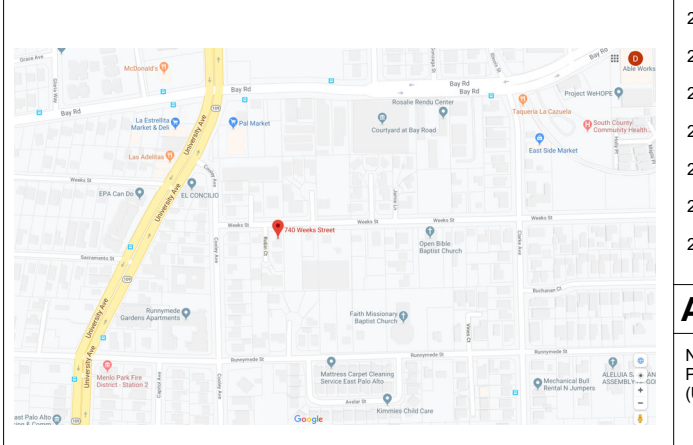


& @ C	AND AT CENTERLINE	HOR. HT. HM. I.D. I.G. INSUL. INT. LAM. LAV. LT.	HORIZONTAL HEIGHT HOLLOW METAL INSIDE DIAMETER INSULATED GLASS INSULATION INTERIOR LAMINATE LAVATORY LIGHT
ADCOUS. ADJ. A.F.F. A.F.G. AL. APPROX. ARCH. BD. BLDG. BK. BLKG. BM. B.O. C.B. CEM. CER. CL. CLR. CLG. COL. CONC. CONN. CONST. 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. FA. 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.	ACOUSICAL 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	M.C. MAX. 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. PLY. 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. T.O. TRAN. TYP. U.O.N. V.I.F. VERT. W. W.C. WD. W/O. W.R. WT. WWM	CONTRACTOR CONTRACTOR MECHANICAL CONTRACTOR 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

## ABBREVIATIONS



## VICINITY MAP

<p>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.</p> <p>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.</p> <p>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.</p> <p>4. THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.</p> <p>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 DIFFERENCES 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.</p> <p>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.</p> <p>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.</p> <p>8. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.</p> <p>9. ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS</p> <p>10. STORAGE &amp; DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS.</p>	<p>11. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORK DEPARTMENT.</p> <p>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.</p> <p>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.</p> <p>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 U.O.N. E. DO NOT SCALE DRAWINGS: FOLLOW DIMENSIONS</p> <p>15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES</p> <p>16. THE BUILDING INSPECTOR SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.</p> <p>17. THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.</p> <p>18. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A:10-B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.</p> <p>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.</p>
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## 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

<p>LOCATION:</p> <p>APN:</p> <p>LOT DIMENSIONS:</p> <p>LOT AREA:</p> <p>ZONING DISTRICT:</p> <p>OCCUPANCY GROUP:</p> <p>CONSTRUCTION TYPE:</p> <p># OF UNITS ALLOWED:</p> <p># OF UNITS PROPOSED:</p> <p># OF AFFORDABLE HOUSING UNITS REQUIRED:</p> <p># OF AFFORDABLE HOUSING UNITS PROVIDED:</p> <p># OF STORIES:</p> <p>BUILDING HEIGHT ALLOWED:</p> <p>BUILDING HEIGHT PROPOSED:</p> <p>PARKING REQUIRED:</p> <p>PARKING PROVIDED:</p> <p>BIKE PARKING PROVIDED:</p> <p>TOTAL PRIVATE OPEN SPACE REQUIRED:</p> <p>PRIVATE OPEN SPACE PROVIDED:</p> <p>TOTAL GROUP OPEN SPACE REQUIRED:</p> <p>GROUP OPEN SPACE PROVIDED:</p> <p>SPRINKLERS:</p> <p>FRONT SETBACK:</p> <p>SIDE SETBACK:</p> <p>REAR SETBACK:</p> <p>REAR SETBACK PROVIDED:</p>	<p>WEEKS STREET EAST PALO ALTO, CA 94303</p> <p>063-253-320</p> <p>APPROX. 78.88' X 290.95'</p> <p>22,950 SF GROSS</p> <p>20,584 SF NET</p> <p>R-MD-2</p> <p>R-3</p> <p>VB</p> <p>10 (12-22 DU/ACRE)</p> <p>10</p> <p>2</p> <p>2</p> <p>3</p> <p>36'-0"</p> <p>29'-8"</p> <p>22 SPOTS</p> <p>22 SPOTS</p> <p>4 SHORT TERM SPOTS</p> <p>200 SF PER UNIT</p> <p>VARIES. SEE PLANS</p> <p>250 SF</p> <p>450 SF</p> <p>YES (UNDER SEPARATE PERMIT)</p> <p>20'-0"</p> <p>10'-0"</p> <p>20'-0" FOR 1<sup>ST</sup> FLOOR</p> <p>30'-0" FOR 2<sup>ND</sup> &amp; 3<sup>RD</sup> FLOOR</p> <p>(ASKING FOR CONCESSION)</p> <p>20'-0"</p>	<table border="1"> <thead> <tr> <th colspan="2">FLOOR AREA SCHEDULE PER UNIT</th> </tr> <tr> <th>NAME</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>UNIT 1- 4 BED/ 3.5 BATH</td> <td>1,666 SF</td> </tr> <tr> <td>UNIT 2- 4 BED/ 3.5 BATH</td> <td>1,648 SF</td> </tr> <tr> <td>UNIT 3- 4 BED/ 3.5 BATH</td> <td>1,666 SF</td> </tr> <tr> <td>UNIT 4- 4 BED/ 3.5 BATH</td> <td>1,648 SF</td> </tr> <tr> <td>UNIT 5- 4 BED/ 3.5 BATH</td> <td>1,543 SF</td> </tr> <tr> <td>UNIT 6- 4 BED/ 3.5 BATH</td> <td>1,543 SF</td> </tr> <tr> <td>UNIT 7- 4 BED/ 3.5 BATH</td> <td>1,648 SF</td> </tr> <tr> <td>UNIT 8- 4 BED/ 3.5 BATH</td> <td>1,666 SF</td> </tr> <tr> <td>UNIT 9- 4 BED/ 3.5 BATH</td> <td>1,648 SF</td> </tr> <tr> <td>UNIT 10- 4 BED/ 3.5 BATH</td> <td>1,666 SF</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>16,342 SF</b></td> </tr> </tbody> </table> <p><b>NOT FOR CONSTRUCTION. FOR ENTITLEMENT ONLY.</b></p>	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	<b>TOTAL</b>	<b>16,342 SF</b>
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## PROJECT INFORMATION

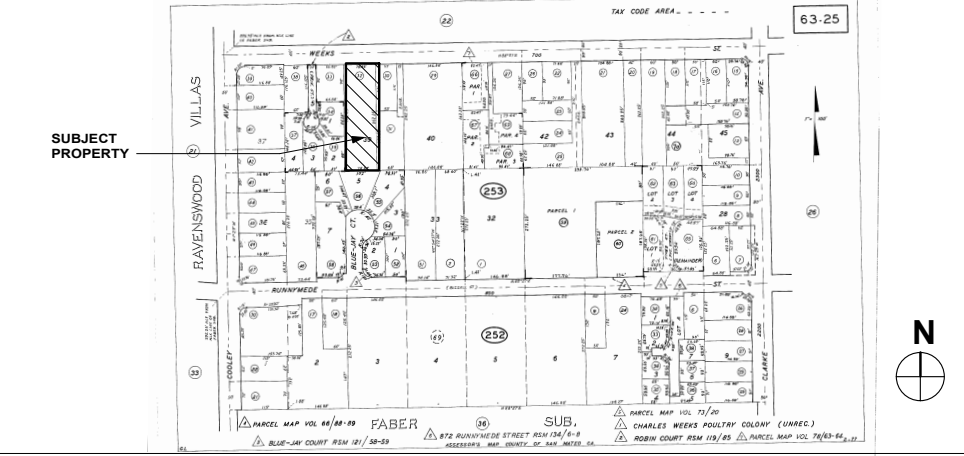
<p><b>OWNER</b></p> <p>ANDRE MAGOZO GOLAND WEEKS,LLC. ANDRE @ MAGOZO.US 650-422-9142</p> <p><b>DESIGNER + APPLICANT</b></p> <p>DIANE VOLLERER DIANE VOLLERER ARCHITECTURE + DEVELOPMENT. 3515 MT DIABLO BLVD. LAFAYETTE, CA, 94549 EMAIL: diane.mosely@gmail.com</p> <p><b>ARCHITECT OF RECORD</b></p> <p>CHARLES HEFNER CA LICENSE: C-23963</p>	<p><b>SURVEYOR</b></p> <p>LEA &amp; BRAZE ENGINEERING 2495 INDUSTRIAL PKWY WEST, HAYWARD, CA 94545 (510) 887-4086</p> <p><b>CIVIL</b></p> <p>TIM CHU TC DESIGN CONSULTING SERVICES, 1408 GOLDEN RAIN RD # 5, WALNUT CREEK, CA, 94595 925-708-8321</p>
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## CONTACTS

## AREA SCHEDULES



## SITE IMAGE



## ASSESSOR'S MAP

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

### SHEET LIST

**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

Stamp:

## COVER SHEET

Date \_\_\_\_\_ Issue Date \_\_\_\_\_  
 Drawn by \_\_\_\_\_ MA  
 Checked by \_\_\_\_\_ DV

# A0.0

Scale \_\_\_\_\_ N.T.S.

DV

Diane Vollerling  
Architecture +  
Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

No.	Description	Date
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	PLANNING RE-SUBMITTAL	08.26.20



EXTERIOR  
PERSPECTIVE +  
MATERIALS

Date	Issue Date
Drawn by	MA
Checked by	DV

A0.1

Scale

DARK GRAY STUCCO

OFF-WHITE STUCCO

WARM BROWN PAINTED METAL SCREENING

BLACK METAL

**MATERIALS**



FRONT ELEVATION



ENTRY SIDE ELEVATION

NOT FOR CONSTRUCTION.  
FOR ENTITLEMENT ONLY.



