

1933 Pulgas Avenue, EAST PALO ALTO



SHEET INDEX

GENERAL

- G0.01 COVER PAGE
- G0.02 PROJECT DATA
- G0.03 BEST MANAGEMENT PRACTICE
- G0.04 NEIGHBORHOOD PHOTOS
- G0.05 FIRE/GARBAGE TRUCK ACCESS DIAGRAMS
- G0.06 INCLUSIONARY UNITS - PRELIMINARY DIAGRAMS
- G0.07 REZONING - PLAT MAP

RECORD

- R0.01 SURVEY
- R0.02 SURVEY ENLARGED 1
- R0.03 SURVEY ENLARGED 2
- R0.04 SURVEY ENLARGED 3
- R0.05 SURVEY ENLARGED 4
- R0.06 EXISTING/DEMOLITION SITE PLAN
- R0.07 PROPOSED SITE PLAN

ARCHITECTURE

- A2.01 BASEMENT - SOUTH
- A2.02 BASEMENT - NORTH
- A2.03 STORY 1 - SOUTH
- A2.04 STORY 1 - NORTH
- A2.05 STORY 2 - SOUTH
- A2.06 STORY 2 - NORTH
- A2.07 STORY 3 - SOUTH
- A2.08 STORY 3 - NORTH
- A2.09 ROOF - SOUTH
- A2.10 ROOF - NORTH
- A2.11 ENLARGED FLOOR PLANS - TYPE A
- A2.12 ENLARGED FLOOR PLANS - TYPE B
- A2.13 ENLARGED FLOOR PLANS - TYPE D
- A2.14 ENLARGED FLOOR PLANS - TYPE D.1
- A2.15 ENLARGED FLOOR PLANS - TYPE F & G
- A2.16 ENLARGED FLOOR PLANS - COMMON SPACE
- A2.17 ENLARGED FLOOR PLANS - COMMON SPACE
- A4.01 EAST ELEVATION, PULGAS AVE
- A4.02 ELEVATION NORTH & SOUTH
- A4.03 WEST ELEVATION, REAR YARD
- A4.04 MATERIAL BOARD
- A5.01 SECTION
- A5.02 SECTION
- A5.03 SECTION
- A5.04 SECTION
- A5.05 SECTION
- A6.01 RENDERINGS

LANDSCAPE

- L1.01 ARBORIST REPORTS
- L1.02 TREE REMOVAL PLAN SOUTH
- L1.03 TREE REMOVAL PLAN NORTH
- L1.04 LANDSCAPE PLAN SOUTH
- L1.05 LANDSCAPE PLAN NORTH
- L1.06 PLANTING PALLETTE
- L1.07 IRRIGATION PLAN SOUTH
- L1.08 IRRIGATION PLAN NORTH
- L1.09 IRRIGATION SLEEVEING PLAN SOUTH
- L1.10 IRRIGATION SLEEVEING PLAN NORTH
- L1.11 HYDROZONE PLAN SOUTH
- L1.12 HYDROZONE PLAN NORTH
- L1.13 SITE LIGHTING SOUTH
- L1.14 SITE LIGHTING NORTH

CIVIL

- TM-1.0 TITLE SHEET & KEY MAP
- TM-2.0 PROPOSED SITE/BUILDING PLAN
- TM-3.0 PRELIMINARY GRADING & DRAINAGE PLAN
- TM-3.1 PRELIMINARY GRADING & DRAINAGE PLAN
- TM-3.2 PRELIMINARY GRADING & DRAINAGE PLAN
- TM-4.0 PRELIMINARY UTILITY PLAN
- TM-4.1 PRELIMINARY UTILITY PLAN
- TM-4.2 PRELIMINARY UTILITY PLAN
- SCP-1.0 IMPERVIOUS SURFACE EXHIBIT
- SCP-2.0 STORMWATER CONTROL PLAN
- SCP-3.0 STORMWATER CONTROL DETAILS
- SCP-3.1 STORMWATER CONTROL DETAILS
- SCP-3.2 STORMWATER CONTROL DETAILS

rg-architecture  
428 SOUTH VAN NESS AVENUE  
SAN FRANCISCO, CA 94103  
415.649.6202  
mail@rg-architecture.com



NOT FOR CONSTRUCTION  
ENTITLEMENT ONLY.

REVISIONS  
NO. DATE ISSUE

REVISION CHANGE

ISSUE  
03/10/25 DESIGN REVIEW/ TREE  
REMOVAL/ LOT SUBDIVISION

OWNER  
WAWALAND LLC  
6044 STEVENSON BLVD.  
FREMONT CA 94538

PROJECT NAME  
1933 Pulgas Ave  
Townhomes  
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  
3/25/2025

COVER PAGE

DRAWING NO. 1 OF 68

G0.01



1933 Pulgas Avenue, East Palo Alto



VICINITY MAP

**DIRECTORY**  
**OWNER**  
Wawaland LLC  
6044 Stevenson Blvd  
Fremont CA 94538  
650.699.6999  
Wa Li  
ctiviewepa@gmail.com

**TRAFFIC CONSULTANT**  
Hexagon Transportation Consultants, Inc  
100 Century Center Court, Suite 501  
San Jose, CA 95112  
408.971.6100  
Michelle Hunt  
mhunt@hextrans.com

**ARCHITECT**  
RG-Architecture  
428 South Van Ness Ave  
San Francisco, CA 94103  
415.649.6202  
Riyad Ghanam, AIA, Principal  
riyad@rg-architecture.com

**ARBORIST**  
D.R. Tree Consulting  
Hayward, CA 94540  
510-856-6629  
Dustie Rushing  
dustie@drtreeconsulting.com

**GEOTECHNICAL ENGINEERING**  
Romig Engineers, Inc.  
1390 El Camino Real, 2nd Floor  
San Carlos, California 94070  
M (510) 295-7546 | O (650) 591-5224  
Michael Sacramento  
michael@romigengineers.com

**CIVIL & SURVEYOR**  
Lea & Braze Engineering Inc.  
2495 Industrial PKWY West  
Hayward, CA 94545  
510.887.4086 x133  
Darren Bunting  
dbunting@leabraze.com

**GEOTECHNICAL ENGINEERING**  
Romig Engineers, Inc.  
1390 El Camino Real, 2nd Floor  
San Carlos, California 94070  
M (510) 295-7546 | O (650) 591-5224  
Michael Sacramento  
michael@romigengineers.com

AREA GROSS PER BUILDING	
AREA:	GROSS AREA (SQ FT)
GROSS BLDG 1	10,665
GROSS BLDG 10	13,230
GROSS BLDG 2	10,690
GROSS BLDG 3	12,752
GROSS BLDG 4	10,629
GROSS BLDG 5	10,755
GROSS BLDG 6	10,782
GROSS BLDG 7	10,703
GROSS BLDG 8	12,787
GROSS BLDG 9	12,692
GROSS GARAGE	37,400
	<b>153,085 ft²</b>

**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 MANUFACTURERS PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO 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 CAPPED OR PLUGGED.

12 CLOSE-OUT: THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.

**ABBREVIATIONS**

AT	CENTERLINE	(N)	NEW
Q	N.I.C.	NOT IN CONTRACT	
Q	DIAMETER	NUMBER	
ABV	ABOVE	NOM	NOMINAL
ACC	ACCESSIBLE	N.T.S	NOT TO SCALE
A.D.	AREA DRAIN	O.C.	ON CENTER
ADJ.	ADJUSTABLE	O.H.	OVERHEAD
A.F.F.	ABOVE FINISH FLOOR	O.P.	OPENING
APPROX.	APPROXIMATE	OPP.	OPPOSITE
ARCH.	ARCHITECTURAL	OV	OVER
ASPH.	ASPHALT	P	PROPERTY LINE
BLDG.	BUILDING	PL	PLATE
BLDG.	BLOCKING	PLAM	PLASTIC LAMINATE
B.U.R.	BUILT-UP ROOFING	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	P.T.	PRESSURE TREATED
CLR.	CLEAR	PAINTED	
CLG.	CEILING	(R)	RELOCATED
C.H.	CEILING HEIGHT	R.	RISE, RISER
CONT.	CONTINUOUS	R.A.	RETURN AIR
CTR.	CENTER	R.D.	ROOF DRAIN
D.	DRYER	REF.	REFRIGERATOR
DBL.	DOUBLE	REG.	REGISTER
DET.	DETAIL	REINF.	REINFORCED
D.F.	DOUGLAS FIR	REQ.	REQUIRED
D.I.	DIAMETER	ROOM	ROOM
DM.	DIMENSION	R.O.	ROUGH OPENING
DISP.	DISPOSER	REDWD.	REDWOOD
DN.	DOWN	S.	SOUTH
DR.	DOOR	S.A.B.F.	SELF-ADHERED BITUMINOUS FLASHING
D.S.	DOWN SPOUT	S.C.	SOLID COPPER
DRYW.	DRYWASHER	S.D.	SMOKE DETECTOR
DWG.	DRAWING	SECT.	SECTION
DWR.	DRAWER	SHIT	SHEET
E	EXISTING	SIM	SIMILAR
(E)	EACH	S.M.D.	SEE MECHANICAL DRAWINGS
EA.	ELEVATION	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	SQ.	SQUARE
EL.	EQUAL	S.S.D.	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	STD	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
FDN.	FOUNDATION	STOR.	STORAGE
FIN.	FINISH	STR.	STRUCTURAL
FF.	FINISHED FLOOR	SUSP.	SUSPENDED
FL.	FLOOR	SYM.	SYMBOL
FACE OF	FACE OF	T.	TREAD
F.O.F.	FACE OF FINISH	T.B.	TOWEL BAR
F.O.S.	FACE OF STUD	T.KG	TONGUE AND GROOVE
F.S.M.F.	FLEXIBLE SHEET MEMBRANE FLASHING	T.O.	TOP OF
FT.	FEET	T.O.C.	TOP OF CURB
FTG.	FOOTING	T.O.P.	TOP OF PLATE
GA.	GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	T.P.H.	TOILET PAPER HOLDER
G.V.	GYP/SUM BOARD	TRSM.	TRANSMISSION
G.V. BD.	GYP/SUM BOARD	T.V.	TELEVISION
H.	HIGH	TYP.	TYPICAL
H.B.	HOSE BIB	U.O.N	UNLESS OTHERWISE NOTED
HDR.	HEADER	V.	VENT
HDWR.	HARDWARE	V. VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	V.G.	VERTICAL GRAIN
I.D.	INSIDE DIAMETER	W.	WEST
I.G.	INSULATED GLASS	W. W.	WASHING MACHINE
INSUL.	INSULATION	W. WITH	WITH
INT.	INTERIOR	W.C.	WATER CLOSET (TOILET)
JT.	JOINT	WD.	WOOD
J.W.	LAVATORY	WH.	WATER HEATER
L.	LIGHT	WO.	WITHOUT
M.	MASTER	WP.	WATERPROOF, WORK
MAX.	MAXIMUM	WP.	POINT
MECH.	MECHANICAL	W.R.	WATER RESISTANT
M.E.P.	MECHANICAL/ELECTRICAL/PLUMBING	WRB.	WESTERN RED CEDAR
MFR.	MANUFACTURER	W.R.C.	WESTERN RED CEDAR
MIN.	MINIMUM	YD.	YARD
MISC.	MISCELLANEOUS		

**REFERENCE SYMBOLS**

---	DEMO WALL (PLAN VIEW)
---	EXISTING WALL (PLAN VIEW)
---	NEW WALL (PLAN VIEW)
---	HATCH = STRUCTURE
---	OUTLINE = FINISH
---	DIMENSION TO STRUCTURE
---	DIMENSION TO FINISH (CLEAR)
---	HIDDEN EDGE, ABOVE OR BEYOND
---	HIDDEN EDGE, BELOW OR BEHIND
---	DOOR SYMBOL
---	WINDOW SYMBOL
---	# = WINDOW TYPE
---	LETTER = OTC RATING
---	SKYLIGHT SYMBOL
---	GUARD SYMBOL
---	WALL (FLOOR) TYPE
---	GRID OR REFERENCE LINE
---	SECTION MARKER
---	DRAWING # OI SHEET #
---	DETAIL MARKER
---	DRAWING # OI SHEET #
---	ELEVATION MARKER
---	DRAWING # OI SHEET #
---	ROOM NO. OI
---	MATERIAL CODE
---	FLOOR (WALL) CEILING
---	LEVEL LINE OR DATUM
---	SPOT ELEVATION
---	PROPERTY LINE
---	NEW OR FINISHED CONTOURS
---	EXISTING CONTOURS
---	ELECTRICAL/MECHANICAL SYMBOLS
---	SURFACE CEILING
---	LIGHT FIXTURE
---	RECESSED DIRECTIONAL LIGHT FIXTURE
---	RECESSED CEILING LIGHT FIXTURE
---	WALL MOUNTED LIGHT FIXTURE
---	MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE
---	RECESSED WALL LIGHT FIXTURE
---	EXPOSED STRIP LIGHT FIXTURE
---	CONCEALED STRIP LIGHT FIXTURE
---	TRACK AND STRIP LIGHT FIXTURES
---	ELECTRICAL SWITCH
---	3-WAY SWITCH
---	4-WAY SWITCH
---	DIMMER SWITCH
---	PULL SWITCH
---	MANUAL-ON OCCUPANCY SENSOR SWITCH

