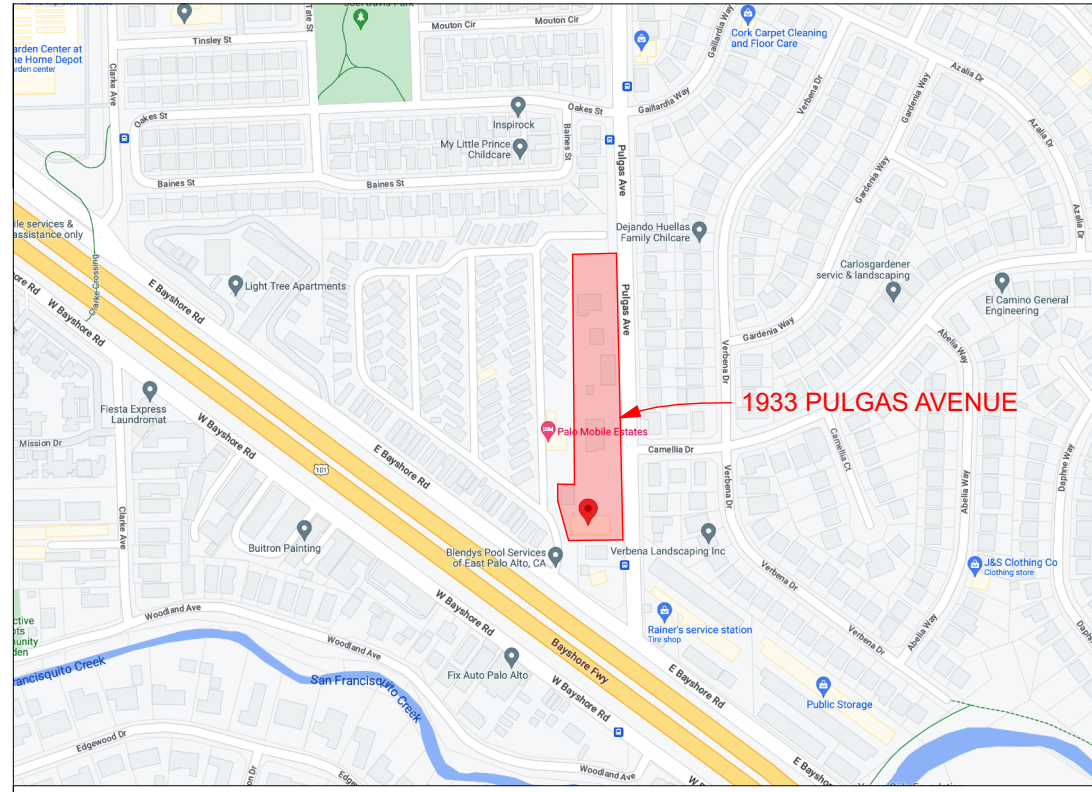


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GENERAL NOTES

- 01 CODES: ALL WORK SHALL CONFORM WITH OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE CITY, COUNTY AND STATE CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS INCLUDING BUT NOT LIMITED TO FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. SEE CODE EDITIONS ON THIS SHEET.
- 02 PERMITS: BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDING INSPECTIONS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
- 03 EXISTING CONDITIONS AND DIMENSIONS: THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF STRUCTURE (STUD, CONCRETE, STEEL) UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF PLATE OR TOP OF SUB-PLATE UNLESS OTHERWISE NOTED. ELEVATION MARKERS ARE TO TOP OF FINISHED FLOORS.
- 04 PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- 05 DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- 06 COORDINATION: THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
- 07 CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT, THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- 08 INSTALLATION: THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.). ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.
- 09 SUBCONTRACTORS: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- 10 REPAIR: THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- 11 ABANDONMENT: ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPED OR PLUGGED.
- 12 CLOSE-OUT: THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.
- 13 UPON COMPLETION OF BUILDING CONSTRUCTION AN ERRC TEST SHALL BE CONDUCTED PER SFDD REQUIREMENTS, AND IF IT FAILS, AN ERRC SYSTEM SHALL BE INSTALLED.
- 14 CABLING AND SHAFTS FOR FIRE ALARM SYSTEM SHALL BE PROVIDED WITH 2-HOUR SURVIVABILITY PER 2016 NFPA 72.
- 15 FIRE ALARM PERmitter SHALL COMPLY WITH 2013 NFPA 72, INCLUDING LOW FREQUENCY REQUIREMENTS FOR SLEEPING AREAS. A LIVING ROOM SHALL BE CONSIDERED A POTENTIAL SLEEPING AREA.
- 16 PROVIDE TWO-WAY COMMUNICATION DEVICE AT ELEVATOR AT ALL LEVELS ABOVE MEZZANINE, PER CBC 1907.8.

