

3241 PARK BOULEVARD

PALO ALTO, CA 94306

MAJOR ARB SUBMITTAL
02.11.2020



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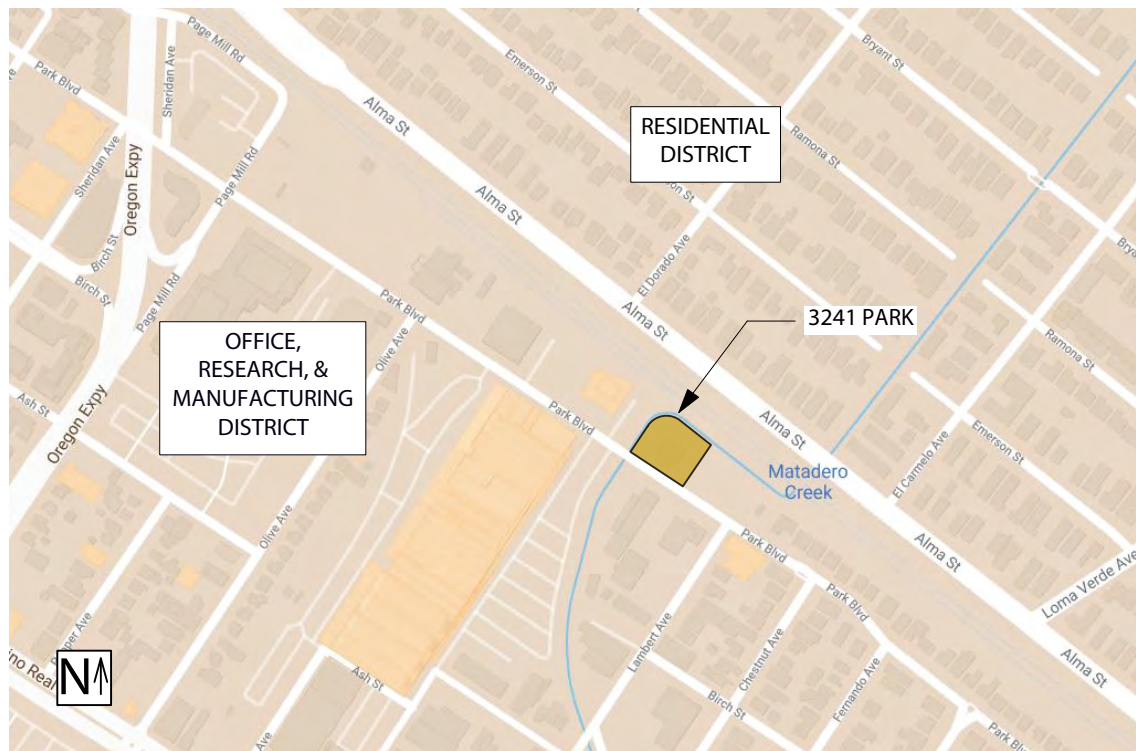
PROJECT INFORMATION

PROJECT DESCRIPTION:	PROPOSED TWO-STORY ADDITION AND RENOVATION TO AN EXISTING 4,501 SQUARE FOOT COMMERCIAL BUILDING. PARTIAL REMOVAL OF EXISTING FIRST FLOOR & COMPLETE REMOVAL OF EXISTING SECOND FLOOR.
APN:	132-26-078
ZONING:	GM - GENERAL MANUFACTURING
HISTORIC CATEGORY:	NONE
OCCUPANCY:	B, S-2
CONSTRUCTION TYPE:	V-B
BUILDING CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2019 CALIFORNIA ENERGY CODE PALO ALTO ORDINANCE #4976
FIRE SPRINKLERS:	PROVIDED THROUGHOUT BUILDING
TRASH / RECYCLE:	ON-SITE

GENERAL ZONING COMPLIANCE

	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIES
MINIMUM SETBACKS:				
FRONT	NONE	10'-11"	SEE SHEET A0.7	YES
REAR	NONE	54'-0"		YES
LEFT	NONE	61'-8"		YES
RIGHT	NONE	41'-1"		YES
SITE DOES NOT ABUT A RESIDENTIAL DISTRICT			SEE SHEET A0.3	
MAXIMUM HEIGHT:	35'-0"	21'-5"	SEE SHEET A3.1	YES
MAXIMUM SITE COVERAGE:	NO REQUIREMENT			YES
MAXIMUM F.A.R.:	0.5 : 1 (.5 x 20,442) = 10,221 SF	4,501 SF	SEE SHEET A0.7	YES
DAYLIGHT PLANE	NONE	-	-	YES
VEHICLE AND BIKE PARKING	PER PAMC 18.52.040		SEE SHEET A0.7	YES

VICINITY MAP



SATELLITE MAP



DRAWING INDEX

GENERAL	LANDSCAPE
A0.1 COVER SHEET	L1.0 LANDSCAPE DESIGN INTENT
A0.2 EXISTING SITE IMAGERY	L1.1 SITE PLAN L1
A0.3 PARCEL MAP DIAGRAM	L1.2 SITE PLAN L2
A0.4 STREETScape ELEVATIONS	L1.3 SITE MATERIALS
A0.5 DEMOLITION SITE PLAN	L1.4 SITE VIEWS
A0.6 EXISTING ELEVATIONS	L1.5 SITE VIEWS
A0.7 ZONING AND PARKING ANALYSIS	L2.1 PLANTING PLAN L1
A0.8 FIRST FLOOR CODE PLAN	L2.2 PLANTING PLAN L2
A0.9 SECOND FLOOR CODE PLAN	L2.3 PLANTING MATERIALS
A0.10 PARKING LIFT PRODUCT INFO	L3.1 LIGHTING PLAN L1
	L3.2 LIGHTING PLAN L2
	L3.3 LIGHTING FIXTURES
	L3.4 PHOTOMETRICS
T.01 TREE PROTECTION (T-1)	
T.02 TREE PROTECTION (T-2)	
T.03 TREE PROTECTION (T-3)	
CIVIL	
C1.0 CIVIL COVER SHEET	
C1.2 TOPOGRAPHIC SURVEY PLAN	
C2.0 DEMOLITION PLAN	
C3.0 GRADING AND DRAINAGE PLAN	
C3.1 PAVEMENT PLAN	
C3.2 STORM WATER TREATMENT PLAN	
C4.0 UTILITY PLAN	
C5.0 EROSION CONTROL PLAN	
ARCHITECTURAL	
A1.1 SITE PLAN	
A2.1 FIRST FLOOR PLAN	
A2.2 SECOND FLOOR PLAN	
A2.3 ROOF PLAN	
A3.0a PRECEDENT IMAGERY	
A3.0b MATERIAL BOARD	
A3.0c RENDERED STREET ELEVATION	
A3.1 ELEVATIONS	
A3.2 ELEVATIONS	
A3.3 SECTIONS	
A3.4 SECTIONS	
A3.5 SECTIONS	
A4.1 PERSPECTIVE VIEWS	
A4.2 PERSPECTIVE VIEWS	
A5.1 WALL SECTIONS	

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COVER SHEET:
PROJECT DIRECTORY,
PROJECT INFORMATION,
VICINITY MAP,
DRAWING INDEX

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:
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A0.1



WEST PROPERTY LINE AT MATADERO CREEK (2020)
NOT TO SCALE

5



EAST PROPERTY BOUNDARY (2020)
NOT TO SCALE

4



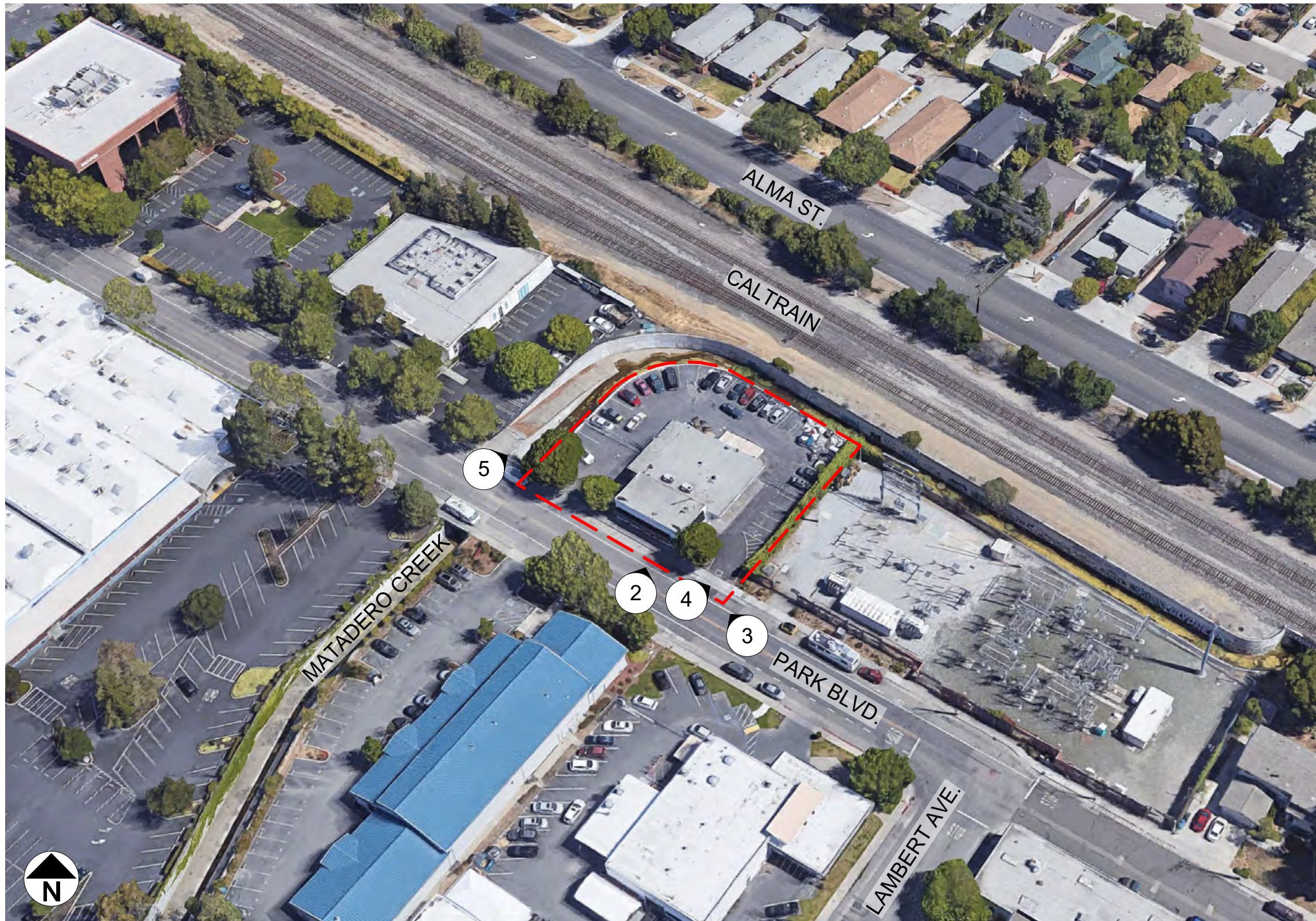
VIEW FROM PARK BLVD LOOKING NORTHEAST (2020)
NOT TO SCALE

2



VIEW FROM PARK BLVD LOOKING NORTHWEST (2020)
NOT TO SCALE

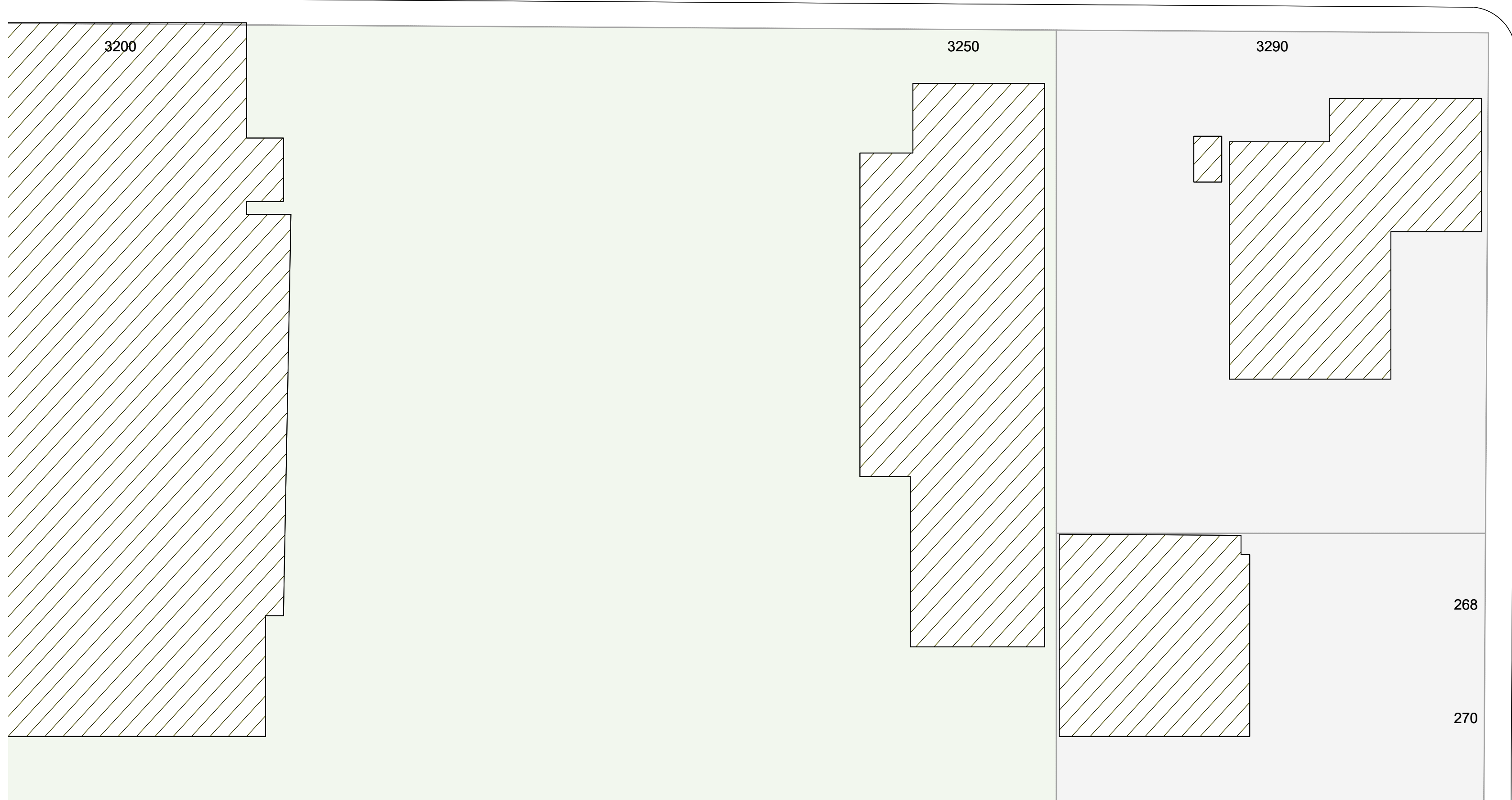
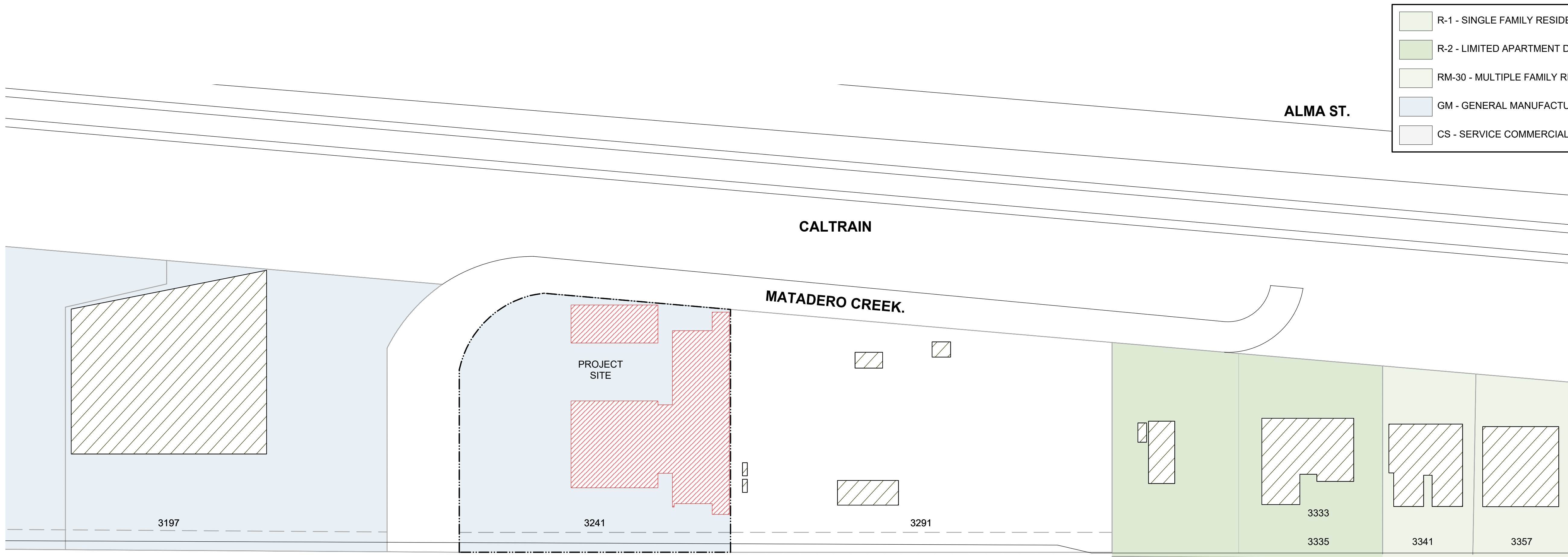
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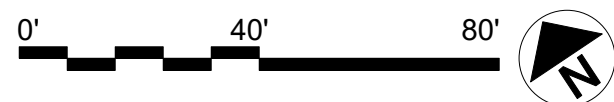
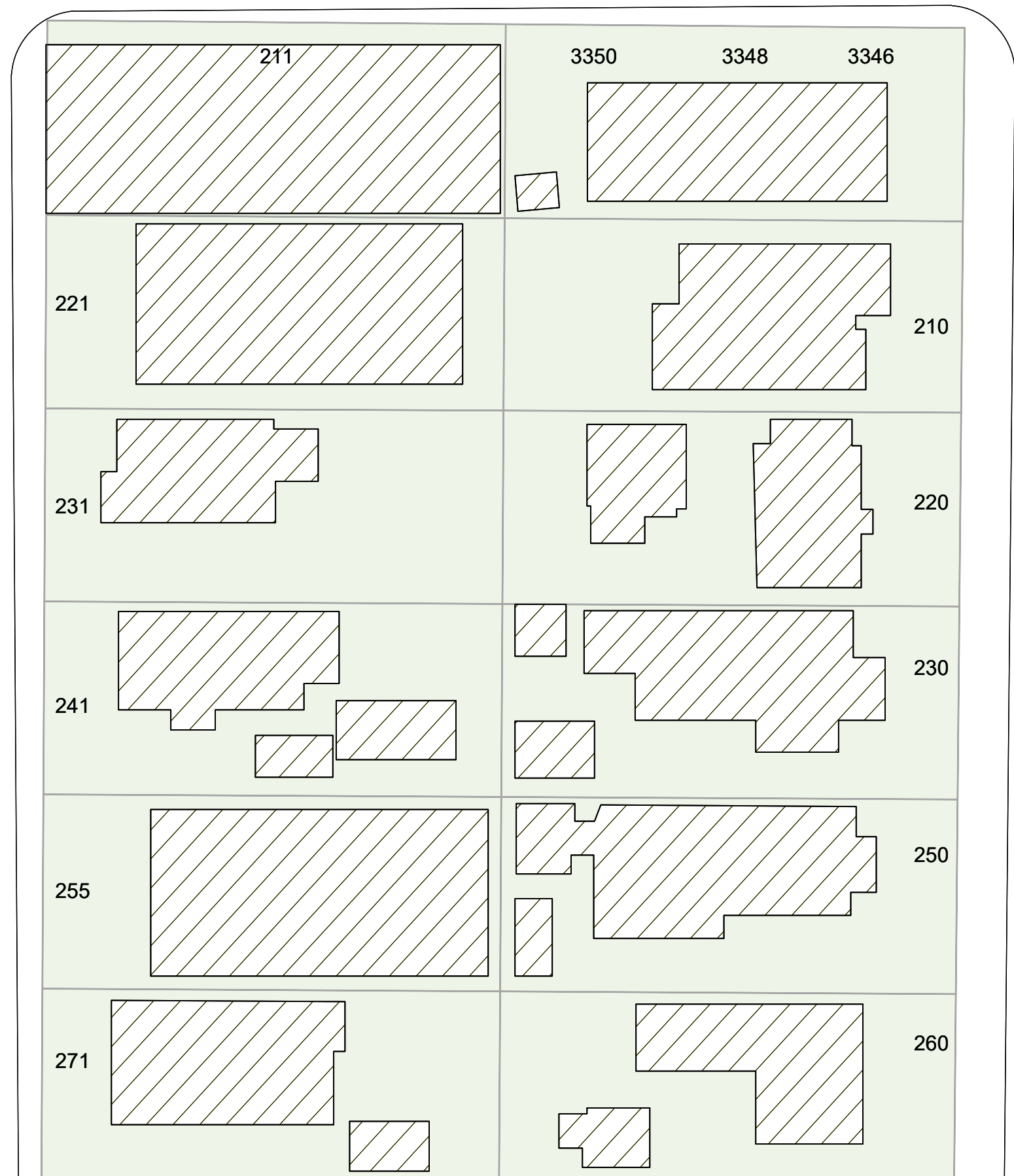
AERIAL VIEW (2020)
NOT TO SCALE

1

Date: 2/10/20
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LAMBERT AVE.



PARCEL MAP DIAGRAM
SCALE: 1/32" = 1'-0"

1



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PROPOSED PARK BLVD. STREETScape
SCALE: 1/16" = 1'-0"

2



EXISTING PARK BLVD. STREETScape
SCALE: N.T.S.

1



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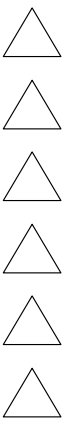
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STREETScape ELEVATION

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SCALE:
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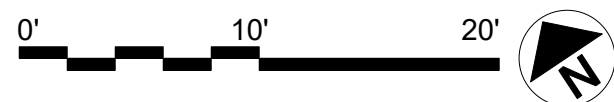
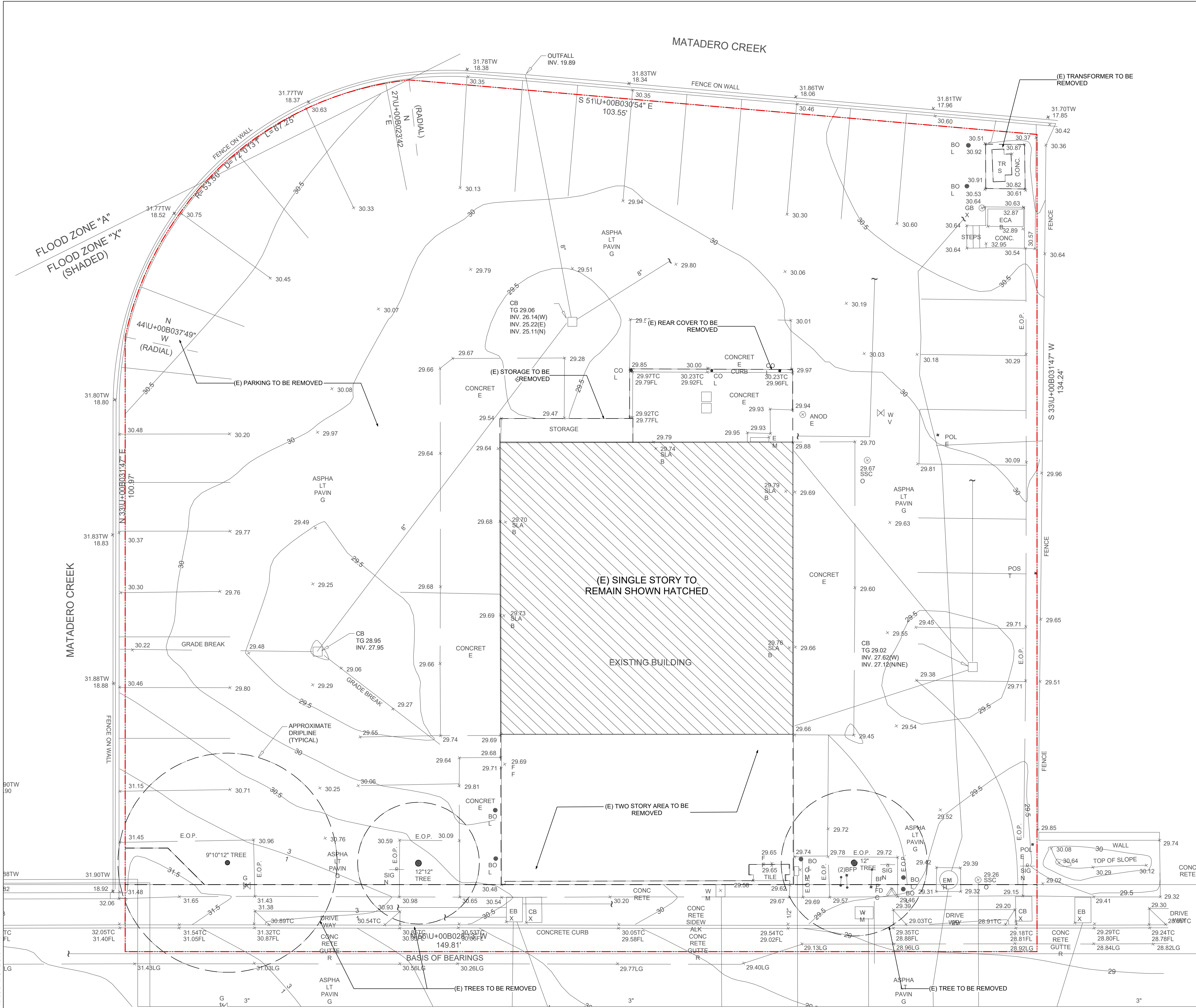
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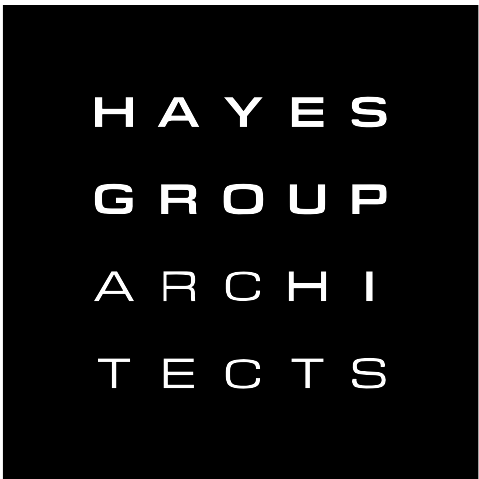
A0.4

Date: 2/10/20
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DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"

