, along Park frontage.
5	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	1,110	1,110	0	8.71%	44	-	-	ı	-	DMA 5 is Equivalently treated through EQ-2 by TCM 1
6	6	Onsite	Self-treating areas (landscaped)	LID	N/A	84	0	84	0.66%	-	-	-	ı	3"	Self-treating is located on the ground floor
7	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	56	56	0	0.44%	2	-	-	ı	-	DMA 7 is Equivalently treated through EQ-1 by TCM 10
8	8	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	N/A	5,282	5,074	208	41.44%	204	209	6	-	-	TCM 8 is ground level outside the building, along Cambridge frontage.
9	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	253	253	0	1.98%	10	-	-	-	-	DMA 9 is Equivalently treated through EQ-1 by TCM 10
10	10	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	434	352	82	-	14	48	6	-	-	TCM 10 is sized to treat DMA 10 and EQ-1.
11	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	260	260	0	-	10	-	-			DMA 11 is Equivalently treated through EQ-1 by TCM 10
Q-1	10	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	857	857	0	-	34	-	-	-	-	Accounts for DMA 1- 4sf, DMA 7 - 2sf, DMA 9 -10sf and DMA 11 - 10sf.
Q-2	1	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	1,200	1,200	0	-	48	-	-	-	-	Accounts for DMA 5- 44sf.
20	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	466	466	0	3.66%	19	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
21	-	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LID	N/A	1,878	1,878	0	14.73%	-	-	-	-	-	
22	22	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,491	3,378	1,113	35.23%	140	168	-	-	-	TCM 22 is ground level outside the building, along Cambridge frontage.
23	23	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,989	4,162	827	39.14%	170	179	-	-	-	TCM 23 is ground level outside the building, along Cambridge frontage.
24	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	2,227	1,945	282	17.47%	79	-	-	-	-	
25	25	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	8,610	3,362	5,249	67.55%	155	227	-	-	-	
26	26	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	7,744	6,708	1,036	60.75%	272	556	-	-	-	
27	27	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,567	4,278	2,289	51.52%	180	344	-	-	-	
28	28	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,972	2,729	2,243	39.00%	118	166	-	-	-	
29	29	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,168	5,785	383	48.39%	233	254	-	-	-	
30	30	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	1,425	1,422	3	11.18%	57	71	-	-	-	
31	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	264	190	74	2.07%	8	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
32	32	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	1,021	593	428	-	25	151	-	-	-	TCM 32 is sized to treat DMA 32 and EQ-3.
33	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	1,381	1,246	135	-	50	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
34	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	889	803	86	-	32	86	-	-	-	DMA 34 is Equivalently treated through EQ-3 by TCM 32
EQ-3	32	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	1,586	1,586	0	-	63	-				Accounts for DMA 20- 19sf, DMA 31 - 8sf, DMA 33 - 8sf, DMA 34 - 8sf & 21sf of DMA 24
T					Totals:	65,328	13,259	854	100.00%						

1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required

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

\*\* Sizing for Bioretention Area Required calculated per the 4% Method [(Impervious Area + Pervious Area x 0.1) x 0.04]. Minimum sizing for areas sized by flow-volume method is 3%

5 DMAs 8 & 10 are not being treated but will be treated by Equivalent Treatment Area EQ-1. EQ-1's area is greater than the combined areas of the DMAs 8 & 10. EQ-1 is not required to be treated because it is an undisturbed right of way.

