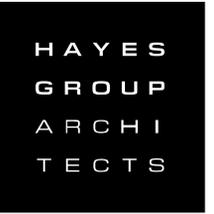


3241 PARK BOULEVARD

PALO ALTO, CA 94306

MAJOR ARB SUBMITTAL #2

04.29.2020



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

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS



PROJECT CONSULTANTS

CLIENT
3241 PARK BLVD, LLC
3197 PARK BLVD
PALO ALTO, CA 94306
(650) 849-9900
CONTACT: DAN CUNNINGHAM
DAN.CUNNINGHAM@VANCEBROWN.COM

ARCHITECT
HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
(650) 365-0600 PH
(650) 365-0670 FAX
KEN HAYES x115
KHAYES@THEHAYESGROUP.COM

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC.
290 SHERIDAN AVENUE, SUITE 150
PALO ALTO, CA 94306
(650) 617-5930 PH
(650) 617-5932 FAX
CONTACT: BRIAN HO x238
BHO@HOHBACH-LEWIN.COM

LANDSCAPE ARCHITECT
SWA GROUP
530 BUSH STREET, 6TH FLOOR
SAN FRANCISCO, CA 94108
(415) 836-8770 PH
CONTACT: RENE BIHAN
RBIHAN@SWAGROUP.COM

CIVIL ENGINEER/SURVEYOR
HOHBACH-LEWIN, INC.
290 SHERIDAN AVENUE, SUITE 150
PALO ALTO, CA 94306
(650) 617-5930 PH
(650) 617-5932 FAX
CONTACT: BILL HENN x263
BHENN@HOHBACH-LEWIN.COM

GEOTECHNICAL ENGINEER
SILICON VALLEY SOIL ENGINEERING
1916 O'TOOLE WAY
SAN JOSE, CA 95131
(408) 324-1400 PH
CONTACT: SEAN DEIVERT
SDEIVERT@SILICONVALLEYSOIL.COM

ENVIRONMENTAL ENGINEER
CORNERSTONE EARTH GROUP
1270 SPRINGBROOK ROAD, SUITE 101
WALNUT CREEK, CA 94597
(925) 988-9500 PH
(925) 988-9501 FAX
CONTACT: KURT SOENEN

ARBORIST
ARBOR RESOURCES
P.O. BOX 25295
SAN MATEO, CA 94402
(408) 324-1400 PH
CONTACT: DAVID L. BABBY
ARBORRESOURCES@COMCAST.NET

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

MINIMUM SETBACKS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIES
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
A0.11 HVAC PRODUCT INFO	L3.2 LIGHTING PLAN L2
	L3.3 LIGHTING FIXTURES
T.01 TREE PROTECTION (T-1)	L3.4 PHOTOMETRICS
T.02 TREE PROTECTION (T-2)	L4.1 IRRIGATION PLAN L1
T.03 TREE PROTECTION (T-3)	L4.2 IRRIGATION PLAN L2
CIVIL	
C1.0 CIVIL COVER SHEET	
C1.2 TOPOGRAPHIC SURVEY	
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	
C7.0 BMP	
ARCHITECTURAL	
A1.1 SITE PLAN	
A1.2 TRASH ENCLOSURE 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	

DRAWING CONTENT

COVER SHEET

STAMP

JOB NUMBER:

1549.00

SCALE:

As Noted

DRAWN BY:

MH / ED

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A0.1

PROJECT ADDRESS:

3241 PARK BLVD
PALO ALTO, CA
94306

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

EXISTING SITE IMAGERY

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:
MH / ED

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A0.2



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

5



EAST PROPERTY BOUNDARY (2020)
NOT TO SCALE

4



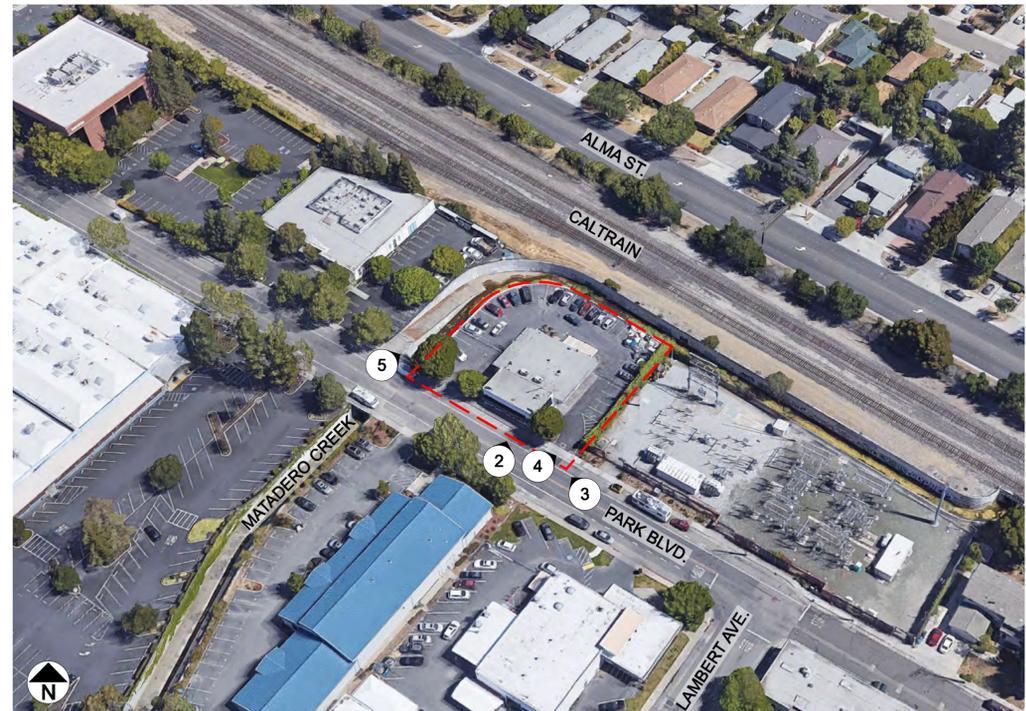
VIEW FROM PARK BLVD LOOKING NORTHEAST (2020)
NOT TO SCALE

2



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

3



AERIAL VIEW (2020)
NOT TO SCALE

1



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

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

PARCEL MAP DIAGRAM

STAMP

JOB NUMBER:

1549.00

SCALE:

As Noted

DRAWN BY:

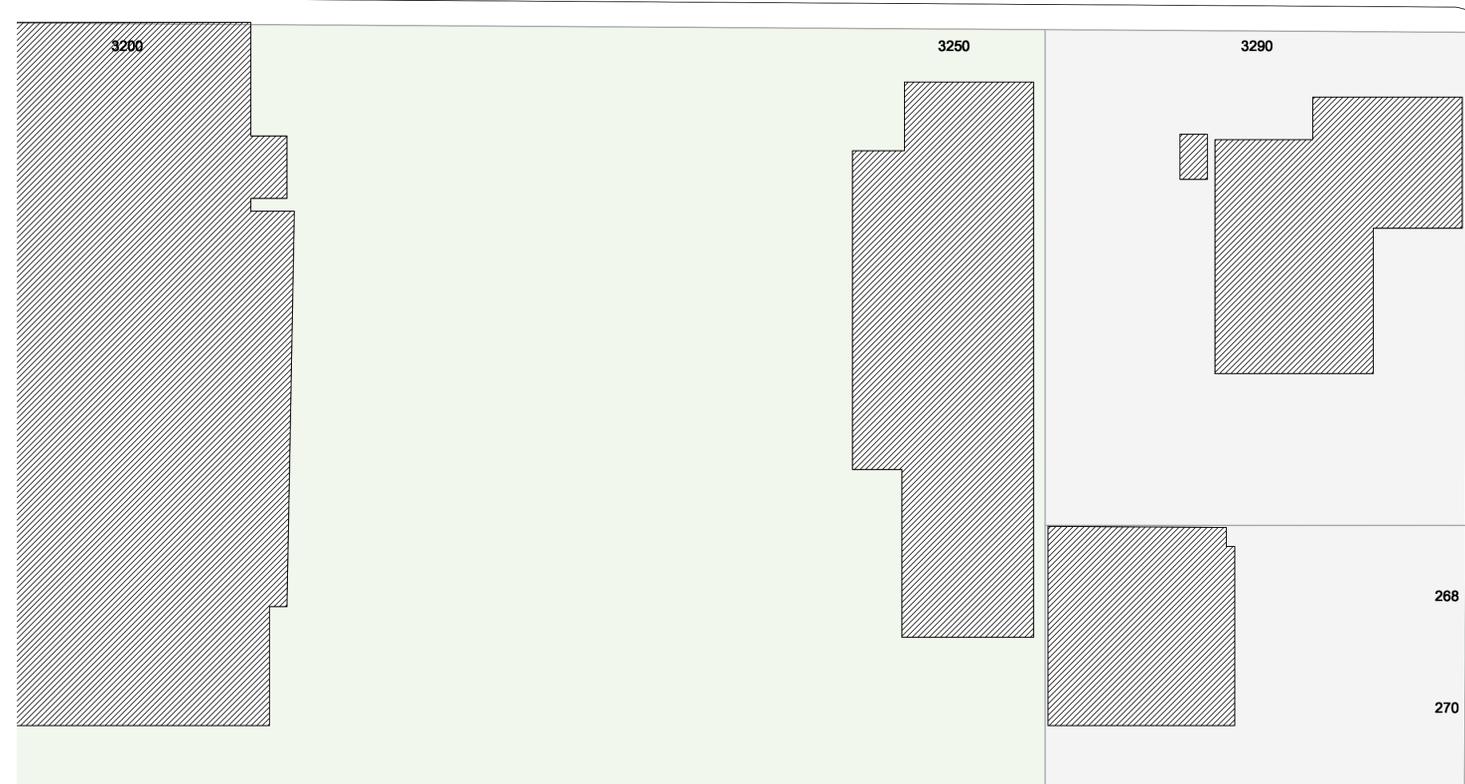
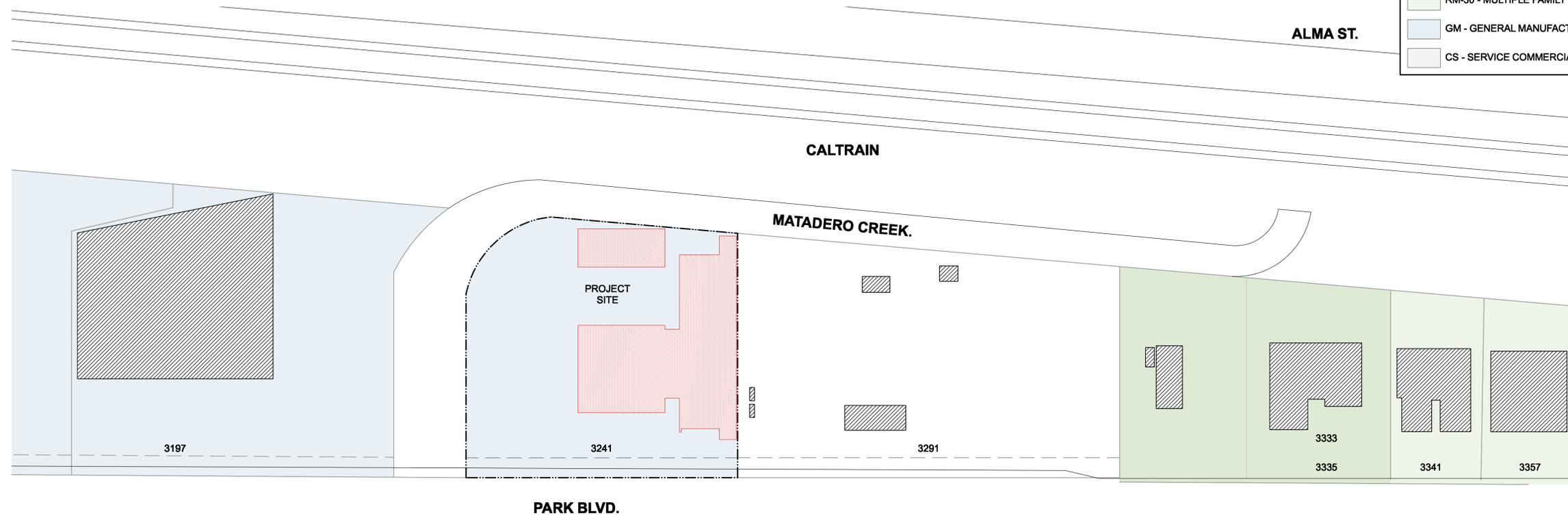
MH / ED

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.
© Hayes Group Architects, Inc.

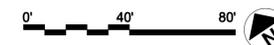
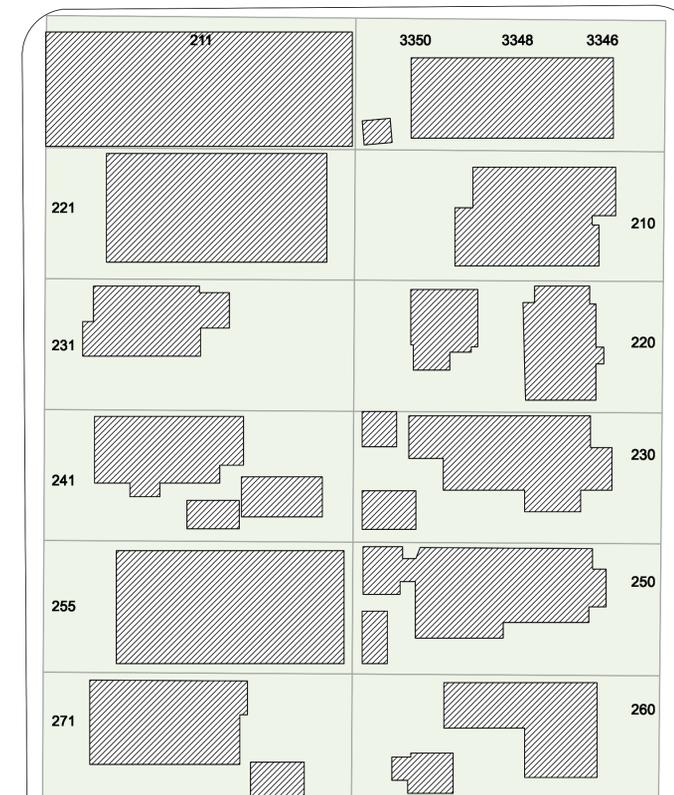
DRAWING NUMBER

A0.3

	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2 - LIMITED APARTMENT DISTRICT
	RM-30 - MULTIPLE FAMILY RESIDENTIAL
	GM - GENERAL MANUFACTURING
	CS - SERVICE COMMERCIAL DISTRICT



LAMBERT AVE.



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

1



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

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △



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

2

DRAWING CONTENT

STREETScape ELEVATION

STAMP

JOB NUMBER:

1549.00

SCALE:

As Noted

DRAWN BY:

MH / ED

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER



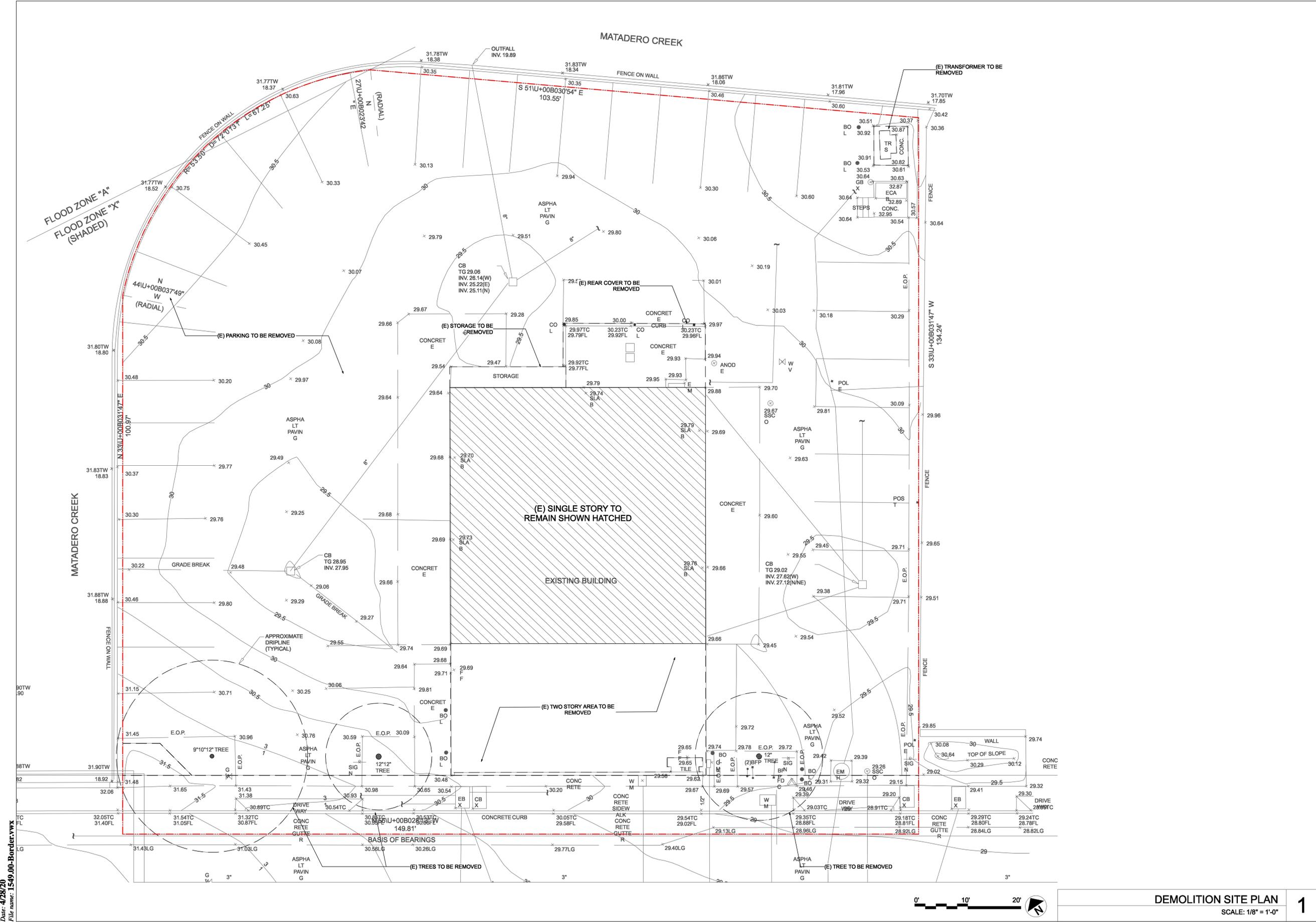
EXISTING PARK BLVD. STREETScape
SCALE: N.T.S.

1

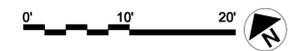
A0.4

SHEET REVISIONS

△	
△	
△	
△	
△	
△	



Date: 4/28/20
File name: 1549.00-Boarder.vwx





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

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

EXISTING ELEVATIONS

STAMP

JOB NUMBER:

1549.00

SCALE:

As Noted

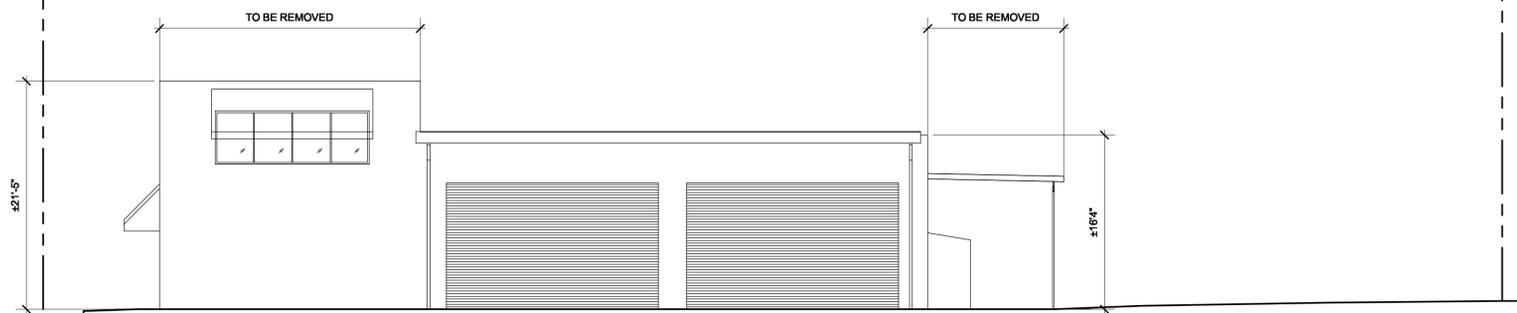
DRAWN BY:

MH / ED

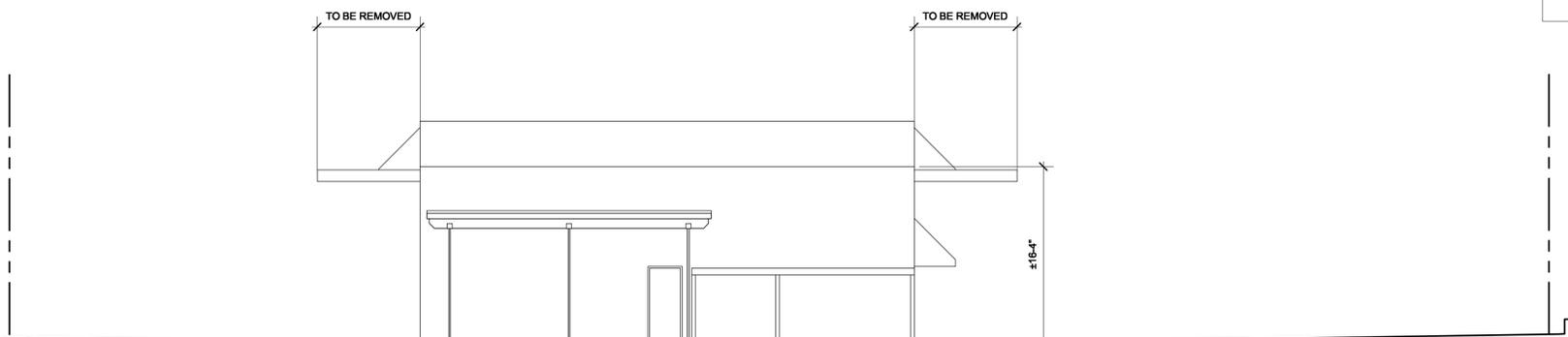
All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
 © Hayes Group Architects, Inc.

DRAWING NUMBER

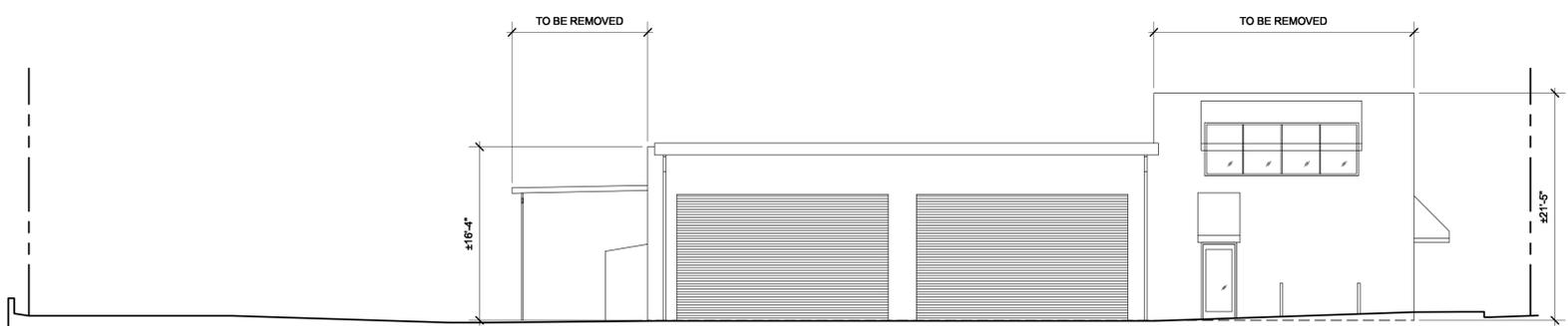
A0.6



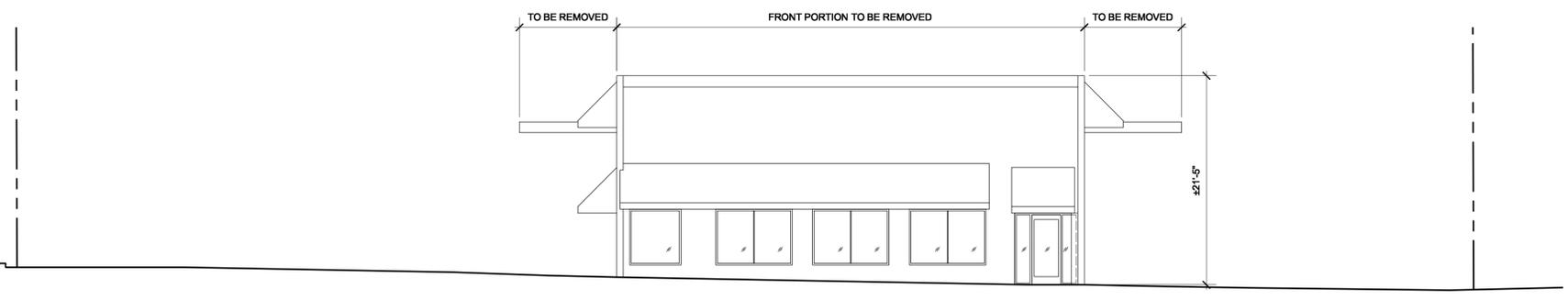
EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0" 4



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

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	3,006 SF	0 SF
FIRST FLOOR	4,855 SF	1,771 SF
TOTAL	7,861 SF	1,771 SF
ALLOWED	10,221 SF	

PER PAMC 18.04.030 (05)

FLOOR AREA BREAKDOWN

EXISTING STRUCTURE (E) FIRST FLOOR	3,358 SF
(E) SECOND FLOOR TOTAL EXISTING:	1,143 SF 4,501 SF
PROPOSED STRUCTURE (E) FIRST FLOOR TO REMAIN	2,303 SF
(N) FIRST FLOOR ADDITION	3,006 SF
(N) SECOND FLOOR ADDITION	2,552 SF
TOTAL PROPOSED:	7,861 SF

PARKING SUMMARY

VEHICLE PARKING	REQUIRED	PROVIDED
1 SPACE PER 250 SF REQUIRED	7,861 SF / 250 = 31.44 SPACES ~31	31 [COMPLIES]
TOTAL PARKING SPACES PROVIDED		31 [COMPLIES]
PER PAMC 18.02.040 TABLE 1		
ACCESSIBLE PARKING REQUIRED	2 (1 VAN, 1 STANDARD)	2 (1 VAN, 1 STANDARD) [COMPLIES]
ACCESSIBLE PARKING PROVIDED		2 (1 VAN, 1 STANDARD) [COMPLIES]
PER CBC 19 TABLE 118-2018.2		
NON-MECHANICAL SPACES REQUIRED (10%)	31 X 0.10 = 3.1 ~3	9 [COMPLIES]
NON-MECHANICAL SPACES PROVIDED		9 [COMPLIES]
PER PAMC 18.04.020		
ELECTRIC VEHICLE SERVICE EQUIPMENT		
TOTAL EVSE REQUIRED (25%)	31 X 0.25 = 7.75 ~8	
TOTAL EVSE PROVIDED		31 X 0.05 = 1.55 ~2 (INCL. 1 EV VAN) [COMPLIES]
PER PAMC 18.14.430 AS 106.5.3.5 (a)		
EVSE INSTALLED REQUIRED (5%)	31 X 0.05 = 1.55 ~2 (INCL. 1 EV VAN)	2 (INCL. 1 EV VAN) [COMPLIES]
EVSE INSTALLED PROVIDED		2 (INCL. 1 EV VAN) [COMPLIES]
PER PAMC 18.14.430 AS 106.5.3.5 (a)		
EVSE CONDUIT ONLY REQUIRED	6	6 [COMPLIES]
EVSE CONDUIT ONLY PROVIDED		6 [COMPLIES]
PER PAMC 18.14.430 AS 106.5.3.5 (a)		
CLEAN AIR VEHICLE PARKING		
CLEAN AIR VEHICLE SPACES REQUIRED	31 < 50 = 3 SPACES	3 [COMPLIES]
CLEAN AIR VEHICLE SPACES PROVIDED		3 [COMPLIES]
PER COB88C19 TABLE 6.106.5.2		
BICYCLE PARKING		
1 SPACE PER 2,500 SF REQUIRED	7,861 SF / 2,500 = 3.14 SPACES ~3	
REQUIRED		1 [COMPLIES]
SHORT TERM	1 (~20% OF 3)	1 [COMPLIES]
LONG TERM	2 (~80% OF 3)	4 [COMPLIES]
PER PAMC 18.02.040 TABLE 1		

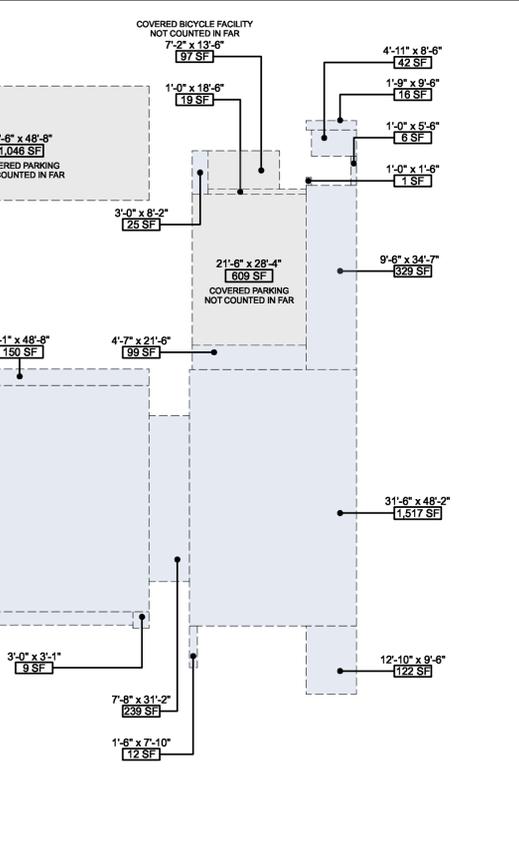
STREAM CORRIDOR PROTECTION

EXISTING MATADERO CREEK IS NO LONGER A NATURAL STREAM AT THE SITE; IT IS A CONCRETE LINED STORM CHANNEL WITH CONCRETE WALLS EXTENDING ABOVE AND BELOW GRADE. A GEOTECHNICAL REPORT HAS BEEN SUBMITTED DEMONSTRATING COMPLIANCE WITH SLOPE STABILITY PROTECTION CRITERIA PER PAMC 18.40.140. NOTE THAT THE EXISTING SITE IS 100% PAVED.