1



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DEMOLITION SITE PLAN

STAMP

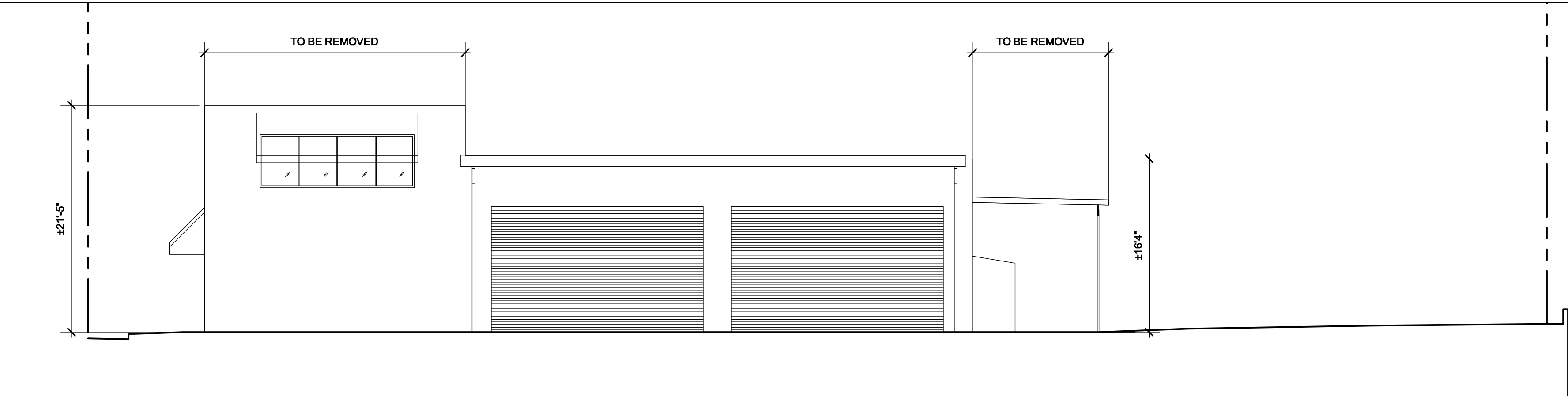
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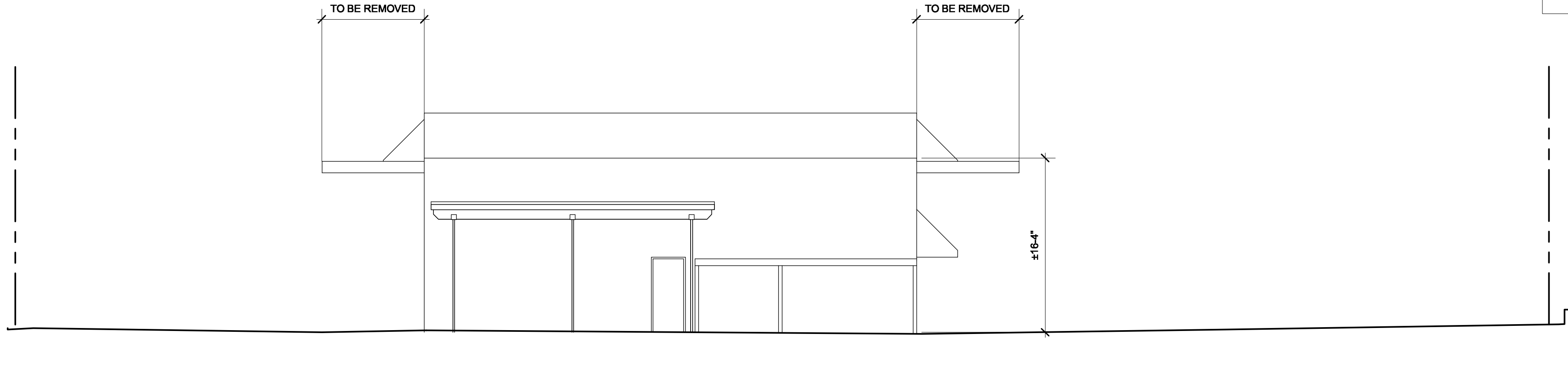
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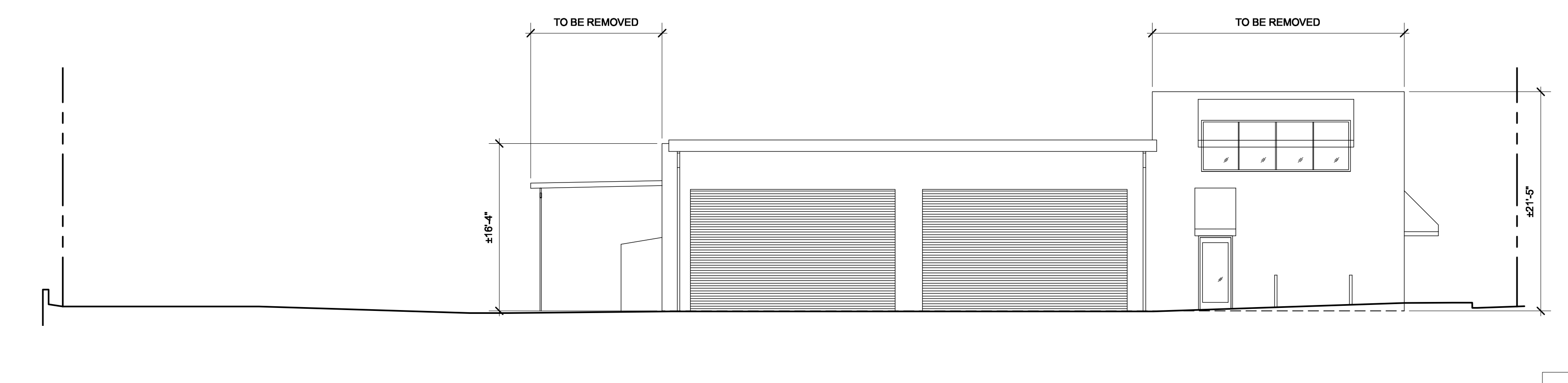
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

4



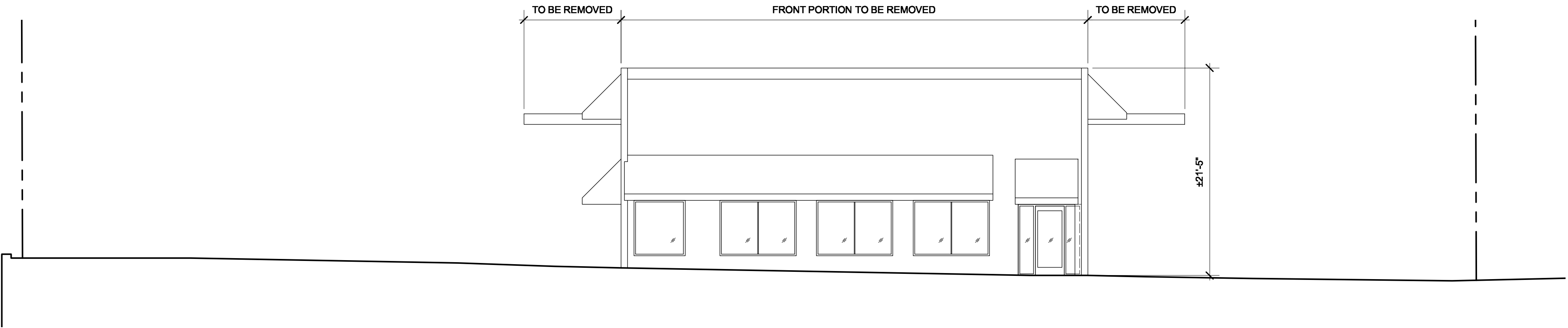
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

2



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1



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DRAWING CONTENT
EXISTING ELEVATIONS

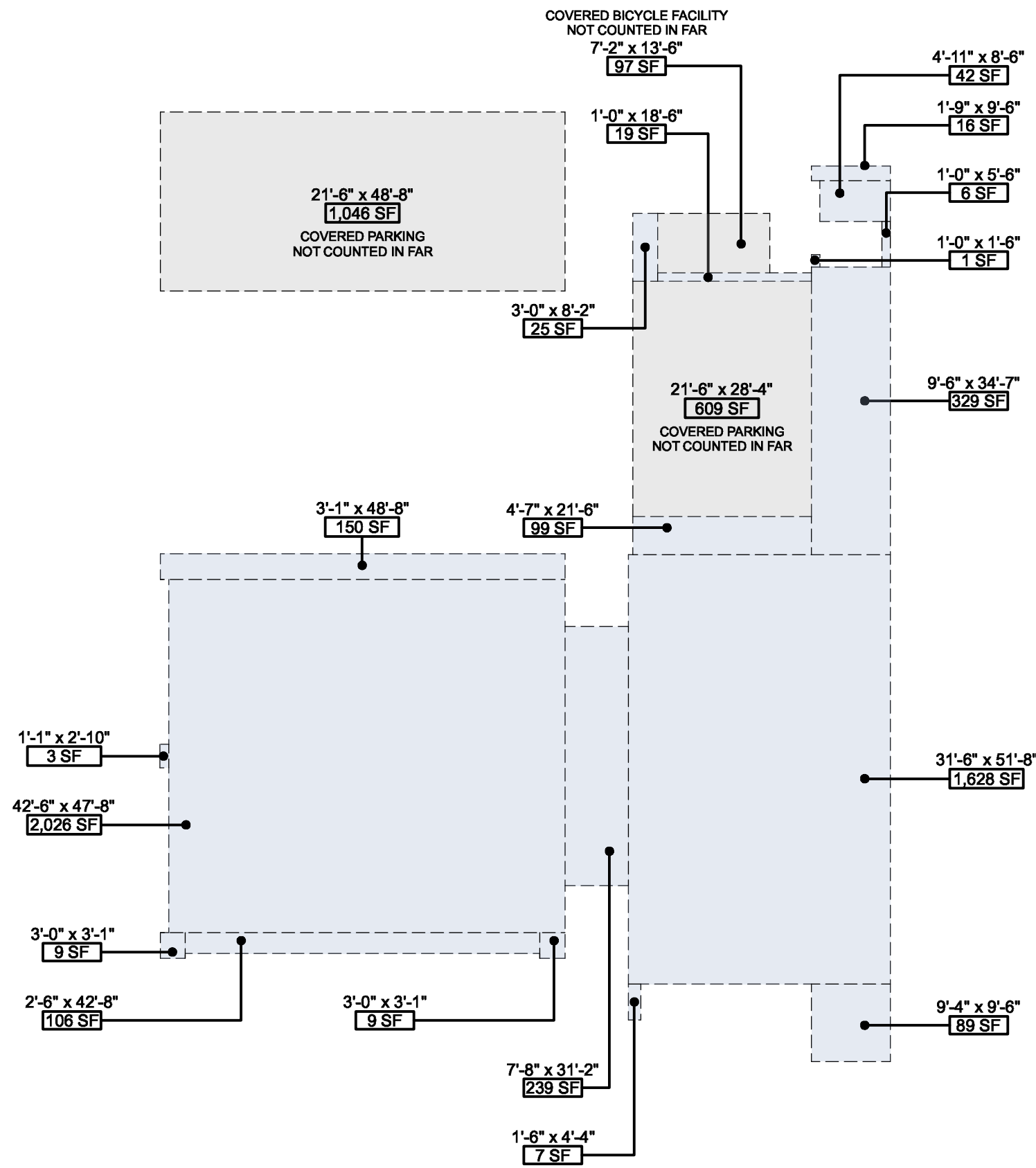
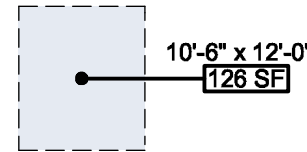
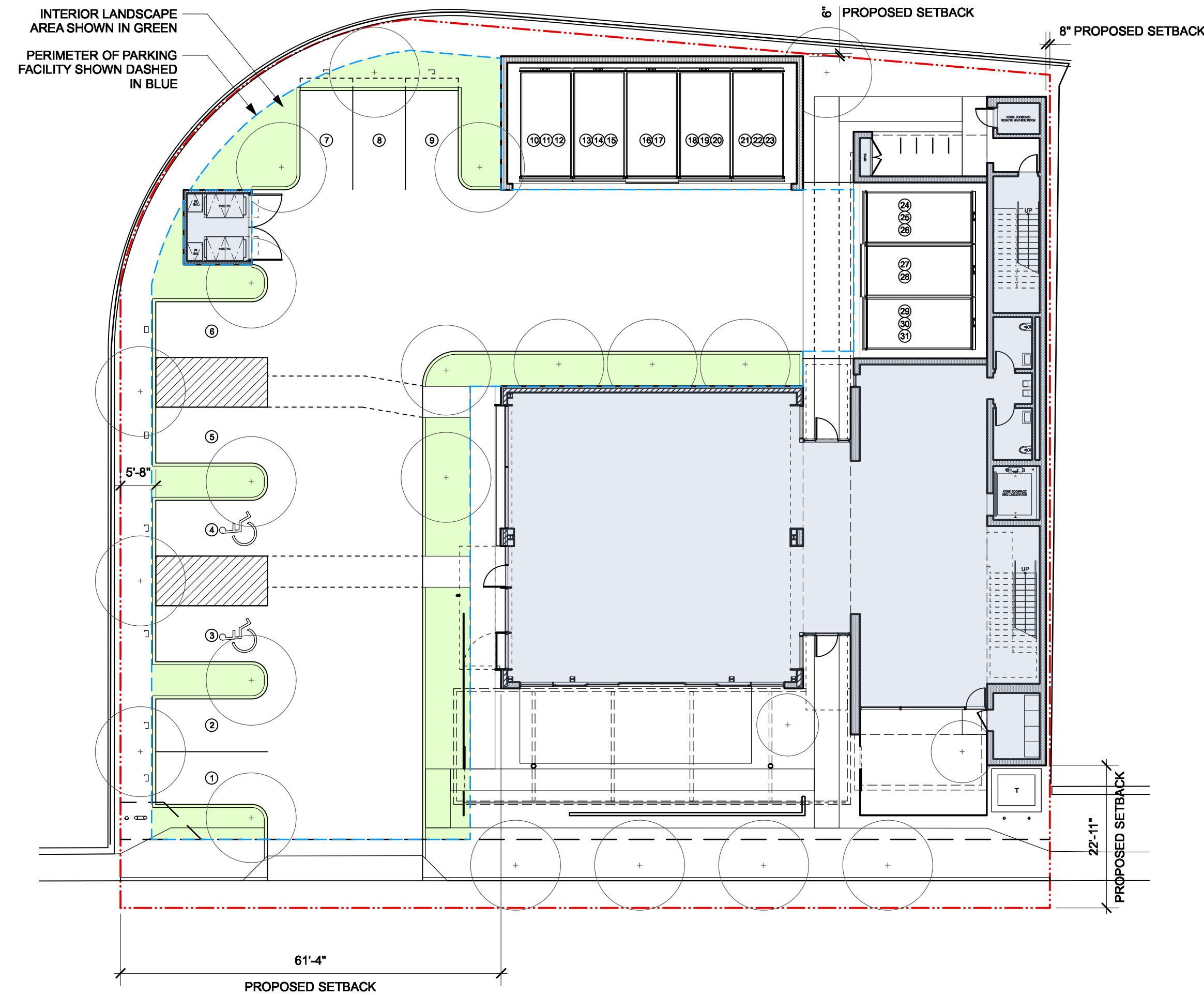
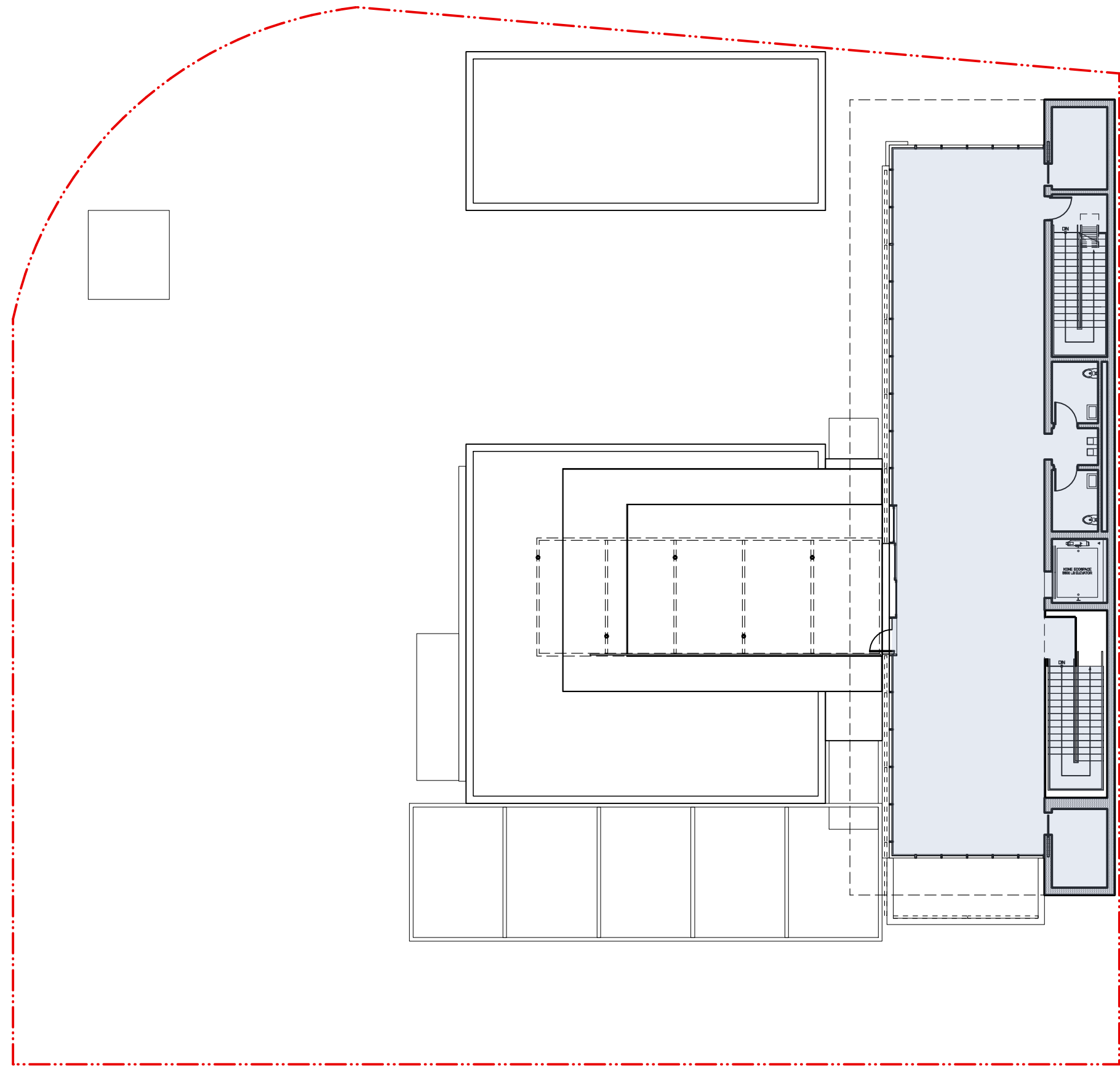
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FIRST FLOOR AREA PLAN DIAGRAM

SCALE: 1/16" = 1'-0"

1

SECOND FLOOR AREA PLAN DIAGRAM

SCALE: 1/16" = 1'-0"

2

LOT COVERAGE

NET LOT AREA:	18,794 SF
TOTAL BUILDING AREA COVERAGE:	6,808 SF
(ALL SHADED FOOTPRINT ON FIRST FLOOR PLAN AREA DIAGRAM)	
LOT COVERAGE (6,808 SF/18,794 SF):	36.22%

FLOOR AREA SUMMARY

	R&D	COVERED PARKING
SECOND FLOOR	2,937 SF	0 SF
FIRST FLOOR	4,930 SF	1,878 SF
TOTAL	7,867 SF	1,878 SF
ALLOWED	10,221	

FLOOR AREA BREAKDOWN

EXISTING STRUCTURE		
(E) FIRST FLOOR		3,358 SF
(E) SECOND FLOOR		1,143 SF
TOTAL EXISTING:		4,501 SF
PROPOSED STRUCTURE		
(E) FIRST FLOOR TO REMAIN		2,303 SF
(N) FIRST FLOOR ADDITION		2,627 SF
(N) SECOND FLOOR ADDITION		2,937 SF
TOTAL PROPOSED:		7,867 SF

PARKING SUMMARY

VEHICLE PARKING		
1 SPACE PER 250 SF REQUIRED		7,867 SF / 250 = 31.47 SPACES ~31
TOTAL PARKING SPACES PROVIDED		31 [COMPLIES]
PER PAMC 18.52.040 TABLE 1		
ACCESSIBLE PARKING REQUIRED		2 (1 VAN, 1 STANDARD)
ACCESSIBLE PARKING PROVIDED		2 (1 VAN, 1 STANDARD) [COMPLIES]
PER CBC 19 TABLE 11B-2018.2		
COMMERCIAL EV REQUIRED (25%)		31 X 0.25 = 7.75 ~8
EV CONDUIT REQUIRED		6
EV CONDUIT PROVIDED		6 [COMPLIES]
EV INSTALLED REQUIRED		2 (1 EV VAN)
EV INSTALLED PROVIDED		2 (1 EV VAN) [COMPLIES]
PER PAMC 18.14.150		
NON-MECHANICAL SPACES REQUIRED (10%)		31 X 0.10 = 3.1 ~3
NON-MECHANICAL SPACES PROVIDED		9 [COMPLIES]
PER PAMC 18.54.020		

BICYCLE PARKING		
1 SPACE PER 2,500 SF REQUIRED		7,867 SF / 2,500 = 3.15 SPACES ~3
REQUIRED		3
PROVIDED		4 [COMPLIES]
SHORT TERM		0
LONG TERM		0 [COMPLIES]
PER PAMC 18.52.040 TABLE 1. NOTE: NO LONG TERM BICYCLE PARKING REQUIRED FOR R&D USE.		

INTERIOR LANDSCAPING AREA SUMMARY

MINIMUM REQUIRED INTERIOR LANDSCAPING (PERCENTAGE OF TOTAL PARKING AREA)		
TOTAL PARKING FACILITIES		7,970 SF
5% LANDSCAPING FOR FACILITIES UNDER 14,999 SF		18.54.040
LANDSCAPE AREA REQUIRED		7,970 SF X 0.05 = 399 SF
LANDSCAPE AREA PROVIDED		1,770 SF [COMPLIES]

STREAM CORRIDOR PROTECTION

EXISTING MATADERO CREEK IS NO LONGER A NATURAL STREAM AT THE SITE. IT IS A CONCRETE LINED STORM CHANNEL W/ CONCRETE WALLS EXTENDING BEYOND GRADE. A SOILS REPORT WILL BE SUBMITTED DEMONSTRATING COMPLIANCE WITH SLOPE STABILITY PROTECTION CRITERIA. NO EXISTING LANDSCAPING EXISTS, THE SITE IS 100% PAVED. PER PAMC: 18.40.140.

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ZONING AND PARKING
ANALYSIS

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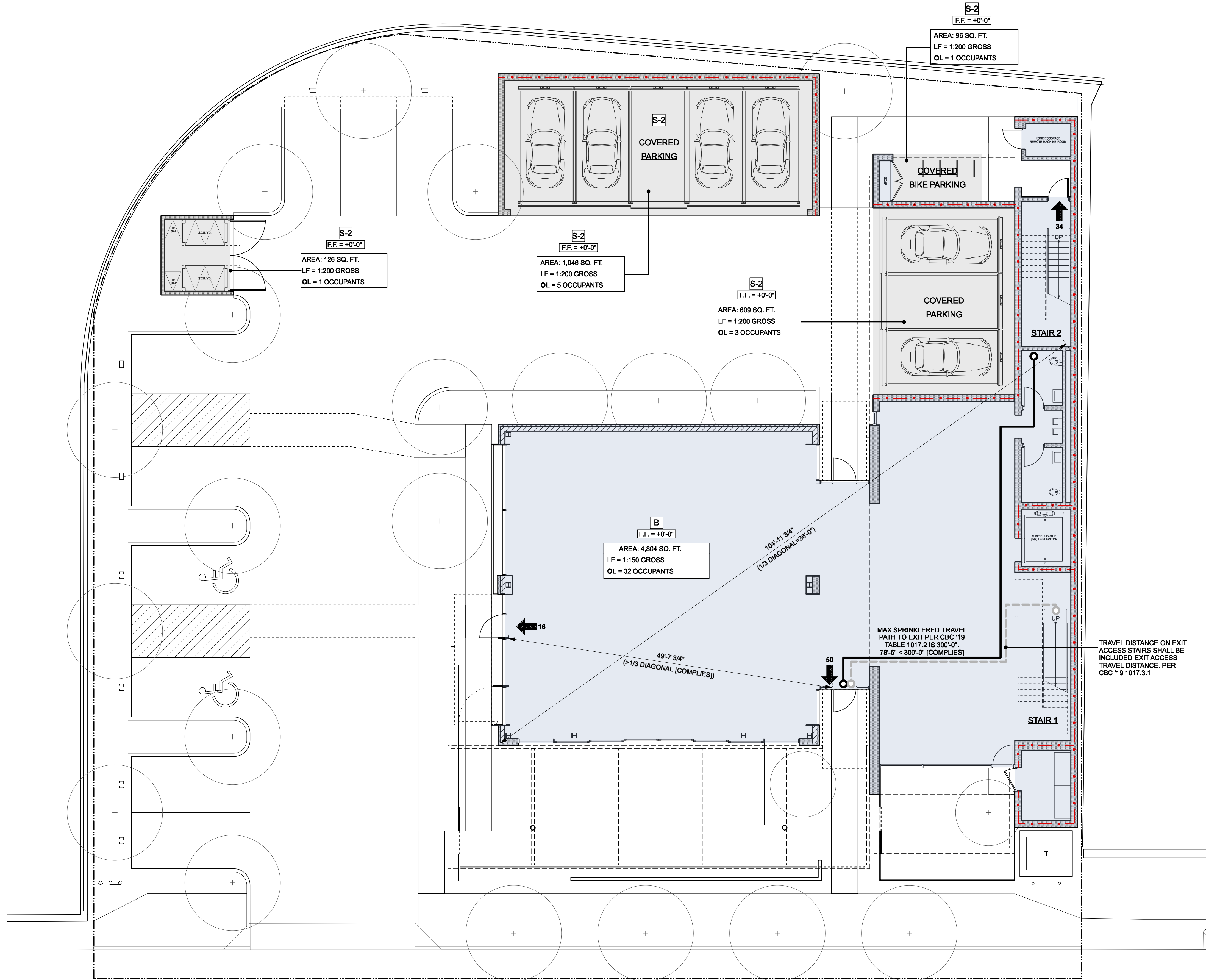
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LEGEND

OCCUPANCY GROUP AND DIVISION
PER (CBC'19 302) [B]

OCCUPANT LOAD AND
EGRESS REQUIREMENT
PER (CBC'19 1004.1)

EXIT DOOR OR STAIR
PER (CBC'19 1014 & 1016)

OCCUPANTS EXITING FROM AREA

NEW / EXISTING NON-RATED WALL

NEW / EXISTING 1 HOUR RATED WALL

MAX. TRAVEL PATH TO EXIT

USE:
LF = LOAD FACTOR
OL = OCCUPANT LOAD
OF EXITS REQUIRED

57

40

ALLOWABLE BUILDING AREAS & STORIES

TYPE OF CONSTRUCTION: TYPE V-B (NON-RATED SPRINKLERED)				
ALLOWABLE NUMBER OF STORIES PER TABLE 504.4				
OCCUPANCY	ALLOWABLE	WINCREASE	PROPOSED	COMPLIANCE
B	3	(NOT TAKEN)	2	YES
S2	3	(NOT TAKEN)	1	YES

ALLOWABLE BUILDING HEIGHT PER TABLE 504.3				
OCCUPANCY	ALLOWABLE	WINCREASE	PROPOSED	COMPLIANCE
B	60'-0"	(NOT TAKEN)	32'-6"	YES
S2	60'-0"	(NOT TAKEN)	14'-7"	YES

ALLOWABLE BUILDING AREA PER TABLE 506.2					
LEVEL	OCC.	ALLOWABLE	PROPOSED	RATIO	COMPLIANCE
LVL 1	B	27,000	4,804	0.18	YES
	S-2	40,500	1,878	0.05	YES
LVL 2	B	27,000	2,937	0.11	YES

NOTE: FIRST FLOOR IS THE ONLY FLOOR WITH MIXED OCCUPANCY

GROSS BUILDING AREA SUMMARY

USE	LEVEL 1	LEVEL 2	TOTAL
[B]	4,804 SF	2,937 SF	7,741 SF
[S-2]	1,878 SF	0 SF	1,878 SF
	6,682 SF	2,937 SF	9,619 SF

NOTE: TABLE ABOVE DOES NOT INCLUDE OUTDOOR TERRACES.