**ELECTRICAL/MECHANICAL SYMBOLS**

---	SINGLE ELECTRICAL OUTLET, DIRECT WIRED
---	DUPLEX OUTLET
---	FOURPLEX OUTLET
---	ELECTRICAL OUTLET, HALF-SWITCHED
---	ELECTRICAL OUTLET, FULLY SWITCHED
---	ELECTRICAL OUTLET FOR PICTURE LIGHT
---	FLUSH FLOOR MOUNTED OUTLET
---	GROUND FAULT INTERRUPT
---	JUNCTION BOX
---	MULTI-FUNCTION SMOKE & CO DETECTOR
---	SMOKE DETECTOR
---	AUTOMATIC SPRINKLER HEAD
---	DOOR BELL BUTTON
---	DOOR CHIME
---	GARAGE DOOR OPENER SWITCH
---	INTERCOM STATION
---	ALARM KEYPAD
---	MOTION DETECTOR
---	SPEAKER OUTLET
---	SCENE CONTROL MASTER UNIT
---	SCENE CONTROL REMOTE WALL STATION
---	STEAM UNIT CONTROL PANEL
---	PLUG MOLD
---	(1) R6S QUAD
---	(1) 244 PAIR CAT-6
---	(2) CAT-6 & (1) R6S QUAD
---	(1) 244 PAIR CAT-3
---	HDMI
---	(1) 244 PAIR CAT-6
---	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
---	SUPPLY AIR REGISTER AT CEILING
---	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**

TREE REMOVAL, LOT SUBDIVISION, DEMOLISH EXISTING 1 AND 2 STORY RESIDENTIAL BUILDINGS ON THE EXISTING LOT. ERECT TEN 3-STORY BUILDINGS TO INCLUDE 58 RESIDENTIAL TOWNHOUSE UNITS TOTAL AND SHARED AMENITIES, OVER AN UNDERGROUND PARKING GARAGE.

THE DEVELOPMENT EMPLOYS THE CA STATE DENSITY BONUS LEGISLATION TO INCREASE THE DENSITY TO A TOTAL OF 58 UNITS. THE ALLOWED BASE DENSITY FOR R-MD-2 ZONING IS 22 DWELLING UNITS PER ACRE, WHICH IS A TOTAL OF 46 DWELLING UNITS. THE PROJECT PROPOSES AN INCREASE OF THE DENSITY BY A 26% BONUS OR 12 UNITS IN ORDER TO PROVIDE A TOTAL OF 58 UNITS THAT TOTAL 9 INCLUSIONARY UNITS.

WAIVERS:

1. INCREASE MAXIMUM FLOOR AREA RATIO FROM A MAXIMUM 0.65 TO 1.25.
2. DECREASE SIZE OF TYPICAL PARKING SPACE TO 8'-0" X 18'-0".
3. INCREASE BUILDING HEIGHT FROM A MAXIMUM 36'-0" TO 40'-4".
4. DECREASE FRONT SETBACK FROM 27'-6" TO 2'-6" AFTER 20-FOOT + 7'-6" SIDEWALK DEDICATION FOR PUBLIC RIGHT-OF-WAY.
5. DECREASE REAR SETBACK FROM 20' (FIRST STORY) AND 30' (SECOND STORY) TO 10' MINIMUM AND 19' MAXIMUM.

**PLANNING CODE SUMMARY:**

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

APN #: 063-492-280

ZONING DISTRICT: R-MD-2

GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL

LOT AREA: 110,476 SF / 2.536 ACRES  
92,532 SF / 2.124 ACRE RESIDENTIAL  
17,944 SF / 0.412 ACRE COMMERCIAL

HEIGHT LIMIT: 3 STORIES OR 36 FEET

UNIT COUNT - PROPOSED: 58 UNITS - 20% OF 46 BASE UNITS = 58 UNITS TOTAL  
(46 BASE UNITS + 12 DENSITY BONUS UNITS, APPLYING 26% STATE DENSITY BONUS)  
20% INCLUSIONARY REQUIREMENT APPLIES TO THE BASE 46 UNITS = 9.34 UNITS. OF THIS, 0.36 UNITS WILL BE COVERED BY AN IN-LIEU FEE.

INCLUSIONARY HOUSING: 5 UNITS (10% AT 80% AMI)  
4 UNITS (10% AT 120% AMI)  
9 TOTAL INCLUSIONARY RATE

REAR SETBACK: REQUIRED: 20' FOR 1ST FLOOR AND 30' FOR 2ND & 3RD FLOOR.  
PROPOSED: 10' MINIMUM TO 19' MAXIMUM

FRONT SETBACK: REQUIRED: 20'  
PROPOSED: 30' INCLUDING 20' EASEMENT + 7'-6" SIDEWALK PUBLIC ACCESS EASEMENT

SIDE SETBACK: REQUIRED: 10'  
PROPOSED: 20'

SITE COVERAGE: MAXIMUM PERMITTED: 60%  
PROPOSED: LOT COVERAGE RESIDENTIAL - 39% (36,060 SF/ 92,532 SF)  
PROPOSED: LOT COVERAGE COMMERCIAL - 28%

FLOOR AREA RATIO: MAXIMUM PERMITTED: .65  
PROPOSED: RESIDENTIAL LOT FAR - 1.25 = (115,685 SF /92,532 SF)  
(PER CA STATE DENSITY BONUS WAIVER)  
PROPOSED: COMMERCIAL LOT FAR - 0.28 = (5,084 SF /18,315 SF)

OFF STREET PARKING: CAR PARKING REQUIRED: 2 SPACES PER UNIT + 0.2 GUEST PARKING PER UNIT.  
CAR PARKING PROPOSED: 120 PARKING SPACES TOTAL FOR 58 UNITS  
(108 RESIDENTIAL SPACES, INCLUDING 3 ADA PARKING SPACES + 12 GUEST PARKING SPACES, INCLUDING 1 ADA PARKING SPACE)

BIKE PARKING: REQUIRED: 1 CLASS 1 BICYCLE PARKING PER EACH UNIT  
1 CLASS 2 BICYCLE PARKING PER 20 UNITS - 3 REQUIRED  
58 CLASS 1 BICYCLE PARKING PROVIDED  
4 CLASS 2 BICYCLE PARKING PROVIDED

OPEN SPACE: REQUIRED: 200 SF OPEN SPACE PER UNIT (GROUND FLOOR UNITS) & 100' (UPPER FLOOR UNITS). MINIMUM DIMENSION SHALL BE 6 FEET.  
PROPOSED: ALMOST EACH GROUND FLOOR RESIDENTIAL DWELLING UNIT (49 UNITS) PROVIDED WITH PRIVATE OPEN SPACE IN COMPLIANCE WITH EAST PALO ALTO DEVELOPMENT CODE 2022, TITLE 18, ARTICLE 2, CHAPTER 18.10, COMMON OPEN SPACES PROVIDED FOR 8 UPPER FLOOR UNITS & 1 GROUND FLOOR UNIT.  
PROVIDED: 900 SF COMMON OPEN SPACE PROVIDED FOR 8 UPPER FLOOR UNITS & 1 GROUND FLOOR UNIT.  
PRIVATE OPEN SPACE PROVIDED FOR 49 RESIDENTIAL GROUND FLOOR UNITS.

**BUILDING CODE SUMMARY:**

CONSTRUCTION TYPE: TYPE VA (RESIDENTIAL) OVER TYPE IA (SUBTERRANEAN GARAGE)

OCCUPANT GROUP: R-2: RESIDENTIAL THREE STORIES  
S-2: SUBTERRANEAN GARAGE & MEP ROOMS  
ACCESSORY USE TO MAIN R-2 RESIDENTIAL OCCUPANCY: TRASH ENCLOSURES BICYCLE PARKING

UNITS COUNT: PROPOSED - 58 RESIDENTIAL UNITS

BLDG. HT. & NUMBER OF STORY: PERMITTED: TO 3 STORIES OR 36 FT (R-MD-2 ZONING).  
PROPOSED: BLDG. HT. 40' 5" MEASURED TO TOP OF PITCHED ROOF FOR STREET FACING BUILDINGS. BLDG. HT. 30' 0" MEASURED TO TOP OF FLAT ROOF FOR REAR FACING BUILDINGS. STORIES: 3 STORY BLDG; 3 LEVELS OF TYPE VA (ABOVE GROUND BUILDINGS) OVER BASEMENT TYPE IA GARAGE (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	CONSTR. TYPE	GROSS AREA (SQ FT)		
BASEMENT	1A	37,400		
FIRST FLOOR	5A	35,427		
SECOND FLOOR	5A	40,129		
THIRD FLOOR	5A	40,129		
TOTAL		153,085 ft²		

UNIT MIX				
TYPE	QUANTITY	NET SQ FT	NET SQ FT TOTAL	UNIT MIX
A	(10) 3 BD	1,895 SF	18,950 SF NET AREA	17.2 %
B	(15) 4 BD	1,984 SF	31,744 SF NET AREA	27.6 %
D	(13) 4 BD	1,968 SF	25,584 SF NET AREA	22.4 %
D.1	(3) 3 BD	1,912 SF	5,736 SF NET AREA	5.2 %
F	(8) 3 BD	1,707 SF	13,656 SF NET AREA	13.8 %
G	(8) 1 BD	747 SF	5,976 SF NET AREA	13.8 %
TOTAL	58		101,646 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	A	B	C	HT	A B
Primary structural frame <sup>a</sup> (see Section 202)	3 <sup>h,5</sup>	2 <sup>h,5,c</sup>	1 <sup>h,5</sup>	0 <sup>h</sup>	1 <sup>h,5,c</sup>	0	3 <sup>h</sup>	2 <sup>h</sup>	2 <sup>h</sup>	HT	1 <sup>h,5,c</sup> 0
Bearing walls											
Exterior <sup>h,1</sup>	3	2	1	0	2	2	3	2	2	2	1 0
Interior	3 <sup>h</sup>	2 <sup>h</sup>	1	0	1	0	3	2	2	1/HT <sup>9</sup>	1 0
Nonbearing walls and partitions	See Table 705.5										
Exterior											
Nonbearing walls and partitions	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0 0
Interior <sup>d</sup>											
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 <sup>b</sup>	1 <sup>h,c</sup>	1 <sup>h,c</sup>	0 <sup>h</sup>	1 <sup>h,c</sup>	0	1 1/2	1	1	HT	1 <sup>h,c</sup> 0

For St: 1 foot = 304.8 mm.

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. 1. Except in Group A, E, F-1, H, L, L.M., R-1, R-2, R-1, R-2 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.

2. For Group A, E, L, L-1, 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.

c. One-story portions of Group A and E assembly occupancies the roof-framing system of Type I-A or Type II-A construction may be of unprotected construction where the fire separation distance is 2 feet or greater.

d. 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.

e. Not less than the fire-resistance rating required by other sections of this code.

f. Not less than the fire-resistance rating based on fire separation distance (see Table 705.5).

g. Not less than the fire-resistance rating as referenced in Section 704.10.

h. 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. <sup>a, b, c, d, e</sup>

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H <sup>a</sup> , L	OCCUPANCY GROUP F-1, M, S-1 <sup>f</sup>	OCCUPANCY GROUP A, B, E, F-2, I, R <sup>1</sup> , S-2, U <sup>h</sup>
X < 5 <sup>b</sup>	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 <sup>c</sup>
	IIIB, VIB	1	0	0
	Others	1	1	1 <sup>c</sup>
X ≥ 30	All	0	0	0

For St: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.

b. See Section 706.1.1 for party walls.

c. Open parking garages complying with Section 406 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 412.3.1.

