

ABBREVIATIONS

A.B. ANCHOR BOLT	FIN. FINISH	F.LAM. PLASTIC LAMINATE
ABV. ABOVE	FLASHING	FLYWOOD PLYWOOD
ACQU. ASPHALT CONCRETE	FLOR. FLOURESCENT FOUNDATION	FR. PAIR PRESSURE TREATED PAINTED
ADJ. ADJUSTABLE	F.O. FACE OF STUD FLOOR	R.S. RISER RADIUS; REFRIGERATOR
A.F.F. ABOVE FINISHED FLOOR	FL.R. FL. FLOOR	R.S. R.O. & S. RADIUS; REFLECTED CEILING PLAN
ALUM. ALUMINUM	FRM. FRIGERACE FOOT OR FEET FOOTING	REG. REFRIGERATOR
APPROX. APPROXIMATELY	FT. FT.	RESIL. RESILIENT ROOM
ARCH. ARCHITECTURAL	GA. GAUGE	R.O. ROUGH OPENING
BASE. BASEBOARD	GL. GLASS	R.W. RAIN WATER LEADER
BD. BOARD	G.L. GROUND FAULT INTERRUPTER	S. SOUTH
B.D.G. BUILDING	GL. GLULAMINATED LUMBER	S.C.D. SOUD CORE
BLKG. BLOCKING	GSM. GALVANIZED SHEET METAL	S.G.D. SEE CIVIL DRAWINGS
BTM. BOTTOM	GYP. BD. GYPSUM BOARD	SHT. SHEET
BTVN. BETWEEN	H.B. HOSE BIB	S.I.D. SEE LANDSCAPE DRAWINGS
BVP. BUILT UP ROOFING	H.C. HOLLOW CORE HARDWOOD	STD. STANDARD
CAB. CABINET	H.M. HOLLOW METAL	STL. STEEL
CER. CERAMIC	HORIZ. HORIZONTAL	SYM. SYMMETRICAL
C.-JT. CONTROL JOINT	HOZ. HORIZONTAL	T. TREAD
CLG. CEILING	HOZ. HORIZONTAL	T&B. TOP AND BOTTOM
CLR. CLEAR	HOZ. HORIZONTAL	T.B. TOWEL BAR
CNTR. COUNTER	HOZ. HORIZONTAL	TEL. TELEPHONE
COL. COLUMN	HOZ. HORIZONTAL	TOP. TOP OF
CONC. CONCRETE	HOZ. HORIZONTAL	TPD. TOILET PAPER DISPENSER
CONT. CONTINUOUS	HOZ. HORIZONTAL	TR. TYPICAL
COMP. COMPOSITION	HOZ. HORIZONTAL	T&G. TONGUE & GROOVE
CPT. CABINET	HOZ. HORIZONTAL	U.O.N. UNLESS OTHERWISE NOTED
CORR. CORRUGATED	HOZ. HORIZONTAL	UNDERGROUND
CTR. CENTER	HOZ. HORIZONTAL	VAR. VARIES
D.G. DECOMPOSED GRANITE	HOZ. HORIZONTAL	V.C.T. VINYL COMPOSITION TILE
DM. DIMENSION	HOZ. HORIZONTAL	VERT. VERTICAL
DKG. DECKING	HOZ. HORIZONTAL	V.F. VERFELDIFY IN
DN. DOWN	HOZ. HORIZONTAL	V.P. VACUUM PUMP
DR. DRAIN	HOZ. HORIZONTAL	W. WEST
DWG. DRAWING	HOZ. HORIZONTAL	W. WITH
D.S. DOWNSLOUT	HOZ. HORIZONTAL	W/O. WITHOUT
D.W.L. DRAIN WATER LEADER	HOZ. HORIZONTAL	WD. WOOD
E. EAST	HOZ. HORIZONTAL	W.D. WINDOW
EB. EXISTING	HOZ. HORIZONTAL	
E.L. ELEV. ELEVATION	HOZ. HORIZONTAL	
ELEC. ELECTRICAL	HOZ. HORIZONTAL	
EXT. EXTERIOR	HOZ. HORIZONTAL	
E.W. EACH WAY	HOZ. HORIZONTAL	
EXP. EXPANSION	HOZ. HORIZONTAL	
EXT. EXTERIOR	HOZ. HORIZONTAL	
F.E. FIRE EXTINGUISHER	HOZ. HORIZONTAL	
F.F. FINISH FLOOR	HOZ. HORIZONTAL	
F.F.E. FINISH FLOOR ELEVATION	HOZ. HORIZONTAL	
F.D. FLOOR DRAIN	HOZ. HORIZONTAL	

GENERAL NOTES:

- All work shall be in conformance with the 2016 or latest California Building, Mechanical, Plumbing, Electrical and Energy codes.
- Drawings shall not be scaled. All dimensions shown on drawings shall be verified by the Contractor prior to commencing work. Any discrepancies shall be brought to the attention of the Architect.
- Dimensions are taken to face of stud and center line of beams unless otherwise noted. Refer to Architectural drawings for all dimensions. Refer to consultant

- drawings for dimensions not shown on Architectural drawings. Architect shall be notified of any discrepancies.
- Details shown are typical. Similar details apply in similar conditions.
- The title reports for the affected properties have been reviewed and included in this submittal and any applicable conditions, such as easements, covenants, joint development agreement, development restricted areas (if any), etc. have been incorporated into the plans.

MATERIAL KEY

	WOOD BLOCKING OR SHIM
	WOOD CONTINUOUS FRAMING
	FINISH WOOD TRIM & FASCIA
	PLYWOOD
	GYPSUM BOARD
	WOOD LATH & PLASTER
	CONCRETE
	BRICK
	CAST STONE
	SANDSTONE
	STEEL/ALUMINUM
	INSULATION
	RIGID INSULATION
	FLASHING
	WATERPROOF MEMBRANE
	PROPERTY LINE
	SEALANT, BACKING ROD
	TILE OR CARPET
	SOIL
	GRAVEL

DRAWING SYMBOLS ON ARCH. DRAWINGS

	INTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER
	EXTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER
	SECTION DRAWING NUMBER SHEET NUMBER
	DETAIL DRAWING NUMBER SHEET NUMBER
	REVISION
	CENTER LINE
	PROPERTY LINE
	ROOM NUMBER
	WINDOW NUMBER, BUILDING LOCATION AS INDICATED ABOVE
	DOOR NUMBER
	INDICATION OF SLOPE
	PARTITION TYPE: SEE 1/6/1
	EQUIPMENT MARK

PROJECT INFORMATION

PROJECT ADDRESS:
2340 Cooley Ave, East Palo Alto, CA 94303

GENERAL PLAN:
Medium Density Residential

ZONING:
RM1D-2

APN:
03253410

PROPERTY OWNER:
Name: Youngins Lee
Address: 2340 Cooley Ave, East Palo Alto, CA 94303
Phone: (650) 644-5157

APPLICANT INFO:
Name: Jim Goring
Address: 729 Heinz Ave, Suite 1, Berkeley, CA 94710
Phone: (510) 848-0895
Email: jgoring@gasarchitects.com

PROJECT DESCRIPTION:
This project proposes to build eight, three-story, multi-family dwelling units and related landscape improvements. Shared amenities (i.e. barbecue area, guest parking) will also be provided on site.

- APPLICABLE CODES**
Codes which apply to this project include, but not limited to the following (including all additions, changes and interpretations adopted by the enforcing agency)
- 2019 California Building Code, volumes 1, 2 and 3
 - 2019 California Energy Code
 - 2019 California Green Building Standards Code
 - 2019 California Electrical Code
 - 2019 California Mechanical Code
 - 2019 California Plumbing Code
 - 2019 California Existing Building Code
 - 2019 California Referenced Standards Code
 - 2019 California Fire Code
 - City of East Palo Alto Municipal Code
 - 2019 Cal Green Residential Mandatory Measures
 - Menlo Park Fire Protection District Ordinance

CITY/AGENCY:

CITY OF EAST PALO ALTO COMMUNITY AND ECONOMIC DEPARTMENT DIVISION
1960 TATE ST.
EAST PALO ALTO, CA 94303
Ph: (650) 853-3151; Cell: (650) 460-9814

CITY OF EAST PALO ALTO COMMUNITY AND ECONOMIC DEPARTMENT BUILDING DIVISION
1960 TATE ST.
EAST PALO ALTO, CA 94303
(650) 853-3189

MENLO PARK FIRE DISTRICT

170 MIDDLEFIELD ROAD,
MENLO PARK, CA 94025

DEFERRED SUBMITTAL:

- Fire Sprinkler & Fire Protection Plans

NOTE: This project is privately funded.

**2340 COOLEY AVE
EAST PALO ALTO, CA 94303**



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VICINITY MAP

Project Title:

**2340 COOLEY AVE
EAST PALO ALTO, CA 94303**

APN: 063253410



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	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

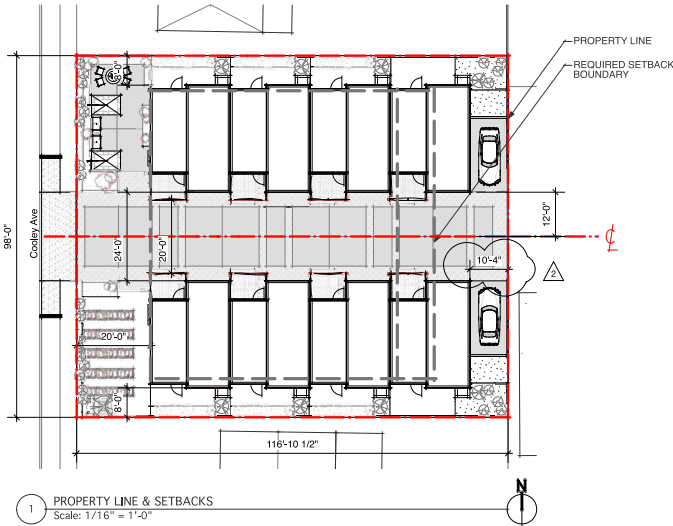
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Review By: JG
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TITLE SHEET

Sheet No.:
G0.1

CODE ANALYSIS DIAGRAM



BUILDING CODE ANALYSIS

ZONING: R-MD-2
GENERAL PLAN: Medium Density Residential
OCCUPANCY GROUP: GROUP R-2, GROUP U (GARAGE)
CONSTRUCTION TYPE: V-8 w/ Sprinkler
ROOF COVERING: CLASS A
FIRE ALARM & SMOKE ALARM: REQUIRED
NUMBER OF STORIES: 3 (3 PERMITTED)
BUILDING HEIGHT: 36' (36' PERMITTED)
LIQUEFACTION: YES
FLOOD ZONE: NO
OCCUPANT LOAD: ONE-CAR UNIT = 9
NUMBER OF EXITS: ONE-CAR UNIT = 1
SITE SQUARE FOOTAGE: 11,454 S.F.
SITE COVERAGE: 40%
FAR: 1.13 (0.65 PERMITTED, SEE G0.3 DENSITY BONUS ANALYSIS)

BUILDING STORY, HEIGHT AND AREA LIMITATION:

Nonseparated Occupancies (as permitted by CBC 506.2)

Occupancy Type	Allowable Area per CBC Table 506.2	Allowable Height per CBC Table 504.3	Allowable Stories per CBC Table 504.4
	Type V-8 SM (without area increase)	Type V-8 S (without area increase)	Type V-8 S (without area increase)
R-2	21,000 sf	60 ft	3

ALLOWABLE AREA OF OPENING:

Based on CBC 705.8.1

Elevation	North	East	South	West
Fire Separation Distance	8 ft	10 ft	8 ft	20 ft
Allowable Opening Area	25% (Unprotected, Sprinklered)			Unlimited (Unprotected, Sprinklered)

RELEVANT CODE:

406.3.2 Clear height. In private garages and carports, the clear height in vehicle and pedestrian traffic areas shall be not less than 7 feet (2134 mm), (HCD 1-AC) The clear height of vehicle and pedestrian areas required to be accessible shall comply with Chapter 11A.