OCCUPANCY SEPARATION REQUIREMENTS

OCCUPANCY	B	S2
B	-	1
S2	1	-

COLOR CODE LEGEND

RESEARCH & DEVELOPMENT (R & D)	OCCUPANT LOAD FACTOR PER CBC TABLE 1004.5
TERRACE	1:150
COVERED PARKING	1:15
	1:200

FIRST FLOOR CODE PLAN
SCALE: 1/8" = 1'-0"

1

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FIRST FLOOR CODE PLAN

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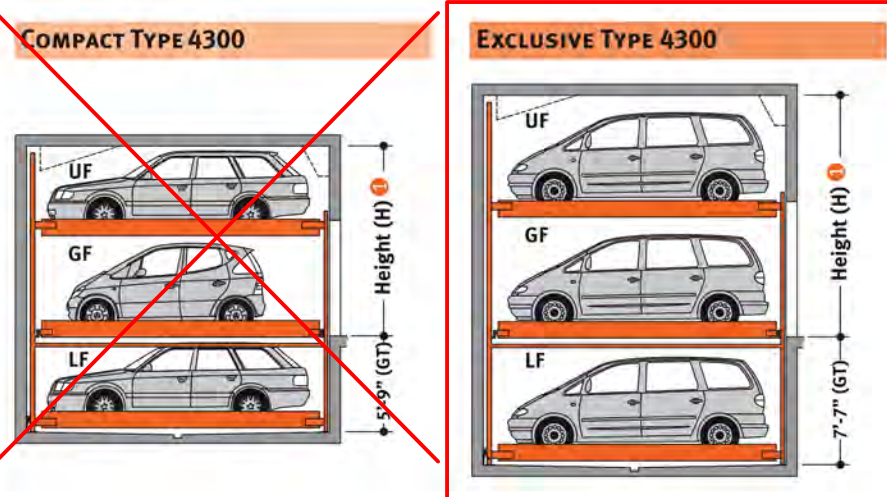
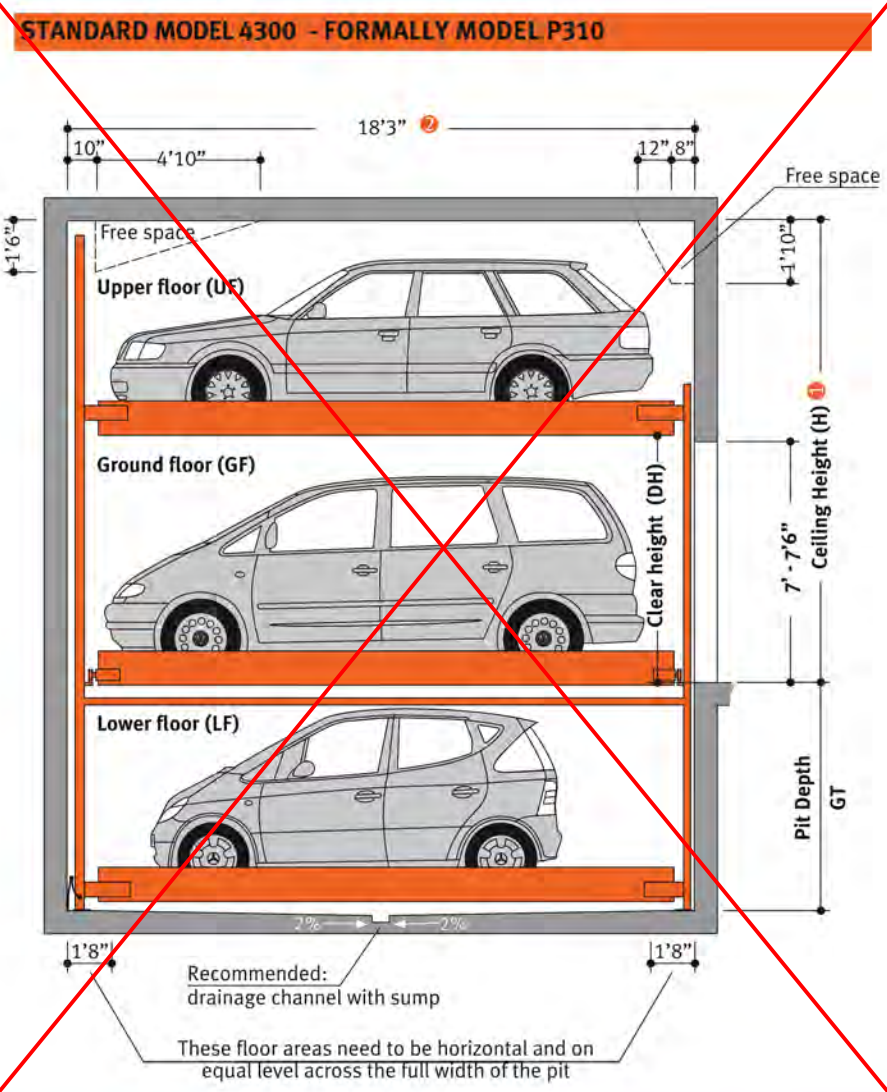
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- NOTES**
- 1. If height H is larger, vehicles with the maximum height as applicable for the GF can be parked on the UF, or the extra space can be used for pipes & ducts.
 - 2. Standard is 10' - 3' 4" - 11' available
 - 3. Standard is 4400 lbs - 5720 lbs is available

Product Data
TRENDVARIO 4300

Loadable up to 5,720 lbs
Single passenger spaces can also be converted to transport heavy loads at a later date

NUMBER OF PARKING SPACES:
min. 5 to max. 29 vehicles

DIMENSIONS:
All space requirements are minimum finished dimensions. Tolerances for space requirements plus 1" minus 0

TYPE	GT	H	DH*
4300	5'-5"	11'-4"	5'-9"
4300	5'-5"	12'-0"	6'-5"
4300	5'-5"	12'-6"	6'-11"
4300	6'-7"	12'-4"	5'-11"
4300	6'-7"	13'-4"	6'-11"
4300	7'-7"	14'-3"	6'-11"

SUITABLE FOR:
Standard passenger car, station wagon/ van. Height and length according to contour.

CAR HEIGHT				
TYPE	GT	H	UF	GF
4300	5'-5"	11'-4"	4'-11"	4'-11"
4300	5'-5"	12'-0"	4'-11"	4'-11"
4300	5'-5"	12'-6"	4'-11"	4'-11"
4300	6'-7"	12'-4"	4'-11"	4'-11"
4300	6'-7"	13'-4"	4'-11"	4'-11"
4300	7'-7"	14'-3"	4'-11"	4'-11"

WHEEL LOAD				
TYPE	GT	H	UF	GF
4300	5'-5"	11'-4"	4'-11"	4'-11"
4300	5'-5"	12'-0"	4'-11"	4'-11"
4300	5'-5"	12'-6"	4'-11"	4'-11"
4300	6'-7"	12'-4"	4'-11"	4'-11"
4300	6'-7"	13'-4"	4'-11"	4'-11"
4300	7'-7"	14'-3"	4'-11"	4'-11"

WIDTH 6'-3"

WEIGHT Max. 4400/5720 lbs

WHEEL LOAD Max. 1100/1430 lbs

STANDARD PASSENGER CAR
5'-3" x 10'-3" x 4'-9"
2'-3" x 10'-3" x 4'-2"
10'-3" x 4'-2"

STANDARD STATION WAGON/VAN/SUV**
6'-3" x 10'-3" x 4'-9"
2'-3" x 10'-3" x 4'-2"
10'-3" x 4'-2"

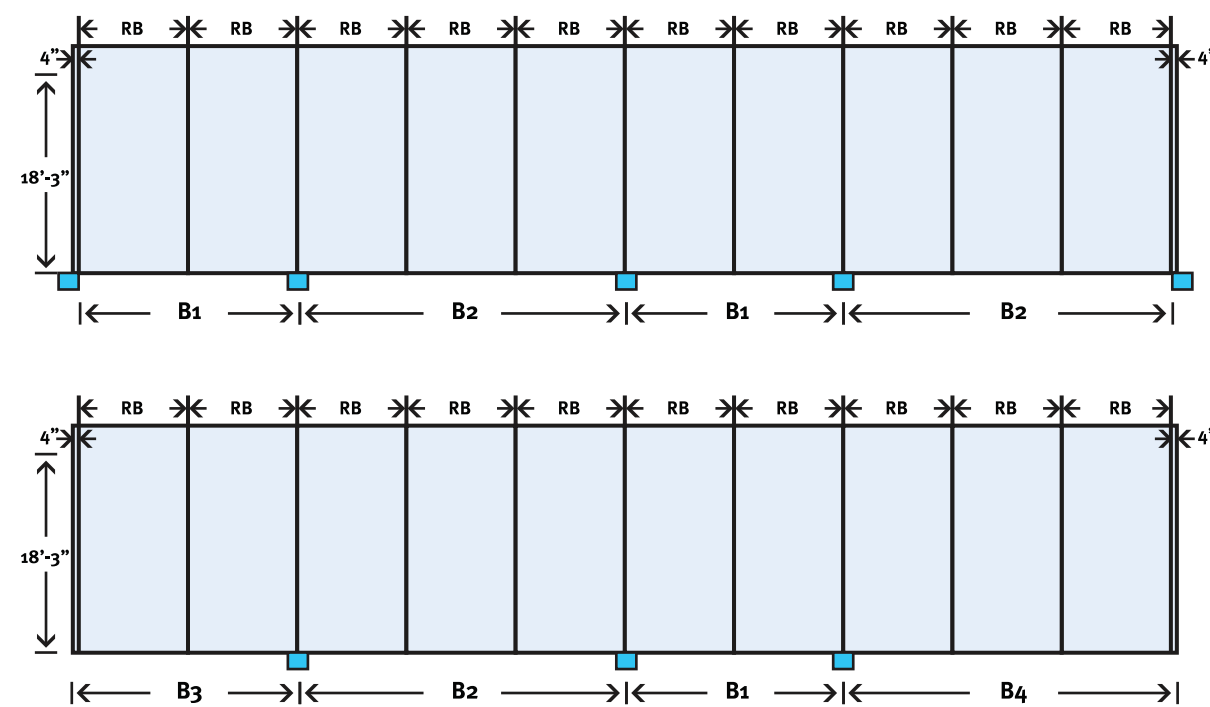
Standard passenger cars are vehicles without any sports options such as spoilers, low-profile tires etc.
** - Make sure to observe the weights and dimensions!

KLAUS multiparking
KLAUS MULTIPARKING INC.
3652A CHESTNUT STREET
LAFAYETTE CA 94549
PHONE 925.284.2092
FAX 925.284.3365
WEB PARKLIFT.COM



ALLOWABLE COLUMN SPACING

Use for preliminary layout. Prior to finalizing design contact Klaus for a job specific layout drawing.



Clear Platform	RB	Max Column Width	B1	B2	B3	B4
230	8'-2-1/2"	8"	16' - 5"	24'- 7"	16' - 9"	24' - 11"
240	8'-6-3/8"	16"	17' - 1"	25'- 7"	17' - 5"	25' - 11"
250	8'-10-3/8"	24"	17' - 9"	26'- 7"	18'- 1"	26' - 11"

The column widths shown are the maximum width's allowed for each model. The columns may be spaced every two or three bays or a combination of every two or every three bays. On the ends of the machine the column is optional if there is a concrete wall present. Otherwise the end columns should be offset so that their edge lines up with the last platforms outside RB dimension line shown above in order to allow better access to the end platforms. Please note that the machine requires an additional 4 inches at each end beyond the RB grid dimensions.

GENERAL DESCRIPTION

The Klaus TrendVario 4300 provides independent access to all cars parked on the system. Each individual parking bay must be accessible from the drive aisle. The drive aisle shall comply with local regulations, but is typically 24' wide. The parking spaces are arranged on three levels. The upper and lower level parking spaces move vertically. The middle parking spaces move horizontally (left and right) to allow upper or lower level cars to come up or down to driveway level and be driven off the platforms. The middle level of the machine includes one less car than the upper and lower level to enable the lower cars to move left and right to create the vacant space.

TECHNICAL DATA

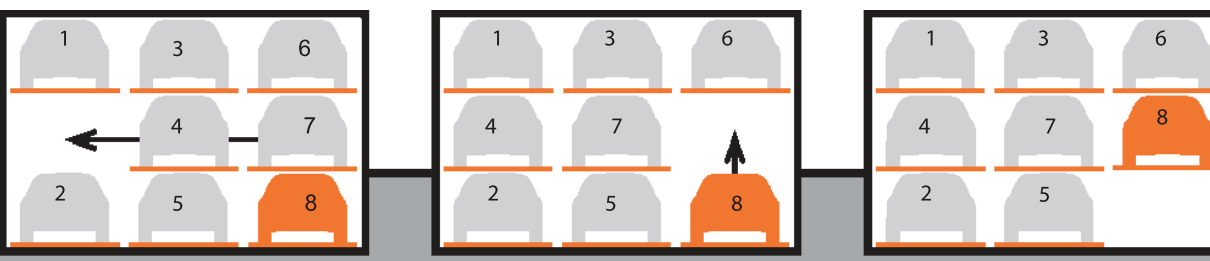
RANGE OF APPLICATION This parking system is suitable for self parking by owners, renters, regular employees or anyone that can be trained on the system. The public may not park on this system without a valet.	SOUND CONTROL Numerous sound control features are standard. The hydraulic power unit is mounted on rubber pads. Steel hydraulic lines are mounted with rubber pipe supports. A rubber hose isolates the power unit from the steel hydraulic lines. Sound tests at the front of the machine show about 67dB to 69dB (A weighting) noise levels (speech at 1 foot is 64dB).
ENVIRONMENTAL CONDITIONS Environmental conditions for the systems: Temperature range 14° to 104° F. The system must be installed indoors. If lifting or lowering times are specified, they refer to an environmental temperature of 72° F and with system set up directly next to the hydraulic unit. At lower temperatures or with longer hydraulic lines, these times increase.	In multifamily sodium construction, normally no special construction for sound is performed. For residential or wood frame construction, placement of the power unit is critical. Klaus designers will assist with power unit placement and other sound issues.
DOORS AND CONTROL SYSTEMS The machine comes standard with manual doors and 2 keys fobs per parking space. The key fobs are inserted into a user control box centrally placed on the system. Electric doors are available. Infrared control transmitters are available.	STRUCTURAL The machine has steel framing and is anchor bolted to the concrete garage slab with wedge anchors. The framework consists of steel columns and beams on a grid pattern. The machines steel columns are connected to the building at the rear wall and to a steel tube at the front of the machine. The tube steel is typically 10" x 10" and also provides seismic bracing as well as support for the gates. This tube steel and associated concrete columns are supplied and installed by the customer. Please refer to the TrendVario 4300 Bracing Details drawing and Merkle engineering report for details.
SPACE NUMBERING Standard space numbering is left to right with the empty space located in the first bay on the left. The empty space can be moved to another bay or even outside the normal machine if needed. The numbering sequence planned will be shown on the shop drawings and approved by the client.	The platforms for the upper and lower cars consist of steel platforms that ride up and down the steel columns. The platforms for the cars at the driveway level run left-right on steel rails.
SPRINKLER SYSTEM The sprinklers may be mounted at the front and rear of each level if needed. See Sprinkler Details Drawing.	The upper and lower platforms are constructed with two steel side members, three steel cross members, ribbed steel platform material which runs from side member to side member and one wheel stop. The platform is solid and does not allow oil or water to drip onto the lower cars.
ELECTRICAL REQUIREMENTS AND HYDRAULIC UNIT The hydraulic power unit is normally installed against the back wall on a metal bracket with rubber sound insulation. It consists of an electric motor, hydraulic motor and hydraulic oil reservoir in one unit. The hydraulic oil is biodegradable and environmentally friendly. The motor is 3 phase, 208 volt, 4.0 KW. It is possible to use single phase power if needed. The power unit has a pressure gauge and pressure relief valve.	The lifting mechanism for the upper and lower platforms consists of a hydraulic cylinder which raises the rear of the platform. The front of the platform is raised via a chain which runs on chain sprockets. There are safety switches that stop the machine in the event the chain goes loose for any reason. The platforms are suspended at the 4 corners and are guided along the front support columns.
CORROSION PROTECTION The platforms are galvanized and the steel framing members are powder coated. The platforms should be cleaned annually to maximize their life.	The middle platforms are moved via an electric motor located on each platform. The motor drives a sprocket that runs along a chain at grade level. The platform runs on steel guide rails and can be moved manually without power by releasing the brake on the electric motor.
SERVICE To maintain safe and reliable operation of the machine, it must be serviced twice per year.	The machine includes several safety devices which include chain monitoring systems, and safety locks for the upper platforms. When a user is inside the machine all platforms are mechanically protected against lowering.
WARRANTY To machine has a complete one year parts and labor warranty. Klaus provides extended warranties.	

SCOPE OF WORK CLARIFICATIONS

1. The pit and surrounding walls, columns and beams to provide support for the machine are provided by the customer.
2. All pit drainage is provided by the customer.
3. General lighting in the garage is provided by the customer. Klaus will supply lighting within the machine. The lighting will be connected to the machine control box and will be activated when the doors are open.
4. Klaus will supply design assistance and will confirm in writing that the proposed machine will fit in the space provided.

FUNCTION

For example, to retrieve platform No. 8:
Check first that all doors are closed, then select No. 8 on user control.



For driving the vehicle off platform No. 8 the ground floor parking platforms are shifted to the left.

The empty space is now below the vehicle which shall be driven off the platform. The platform No. 8 will be lowered.

The vehicle on platform No. 8 can now be driven off the platform.



DESIGN AID FOR WIDTH DIMENSIONS

CARS PARKED	NUMBER OF BAYS	CLEAR PLATFORM WIDTH		GRID WIDTH		OVERALL WIDTH	
		CM	FT	CM	FT	CM	FT
5	2	230	7'-6-5/8"	250	8'-2-1/2"	520	17'-0-3/4"
8	3	230	7'-6-5/8"	250	8'-2-1/2"	770	25'-3-1/8"
11	4	230	7'-6-5/8"	250	8'-2-1/2"	1020	33'-5-5/8"
14	5	230	7'-6-5/8"	250	8'-2-1/2"	1270	41'-8"
17	6	230	7'-6-5/8"	250	8'-2-1/2"	1520	49'-10-1/2"
20	7	230	7'-6-5/8"	250	8'-2-1/2"	1770	58'-0-7/8"
23	8	230	7'-6-5/8"	250	8'-2-1/2"	2020	66'-3-1/4"
26	9	230	7'-6-5/8"	250	8'-2-1/2"	2270	74'-5-3/4"
29	10	230	7'-6-5/8"	250	8'-2-1/2"	2520	82'-8-1/8"
5	2	240	7'-10-1/2"	260	8'-6-3/8"	540	17'-8-5/8"
8	3	240	7'-10-1/2"	260	8'-6-3/8"	800	26'-3"
11	4	240	7'-10-1/2"	260	8'-6-3/8"	1060	34'-9-1/4"
14	5	240	7'-10-1/2"	260	8'-6-3/8"	1320	43'-3-3/4"
17	6	240	7'-10-1/2"	260	8'-6-3/8"	1580	51'-10-1/8"
20	7	240	7'-10-1/2"	260	8'-6-3/8"	1840	60'-4-1/2"
23	8	240	7'-10-1/2"	260	8'-6-3/8"	2100	68'-10-3/4"
26	9	240	7'-10-1/2"	260	8'-6-3/8"	2360	77'-5-1/8"
29	10	240	7'-10-1/2"	260	8'-6-3/8"	2620	85'-11-1/2"
5	2	250	8'-2-1/2"	270	8'-10-3/8"	560	18'-4-1/2"
8	3	250	8'-2-1/2"	270	8'-10-3/8"	830	27'-2-3/4"
11	4	250	8'-2-1/2"	270	8'-10-3/8"	1100	36'-1-1/8"
14	5	250	8'-2-1/2"	270	8'-10-3/8"	1370	44'-11-3/8"
17	6	250	8'-2-1/2"	270	8'-10-3/8"	1640	53'-9-3/4"
20	7	250	8'-2-1/2"	270	8'-10-3/8"	1910	62'-8"
23	8	250	8'-2-1/2"	270	8'-10-3/8"	2180	71'-6-1/4"
26	9	250	8'-2-1/2"	270	8'-10-3/8"	2450	80'-4-3/4"
29	10	250	8'-2-1/2"	270	8'-10-3/8"	2720	89'-2-7/8"



HAYES
GROUP
ARCHI
TECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:

3241 PARK BLVD
PALO ALTO, CA
94306

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

PARKING LIFT PRODUCT INFORMATION

STAMP

JOB NUMBER:

1549.00

SCALE:

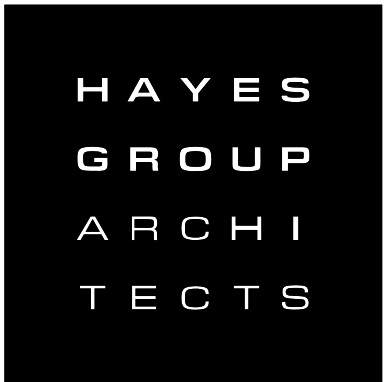
As Noted

DRAWN BY:

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DRAWING NUMBER

A0.10



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www.thehayesgroup.com

swa
San Francisco

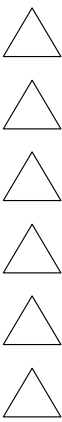
PROJECT ADDRESS:

3241 PARK BLVD
PALO ALTO, CA
94306

ISSUANCE:

MAJORARB SUBMITTAL 02.11.2020

SHEET REVISIONS



DRAWING CONTENT

TREE PROTECTION

STAMP

JOB NUMBER:

HG 1549.00

SCALE:

As Noted

DRAWN BY:

XX

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DRAWING NUMBER

T.01

City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**

For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual (TTM)** found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441
<http://www.cityofpaloalto.org>

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed disclosure statement must accompany all building permit applications that include exterior work, all demolition or grading permit applications, or other development activity.

PROPERTY ADDRESS: 3241 Park Boulevard

Are there Regulated trees on or adjacent to the property? YES ☒ NO ☐ (If no, proceed to Section 4)

[Sections 1-4 MUST be completed by the applicant. Please circle and/or check where applicable.]

1. Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)
☐ On the property
☐ On adjacent property overhanging the project site
☐ In the city planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Form by calling Public Works Operations at 453-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected or Designated Trees? YES (Check where applicable) NO ☐
☐ Protected Tree (s)
☐ Designated Tree (s)
☐ On or overhanging the property

3. Is there activity or grading within the drip line? (radius 10 times the trunk diameter) of these trees? YES NO ☐
If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.25). Attach this report to Sheet T-1, "Tree Protection, its Part of the Plan", per Site Plan Requirements.

4. Are the Site Plan Requirements* completed? YES NO ☐

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy drip line; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the drip line, per Sheet T-1 and Detail #605 - <http://www.cityofpaloalto.org/trees/forms.htm> (See also TTM, Section 2.15 for area to be fenced)

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.

Signature: _____ Print: _____ Date: _____
(Prop, Owner or Agent)

FOR STAFF USE:

Protective Fencing
Sections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit).

5. Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. YES NO ☐
(N/A if there are no protected trees, check here ☐)

6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. YES NO ☐
(N/A if there are no street trees, check here ☐)

Regulated Trees - a) Street trees - trees on public property; b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees - commercial or non-residential property trees, which are part of an approved landscape plan.

Palo Alto Tree Technical Manual (TTM) contains instructions for arborists on this form, available at <http://www.cityofpaloalto.org/planning-community-tree-technical-manual.html>

S:\Plan\Div\Arb\Tree Protection\Tree Protection Disclosure Statement Revised 08/08

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

Search: Advanced

Home > Planning & Community Environment

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 67KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 99KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 169KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 44KB)

View ALL sections:

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APPENDICES

A. Palo Alto Municipal Code Chapter 8.10.0 - Tree Preservation & Management Regulations

B. Tree City - USA

C. ISA Hazard Evaluation Form

D. List of Inherent Failure Patterns for Selected Species (Reference source)

E. ISA Tree Pruning Guidelines (PDF, 1.85MB)

F. Tree Care Safety Standards, ANSI Z39.1-1994 (Reference source)

G. Pruning Performance Standards, ANSI A300-1995 (Reference source)

H. Tree Planting Details, Diagram 504 & 505

I. Tree Disclosure Statement

J. Palo Alto Standard Tree Protection Instructions

For written specifications associated with illustrations below, see Public Works Specifications Section 31
Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10 times the diameter of the tree or 10-feet, whichever is greater).

- Restricted activity area - see Tree Technical Manual Sec 2.15(D).
- Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

Type I Tree Protection

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report

Type II Tree Protection

Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection

(to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

Tree Protection During Construction

City of Palo Alto Standard

Scale: NTS

Rev By Date
0 DPW 12/14/02
01 DJS 08/04/04
02 DJS 08/10/06

Approved by: Dave Dockter
PE No. _____
Date: 2006
Draw No. 605

APPENDIX J
PALO ALTO
STREET TREE PROTECTION INSTRUCTIONS
-SECTION 31-

31-1 General

a. Tree protection has three primary functions: 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state; and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.

b. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet, whichever is greater, enclosed by fencing.

31-2 Reference Documents

a. Detail 605 - Illustration of situations described below.

b. Tree Technical Manual (TTM) Form: (<http://www.cityofpaloalto.org/trees/>)

- Trenching Restriction Zones (TTM, Section 2.20C)
- Arborist Reporting Protocol (TTM, Section 6.30)
- Site Plan Requirements (TTM, Section 6.30)
- Tree Disclosure Statement (TTM, Appendix J)

c. Street Tree Verification (STV) Form: (<http://www.cityofpaloalto.org/trees/forms>)

31-3 Execution

a. Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade-level concrete base, if approved by Public Works Operations.

b. Type II Tree Protection: For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

c. Type III Tree Protection: To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slat bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.

d. Size, type and area to be fenced. All trees to be protected shall be protected with six (6) foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.

e. Warning signs. A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."

f. Duration. Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.

g. During construction

- All neighbors' trees that overhang the project site shall be protected from impact of any kind.
- The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
- The following tree preservation measures apply to all trees to be retained:
 - No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
 - The ground under and around the tree canopy area shall not be altered.
 - Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Verification of Protection, PWS, Section 31
Revised 08/06

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

Reference the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

- ☒ **Inspection of Protective Tree Fencing:** For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).
- ☒ **Pre-Construction Meeting:** Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).
- ☒ **Inspection of Rough Grading or Trenching:** Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect sections systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
- ☒ **Monthly Tree Activity Report Inspections:** The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. Landscape review staff no later than 14 days after issuance of building permit date. Fee to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
- ☒ **Special activity within the Tree Protection Zone:** Work in the TPZ areas (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
- ☐ **Landscape Architect Inspection:** For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. Landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
- ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)

* _____
* _____

City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650-496-6963 FAX: 650-492-6089
treeprotection@CityOfPaloAlto.org

Verification of Street Tree Protection

Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.

APPLICATION DATE: _____

ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TELEPHONE & FAX NUMBERS: _____

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is: YES ☐ NO ☐
* If NO, go to #2 below

Inspected by: _____

Date of inspection: _____

2. The Street Trees at the above address are NOT adequately protected. The following modifications are required: _____
Indicate how the required modifications were communicated to the applicant: _____

Subsequent inspection

Street trees at above address were found to be adequately protected. YES ☐ NO ☐
* If NO, indicate in "Notes" below the disposition of case.

Inspected by: _____

Date of inspection: _____

Notes: List City street trees by species, size, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.

Return approved sheet to Applicant for demolition or building permit issuance.
S:\PW\OPS\Tree\CS&R_TreeProtect 5/1/06

City of Palo Alto Tree Technical Manual ADDENDUM 11

ARBORIST FIRM DATA HERE

Monthly Tree Activity Report- Construction Site

Inspection Date:	Site address:	Contractor- Main Site Contact Information	#1: Job site superintendent Company: Email: Job site Office: Cell: Mail:
Inspection #	Palo Alto, CA		
Distribution:	1. City of Palo Alto 2. Others	Attn: Dave Dockter	Dave.dockter@cityofpaloalto.org 650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

- Assignment Activity (Demolition/grading/sewer/trenching/foundation list relevant visits)
 - Pre-construction meeting requirement with sub-contractors
 - Inspect to verify that tree protection measures are in place
 - Determine if field adjustments, watering or plan revisions may be needed
- Field Observations (general site-wide and list by individual tree number)
 - Tree Protection Fences (TPF) are ...
 - Trenching has/will occur ...
- Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
 - Tree Protection Fence (TPF) needs adjusting (tree # x, s, x)
 - Root zone buffer material (wood chips) can be installed next
 - Schedule sewer trench, foundation dig with ...
- Photographs (use often)
- Tree Location Map (mandatory 8.5 x 11 sheet)
- Recommendations, notes or monitor items for project staff/schedule

Project site arborist
Consultant contact information (Include email, cell#, and mailing)
C: _____

Enter Date: _____ CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

---WARNING--- Tree Protection Zone

This fencing shall not be removed without
City Arborist approval (650-496-5953)

Removal without permission is
subject to a \$500 fine per day*

*Palo Alto Municipal Code Section 8.10.110

City of Palo Alto Tree Protection Instructions are located at <http://www.city.palo-alto.ca.us/trees/technical-manual.html>

SPECIAL INSPECTIONS

PLANNING DEPARTMENT

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES: CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

Apply Tree Protection Report on sheet(s) T-2

Use additional "T" sheets as needed

T-1



All other tree-related reports shall be added to the space provided on this sheet (adding as needed). Include this sheet(s) on Project Sheet Index or Legend Page. A copy of T-1 can be downloaded at <http://www.cityofpaloalto.org/civica/filebank/blobdownload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet City of Palo Alto



T-1

City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An appoved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**

For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.



ARBORIST REPORT

3241 PARK BOULEVARD
PALO ALTO, CALIFORNIA
(APN 132-26-078)

Submitted to:

Mr. Daniel Cunningham
3241 Park Boulevard, LLC
c/o Vance Brown Builders
3197 Park Boulevard
Palo Alto, CA 94306

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

David L. Babby, Registered Consulting Arborist® November 6, 2019

4.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "high," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure its health, structural integrity, anticipated life span, remaining life expectancy, location, size, particular species, tolerance to construction impacts, growing space, and safety to property and persons within striking distance. Descriptions of these ratings are presented below.

High: Applies to none.

These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site, and seemingly require only periodic or regular care and monitoring to maintain longevity and structural integrity.

Moderate: Applies to #3.

This pistache tree contributes to the site, but at levels less than those assigned a high suitability; has health and structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care would be required for its remaining lifespan.

Low: Applies to #1 and 2.

These pistache trees have significant health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond recovery). Neither are suitable for incorporating into the future landscape, regardless of future site development, and any which is retained requires frequent monitoring and care throughout its remaining lifespan to minimize risk to any persons or property within striking distance.

