3241 PARK BOULEVARD

PALO ALTO, CA 94306

MAJOR ARB SUBMITTAL #4
09.29.2020

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 x:15 KHAYES@THEHAYESGROUP.COM
STRUCTURAL ENGINEER	HOHBACH-LEWIN, INC 260 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 260 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

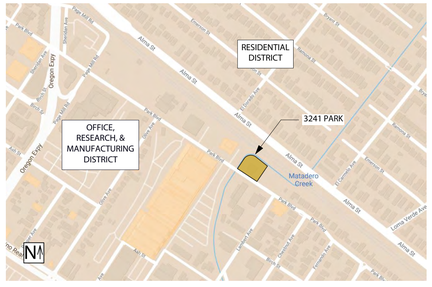
PROJECT INFORMATION

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 ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS
FIRE SPRINKLERS:	PROVIDED THROUGHOUT BUILDING
TRASH / RECYCLE:	ON-SITE

GENERAL ZONING COMPLIANCE

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

VICINITY MAP



SATELLITE MAP

DRAWING INDEX

HAYES GROUP ARCHITECTS

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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 #1 02.11.2020
MAJOR ARB SUBMITTAL #2 04.29.2020
MAJOR ARB SUBMITTAL #3 06.17.2020
MAJOR ARB SUBMITTAL #4 09.29.2020

SHEET REVISIONS

DRAWING CONTENT

COVER SHEET

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:
MH / ED

DRAWING NUMBER

A0.1

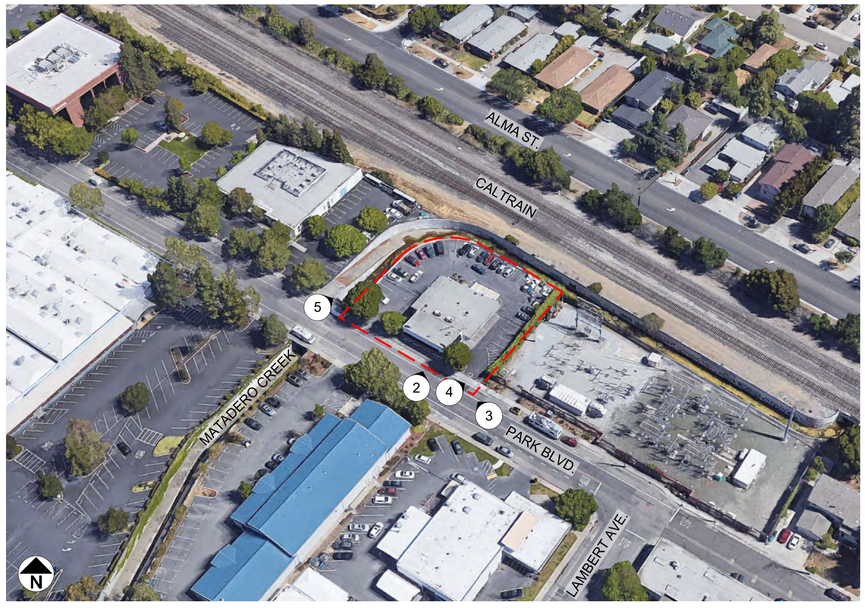
Date: **9/30/20**
File name: **1549.00-Border.vwx**

