

851 WEEKS STREET SENIOR HOUSING

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PROJECT INFORMATION

PROJECT DESCRIPTION: PROPOSED AFFORDABLE SENIOR HOUSING IN A 5-STORY WOOD-FRAME STRUCTURE OVER A 1-STORY CONCRETE PODIUM (6-STORY APARTMENT BUILDING). BUILDING HEIGHT SHALL BE 62'-0" TO TOP OF ROOF SHEATHING (TYPICAL +9'-0" APARTMENT CEILING HEIGHT), PLUS ONE STAIRWAY PENTHOUSE TO THE ROOF AT 73'-10" MAX. THE SITE INCLUDES A 23'-8" WIDE SIDE ACCESS ROADWAY FOR MAINTENANCE & TRASH COLLECTION, STORMWATER CONTROL, BIO-RETENTION BASINS (ESTIMATED TOTAL 650 SF), AND TWO UNDERGROUND TRANSFORMERS FOR THE NEW ELECTRICAL SERVICE. THE 2ND FLOOR PODIUM COMMON OPEN SPACE REQUIRES TWO MEANS OF EGRESS. TWO ELEVATORS ARE LOCATED AT THE FRONT OF THE BUILDING.

APN: 063-221-240
ZONING: URBAN RESIDENTIAL (R-UHD)
HEIGHT DISTRICT: 73'-10" TO ROOF LEVEL (PROPOSED 6 STORY BUILDING)
GROSS LOT SIZE: 0.654 ACRE (28,448 S.F.)
FLOOR AREA RATIO: 2.37 F.A.R.
SITE COVERAGE: 48.9% (13,911 SF / 28,448 SF) – 70% ALLOWED FOR R-UHD ZONE
GROSS FLOOR AREA: GROUND FLOOR: 100'-0" W x 144'-6" D 13,310 SF
 2nd-6th FLOORS: 5 x 11,040 SF 54,200 SF
APPROX. GROSS AREA: 67,510 SF
UNIT MIX:
 1ST FLR: 1 UNIT
 2ND FLR: 13 UNITS
 3RD FLR: 17 UNITS
 4TH FLR: 17 UNITS
 5TH FLR: 17 UNITS
 6TH FLR: 14 UNITS
 TOTAL: 79 UNITS
 2-BEDROOM (1) @ 741 SF NET 741 SF NET AREA 1%
 STUDIOS (46) @ 445 SF NET 20,470 SF NET AREA 58%
 1-BEDROOM (32) @ 576 SF NET 18,432 SF NET AREA 41%
NET RESIDENTIAL AREA: 39,643 SF NET AREA
PARKING: STANDARD: 17 SPACES
 ADA: 3 SPACES
 COMPACT: 8 SPACES
 STAFF: 2 SPACES
 TOTAL: 30 SPACES
BICYCLE PARKING: CLASS I: 27 SPACES (1: 3 UNITS)
 CLASS II: 6 SPACES (1: 15 UNITS)
 TOTAL: 33 SPACES
PROPOSED OPEN SPACE: 2ND FLR. PODIUM SPACE: 38' x 72' 2,757 SF
 GROUND FLR. ENTRY PLAZA: 38' x 72' 1,064 SF
 LEFT COMMUNITY GARDEN: 28' x 21' 617 SF
 RIGHT COMMUNITY GARDEN: 18' x 19' 361 SF
 REAR DOG RUN: 10' x 65' 650 SF
 LEFT SITTING AREAS: 544 SF
 TOTAL: 5,993 SF

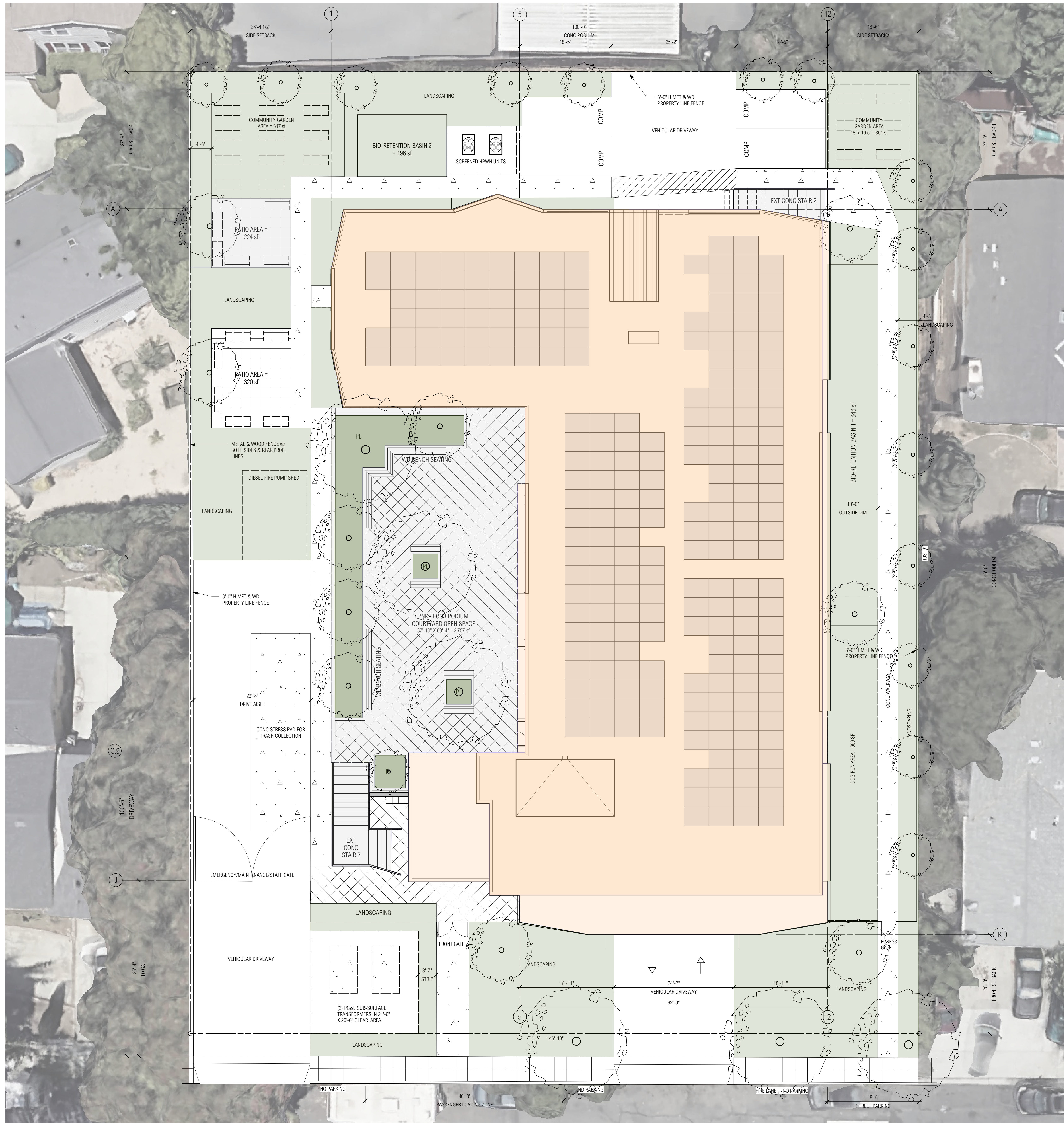
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PROJECT TEAM

DEVELOPER:
 EDEN HOUSING
 22645 GRAND ST, HAYWARD, CA 94541
 Phone: 510/ 582.1460

EPA CAN DO:
 2369 UNIVERSITY AV, EAST PALO ALTO, CA 94303
 Phone: 650/ 473.9838

PROPERTY OWNER:
 WOODLAND PARK COMMUNITIES
 2600 EL CAMINO REAL, PALO ALTO, CA 94306

ARCHITECT:
 OKAMOTO SAJJO ARCHITECTURE, INC.
 18 BARTOL ST, SAN FRANCISCO, CA 94133
 Phone: 415/ 788.2118

LANDSCAPE ARCHITECT:
 TANIUCHI LANDSCAPE ARCHITECTURE
 1013 SOUTH CLAREMONT ST, SUITE 1, SAN MATEO, CA 94402

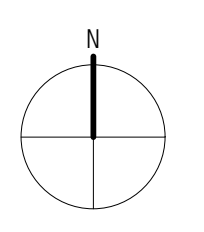
CIVIL ENGINEER:
 BKF ENGINEERS
 1730 N. FIRST ST, SUITE 600, SAN JOSE, CA 95112

EXTERIOR LIGHTING:
 BWF CONSULTING ENGINEERS
 220 SOUTH SPRUCE ST, SUITE 203, SOUTH SAN FRANCISCO, CA 94080

SITE PLAN (W/ 2ND FLOOR PODIUM & ROOF PLAN)

DATE: 29 AUGUST 2023 SCALE: 1/8" = 1'-0"

SD - 0

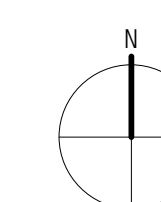


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GROUND FLOOR PLAN

DATE: 29 AUGUST 2023 SCALE: 1/8" = 1'-0"

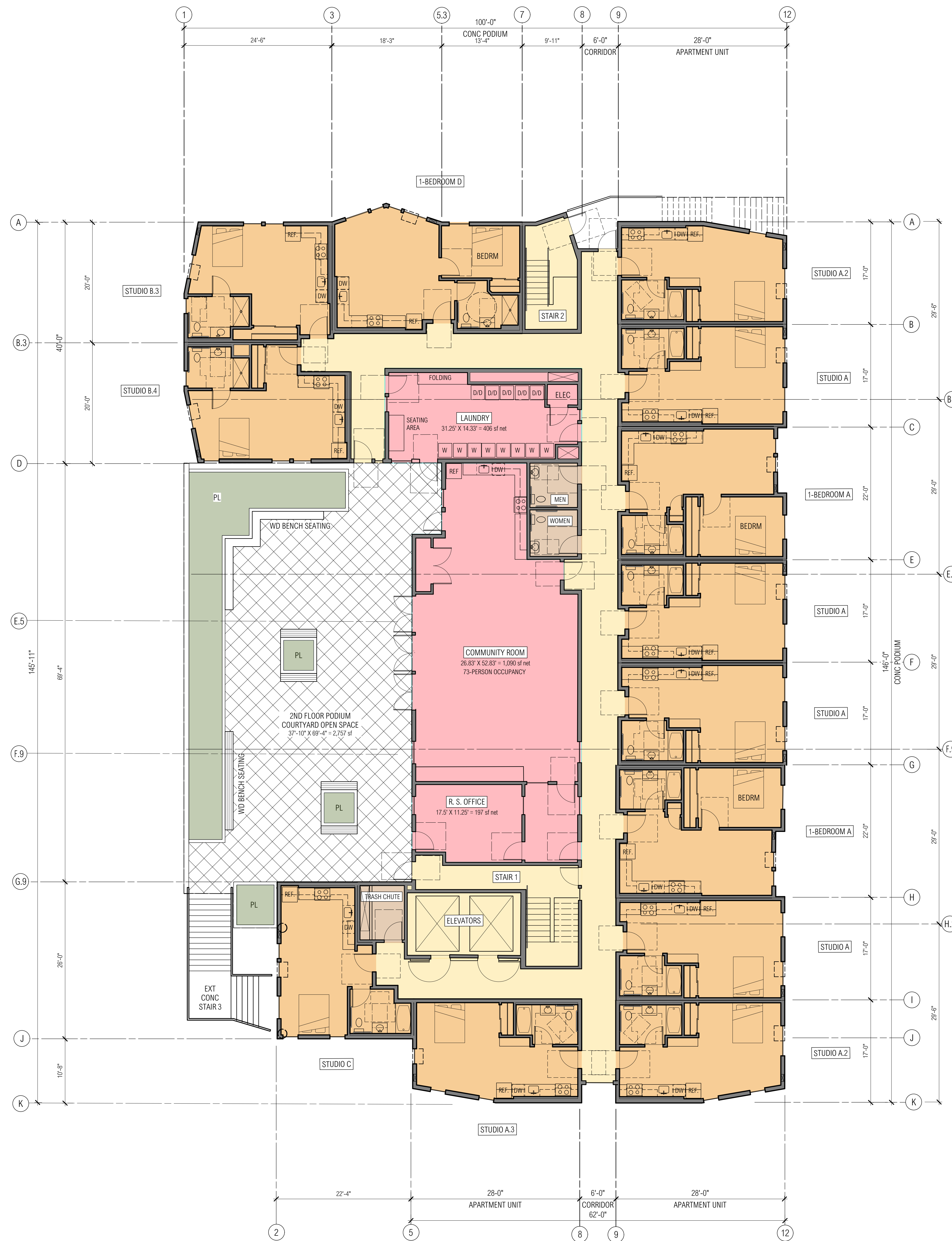
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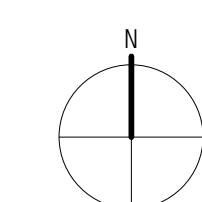


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FLOOR AREA = 10,450 SF

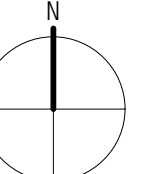


SECOND FLOOR PLAN (PODIUM LEVEL)

DATE: 29 AUGUST 2023 SCALE: 1/8" = 1'-0"

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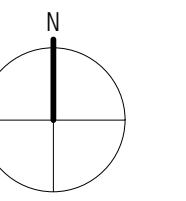
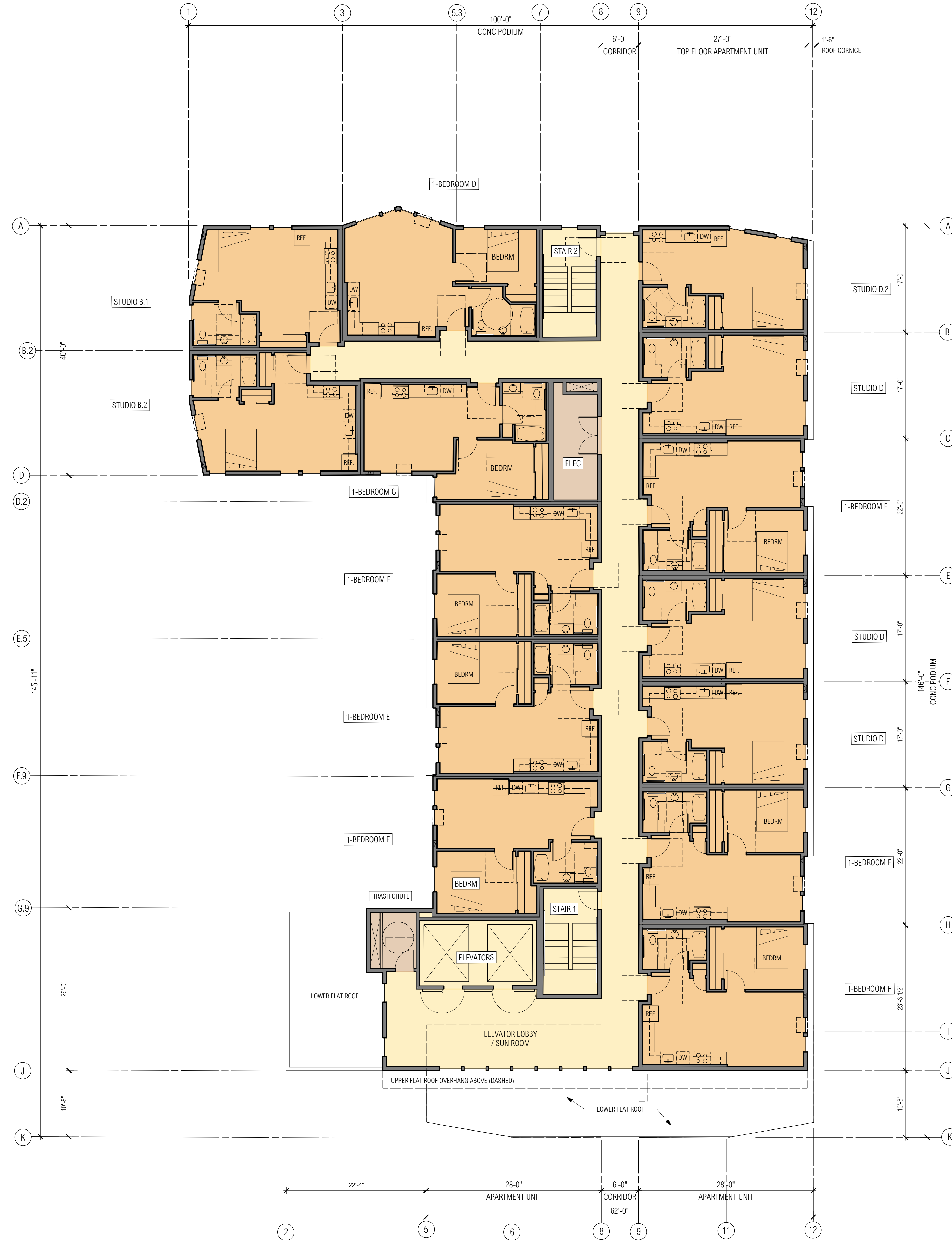
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**TYPICAL FLOOR PLAN
(THIRD - FIFTH FLOORS)**
DATE: 29 AUGUST 2023 SCALE: 1/8" = 1'-0"

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TOP FLOOR PLAN (SIXTH FLOOR)

DATE: 29 AUGUST 2023 SCALE: 1/8" = 1'-0"

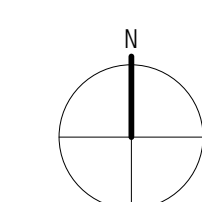
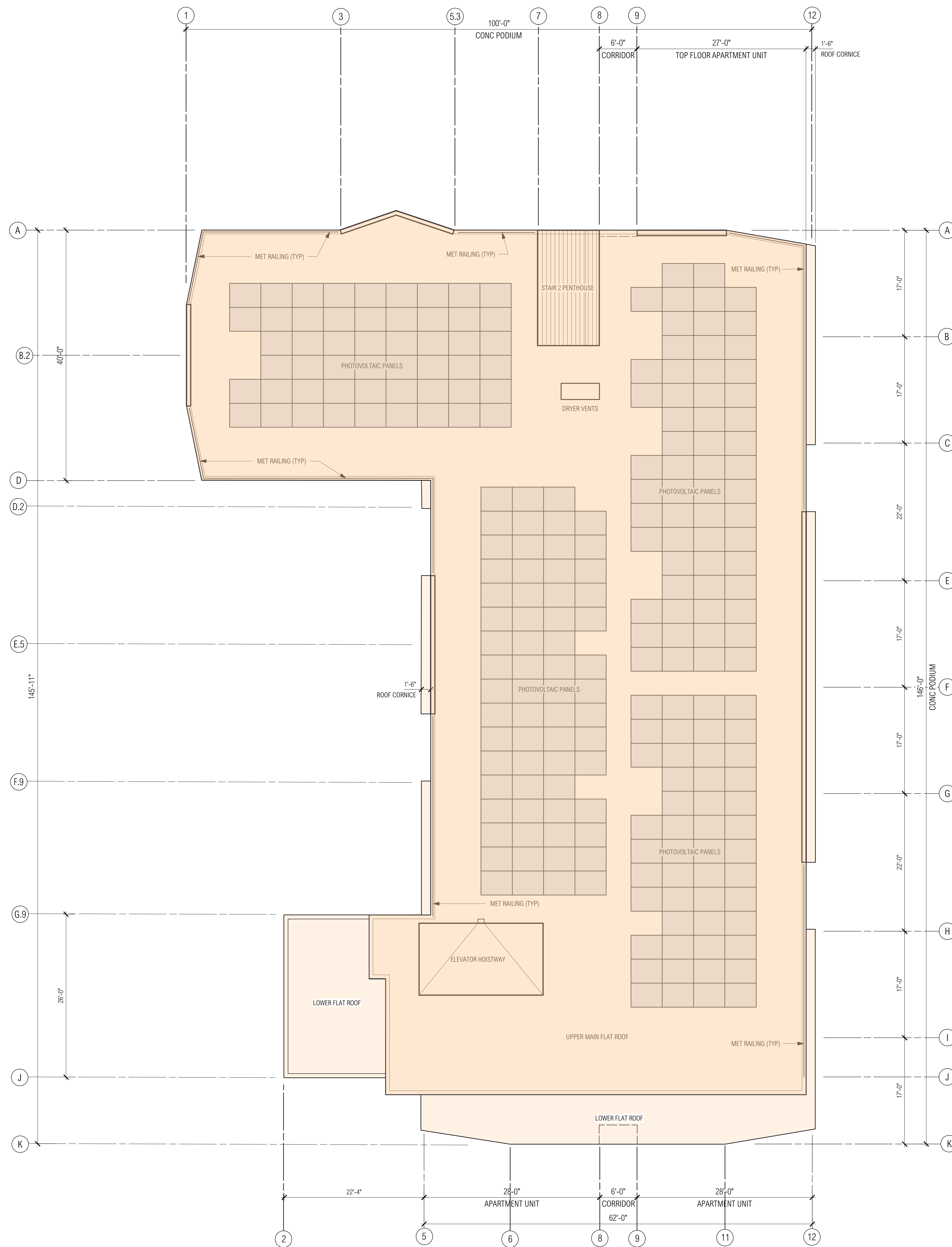
SD - 4

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ROOF PLAN

DATE: 29 AUGUST 2023 SCALE: 1/8" = 1'-0"

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SOUTH ELEVATION (WEEKS STREET)

EAST ELEVATION

EXTERIOR ELEVATION STUDIES

DATE: 29 AUGUST 2023 SCALE: 1/8" = 1'-0"

