



February 23, 2021

Goland Weeks, LLC.
1929 Bryant Street, Palo Alto, CA 94301
Project number: DR20-007
CC: Andre Magozo, Diane Vollering

RE: Streamlined conformance to objective development standards for proposal to construct ten prefabricated 3-story townhome condos and 22 parking spaces on an empty residential lot with an APN 063-253-320 under the planning permit number DR20-007

Dear Ms. Vollering & Mr. Magazo,

Thank you for your patience with this project submittal, particularly during these unprecedented times in the global pandemic owing to COVID-19.

Upon review of the revised plans and application material submitted on November 23, 2020, the Planning Division has determined that the project has **successfully conformed** to all required objective development standards for the proposal as described in the subject of this letter. This project will be streamlined to the Building Division under the SB35 State law provisions.

Owing to the objective standard conformance under SB35 streamlining provisions, this project is rightfully exempt from California Environmental Quality Act (CEQA) guidelines.

PROJECT DESCRIPTION

Proposal to construct ten prefabricated 3-story townhome condos and 22 parking spaces on an empty residential lot APN 063-253-320
The subject parcel is zoned Multi Family Medium Density Residential (R-MD-2) with a General Plan Designation of Medium Density Residential.

The Planning Division has carefully reviewed your project proposal for the townhomes on APN 063-252-320 (Weeks Street Townhomes) in detail and determined that:

- X The project is complete**
- X The project complies with the objective development standards of the City's Zoning Ordinance.**
- X The project is not in a High-Risk Flood Zone**
- X The project is streamlined to Building Division for further development**
- X The project will require to submit to engineering division concurrently with Building Division for Subdivision Map Act conformance.**
- X The project is required to comply with all State law SB35 provisions upon receiving this conformance letter.**

- X The project circulation for Native American Heritage Commission and its sub entities (see Attachment – C) has received no consultation response after the due 30-day notice period ended on 1.22.2021**

PROJECT CONFORMANCE

1. The project has been reviewed to verify if the proposal is in conformance with the City's objective standards. Please see "Attachment-A: Conformance datasheet" for more details.
2. Prior to approval of Building Permits, applicant is responsible to obtain the following:
 - a. A will-serve letter from the City's garbage collection service.
 - b. A will-serve letter from the East Palo Alto Sanitary District
 - c. Executed Inclusionary Housing Agreement with the City of East Palo Alto.
 - d. Executed Density Bonus Agreement with the City of East Palo Alto.
 - e. An approval letter from Menlo Fire district
 - f. All required map and document approvals to comply with Article-5 – Subdivisions of the East Palo Alto Development Code
3. Prior to issuance of Building permit, all applicable fees must be paid in full. These fees include and is not limited to development impact fees, inclusionary housing fees, storm drainage fees, public infrastructure fees, housing fees, etc.
4. **Concessions:** SB35 allows for review and consistency of the development code and objective standards. It also clarifies that if the project is in compliance with G.C. Section 65915 (Density Bonus Law), it can be approved for streamlining review. The proposed project conforms with two concessions and one waiver as detailed below:
 - Concession 1: Rear setback of 20ft on the 2nd and 3rd story concession against max. allowable setback of 30ft for upper storeys
 - Concession 2: The proposed FAR concession of 71% against FAR maximum of 65%
 - Waiver 1: Waiver for the residential parking standards in the residential condos for 8 units.

The basis for the project's qualification for the above-referenced concessions and waiver pursuant to Density Bonus Law is the provision of two (2) inclusionary units in the project (on-site): one (1) for-sale unit affordable to Median-Income Households and one (1) for-sale unit affordable to Moderate-Income Households, as defined in Chapter 18.37 of the East Palo Alto Development Code.
5. At the time of Building Permit application, applicant will be required to pull all necessary permits including but not limited to tree removal permit, Address Assignment permit, etc.
6. Kindly return a signed copy of Attachment-B pertaining to SB35 State law provisions to my email within seven (7) days of receipt of this letter, barring which this conformance is deemed null and void.

7. The project has been successfully streamlined to conform to the city's development standards per the submitted plans and documents in Attachment-C. You can now contact the following divisions below to pull necessary permits and agreements to make progress on to the next phase of the project.

BUILDING DIVISION

Contact Donald Zhao, Interim Chief Building Official – dzhao@cityofepa.org or Building@cityofepa.org

ENGINEERING DEPARTMENT / PUBLIC WORKS / ENVIRONMENTAL

Contact City Engineer Humza Javed at hjaved@cityofepa.org
Or engineering@cityofepa.org

HOUSING DIVISION

Contact Rachel Horst, Housing Manager – rhorst@cityofepa.org

ATTACHMENTS


- A. Project conformance datasheet
- B. State law SB35 obligations acknowledgement letter
- C. Architectural plan set.

Kindly resubmit to the City, an acknowledgement to the State law compliance.

This conformance is valid for a period of three (3) years and will lapse on 02.23.2024, the conformance is not exercised, meaning the issuance of building permits and the start of construction. **Please note this deadline as this letter serves as your only reminder of the term of approval and no other notice will be sent by this office.**

If you have any questions or concerns regarding the contents of this letter, please contact **Radha Hayagreev** by telephone at **(650) 853-3128** or by email at rhayagreev@cityofepa.org _Alternative email: planning@cityofepa.org

Sincerely,

 02.23.21

Radha Hayagreev
Associate Planner

Daniel Berumen

Daniel Berumen
Senior Planner

Rachel Horst 2.23.21

Rachel Horst
Housing Manager

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|--|---|-------------------|
| Attachment – A | | 02.23.2021 |
| Data sheet for project conformance. GOLAND WEEKS LLC. | | |
| Project Address | (Address needs to be assigned, vacant land) Placeholder tentatively – 760 Weeks St. for geolocation purpose on City website. | |
| Project number | DR20-007 | |
| Project applicant | Owner: Goland Weeks, LLC. Andre Magozo: andre@magozo.us Designer: Diane Vollerling contact@weekstownhomes.com | |
| Assessor's Parcel Number | 063-253-320 | |
| Project Description | Proposed new construction of ten, 3-story, prefabricated townhome condos with 22 parking spots on an empty residential lot. Two proposed townhomes (unit 2&4) will be affordable housing units for moderate income. | |
| Planning Document submittal checklist. | | |
| | Site Plan | Y |
| | Grading and Site drainage | Y |
| | Impervious surface form | Y |
| | Building Elevations | Y |
| | Context photos | Y |
| | Floor Plan | Y |
| | Landscape Plan | Y |
| | Lighting Plan (A1.3) | Y |
| | Parcel Map for Subdivision and Dedications. | Y |
| | Additional items (operational letter or project description) | Y |

| Code Regulations | | Code Compliance (Y/N/Remarks) | |
|---|---|---|--|
| General Plan | Medium Density Residential | Y | |
| Zoning | R-MD-2 (Multi Family Medium Density Residential) R-MD-2 – 3 stories or 36 ft, whichever is greater | Y | |
| Height | 3 stories or 36 ft., whichever is greater | Y (proposed 34' 0") | |
| | Permitted | Proposed | |
| Setbacks | Front Max (20ft) | Y | |
| | Side (10 ft) | Y | |
| | Rear 1 st story (20ft) | Y | |
| | Rear upper story (30ft) | N (Density Bonus Concession – 1) | |
| Lot Area | 78.88' X 290.95' 22,950.136 sft 0.52 acres | | |
| Site Coverage | 60% (13,770 sft) | Y Proposed 8,890 sft | |
| FAR | 0.65 (65%) 14,917.50 sft | N (.71 / 71%) Proposed 16,342 sft (Concession – 2) | |
| Lot Area | 22, 950 sft 0.52 acres | | |
| Density | 12-22 du/acre Max 11.44 du can be supported on 0.52 acres | Y | 10 units proposed |
| | 4-bedroom units | 10 | |
| | Total units | 10 | |
| BMR units | 20% inclusionary | Y | 2 for-sale units dedicated to BMR Unit 2 & 4 Unit 2 = Median-Income (maximum 80% AMI) Unit 4 = Moderate-Income (maximum 120% AMI) |
| Common Open Space & Landscaping (table | 250 sq. ft minimum per unit. Setbacks can be included for open space. Total required 2,500 sq. Ft. | Y | Common area dedicated 450 sq. Ft. |

| | | | |
|------------------------------------|--|----------|---|
| 2-2) R-MD zone open space | | | Rest from setback area - driveway open space – 255X20 = 5,100 sq. Ft. |
| Private Open Space GF units | 200 sq. ft Min. Dimension is 6ft | Y | Private open space |
| Upper Floor Units | 100 sq. ft Min dimension will be 6ft | Y | No upper floor units. |
| Parking | Parking internal dimension residential condos to be 20ft X 10ft | N | <i>Request for waiver under Density Bonus Law</i> |
| | Number of car parks required for 3 bedroom or more: 2 spaces per unit = 2*10 = 20 | Y | Each unit accommodates two cars in its own garage |
| | Guest parking required 0.2*10 = 2 | Y | Provided near entrance. |
| Flood Zone | Flood Zone X | Y | Not in High-Risk Flood Zone |
| Trees | Total – 5 2 removed, 3 retained | Y | Replacement trees shown in rear yard setback area. |

Attachment – B

I/We _____ (owners/ applicant) of the proposed ten unit prefabricated 3-story townhome condos and 22 parking spaces on an empty residential lot with an APN 063-253-320 under the planning permit number DR20-011(Project), hereby acknowledge on this date _____ (MM/DD/YY) that we will comply with all applicable SB35 requirements of streamlining provisions during the time of Building permit stage with the City of East Palo Alto.

Per State law SB35, the requirement for streamlining a project is subject to the following conditions. Kindly respond to the questions that are applicable to your project.

- a. Will the development receive funding or financing by means of a low-income housing tax credit? Then the project will be subject to requirement that prevailing wages must be paid pursuant to State Law SB35 provisions.

Response:

- b. If you answered no to Qn. A) above, then the development will be subject to the requirement of prevailing wages and a skilled and trained workforce used, per the State Law SB35 streamlining provisions. Please acknowledge below that you agree to these conditions and will provide a detailed summary of workforce used at the time of Building permits.

Response:

Andre Magozo
Applicant / Owner

NATIVE AMERICAN HERITAGE COMMISSION

December 17, 2020

Radha Hayagreev, Associate Planner
City of East Palo Alto

Via Email to: rhayagreev@cityofepa.org

Re: Native American Consultation, Pursuant to Assembly Bill 168 (AB168), Government Code §6913.4.(b)(1)(A)(ii), Weeks Street Townhomes Project, San Mateo County

Dear Ms. Hayagreev:

Attached is a consultation list of tribes that are traditionally and culturally affiliated within the boundaries of the above referenced counties or project.

Government Code §6913.4.(b)(1)(A)(ii) requires local governments to engage in a scoping consultation regarding a proposed development that is subject to streamlined, ministerial approval with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development.

Pursuant to Government Code §6913.4(b)(1)(A)(iii)(I), local governments must also provide formal notice of the development proponent's notice of intent to each California Native American tribe within 30 days of receiving the notice of intent from a developer. The formal notice shall include the following:

- A description of the proposed development.
- The location of the proposed development.
- An invitation to engage in a scoping consultation in accordance with this subdivision.

Each California Native American tribe that receives a formal notice shall have 30 days from receipt of the notice to accept the invitation to engage in the scoping consultation. Consultation must commence within 30 days following the tribe's acceptance.

More than one California Native American tribe traditionally and culturally affiliated with the proposed development may participate in the scoping consultation. However, each California Native American has the right to a separate consultation with the local government, if requested.

If you receive notification of change of addresses or phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Sarah.Fonseca@nahc.ca.gov.

Sincerely,



Sarah Fonseca
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Native American Heritage Commission
Tribal Consultation List
San Mateo County
12/17/2020

**Amah Mutsun Tribal Band of
Mission San Juan Bautista**

Irenne Zwierlein, Chairperson
789 Canada Road Costanoan
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

The Ohlone Indian Tribe

Andrew Galvan,
P.O. Box 3388
Fremont, CA, 94539
Phone: (510) 882 - 0527
Fax: (510) 687-9393
chochenyo@AOL.com

Bay Miwok
Ohlone
Patwin
Plains Miwok

**Costanoan Rumsen Carmel
Tribe**

Tony Cerda, Chairperson
244 E. 1st Street Costanoan
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

**Indian Canyon Mutsun Band of
Costanoan**

Kanyon Sayers-Roods, MLD
Contact
1615 Pearson Court Costanoan
San Jose, CA, 95122
Phone: (408) 673 - 0626
kanyon@kanyonconsulting.com

**Indian Canyon Mutsun Band of
Costanoan**

Ann Marie Sayers, Chairperson
P.O. Box 28 Costanoan
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyon.org

**Muwekma Ohlone Indian Tribe
of the SF Bay Area**

Charlene Nijmeh, Chairperson
20885 Redwood Road, Suite 232 Costanoan
Castro Valley, CA, 94546
Phone: (408) 464 - 2892
cnijmeh@muwekma.org

**Muwekma Ohlone Indian Tribe
of the SF Bay Area**

Monica Arellano,
20885 Redwood Road, Suite 232 Costanoan
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwekma.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Weeks Street Townhomes Project, San Mateo County.