3241 Park Boulevard, Palo Alto
3241 Park Boulevard, LLC Page 4 of 5

David L. Babby, Registered Consulting Arborist® November 6, 2019

1.0 INTRODUCTION

Mr. Daniel Cunningham of 3241 Park Boulevard, LLC has retained me to prepare this *Arborist Report* in connection with a future office building being proposed for construction at 3241 Park Boulevard, Palo Alto (APN 132-26-078). Specific tasks assigned to execute are as follows:

- Ascertain potential impacts by reviewing the Design Presentation plan set, dated 10/8/19 and prepared by Hayes Group Architects.
- Visit the site, performed on 11/4/19, to identify three trees which are located along Park Boulevard and account for all, regardless of size, located within and immediately adjacent to the property boundary. All three conflict with the design and are proposed for removal.
- Determine each tree's trunk diameter pursuant to the City of Palo Alto's (CPA) *Tree Technical Manual*.¹ Diameters are rounded to the nearest tenth-of-an-inch.
- Estimate each tree's height and average canopy spread (rounded to the nearest fifth).
- Ascertain each tree's health, structural integrity and form, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Obtain photographs; see Exhibit C.
- Document information regarding tree health, structure and hardscape/site issues.
- Identify which trees are regulated by the Palo Alto Municipal Code (PAMC).
- Assign numbers, and plot onto the site map in Exhibit B, which represents a copy of the *Topographic Survey Plan* (Sheet C1.0) by Hoback-Lewin, Inc., dated 6/4/18.
- Nail round metal tags with engraved numbers onto each trunk.
- Prepare a written report which presents the above information, and submit via email as a PDF document.

¹ Available for viewing at www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6436
3241 Park Boulevard, Palo Alto
3241 Park Boulevard, LLC Page 1 of 5

David L. Babby, Registered Consulting Arborist® November 6, 2019

5.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only the inventoried trees, and reflects their size, condition, and areas viewed from the ground on 11/4/19.
- Observations were performed visually without probing, coring, dissecting or excavating.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- Information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the site map in Exhibit B are solely intended to represent a tree's approximate location.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B
CA Licensed Tree Service Contractor #796765 (CE1/D49)



Date: November 6, 2019

3241 Park Boulevard, Palo Alto
3241 Park Boulevard, LLC Page 3 of 5

David L. Babby, Registered Consulting Arborist® November 6, 2019

2.0 TREE DESCRIPTION AND DISPOSITION

Three (3) Chinese pistache (*Pistacia chinensis*) were inventoried for this report. They are sequentially numbered as 1 thru 3, and are located within the property along Park Boulevard. For field identification purposes, numbered tags were affixed to each trunk, #1 with tag 25, #2 with tag 26, and #3 with tag 27.

Each tree is situated within various-sized planters surrounded by an existing asphalt parking lot, drive aisle and street sidewalk. For trees #2 and 3, they are also adjacent to the existing building.

Specific information regarding each tree is presented within the table in Exhibit A. The trees' numbers and approximate locations can be viewed on the site map in Exhibit B, and photographs are presented in Exhibit C.

The trees are found to have poor/weak structures due to being excessively pruned in past years. Trees #1 and 3 were highly elevated, and all current foliage within the lower one-half to two-thirds of their crowns consists of watersprouts, which are weakly-attached, rapidly growing shoots prone to breaking. Tree #2 has a very weak structure due to its entire crown having been severely pruned in 2012 or 2013 (per *Google Streetview*) through heading cuts; all ensuing growth consists of watersprouts, and remaining limbs have extensive decay.

These trees' sizes range as follows: trunk diameters between 13.1 and 19.3, heights between 25 to 40 feet, and average canopy spreads of 30 to 50 feet. I qualify #1 and 2 as being in overall poor condition, and #3 as marginal or fair. I assign a low suitability for preservation to #1 and 2, and moderate to #3 (see Section 4.0 of this report).

As previously mentioned, all three trees are proposed for removal to accommodate site development.

3241 Park Boulevard, Palo Alto
3241 Park Boulevard, LLC Page 2 of 5



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION					REGULATED	
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition	Structural Integrity	Form	Location	Overall Condition	Suitability for Preservation	Protected Tree
1	Chinese pistache (<i>Pistacia chinensis</i>)	13.1	40	30	60%	30%	30%	Poor	Low		

Tag 25 Comments: Very low canopy over sidewalk and parking lot. Trunk infiltrates into sidewalk leaders at 6.5' high. Canopy excessively elevated in part, and existing foliage within lower 2/3 of crown consists of watersprouts, which are weakly growing, weakly attached shoots prone to breaking. Excessive limb and branch weight. Asymmetrical canopy grows away from building, and branches are directly against building. Trunk is within several feet from existing TPO, and a 180° and has a large basal wound. There is up against asphalt. Beginning dormancy.

2	Chinese pistache (<i>Pistacia chinensis</i>)	15.8	25	30	40%	20%	10%	Poor	Low		
---	--	------	----	----	-----	-----	-----	------	-----	--	--

Tag 26 Comments: Severely pruned in 2012/2013 through heading cuts, which in effect, dismantled the tree's structure. All foliage consists entirely of watersprouts, and there is extensive decay along remaining limbs. Very low canopy over site and sidewalk. Canopy is highly asymmetrical and mostly one-sided. Branches against building. Trunk infiltrates at 4.5' high, and diameter was obtained at 3' high.

3	Chinese pistache (<i>Pistacia chinensis</i>)	19.3	40	50	80%	40%	50%	Fair	Moderate		
---	--	------	----	----	-----	-----	-----	------	----------	--	--

Tag 27 Comments: Crown excessively elevated in part, and existing foliage within 1/2 of crown is comprised of watersprouts. Asymmetrical canopy, being dominant over street side. Two large limbs were cut from bottom of crown, leaving large decaying wounds. Trunk divides into three codominant leaders at 8' high, and diameter was obtained at 2.5' high. Has a barked foot collar.

Project: 3241 Park Boulevard, Palo Alto
Prepared for: 3241 Park Boulevard, LLC
Prepared by: David L. Babby

November 6, 2019

Project
Data

T-2



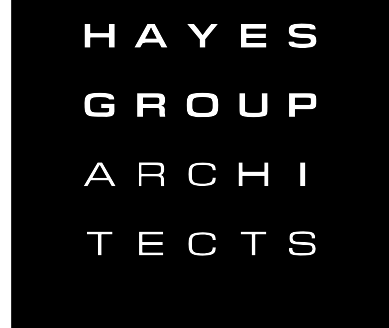
All other tree-related reports shall be added to the space provided on this sheet (adding as needed). Include this sheet(s) on Project Sheet Index or Legend Page. A copy of T-1 can be downloaded at <http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet

City of Palo Alto



T-2



HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

swa
San Francisco

PROJECT ADDRESS:

3241 PARK BLVD
PALO ALTO, CA
94306

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

SHEET REVISIONS



DRAWING CONTENT

TREE PROTECTION

STAMP

JOB NUMBER:
HG 1549.00

SCALE:
As Noted

DRAWN BY:
XX

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
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DRAWING NUMBER

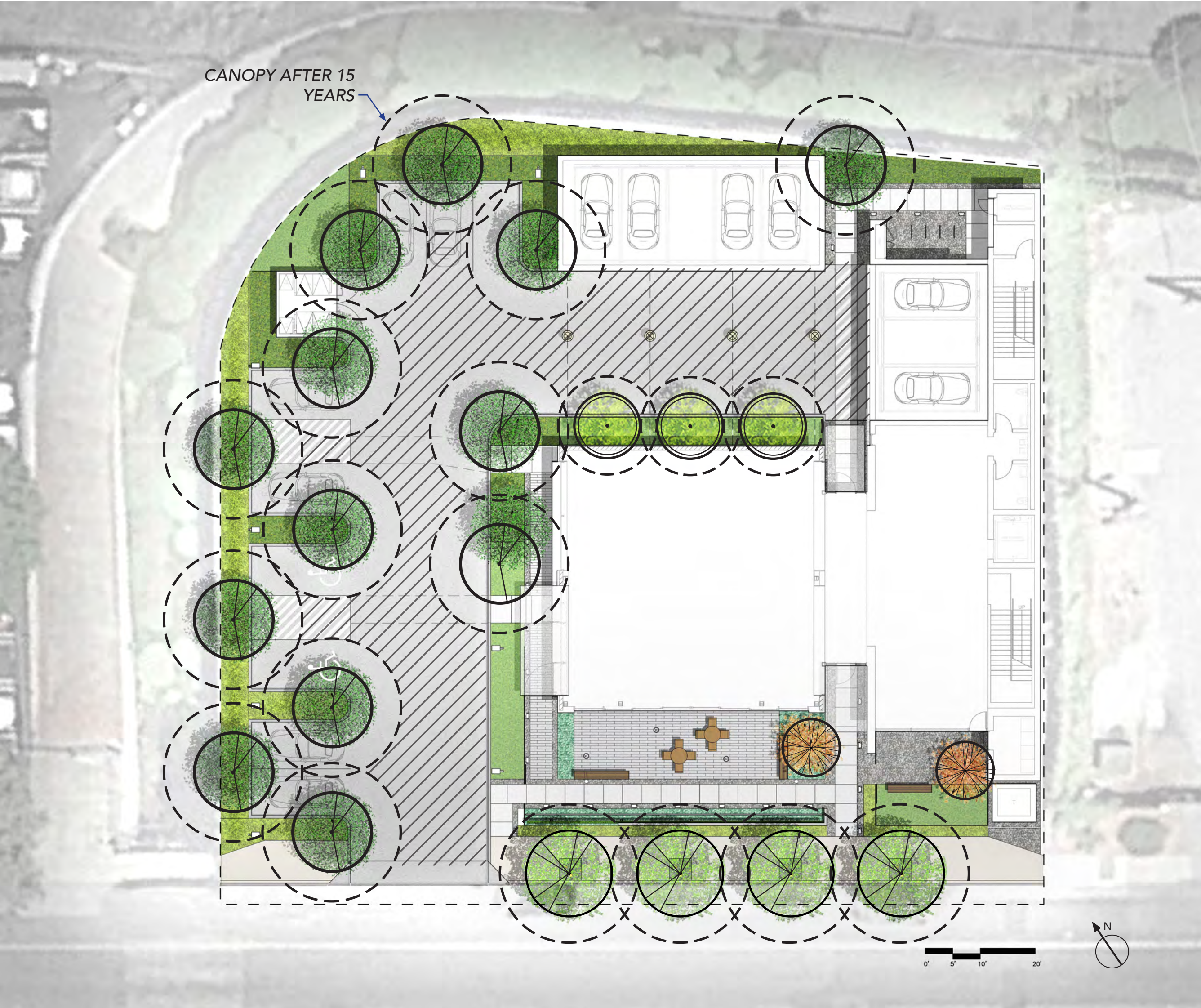
T.02

EXISTING SITE TREES

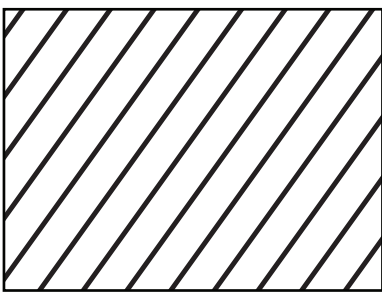


EXISTING TREE	TREE TYPE	EXISTING TOTAL
1.	<i>PISTACIA CHINENSIS</i> CHINESE PISTACHE	442 SQ. FT.
2.	<i>PISTACIA CHINENSIS</i> CHINESE PISTACHE	442 SQ. FT.
3.	<i>PISTACIA CHINENSIS</i> CHINESE PISTACHE	1056 SQ. FT.
		TOTAL: 1940 SQ. FT.

PROPOSED SITE TREES

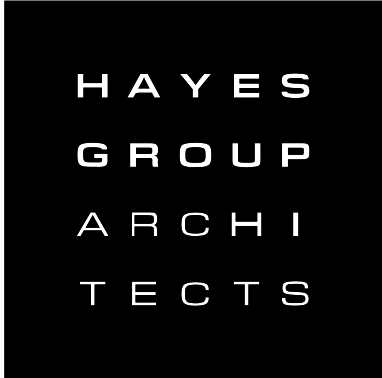


PARKING LOT



Total Parking Lot:
6240 sf
Shaded Area after
15 years:
3256 sf
Percentage shaded:
52%

SYMBOL	QTY.	SPECIES	SIZE	15 YEAR CANOPY
	13	<i>QUERCUS AGRIFOLIA</i> COAST LIVE OAK	25' DIA	6382 SQ. FT.
	4	<i>PLATANUS RACEMOSA</i> CALIFORNA SYCAMORE	25' DIA	1964 SQ. FT.
	3	<i>UMBELLULARIA CALIFORNICA</i> CALIFORNIA BAY LAUREL	18' DIA	530 SQ. FT.
	2	<i>ACER PALMATUM</i> VINE MAPLE	10' DIA	356 SQ. FT.
				TOTAL: 9232 SQ. FT.



HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

swa
San Francisco

PROJECT ADDRESS:

3241 PARK BLVD
PALO ALTO, CA
94306

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

SHEET REVISIONS

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DRAWING CONTENT

TREE PROTECTION

STAMP

JOB NUMBER:

HG 1549.00

SCALE:

As Noted

DRAWN BY:

XX

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© Hayes Group Architects, Inc.

DRAWING NUMBER

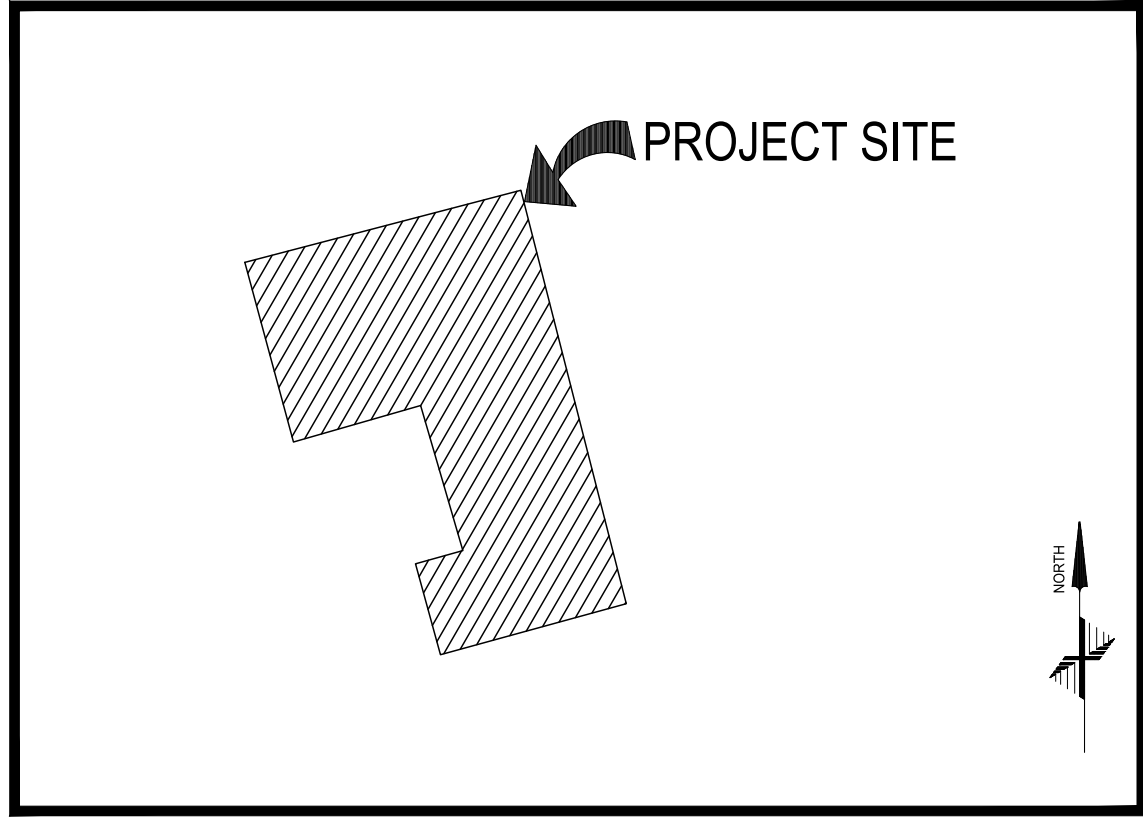
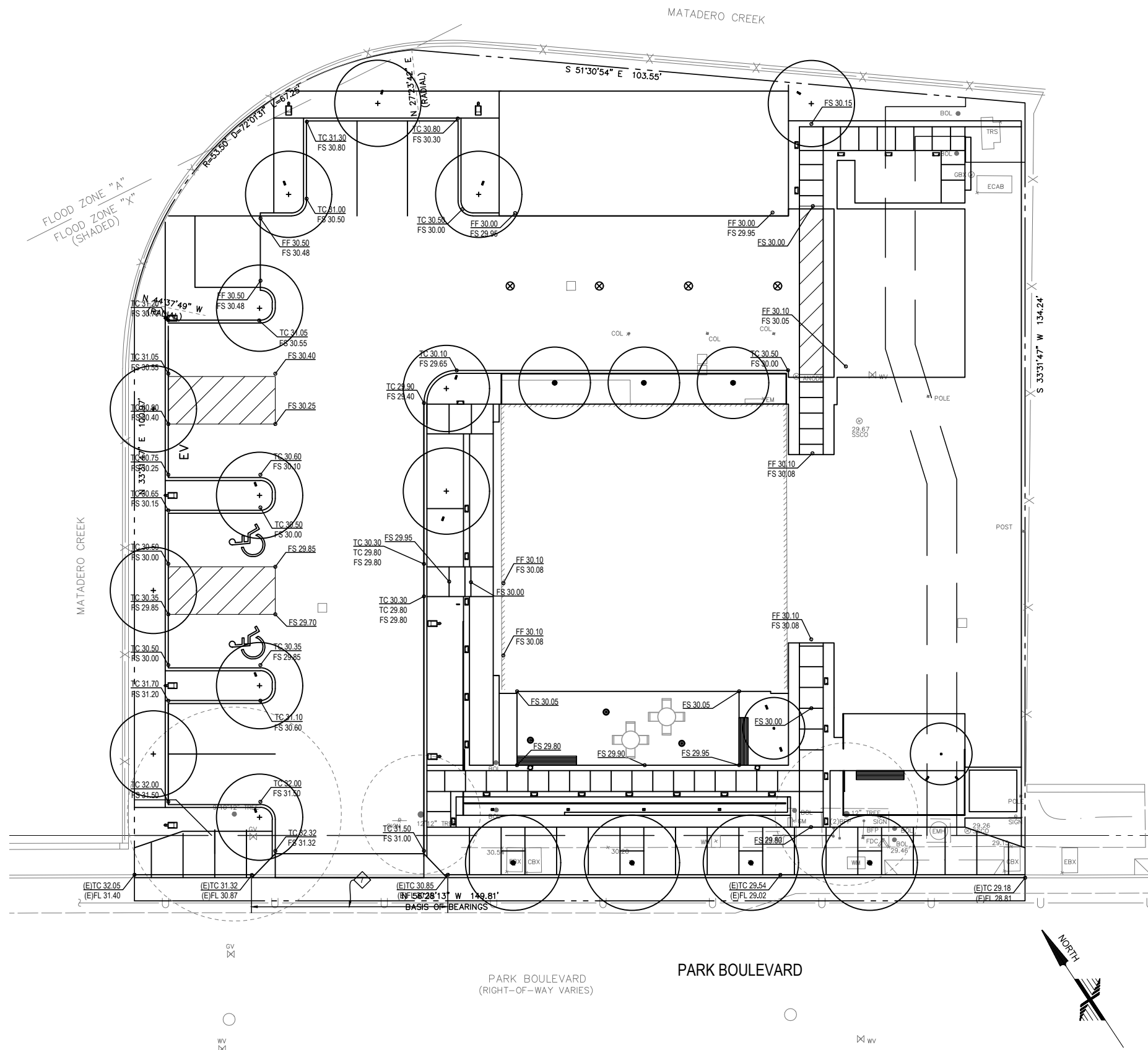
T.03

GENERAL CIVIL NOTES

GENERAL:

- ALL PERMITS WILL BE SECURED BY THE OWNER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR THE POLICE, FIRE AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
- LENGTHS OF SANITARY SEWERS AND STORM DRAINS SPECIFIED ARE HORIZONTAL DISTANCES AS MEASURED FROM CENTERS OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL PERFORM AT THEIR EXPENSE A FIELD OBSERVATION LOCATING ALL EXISTING UTILITIES INCLUDING ELEVATIONS AND NOTIFY THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING LOCATIONS OF UTILITIES SHOWN ON THESE PLANS. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF THE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPES SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR TO TAKE NECESSARY PRECAUTIONARY MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION. EXISTING AND PROPOSED DRAINAGE STRUCTURES TO BE TEMPORARILY COVERED WITH FILTER FABRIC OR EQUAL UNTIL SURROUNDING PAVEMENT IS INSTALLED.
- ANY RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE OWNER, INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THE OWNER SHALL PAY THE FEES, BONDS, AND FILE THE APPROPRIATE PERMITS FOR ALL SUCH RELOCATION WORK. ALL ON-SITE UTILITY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR (MATERIALS AND INSTALLATION).
- IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THESE PLANS DO NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS, OR EQUIPMENT. NOTIFY OWNER WHEN DISCOVERING ASBESTOS MATERIALS. REFER TO SPECIFICATION 'HAZARDOUS MATERIALS PROCEDURES AND CONTROL' AND 'HAZARDOUS MATERIALS ABATEMENT AND CONTROL.'
- THE CONTRACTOR SHALL MEET AND FOLLOW ALL (NPDES) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- CONTRACTOR SHALL ARRANGE, INSTALL, AND PAY FOR ANY TEMPORARY UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, SEWER, WATER, ETC.. THE CONTRACTOR IS TO COORDINATE ANY SUCH UTILITY NEEDS WITH THE OWNER.
- ALL SITE AREAS SHALL BE GRADED AT 1% MINIMUM FOR DRAINAGE UNLESS OTHERWISE NOTED OR ALONG FLOWLINES OF CONCRETE LINED GUTTERS AND VALLEY GUTTERS.
- ESTIMATED EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF ESTIMATING GRADING PERMIT FEES, HOHBACH-LEWIN ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
- WHERE EXISTING STRUCTURES ARE TO REMAIN IN CONSTRUCTION ZONE AREA, CONTRACTOR SHALL ADJUST RIMS OF THESE STRUCTURES, I.E. CATCH BASINS, VALVE BOXES, CLEAN OUTS, UTILITY BOXES, ETC. TO NEW FINISH GRADE.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR NORTHERN CALIFORNIA AT LEAST 48 HOURS (2 WORKING DAY) PRIOR TO COMMENCEMENT OF CONSTRUCTION. (800) 227-2600.
- THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS, AS SHOWN ON LANDSCAPE DRAWINGS. TO WITHIN 1" OF GRADES SHOWN. EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- ADJUSTMENTS TO PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
- STORM DRAIN PIPES DESIGNATED AS SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 PVC, (GREEN-TITE PIPE BY MANVILLE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 HANCOCK SURE-LOK W/ PIPE OR APPROVED EQUAL WITH CLASS 1 BACKFILL OR DUCTILE IRON PIPE DIP, IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTE SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE RCP. PVC PIPE EXCEEDING 24" DIAMETER SHALL ONLY BE USED WHEN APPROVED BY MANUFACTURER IN THIS JURISDICTION.
- PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

IMPROVEMENT PLANS
FOR
3241 PARK BLVD
3241 PARK BOULEVARD
PALO ALTO, CA 94306



VICINITY MAP

LEGEND

BOUNDARY LINES		
---	CENTER LINE	
- - - -	EASEMENT LINE	
---	PROPERTY LINE	
---	ADJACENT PROPERTY LINE	
MISCELLANEOUS LINES		
---	SIDEWALK	
X X	LIP OF GUTTER	
---	FENCE-WIRE	
UTILITY LINES		
E	E	ELECTRIC
FO	FO	FIBER OPTIC
FS	FS	FIRE SERVICE
G	G	GAS LINE
IRR		IRRIGATION LINE
JT	JT	JOINT TRENCH
NG	NG	NITROGEN GAS
OH	OH	OVERHEAD
RW	RW	RECYCLED WATER
SS		STORM DRAIN
SS	SS	SANITARY SEWER
T	T	TELEPHONE
W	W	WATER

UTILITY LEGEND

	FIRE HYDRANT
	WATER VALVE
	WATER METER
	STORM DRAIN MANHOLE
	BACKFLOW PREVENTER
	CATCH BASIN
	AREA DRAIN
	CLEANOUT TO GRADE
	FIRE DEPARTMENT CONNECTION

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ATT	AT&T
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOL	BOLLARD
BOW	BACK OF WALK
BW	BOTTOM OF WALL
BWIFS	BOTTOM OF WALL/FINISHED SURFACE
C	CONCRETE
CATV	CABLE TV
CB	CATCH BASIN
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DI	DRAIN INLET
DS	DOWN SPOUT
E	ELECTRIC OR EAST
EW	EACH WAY
EX	EXISTING
(E)	EXISTING
ELEC	ELECTRIC
ESMT	EASEMENT
G	GAS
GB	GRADE BREAK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FM	FORCE MAIN
FNC	FENCE
FS	FINISHED SURFACE
GRN	GROUND
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
LF	LINEAR FEET
LIP	LIP OF GUTTER
LT	LIGHT
M	MAPS
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
OR	OF RECORD
PERF	PERFORATED PIPE
PGE	PACIFIC GAS & ELECTRIC
POC	POINT OF CONNECTION
PV	PAVEMENT
RC	RELATIVE COMPACTION
RW	RECYCLED WATER
RIM	RIM OF UTILITY OBJECT
S	SOUTH
SD	STORMDRAIN
SE	SOUTHEAST
SIWC	SAN JOSE WATER COMPANY
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SOUTHWEST
T	TREE
TC	TOP OF CURB
TW	TOP OF WALL
TWIFS	TOP OF WALL/FINISHED SURFACE
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
USA	UNDERGROUND SERVICE ALERT
VG	VALLEY GUTTER
WM	WATERWEST/WITH
WTR	WATER METER
WW	WATER VALVE

SHEET INDEX

C1.0	COVER SHEET
C1.1	NOTES
C2.0	DEMOLITION PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	PAVEMENT PLAN
C3.2	STORM WATER TREATMENT PLAN
C4.0	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C6.0	DETAILS



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GENERAL NOTES CONTINUATION

GRADING NOTES:

- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM RECORD DATA. NO GUARANTEE IS MADE OR IMPLIED AS TO THE ACCURACY OF SUCH RECORD DATA. NO EXCAVATIONS WERE MADE TO CONFIRM LOCATIONS. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
- IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
- ALL FINISH GRADES SHOWN ARE FINISH GRADE ELEVATIONS UNLESS NOTED OTHERWISE.

UTILITY NOTES:

- THIS SURVEY IS NOT INTENDED TO REPRESENT THE EXACT LOCATIONS, SIZES OR EXTENT OF THE UTILITIES WITHIN THE AREA ENCOMPASSED BY THIS SURVEY. THEREFORE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION, SIZE AND EXTENT OF ANY EXISTING UTILITIES PRIOR TO DESIGN OR CONSTRUCTION. CONTRACTORS ARE CAUTIONED TO CONTACT U.S.A. UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
- IRRIGATION LATERALS, PARKING LOT LIGHTING WIRING AND SIGNAL WIRING NOT SHOWN. VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.
- UTILITY ABANDONMENT/REMOVAL: DISCONNECT AND CAP PIPES AND SERVICES TO REMAIN. REMOVE ALL PORTIONS OF ALL UTILITIES WITHIN NEW BUILDING FOOTPRINT AND DISPOSE OF OFF-SITE. OTHERWISE ABANDON IN PLACE UNLESS NOTED OTHERWISE.
- NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS. PRESERVE AND REPAIR ANY UTILITIES THAT ARE DAMAGED AND THAT ARE TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CROSSINGS OF NEW UTILITIES WITH EACH OTHER, AND WITH EXISTING UTILITIES. VERIFY EXISTING PIPE LOCATION AND INVERT PRIOR TO INSTALLING NEW UTILITIES. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS.
- PRIOR TO CONNECTING TO EXISTING UTILITIES FIELD VERIFY LOCATION & INVERT OR DEPTH PRIOR TO INSTALLING NEW PIPE OR EQUIPMENT.
- EACH BUILDING WATER SERVICE CONNECTION SHALL BE WITH VALVE AND VALVE BOX SET AT GRADE.
- ALL BUILDING SEWER LATERALS SHALL BE WITH CLEANOUT TO GRADE.
- ALL CATCH BASINS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR H20 VEHICULAR LOADS. FOR CATCH BASINS IN WALKWAY AREAS, INCLUDING EXISTING CATCH BASINS, USE HEEL PROOF AND ADA GRATE.

ADA COMPLIANCE:

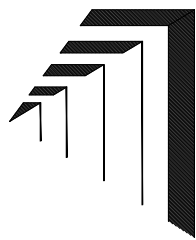
- ALL NEW WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE AMERICANS WITH DISABILITIES ACT 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ANY LOCAL OR STATE AMENDMENTS THEREOF.
- ALL NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
- ALL NEW ENTRANCE WALKS TO THE BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) LONGITUDINALLY UNLESS RAILINGS ARE PROVIDED IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%). SEE ARCHITECTURAL PLANS FOR RAILING REQUIREMENTS.
- LANDINGS SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS WITH A 2% MAXIMUM SLOPE THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
- RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30" VERTICAL DROP SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AND LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
- MAXIMUM CROSS-SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING STALL SHALL BE 2%.