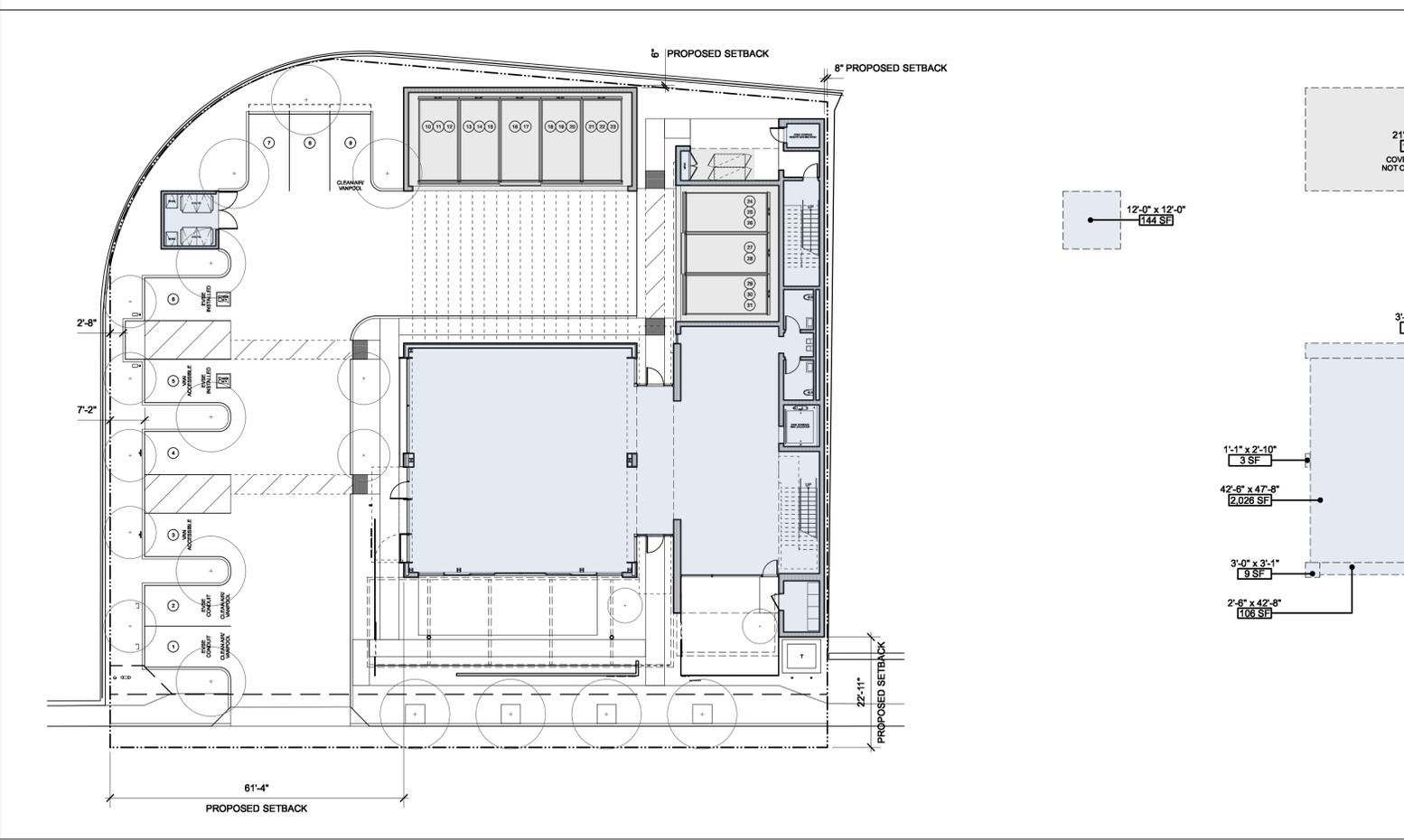
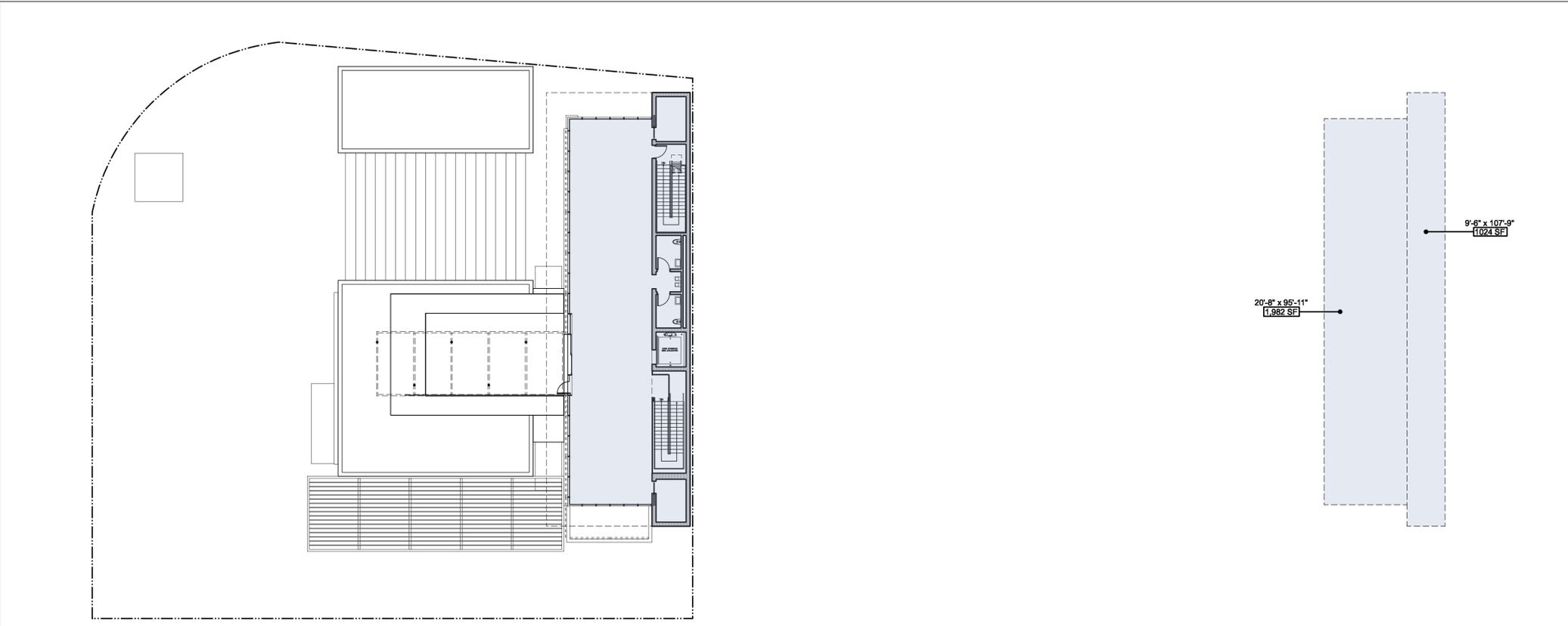
LANDSCAPING OF PARKING AREAS

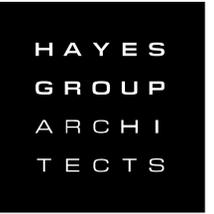
SEE SHEET T.03 FOR DEMONSTRATION OF COMPLIANCE WITH REQUIREMENTS FOR LANDSCAPING OF PARKING AREAS PER PAMC 18.54.040.

SECOND FLOOR AREA PLAN DIAGRAM 2
SCALE: 1/16" = 1'-0"



FIRST FLOOR AREA PLAN DIAGRAM 1
SCALE: 1/16" = 1'-0"





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
MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
FIRST FLOOR CODE PLAN

STAMP

JOB NUMBER:
1549.00
SCALE:
As Noted
DRAWN BY:

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A0.8

CODE PLAN 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

MAXIMUM TRAVEL PATH TO EXIT

ACCESSIBLE ROUTE TO PUBLIC WAY

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

57

40

COLOR CODE LEGEND

OCCUPANCY	LOAD FACTOR
RESEARCH & DEVELOPMENT (R & D)	1:150
TERRACE	1:15
COVERED PARKING	1:200

ALLOWABLE BUILDING AREAS & STORIES

LEVEL	OCCUPANCY	ALLOWABLE	PROPOSED	RATIO (P/A)	COMPLIANCE
LEVEL 1	B	27,000 SF	4,711 SF	0.17	YES
	S-2	40,500 SF	1,895 SF	0.05	YES
LEVEL 2	B	27,000 SF	3,006 SF	0.11	YES

TYPE OF CONSTRUCTION: TYPE V-B (NON-RATED SPRINKLERED)

ALLOWABLE NUMBER OF STORIES PER TABLE 504.4

OCCUPANCY	ALLOWABLE	W/INCREASE	PROPOSED	COMPLIANCE
B	3	(NOT TAKEN)	2	YES
S-2	3	(NOT TAKEN)	1	YES

ALLOWABLE BUILDING HEIGHT PER TABLE 504.3

OCCUPANCY	ALLOWABLE	W/INCREASE	PROPOSED	COMPLIANCE
B	60'-0"	(NOT TAKEN)	32'-6"	YES
S-2	60'-0"	(NOT TAKEN)	14'-7"	YES

NOTE: FIRST FLOOR IS THE ONLY FLOOR WITH MIXED OCCUPANCY

GROSS BUILDING AREA SUMMARY

OCCUPANCY	LEVEL 1	LEVEL 2	TOTAL
B	4,711 SF	3,006 SF	7,717 SF
S-2	1,895 SF	0 SF	1,895 SF
	6,606 SF	3,006 SF	9,612 SF

NOTE: TABLE ABOVE DOES NOT INCLUDE OUTDOOR TERRACES.

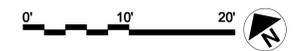
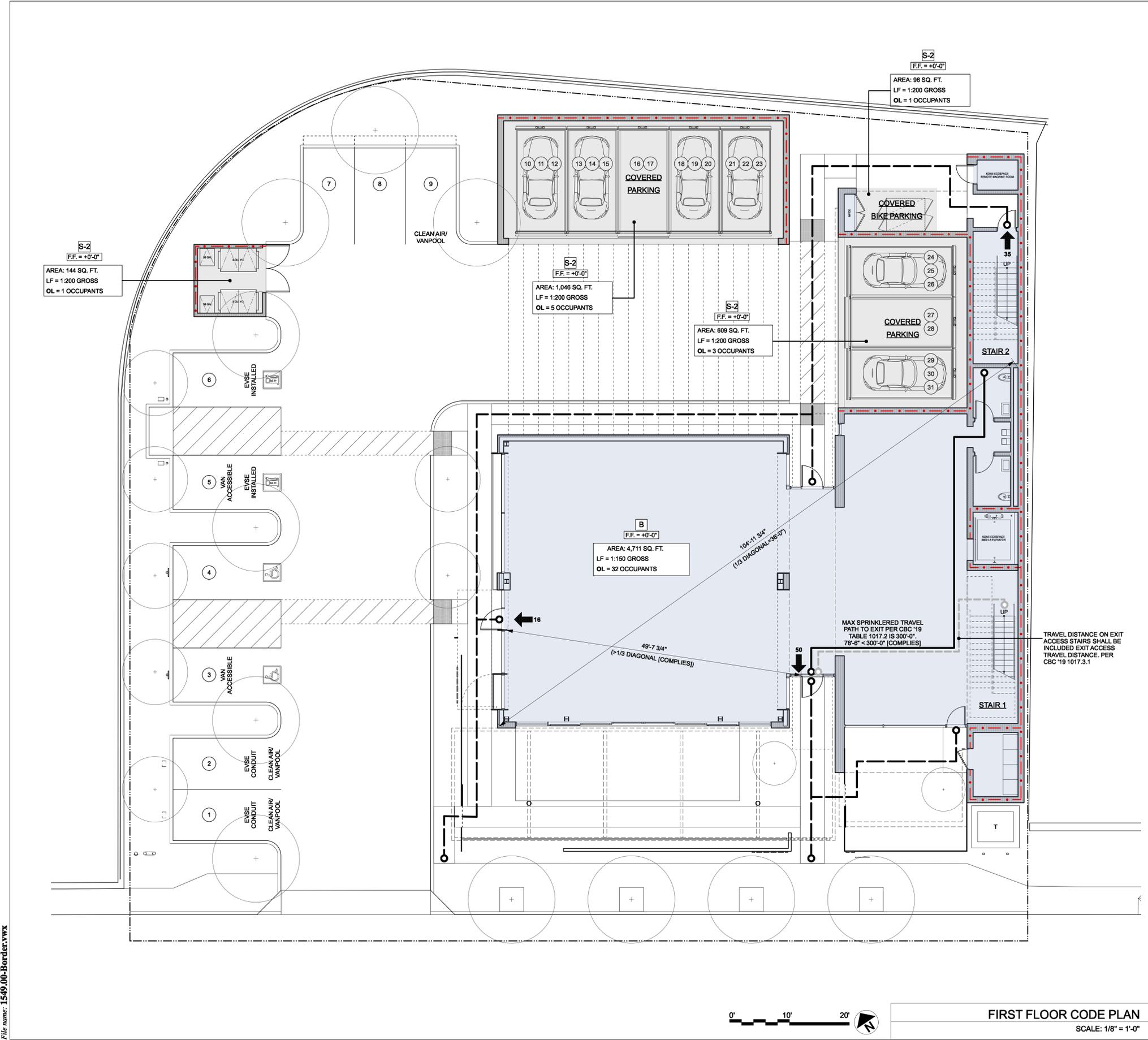
OCCUPANCY SEPARATION REQUIREMENTS

OCCUPANCY	B	S2
B	-	1
S2	1	-

PLUMBING FIXTURE CALCULATIONS

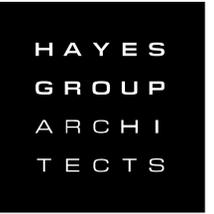
LEVEL	OCCUPANCY	LOAD FACTOR	AREA	TOTAL LOAD
LEVEL 1	B	1:200	4,711 SF	24
TOTAL REQUIRED: 1 SINGLE-OCCUPANCY RESTROOM*				
TOTAL PROVIDED: 2 SINGLE-OCCUPANCY RESTROOMS				
LEVEL 2	B	1:200	3,006 SF	15
TOTAL REQUIRED: 1 SINGLE-OCCUPANCY RESTROOM*				
TOTAL PROVIDED: 2 SINGLE-OCCUPANCY RESTROOMS				

*PER CPC'19 422.2 EXC 3 "IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES."



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

Date: 4/28/20
File name: 1549-00-Border.vwx



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
 MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
SECOND FLOOR CODE PLAN

STAMP

JOB NUMBER:
 1549.00
 SCALE:
 As Noted
 DRAWN BY:

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.
 © Hayes Group Architects, Inc.

DRAWING NUMBER

A0.9

CODE PLAN LEGEND

OCCUPANCY GROUP AND DIVISION PER (CBC'19 302)	B	USE:
OCCUPANT LOAD AND EGRESS REQUIREMENT PER (CBC'19 1004.1)		LF = LOAD FACTOR
EXIT DOOR OR STAIR PER (CBC'19 1014 & 1016)	← 57	OL = OCCUPANT LOAD
OCCUPANTS EXITING FROM AREA	← 40	# OF EXITS REQUIRED
NEW / EXISTING NON-RATED WALL		
NEW / EXISTING 1 HOUR RATED WALL		
MAXIMUM TRAVEL PATH TO EXIT		
ACCESSIBLE ROUTE TO PUBLIC WAY		

COLOR CODE LEGEND

OCCUPANCY	LOAD FACTOR
RESEARCH & DEVELOPMENT (R & D)	1:150
TERRACE	1:15
COVERED PARKING	1:200

ALLOWABLE BUILDING AREAS & STORIES

LEVEL	OCCUPANCY	ALLOWABLE	PROPOSED	RATIO (P/A)	COMPLIANCE
LEVEL 1	B	27,000 SF	4,711 SF	0.17	YES
	S-2	40,500 SF	1,895 SF	0.05	YES
LEVEL 2	B	27,000 SF	3,006 SF	0.11	YES

TYPE OF CONSTRUCTION: TYPE V-B (NON-RATED SPRINKLERED)

OCCUPANCY	ALLOWABLE	W/INCREASE	PROPOSED	COMPLIANCE
B	3	(NOT TAKEN)	2	YES
S-2	3	(NOT TAKEN)	1	YES

OCCUPANCY	ALLOWABLE	W/INCREASE	PROPOSED	COMPLIANCE
B	60'-0"	(NOT TAKEN)	32'-6"	YES
S-2	60'-0"	(NOT TAKEN)	14'-7"	YES

NOTE: FIRST FLOOR IS THE ONLY FLOOR WITH MIXED OCCUPANCY

GROSS BUILDING AREA SUMMARY

OCCUPANCY	LEVEL 1	LEVEL 2	TOTAL
B	4,711 SF	3,006 SF	7,717 SF
S-2	1,895 SF	0 SF	1,895 SF
	6,606 SF	3,006 SF	9,612 SF

NOTE: TABLE ABOVE DOES NOT INCLUDE OUTDOOR TERRACES.

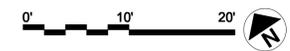
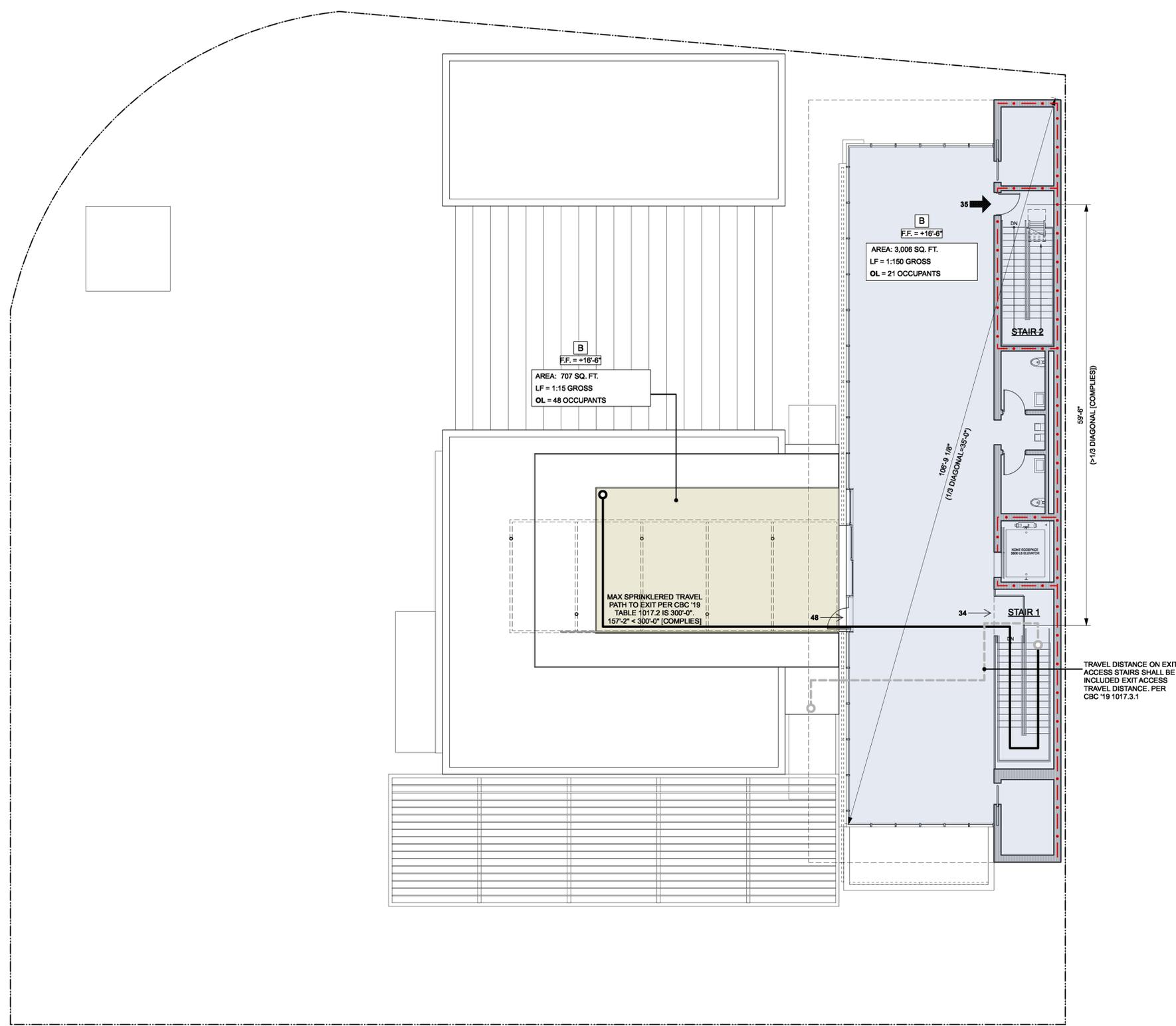
OCCUPANCY SEPARATION REQUIREMENTS

OCCUPANCY	B	S2
B	-	1
S2		-

PLUMBING FIXTURE CALCULATIONS

LEVEL	OCCUPANCY	LOAD FACTOR	AREA	TOTAL LOAD
LEVEL 1	B	1:200	4,711 SF	24
TOTAL REQUIRED: 1 SINGLE-OCCUPANCY RESTROOM*				
TOTAL PROVIDED: 2 SINGLE-OCCUPANCY RESTROOMS*				
LEVEL 2	B	1:200	3,006 SF	15
TOTAL REQUIRED: 1 SINGLE-OCCUPANCY RESTROOM*				
TOTAL PROVIDED: 2 SINGLE-OCCUPANCY RESTROOMS*				

*PER CPC'19 422.2 EXC 3 "IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES."



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

Date: 4/28/20
 File name: 1549-00-Boarder.vwx



DESIGN AID FOR WIDTH DIMENSIONS

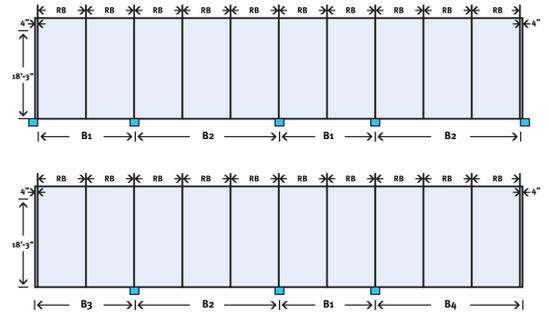
CARS PARKED	NUMBER OF BAYS	CLEAR PLATFORM WIDTH		GRID WIDTH		OVERALL WIDTH	
		CM	FT	CM	FT	CM	FT
5	2	230	7'-6 5/8"	250	8'-2 1/2"	520	17'-0 3/4"
8	3	230	7'-6 5/8"	250	8'-2 1/2"	770	25'-3 1/8"
11	4	230	7'-6 5/8"	250	8'-2 1/2"	1020	33'-5 5/8"
14	5	230	7'-6 5/8"	250	8'-2 1/2"	1270	41'-8"
17	6	230	7'-6 5/8"	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"

EAST LIFT
NORTH LIFT



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 widths 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.