406.3.3 Garage floor surfaces. Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

406.3.4.1 Dwelling unit separation. The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board, not less than 1/2 inch (12.7 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8 inch (15.9 mm) Type X gypsum board or equivalent and 1/2 inch (12.7 mm) gypsum board applied to structures supporting the separation from habitable rooms above the garage. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) in thickness, or doors in compliance with Section 716.5.3 with a fire protection rating of not less than 20 minutes. Doors shall be self-closing and self-latching.

420.2 Separation walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 706.

420.3 Horizontal separation. Floor assemblies separating dwelling units in the same building, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

[F] 420.5 Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Group R-2.1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quick-response or residential automatic sprinklers shall be installed in accordance with Section 903.3.2.

[F] 420.6 Fire alarm systems and smoke alarms. Fire alarm systems and smoke alarms shall be provided in Group R-1, R-2, R-3 and R-4 occupancies in accordance with Section 907.2.6, 907.2.8, 907.2.9 and 907.2.10 respectively. Single- or multiple-station smoke alarms shall be provided in Groups R-2, R-2.1, R-3 and R-4 in accordance with Section 907.2.11.

[F] 907.2.11.2 Groups R-2, R-2.1, R-3, R-3.1 and R-4 and I-1. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 2. In each room used for sleeping purposes.
 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

420.9 (HCD 1) Electric vehicle (EV) charging for new construction. Newly constructed Group R-2 and R-3 buildings shall be provided with an infrastructure to facilitate future installation and use of electric vehicle (EV) chargers in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4.1.

803.11 Interior finish requirements based on group. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.11 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286 and meeting the acceptance criteria of Section 803.1.2.1, shall be permitted to be used where a Class A classification in accordance with ASTM E84 or UL 723 is required.

TABLE 803.11 Interior wall and ceiling finish requirements

GROUP	SMOKE-RESISTANT			NONSMOKE-RESISTANT		
	Interior wall and ceiling, interior exit ramps and exit passageway**	Corridors and enclosures for exit ramps and exit passageway**	Rooms and enclosed spaces*	Interior exit stairways, interior exit ramps and exit passageway**	Corridors and enclosures for exit ramps and exit passageway**	Rooms and enclosed spaces*
A-1, B-A.2	B	A	B	B	B	B
A-3, A-4, A-5	B	B	C	A	A'	C
B, B.M, R-1	B	C	C	A	B	C
R-4*	B	C	C	A	B	B
F	C	C	C	B	C	C
H, L	B	C	A	A	B	B
I.2, I.2.1	B	B	B	A	A	B
I-3	A	A'	B	NP	NP	NP
I-4	B	B	B	A	A	B
R-2	C	C	C	B	B	C
R-2.1	C	C	C	A	B	B
R-3*, R-3.1	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No restrictions			No restrictions		

Class C = Flame spread index 76-200; Smoke developed index 0-450

804.2.4 Minimum critical radiant flux. In all occupancies, interior floor finish and floor covering materials in enclosures for stairways and ramps, exit passageways, corridors and rooms or spaces not separated from corridors by partitions extending from the floor to the underside of the ceiling shall withstand a minimum critical radiant flux. The minimum critical radiant flux shall not be less than Class II in Groups A, B, E, H, I-2, I-4, M, R-1, R-2 and S. Exception: Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, materials complying with ASTM Standard E648, and having a specific optical density smoke rating not to exceed 450 per ASTM E562 are permitted in any area where Class II materials are required.

1011.5.1 Riser Height And Tread Depth The maximum riser height shall be 7 3/4 inches (197 mm); the minimum tread depth shall be 10 inches (254 mm); the minimum winder tread depth at the wallline shall be 10 inches (254 mm); and the minimum winder tread depth shall be 6 inches (152 mm). A nosing projection not less than 3/4 inch (19.1 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).

INTERIOR ENVIRONMENT

1203.5.2.1 Bathrooms. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated in accordance with the California Mechanical Code.

1207.2 Air-borne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90.

1207.3 Structure-borne sound. Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E82.

1208.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm).

1030.2 Minimum Size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

1030.3 Maximum Height From Floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

2016 CALIFORNIA FIRE CODE

912.4.2 Clear space around connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire chief.

912.4.3 Physical protection. Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312.

Project Title:

**2940 COOLEY AVE
 EAST PALO ALTO, CA 94303**

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 Sheet Title:

CODE ANALYSIS

Sheet No.:

G0.2

APN: 063253410

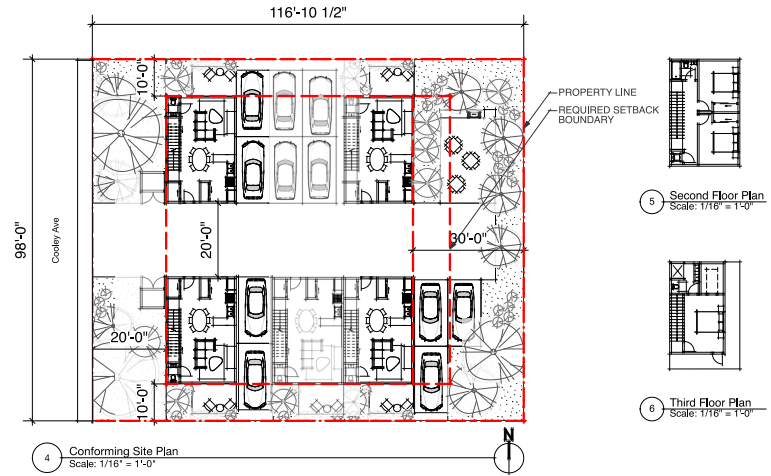
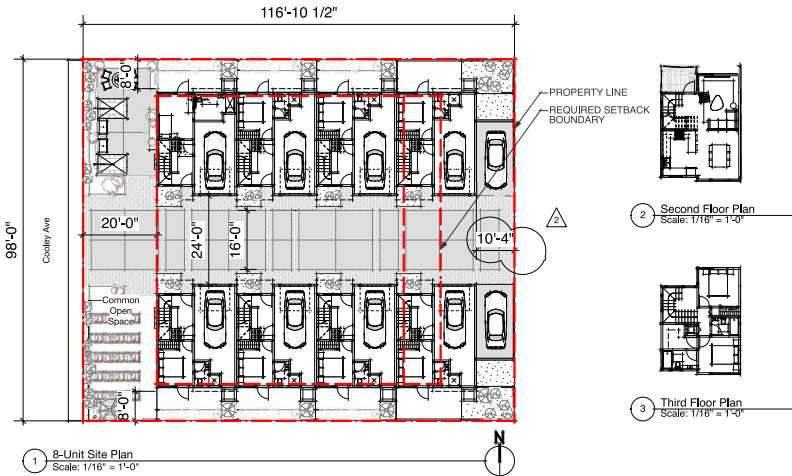
DENSITY BONUS CALCULATION

Max #DUs per general plan: 5.8
 Total unit: 5 (including 1 inclusionary unit)
 Density bonus percentage: 35%
 Density bonus unit allowed: 3 (6*35%=2.1)
 Max #DUs allowed by EPA & CA density bonus rule: 9

Density Bonus Concessions (Government code section 65915 (d))
 - Reduce Parking requirements from 12 spaces to 10 spaces

Density Bonus Waivers (Government code section 65915 (e))
 - FAR

- Reduce side setbacks from 10' to 8'
- Reduce first floor rear setback from 20' to 10'-4"; Reduce second floor rear setback from 30' to 10'-4"
- Waive the setback increase requirements over 18 ft in height.

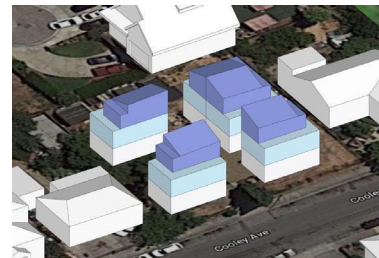


FLOOR AREA CALCULATION

	One-Car Unit
First floor gross	299 SF (+ 283 SF garage)
Second floor gross	570 SF (+ 68 SF deck)
Third floor gross	472 SF
Total gross	1341 SF (1624 w/ garage)
First Floor	+ 1 car garage - 1 bedroom w/ bath - Backyard
Second Floor	- Kitchen - Dining - Living - Deck
Third Floor	- Master bedroom w/ bath - Guest bedroom - Bathroom - Laundry

FLOOR AREA CALCULATION

	Conforming Unit
First floor gross	551 SF
Second floor gross	551 SF
Third floor gross	375 SF
Total gross	1477 SF
First Floor	- Kitchen - 1/2 Bathroom - Dining - Living - Backyard
Second Floor	- 2 Bedrooms - Bathroom - Laundry
Third Floor	- Master Bedroom w/ bath



CITY OF EAST PALO ALTO DEVELOPMENT CODE: 18.10.030 TABLE 2-2

	Code	Proposed
Front Setback	20'0"	20'0"
Side Setback	10'0"	8'0" ¹
Back Setback	1st Story 20'0" 2nd Story 30'0"	10'4" ¹
Density/ Intensity	6 Units	8 Units (5 units including 1 inclusionary unit + 3 density bonus units)
FAR	0.65	1.13
Gross Floor Area	7,445 SF	12,992 SF (1,624 SF x 8)
Building Footprint	6,872 SF	4,656 SF
Site Coverage	60%	40%
Common Open Space	250 x 8 = 2000 SF (min dimension 15')	1119 SF
Private Open Space	200 SF (min dimension 6')	249 SF
Height	3 stories or 36 ft, whichever is greater	3 stories
Driveway Width	24 ft	24 ft
Parking (State of California Government Code 65915 (d)(1)(B))	1.5 per unit (3 Bedroom unit)	1 per unit plus 2 guest parkings 8 + 2 = 10 parking spaces

	Code	Proposed
Front Setback	20'0"	20'0"
Side Setback	10'0"	10'0"
Back Setback	1st Story 20'0" 2nd Story 30'0"	30'0"
Density/ Intensity	6 Units	5 Units
FAR	0.65	0.64
Gross Floor Area	7,445 SF	7,375 SF (1,475 SF per unit x 5)
Building Footprint	6,872 SF	2,750 SF
Site Coverage	60%	24%
Common Open Space	250 x 7 = 2750 SF (min dimension 15')	360 SF
Per Unit Open Space	200 SF	532 SF (Front Units) 286 (Middle Units) 832 (Back Units)
Parking (East Palo Alto Development Code Chapter 18.30.050 Table 3-1)	2 per unit (3 Bedroom unit)	2 per unit
Guest Parking	1 spaces (0.2 spaces per unit)	1 guest space

NOTES:
 1. Front and Side Setback Increase Over 18 Feet in Height For Single Family Dwellings. Where a new structure or an addition to an existing single family structure will exceed 18 feet in height, the required setback from the front and side property lines of the site shall be increased by one foot for each two feet of structure height in excess of 18 feet; the increased setbacks to be imposed only with respect to that portion of the new structure or addition that exceeds 18 feet in height. Up to 50 percent of the proposed structure can utilize the single-story side setback for a structure; provided that the area where the addition will occur will not reduce air, light, and privacy to adjoining properties. The Commission, as part of the Design Review process, may allow more than 50 percent of the proposed structure to utilize the single-story setback if the proposal exhibits exceptional design.

PROPOSED DENSITY BONUS PROJECT

BASE PROJECT

Project Title:

2940 COOLEY AVE
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APN: 063253410

Architect:

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 GORING & STAFFA ARCHITECTS
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DENSITY BONUS DIAGRAM

Sheet No.:

G0.3



1 COOLEY AVE EAST ELEVATION



2 COOLEY AVE WEST ELEVATION

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Architect:



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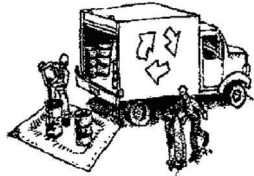
EXISTING STREET ELEVATION

Sheet No.:
G0.4

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



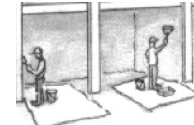
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

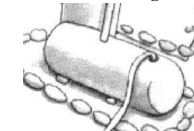
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain pollutants may be liable for fines of up to \$10,000 per day!