GEOTECHNICAL CRITERIA:

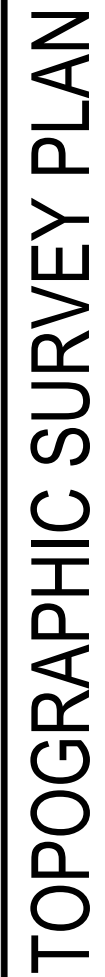
- ALL WORK INCLUDING GRADING, TRENCHING, COMPACTION, AND SUBBASES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
- ALL ENGINEERED FILL SHALL HAVE A MINIMUM RELATIVE COMPACTION PER PROJECT GEOTECHNICAL REPORT.

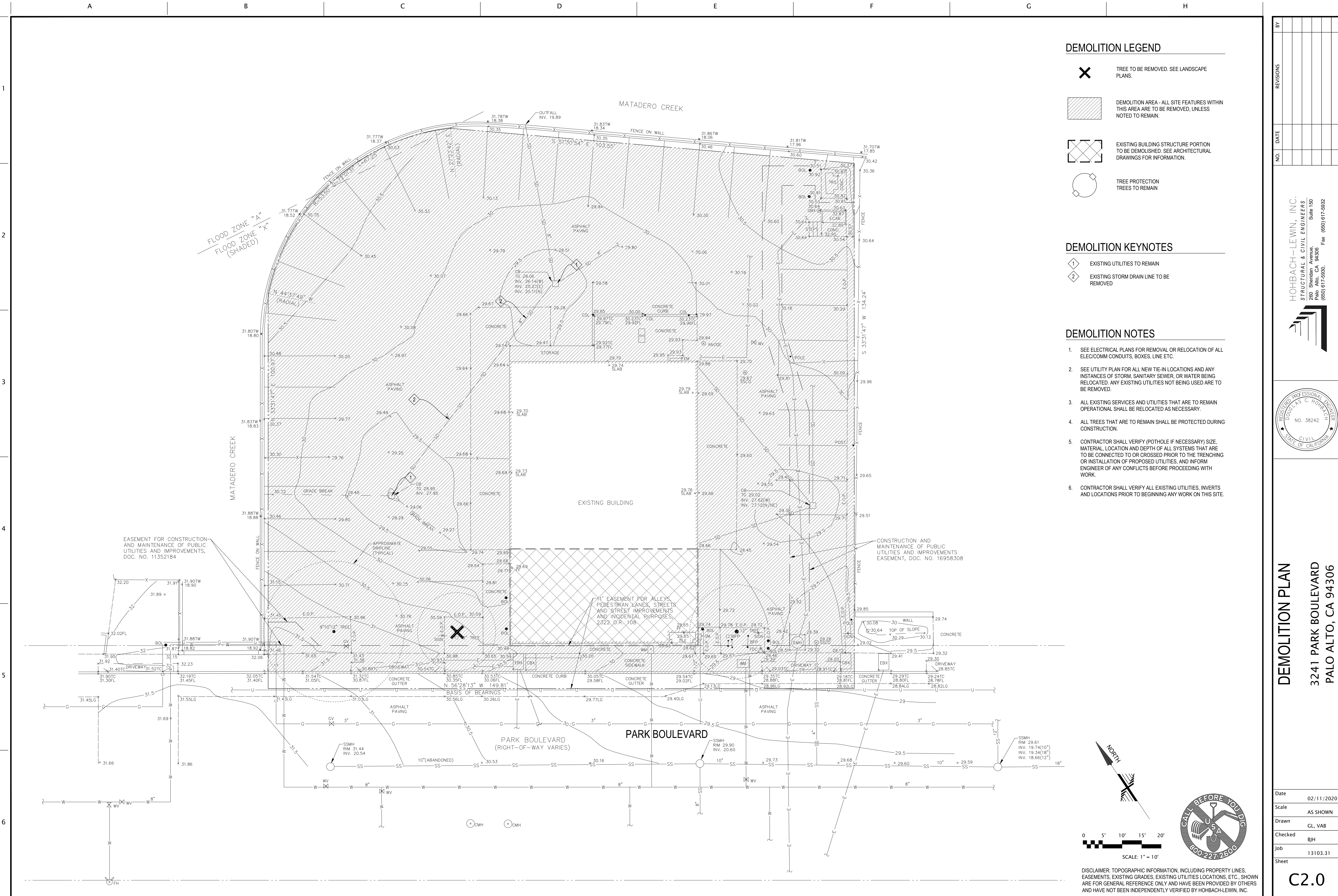
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(650) 617-5930 Fax (650) 617-5932



Date	02/11/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	





DEMOLITION LEGEND

- TREE TO BE REMOVED. SEE LANDSCAPE PLANS.
- DEMOLITION AREA - ALL SITE FEATURES WITHIN THIS AREA ARE TO BE REMOVED, UNLESS NOTED TO REMAIN.
- EXISTING BUILDING STRUCTURE PORTION TO BE DEMOLISHED. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION.
- TREE PROTECTION TREES TO REMAIN

DEMOLITION KEYNOTES

- 1 EXISTING UTILITIES TO REMAIN
- 2 EXISTING STORM DRAIN LINE TO BE REMOVED

DEMOLITION NOTES

- SEE ELECTRICAL PLANS FOR REMOVAL OR RELOCATION OF ALL ELEC/COMM CONDUITS, BOXES, LINE ETC.
- SEE UTILITY PLAN FOR ALL NEW TIE-IN LOCATIONS AND ANY INSTANCES OF STORM, SANITARY SEWER, OR WATER BEING RELOCATED. ANY EXISTING UTILITIES NOT BEING USED ARE TO BE REMOVED.
- ALL EXISTING SERVICES AND UTILITIES THAT ARE TO REMAIN OPERATIONAL SHALL BE RELOCATED AS NECESSARY.
- ALL TREES THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.

BY

REVISIONS

DATE

NO.

HOHBACH-LEWIN, INC.

STRUCTURAL & CIVIL ENGINEERS

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REGISTERED PROFESSIONAL ENGINEER

DOUGLAS C. HOHBACH

NO. 38242

CIVIL

STATE OF CALIFORNIA

DEMOLITION PLAN

3241 PARK BOULEVARD

PALO ALTO, CA 94306

Date

02/11/2020

Scale

AS SHOWN

Drawn

GL, VAB

Checked

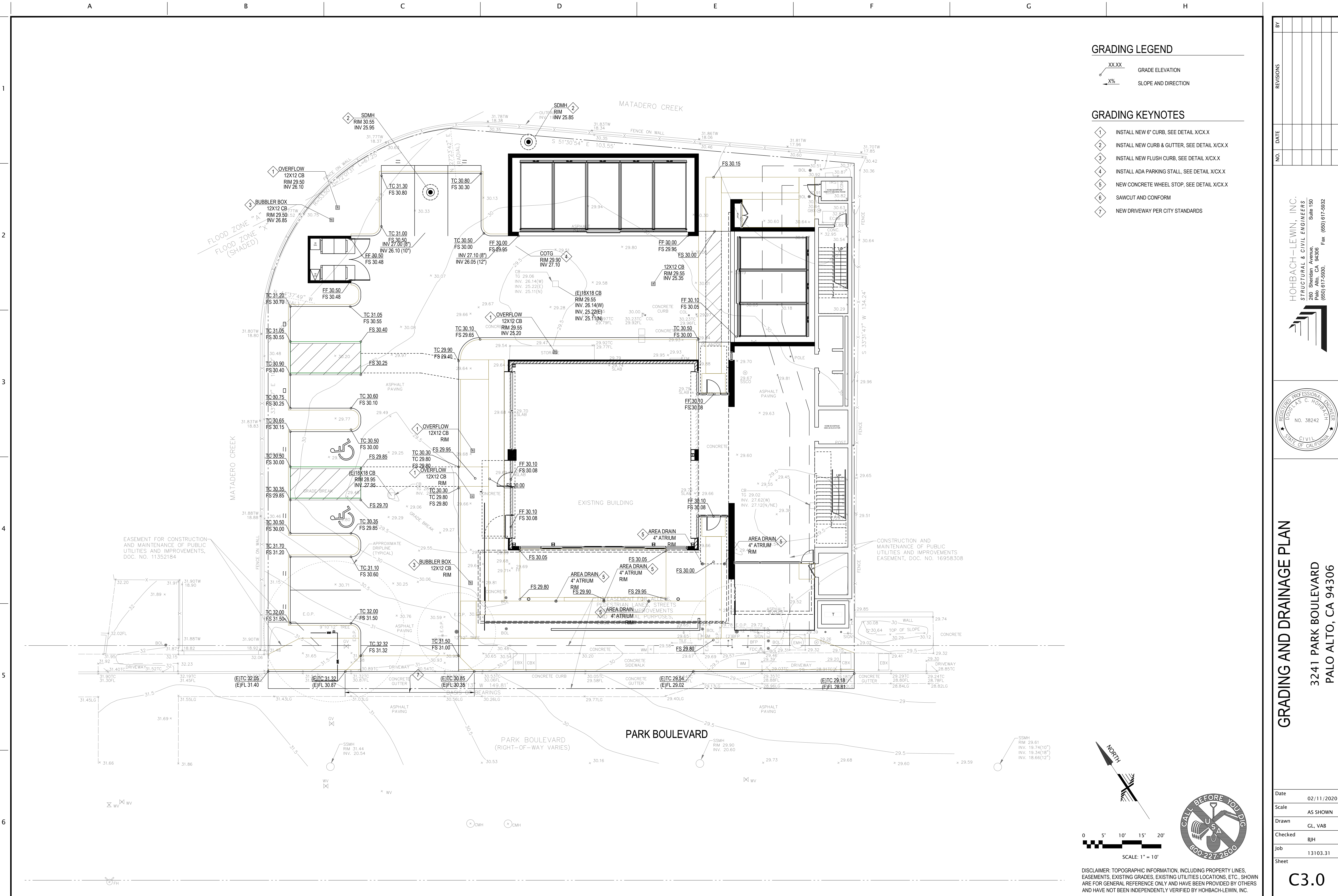
BJH

Job

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C2.0



GRADING LEGEND

- XX.XX GRADE ELEVATION
- X% SLOPE AND DIRECTION

GRADING KEYNOTES

- 1 INSTALL NEW 6" CURB, SEE DETAIL X/CX.X
- 2 INSTALL NEW CURB & GUTTER, SEE DETAIL X/CX.X
- 3 INSTALL NEW FLUSH CURB, SEE DETAIL X/CX.X
- 4 INSTALL ADA PARKING STALL, SEE DETAIL X/CX.X
- 5 NEW CONCRETE WHEEL STOP, SEE DETAIL X/CX.X
- 6 SAWCUT AND CONFORM
- 7 NEW DRIVEWAY PER CITY STANDARDS

GRADING AND DRAINAGE PLAN

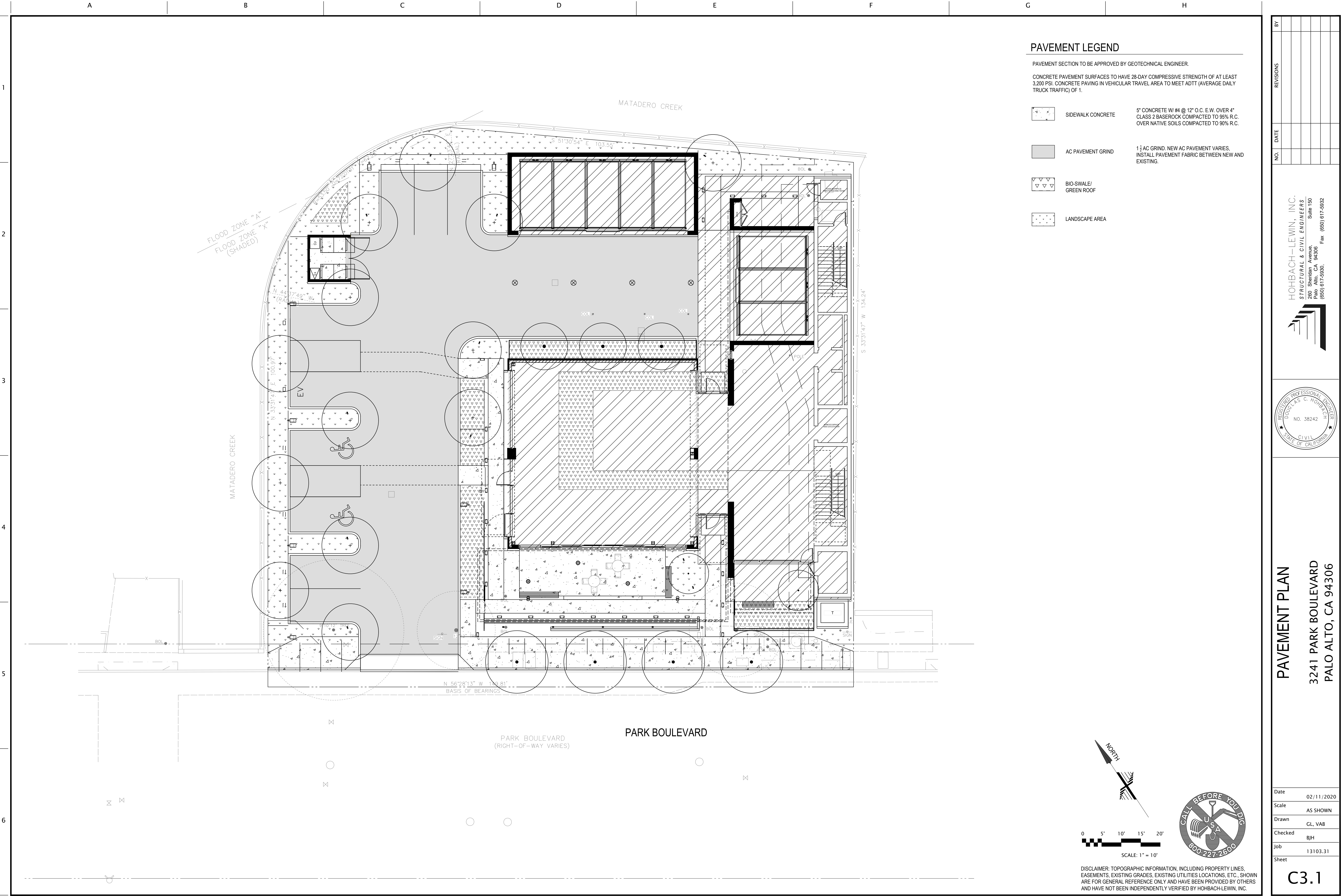
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PAVEMENT LEGEND

PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.

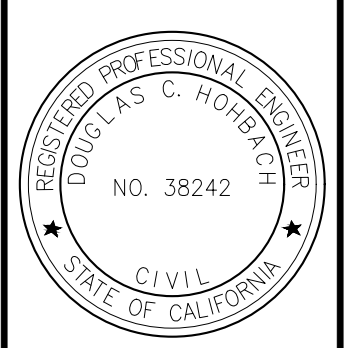
CONCRETE PAVEMENT SURFACES TO HAVE 28-DAY COMPRESSIVE STRENGTH OF AT LEAST 3,200 PSI. CONCRETE PAVING IN VEHICULAR TRAVEL AREA TO MEET ADTT (AVERAGE DAILY TRUCK TRAFFIC) OF 1.

5" CONCRETE W/ #4 @ 12" O.C. E.W. OVER 4" CLASS 2 BASE/ROCK COMPACTED TO 95% R.C. OVER NATIVE SOILS COMPACTED TO 90% R.C.

- AC PAVEMENT GRIND
1 1/2" AC GRIND. NEW AC PAVEMENT VARIES. INSTALL PAVEMENT FABRIC BETWEEN NEW AND EXISTING.
- BIO-SWALE/ GREEN ROOF
- LANDSCAPE AREA

BY	
REVISIONS	
DATE	
NO.	

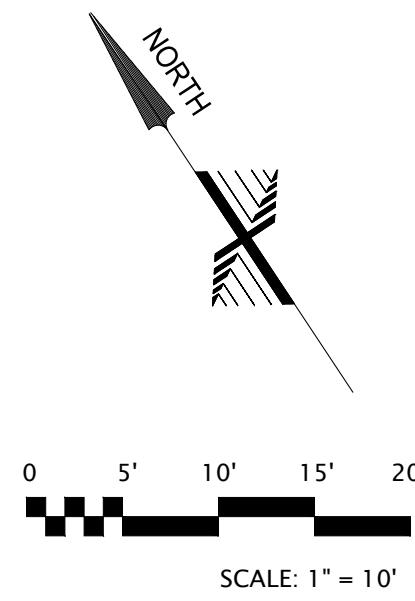
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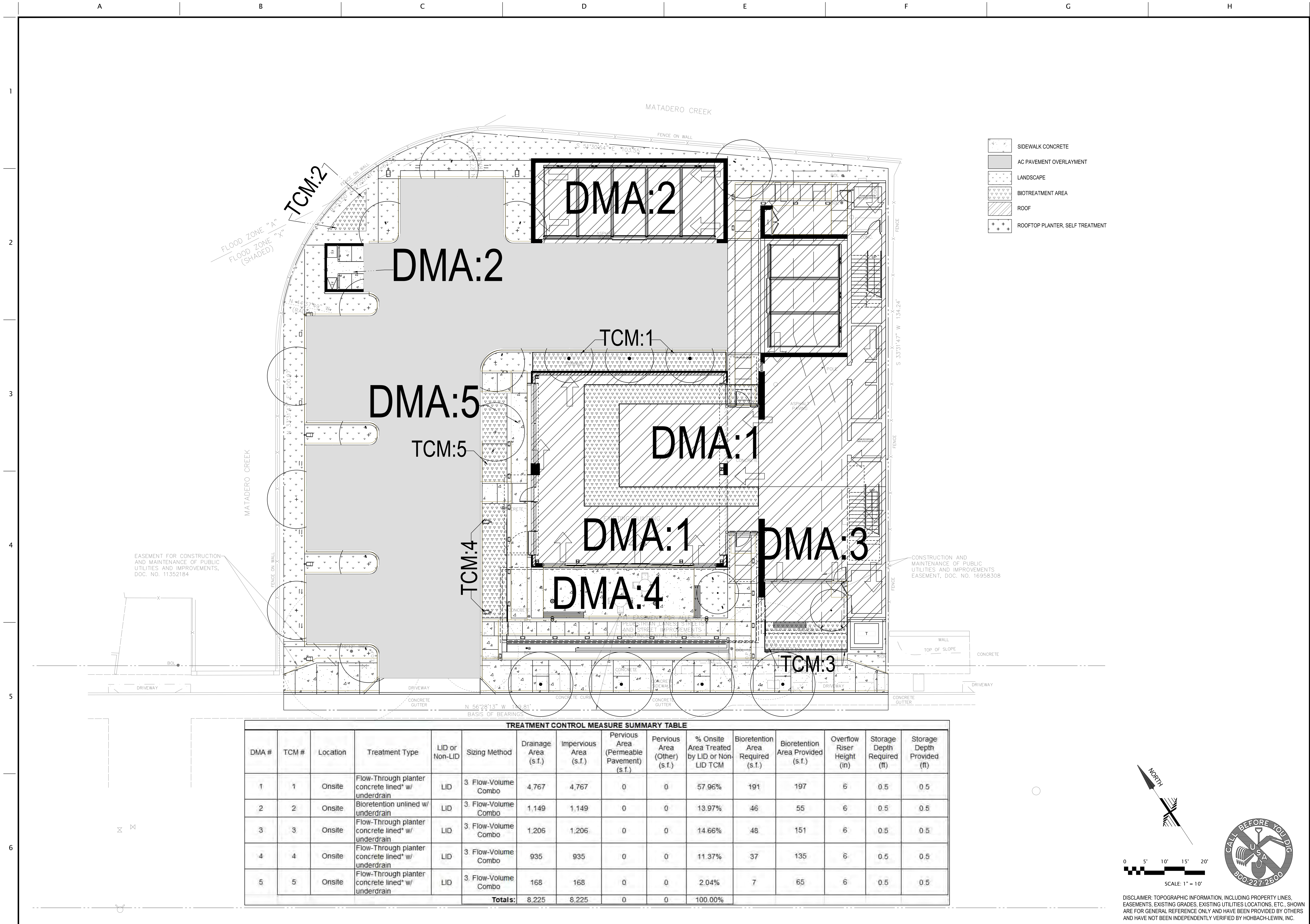
PAVEMENT PLAN
3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	02/11/2020
Scale	AS SHOWN
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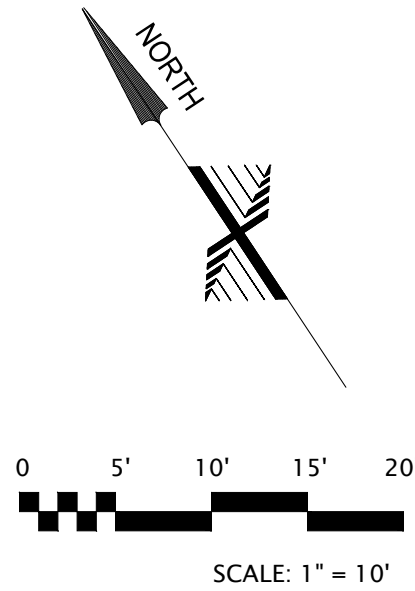
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TREATMENT CONTROL MEASURE SUMMARY TABLE															
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)
1	1	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	4,767	4,767	0	0	57.96%	191	197	6	0.5	0.5
2	2	Onsite	Bioretention unlined w/ underdrain	LID	3. Flow-Volume Combo	1,149	1,149	0	0	13.97%	46	55	6	0.5	0.5
3	3	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,206	1,206	0	0	14.66%	48	151	6	0.5	0.5
4	4	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	935	935	0	0	11.37%	37	135	6	0.5	0.5
5	5	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	168	168	0	0	2.04%	7	65	6	0.5	0.5
Totals:						8,225	8,225	0	0	100.00%					



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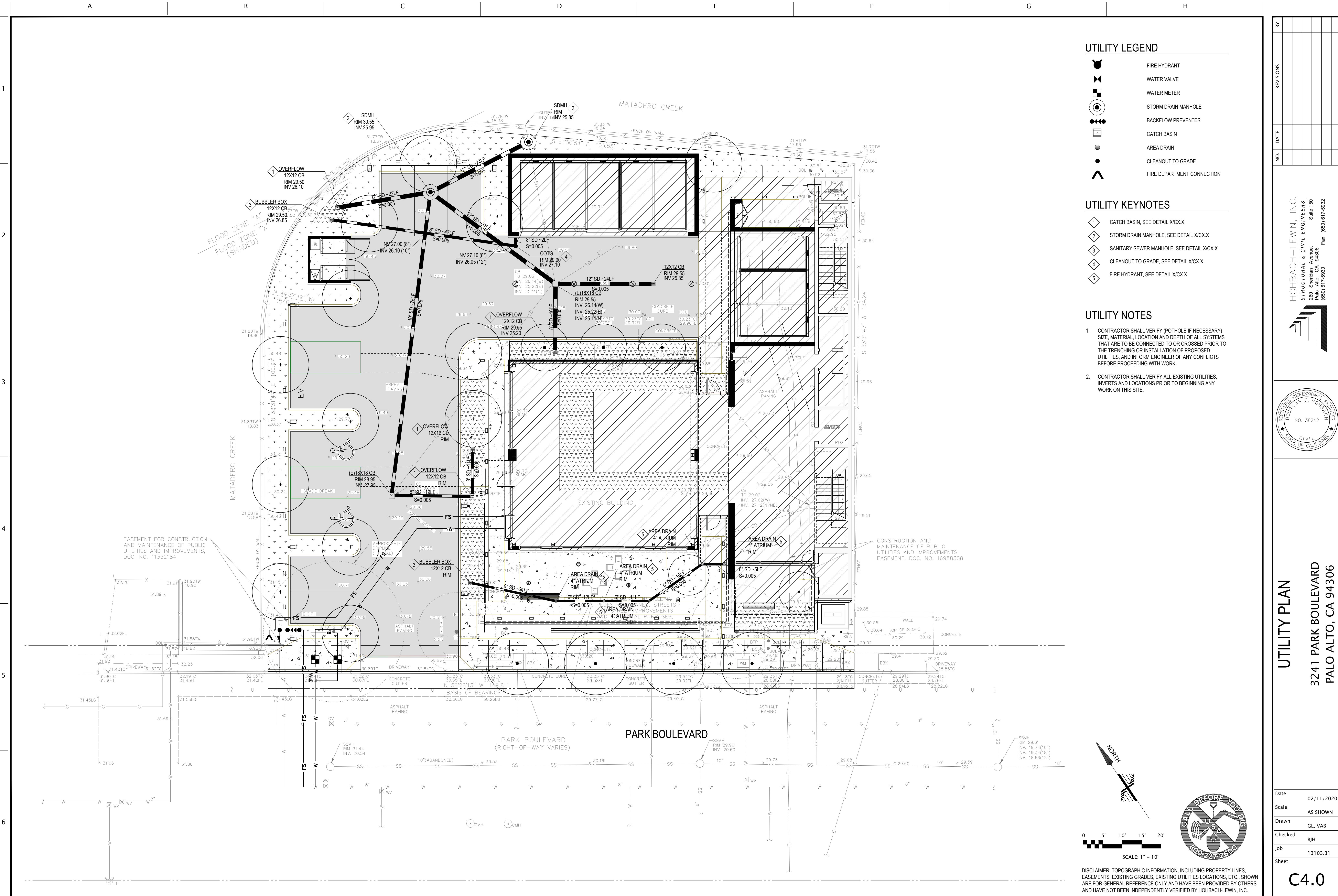


STORM WATER TREATMENT PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	02/11/2020
Scale	AS SHOWN
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Checked	BJH
Job	13103.31
Sheet	

C3.2



UTILITY LEGEND	
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	STORM DRAIN MANHOLE
	BACKFLOW PREVENTER
	CATCH BASIN
	AREA DRAIN
	CLEANOUT TO GRADE
	FIRE DEPARTMENT CONNECTION

UTILITY KEYNOTES	
1	CATCH BASIN, SEE DETAIL X/CX.X
2	STORM DRAIN MANHOLE, SEE DETAIL X/CX.X
3	SANITARY SEWER MANHOLE, SEE DETAIL X/CX.X
4	CLEANOUT TO GRADE, SEE DETAIL X/CX.X
5	FIRE HYDRANT, SEE DETAIL X/CX.X

- UTILITY NOTES
- CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF PROPOSED UTILITIES, AND INFORM ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH WORK.
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UTILITY PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

DATE
02/11/2020

SCALE
AS SHOWN

DRAWN
GL, VAB

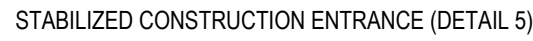
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SHEET
C4.0

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REGISTERED PROFESSIONAL ENGINEER
DOUGLAS C. HOHBACH
NO. 38242
CIVIL
STATE OF CALIFORNIA



- MAINTENANCE:

- SECTION

NOTES

- NOTE:**

- NOTES:

- | | |
|---|------------|
| 3 | FIBER ROLL |
|---|------------|

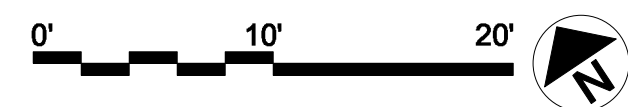
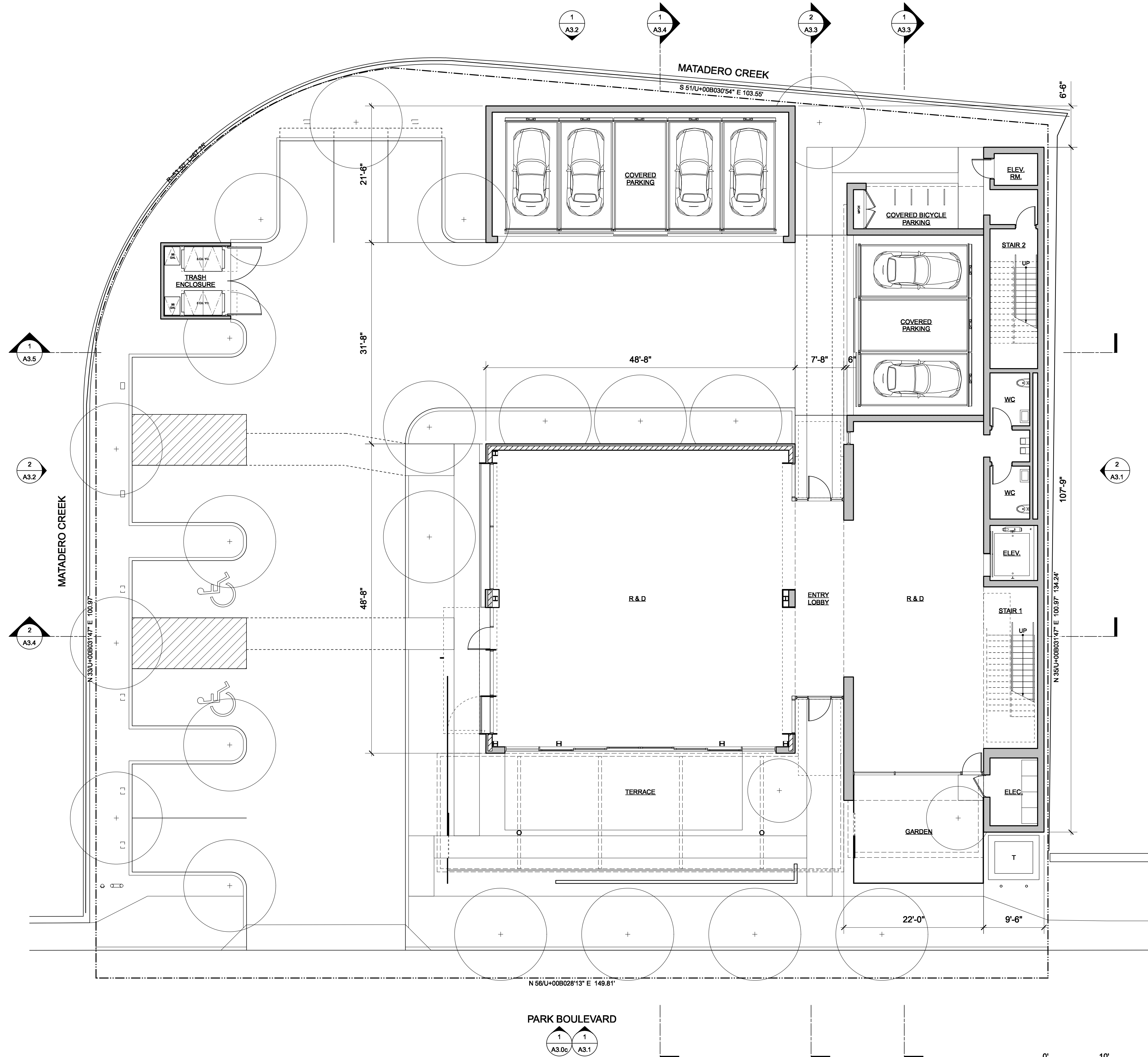
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Plot Date: Feb 06, 2020 - 1:12pm



