



4075 El Camino Way

Response Letter to Prescreening

During the prescreening with the city council, one of the recommendations was to add a 4th floor on the El Camino Way side of the building. This is not feasible for a number of reasons. For one, it would require the existing elevator to be removed and replaced with a new one. As well as other building systems, such as HVAC equipment on the roof. Which would be very costly. The whole roof would have to be torn down and rebuilt. That would require us to relocate all of the residents on the 3rd floor (and maybe more) during the construction. All of that is assuming that we would even be able to structurally support a new floor. This building is over 30 years old and adding a whole floor would be structurally difficult. We would also need to request an amendment to the existing CUP to allow for the building height to increase. And then with the location of the existing exit stairways, the 4th floor would have to extend almost to where we are proposing adding only on to the 2nd and 3rd floor. Which would defeat that purpose of adding a 4th floor to begin with. We would be able to add 22-33 units on the 4th floor in addition to the 14 units we are proposing. If we had that many additional residents, we might have to add more additional community spaces such as dining rooms. We have additional space for the units we are proposing but not for 38 units. So that would increase the cost significantly as well.

The 18 units we are proposing are already hard to pencil out the cost. And that is with no new elevators and only additional building systems that don't replace the old systems. Adding a 4th floor is not financially feasible.

We did look for opportunities to add more units on the El Camino Way side of the building not on a 4th floor. We were able to find 2 spaces for additions that would be able to hold up to 5 studio units. This has allowed us cost wise to be able to pull back the units mostly out of the daylighting plane. To do that we removed a unit and reduced 2 one-bedroom units to studio units on the third floor. Now there are only a few protrusions into the daylighting plane with the roof parapet. The max protrusion will be 1'-8" above the daylighting plane.

With regards to the parking analysis, the 18 additional units would only add the need for around 2-4 additional parking spaces. This is from the 1-3 additional staff that might need to be added to accommodate the new residence. The residents themselves can't drive since the units would be for either assisted living or memory care residences. As far as their visitors, for how often they come and for how long, it would only add a theoretical need for 1 more space. If even that, since there are already spaces allocated to visitors. And those visitors do not typically visit all at the same time. If there is a special community event, we provide valet parking to help open up even more spaces. Palo Alto Commons also has a program to encourage and reward the use of public transportation for its employees. As the community stands right now, there are about 10-20 parking spaces that aren't utilized regularly on site. The community is willing to open more underground spaces for visitors. But it might add some security issues since a visitor can park downstairs and reach any floor with the elevator. Normally visitors need to check in at the front desk on the 1st floor.



Overall we do not see a huge impact to parking with these additional 18 units and we do not believe that we need to provide a transportation management plan for such a small increase in demand.

Thirdly, the council raised the question regarding affordability. For the residence in our care, the cost of rent isn't as much as the cost of care. Our units are designed to be on the smaller side compared to non-senior housing, to help reduce the cost of rent. With the needed care staff and dining being provided, the cost will still be out of reach for most low income individuals even if we have their rent subsidized.

Medicare doesn't cover the cost associated with assisted living. Medicare does not pay for custodial care. Which is help with daily life tasks, such as eating, bathing, or dressing. Most of the care given at an assisted living facility is considered custodial care.

In addition to those city council comments, we are also addressing some of the neighbors' concerns. Such as proposing adding some landscape/trees to help buffer the views between our properties. We are also proposing stepping back the 3rd floor additional units to help soften the building's massing and to pull all but the parapets out of the daylighting plane. The neighbors were additionally concerned with our residents' views into their back yard. We tried to minimize the amount of windows that faced towards their yards, and we also took out the proposed balconies and awnings for the new units.

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Notice of Incomplete/Corrections Required
Application No. 23PLN-00202
09/13/2023

Address : 4075 El Camino WY, , ,

Project Description: Request for a Planned Community Zone Amendment to Allow New Additions to an existing Assisted 121 Units. The New additions include 14 Additional Assisted Living Units; 5 Studios and 9 One Bedrooms. The total Project will provide housing for 134 elderly in need of day-to-day care for Memory Issues. Environmental Assessment: Pending. Zoning District: PC-5116 (F). Please submit a revised set of plans incorporating the items requested below. Contact the Project Planner Emily Kallas at Emily.Kallas@CityofPaloAlto.org

Record Type : Planning - Entitlement

Document Filename : C1_4075ELC_PLAN.pdf Uploaded:08/08/23

Thank you for submitting your plans for the Planning Entitlement application described above. The application was reviewed to ensure conformance with applicable Zoning regulations and the City's Guidelines.

The plans were received on 08/08/23 for review by Planning Staff. Based on the initial feedback from staff, the application cannot be deemed complete a ~~Plans submitted~~ revised set of plans incorporating the items requested below. Also, include a response letter listing each item below and describe the steps taken to address each item.

Reviewer Contact Information:

Reviewer Name	Reviewer Email
Shrupath Patel	shrupath.patel@cityofpaloalto.org
Emily Kallas	emily.kallas@cityofpaloalto.org
Brad Hunt	brad.hunt@cityofpaloalto.org
Stephanie Lau	Stephanie.Lau@CityofPaloAlto.org
David Chung	David.Chung@CityofPaloAlto.org
Karl Schneider	Karl.Schneider@CityofPaloAlto.org
Catherine Mondkar	catherine.mondkar@cityofpaloalto.org

Corrections Table

Page Reference	Annotation Type	Reviewer : Department	Review Comments	Applicant Response Comments
Title Sheet	Note	David Chung : Building	2022 CBSC - revise	A1.0: UPDATED
Title Sheet	Note	David Chung : Building	Submit building code analysis to confirm floor area, # of stories, and height based on the construction type is adequate.	A1.0: ADDED MISSING INFO UNDER CODE REQUIREMENTS

Page Reference	Annotation Type	Reviewer : Department	Review Comments	Applicant Response Comments
A1.2 Landscape Site Plan	Note	David Chung : Building	Trash enclosure is shown across PL. Clarify.	THERE IS AN EASEMENT FOR INGRESS & EGRESS AS WELL AS FOR UTILITIES. THE EXISTING TRASH ENCLOSURE IS LOCATED ON THIS EASEMENT.
A2.1 First Floor Plan Area B	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.2 Second Floor Plan Area A	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.3 Second Floor Plan Area B	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.4 Third Floor Plan Area A	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.5 Third Floor Plan Area B	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.6 Basement Floor Plan	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
Title Sheet	Note	Karl Schneider : Fire	Evaluate the building for Emergency Responder Radio Communication System. An ERRCS will be required if public safety radio signals are not meeting PAFD standard.	THIS IS THE 2ND PHASE OF THE REMODEL CURRENTLY THE FIRST PHASE IS HAVING THE BUILDING EVALUATED FOR ERRCS
Title Sheet	Note	Karl Schneider : Fire	Contact Karl Schneider w/ PAFD 669-234-0491 to schedule a site visit of the facility. Additional PAFD conditions may be applied after site visit.	THIS IS THE 2ND PHASE OF THE REMODEL CURRENTLY THE FIRST PHASE IS HAVING THE BUILDING EVALUATED FOR ERRCS
A1.3 Trash, Recycling, & Compost Waste Enclosure	Note	Karl Schneider : Fire	New covered trash enclosure will require fire sprinkler protection.	A1.4: ADDED NOTE UNDER LEGEND AND NOTES
Title Sheet	Note	Emily Kallas : Planning	As discussed after the Council Prescreening, please provide the following: <ul style="list-style-type: none"> • A brief report on the scopes differences and cost estimates of a 4th floor option. Jonathan recommended that you should keep the 4th floor stepped back from the residential side, even in a hypothetical. Please include what you mentioned at the meeting about new elevators, circulation space, mechanical/electrical, etc. as well as approximately how many units could fit into such a project, not including the 14 units presented in the current project. • A formal parking analysis of the current average occupancy, who is coming and going from the site, and where they park. We can assist with identifying a consultant to prepare this report if needed. Was Councilmember Lauing's comment accurate that there is no visitor parking in the underground garage? This project is an opportunity to reallocate the parking amongst residents, visitors, and employees to better meet current needs. This would be in coordination with a TDM (Transportation Demand Management) plan, as recommended by two of the Councilmembers. • The Council is interested in the affordability of the units. I haven't been given particular direction on what we would like studied, but it would make sense to start with some information on the current costs of services, and if WellQuest has any financial assistance 	ADDED RESPONSE LETTER TO DOCUMENTS

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			<p>options. Does Medicare assist with any of the costs?</p> <ul style="list-style-type: none"> □ The shadow study that was briefly presented should be included in the formal plan sets, though it is ok if you are not ready with that today. □ Sometime after the 4th floor study has been prepared, and staff review of the 1st formal round is complete, I recommend you to host a Community Meeting to go over the project revisions with the neighbors. I have a couple different ways to moderate these types of meetings, and we can discuss those options further later. 	A5.9-A5.15: ADDED SHADOW STUDY TO THE SET
Title Sheet	Note	Emily Kallas : Planning	<p>Project Description Comments:</p> <p>Add a letterhead to the project description, clearly identifying it as written by the project applicant and/or property owner.</p>	A1.0: ADDED 2ND LETTER HEAD UNDER PROJECT DATA (1ST IS ON THE TOP RIGHT OF THE SHEET)
Title Sheet	Note	Emily Kallas : Planning	When a formal parking study is submitted, the additional notes can be removed from the Existing Parking Conditions section	WE DO NOT BELIEVE WE NEED A FORMAL PARKING STUDY FOR THE HANDFUL OF UNITS WE ARE PROPOSING.
A2.2 Second Floor Plan Area A	Note	Emily Kallas : Planning	Dimension the individual units being added in more detail. Provide a larger scale floor plan of each typical units types.	A4.1, A4.2, & A4.3: ADDED ENLARGED UNIT PLANS
A2.7 Floor Area Block Diagrams - 1st FLR	Note	Emily Kallas : Planning	Show lot coverage calculations on the FAR block diagram as well.	A2.5: ADDED LOT COVERAGE TABLE
A4.7 Exterior Building Sections - Daylight Plane	Note	Emily Kallas : Planning	Due to the daylight plane protrusions, we are requiring a survey for this project.	SEE ATTACHED SITE SURVEY WE ALSO ADDED THE SITE ELEVATIONS TO THE DAYLIGHT PLANE SECTIONS
A4.8 Exterior Building Tent Diagrams - Daylight Plane	Note	Emily Kallas : Planning	In addition to the included tent diagrams, provide another sheet that shows the full site.	3 & 6/A5.8: ADDED OVERALL VIEWS OF THE FULL SITE'S TENT DIAGRAMS
Title Sheet	Note	Shrupath Patel : Transportation	Provide type, design specifications, and picture of the proposed long-term bike parking. All bike racks must be user-friendly for all age groups. Vertical or double-stack bike storage is not allowed unless provided with a mechanism that doesn't require a user to lift the bike.	15 & 11/A1.4: ADDED ENLARGED PLAN & SPEC SHEET
Title Sheet	Note	Shrupath Patel : Transportation	Provide dimensions, and the type of the proposed short-term bike parking. Short-term bike parking must be located within 50 feet of the main entrance and easily visible. Inverted-U bike racks are city-preferred bike racks. Provide at least 36" spacing between two bike racks.	20 & 13/A1.4: ADDED ENLARGED PLAN & SPEC SHEET
GB-2 Cal Green Notes	Note	Brad Hunt : Water Quality	<p>Include the following note on the ARB plan set as well as the Building Permit plan set:</p> <p>Stormwater Best Management Practices (BMPs) associated with refuse management (including actions related to refuse pick-up and the enclosure itself) shall be followed to ensure pollution prevention and preventing potential discharges to the City's storm drain system. Stormwater BMPs include, but are not limited to, power washing the pavement on both the private property and in the right-of-way and sidewalk a minimum of once per year before the wet season begins on October 1st; utilizing a power washing contractor that is a Recognized Surface Cleaner by the Bay Area Stormwater Management Agencies Association (BASMAA); disposing of</p>	GB2: ADDED NOTE UNDER PALO ALTO WATER QUALITY

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			wash water according to the Recognized Surface Cleaner certification requirements; and removing any potential trash build-up on a regular basis.	
A1.3 Trash, Recycling, & Compost Waste Enclosure	Note	Brad Hunt : Water Quality	PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities New buildings and residential developments providing centralized solid waste collection, except for single-family and duplex residences, shall provide a covered area for a dumpster. The area shall be adequately sized for all waste streams and designed with grading or a berm system to prevent stormwater run-on and runoff from the area. Please check the grading is correct within and outside the enclosure.	1/A1.4: ADDED NOTES FOR MAX 2% SLOPE RUNNING TO THE BACK OF THE TRASH ENCLOSURE. THERE IS A ROOF OVER THIS TRASH ENCLOSURE AND IT IS SURROUNDED ON 3 SIDES BY A BLOCK WALL 1/A1.3: ADDED EXISTING SLOPE OF 2% IN THE BACK OF HOUSE AREA OUTSIDE OF THE TRASH ENCLOSURE
A1.2 Landscape Site Plan	Note	Stephanie Lau : Zero Waste	<p>The refuse hauler, GreenWaste of Palo Alto has concerns regarding to the access and service for the current proposed refuse enclosure location. Please provide the path of travel with the measurements for the egress, ingress, path of travel, and the turning radius (especially for the turn near the exit). The path-of-travel for the refuse trucks must have a 22' wide driveway (ingress and egress), a 16' tall overhead clearance along the full path, a 12' wide impervious path-of-travel, and a minimum outer turning radius of 40' and a minimum inner turning radius of 28.4'. Due to safety, the refuse trucks will not be able to back up out of the property, the refuse truck must be able to drive through the lot.</p> <p>The site has the following options: 1. Have an onsite refuse enclosure that will fulfill all the path of travel requirements above and ensure that the refuse containers can be serviced within 25 feet from the refuse enclosure. 2. Move the refuse enclosure within 25 feet from the curb. 3. Propose a staging area that is serviceable within 25 feet from the curb or within 25 feet at an onsite location that is serviceable by the refuse hauler. Please note, onsite personnel will be required to pull out the bins for service and quickly put the bins back into the refuse enclosure. The staging must be approved by the refuse hauler, and a sign indicating "no parking" during refuse service hours are required. Please add notes onto the plan set. 4. *Please note, pull-out charges would apply to service locations between 25' to 125' from the bin service location. The refuse hauler will not service refuse bin locations that are beyond 125'.</p> <p>Please contact Alex Cushing, alex.cushing@greenwaste.com from GreenWaste of Palo Alto to further discuss service location options.</p>	A1.2: ADDED REFUSE HAULER PATH OF TRAVEL ON OUR SITE. IT REACHES WITHIN 25' OF THE REFUSE ENCLOSURE PROVIDE TURNING RADIUS AND REQUIRED WIDTH WHEN WE CONTACTED ALEX CUSHING AT GREEN WASTE HE SAID, "I confirmed with Eric that although the turn radius plans could potentially work, it leaves little to no room for flexibility or error especially if other vehicles are in the lot. Considering the parking lot plans remain unchanged from how they currently are, our drivers will still be unable to drive through the lot. Although it is not ideal, we can continue to pull in for service and reverse out onto El Camino Way"

The following conditions would be required as part of any Planning application approval and shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. as further described below.

Conditions of Approval Table

Department	Conditions of Approval
Urban Forestry	<p>Clarify the dashed tree circles changing from dark bold to light grey on sheet A1.1. Identify their symbol meaning in the site plan legend. Show outline of tree protection fencing in a boxed off dashed line for tree to be protected as specified in the consulting Arborist report. See general UF guidelines below: Urban Forestry Standard Conditions: The following conditions and/or standard Municipal Code requirements are provided for supplemental guidance, recommendation and/or best practices. Any applicable items shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc</p> <ol style="list-style-type: none"> 1. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR and/or Sheet T-1, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. If called for, project arborist approval must be obtained and documented in the monthly activity report sent to the City. When required, the Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11. 2. Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Forestry. 3. Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to TTM, Section 2.20-2.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree Technical Manual, Section 2.25. 4. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival. <p>Prior to any site work, contractor must call Derek Sproat at 650-496-6985 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until final inspection of the project.</p> <ol style="list-style-type: none"> 5. Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then Table 2-1, Trenching and Tunneling Distance, shall be printed on the final plans to be implemented by Contractor.
Water Quality	<p>The following conditions are required to be part of any Planning application approval and shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. as further described below.</p> <p>PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:</p> <p>Bay-friendly Guidelines (rescapeca.org)</p> <ul style="list-style-type: none"> o Add this note to the building plans: Do not use chemicals fertilizers, pesticides, herbicides or commercial soil amendment. Use Organic Materials Review Institute (OMRI) materials and compost. Refer to the Bay-Friendly Landscape Guidelines: http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional-for-guidance. o Add this note to the building plans: Avoid compacting soil in areas that will be unpaved. <p>Stormwater quality protection</p>