Project Title:

2940 COOLEY AVE
EAST PALO ALTO, CA 94303

APN: 063253410

Architect:



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No.	Date	Issue
	07/18/2023	ISSUED FOR PLANNING REVIEW
	09/14/2023	ISSUED FOR PLANNING RESUBMITTAL
	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

Issue Note:

02/24/2023

Project ID:

File Name:

Drawn By: DX

Review By: JG

Plot Date:

Sheet Title:

BEST MANAGEMENT PRACTICES

Sheet No.:

G0.5

MFD – 7 Units
2340 Cooley Avenue
February 2, 2021

City of East Palo Alto – **FIRST REVIEW**
City Permit No.: DR20-020
WC¹ Project No.: 221-046-001
Page 3

- b) Primary level bathroom shall be on an accessible route and comply with Division IV. Review clearances required.
- c) Rooms shall be on accessible route. Review maneuvering clearances at ground floor bedrooms and bathrooms.

MECHANICAL COMMENTS:

No comments at this point. Additional comments may be generated as more complete drawings are provided for review.

ELECTRICAL COMMENTS:

No comments at this point. Additional comments may be generated as more complete drawings are provided for review.

PLUMBING COMMENTS:

No comments at this point. Additional comments may be generated as more complete drawings are provided for review.

GREEN BUILDING / ENERGY COMPLIANCE COMMENTS:

T1. As this is a new multi-family dwelling unit and the planning application was after January 1, 2021, Reach Code standards apply to this project.

- The project shall be designed to be an all-electric building in accordance with the City Municipal Code Section 15.25 which includes at least 15% of the roof area to be solar installed.
- The project shall be provided with Level 2 charging for 10% of the units and Level 1 charging for 90% of the units per City Municipal Code Section 15.11.

STRUCTURAL COMMENTS:

S1. Sheet 6 of the Geotechnical Report: Please review Conclusion 1 and 5 to address 7 units (not 6) consistent with the described scope of work.

CONDITIONS OF APPROVAL:

AT PERMIT SUBMITTAL

- C1. This project must be designed to the 2019 California Building Codes.
- C2. Imprint the Conditions of Approval on the plans submitted for building permits.
- C3. Prior to the permit issuance a Commissioning Plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
 - a) General Project Information
 - b) Commissioning Goals
 - c) Systems to be commissioned. Plans to test systems and components shall include:

MFD – 7 Units
2340 Cooley Avenue
February 2, 2021

City of East Palo Alto – **FIRST REVIEW**
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- i) An explanation of the original design intent.
- ii) Equipment and system to be tested, including the extent of tests.
- iii) Functions to be tested.
- iv) Conditions under which the test shall be performed.
- v) Measurable criteria for acceptable performance.
- vi) Commissioning team information.
- vii) Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

C4. A soils investigation report shall be submitted containing design recommendations. Additionally, submit a letter from the Geotechnical Engineer or Civil Engineer who prepared the soil investigation stating the following (signed and stamped):

- a) The plans and specifications substantially conform to the recommendations in the soil investigation.
- b) The Geotechnical Engineer or Civil Engineer who prepared the soil investigation has been retained to provide soil site observation and provide periodic and final reports to the City of East Palo Alto.

Prior to final inspection for any building or structure, the Geotechnical Engineer or Civil Engineer who prepared the soil investigation shall issue a final report stating the completed pad, foundation, finish grading and associated site work substantially conform to the approved plans, specifications and investigations.

C5. Please note on plan: The City of East Palo Alto Municipal Code Section 15.04.125 limits construction activity to the following hours:

Monday through Friday: 7:00 AM to 6:00 PM
Saturday: 9:00 AM to 5:00 PM

Sundays and national holidays: No activity allowed.

C6. **Green Building Mandatory Measures:** The addition shall comply with the mandatory measures of the California Green Building Standards Code.

C7. **Energy Compliance Measures:** The addition and alterations to the building shall comply with the requirements of the California Energy Code.

C8. **Deck Assembly:** Per CBC 107.2.7, where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction document shall include details for all elements of the impervious moisture barrier system. The plans shall show these details. Manufacturer's installation instructions shall be incorporated into the plan submittal package. *Advisory: During the construction phase, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved. CBC 110.3.8.1.*

PRIOR TO THE ISSUANCE OF THE PERMIT

- C9. Applicable Development Impact Fees must be paid prior to the permit issuance. Please refer to Engineering Division for applicable Impact Fees.
- C10. The installation of site construction trailers will require a separate building permit issued by the Building Division. Plans and specifications must be submitted for review and approval prior to the installation of such structures. Please contact the Building Division for additional information.

MFD – 7 Units
2340 Cooley Avenue
February 2, 2021

City of East Palo Alto – **FIRST REVIEW**
City Permit No.: DR20-020
WC¹ Project No.: 221-046-001
Page 5

C11. Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:

- a) Grading Permit and Improvement Plan
- b) Building Permit and Certificate of Occupancy
- c) Requirements of the Bay Area Air Quality Management District
- d) Fire Permit
- e) School District Development Impact fee requirements

PRIOR TO THE FIRST INSPECTION

C12. A pre-construction conference shall be held at a time and location agreed upon by the City and applicant for the purpose of reviewing Conditions of Approval and construction-site procedures. The building owner/developer shall be represented by the design and construction staffs, which include any sub-contractors. Departments having conditions of approval for the project will represent the City (BUILDING, PUBLIC WORKS, PLANNING, FIRE).

PRIOR TO THE FINAL OCCUPANCY

C13. A minimum of 10 Days prior to anticipated occupancy, the applicant shall have scheduled final inspections by all Departments requiring conditions of approval.

If you have any questions regarding the above comments, please contact Donald Zhao (donald@wc-3.com) for plan review comments via email or telephone (650) 754-6353.

[End]

Project Title:

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EAST PALO ALTO, CA 94303

APN: 063253410

Architect:



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No.	Date	Issue
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⚠	09/14/2021	ISSUED FOR PLANNING RESUBMITTAL
⚠	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

Issue Note:

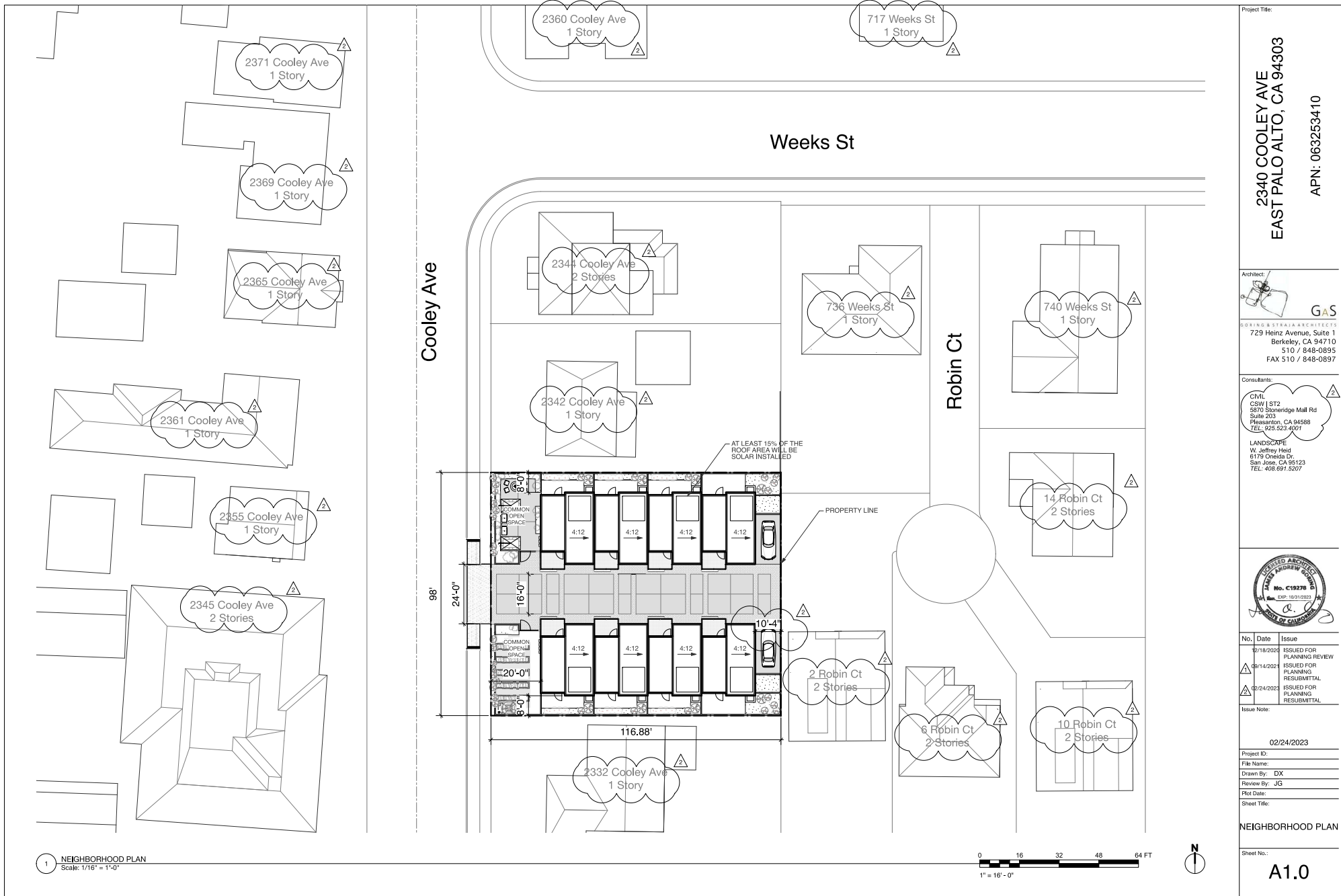
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Project ID: _____
File Name: _____
Drawn By: DX
Review By: JG
Plot Date: _____
Sheet Title:

CONDITIONS OF APPROVAL

Sheet No.:

G0.6



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



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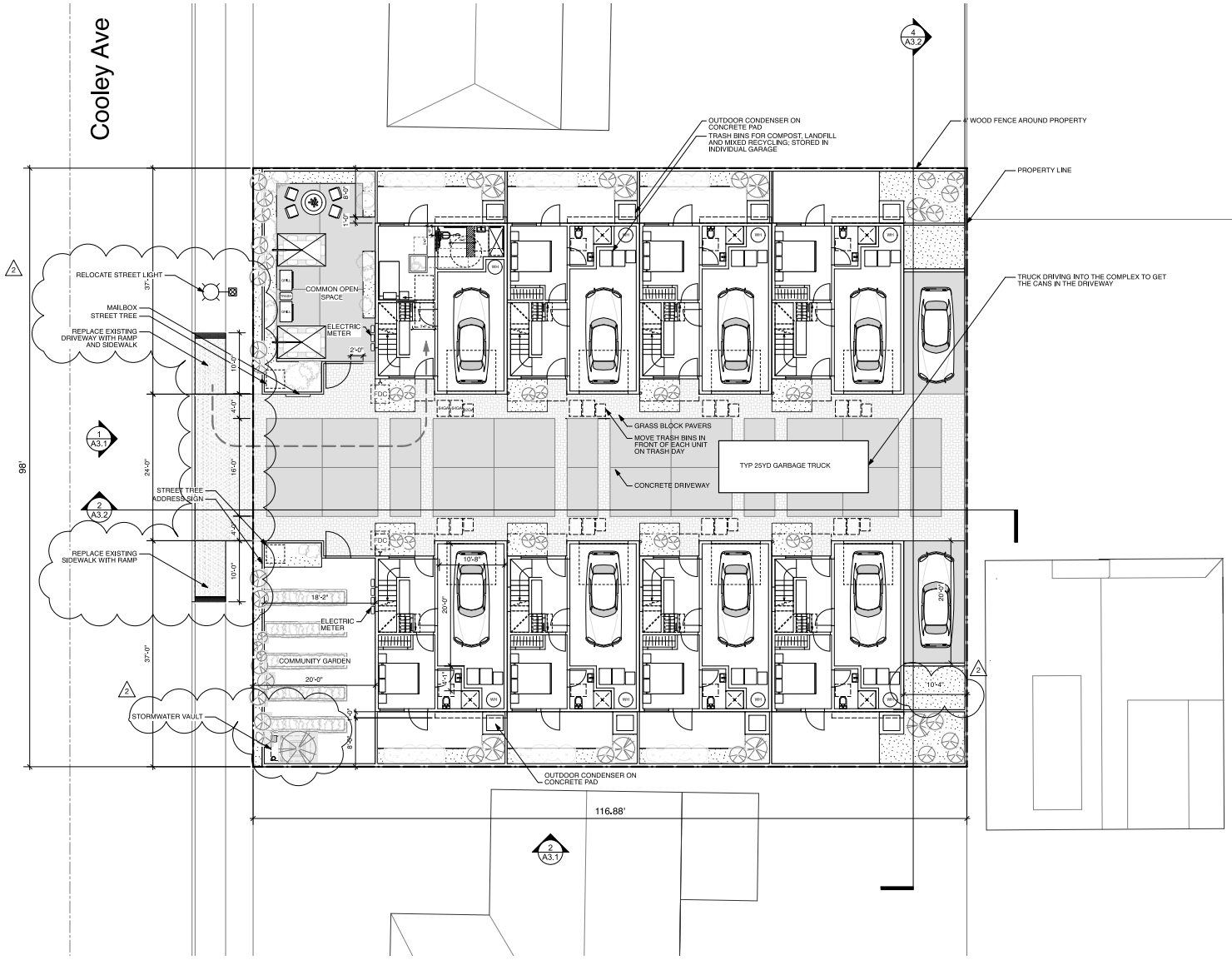
Issue Note:
02/24/2023

Project ID: _____
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NEIGHBORHOOD PLAN

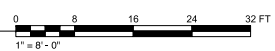
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NOTE:

1. All curbing located within the complex that has not been assigned as onsite parking shall be designated as "No Parking Fire Lane". All fire lanes to comply with MPFD standard for "Designation and Marking of Fire Lane"
2. Fire apparatus roadways, including public or private streets or roads used for vehicle access shall be installed and in service prior to construction. Fire protection water serving all hydrants shall be provided as soon as combustible material arrives on the site. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2019.



1 8-Unit Site Plan
Scale: 1/8" = 1'-0"



Project Title:

**2340 COOLEY AVE
EAST PALO ALTO, CA 94303**

APN: 063253410

Architect:

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No.	Date	Issue
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▲	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

Issue Note:

02/24/2023
Project ID:
File Name:
Drawn By: DX
Review By: JG
Plot Date:
Sheet Title:

SITE PLAN

Sheet No: **A1.1**

Cooley Ave

Project Title:

2340 COOLEY AVE
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APN: 063253410

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⚠	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

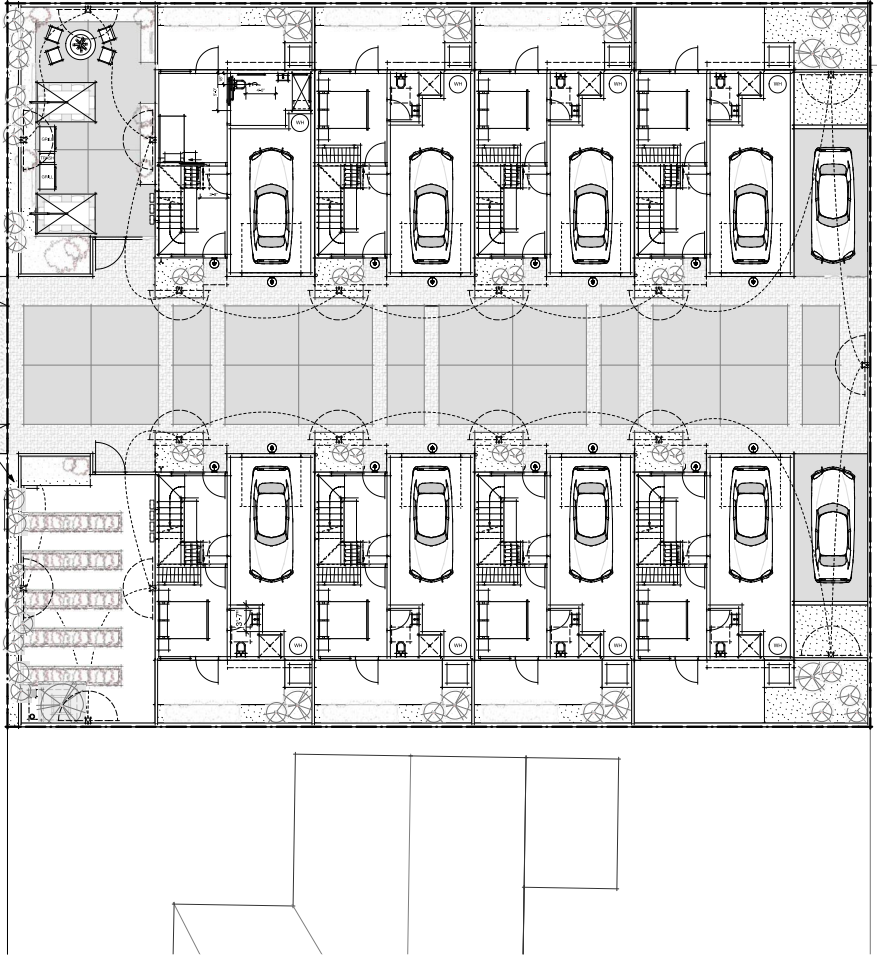
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02/24/2023

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



LANDSCAPE LIGHTING PLAN

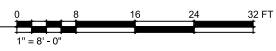
Sheet No.: **A1.2**



EXISTING TRANSFORMER FOR LIGHT BOLLARD ELECTRICAL CONNECTION

LANDSCAPE LIGHTING LEGEND

-  4 FT LAMP POST - MS. FX LUMINAIRE - QTY (10) BOLLARD MOUNTED
-  LIGHTING ELECTRICAL CONDUIT AS SHOWN, PROVIDE SLEEVES AS NECESSARY IN COMMON TRENCHES WITH RINGKIT SLEEVES
-  EXISTING TRANSFORMER - CONFIRM CAPACITY
-  EXTERIOR LIGHTING OVER ENTRY AND GARAGE DOORS



1 Landscape Lighting Plan
Scale: 1/8" = 1'-0"

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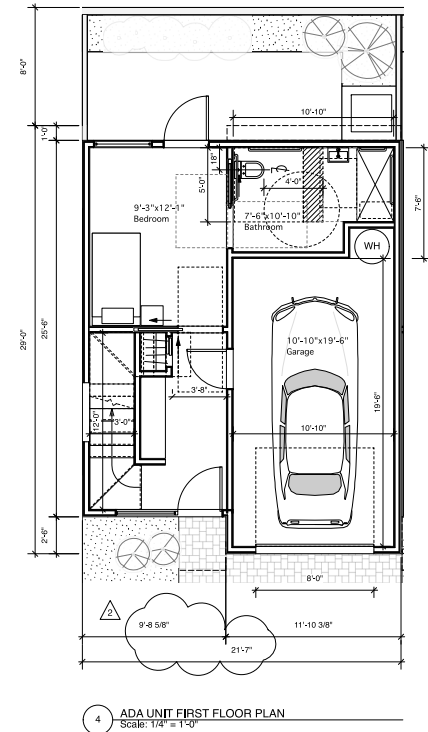
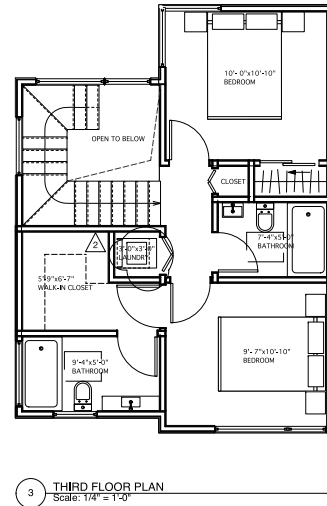
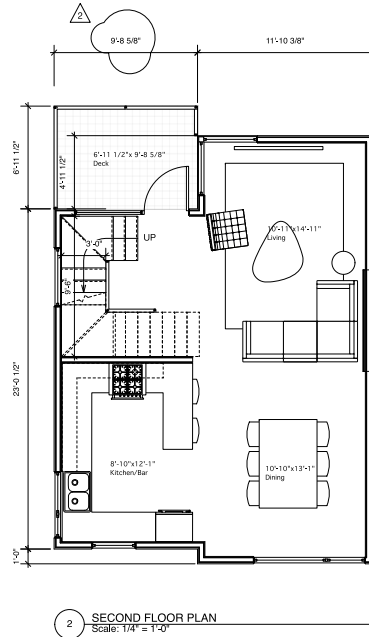
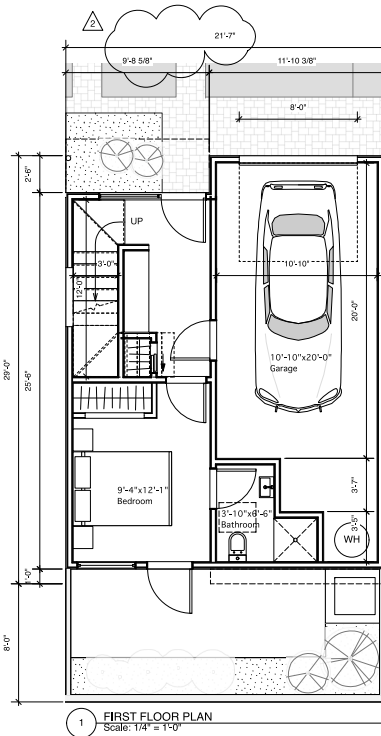
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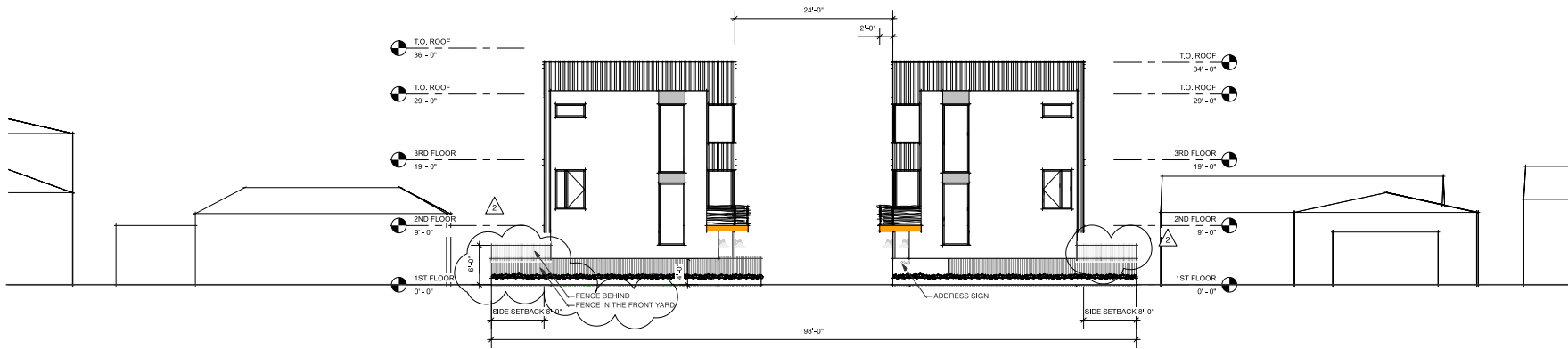
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Sheet Title:

FLOOR PLANS

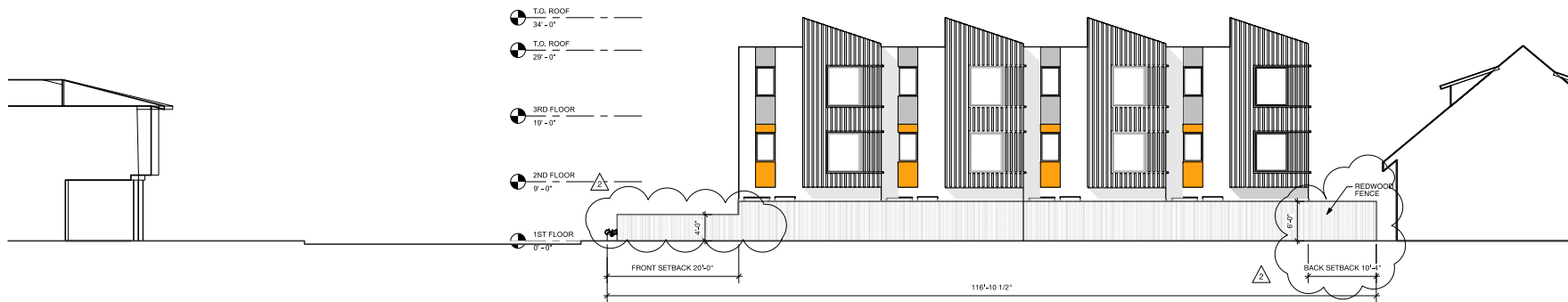
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1 STREET SECTION A-A
A3.1 Scale: 1/8" = 1'-0"



2 STREET SECTION B-B
A3.1 Scale: 1/8" = 1'-0"

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2	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

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

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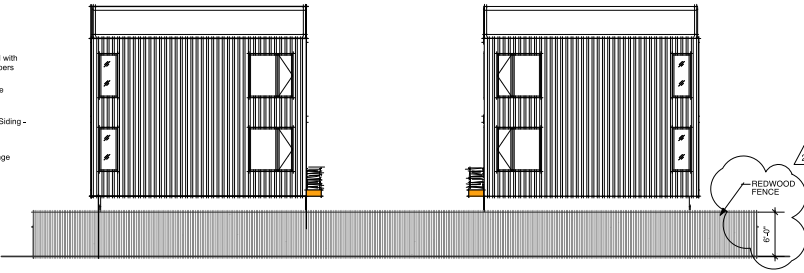
Project ID:
File Name:
Drawn By: DX
Review By: JG
Plot Date:

STREET ELEVATION

Sheet No.:
A3.1

LEGEND

-  Stained Wood Plywood with 2x Vertical Wood Members
-  Flat Metal Sheet - Matte Midnight Black
-  7/8\" Corrugated Metal Siding - Matte Midnight Black
-  Flat Metal Sheet - Orange

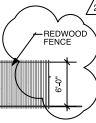


4 EAST STREET ELEVATION
Scale: 1/8" = 1'-0"



2 ENTRY SIDE ELEVATION
Scale: 1/8" = 1'-0"

Net Clear Opening
Height: 5'-10"
Width: 3'-7"
Area: 21 sq.ft



Stained Wood Plywood with 2x Vertical Wood Members



7/8\" Corrugated Metal Siding - Matte Midnight Black



Flat Metal Sheet - Matte Midnight Black



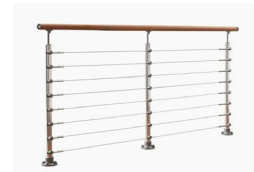
Flat Metal Sheet - Orange



Aluminum Frame Windows, Bronze Anodized Finish



Smooth Flush Panel Steel Garage Door With Windows



Horizontal Aluminum Railing at Balcony



Grass Block Pavers

8 MATERIAL PALETTE

Project Title:

2940 COOLEY AVE
EAST PALO ALTO, CA 94303

APN: 063253410



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GORDON & STAFF ARCHITECTS
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Consultants:

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TEL: 925.522.4907

LANDSCAPE
W. Jeffrey Heid
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TEL: 408.691.5207



No.	Date	Issue
	07/8/2020	ISSUED FOR PLANNING REVIEW
△	09/14/2021	ISSUED FOR PLANNING RESUBMITTAL
△	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

Issue Note:

02/24/2023
Project ID:
File Name:
Drawn By: DX
Review By: JG
Plot Date:
Sheet Title:

ELEVATIONS & MATERIAL PALLETTE

Sheet No.:
A3.2



Project Title:

2340 COOLEY AVE
EAST PALO ALTO, CA 94303

APN: 063253410

Architect:



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No.	Date	Issue
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	09/14/2023	ISSUED FOR PLANNING RESUBMITTAL
	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

Issue Note:

02/24/2023

Project ID: _____
File Name: _____
Drawn By: DX
Review By: JG
Plot Date: _____
Sheet Title:

PERSPECTIVES

Sheet No.:

A4.0



Project Title:

2340 COOLEY AVE
EAST PALO ALTO, CA 94303

APN: 063253410

Architect:



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No.	Date	Issue
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⚠	09/14/2023	ISSUED FOR PLANNING RESUBMITTAL
⚠	02/24/2023	ISSUED FOR PLANNING RESUBMITTAL

Issue Note:

02/24/2023

Project ID: _____
File Name: _____
Drawn By: DX
Review By: JG
Plot Date: _____
Sheet Title:

PERSPECTIVES

Sheet No.:

A4.1



VICINITY MAP

VESTING TENTATIVE MAP NOTES:

TRACT NAME: COOLEY URBAN HOMES
 2340 COOLEY AVE
 EAST PALO ALTO, CA 94303

OWNER: YOUNGSIN LEE
 2340 COOLEY AVE
 EAST PALO ALTO, CA 94303

CIVIL ENGINEER: CSW/STUBERSTROEH ENGINEERING GROUP
 5870 STONERIDGE MALL RD. STE 203
 PLEASANTON, CA 94588
 (925) 787-4822

APN: 063-253-410

GROSS AREA: 0.263 ACRES

NET LAND AREA: 0.263 ACRES

LOTS: 1 LOT, 8 UNITS

DENSITY: 8 UNITS / 0.263 ACRE = 30.4

ZONING: R1025

WATER SUPPLY: AMERICAN WATER COMPANY
 SEWAGE DISPOSAL: EAST PALO ALTO SANITARY DISTRICT
 GAS & ELECTRIC: PG&E
 COMMUNICATION: AT&T AND COMCAST

COOLEY URBAN HOMES
 RESIDENTIAL
 CONDOMINIUMS VESTING

VESTING TENTATIVE MAP
 2340 COOLEY AVE
 EAST PALO ALTO CA 94303-1635
 APN 063-253-410

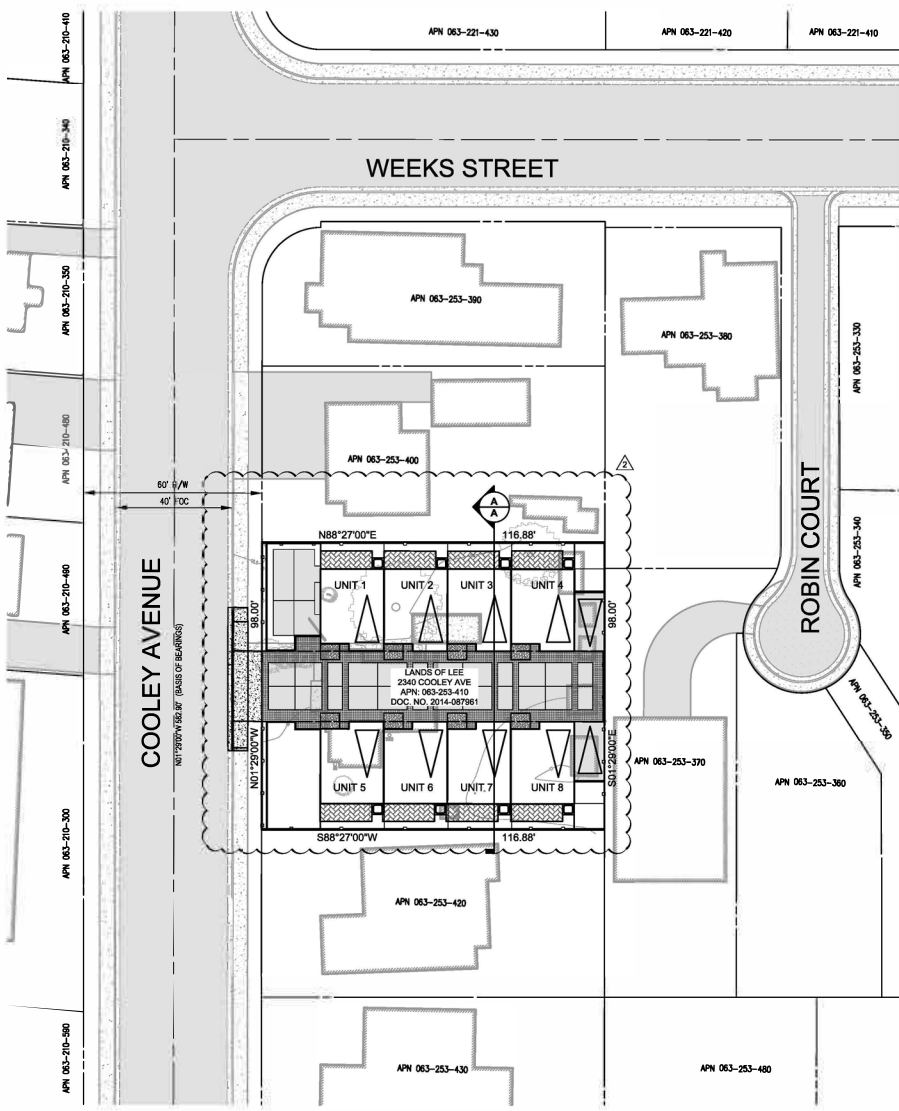
SHEET INDEX

- C1 VESTING TENTATIVE MAP
- C2 EXISTING CONDITIONS PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 UTILITY PLAN
- C5 EROSION CONTROL PLAN
- C6 STORMWATER CONTROL PLAN
- C7 DETAILS

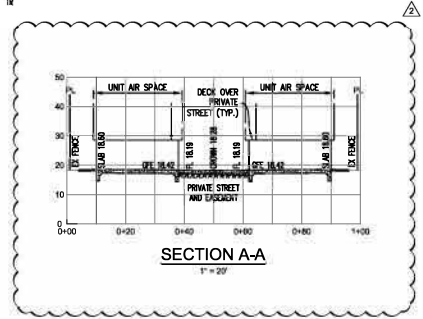
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2	PLANNING SUBMITTAL	01/24/23

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 SURVEYED BY:
 PROJ ENGR: MV
 CHECK BY: MV

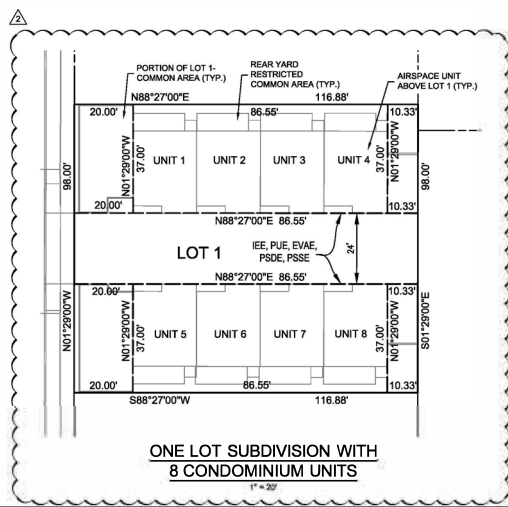
SHEET NO:
C-1
 OF 7 SHEETS
 JOB NO.
220260



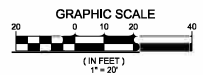
SITE PLAN
 1" = 20'