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 (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.2 the fire-resistance rating shall not be required where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

**TABLE 504.3<sup>a,1</sup>**

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION									
	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	HT	A	B	
R-										









1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



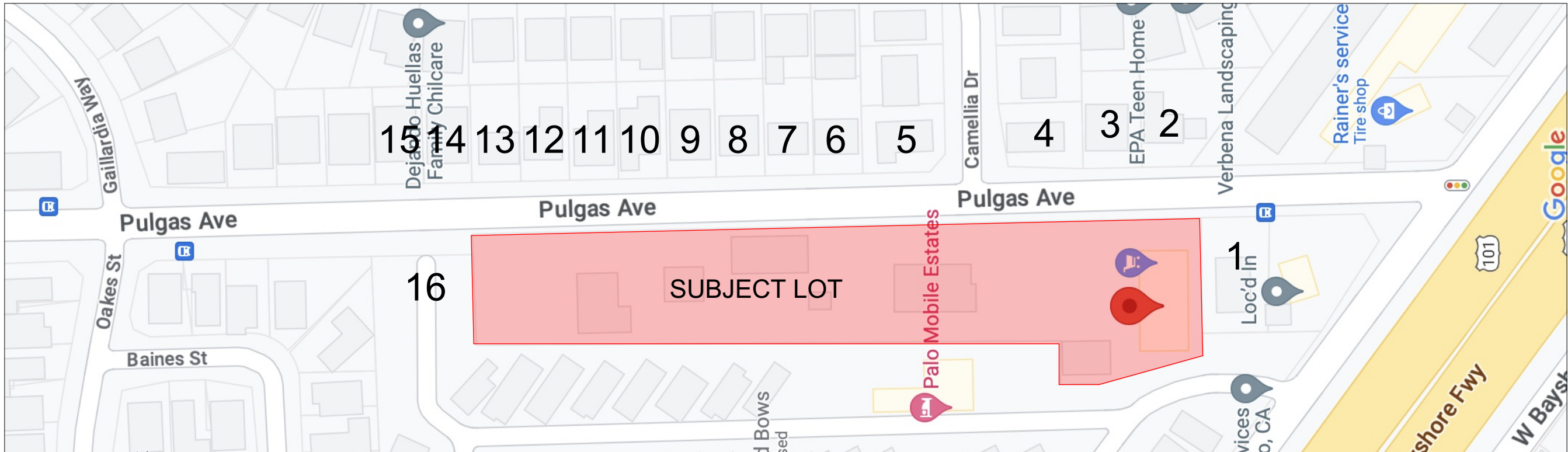
14.



15.



16.



NOT FOR CONSTRUCTION  
ENTITLEMENT ONLY.

REVISIONS  
NO. DATE ISSUE

REVISION CHANGE

ISSUE  
03/10/25 DESIGN REVIEW/ TREE  
REMOVAL/ LOT SUBDIVISION

OWNER  
WAWALAND LLC  
6044 STEVENSON BLVD.  
FREMONT CA 94538

PROJECT NAME  
**1933 Pulgas Ave  
Townhomes**  
East Palo Alto, CA 94303

APN  
063-492-280

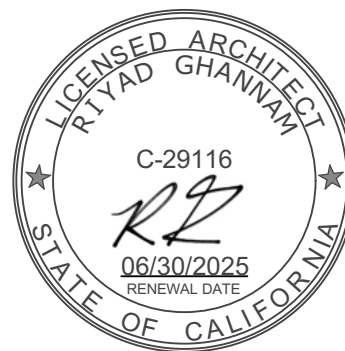
SCALE  
AS NOTED  
DRAWN BY  
TG / MP  
CHECKED BY  
RG / SK  
PROJECT NO.  
202309  
DATE OF PUBLICATION  
3/25/2025

**NEIGHBORHOOD  
PHOTOS**

DRAWING NO. 4 OF 68

**G0.04**





NOT FOR CONSTRUCTION  
ENTITLEMENT ONLY.

REVISIONS  
NO. DATE ISSUE

REVISION CHANGE

ISSUE  
03/10/25 DESIGN REVIEW/ TREE  
REMOVAL/ LOT SUBDIVISION

OWNER  
WAWALAND LLC  
6044 STEVENSON BLVD.  
FREMONT CA 94538

PROJECT NAME  
**1933 Pulgas Ave  
Townhomes**  
East Palo Alto, CA 94303

APN  
063-492-280

SCALE  
AS NOTED  
DRAWN BY  
TG / MP

CHECKED BY  
RG / SK

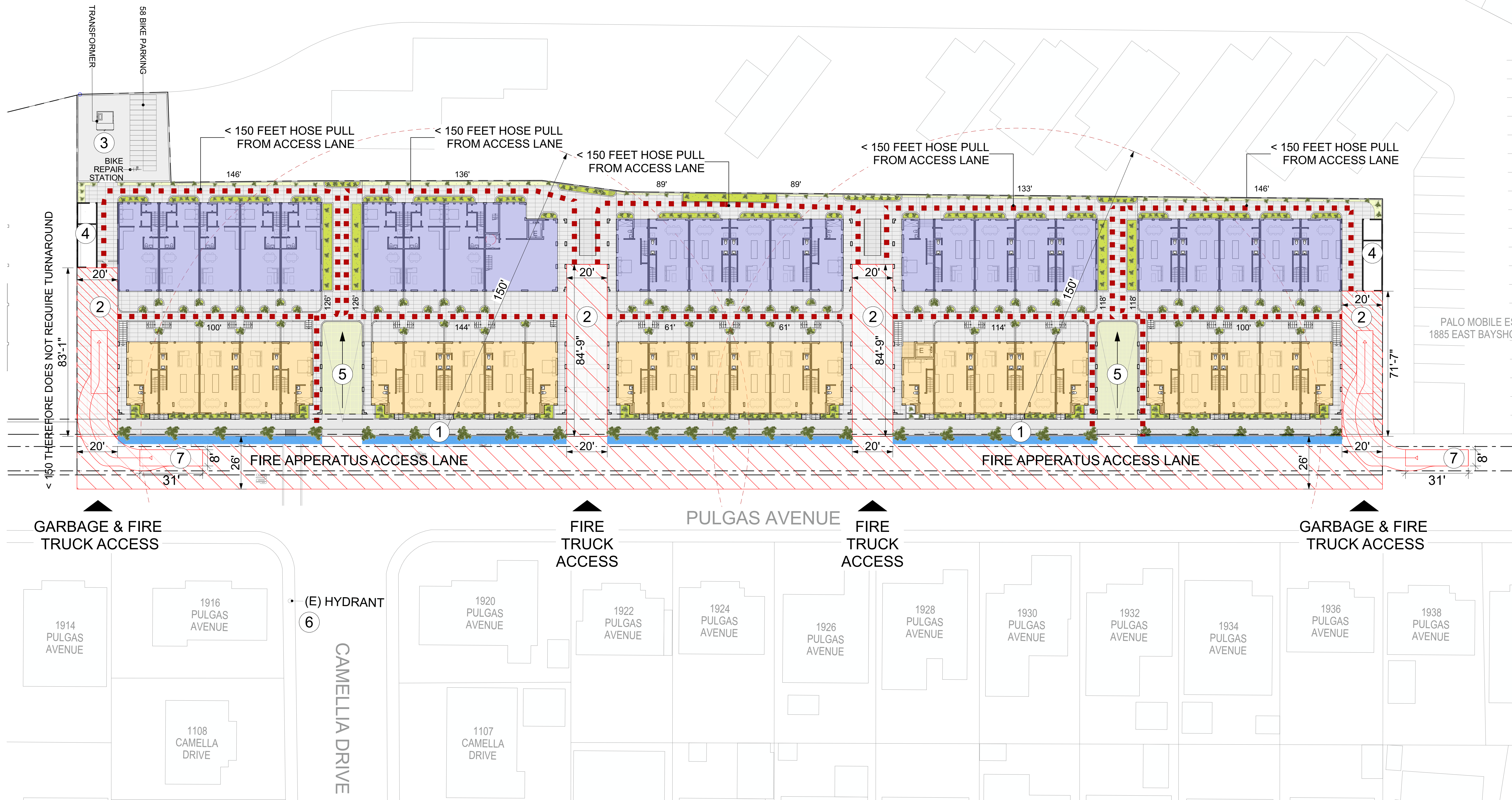
PROJECT NO.  
202309

DATE OF PUBLICATION  
3/25/2025

**FIRE/GARBAGE  
TRUCK ACCESS  
DIAGRAMS**

DRAWING NO. 5 OF 68

**G0.05**



LEGEND:

- 3 STORY RESIDENTIAL TOWNHOUSES - 40'-5" HEIGHT
- 3 STORY RESIDENTIAL TOWNHOUSES - 30'-0" HEIGHT
- FIRE APPERATUS ACCESS LANE
- SHARED FIRE & GARBAGE APPERATUS ACCESS LANE
- 150 FOOT HOSE PULL MAXIMUM
- FIRE TRUCK LADDER LOCATIONS

- 1 PROPOSED FIRE HYDRANT, TBD
- 2 FIRE APPERATUS ACCESS LANE
- 3 PROPOSED TRANSFORMER
- 4 TRASH ENCLOSURE
- 5 RAMP TO UNDERGROUND GARAGE
- 6 EXISTING FIRE HYDRANT
- 7 TRUCK MANEUVERING PATH, TYP



Market-Rate Unit Mix Example Table - 58-Unit Ownership Project

Unit Type	Bedrooms	Sq.Ft. (Net)	# Units	Total Bedrooms	Total Sq.Ft.
Type A	3	1,895	10	30	18950
Type B	4	1,984	16	64	31744
Type D	4	1,968	16	64	31488
Type F	3	1,707	8	24	13656
Type G	1	747	8	8	5976
Total			58	190	101814

Note: 3 of the Type D Units are approximately 50 sq ft smaller  
Note: 3 of the Type F Units are approximately 50 sq ft larger

Inclusionary Unit Mix Table - 58-Unit Ownership Project

Unit Type	% AMI	Bedrooms	Sq.Ft. (Net)	# Units	Total Bedrooms	Total Sq.Ft.
Type A	120	3	1,895	1	3	1895
Type A	80	3	1,895	1	3	1895
Type B	120	4	1,984	1	4	1984
Type B	80	4	1,984	1	4	1984
Type D	120	4	1,968	1	4	1968
Type D	80	4	1,968	1	4	1968
Type G	80	1	747	1	1	747
Type G	80	1	747	1	1	747
Type F	120	3	1,707	1	3	1707
Total				9	27	14895

\*Note: Affordability levels of the Inclusionary Units: For-Sale requirement: 10% of units affordable to households at or below 80% AMI and 10% of units affordable to households at or below 120% AMI.

R-MD-2 Multiple-family medium density residential (12 - 22 du/ac) - Based on City provided table

BASE UNITS	46
DENSITY BONUS UNITS	12
(DENSITY BONUS 26% FOR INCLUSIONARY)	
TOTAL UNITS	58

INCLUSIONARY PROVIDED: 9 UNITS (5 UNITS AT 80% AMI, 4 UNITS AT 120% AMI)  
20% INCLUSIONARY REQUIREMENT APPLIES TO THE BASE 46 UNITS = 9.34 UNITS. OF THIS, 0.36 UNITS WILL BE COVERED BY AN IN-LIEU FEE.