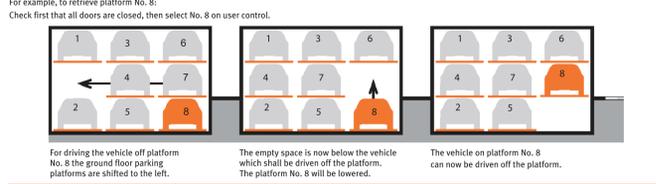
TECHNICAL DATA

- 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.
- ENVIRONMENTAL CONDITIONS**
Environmental conditions for the systems: Temperature range 44° 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.
- 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.
- 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.
- SPRINKLER SYSTEM**
The sprinklers may be mounted at the front and rear of each level if needed. See Sprinkler Details Drawing.
- 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.
- CORROSION PROTECTION**
The platforms are galvanized and the steel framing members are powder coated. The platforms should be cleaned annually to maximize their life.
- SERVICE**
To maintain safe and reliable operation of the machine, it must be serviced twice per year.
- 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.
5. Klaus will prepare shop drawings showing the location of all components.
6. The customer must close off the left and right sides of the machine with a wall or fence. The fence must be 8' high and the lower 5 feet must have no openings greater than 1/2" inch.
7. The customer must provide a 30 amp 3 phase 208V circuit and fused disconnect for each machine and power must be available before installation begins.
8. Klaus provides all control wiring and conduit.

FUNCTION



Product Data
TRENDVARIO 4300
Loadable up to 5,720 lbs
Single passenger spaces can also be converted to tandem spaces (subject to a lower rated)

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.

TYPE	CAR HEIGHT		
	GT	UF	GF
4300	5'-5"	11'-4"	4'-11"
4300	5'-5"	12'-0"	4'-11"
4300	5'-5"	12'-6"	4'-11"
4300	6'-7"	12'-4"	4'-9"
4300	6'-7"	13'-4"	4'-9"
4300	7'-7"	14'-4"	4'-9"

WIDTH 6'-3"
WEIGHT Max. 4400/5720LBS
WHEEL LOAD Max. 1100/1430LBS

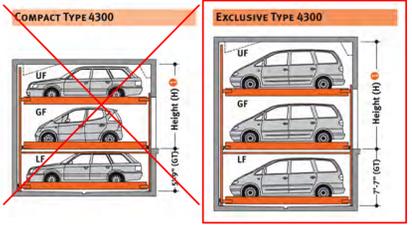
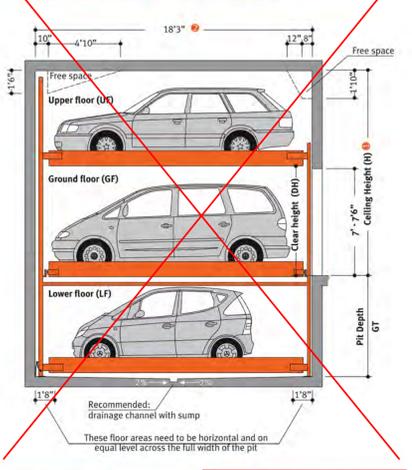
STANDARD PASSENGER CAR
18'-0" x 6'-3" x 5'-9"
18'-0" x 6'-3" x 5'-9"
18'-0" x 6'-3" x 5'-9"

STANDARD STATION WAGON/VAN/SUV**
18'-0" x 6'-3" x 5'-9"
18'-0" x 6'-3" x 5'-9"
18'-0" x 6'-3" x 5'-9"

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

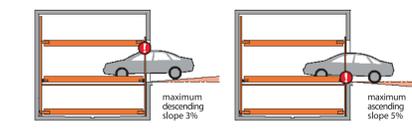
STANDARD MODEL 4300 - FORMALLY MODEL P310



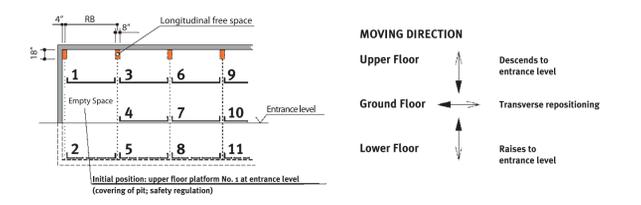
- NOTES**
- 1. If height H is larger, vehicles with the maximum height as applicable for the GF can be parked on the UF, or the extra space can be used for pipes & ducts.
 - 2. Standard is 10'-9" 10'-11" available
 - 3. Standard is 4400 lbs 5720 lbs is available

APPROACH

The illustrated maximum approach angles should not be exceeded. Exceeding these slopes will cause maneuvering problems and will restrict car sizes on the parking system.



LONGITUDINAL FREE SPACE; STANDARD PARKING SPACE NUMBERS; DENOMINATION





Submittal Data Sheet
12-Ton VRV-IV Heat Recovery Unit - 460V
REYQ144TYDN

FEATURES

- Variable Refrigerant Temperature (VRT) control allows the VRV-IV to deliver up to 20% of improvement in seasonal cooling efficiency compared to previous DAIKIN VRV heat recovery systems
- Improved efficiency with IEER values now up to 29.3
- Can provide heating down to -13°F WB as standard
- Larger capacity single modules ranging up to 14 tons and systems up to 38 tons allow for a more flexible system design, when compared to VRV III
- New configurator software designed to simplify the commissioning and maintenance of the system
- Standard Limited Warranty: 10-year warranty on compressor and all parts
- Larger capacity single modules allow for opportunity to reduce electrical connections, piping connections and outdoor unit mounting features
- All inverter compressors to increase the efficiency and avoid starting current inrush
- Assembled in the US to increase flexibility and reduce lead times

BENEFITS

- Can operate up to 64 indoor units on a single piping network
- 3 row 7mm heat exchanger coil improves efficiency
- Inverter control board cooled by refrigerant to avoid influence from ambient temperatures
- Integrated inverter technology deliver maximum efficiency during part load conditions and provide precise individual zone control
- Heat exchanger coil wraps around on all 4 sides of the unit to increase the surface area/efficiency
- Modular and lightweight - enables flexibility in system layout and installation
- Ultra gold fin coating with a salt spray test rating of 1000 hours provides superior corrosion resistance for applications near seacoasts and other corrosive environments
- Design flexibility with long piping lengths up to 3,280 ft. total and 100 ft. vertical separation between indoor units
- Designed with reduced MOP to optimize installation cost
- Digital display on the unit for improved and faster configuration, commissioning, and troubleshooting



Submittal Data Sheet
12-Ton VRV-IV Heat Recovery Unit - 460V
REYQ144TYDN

PERFORMANCE

Outdoor Unit Model No.	REYQ144TYDN	Outdoor Unit Name:	12-Ton VRV-IV Heat Recovery Unit - 460V
Type:	Heat Recovery	Unit Combination:	
Rated Cooling Conditions:	Indoor (°F DBWB): 80 / 67 Ambient (°F DBWB): 95 /	Rated Heating Conditions:	Indoor (°F DBWB): 70 / Ambient (°F DBWB): 47 / 43
Rated Piping Length(ft):			
Rated Height Difference (ft):			
Rated Cooling Capacity (Btu/hr):	135,000	Rated Heating Capacity (Btu/hr):	150,000
Nom Cooling Capacity (Btu/hr):	144,000	Nom Heating Capacity (Btu/hr):	162,000
Cooling Input Power (kW):	10.80	Heating Input Power (kW):	13.70
EER (Non-Ducted/Ducted):	12.90 / 11.90	Heating COP (Non-Ducted/Ducted):	3.8 / 3.6
IEER (Non-Ducted/Ducted):	24.20 / 20.70	Heating COP 17F (Non-Ducted/Ducted):	2.6 / 2.4
		SCHE (Non-Ducted/Ducted):	25.50 / 23.80

OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	460 / 60 / 3	Compressor Type:	Inverter
Power Supply Connections:	L1, L2, L3 Ground	Capacity Control Range (%):	10 - 100
Min. Circuit Amps (MCA) (A):	31.90	Capacity Index Limit:	-
Max Overcurrent Protection (MOP) (A):	40.00	Airflow Rate (ft) (CFM):	8228
Max Starting Current (MSCA):		Gas Pipe Connection (inch):	1-1/8
Rated Load Amps (RLA)(A):	7.3+10.3	Liquid Pipe Connection (inch):	1/2
Dimensions (Height) (in):	66-11/16	HL Pressure Connection (inch):	7/8
Dimensions (Width) (in):	48-7/8	HL Equalizing Connection (inch):	
Dimensions (Depth) (in):	30-3/16	Sound Pressure (ft) (dBA):	65
Net Weight (lb):	794	Sound Power Level (dBA):	86
		Max. No. of Indoor Units:	25

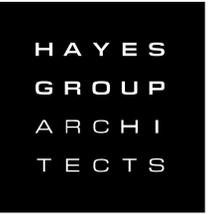
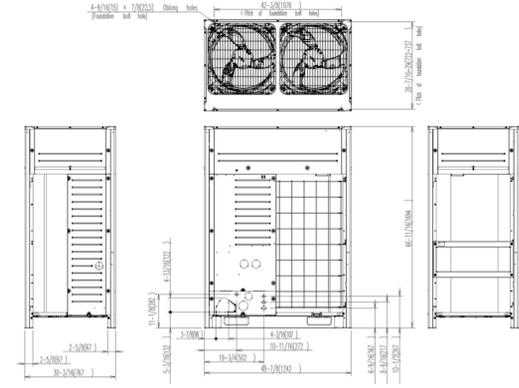


Submittal Data Sheet
12-Ton VRV-IV Heat Recovery Unit - 460V
REYQ144TYDN

SYSTEM DETAILS

Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	23 - 122
Holding Refrigerant Charge (lb):	25.8	Heating Operation Range (°F WB):	-13 - 60
Additional Charge (lb/ft):		Max. Pipe Length (Vertical) (ft):	295
Pre-charge Piping (Length) (ft):		Cooling Range w/Baffle (°F DB):	-
Max. Pipe Length (Total) (ft):	540	Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):			

DIMENSIONAL DRAWING



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 #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △
- △

DRAWING CONTENT
HVAC PRODUCT
INFORMATION

STAMP

JOB NUMBER:
1549.00
SCALE:
As Noted
DRAWN BY:

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER
A0.11

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/.



HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0800
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
MAJOR ARB SUBMITTAL #2 04.29.2020

- 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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

T.01

TREE DISCLOSURE STATEMENT

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 submitted and approved site plans. A completed tree disclosure statement must accompany all 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 all trees over 4" diameter)
 On the property
 On adjacent property overhanging the project site
 In the City planter strip or right-of-way assessment 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 Verification Form, Contact Public Works Operations at (650) 496-5953 for inspection of type I, II or III fencing (see attached Detail #605) required for all street trees.

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 Protection 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

**Plans 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: [Signature] Print: Dan Cunningham Date: 02/11/2020
(Prep. Owner or Agent)

FOR STAFF USE:

Protective Fencing Section 6.0 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

6. Street Trees A signed Public Works Street Tree Protection Verification form is attached. YES NO

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, with measured 14" above natural grade, and Heritage trees are trees designated by City Council; and c) Designated Trees - commercial or non-residential property trees, which are per an approved landscape plan

Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at www.cityofpaloalto.org/trees/technical-manual.html

S:\PLAN\ADV\Advance Planning\Arb\Tree Program Information\Tree Disclosure Statement\TDS\Tree Disclosure Statement#01_307.doc Revised 03/04/07

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, #79X)
- Intent and Purpose (PDF, #1,094X)
- Introduction - Use of Manual (PDF, #1,058X)
- Section 1.0 - Definitions (PDF, #948X)
- Section 2.0 - Protection of Trees During Construction (PDF, #296X)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, #117X)
- Section 4.0 - Hazardous Trees (PDF, #106X)
- Section 5.0 - Tree Maintenance Guidelines (PDF, #110X)
- Section 6.0 - Tree Reports (PDF, #44X)

View ALL sections:

- Tree Technical Manual - Full (PDF, #1,484X)

APPENDICES

A. Palo Alto Municipal Code Chapter 8.10.040 - 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, #185X)

F. Tree Care Safety Standards, ANSI Z133.1-1994 (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(B).
- Restricted trenching area - see Tree Technical Manual Sec 2.00(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

Note: Street Trees. Issuance of a permit requires Public Works Operations approval to be used only with approval of Public Works Operations

Tree Protection During Construction
City of Palo Alto Standard

Rev	By	Date	Approved by:
0	DWH	12/14/02	Dave Dockter
01	D.J.	08/04/04	PE No.
02	D.J.	08/19/08	Date: 2006
			Drawn: 605

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/trees/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. **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).
2. **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 Park Manager (Contact 650-496-6962).
3. **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 irrigation systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
4. **Monthly Tree Activity Report Inspections:** The project site arborist shall perform a minimum monthly activity inspection to monitor and advise site 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 form shall be used and sent to the Planning Dept. Landscape Review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
5. **Special activity within the Tree Protection Zone:** Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
6. **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 5.20.1A) and that the irrigation in 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.
7. **List Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)**

Arborist Firm Data Here

City of Palo Alto Tree Technical Manual ADDENDUM 11

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:
	Palo Alto, CA		
Inspection #:		Also present:	
Distribution:	1. City of Palo Alto 2. Others	Attn: Dave Dockter 650-329-2440	Dave.dockter@cityofpaloalto.org

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.

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

Respectfully submitted,

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

Enter Date: CFA 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

Project Data

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/blobload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet

City of Palo Alto



T-1

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/.



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-Lewis, 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: Date: November 6, 2019
David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B
CA Licensed Tree Service Contractor #796763 (CE1/D49)

3241 Park Boulevard, Palo Alto
3241 Park Boulevard, LLC Page 5 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 waterprouts, 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 waterprouts, 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.)	Crown Spread (ft.)	Health Condition	Structural Integrity	Form	Overall Condition	Suitability for Preservation	Protected Tree	Street Tree
1	Chinese pistache (<i>Pistacia chinensis</i>)	13.1	30	30	60%	30%	30%	Poor	Low		
2	Chinese pistache (<i>Pistacia chinensis</i>)	15.8	25	30	40%	20%	10%	Fair	Low		
3	Chinese pistache (<i>Pistacia chinensis</i>)	19.3	40	50	80%	40%	50%	Fair	Moderate		

Project: 3241 Park Boulevard, Palo Alto
Prepared for: 3241 Park Boulevard, LLC
Prepared by: David L. Babby November 6, 2019

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

3.0 REGULATED TREES

The PAMC regulates specific types of trees on public and private property for the purpose of avoiding their removal or disfigurement without first being reviewed and permitted by the City. Three categories within the status of regulated trees include protected trees (PAMC 8.10), street trees (PAMC 8.04.020), and designated trees. Additional information regarding "regulated" trees can be viewed on page xiii of the City's *Tree Technical Manual*.

None are defined as protected or street trees.

The designated tree category may apply to a select number of existing trees planted on a commercial or planned development site, either for designated landscape or mitigation for tree removal. This category can be enacted by the CPA and applied to any specific tree associated with a proposed development project.

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

Project
Data



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
MAJOR ARB SUBMITTAL #2 04.29.2020

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

T.02

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



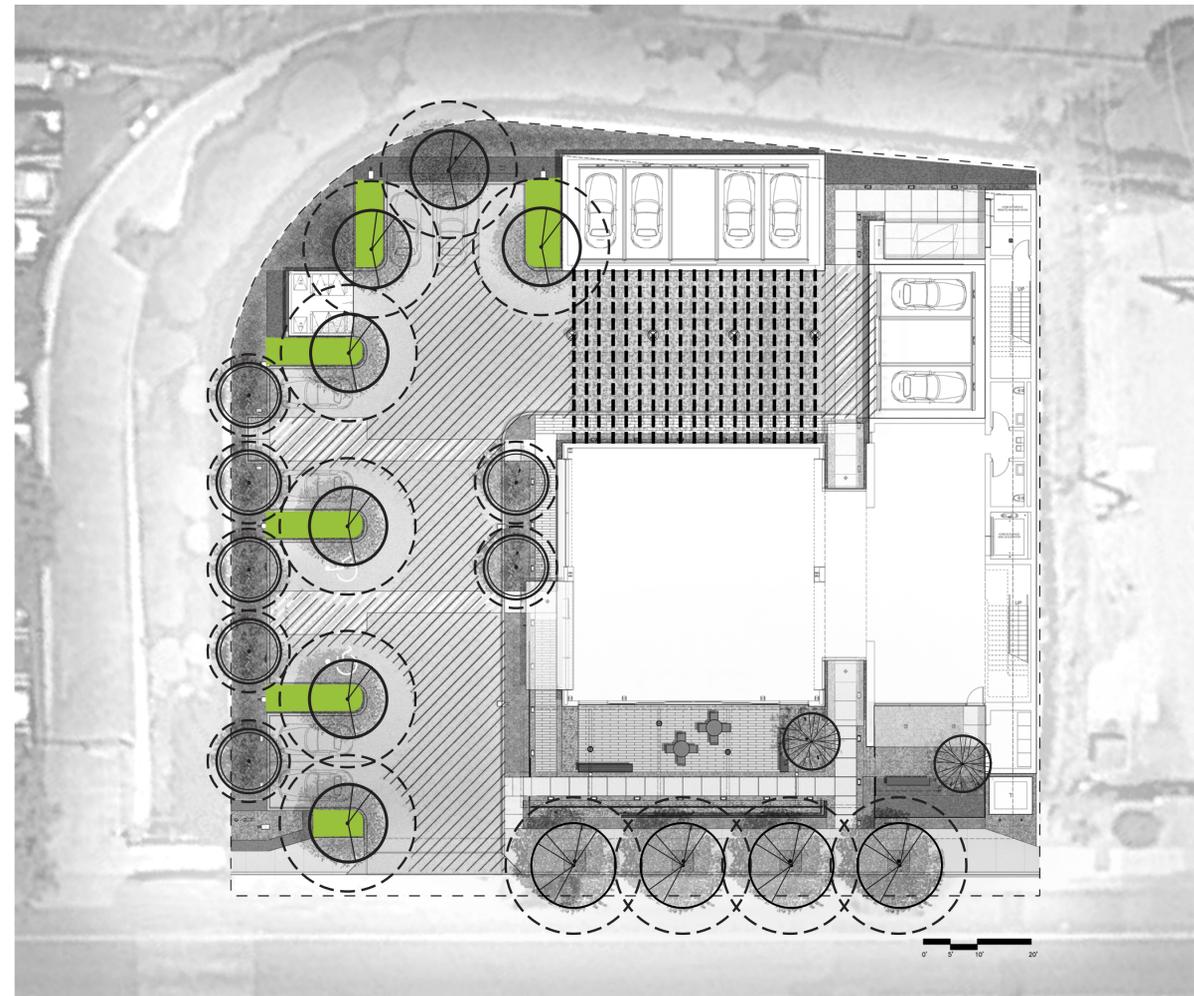
T-2

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 SHADING

Total Parking Lot:
6240 sf
Shaded Area after
15 years:
3476 sf
Percentage shaded:
55%

 Unshaded Parking

 INTERIOR LANDSCAPING
700sf = 10% of total parking
facility area

SYMBOL	QTY.	SPECIES	SIZE	15 YEAR CANOPY
	7	<i>QUERCUS AGRIFOLIA</i> COAST LIVE OAK	25' DIA	3437 SQ. FT.
	4	<i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE	25' DIA	1964 SQ. FT.
	7	<i>CERSIS OCCIDENTALIS</i> WESTERN REDBUD	15' DIA	1239 SQ. FT.
	2	<i>ACER PALMATUM</i> JAPANESE MAPLE	10' DIA	158 SQ. FT.
	2	SHADED VINE CABLE CANOPY	1170 SQ. FT.	1170 SQ. FT.
TOTAL:				7968 SQ. FT.

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

T.03

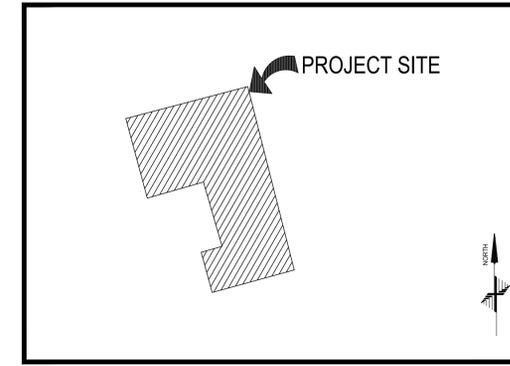
GENERAL CIVIL NOTES

GENERAL:

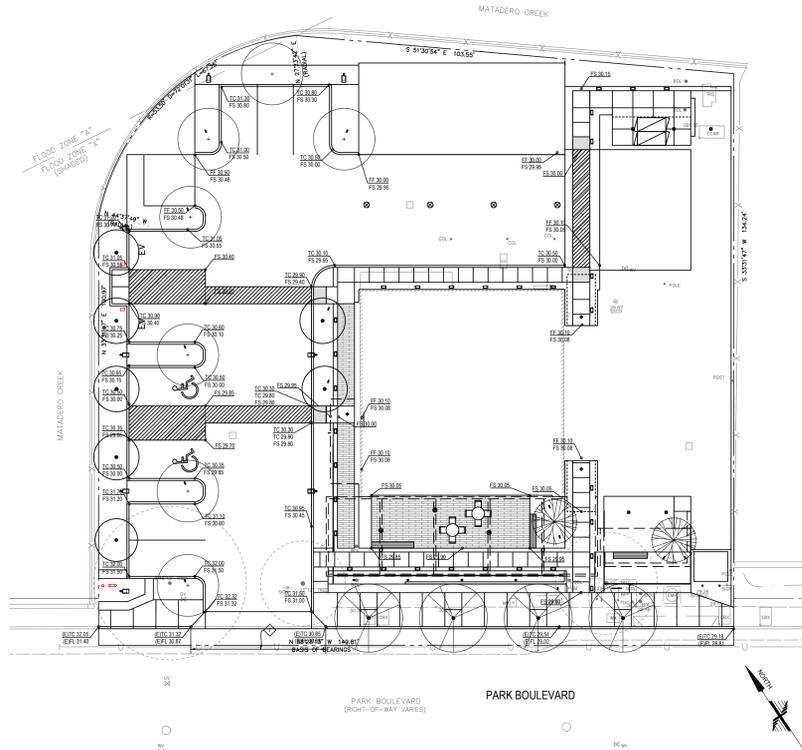
- ALL PERMITS WILL BE SECURED BY THE OWNER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM 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 III SMOOTH INTERIOR PIPE PER ASTM D3212 HANCOCK SURE-LOK WT PIPE OR APPROVED EQUAL WITH CLASS I 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 (I.E. 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.
- FOR ALL C.3 FEATURES, VENDOR SPECIFICATIONS REGARDING INSTALLATION AND MAINTENANCE WHOULD BE FOLLOWED AND PROVIDED TO CITY STAFF. COPIES MUST BE SUBMITTED TO PAM BOYLE RODRIGUEZ AT PAMELA.BOYLE@CITYOFPALOALTO.ORG
- DO NOT USE CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES (HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL) FOR GUIDANCE.
- AVOID COMPACTING SOIL IN AREA THAT WILL BE UNPAVED

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
---		LIP OF GUTTER
---		FENCE-WIRE
---		BIORETENTION AREA
UTILITY LINES		
— E —	E	ELECTRIC
— FO —	FO	FIBER OPTIC
— FS —	FS	FIRE SERVICE
— G —	G	GAS LINE
— IRR —	IRR	IRRIGATION LINE
— JT —	JT	JOINT TRENCH
— NG —	NG	NITROGEN GAS
— OH —	OH	OVERHEAD
— RW —	RW	RECYCLED WATER
— SD —	SD	STORM DRAIN
— SS —	SS	SANITARY SEWER
— T —	T	TELEPHONE
— W —	W	WATER

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
BWFS	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
SJWC	SAN JOSE WATER COMPANY
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SOUTHWEST
T	TREE
TC	TOP OF CURB
TW	TOP OF WALL
TWFS	TOP OF WALL/FINISHED SURFACE
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
USA	UNDERGROUND SERVICE ALERT
VG	VALLEY GUTTER
W	WEST/WESTWITH
WM	WATER METER
WTR	WATER
WW	WATER VALVE

UTILITY LEGEND

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

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 6. & 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.

DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC. SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.

NO.	DATE	REVISIONS

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
2800 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930 Fax (650) 617-5932



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

COVER SHEET
3241 PARK BOULEVARD
PALO ALTO, CA 94306

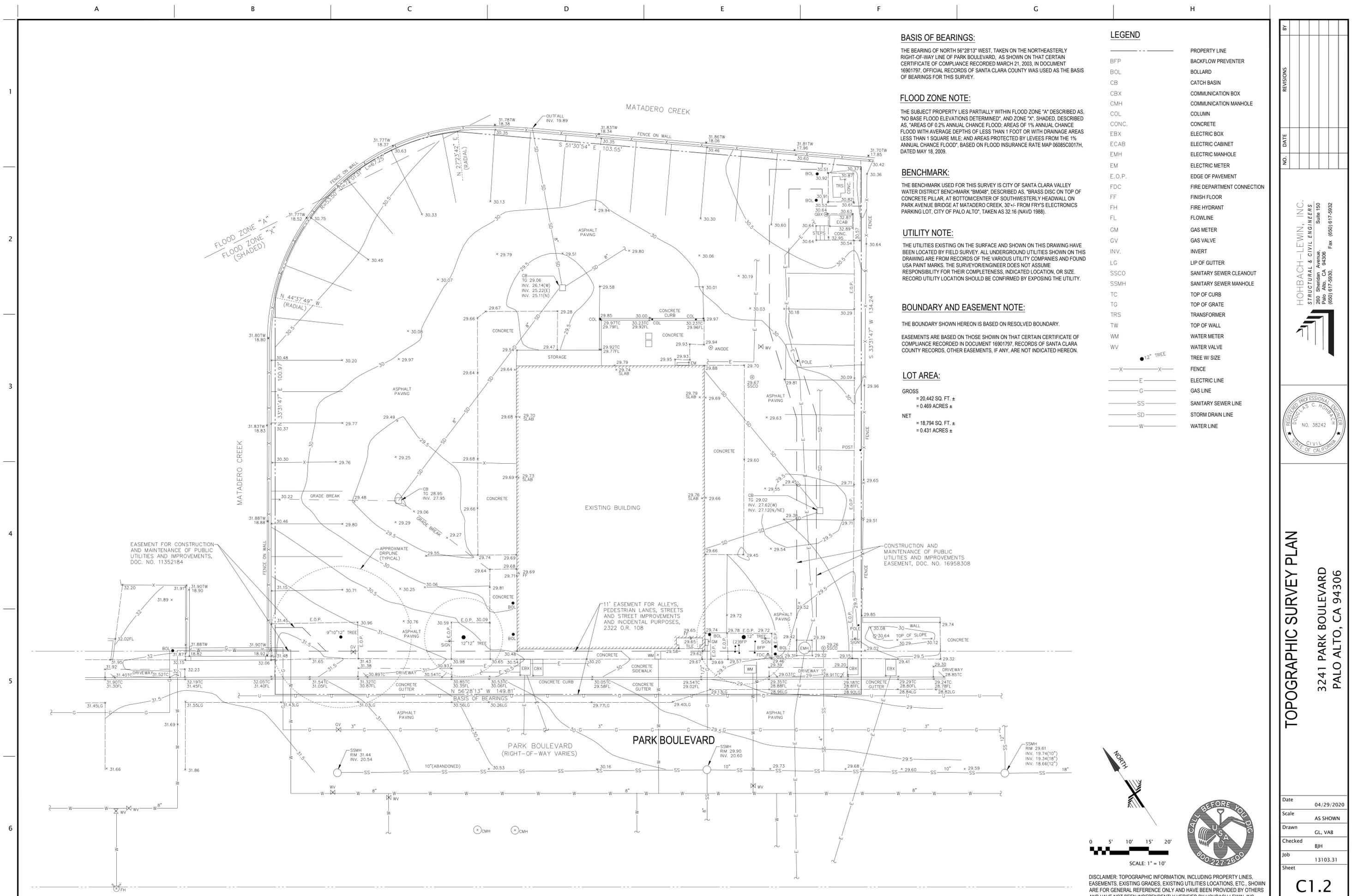
SHEET INDEX

C1.0	COVER SHEET
C1.2	TOPOGRAPHIC SURVEY
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
C7.0	BMP



Date	04/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	

C1.0



BASIS OF BEARINGS:

THE BEARING OF NORTH 56°28'13" WEST, TAKEN ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PARK BOULEVARD, AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MARCH 21, 2003, IN DOCUMENT 16901797, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN FLOOD ZONE "A" DESCRIBED AS, "NO BASE FLOOD ELEVATIONS DETERMINED", AND ZONE "X", SHADED, DESCRIBED AS, "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD", BASED ON FLOOD INSURANCE RATE MAP 06085C0017H, DATED MAY 18, 2009.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS CITY OF SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM048", DESCRIBED AS, "BRASS DISC ON TOP OF CONCRETE PILLAR, AT BOTTOM/CENTER OF SOUTHWESTERLY HEADWALL ON PARK AVENUE BRIDGE AT MATADERO CREEK, 30'+/- FROM FRY'S ELECTRONICS PARKING LOT, CITY OF PALO ALTO", TAKEN AS 32.16 (NAVD 1988).