**ENTRY SIDE PERSPECTIVE**



**FIRE TRUCK TURNAROUND VIEW**



**UTILITY AREA DETAIL**



**DRIVEWAY SIDE PERSPECTIVE**

**DV**

Diane Vollerling  
Architecture +  
Development

**WEEKS STREET TOWNHOMES**

EAST PALO ALTO, CA, 94303

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**EXTERIOR  
PERSPECTIVES  
CONT'D.**

Date	Issue Date
Drawn by	Author
Checked by	Checker

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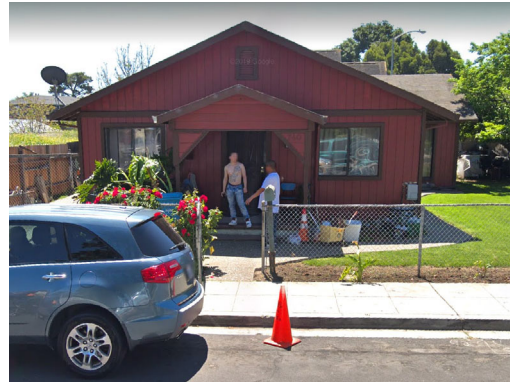
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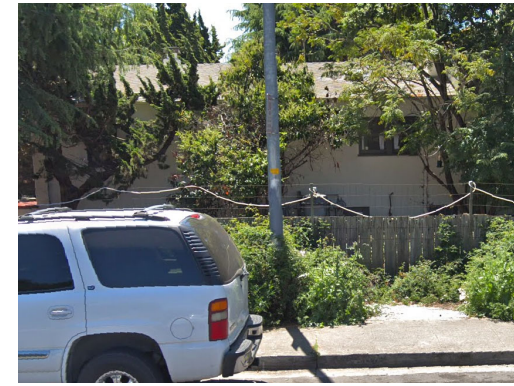
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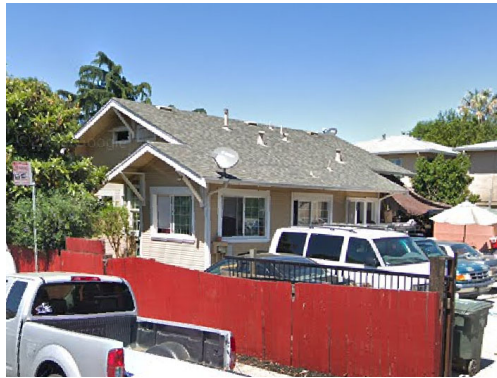
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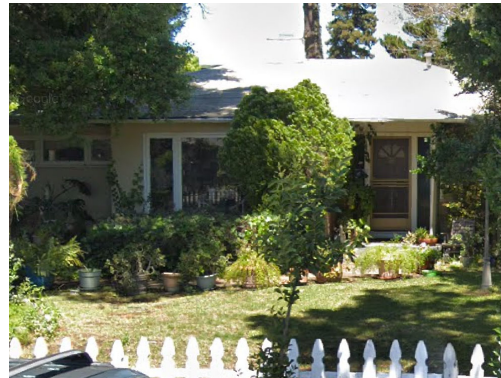
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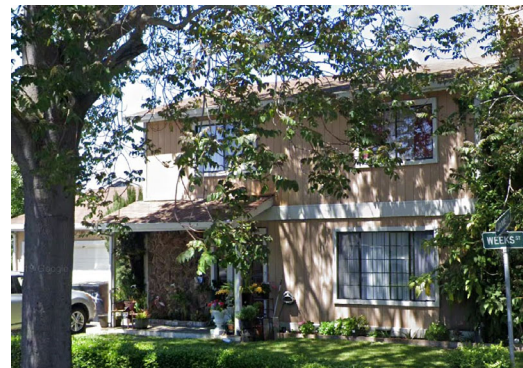
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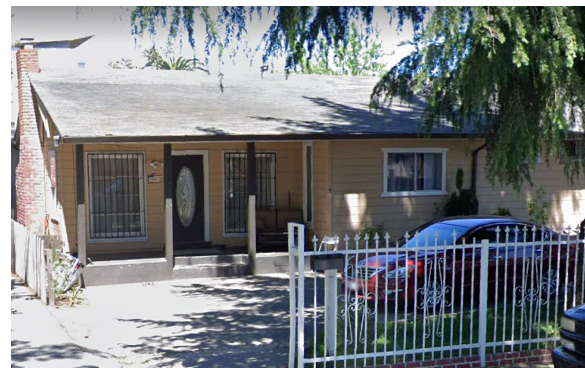
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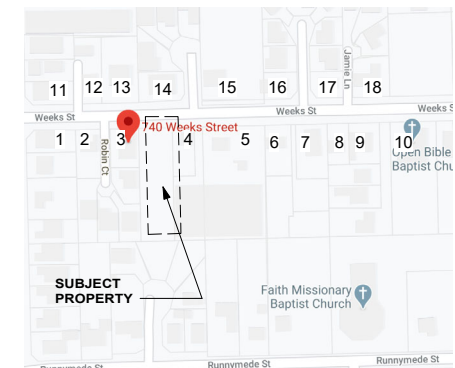
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18.



SUBJECT PROPERTY



NOT FOR CONSTRUCTION.  
FOR ENTITLEMENT ONLY.

DV

Diane Vollerling  
Architecture +  
Development

WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303

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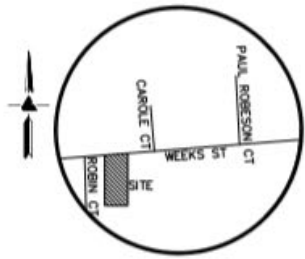


NEIGHBOR PHOTOS

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 (B4455)  
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

LOT 1  
119 MAPS 85

LOT 2  
119 MAPS 85

LANDS OF IDARRA

LANDS OF PAYCHECK AND HURRELL

LANDS OF MAQAO, SIMON AND NETO  
22,950: SQ.FT. GROSS  
20,594: SQ.FT. NET  
0.53: ACRES GROSS  
0.47: ACRES NET

LANDS OF COMPLETON AND CONNORS

LANDS OF LOPEZ

CAROLE COURT (41')

**LEGEND AND NOTES**

---	BOUNDARY LINE	RP	ROOF PEAK
- - -	EASEMENT	SSMH	SANITARY SEWER MAINTENANCE HOLE
x	FENCE LINE	SDMH	STORM DRAIN MAINTENANCE HOLE
SS	SANITARY SEWER LINE	TEL	TELEPHONE BOX
SD	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
⊕	FIRE HYDRANT	XXX	SPOTGRADE
DxGV	GAS VALVE		
INV	INVERT		
PCE	UTILITY BOX PCE		
RCP	REINFORCED CONCRETE PIPE		



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS · LAND SURVEYORS  
MAJOR OFFICE: 1200 RAVEN HILL BLVD., SUITE 100, SAN JOSE, CA 95128  
TEL: (408) 263-4008  
WWW.LEA-BRAZE.COM

WEEKS STREET  
EAST PALO ALTO  
CALIFORNIA  
SAN MATEO COUNTY  
APN: 083-253-330

TOPOGRAPHIC  
SURVEY

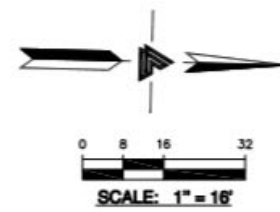
No.	Description	Date
1	PLANNING SUBMITTAL	05.17.20
2	PLANNING RE-SUBMITTAL	08.26.20



**SURVEY**  
(FOR REFERENCE ONLY)

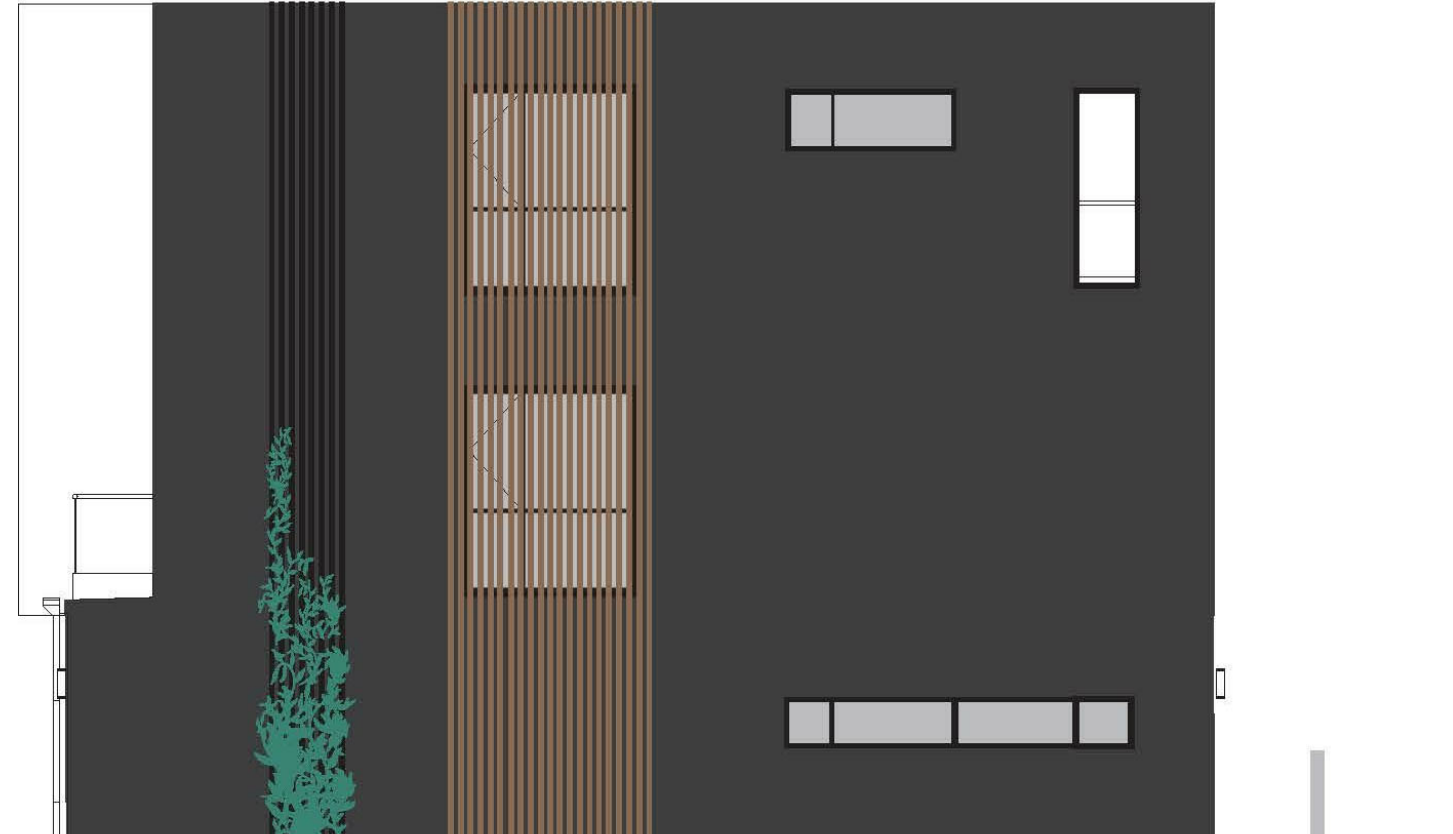
Date: Issue Date  
Drawn by: MA  
Checked by: DV

A0.3



**SU1**  
1 OF 1 SHEETS

WEEKS FACADE . OPTION 2 A



**DV**

Diane Vollerling  
Architecture +  
Development

**WEEKS STREET TOWNHOMES**

EAST PALO ALTO, CA, 94303

No.	Description	Date
1	PLANNING SUBMITTAL	05.17.20
2	PLANNING RE-SUBMITTAL	08.26.20