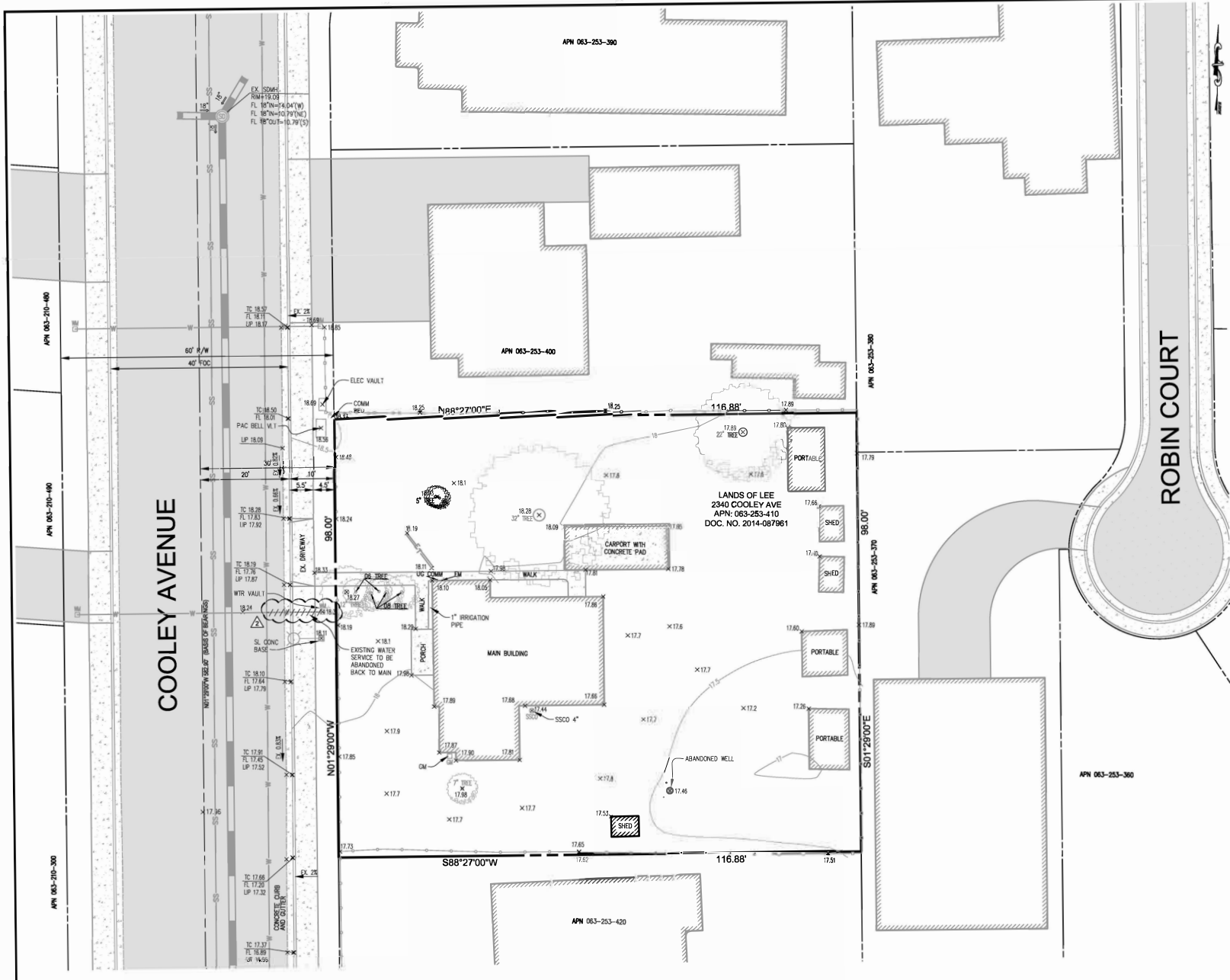


SECTION A-A
 1" = 20'



ONE LOT SUBDIVISION WITH
 8 CONDOMINIUM UNITS
 1" = 20'





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- BUILDING SETBACK LINES
- - - EX. EASEMENT
- - - EX. DIRT ROAD
- - - EX. ROAD/PAVEMENT
- - - EX. CURB
- - - EX. CURB AND GUTTER
- - - EX. CONCRETE
- - - EX. CONTOUR MAJOR
- - - EX. CONTOUR MINOR
- - - EX. SLOTTED RETAINING WALL
- - - EX. ROCK RETAINING WALL
- - - EX. DRIVEWAY
- - - EX. BUILDING
- - - EX. AC BERM
- - - EX. TOP OF BANK
- - - EX. TOE OF BANK
- - - EX. CREEK FLOWLINE
- - - EX. WIRE FENCE
- - - EX. CHAIN LINK FENCE
- - - EX. WOOD FENCE
- - - EX. SANITARY SEWER LINE
- - - EX. PERFORATED SEPTIC LINE
- - - EX. ELECTRIC LINE
- - - EX. GAS LINE
- - - EX. STORM DRAIN LINE
- - - EX. WATER LINE
- - - EX. OVERHEAD WIRE



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 8470 Stoneridge Mill Rd
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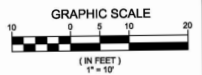
EXISTING CONDITIONS
 2340 COOLEY AVE
 EAST PALO ALTO CA 94303-1635
 APN 063-253-410

REV	DATE	DESCRIPTION
1		ISSUED FOR PLANNING SUBMITTAL
2		PLANNING SUBMITTAL

DATE: 12/02/2022
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 DRAWN BY: CSE
 SURVEYED BY:
 PROJ ENGR: MN
 CHECK BY: MV

SHEET NO.
C-2
 OF 7 SHEETS

JOB NO.
 2200260



12/03/2022 9:40am - P: \\Shared\Projects\2022\2200260\Cooley Ave (2340)\DWG\Sheets\C2\EXISTING CONDITIONS.DWG - C2

COOLEY AVENUE

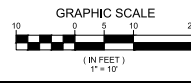
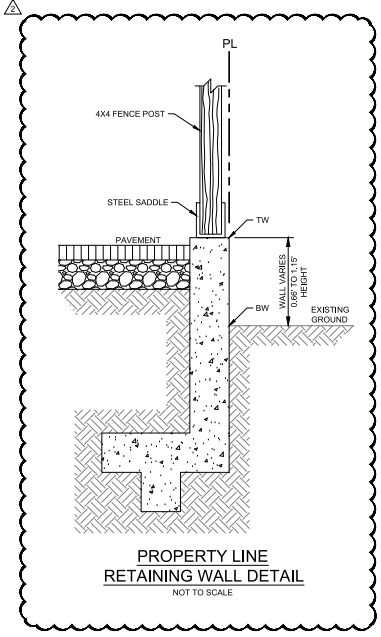
LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---	AC BERM	---	---
ADJACENT PROPERTY LINE	---	---	TOP OF BANK	---	---
STREET CENTER LINE	---	---	TOE OF BANK	---	---
BUILDING SETBACK LINES	---	---	CREAK FLOWLINE	---	---
EASEMENT	---	---	WIRE FENCE	---	---
DIRT ROAD	---	---	CHAIN LINK FENCE	---	---
ROAD/PAVEMENT	---	---	WOOD FENCE	---	---
CURB	---	---	SANITARY SEWER LINE	---	---
CURB AND GUTTER	---	---	PERFORATED SEPTIC LINE	---	---
CONCRETE	---	---	ELECTRIC LINE	---	---
CONTOUR MAJOR	---	---	GAS LINE	---	---
CONTOUR MINOR	---	---	STORM DRAIN LINE	---	---
DAYLIGHT LINE	---	---	WATER LINE	---	---
BLOCK RETAINING WALL	---	---	OVERHEAD WIRE	---	---
ROCK RETAINING WALL	---	---	PROP. GRASSY SWALE	---	---
DRIVEWAY	---	---	PROP. DOWNSPOUT AND SPLASHPLOCK	---	---
BUILDING	---	---			
BUILDING 2nd FLOOR	---	---			
TREE PROTECTION	---	---			
GRASS-BLOCK PAVERS	---	---			
PATIO PAVERS	---	---			
PLANTING AREA	---	---			

EARTHWORK SUMMARY

	CUT		FILL	
	CU. YDS.	MAX. DEPTH	CU. YDS.	MAX. DEPTH
UNITS 1 & 2	31	-	0	-
UNITS 3 & 4	0	-	0	-
UNITS 5 & 6	22	-	0	-
UNITS 7 & 8	5	-	5	-
ACCESS DRIVE	0	-	51	-
LANDSCAPE AREA	10	-	12	-
TOTAL	68	-	68	-

BALANCED ON SITE



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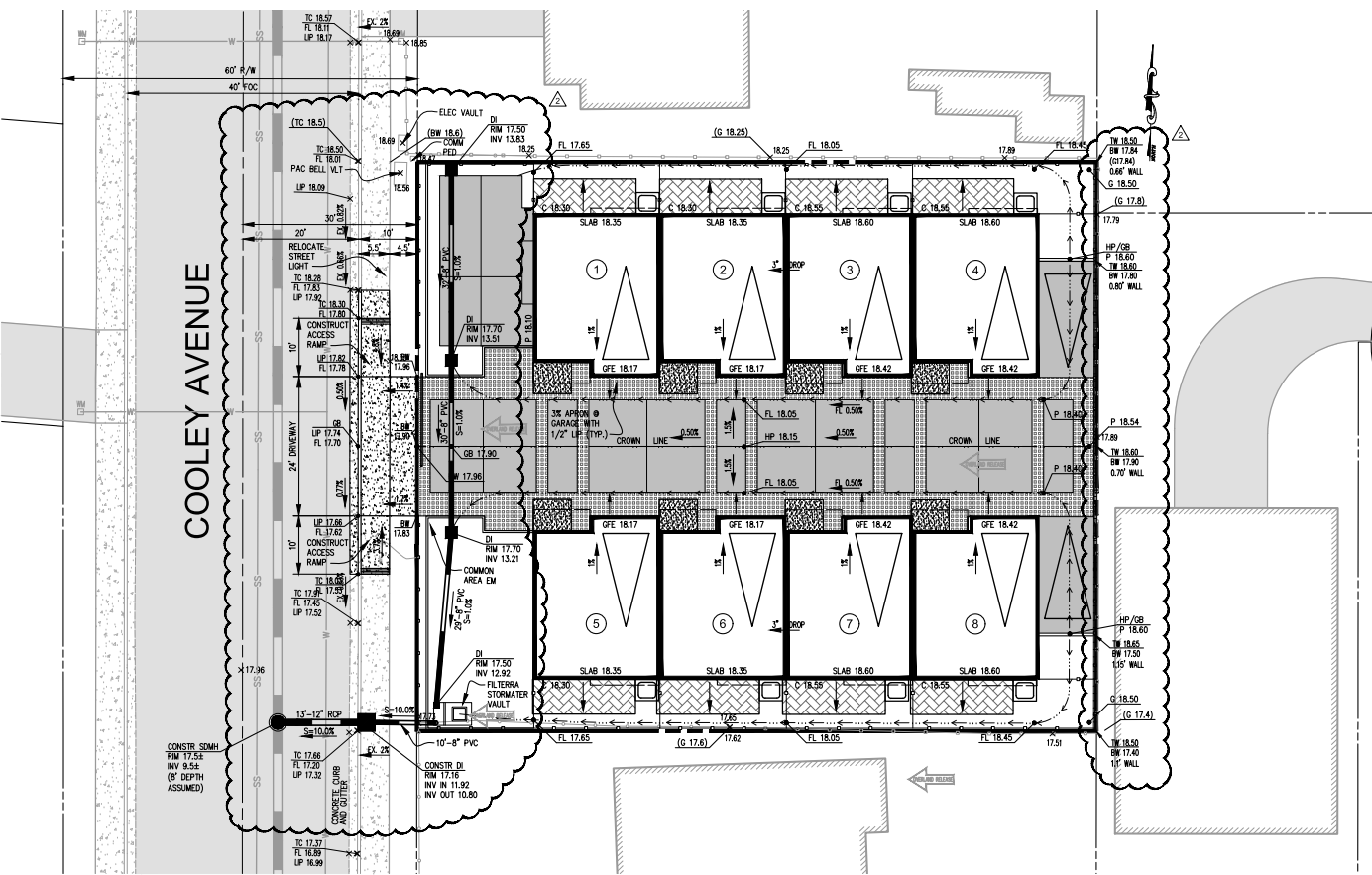