ABBREVIATIONS

AT	CENTERLINE DIAMETER	(N) N.I.C. NO. NOM. N.T.S. ON CENTER	NEW NOT IN CONTRACT
ABV	ABOVE	C.C.	PLATE
ADJ.	ADJUSTABLE	C.H.	PLASTIC LAMINATE
APR.	APPROXIMATE	OPNG.	PLYWOOD
ARCH.	ARCHITECTURAL	OPP.	PRESSURE TREATED
ASPH.	ASPHALT	OI	PAINTED
BLDG.	BUILDING	PL	PROPERTY LINE
BLKG.	BLOCKING	PLM.	PLATE
B.U.R.	BUILT-UP ROOFING	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	PTD.	PRESSURE TREATED
CL.	CLEAR	REF.	REGISTER
CLG.	CEILING	R.	RELOCATED
C.H.	CEILING HEIGHT	R.A.	RISE, RISER
CONT.	CONTINUOUS	R.C.	RETURN AIR
CTR.	CENTER	R.D.	ROOF DRAIN
D.	DRYER	R.F.	REFRIGERATOR
DBL.	DOUBLE	REIN.	REGISTER
DET.	DETAIL	REQD.	REQUIRED
D.F.	DOUGLAS FIR	R.O.	ROUGH OPENING
DIA.	DIAMETER	R.O.W.D.	REWORK
DM.	DIMENSION	S.	SOUTH
DISP.	DISPOSER	S.A.B.F.	SELF-ADHERED
DN.	DOWN	S.C.	BITUMINOUS FLASHING
DR.	DRYER	S.D.	SOLID CORE
D.S.	DOWN SPOUT	S.D.	SMOKE DETECTOR
D.W.	DISHWASHER	S.D.	SECTION
DWG.	DRAWING	S.D.	SHEET
DWR.	DRAWER	S.D.	SHEATHING
E.	EAST	S.M.D.	SIMILAR
EA.	EXISTING	SPEC.	SEE MECHANICAL DRAWINGS
EL.	ELEVATION	SO.	SPECIFICATION
ELEC.	ELECTRICAL	S.S.D.	SQUARE
E.Q.	EQUAL	STD.	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	STD.	STANDARD
F.D.	FLOOR DRAIN	STOR.	STORAGE
FDN.	FOUNDATION	STRUC.	STRUCTURAL
FIN.	FINISH	SUSP.	SUSPENDED
FF.	FINISHED FLOOR	SYM.	SYMBOL
FL.	FLOOR	T.	TREAD
F.O.	FACE OF	T.B.	TOWEL BAR
F.O.F.	FACE OF FINISH	T.G.	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	T.O.	TOP OF
F.S.M.F.	FLEXIBLE SHEET	T.O.C.	TOP OF CURB
FT.	FEET	T.O.P.	TOP OF PLATE
FTG.	FOOTING	T.O.W.	TOP OF WALL
GA.	GAUGE	TPH.	TILE PAPER HOLDER
GALV.	GALVANIZED	TRSM.	TRANSOM
GYP.BD.	GYP. BOARD	T.V.	TELEVISION
H.	HIGH	TYPICAL	TYPICAL
HDR.	HOSE BIB	U.O.N.	UNLESS OTHERWISE NOTED
HDR.	HEADER	V.	VENT
HDWR.	HARDWARE	V.	VERTICAL
HORIZ.	HORIZONTAL	V.F.	VERIFY IN FIELD
HT.	HEIGHT	V.G.	VERTICAL GRAN
I.D.	INSIDE DIAMETER	W.	WEST
I.G.	INSULATED GLASS	W.	WASHING MACHINE
INSUL.	INSULATION	W.	WITH
INT.	INTERIOR	W.C.	WATER CLOSET (TOILET)
JT.	JOINT	W.D.	WATER HEATER
LAV.	LAVATORY	W.H.	WATER HEATER
LT.	LIGHT	W/O.	WITHOUT
L.	MASTER	W.P.	WATERPROOF, WORK
M.	MAXIMUM	W.R.	POINT
MAX.	MAXIMUM	WRB.	WATER RESISTANT
MECH.	MECHANICAL	W.R.C.	WATER RESISTANT BARRIER
M.E.P.	M.E.P.	YD.	WESTERN RED CEDAR YARD
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
REFERENCE SYMBOLS		ELECTRICAL/MECHANICAL SYMBOLS	
DEMOWALL (PLAN VIEW)		SINGLE ELECTRICAL OUTLET, DIRECT WIRING	
EXISTING WALL (PLAN VIEW)		DUPLEX OUTLET	
NEW WALL (PLAN VIEW)		FOURPLEX OUTLET	
HATCH - STRUCTURE OUTLINE = FINISH		ELECTRICAL OUTLET, HALF SWITCHED	
FACE OF FINISH		ELECTRICAL OUTLET, FULLY SWITCHED	
CENTER OF STEEL U.O.N.		ELECTRICAL OUTLET FOR PICTURE LIGHT	
HIDDEN EDGE, ABOVE OR BEYOND		240V ELECTRICAL OUTLET	
HIDDEN EDGE, BELOW OR BEHIND		FLUSH FLOOR MOUNTED OUTLET	
DOOR SYMBOL		GROUND FAULT INTERRUPT	
WINDOW SYMBOL # = WINDOW TYPE LETTER = OTC RATING		JUNCTION BOX	
SKYLIGHT SYMBOL		MULTI-FUNCTION SMOKE & CO DETECTOR	
GUARD SYMBOL		SMOKE DETECTOR	
WALL (FLOOR) TYPE		AUTOMATIC SPRINKLER HEAD	
GRID OR REFERENCE LINE		DOOR BELL BUTTON	
DOOR		DOOR CHIME	
GRID		GARAGE DOOR OPENER SWITCH	
SECTION MARKER: DRAWING # OF SHEET		INTERCOM STATION	
DETAIL MARKER: DRAWING # OF SHEET		ALARM KEYPAD	
ELEVATION MARKER: DRAWING # OF SHEET		MOTION DETECTOR	
ROOM NO. / MATERIAL CODE FLOOR (WALL) CEILING		SPEAKER OUTLET	
LEVEL LINE OR DATUM		SCENE CONTROL	
SPOT ELEVATION		SCENE CONTROL REMOTE WALL STATION	
PROPERTY LINE		STEAM UNIT CONTROL PANEL	
NEW OR FINISHED CONTOURS		PLUG MOLD	
EXISTING CONTOURS		(1) R66 QUAD	
		(1) 244 PAIR CAT-6	
		(1) CAT-6 & (1) R66 QUAD	
		HDMI	
		(1) 244 PAIR CAT-3	
		COLD WATER CONNECTION	
		HOT WATER CONNECTION	
		CENTRAL VACUUM	
		GAS OUTLET	
		HOSE BIB	
		FLOOR DRAIN	
		DOWNSPOUT	
		THERMOSTAT	
		SUPPLY AIR REGISTER AT WALL OR TOE SPACE	
		SUPPLY AIR REGISTER AT FLOOR	
		FLOOR AIR REGISTER AT FLOOR	
		RETURN AIR GRILL AT WALL	
		RETURN AIR GRILL AT FLOOR	
		RETURN AIR GRILL AT CEILING	
		EXHAUST FAN	
		EXHAUST FAN LIGHT UNIT	
		CEILING FAN	

SCOPE OF WORK

DEMOLISH EXISTING 1 AND 2 STORY RESIDENTIAL BUILDINGS ON THE EXISTING LOT. ERRECT A 3 & 4 STORY BUILDING CONSISTING OF 62 RESIDENTIAL TOWNHOUSE UNITS, GARAGE AND SHARED AMENITIES.

THE CALIFORNIA STATE DENSITY BONUS LAW WILL BE EMPLOYED TO INCREASE THE BUILDING HEIGHT BY ONE ADDITIONAL STORIES.

- ZONING WAIVERS:**
1. WAIVE INCREASE HEIGHT
 2. WAIVE DENSITY
 3. WAIVE SITE COVERAGE
 4. WAIVE FLOOR AREA RATIO
 5. WAIVE REAR YARD SETBACK
 6. WAIVE PARKING WIDTH DIMENSION FROM 9' TO 8'

PLANNING CODE SUMMARY:

PROJECT SITE: 1933 PULGAS AVENUE, EAST PALO ALTO CA 94303

APN #: 063-492-280
ZONING DISTRICT: EXISTING: R-MD-1
PROPOSED ZONE CHANGE: R-MD-2

GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL

LOT AREA: 110,476 SF / 2.536 ACRES
92,161 SF / 2.110 ACRE RESIDENTIAL
18,315 SF / 0.426 ACRE COMMERCIAL

HEIGHT LIMIT: 3 STORIES OR 36 FEET

UNIT COUNT - TOTAL: 62 UNITS

INCLUSIONARY HOUSING: 16 UNITS (9 LOW INCOME + 7 MODERATE INCOME)

REAR SETBACK: REQUIRED: 20' FOR 1ST FLOOR AND 30' FOR 2ND & 3RD FLOOR.
PROPOSED: 20'

FRONT SETBACK: REQUIRED: 20'
PROPOSED: 30' INCLUDING 20' EASEMENT

SIDE SETBACK: REQUIRED: 10'
PROPOSED: 10'

SITE COVERAGE: REQUIRED: 60%
PROPOSED: LOT COVERAGE RESIDENTIAL - 64%
PROPOSED: LOT COVERAGE COMMERCIAL - 28%

FLOOR AREA RATIO: REQUIRED: .65
PROPOSED: RESIDENTIAL FAR - 1.79 (FOR RESIDENTIAL LOT)
PROPOSED: COMMERCIAL FAR - 0.28 (FOR COMMERCIAL LOT)

OFF STREET PARKING: CAR PARKING REQUIRED: 2 SPACES PER UNIT + 0.2 GUEST PARKING PER UNIT.
CAR PARKING PROPOSED: 120 RESIDENTIAL SPACES + 10 GUEST PARKING SPACES + 5 ADA PARKING.