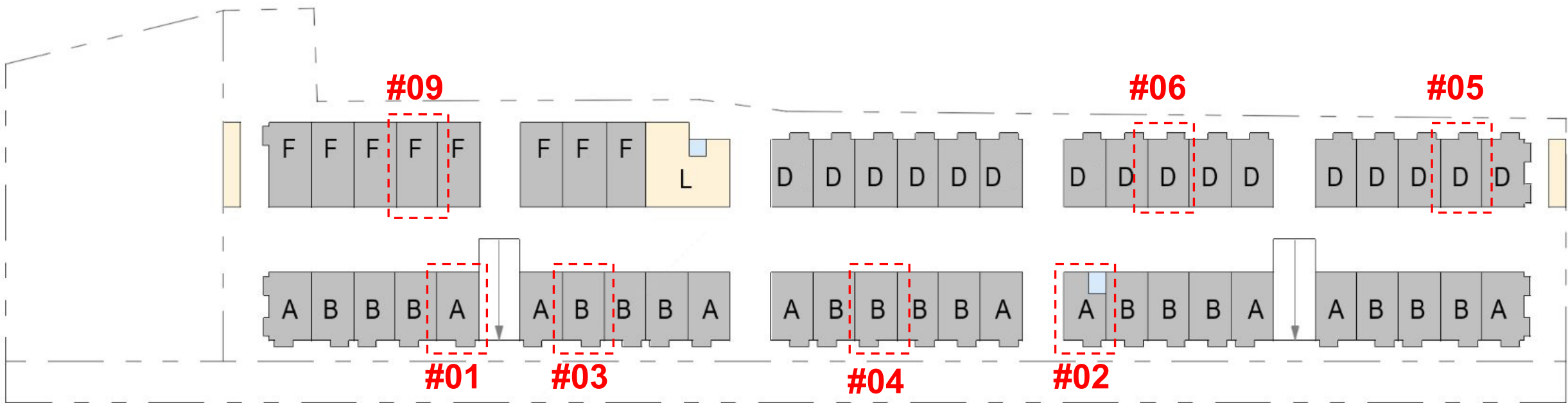
5 UNITS (10% AT 80% AMI  
4 UNITS (10% AT 120% AMI)  
9 TOTAL INCLUSIONARY RATE

Affordability levels of the Inclusionary Units

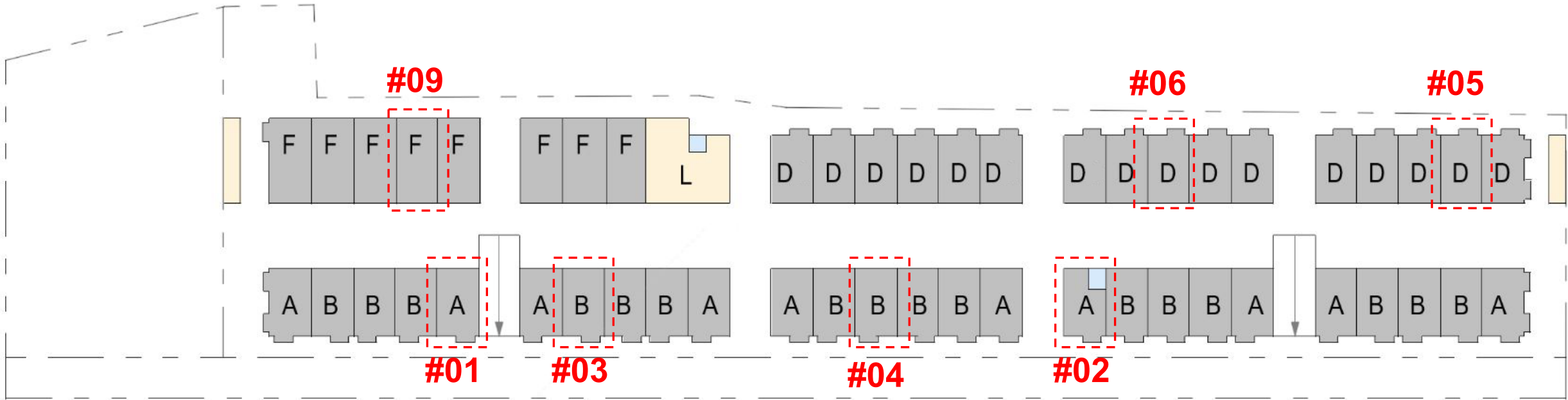
UNIT MIX TABLES

IZ/Density 1933 Pulgas ave.		
IZ applies to base units - 10% @ 80% of AMI, 10% @ 120% of AMI, remaining density applies to base		
	Raw Number	Actual Units
Base Units	46	46
Proposed Units	58	58
Density Bonus Requested	26%	12
10% of Base @ 80% of AMI	4.6	5
10% of Base @ 120% of AMI	4.6	4
Resulting IZ Units	9.2	9

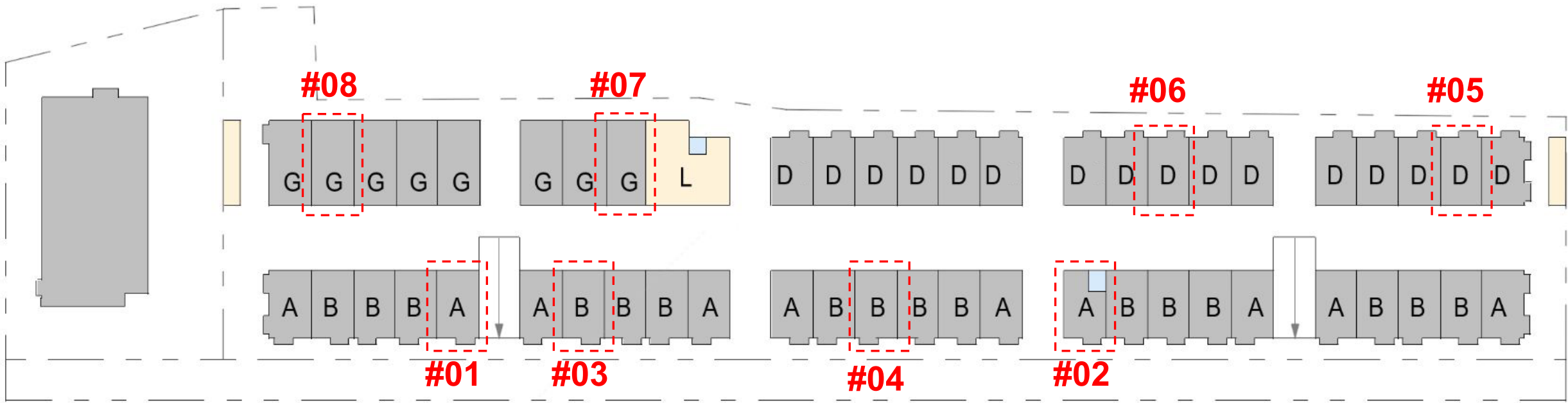
ALL INCLUSIONARY UNITS WILL BE CONSTRUCTED TO BE COMPARABLE IN EXTERIOR APPEARANCE AND OVERALL QUALITY TO THE MARKET-RATE UNITS IN THE SAME DEVELOPMENT. WHILE INTERIOR FINISHES, FEATURES, AND AMENITIES MAY VARY FROM THOSE PROVIDED IN THE MARKET-RATE UNITS, THEY WILL BE DURABLE, OF GOOD QUALITY, COMPATIBLE WITH THE MARKET-RATE UNITS, AND CONSISTENT WITH CONTEMPORARY STANDARDS FOR NEW HOUSING.



STORY 3



STORY 2



STORY 1

Unit Type	% AMI	Bedrooms	Sq. Ft.	Unit Number
Type A	120	3	1,895	#01
Type A	80	3	1,895	#02
Type B	120	4	1,984	#03
Type B	80	4	1,984	#04
Type D	120	4	1,968	#05
Type D	80	4	1,968	#06
Type G	80	1	718	#07
Type G	80	1	718	#08
Type F	120	3	1,707	#09

INCLUSIONARY UNITS DISTRIBUTION CHART



NOT FOR CONSTRUCTION  
ENTITLEMENT ONLY.

REVISIONS  
NO. DATE ISSUE

REVISION CHANGE

R1 - 01 - Inclusionary units and distribution  
have been revised and added to sheet  
G0.06.

ISSUE  
03/10/25 DESIGN REVIEW/ TREE  
REMOVAL/ LOT SUBDIVISION

OWNER  
WAWALAND LLC  
6044 STEVENSON BLVD.  
FREMONT CA 94538

PROJECT NAME  
1933 Pulgas Ave  
Townhomes  
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  
3/25/2025

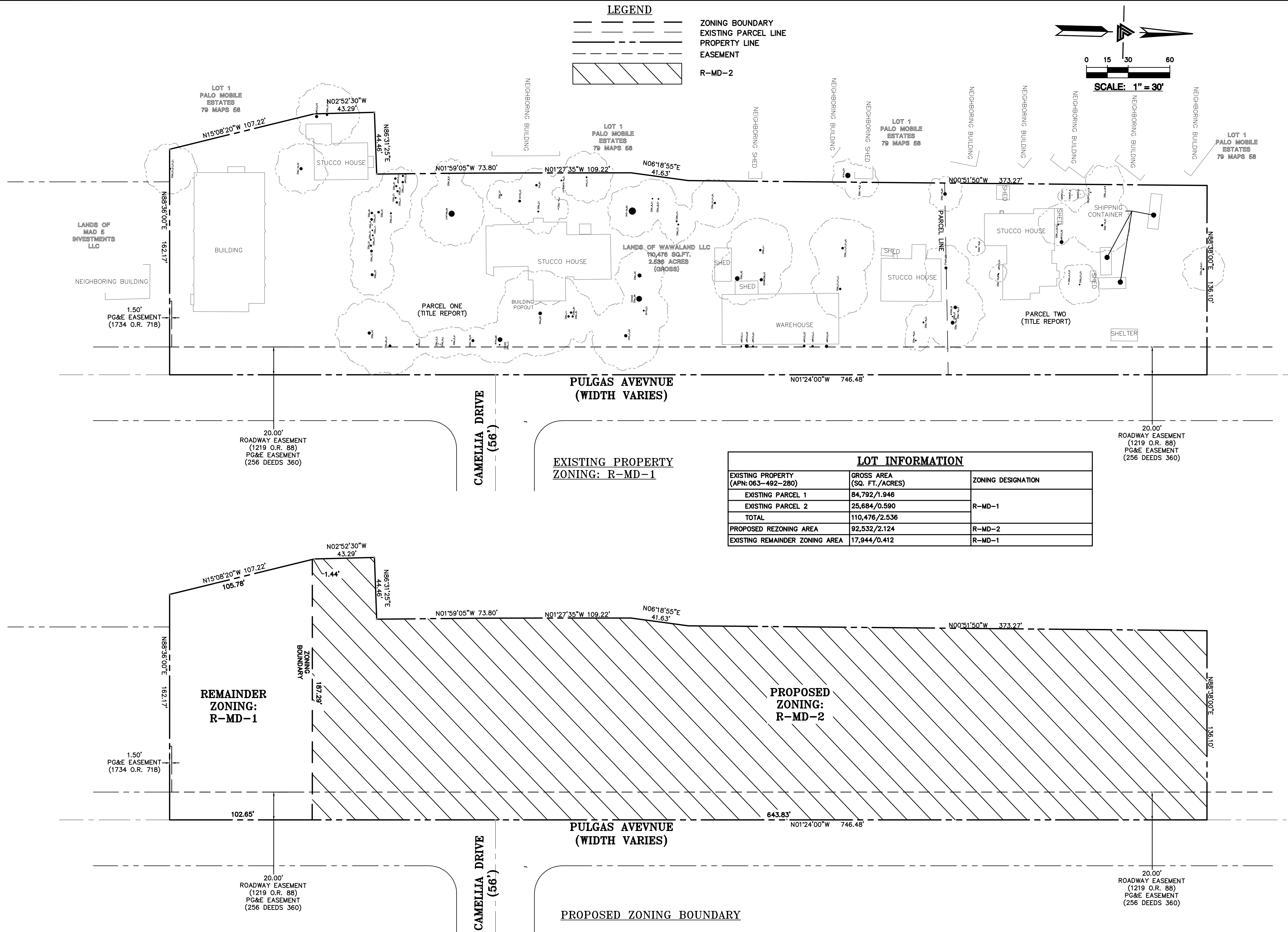
INCLUSIONARY  
UNITS -  
PRELIMINARY  
DIAGRAMS  
DRAWING NO. 6 OF 68

G0.06

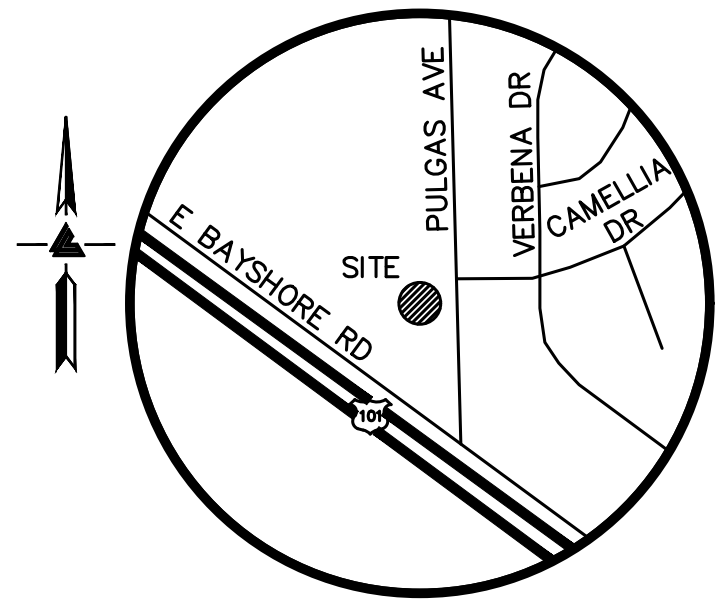


[illegible]