Department	Conditions of Approval
	<ul style="list-style-type: none"> o Temporary and permanent waste, compost and recycling containers shall be covered to prohibit fly-away trash and having rainwater enter the containers. o Drain downspouts to landscaping (outward from building as needed). o Drain HVAC fluids from roofs and other areas to landscaping. o Offsite downgrade storm drain inlets shall also be identified on this plan set and protected. If City staff removes protection from an inlet in the ROW during a rain event, the contractor shall replace the inlet protection by the end of the following business day.
Water Quality	PAMC 16.09.165(h) Storm Drain Labeling Storm drain inlets shall be clearly marked with the words "No dumping - Flows to [Creek]," or equivalent.
Water Quality	Add the Pollution Prevention - It's PART of the Plan Guidelines found here: https://www.cityofpaloalto.org/files/assets/public/public-works/engineering-services/webpages/forms-and-permits/rwq_stormwater_plansheet_final_bw.pdf
Zero Waste	<p>If the scope of work involves internal and external bins (compost, recycle, and landfill) and its related millwork, then on the overall site plan, please show where the bins will be placed and reference the cut sheets of the three bins (recycle, compost, and landfill) that will be used at each location. The recycle, compost, and landfill bin must be placed right next to each other. Please see requirements below.</p> <p>The following comments below are part of the Palo Alto Municipality Code. If your scope of work includes internal and external bins then cut-sheets for the color-coded internal and external containers, related color-coded millwork, and its colored signage must be included in the building plans prior to receiving approval from Zero Waste. Please see below for more details.</p> <p>As per Palo Alto Municipal Code 5.20.108 the site is required to have color-coded refuse containers, related color-coded millwork, and colored signage. The three refuse containers shall include recycle (blue container), compost (green container), and garbage (black container). Applicant shall present on the plan the locations and quantity of both (any) internal and external refuse containers, it's millwork, along with the signage. This requirement applies to any external or internal refuse containers located in common areas such as entrances, conference rooms, back of the house kitchen, café, dining area, etc. except for restrooms, copy area, and mother's room. Millwork to store the color-coded refuse containers must have a minimum of four inches in height worth of color-coding, wrapping around the full width of the millwork. Signage must be color coded with photos or illustrations of commonly discarded items. Restrooms must have a green compost container for paper towels and an optional black landfill container if applicable. Copy area must have either a recycle bin only or all three refuse receptacles (green compost, blue recycle, and black landfill container). Mother's room must minimally have a green compost container and black landfill container. Please refer to PAMC 5.20.108 and the Internal Container Guide. Examples of appropriate signage can be found in the Managing Zero Waste at Your Business Guide. Electronic copies of these signage can be found on the Zero Waste Palo Alto's website, https://www.cityofpaloalto.org/Departments/Public-Works/Zero-Waste/What-Goes-Where/Toolkit#section-2 and hard copies can be requested from the waste hauler, GreenWaste of Palo Alto, (650) 493-4894.</p>
Zero Waste	<p>Applicant to respond and confirm the following requirements below, please refer to the trash enclosure area guidelines for more information:</p> <p>General Checklist (Please refer to the Trash Enclosure Area Guidelines for more information):</p> <ol style="list-style-type: none"> 1. Refuse enclosure must be covered. 2. Refuse enclosures and service area must be constructed at street level and in a location that is adequately accessible by the collection vehicle (vertical clearance, street width and turnaround space) or serviceable from the street, without obstructing street parking. 3. All drivable areas to be accessed by the solid waste vehicle must support 60,000 lbs. (30 tons) in weight. This includes areas where permeable pavement is used. 4. Carts and bins must be able to roll without obstacles or curbs to reach service areas "no jumping curbs." 5. Containers must be within 25 feet of service area or charges will apply. 6. All service area around the refuse enclosure must have a clearance height of 20' for bin service. 7. New enclosures should consider rubber bumpers and/or internal curbs/berms to reduce wear-and-tear on walls. 8. Service must be provided for garbage, recycling, compost, and Fats, Oil and Grease (FOG) bin for Food Service Establishments (FSEs). 9. Would the refuse enclosure install a hose bib and or include any utility equipment? If so, additional requirements will apply. 10. Mixed-use facilities must have two separate refuse enclosures for residential and commercial refuse. 11. Project plans must show the placement of all three refuse containers and the FOG bin (if applicable), for example, within the details of the refuse

Department	Conditions of Approval
	<p>enclosures. Enclosure and access should be designed for equal access to all three waste streams – garbage, recycling, and compostables and FOG bin (for FSEs).</p> <p>12.□Other applicable refuse equipment and containers such as compactors, balers, composting systems, and debris boxes should be stored inside a building or within a roofed enclosure, placed as far from abutting residences as is reasonably possible (PAMC 18.23.020) or at least 50 feet away from said premises (PAMC 18.23.060).</p> <p>13.□Enclosure must be constructed on a flat area with a grade of no more than 2%.</p> <p>14.□The path-of-travel must have a 22’ wide driveway (ingress and egress), a 16’ tall overhead clearance along the full path and a 12’ wide impervious path-of-travel.</p> <p>15.□Identify the waste bin service area path-of-travel if different from location of waste enclosure. The path-of-travel must be unobstructed (bins be able to roll without obstacles or jumping curbs)</p>

PALO ALTO COMMONS

Wellquest Living

PROJECT DATA

PROJECT ADDRESS

4075 El Camino Way,
Palo Alto, CA 94306

LEGAL DESCRIPTION

BOOK 132, PAGE 43, PARCEL 117, LOT A,
3.1, MORRIS R.E. CO. SUB. OF THE COGAN TRACT,
MAP BK. M PG. 3

ASSESSORS PARCEL NUMBER

132-43-177

ZONING

PC - Planned Community

SCOPE OF WORK

NEW ADDITIONS TO AN EXISTING ASSISTED LIVING AND MEMORY CARE FACILITY THAT HAD CONSISTED OF 121 UNITS. THE ADDITION WOULD INCLUDE 14 ADDITIONAL ASSISTED LIVING DWELLING UNITS. (5 STUDIOS & 9 1-BED RMS). ASSISTED LIVING CONSISTS OF RESIDENTIAL CARE FOR THE ELDERLY THAT NEED DAY TO DAY ASSISTANCE. MEMORY CARE CONSISTS OF RESIDENTIAL CARE FOR THE ELDERLY WITH MEMORY ISSUES. THE PROPOSED TOTAL OF UNITS WOULD BE 135 UNITS

SITE DATA

SITE AREA 110,642 SF
BUILDING FOOTPRINT 34,698 SF (PAC) + 17,102 SF (AVANT)
51,800 SF (TOTAL)
LOT COVERAGE (EXISTING) 53,849 SF (48.67%) with overhangs
LOT COVERAGE (PROPOSED) 54,179 SF (48.97%) with overhangs

YEAR FIRST OCCUPIED:

1988

PARKING

SPACES EXISTING TO REMAIN 57*
0.47 SPACES PER UNIT - EXISTING

SPACES REQUIRES:

NO RESIDENTIAL CARE FACILITY REQUIREMENT LISTED PER PAMC 18.52.040(C) TABLE 1
CONVALESCENT IS SIMILAR (OUR RESIDENTS ARE LONG TERM VS TEMPORARY BUT THE ALSO CAN'T DRIVE.)
1 SPACE PER 2.5 BEDS REQUIRED
135 BEDS / 2.5 =

SPACES PROVIDED:

57* TOTAL - NO CHANGE
2 ADA, 5 COMPACT, 45 STANDARD
0.42 SPACES PER UNIT - PROPOSED

EXISTING PARKING CONDITIONS:

STAFF NEED TO REQUEST A PARKING PASS TO BE ABLE TO PARK PASS THE PARKING GATE. RESIDENTS DO NOT OWN NOR CAN DRIVE CARS. THEIR FAMILIES PARK IN THE GUEST PARKING. WHEN SURVEYED DURING A WORK DAY, 32 SPACES WERE BEING USED OUT OF THE 55 TOTAL. 21 OUT OF 41 SPACES WERE FOR STAFF AND 11 OUT OF 14 SPACES FOR GUESTS.

PARKING SUMMARY (PAC)

	Qty.
ADA	1
ADA VAN	1
C	8
P	45
	55

C - COMPACT PARKING

P - STANDARD PARKING

*AS PER PAMC 18.52.040(D)(8), ADA & ADA VAN SPACES SHALL COUNT AS AT LEAST 2 STANDARD PARKING SPACES FOR THE PURPOSES OF PARKING REQUIREMENTS.



PROJECT TEAM

OWNER

Wellquest Living
30299 Buck Tail Drive,
Canyon Lake, CA 92587
T: 951-757-2571
Charlene Kussner

ARCHITECT

Irwin Partners Architects
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Costa Mesa, CA 92626
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W: www.ipaac.com
Greg Irwin

INTERIOR DESIGNER

Conley Design
7100 Northland Circle N, Unit 214
Minneapolis, MN 55428
T: 612-470-8602
Amy Jusich

PROJECT INFORMATION

UNIT MIX - PROPOSED

Unit Name	Unit Type	Qty	Area (SF)
Unit 2B-1	ASSISTED LIVING - 2 BED	2	733
(E) Unit B-1	ASSISTED LIVING - 1 BED	62	474
(E) Unit B-2	ASSISTED LIVING - 1 BED	12	469
(E) Unit B-3	ASSISTED LIVING - 1 BED	2	464
(E) Unit B-4	ASSISTED LIVING - 1 BED	1	441
(E) Unit B-5	ASSISTED LIVING - 1 BED	1	542
(E) Unit B-6	ASSISTED LIVING - 1 BED	1	637
(E) Unit B-H	ASSISTED LIVING - 1 BED	4	474
(E) Unit S-1	ASSISTED LIVING - STUDIO	22	377
(E) Unit S-3	ASSISTED LIVING - STUDIO	7	367
(E) Unit S-H	ASSISTED LIVING - STUDIO	7	378
(N) Unit B-1	ASSISTED LIVING - 1 BED	1	474
(N) Unit B-1 alt	ASSISTED LIVING - 1 BED	1	461
(N) Unit B-3	ASSISTED LIVING - 1 BED	2	464
(N) Unit B-3 alt	ASSISTED LIVING - 1 BED	1	459
(N) Unit B-4	ASSISTED LIVING - 1 BED	2	441
(N) Unit B-5	ASSISTED LIVING - 1 BED	2	542
(N) Unit S-1	ASSISTED LIVING - STUDIO	3	372
(N) Unit S-2	ASSISTED LIVING - STUDIO	2	400
		135	

EXISTING UNIT COUNT: 121

PROPOSED UNIT COUNT: 135 (14 NEW UNITS)

CODE REQUIREMENTS

CODE INFORMATION UTILIZED FOR PROJECT

THIS PROJECT IS PRIVATELY OWNED AND PRIVATELY FUNDED
NO CHANGE IN USE
EXISTING MEANS OF EGRESS TO REMAIN

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
CALIFORNIA GREEN BUILDING CODE (CALGreen) WITH LOCAL AMENDMENTS
PALO ALTO CODES AND ORDINANCES

BUILDING CONSTRUCTION

OCCUPANCY TYPES: R2-1, A2, A3, B; NO CHANGE
CONSTRUCTION TYPE: TYPE V-A above TYPE I-A (UNDERGROUND PARKING); NO CHANGE
SPRINKLERS: YES
ALLOWABLE BUILDING HEIGHT: 50'
ACTUAL BUILDING HEIGHT: 32'-6"; NO CHANGE
ALLOWABLE BUILDING AREA (SINGLE OCCUPANCY, MULTI-STORY, NON-SEPARATED USE):
BASIC - 10,500 SF
INCREASES
MULTISTORY - YES
SPRINKLERS - YES
SEPARATION - NONE
31,500 SF per Floor
TOTAL = 63,000 SF

PALO ALTO COMMONS (EXISTING):

...	Area (SF)
Building A	
First Floor	20,852
Second Floor	17,468
Third Floor	11,482
	49,802 sq ft
Building B	
First Floor	12,471
Second Floor	11,643
Third Floor	9,845
	33,959 sq ft
	83,761 sq ft

THE AVANT (EXISTING):

BUILDING AREA: 47,500 SF

FAR CALCULATION (EXISTING)

TOTAL BUILDING AREA: 131,261 SF
SITE AREA: 110,642 SF
FAR: 1.19

PALO ALTO COMMONS (PROPOSED):

...	Area (SF)
Building A	
First Floor	21,142
Second Floor	18,679
Third Floor	12,415
	52,236 sq ft
Building B	
First Floor	12,471
Second Floor	12,471
Third Floor	12,471
	37,413 sq ft
	89,649 sq ft

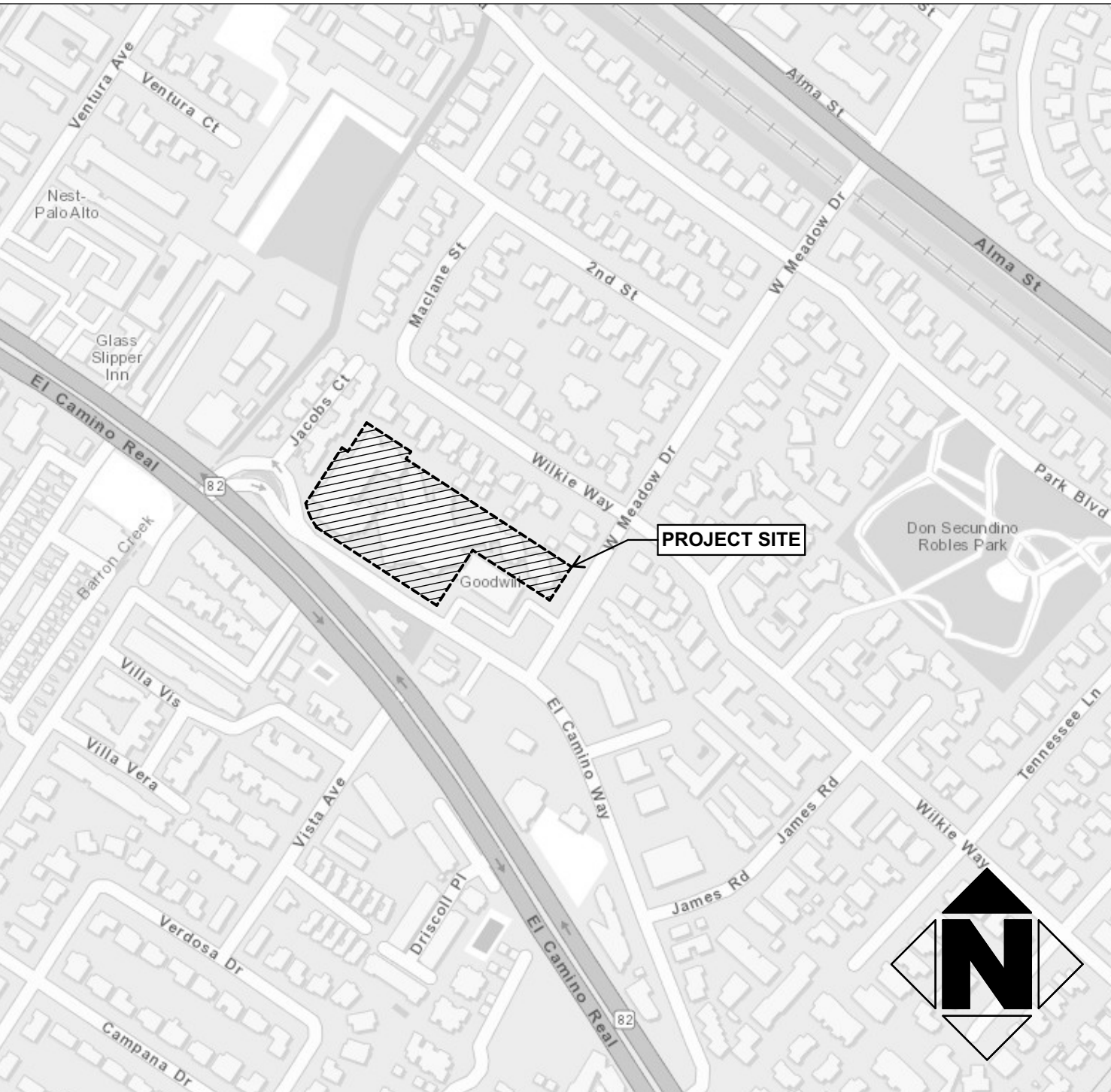
THE AVANT (NO CHANGE; NOT IN SCOPE):

BUILDING AREA: 47,500 SF

FAR CALCULATION (PROPOSED)

TOTAL BUILDING AREA: 137,149 SF
SITE AREA: 110,642 SF
FAR: 1.24

VICINITY MAP



DEFERRED SUBMITTALS

SUBJECT TO REVIEW AND APPROVAL OF FIRE AUTHORITY:

FIRE SPRINKLERS NFPA 13 REQUIREMENTS
FIRE ALARM SYSTEMS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE GENERAL CONTRACTOR WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL BY THE GENERAL CONTRACTOR OR HIS SUB CONTRACTOR IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

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APPROVAL STAMPS

RECEIVED, REVIEWED & REVISION STAMPS

IPA
IRWIN PARTNERS
ARCHITECTS
ARCHITECTURE
PLANNING
CONSULTING
245 Fischer Avenue
Suite B-2
Costa Mesa
California 92626
T: 714 557 2448
www.ipaac.com

PALO ALTO COMMONS
Wellquest Living
4075 El Camino Way, Palo Alto, CA 94306



PROJECT: 21003
DRAWN BY: YI, RA, & DB
CHECKED BY: TB & MP

DATE OF ISSUE: 10/27/2022

DRAWING DESCRIPTION

Title Sheet

DRAWING NUMBER

A1.0

Division 4.1 – PLANNING AND DESIGN

SECTION A4.103 SITE SELECTION

A4.103.1 Selection. A site which complies with at least one of the following characteristics is selected:

1. An infill site is selected.
2. A greyfield site is selected.
3. An EPA-recognized and remediated Brownfield site is selected.

A4.103.2 Community connectivity. Facilitate community connectivity by one of the following methods:

1. Locate project within a 1/4-mile true walking distance of at least four basic services, readily accessible by pedestrians.
2. Locate project within a 1/2-mile true walking distance of at least seven basic services, readily accessible by pedestrians.
3. Other methods increasing access to additional resources.

Note: Examples of services include, but are not limited to, bank, place of worship, convenience grocery, day care, cleaners, fire station, barber shop, beauty shop, hardware store, laundry, library, medical clinic, dental clinic, senior care facility, park, pharmacy, post office, restaurant, school, supermarket, theater, community center, fitness center, museum or farmers market. Other services may be considered on a case-by-case basis.

Site located walking distance from, Day care: 0.06 miles, Restaurant: 0.08 Miles, School: 0.11 Miles, Place of Worship: 0.16 Miles

SECTION 4.106 SITE DEVELOPMENT

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

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 or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. 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.
3. Compliance with a lawfully enacted storm water management ordinance.

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

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

A4.106.2.3 Topsoil protection. Topsoil shall be protected or saved for reuse as specified in this section.

Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from ero-sion.

Note: Protection from erosion includes covering with tarps, straw, mulch, chipped wood, vegetative cover or other means acceptable to the enforcing agency to protect the topsoil for later use.

A4.106.3 Landscape design. Postconstruction landscape designs shall accomplish one or more of the following:

1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.
2. Utilize at least 75 percent native California or drought tolerant plant and tree species appropriate for the climate zone region.

A4.106.4 Water permeable surfaces. Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following.

Tier 1. Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable.

Exceptions:

1. The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface.
2. Required accessible routes for persons with disabilities as required by California Code of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.

Division 4.3 - WATER EFFICIENCY AND CONSERVATION

SECTION 4.303 INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

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

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

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

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

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

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

A4.303.1 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.

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

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

A4.303.5 Hot water recirculation systems. One- and two-family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand hot water recirculation system shall be installed in accordance with the *California Plumbing Code*, *California Energy Code* and the manufacturer's installation instructions.

SECTION 4.305 WATER REUSE SYSTEMS

4.305.1 Recycled water supply systems. Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the *California Plumbing Code*.

Division 4.4 – MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

16.14.240 Section A4.403.2 Reduction in cement use. Section A4.403.2 of Appendix A4 of the *California Green Building Standards Code* is adopted as a Mandatory measure for all Tier 1 and Tier 2 projects and is amended to read:

A4.403.2 Low Carbon Concrete Requirements.