760 Weeks street townhomes project. Tribe recommendation.

On 2nd February 2021, the city received a response from one of the Tribes who were part of the streamlined AB168 outreach for the 760 Weeks Project.

The applicant is required to print these recommendations along with the Tribe's contact information on the **First page of the Building plan sets.**

Tribe recommendation

- a. All crews have Cultural Sensitivity Training
- b. California trained Archeological Monitors
- c. Qualified Native American Monitors

Kindly contact the following tribe for clarifications:

Amah Mutsun Tribal Band of Mission San Juan Bautista

Irene Zwierlein, Chairperson

789 Canada Road

Woodside, CA 94062

Phone (650) 851-7489

Fax: 650-332-1526

amahmutsuntribal@gmail.com

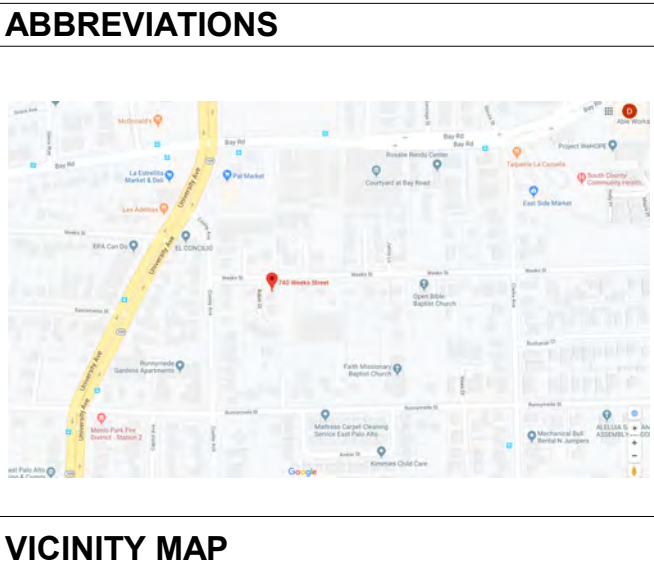
Regards

Radha Hayagreev

Associate Planner

City of East Palo Alto

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| & @ C ACOUS. ADJ. A.F.F. A.F.G. AL. APPROX. ARCH. BD. BLDG. BK. BLKG. B.M. B.O. C.B. CEM. CER. CL. CLR. CLG. COL. CONC. CONN. CONST. CONT. CONTR. CNTR. CTR. D.F. DBL. DEPT. DET. DIA. DIM. DISP. DN. D.S. DWG. (E) EA. E.C. EL. ELEC. ELEV. EMER. ENCL. EQ. EQP. EXT. F.A. F.D. F.F. F.R.P. F.T. FDN. FIN. FL. FLUOR. FPRF. FT. FTG. GA. GALV. G.B. G.C. GL. GND. GYP. | AND AT CENTERLINE ACOUSTICAL ADJACENT ABOVE FINISH FLOOR ABOVE FINISH GRADE ALUMINUM APPROXIMATE ARCHITECTURAL BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF CATCH BASIN CEMENT CERAMIC CLOSET CLEAR CEILING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COUNTER CENTER DOUGLAS FIR DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOWN SPOUT DRAWING EXISTING EACH ELECTRICAL CONTRACTOR ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EQUAL EQUIPMENT EXTERIOR FIRE ALARM FLOOR DRAIN FINISH FACE FIBER REINFORCED PANEL FIRE TREATED FOUNDATION FINISH FLOOR FLUORESCENT FIRE PROOF FOOT/ FEET FOOTING GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GYPSUM | HOR. HT. HM. I.D. I.G. INSUL. INT. LAM. LAV. LT. K.E.C. MAX. M.C. MECH. M.E.P. MFR. MGR. MIN. MISC. MTD. MTL. N.I.C. N.I.K.E.C. N.T.S. O.C. O.D. OPP. P.C. PL. PLAM PLAS. PLYWD. PR. P.T. PTD. R. R.D. REF. RM. RWD. R.W.L. S.A. S.C. SCHED. SECT. SHT. SIM. SPEC. SQ. S&R S.S. STD. STL. STR. SUSP. T.V. TOP OF TRAN. TYP. U.O.N. V.I.F. VERT. W/ W.C. WD. W/O W.R. WT. WWM | HORIZONTAL HEIGHT HOLLOW METAL INSIDE DIAMETER INSULATED GLASS INSULATION INTERIOR LAMINATE LAVATORY LIGHT KITCHEN EQP. CONTRACTOR MAXIMUM MECHANICAL CONTRACTOR MECHANICAL MECH., ELEC., PLUMBING MANUFACTURER MANAGER MINIMUM MISCELLANEOUS MOUNTED METAL NOT IN CONTRACT NOT IN KITCHEN EQP. CONTR. NOT TO SCALE ON CENTER OUTSIDE DIAMETER OPPOSITE PLUMBING CONTRACTOR PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PRESSURE TREATED PAINTED RADIUS ROOF DRAIN REFRIGERATOR ROOM REDWOOD RAINWATER LEADER SMOKE ALARM SOLID CORE SCHEDULE SECTION SHEET SIMILAR SPECIFICATION SQUARE SHELF AND ROD STAINLESS STEEL STANDARD STEEL STRUCTURE SUSPENDED TELEVISION TOP OF TRANSOM TYPICAL UNLESS OTHERWISE NOTED VERIFY IN FIELD VERTICAL WITH WATER CLOSET WOOD WITHOUT WATER RESISTANT WEIGHT WELDED WIRE MESH |
|---|---|--|--|



1. SCOPE DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.

2. THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED, AND SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. SEE ALSO NOTES, ABBREVIATIONS, DRAWING LEGENDS AND SYMBOLS, STRUCTURAL DRAWINGS.

3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.

4. THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.

5. RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AND OWNER IN WRITING AT ONCE FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER WITH NO RESULTING COST TO THE OWNER. SHOULD A CONFLICT OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON THE CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION METHODS INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT / OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS OR UNLESS THE ORIGINAL BID IS APPROPRIATELY QUALIFIED.

6. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.

7. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

8. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.

9. ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

10. STORAGE & DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS.

11. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORK DEPARTMENT.

12. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.

13. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH THE REQUIRED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE A MINIMUM OF THREE WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES. THE ARCHITECT SHALL NOT PROCEED WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED IN THEIR ENTIRETY SIMULTANEOUSLY. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS IN WHOLE OR IN PART.

14. DIMENSIONS:
A. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
B. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF COLUMNS AND BEAMS, FACE OF CONCRETE / CONC. BLOCK WALLS, EDGE OF SLAB, FACE OF STUD UNLESS OTHERWISE NOTED.
C. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING.
D. DIMENSIONS AND ELEVATIONS ARE TO THE TOP OF CONCRETE, BLOCK OR OTHER HARD SURFACE MATERIALS, NOT TO THE TOP OF FLOOR COVERINGS OR ROOFING UNLESS NOTED.
E. DO NOT SCALE DRAWINGS: FOLLOW DIMENSIONS

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES

16. THE BUILDING INSPECTOR SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

17. THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.

18. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.

19. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF DIANE VOLLERER ARCHITECTURE & DEVELOPMENT.

ABBREVIATIONS

GENERAL NOTES

2019 CALIFORNIA BUILDING CODE WITH EAST PALO ALTO AMENDMENTS

2019 CALIFORNIA RESIDENTIAL CODE WITH EAST PALO ALTO AMENDMENTS

2019 CALIFORNIA MECHANICAL CODE WITH EAST PALO ALTO AMENDMENTS

2019 CALIFORNIA PLUMBING CODE WITH EAST PALO ALTO AMENDMENTS

2019 CALIFORNIA ELECTRICAL CODE WITH EAST PALO ALTO AMENDMENTS

2019 CALIFORNIA ENERGY CODE WITH EAST PALO ALTO AMENDMENTS

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPLICABLE CODES

NEW CONSTRUCTION OF TEN 3-STORY, PRE-FABRICATED TOWNHOMES WITH 22 PARKING SPOTS ON AN EMPTY RESIDENTIAL LOT. TWO PROPOSED TOWNHOMES (UNITS 2+4) WILL BE AFFORDABLE HOUSING UNITS FOR MODERATE INCOME.

SCOPE OF WORK

PLANNING SUBMITTAL

NOVEMBER 2, 2020

LOCATION: WEEKS STREET
EAST PALO ALTO, CA 94303

APN: 063-253-320

LOT DIMENSIONS: APPROX. 78.88' X 290.95'

LOT AREA: 22,950 SF GROSS
20,584 SF NET

ZONING DISTRICT: R-MD-2

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: VB

OF UNITS ALLOWED: 10 (12-22 DU/ACRE)

OF UNITS PROPOSED: 10

OF AFFORDABLE HOUSING UNITS REQUIRED: 2

OF AFFORDABLE HOUSING UNITS PROVIDED: 2

OF STORIES: 3

BUILDING HEIGHT ALLOWED: 36'-0"

BUILDING HEIGHT PROPOSED: 29'-8"

LOT COVERAGE ALLOWED (60%): 12,350 SF

BUILDING FOOTPRINT PROPOSED : 8,890 SF

FAR ALLOWED (65%): 14,918 SF

FAR PROPOSED (71%): 16,342 SF (ASKING FOR CONCESSION)

PARKING REQUIRED: 22 SPOTS

PARKING PROVIDED: 22 SPOTS

BIKE PARKING PROVIDED: 4 SHORT TERM SPOTS

TOTAL PRIVATE OPEN SPACE REQUIRED: 200 SF PER UNIT

PRIVATE OPEN SPACE PROVIDED: VARIES. SEE PLANS

TOTAL GROUP OPEN SPACE REQUIRED: 250 SF

GROUP OPEN SPACE PROVIDED: 450 SF

SPRINKLERS: YES (UNDER SEPARATE PERMIT)

FRONT SETBACK: 20'-0"

SIDE SETBACK: 10'-0"

REAR SETBACK: 20'-0" FOR 1ST FLOOR
30'-0" FOR 2ND & 3RD FLOOR (ASKING FOR CONCESSION)

REAR SETBACK PROVIDED: 20'-0"

| FLOOR AREA SCHEDULE PER UNIT | |
|------------------------------|------------------|
| NAME | AREA |
| UNIT 1- 4 BED/ 3.5 BATH | 1,666 SF |
| UNIT 2- 4 BED/ 3.5 BATH | 1,648 SF |
| UNIT 3- 4 BED/ 3.5 BATH | 1,666 SF |
| UNIT 4- 4 BED/ 3.5 BATH | 1,648 SF |
| UNIT 5- 4 BED/ 3.5 BATH | 1,543 SF |
| UNIT 6- 4 BED/ 3.5 BATH | 1,543 SF |
| UNIT 7- 4 BED/ 3.5 BATH | 1,648 SF |
| UNIT 8- 4 BED/ 3.5 BATH | 1,666 SF |
| UNIT 9- 4 BED/ 3.5 BATH | 1,648 SF |
| UNIT 10- 4 BED/ 3.5 BATH | 1,666 SF |
| TOTAL | 16,342 SF |

**NOT FOR CONSTRUCTION.
FOR ENTITLEMENT ONLY.**

PROJECT INFORMATION

OWNER: ANDRE MAGOZO
GOLAND WEEKS,LLC.
ANDRE @ MAGOZO.US
650-422-9142

DESIGNER + APPLICANT: DIANE VOLLERER
DIANE VOLLERER ARCHITECTURE & DEVELOPMENT.
3515 MT DIABLO BLVD.
LAFAYETTE, CA, 94549
EMAIL: diane.moseley@gmail.com

ARCHITECT OF RECORD: CHARLES HEFNER
CA LICENSE: C-23963

AREA SCHEDULES

SURVEYOR: LEA & BRAZE ENGINEERING
2495 INDUSTRIAL PKWY WEST,
HAYWARD, CA 94545
(510) 887-4086

CIVIL: TIM CHU
TC DESIGN CONSULTING
SERVICES, 1408 GOLDEN RAIN
RD # 5, WALNUT CREEK, CA,
94595
925-708-8321

CONTACTS

SITE IMAGE

| | |
|-------|----------------------------------|
| A0.0 | COVER SHEET |
| A0.1 | EXTERIOR PERSPECTIVE + MATERIALS |
| A0.1B | EXTERIOR PERSPECTIVES CONT'D. |
| A0.2 | NEIGHBOR PHOTOS |
| A0.3 | SURVEY |
| A0.4 | SITE DETAILS |
| A0.5 | SITE DETAILS |
| A0.6 | SITE DETAILS |
| A0.7 | SITE DETAILS |
| A1.1 | PROPOSED SITE PLAN |
| A1.2 | LANDSCAPE/ HARDSCAPE PLAN |
| A1.3 | LIGHTING PLAN |
| A1.4 | SHADOW STUDY |
| A2.0 | FLOOR PLAN- LEVEL 1 |
| A2.1 | FLOOR PLAN- LEVEL 2 |
| A2.2 | FLOOR PLAN- LEVEL 3 |
| A2.3 | ROOF PLAN |
| A3.0 | BUILDING ELEVATIONS |
| A3.1 | BUILDING ELEVATIONS |
| A4.0 | BUILDING SECTIONS- UNITS 2 & 3 |
| A5.0 | HOUSING INCLUSIONARY PLAN |

ASSESSOR'S MAP

DV

Diane Vollerer
Architecture +
Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

| No. | Description | Date |
|------------------------|-------------|----------|
| PLANNING SUBMITTAL | | 05.17.20 |
| PLANNING RESUBMITTAL 1 | | 08.26.20 |
| PLANNING RESUBMITTAL 2 | | 11.02.20 |
| | | |
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Stamp:

COVER SHEET

| Date | Issue Date |
|------------|------------|
| Drawn by | MA |
| Checked by | DV |

A0.0

Scale: _____ N.T.S.