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND FOUND USA PAINT MARKS. THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

BOUNDARY AND EASEMENT NOTE:

THE BOUNDARY SHOWN HEREON IS BASED ON RESOLVED BOUNDARY. EASEMENTS ARE BASED ON THOSE SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT 16901797, RECORDS OF SANTA CLARA COUNTY RECORDS, OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

LOT AREA:

GROSS
= 20,442 SQ. FT. ±
= 0.469 ACRES ±

NET
= 18,794 SQ. FT. ±
= 0.431 ACRES ±

LEGEND

---	PROPERTY LINE
BFP	BACKFLOW PREVENTER
BOLL	BOLLARD
CB	CATCH BASIN
CBX	COMMUNICATION BOX
CMH	COMMUNICATION MANHOLE
COL	COLUMN
CONC.	CONCRETE
EBX	ELECTRIC BOX
ECAB	ELECTRIC CABINET
EMH	ELECTRIC MANHOLE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
GV	GAS VALVE
INV.	INVERT
LG	LIP OF GUTTER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TRS	TRANSFORMER
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
○	TREE W/ SIZE
---	FENCE
---	ELECTRIC LINE
---	GAS LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	WATER LINE

BY: _____

REVISIONS: _____

DATE: _____

NO.: _____

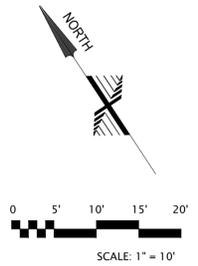
HOBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
280 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-9930 Fax (650) 617-9932

REGISTERED PROFESSIONAL ENGINEER
DIPLOMAS C. HOBACH
NO. 38242
CIVIL
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY PLAN
3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	04/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	

C1.2



DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC. SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOBACH-LEWIN, INC.

DEMOLITION LEGEND

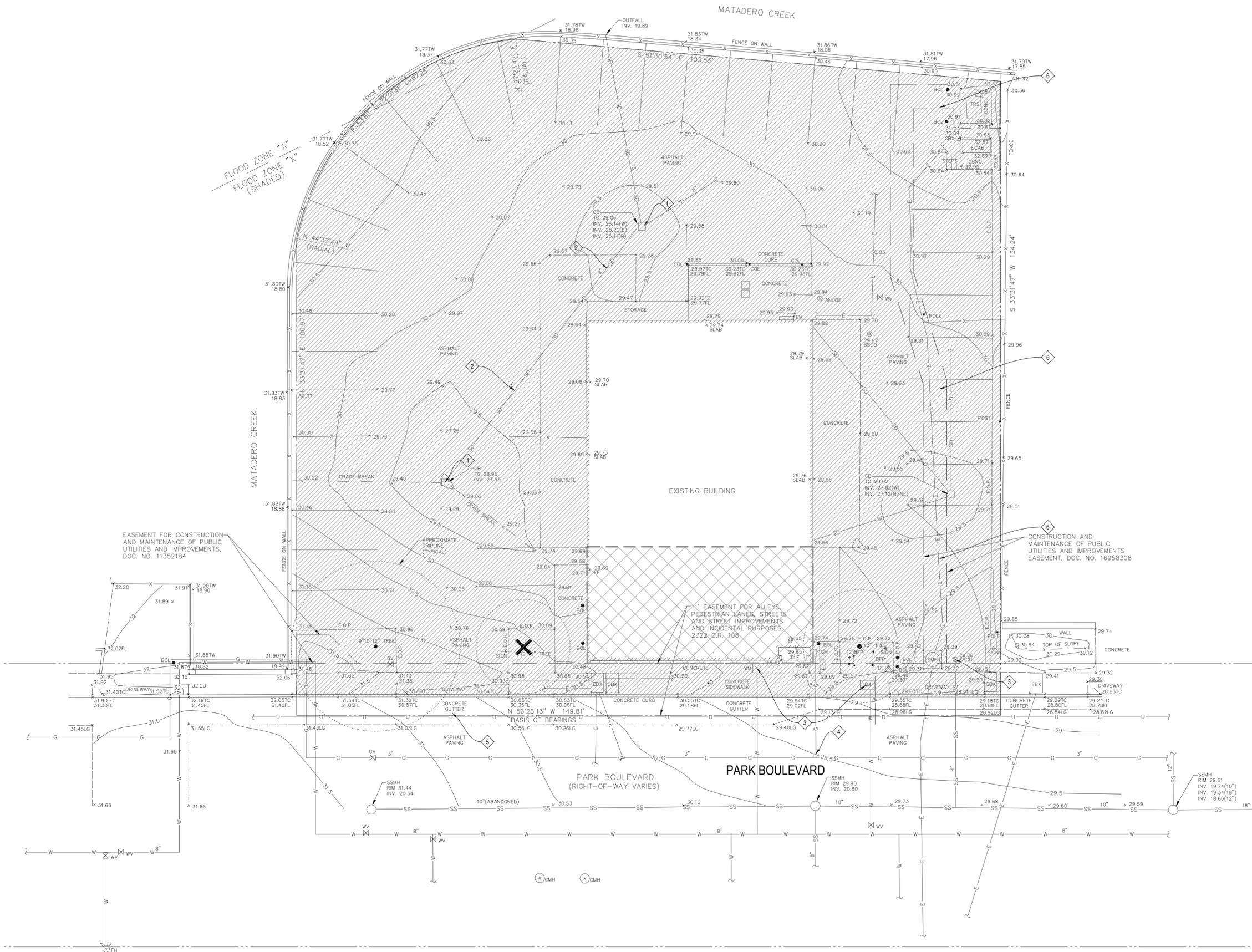
-  TREE TO BE REMOVED. SEE LANDSCAPE PLANS.
-  DEMOLITION AREA - ALL SITE FEATURES WITHIN THIS AREA ARE TO BE REMOVED, UNLESS NOTED TO REMAIN.
-  EXISTING BUILDING STRUCTURE PORTION TO BE DEMOLISHED. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION.
-  TREE PROTECTION TREES TO REMAIN

DEMOLITION KEYNOTES

-  EXISTING UTILITIES TO REMAIN
-  EXISTING STORM DRAIN LINE TO BE REMOVED
-  EXISTING VAULTS AND BOXES TO BE PROTECTED IN PLACE
-  GAS METER AND LINE TO BE REMOVED AND DISCONNECTED
-  CONTRACTOR TO VERIFY CONCRETE DUCT BANK LOCATION AND SIZE AND REPORT BACK TO CIVIL ENGINEER
-  PUBLIC UTILITIES EASEMENT TO BE REMOVED

DEMOLITION NOTES

1. SEE ELECTRICAL PLANS FOR REMOVAL OR RELOCATION OF ALL ELEC/COMM CONDUITS, BOXES, LINE ETC.
2. 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.
3. ALL EXISTING SERVICES AND UTILITIES THAT ARE TO REMAIN OPERATIONAL SHALL BE RELOCATED AS NECESSARY.
4. ALL TREES THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
5. 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.
6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.



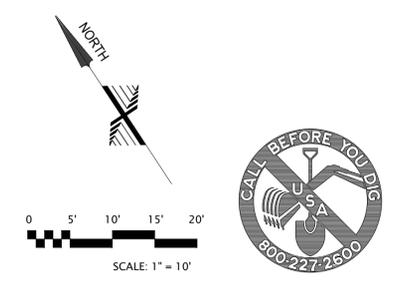
NO.	DATE	REVISIONS

HOBACH-LEWIN, INC.
 STRUCTURAL & CIVIL ENGINEERS
 280 Sheridan Avenue, Suite 150
 Palo Alto, CA 94306
 (650) 617-9930 Fax (650) 617-9932



DEMOLITION PLAN
 3241 PARK BOULEVARD
 PALO ALTO, CA 94306

Date	04/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	C2.0



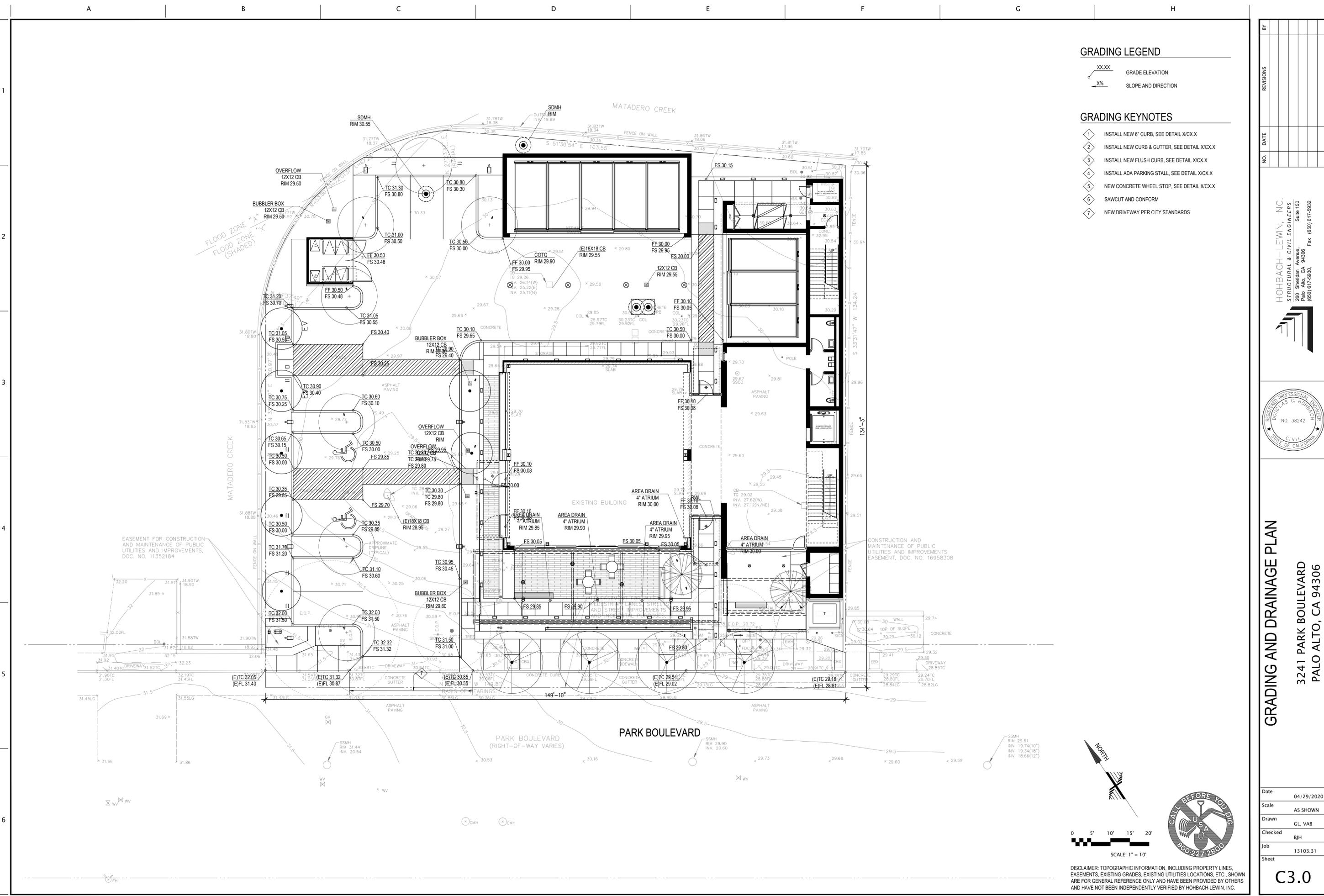
DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC. SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOBACH-LEWIN, INC.

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



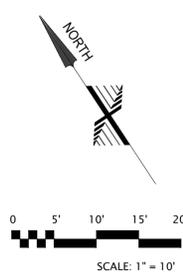
NO.	DATE	REVISIONS

HOBACH-LEWIN, INC.
 STRUCTURAL & CIVIL ENGINEERS
 280 Sheridan Avenue, Suite 150
 Palo Alto, CA 94306
 (650) 617-9930 Fax (650) 617-9932

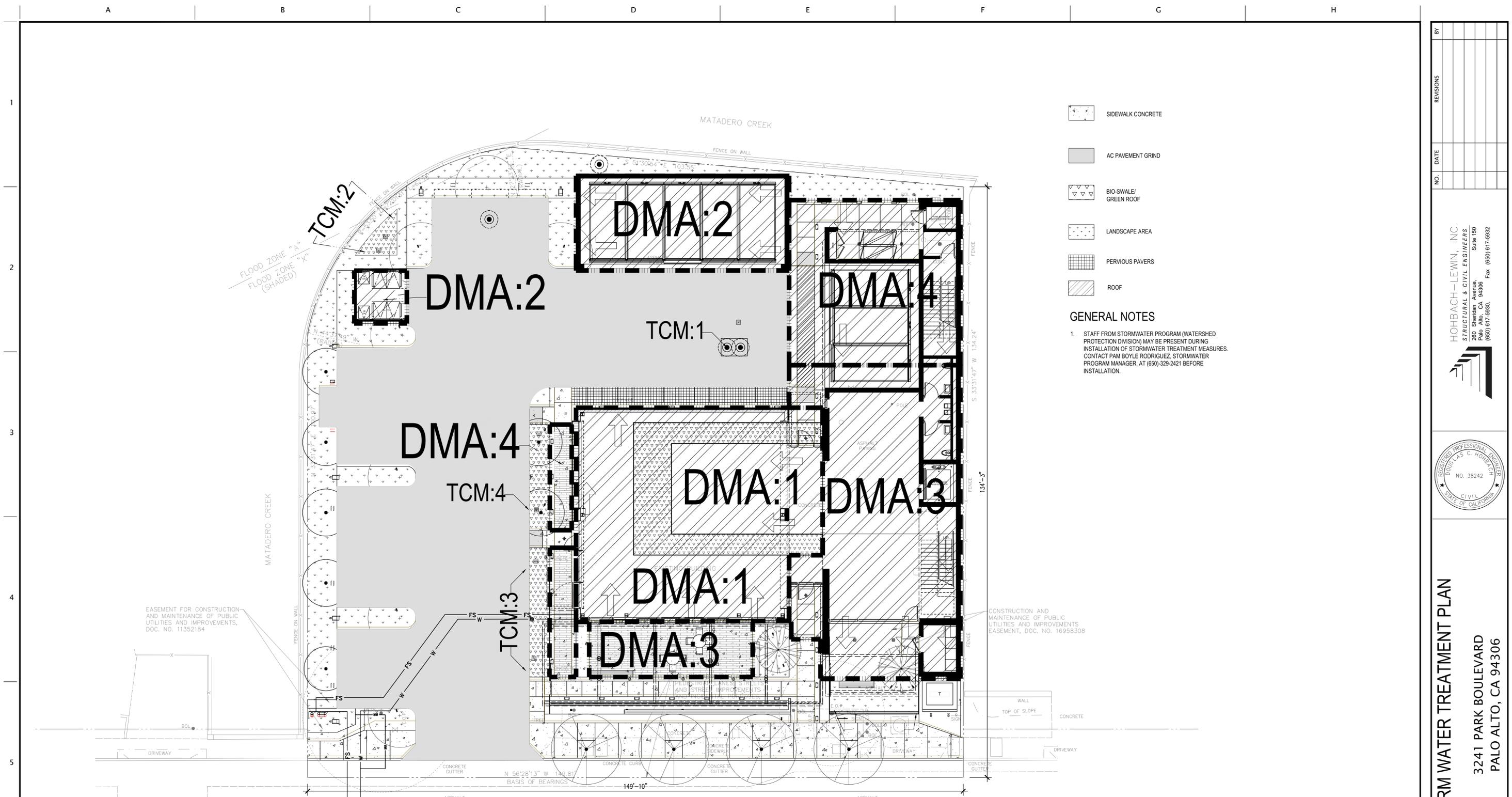


GRADING AND DRAINAGE PLAN
 3241 PARK BOULEVARD
 PALO ALTO, CA 94306

Date	04/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	C3.0



DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC. SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOBACH-LEWIN, INC.



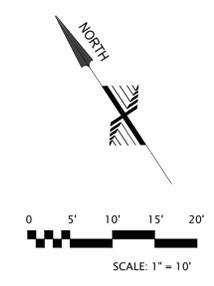
- SIDEWALK CONCRETE
- AC PAVEMENT GRIND
- BIO-SWALE/
GREEN ROOF
- LANDSCAPE AREA
- PERVIOUS PAVERS
- ROOF

GENERAL NOTES

1. STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650)-329-2421 BEFORE INSTALLATION.

**PARK BOULEVARD
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	Underground Stormwater Treatment Device	LID	3. Flow-Volume Combo	2,021	2,021	0	0	24.68%	81	100	6	0.5	0.5
2	2	Onsite	Bioretention unlined w/ underdrain	LID	3. Flow-Volume Combo	1,149	1,149	0	0	14.04%	46	55	6	0.5	0.5
3	3	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	3,380	3,380	0	0	41.28%	135	135	6	0.5	0.5
4	4	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,637	1,637	0	0	19.99%	65	65	6	0.5	0.5
Totals:						8,187	8,187	0	0	100.00%					



DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC. SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.

BY	
REVISIONS	
DATE	
NO.	

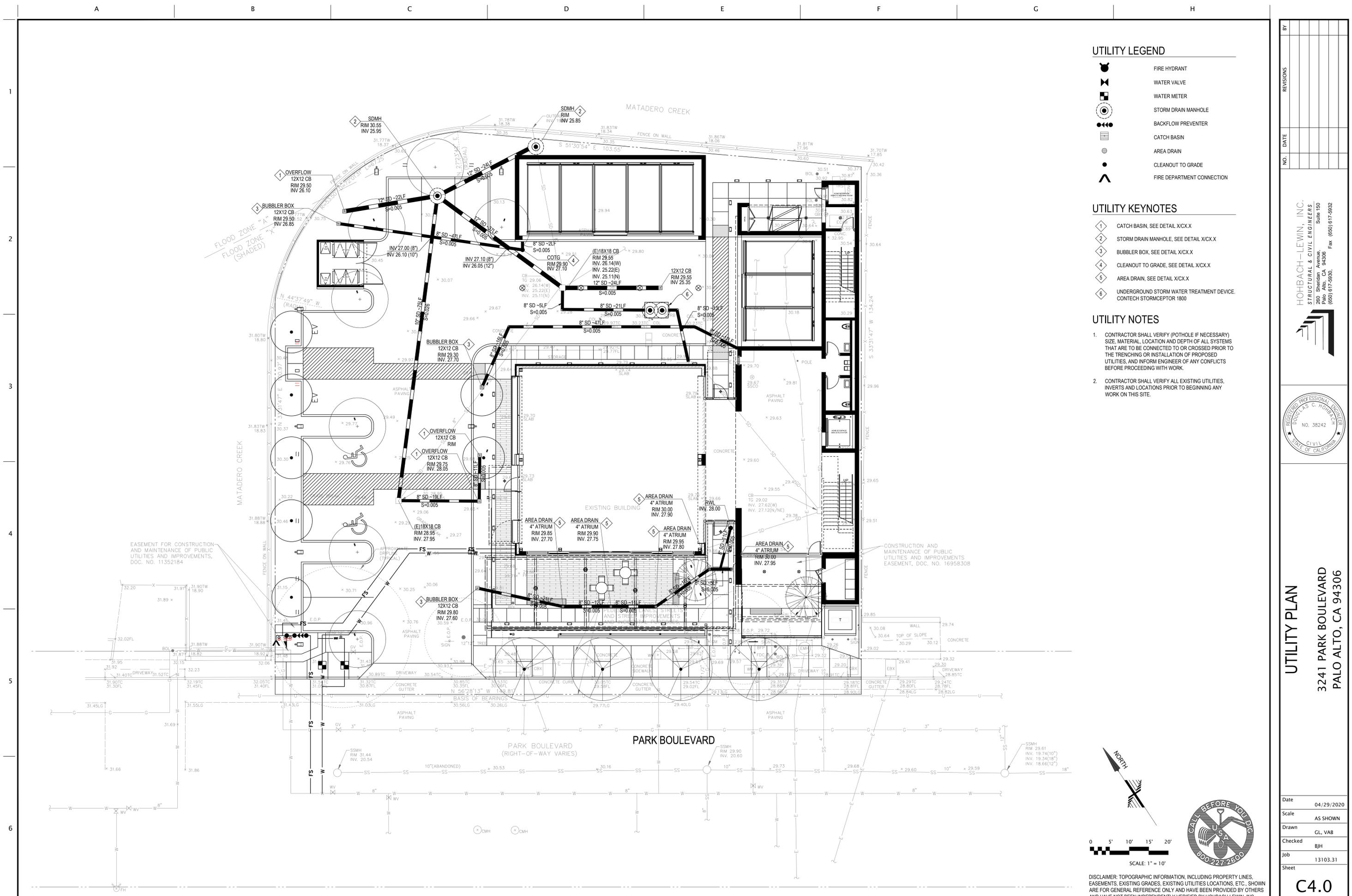
HOHBACH-LEWIN, INC.
 STRUCTURAL & CIVIL ENGINEERS
 280 Sheridan Avenue, Suite 150
 Palo Alto, CA 94306
 (650) 617-9930 Fax (650) 617-9932

STORM WATER TREATMENT PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	04/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
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 BUBBLER BOX, SEE DETAIL X/CX.X
- 4 CLEANOUT TO GRADE, SEE DETAIL X/CX.X
- 5 AREA DRAIN, SEE DETAIL X/CX.X
- 6 UNDERGROUND STORM WATER TREATMENT DEVICE, CONTECH STORMCEPTOR 1800

UTILITY NOTES

1. 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.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INVERTS AND LOCATIONS PRIOR TO BEGINNING ANY WORK ON THIS SITE.

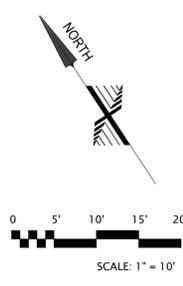
NO.	DATE	REVISIONS

HOHBACH-LEWIN, INC.
 STRUCTURAL & CIVIL ENGINEERS
 280 Sheridan Avenue, Suite 150
 Palo Alto, CA 94306
 (650) 617-9930 Fax (650) 617-9932



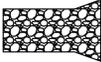
UTILITY PLAN
 3241 PARK BOULEVARD
 PALO ALTO, CA 94306

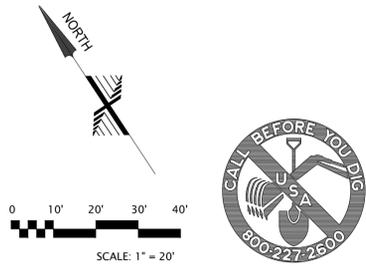
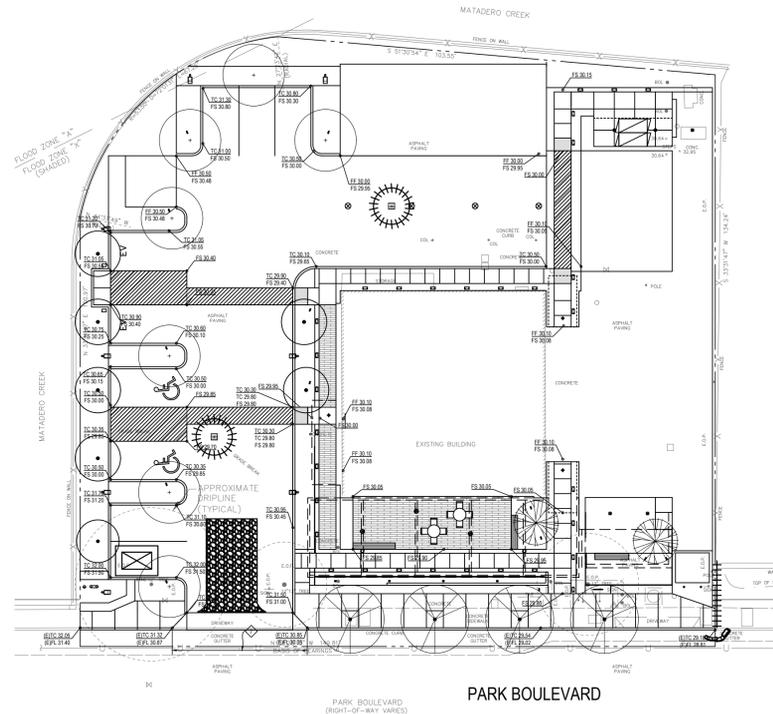
Date	04/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	C4.0



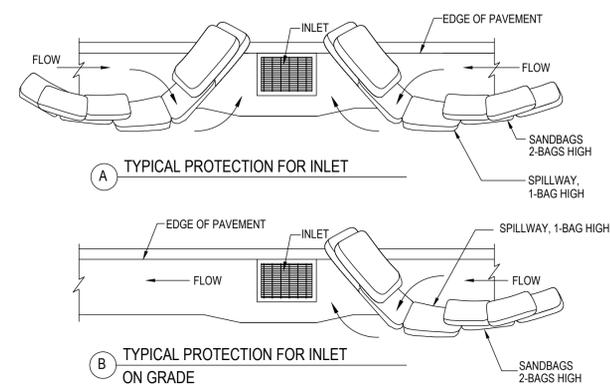
DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC. SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.

LEGEND

-  CONCRETE WASHOUT (DETAIL 1)
-  CATCH BASIN PROTECTION (DETAIL 2)
-  FIBER ROLL (DETAIL 3)
-  CATCH BASIN PROTECTION ALONG GUTTERS (DETAIL 4)
-  STABILIZED CONSTRUCTION ENTRANCE (DETAIL 5)

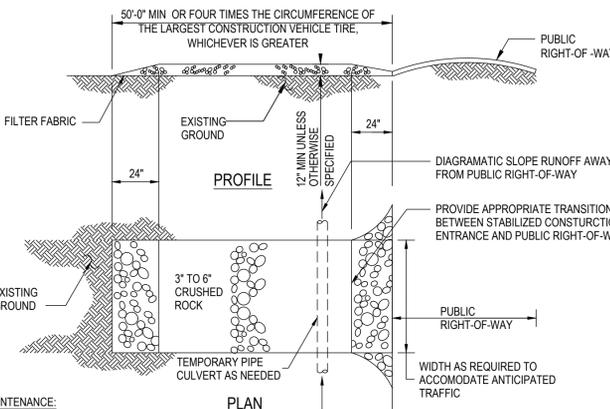


DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC., SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.