**SITE DETAILS**

Date	Issue Date
Drawn by	Author
Checked by	Checker

**A0.4**

Scale

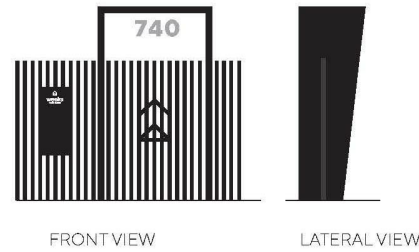
DV

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Development

WEEKS STREET TOWNHOMES  
EAST PALO ALTO, CA, 94303

WEEKS FACADE . ACCESS

(A)

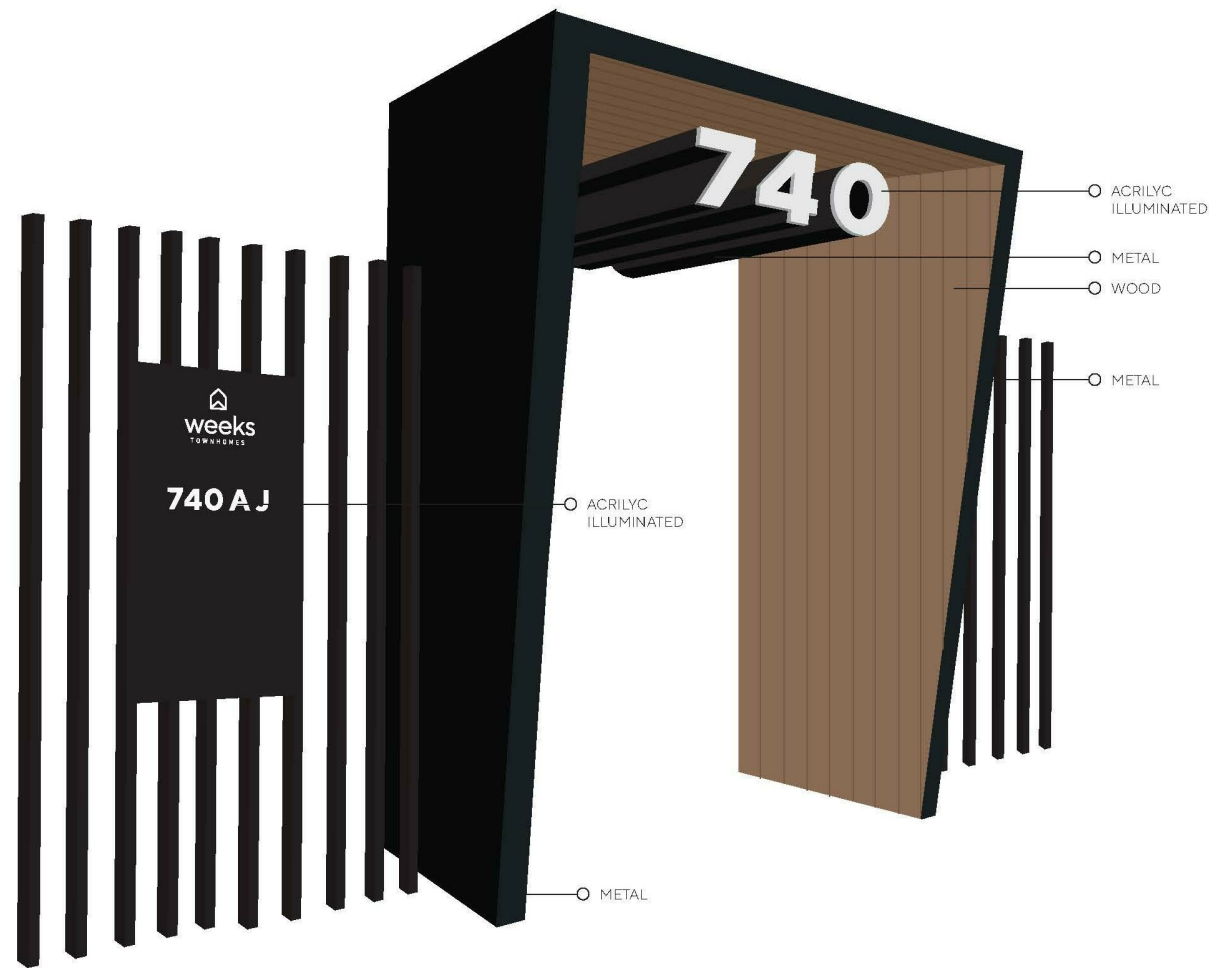


FRONT VIEW

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



SITE DETAILS

Date	Issue Date
Drawn by	Author
Checked by	Checker

A0.5

Scale N.T.S.

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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