BIKE PARKING: REQUIRED: TBD
PROPOSED: ONE CLASS 1 BICYCLE PARKING PER RESIDENTIAL UNIT

PRIVATE OPEN SPACE: REQUIRED: 200 SF OPEN SPACE PER UNIT (GROUND FLOOR UNITS) & 100' (UPPER FLOOR UNITS), MINIMUM DIMENSION SHALL BE 6 FEET.
PROPOSED: EACH RESIDENTIAL DWELLING UNIT PROVIDED WITH PRIVATE OPEN SPACE IN COMPLIANCE WITH EAST PALO ALTO DEVELOPMENT CODE 2018, TITLE 18, ARTICLE 2, CHAPTER 18.10.

COMMON OPEN SPACE: NA

BUILDING CODE SUMMARY:

CONSTRUCTION TYPE: TYPE VA OVER TYPE 1A GARAGE:

OCCUPANT GROUP: R-2: RESIDENTIAL THREE STORIES
S-2: GARAGE, BICYCLE PARKING, STORAGE, REFUSE & MEP ON GROUND FLOOR

UNITS COUNT: PROPOSED - 62 RESIDENTIAL UNITS

BLDG. HT. & NUMBER OF STORY: PROPOSED: BLDG. HT. 46' 0" MEASURED TO AVERAGE OF PITCHED ROOF.
STORIES: 3 TO 4 STORY BLDG; 3 LEVELS OF TYPE VA OVER GARAGE (R2,S-2)

DEFERRED SUBMITTALS: SPRINKLER SYSTEM IS UNDER SEPARATE PERMIT
SOLAR PANELS UNDER SEPARATE PERMIT
EMERGENCY EVACUATION SIGNS UNDER SEPARATE PERMIT
STAIRWELL IDENTIFICATION SIGNS & EVACUATION SIGNS UNDER SEPARATE PERMIT
FIRE ALARM UNDER SEPARATE PERMIT
ERRC SYSTEM UNDER SEPARATE PERMIT

PREVAILING CODES: 2022 CALIFORNIA BUILDING CODE & EAST PALO ALTO AMENDMENTS
2022 CALIFORNIA RESIDENTIAL CODE & EAST PALO ALTO AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE & EAST PALO ALTO AMENDMENTS
2022 CALIFORNIA PLUMBING CODE & EAST PALO ALTO AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE & EAST PALO ALTO AMENDMENTS
2022 CALIFORNIA ENERGY CODE & EAST PALO ALTO AMENDMENTS
2022 CALIFORNIA GREEN BUILDING STANDARD CODE

RESIDENTIAL AREA CALCULATIONS BY FLOOR

LEVEL	TYPE	GROSS AREA (SQ FT)
FIRST FLOOR	1A	59,233
SECOND FLOOR	VB	41,722
THIRD FLOOR	VB	41,918
FOURTH FLOOR / ROOF	VB	21,748
TOTAL		164,621 ft²

UNIT MIX

TYPE	QUANTITY	NET SQ FT	NET SQ FT TOTAL	UNIT MIX
A	(2) 3 BD	1,707 SF	3,414 SF NET AREA	3.2 %
B	(25) 3 BD	1,821 SF	47,346 SF NET AREA	41.9 %
C	(2) 2 BD	1,248 SF	2,496 SF NET AREA	3.2 %
D	(20) 4 BD	1,846 SF	36,920 SF NET AREA	32.3 %
E	(6) 4 BD	1,804 SF	10,824 SF NET AREA	9.7 %
F	(4) 4 BD	1,954 SF	7,816 SF NET AREA	6.5 %
G	(2) S	608 SF	1,216 SF NET AREA	3.2 %
TOTAL	62		110,032 SF	100 %

FIRE RESISTANCE SUMMARY

TABLE 601 COMPLIANCE

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV			TYPE V		
	A	B	A	B	A	B	C	HT	A		B	
Primary structural frame ^a (see Section 202)	3 ^{a,b}	2 ^{a,b,c}	1 ^{a,c}	0 ^c	1 ^{a,c}	0	3 ^a	2 ^a	2 ^a	HT	1 ^{a,b}	0
Bearing walls												
Exterior ^{d,e,f}	3	2	1	0	2	2	3	2	2	2	1	0
Interior	3 ^a	2 ^a	1	0	1	0	3	2	2	1/HT ^g	1	0
Nonbearing walls and partitions												
Exterior	See Table 705.5											
Nonbearing walls and partitions												
Interior ^d	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0	2	2	2	HT	1	0
Roof construction and associated secondary structural members (see Section 202)	1 ^{1/2} ^b	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	1 ^{1/2}	1	1	HT	1 ^{b,c}	0

- a. Roof supports. Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour when supporting a roof only.
- b. Except in Group A, E, F-1, H, I, L, M, R-1, R-2, R-2.1 and S-1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- c. For Group A, E, L, R-1, R-2 and R-2.1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of members other than the primary structural frame shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- d. One-story portions of Group A and E assembly occupancies the roof framing system of Type I/A or Type III/A construction may be of unprotected construction when such roof framing system is open to the assembly area and does not contain concealed spaces.
- e. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed for roof construction, including primary structural frame members, where a 1-hour or less fire-resistance rating is required.
- f. Not less than the fire-resistance rating required by other sections of this code.
- g. Not less than the fire-resistance rating based on the separation distance (see Table 705.5).
- h. B. Not less than the fire-resistance rating as referenced in Section 715.4.10.
- i. Heavy timber bearing walls supporting more than two floors or more than a floor and a roof shall have a fire-resistance rating of not less than 1 hour.

TABLE 705.5 COMPLIANCE

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE. ^{a, b, d, g}

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^a , L	OCCUPANCY GROUP F-1, M, S-1 ^f		OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U ^h	
			A	B	A	B
X < 5 ^b	All	3	2		1	
5 < X < 10	IA, IVA	3	2		1	
	Others	2	1		1	
10 <= X < 30	IA, IB, IVA, IVB	2	1		1 ^c	
	IBB, VB	1	0		0	
	Others	1	1		1 ^c	
X >= 30	All	0	0		0	

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. See Section 7106.1 for party walls.
- c. Open parking garages complying with Section 408 shall not be required to have a fire-resistance rating.
- d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- e. For special requirements for Group H occupancies, see Section 715.4.10.
- f. For special requirements for Group S aircraft hangars, see Section 412.3.1.
- g. Where Table 705.5 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1525 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.2 fire-resistance rating shall not be required where the fire separation distance is 5 feet or greater.
- i. For a Group R-3 building of Type I-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1525 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