6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

## 156 CALIFORNIA AVE **TENTATIVE MAP**

COMMERCIAL CONDOMINIUM PURPOSES STORMWATER CONTROL PLAN -

SANTA CLARA COUNTY

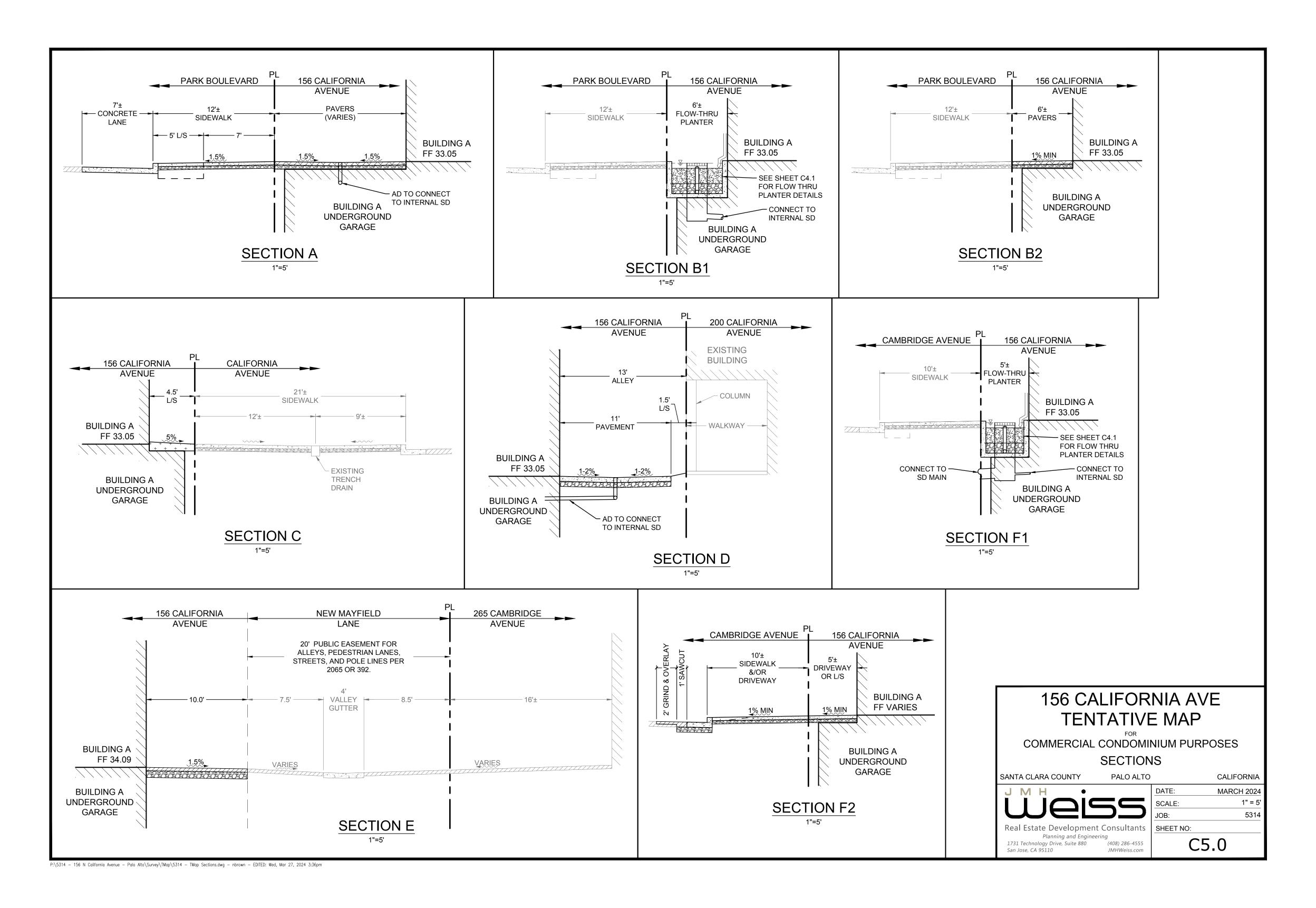
San Jose, CA 95110