DARK GRAY
STUCCO



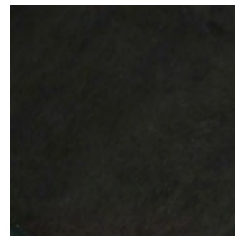
OFF-WHITE
STUCCO



WARM BROWN
PAINTED
METAL
SCREENING



BLACK METAL



MATERIALS



FRONT ELEVATION



ENTRY SIDE ELEVATION

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WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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**EXTERIOR
PERSPECTIVE +
MATERIALS**

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A0.1

Scale



ENTRY SIDE PERSPECTIVE



FIRE TRUCK TURNAROUND VIEW



UTILITY AREA DETAIL



DRIVEWAY SIDE PERSPECTIVE

DV

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WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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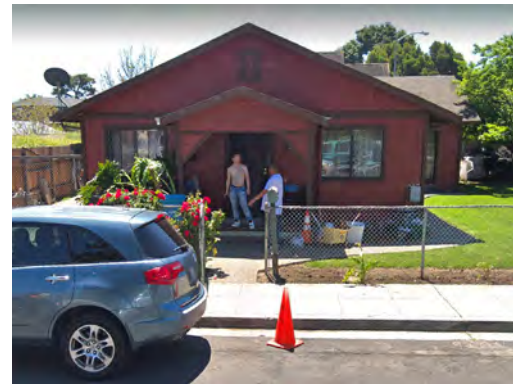


**EXTERIOR
PERSPECTIVES
CONT'D.**

| Date | Issue Date |
|------------|------------|
| Drawn by | Author |
| Checked by | Checker |

A0.1B

Scale



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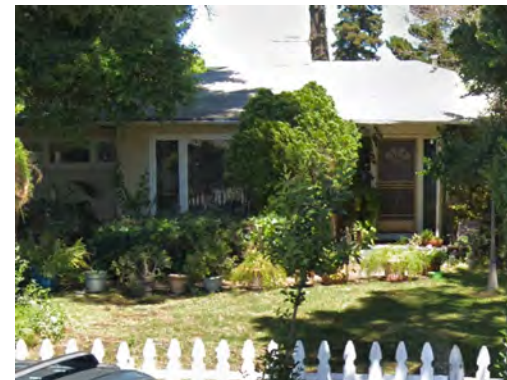
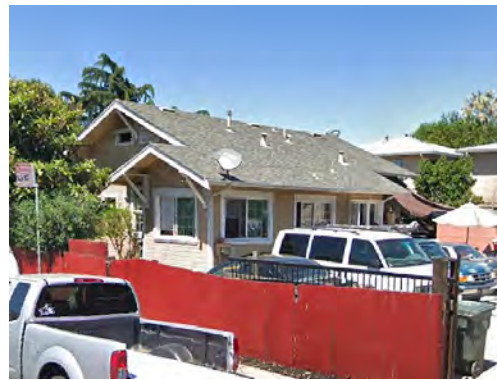
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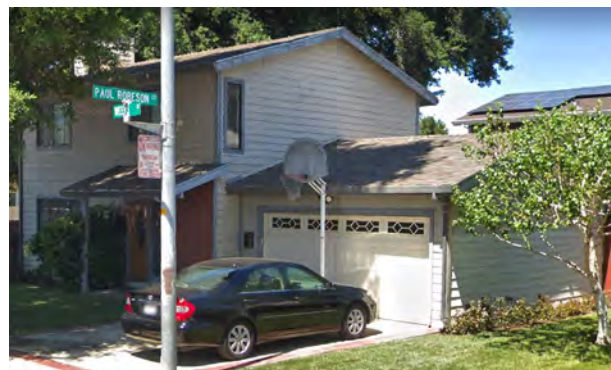
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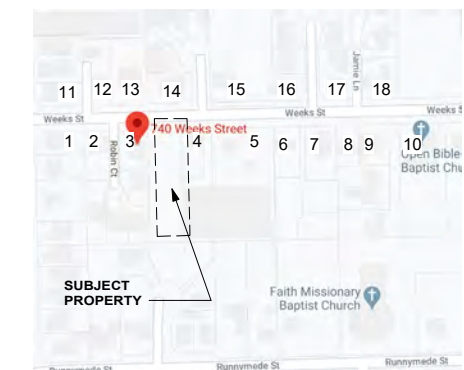


16.

17.

18.

SUBJECT PROPERTY



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Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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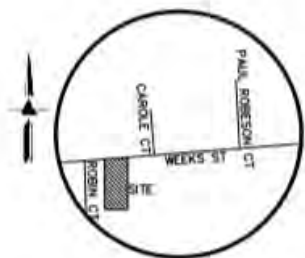


NEIGHBOR PHOTOS

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A0.2

Scale



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

BENCHMARK

CITY OF EAST PALO ALTO BENCHMARK BM 4
A BRASS DISC IN THE WALKWAY IN THE
NORTHEAST QUADRANT OF THE UNIVERSITY
AVENUE BRIDGE OVER SAN FRANCISCO
CREEK. IT IS 35 FEET EASTERLY OF A 3.3
TALL CONCRETE HEADWALL AND 19 FEET
SOUTHERLY OF A TRAFFIC LIGHT POLE. THIS IS
SANTA CLARA VALLEY WATER DISTRICT BENCH
MARK BM455
ELEVATION = 37.21
(NAVD 88 DATUM)

**NOT FOR CONSTRUCTION.
FOR ENTITLEMENT ONLY.**

FEMA FLOOD NOTE

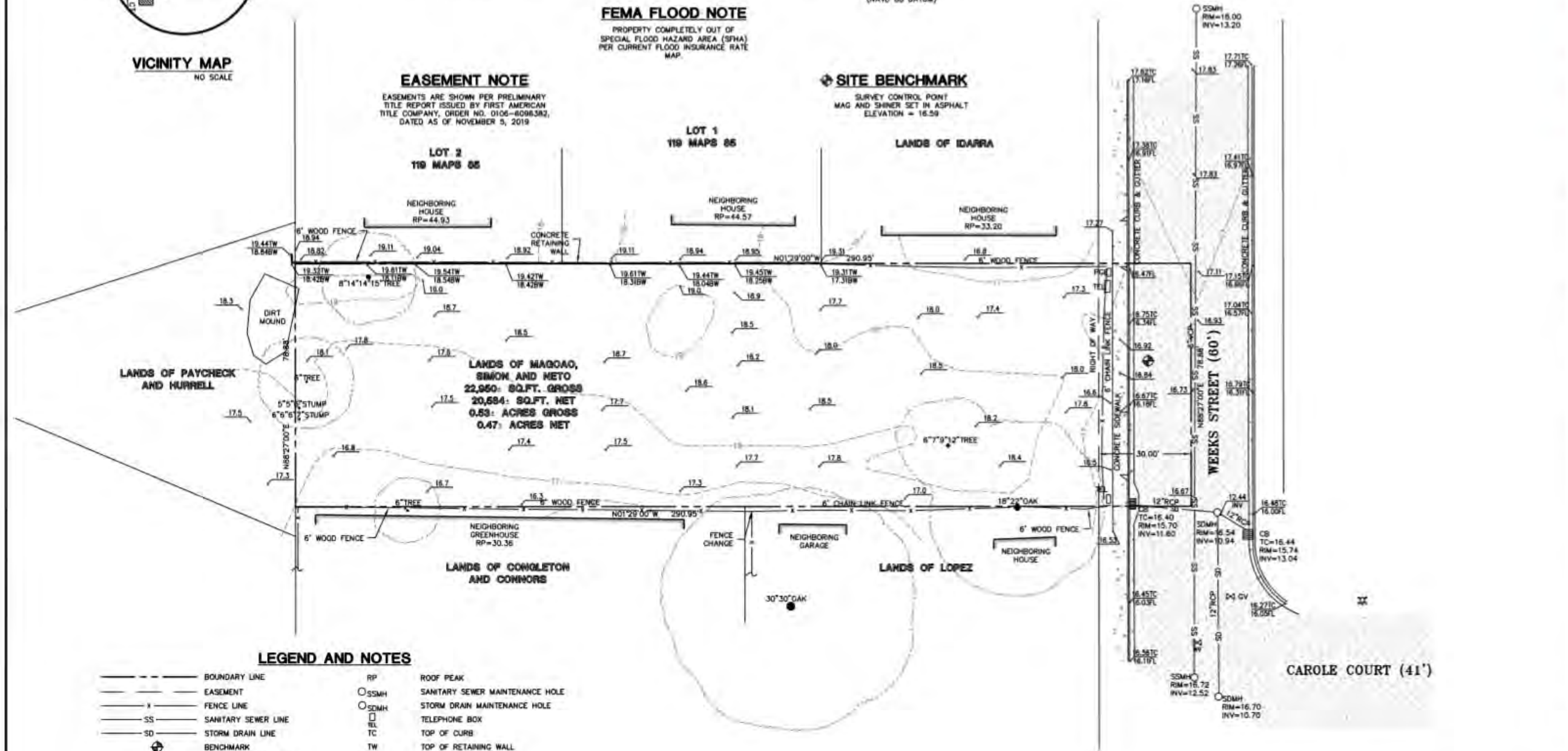
PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)
PER CURRENT FLOOD INSURANCE RATE
MAP.

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY
TITLE REPORT ISSUED BY FIRST AMERICAN
TITLE COMPANY, ORDER NO. 0106-6096382,
DATED AS OF NOVEMBER 5, 2019

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHNER SET IN ASPHALT
ELEVATION = 16.59



LEGEND AND NOTES

| | | | |
|------|--------------------------|--------|---------------------------------|
| --- | BOUNDARY LINE | RP | ROOF PEAK |
| --- | EASEMENT | SSMH | SANITARY SEWER MAINTENANCE HOLE |
| x--- | FENCE LINE | SDMH | STORM DRAIN MAINTENANCE HOLE |
| --- | SANITARY SEWER LINE | TEL | TELEPHONE BOX |
| --- | STORM DRAIN LINE | TC | TOP OF CURB |
| + | BENCHMARK | TW | TOP OF RETAINING WALL |
| BW | BOTTOM RETAINING WALL | VCP | VITRIFIED CLAY PIPE |
| CB | CATCH BASIN | WV | WATER VALVE |
| HF | FIRE HYDRANT | XXX.XX | SPOTGRADE |
| GV | GAS VALVE | | |
| INV | INVERT | | |
| PCE | UTILITY BOX PCE | | |
| RCP | REINFORCED CONCRETE PIPE | | |



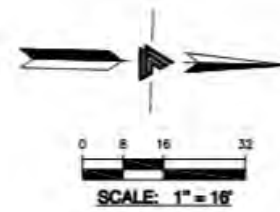
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL SURVEYORS
CALIFORNIA LICENSE NO. 44508
(916) 887-1008
WWW.LEA-BRAZE.COM

WEEKS STREET
EAST PALO ALTO
CALIFORNIA
SAN MATEO COUNTY
APN: 083-253-320

TOPOGRAPHIC
SURVEY

| | | |
|-----------------|---------|-----|
| CONTOURS UPDATE | 3-3-20 | DDR |
| REVISIONS | BY | |
| JOB NO: | 2191555 | |
| DATE: | 1-24-20 | |
| SCALE: | 1"=16' | |
| FIELD BY: | KR | |
| DRAWN BY: | RF | |
| SHEET NO: | | |

SU1
1 OF 1 SHEETS



| No. | Description | Date |
|-----|-----------------------|----------|
| 1 | PLANNING SUBMITTAL | 05.17.20 |
| 2 | PLANNING RE-SUBMITTAL | 08.26.20 |
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SURVEY
(FOR REFERENCE ONLY)