***G0.07***



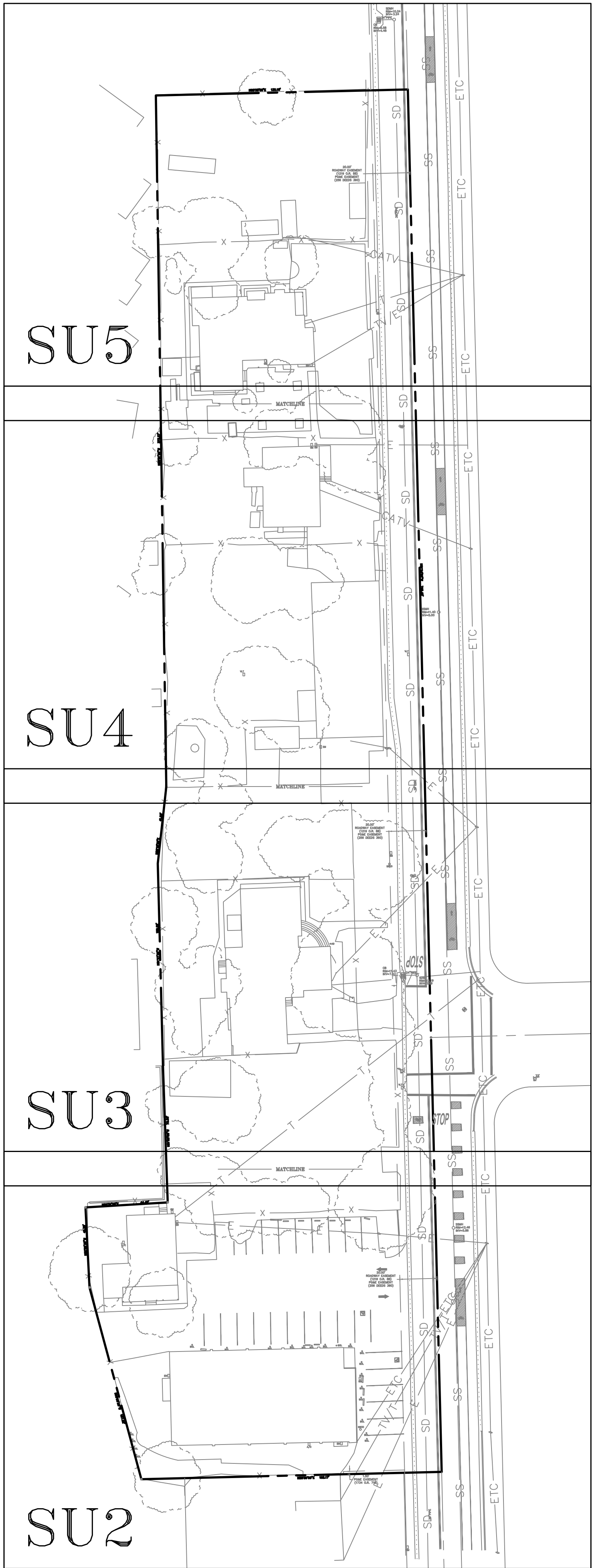




VICINITY MAP  
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE  
--- BUILDING OVERHANG LINE  
--- CATV --- CABLE TV OVERHEAD LINE  
--- E --- ELECTRICAL OVERHEAD LINE  
--- ETC --- ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE  
--- T --- TELEPHONE OVERHEAD LINE  
--- TV/E --- ELECTRICAL/CABLE TV OVERHEAD LINE  
--- TV/T --- TELEPHONE/CABLE TV OVERHEAD LINE  
--- EASEMENT  
--- x --- FENCE LINE  
--- FLOW LINE  
--- SS --- SANITARY SEWER LINE  
--- SD --- STORM DRAIN LINE  
□ A/C AIR CONDITIONING UNIT  
• AD AREA DRAIN  
• BENCHMARK  
• BOL BOLLARD  
BW BOTTOM RETAINING WALL  
CB CATCH BASIN  
EM ELECTRICAL METER  
FF FINISH FLOOR  
FF FIRE HYDRANT  
FL FLOW LINE  
GM GAS METER  
INV INVERT  
ICV IRRIGATION CONTROL VALVE  
J JOINT POLE  
M- MULTI-TRUNK TREE  
RP ROOF PEAK  
RF ROOF FLAT  
SSCO SANITARY SEWER CLEAN-OUT  
SSMH SANITARY SEWER MAINTENANCE HOLE  
SIGN  
SDMH STORM DRAIN MAINTENANCE HOLE  
VLT UTILITY VAULT  
TC TOP OF CURB  
TW TOP OF RETAINING WALL  
WM WATER METER  
WV WATER VALVE  
XXX.XX SPOTGRADE  
ASPHALT  
BRICK  
CONCRETE  
GRAVEL  
WOOD



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

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

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE GROSS AREA OF THE SURVEYED LOT IS 110,476± SQUARE FEET / 2.536± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, TITLE NO. FWTO-3762200717-JJ, DATED OCTOBER 11, 2022.

PG&E EASEMENT PER DOCUMENT (252 DEEDS 486) - THE EXACT LOCATION OF THIS EASEMENT IS NOT DISCLOSED OF RECORD.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

BENCHMARK

CITY OF EAST PALO ALTO BENCHMARK  
CITY BM 1  
DRIVEN STAINLESS STEEL ROD IN SLEEVE MONUMENT IN GRADE BOX (MARKED SURVEY MONUMENT EPA BM) IN THE LAWN IN UNIVERSITY SQUARE PARK AT TATE AND OAKES STREETS IN THE CITY OF EAST PALO ALTO LOCATED AT THE EAST SIDE OF THE CONCRETE PATH  
ELEVATION = 13.17'  
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 12.35'  
(NAVD 88 DATUM)

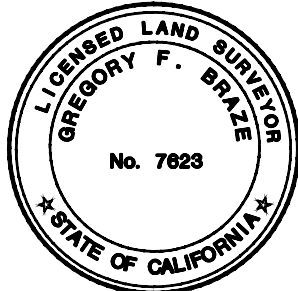
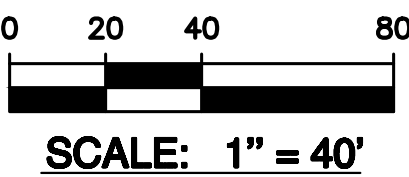
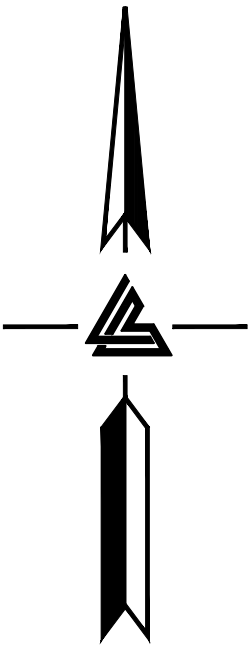
FEMA FLOOD NOTE

PORTION OF SURVEYED PROPERTY LIE WITHIN FLOOD ZONE: AE

100-YEAR BASE FLOOD ELEVATION (BFE): 10.3' (NAVD88 DATUM)  
PER FLOOD INSURANCE STUDY  
TABLE 11, SUMMARY OF NON-COASTAL STILLWATER ELEVATIONS

FEMA FLOOD INSURANCE RATE MAP  
NO.: 06081C0309F  
EFFECTIVE DATE: MARCH 5, 2019

FEMA FLOOD INSURANCE STUDY FOR SAN MATEO COUNTY, CA  
NO.:06081CV001D  
REVISED: APRIL 5, 2019



LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
ROSEVILLE  
CLACKAMAS  
SAN JOSE  
SAN LUIS OBISPO  
WWW.LEABRAZE.COM

MAIN OFFICE:  
2495 INDUSTRIAL PKWY WEST  
FAYARCO, CALIFORNIA 94545  
(510) 887-4086

1933 PULGAS AVENUE  
EAST PALO ALTO  
CALIFORNIA

SAN MATEO COUNTY

APN: 063-492-280

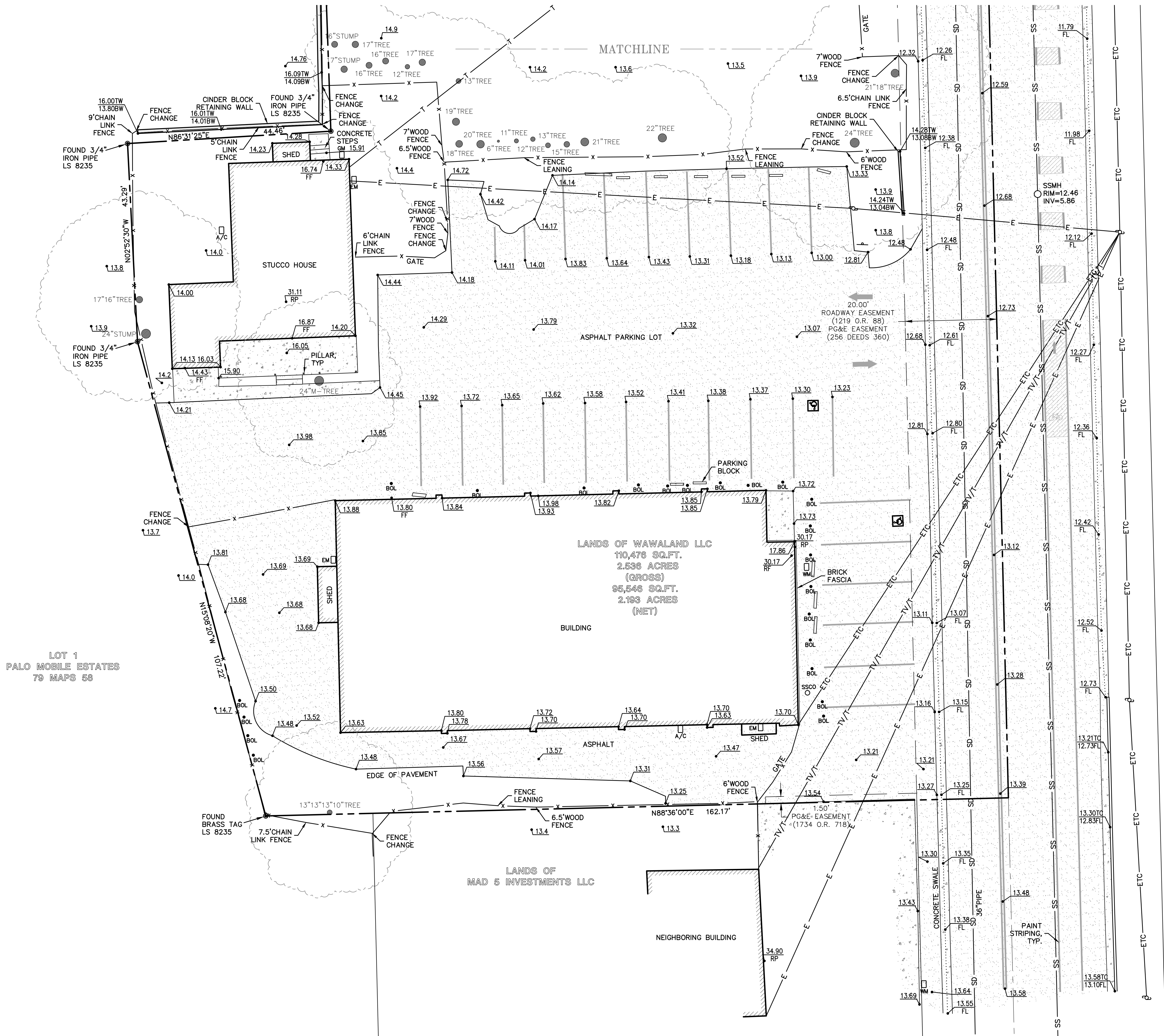
TOPOGRAPHIC SURVEY

1	1
1	1
1	1
1	1
REVISIONS	BY
JOB NO:	2230335
DATE:	6-6-23
SCALE:	1"=40'
BNDY BY:	MT
FIELD BY:	JC
DRAWN BY:	ZB
SHEET NO:	

SU1

1 OF 5 SHEETS





LOT 1  
PALO MOBILE ESTATES  
79 MAPS 58

MATCHLINE

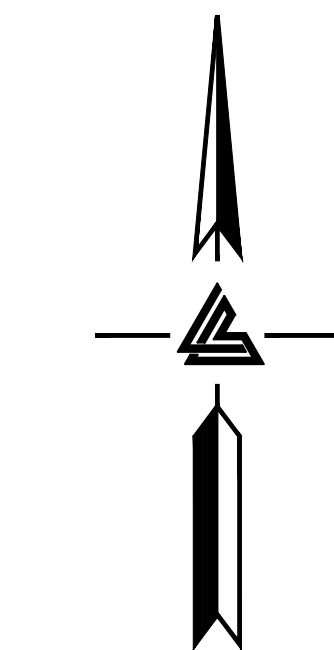
LANDS OF WAWALAND LLC  
110,476 SQ.FT.  
2.536 ACRES  
(GROSS)  
95,546 SQ.FT.  
2.193 ACRES  
(NET)

BUILDING

ASPHALT

LANDS OF  
MAD 5 INVESTMENTS LLC

NEIGHBORING BUILDING



0 5 10 20  
SCALE: 1" = 10'



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
MAIN OFFICE: 2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4066  
WWW.LEABRAZE.COM

1933 PULGAS AVENUE  
EAST PALO ALTO  
CALIFORNIA

APN: 063-492-280

SAN MATEO COUNTY

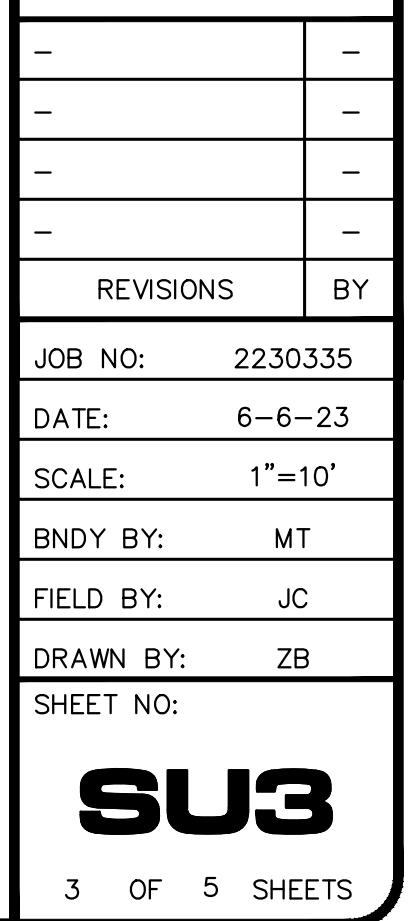
TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO: 2230335	
DATE: 6-6-23	
SCALE: 1"=10'	
BNDY BY: MT	
FIELD BY: JC	
DRAWN BY: ZB	
SHEET NO:	