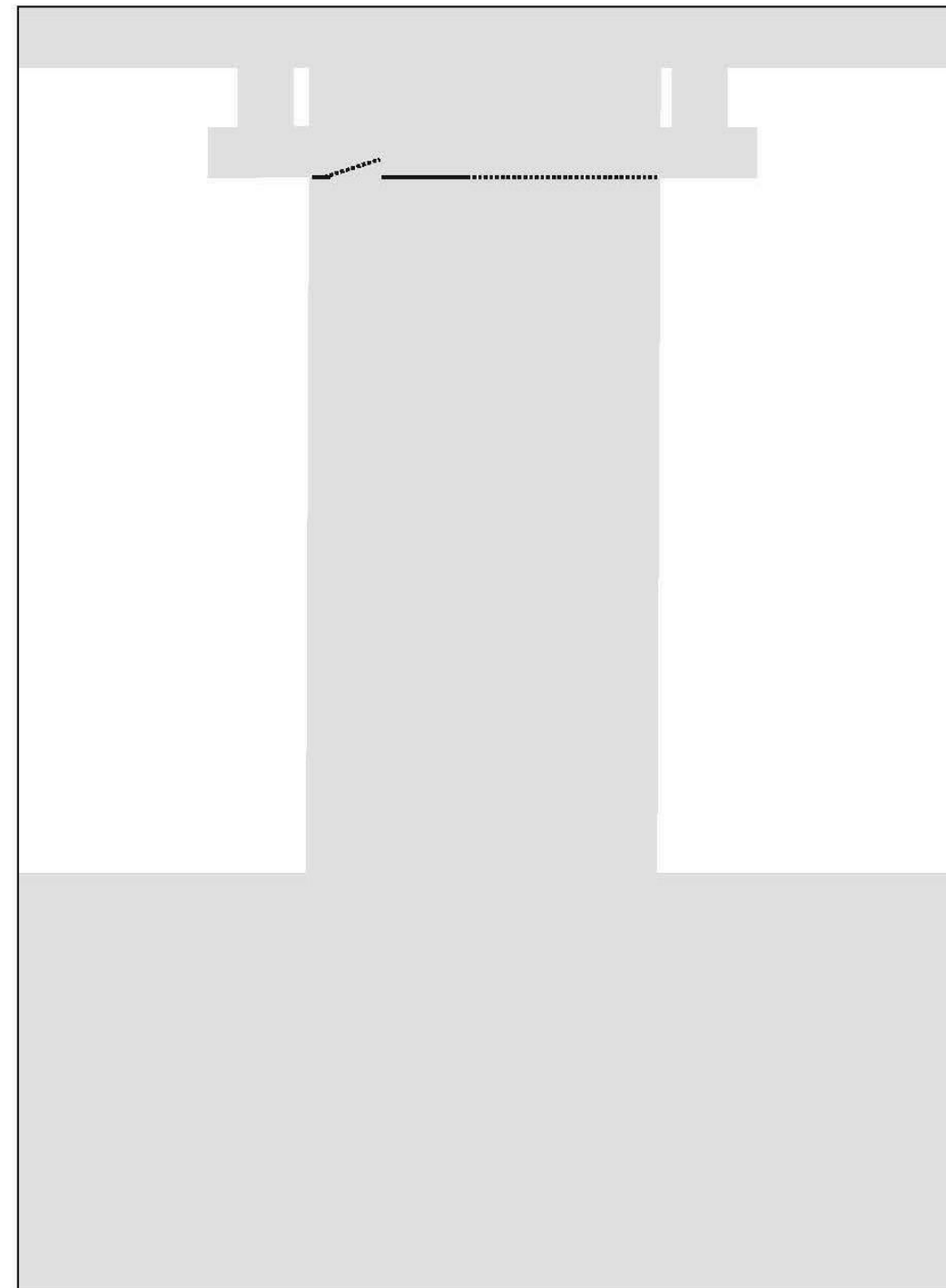


SITE DETAILS

Date	Issue Date
Drawn by	Author
Checked by	Checker

A0.6

Scale

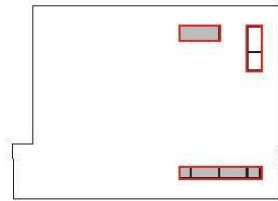


PLAN VIEW



FRONT VIEW

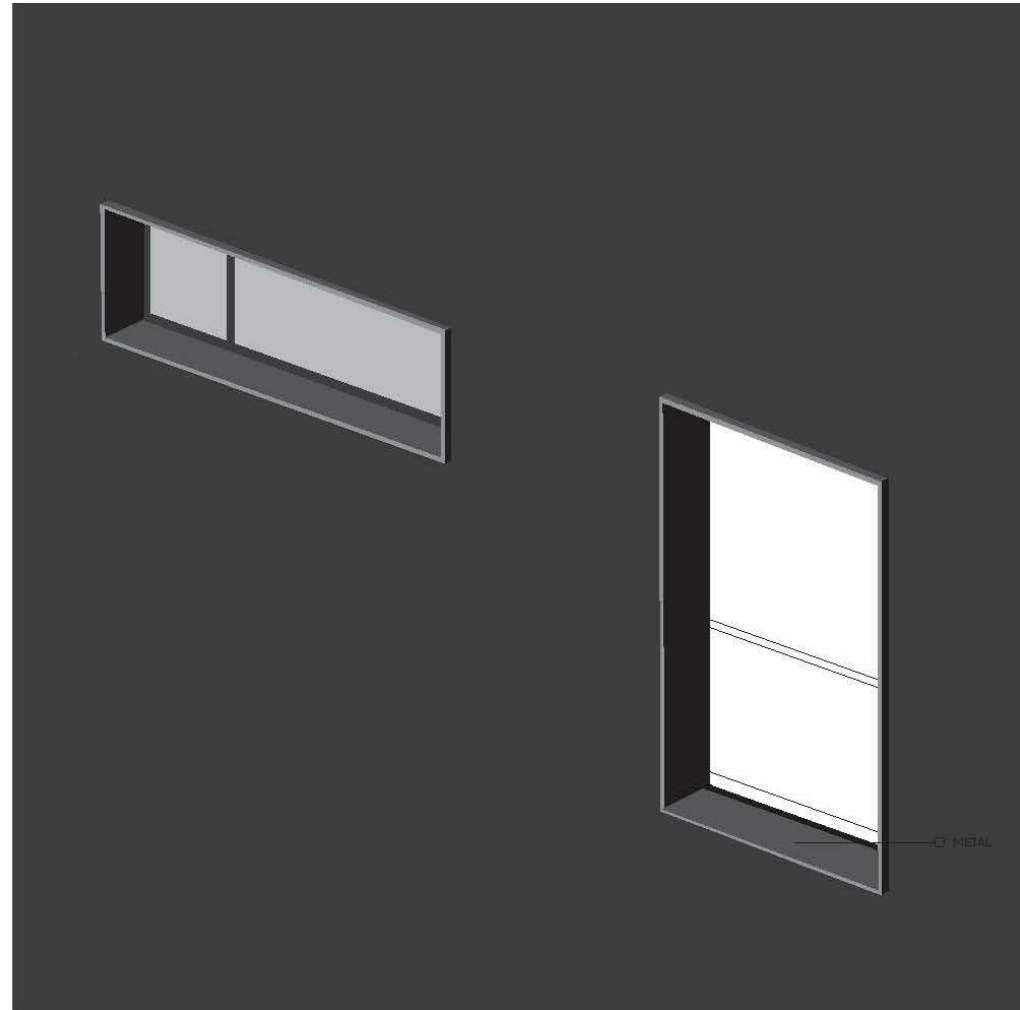
WEEKS FACADE . WINDOW DETAIL 1



FRONT VIEW



REFERENCE

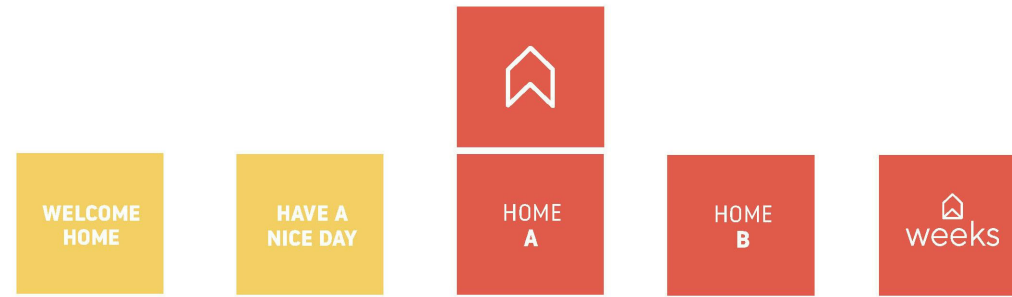


○ METAL



WEEKS WAYFINDING . PEATONAL SIGNAGE

TILE



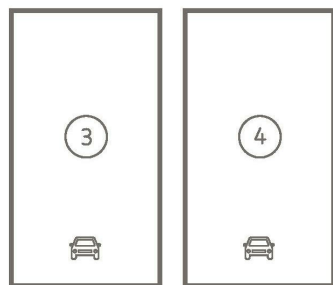
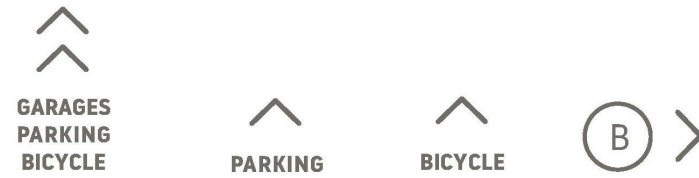
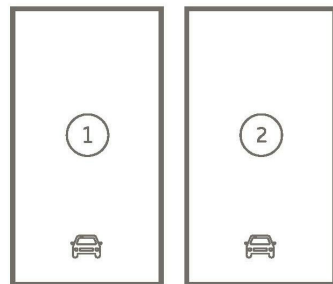
ALTERNATIVE TILE



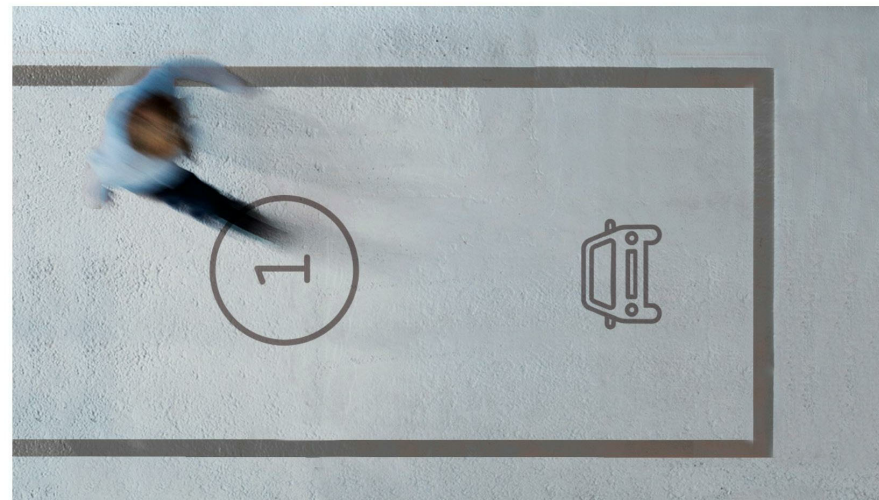
REFERENCES



WEEKS WAYFINDING . VEHICULAR SIGNAGE



PAINTING ON THE FLOOR



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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