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A0.3
Scale

DV
Diane Vollerling
Architecture +
Development

WEEKS STREET TOWNHOMES
EAST PALO ALTO, CA, 94303

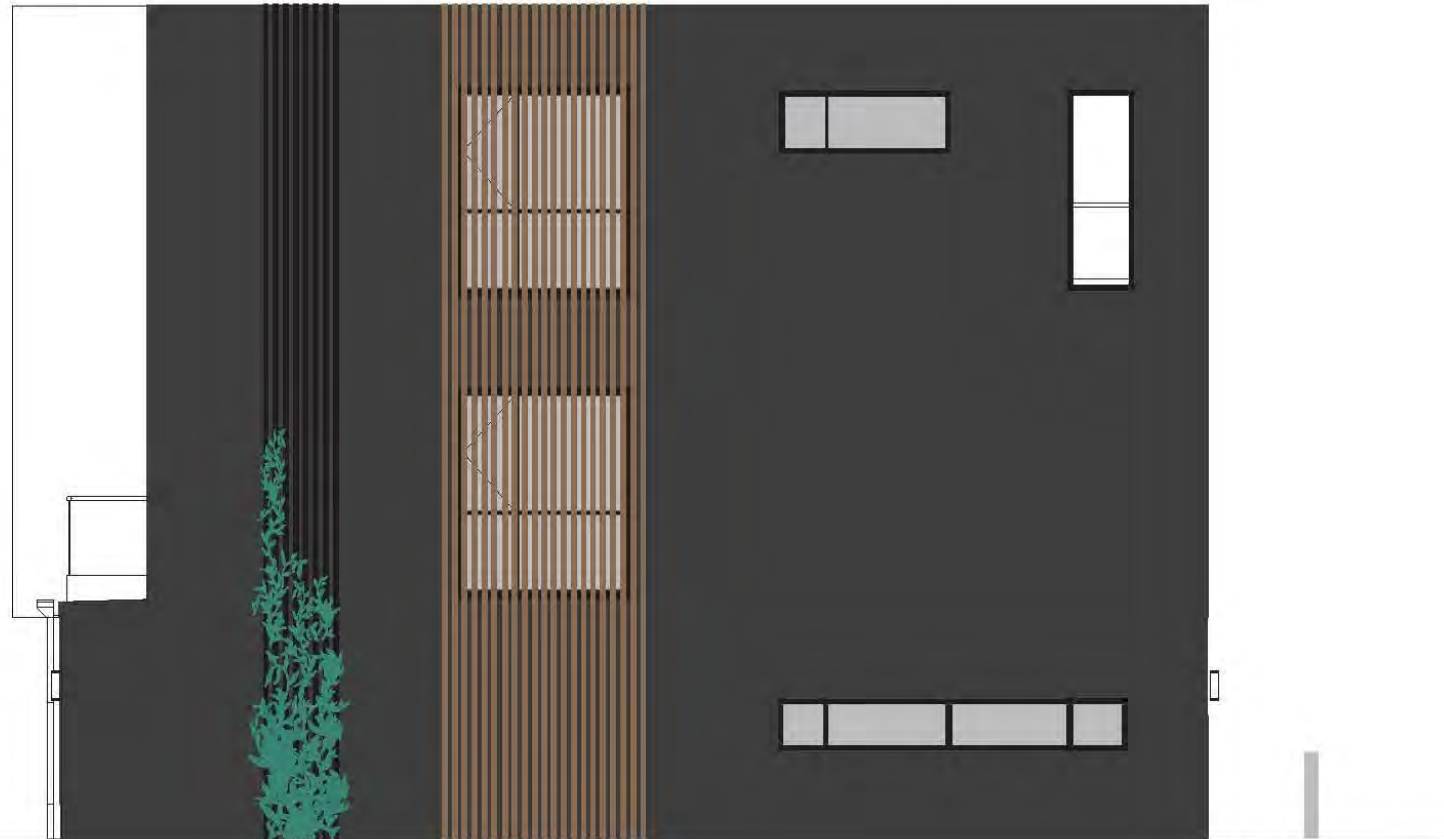
DV

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Architecture +
Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

WEEKS **FACADE . OPTION 2 A**



| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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SITE DETAILS

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|------------|------------|
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A0.4

Scale

DV

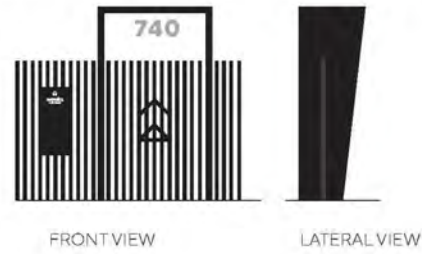
Diane Vollerling
Architecture +
Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

WEEKS FACADE . ACCESS

(A)



FRONT VIEW

LATERAL VIEW



POSSIBLE DOOR



REFERENCES



| No. | Description | Date |
|-----|------------------------|----------|
| | PLANNING SUBMITTAL | 05.04.20 |
| | PLANNING RESUBMITTAL 1 | 08.26.20 |
| | PLANNING RESUBMITTAL 2 | 10.30.20 |
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SITE DETAILS

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|------------|------------|
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A0.5

Scale N.T.S.

DV

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Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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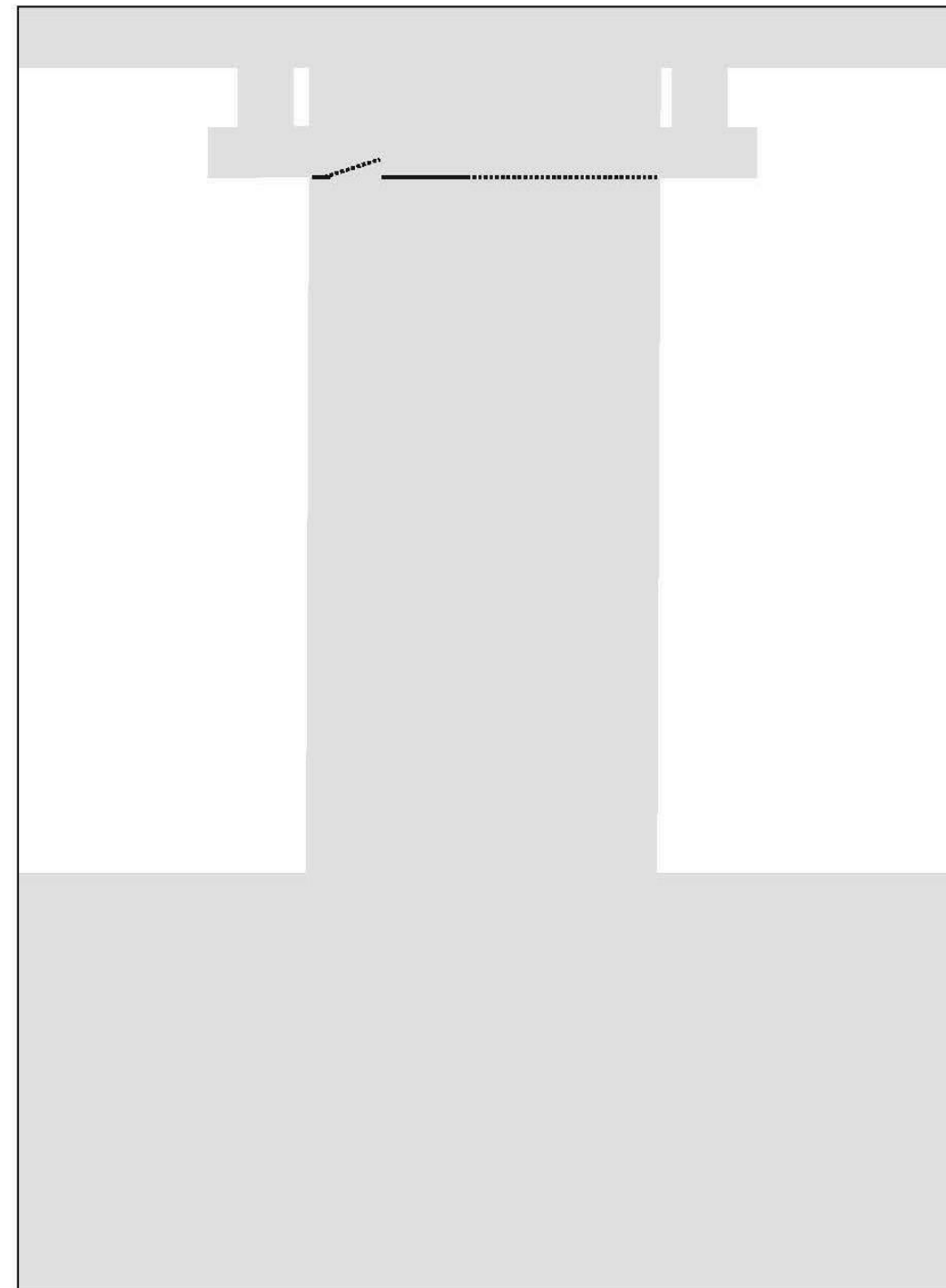


SITE DETAILS

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|------------|------------|
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A0.6

Scale

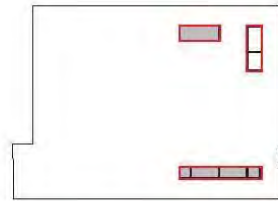


PLAN VIEW



FRONT VIEW

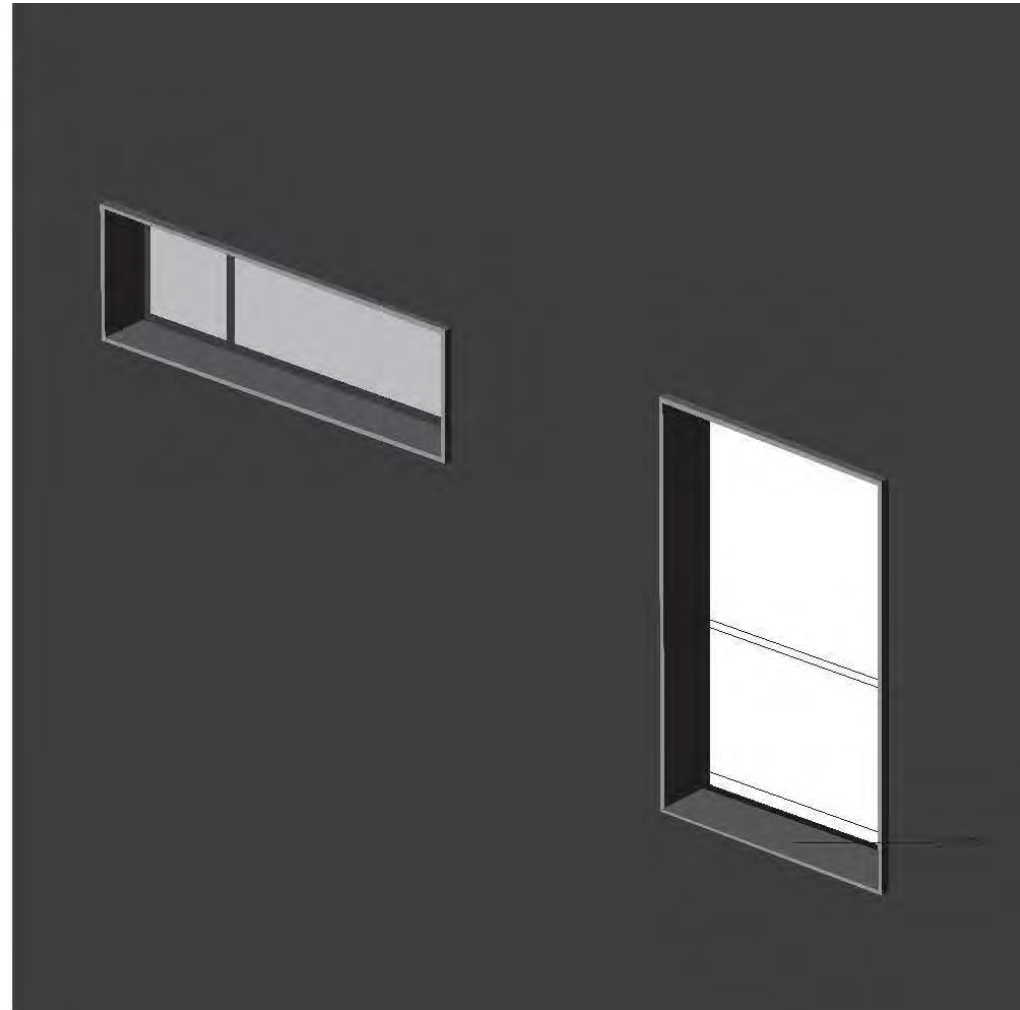
WEEKS FACADE . WINDOW DETAIL 1



FRONT VIEW



REFERENCE



WEEKS WAYFINDING . PEATONAL SIGNAGE

TILE



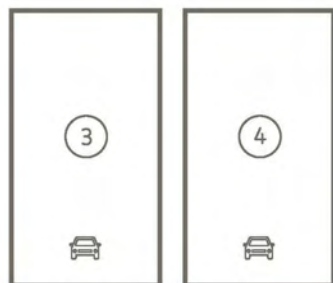
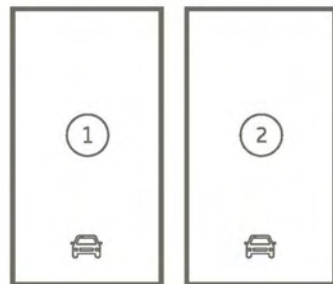
ALTERNATIVE TILE