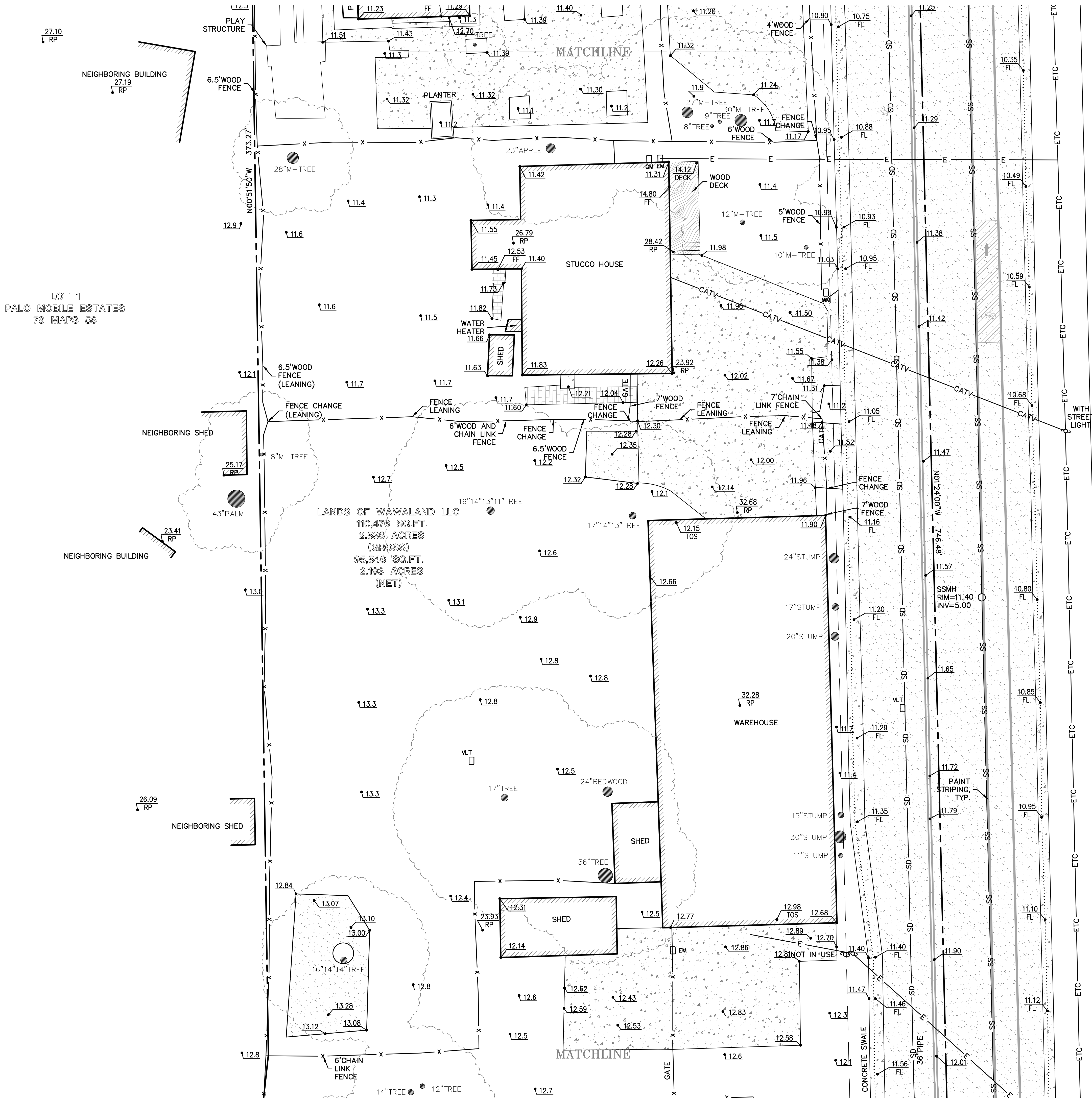
**SUR**

2 OF 5 SHEETS



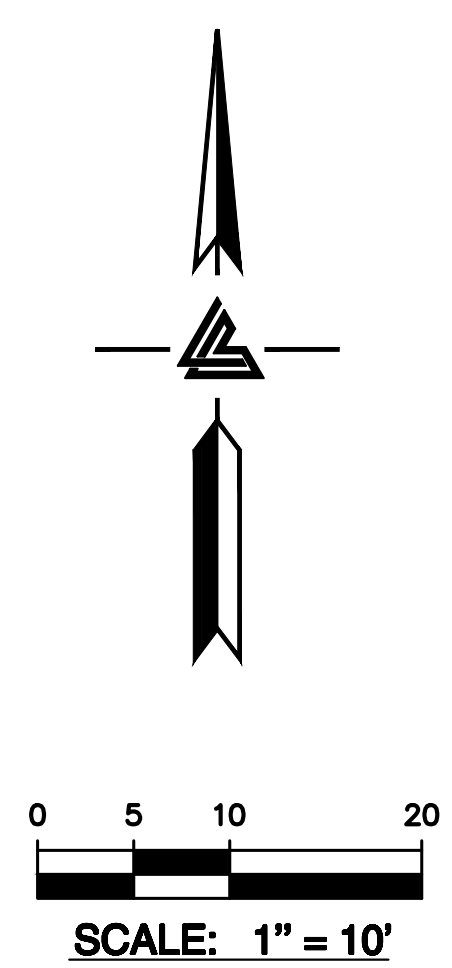






LOT 1  
PALO MOBILE ESTATES  
79 MAPS 58

LANDS OF WAWALAND LLC  
110,476 SQ.FT.  
2.536 ACRES  
(GROSS)  
95,546 SQ.FT.  
2.193 ACRES  
(NET)



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
MAIN OFFICE: 2495 INDUSTRIAL PKWY. WEST  
FAYATWOOD, CALIFORNIA 94545  
(916) 887-4086  
WWW.LEABRAZE.COM

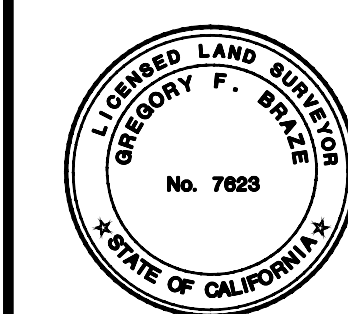
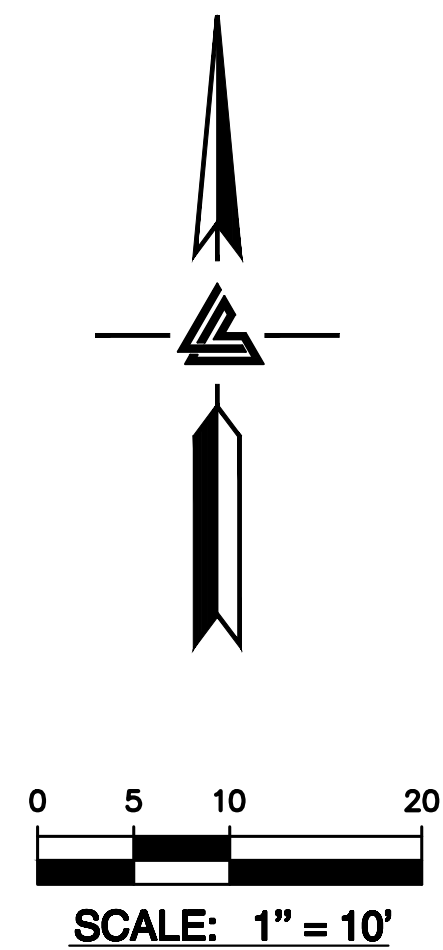
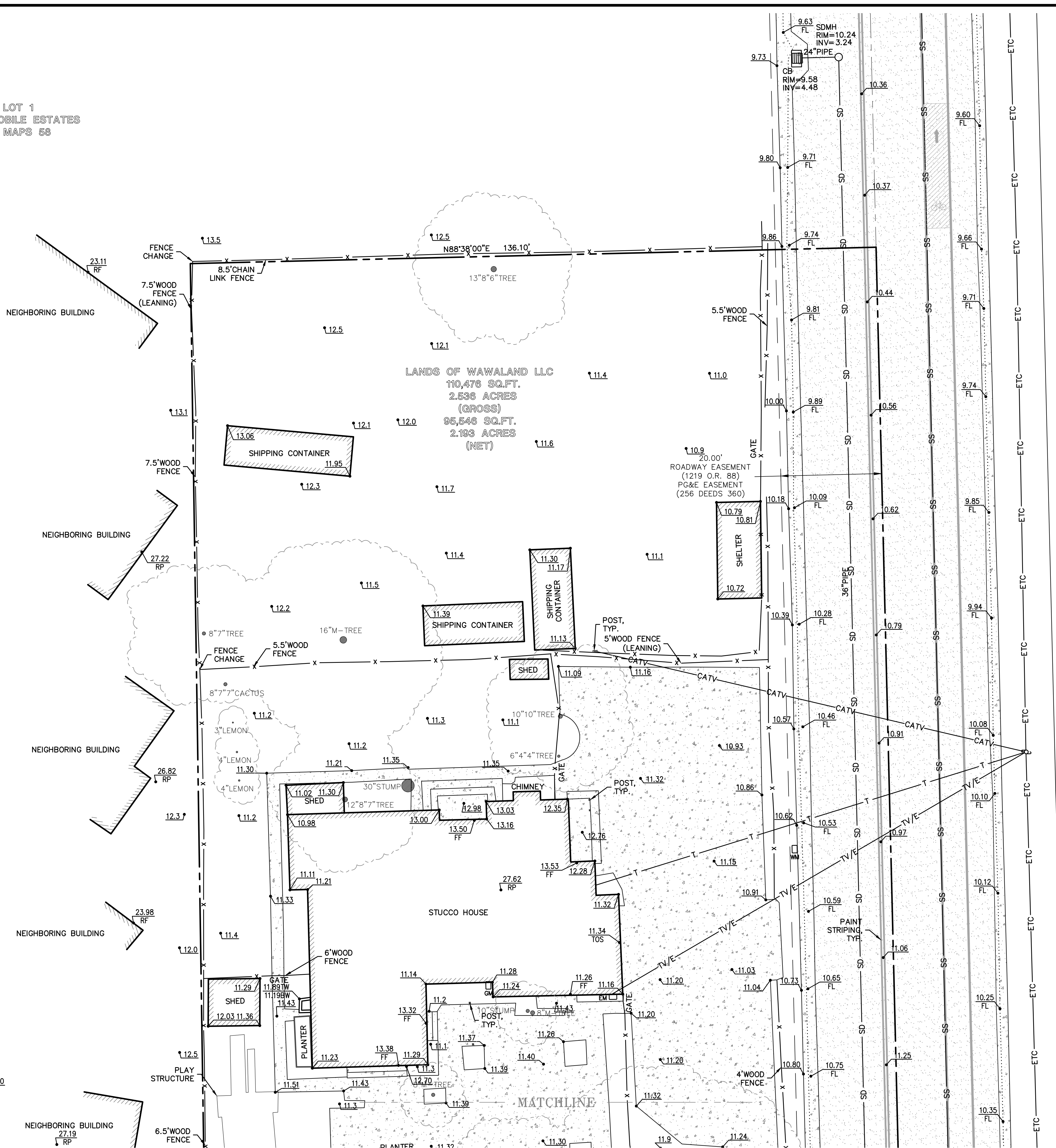
1933 PULGAS AVENUE  
EAST PALO ALTO  
CALIFORNIA  
SAN MATEO COUNTY  
APN: 063-492-280

# TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO: 2230335	
DATE: 6-6-23	
SCALE: 1"=10'	
BNDY BY: MT	
FIELD BY: JC	
DRAWN BY: ZB	
SHEET NO:	



LOT 1  
PALO MOBILE ESTATES  
79 MAPS 58



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
MAIN OFFICE: 2495 INDUSTRIAL PKWY. WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4086  
SAN JOSE: 1000 SAN JOSE BLVD.  
SAN JOSE, CA 95128  
WWW.LEABRAZE.COM

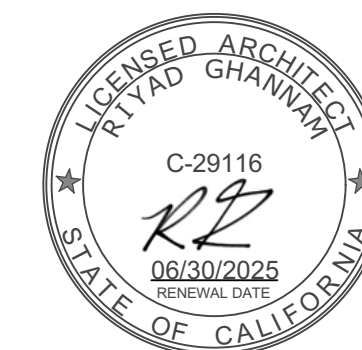
1933 PULGAS AVENUE  
EAST PALO ALTO  
CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO: 2230335	
DATE: 6-6-23	
SCALE: 1"=10'	
BNDY BY: MT	
FIELD BY: JC	
DRAWN BY: ZB	
SHEET NO:	

**SU5**  
5 OF 5 SHEETS





NOT FOR CONSTRUCTION  
ENTITLEMENT ONLY

REVISIONS		
NO.	DATE	ISSUE


REVISION CHANGE

[illegible]

**ISSUE**  
03/10/25 DESIGN REVIEW/ TREE  
REMOVAL/ LOT SUBDIVISION


**OWNER**  
WAWALAND LLC  
6044 STEVENSON BLVD.  
FREMONT CA 94538


PROJECT NAME  
**1933 Pulgas Ave**  
**Townhomes**  
East Palo Alto, CA 94303

## SCOPE OF WORK

DEMOLITION OF (6) EXISTING ONE-STORY BUILDINGS. REMOVE SHED, TREES, FENCE, ELECTRICAL POST, FOUNDATION, CONCRETE CURBS & ASPHALT PAVING. EXISTING LIGHT POLE NEED TO BE RELOCATED. CUT AND CAP ALL EXISTING PLUMBING AND ELECTRICAL.