SD - 6

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NORTH ELEVATION

WEST ELEVATION

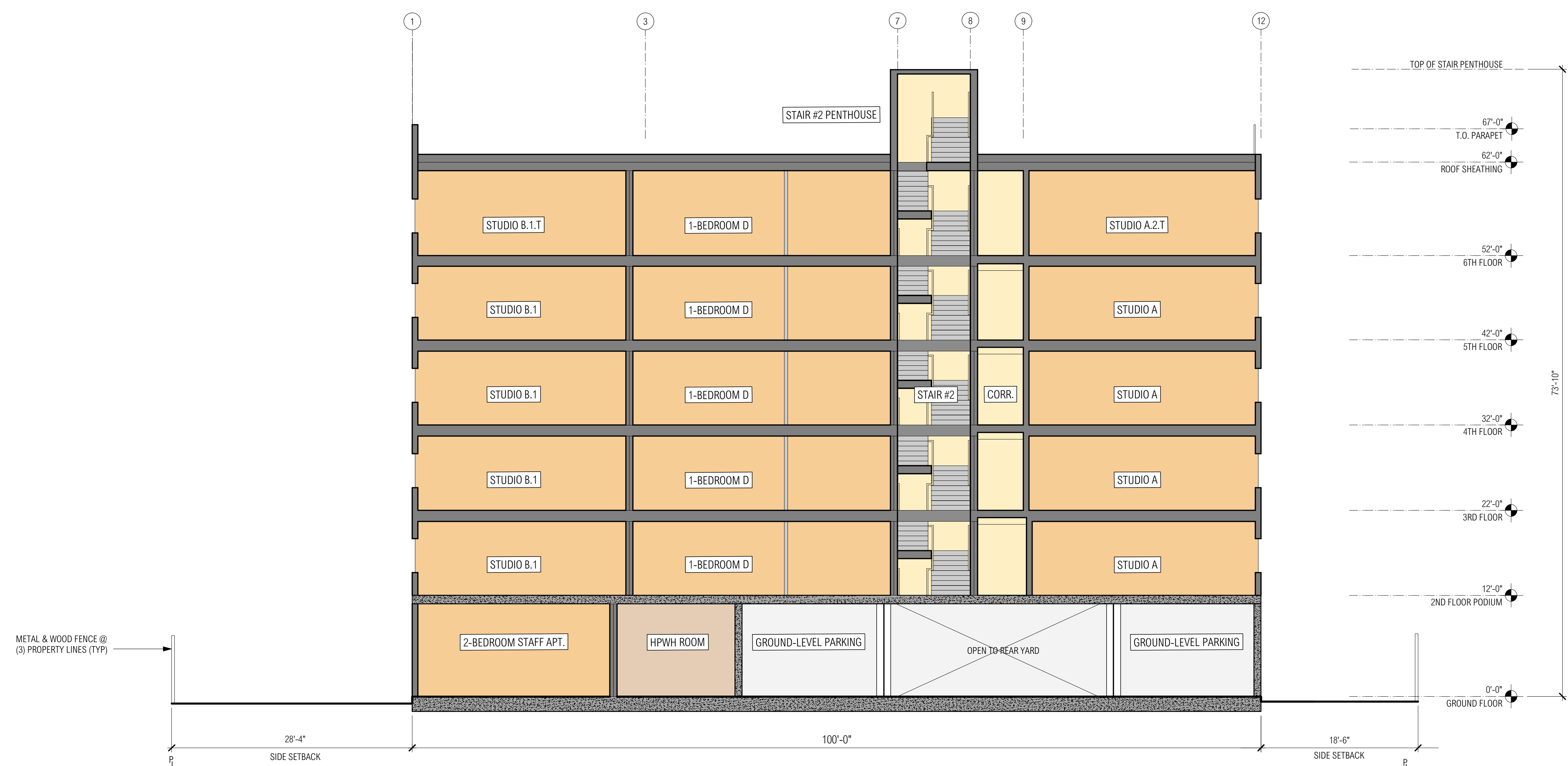
EXTERIOR ELEVATION STUDIES

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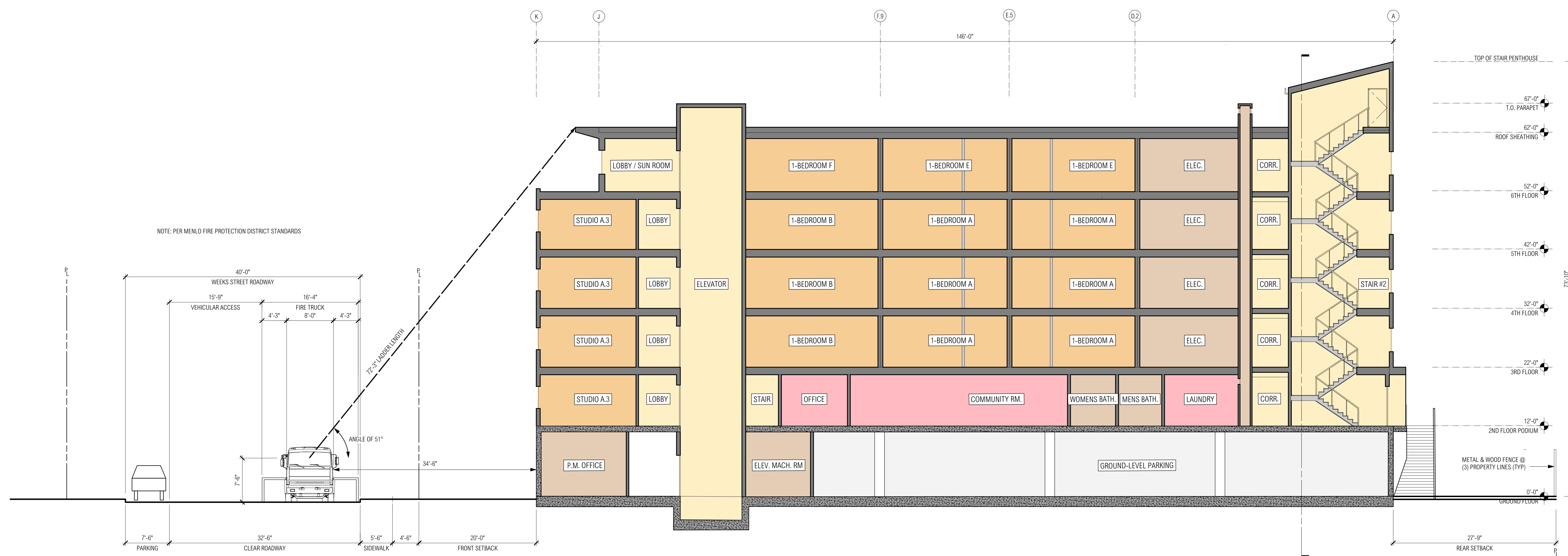
SD - 7

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CROSS BUILDING SECTION



LONGITUDINAL BUILDING SECTION

BUILDING SECTION STUDIES

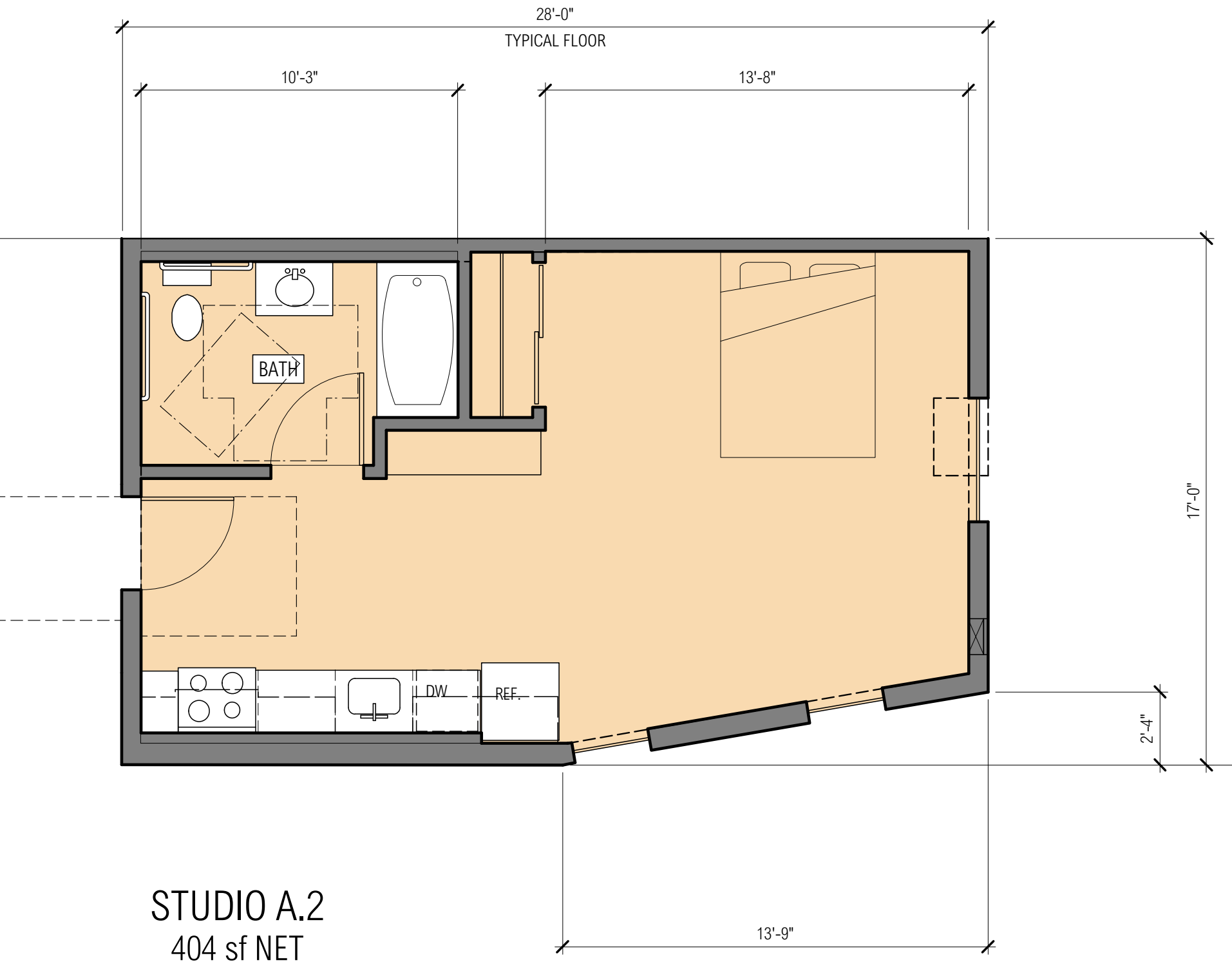
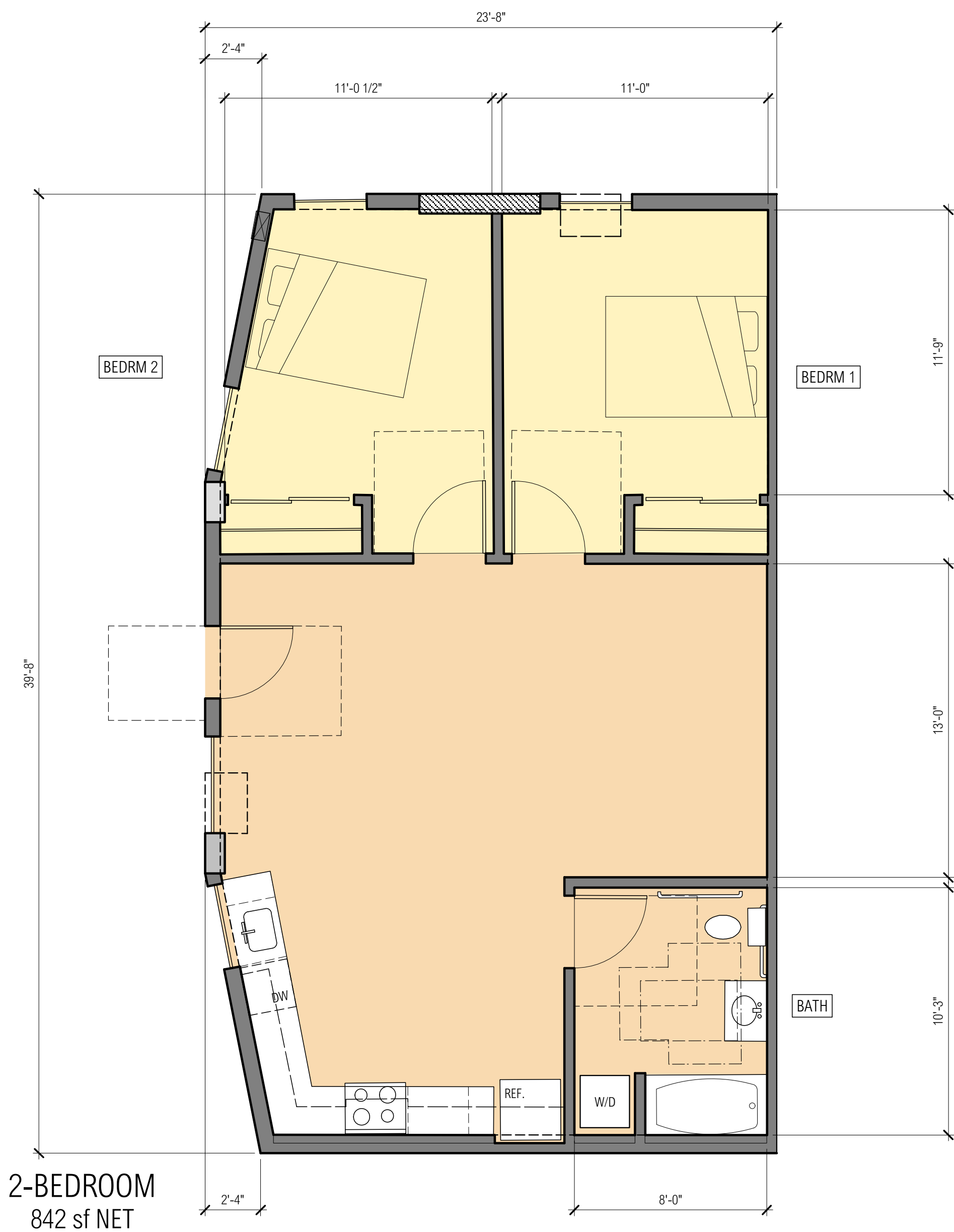
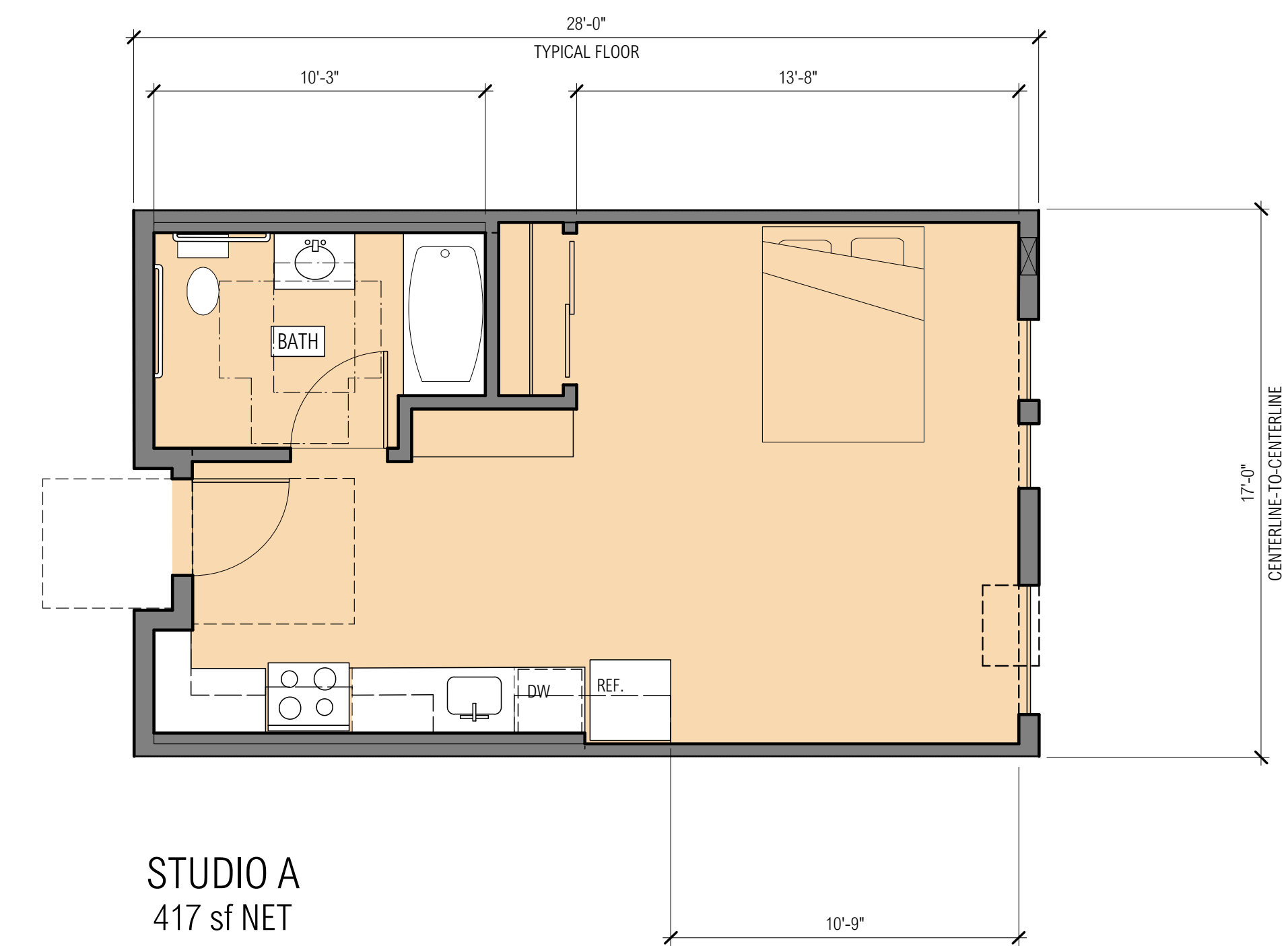
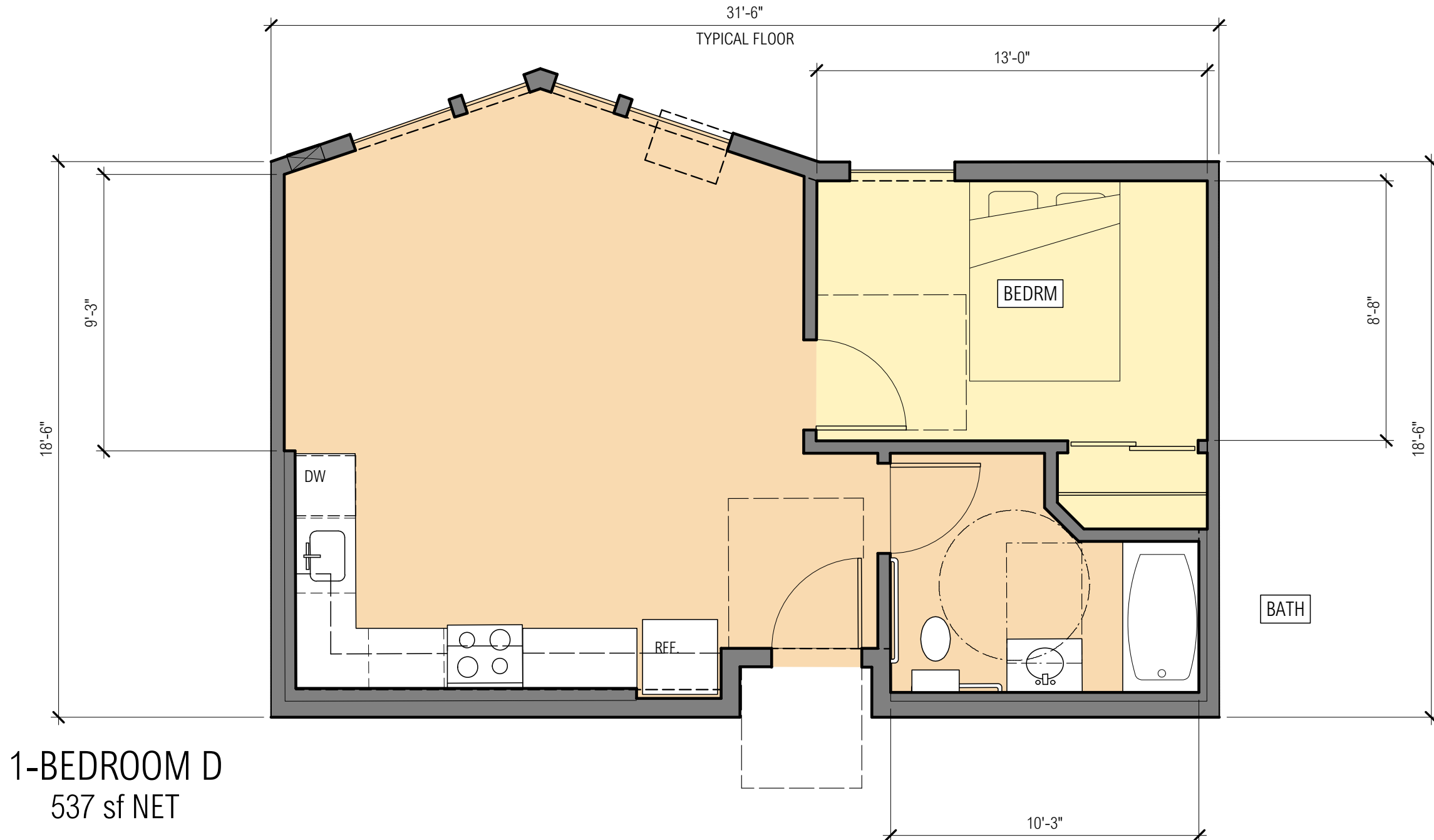
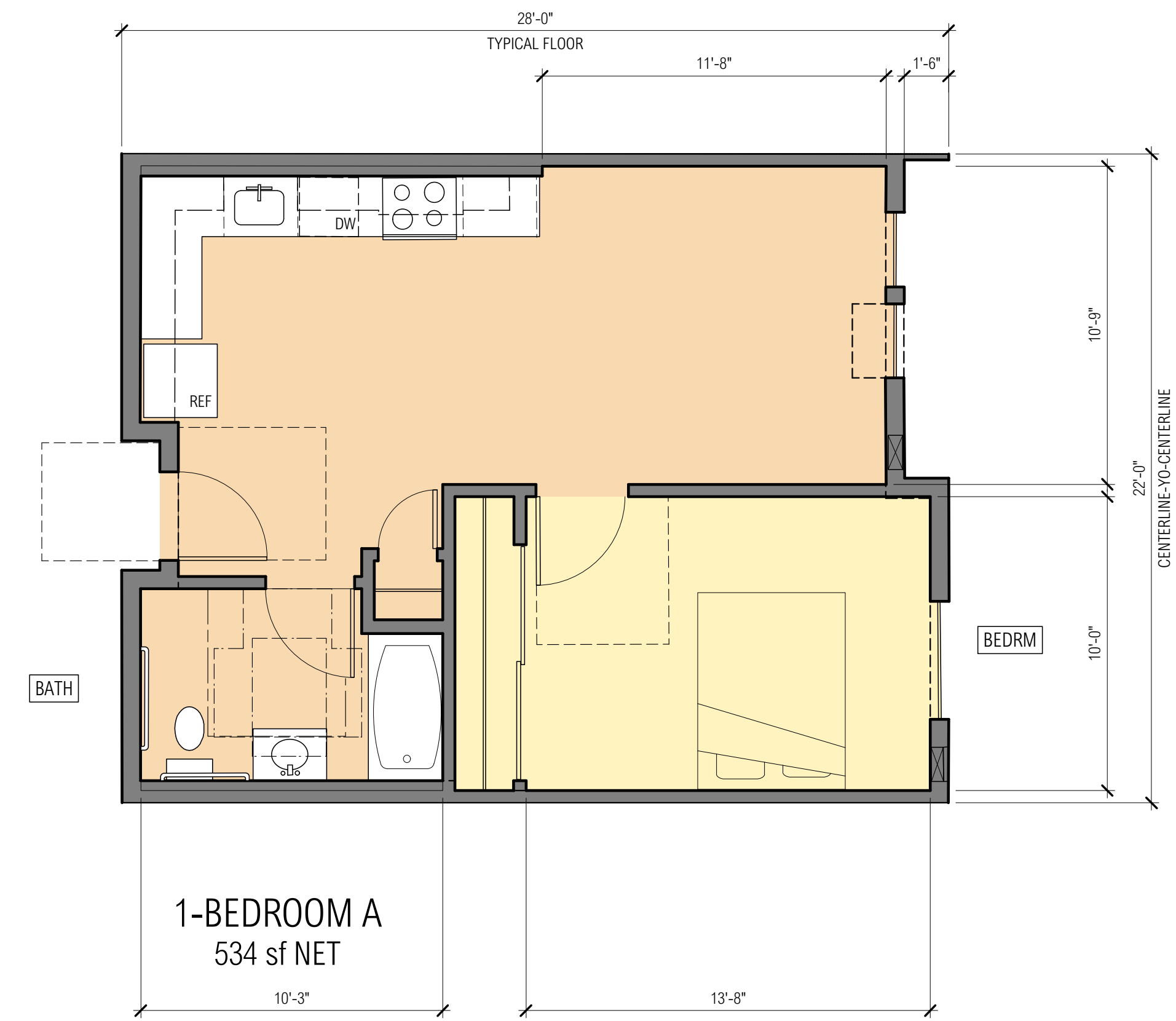
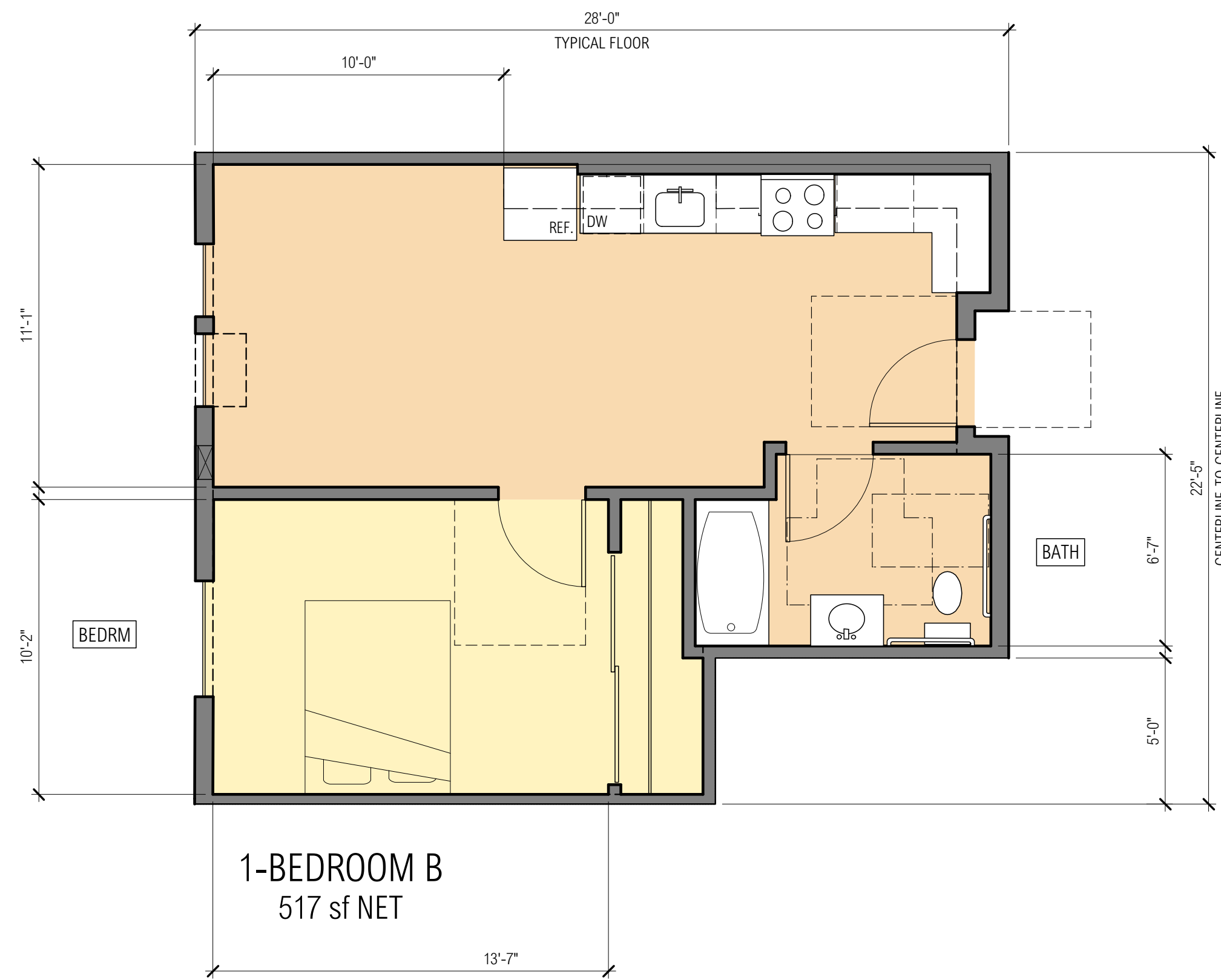
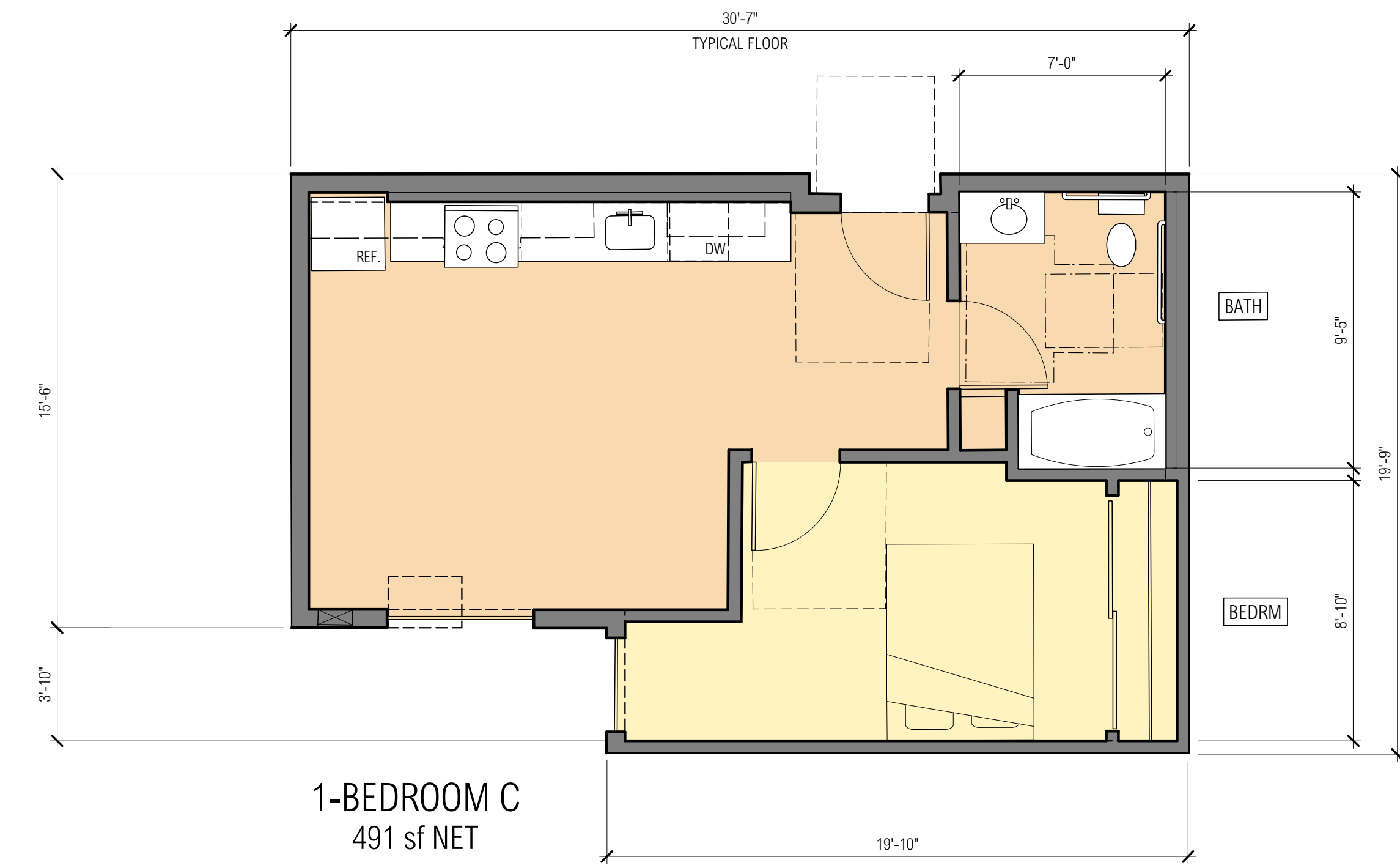
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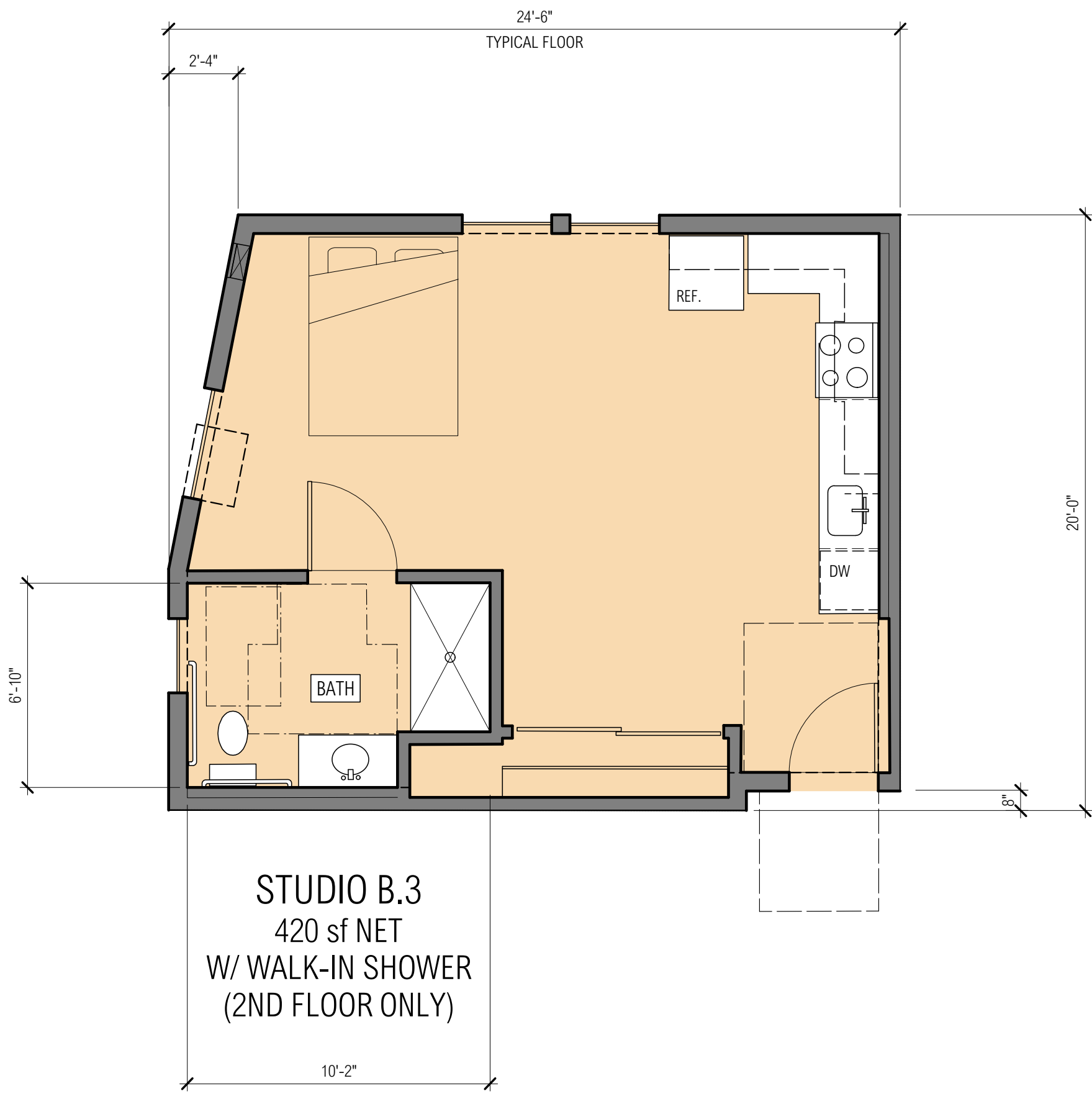