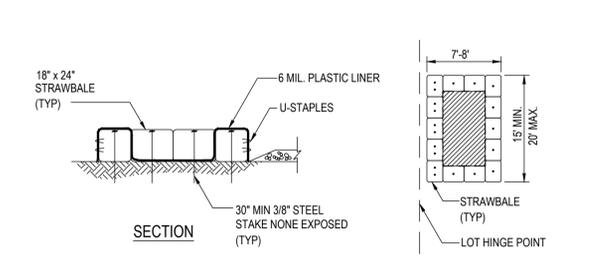
- NOTES:**
- INTENDED FOR SHORT-TERM USE.
 - USE TO INHIBIT NON-STORM WATER FLOW.
 - ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
 - BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
 - NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

4 CATCH BASIN PROTECTION ALONG GUTTERS



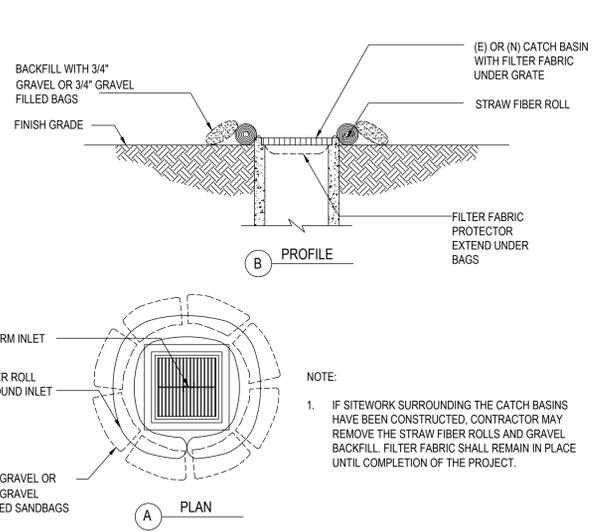
- MAINTENANCE:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AND REPAIR OR CLEAN OUT OF TRAPPED SEDIMENT.
 - ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5 STABILIZED CONSTRUCTION ENTRANCE



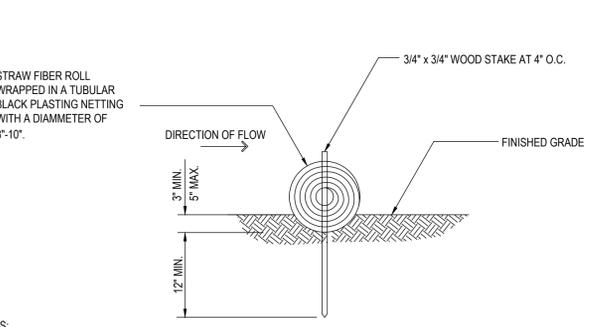
- NOTES:**
- WHEN WASHING ON-SITE, USE DESIGNATED, BERMED WASH AREAS TO PREVENT WASHWATER CONTACT WITH STORM WATER, CREEKS, RIVERS, AND OTHER WATER BODIES. THE WASH AREA CAN BE SLOPED FOR WASH WATER COLLECTION AND SUBSEQUENT INFILTRATION INTO THE GROUND.
 - LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
 - WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

1 CONCRETE WASH AREA



- NOTE:**
- IF SITEWORK SURROUNDING THE CATCH BASINS HAVE BEEN CONSTRUCTED, CONTRACTOR MAY REMOVE THE STRAW FIBER ROLLS AND GRAVEL BACKFILL. FILTER FABRIC SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT.

2 CATCH BASIN PROTECTION (TYP.)



- NOTES:**
- FIBER ROLL COMPOSED OF BIO-DEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.
 - FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSIONS BY REDUCING SLOPE GRADIENT. IT INCREASES INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
 - FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3'-5" DEEP. DUG ON CONTOUR, RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

3 FIBER ROLL

BY	
REVISIONS	
DATE	
NO.	

HOHBACH-LEWIN, INC.
 STRUCTURAL & CIVIL ENGINEERS
 2800 Sheridan Avenue, Suite 150
 Palo Alto, CA 94306
 (650) 617-9930 Fax (650) 617-9932

EROSION CONTROL PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	04/29/2020
Scale	AS SHOWN
Drawn	CL, VAB
Checked	BJH
Job	13103.31
Sheet	

C5.0

POLLUTION PREVENTION — IT'S PART OF THE PLAN

Construction projects are required to implement year-round stormwater BMPs, as they apply to your project.

Runoff from streets and other paved areas is a major source of pollution to San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep construction dirt, debris, and other pollutants out of storm drains and local creeks. Following these guidelines will ensure your compliance with City of Palo Alto Ordinance requirements.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

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

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site clear of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

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

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report any hazardous materials spills immediately! Call City of Palo Alto Communications, (650) 329-2413. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

EARTHMOVING

Grading and Earthwork

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

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

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

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.
- Be sure to obtain a Permit for Construction in the Public Street from Public Works Engineering before discharging water to a street, gutter, or storm drain. Call the Regional Water Quality Control Plant (RWQCP) at (650) 329-2598 for an inspection prior to commencing discharge. Use filtration or diversion through a basin, tank, or sediment trap as required by the approved dewatering plan. Dewatering is not permitted from October to April.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the City inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

PAVING/ASPHALT WORK

Paving

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

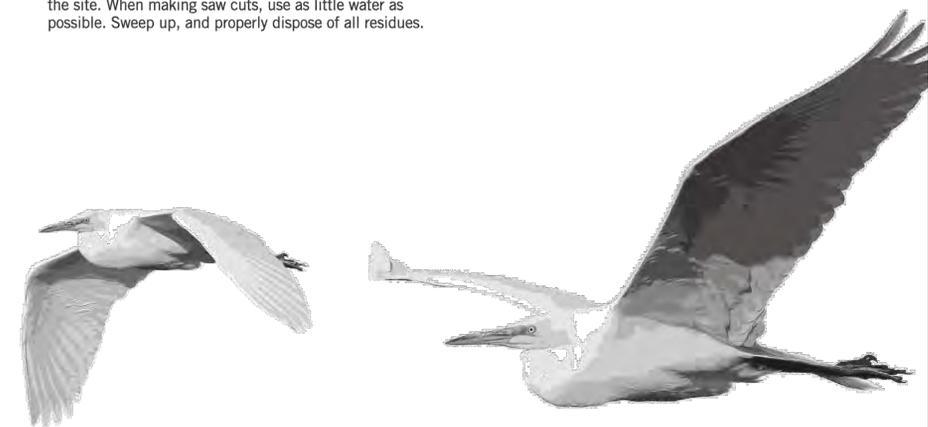
Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

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



STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

250 Hamilton Avenue
Palo Alto, CA 94301
650.329.2211
cityofpaloalto.org



CITY OF
**PALO
ALTO**

NO.	DATE	REVISIONS

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
280 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-9930 Fax (650) 617-9932



BMP
3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	04/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	

C7.0

DISCLAIMER: TOPOGRAPHIC INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, EXISTING GRADES, EXISTING UTILITIES LOCATIONS, ETC. SHOWN ARE FOR GENERAL REFERENCE ONLY AND HAVE BEEN PROVIDED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY HOHBACH-LEWIN, INC.

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
SITE PLAN

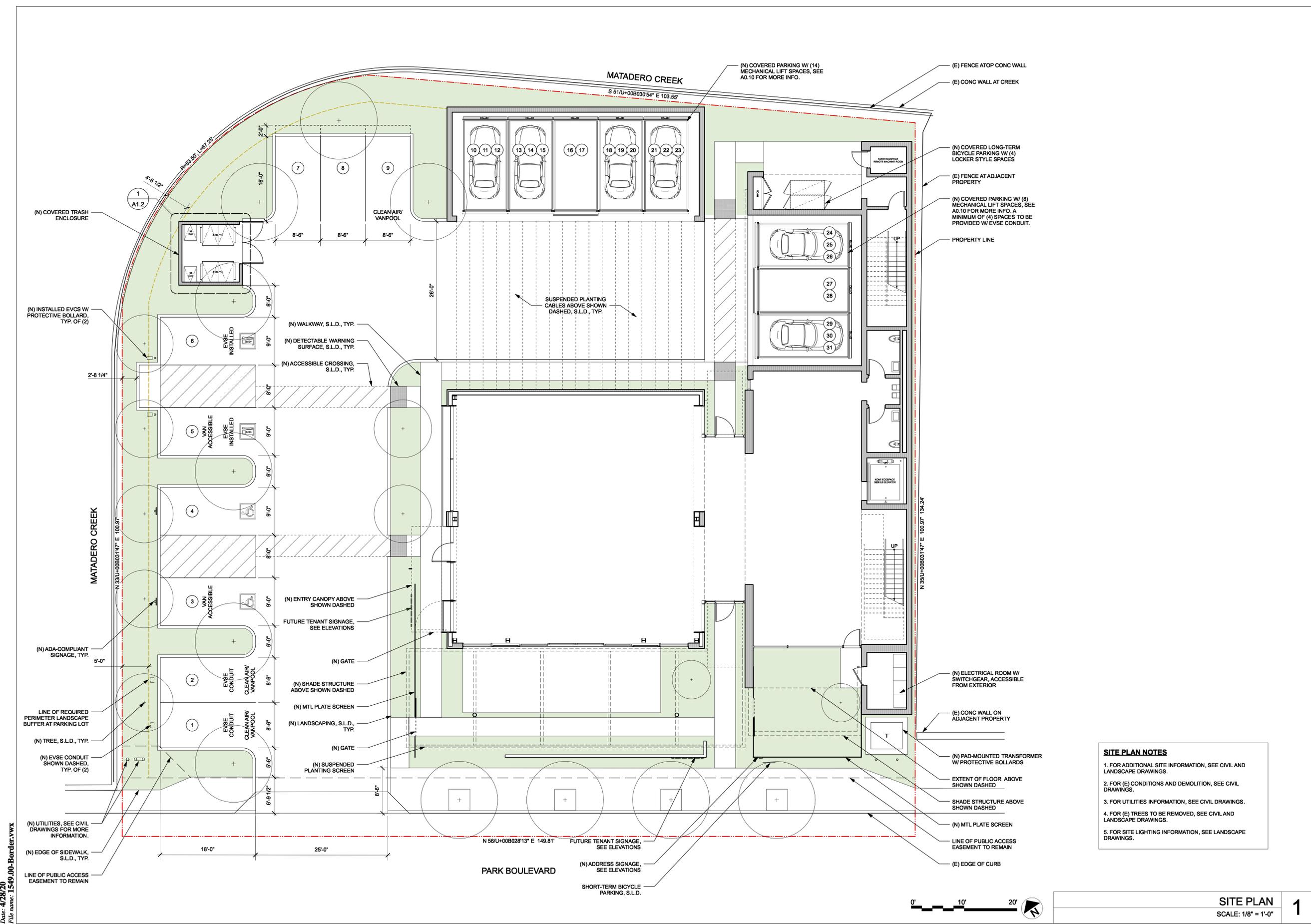
STAMP

JOB NUMBER:
1549.00
SCALE:
As Noted
DRAWN BY:
MH / ED

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A1.1



SITE PLAN NOTES

1. FOR ADDITIONAL SITE INFORMATION, SEE CIVIL AND LANDSCAPE DRAWINGS.
2. FOR (E) CONDITIONS AND DEMOLITION, SEE CIVIL DRAWINGS.
3. FOR UTILITIES INFORMATION, SEE CIVIL DRAWINGS.
4. FOR (E) TREES TO BE REMOVED, SEE CIVIL AND LANDSCAPE DRAWINGS.
5. FOR SITE LIGHTING INFORMATION, SEE LANDSCAPE DRAWINGS.



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

1

Date: 4/28/20
File name: 1549_00-Border.ywx

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

FIRST FLOOR PLAN

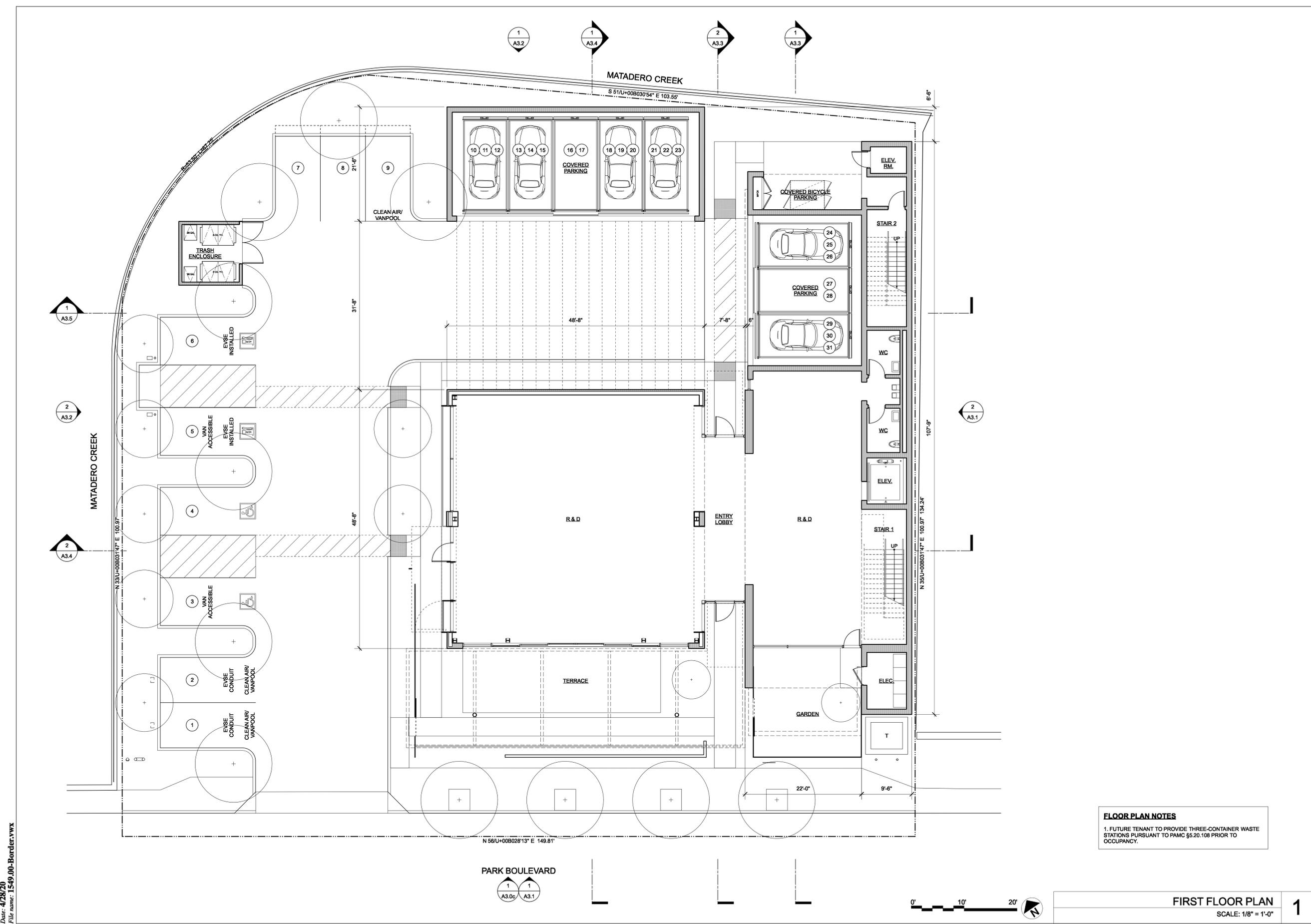
STAMP

JOB NUMBER:
1549.00
SCALE:
As Noted
DRAWN BY:

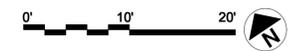
All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A2.1



FLOOR PLAN NOTES
1. FUTURE TENANT TO PROVIDE THREE-CONTAINER WASTE STATIONS PURSUANT TO PAMC §5.20.108 PRIOR TO OCCUPANCY.



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

PROJECT ADDRESS:

3241 PARK BLVD
PALO ALTO, CA
94306

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

SECOND FLOOR PLAN

STAMP

JOB NUMBER:
1549.00

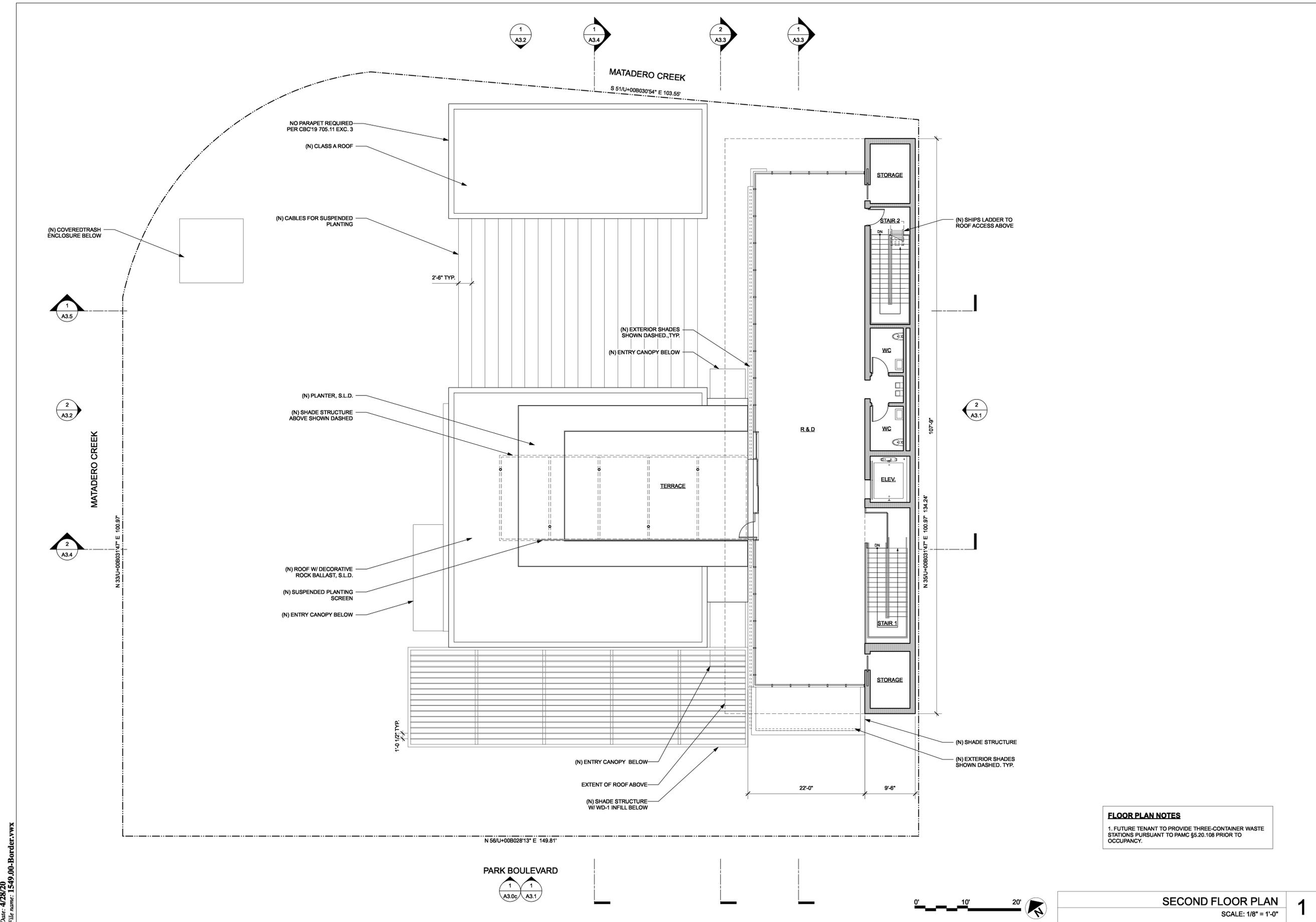
SCALE:
As Noted

DRAWN BY:

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A2.2



FLOOR PLAN NOTES
1. FUTURE TENANT TO PROVIDE THREE-CONTAINER WASTE STATIONS PURSUANT TO PAMC §5.20.108 PRIOR TO OCCUPANCY.

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

PROJECT ADDRESS:

**3241 PARK BLVD
PALO ALTO, CA
94306**

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

ROOF PLAN

STAMP

JOB NUMBER:
1549.00

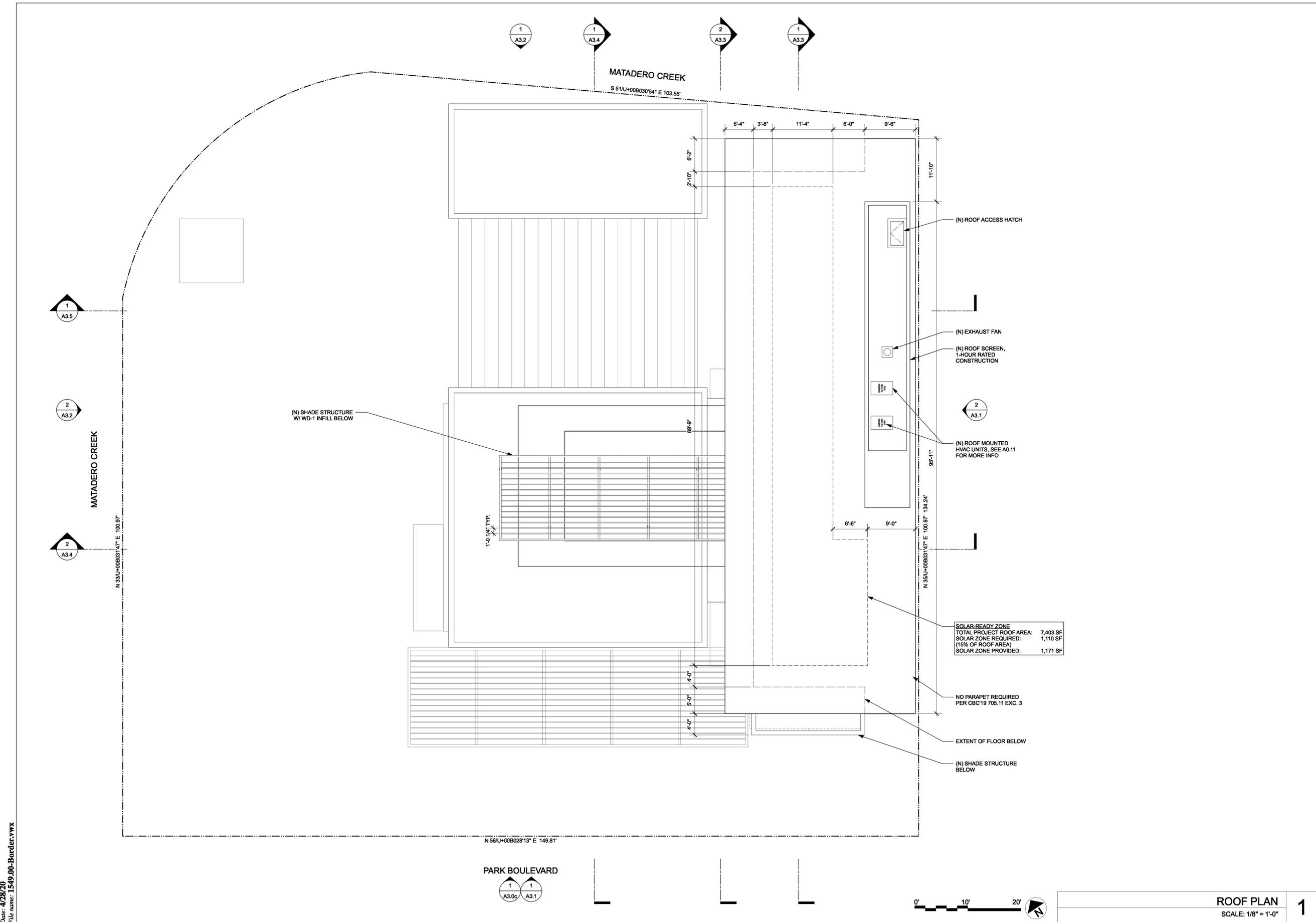
SCALE:
As Noted

DRAWN BY:

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A2.3



- △
- △
- △
- △
- △
- △



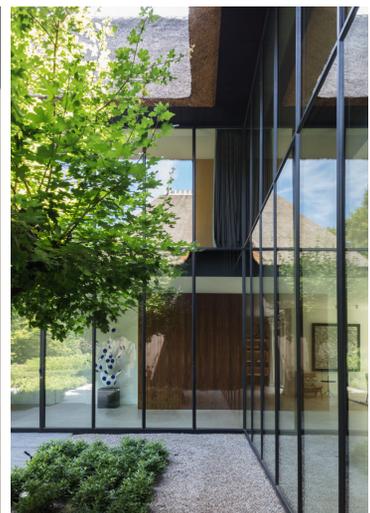
PRIVACY CONTROL: LAYERED VEGETATION AND FILTERING ARCHITECTURAL ELEMENTS



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

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020

MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

**ARCHITECTURAL
MATERIALS BOARD**

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:

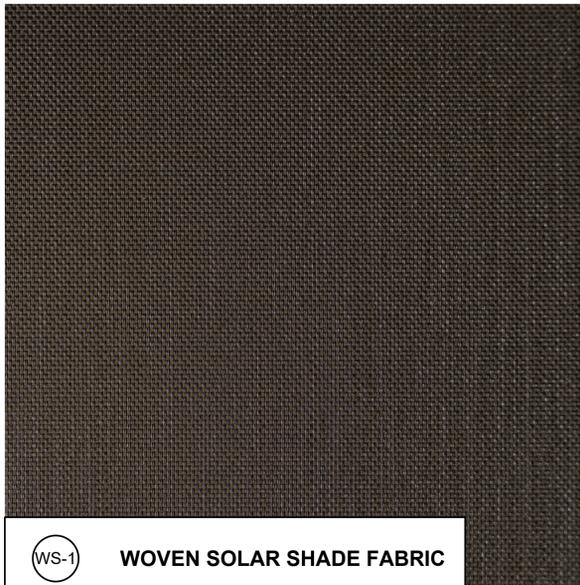
All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

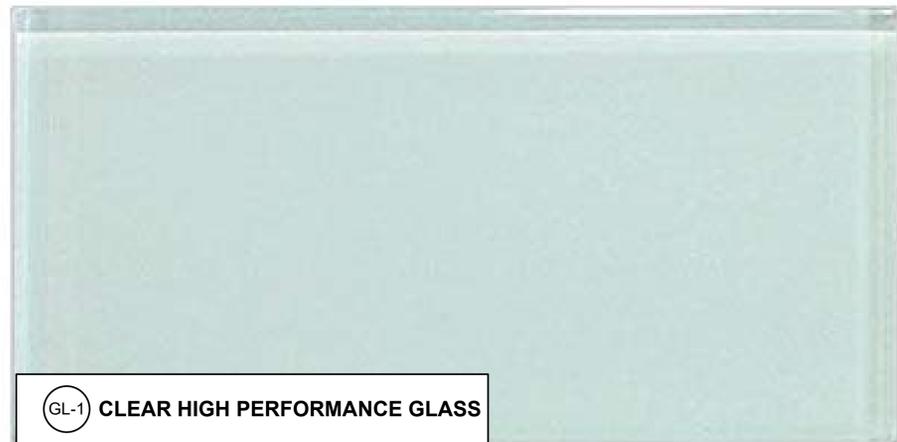
A3.0b



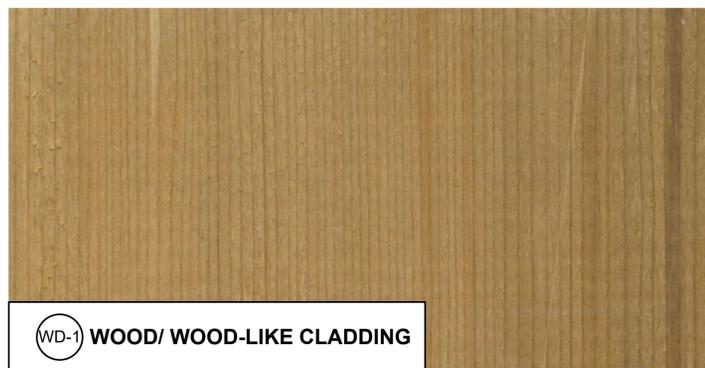
(C-1) (C-2) **CONCRETE**



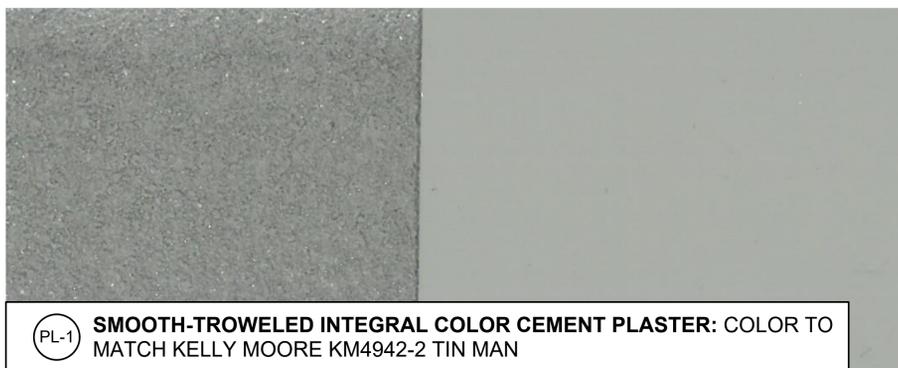
(WS-1) **WOVEN SOLAR SHADE FABRIC**



(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, 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
 MAJOR ARB SUBMITTAL #2 04.29.2020

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
C-2	CONCRETE MASONRY UNIT
SEE 1/A3.0b FOR MATERIALS BOARD	

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

RENDERED STREET ELEVATION

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:

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.
 © Hayes Group Architects, Inc.