Date: 2/10/20
File name: 1549.00-Border.ywx



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

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GROUP
ARCHI
TECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
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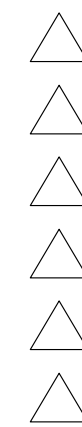
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ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

SHEET REVISIONS



DRAWING CONTENT

FIRST FLOOR PLAN

STAMP

JOB NUMBER:

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SCALE:

As Noted

DRAWN BY:

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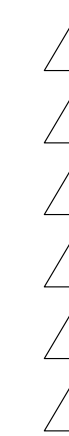
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ISSUANCE:

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DRAWING CONTENT

SECOND FLOOR PLAN

STAMP

JOB NUMBER:
1549.00

SCALE:

SCALE:
As Noted

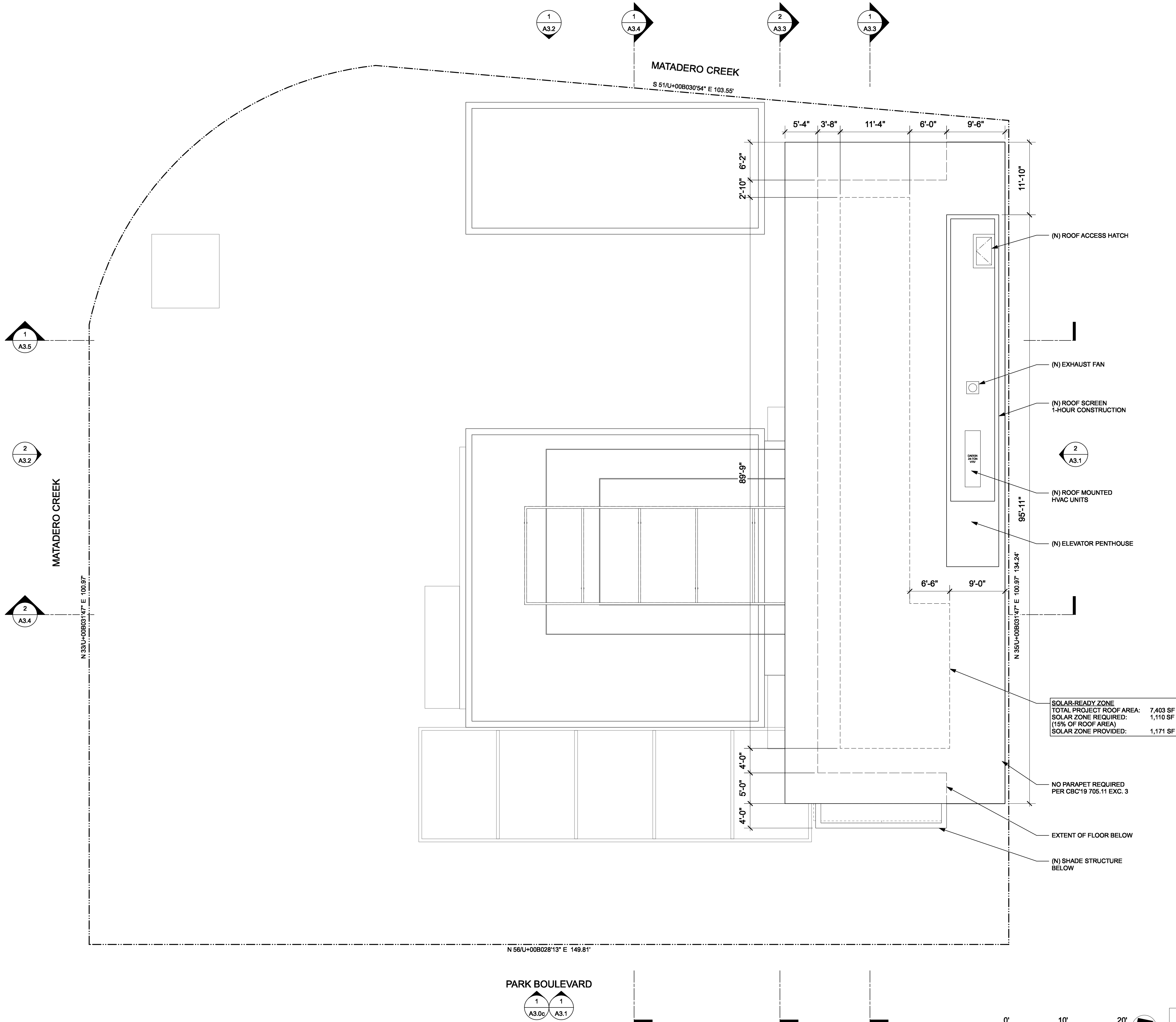
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ISSUANCE:
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DRAWING CONTENT
ROOF PLAN

STAMP

JOB NUMBER:
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SCALE:
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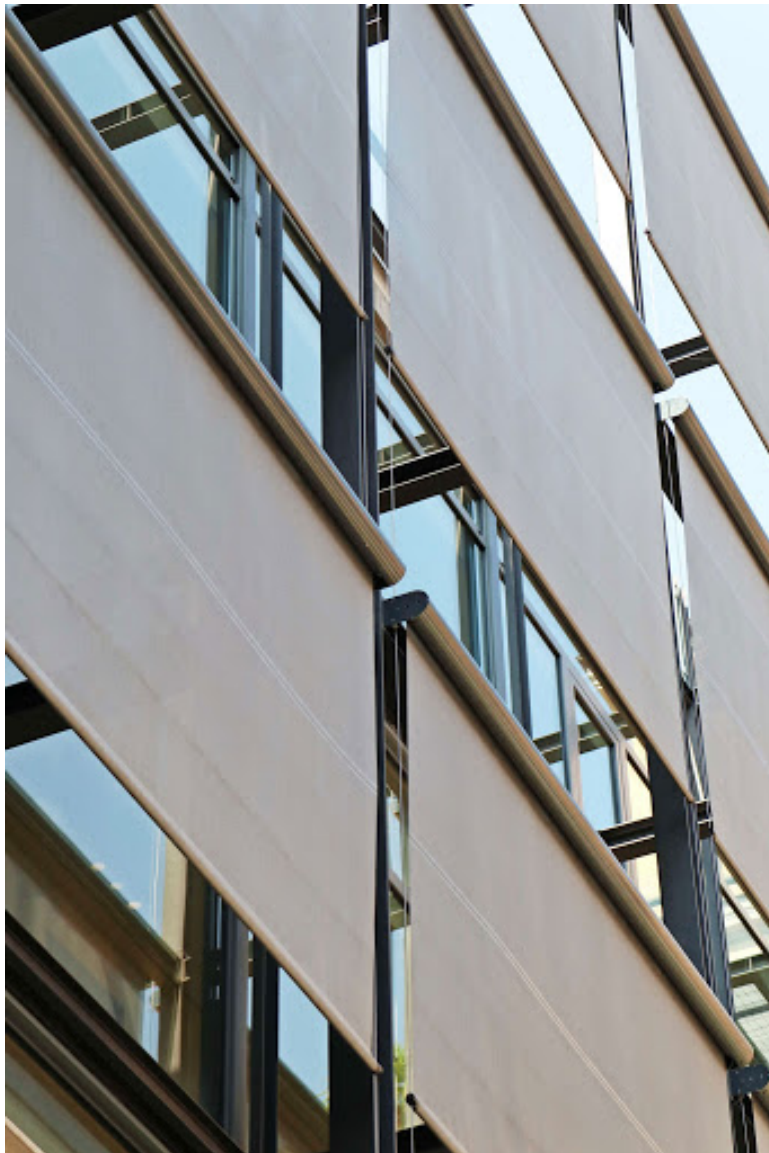
ROOF PLAN
SCALE: 1/8" = 1'-0"

1

Date: 2/10/20
File name: 1549.00-Border.ywx



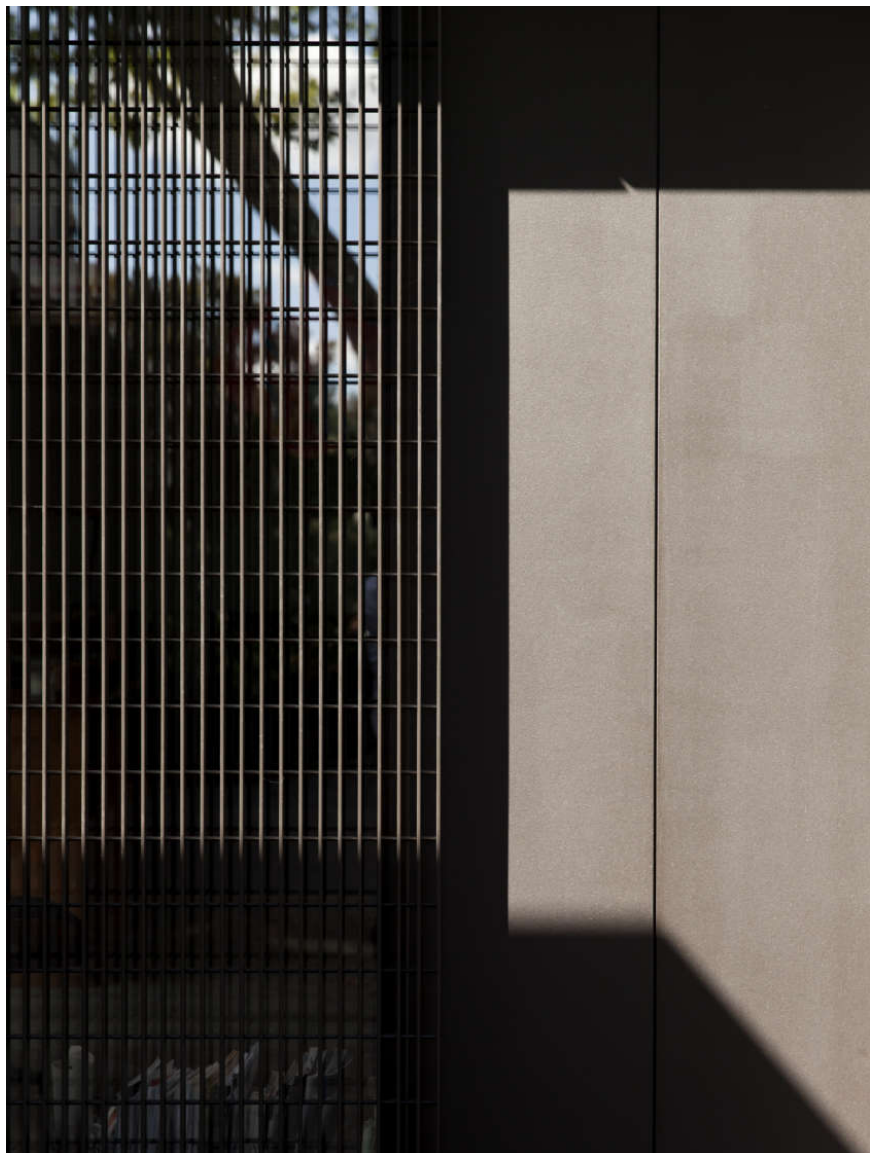
PRIVACY CONTROL: LAYERED VEGETATION AND FILTERING ARCHITECTURAL ELEMENTS



SOLAR CONTROL: DEEP ROOF PROJECTIONS AND MOTORIZED EXTERIOR ROLLER SHADES



LANDSCAPE INTEGRATION: LARGE, OPERABLE GLAZING AND OVERHEAD PROJECTIONS AT PLANTED AREAS



HIGH-QUALITY MATERIALS: SMOOTH-TROWELED PLASTER WALLS, WOOD SOFFIT, BOARD-FORMED CONCRETE, PAINTED METAL PLATE, FLOOR-TO-CEILING CURTAIN WALL



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94306

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

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DRAWING CONTENT

PRECEDENT IMAGERY

STAMP

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SCALE:
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PRECEDENT IMAGERY
SCALE: N.T.S.

1

A3.0a



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PROJECT ADDRESS:
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ISSUANCE:
MAJOR ARB SUBMITTAL 02.11.2020

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DRAWING NUMBER

A3.0b

C-1

C-2

CONCRETE

WS-1

WOVEN SOLAR SHADE FABRIC

GL-1

CLEAR HIGH PERFORMANCE GLASS

WD-1

WOOD/ WOOD-LIKE CLADDING

PL-1

SMOOTH-TROWELED INTEGRAL COLOR CEMENT PLASTER: COLOR TO MATCH KELLY MOORE KM4942-2 TIN MAN

M-1

M-2

M-3

M-4

PAINTED METAL:
KYNAR 500 AGED BRONZE

HAYES GROUP ARCHITECTS

3241 PARK BLVD, PALO ALTO

02.11.2020 | HG PROJECT #1549.00

ARCHITECTURAL MATERIALS BOARD

ARCHITECTURAL MATERIALS BOARD

SCALE: N.T.S

1

Date: 2/10/20
File name: 1549.00-Border.ywx



NOTE: SEE 1/A3.1 FOR SUPPLEMENTARY INFORMATION.

SOUTH ELEVATION (FROM STREET)
SCALE: 1/8" = 1'-0"

1

MATERIAL LEGEND

M-1	PAINTED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
M-2	PAINTED METAL PLATE
M-3	PAINTED METAL SHEET
M-4	PAINTED METAL CLADDING
WD-1	WOOD/ WOOD-LIKE CLADDING
WS-1	WOVEN SOLAR SHADE FABRIC
GL-1	CLEAR HIGH-PERFORMANCE GLASS
PL-1	SMOOTH-TROWELED INTEGRAL COLOR CEMENT PLASTER
C-1	BOARD-FORMED CAST-IN-PLACE CONCRETE



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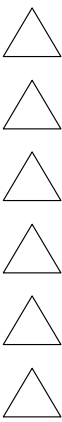
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94306

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SHEET REVISIONS



DRAWING CONTENT

RENDERED STREET
ELEVATION

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

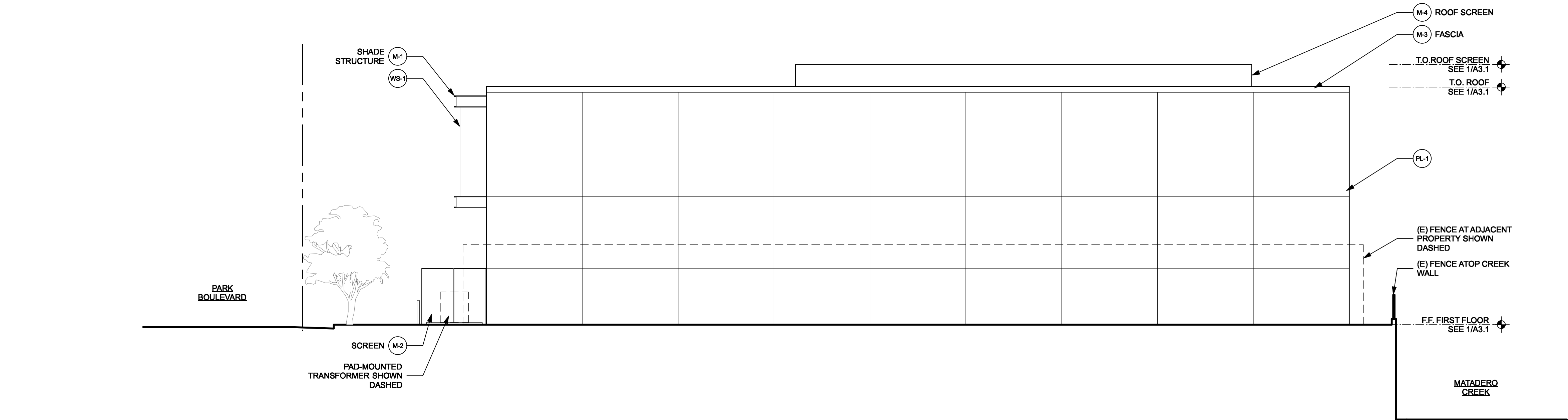
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A3.0c

Date: 2/10/20
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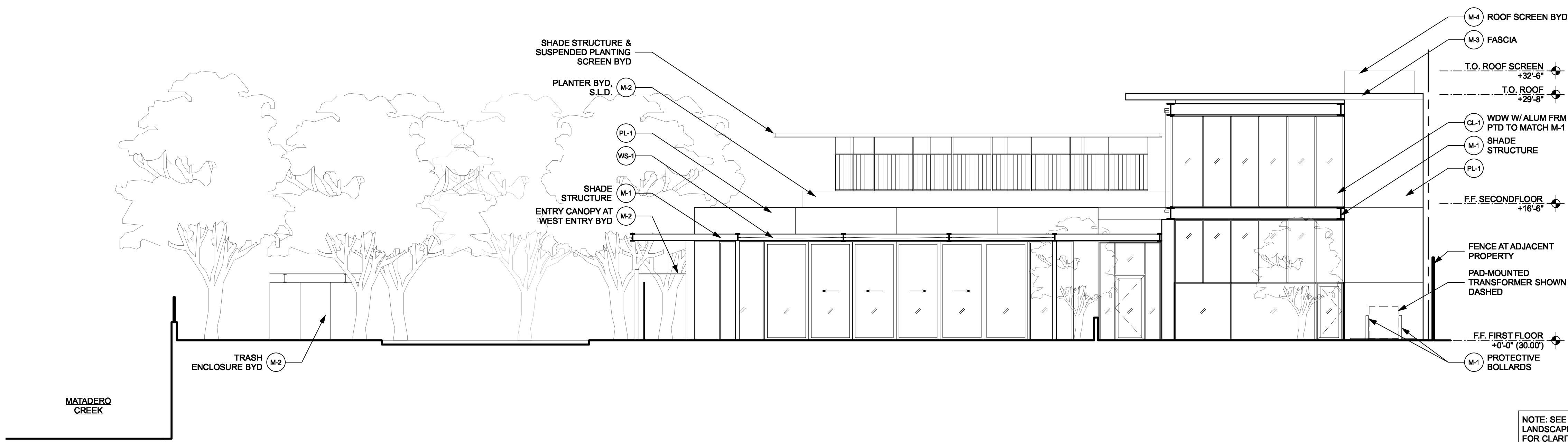


MATERIAL LEGEND

M-1	PAINTED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
M-2	PAINTED METAL PLATE
M-3	PAINTED METAL SHEET
M-4	PAINTED METAL CLADDING
WD-1	WOOD/ WOOD-LIKE CLADDING
WS-1	WOVEN SOLAR SHADE FABRIC
GL-1	CLEAR HIGH-PERFORMANCE GLASS
PL-1	SMOOTH-TROWELED INTEGRAL COLOR CEMENT PLASTER
C-1	BOARD-FORMED CAST-IN-PLACE CONCRETE

EAST ELEVATION
SCALE: 1/8" = 1'-0"

2



SOUTH ELEVATION (FROM GARDEN)
SCALE: 1/8" = 1'-0"

1

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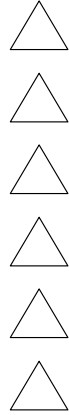
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PROPOSED ELEVATIONS

STAMP

JOB NUMBER:

1549.00

SCALE:

As Noted

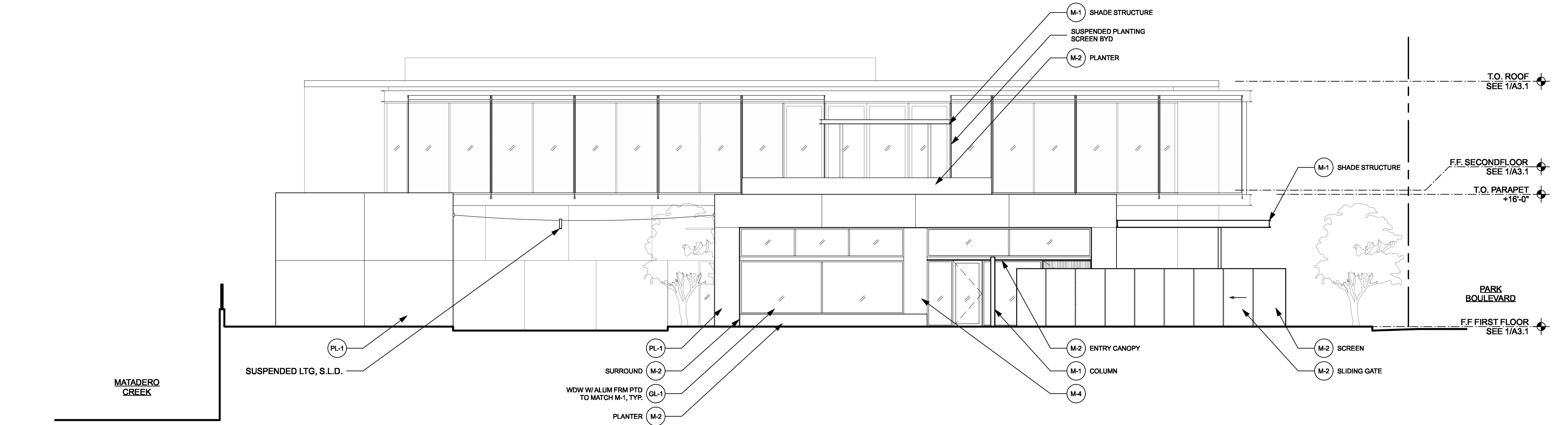
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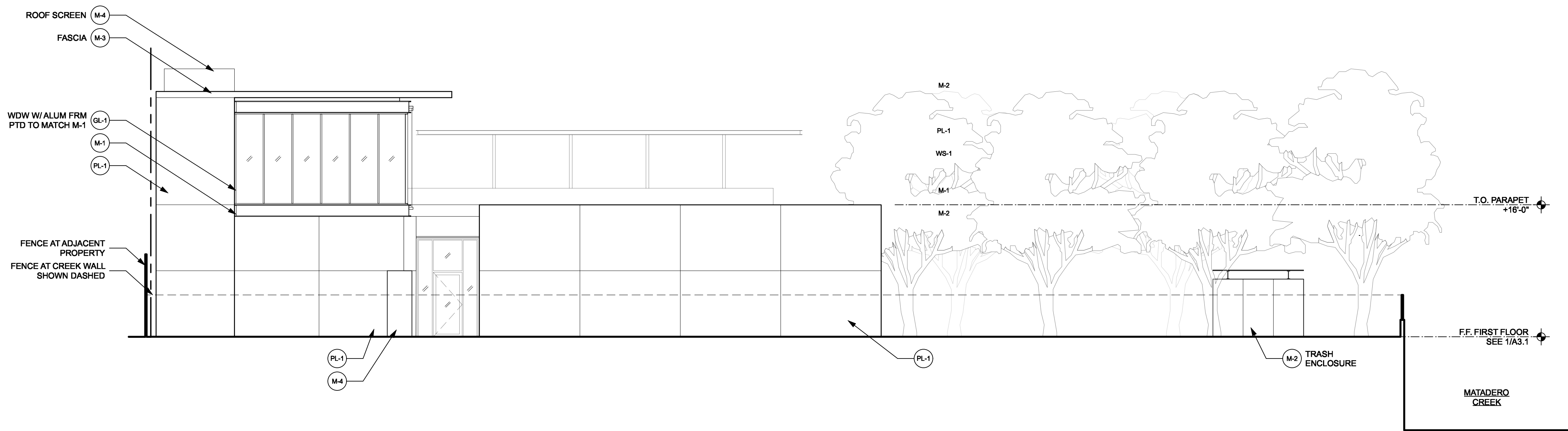


MATERIAL LEGEND

M-1	PAINTED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
M-2	PAINTED METAL PLATE
M-3	PAINTED METAL SHEET
M-4	PAINTED METAL CLADDING
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GL-1	CLEAR HIGH-PERFORMANCE GLASS
PL-1	SMOOTH-TROWELED INTEGRAL COLOR CEMENT PLASTER
C-1	BOARD-FORMED CAST-IN-PLACE CONCRETE

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

2



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1

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PROPOSED ELEVATIONS

STAMP

JOB NUMBER:
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SCALE:
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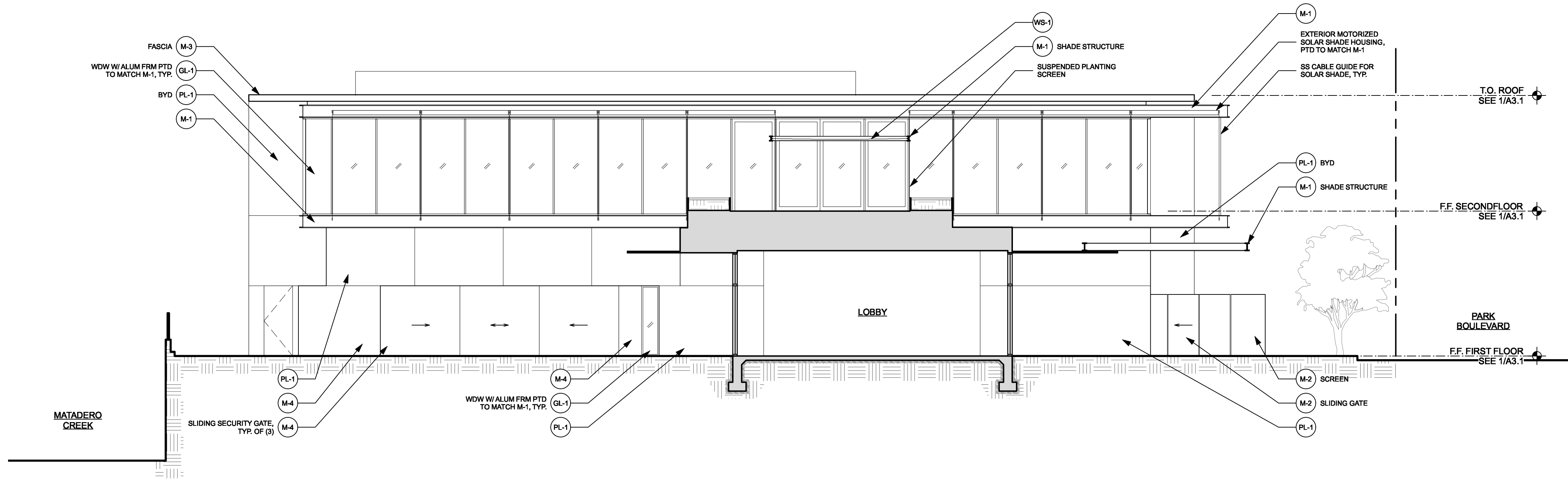
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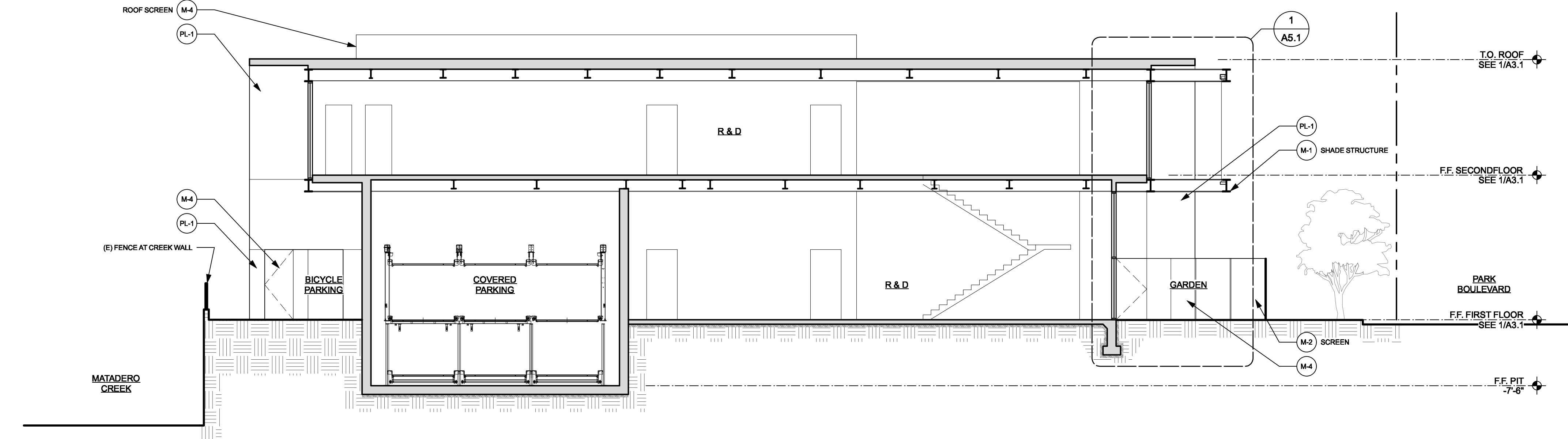
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Date: 2/10/20
File name: 1549 00-Border.ywx