**UNIT FLOOR PLANS
(TYPICAL)**

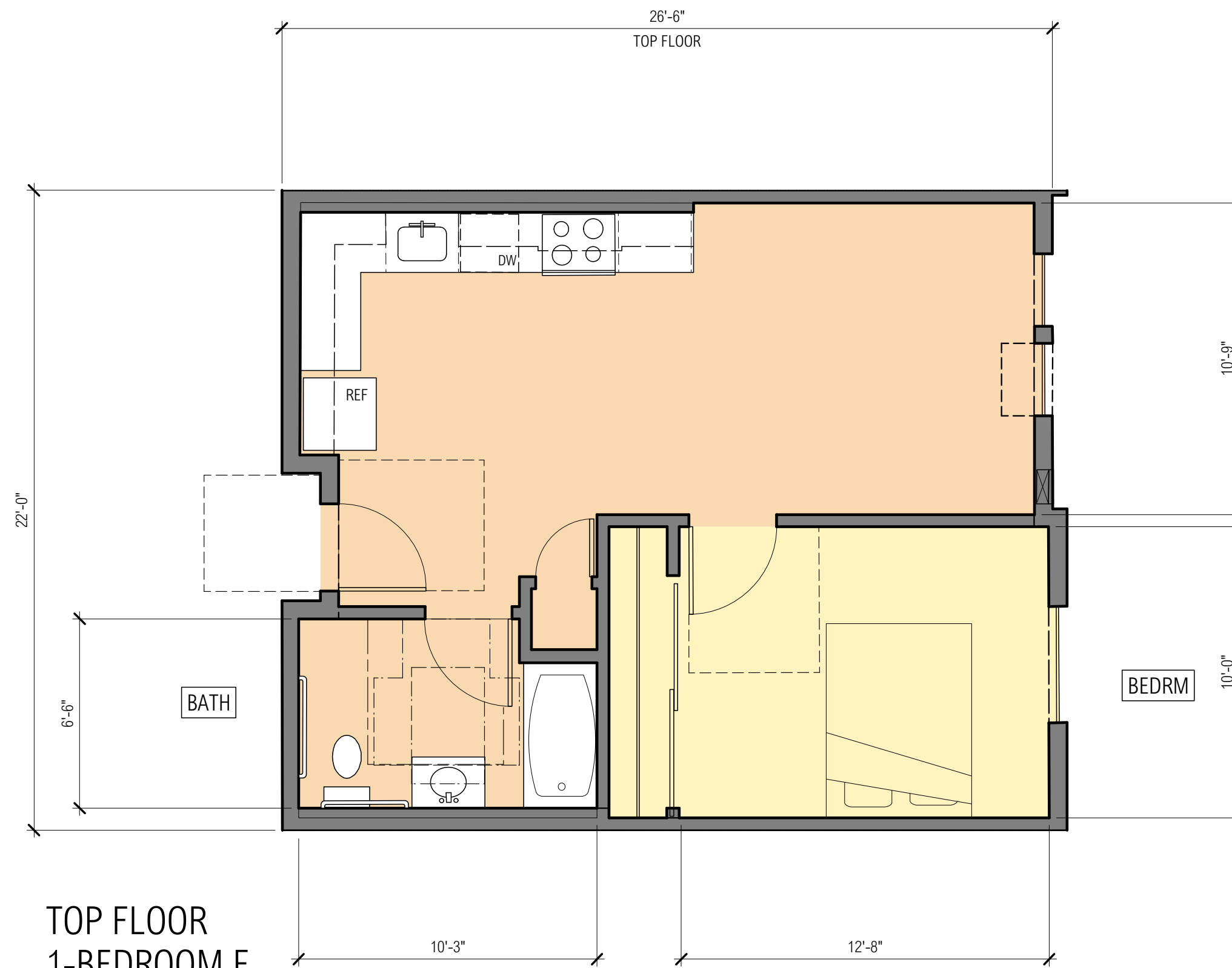
DATE: 29 AUGUST 2023 SCALE: 1/4" = 1'-0"

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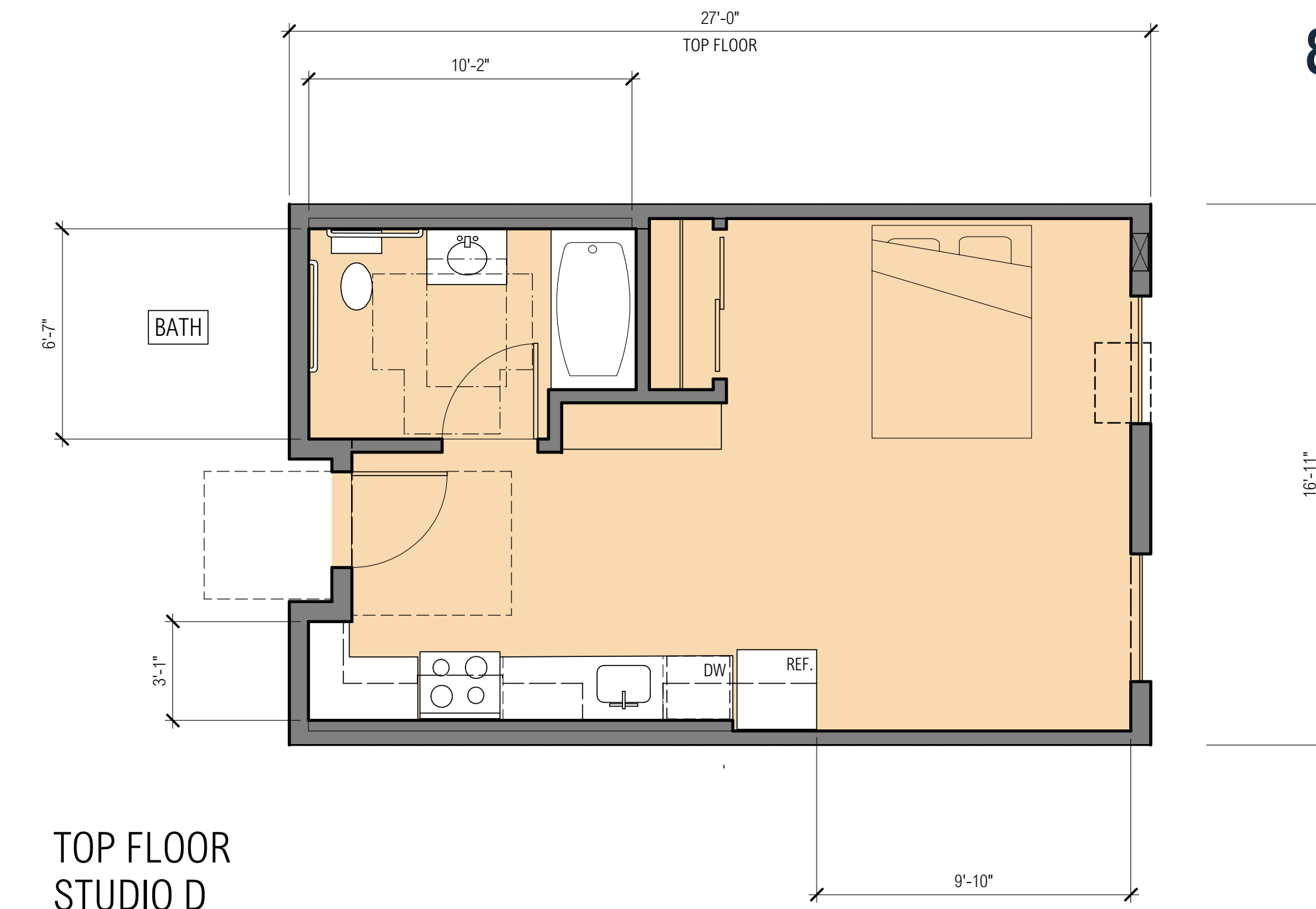
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STUDIO B.3
420 sf NET
W/ WALK-IN SHOWER
(2ND FLOOR ONLY)