WEST PROPERTY LINE AT MATADERO CREEK (2020) 5
NOT TO SCALE

EAST PROPERTY BOUNDARY (2020) 4
NOT TO SCALE

VIEW FROM PARK BLVD LOOKING NORTHEAST (2020) 2
NOT TO SCALE

VIEW FROM PARK BVLD LOOKING NORTHWEST (2020) 3
NOT TO SCALE



AERIAL VIEW (2020) 1
NOT TO SCALE

Date: **9/29/20**
File name: **1549.00-Border.vwx**

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SHEET REVISIONS

DRAWING CONTENT

EXISTING SITE IMAGERY

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:
MH / ED

DRAWING NUMBER

A0.2

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

1

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SHEET REVISIONS

DRAWING CONTENT

PARCEL MAP DIAGRAM

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:
MH / ED

DRAWING NUMBER

A0.3

Date: **9/29/20**
File name: **1549.00-Border.vwx**

PROPOSED PARK BLVD. STREETSCAPE
SCALE: 1/16" = 1'-0"
2

EXISTING PARK BLVD. STREETSCAPE
SCALE: N.T.S.
1

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SHEET REVISIONS

DRAWING CONTENT

STREETSCAPE
ELEVATIONS

STAMP

JOB NUMBER:
1549.00

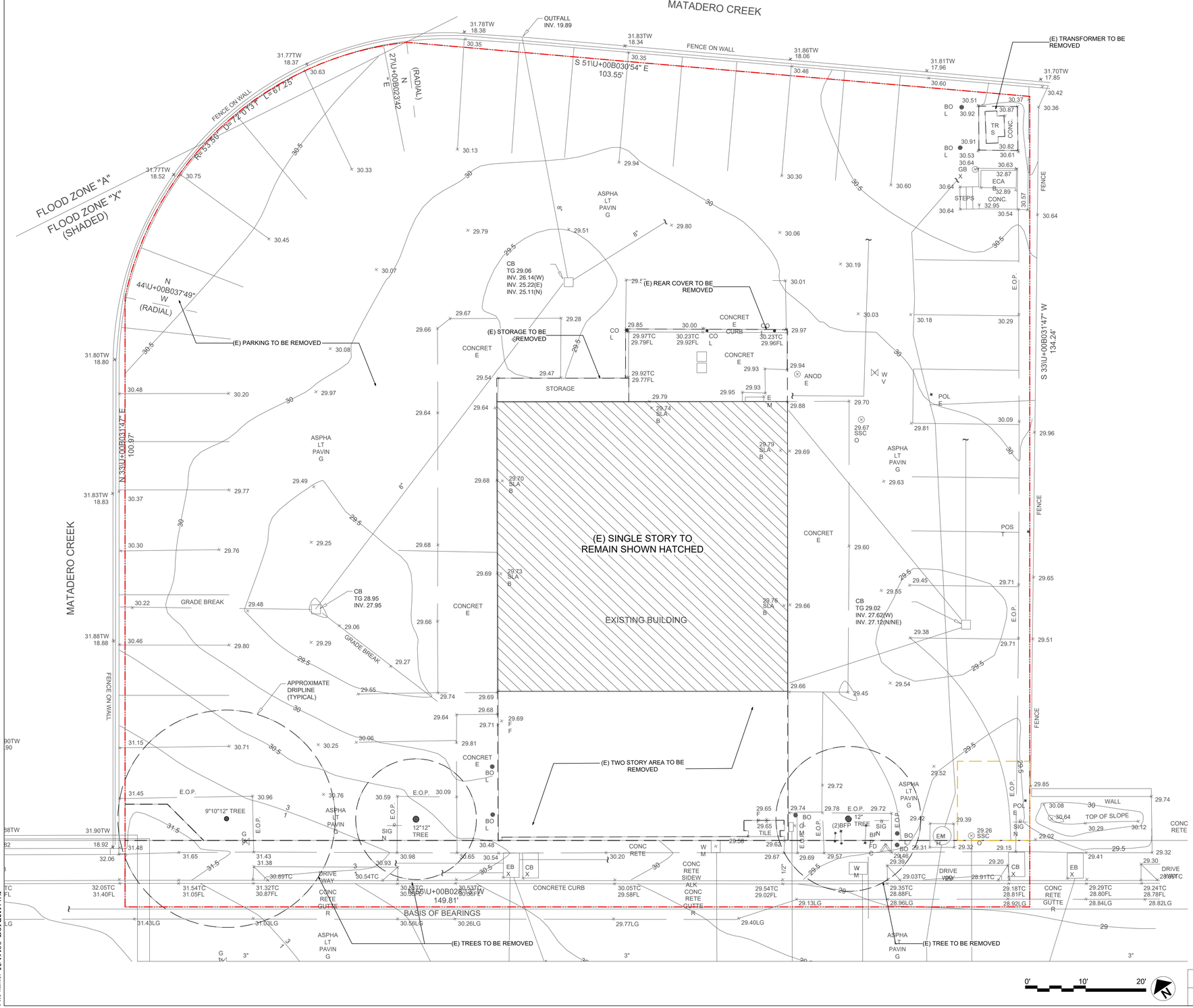
SCALE:
As Noted

DRAWN BY:
MH / ED

DRAWING NUMBER

A0.4

Date: **9/29/20**
File name: **1549.00-Border.vwx**



Date: **9/29/20**
File name: **1549.00-Border.vwx**

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

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SHEET REVISIONS

DRAWING CONTENT

DEMOLITION SITE PLAN

STAMP

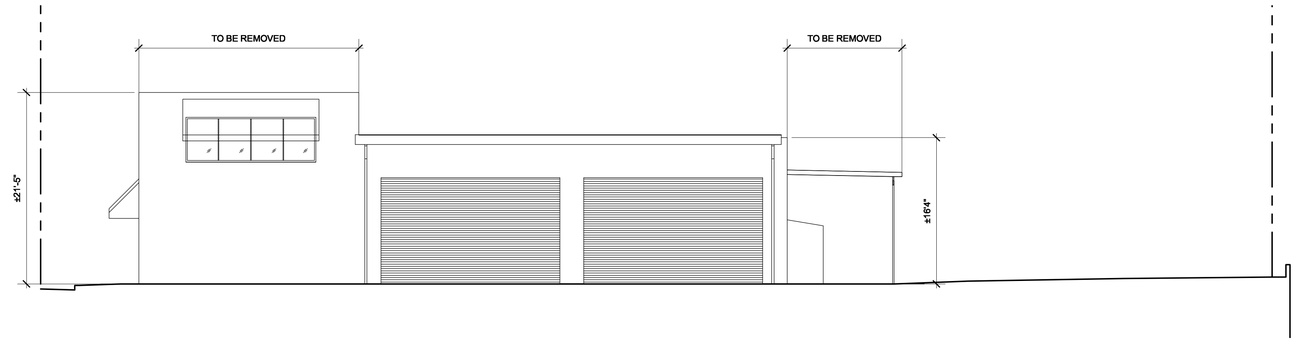
JOB NUMBER:
1549.00

SCALE:
As Noted

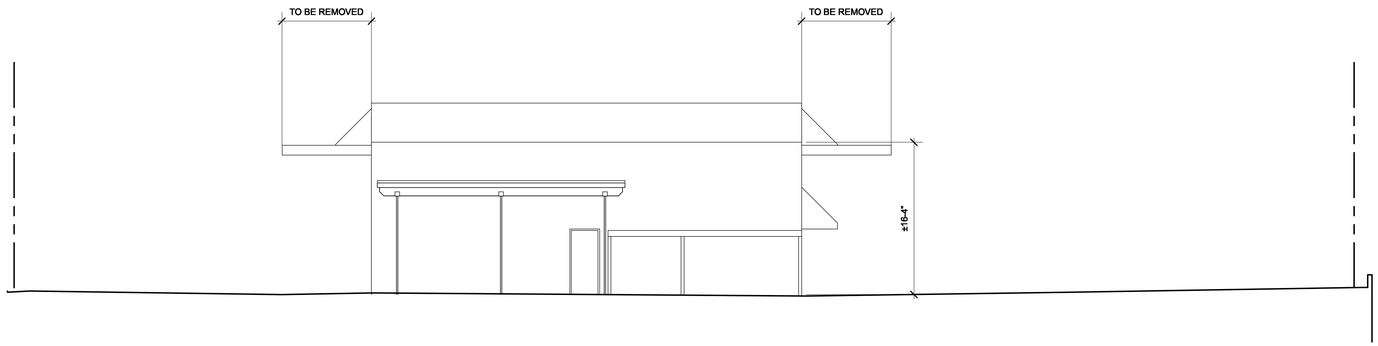
DRAWN BY:
MH / ED

DRAWING NUMBER

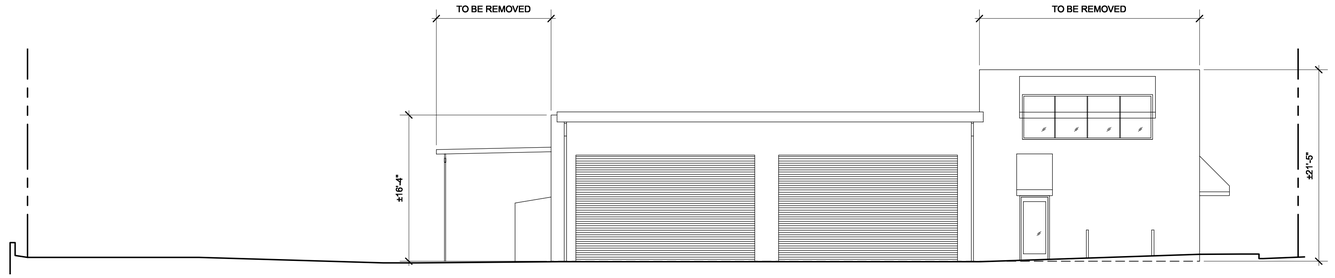