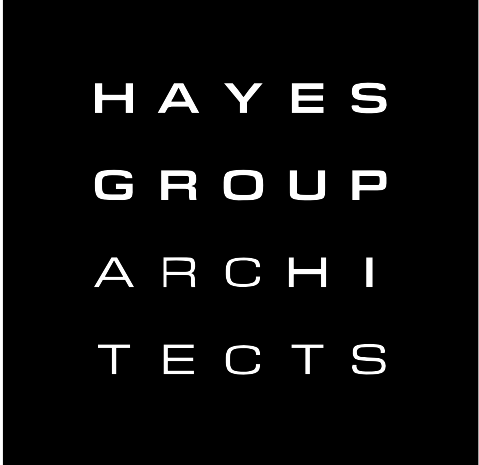


SECTION LOOKING EAST
SCALE: 1/8" = 1'-0" 2



SECTION LOOKING EAST
SCALE: 1/8" = 1'-0" 1

MATERIAL LEGEND	
M-1	PAINTED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
M-2	PAINTED METAL PLATE
M-3	PAINTED METAL SHEET
M-4	PAINTED METAL CLADDING
WD-1	WOOD/ WOOD-LIKE CLADDING
WS-1	WOVEN SOLAR SHADE FABRIC
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SECTIONS

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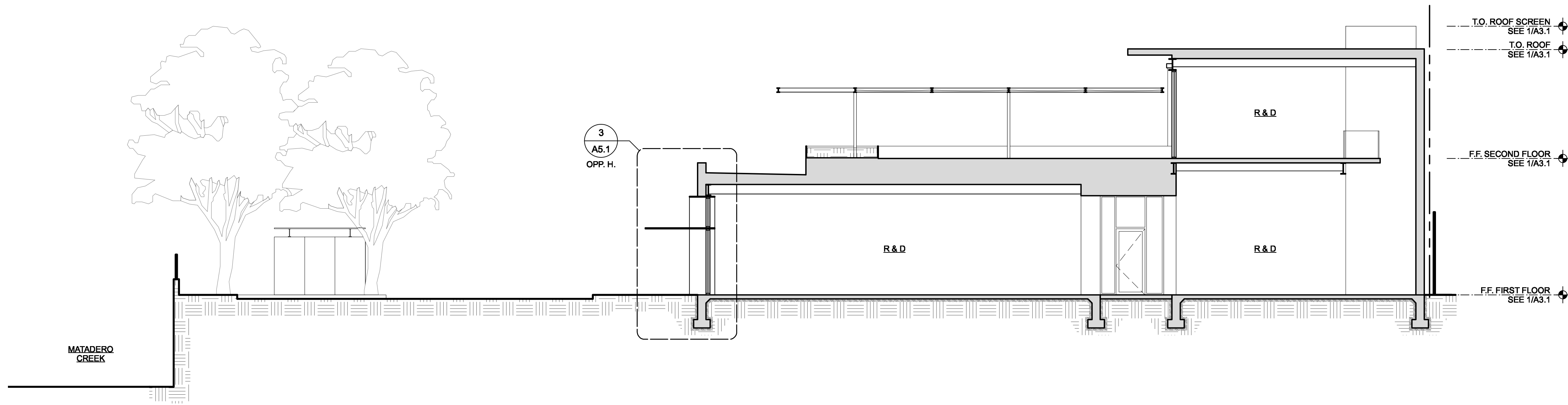
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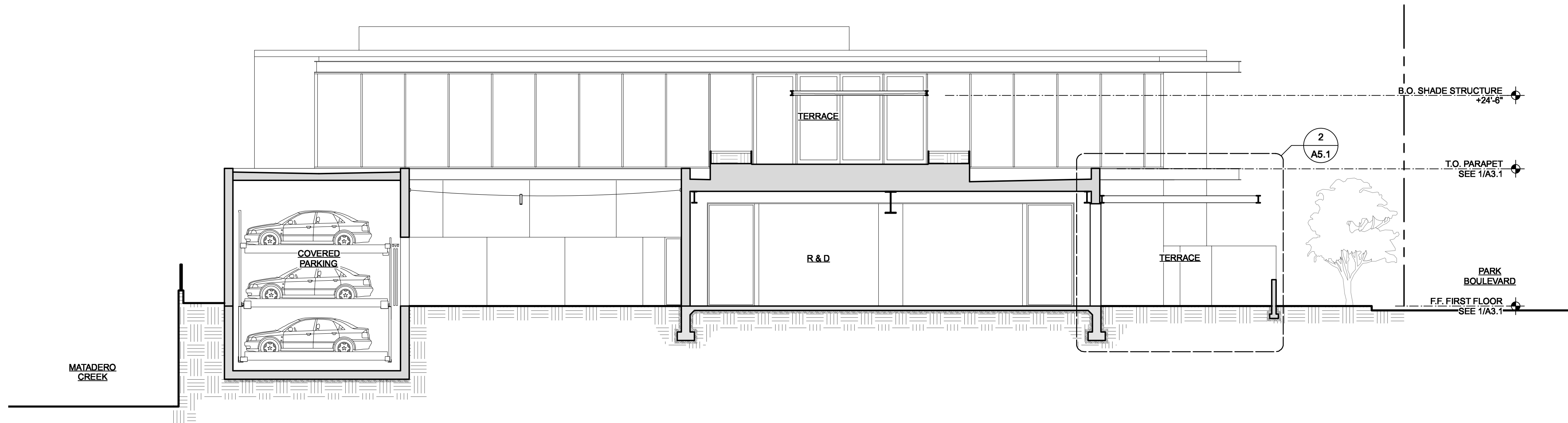
A3.3

Date: 2/10/20
File name: 1549-00-Border.ywx



SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"

2



SECTION LOOKING EAST
SCALE: 1/8" = 1'-0"

1

MATERIAL LEGEND

M-1	PAINTED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
M-2	PAINTED METAL PLATE
M-3	PAINTED METAL SHEET
M-4	PAINTED METAL CLADDING
WD-1	WOOD/ WOOD-LIKE CLADDING
WS-1	WOVEN SOLAR SHADE FABRIC
GL-1	CLEAR HIGH-PERFORMANCE GLASS
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C-1	BOARD-FORMED CAST-IN-PLACE CONCRETE

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SCALE:
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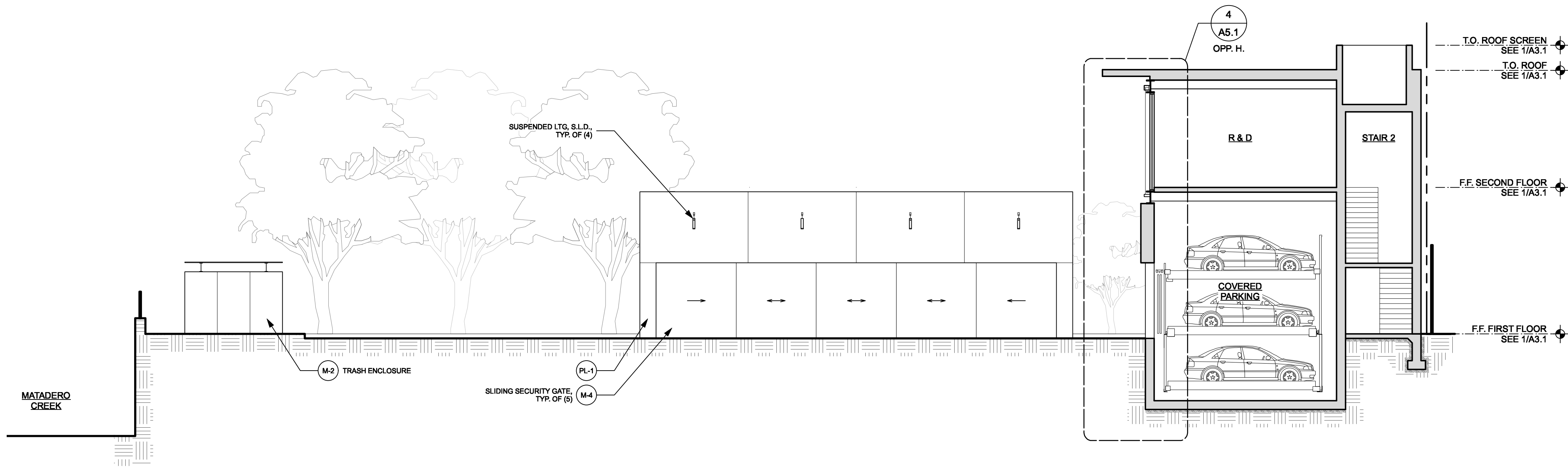
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MATERIAL LEGEND	
M-1	PAINTED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
M-2	PAINTED METAL PLATE
M-3	PAINTED METAL SHEET
M-4	PAINTED METAL CLADDING
WD-1	WOOD/ WOOD-LIKE CLADDING
WS-1	WOVEN SOLAR SHADE FABRIC
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SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"

1

A3.5

Date: 2/10/20
File name: 1549-00-Border.ywx



VIEW FROM PARKING LOT LOOKING EAST (SHADES DEPLOYED)
NOT TO SCALE

4



VIEW FROM PARK BLVD LOOKING NORTHWEST (SHADES DEPLOYED)
NOT TO SCALE

2



VIEW FROM PARK BLVD LOOKING NORTHEAST (SHADES DEPLOYED)
NOT TO SCALE

3



VIEW FROM PARK BLVD LOOKING NORTH (SHADES DEPLOYED)
NOT TO SCALE

1

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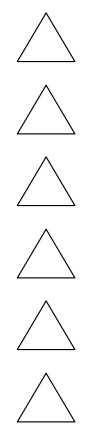
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PERSPECTIVE VIEWS

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A4.1

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VIEW FROM PARKING LOT LOOKING EAST (SHADES RETRACTED)
NOT TO SCALE

4



VIEW FROM PARK BLVD LOOKING NORTHWEST (SHADES RETRACTED)
NOT TO SCALE

2



VIEW FROM PARK BLVD LOOKING NORTHEAST (SHADES RETRACTED)
NOT TO SCALE

3



VIEW FROM PARK BLVD LOOKING NORTH (SHADES RETRACTED)
NOT TO SCALE

1



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DRAWING CONTENT
PERSPECTIVE VIEWS

STAMP

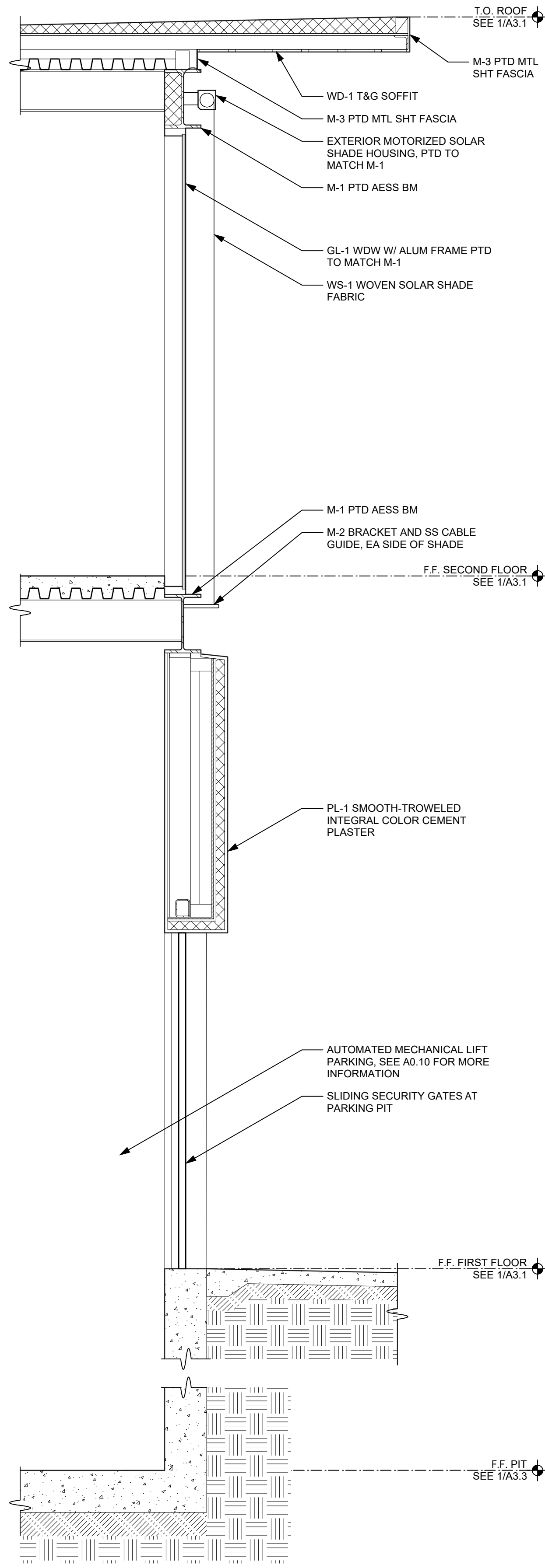
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SCALE:
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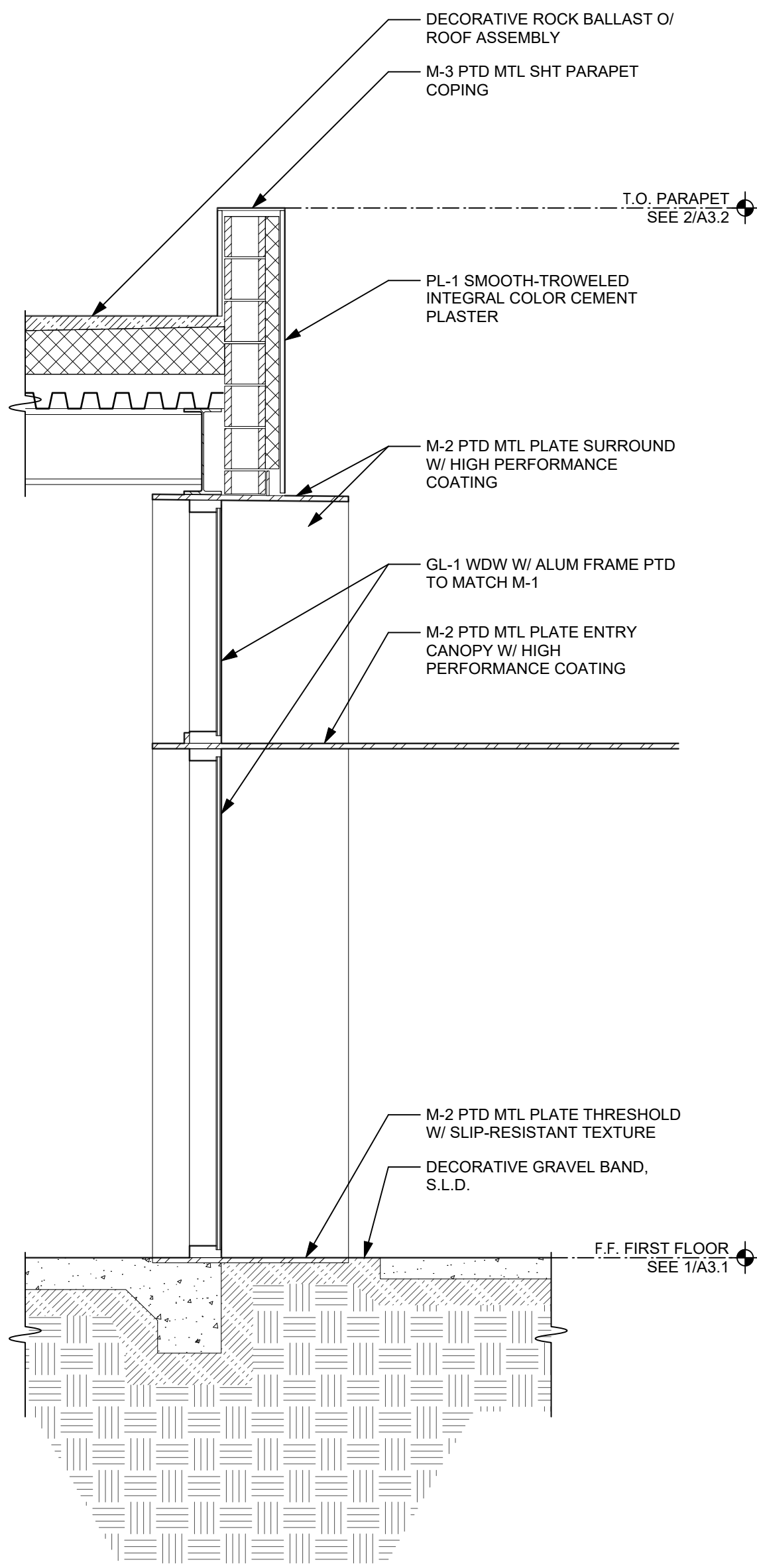
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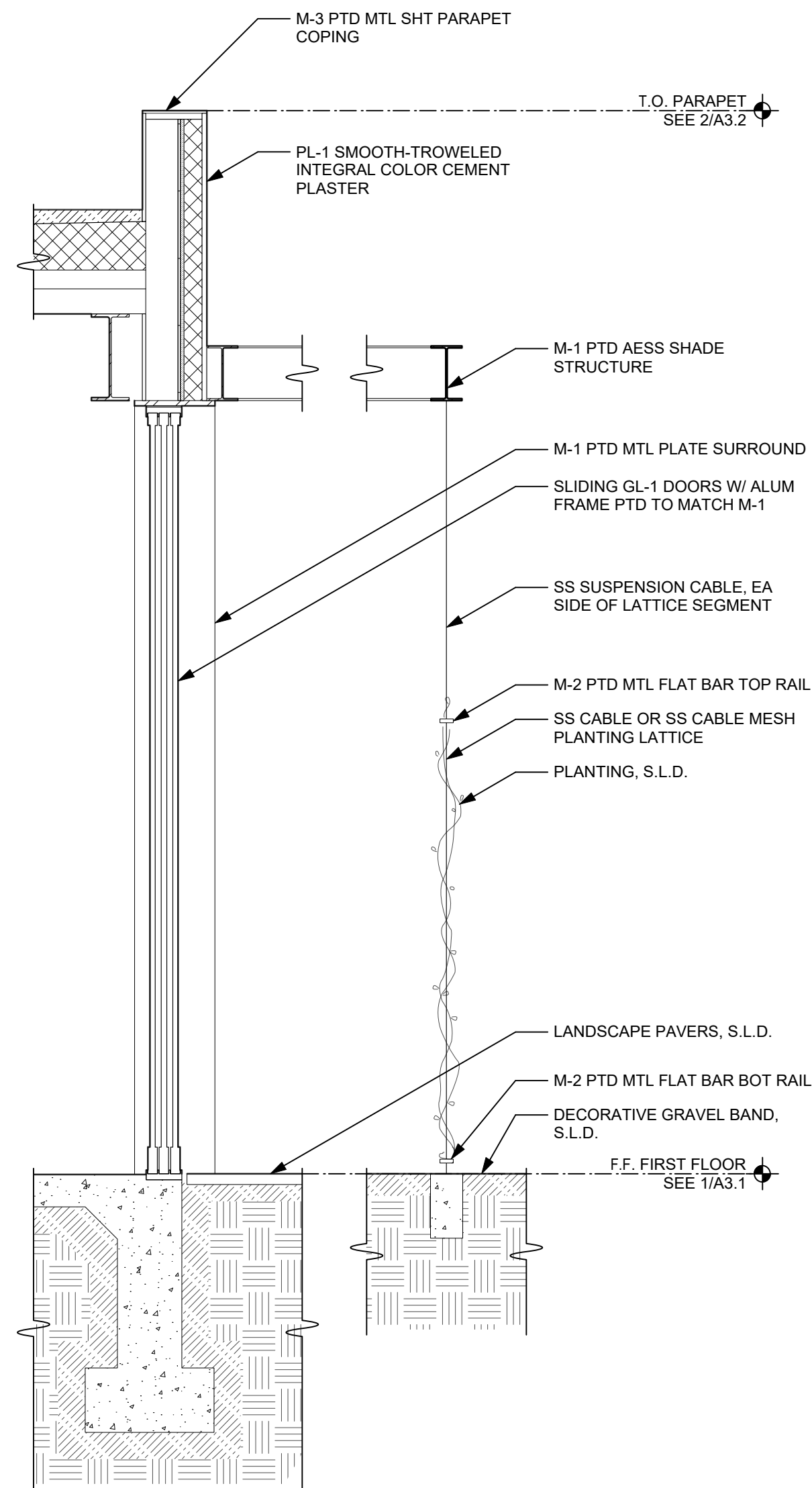
WALL SECTION AT PARKING PIT
SCALE: 1/2" = 1'-0"

4



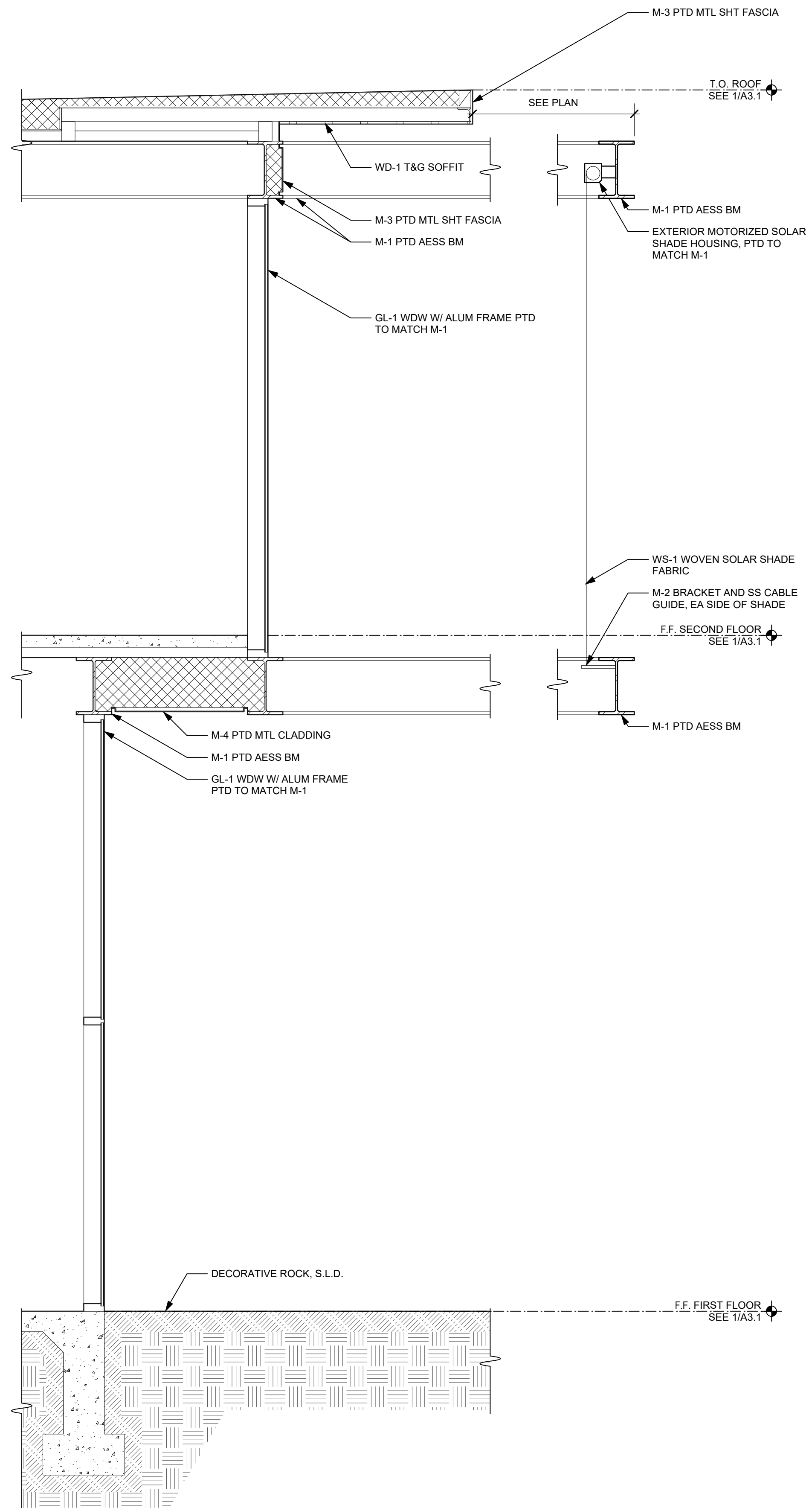
WALL SECTION AT WEST ENTRY
SCALE: 1/2" = 1'-0"

3



WALL SECTION AT SOUTH TERRACE
SCALE: 1/2" = 1'-0"

2



WALL SECTION AT SOUTH GARDEN
SCALE: 1/2" = 1'-0"

1

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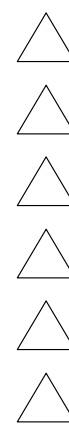
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WALL SECTIONS

STAMP

JOB NUMBER:
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SCALE:
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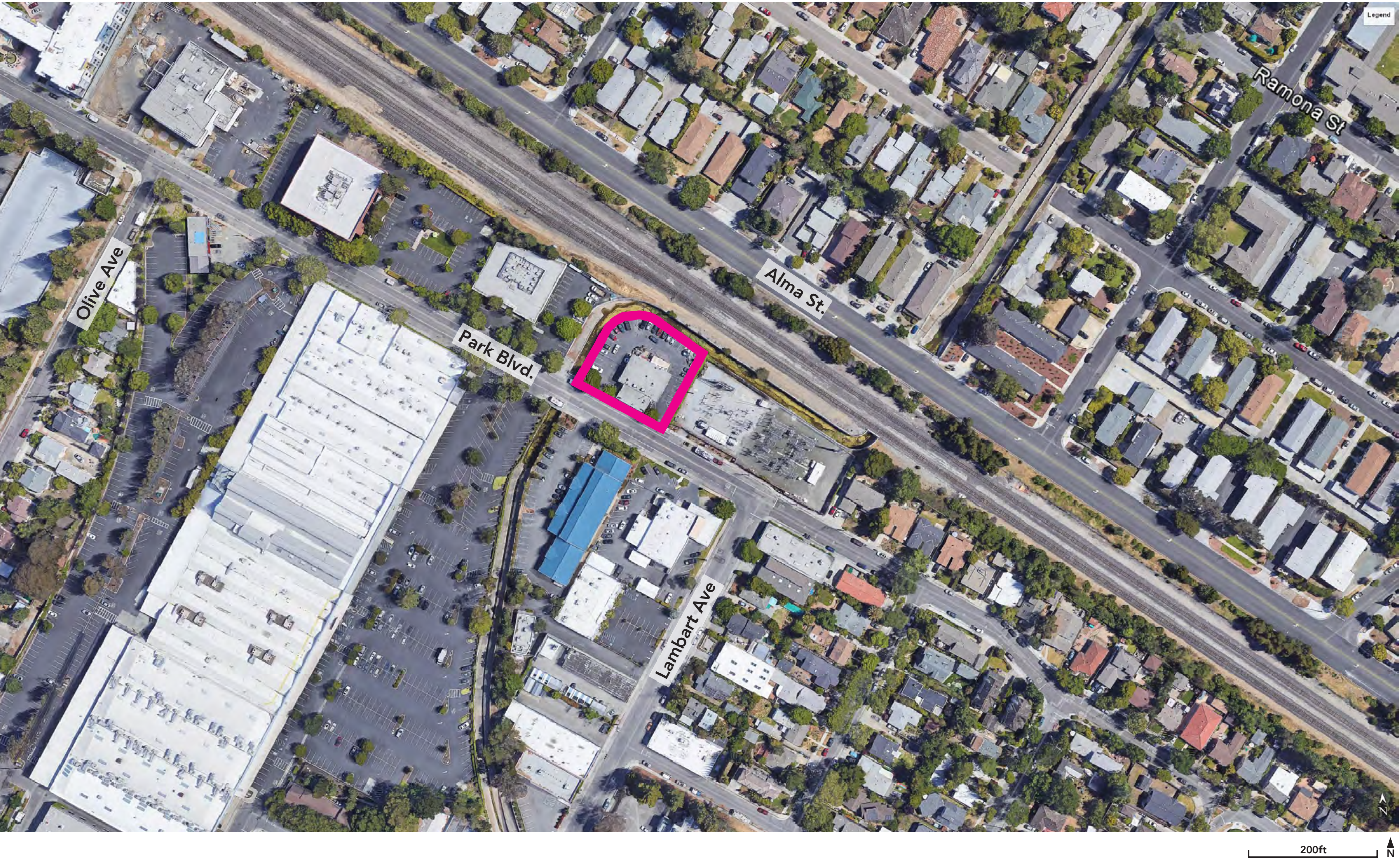
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VICINITY MAP



LANDSCAPE DESIGN INTENT

The landscape at 3241 Park Boulevard is designed to provide a variety of garden and courtyard spaces for future tenants and improve the visual experience of pedestrians within the public realm. Ease of access between indoor and outdoor spaces will allow visitors and tenants to enjoy Palo Alto's great weather and native landscape palette. The parking area is defined by large oak trees designed to shade 50% of the paving within 15 years. The perimeter of the parking area has native riparian vegetation that relates to the adjacent channelized creek and creates a buffer to the railroad tracks beyond. The design consist of 4 outdoor amenity spaces, described as follows:

Boulevard Sidewalk:

With the partial demolition of the structure currently along Park Boulevard, there is an opportunity to widen the sidewalk from approximately 5 feet to 8 feet. This will improve pedestrian circulation and allow for installation of 4 new street trees along the curb edge. The new trees will provide a degree of a comfort for pedestrians, improve the overall streetscape appearance and potentially contribute to traffic calming. The trees will be installed consistent with Palo Alto's Tree Technical Manual and structural soils shall be used under the sidewalk between trees to ensure adequate soil zones.