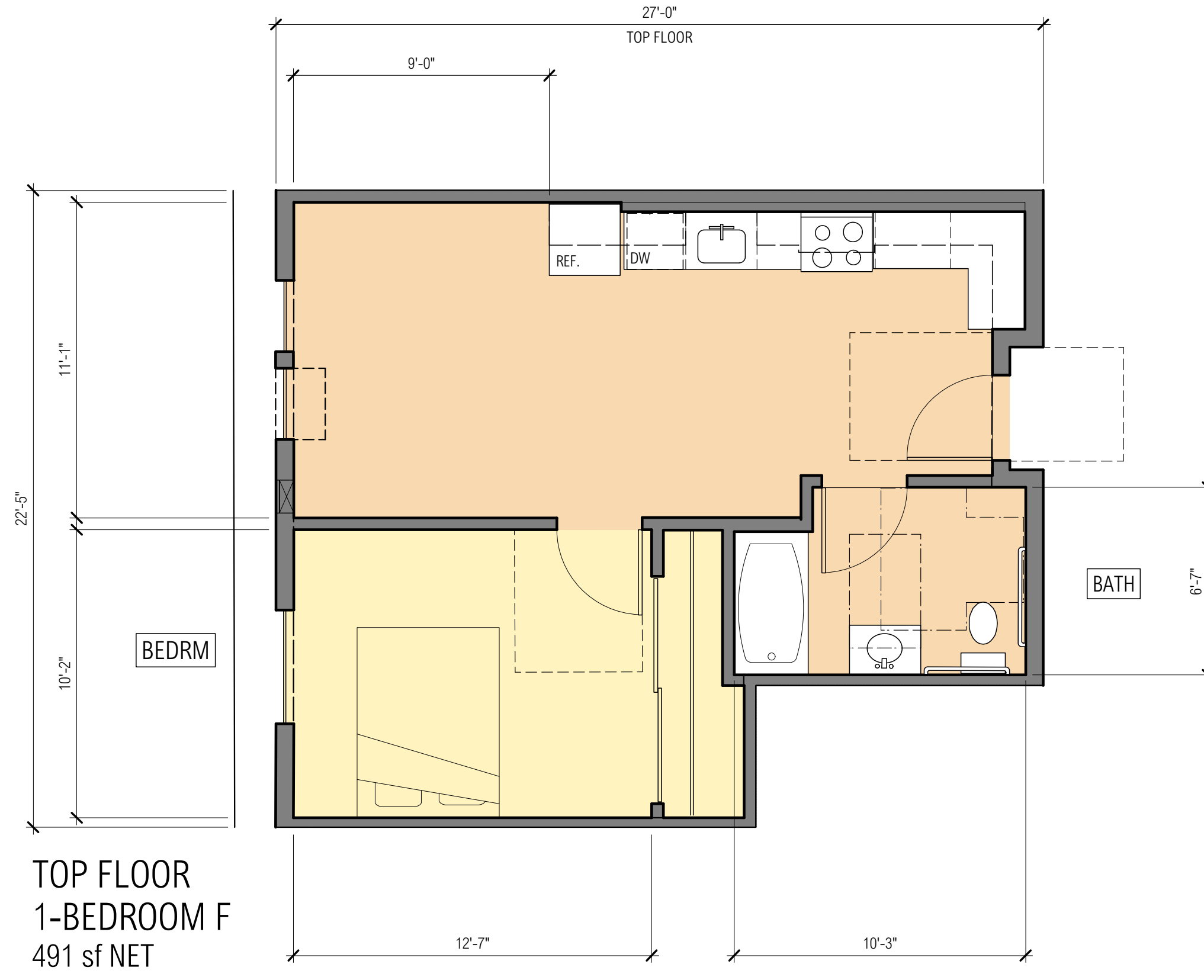
**TOP FLOOR
1-BEDROOM E**
524 sf NET



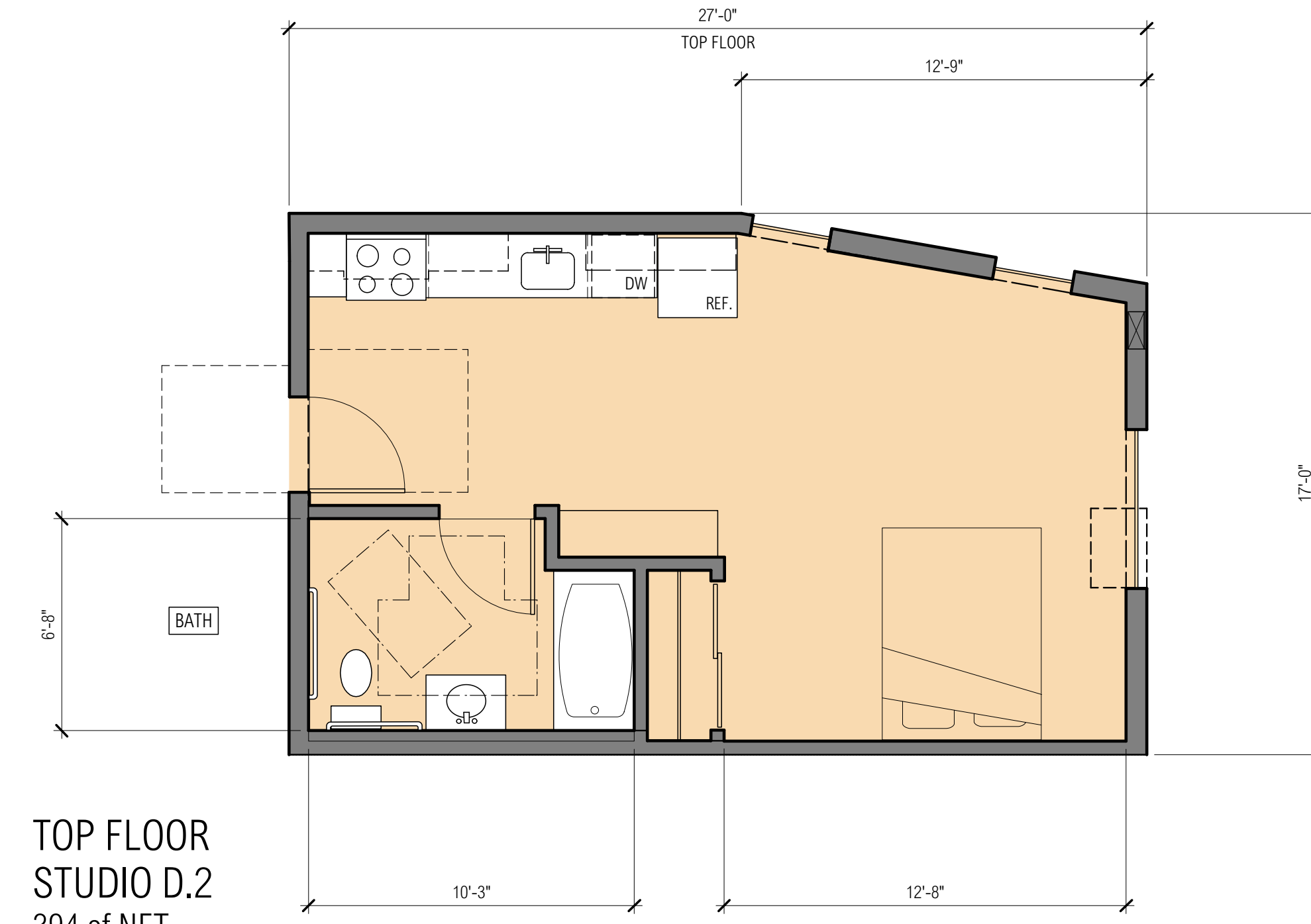
**TOP FLOOR
STUDIO D**
398 sf NET



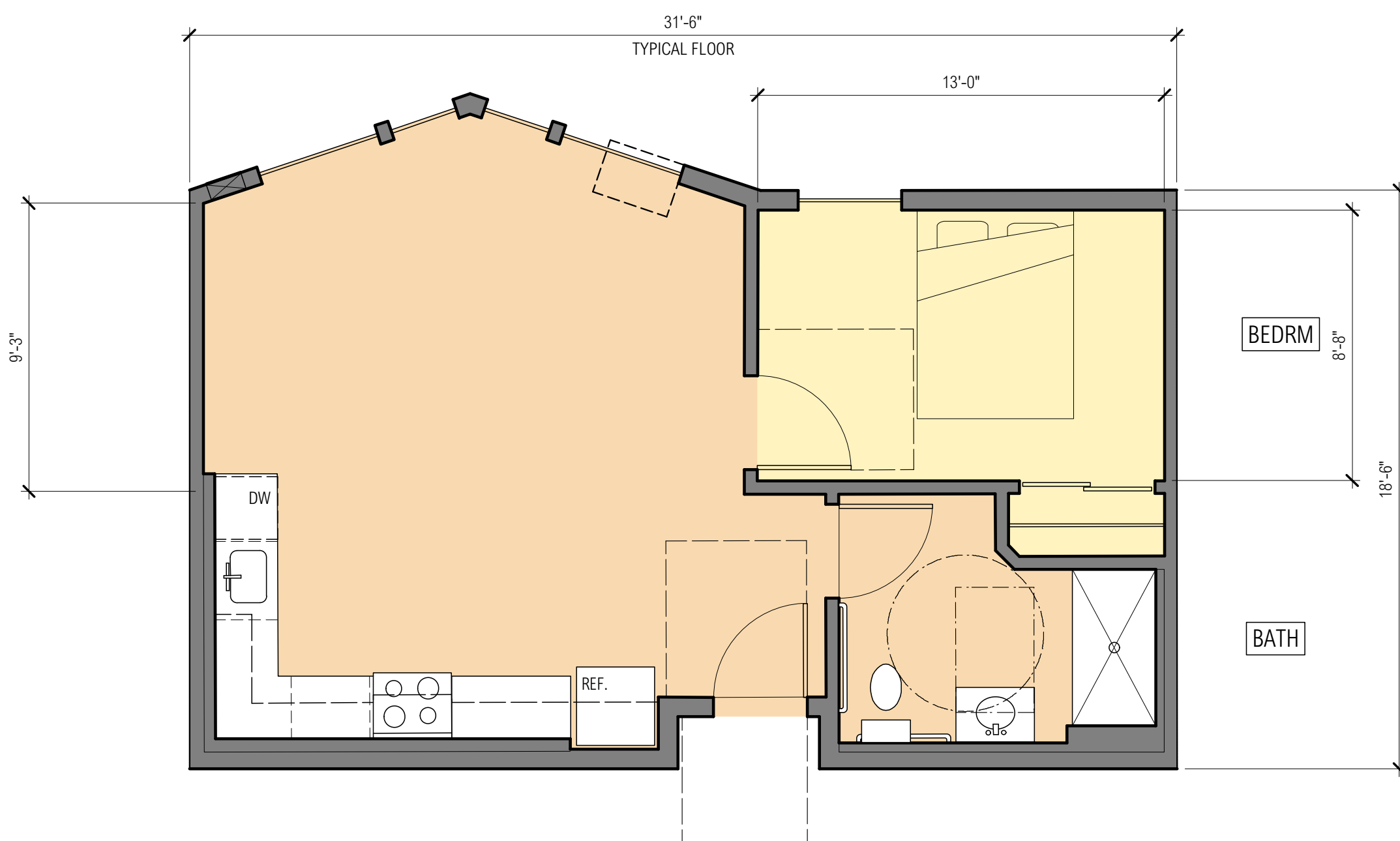
STUDIO B.4
437 sf NET
W/ WALK-IN SHOWER
(2ND FLOOR ONLY)



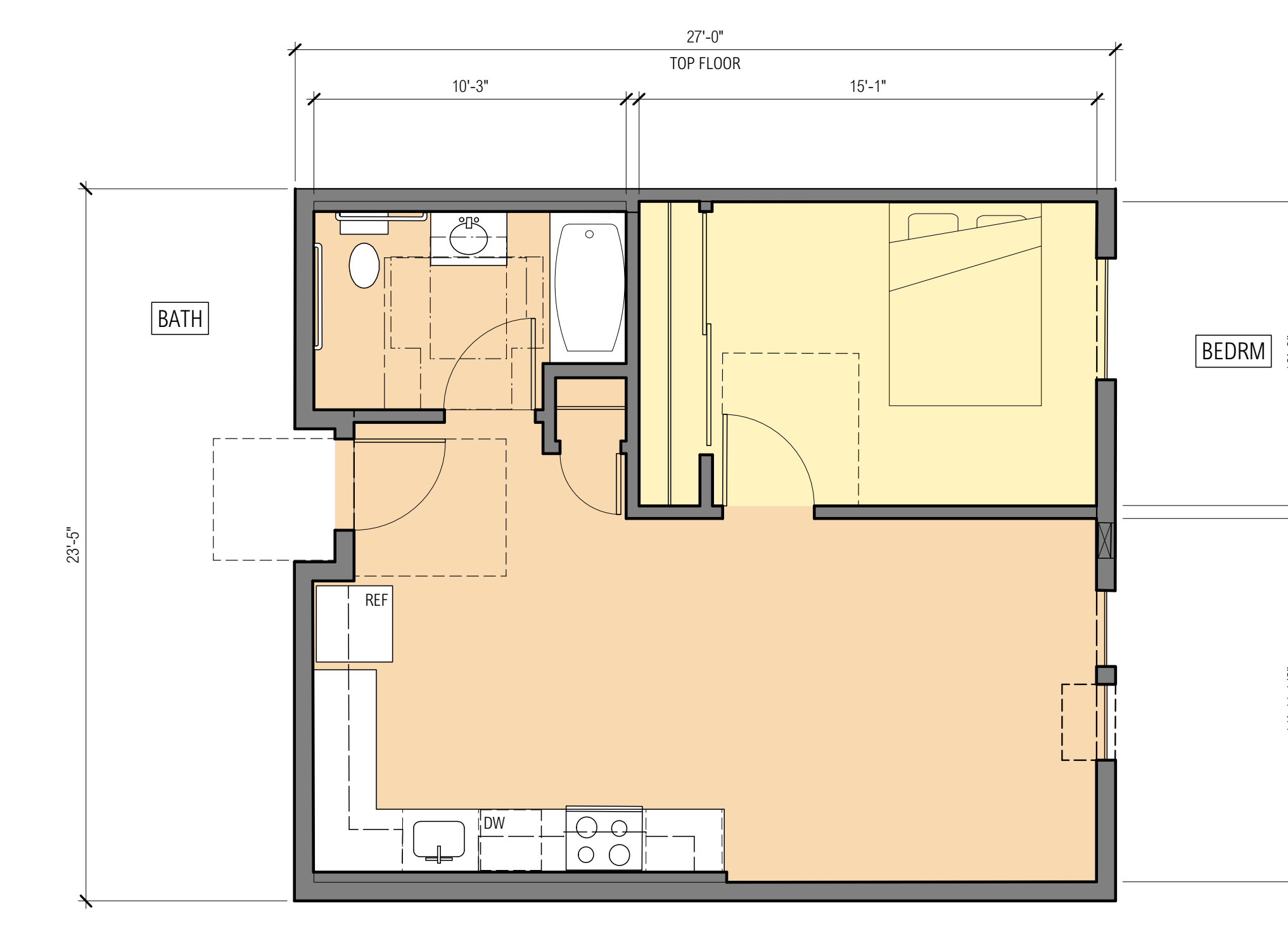
**TOP FLOOR
1-BEDROOM F**
491 sf NET



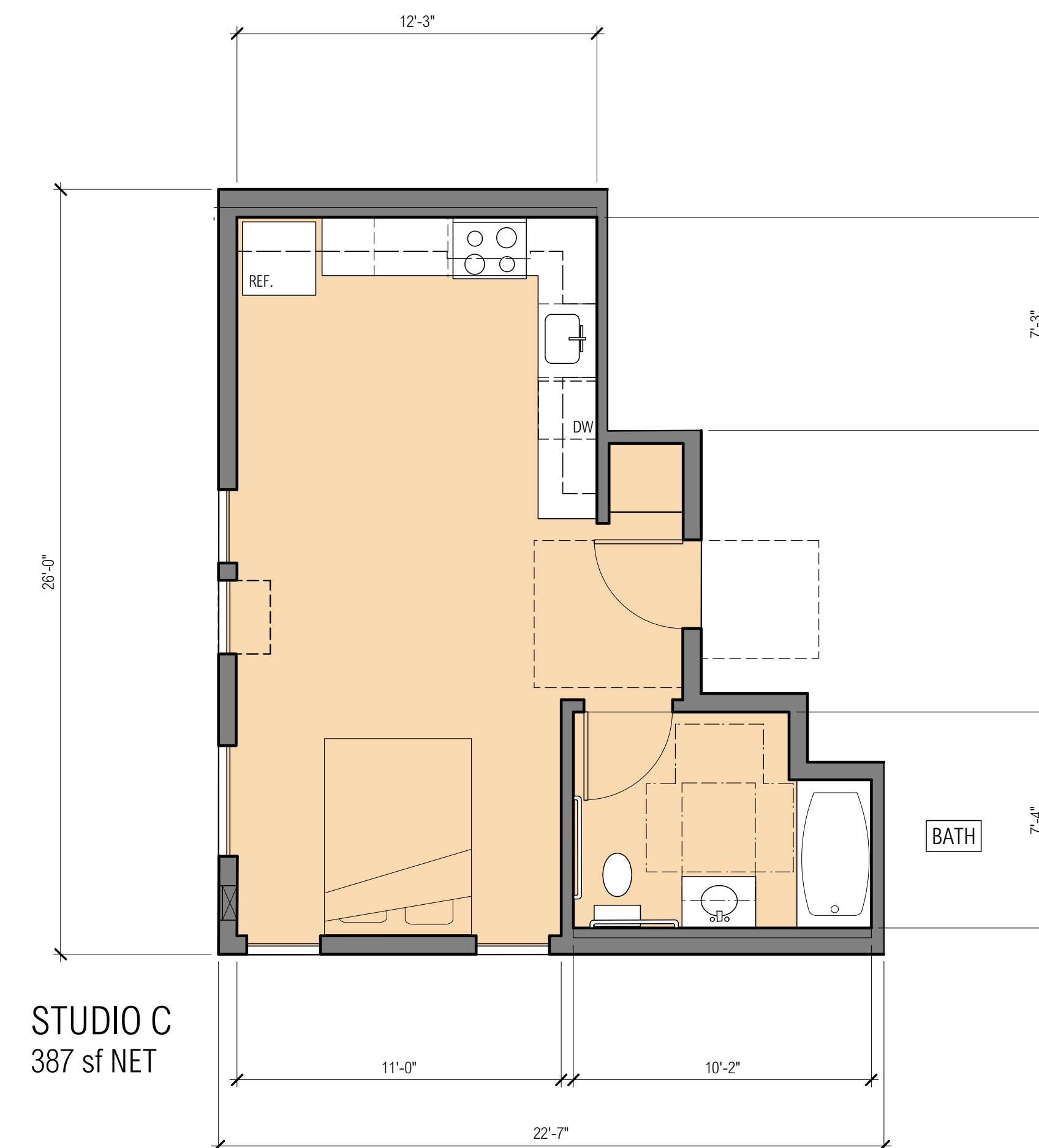
**TOP FLOOR
STUDIO D.2**
394 sf NET



1-BEDROOM D.2
537 sf NET
W/ WALK-IN SHOWER
(2ND FLOOR ONLY)



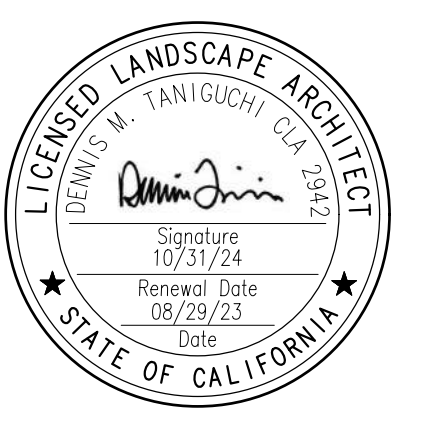
**TOP FLOOR
1-BEDROOM H**
561 sf NET



STUDIO C
387 sf NET

**UNIT FLOOR PLANS
(TYPICAL)**

DATE: 29 AUGUST 2023 SCALE: 1/4" = 1'-0"

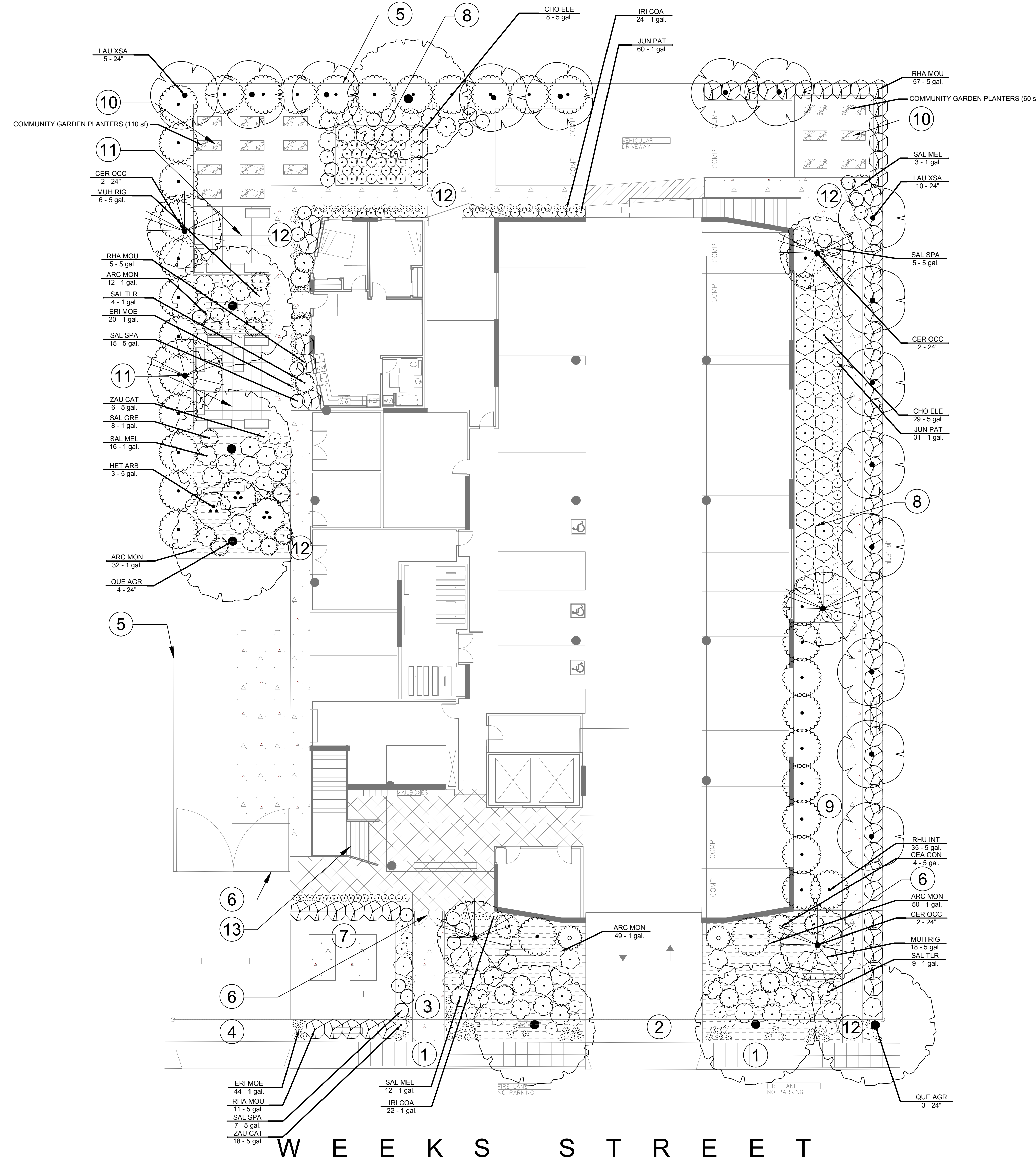


ISSUE DESCRIPTION:	DATE:
1 PLANNING SUBMITTAL	08/29/23

SCALE: AS NOTED
PROJECT NUMBER: 23012.000
SHEET TITLE

**LANDSCAPE PLAN:
STREET LEVEL**

SHEET NO.
LA-I

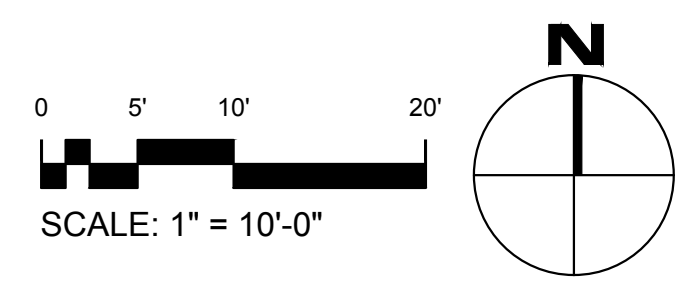


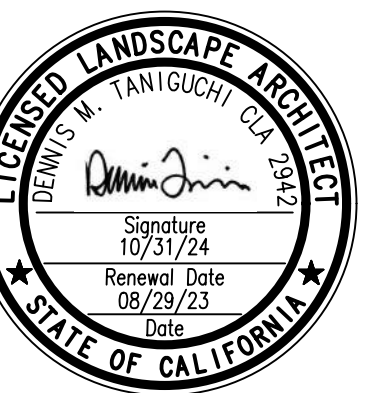
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS	
	CER OCC	Cercis occidentalis / Western Redbud	24"	Box	VL	6	CA Native	
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L	15	CA Native/Hybrid	
	QUE AGR	Quercus agrifolia / Coast Live Oak	24"	Box	VL	7	CA Native	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS	
	CEA CON	Ceanothus x 'Concha' / Concha Wild Lilac	5 gal.	Can	L	4	CA Native	
	CHO ELE	Chondropetalum elephantinum / Large Cape Rush	5 gal.	Can	L	37		
	ERI MOE	Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy	1 gal.	Pot	L	64	CA Native Habitat	
	HET ARB	Heteromeles arbutifolia / Toyon	5 gal.	Pot	L	3		
	IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	1 gal.	Can	L	46	CA Native	
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Can	L	91	CA Native	
	MUH RIG	Muhlenbergia rigens / Deer Grass	5 gal.	Pot	L	24	CA Native	
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Can	L	73	CA Native	
	RHU INT	Rhus integrifolia / Lemonade Berry	5 gal.	Can	L	35	CA Native	
	SAL GRE	Salvia greggii / Autumn Sage	1 gal.	Can	L	8		
	SAL TLR	Salvia leucantha 'All Purple' / All Purple Mexican Bush Sage	1 gal.	Can	L	13		
	SAL MEL	Salvia mellifera / Black Sage	1 gal.	Can	L	31	CA Native	
	SAL SPA	Salvia spathacea / Hummingbird Sage	5 gal.	Can	L	27	CA Native	
	ZAU CAT	Zauschneria californica 'Catalina' / California Fuchsia	5 gal.	Pot	L	24	CA Native	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	REMARKS
	ARC MON	Arctostaphylos hookeri 'Monterey Carpet' / Monterey Carpet Hooker's Manzanita	1 gal.	Pot	L	36" o.c.	143	CA Native