A4.403.2.1 Purpose. The purpose of this chapter is to provide practical standards and requirements for the composition of concrete, as defined herein, that maintains adequate strength and durability for the intended application and at the same time reduces greenhouse gas emissions associated with concrete production. This code includes pathways for compliance with either reduced cement levels or lower-emission supplementary cementitious materials.

A4.403.2.2 Definitions. For the application of this section the following definitions shall apply:

Concrete. Concrete is any approved combination of mineral aggregates bound together into a hardened conglomerate in accordance with the requirements of this code.

Environmental product declaration (EPD). EPDs present quantified environmental information on the life cycle of a product to enable comparisons between products fulfilling the same function. EPDs must conform to ISO 14025, and EN 15804 or ISO 21930, and have at least a "cradle to gate" scope (which covers product life cycle from resource extraction to the factory). Upfront embodied carbon (embodied carbon). The greenhouse gasses emitted in material extraction, transportation and manufacturing of a material corresponding to life cycle stages A1 (extraction and upstream production), A2 (transportation), and A3 (manufacturing). Definition is as noted in ISO 21930 and as defined in the Product Category Rule for Concrete by NSF dated February 22nd, 2019. https://www.nsf.org/newsroom/pdf/concrete_pc_r_2019.pdf

A4.403.2.3 Compliance. Compliance with the requirements of this chapter shall be demonstrated through any of the following options in Sections 4.403.2.3.2 through 4.403.2.3.5:

Table A4.403.2.3 Cement and Embodied Carbon Limit Pathways

A4.403.2.3.1 Allowable Increases.

- (1) Cement and Embodied Carbon Limit Allowances. Cement or Embodied Carbon limits shown in Table A4.403.2.3 can be increased by 30% for concretes demonstrated to the Building Official as requiring high early strength. Such concretes could include, but are not limited to, precast, prestressed concrete, beams and slabs above grade; and shotcrete.
- (2) Approved Cements. The maximum cement content may be increased proportionately above the tabulated value when using an approved cement, or blended cement, demonstrated by approved EPD to have a plant-specific EPD lower than the average CO₂e/metric ton. The increase in allowable cement content would be (1040/plant-specific EPD) %.

A4.403.2.3.2 Cement Limit Method - Mix. Cement content of a concrete mix using this method shall not exceed the value shown in the Table A4.403.2.3. Use of this method is limited to concrete with specified compressive strength not exceeding 5,000 psi.

A4.403.2.3.3 Cement Limit Method - Project. Total cement content shall be based on total cement usage of all concrete mix designs within the same project. Total cement content for a project shall not exceed the value calculated according to Equation A4.403.2.3.3.

Equation A4.403.2.3.3:

$$EC_{proj} = EC_{allowed} + n[EC_{mix} - EC_{allowed}]$$

where:

- EC_{proj} = the total number of concrete mixtures for the project
- EC_{mix} = the cement content for mixtures, kg/m³ or lb/yd³
- $EC_{allowed}$ = the maximum cement content for mixtures, per Table A4.403.2.3, kg/m³ or lb/yd³
- n = the volume of mixtures, concrete to be placed, yd³ or m³

Applicant can use yd³ or m³ for calculation, but must keep same units throughout

A4.403.2.3.4 Embodied Carbon Method - Mix. Embodied carbon (EC) of concrete mix designs, based on an approved environmental product declaration (EPD), shall not exceed the value given in Table A4.403.2.3.

A4.403.2.3.5 Embodied Carbon Method - Project. Total embodied carbon (EC) of all concrete mix designs within the same project shall not exceed the project limit (EC allowed) determined using Table A4.403.2.3 and Equation A4.403.2.3.5.

Equation A4.403.2.3.5:

$$EC_{proj} = EC_{allowed} + n[EC_{mix} - EC_{allowed}]$$

where:

- EC_{proj} = the total number of concrete mixtures for the project
- EC_{mix} = the embodied carbon potential limit for mixture per mixture EPD, kg/m³
- $EC_{allowed}$ = the embodied carbon potential limit for mixture per Table A4.403.2.3, kg/m³
- n = the volume of mixtures, concrete to be placed, yd³ or m³

Applicant can use yd³ or m³ for calculation, but must keep same units throughout.

A4.403.2.3.6 Enforcement. As a condition prior to the issuance of every building permit involving placement of concrete, the permit applicant shall be required to submit a completed low-carbon concrete compliance form that shall be provided by and on behalf of the permit applicant to the department prior to issuing the permit. As a condition of such building permits, and prior to approving construction inspections following placement of concrete, the permit applicant shall be required to submit batch certificates and/or EPDs provided by the manufacturer that demonstrate compliance with the low-carbon concrete compliance form on file with the building permit. The batch certificates and/or EPDs shall be reviewed for compliance by the building department prior to approving any further inspections. When deviations from compliance with this section occur, the chief building official or his designee is authorized to require evidence of equivalent carbon reductions from the portion of remaining construction of the project to demonstrate alternative compliance with the intent of this chapter. For projects involving placement of concrete by, or on behalf of, a public works, parks, or similar department, the director of such department, or his/her assignee, shall maintain accurate records of the total volume (in cubic yards) of all concrete placed, as well as the total compliant volume (in cubic yards) of all concrete placed, and shall report this data annually to the governing body in a form expressing an annual compliance percentage derived from the quotient of total compliant concrete volume placed divided by total concrete volume placed.

A4.403.2.3.7 Exemptions.

(a) Hardship or infeasibility exemption. If an applicant for a project subject to this chapter believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this chapter, the applicant may request an exemption as set forth below. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility. The applicant shall identify in writing the specific requirements of the standards for compliance that the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. Circumstances that constitute hardship or infeasibility may include, but are not limited to the following:

- (1) There is a lack of commercially available material necessary to comply with this chapter;
- (2) The cost of achieving compliance is disproportionate to the overall cost of the project;
- (3) Compliance with certain requirements would impair the historic integrity of buildings listed on a local, state or federal list or register of historic structures as regulated by the *California Historic Building Code* (Title 24, Part 8).

(b) Granting of exemption. If the chief building official determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the *California Building Standards Code*, the chief building official shall determine the maximum feasible threshold of compliance reasonably achievable for the project. In making this determination, the chief building official shall consider whether alternate, practical means of achieving the objectives of this chapter can be satisfied. If an exemption is granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the chief building official.

(c) Denial of exemption. If the chief building official determines that the applicant is not reasonably diligent to fully meet the requirements of this chapter, the request shall be denied and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.

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.

Note: Projects commonly used to replace cement in concrete concrete products include, but are not limited to:

1. Fly ash.
2. Slag.
3. Silica fume.
4. Rice hull ash.

A4.404 Building systems. Use premanufactured building systems to eliminate solid sawn lumber whenever possible. One or more of the following premanufactured building systems is used:

1. Composite floor joist or premanufactured floor framing system.
2. Composite roof rafters or premanufactured roof framing system.
3. Panelized (SIPS, ICF or similar) framing systems.
4. Other methods approved by the enforcing agency.

A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials with a total (combined) recycled content value (RCV) of:

Tier 1. The RCV shall not be less than 10 percent of the total material cost of the project.

Note: Projects commonly used to replace cement in concrete concrete products include, but are not limited to:

1. Fly ash.
2. Slag.
3. Silica fume.
4. Rice hull ash.

A4.404.3 Building systems. Use premanufactured building systems to eliminate solid sawn lumber whenever possible. One or more of the following premanufactured building systems is used:

1. Composite floor joist or premanufactured floor framing system.
2. Composite roof rafters or premanufactured roof framing system.
3. Panelized (SIPS, ICF or similar) framing systems.
4. Other methods approved by the enforcing agency.

A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials with a total (combined) recycled content value (RCV) of:

Tier 1. The RCV shall not be less than 10 percent of the total material cost of the project.

Note: Projects commonly used to replace cement in concrete concrete products include, but are not limited to:

1. Fly ash.
2. Slag.
3. Silica fume.
4. Rice hull ash.

A4.404.3 Building systems. Use premanufactured building systems to eliminate solid sawn lumber whenever possible. One or more of the following premanufactured building systems is used:

1. Composite floor joist or premanufactured floor framing system.
2. Composite roof rafters or premanufactured roof framing system.
3. Panelized (SIPS, ICF or similar) framing systems.
4. Other methods approved by the enforcing agency.

A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials with a total (combined) recycled content value (RCV) of:

Tier 1. The RCV shall not be less than 10 percent of the total material cost of the project.

Note: Projects commonly used to replace cement in concrete concrete products include, but are not limited to:

1. Fly ash.
2. Slag.
3. Silica fume.
4. Rice hull ash.

A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials with a total (combined) recycled content value (RCV) of:

Tier 1. The RCV shall not be less than 10 percent of the total material cost of the project.

Note: Projects commonly used to replace cement in concrete concrete products include, but are not limited to:

1. Fly ash.
2. Slag.
3. Silica fume.
4. Rice hull ash.

A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials with a total (combined) recycled content value (RCV) of:

Tier 1. The RCV shall not be less than 10 percent of the total material cost of the project.

A4.405.3.1.2 Determination of total recycled content value (RCV). Total RCV may be determined either by dollars or percentage as noted below.

1. Total recycled content value for the project (in dollars). This is the sum of the recycled content value of the materials and/or assemblies considered and shall be determined by Equation A4.4-4.
2. The result of this calculation may be directly compared to Equations A4.4-1 and A4.4-2 to determine compliance with Tier 1 or Tier 2 prerequisites.

Total Recycled Content Value (dollars) = (RCVM + RCVA) (Equation A4.4-4)

2. Total recycled content value for the project (by percentage). This is expressed as a percentage of the total material cost and shall be determined by Equation A4.4-4 and Equation A4.4-5.

Total Recycled Content Value (percent) = [Total Recycled Content Value (dollars) ÷ Total Material Cost (dollars)] × 100 (Equation A4.4-5)

A4.405.3.1.4 Determination of recycled content value of materials (RCVM). The recycled content value of each material (RCVM) is calculated by multiplying the cost of material, as defined by the recycled content. See Equations A4.4-6 and A4.4-7.

RCVM (dollars) = Material cost (dollars) × RCv (percent) (Equation A4.4-6)

RCM (percent) = Postconsumer content percentage + (1/2) Preconsumer content percentage (Equation A4.4-7)

Notes:

1. If the postconsumer and preconsumer recycled content is provided in pounds, Equation A4.4-7 may be used, but the final result (in pounds) must be multiplied by 100 to show RCM as a percentage.
2. If the manufacturer reports total recycled content of a material as one percentage in lieu of separately reporting preconsumer and post-consumer values, the total shall be considered preconsumer recycled material.

A4.405.3.1.4 Determination of recycled content value of assemblies - (RCVA). Recycled content value of assemblies is calculated by multiplying the total cost of the assembly by the total recycled content of the assembly (RCA), and shall be determined by Equation A4.4-8.

RCVA (dollars) = Assembly cost (dollars) × Total RCA (percent) (Equation A4.4-8)

If not provided by the manufacturer, Total RCA (percent) = (RCM ÷ 100) + (RCVA ÷ 100) (Equation A4.4-9)

RCA = Σ RCv (Equation A4.4-9)

PRCM of each material may be calculated by one of two methods using the following formulas:

PRCv (percent) = Weight of material (percent) × RCv (percent) (Equation A4.4-10)

Weight of material (percent) = [Weight of material (lbs) ÷ Weight of assembly (lbs)] × 100 (Equation A4.4-11)

RCv (percent) = Postconsumer content percentage + (1/2) Preconsumer content percentage (See Equation A4.4-7)

Method 2: Recycled content (postconsumer and preconsumer) provided in pounds

PRCv (percent) = RCv (lbs) ÷ Weight of material (lbs) × 100 (Equation A4.4-12)

RCv (lbs) = Postconsumer content (lbs) + (1/2) Preconsumer content (lbs) (Equation A4.4-13)

Note: If the manufacturer reports total recycled content of a material as one percentage in lieu of separately reporting preconsumer and postconsumer values, the total shall be considered preconsumer recycled material.

A4.405.3.1.5 Alternate method for concrete. When Supplementary Cementitious Materials (SCMs), such as fly ash or slag, are used in concrete, the manufacturer shall provide an alternate method of calculating and reporting recycled content in concrete products shall be permitted. When determining the recycled content value, the percent recycled content shall be multiplied by the cost of the cementitious materials only, not the total cost of the concrete.

Enhanced Durability and Reduced Maintenance

4.408.1 Router proofing. Annular spaces around pipes, electrical conduits or other openings in soleboard plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

A4.407.4 Material protection. Protect building materials delivered to the construction site from rain and other sources

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

PAMC 16.14.250 Section A4.408.1 Enhanced construction waste reduction. Section A4.408.1 of Appendix A4 of the *California Green Building Standards Code* is adopted as a mandatory measure and is amended to read:

A4.408.1 Enhanced Construction Waste Reduction. Nonhazardous construction and demolition debris generated at the site is diverted to recycle or salvage in compliance with the following:

Projects with a given valuation of \$25,000 or more must have at least an 80-percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.

Exceptions:

1. Residential stand-alone mechanical, electrical or plumbing permits.
2. Commercial stand-alone mechanical, electrical or plumbing permits.

A4.408.1.1 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with all construction and demolition waste reduction requirements.

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

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.

2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).

3. Identify diversion facilities where the construction and demolition waste material will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

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

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

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

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <http://www.hcd.ca.gov/building-standards/calgreen/calgreen-form.html> may be used to assist in documenting compliance with this section.
2. For construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

SECTION 4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the building.
2. Operation and maintenance instructions for the following:
 - a. 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.
 - b. Roof and yard drainage, including gutters and downspouts.
 - c. Space conditioning systems, including condensers and air filters.
 - d. Landscape irrigation systems.
 - e. Water reuse systems.
3. Information on the proper use of water and waste recovery providers on methods to further reduce 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 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.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information on how to take solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

Division 4.5 – ENVIRONMENTAL QUALITY

SECTION 4.504 POLLUTANT CONTROL

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until mix design of the foundation, cooling and venting equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

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.

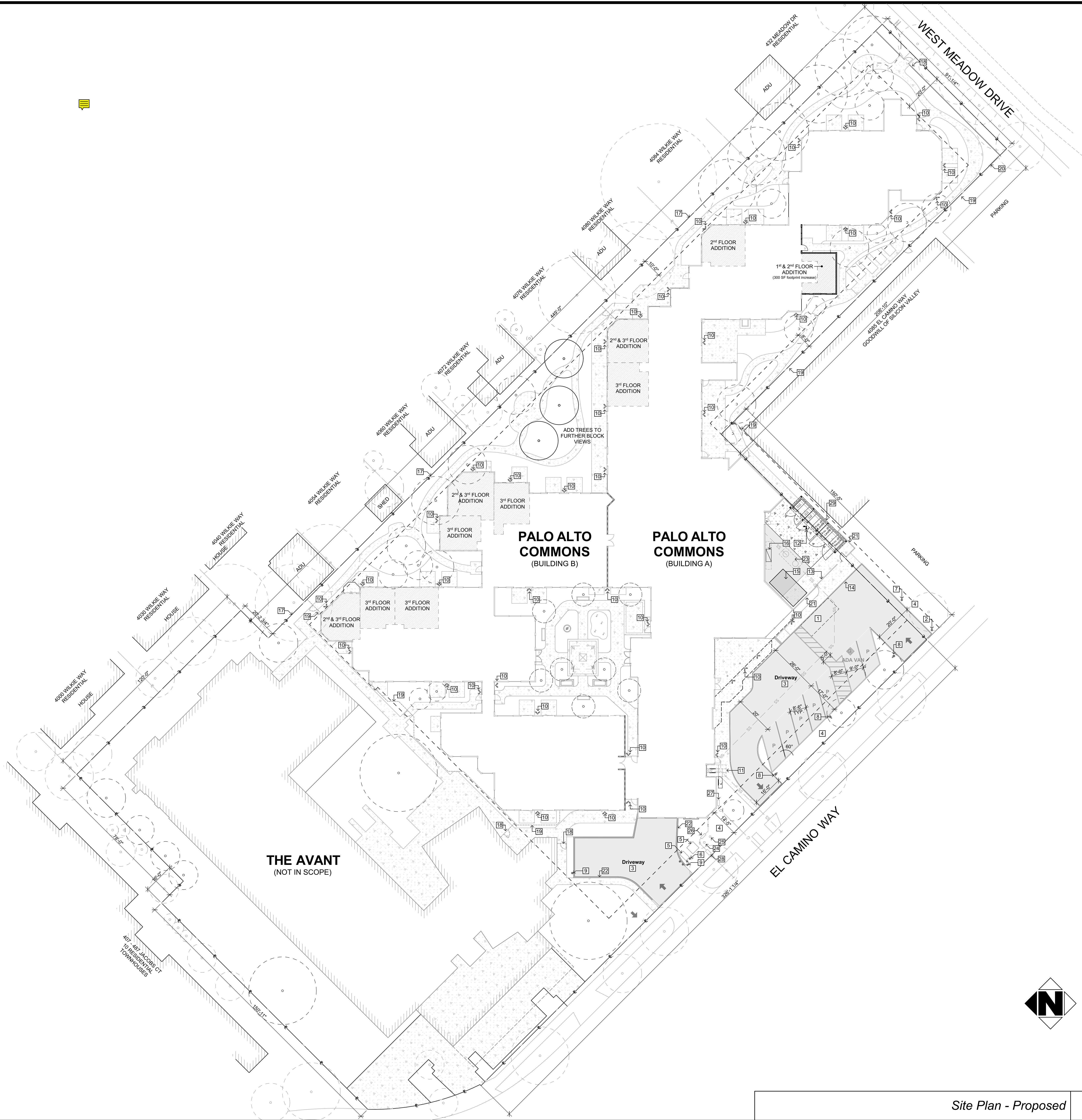
Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits.