TABLE 504.3^{a, f}

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

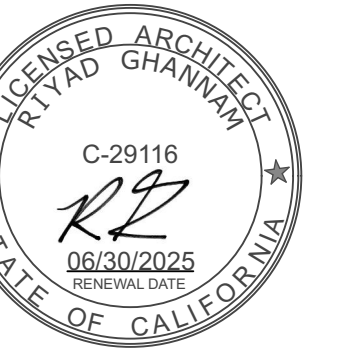
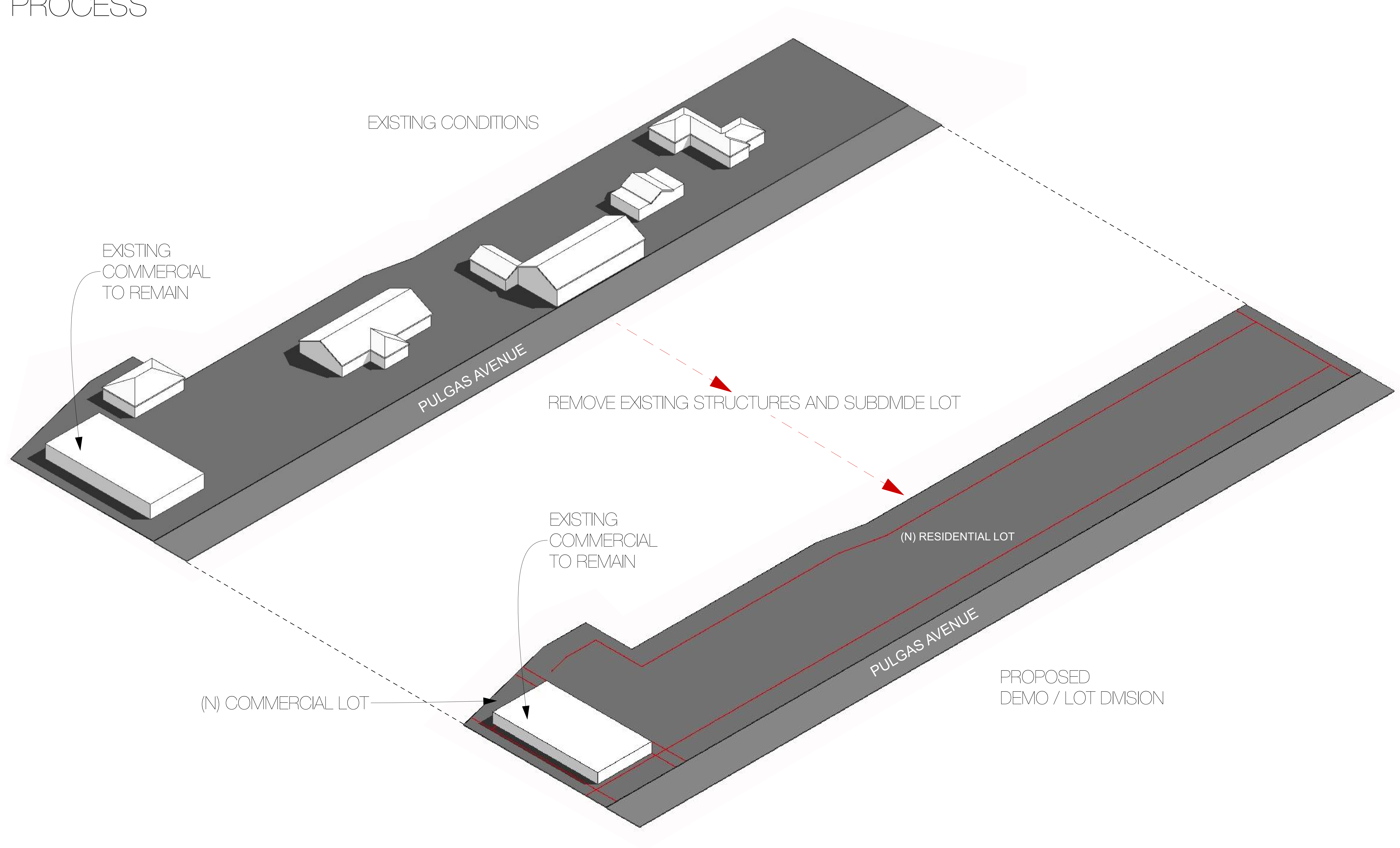
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE V					
		A	B	A	B	HT	A	B			
R-2 ^a	NS ^d	UL	160	65	55	65	55	65	50	40	
	S13R	UL	60	60	60	55	60	55	60	50	40
	S (without area increase)	UL	180	85	75	85	75	85	70	60	
	S (with area increase)	UL	160	65	55	65	55	65	60	40	

TABLE 504.4^{a, b, f}

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE V				
		A	B	A	B	HT	A	B		
R-2 ^a	NS ^d	UL	11	4		4	4		3	2
	S13R	UL	4							

PROCESS



NOT FOR CONSTRUCTION
 ENTITLEMENT ONLY.