A0.5



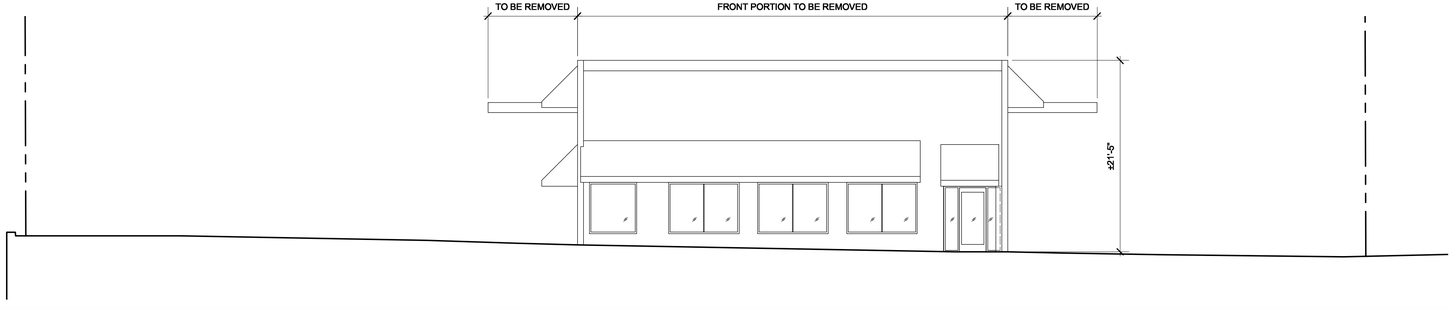
EXISTING EAST ELEVATION 4
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION 3
SCALE: 1/8" = 1'-0"



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



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

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SHEET REVISIONS

DRAWING CONTENT

EXISTING ELEVATIONS

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:
MH / ED

DRAWING NUMBER

A0.6

Date: **9/29/20**
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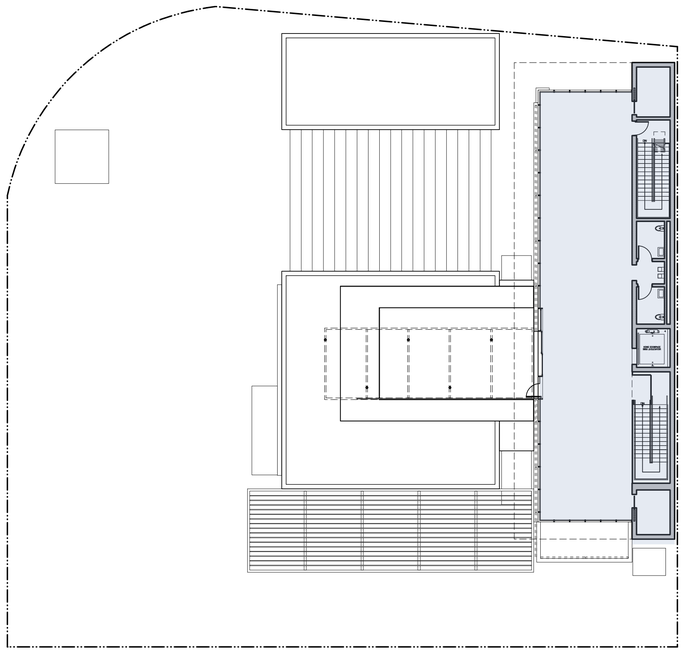
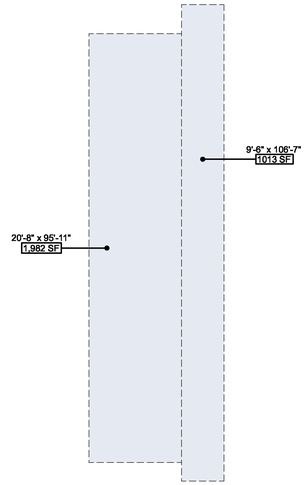


SECOND FLOOR AREA PLAN DIAGRAM 2
SCALE: 1/16" = 1'-0"



LOT COVERAGE

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

FLOOR AREA SUMMARY

	R&D	COVERED PARKING
SECOND FLOOR	2,995 SF	0 SF
FIRST FLOOR	4,866 SF	1,771 SF
TOTAL	7,861 SF	1,771 SF
ALLOWED	10,221 SF	

PER PAMC 18.04.030 (65)

FLOOR AREA BREAKDOWN

EXISTING STRUCTURE	
(E) FIRST FLOOR	3,358 SF
(E) SECOND FLOOR	1,143 SF
TOTAL EXISTING:	4,501 SF
PROPOSED STRUCTURE	
(E) FIRST FLOOR TO REMAIN	2,303 SF
(N) FIRST FLOOR ADDITION	2,563 SF
(N) SECOND FLOOR ADDITION	2,995 SF
TOTAL PROPOSED:	**7,861 SF**

PARKING SUMMARY

VEHICLE PARKING

1 SPACE PER 250 SF REQUIRED	7,861 SF / 250 = 31.44 SPACES ~31
TOTAL PARKING SPACES PROVIDED	31 [COMPLIES]
PER PAMC 18.52.040 TABLE 1	
ACCESSIBLE PARKING REQUIRED	2 (1 VAN, 1 STANDARD)
ACCESSIBLE PARKING PROVIDED	2 (1 VAN, 1 STANDARD) [COMPLIES]
PER CBC'19 TABLE 11B-2018.2	
NON-MECHANICAL SPACES REQUIRED (10%)	31 X 0.10 = 3.1 ~3
NON-MECHANICAL SPACES PROVIDED	9 [COMPLIES]
PER PAMC 18.54.020	