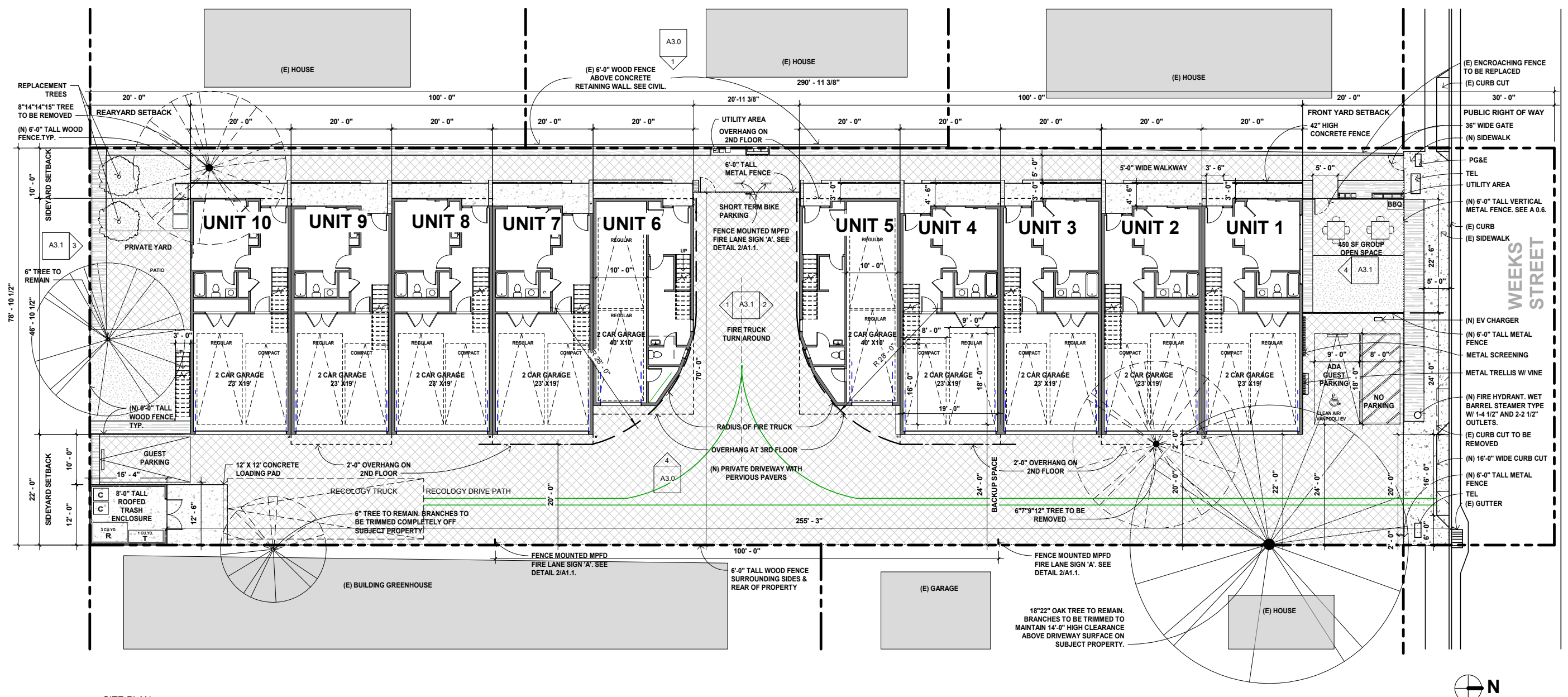
SITE DETAILS

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



**PROPOSED SITE PLAN**

Date	Issue Date
Drawn by	MA
Checked by	DV

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

1 SITE PLAN  
1" = 10'-0"

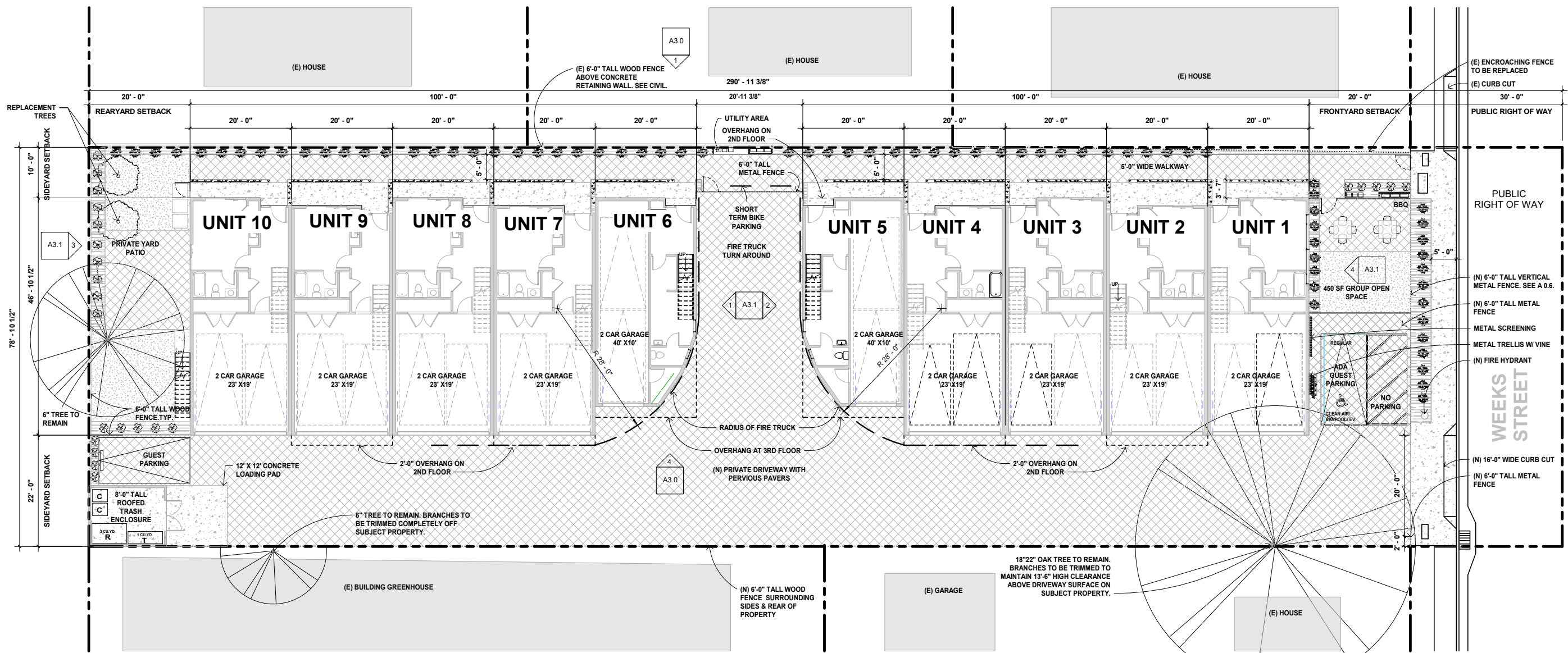


2 MENLO PARK FIRE ACCESS LANE SIGN 'A'

\*\* 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



1 LANDSCAPE PLAN  
1" = 10'-0"

P.A.U.E. MATERIAL			
(N) PERVIOUS	PERVIOUS PAVERS		9,020 SF
(N) PERVIOUS	DROUGHT TOLERANT GRASS		784 SF
(N) PERVIOUS	MULCH		914 SF
(N) IMPERVIOUS	CONCRETE		978 SF
(N) IMPERVIOUS	BUILDING		8,888 SF
	TOTAL		20,584 SF

PLANTING SCHEDULE			
↓	MISCANTHUS SINENSIS	POACEAE SILVERGRASS	5 GALLON
↓	CHOCOLATE VINE	AKEBEA QUINATA	5 GALLON
⊗	LAVANDULA DENTATE	FRENCH LAVENDER	5 GALLON
⊗	PHORMILUM PINK STRIP	NEW ZEALAND FLAX	5 GALLON
⊗		CREPE MYRTLE	15 GALLON

NOTE: I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



INSPIRATIONAL IMAGES

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No.	Description	Date
	PLANNING SUBMITTAL	05.17.20
	PLANNING RE-SUBMITTAL 1	08.26.20
	PLANNING RE-SUBMITTAL 2	11.02.20



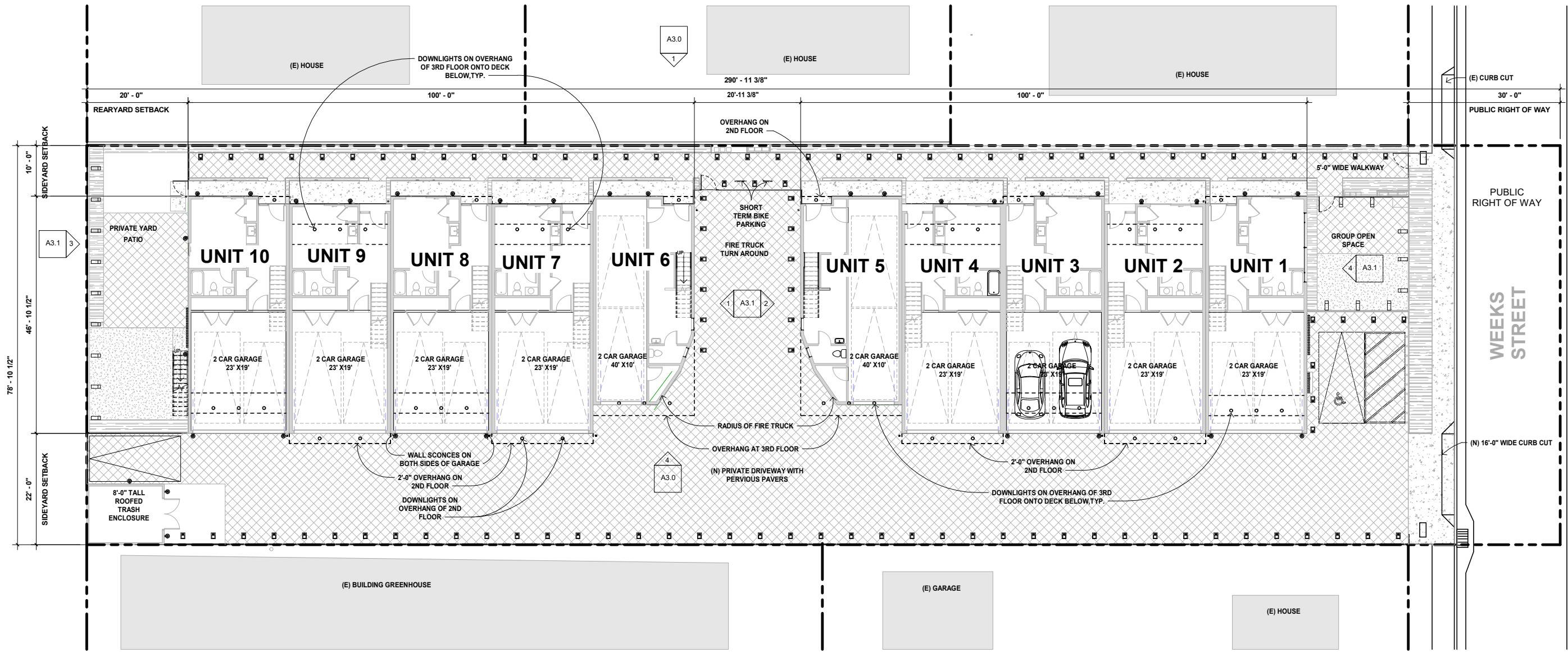
**LANDSCAPE/  
HARDSCAPE PLAN**

Date: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Drawn by: MA  
Checked by: DV

**A1.2**

Scale: 1" = 10'-0"

**WEEKS STREET TOWNHOMES**  
 EAST PALO ALTO, CA, 94303



**LEGEND**

■	BRICK SOLAR LIGHT
□	LANDSCAPE LED LIGHT
○	DOWNLIGHT
♀	WALL SCENCE



① LIGHTING PLAN  
 1" = 10'-0"

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



**LIGHTING PLAN**

Date	Issue Date
Drawn by	MA
Checked by	DV

**A1.3**

Scale 1" = 10'-0"