DRAWING NUMBER

A3.0c

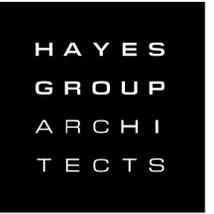


NOTE: SEE 1/A3.1 FOR SUPPLEMENTARY INFORMATION.

SOUTH ELEVATION (FROM STREET)

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

1



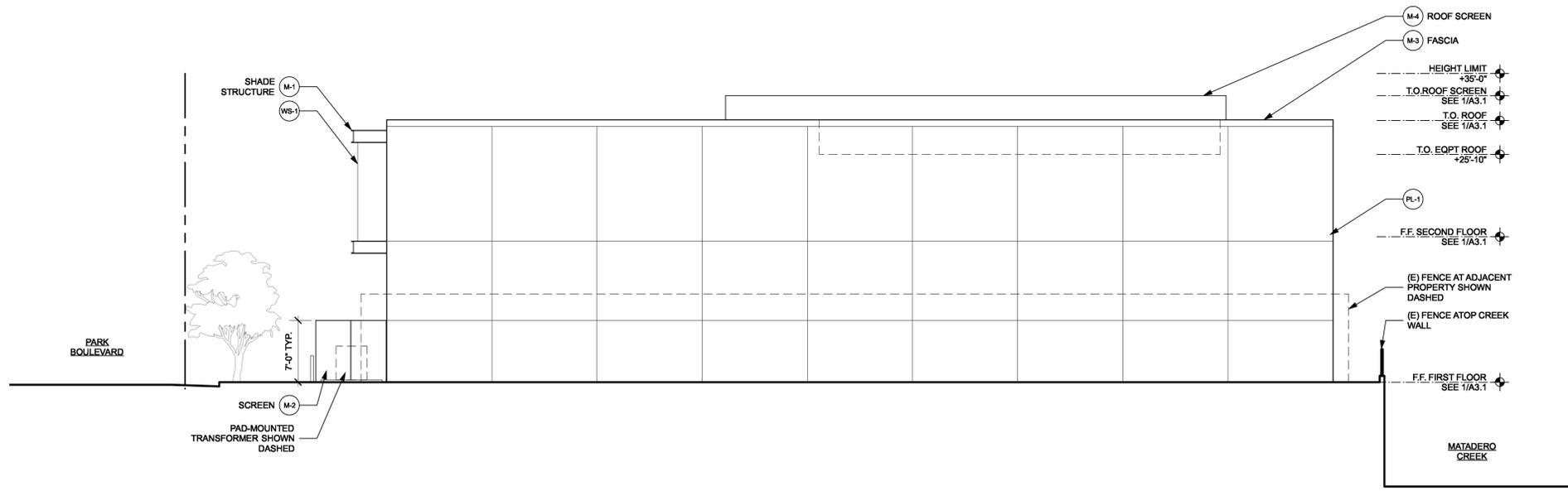
HAYES GROUP ARCHITECTS, INC.
 2657 SPRING STREET
 REDWOOD CITY, CA 94063
 P: 650.365.0600
 F: 650.365.0670
 www.thehayesgroup.com

PROJECT ADDRESS:
3241 PARK BLVD
PALO ALTO, CA
94306

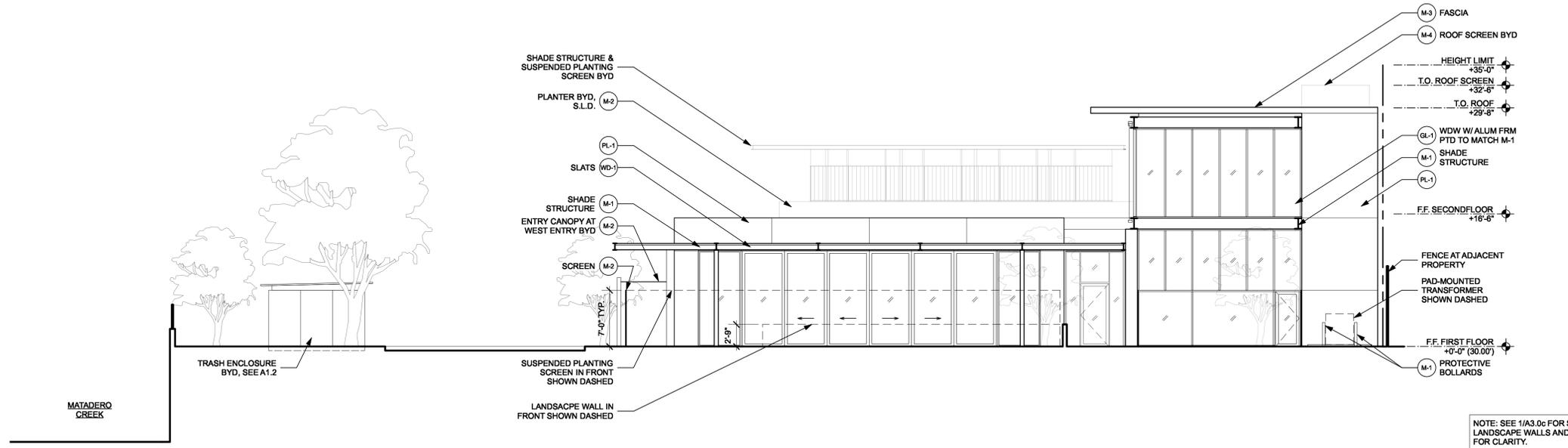
ISSUANCE:
 MAJOR ARB SUBMITTAL 02.11.2020
 MAJOR ARB SUBMITTAL #2 04.29.2020

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
C-2	CONCRETE MASONRY UNIT
SEE 1/A3.0b FOR MATERIALS BOARD	

SHEET REVISIONS	
△	
△	
△	
△	
△	
△	



EAST ELEVATION
 SCALE: 1/8" = 1'-0" **2**



NOTE: SEE 1/A3.0c FOR SUPPLEMENTARY INFORMATION.
 LANDSCAPE WALLS AND SCREENS NOT SHOWN HERE FOR CLARITY.

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

DRAWING CONTENT
PROPOSED ELEVATIONS

STAMP

JOB NUMBER:
 1549.00
 SCALE:
 As Noted
 DRAWN BY:

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.
 © Hayes Group Architects, Inc.

DRAWING NUMBER

A3.1



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
 MAJOR ARB SUBMITTAL #2 04.29.2020

- SHEET REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DRAWING CONTENT
PROPOSED ELEVATIONS

STAMP

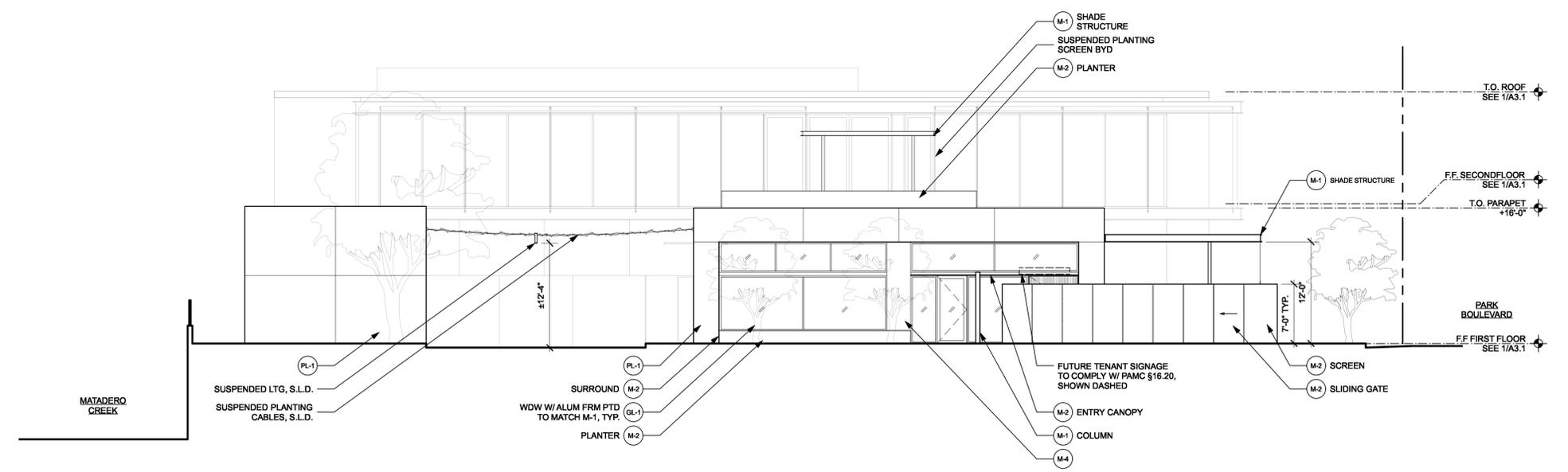
JOB NUMBER:
 1549.00
 SCALE:
 As Noted
 DRAWN BY:

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.
 © Hayes Group Architects, Inc.

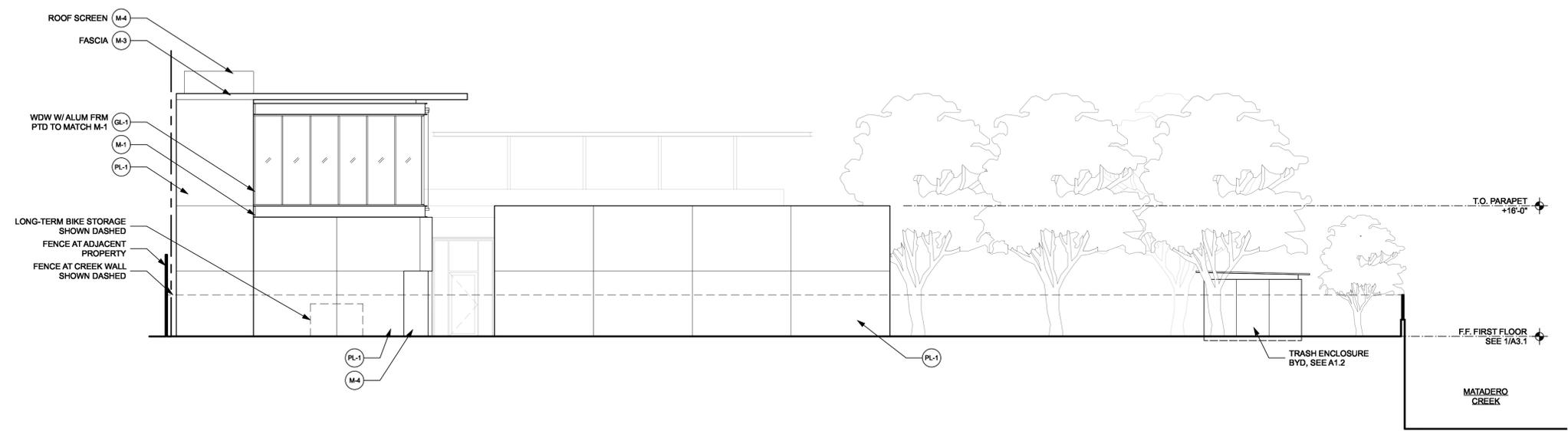
DRAWING NUMBER

A3.2

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
C-2	CONCRETE MASONRY UNIT
SEE 1/A3.0b FOR MATERIALS BOARD	



WEST ELEVATION
 SCALE: 1/8" = 1'-0" **2**



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

Date: 4/28/20
 File name: 1549.00-Border.vwx



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
 MAJOR ARB SUBMITTAL #2 04.29.2020

- SHEET REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DRAWING CONTENT
SECTIONS

STAMP

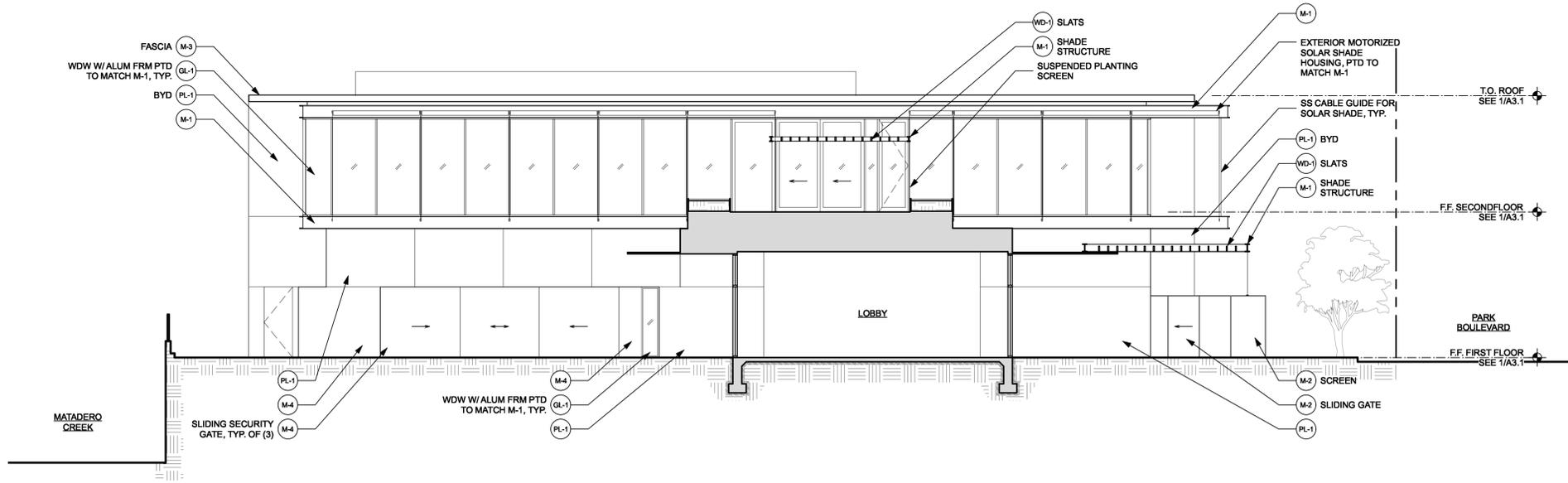
JOB NUMBER:
 1549.00
 SCALE:
 As Noted
 DRAWN BY:

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.
 © Hayes Group Architects, Inc.

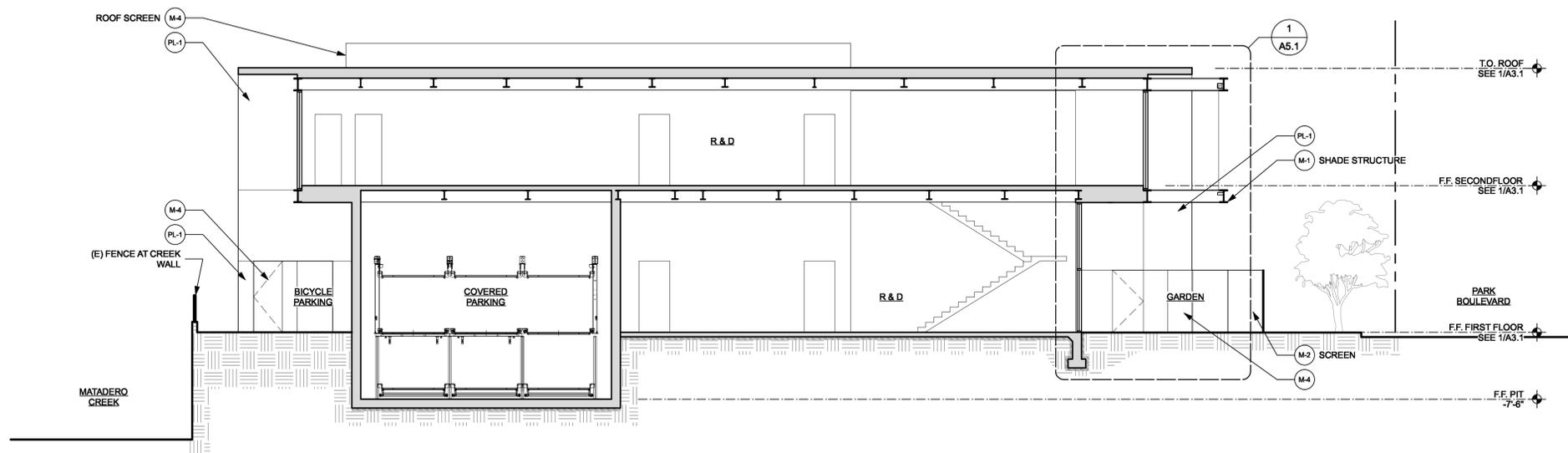
DRAWING NUMBER

A3.3

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
C-2	CONCRETE MASONRY UNIT
SEE 1/A3.0b FOR MATERIALS BOARD	



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



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



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
 MAJOR ARB SUBMITTAL #2 04.29.2020

- SHEET REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DRAWING CONTENT
SECTIONS

STAMP

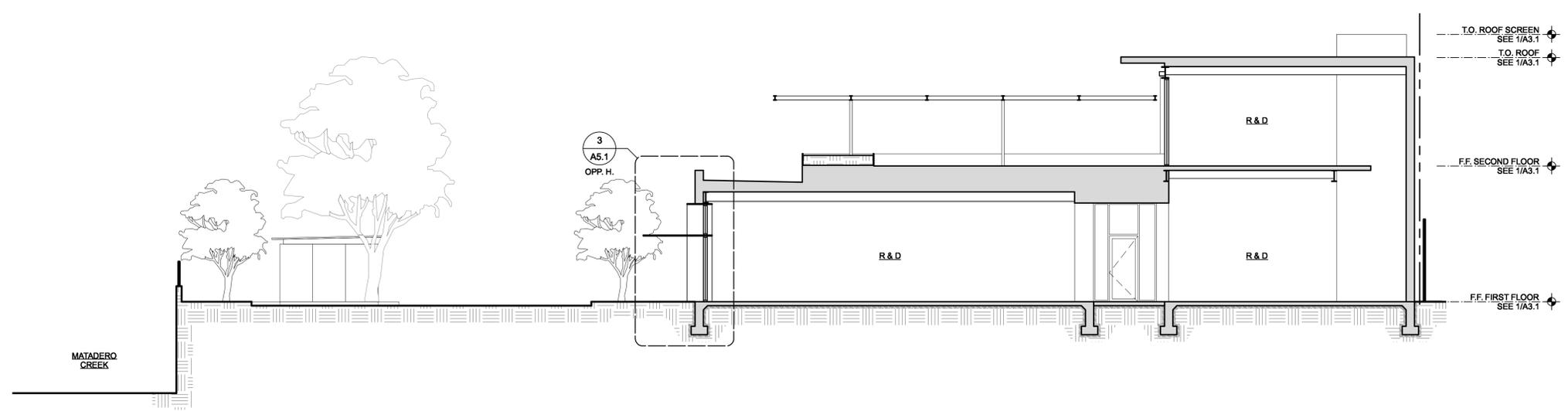
JOB NUMBER:
 1549.00
 SCALE:
 As Noted
 DRAWN BY:

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.
 © Hayes Group Architects, Inc.

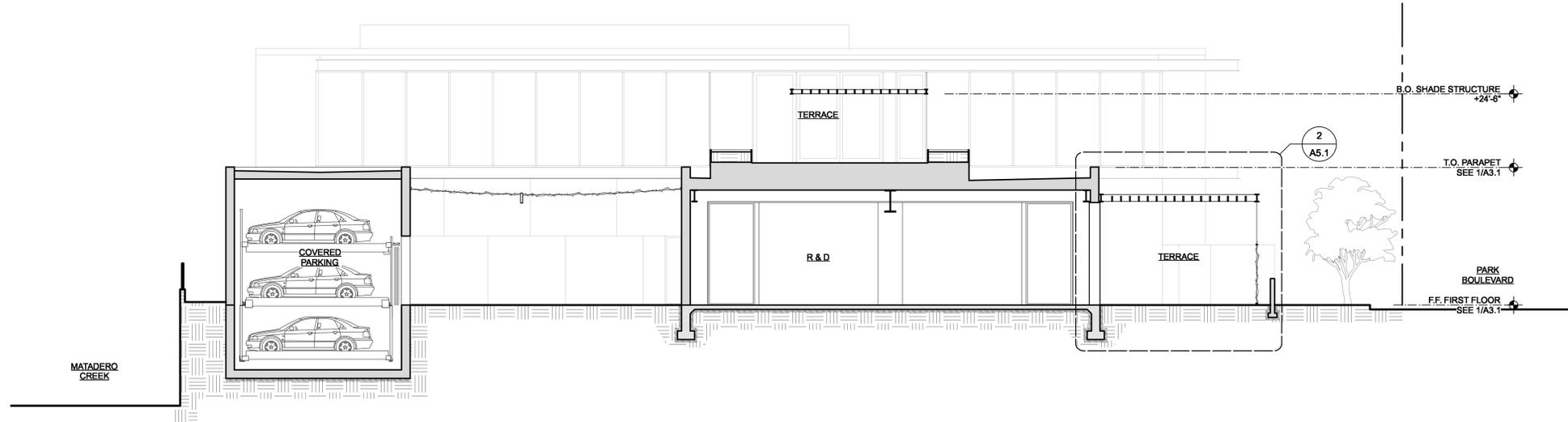
DRAWING NUMBER

A3.4

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
C-2	CONCRETE MASONRY UNIT
SEE 1/1A3.0b FOR MATERIALS BOARD	



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



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



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
 MAJOR ARB SUBMITTAL #2 04.29.2020

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
(C-2)	CONCRETE MASONRY UNIT
SEE 1/A3.0b FOR MATERIALS BOARD	

- SHEET REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DRAWING CONTENT
SECTIONS

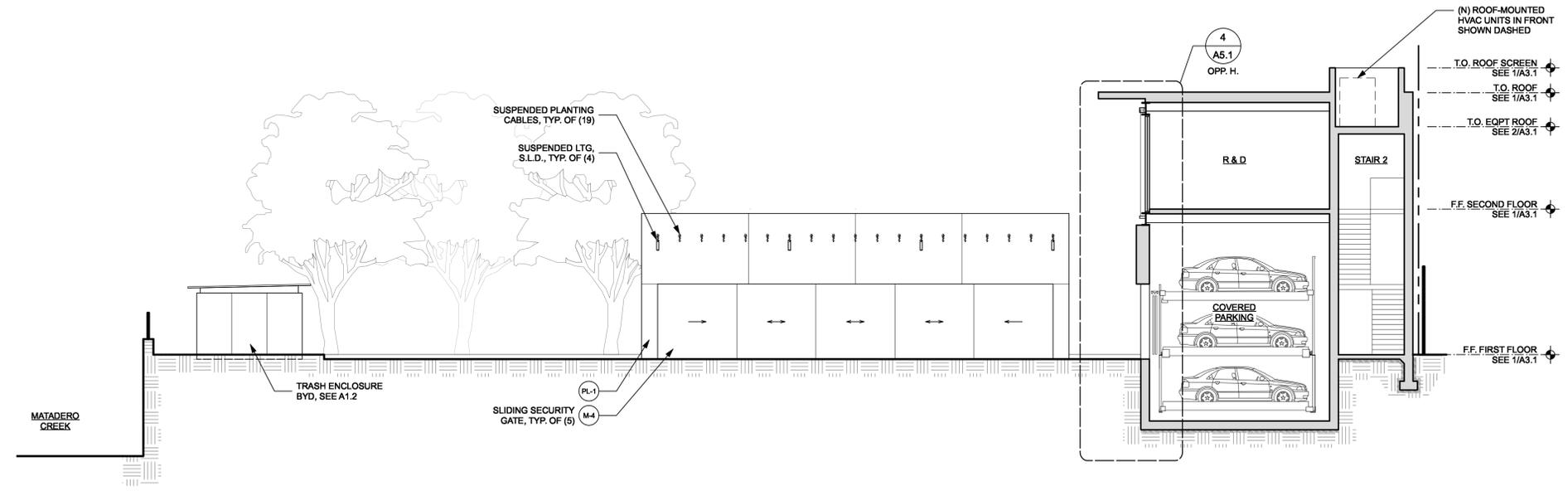
STAMP

JOB NUMBER:
 1549.00
 SCALE:
 As Noted
 DRAWN BY:

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.
 © Hayes Group Architects, Inc.