ELECTRIC VEHICLE SERVICE EQUIPMENT

TOTAL EVSE REQUIRED (25%)	31 X 0.25 = 7.75 ~8
TOTAL EVSE PROVIDED	
PER PAMC 16.14.430 A5.106.5.3.5 (a)	
EVSE INSTALLED REQUIRED (5%)	31 X 0.05 = 1.55 ~2 (INCL.1 EV VAN)
EVSE INSTALLED PROVIDED	2 (INCL. 1 EV VAN) [COMPLIES]
PER PAMC 16.14.430 A5.106.5.3.5 (a)	
EVSE CONDUIT ONLY REQUIRED	6
EVSE CONDUIT ONLY PROVIDED	6 [COMPLIES]
PER PAMC 16.14.430 A5.106.5.3.5 (a)	

CLEAN AIR VEHICLE PARKING

CLEAN AIR VEHICLE SPACES REQUIRED	31 < 50 = 3 SPACES
CLEAN AIR VEHICLE SPACES PROVIDED	3 [COMPLIES]
PER CGBSC'19 TABLE 5.106.5.2	

BICYCLE PARKING

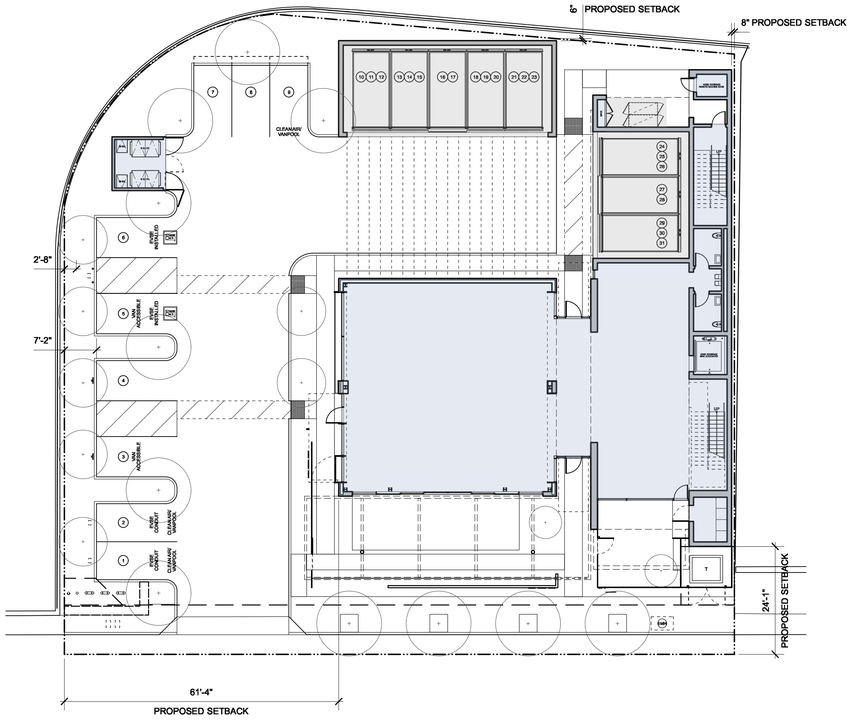
	REQUIRED	PROVIDED
1 SPACE PER 2,500 SF REQUIRED	7,861 SF / 2,500 = 3.14 SPACES ~3	
SHORT TERM	1 (~20% OF 3)	1 [COMPLIES]
LONG TERM	2 (~80% OF 3)	4 [COMPLIES]
PER PAMC 18.52.040 TABLE 1		

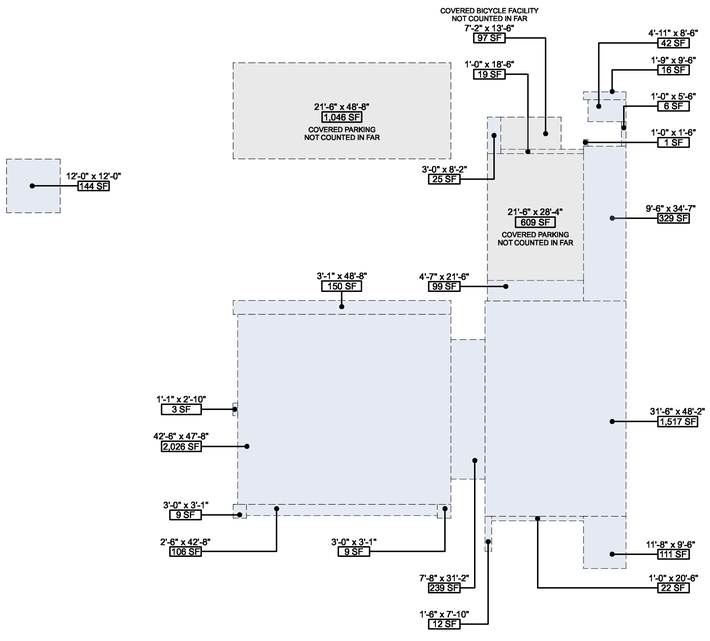
STREAM CORRIDOR PROTECTION

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 STABILTY 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.





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

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MAJOR ARB SUBMITTAL #4 09.29.2020