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

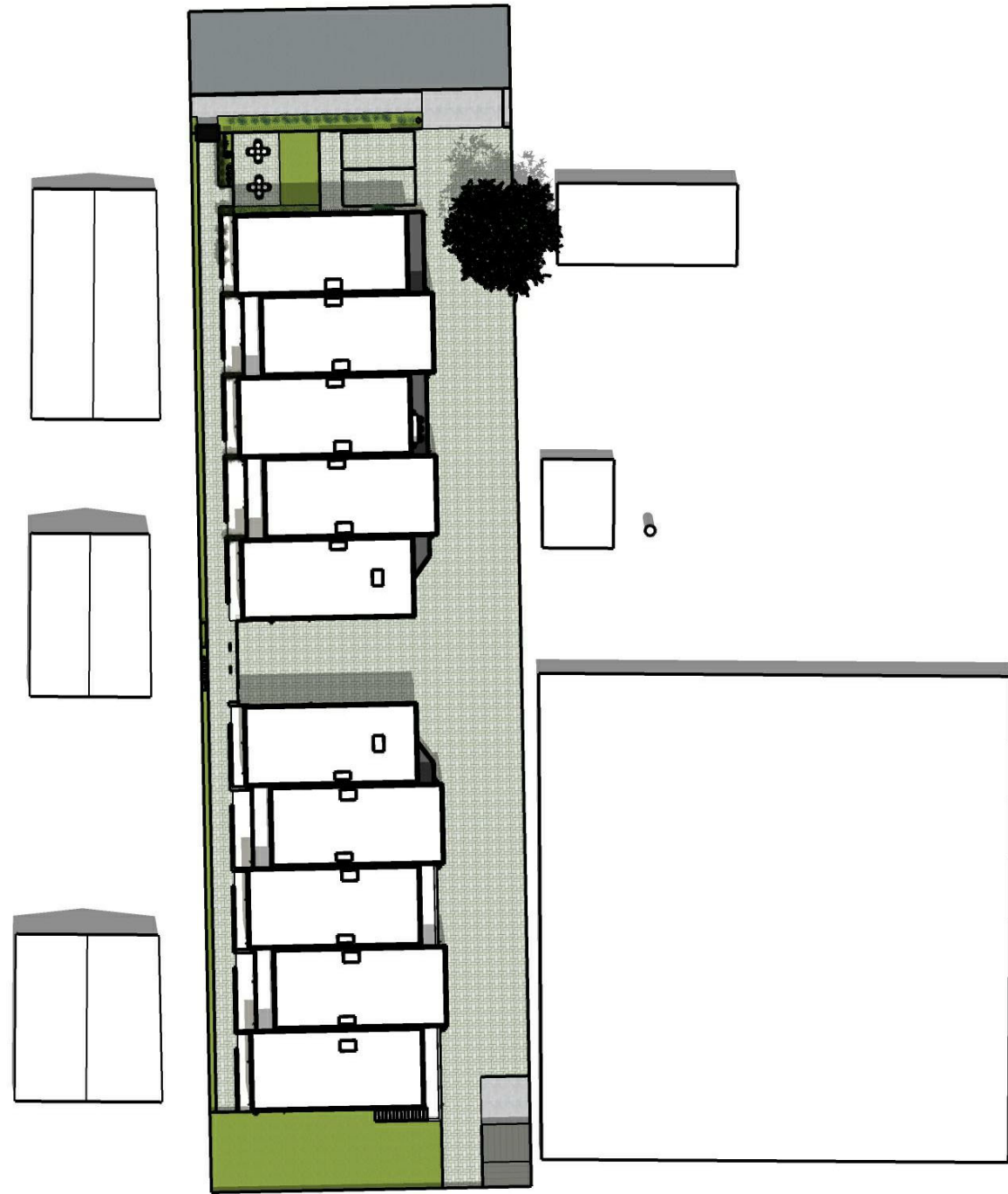


SHADOW STUDY

Date	Issue Date
Drawn by	Author
Checked by	Checker

A1.4

Scale

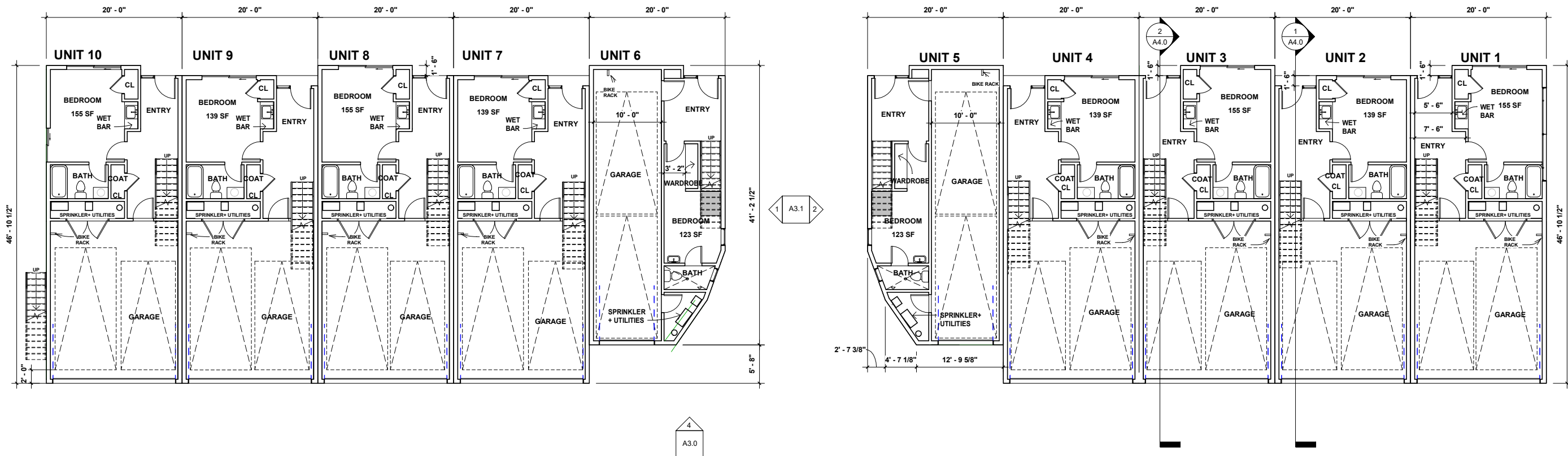


NOON ON SUMMER SOLSTICE



NOON ON WINTER SOLSTICE

**WEEKS STREET TOWNHOMES**  
EAST PALO ALTO, CA, 94303



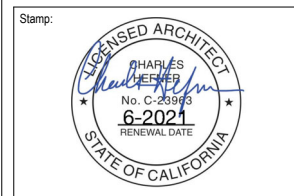
① LEVEL 1  
1/8" = 1'-0"

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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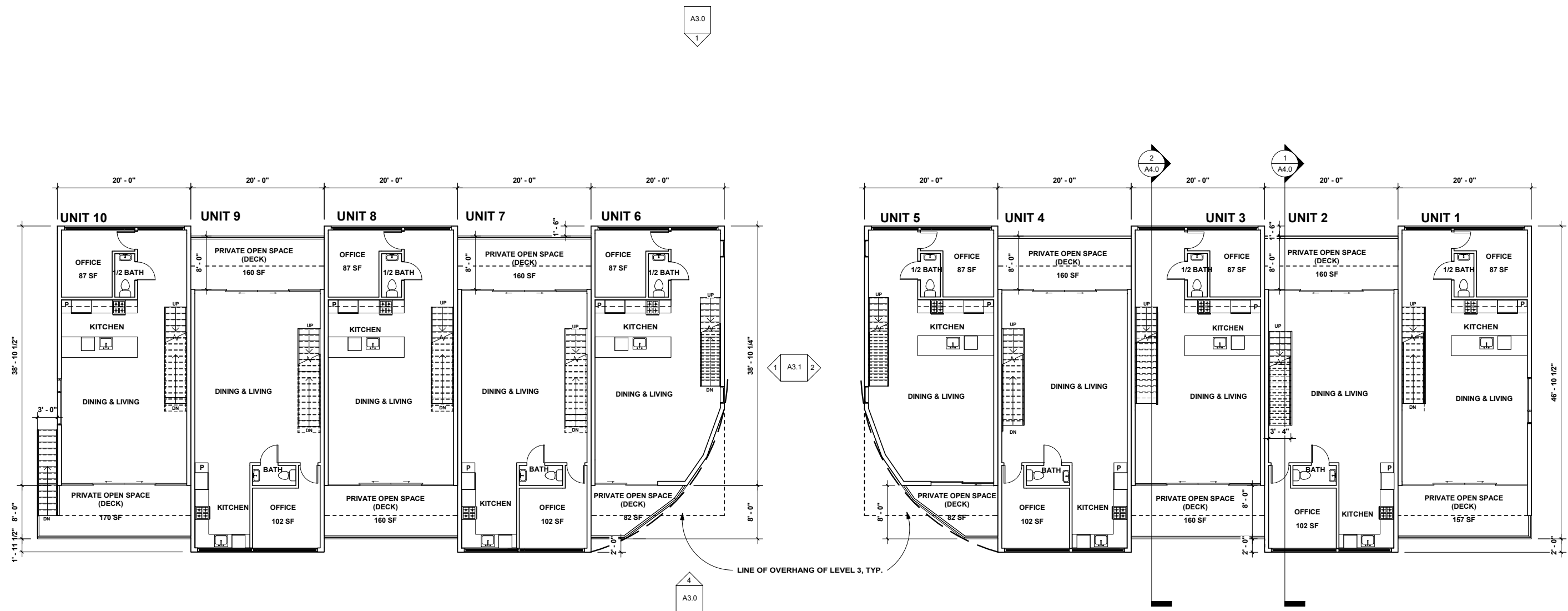
**FLOOR PLAN-  
LEVEL 1**

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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1	PLANNING SUBMITTAL	05.17.20
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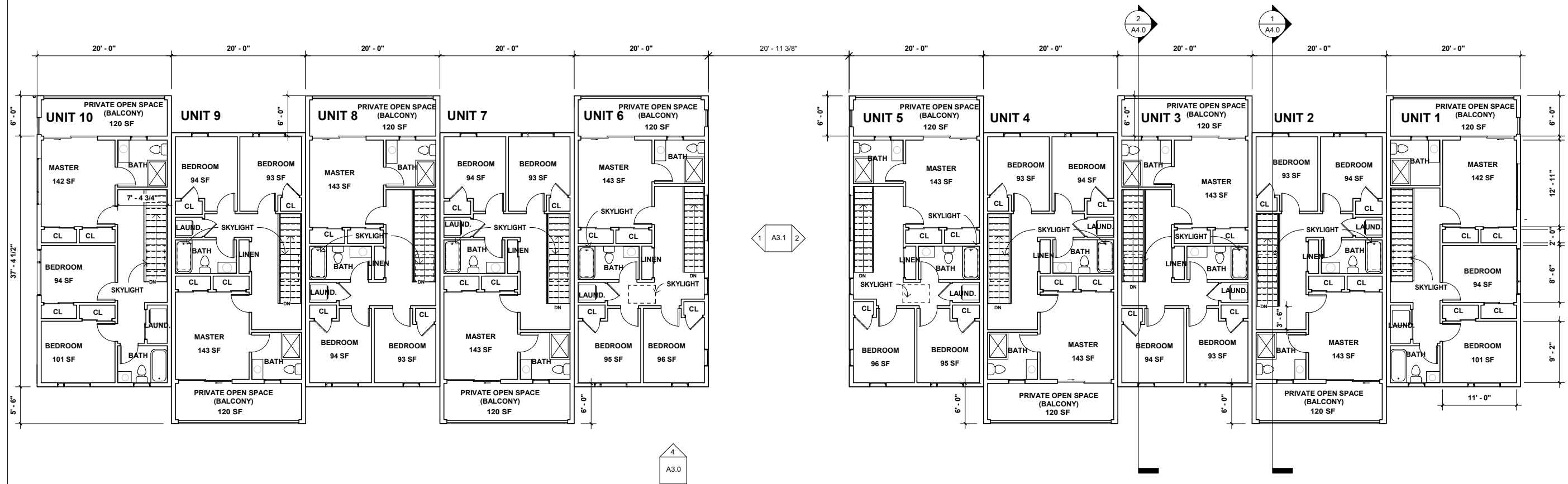


**FLOOR PLAN-  
 LEVEL 2**

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"



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2	PLANNING RE-SUBMITTAL	08.26.20



**FLOOR PLAN-  
 LEVEL 3**

Date	Issue Date
Drawn by	MA
Checked by	DV

**A2.2**

Scale 1/8" = 1'-0"