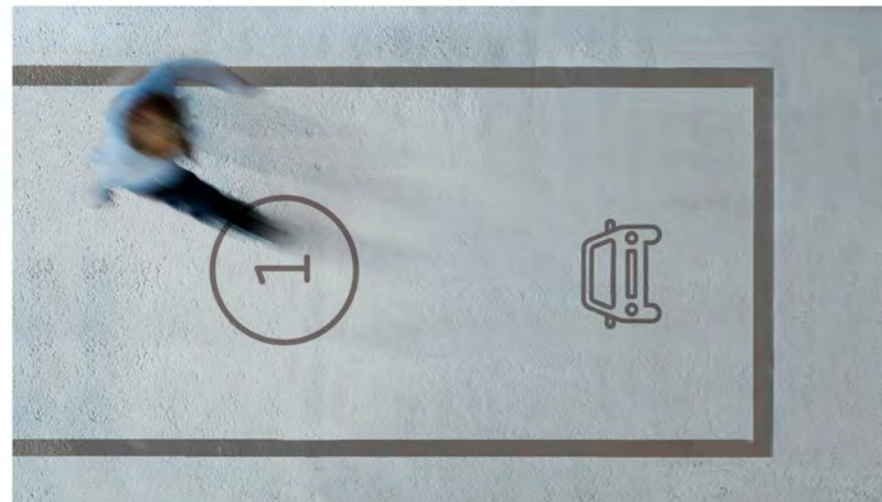
REFERENCES



WEEKS WAYFINDING . VEHICULAR SIGNAGE



PAINTING ON THE FLOOR



DV

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Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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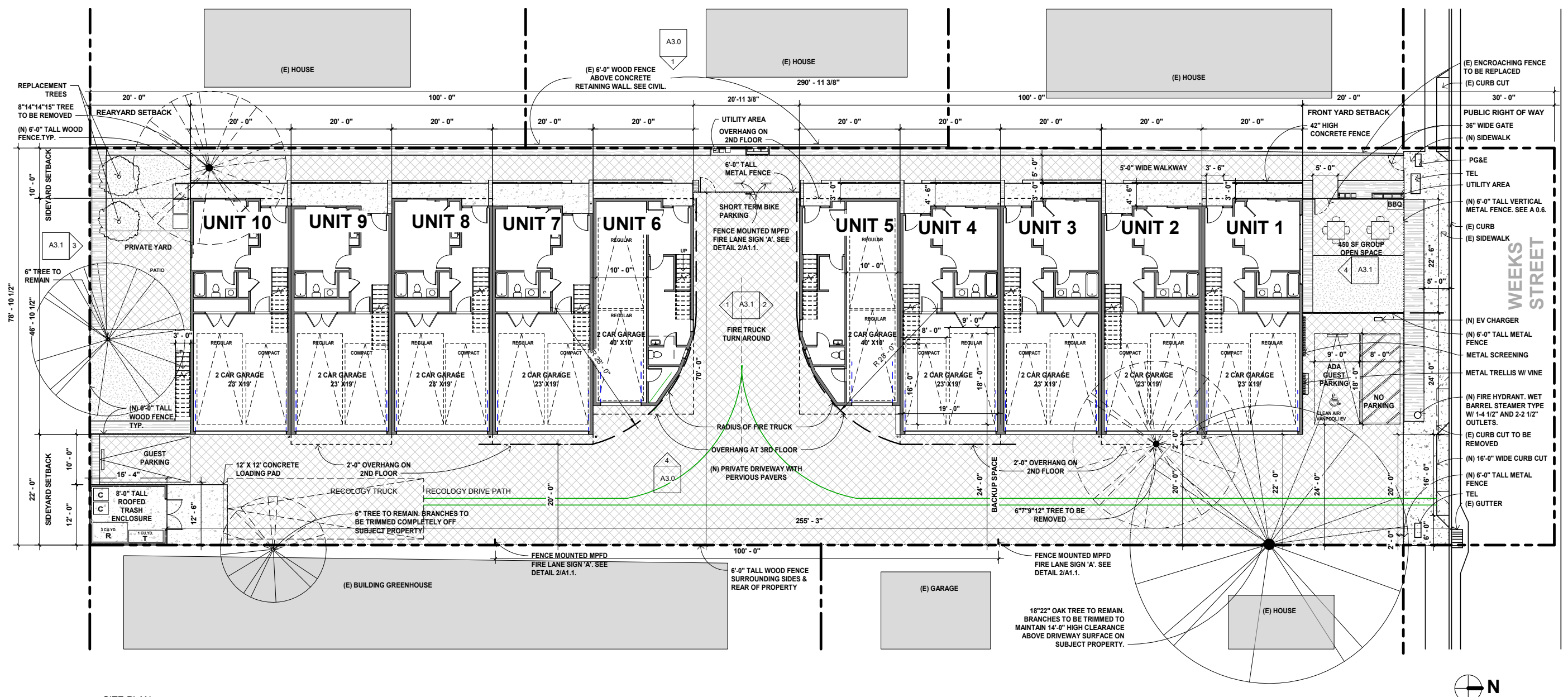
SITE DETAILS

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A0.7

Scale

WEEKS STREET TOWNHOMES
 EAST PALO ALTO, CA, 94303



| No. | Description | Date |
|-----|-------------------------|----------|
| 1 | PLANNING SUBMITTAL | 05.17.20 |
| 2 | PLANNING RE-SUBMITTAL 1 | 08.26.20 |
| 3 | PLANNING RE-SUBMITTAL 2 | 11.02.20 |
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PROPOSED SITE PLAN

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A1.1
 Scale 1" = 10'-0"

1 SITE PLAN
 1" = 10'-0"

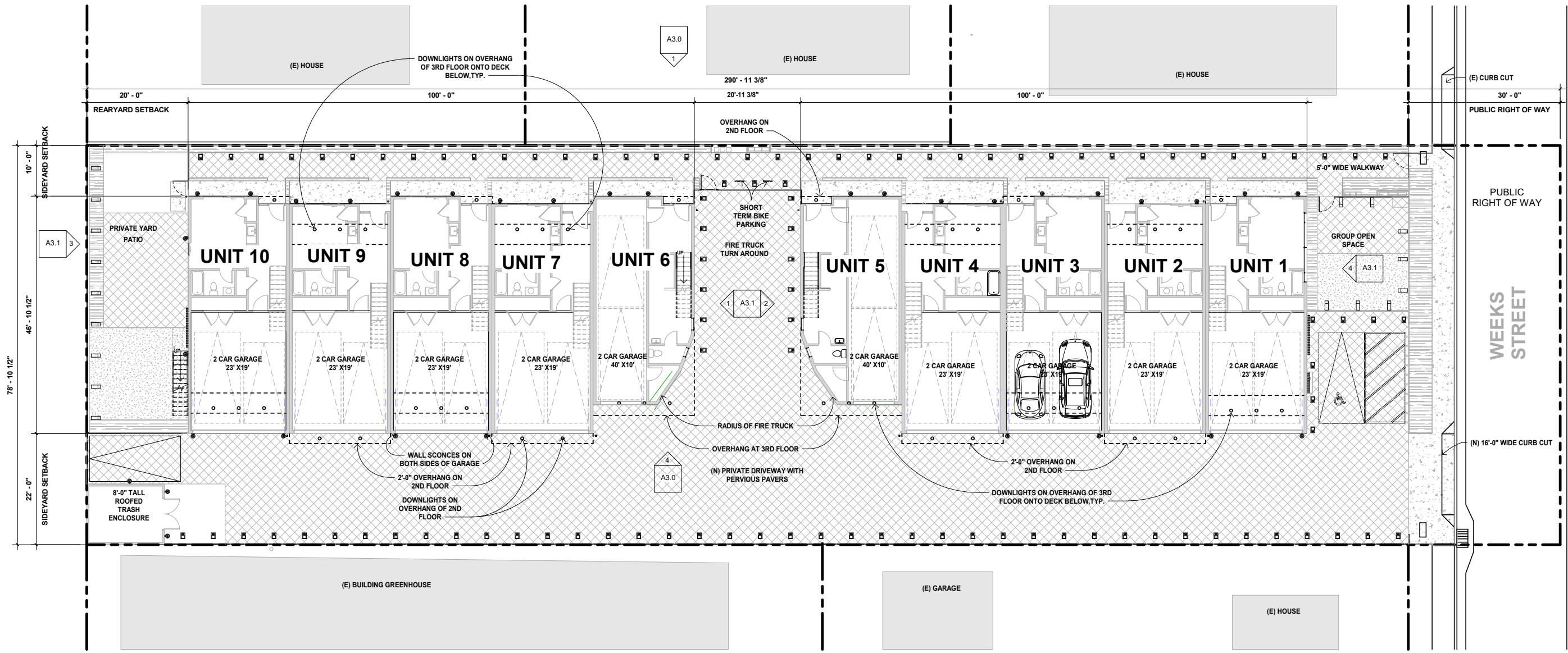


2 MENLO PARK FIRE ACCESS LANE SIGN 'A'

** FOR PRIVATE OPEN SPACES, PLEASE SEE LEVEL 2 & 3 FLOOR PLANS ON SHEETS A2.1 & A2.2.

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WEEKS STREET TOWNHOMES
 EAST PALO ALTO, CA, 94303



LEGEND

| | |
|---|---------------------|
| ■ | BRICK SOLAR LIGHT |
| □ | LANDSCAPE LED LIGHT |
| ○ | DOWNLIGHT |
| ♀ | WALL SCONCE |



① LIGHTING PLAN
 1" = 10'-0"

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|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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LIGHTING PLAN

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A1.3

DV

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Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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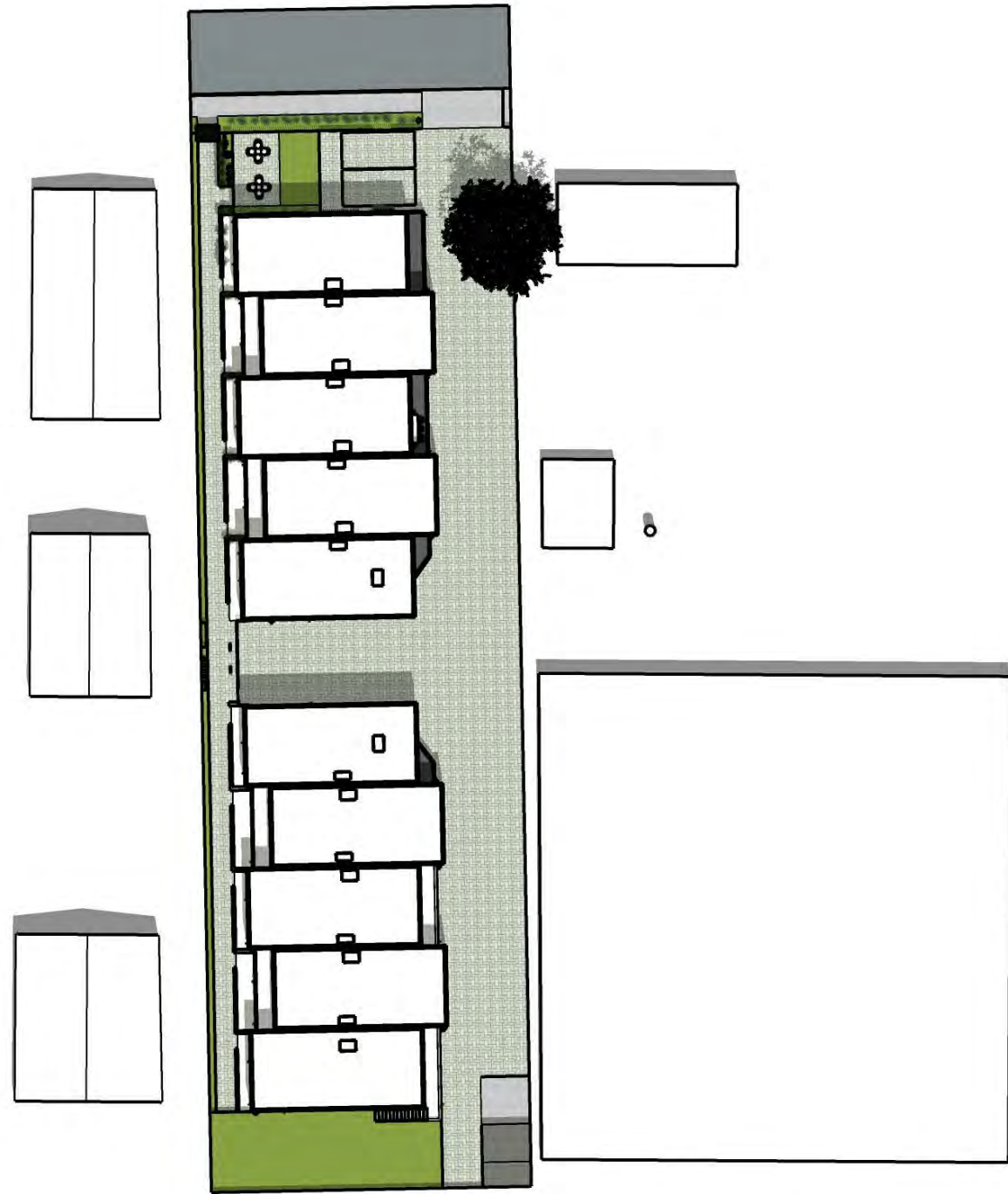