A4.504.2 Resilient flooring systems. Resilient flooring systems installed in the building shall meet the percentages specified in this section and meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/IAQ/Pages/VOC.aspx>

Tier 1. At least 90 percent of the total area of resilient flooring installed



LEGEND AND NOTES

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACKS
- CONCRETE PAVING
- SITE CONCRETE
- KEYNOTE NUMBER
- FENCE. SEE KEYNOTES
- (E) SANITARY SEWER V.I.F. EXACT LOCATION
- (E) WATER LINE V.I.F. EXACT LOCATION
- (E) GAS LINE V.I.F. EXACT LOCATION

SITE PLAN KEYNOTES

- (E) PASSENGER LOADING ZONE
- (E) DISABLED TOW-AWAY SIGN
- (E) DRIVEWAY (BACK-UP AREA)
- (E) LANDSCAPE AREA
- (E) ELECTRICAL TRANSFORMER
- (E) STEEL BOLLARDS, TYP.
- (E) FIRE LANE WARNING SIGN
- (E) LIGHT POST
- (E) LIGHT BOLLARD
- (E) WALL LIGHT
- (N) BIKE PARKING - 4 SHORT TERM
2' X 6' WITH A 4' AISLE
- (N) WALL LIGHT
- (E) ROLLING GATE
- (E) ZERO CURB
- (E) STORAGE SHED
- (N) STAFF LONG TERM BIKE LOCKER
FOR 2 BIKES
- (E) WOOD FENCE - 5' SOLID WITH 1" LATTICE ON TOP
- (E) METAL FENCE - 6' WROUGHT IRON WITH SOLID PANEL
- (E) WOOD FENCE - 6' SOLID
- (E) METAL FENCE - 5' WROUGHT IRON WITH SOLID PANEL
- (E) WOOD FENCE - 4' SIDING WITH 2" WROUGHT IRON ON TOP
- (E) MASONRY WALL - 3' SOLID
- (E) GREASE TRAP
- (E) PIV
- (E) FDC
- (E) BACKFLOW PREVENTER
- (E) GAS METER
- (E) WATER METER
- (N) TRASH, RECYCLING, & COMPOST WASTE ENCLOSURE
SEE 1/A1.3

IPA

IRWIN PARTNERS
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PALO ALTO COMMONS
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4075 El Camino Way, Palo Alto, CA 94306

LICENSED ARCHITECT
MELISA PERCE
C 24539
PEN-05313
STATE OF CALIFORNIA

PROJECT: 21003
DRAWN BY: YI, RA, & DB
CHECKED BY: TB & MP
DATE OF ISSUE: 10/27/2022

DRAWING DESCRIPTION

Architectural Site Plan

DRAWING NUMBER
A1.1

Site Plan - Proposed

1" = 20'

1

A1.1



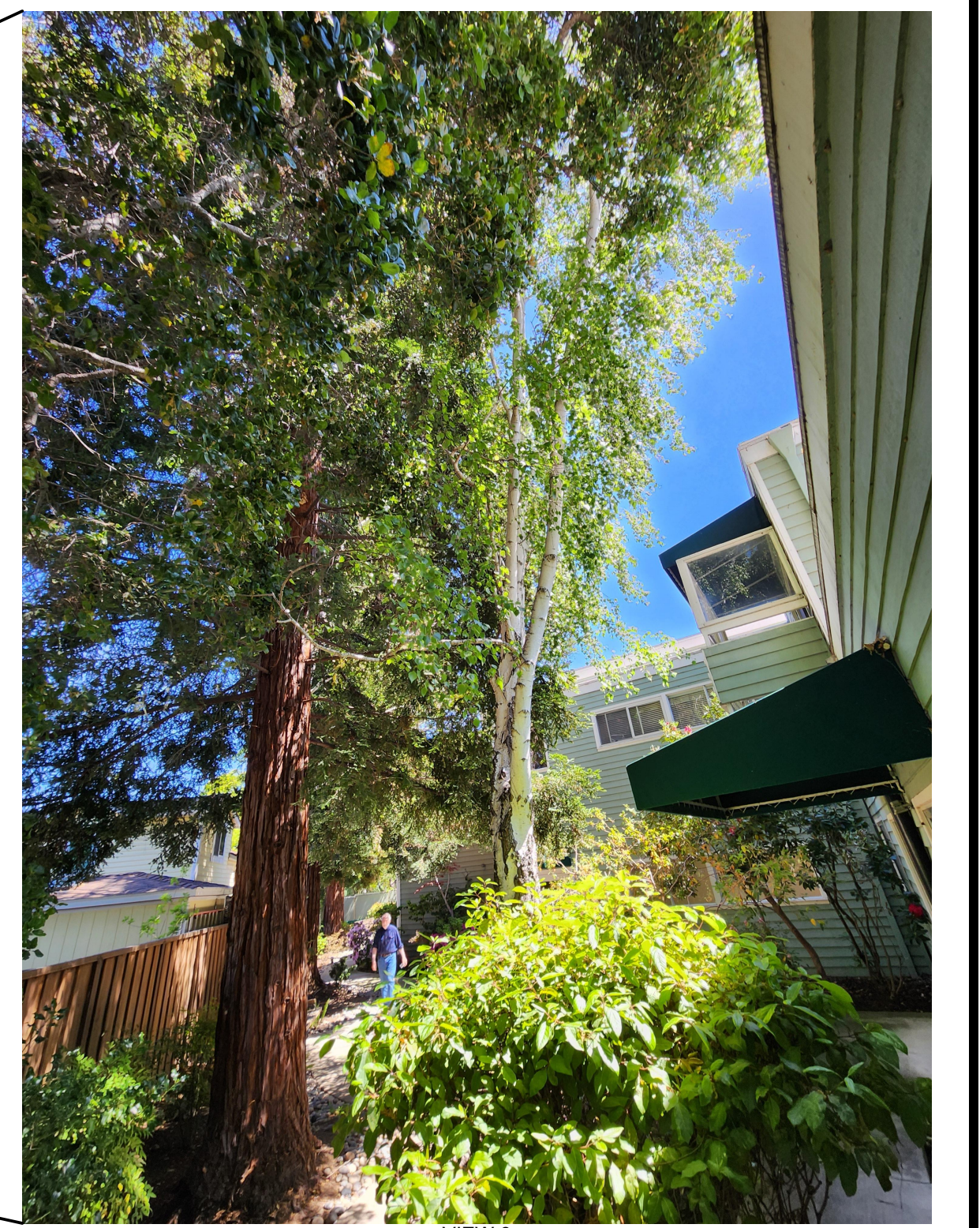
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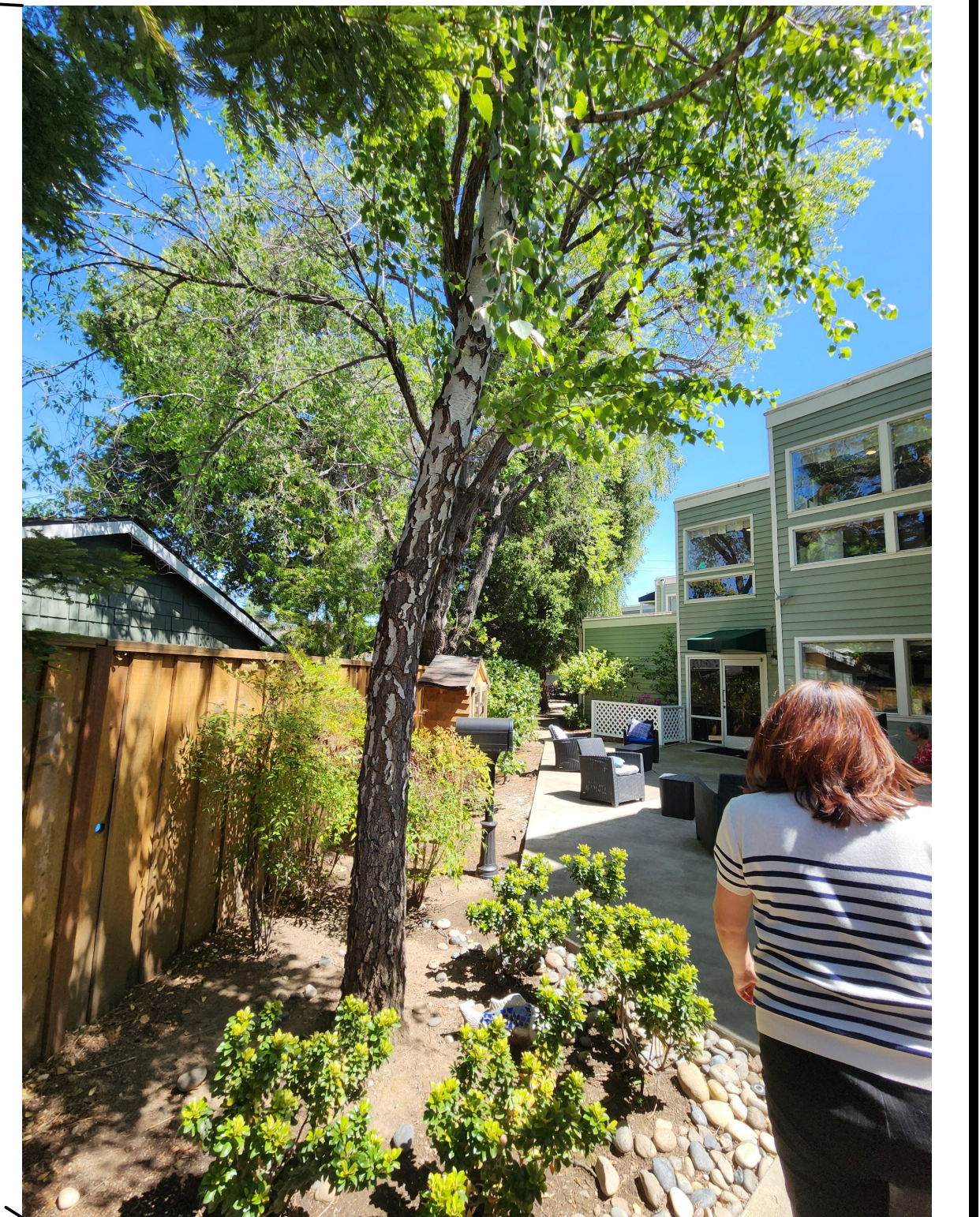
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VIEW 1



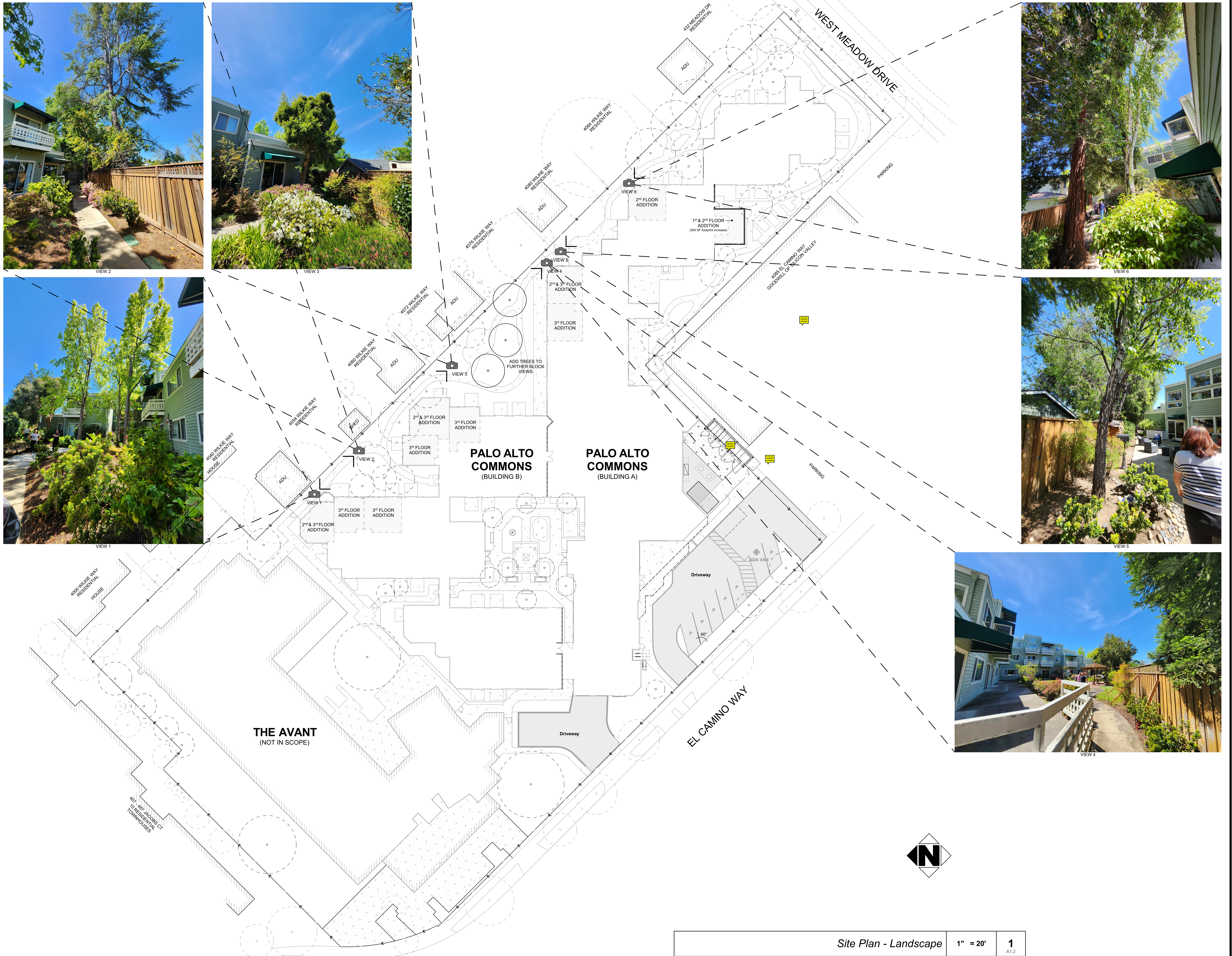
VIEW 6



VIEW 5



VIEW 4

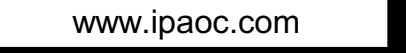


Site Plan - Landscape

1" = 20'

1

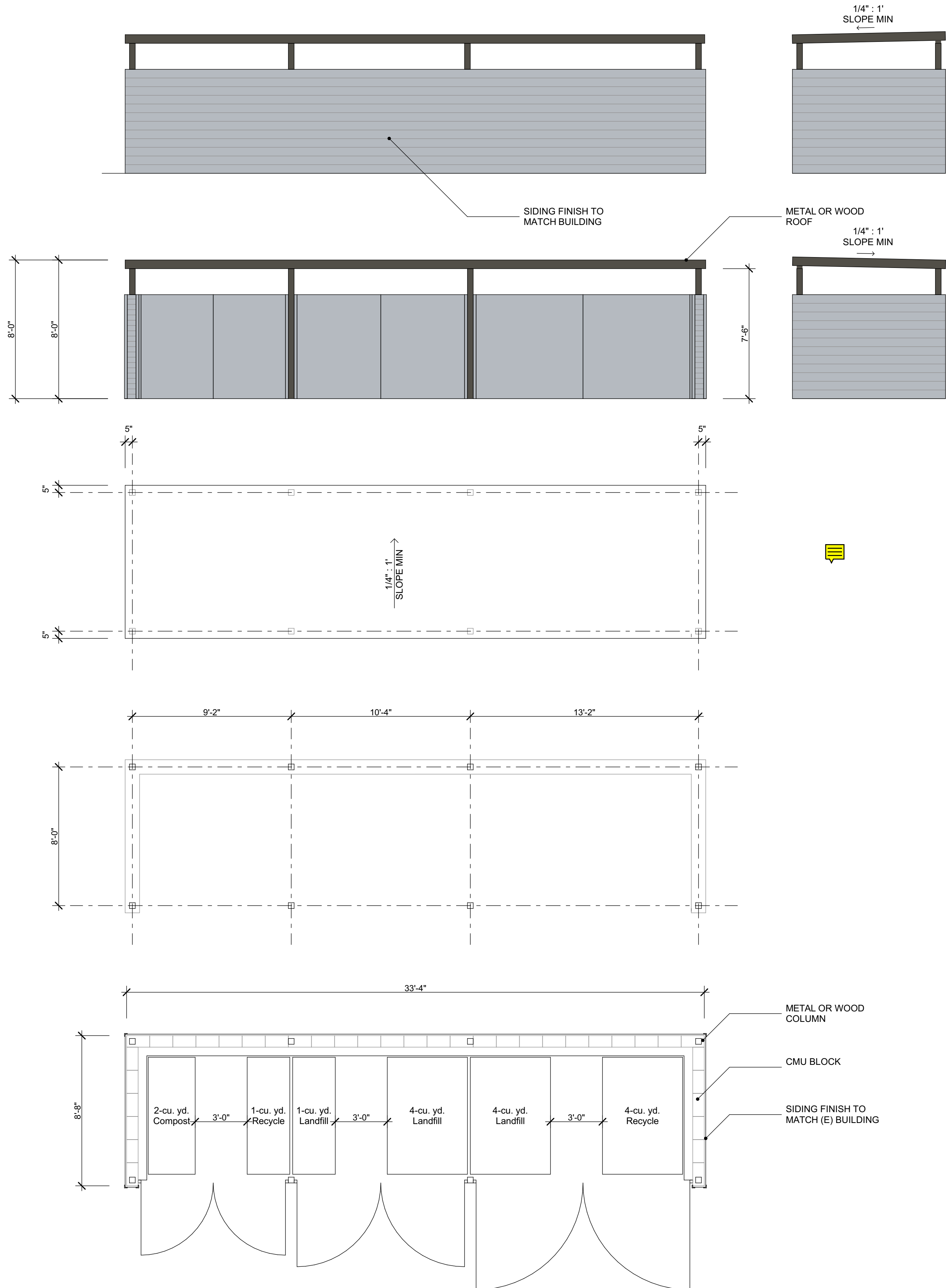
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4075 El Camino Way, Palo Alto, CA 94306