SHEET REVISIONS

DRAWING CONTENT

ZONING AND PARKING ANALYSIS

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:
MH / ED

DRAWING NUMBER

A0.7

Date: 9/29/20
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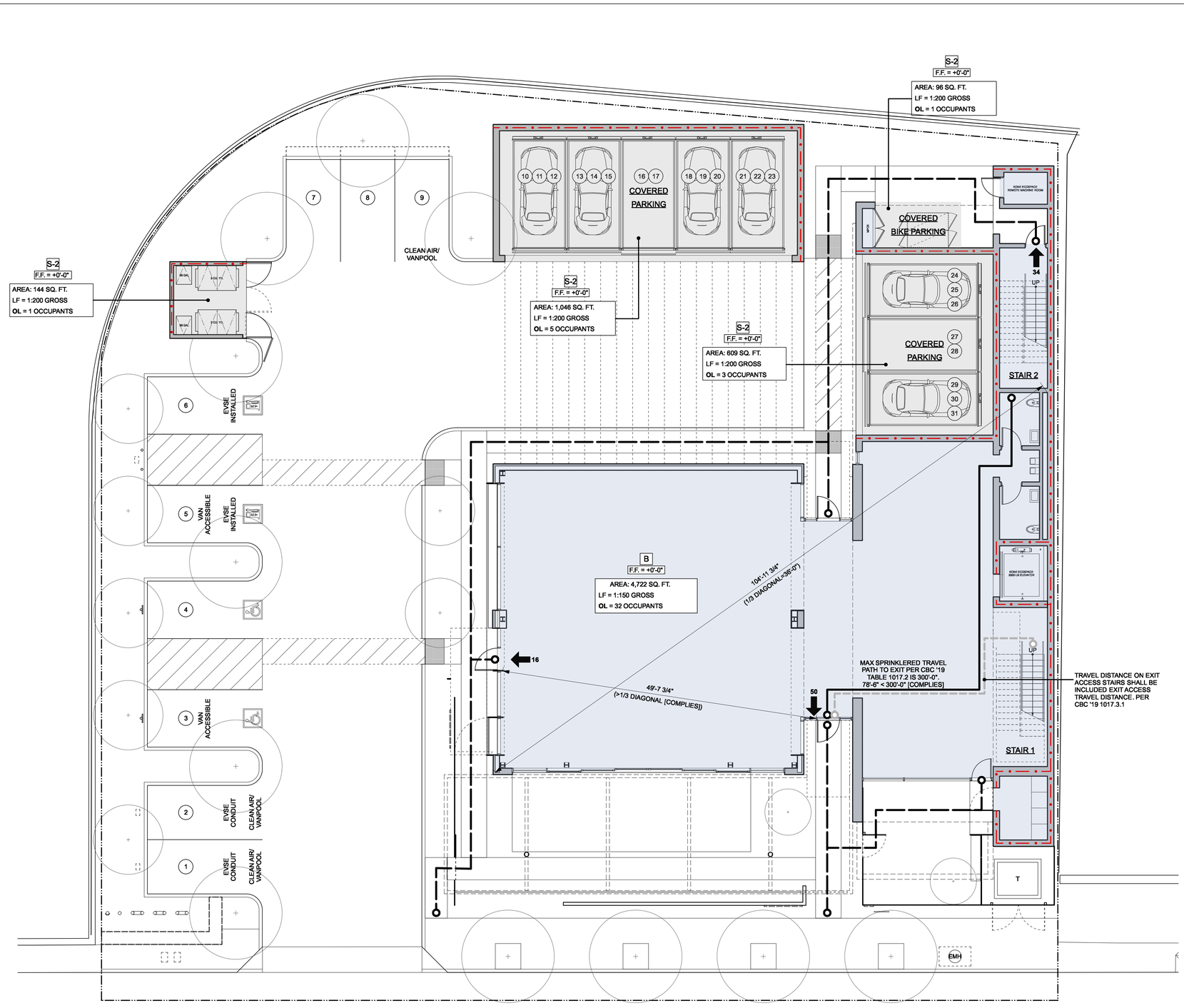

CODE PLAN LEGEND

OCCUPANCY GROUP AND DIVISION PER (CBC'19 302)	B
OCCUPANT LOAD AND EGRESS REQUIREMENT PER (CBC'19 1004.1)	USE: LF = LOAD FACTOR OL = OCCUPANT LOAD # OF EXITS REQUIRED
EXIT DOOR OR STAIR PER (CBC'19 1014 & 1016)	57
OCCUPANTS EXITING FROM AREA	40
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

ALLOWABLE BUILDING AREA PER TABLE 506.2

LEVEL	OCCUPANCY	ALLOWABLE	PROPOSED	RATIO (P/A)	COMPLIANCE
LEVEL 1	B	27,000 SF	4,722 SF	0.17	YES
	S-2	40,500 SF	1,895 SF	0.05	YES
LEVEL 2	B	27,000 SF	2,995 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

GROSS BUILDING AREA SUMMARY

OCCUPANCY	LEVEL 1	LEVEL 2	TOTAL
B	4,722 SF	2,995 SF	7,717 SF
S-2	1,895 SF	0 SF	1,895 SF
	6,617 SF	2,995 SF	9,612 SF

NOTE: TABLE ABOVE DOES NOT INCLUDE OUTDOOR TERRACES.

OCCUPANCY SEPARATION REQUIREMENTS

OCCUPANCY	B	S2
B	-	1
S2		-

PLUMBING FIXTURE CALCULATIONS

PLUMBING FIXTURE CALCULATIONS

LEVEL	OCCUPANCY	LOAD FACTOR	AREA	TOTAL LOAD
LEVEL 1	B	1:200	4,722 SF	24
	TOTAL REQUIRED:		1 SINGLE-OCCUPANCY RESTROOM*	
	TOTAL PROVIDED:		2 SINGLE-OCCUPANCY RESTROOMS*	
LEVEL	OCCUPANCY	LOAD FACTOR	AREA	TOTAL LOAD
LEVEL 2	B	1:200	2,995 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