KEY NOTES--PROPOSED FEATURES

- ① CITY SIDEWALK
- ② PROPOSED DRIVEWAY
- ③ ENTRY WALK
- ④ SERVICE DRIVEWAY
- ⑤ FENCING
- ⑥ GATE
- ⑦ TRANSFORMERS
- ⑧ STORMWATER TREATMENT AREA
- ⑨ DOG RUN
- ⑩ COMMUNITY GARDEN PLANTERS
- ⑪ PATIO OPEN SPACE
- ⑫ WALKWAY
- ⑬ STAIRS TO PODIUM COURTYARD



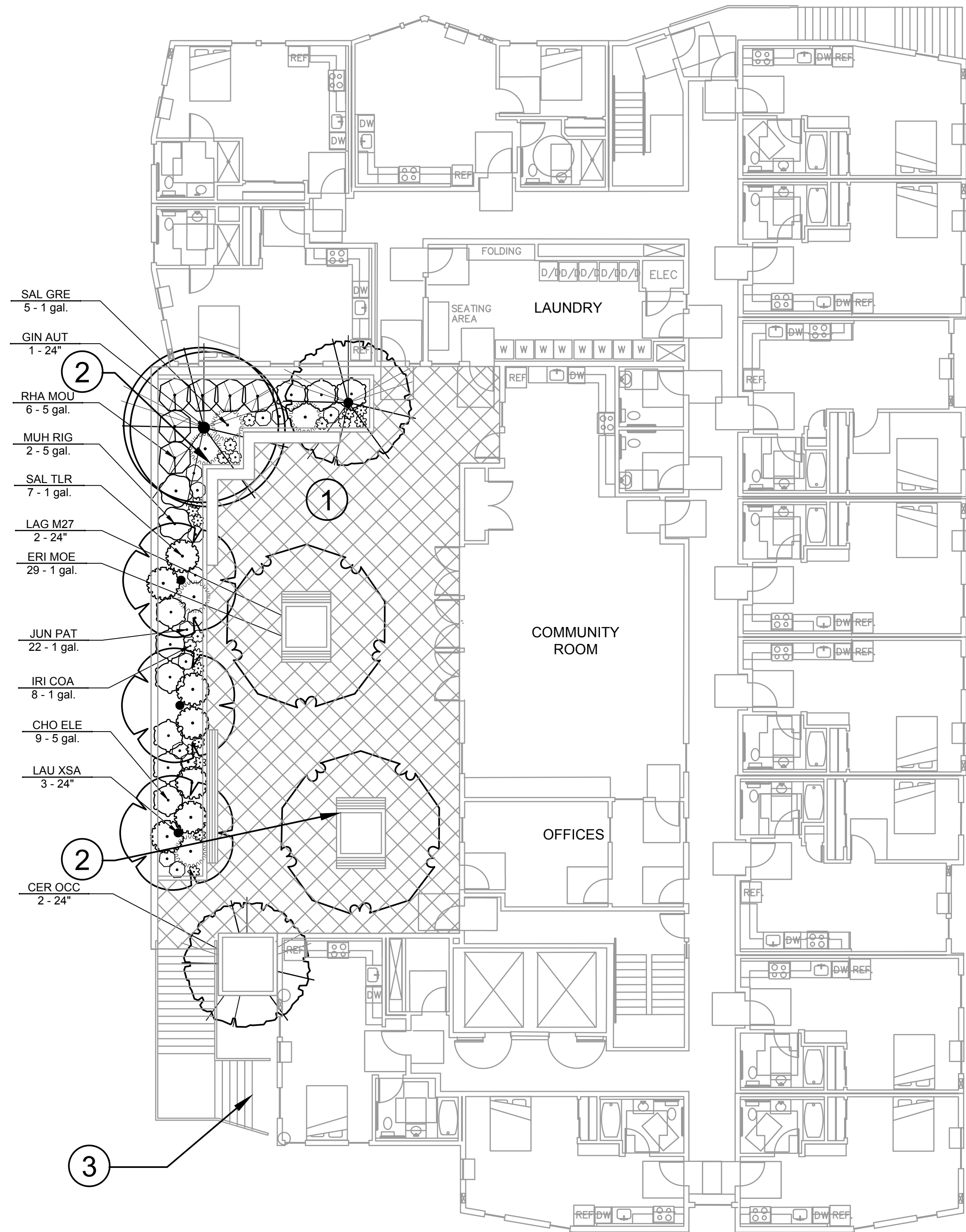


ISSUE DESCRIPTION:	DATE:
1 PLANNING SUBMITTAL	08/29/23

SCALE: AS NOTED
PROJECT NUMBER: 23012.000
SHEET TITLE

**LANDSCAPE PLAN:
SECOND LEVEL**

SHEET NO.
LA-2

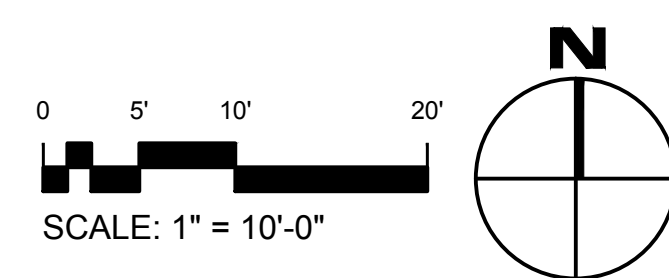


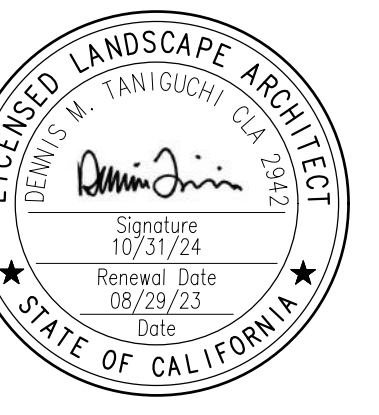
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
	CER OCC	Cercis occidentalis / Western Redbud	24"	Box	VL	2	CA Native
	GIN AUT	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	24"	Box	M	1	Male forms only
	LAG M27	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	24"	Box	L	2	
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L	3	CA Native/Hybrid
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
	CHO ELE	Chondropetalum elephantinum / Large Cape Rush	5 gal.	Can	L	9	
	ERI MOE	Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy	1 gal.	Pot	L	29	CA Native Habitat
	IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	1 gal.	Can	L	8	CA Native
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Can	L	22	CA Native
	MUH RIG	Muhlenbergia rigens / Deer Grass	5 gal.	Pot	L	2	CA Native
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Can	L	6	CA Native
	SAL GRE	Salvia greggii / Autumn Sage	1 gal.	Can	L	5	
	SAL TLR	Salvia leucantha 'All Purple' / All Purple Mexican Bush Sage	1 gal.	Can	L	7	

KEY NOTES--PROPOSED FEATURES

- ① PODIUM LEVEL COURTYARD OPEN SPACE
- ② RAISED PLANTERS/SEATING
- ③ STAIRS TO STREET LEVEL





ISSUE DESCRIPTION DATE

1 PLANNING SUBMITTAL 08/29/23

SCALE: AS NOTED

PROJECT NUMBER: 23012.000

SHEET TITLE

**IRRIGATION
HYDROZONE
PLAN:**

STREET LEVEL

SHEET NO.

LA-3



HYDROZONE LEGEND

- LOW WATER USE (6,479 SF OR 96% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE (295 SF OR 4% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE (0 SF OR 0% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

IRRIGATION DESIGN STATEMENT:

- 1 IRRIGATION DESIGN SHALL BE ZONED FOR 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGHER WATER USE PLANT MATERIALS; 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.
- 2 IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.
- 3 PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.
- 4 COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MOIST CONDITIONS.
- 5 LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NON-LANDSCAPED AREAS.
- 6 LOW VOLUME SPRINKLERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.
- 7 DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHEREVER POSSIBLE.
- 8 DRIP IRRIGATION SHALL BE UTILIZED AT NON-TRAFFIC OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO-TUBING.
- 9 THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO PERMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF. RAIN SENSING OVERRIDE DEVICES SHALL BE INSTALLED WITH CONTROLLER.
- 10 INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO ISOLATE WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND."

NOTES:

- 1 IRRIGATED PLANTED AREA= 6,774 SF
TURF IS 0% (0 SF) OF THAT PLANTED AREA
- 2 A MINIMUM 3-INCH LAYER OF 1/2" TO 1" DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.
- 3 UNLESS CONTRAINDICATED BY A HORTICULTURAL SOILS ANALYSIS, SOIL AMENDMENT TO INCLUDE COMPOST AT A MINIMUM OF 4 CUBIC YARDS PER 1000 SF OF PLANTING AREA INCORPORATED TO A DEPTH OF 6 INCHES.
- 4 PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT INTRODUCED OR NATIVE AND NON-INVASIVE PLANT SPECIES (AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT AND WUCOLS.

IRRIGATION WATER USE CALCULATIONS:

Water Efficient Landscape Worksheet: 851 Weeks (8/24/2023)

Reference Evapotranspiration (Eto)	S1.5 (Palo Alto)		ETAF (PF/IE)	MAWA requirement (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
	ETWU requirement	ETWU requirement					
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)				
Regular Landscape Areas							
#1 Weeks Frontage	0.2	Drip	0.81	0.247	1,861	459.51	
#2 E Perimeter	0.2	Drip	0.81	0.247	826	203.95	
#3 E Sidesyard	0.2	Drip	0.81	0.247	917	226.42	
#4 E Community Garden	0.5	Drip	0.81	0.617	80	49.38	
#5 N Perimeter	0.2	Drip	0.81	0.247	972	240.00	
#6 W Community Garden	0.5	Drip	0.81	0.617	110	67.90	
#7 NW Bldg	0.5	Drip	0.81	0.617	304	187.65	
#8 W Perimeter	0.2	Drip	0.81	0.247	415	102.47	
#9 W Open Spaces	0.5	Drip	0.81	0.617	720	444.44	
#10 Podium-corner planter	0.5	Drip	0.81	0.617	105	64.81	
#11 Podium-planter	0.2	Drip	0.81	0.247	373	92.10	
#12 Podium-trees	0.2	Drip	0.81	0.247	91	22.47	
			Totals		6,774	2,161.11	
Special Landscape Areas (SLA)							
1) Pool/Spa				0	0	0	
2) Water Features				0	0	0	
			Totals	0	0	0	
						Estimated Total Water Use (ETWU)	69,004
						Maximum Allowed Water Allowance (MAWA)	97,332

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

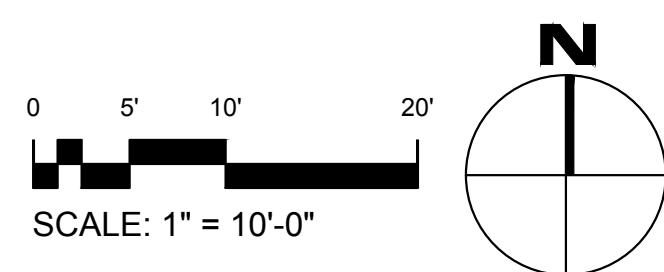
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	2,161
Total Area	6,774
Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	0.32

All Landscape Areas

Total ETAF x Area	2,161
Total Area	6,774
Sitewide ETAF	0.32



W E E K S S T R E E T



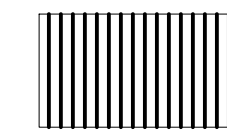
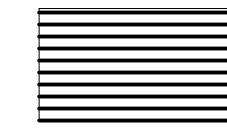

ISSUE DESCRIPTION:	DATE:
1 PLANNING SUBMITTAL	08/29/23

SCALE: AS NOTED
PROJECT NUMBER: 23012.000
SHEET TITLE

**IRRIGATION
HYDROZONE
PLAN:
SECOND LEVEL**

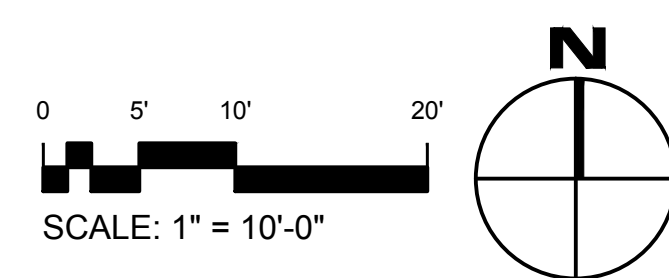
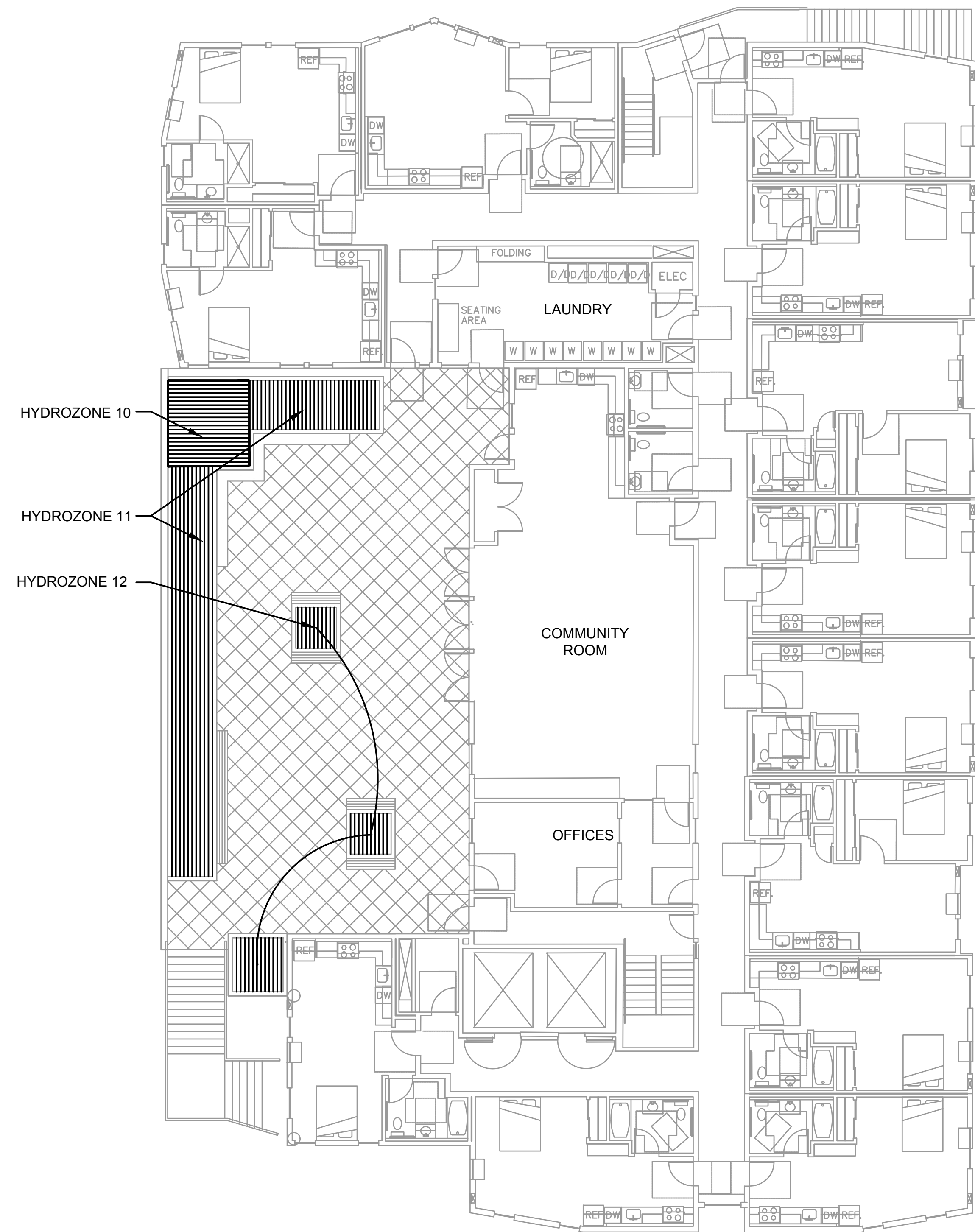
SHEET NO.
LA-4

HYDROZONE LEGEND

-  LOW WATER USE (6,479 SF OR 96% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
-  MEDIUM WATER USE (295 SF OR 4% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
-  HIGH WATER USE (0 SF OR 0% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

NOTES:

- 1 SEE NOTES ON SHEET LA-3.
- 2 SEE IRRIGATION WATER USE CALCULATIONS SHEET LA-3.





Project Site

WEEKS STREET: VIEW OF PROJECT SITE



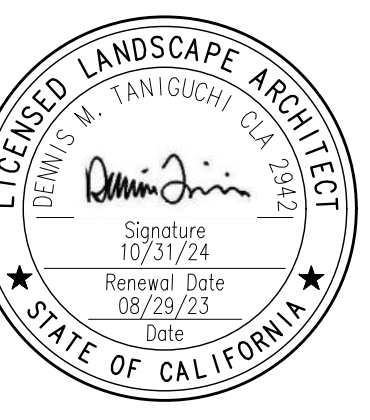
Open Bible Baptist Church at center of image

WEEKS STREET: ACROSS THE STREET FROM PROJECT SITE

851 Weeks Street

851 WEEKS STREET
EAST PALO ALTO, CA
94303

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
V 650.638.9985 | F 650.638.9986
CLA #2942



ISSUE: DESCRIPTION: DATE:

1 PLANNING SUBMITTAL 08/29/23

SCALE: AS NOTED

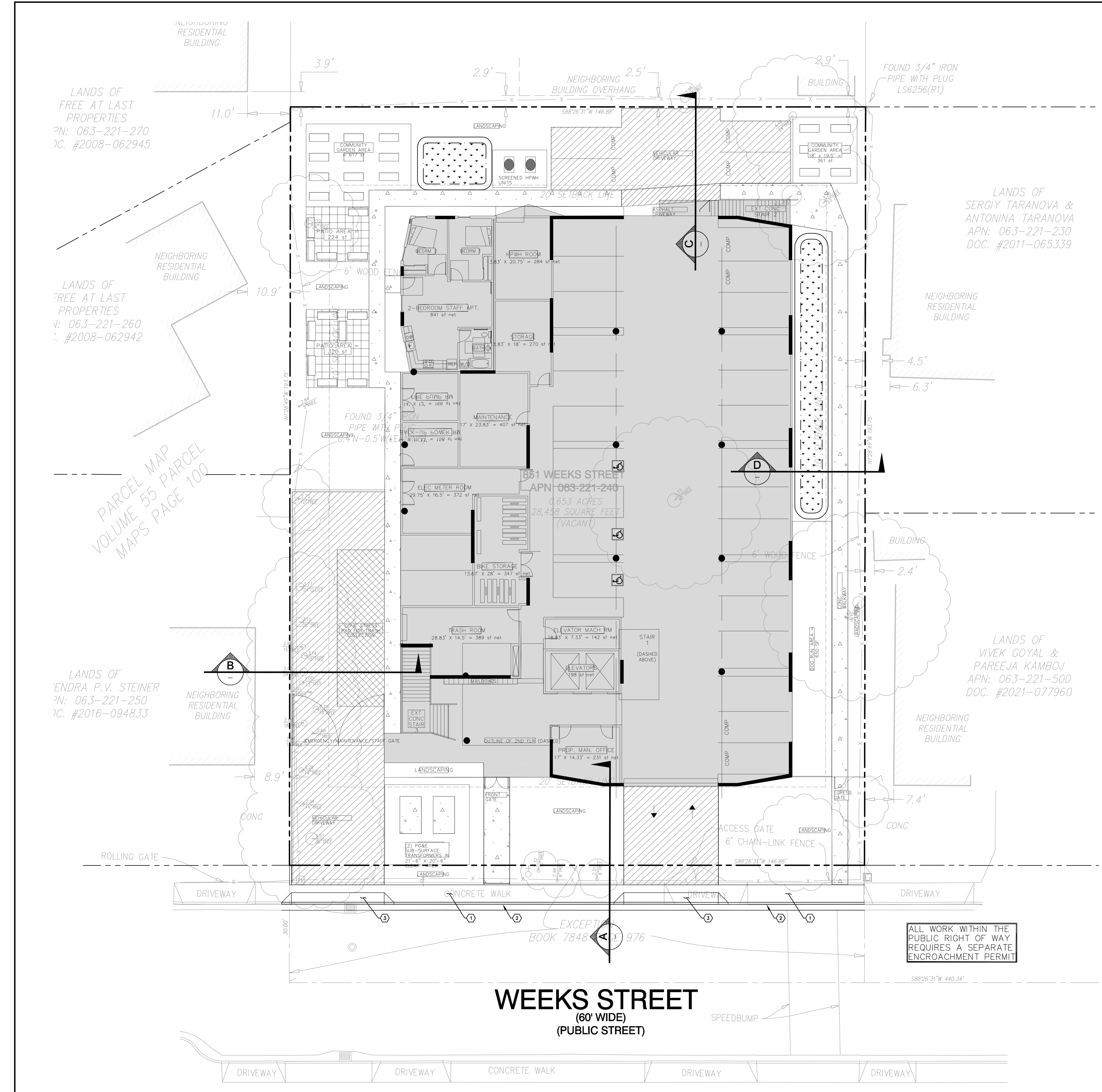
PROJECT NUMBER: 23012.000

SHEET TITLE

PROJECT SITE
CONTEXT

SHEET NO.