COOLEY URBAN HOMES
RESIDENTIAL
CONDOMINIUMS VESTING

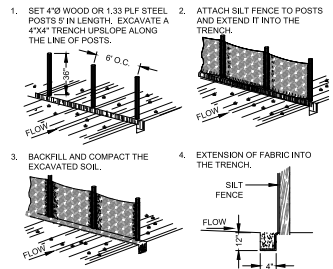
GRADING AND DRAINAGE PLAN
2340 COOLEY AVE
EAST PALO ALTO CA 94303-1635
APN 063-253-410

REV	DESCRIPTION	DATE
1	ISSUED FOR PLANNING SUBMITTAL 02	12/02/22
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DATE: 12/02/2022
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SURVEYED BY:
PROJ ENGR: MV
CHECK BY: MV
SHEET NO. **C-3**
OF 7 SHEETS
JOB NO. 2200260

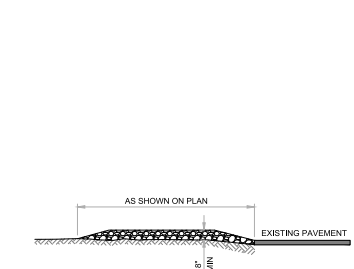


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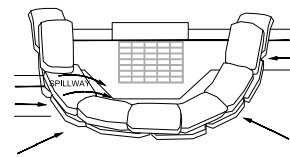


NOTES:
ORANGE SILT FENCING IS TO BE USED ALONG THE LENGTH OF THE THE ONSITE PORTION OF GARRITY CREEK, CYCLONE FENCING, OR OTHER MATERIALS THAT CAN ENTRAP SMALL WILDLIFE, MAY NOT BE USED.

1 SILT FENCE DETAIL
NTS



2 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NTS



NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT IMMEDIATELY BEFORE AND AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. FOR INLETS NOT AGAINST A CURB, PLACE GRAVEL FILLED SANDBAGS FULLY SURROUNDING THE INLET, IN SIMILAR PATTERN, LEAVING A SPILLWAY EVERY THIRD BAG.

3 DRAIN INLET SEDIMENT BARRIER
NTS

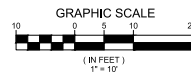
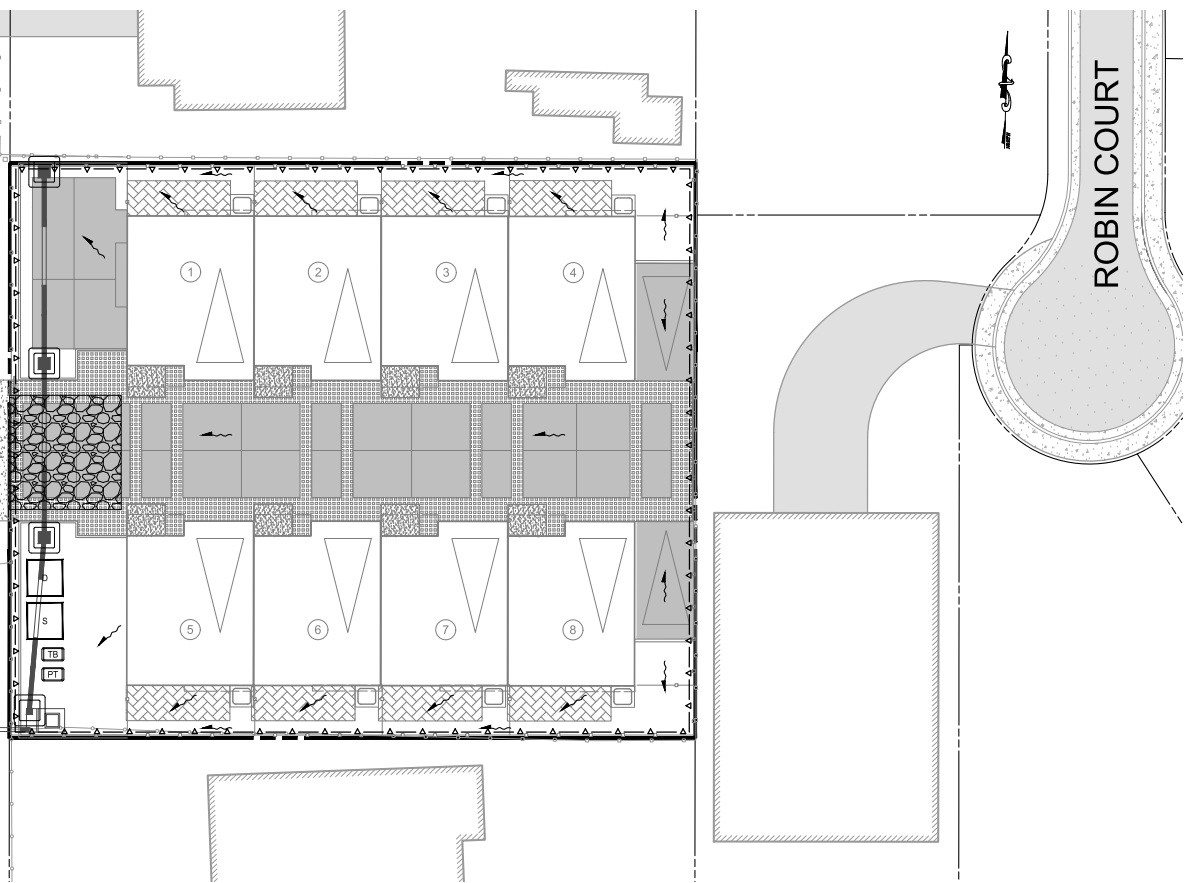
EROSION CONTROL LEGEND:

- ▲ ▲ ▲ SILT FENCE, SEE DETAIL, THIS SHEET
- ~ SLOPE ARROW
- TB TRASH BIN FOR SOLID WASTE MANAGEMENT, PER CASQA WM-6
- PT PORTABLE TOILET WITH LINER, PER CASQA WM-6
- D DELIVERY AREA
- S NON-HAZARDOUS STORAGE AREA, PER CASQA WM-1
- STORM INLET PROTECTION, SEE DETAIL, THIS SHEET
- ▨ STABILIZED CONSTRUCTION ENTRANCE/EXT, PER CASQA TC-1, SEE DETAIL, THIS SHEET

NOTES:
DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING AIR POLLUTION CONTROL MEASURES SHALL BE IMPLEMENTED:
A. EXPOSED SURFACE (E.G., PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES PER DAY OR MORE AS NEEDED.
B. ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFFSITE SHALL BE COVERED.
C. ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
D. ALL VEHICLE SPEEDS ON UNPAVED ROADS AND SURFACES SHALL BE LIMITED TO 15 MPH.
E. ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE PAVED AS SOON AS POSSIBLE.
F. A PUBLICLY VISIBLE SIGN SHALL BE POSTED WITH THE TELEPHONE NUMBER AND SITE SUPERVISOR TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS OF A COMPLAINT OR ISSUE NOTIFICATION. THE BAAQMD'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. (MM AB-2 AIR POLLUTION CONTROL MEASURES)

COOLEY AVENUE

ROBIN COURT



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COOLEY URBAN HOMES
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EROSION CONTROL PLAN
2340 COOLEY AVE
EAST PALO ALTO CA 94303-1635
APN 063-253-410

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SURVEYED BY:
PROJ ENGR: MV
CHECK BY: MV

SHEET NO.
C-5
OF 7 SHEETS
JOB NO.
2200260

STORMWATER MANAGEMENT TABLE									
DMA	DMA CLASSIFICATION	PROPOSED MATERIAL	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	RUNOFF FACTOR C	AREA * RUNOFF FACTOR	RAINFALL INTENSITY (IN/HR)	FLOW (CFS)	
1	DRAINS TO FILTERRA VAULT	ROOF	4,657	0	0.9	4,191			
1	DRAINS TO FILTERRA VAULT	PAVEMENT	4,805	0	0.9	4,325			
1	DRAINS TO FILTERRA VAULT	UNCOVERED PARKING	387	0	0.9	348			
1	DRAINS TO FILTERRA VAULT	LANDSCAPE	0	1,605	0.1	161			
							9,025	0.20	0.04

NOTES:

1. PER THE ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE, THE FLOW-BASED TREATMENT METHOD FOR STORMWATER RUNOFF IS CALCULATED BY USING THE RATIONAL FORMULA $Q=C \cdot I \cdot A$

Q = FLOW (CFS)
 I = RAINFALL INTENSITY (IN/HR)
 C = RUNOFF COEFFICIENT
 A = AREA (ACRES)

2. A DESIGN INTENSITY OF 0.2 IN/HR IS USED IN THE EQUATION TO DETERMINE THE REQUIRED TREATMENT

FILTERRA TREATMENT CAPACITY:

- PER THE MANUFACTURER, THE ENGINEERED BIOFILTRATION MEDIA FOR THE FILTERRA UNIT HAS A TREATMENT FLOW RATE OF 140 IN/HR
- THE FILTERRA FTPD04045-GD HAS A TREATMENT AREA OF 4' X 4.5'

FLOW CALCULATION: $(4') \cdot (4.5') \cdot (140 \text{ IN/HR}) = 0.058 \text{ CFS}$

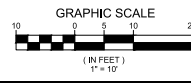
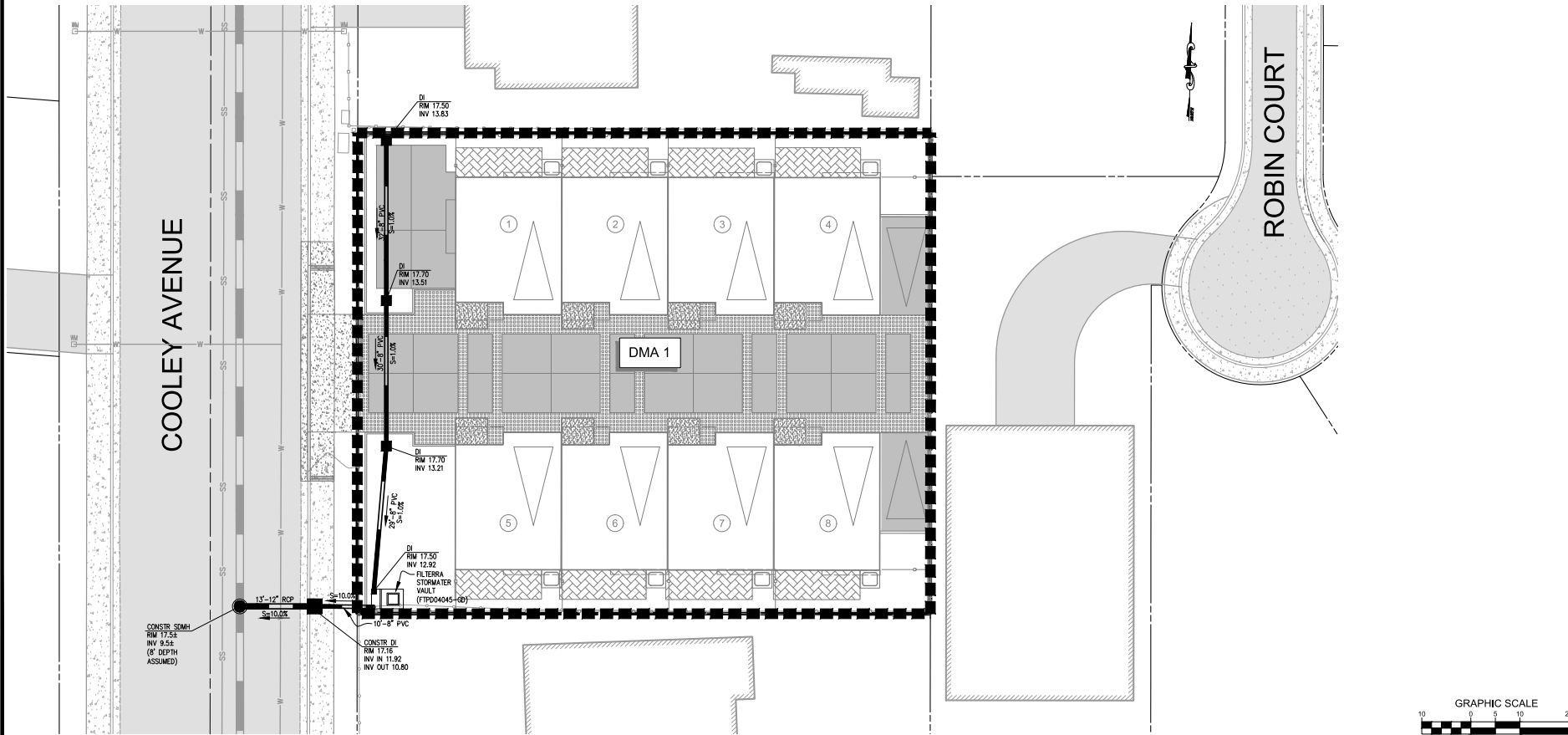
THE FILTERRA TREATMENT FLOW RATE OF 0.058 CFS HAS SUFFICIENT CAPACITY TO TREAT THE ONSITE RUNOFF OF 0.04 CFS.