SHADOW STUDY

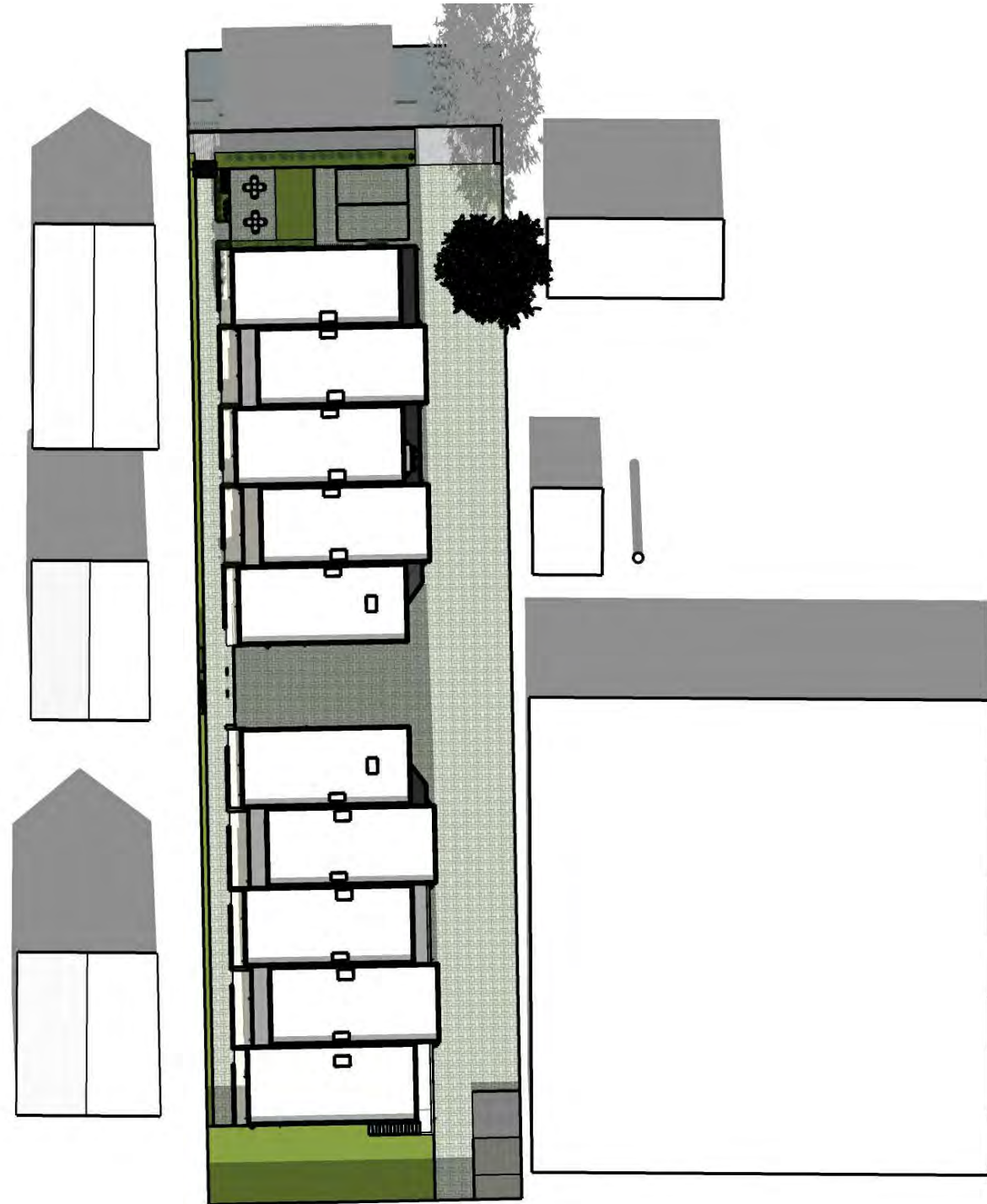
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| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A1.4

Scale

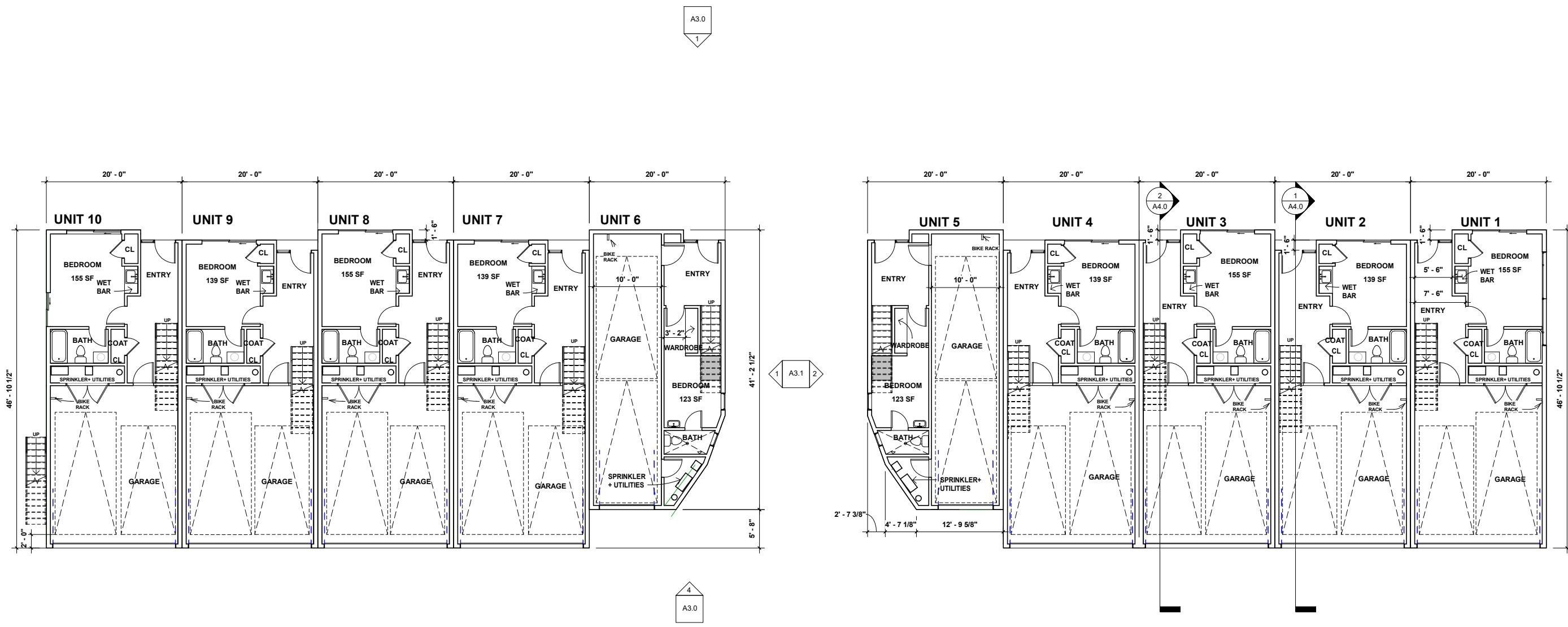


NOON ON SUMMER SOLSTICE



NOON ON WINTER SOLSTICE

WEEKS STREET TOWNHOMES
 EAST PALO ALTO, CA, 94303



① LEVEL 1
 1/8" = 1'-0"

NOTES:
 1. Automatic garage door openers installed in a residence must have a battery backup function that is designed to operate when activated because of an electrical outage, per Senate Bill 969.



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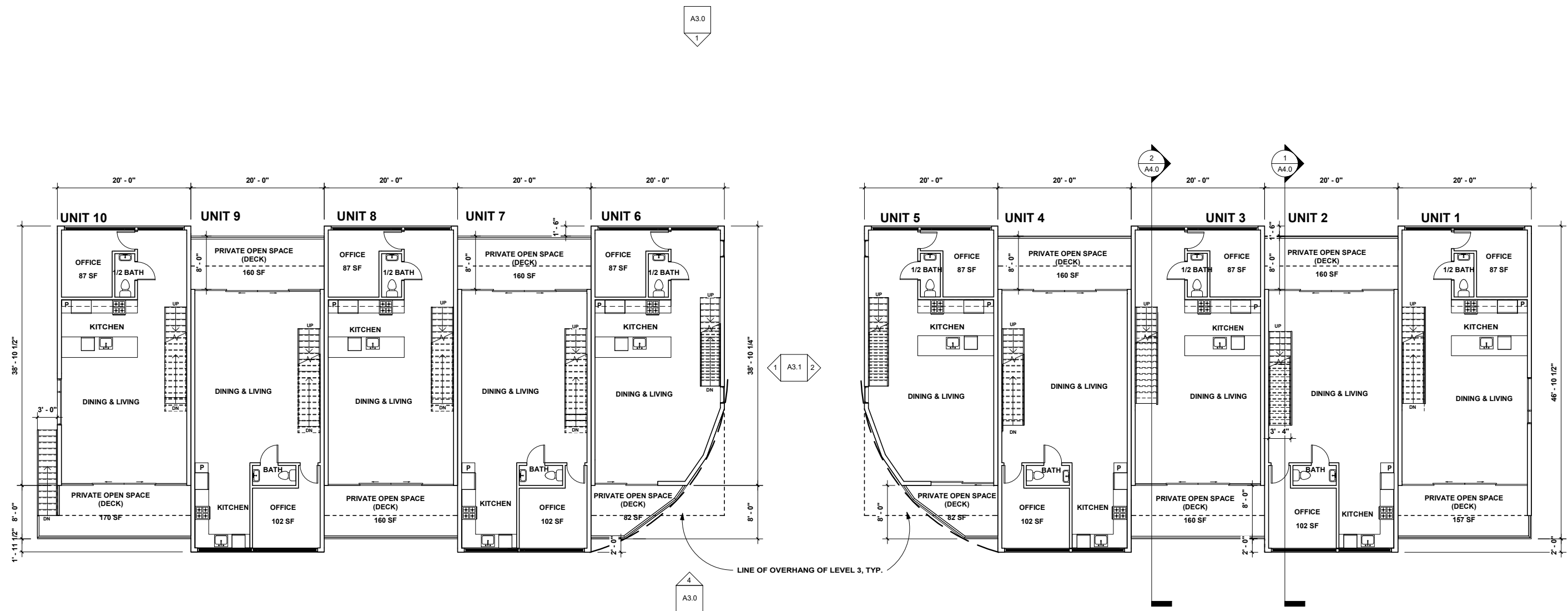
**FLOOR PLAN-
 LEVEL 1**

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A2.0

Scale 1/8" = 1'-0"