LA-5

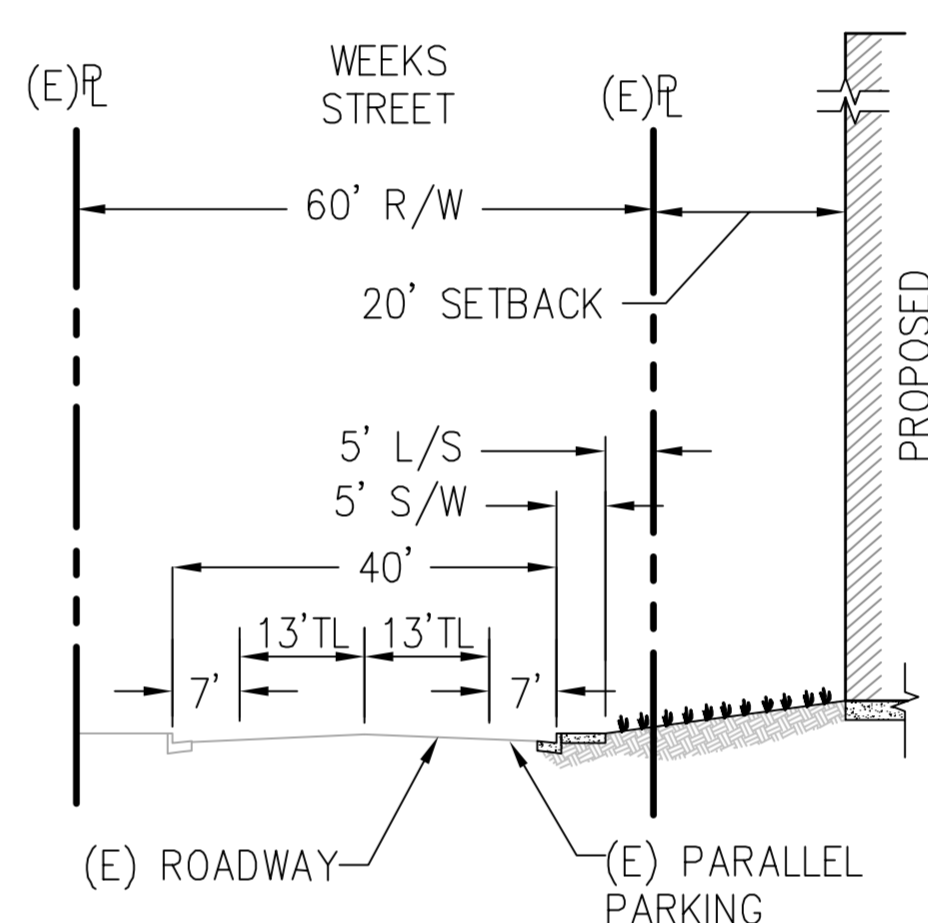


LEGEND

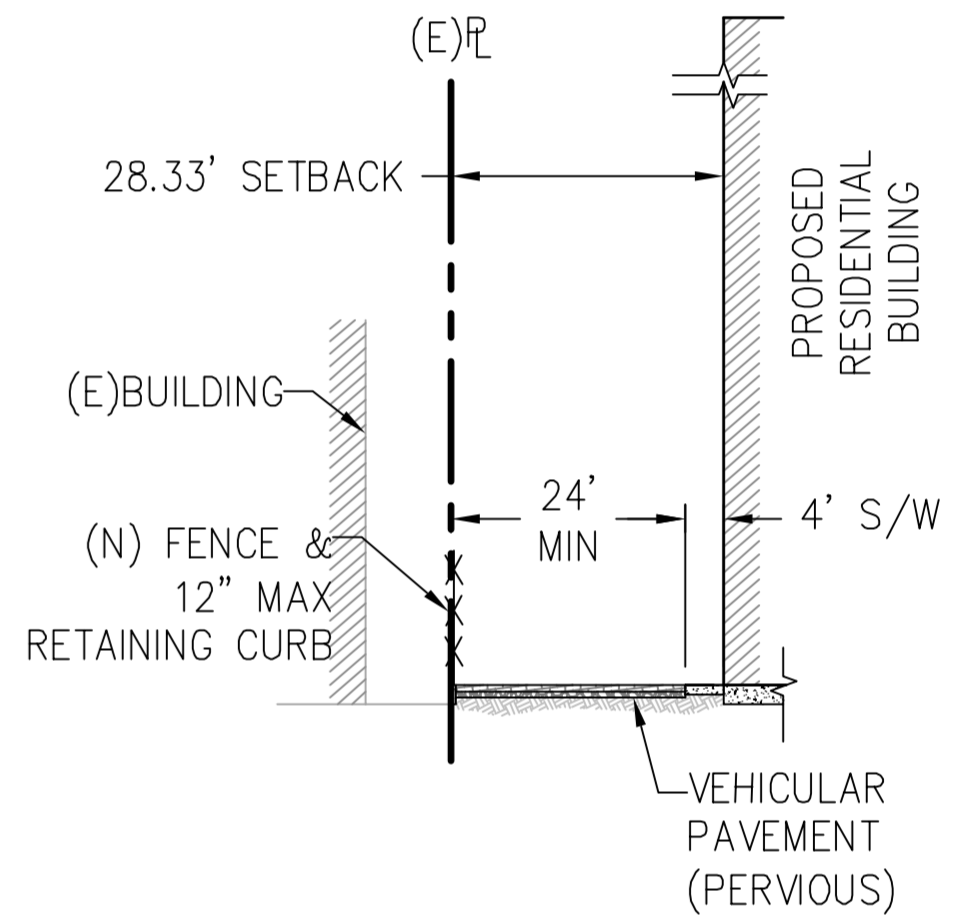
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- SETBACK LINE
- - - EXISTING BUILDING
- - - EXISTING FENCE LINE
- ▒ BUILDING
- ▨ VEHICULAR PAVEMENT (PERVIOUS)
- ▩ VEHICULAR CONCRETE PAD
- ▧ CONCRETE SIDEWALK
- ▦ PEDESTRIAN PAVEMENT
- ▤ BIORETENTION AREA

KEYNOTES

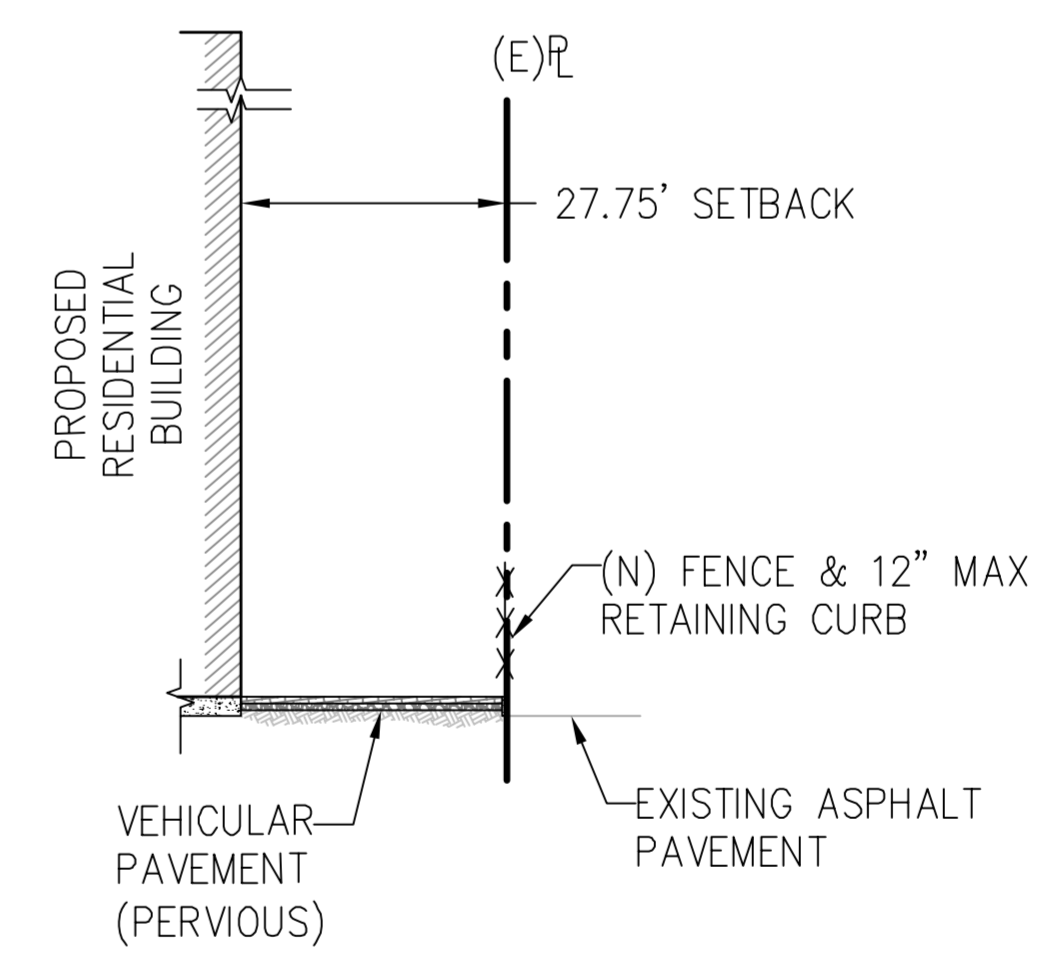
- ① NEW SIDEWALK PER CITY STANDARDS
- ② NEW VERTICAL CURB AND GUTTER PER CITY STANDARDS
- ③ NEW DRIVEWAY PER CITY STANDARDS



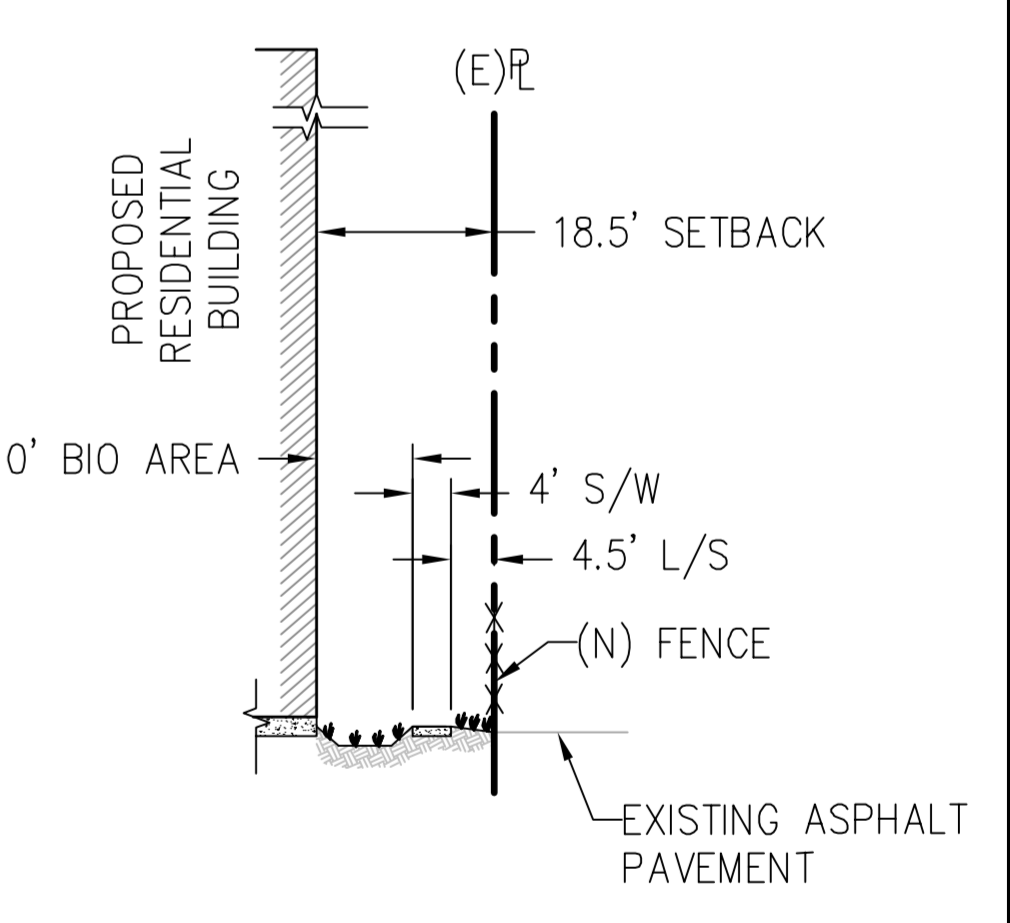
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



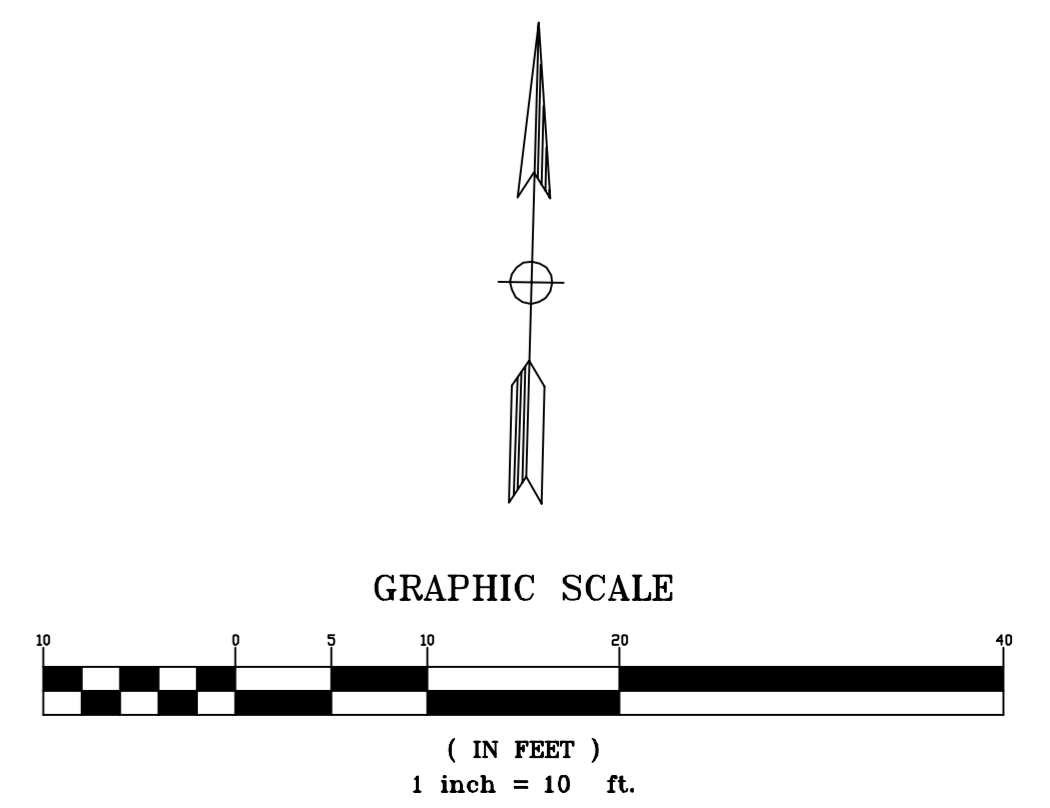
SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT

WEEKS STREET
(60' WIDE)
(PUBLIC STREET)



LANDS OF FREE AT LAST PROPERTIES
PN: 063-221-270
OC: #2008-062945

LANDS OF FREE AT LAST PROPERTIES
PN: 063-221-260
OC: #2008-062942

PARCEL MAP VOLUME 55 PARCEL MAPS PAGE 100

LANDS OF ENDRA P.V. STEINER
PN: 063-221-250
OC: #2016-094833

LANDS OF VIVEK GOYAL & PAREEJA KAMBOJ
APN: 063-221-500
DOC: #2021-077960

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 08/30/2023
 CHELSEA UNEMORI C-83517

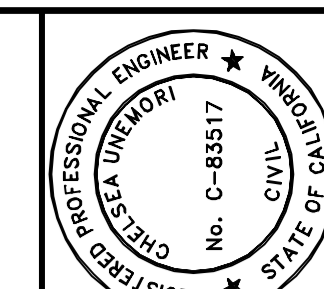
BKF ENGINEERS
 1715 H STREET
 SUITE 400
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

PRELIMINARY SITE PLAN
 851 WEEKS STREET
 APN 063-221-240
 851 WEEKS STREET, EAST PALO ALTO, CA 94303

No.	Revisions

Date: 08/29/2023
 Scale: AS SHOWN
 Design: CJ
 Drawn: PC
 Approved: CJ
 Job: 162-2023-011

C2.0
 2 OF 5



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/20/2023
CHELSEA UMEHORI
C 83517

BKF ENGINEERS
11815 STREET
SUITE 200
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com



851 WEEKS STREET
APN 063-221-240
851 WEEKS STREET, EAST PALO ALTO, CA 94303

PRELIMINARY GRADING & DRAINAGE PLAN

LEGEND

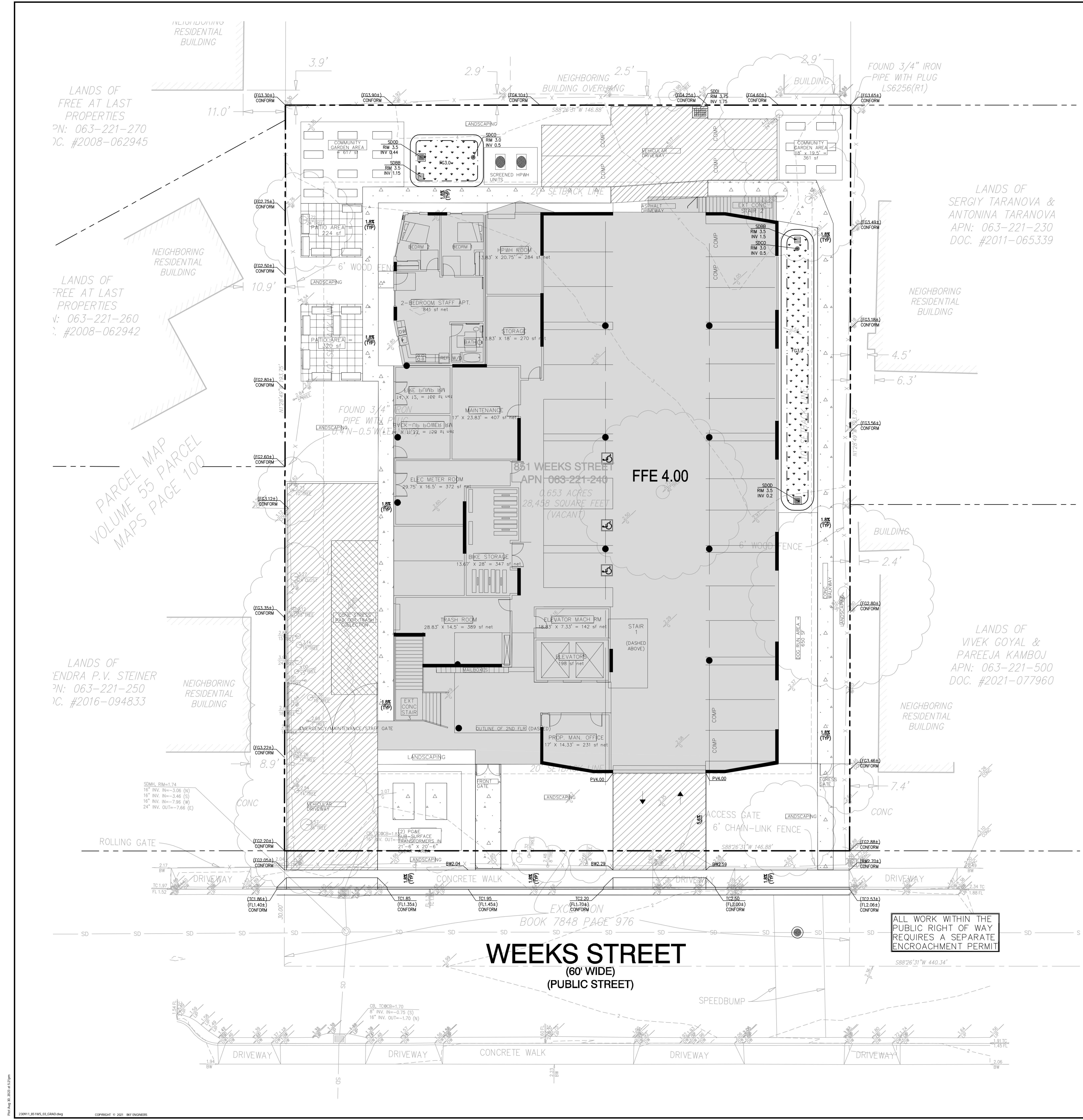
SOFTSCAPE	HARDSCAPE	SLOPE DIRECTION
		100 YEAR STORM OVERLAND RELEASE
		EXISTING SPOT GRADE
		SLOPE
		EXISTING SLOPE
		BIORETENTION AREA