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SHEET REVISIONS

DRAWING CONTENT

FIRST FLOOR CODE PLAN

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

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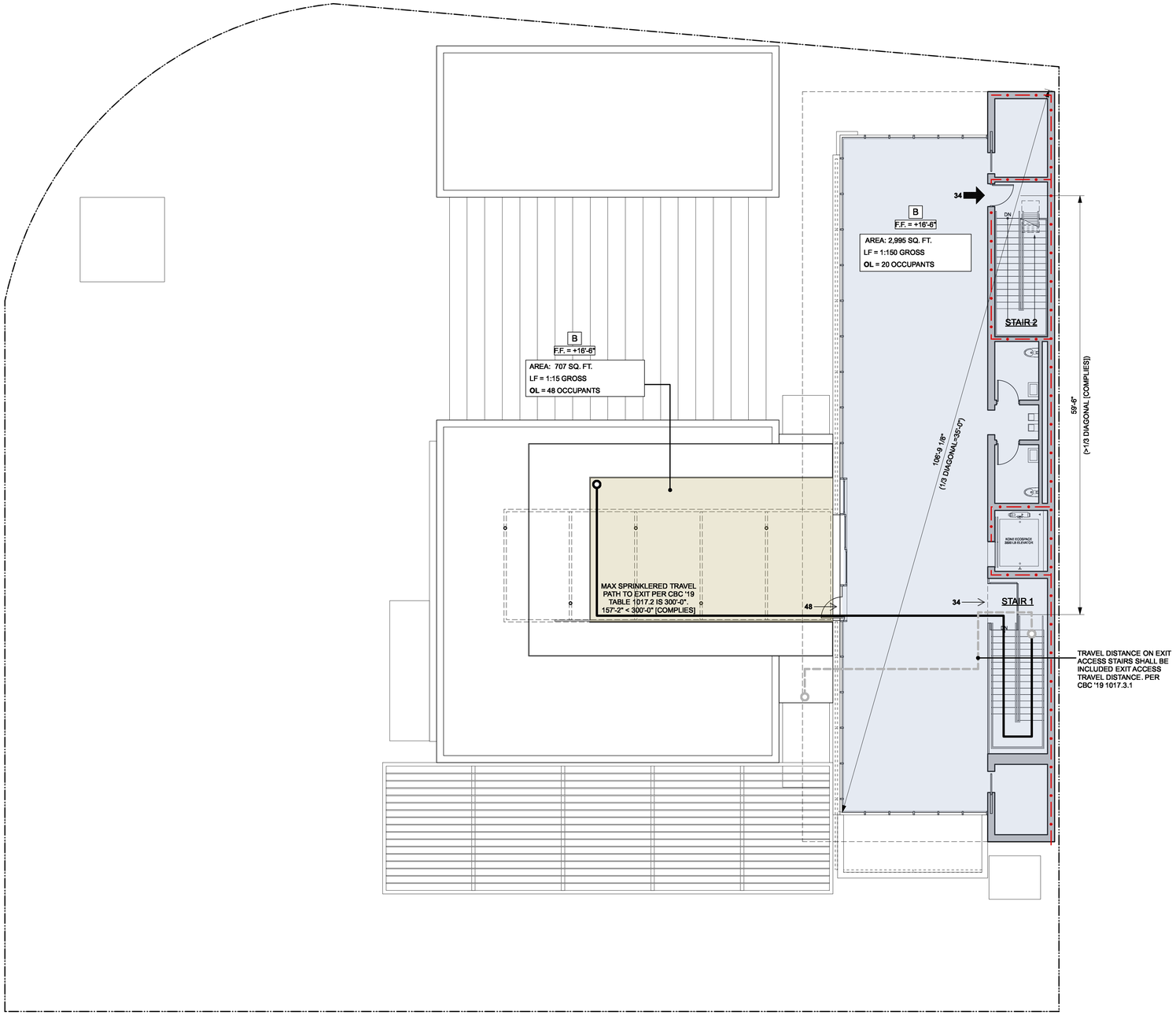
DRAWING NUMBER

A0.8

Date: 9/29/20
File name: 1549.00-Border.vwx



0' 10' 20'

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

1

CODE PLAN LEGEND

OCCUPANCY GROUP AND DIVISION PER (CBC'19 302)	B
OCCUPANT LOAD AND EGRESS REQUIREMENT PER (CBC'19 1004.1)	USE: LF = LOAD FACTOR OL = OCCUPANT LOAD # OF EXITS REQUIRED
EXIT DOOR OR STAIR PER (CBC'19 1014 & 1016)	57
OCCUPANTS EXITING FROM AREA	40
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

ALLOWABLE BUILDING AREA PER TABLE 506.2					
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	S-2	40,500 SF	1,895 SF	0.05	YES
LEVEL 2	B	27,000 SF	2,995 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

GROSS BUILDING AREA SUMMARY			
OCCUPANCY	LEVEL 1	LEVEL 2	TOTAL
B	4,722 SF	2,995 SF	7,717 SF
S-2	1,895 SF	0 SF	1,895 SF
	6,617 SF	2,995 SF	9,612 SF

NOTE: TABLE ABOVE DOES NOT INCLUDE OUTDOOR TERRACES.

OCCUPANCY SEPARATION REQUIREMENTS

OCCUPANCY	B	S2
B	-	1
S2		-

PLUMBING FIXTURE CALCULATIONS

PLUMBING FIXTURE CALCULATIONS				
LEVEL	OCCUPANCY	LOAD FACTOR	AREA	TOTAL LOAD
LEVEL 1	B	1:200	4,722 SF	24
	TOTAL REQUIRED:		1 SINGLE-OCCUPANCY RESTROOM*	
	TOTAL PROVIDED:		2 SINGLE-OCCUPANCY RESTROOMS*	
LEVEL	OCCUPANCY	LOAD FACTOR	AREA	TOTAL LOAD
LEVEL 2	B	1:200	2,995 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."

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PROJECT ADDRESS:

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PALO ALTO, CA 94306

ISSUANCE:

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MAJOR ARB SUBMITTAL #2 04.29.2020
MAJOR ARB SUBMITTAL #3 06.17.2020
MAJOR ARB SUBMITTAL #4 09.29.2020

SHEET REVISIONS

DRAWING CONTENT

SECOND FLOOR CODE PLAN

STAMP

JOB NUMBER:
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As Noted

DRAWN BY:

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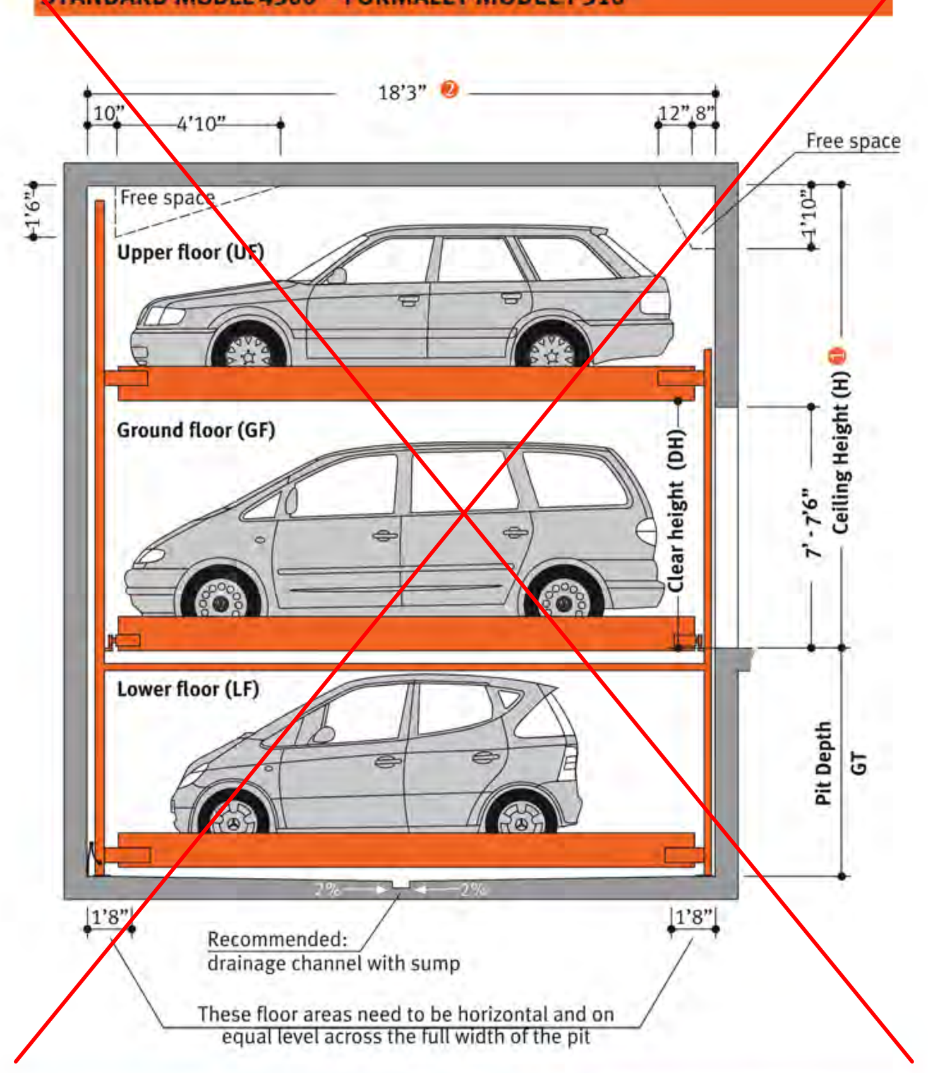
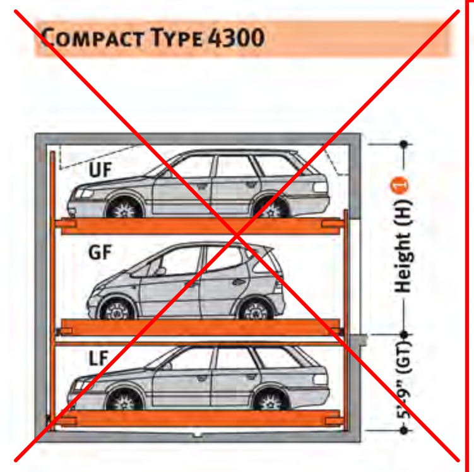
Date: 9/29/20
File name: 1549.00-Border.vwx