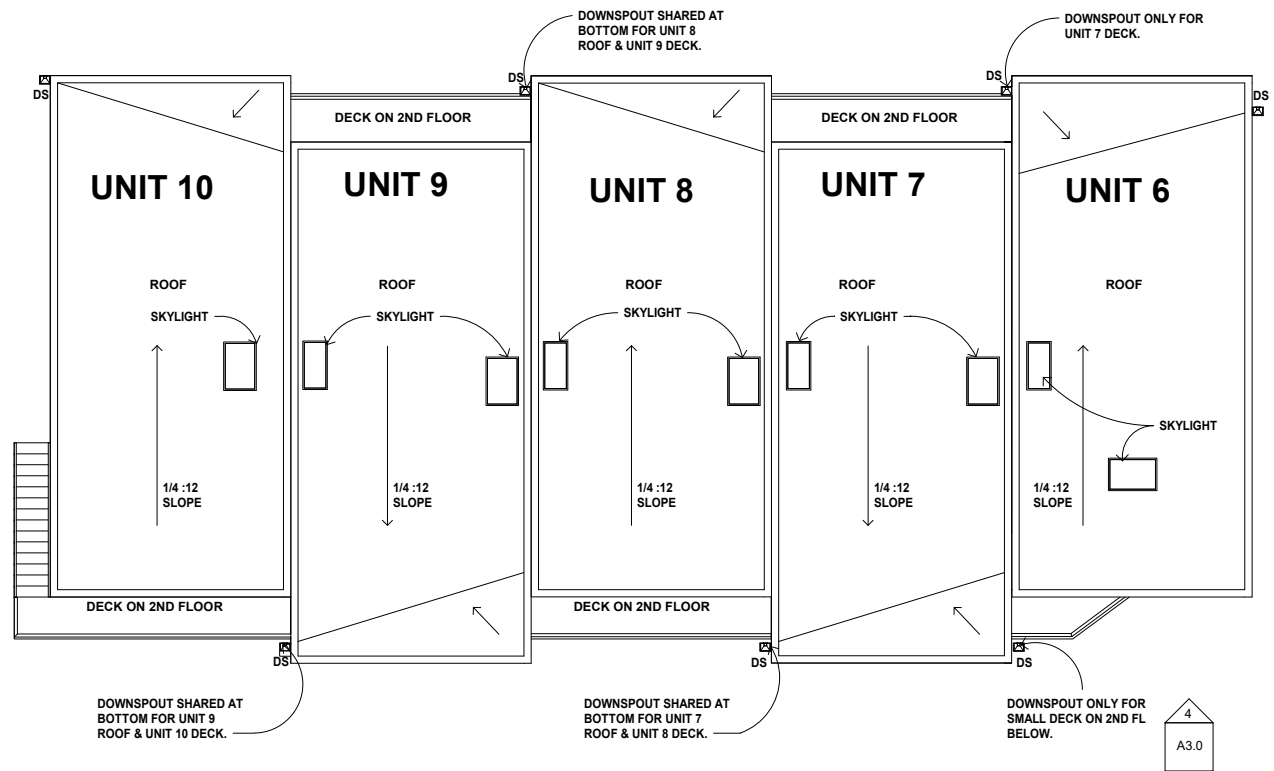


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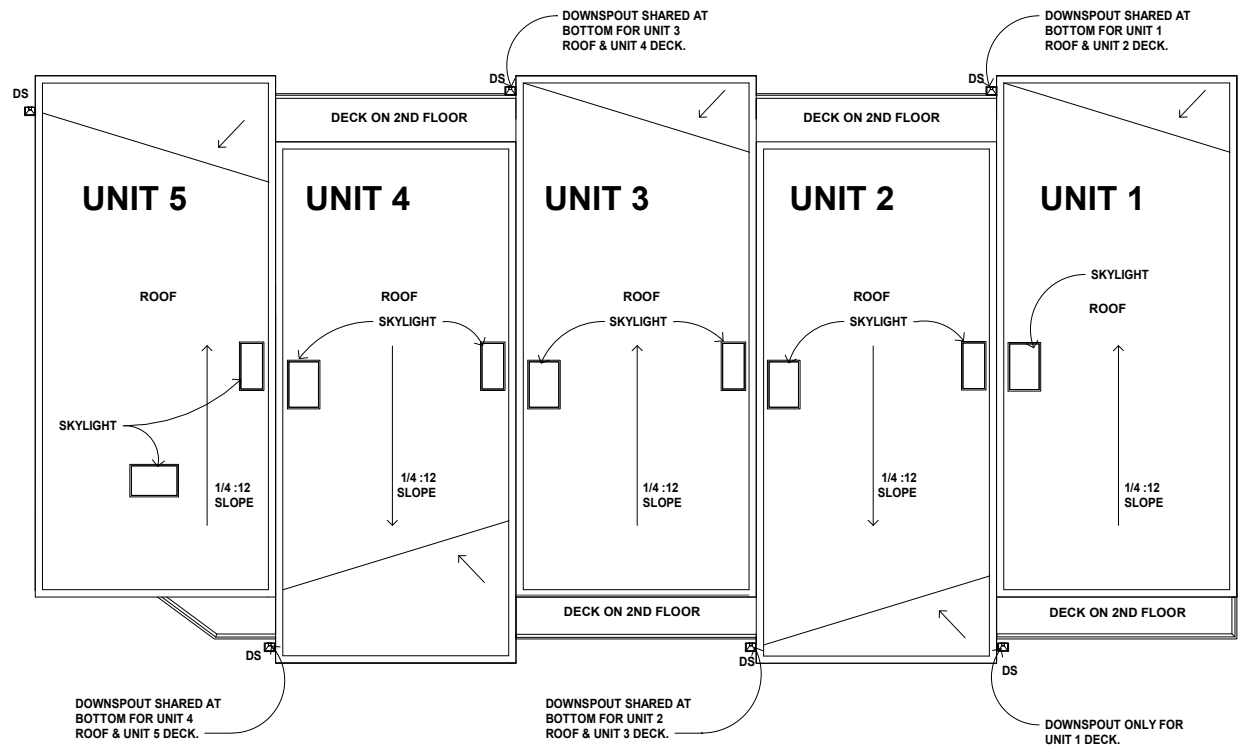
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WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303



1 A3.1 2



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



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FOR ENTITLEMENT ONLY.

No.	Description	Date
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	PLANNING RE-SUBMITTAL	08.26.20



ROOF PLAN

Date	Issue Date
Drawn by	MA
Checked by	DV

A2.3

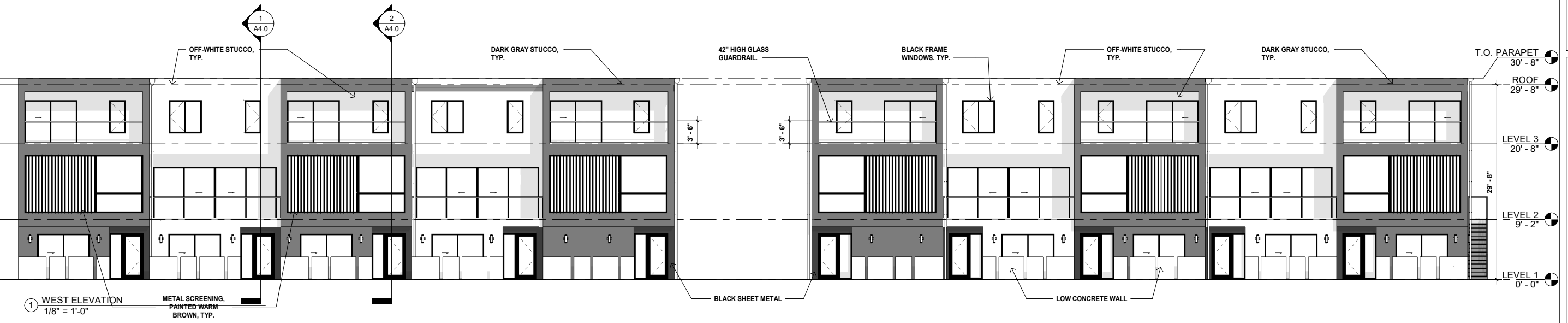
Scale 1/8" = 1'-0"

DV

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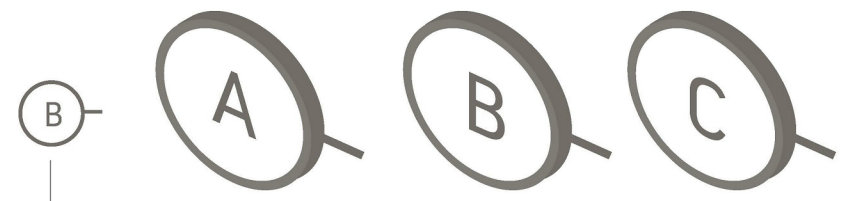
WEEKS STREET TOWNHOMES

EAST PALO ALTO, CA, 94303



1 WEST ELEVATION  
1/8" = 1'-0"

WEEKS WAYFINDING - VEHICULAR SIGNAGE



4 EAST ELEVATION  
1/8" = 1'-0"

No.	Description	Date
1	PLANNING SUBMITTAL	05.17.20
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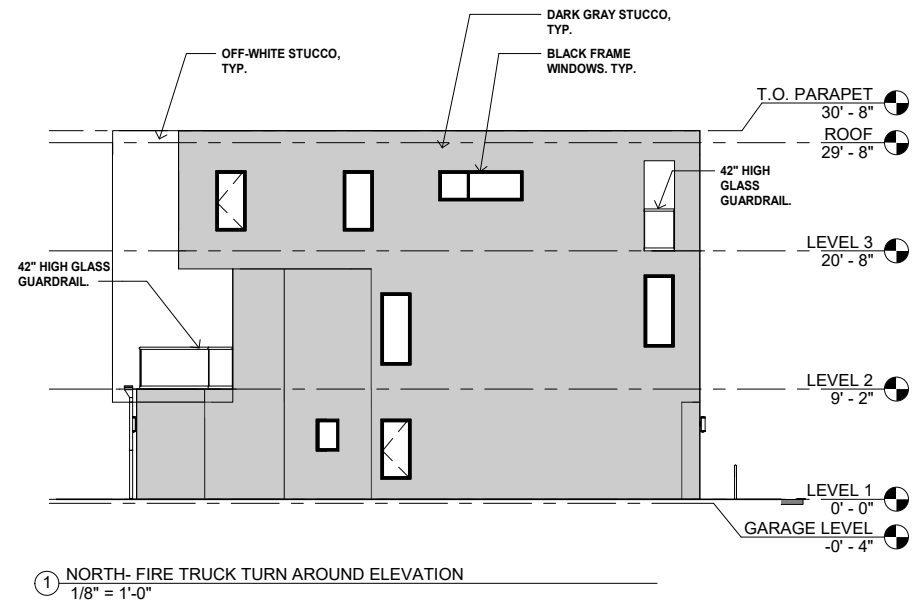
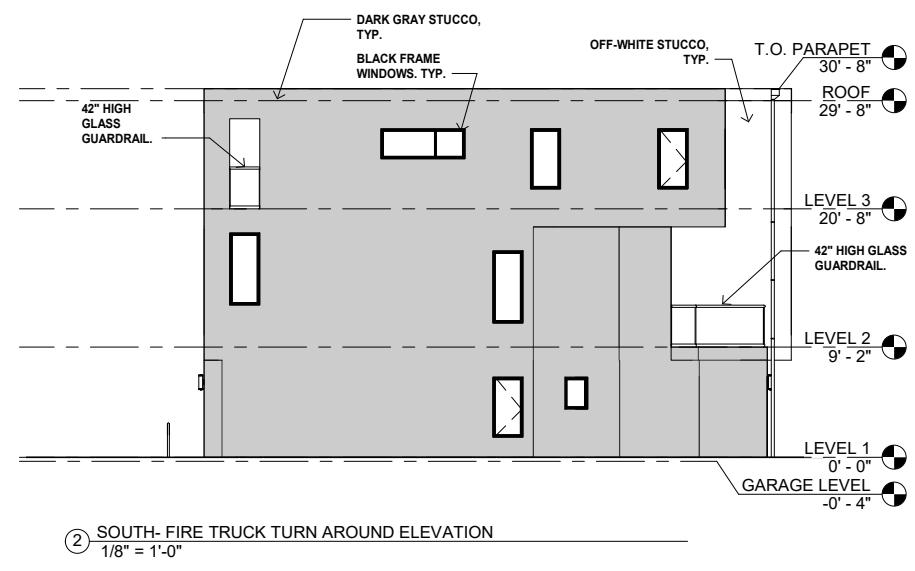
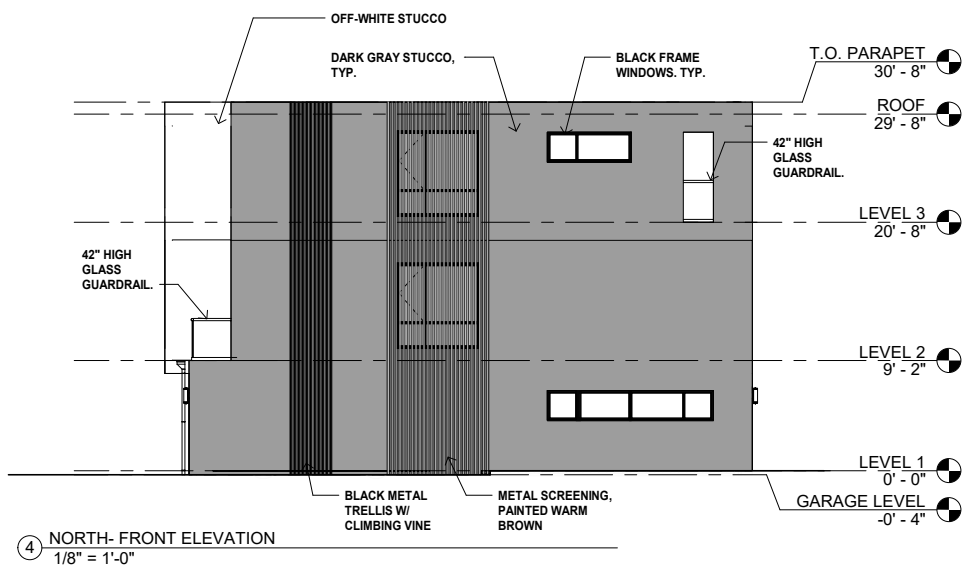
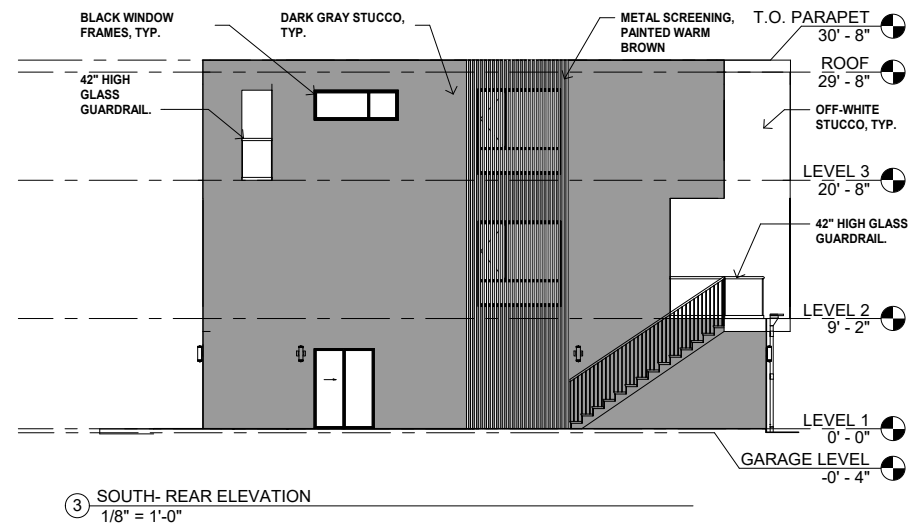
Date	Issue Date