ABBREVIATIONS

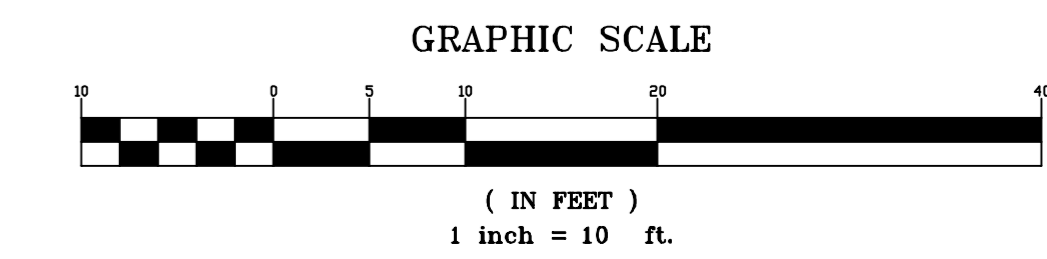
ADA	AMERICANS WITH DISABILITIES ACT
BLDG	BUILDING
BW	BACK OF SIDEWALK
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
HP	HIGH POINT
LP	LOW POINT
MA	MATCH
MAX	MAXIMUM
MIN	MINIMUM
PV	PAVEMENT
SDAD	STORM DRAIN AREA DRAIN
SDBB	STORM DRAIN BUBBLE BOX
SDCO	STORM DRAIN CLEAN OUT
SDJB	STORM DRAIN JUNCTION BOX
SDOD	STORM DRAIN OVERFLOW DRAIN
TC	TOP OF CURB
TW	TOP OF WALL

GRADING NOTES

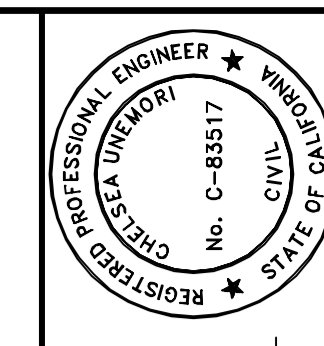
- UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORWAYS AND ACCESSIBLE PATHS OF TRAVEL SHALL BE ADA COMPLIANT.
- SLOPES ALONG ACCESSIBLE PATHS OF TRAVEL SHALL NOT EXCEED A RUNNING SLOPE OF 1:20 OR A CROSS SLOPE OF 1:48. ACCESSIBLE WALKS AND SIDEWALKS SHALL BE 48" WIDE MINIMUM. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
- CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM CORRECTIVE GRADING AT NO EXTRA COST TO THE OWNER.
- IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
- LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 8" BELOW WOOD FRAMING AND SHEATHING THAT IS NOT NATURALLY DURABLE OR PRESERVATIVE-TREATED.
- LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 5% FOR THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALE USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
- UNDERGROUND SERVICE ALERT (USA) SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- ANY LAND DISTURBING ACTIVITIES OCCURRING BETWEEN OCTOBER 1ST AND APRIL 30TH ARE RESTRICTED BY THE CITY. A DETAILED EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR ACTIVITIES OCCURRING DURING THIS PERIOD AND APPROVAL IN WRITING BY THE CITY ENGINEER.
- GRADING ACTIVITIES AND ASSOCIATED NOISE SHALL BE LIMITED TO WEEK DAYS BETWEEN THE HOURS OF 8AM TO 5PM. NO GRADING ACTIVITIES ARE TO OCCUR ON SATURDAYS AND SUNDAYS, WITHOUT SPECIAL PERMISSION FROM THE CITY ENGINEER.
- ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- TO REDUCE VIBRATION FROM CONSTRUCTION ACTIVITIES, THE USE OF EQUIPMENT, SUCH AS VIBRATORY ROLLERS, TAMPERS, AND CLAM SHOVEL DROPS, SHALL BE PROHIBITED WITHIN 20 FEET OF THE SHARED PROPERTY LINE TO THE WEST.



ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT



Plot Aug 30, 2023 at 12:27pm



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/20/2023
CHELSEA UNEMORI
C 83517

BKF ENGINEERS
1100 S STREET
SUITE 200
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com



851 WEEKS STREET
APN 063-221-240
851 WEEKS STREET, EAST PALO ALTO, CA 94303

PRELIMINARY UTILITY PLAN

Revisions:
No. _____
Date: 08/29/2023
Scale: AS SHOWN
Design: CU
Drawn: PC
Approved: CU
Job No: 20220911

C4.0
4 OF 5

LEGEND

- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- SS --- PROPOSED SANITARY SEWER LINE
- W --- PROPOSED DOMESTIC WATER LINE
- FW --- PROPOSED FIRE WATER LINE
- PROPOSED SD PERFORATED PIPE
- FH --- FIRE HYDRANT
- FDC --- FIRE DEPARTMENT CONNECTION
- WM --- WATER VALVE
- WM --- DOMESTIC WATER METER
- BFP --- DOMESTIC BACKFLOW PREVENTER
- BFP --- FIRE BACKFLOW PREVENTER
- PIV --- POST INDICATOR VALVE
- SDCO --- STORM DRAIN CLEANOUT
- SDMB --- STORM DRAIN BUBBLER BOX
- SDOO --- STORM DRAIN OVERFLOW DRAIN

ABBREVIATIONS

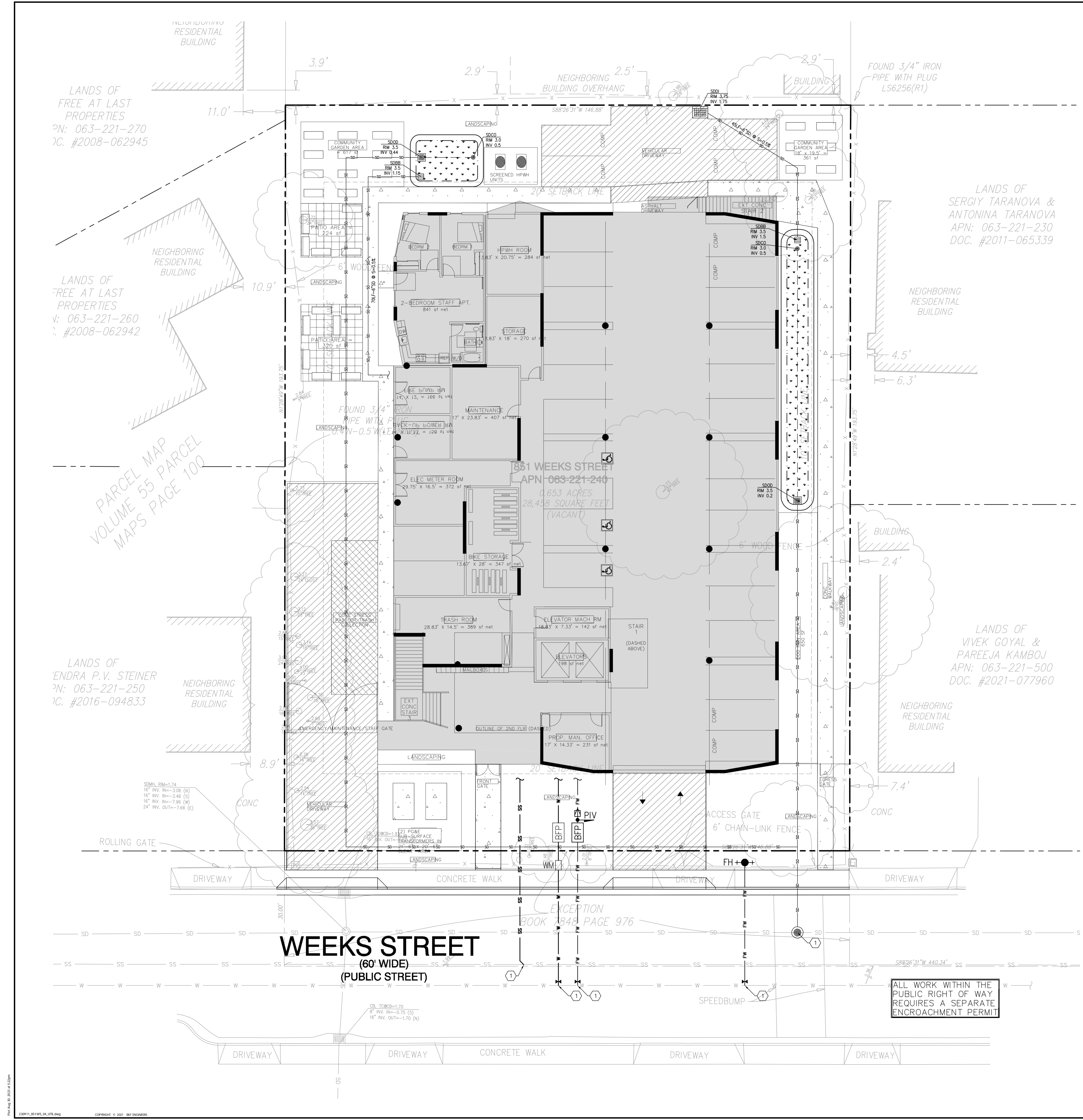
- BFP --- BACKFLOW PREVENTOR
- CB --- CATCH BASIN
- EX(E) --- EXISTING
- FW --- FIRE WATER
- HYD, FH --- FIRE HYDRANT
- MH --- MANHOLE
- PVC --- POLYVINYL CHLORIDE
- SD --- STORM DRAIN
- SDCB --- STORM DRAIN CATCH BASIN
- SDCO --- STORM DRAIN CLEANOUT
- SDJB --- STORM DRAIN JUNCTION BOX
- SDMH --- STORM DRAIN MANHOLE
- SS --- SANITARY SEWER
- SSCO --- SANITARY SEWER CLEANOUT
- SSMH --- SANITARY SEWER MANHOLE
- (TYP) --- TYPICAL
- W --- WATER
- WM --- WATER METER

KEY NOTES

- ① CONNECT TO EXISTING UTILITY

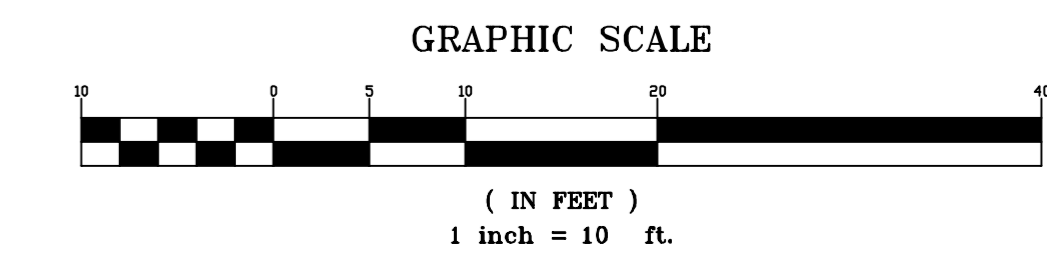
UTILITY NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.
2. NO EXISTING UTILITY SERVICES WILL BE REUSED. ALL EXISTING SERVICES WILL BE REMOVED TO THE PROPERTY LINE AND ABANDONED OR REMOVED PER CITY STANDARDS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER SEPARATE PERMIT.
4. SEE JOINT TRENCH PLANS FOR ALL DRY UTILITIES AND JOINT TRENCH INFORMATION.
5. SEE MEP PLANS FOR CONTINUATION AT BUILDING POINT OF CONNECTION.
6. NEW FIRE WATER SERVICE FOR REFERENCE ONLY. FINAL DESIGN BY FIRE PROTECTION ENGINEER.
7. CONTRACTOR TO VERIFY ALL (E) UTILITY TIE-IN LOCATIONS AND CROSSINGS BY POTHOLING PRIOR TO INSTALLATION.
8. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
9. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES AND 1 FOOT VERTICAL WATER ABOVE SEWER WHERE LINES CROSS. WATER AND SEWER LINES SHALL NOT CROSS AT LESS THAN 45 DEGREES TO EACH OTHER.
10. UTILITY TRENCHES SHALL USE TRENCH SAND AROUND ALL UTILITIES CONFORMING TO APPROPRIATE STANDARDS SUCH AS PG&E, CALIFORNIA AMERICAN WATER COMPANY STANDARDS, AND SAN MATEO COUNTY PUBLIC WORKS STANDARDS.
11. THE CITY OF EAST PALO ALTO ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OR CONNECTION FOR INSPECTION OF ANY UTILITIES CONNECTING TO MUNICIPAL FACILITIES.
12. EAST PALO ALTO SANITARY DISTRICT SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OF CONNECTION FOR INSPECTION OF SEWER LINES AND CONNECTIONS. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
13. PACIFIC GAS & ELECTRIC, COMCAST, AT&T, AND ALL OTHER APPROPRIATE UTILITIES COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED INSPECTIONS, OR AS REQUIRED BY SAID UTILITIES. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
14. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF AMERICAN WATER ENTERPRISES AND THE CITY ENGINEER.
15. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO EAST PALO ALTO SUBDIVISION REGULATIONS, SAN MATEO COUNTY STANDARD DETAILS FOR PUBLIC WORKS, CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS, GREEN BOOK STANDARD SPECIFICATIONS, AMERICAN WATER COMPANY CODE, EAST PALO ALTO SANITARY DISTRICT SEWER CODE, FIRE CODE, AND OTHER APPLICABLE UTILITY STANDARDS WITHIN THEIR RESPECTIVE JURISDICTIONS.
16. ALL PROPOSED WATER MAINS, MAIN EXTENSIONS, AND SERVICES SHALL BE INSTALLED TO THE STANDARDS OF CALIFORNIA AMERICAN WATER SERVICE. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF THE WATER DEPARTMENT, AND CITY ENGINEER.
17. ONSITE STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY." OR EQUIVALENT USING THERMOPLASTIC MATERIAL OR A PLAQUE AND SHALL BE INSPECTED PRIOR TO OCCUPANCY.



WEEKS STREET
(60' WIDE)
(PUBLIC STREET)

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT

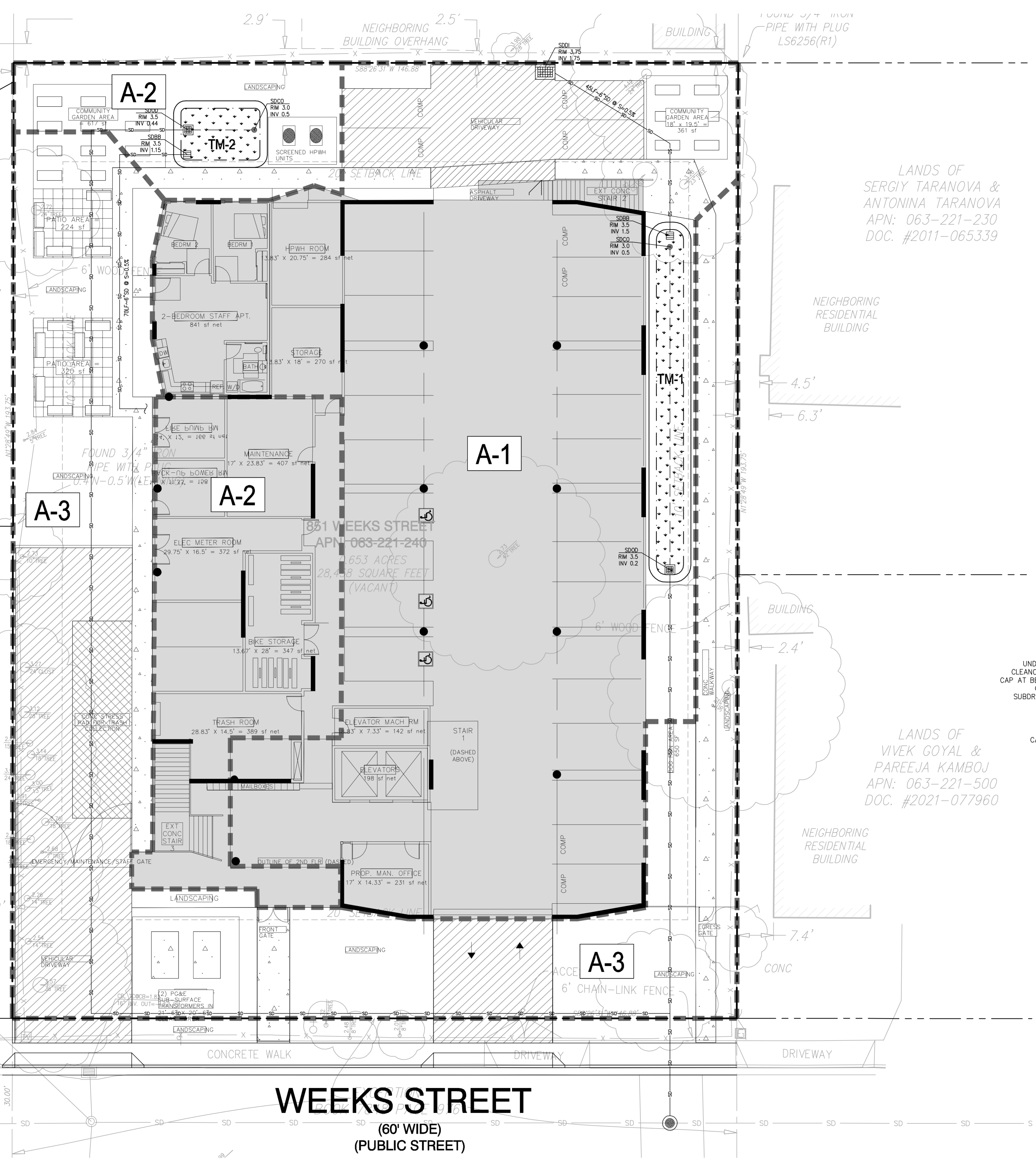


LANDS OF FREE AT LAST PROPERTIES
 PN: 063-221-270
 OC: #2008-062945

LANDS OF FREE AT LAST PROPERTIES
 V: 063-221-260
 OC: #2008-062942

PARCEL MAP VOLUME 55 PARCEL MAPS PAGE 100

LANDS OF ENDRA P.V. STEINER
 PN: 063-221-250
 OC: #2016-094833



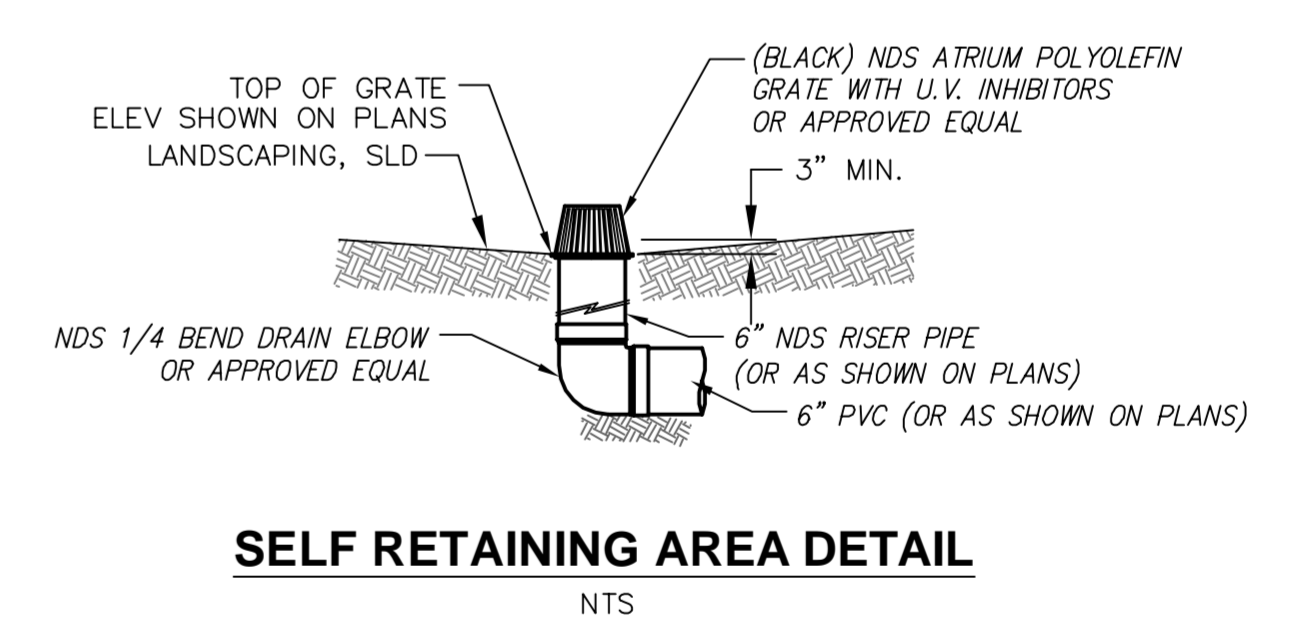
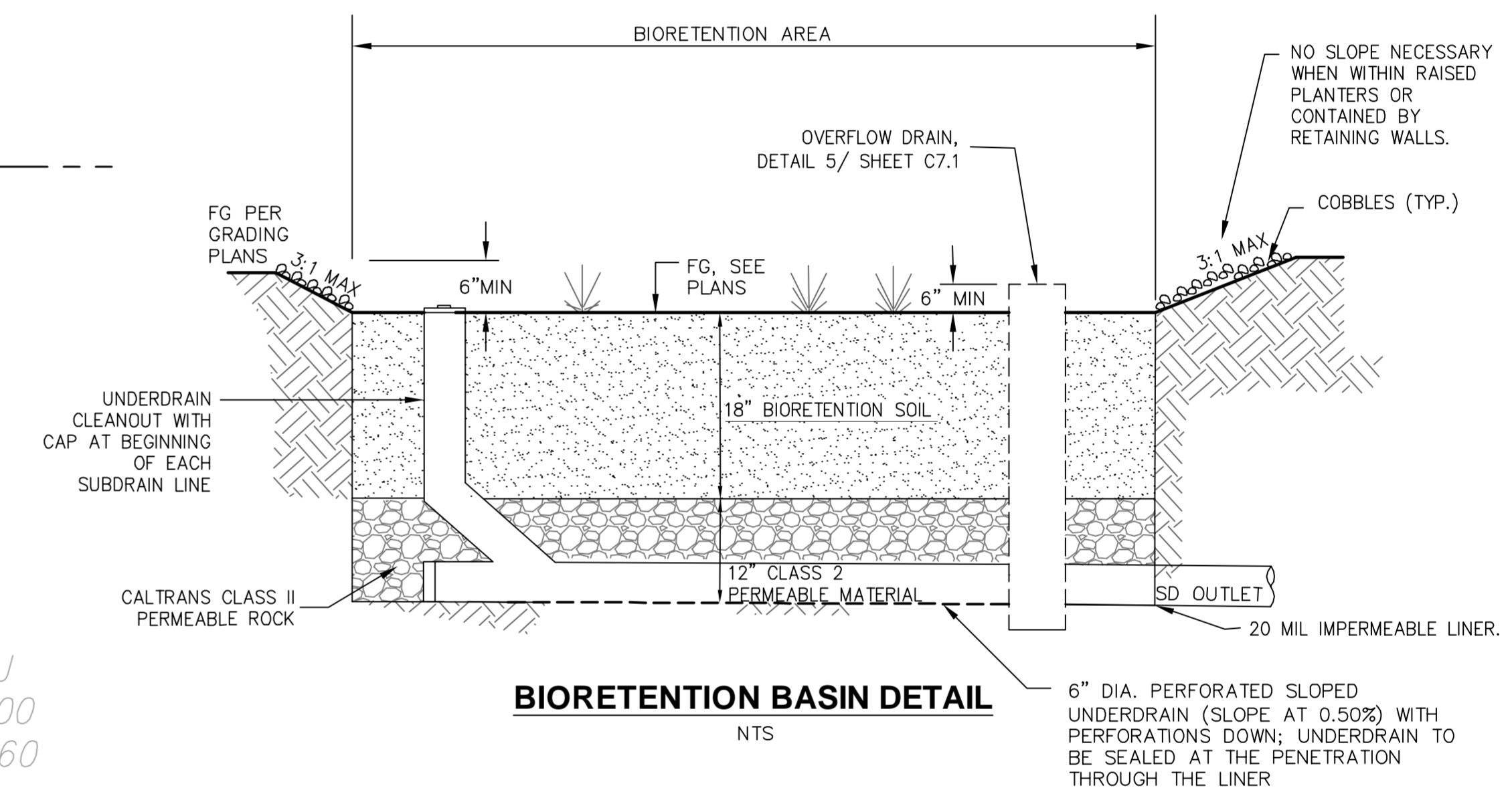
LEGEND