REVISIONS NO.	DATE	ISSUE
01/12/24		ZONE CHANGE

ISSUE
 01/12/24 ZONE CHANGE

OWNER
 WAWALAND LLC
 6044 STEVENSON BLVD.
 FREMONT CA 94538

PROJECT NAME
1933 Pulgas Avenue
 East Palo Alto, CA 94303

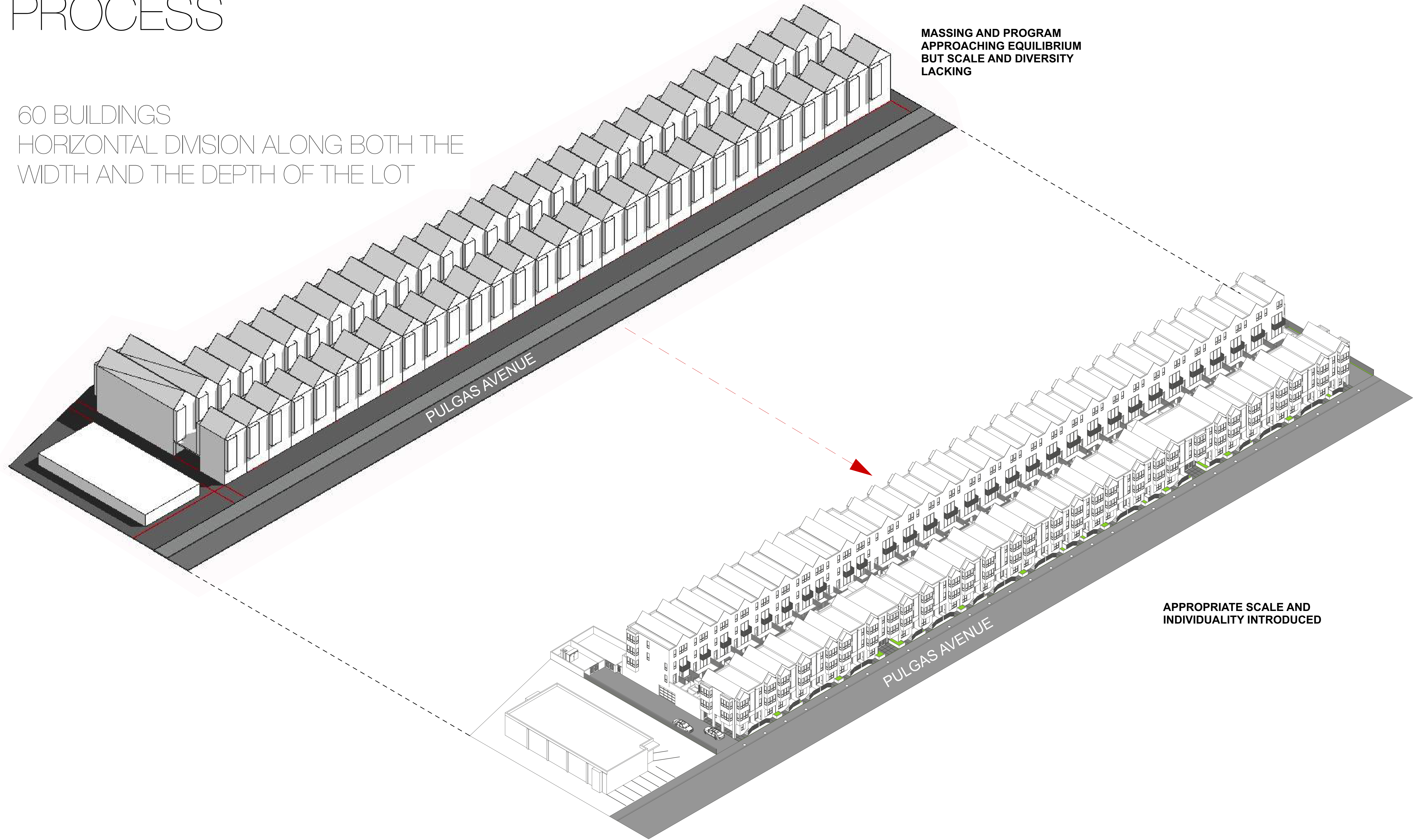
APN
 063-492-280

SCALE
 AS NOTED
 DRAWN BY
 TG / MP
 CHECKED BY
 RG / SK
 PROJECT NO.
 202309
 DATE OF PUBLICATION
 1/12/24

PROCESS

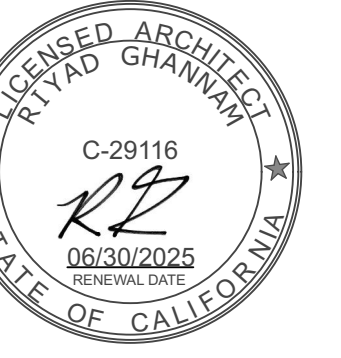
PROCESS

60 BUILDINGS
HORIZONTAL DIVISION ALONG BOTH THE
WIDTH AND THE DEPTH OF THE LOT



**MASSING AND PROGRAM
APPROACHING EQUILIBRIUM
BUT SCALE AND DIVERSITY
LACKING**

**APPROPRIATE SCALE AND
INDIVIDUALITY INTRODUCED**



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REVISIONS NO.	DATE	ISSUE
	01/12/24	ZONE CHANGE

ISSUE	NO.	DATE	ISSUE
	01/12/24		ZONE CHANGE

OWNER
WAWALAND LLC
6044 STEVENSON BLVD.
FREMONT CA 94538

PROJECT NAME
**1933 Pulgas
Avenue**
East Palo Alto, CA 94303

APN
063-492-280

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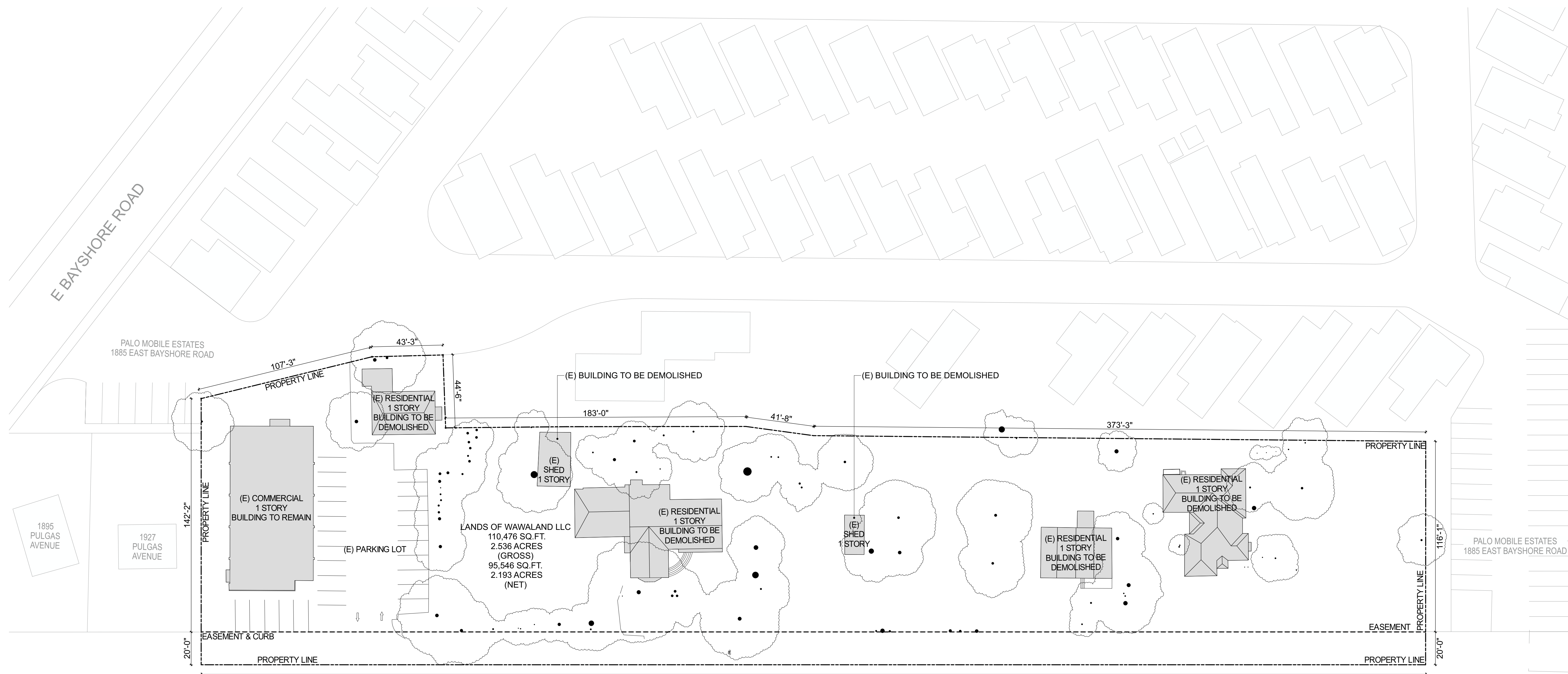
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6044 STEVENSON BLVD.
FREMONT CA 94538