LEGEND:

 EXISTING STRUCTURE  
TO BE DEMOLISHED

 EXISTING STRUCTURE  
TO REMAIN

- ① EXISTING STRUCTURE TO BE DEMOLISHED
- ② EXISTING CONCRETE WORK TO BE REMOVED
- ③ EXISTING FENCE TO BE REMOVED
- ④ EXISTING TREES TO BE REMOVED - SEE TREE REMOVAL PLAN SHEET L1.02 & L1.03
- ⑤ EXISTING LIGHT POLE TO BE RELOCATED
- ⑥ ELECTRICAL POST TO BE REMOVED
- ⑦ EXISTING COMMERCIAL TO REMAIN

## 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.

4. 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 CAPPED OR PLUGGED.

12 CLOSE-OUT: THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.

EXISTING/DEMOLITION SITE PLAN  
SCALE: 1" = 30'

1

APN

063-492-280

SCALE

AS NOTED

DRAWN BY  
TG / MP

CHECKED BY  
RG / SK

PROJECT NO  
202300

DATE OF PUBLICATION  
3/25/2025

### EXISTING/ DEMOLITION SITE PLAN

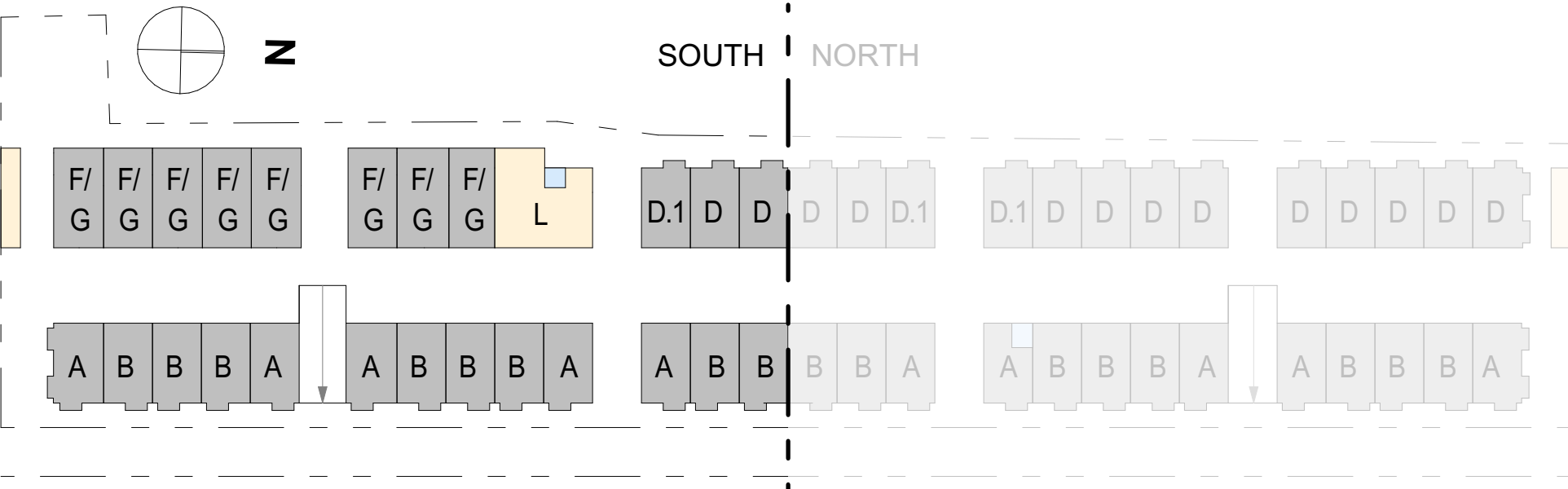
DRAWING NO. 13 OF 68

*R0.06*









428 SOUTH VAN NESS AVENUE  
SAN FRANCISCO, CA 94103  
415.649.6202  
mail@rg-architecture.com



**NOT FOR CONSTRUCTION  
ENTITLEMENT ONLY.**

REVISION CHANGE

**OWNER**  
WAWALAND LLC  
6044 STEVENSON BLVD.  
FREMONT CA 94538

**PROJECT NAME**  
**1933 Pulgas Ave**  
**Townhomes**  
East Palo Alto, CA 94303

**APN**  
063-492-280

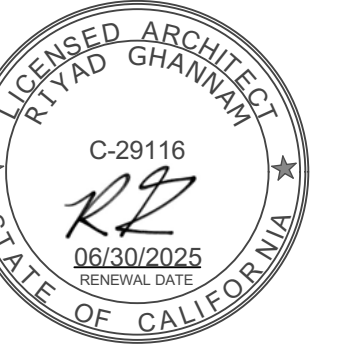
**SCALE**  
AS NOTED  
**DRAWN BY**  
TG / MP  
**CHECKED BY**  
RG / SK  
**PROJECT NO.**  
202309  
**DATE OF PUBLICATION**  
3/25/2025