- [Dashed line] DRAINAGE AREA BOUNDARY
- [Stippled area] BIORETENTION AREA
- [Arrow] DIRECTION OF RUNOFF
- [A-X] DRAINAGE MANAGEMENT AREA
- [Star] SELF-RETAINING AREAS, SEE NOTE 1

ABBREVIATIONS

- AC ACRES
- CF'S CUBIC FEET PER SECOND
- DMA DRAINAGE MANAGEMENT AREA
- (E) EXISTING
- IN INCHES
- SF SQUARE FEET

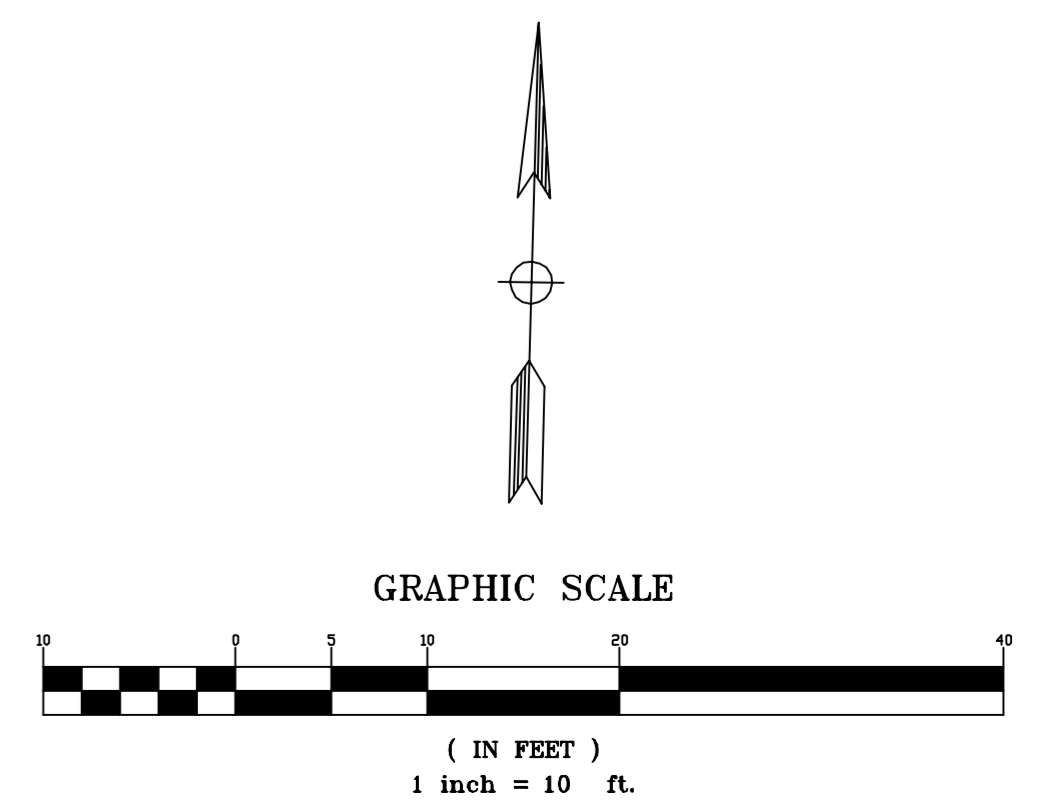
- NOTES**
- THIS PROJECT IS LOCATED IN AN AREA OUTSIDE OF THE SAN MATEO COUNTY HYDROMODIFICATION MANAGEMENT PLAN, FIGURE 3-1. THEREFORE, THE PROJECT IS EXEMPT FROM THE REQUIREMENT.
 - BMP SELF-CERTIFICATION SHALL BE PROVIDED TO THE CITY ON AN ANNUAL BASIS.



DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT CONTROL	TREATMENT MEASURE	TREATMENT AREA (BIORETENTION: COMBINATION FLOW AND VOLUME METHOD)		TREATMENT AREA PONDING DEPTH		CONFORMS TO SIZE STANDARDS?
								REQUIRED (SF)	PROVIDED (SF)	REQUIRED (IN)	PROVIDED (IN)	
								A-1	14,373	2,712	LANDSCAPE, PERVIOUS PAVEMENT	
A-2	4,785	1,186	LANDSCAPE	3,599	ROOF, WALKWAY	BIORETENTION	TM-2	112	167	6	6	YES
A-3	9,298	7,371	LANDSCAPE, PERVIOUS PAVEMENT	1,927	WALKWAY	SELF-RETAINING	N/A	-	-	-	-	YES
TOTAL	28,456	3,898		17,187								

1 BIORETENTION BASINS SIZED USING THE SAN MATEO COUNTYWIDE WORKSHEET FOR CALCULATING COMBINATION FLOW AND VOLUME METHOD. MINIMUM TREATMENT SURFACE AREA IS 3% OF EFFECTIVE IMPERVIOUS AREA.

- POTENTIAL POLLUTANTS:**
- LITTER
 - ANIMAL WASTE
 - MOTOR OIL
 - GASOLINE
 - HYDROCARBONS
 - HEAVY METALS
 - PESTICIDES
 - FERTILIZERS



PRELIMINARY STORMWATER MANAGEMENT PLAN

851 WEEKS STREET
 APN 063-221-240
 851 WEEKS STREET, EAST PALO ALTO, CA 94303

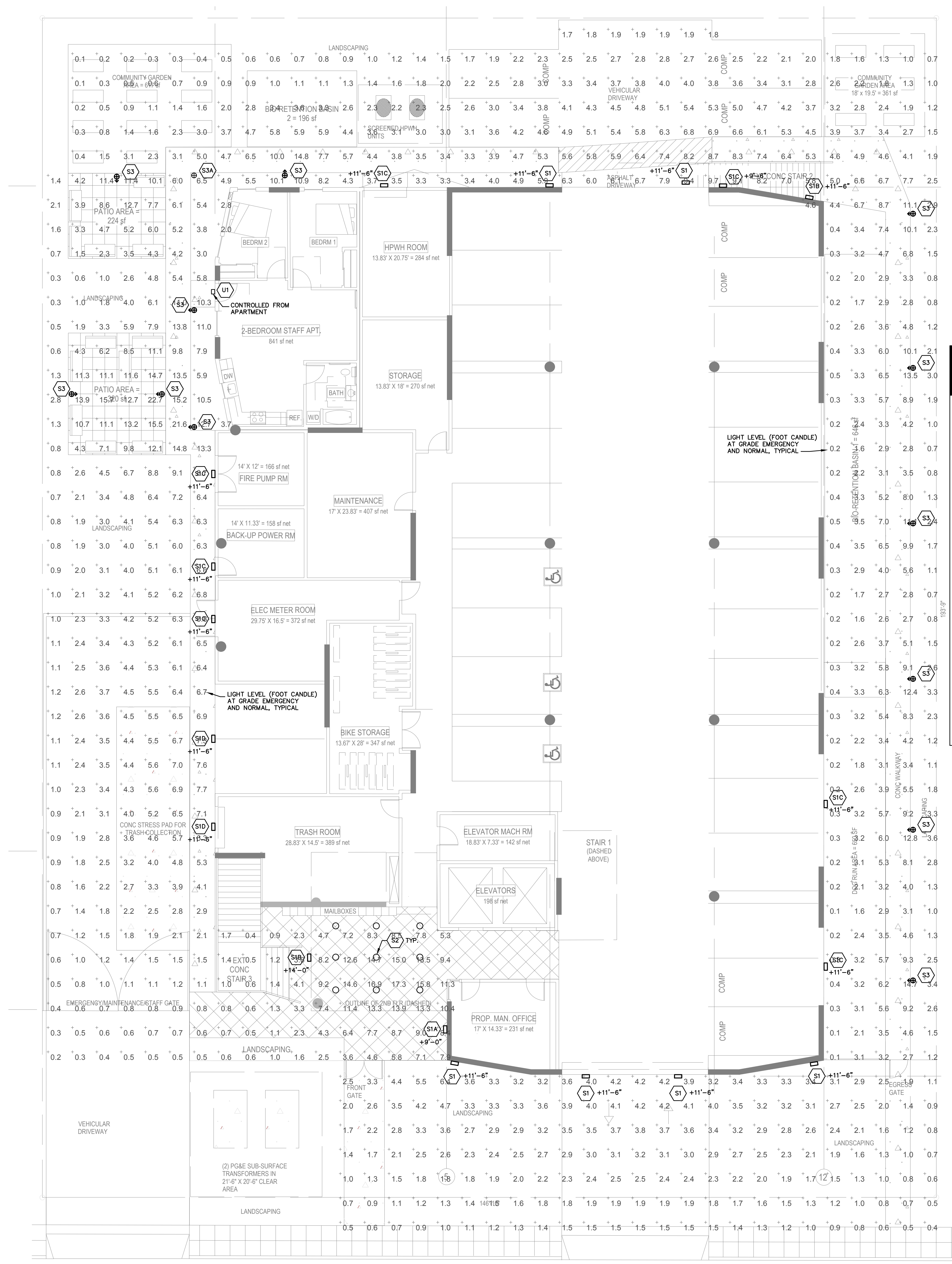
PROFESSIONAL ENGINEER
 CHSELSEA/UNEMORI
 No. C-83517
 DATE: 08/20/2023

PRELIMINARY
 NOT FOR CONSTRUCTION

BKF ENGINEERS
 17815 STREET
 SUITE 200
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

Scale: AS SHOWN
 Design: CJ
 Drawn: PC
 Approved: CJ
 Job No: 202202911

Date: 08/29/2023
 Drawing Number: **C5.0**
 5 OF 5



ELECTRICAL SITE PLAN
 SCALE: 1/8" = 1'-0"
 PLAN NORTH

SYMBOL	TAG	DESCRIPTION	MANUFACTURER & MODEL NUMBER	CCT-K	WATTS	VOLTS	MOUNTING	NOTES
□	S1	WALL MOUNT CUT OFF LED FORWARD THROW - DARK GREY (3795 LUMENS)	GARDCO #121-16L-700-WW-G4-4-UNV-BL-IMRI-3-DGY	3000	38	120	WALL	B1-U0-G1 2 LEVEL MOTION
□	S1A	WALL MOUNT CUT OFF LED FORWARD THROW - DARK GREY (2889 LUMENS)	GARDCO #121-16L-400-WW-G4-4-UNV-BL-IMRI-3-DGY	3000	22	120	WALL	B1-U0-G0 2 LEVEL CONTROL
□	S1B	WALL MOUNT CUT OFF LED FORWARD THROW - DARK GREY (2889 LUMENS)	GARDCO #121-16L-530-WW-G4-4-UNV-BL-IMRI-3-DGY	3000	28	120	WALL	B1-U0-G1 2 LEVEL MOTION
□	S1C	WALL MOUNT LIGHT TYPE 3 - DARK GREY (2882 LUMENS)	GARDCO #121-16L-400-WW-G4-3-UNV-BL-IMRI-2-DGY	3000	22	120	WALL	B1-U0-G0 2 LEVEL MOTION
□	S1D	WALL MOUNT LIGHT TYPE 3 - DARK GREY (3785 LUMENS)	GARDCO #121-16L-700-WW-G4-3-UNV-BL-IMRI-3-DGY	3000	38	120	WALL	B1-U0-G1 2 LEVEL MOTION
○	S2	SURFACE DISC. ALUMINUM (1081 LUMENS)	LIGHTOLIER #57R-80-30K-10-AL-Z10U	3000	14.4	120	CEILING	G-10V DIMMING INSTALL PER WET LABEL INSTRUCTIONS
⊕	S3	BOLLARD LIGHT LED TYPE III DIST. - DARK GREY (3198 LUMENS)	GARDCO #PBL-60-14L-450-WWG2-3-UNV-IMRI-DGY	3000	23.1	120	60" TALL BOLLARD	B0-U0-G1 2 LEVEL MOTION
⊕	S3A	BOLLARD LIGHT LED TYPE III DIST. - DARK GREY (3497 LUMENS)	GARDCO #PBL-60-14L-450-WWG2-5-UNV-IMRI-DGY	3000	23.1	120	60" TALL BOLLARD	B2-U0-G1 2 LEVEL MOTION
⊕	S4	LOW LEVEL STEP UNIT	WAC #WL-LED100C-GH	3000	3.5	120	FLUSH IN PLANTER WALL	AT PODIUM
□	U	WALL MOUNT SCENCE - BLACK (537 LUMENS)	AFX #DEX W06012L30MVBK	3000	12	120	WALL +7'-0"	AT MANAGERS ENTRY

GARDCO Wall Mount LED wall sconce

by @ignify

121

FIXTURE S1 SERIES

Gardco wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and innovative selection of control possibilities. Designed to add an element of style to your application by pairing elegant lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 3795 lumens. Energy saving control options help increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Ordering guide	Example: 121-16L-700-WW-G4-3-UNV-BL-IMRI-3-DGY
121 LED wall sconce	16" Dia. 700W 4-Quadrant 3-Beam 3000K CCT 3-Beam 3000K CCT 3-Beam 3000K CCT

Features:

- 1. Energy efficient design (up to 3795 lumens)
- 2. Available in 120V or 277V only
- 3. Available with battery backup
- 4. Available with motion sensor
- 5. Available with photocell
- 6. Available with DALI or 0-10V
- 7. Available with IFC, DALI, and ILC

LIGHTOLIER Downlighting

by @ignify

SSR 57R & SSR Round 57R & SS

FIXTURE S2

SlimSurface is a 5" thick LED surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard 1" boxes, the SlimSurface round aperture are available as a 5" (500mm), 7" (1000mm) and 10" (2500mm) fixture.

Ordering guide	Example: SS2R-57R-500-3000K-3000K
SS2R SlimSurface	5" Dia. 3000K CCT 3-Beam 3000K CCT 3-Beam 3000K CCT

Features:

- 1. Energy efficient design (up to 3795 lumens)
- 2. Available in 120V or 277V only
- 3. Available with battery backup
- 4. Available with motion sensor
- 5. Available with photocell
- 6. Available with DALI or 0-10V
- 7. Available with IFC, DALI, and ILC

GARDCO Site & Area

by @ignify

PureForm

FIXTURE S3 SERIES

Gardco PureForm LED ballast PBL integrates a sleek, low profile design, and energy saving into an innovative and modern luminaire. PureForm ballast features a high performance optical system designed to achieve wide apertures and full cutoff performance. Three heights available for a customized look. IP66 optic ensure dust or moisture will never interfere with performance.

Ordering guide	Example: PBL-60-14L-450-WWG2-3-UNV-IMRI-DGY
PBL PureForm ballast	60" Dia. 14" Dia. 450W 2-Beam 3000K CCT 3-Beam 3000K CCT 3-Beam 3000K CCT

Features:

- 1. Available with battery backup
- 2. Available with motion sensor
- 3. Available with photocell
- 4. Available with DALI or 0-10V
- 5. Available with IFC, DALI, and ILC

AFX Dexter LED Outdoor Sconce DEXW Series

FIXTURE U1

The Dexter LED sconce is designed for security and general lighting. Choose from up to three light distribution (U Light) or area down light illumination (L Light) with adjustable beam angle. For use in outdoor residential, commercial, and hospitality applications. Vertical or horizontal mounting. Fixture mounts to a standard j-box (not included).

Features:

- 1. Energy efficient design (up to 3795 lumens)
- 2. Available in 120V or 277V only
- 3. Available with battery backup
- 4. Available with motion sensor
- 5. Available with photocell
- 6. Available with DALI or 0-10V
- 7. Available with IFC, DALI, and ILC

Model: WL-LED100 LEDme® Step Light

RESPONSIBLE LIGHTING®

FIXTURE S4

Horizontal rectangular LEDme® Step Light. Designed for safety and night-time visibility, perfect for walkways, hallways, and building exteriors.

Features:

- 1. Energy efficient design (up to 3795 lumens)
- 2. Available in 120V or 277V only
- 3. Available with battery backup
- 4. Available with motion sensor
- 5. Available with photocell
- 6. Available with DALI or 0-10V
- 7. Available with IFC, DALI, and ILC

ENTITLEMENT ISSUE

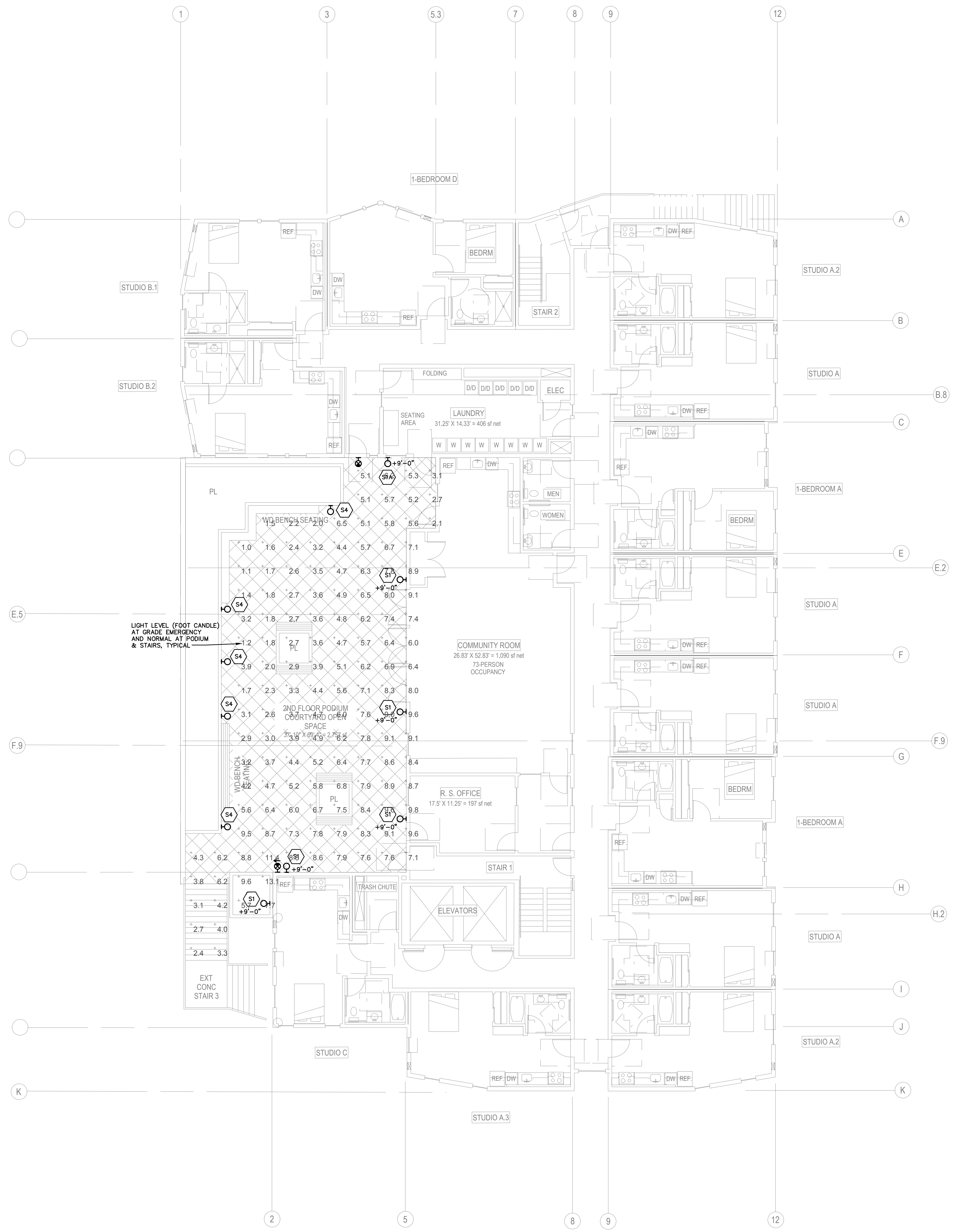
BWI CONSULTING ENGINEERS ELECTRICAL ENGINEERS

23025
JOB NUMBER

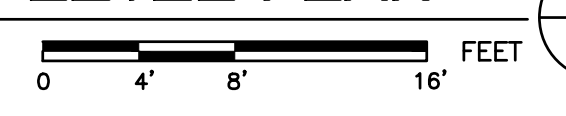
ED-1 SITE PLAN, FIXTURE SCHEDULE AND FIXTURE CUT SHEETS

AUGUST 29, 2023
851 WEEKS STREET
EAST PALO ALTO, CALIFORNIA

OKAMOTO SAJIO ARCHITECTURE
18 Sando Street, San Francisco, CA
(415) 788-2118



1
ED-2
ELECTRICAL SECOND LEVEL PLAN
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



ENTITLEMENT ISSUE	
	CONSULTING ENGINEERS ELECTRICAL ENGINEERS 220 SO. SPRUCE AVENUE, SUITE 203 50, SAN FRANCISCO, CALIFORNIA 94080 (650) 871-0220 (650) 871-0220
23025 JOB NUMBER	FAX: (650) 871-0224
ED-2 SECOND LEVEL PLAN	
AUGUST 29, 2023	
851 WEEKS STREET EAST PALO ALTO, CALIFORNIA	
OKAMOTO SAJO ARCHITECTURE 18 Sando Street, San Francisco, CA (415) 788-2118	