DRAWING NUMBER

A3.5



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

1

- △
- △
- △
- △
- △
- △
- △



VIEW FROM PARKING LOT LOOKING EAST (SHADES DEPLOYED) **4**
NOT TO SCALE



VIEW FROM PARK BLVD LOOKING NORTHWEST (SHADES DEPLOYED) **2**
NOT TO SCALE



VIEW FROM PARK BLVD LOOKING NORTHEAST (SHADES DEPLOYED) **3**
NOT TO SCALE



VIEW FROM PARK BLVD LOOKING NORTH (SHADES DEPLOYED) **1**
NOT TO SCALE

- △
- △
- △
- △
- △
- △
- △



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



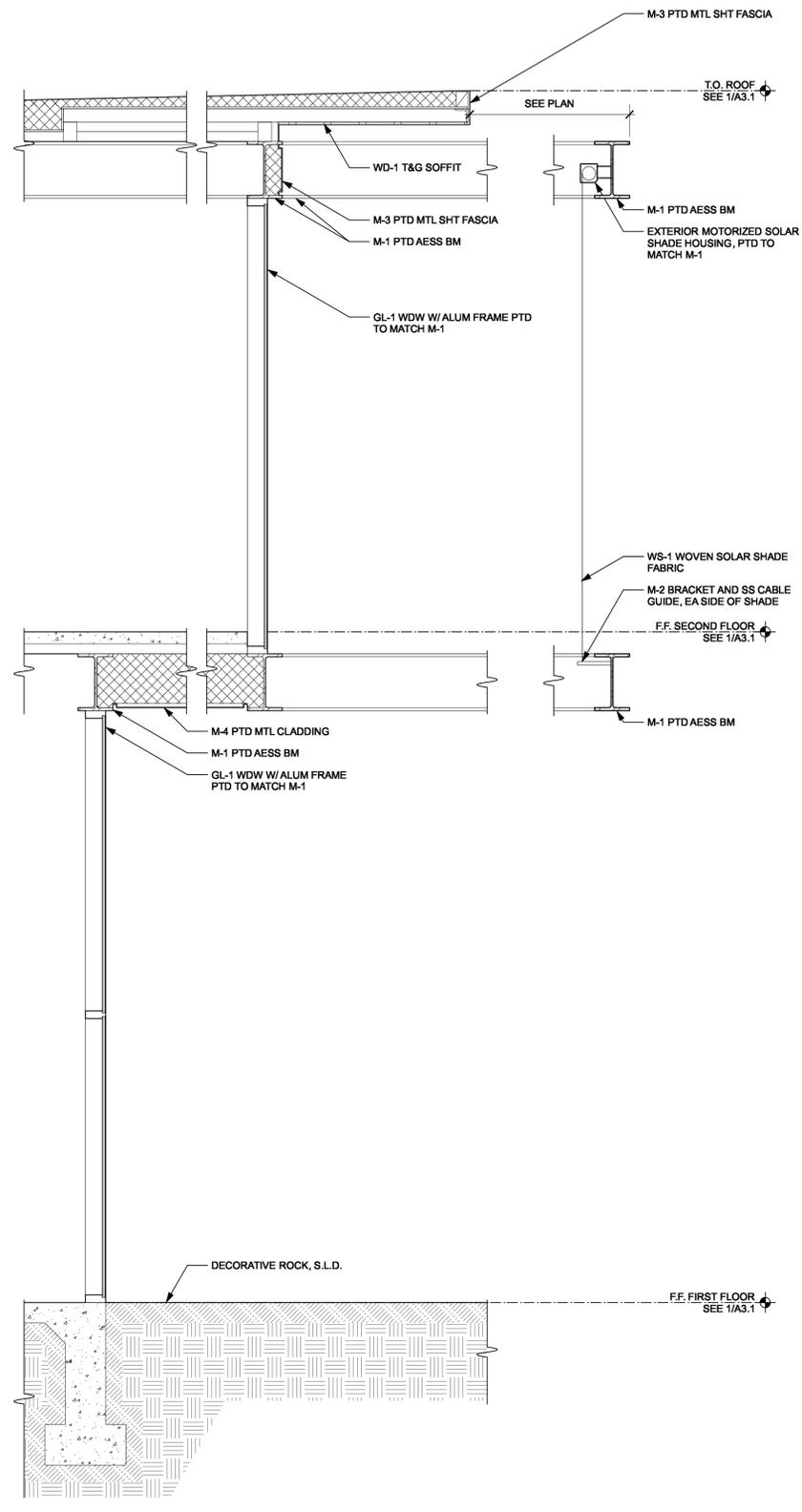
VIEW FROM PARK BLVD LOOKING NORTH (SHADES RETRACTED)

NOT TO SCALE

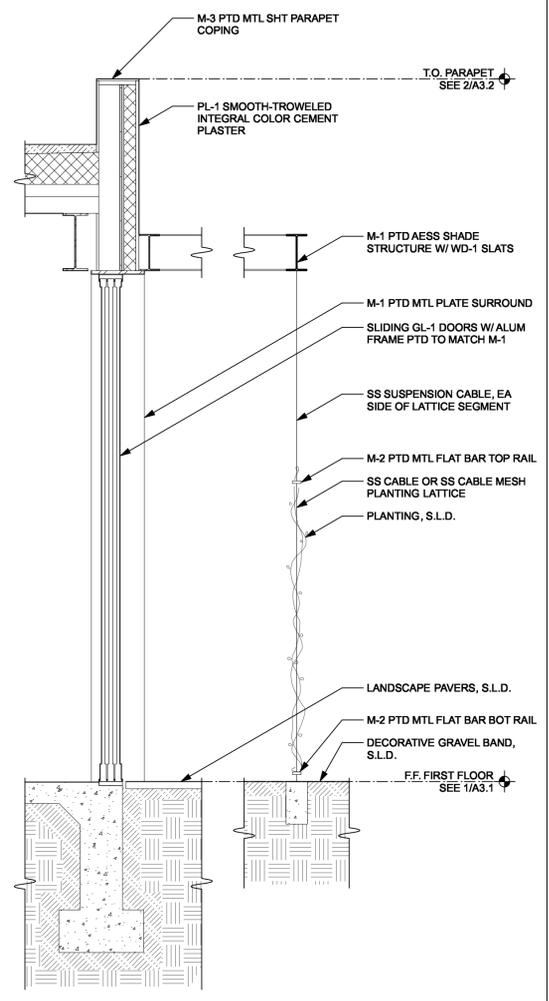
1

SHEET REVISIONS

△	
△	
△	
△	
△	
△	

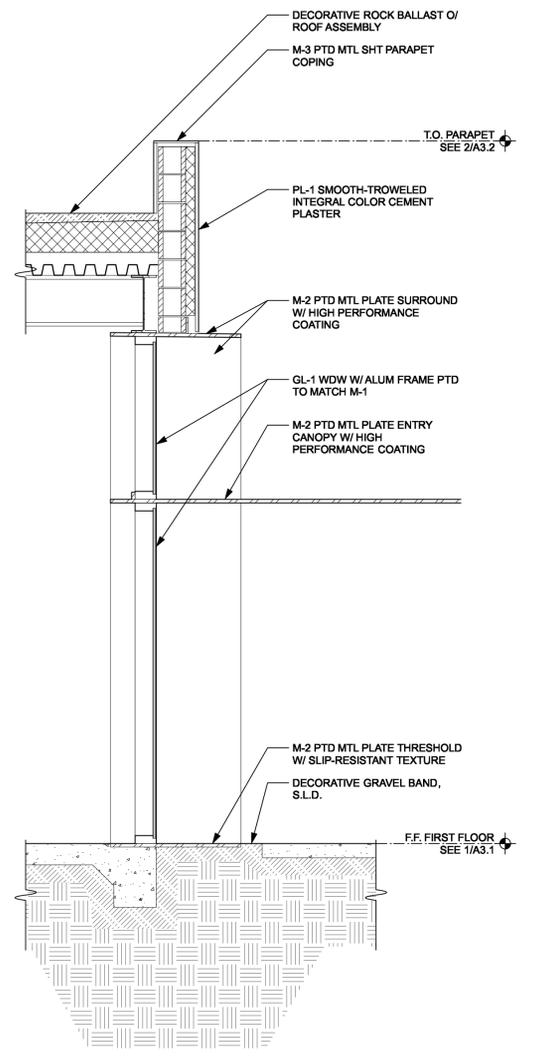


WALL SECTION AT SOUTH GARDEN
SCALE: 1/2" = 1'-0" **1**

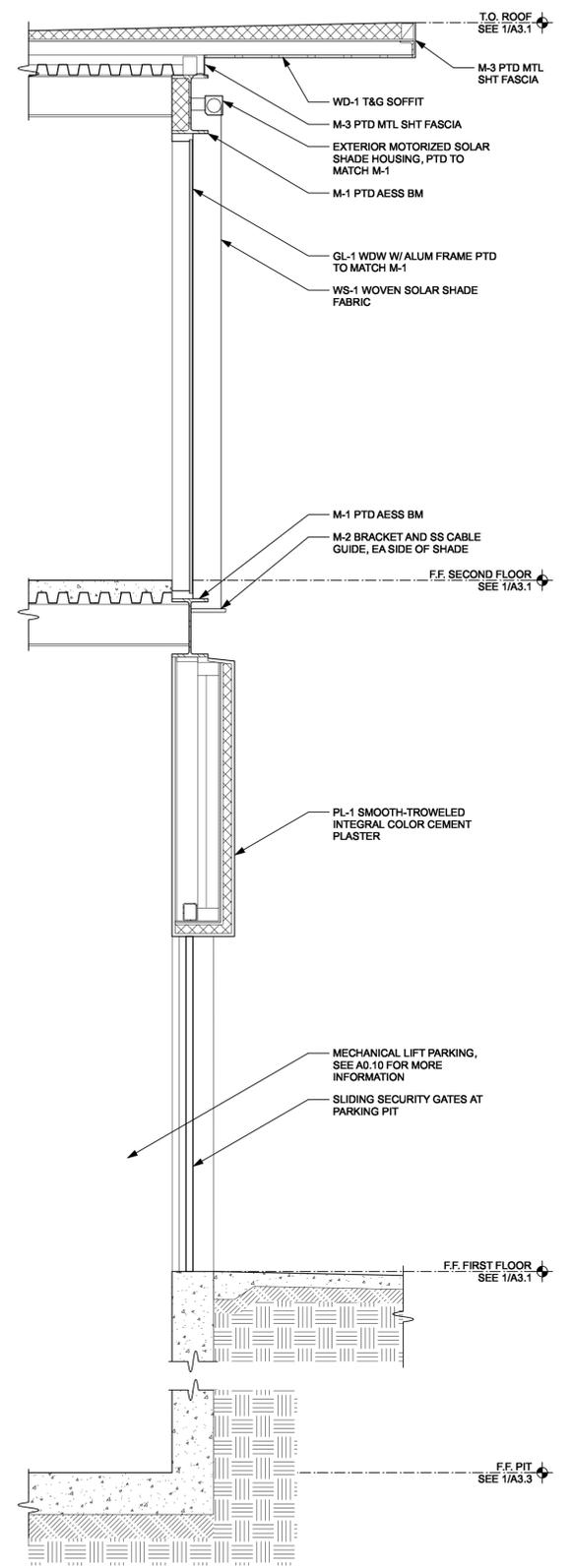


WALL SECTION AT SOUTH TERRACE
SCALE: 1/2" = 1'-0" **2**

NOTE: SEE 3/- FOR SUPPLEMENTARY INFORMATION.



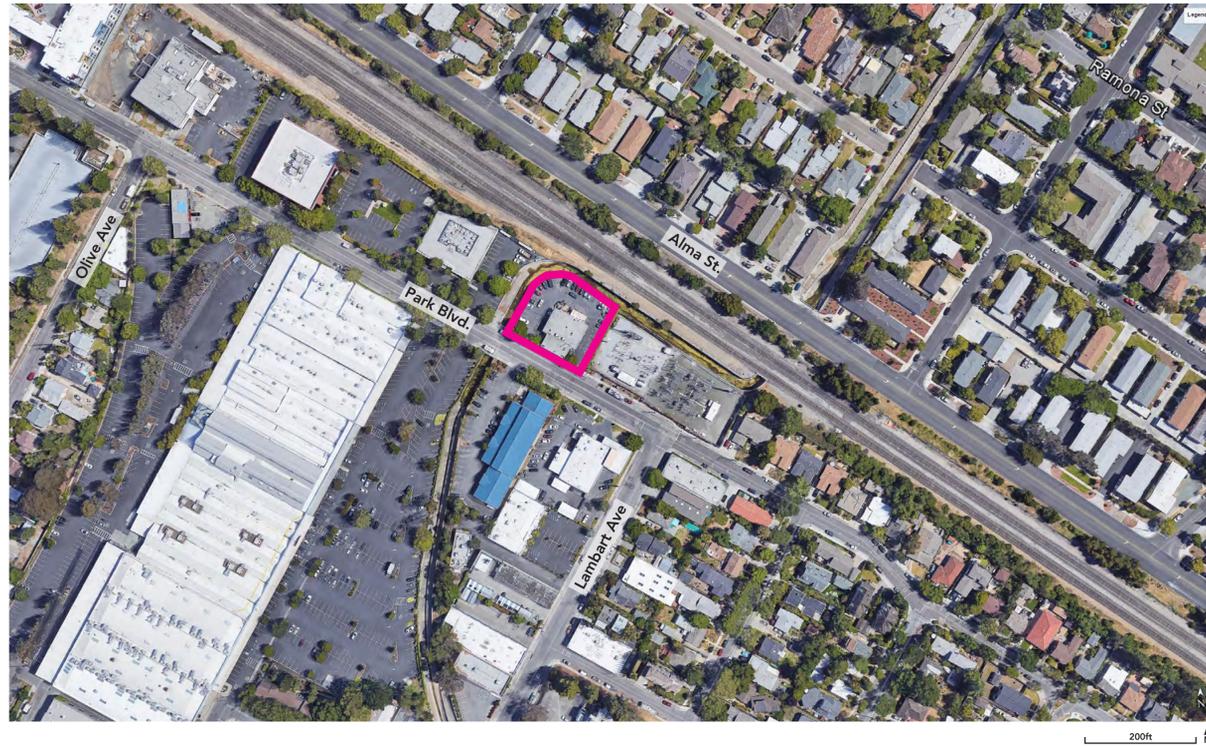
WALL SECTION AT WEST ENTRY
SCALE: 1/2" = 1'-0" **3**



WALL SECTION AT PARKING PIT
SCALE: 1/2" = 1'-0" **4**

Date: 4/28/20
File Name: 1549.00-Boarder.vwx

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 consists 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 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 overhead steel and wood structure. 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 3 corten steel panels and large interior windows. The ground plane is decomposed granite and a single vine 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 and wood 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.



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
MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
LANDSCAPE DESIGN INTENT

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L1.0

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020
MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS



DRAWING CONTENT

SITE PLAN L1

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L1.1

SITE PLAN LEGEND

SITE FEATURES

- SF-1 PROPERTY LINE
- SF-2 SETBACK
- SF-3 PROPOSED TRANSFORMER LOCATION
- SF-4 PROPOSED BACKFLOW PREVENTER
- SF-5 CYCLONE FENCE (EXISTING)
- SF-6 FIRE STANDPIPE

SITE MATERIALS

- SM-1 LARGE CONCRETE UNIT PAVER
- SM-2 SMALL CONCRETE UNIT PAVER
- SM-3 PERMEABLE UNIT PAVER
- SM-4 GRAVEL PAVING
- SM-5 ASPHALT DRIVEWAY
- SM-6 PALO ALTO CITY STANDARD SIDEWALK

SITE ELEMENTS

- SE-1 STEEL 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
- SE-11 CABLE VINE CANOPY
- SE-12 BIKE LOCKERS



SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
SITE PLAN L2

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L1.2

SITE PLAN LEGEND

SITE MATERIALS

- SM-2 SMALL CONCRETE UNIT PAVER (ON PEDESTAL)
- SM-4 GRAVEL PAVING

SITE ELEMENTS

- SE-3 OVERHEAD SHADE STRUCTURE
- SE-4 SUSPENDED PLANTING SCREEN
- SE-5 MOVEABLE TABLE AND CHAIRS
- SE-6 TIMBER BENCH
- SE-9 STEEL PLANTER
- SE-10 FIRE PIT
- SE-11 CABLE VINE CANOPY



SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
SITE MATERIALS

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L1.3



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



SM-2 SMALL CONCRETE UNIT PAVER



SM-3 PERMEABLE CONCRETE UNIT PAVER



SM-3 GRAVEL PAVING



SE-4 SUSPENDED PLANTING SCREEN



SE-11 CABLE VINE CANOPY



SE-2 BOARD-FORM CONCRETE WALL



SE-1 STEEL WALL



SE-3 OVERHEAD SHADE STRUCTURE



SE-5 MOVEABLE TABLE AND CHAIRS



SE-6 TIMBER BENCH



SE-10 FIRE PIT



SE-8 BIKE RACK
'BOLA' BIKE RACK BY LANDSCAPE FORMS



SE-7 TREE GRATE



1. BOULEVARD SIDEWALK



2. MAIN ENTRANCE



3. OFFICE COURT



SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
SITE VIEWS

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L1.4



4. THE REFUGE



5. ROOFTOP TERRACE



6. PARKING LOT



ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020
MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
SITE VIEWS

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L1.5

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
PLANTING PLAN L1

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L2.1

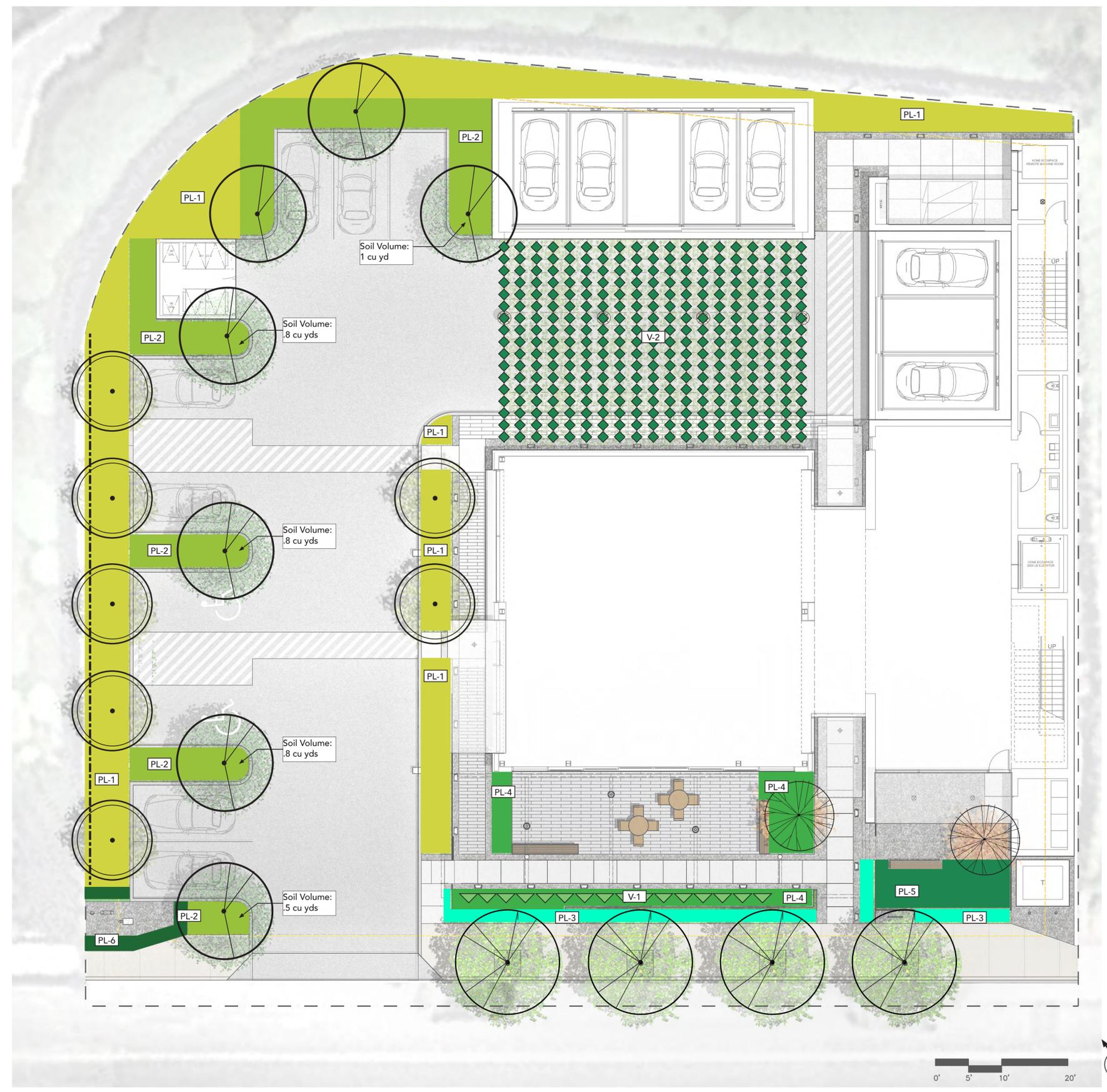
PLANTING LEGEND

SYMBOL	BOTANICAL NAME/COMMON	SIZE	SPACING
PL-1	<i>PENNISETUM SPATHIOLATUM</i> SLENDER VELDT GRASS D	1 GAL	24" O.C.
PL-2	<i>ARCTOSTAPHYLOS 'PACIFIC MIST'</i> PACIFIC MIST MANZANITA N D	5 GAL	24" O.C.
PL-3	<i>CAREX TUMULICOLA</i> FOOTHILL SEDGE N D	5 GAL	24" O.C.
PL-4	<i>POLYSTICHUM MUNITUM</i> WESTERN SWORD FERN N	5 GAL	24" O.C.
PL-5	<i>VACCINIUM OVATUM</i> CALIFORNIA HUCKLEBERRY N D	5 GAL	30" O.C.
PL-6	SCREENING HEDGE: <i>LIGUSTRUM JAPONICA 'TEXANUM'</i> TEXAS PRIVET	15 GAL	30" O.C.
V-1	<i>CALYSTEGIA MACROSTEGIA</i> CALIFORNIA MORNING GLORY N	15 GAL	36" O.C.
V-2	<i>PARTHENOCISSUS TRICUSPIDATA</i> BOSTON IVY D	15 GAL	36" O.C.

PROPOSED TREES

SYMBOL	BOTANICAL NAME/COMMON	SIZE	QUANTITY
	<i>ACER PALMATUM</i> JAPANESE MAPLE D	36" BOX	2
	<i>CERSIS OCCIDENTALIS</i> WESTERN REDBUD N D	36" BOX	7
	<i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE N D	48" BOX	4
	<i>QUERCUS AGRIFOLIA</i> COAST LIVE OAK N D	48" BOX	7

- INDICATES ROOT BARRIER
- N INDICATES PLANT NATIVE TO CALIFORNIA
- D INDICATES DROUGHT TOLERANT



SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
PLANTING PLAN L2

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L2.2

PLANTING LEGEND

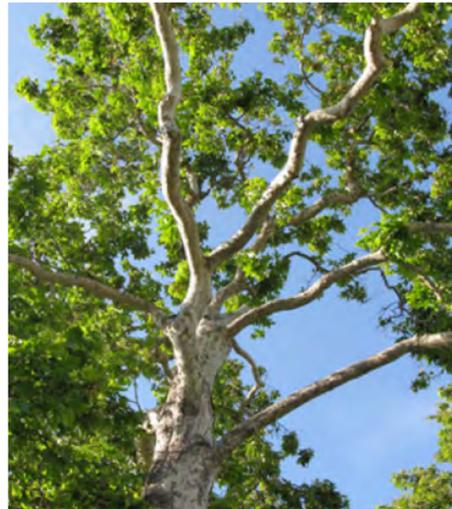
SYMBOL	BOTANICAL NAME/Common	SIZE	QUANTITY
PL-1	<i>Pennisetum spathiolatum</i> SLENDER VELDT GRASS D	1 GAL	24" O.C.
PL-4	<i>Polystichum munitum</i> WESTERN SWORD FERN N	5 GAL	24" O.C.
V-1	<i>Calystegia macrostegia</i> CALIFORNIA MORNING GLORY N	15 GAL	36" O.C.