WEEKS STREET TOWNHOMES
 EAST PALO ALTO, CA, 94303



1 LEVEL 2
 1/8" = 1'-0"

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|-----|-----------------------|----------|
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| 2 | PLANNING RE-SUBMITTAL | 08.26.20 |
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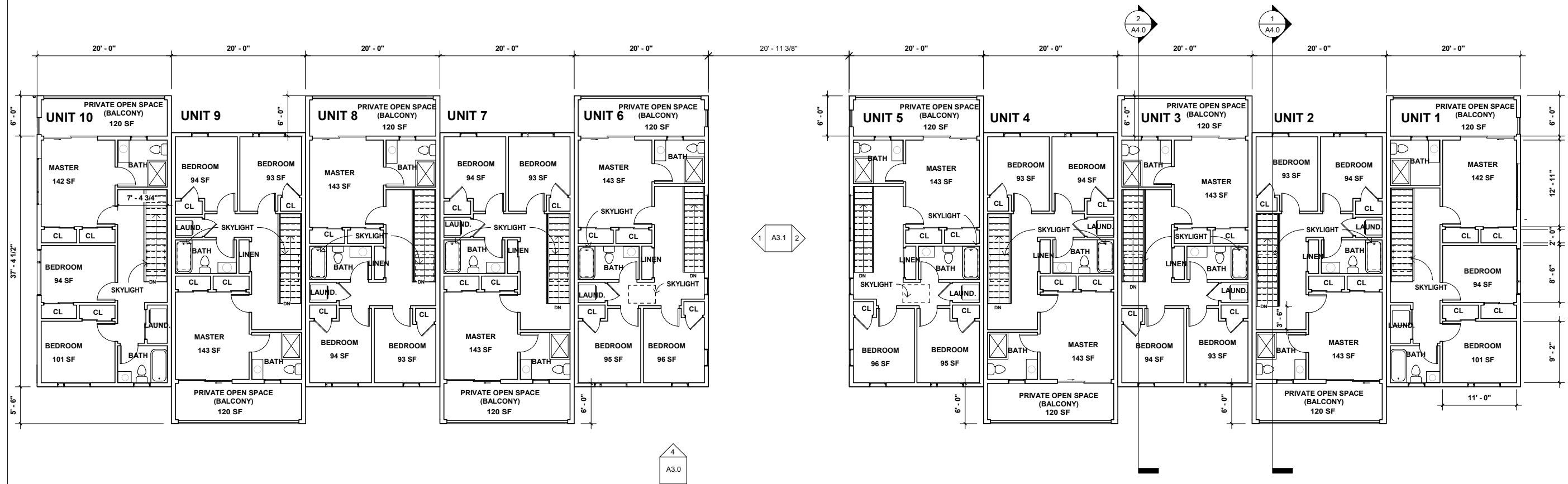


**FLOOR PLAN-
 LEVEL 2**

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A2.1

WEEKS STREET TOWNHOMES
 EAST PALO ALTO, CA, 94303



① LEVEL 3
 1/8" = 1'-0"



**NOT FOR CONSTRUCTION.
 FOR ENTITLEMENT ONLY.**

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|-----|-----------------------|----------|
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**FLOOR PLAN-
 LEVEL 3**

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

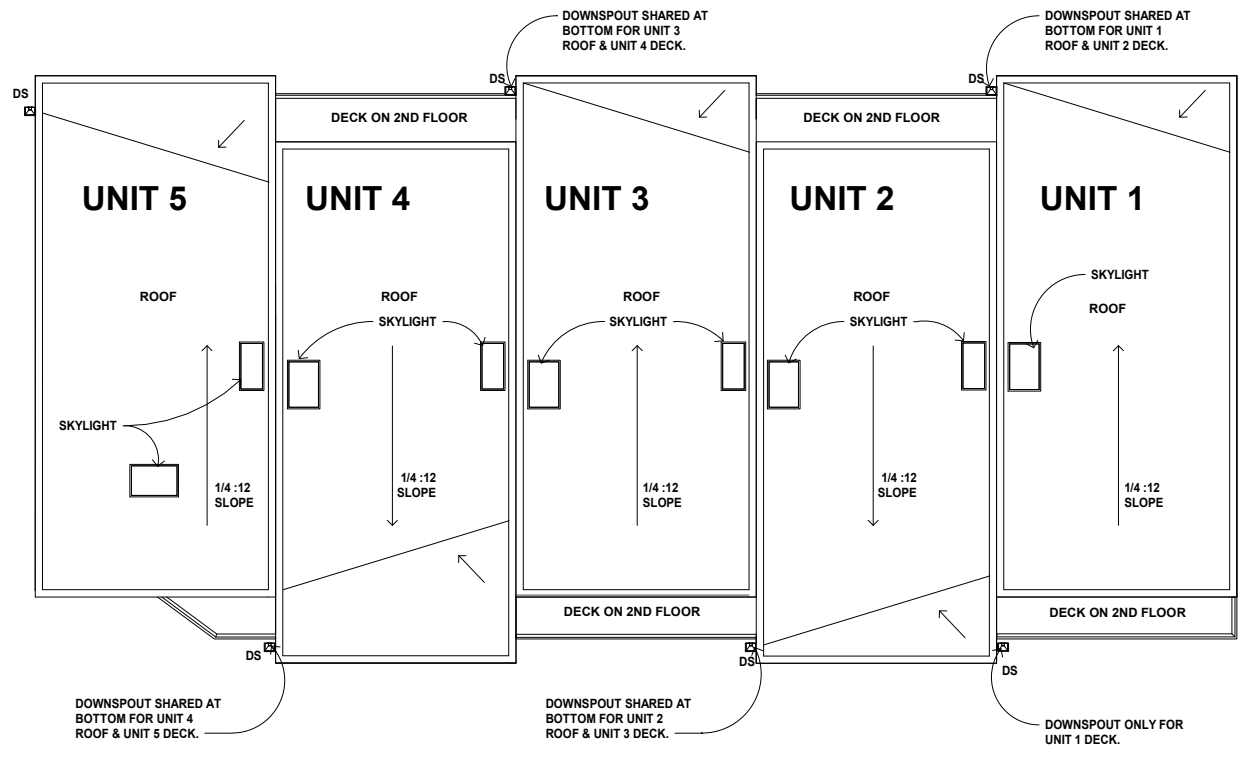
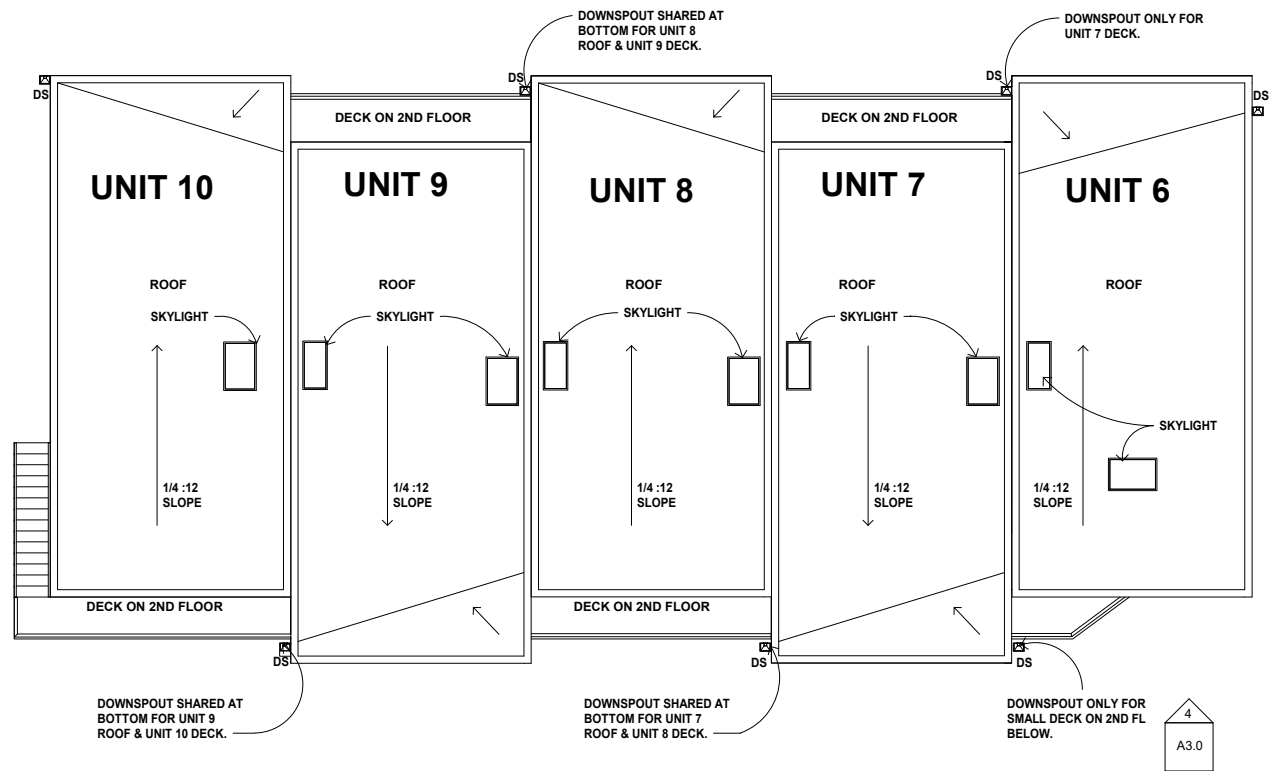
A2.2

DV

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Architecture +
Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303



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



**NOT FOR CONSTRUCTION.
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| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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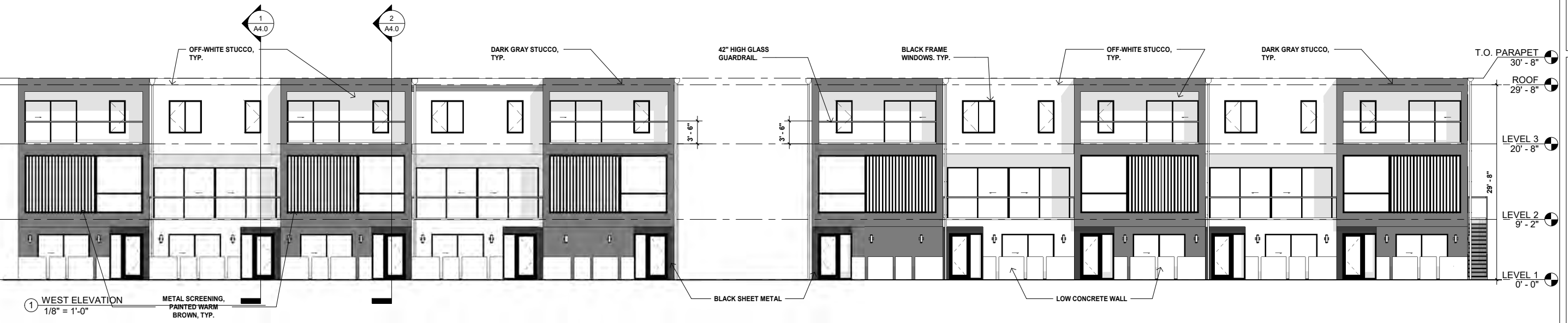
ROOF PLAN

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A2.3

Scale 1/8" = 1'-0"

WEEKS STREET TOWNHOMES
 EAST PALO ALTO, CA, 94303



① WEST ELEVATION
 1/8" = 1'-0"

WEEKS WAYFINDING - VEHICULAR SIGNAGE



④ EAST ELEVATION
 1/8" = 1'-0"