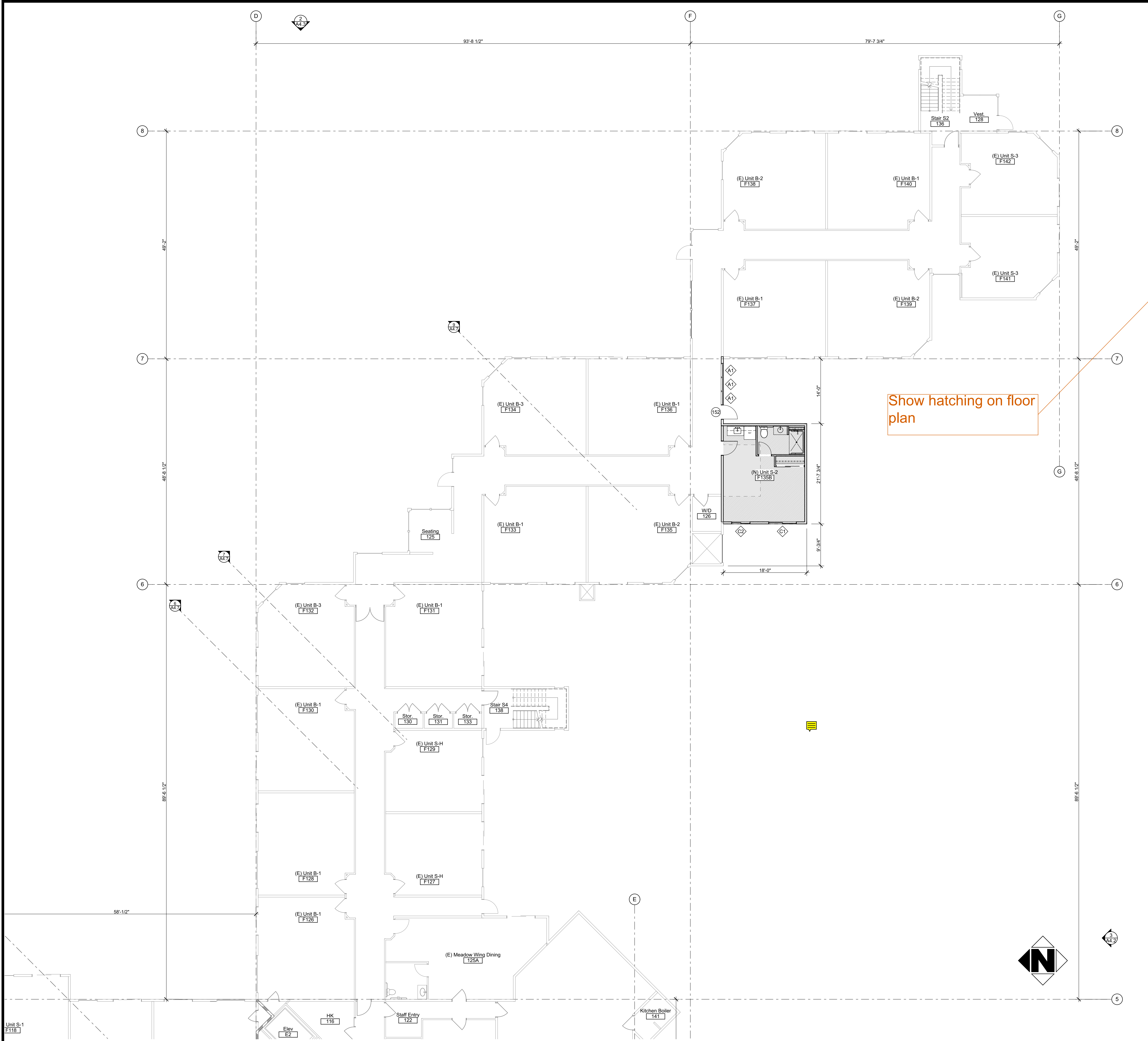
LEGEND AND NOTES



Trash, Recycling, & Compost Waste Enclosure Plan

1/4" = 1'-0"

1



LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	ENLARGED PLAN NO.	XXX	ENLARGED PLAN NO.
XXX	WALL/FLOOR/BASE	XXX	WALL/FLOOR/BASE
XXX	ELEVATION NO./SHEET NO.	XXX	ELEVATION NO./SHEET NO.

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER
	AREA OF WORK (SHADED)
	AREA UNDER SEPARATE PERMIT

WALL LEGEND

EXISTING:

- EXISTING WALL TO REMAIN
- EXISTING 2 HR WALL TO REMAIN
- EXISTING SMOKE BARRIER WALL TO REMAIN

NEW:

EXTERIOR WALLS

- EXTERIOR WALL, 1/A4.1

INTERIOR WALLS

- 1 HR CORRIDOR WALL, 8/A4.1
- INTERIOR WALL, 7/A4.1, 2/A4.1
- INTERIOR PLUMBING WALL, 7/A4.1, 8/A4.1, 4/A4.1

FLOOR PLAN GENERAL NOTES

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FLOOR PLAN KEYNOTES

KEY PLAN

AREA OF WORK

First Floor Plan - Area B

1/8" = 1'-0"

1
A2.1

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4075 El Camino Way, Palo Alto, CA 94306

PROJECT: 21003
DRAWN BY: YI, RA, & DB
CHECKED BY: TB & MP
DATE OF ISSUE: 10/27/2022

DRAWING DESCRIPTION

First Floor Plan Area B

DRAWING NUMBER

A2.1

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LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	WALL/FLOOR/BASE	XXX	ENLARGED PLAN NO.
X/A-XX	ELEVATION NO./SHEET NO.	X/A-XX	SHEET NO.
C			OR FINISH CODE

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER
	AREA OF WORK (SHADED)
	AREA UNDER SEPARATE PERMIT

WALL LEGEND

EXISTING:	EXISTING WALL TO REMAIN
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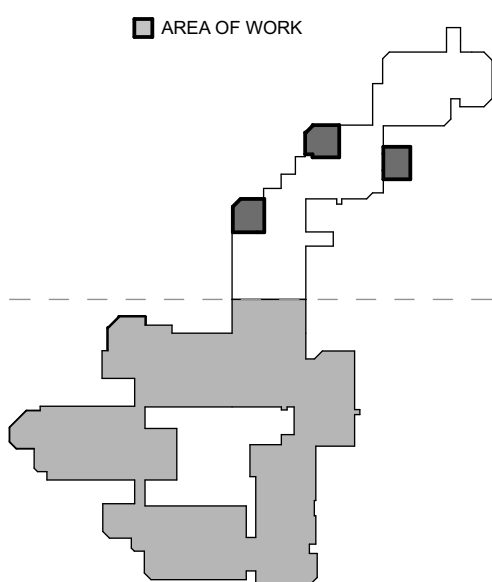
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	INTERIOR WALLS
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	INTERIOR WALL, 7/A4.1, 2/A4.1
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FLOOR PLAN KEYNOTES

KEY PLAN

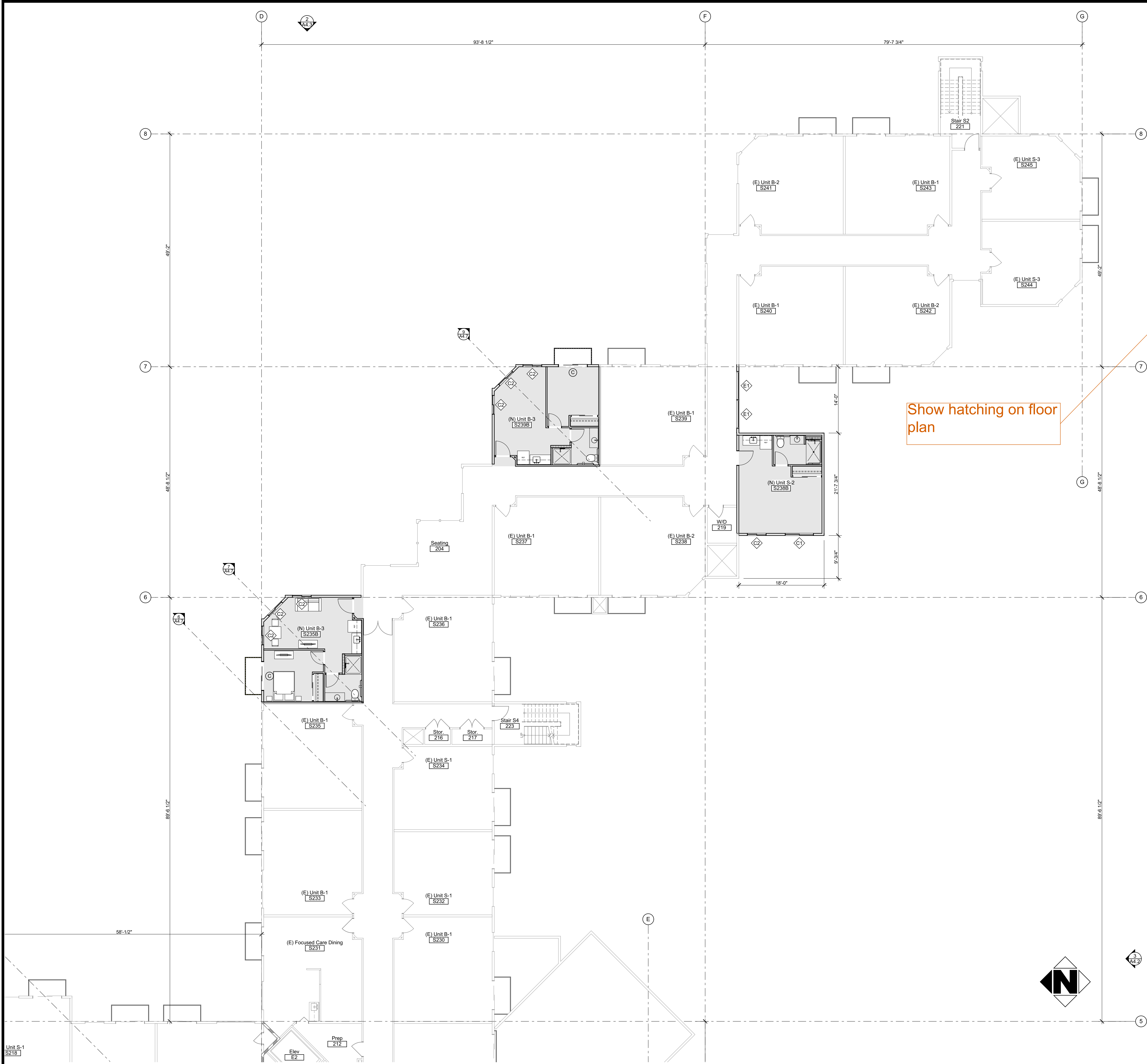


Second Floor Plan - Area A

1/8" = 1'-0"

1

A2.2



LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	WALL/FLOOR/BASE	XXX	ENLARGED PLAN NO.
X/A-XX	ELEVATION NO./SHEET NO.	X/A-XX	SHEET NO.
C			OR FINISH CODE

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER
	AREA OF WORK (SHADED)
	AREA UNDER SEPARATE PERMIT

WALL LEGEND

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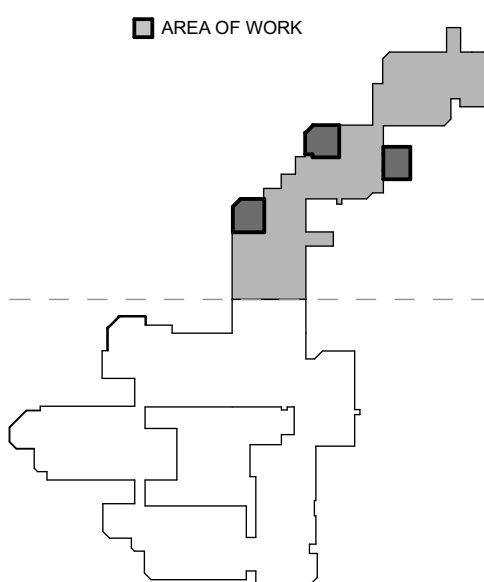
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	1 HR CORRIDOR WALL, 8/A4.1
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FLOOR PLAN KEYNOTES

KEY PLAN



Show hatching on floor plan

Second Floor Plan - Area B

1/8" = 1'-0"

1

A2.3



LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	WALL/FLOOR/BASE	XXX	ENLARGED PLAN NO.
X/A-XX	ELEVATION NO./SHEET NO.	X/A-XX	SHEET NO.
C			OR FINISH CODE

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
0	NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
XX	KEYNOTE NUMBER
	AREA OF WORK (SHADED)
	AREA UNDER SEPARATE PERMIT

WALL LEGEND

EXISTING:	EXISTING WALL TO REMAIN
	EXISTING 2 HR WALL TO REMAIN
	EXISTING SMOKE BARRIER WALL TO REMAIN
NEW:	
EXTERIOR WALLS	EXTERIOR WALL, 1/A4.1
INTERIOR WALLS	
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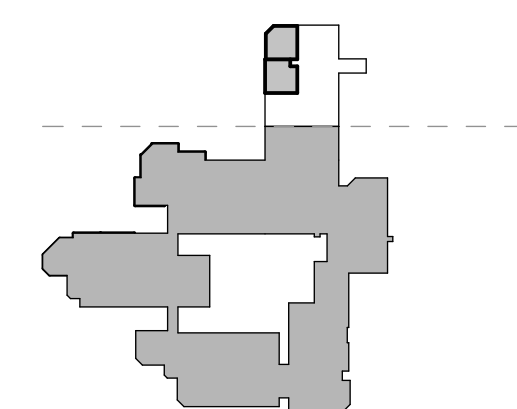
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FLOOR PLAN KEYNOTES

KEY PLAN

AREA OF WORK

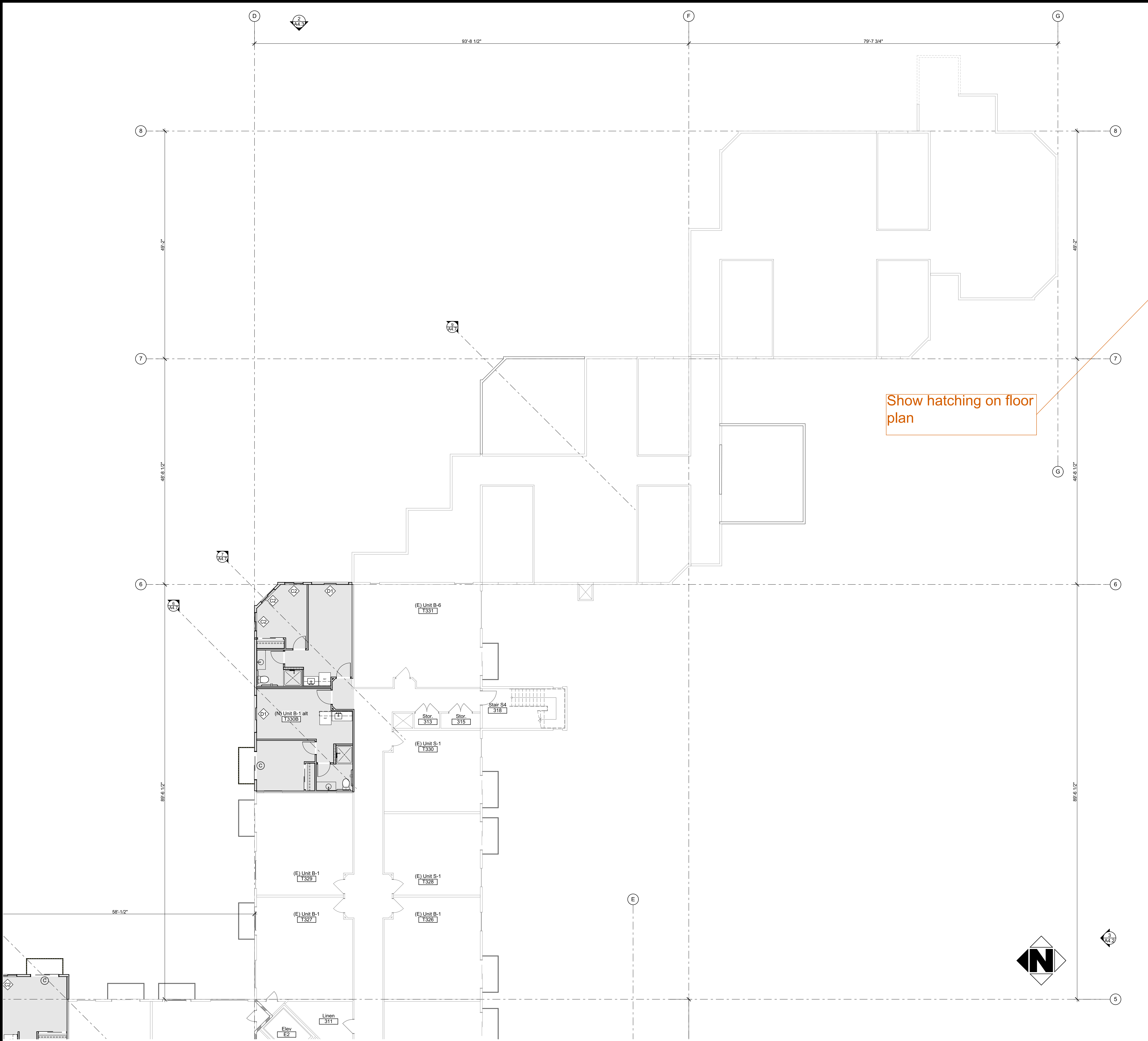


Third Floor Plan - Area A

1/8" = 1'-0"

1

A2.4



LEGEND AND NOTES

ROOM SYMBOL LEGEND

A	ELEVATION LETTER	XXX	ROOM NAME
XXX	ROOM NUMBER	XXX	ROOM NUMBER
XXX	ENLARGED PLAN NO.	XXX	ENLARGED PLAN NO.
XXX	WALL/FLOOR/BASE	XXX	WALL/FLOOR/BASE
X/A-XX	ELEVATION NO./SHEET NO.	X/A-XX	ELEVATION NO./SHEET NO.
C		C	

FLOOR PLAN LEGEND

000	NEW DOOR AND FRAME - SEE DOOR SCHEDULE
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XX	KEYNOTE NUMBER
	AREA OF WORK (SHADED)
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WALL LEGEND

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NEW:

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- EXTERIOR WALL, 1/A4.1

INTERIOR WALLS

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- CONTRACTOR SHALL MAINTAIN ACCESSIBLE ROUTES OF TRAVEL FOR ALL AREAS OF THE BUILDING THAT ARE TO REMAIN IN OPERATION DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE PROTECTION FOR PEDESTRIAN TRAFFIC AROUND AREA OF DEMOLITION.
- CONTRACTOR MAY NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER OCCUPIED PARTS OF THE EXISTING FACILITY, WITHOUT AUTHORIZATION FROM THE OWNER.