## BASEMENT - SOUTH

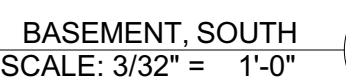
DRAWING NO. 15 OF 68

## A2.01

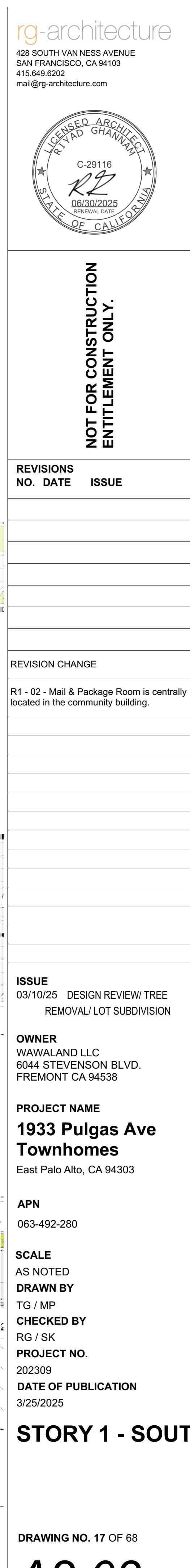




## 42.02







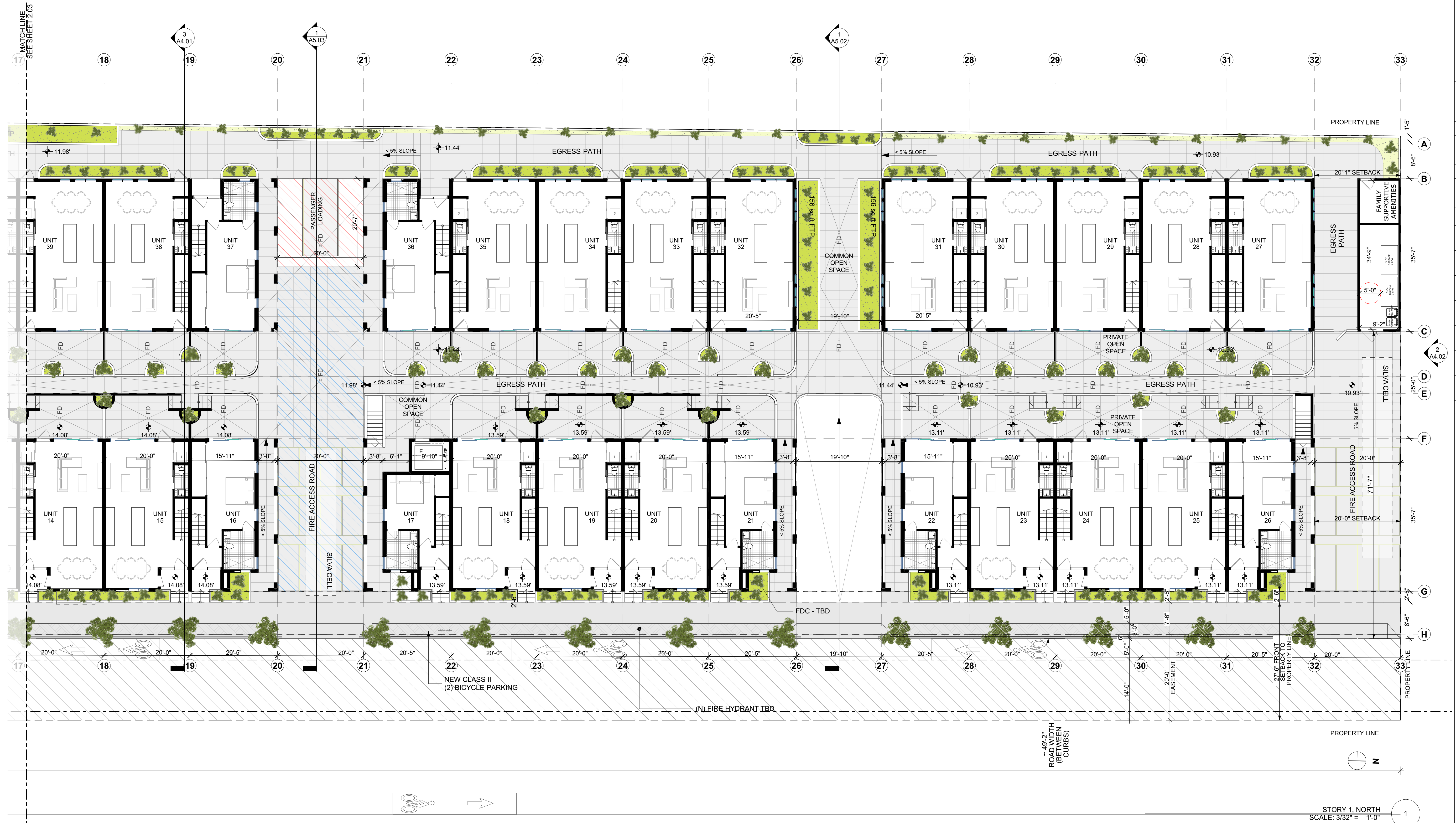


REVISIONS		
NO.	DATE	ISSUE

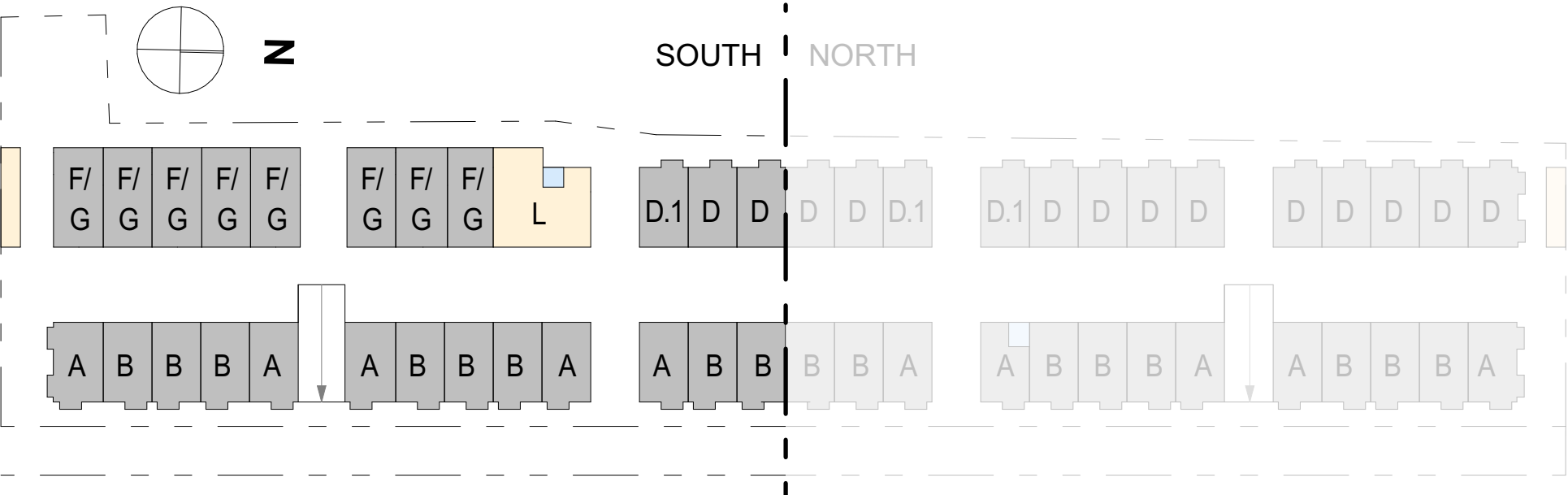
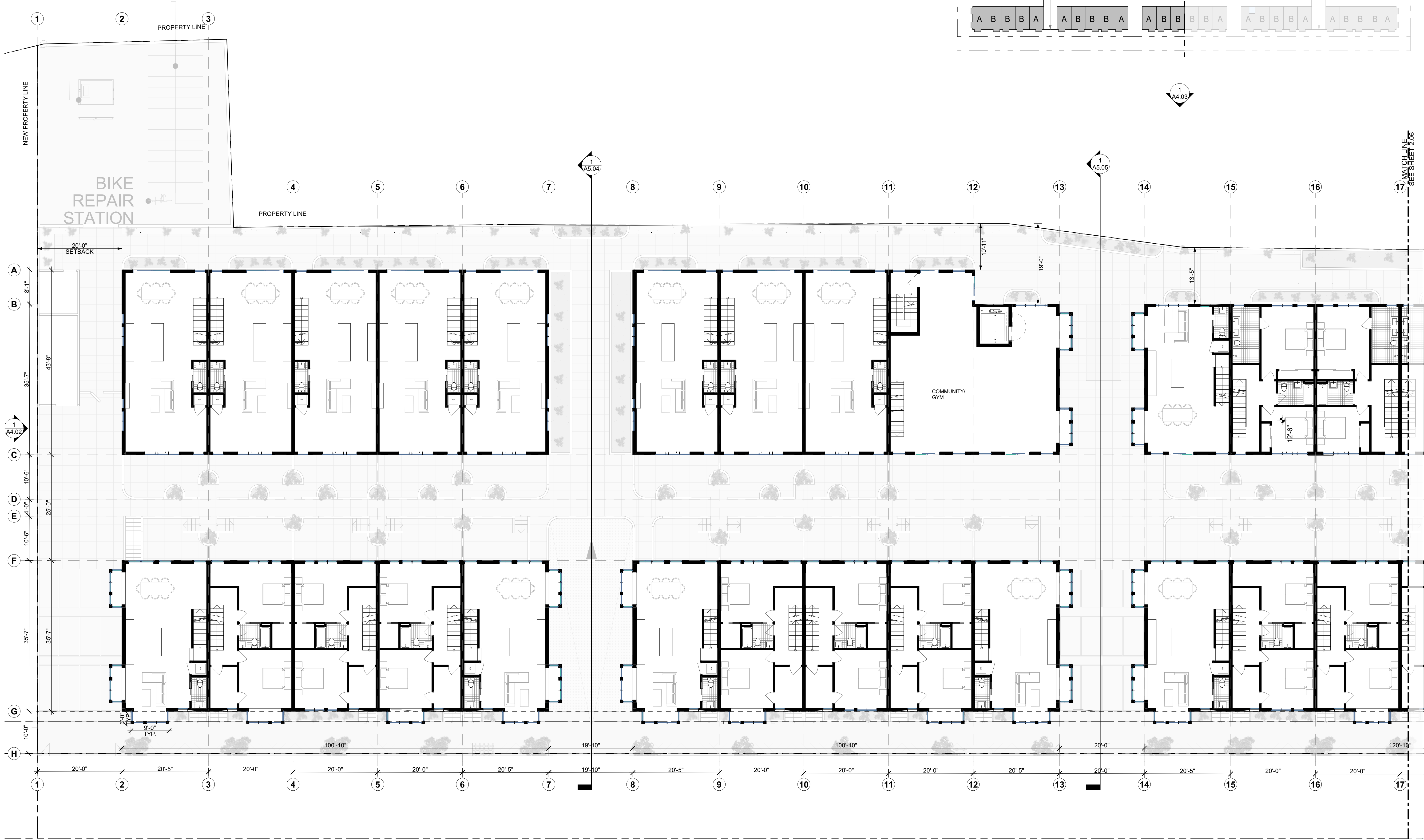
REVISION CHANGE

## STORY 1 - NORTH

## A2.04







rg-architecture  
428 SOUTH VAN NESS AVENUE  
SAN FRANCISCO, CA 94103  
415.649.6202  
mail@rg-architecture.com

NOT FOR CONSTRUCTION  
ENTITLEMENT ONLY.

REVISIONS	NO.	DATE	ISSUE
-----------	-----	------	-------

REVISION CHANGE

ISSUE  
03/10/25 DESIGN REVIEW/ TREE  
REMOVAL/ LOT SUBDIVISION

OWNER  
WAWALAND LLC  
6044 STEVENSON BLVD.  
FREMONT CA 94538

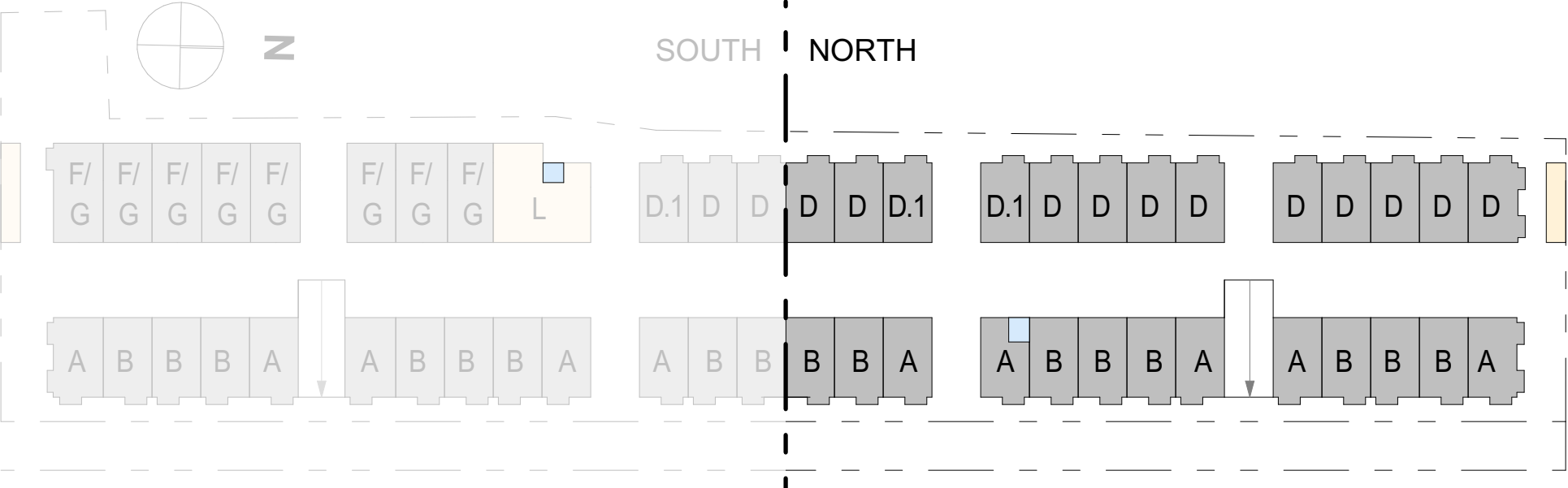
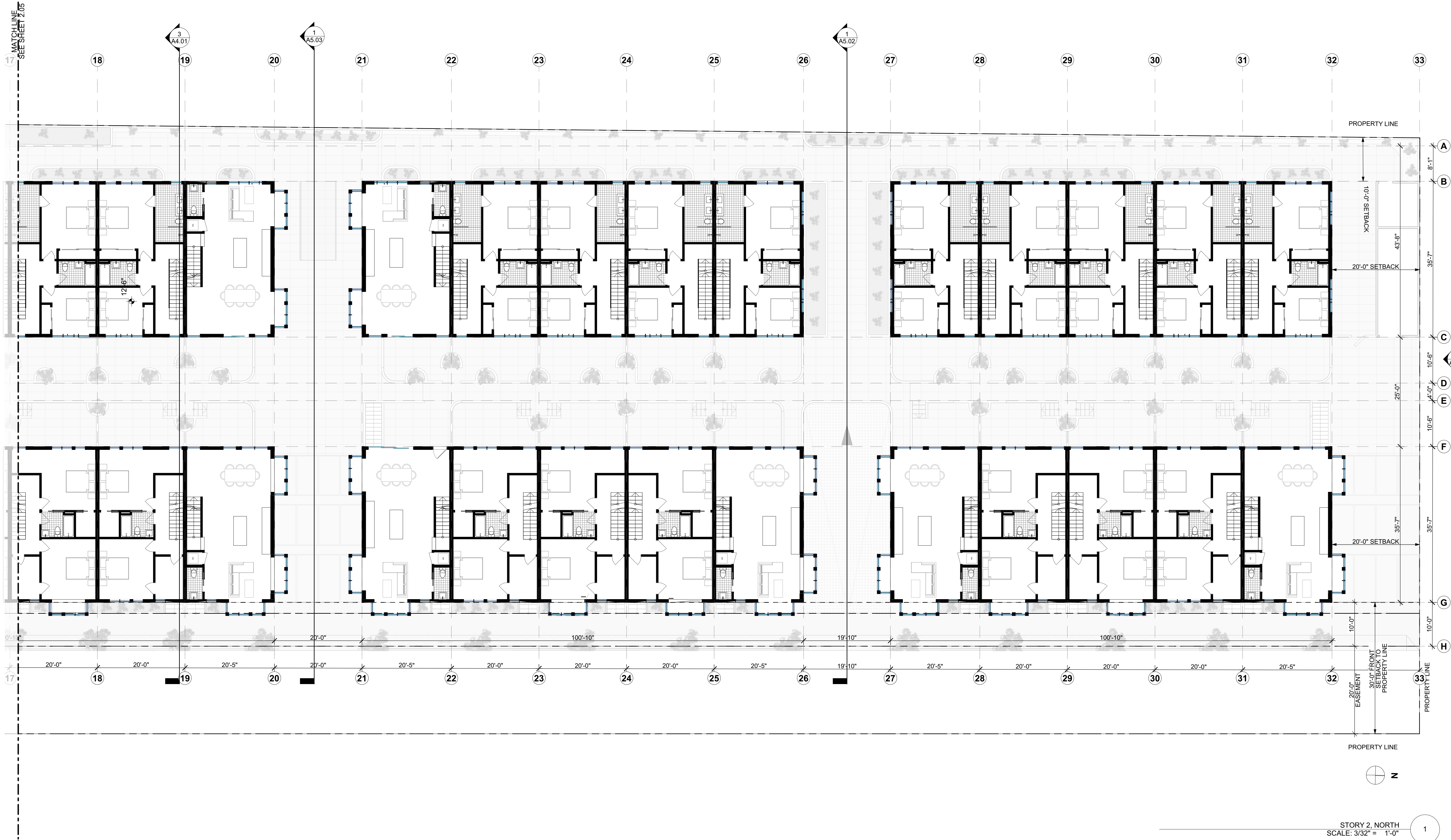
PROJECT NAME  
**1933 Pulgas Ave  
Townhomes**  
East Palo Alto, CA 94303

APN  
063-492-280

SCALE  
AS NOTED  
DRAWN BY  
TG / MP  
CHECKED BY  
RG / SK  
PROJECT NO.  
202309  
DATE OF PUBLICATION  
3/25/2025

STORY 2 - SOUTH





rg-architecture  
428 SOUTH VAN NESS AVENUE  
SAN FRANCISCO, CA 94103  
415.649.6202  
mail@rg-architecture.com



NOT FOR CONSTRUCTION  
ENTITLEMENT ONLY.

REVISIONS	NO.	DATE	ISSUE
-----------	-----	------	-------

REVISION CHANGE

ISSUE  
03/10/25 DESIGN REVIEW/ TREE  
REMOVAL/ LOT SUBDIVISION

OWNER  
WAWALAND LLC  
6044 STEVENSON BLVD.  
FREMONT CA 94538

PROJECT NAME  
**1933 Pulgas Ave  
Townhomes**  
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  
3/25/2025

**STORY 2 - NORTH**

DRAWING NO. 20 OF 68

**A2.06**