Drawn by **MA**  
Checked by **DV**

A3.0

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**WEEKS STREET TOWNHOMES**  
 EAST PALO ALTO, CA, 94303



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

No.	Description	Date
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	PLANNING RE-SUBMITTAL	08.26.20



**BUILDING ELEVATIONS**

Date	Issue Date
Drawn by	MA
Checked by	DV

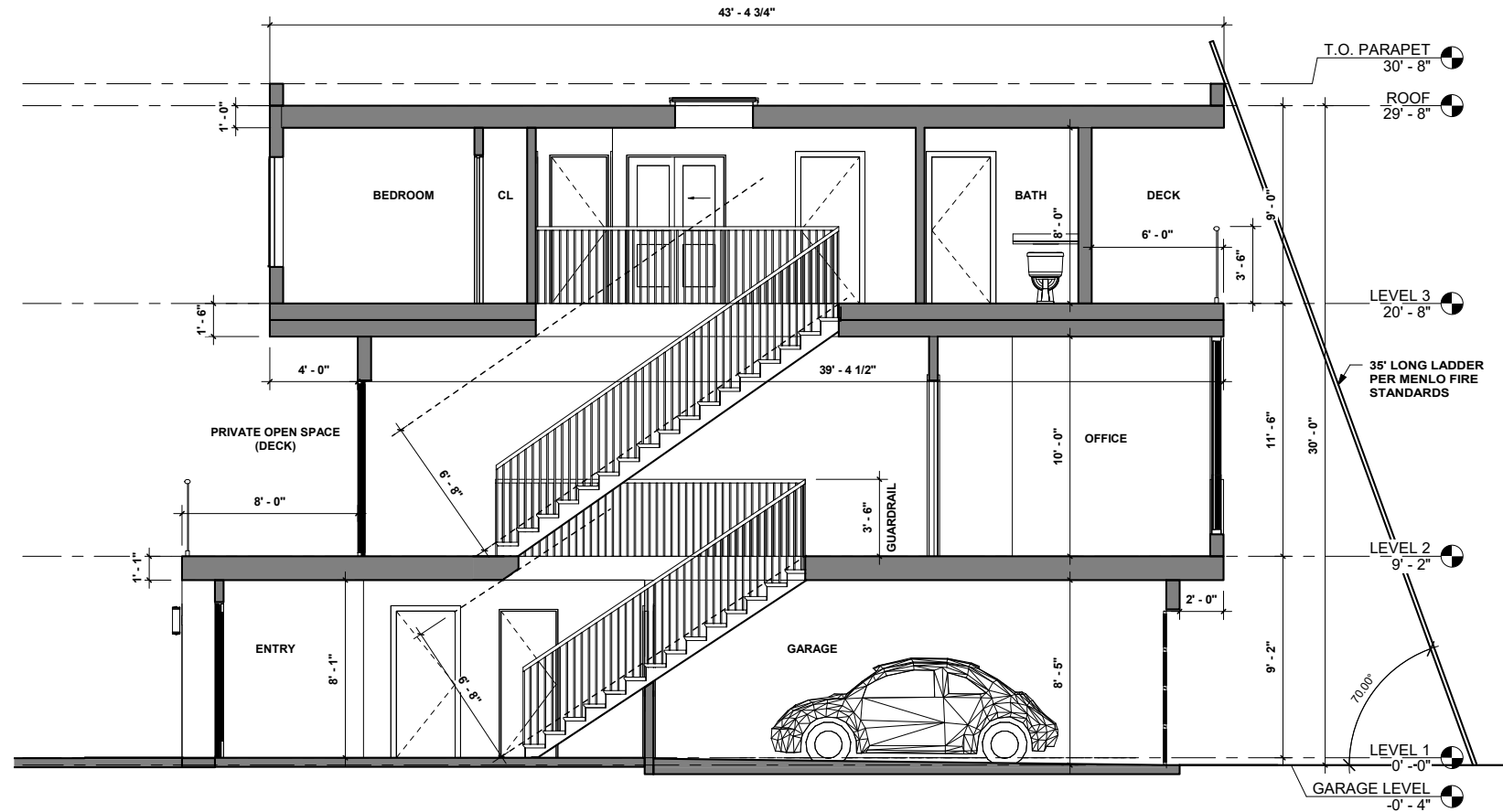
**A3.1**

DV

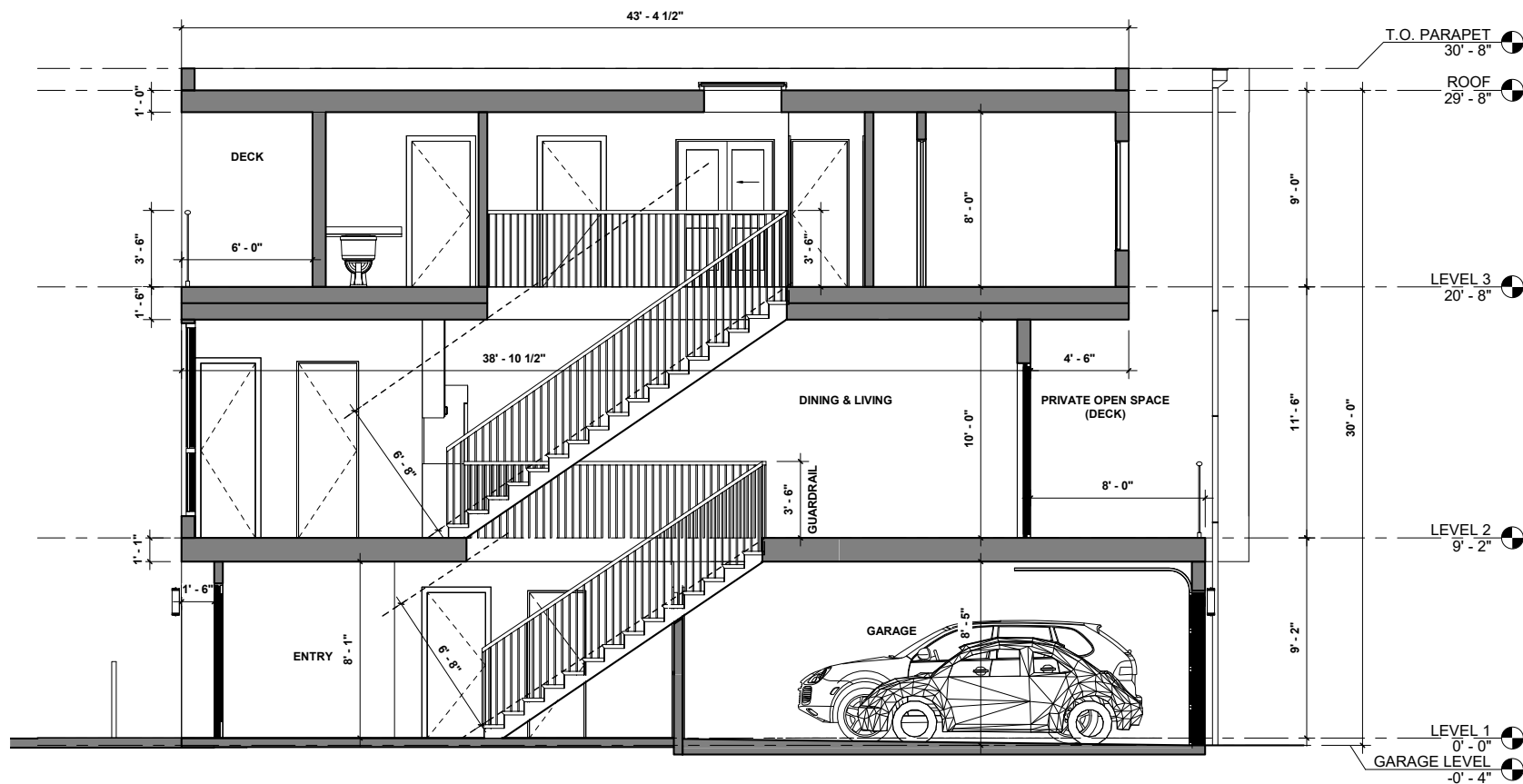
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WEEKS STREET TOWNHOMES

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



BUILDING  
SECTIONS- UNITS  
2 & 3

Date	Issue Date
Drawn by	MA
Checked by	DV

A4.0