FLOOR PLAN KEYNOTES

KEY PLAN

AREA OF WORK

Third Floor Plan - Area B

1/8" = 1'-0"

1
A2.5

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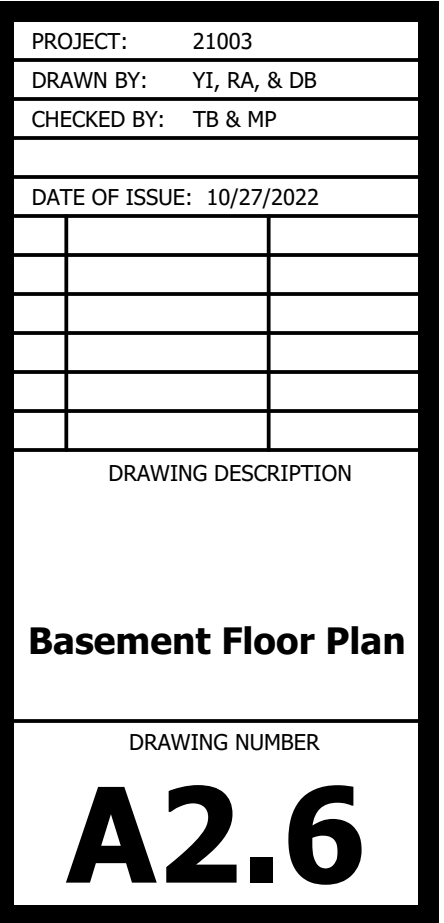
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DATE OF ISSUE: 10/27/2022

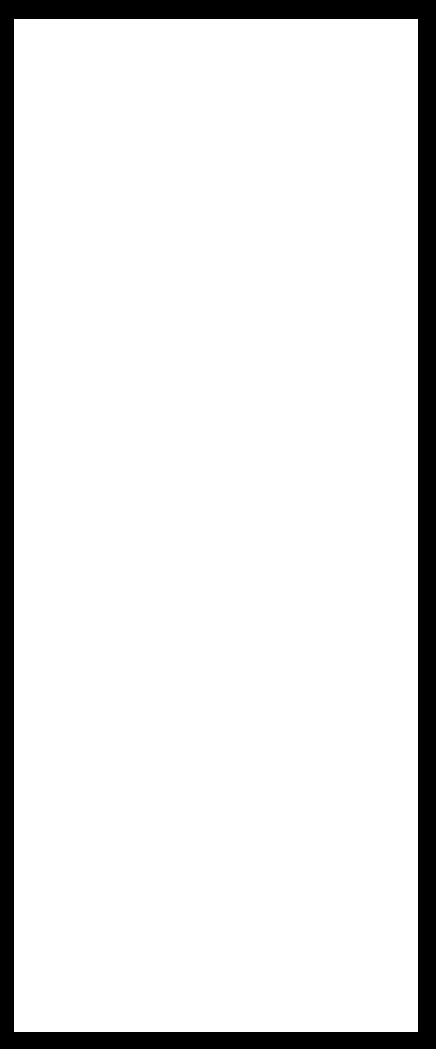
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Third Floor Plan
Area B
DRAWING NUMBER
A2.5

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Country	Percentage of population aged 65 and over in 1990
Australia	10
Canada	11
France	14
Germany	16
Italy	13
Japan	18
Sweden	12
Switzerland	11
United States	9





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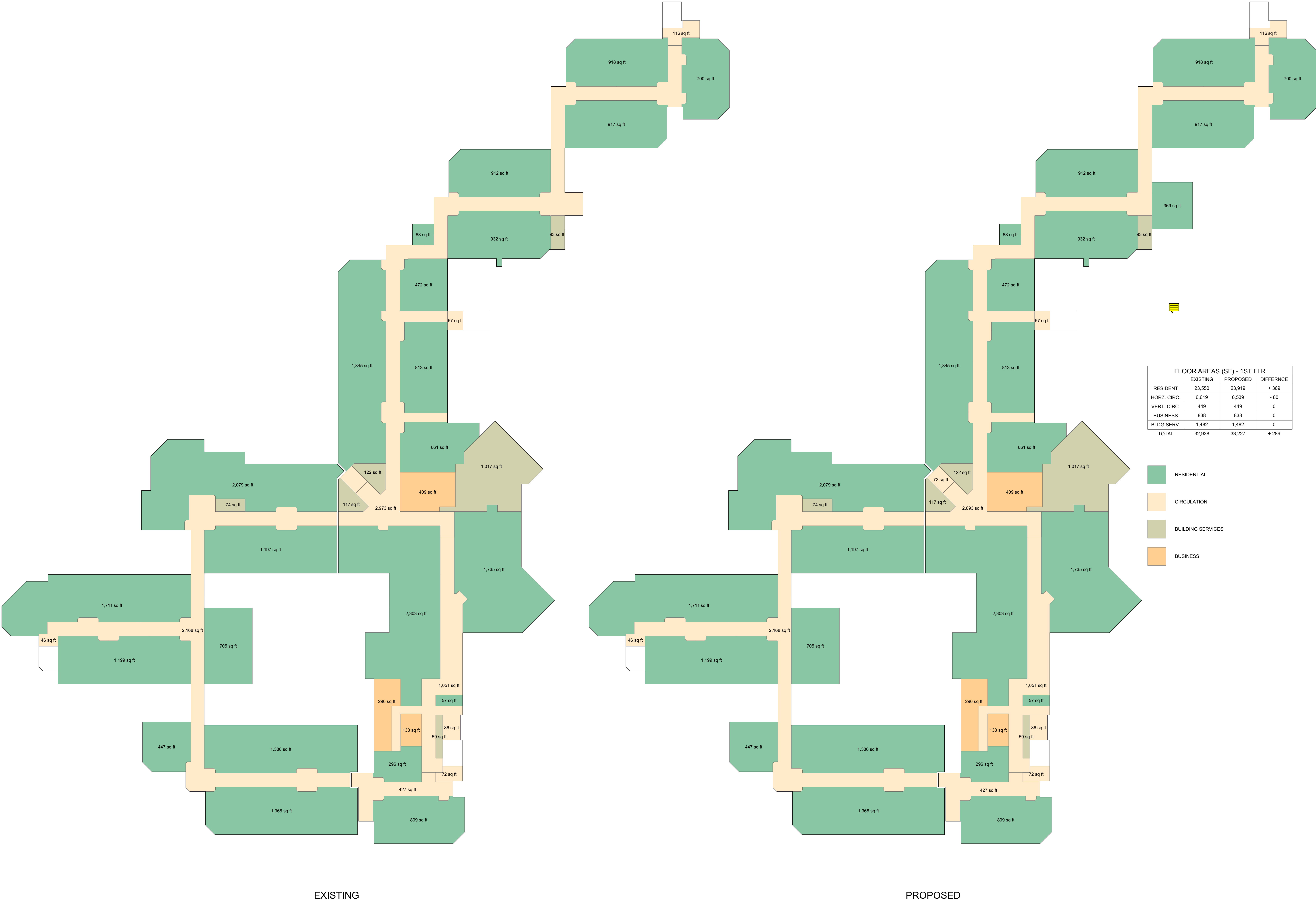
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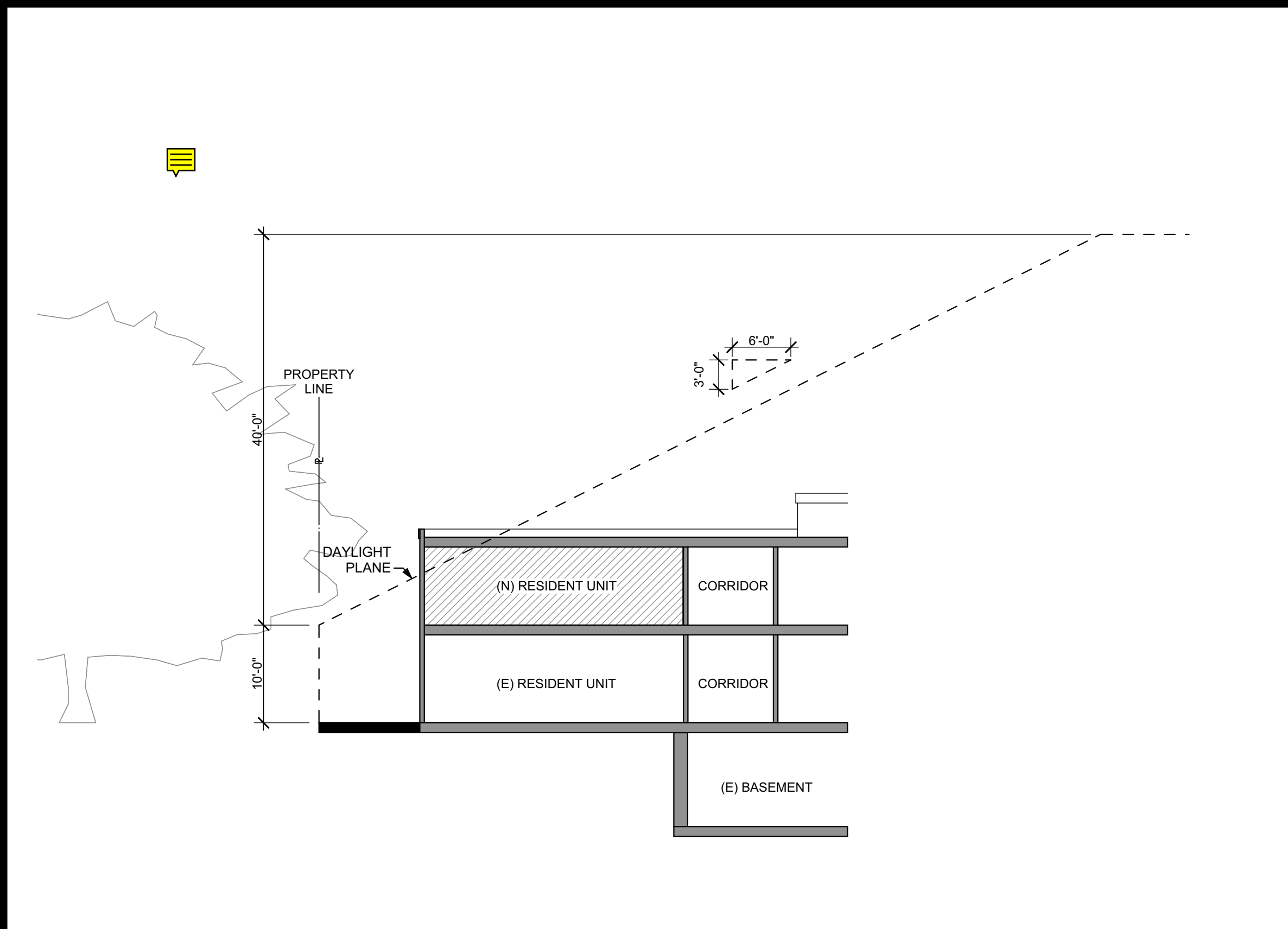
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Floor Area Block
Diagrams - 1st FLR

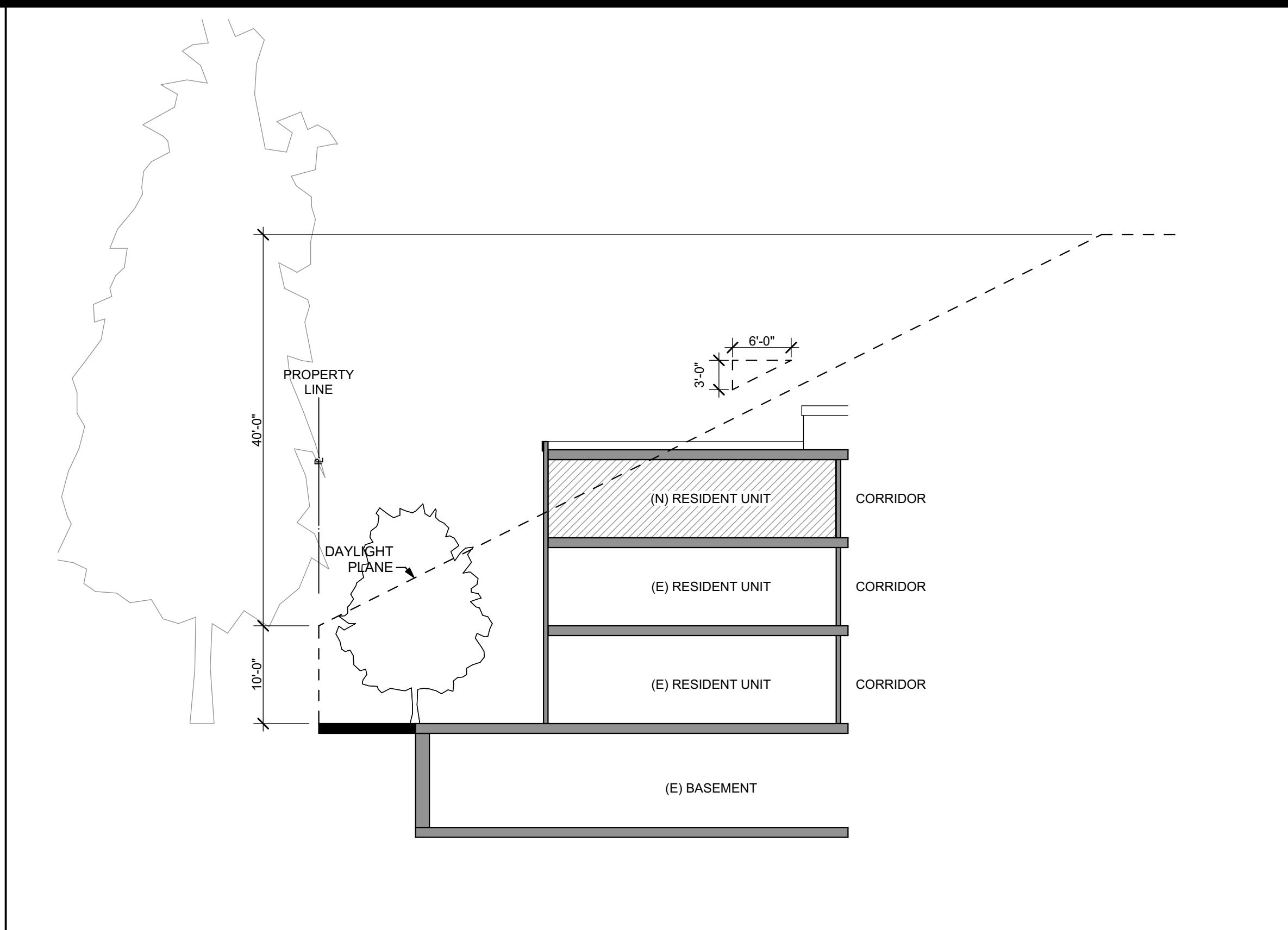
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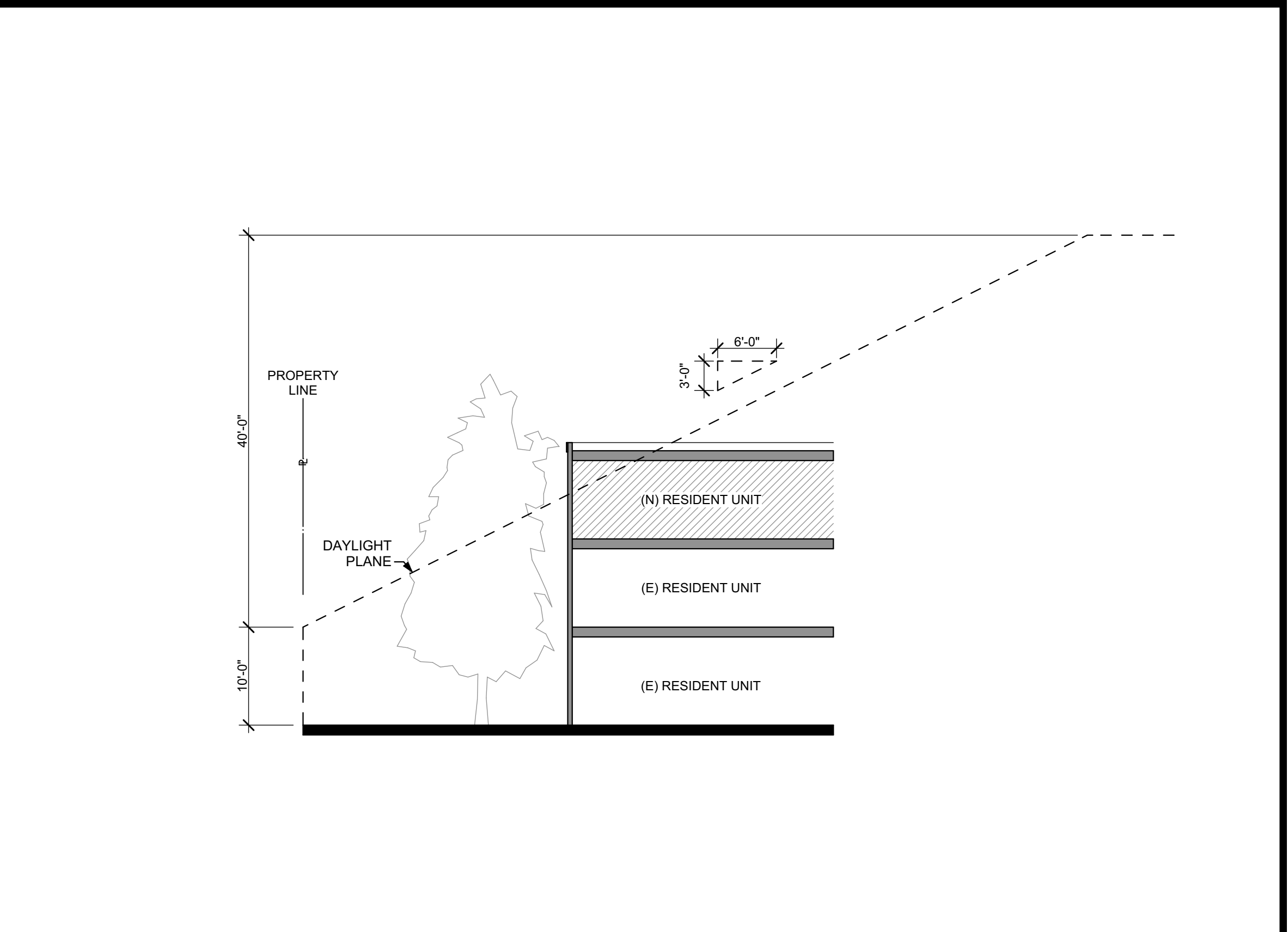