Office Court:

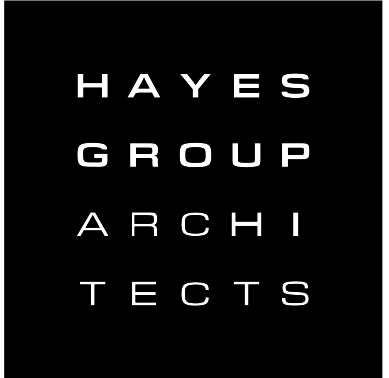
The Office Court is intended to be a flexible outdoor room surrounded by planting and shaded by an overheard steel structure. The steel structure supports retractable shade screens that can be opened and closed depending on the needs of the tenants. The public-facing edge of the Office Court consists of layers of greenery that create a pleasing visual experience for people passing by. Along the Boulevard Sidewalk edge is a 2-foot buffer of native, water-conserving plants and a 3 foot tall board-form concrete wall that creates some separation between public and private. A vine-covered planting screen is suspended from the steel shade structure and provides another layer of greenery and a privacy buffer for tenants inside the office court. Within the Office Court, large form concrete pavers direct visitors to the main entrance. Furnished with moveable tables and chairs to allow for flexible use, the breakout area has sliding doors to allow tenants to open up the interior to the outdoors. Shade-loving understory planting, two timber benches and a specimen tree define the edges of the space.

Refuge:

East of the main entrance is a private garden area called the Refuge. Smaller in scale, this outdoor room is defined by metal plate screen walls and large interior windows. The ground plane is decomposed granite and a single japanese maple specimen tree is the focal point of the space. A flow-through planter provides a treatment area for roof runoff at the base of the corten steel panels. A long timber bench allows tenants to sit and read a book or have a quiet moment of contemplation.

Rooftop Terrace:

For tenants on level 2, the Rooftop Terrace is an additional outdoor space which is surrounded with a planter box and covered with a steel shade structure. A vine-covered planting screen is suspended from the shade structure on the south side. The amenities include a fire pit, two timber benches and moveable tables and chairs. The ground plane is linear unit paver on a pedestal system. Moveable tables and chairs provide space for tenants to enjoy lunch in the outdoors.



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**LANDSCAPE DESIGN
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SITE PLAN LEGEND

SITE FEATURES

- SF-1 PROPERTY LINE
- SF-2 LANDSCAPE BUFFER SETBACK
- SF-3 PROPOSED TRANSFORMER LOCATION
- SF-4 PROPOSED BACKFLOW PREVENTER
- SF-5 CYCLONE FENCE (EXISTING)

SITE MATERIALS

- SM-1 LARGE CONCRETE UNIT PAVER
- SM-2 SMALL CONCRETE UNIT PAVER
- SM-3 GRAVEL PAVING
- SM-4 ASPHALT DRIVEWAY
- SM-5 PALO ALTO CITY STANDARD SIDEWALK

SITE ELEMENTS

- SE-1 METAL PLATE SCREEN WALL
- SE-2 BOARD-FORM CONCRETE WALL
- SE-3 OVERHEAD SHADE STRUCTURE
- SE-4 SUSPENDED PLANTING SCREEN
- SE-5 MOVEABLE TABLE AND CHAIRS
- SE-6 TIMBER BENCH
- SE-7 TREE GRATE
- SE-8 BIKE RACKS





SM-1 LARGE CONCRETE UNIT PAVER
STEPSTONE CAL-ARC LARGE SCALE PAVERS



SM-2 SMALL CONCRETE UNIT PAVER



SM-3 GRAVEL PAVING



SE-4 SUSPENDED PLANTING SCREEN



SE-2 BOARD-FORM CONCRETE WALL



SE-1 METAL PLATE SCREEN WALL



SE-3 OVERHEAD SHADE STRUCTURE



SE-5 MOVEABLE TABLE AND CHAIRS



SE-6 TIMBER BENCH



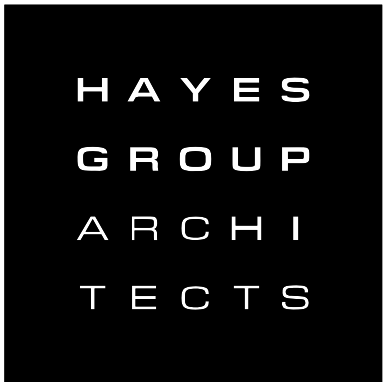
SE-10 FIRE PIT



SE-8 BIKE RACKS



SE-7 TREE GRATE



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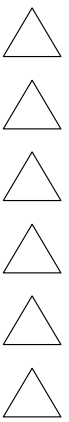
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SITE MATERIALS

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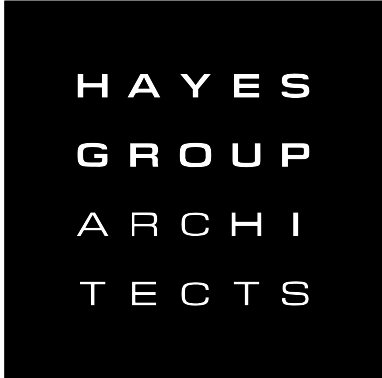
1. BOULEVARD SIDEWALK



2. MAIN ENTRANCE



3. OFFICE COURT



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SITE VIEWS

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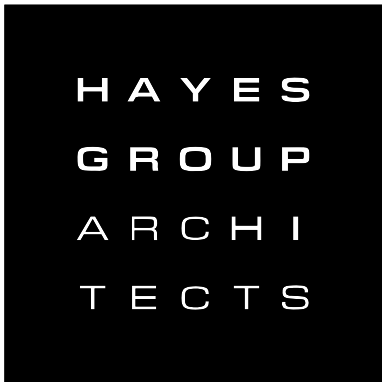
4. THE REFUGE



5. ROOFTOP TERRACE



6. PARKING LOT



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PROJECT ADDRESS:
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PALO ALTO, CA
94306**

ISSUANCE:
MAJOR ARB SUBMITTAL 02.11.2020

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DRAWING CONTENT
SITE VIEWS

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PLANTING LEGEND

OAK UNDERSTORY

PL-1 ARCTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA
FESTUCA CALIFORNICA
CALIFORNIA FESCUE

BORDER UNDERSTORY

PL-2 MUHLENBERGIA RIGENS
DEER GRASS
CEANOTHUS GRISEUS 'YANKEE POINT'
YANKEE POINT CEANOTHUS
MIMULUS AURANTIACUS
MONKEYFLOWER

WET UNDERSTORY

PL-3 JUNCUS PATENS
WIRE GRASS
FESTUCA RUBRA
RED FESCUE
PENNISETUM SPATHIOLATUM
SLENDER VELDT GRASS

SHADE UNDERSTORY

PL-4 POLYSTICHUM MUNITUM
WESTERN SWORD FERN
VACCINIUM OVATUM
CALIFORNIA HUCKLEBERRY

V-1 VINES CALYSTEGIA MACROSTEGIA
CALIFORNIA MORNING GLORY

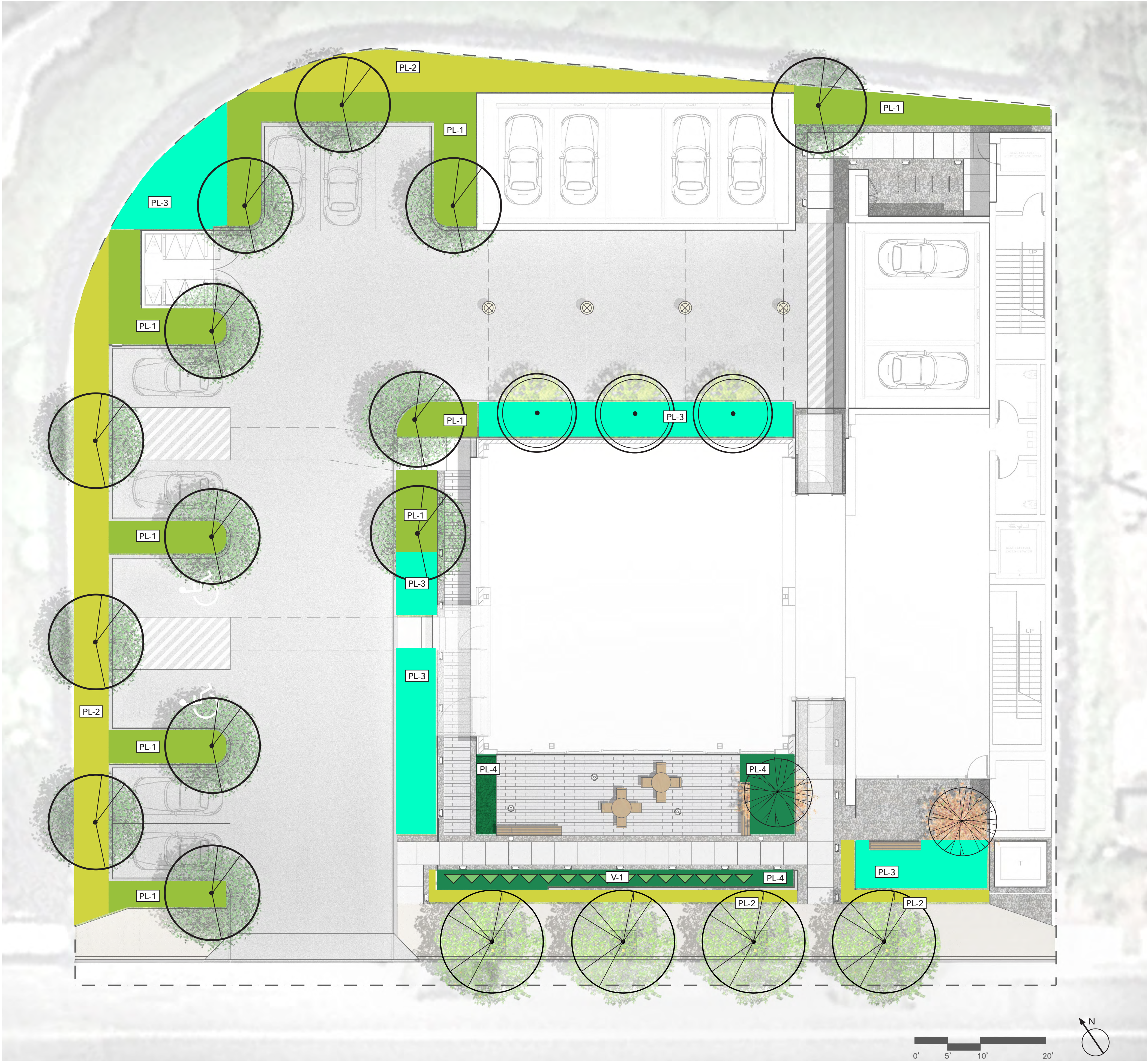
PROPOSED TREES

ACER PALMATUM
JAPANESE MAPLE

UMBELLULARIA CALIFORNICA
CALIFORNIA BAY LAUREL

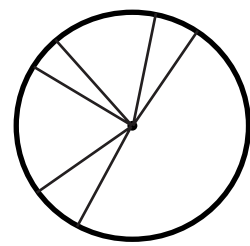
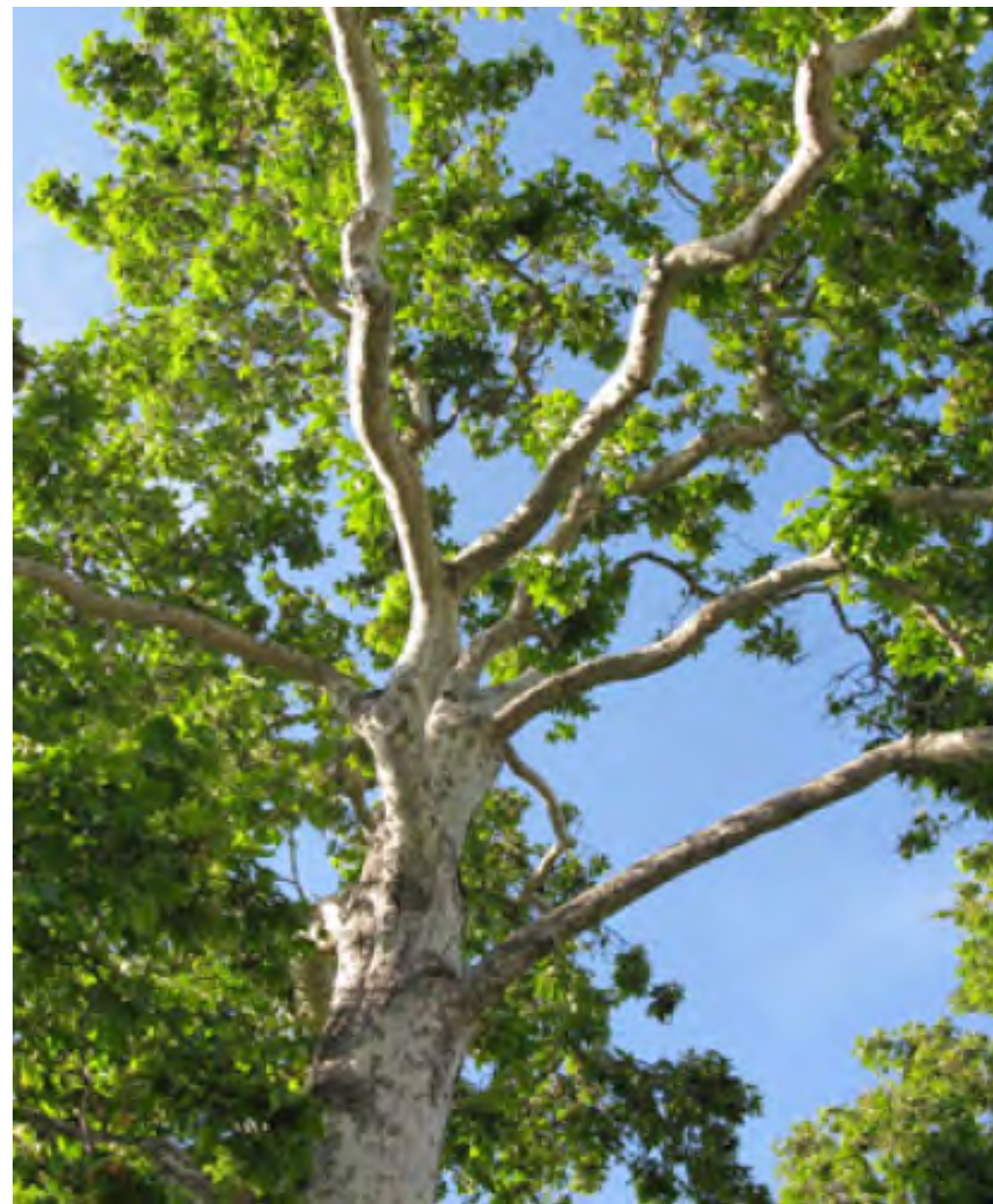
QUERCUS AGRIFOLIA
COAST LIVE OAK

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

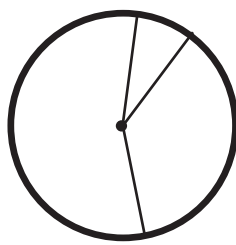




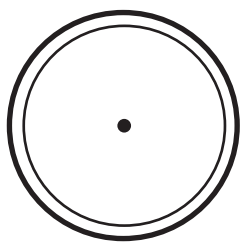
TREES



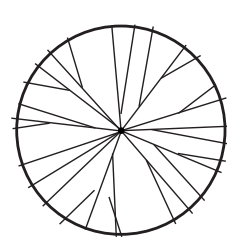
PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA
COAST LIVE OAK



UMBELLULARIA CALIFORNICA
CALIFORNIA BAY LAUREL



ACER PALMATUM
JAPANESE MAPLE

VINES



CALYSTEGIA MACROSTEGIA
CALIFORNIA MORNING GLORY

PL-1

OAK UNDERSTORY



ARCTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA



FESTUCA CALIFORNICA
CALIFORNIA FESCUE

PL-2

BORDER UNDERSTORY



MUHLENBERGIA RIGENS
DEER GRASS



CEANOTHUS GRISEUS 'YANKEE POINT'
YANKEE POINT CEANOTHUS



MIMULUS AURANTIACUS
MONKEYFLOWER

PL-3

WET UNDERSTORY



JUNCUS PATENS
WIRE GRASS



PENNISETUM SPATHIOLATUM
SLENDER VELDT GRASS



FESTUCA RUBRA
RED FESCUE

PL-4

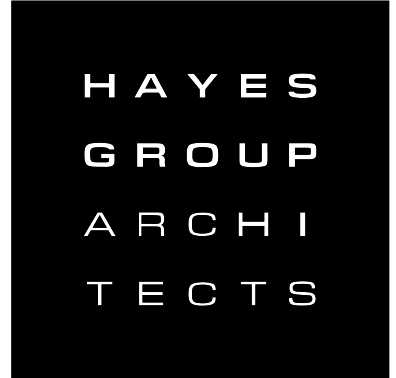
SHADE UNDERSTORY



POLYSTICHUM MUNITUM
WESTERN SWORD FERN



VACCINIUM OVATUM
CALIFORNIA HUCKLEBERRY



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PLANTING MATERIALS

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L2.3



LIGHTING LEGEND

L1: PARKING LOT LIGHT
BEGA 77 939

L2: PATHWAY LIGHTING
BEGA 84 081

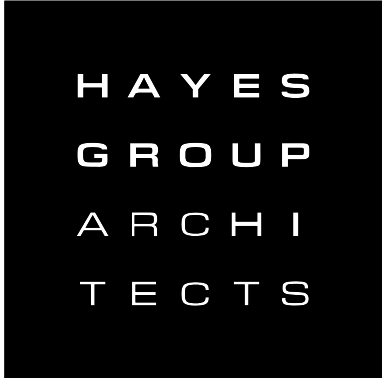
L3: CATENARY LIGHT
BK CATENARY DENALI

L4: ACCENT LIGHTING
TEGAN LIGHTING-LABYRINTH SHADES

L5: BENCH LIGHTING
Q-TRAN SW24/3.0 WET

L6: UPLIGHTS
BK DELTA STAR

L6: SURFACE MOUNT CANOPY LIGHT
BEGA 66 982



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LIGHTING PLAN L2

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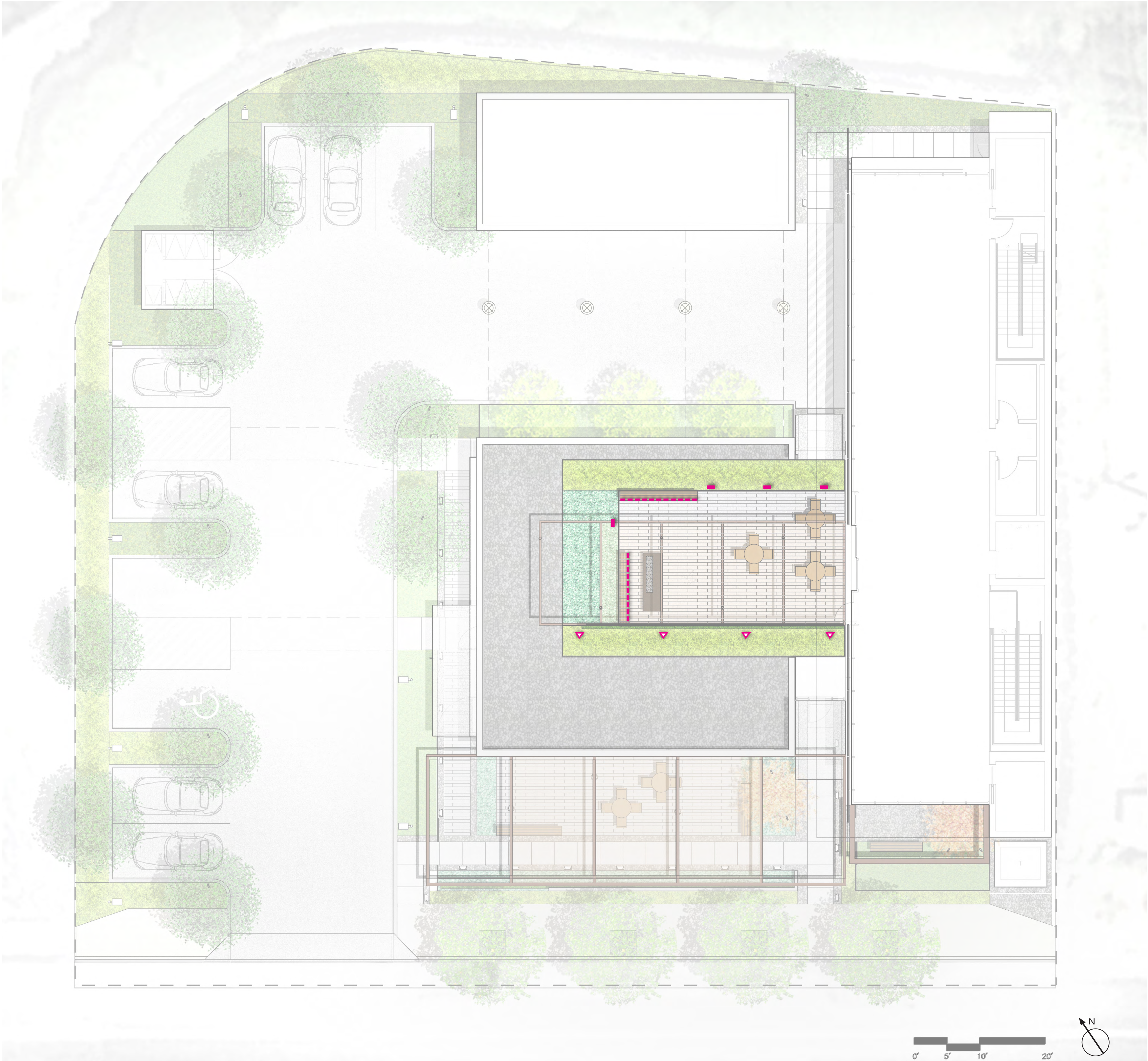
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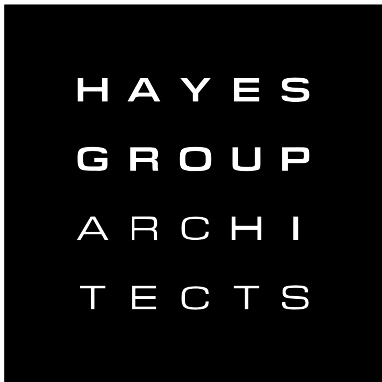
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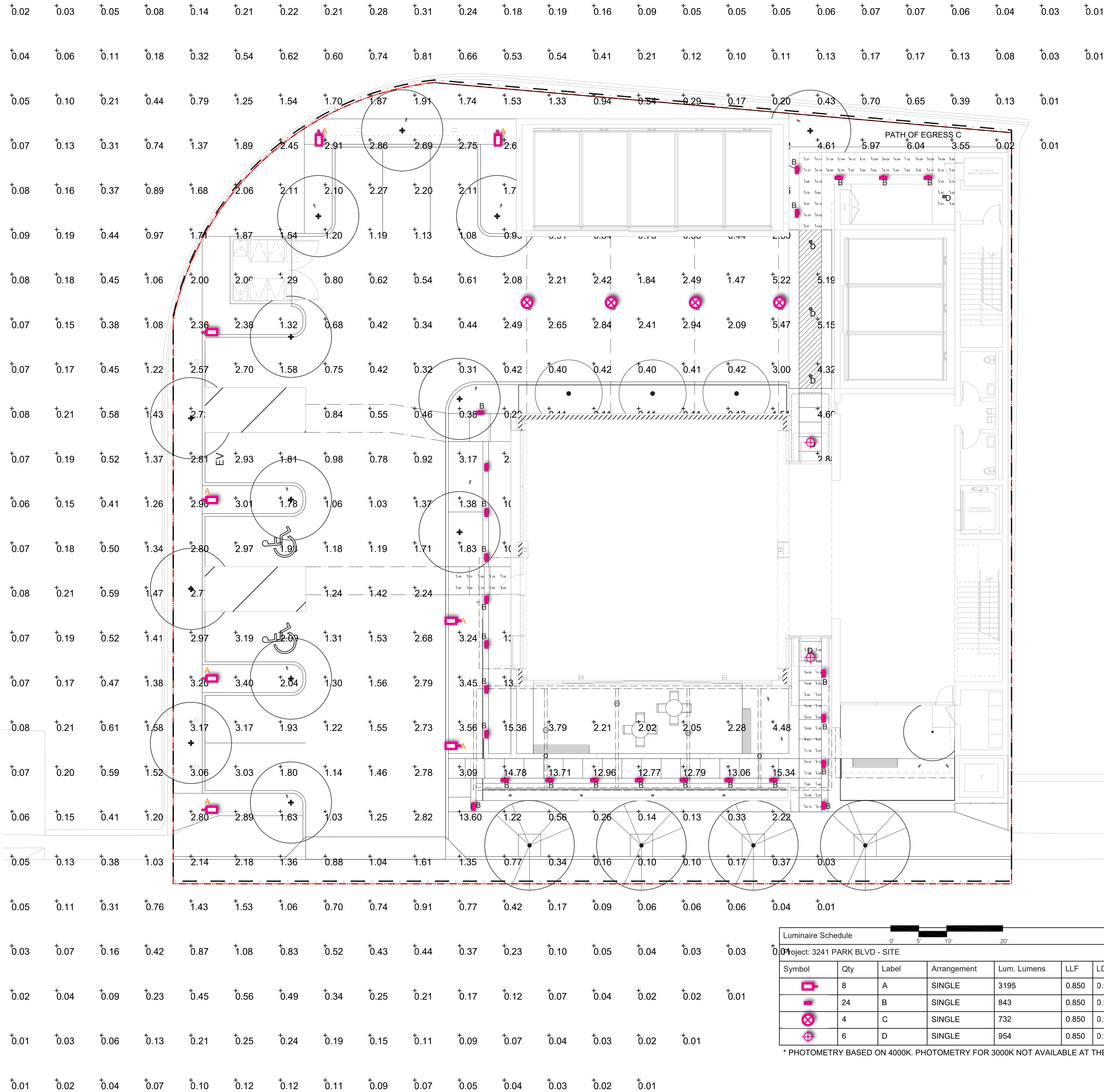
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L3.4



ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-3800 - FAX (510) 638-2908

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP,
RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST,
ELECTRICAL AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Calculation Summary								
Project: 3241 PARK BLVD - SITE								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
PATH OF EGRESS A	Illuminance	Fc	10.41	24.95	1.46	7.13	17.09	30
PATH OF EGRESS B	Illuminance	Fc	4.87	12.35	2.08	2.34	5.94	12
PATH OF EGRESS C	Illuminance	Fc	10.63	27.44	1.94	5.48	14.14	44
PARKING LOT	Illuminance	Fc	1.69	5.47	0.31	5.45	17.65	81

Luminaire Schedule								
Project: 3241 PARK BLVD - SITE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	Description
	8	A	SINGLE	3195	0.850	0.900	0.944	BEGA 77 939 - 23.6W-K3 - 15' POLE
	24	B	SINGLE	843	0.850	0.900	0.944	BEGA 84 081 - 12.2W-K3 - 1' L.C.
	4	C	SINGLE	732	0.850	0.900	0.944	BK LIGHTING CY-DE-LED-TR-x59-WFL-XXX-9-C-XX-MT - 14' L.C.
	6	D	SINGLE	954	0.850	0.900	0.944	BEGA 66 982 - 10W-K3 - 12' M.H.

* PHOTOMETRY BASED ON 4000K. PHOTOMETRY FOR 3000K NOT AVAILABLE AT THE TIME OF THIS ANALYSIS. FIELD RESULTS MAY VARY.