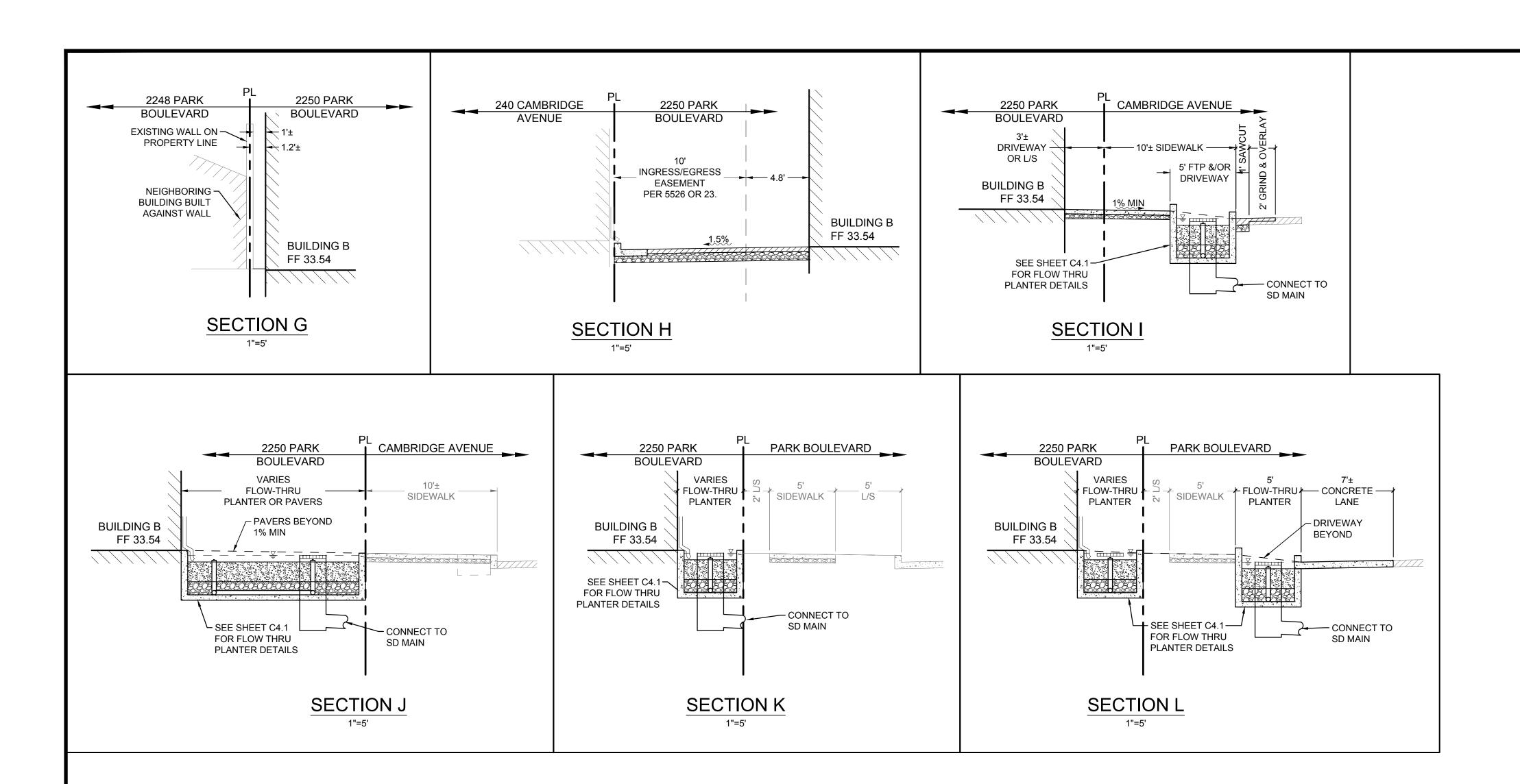
CALIFORNIA

TCM TABLE PALO ALTO Real Estate Development Consultants Planning and Engineering 1731 Technology Drive, Suite 880 (4 (408) 286-4555

DATE: MARCH 2024 5314 SHEET NO:

C4.2







COMMERCIAL CONDOMINIUM PURPOSES
SECTIONS