N INDICATES PLANT NATIVE TO CALIFORNIA

D INDICATES DROUGHT TOLERANT



TREES



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

IRRIGATION TYPE: Bubblers
WUCOLS VALUE: Moderate/Medium



QUERCUS AGRIFOLIA
COAST LIVE OAK

IRRIGATION TYPE: Bubblers
WUCOLS VALUE: Very Low



CERSIS OCCIDENTALIS
WESTERN REDBUD

IRRIGATION TYPE: Bubblers
WUCOLS VALUE: Very Low



ACER PALMATUM
VINE MAPLE

IRRIGATION TYPE: Bubblers
WUCOLS VALUE: Moderate/Medium

VINES



CALYSTEGIA MACROSTEGIA
CALIFORNIA MORNING GLORY

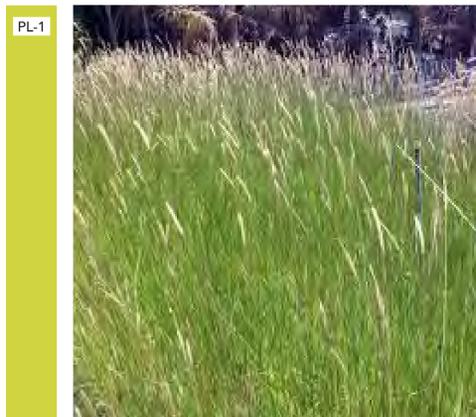
IRRIGATION TYPE: Drip
WUCOLS VALUE: Low



PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY

IRRIGATION TYPE: Drip
WUCOLS VALUE: Low

UNDERSTORY PLANTING



PENNISETUM SPATHIOLATUM
SLENDER VELD T GRASS

IRRIGATION TYPE: Drip
WUCOLS VALUE: Low



ARCTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA

IRRIGATION TYPE: Drip
WUCOLS VALUE: Low



CAREX TUMULICOLA
FOOTHILL SEDGE

IRRIGATION TYPE: Drip
WUCOLS VALUE: Low



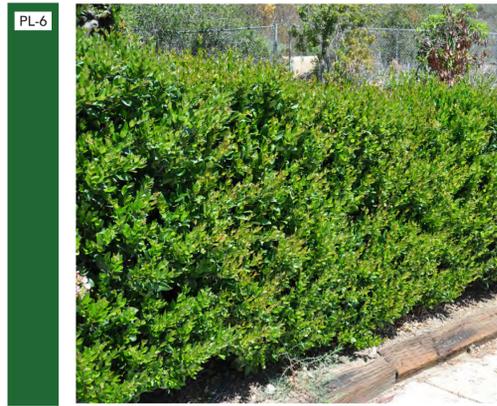
POLYSTICHUM MUNITUM
WESTERN SWORD FERN

IRRIGATION TYPE: Drip
WUCOLS VALUE: Moderate/Medium



VACCINIUM OVATUM
CALIFORNIA HUCKLEBERRY

IRRIGATION TYPE: Drip
WUCOLS VALUE: Moderate/Medium



LIGUSTRUM JAPONICA 'TEXANUM'
TEXAS PRIVET

IRRIGATION TYPE: Drip
WUCOLS VALUE: Moderate/Medium



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
MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
PLANTING MATERIALS

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L2.3

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
LIGHTING PLAN L1

STAMP

JOB NUMBER:
HG 1549.00
SCALE:
As Noted
DRAWN BY:
XX

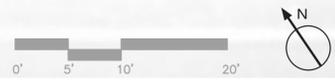
All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L3.1

LIGHTING LEGEND

FIXTURE	COLOR/MATERIAL	NOTES
L1: PARKING LOT LIGHT BEGA 77 939	GRAPHITE/ ALUMINUM	POLE HEIGHT: 15 FEET
L2: PATHWAY LIGHTING BEGA 84 081	GRAPHITE/ ALUMINUM	
L3: CATENARY LIGHT BK CATENARY DENALI	SATIN BLACK/ ALUMINUM	
L4: ACCENT LIGHTING BK MICRO NITE STAR	SATIN BLACK/ ALUMINUM	
L5: BENCH LIGHTING Q-TRAN SW24/3.0 WET	NA	
L6: UPLIGHTS BK DELTA STAR	SATIN BLACK/ ALUMINUM	UPLIGHTS ARE SHIELDED, DIRECTED TOWARDS PROJECT SITE AND TURNED OFF BETWEEN 10AM AND 6PM
L7: SURFACE MOUNT CANOPY LIGHT BEGA 66 982	GRAPHITE/ ALUMINUM	
L8: RECESSED CEILING DOWNLIGHT BEGA 24 818	GRAPHITE/ ALUMINUM	



SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
LIGHTING PLAN L2

STAMP

JOB NUMBER:
HG 1549.00
SCALE:
As Noted
DRAWN BY:
XX

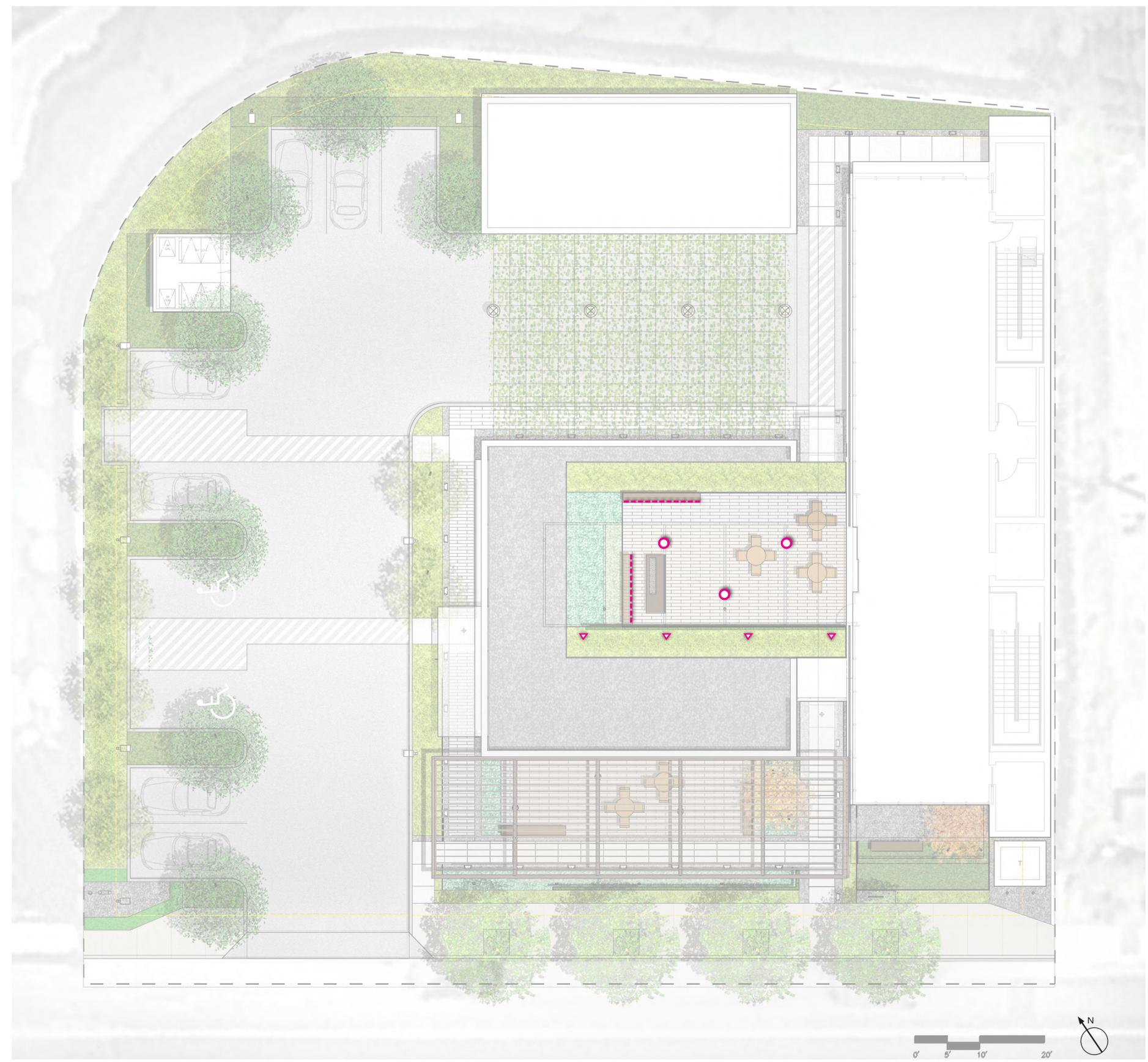
All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L3.2

LIGHTING LEGEND

- ⊗ L2: CATENARY LIGHT
BK CATENARY DENALI
- ⊙ L4: ACCENT LIGHTING
BK MICRONITE STAR
- L5: BENCH LIGHTING
Q-TRAN SW24/3.0 WET
- ▴ L6: UPLIGHTS
BK DELTA STAR



Pole top luminaires with asymmetric flat beam

Housing/lens: One piece heavy die-cast aluminum construction with swivel arm and internal full speculor anodized aluminum reflectors. Swivel arm allows for 0° to 15° aiming positions. Integral four arm fits 2" O.D. pole top and is secured by eight (8) socket head stainless steel set screws threaded to arm's end. The enclosure is made of marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Door frames are die-cast, hinged and latched for toolless entry. Lens is 1/4" clear tempered glass, sealed with one piece silicone gasket.

Electrical: 23.6 W LED luminaire, 26 system watts, 30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Notes: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed: For US and Canadian Standards, suitable for wet locations, Protection class IP65.

Weight: 18.5 lbs.

EPA (Effective project area): 0.65 sq. ft.

Type: BEGA Product: Project: Color: Options: Modified:



Luminaire Lumens: 3195

Single pole-top luminaires

Lamp	LED	A	B	C
77539	23.6 W LED	12" x 1"	11 1/4"	4 3/4"

Recommended for use with 1 1/2" to 2 1/2" poles.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

Copyright BEGA 2019 Updated 01/16/2019

LED on-ground luminaire - forward throw surface washer

Application: LED on-ground luminaire with asymmetrical forward throw distribution for superior illumination of ground surfaces from an extremely low mounting height.

Materials: Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Clear safety glass with optical texture. Reflector made of pure anodized aluminum. Silicone applied robotically to casting, plasma treated for increased adhesion. High temperature silicone gasket. Mechanically captive stainless steel fasteners. Mounting plate and anchorage constructed of galvanized steel. NRTL listed to North American Standards, suitable for wet locations. Protection class IP65. Weight: 18.1 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -40°C. LED module wattage: 11.2W. System wattage: 21.3W. Controllability: 0-10V, TRIAC, and ELV dimmable. Color rendering index: Ra > 80. Luminaire lumens: 843 lumens (3000K). Lifetime at Ta=15°C: 70,000 h (L70). Lifetime at Ta=40°C: 56,000 h (L70).

LED color temperature: 4000K - Product number = K4. 3500K - Product number = K3S. 3000K - Product number = K3. 2700K - Product number = K27.

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK) White (WHT) RAL Bronze (BRZ) Silver (SLV) CUS:

Mounting options: 71 800 Direct bury anchorage

Type: BEGA Product: Project: Modified:

Available colors: Black (BLK) White (WHT) RAL Bronze (BRZ) Silver (SLV) CUS:

LED	A	B	C	D	Anchorage
84181	12.2W	13 1/4"	14 1/4"	3 1/4"	6 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Copyright BEGA 2019

BEGA

Mounting options



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Copyright BEGA 2019

INTEGRAL CATENARY DENALI™

Application: This compact LED ceiling mounted downlight is designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distribution.

Materials: Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Clear safety glass. Reflector made of pure anodized aluminum. High temperature silicone gasket. Stainless steel screw clamps. NRTL listed to North American Standards, suitable for wet locations. Weight: 5.0 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -20°C. LED module wattage: 10W. System wattage: 12W. Controllability: 0-10V, TRIAC, and ELV dimmable. Color rendering index: Ra > 85. Luminaire lumens: 1030 lumens (3000K). Lifetime at Ta=15°C: >500,000 h (L70). Lifetime at Ta=40°C: 330,000 h (L70).

LED color temperature: 4000K - Product number = K4. 3500K - Product number = K3S. 3000K - Product number = K3 (EXPRESSION). 2700K - Product number = K27.

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK) White (WHT) RAL Bronze (BRZ) Silver (SLV) CUS:

Mounting options: 66 801 LED ceiling mounted downlight - narrow beam

Type: BEGA Product: Project: Modified:

Available colors: Black (BLK) White (WHT) RAL Bronze (BRZ) Silver (SLV) CUS:

LED	A	B	C	D
66801	10W	12"	5 1/4"	5"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Copyright BEGA 2019

MICRO NITE STAR™ RING MOUNT

Application: LED recessed ceiling luminaire with narrow beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials: Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Clear safety glass. Reflector surface made of pure anodized aluminum. High temperature silicone gasket. Stainless steel screw clamps. Galvanized steel rough in ceiling panel with through wiring box. NRTL listed to North American Standards, suitable for wet locations. Protection class IP65. Weight: 2.0 lbs.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -20°C. LED module wattage: 11.5W. System wattage: 13.5W. Controllability: 0-10V dimming down to 0.1%. Color rendering index: Ra > 80. Luminaire lumens: 1,615 lumens (3000K). Lifetime at Ta=15°C: 330,000 h (L70). Lifetime at Ta=35°C: 235,000 h (L70).

LED color temperature: 4000K - Product number = K4. 3500K - Product number = K3S. 3000K - Product number = K3. 2700K - Product number = K27.

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK) White (WHT) RAL Bronze (BRZ) Silver (SLV) CUS:

Mounting options: 24818 LED recessed ceiling downlights - narrow beam

Type: BEGA Product: Project: Modified:

Available colors: Black (BLK) White (WHT) RAL Bronze (BRZ) Silver (SLV) CUS:

LED	A	B	C	D
24818	11.5W	16"	6 1/4"	5 1/8"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Copyright BEGA 2019

L1: PARKING LOT LIGHT POLE HEIGHT: 15 FEET BEGA 77 939

SW24/3.0 STRIP - STATIC WHITE

WATTS	RATED	CCT - LUMENS/CRI	CONNECTOR WIRE IN	CONNECTOR WIRE OUT	ILLUMINATED LENGTH (IN)
23.6	23.6 W LED	4000K 3000K	BRW	CLS	1'-384"
23.6	23.6 W LED	4000K 3000K	BRW	CLS	1'-180"
23.6	23.6 W LED	4000K 3000K	BRW	CLS	1'-360"

TECHNICAL INFORMATION (L70 - 30000 HRS)

CCT	Lumens/ft	CR	Ra	CR Ra	THS	THS ft
3000K	253	93	89	89	103	103
2700K	254	94	91	91	103	103
2400K	245	94	93	93	103	103
2300K	263	97	95	94	101	101
3000K	300	98	96	95	103	103
3000K	311	98	97	92	100	100
4000K	300	96	89	90	100	100

CONNECTOR/WIRE IN

Color	Wire
BRW	Male Barrel 6"
CLS	Not ordered DRY ONLY

CONNECTOR/WIRE OUT

Color	Wire
BRW	Female Barrel 6"
CLS	Not ordered

COMPATIBLE EXTRUSIONS

SLIM	WIDE	ROUND	VEGA	TORQ	TRES	LALO	ARKA	TELA	VEVE	FLUR	LATO	MINI
DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY
WET	WET	WET	WET	WET	WET	WET	WET	WET	WET	WET	WET	WET

PROJECT NAME: DATE: COMPANY: TYPE: NOTE:

L5: BENCH LIGHTING Q-TRAN SW24/3.0 WET

SW24/3.0 STRIP - STATIC WHITE

WATTS	RATED	CCT - LUMENS/CRI	CONNECTOR WIRE IN	CONNECTOR WIRE OUT	ILLUMINATED LENGTH (IN)
23.6	23.6 W LED	4000K 3000K	BRW	CLS	1'-384"
23.6	23.6 W LED	4000K 3000K	BRW	CLS	1'-180"
23.6	23.6 W LED	4000K 3000K	BRW	CLS	1'-360"

TECHNICAL INFORMATION (L70 - 30000 HRS)

CCT	Lumens/ft	CR	Ra	CR Ra	THS	THS ft
3000K	253	93	89	89	103	103
2700K	254	94	91	91	103	103
2400K	245	94	93	93	103	103
2300K	263	97	95	94	101	101
3000K	300	98	96	95	103	103
3000K	311	98	97	92	100	100
4000K	300	96	89	90	100	100

CONNECTOR/WIRE IN

Color	Wire
BRW	Male Barrel 6"
CLS	Not ordered DRY ONLY

CONNECTOR/WIRE OUT

Color	Wire
BRW	Female Barrel 6"
CLS	Not ordered

COMPATIBLE EXTRUSIONS

SLIM	WIDE	ROUND	VEGA	TORQ	TRES	LALO	ARKA	TELA	VEVE	FLUR	LATO	MINI
DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY	DRY
WET	WET	WET	WET	WET	WET	WET	WET	WET	WET	WET	WET	WET

PROJECT NAME: DATE: COMPANY: TYPE: NOTE:

L6: UPLIGHTS BK DELTA STAR

DELTA STAR™

PROJECT	TYPE
360 SL™	A/D' CAP
360 SL™	B/E' CAP

Accessories (Configure separately)

Horizontal Rotation (Optional Base) - Available

Mounting: Power Pipe™, Power Canopy™, Tee Stop™, Sterns, Canopies, UPM™, TR Sockets, Power Pipe™, UPM80™

Remote Transformers: 18 Sockets, Power Pipe™, UPM80™

Specifications: GreenSource Initiative™, Lens, Optics, Winging, Hardware, Finish, Dimming, Remote Transformer, Adjust-e-Lume™ (Pat. Pending), Cap.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

L7: SURFACE MOUNT CANOPY LIGHT BEGA 66 982

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

L3: CATENARY LIGHT BK CATENARY DENALI

INTEGRAL CATENARY DENALI™

PROJECT	TYPE
Integral Catenary Denali™	C' CAP
Integral Catenary Denali™	D' CAP
Integral Catenary Denali™	E' CAP

Accessories (Configure separately)

Horizontal Rotation (Optional Base) - Available

Mounting: Power Pipe™, Power Canopy™, Tee Stop™, Sterns, Canopies, UPM™, TR Sockets, Power Pipe™, UPM80™

Remote Transformers: 18 Sockets, Power Pipe™, UPM80™

Specifications: GreenSource Initiative™, Lens, Optics, Winging, Hardware, Finish, Dimming, Remote Transformer, Adjust-e-Lume™ (Pat. Pending), Cap.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

L4: ACCENT LIGHTING BK MICRO NITE STAR

MICRO NITE STAR™ RING MOUNT

PROJECT	TYPE
Micro Nite Star™ Ring Mount	D' CAP
Micro Nite Star™ Ring Mount	E' CAP

Accessories (Configure separately)

Horizontal Rotation (Optional Base) - Available

Mounting: Power Pipe™, Power Canopy™, Tee Stop™, Sterns, Canopies, UPM™, TR Sockets, Power Pipe™, UPM80™

Remote Transformers: 18 Sockets, Power Pipe™, UPM80™

Specifications: GreenSource Initiative™, Lens, Optics, Winging, Hardware, Finish, Dimming, Remote Transformer, Adjust-e-Lume™ (Pat. Pending), Cap.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

L8: RECESSED CEILING DOWNLIGHT BEGA 24818

MICRO NITE STAR™ RING MOUNT

PROJECT	TYPE
Micro Nite Star™ Ring Mount	D' CAP
Micro Nite Star™ Ring Mount	E' CAP

Accessories (Configure separately)

Horizontal Rotation (Optional Base) - Available

Mounting: Power Pipe™, Power Canopy™, Tee Stop™, Sterns, Canopies, UPM™, TR Sockets, Power Pipe™, UPM80™

Remote Transformers: 18 Sockets, Power Pipe™, UPM80™

Specifications: GreenSource Initiative™, Lens, Optics, Winging, Hardware, Finish, Dimming, Remote Transformer, Adjust-e-Lume™ (Pat. Pending), Cap.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

L3.3



HAYES GROUP ARCHITECTS
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0800
F: 650.365.0870
www.thehayesgroup.com

swa San Francisco

PROJECT ADDRESS:
3241 PARK BLVD
PALO ALTO, CA
94306

ISSUANCE:
MAJOR ARB SUBMITTAL 02.11.2020
MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT LIGHTING FIXTURES

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L3.3

SHEET REVISIONS

- △
- △
- △
- △
- △
- △

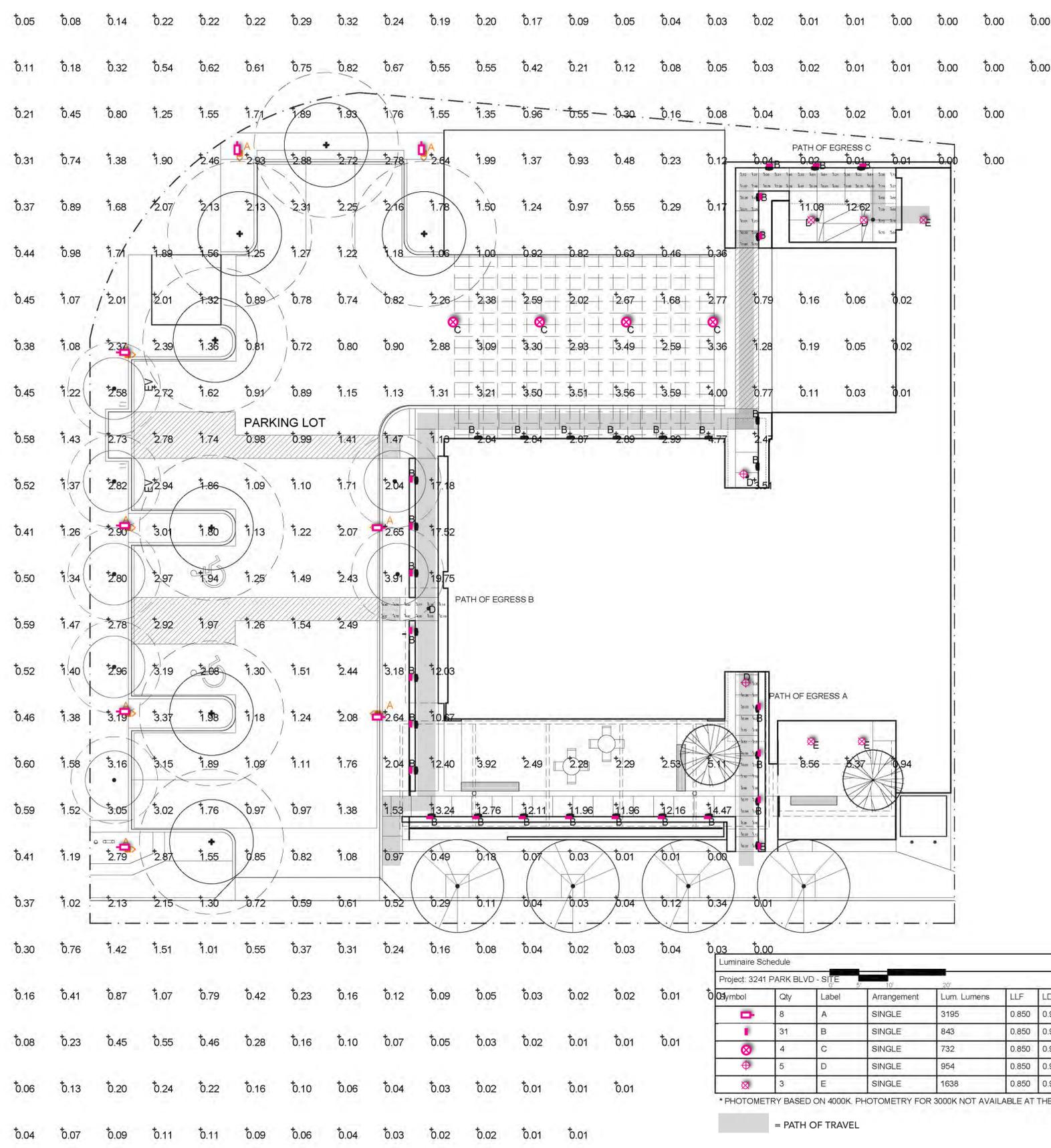
**DRAWING CONTENT
PHOTOMETRICS**

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L3.4



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	7.55	20.33	0.60	12.58	33.88	30
PATH OF EGRESS B	Illuminance	Fc	5.87	12.19	3.77	1.56	3.23	12
PATH OF EGRESS C	Illuminance	Fc	8.26	23.36	1.07	7.72	21.83	46
PARKING LOT	Illuminance	Fc	1.94	4.00	0.72	2.69	5.56	82

Luminaire Schedule										
Project: 3241 PARK BLVD - SITE										
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	Description	Filename	Lum. Watts
□	8	A	SINGLE	3195	0.850	0.900	0.944	BEGA 77 939 - 23.6W-KX - 15' POLE	77939.ies	26
□	31	B	SINGLE	843	0.850	0.900	0.944	BEGA 84 081 - 12.2W-KX - 1' L.C.	84081.ies	16
⊗	4	C	SINGLE	732	0.850	0.900	0.944	BK LIGHTING CY-DE-LED-TR-x60-WFL-XXX-9-C-XX-MT - 14' L.C.	LED-X60-WFL-11353040-11353040.21.ies *	12.809
⊗	5	D	SINGLE	954	0.850	0.900	0.944	BEGA 66 982 - 10W-KX - 12' M.H.	66982.ies	12
⊗	3	E	SINGLE	1638	0.850	0.900	0.944	BEGA 24 818 - 11.5W-KX	24818_BEGA_IES.ies	14

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

□ = PATH OF TRAVEL

ISSUANCE:

MAJOR ARB SUBMITTAL 02.11.2020
MAJOR ARB SUBMITTAL #2 04.29.2020

SHEET REVISIONS

- △
- △
- △
- △
- △
- △
- △

DRAWING CONTENT
IRRIGATION

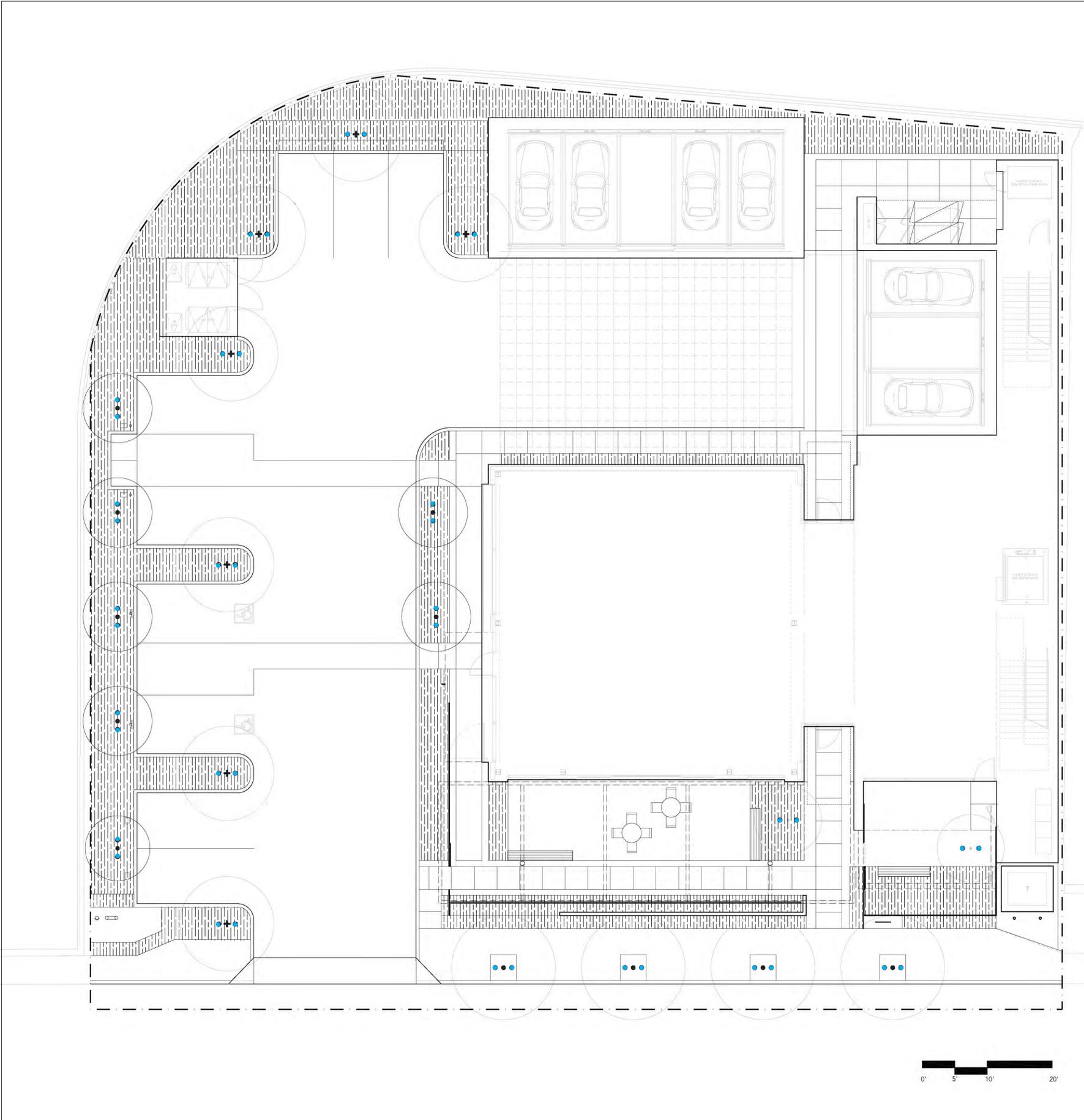
STAMP

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L4.1



IRRIGATION LEGEND

DRIP IRRIGATION

BUBBLER WATERING TUBES

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) .43

Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method ^a	Irrigation Efficiency (IE) ^b	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^c	
Regular Landscape Areas								
Very Low	.1	Drip	.81	.12	2682 sf	322	8580	
Moderate	.6	Drip	.81	.74	325 sf	241	6412	
					Totals	3007 SF	(B)	14992
Special Landscape Areas								
				1				
				1				
				1				
					Totals	(C)	(D)	
						ETWU Total	14992	
						Maximum Allowed Water Allowance (MAWA) ^e	36071	

^aHydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) [0.62] [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.



SHEET REVISIONS

- △
- △
- △
- △
- △
- △

DRAWING CONTENT
IRRIGATION

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.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L4.2

IRRIGATION LEGEND

 DRIP IRRIGATION