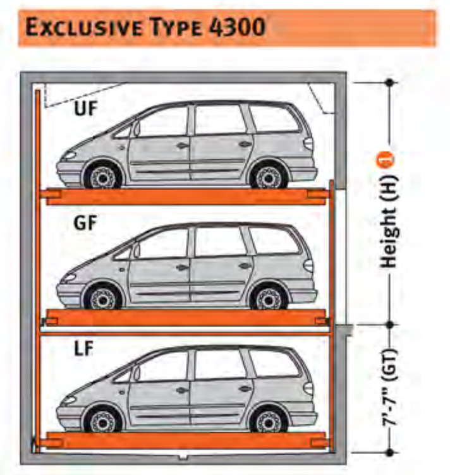
STANDARD MODEL 4300 - FORMALLY MODEL P310



Compact Type 4300



Exclusive Type 4300



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 18'-3"~~; 18'-11" avaliable
3. ~~Standard is 4400 lbs~~; 5720 lbs is available

Product Data TrendVario 4300

CE CONFORMITY

Loadable up to 5,720 lbs

Single parking spaces can also be upgraded to handle heavier loads at a later date!

Number of parking spaces: min. 5 to max. 29 vehicles

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

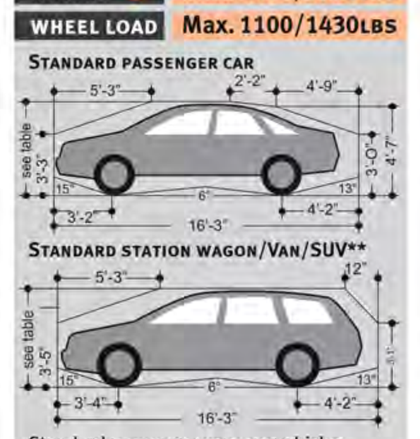
Type	GT	H	DH*
~~4300~~	~~5'-9"~~	~~11'-4"~~	~~5'-9"~~
~~4300~~	~~5'-9"~~	~~12'-0"~~	~~6'-5"~~
~~4300~~	~~5'-9"~~	~~12'-6"~~	~~6'-11"~~
~~4300~~	~~6'-7"~~	~~12'-4"~~	~~5'-11"~~
~~4300~~	~~6'-7"~~	~~13'-4"~~	~~6'-11"~~
4300	7'-7"	14'-3"	6'-11"

* = without car on top

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

Type	GT	H	Car Height UF	Car Height GF	Car Height LF
~~4300~~	~~5'-9"~~	~~11'-4"~~	~~4'-11"~~	~~5'-7"~~	~~4'-11"~~
~~4300~~	~~5'-9"~~	~~12'-0"~~	~~4'-11"~~	~~6'-3"~~	~~4'-11"~~
~~4300~~	~~5'-9"~~	~~12'-6"~~	~~4'-11"~~	~~6'-9"~~	~~4'-11"~~
~~4300~~	~~6'-7"~~	~~12'-4"~~	~~5'-9"~~	~~5'-9"~~	~~5'-9"~~
~~4300~~	~~6'-7"~~	~~13'-4"~~	~~5'-9"~~	~~6'-9"~~	~~5'-9"~~
4300	7'-7"	14'-4"	6'-9"	6'-9"	6'-9"

Width	6'-3"
Weight (3)	Max. 4400/5720 lbs
Wheel load	Max. 1100/1430 lbs



Standard passenger cars are vehicles without any sports options such as spoilers, low-profile tires etc.

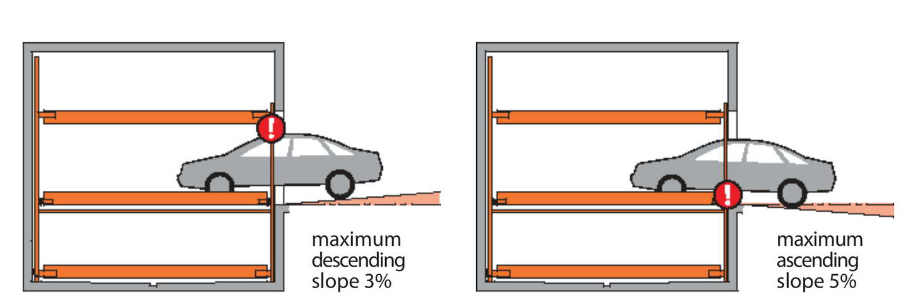
** = Make sure to observe the weights and dimensions!