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SHEET NO. **C-6**
 OF 7 SHEETS
 JOB NO. 2200260





CAREX CAREX TEUCRIUM TIBOUCHINA



COTINUS CHONDROPETALUM LAMANDRA DIEBS ANAGALLIS HESPERALOE



LAGERSTROEMIA PLATONIA

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
[Pattern]	Carex Pinnata Green @ 24" oc	1 gallon low	3	
[Pattern]	Carex diandra/ Berkeley Sedge @ 36" oc	1 gallon low	3	
[Pattern]	Tussock prostrata @ 30" oc	1 gallon low	3	
[Pattern]	Tibouchina violacea @ 36" oc	1 gallon low	3	
[Pattern]	Community Garden			special
A	Cotinus Golden Spirit/ Smoke Tree	15 gallon low	3	
B	Chondropetalum leucum/ Cape Rush	5 gallon low	3	
C	Lamandra Procer	5 gallon low	3	
D	Dielsia vespa/ Fortnight Lily	5 gallon low	3	
E	Anagallis Big Red/ Kangaroo Paw	5 gallon low	3	
V1	Hesperaloe Happy Wanderer on trellis	5 gallon low	3	
T-1	Platanus chinensis Keith Cane/ Chinese Platanus	24" boulevard	3	
T-2	Lagerstroemia Tuscara std./ Grape Myrtle	24" boulevard	3	

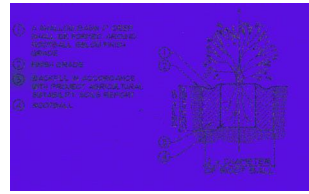
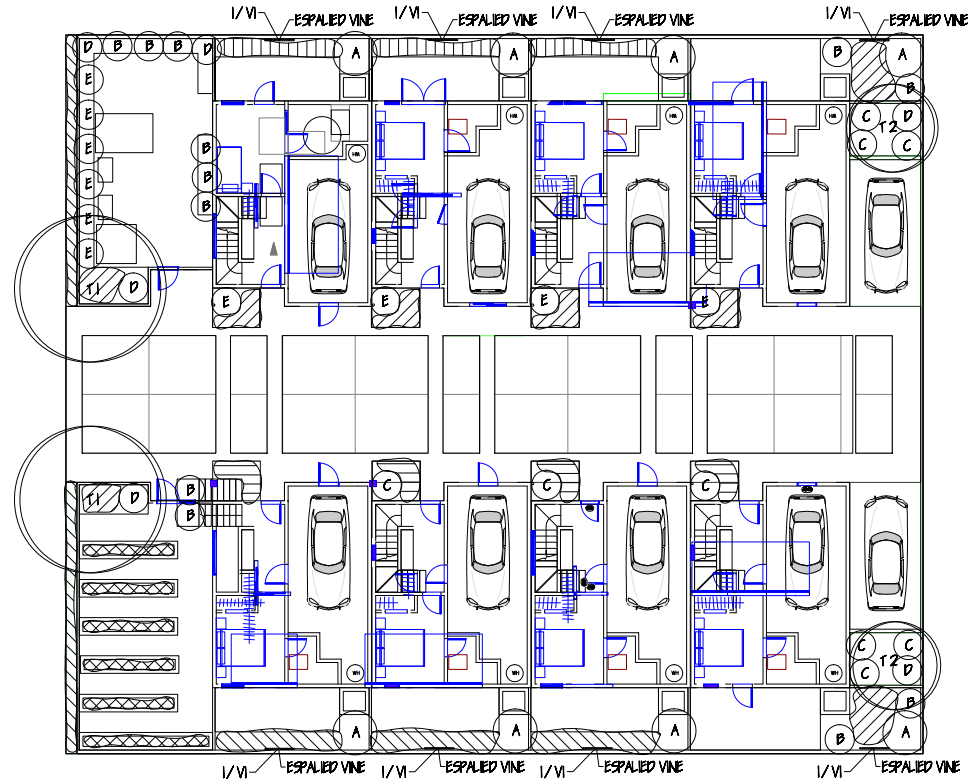
- 1) Soil to be thoroughly broken up and prepared prior to planting.
- 2) Verify location of all underground utilities prior to any excavation.
- 3) Landscape contractor shall send soil sample in for analysis and preparation measures prior to planting.
- 4) Incorporate 4 cu of compost per 1000 sq ft, 6" into native soil.
- 5) Verify placement of plant material in field prior to planting.
- 6) Double stake all trees.
- 7) Spread 2" layer of Prochip, or equal, overstone wood chip mulch after planting.
- 8) *I certify the landscaping and irrigation plans are subject to NWELO*

Landscape Architect Date

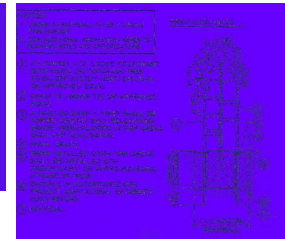


PLANTING PLAN

1/8" = 1'-0"



1 SHRUB PLANTING



2 TREE PLANTING

W. Jeffrey Heid
Landscape Architect
C-22299

6179 Cheuka Drive
San Jose, California 95128
tel 408 691-9207

email wjheid@comcast.net

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REVISED 10/1/20
REVISED 11/12/20
REVISED 12/18/20
REVISED 9/15/21



COOLEY AVENUE

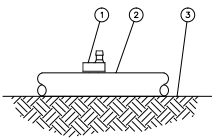
for:
YOUNGJIN AND SAM LEE
2340 COOLEY AVENUE
EAST PALO ALTO, CA. 94038

PLANTING PLAN

date: 9/25/20
scale: NOTED
drawn by: W.J.H.
job no.: 20222
sheet:

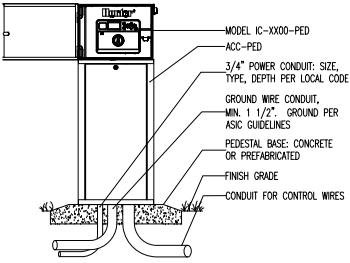
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of sheets



- ① SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
RAIN BIRD XERI-BUG EMITTER
- ② 5/8" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES TUBING OR
RAIN BIRD XT-700 XERI-TUBE OR
RAIN BIRD XBS BLACK STRIPE TUBING
- ③ FINISH GRADE

- NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 5/8" POLYETHYLENE TUBING.
 2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH



B I-CORE CONTROLLER METAL PEDESTAL
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL



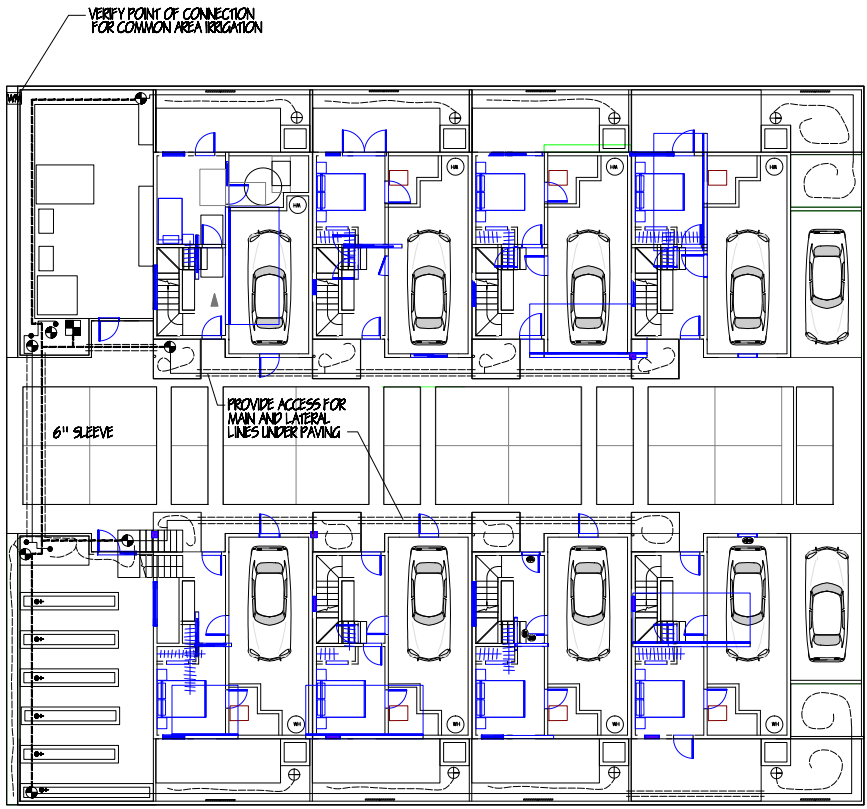
C CONTROL VALVE DETAIL

A XERI-BUG INTO 1/2-INCH TUBING
N.T.S. OPTION 1

IRRIGATION LEGEND

- C** Hunter I-Core weather based controller with wireless solar sync rain sensor
- verify placement in field - run control wires from controller to irrigation main within schedule 80 conduit
- WM** 1" water meter for common area irrigation system only
- Fobco #B25V-111 reduced pressure back-flow preventer - enclosed in lockable cover with Rainbird ASV flow sensor master shutoff valve at point of connection with Hunter Flo-Sync flow sensor
- 1" schedule 40 pvc manhole - min. depth 18"
- ⊙** Rainbird PEP series control valves with in line pressure reducer set to 35 psi and Y filter for drip circuits
- ⊕** Rainbird 3" low flow control valve kit with a/b, pressure reducer and filter for all private back yards only - with Rainbird ESP - 9V battery operated controller
- Schedule 40 pvc lateral lines - min. depth 12"
- Schedule 40 pvc sleeves - verify placement
- ~** Rainbird XerFlux pressure compensating emitters (2/ one emitter, 3/ five emitter and 4 per tree)
- Rainbird #140I bubbler for trees only - two per tree on opposite sides of trunk

- 1) Verify water service point of connection.
- 2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
- 3) Verify electrical source and placement of controller.
- 4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
- 5) Systems layout to be diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
- 6) Verify control wire placement and operation of valves.
- 7) Verify placement of rain sensor in field.
- 8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
- 9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/warranty period.
- 10) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
- 11) Verify and coordinate installation of sleeves and/or manhole and lateral lines access under all pavement. Verify with paving contractor.
- 12) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
- 13) No irrigation schedule to be provided as the controller is weather based and will adjust itself.
- 14) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the design.



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

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REVISED 11/12/20
REVISED 12/18/20
REVISED 9/15/21



COOLEY AVENUE

for:
YOUNGJIN AND SAM LEE
2340 COOLEY AVENUE
EAST PALO ALTO, CA. 94028

IRRIGATION PLAN

date: 10/1/20
scale: NOTED
drawn by: W.J.H.
job no. 20222
sheet

L 2
of 4 sheets