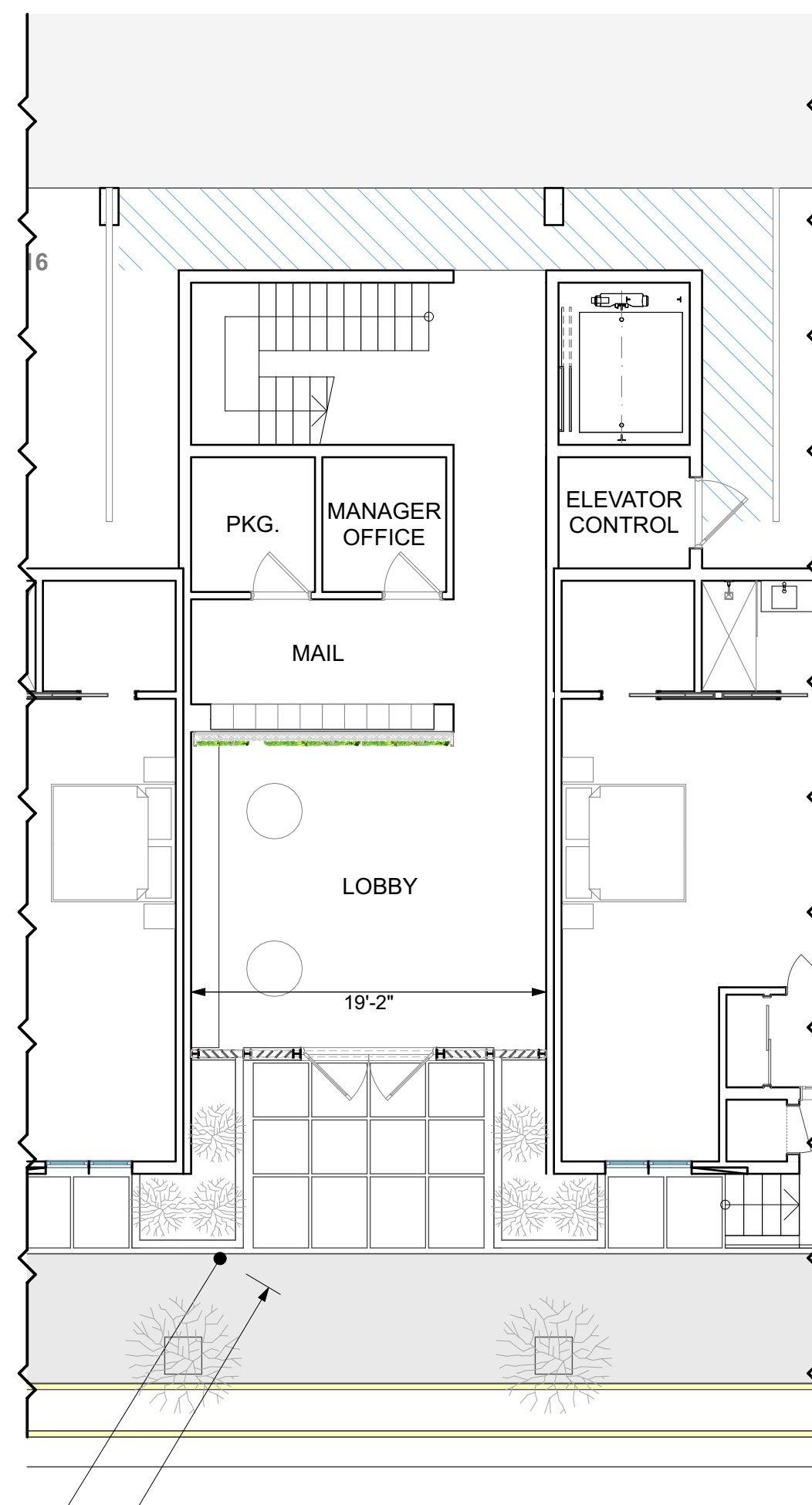
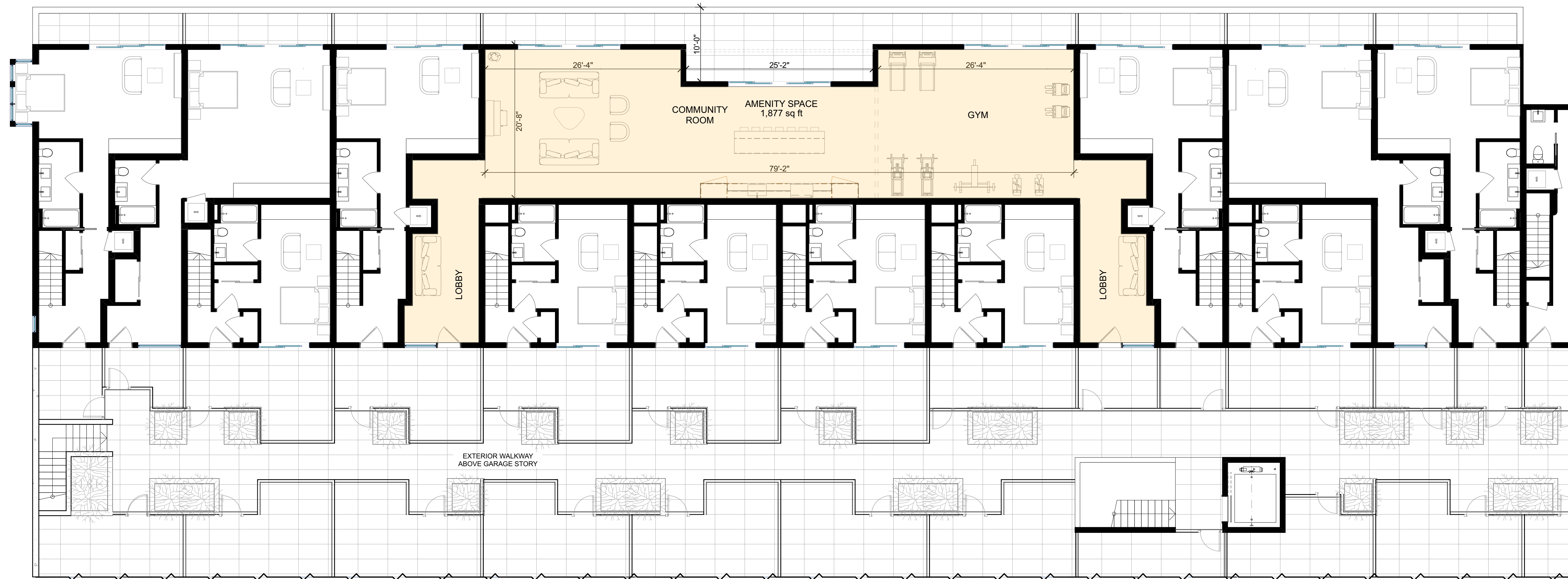
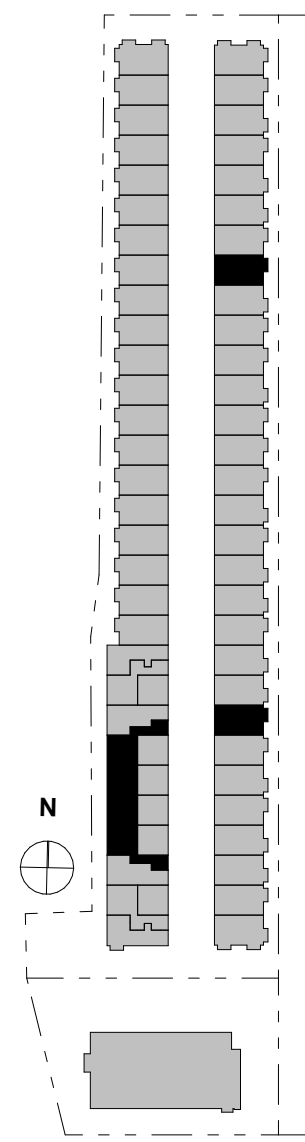
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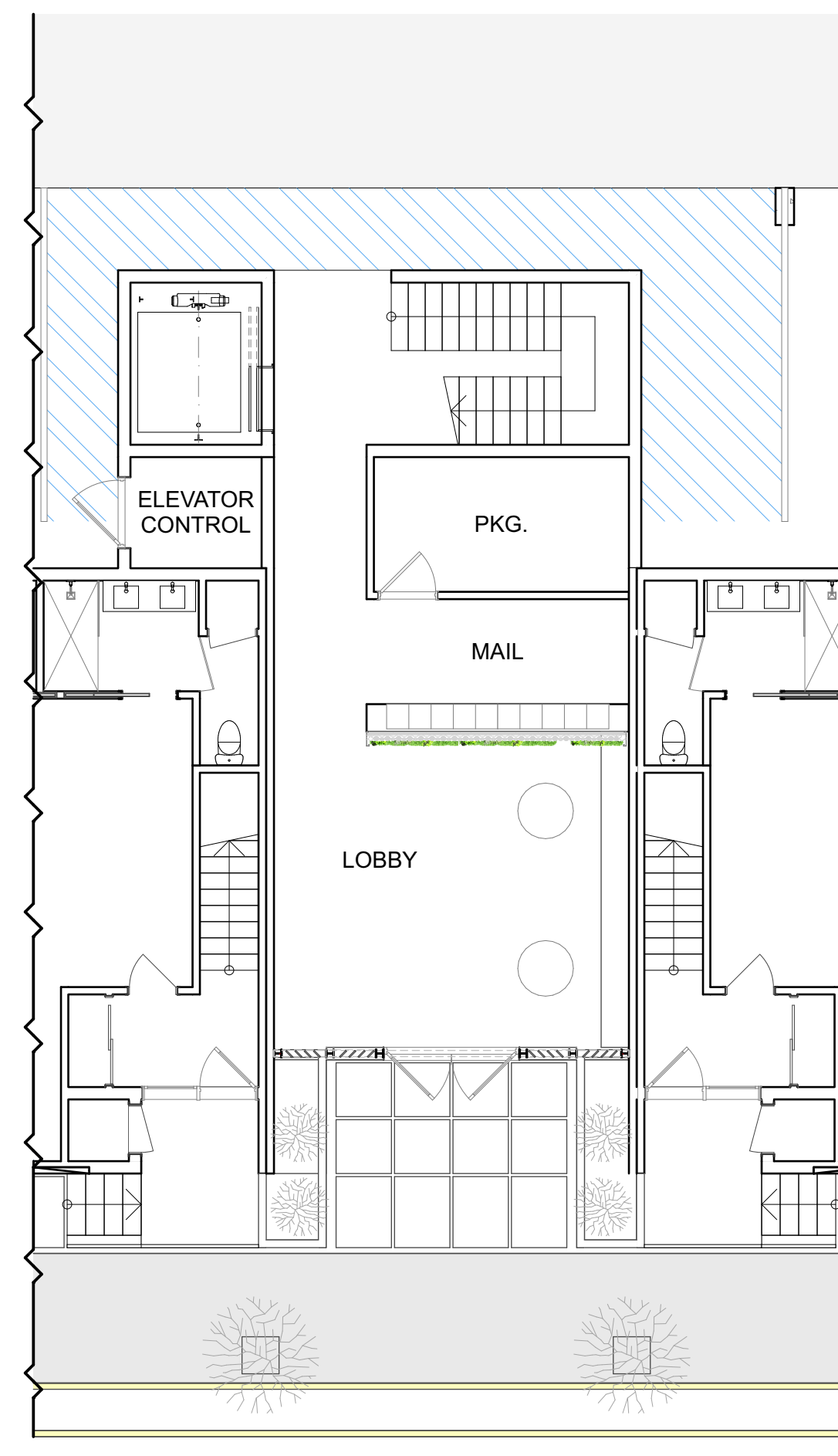
SCALE
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EXISTING SITE PLAN