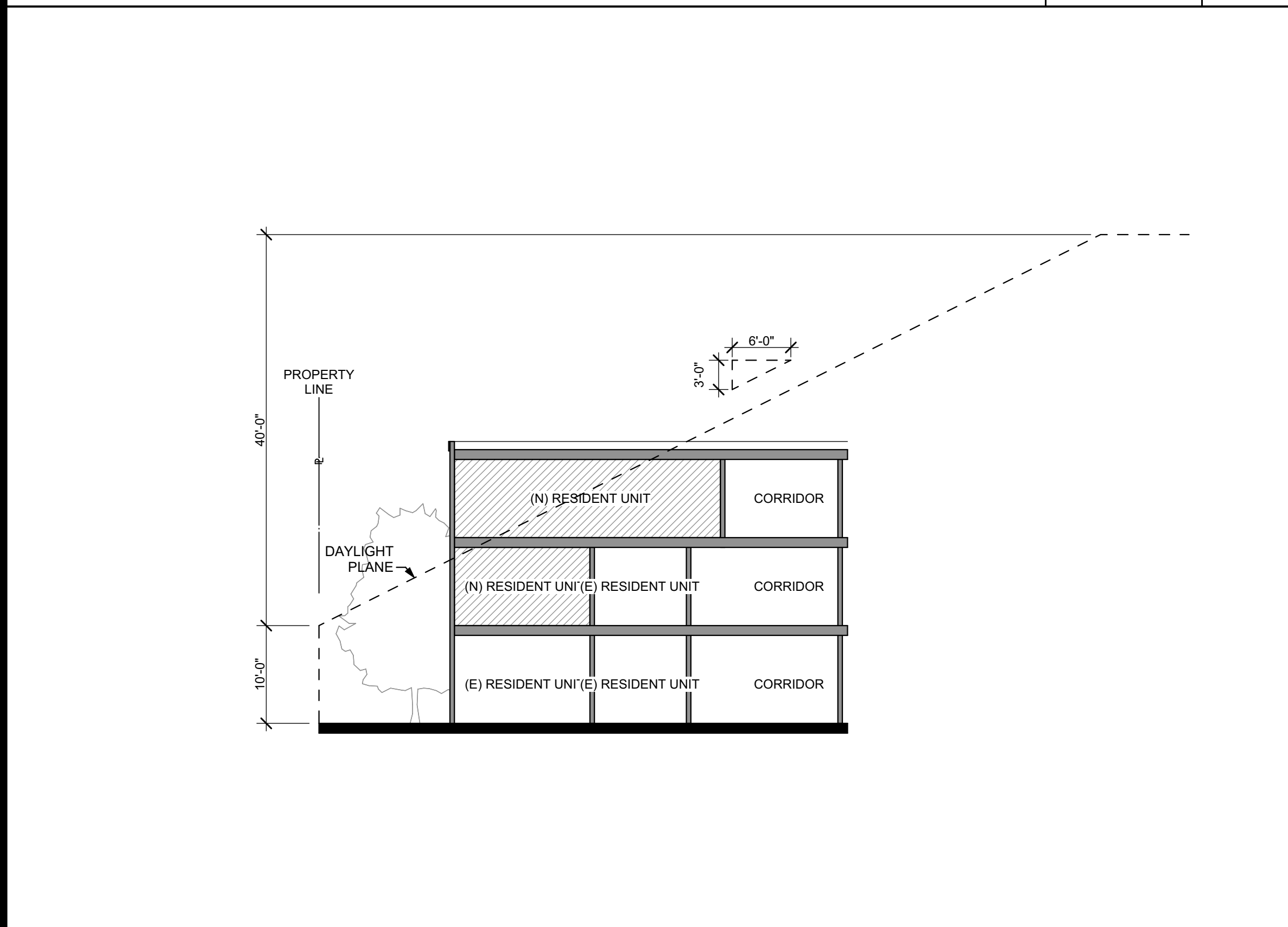
SECTION J 3/32" = 1'-0" 9



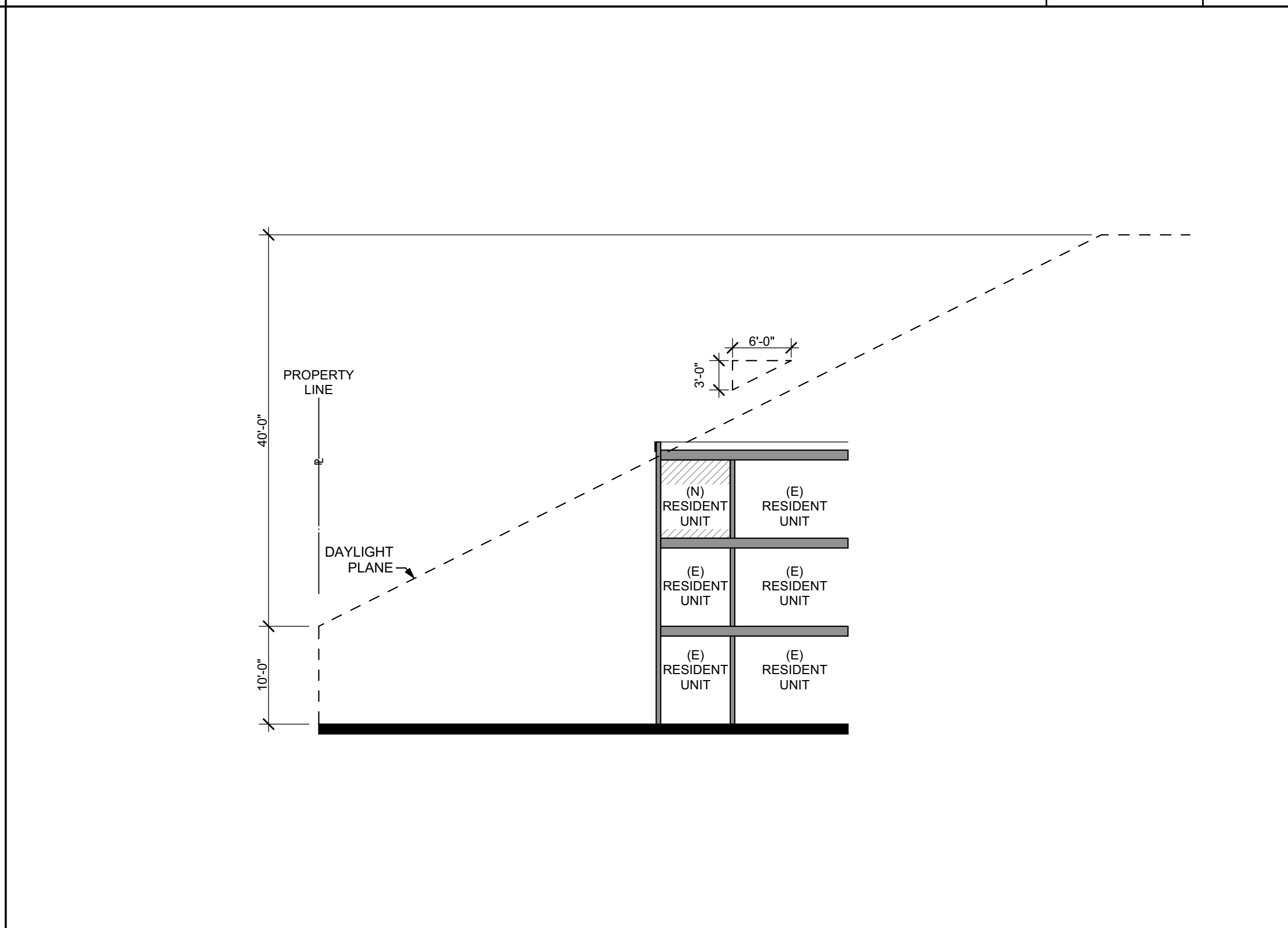
SECTION G 3/32" = 1'-0" 6



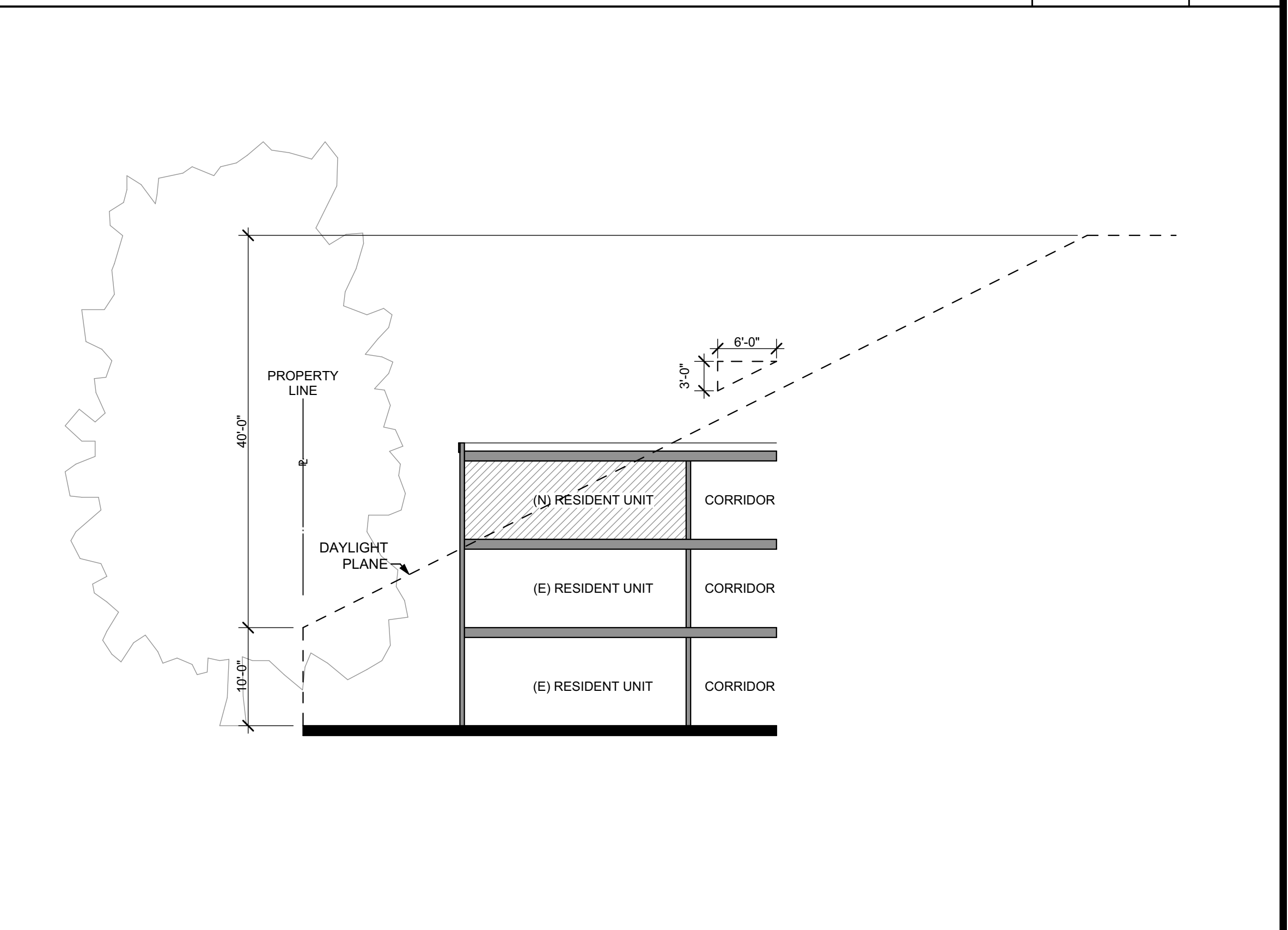
SECTION C 3/32" = 1'-0" 3



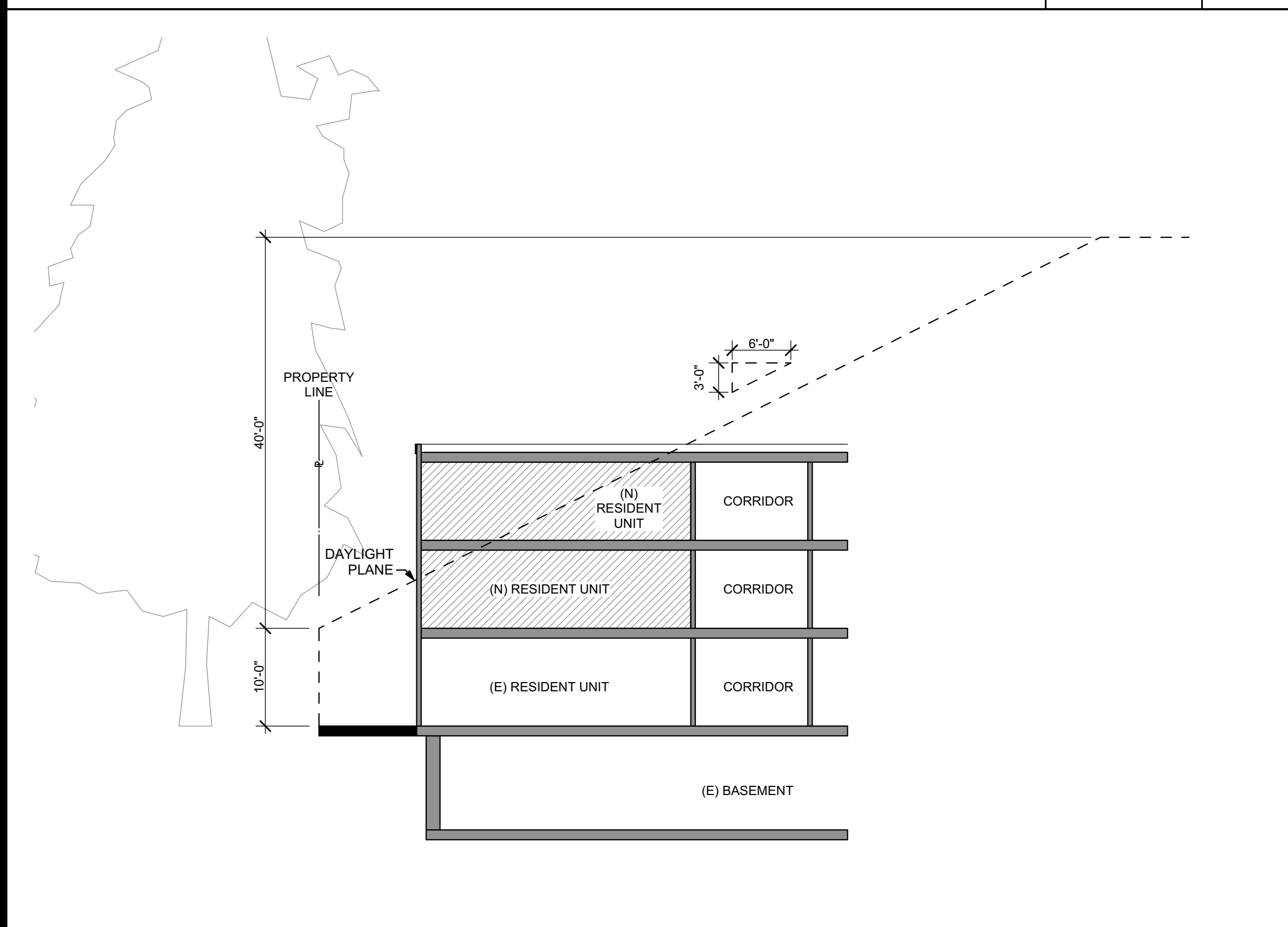
SECTION E 3/32" = 1'-0" 8



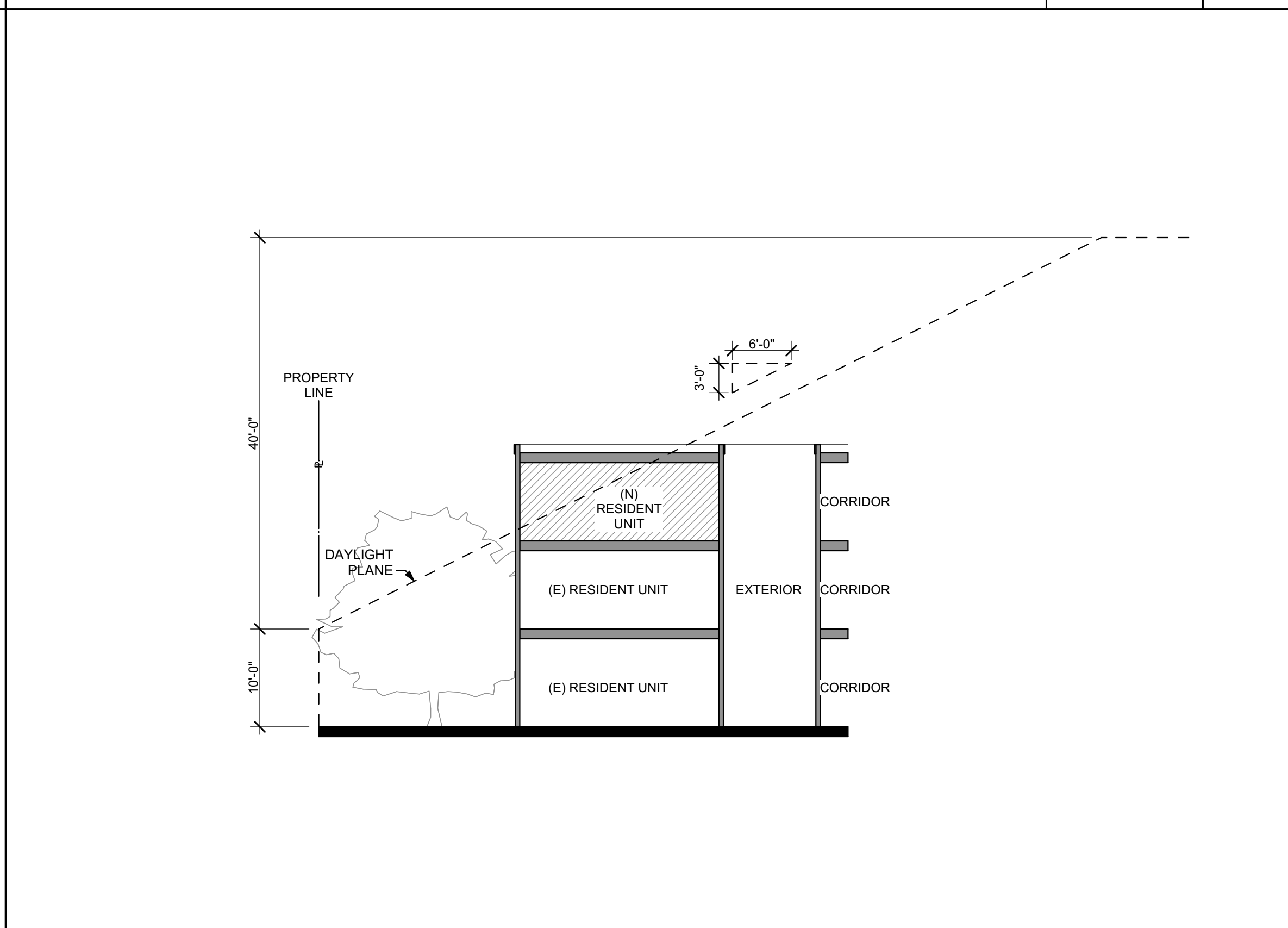
SECTION F 3/32" = 1'-0" 5



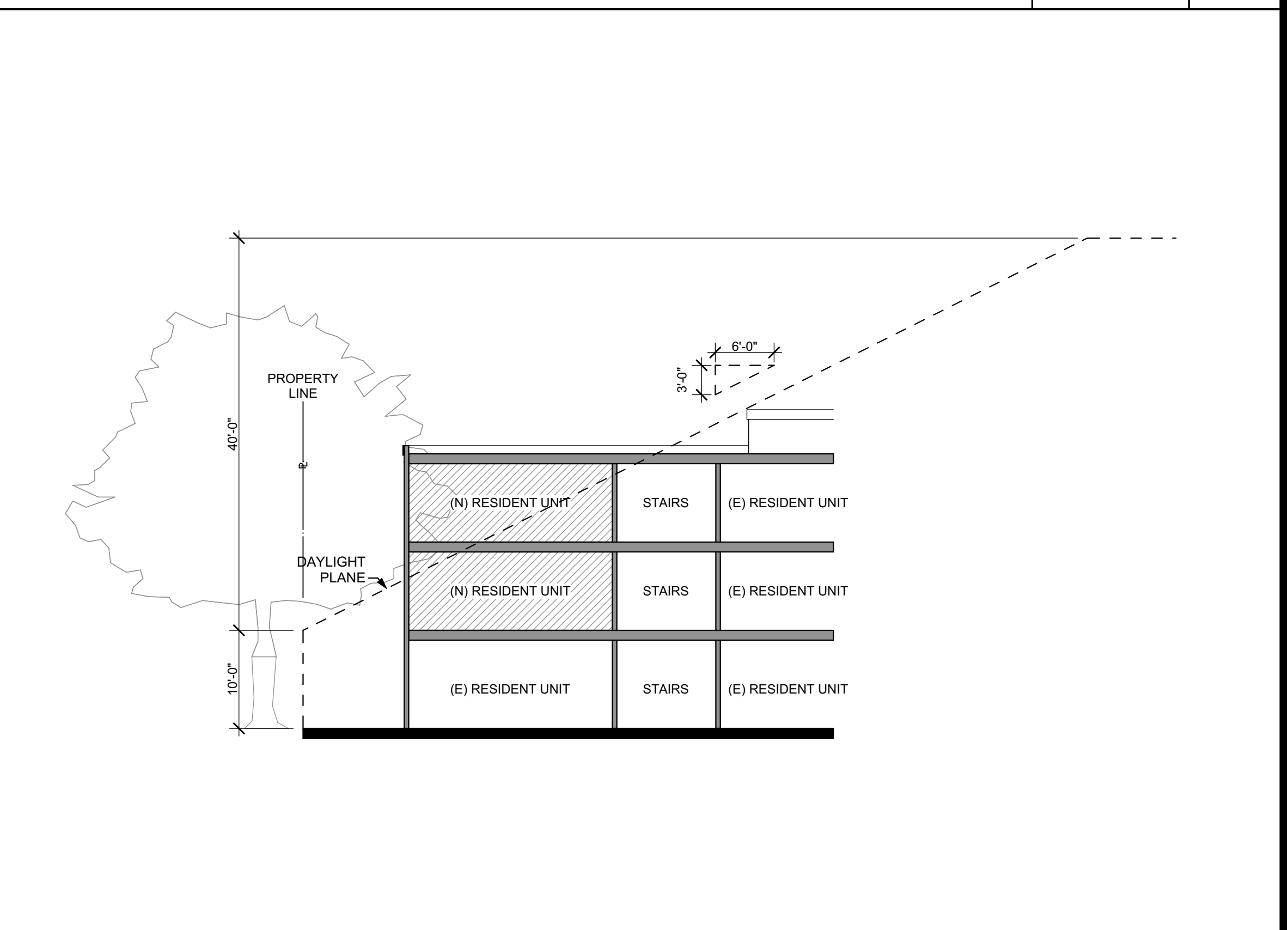
SECTION B 3/32" = 1'-0" 2



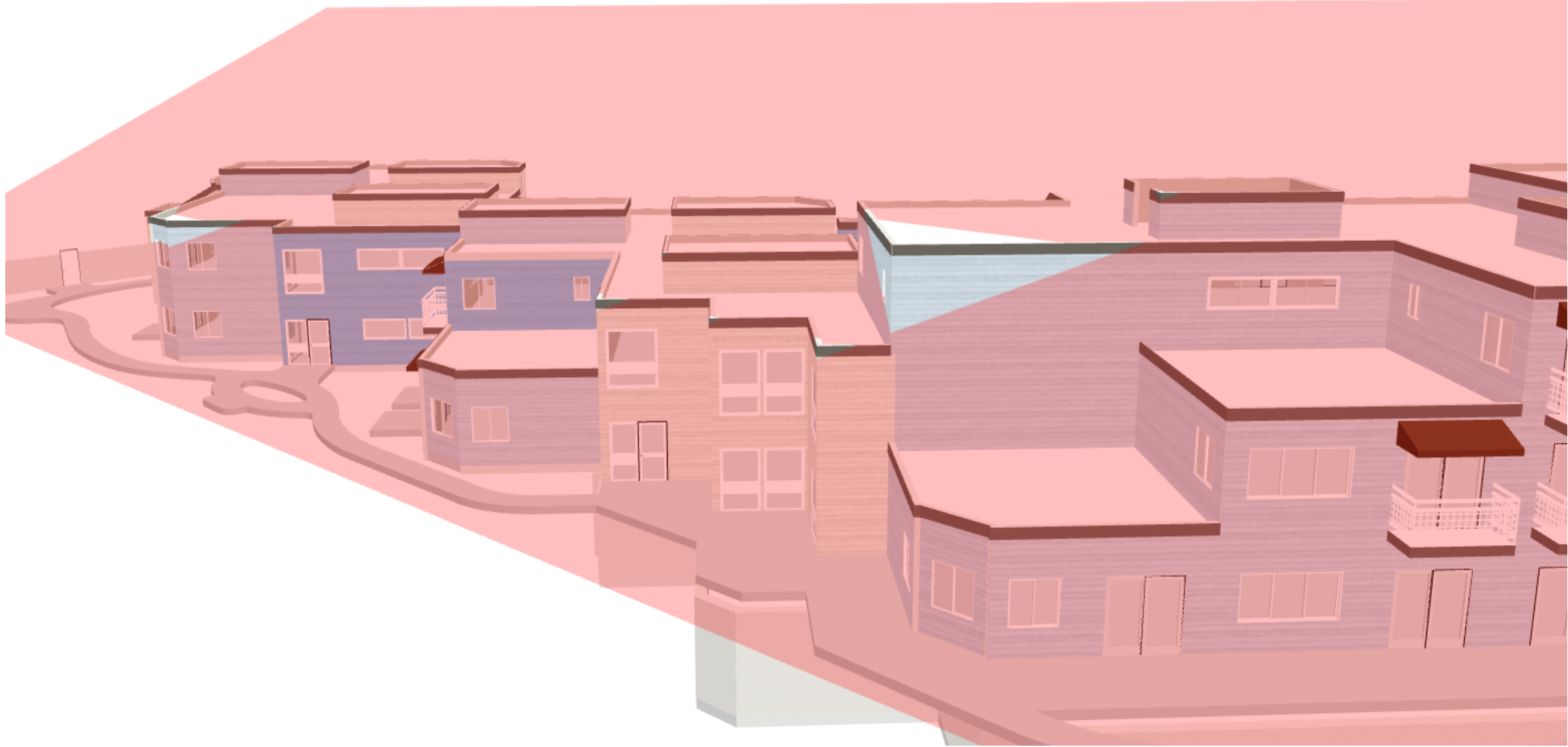
SECTION H 3/32" = 1'-0" 7



SECTION D 3/32" = 1'-0" 4



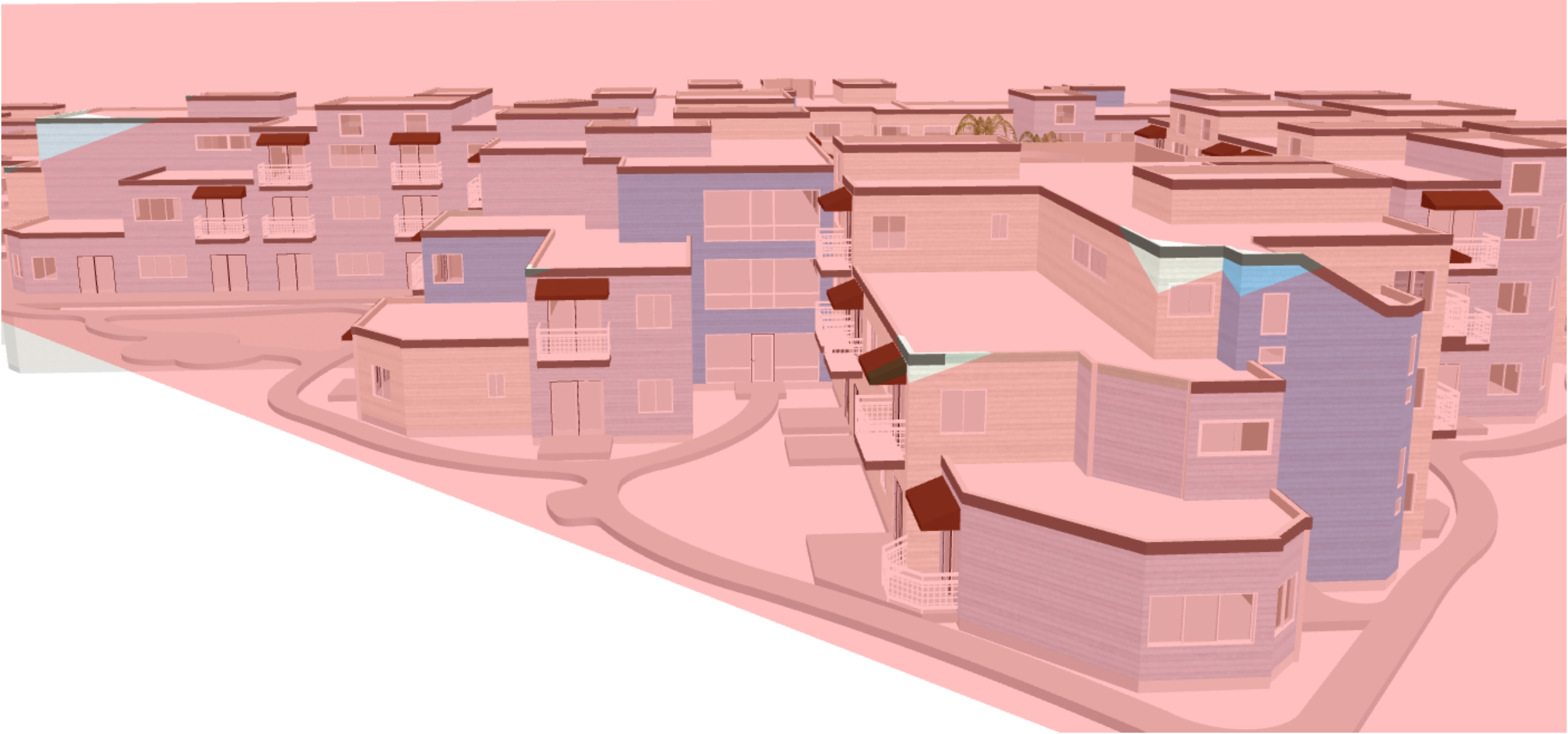
SECTION A 3/32" = 1'-0" 1