**NOT FOR CONSTRUCTION.
 FOR ENTITLEMENT ONLY.**

| No. | Description | Date |
|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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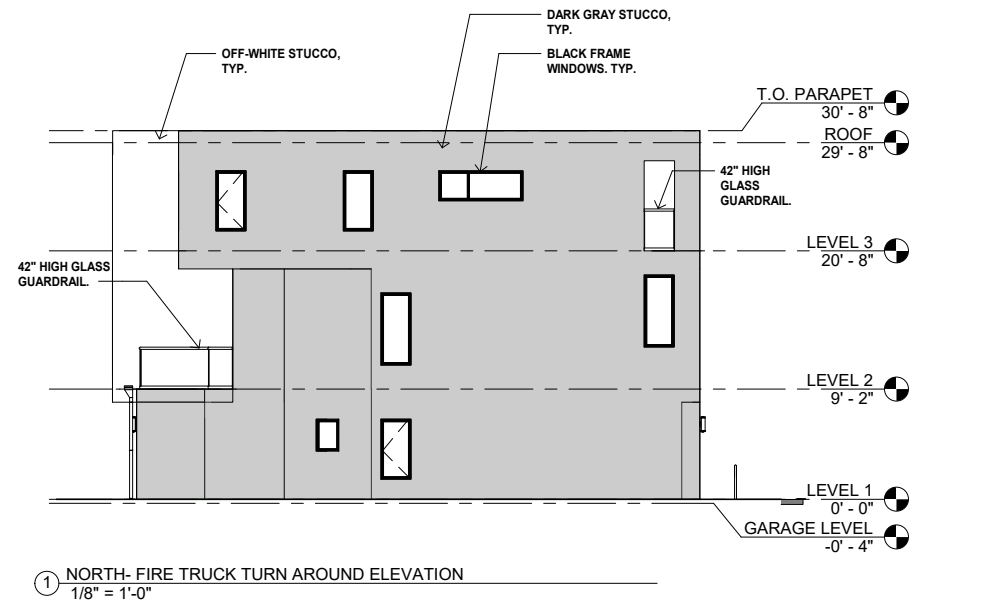
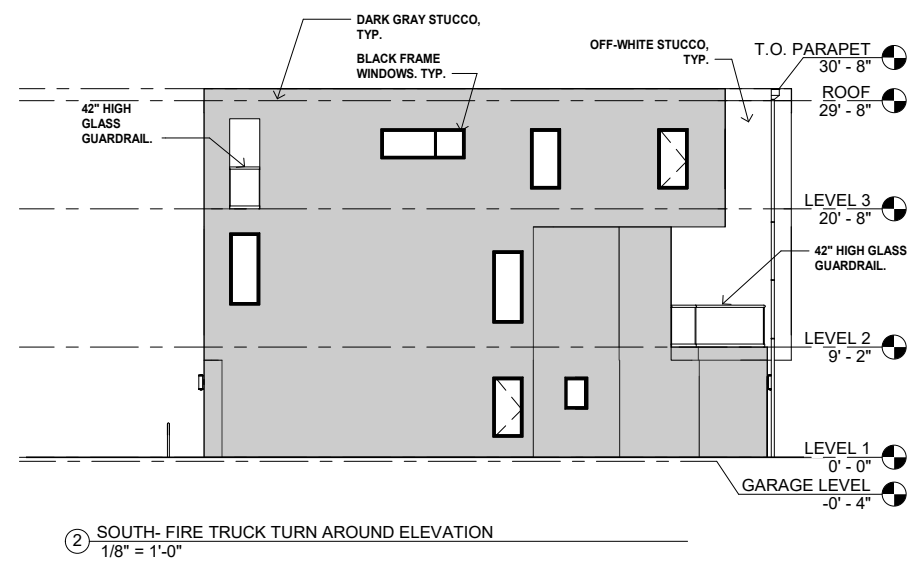
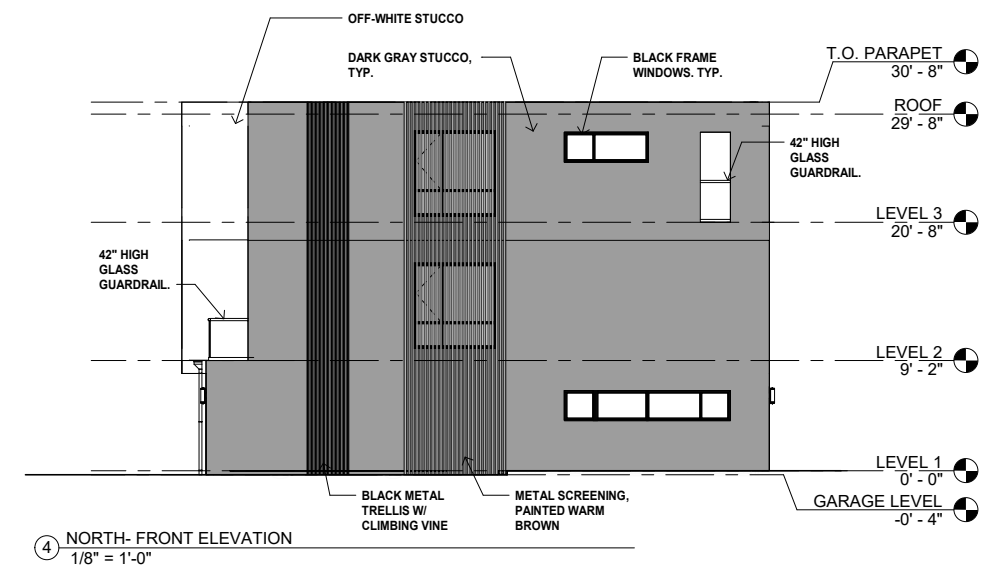
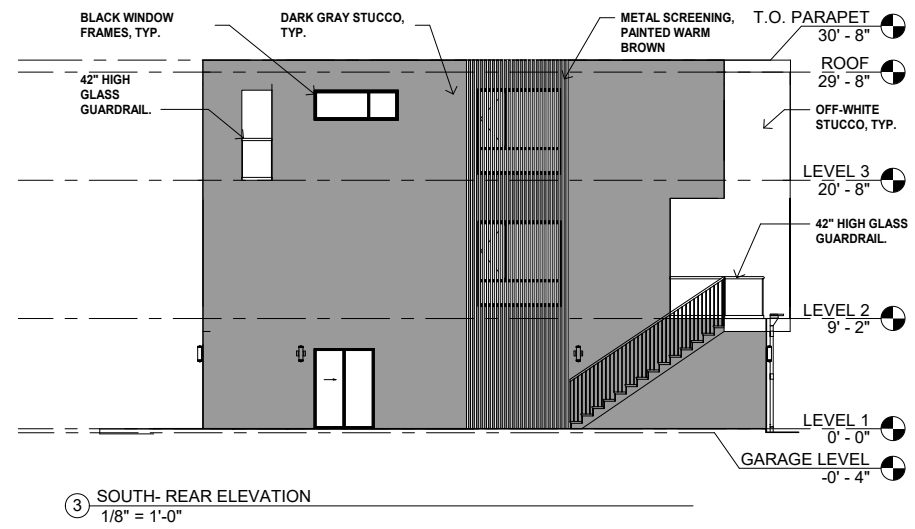


**BUILDING
 ELEVATIONS**

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A3.0

WEEKS STREET TOWNHOMES
 EAST PALO ALTO, CA, 94303



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**BUILDING
 ELEVATIONS**

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

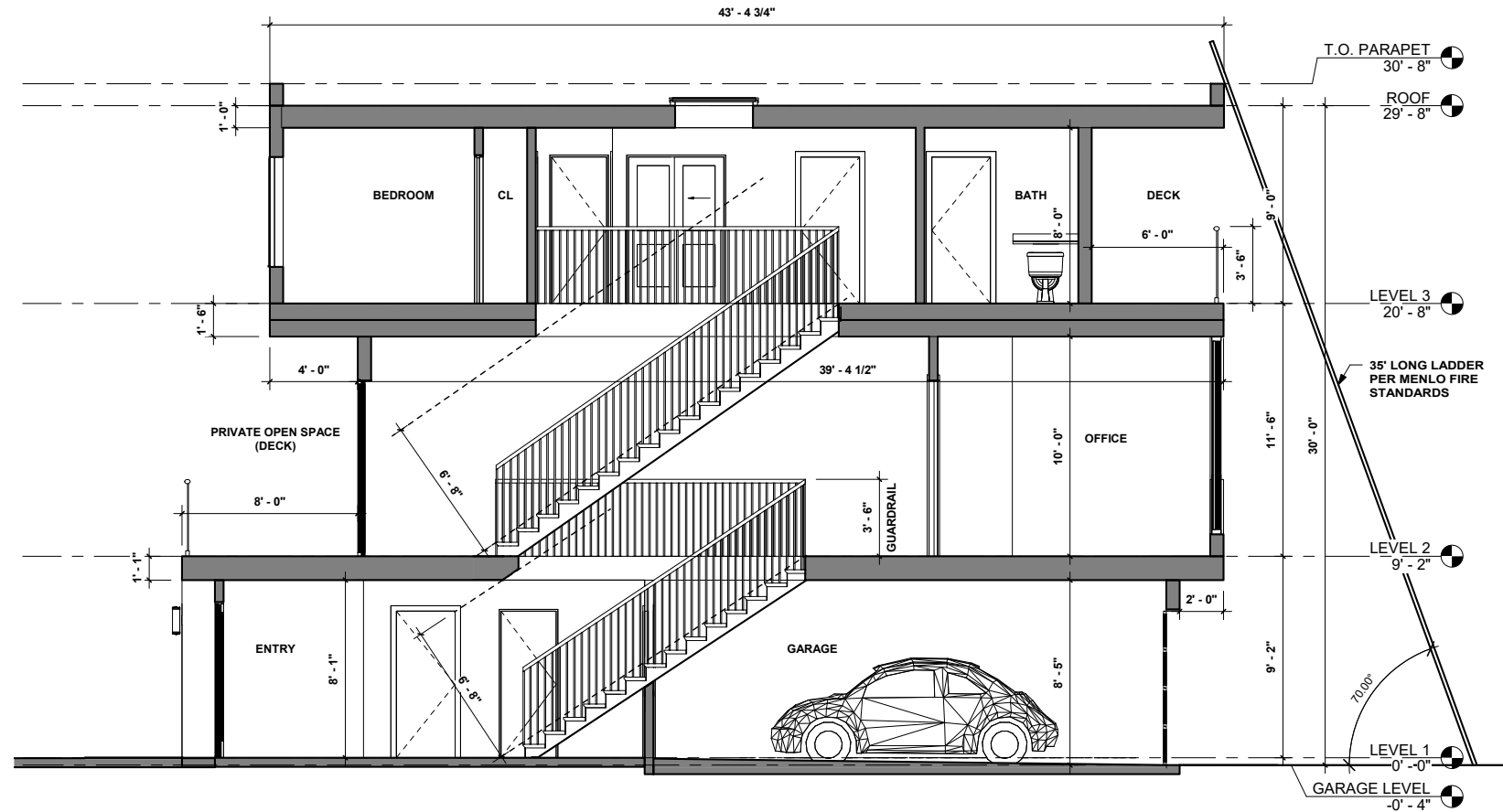
A3.1
 Scale 1/8" = 1'-0"

DV

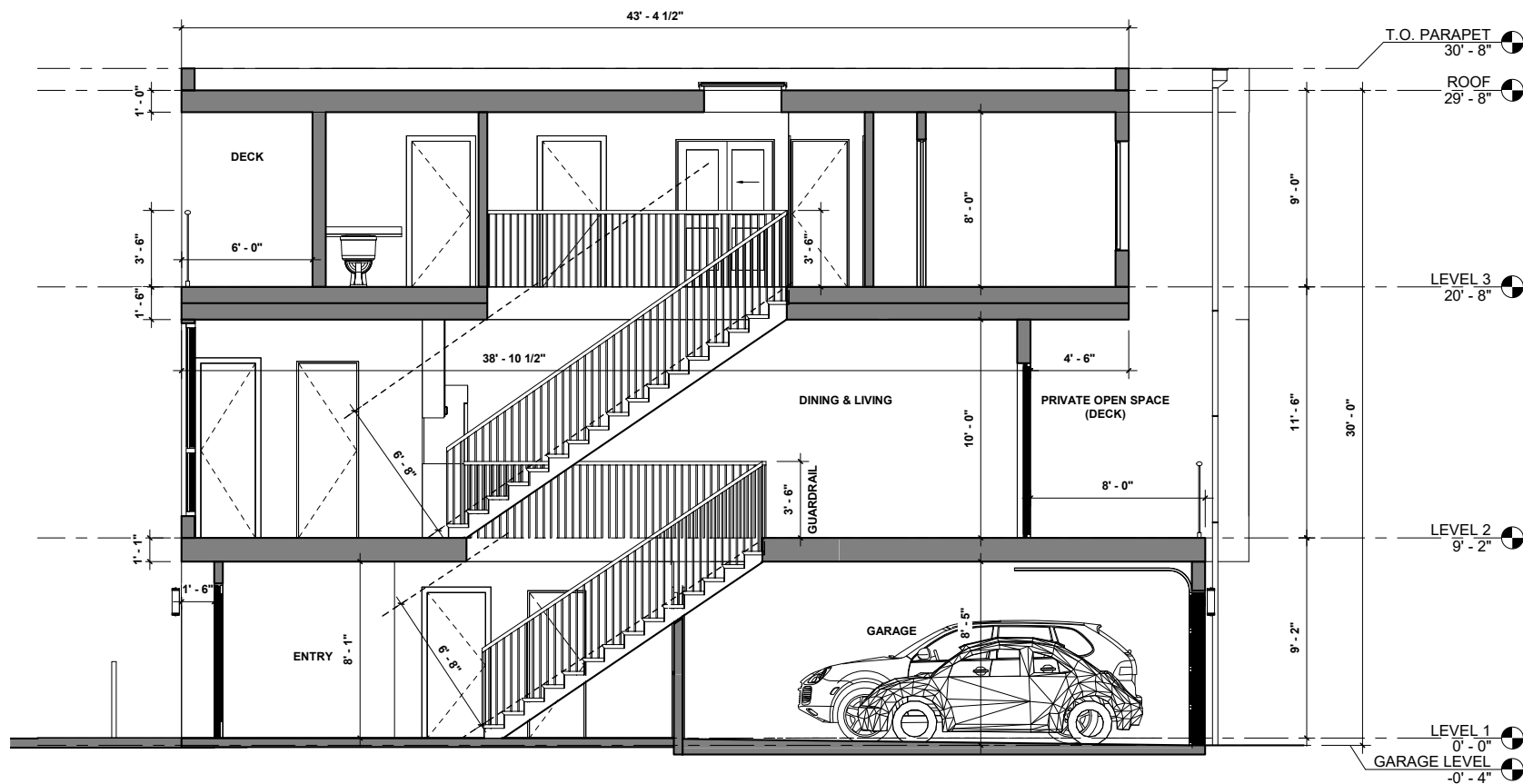
Diane Vollerling
Architecture +
Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303



① UNIT 2 SECTION
1/4" = 1'-0"



② UNIT 3 SECTION
1/4" = 1'-0"

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|-----|-----------------------|----------|
| | PLANNING SUBMITTAL | 05.17.20 |
| | PLANNING RE-SUBMITTAL | 08.26.20 |
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BUILDING
SECTIONS- UNITS
2 & 3

| | |
|------------|------------|
| Date | Issue Date |
| Drawn by | MA |
| Checked by | DV |

A4.0