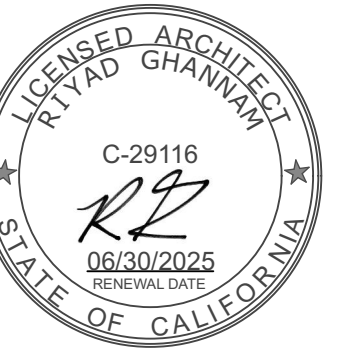


LOBBY 1 (SOUTH)
SCALE: 1/8" = 1'-0" 2



LOBBY 2 (NORTH)
SCALE: 1/8" = 1'-0" 3

GYM AND AMENITY SPACE
SCALE: 1/8" = 1'-0" 1



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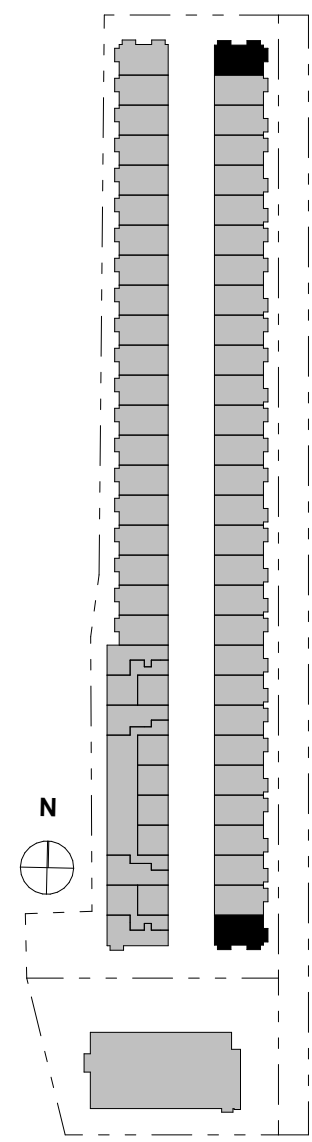
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**ENLARGED
COMMON SPACE**

DRAWING NO. 17 OF 39

A2.04



UNIT A (EAST)



UNIT A (SOUTH)



UNIT A (WEST)



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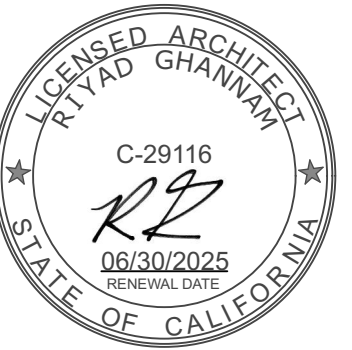
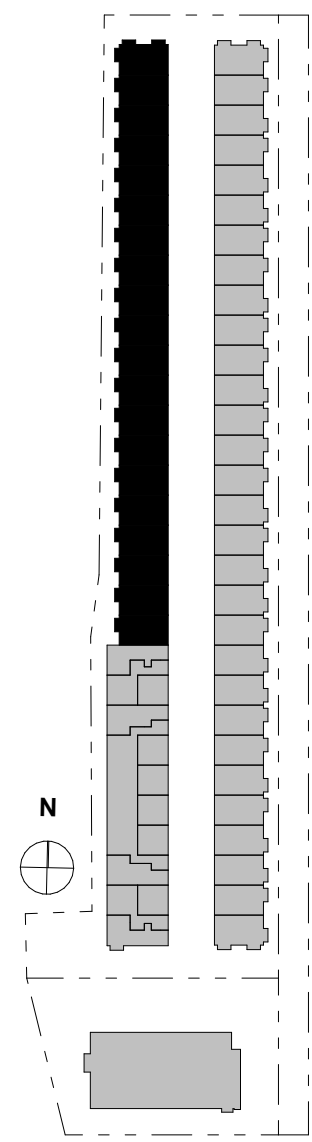
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ENLARGED ELEVATIONS - TYPE A

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A2.07



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UNIT D (WEST)



UNIT D (NORTH)



UNIT D (WEST)

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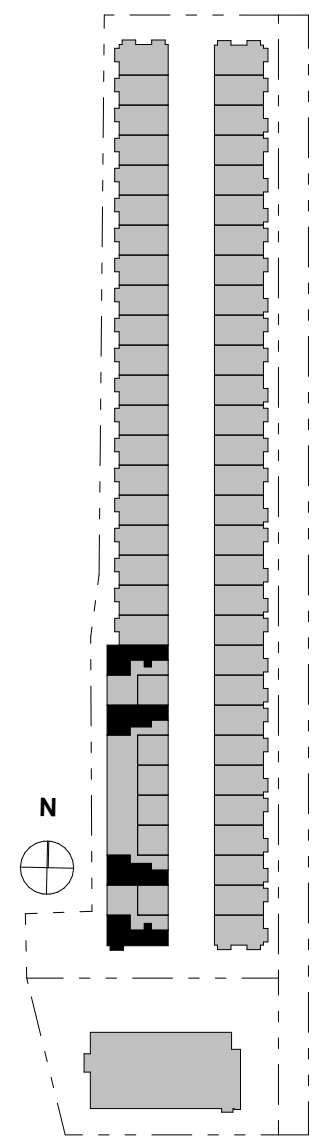
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ENLARGED ELEVATIONS - TYPE D