EXISTING VIEW 2

1:1.33

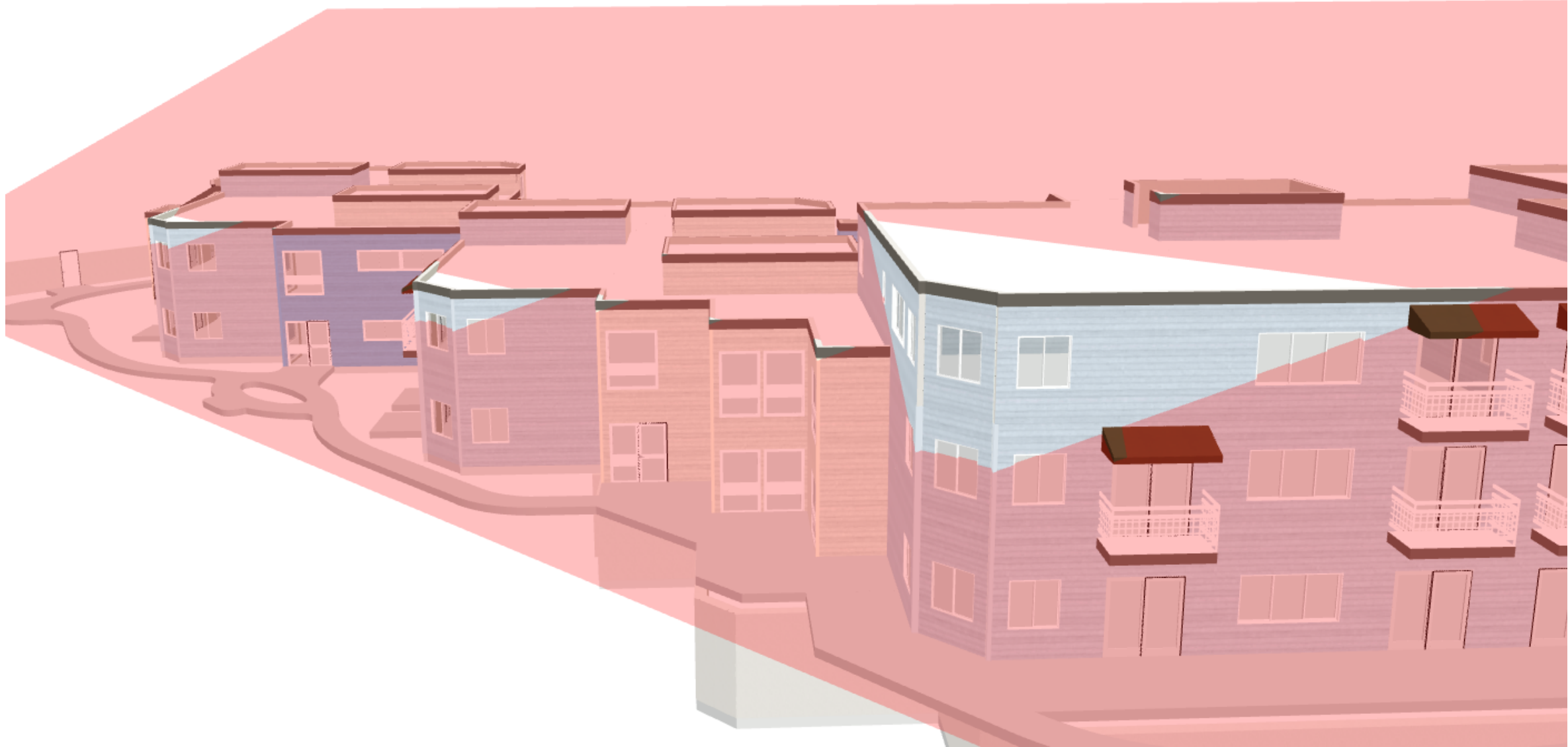
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A4.8



EXISTING VIEW 1

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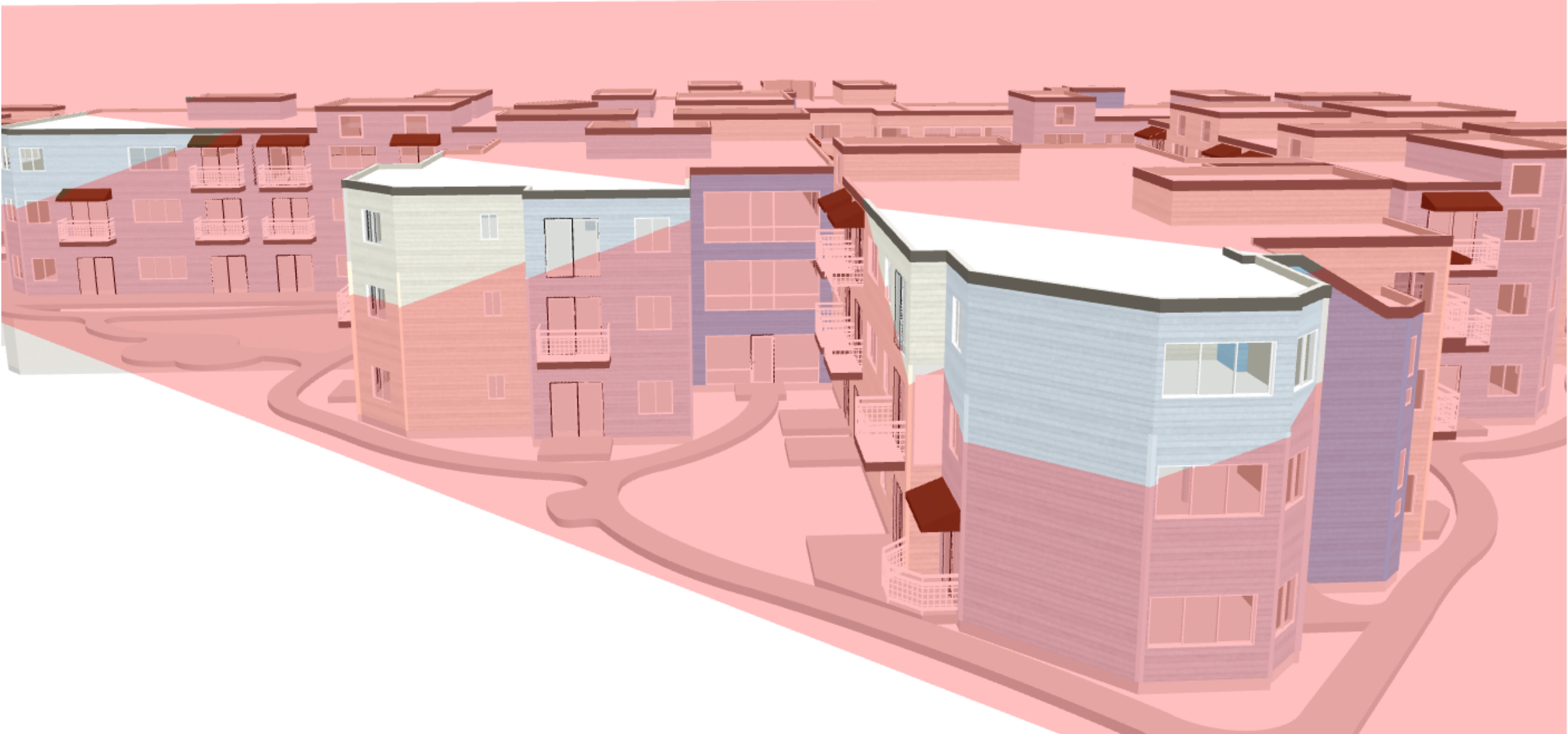
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A4.8



PROPOSED VIEW 2

1:1.33

3
A4.8




PROPOSED VIEW 1

1:1.33

1
A4.8

LEGEND AND NOTES

KEY PLAN



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DRAWING DESCRIPTION

Exterior Building
Tent Diagrams -
Daylight Plane

DRAWING NUMBER

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