DRAWING NO. 29 OF 39

A2.16



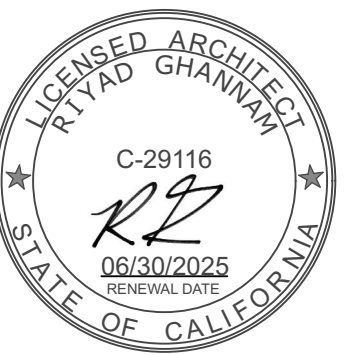
UNIT F (EAST)



UNIT F (SOUTH)



UNIT F (WEST)



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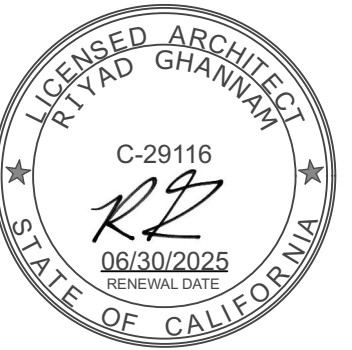
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ENLARGED ELEVATIONS - TYPE F

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A2.22



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BUILDING ELEVATIONS



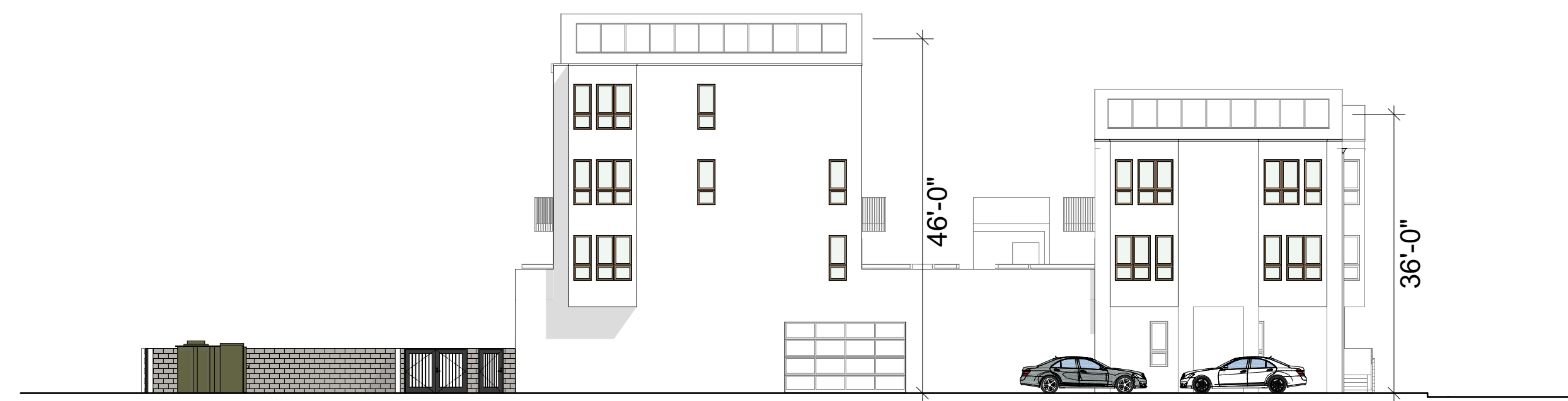
EAST ELEVATION FRONT
SCALE: 1" = 20'



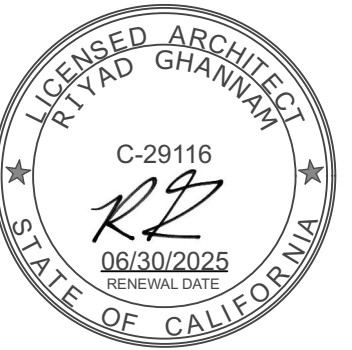
WEST ELEVATION REAR
SCALE: 1" = 20'



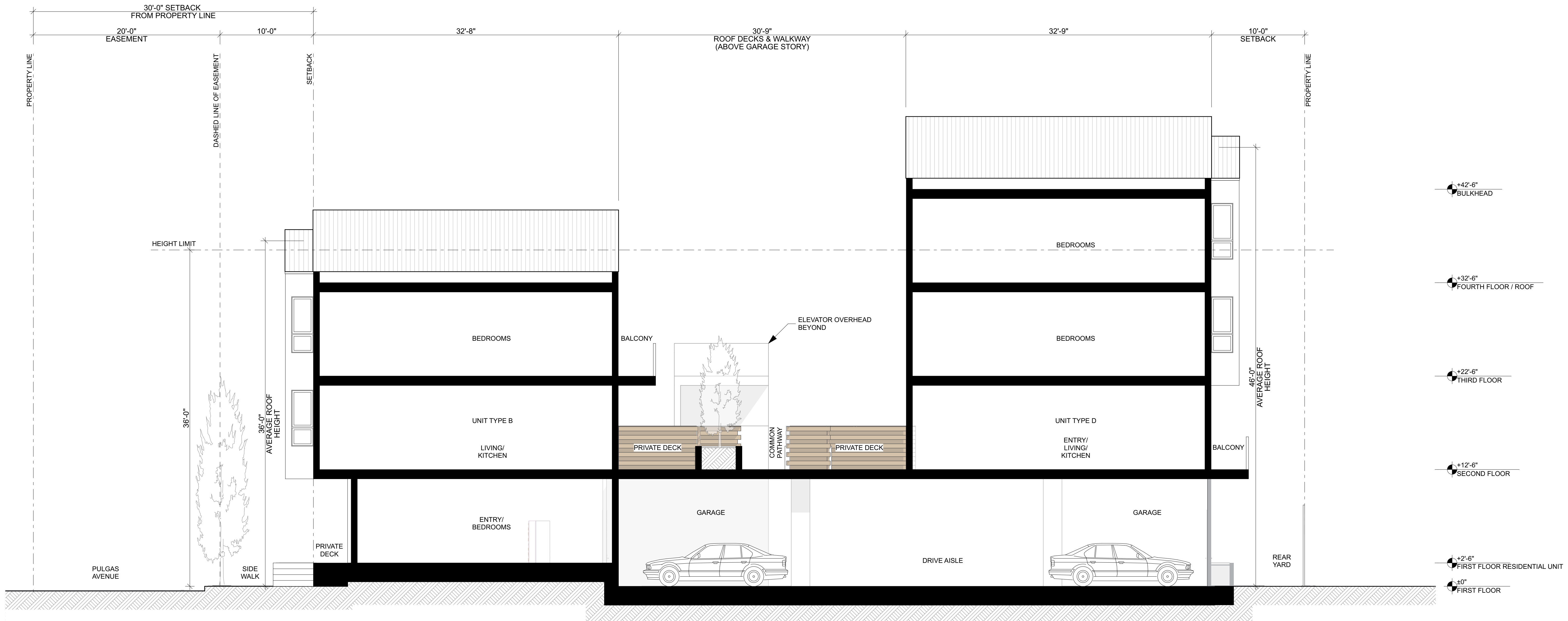
NORTH ELEVATION SIDE
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION SIDE
SCALE: 1/16" = 1'-0"



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BUILDING SECTION