KLAUS multiparking

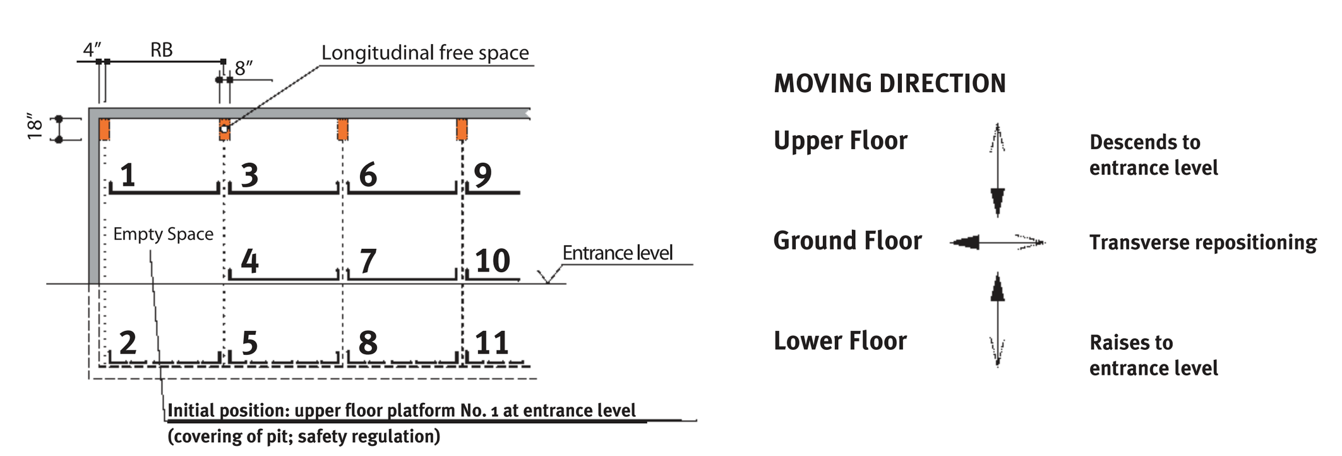
Klaus Multiparking Inc.
3652A Chestnut Street
Lafayette CA 94549
Phone 925.284.2092
Fax 925.284.3365
Web parklift.com

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.



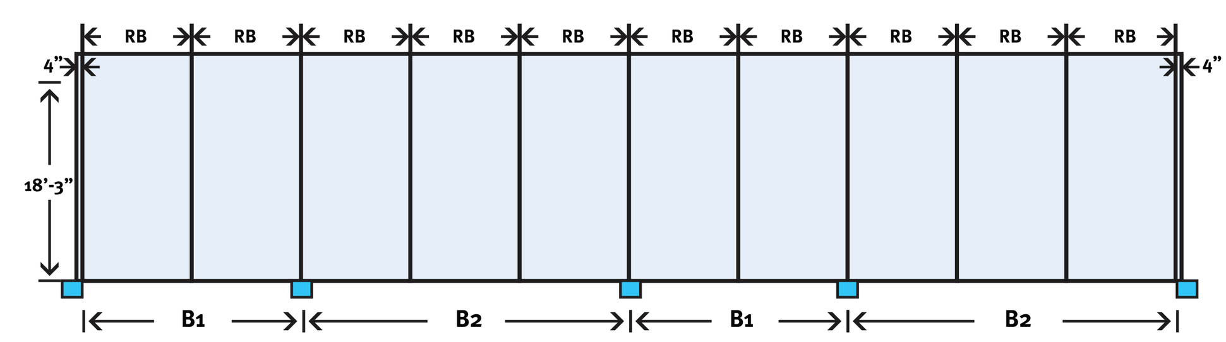
LONGITUDINAL FREE SPACE; STANDARD PARKING SPACE NUMBERS; DENOMINATION

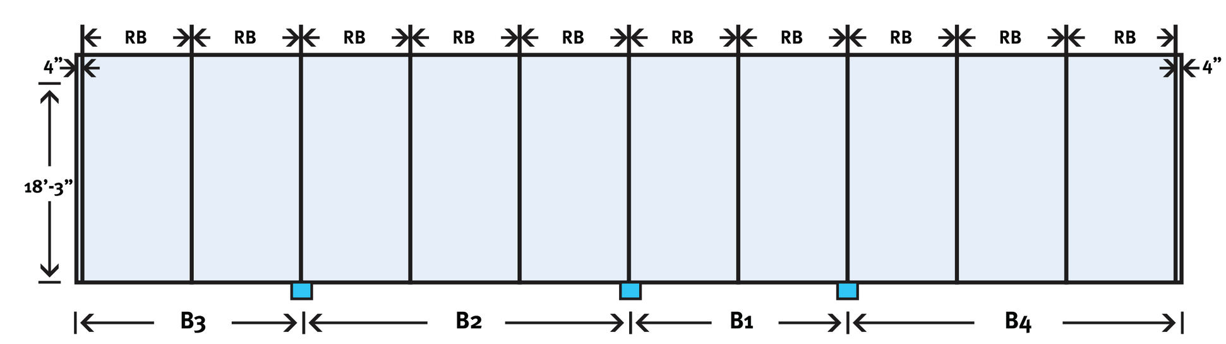


KLAUS multiparking

ALLOWABLE COLUMN SPACING

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





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

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

KLAUS multiparking

DESIGN AID FOR WIDTH DIMENSIONS

Cars Parked	Number of Bays	Clear Platform Width CM	Clear Platform Width FT	Grid Width CM	Grid Width FT	Overall Width CM	Overall Width 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"	EAST LIFT
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"	NORTH LIFT
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"	

GENERAL DISCRIPTION

The Klaus TrendVario 4300 provides independent access to all cars parked on the system. Each individual parking bay must be acessbile 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 14° to 104°F. The system must be installed indoors. If lifting or lowering times are specified, they refer to an environmental temperature of 72° F and with system set up directly next to the hydraulic unit. At lower temperatures or with longer hydraulic lines, these times increase.

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 memebers 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.

Sound control

Numerous sound control features are standard. The hydraulic power unit is mounted on rubber pads. Steel hydraulic lines are mounted with rubber pipe supports. A rubber hose isolates the power unit from the steel hydraulic lines.

Sound tests at the front of the machine show about 67dB to 69dB (A weighting) noise levels (speech at 1 foot is 68db).

In multifamily podium construction, normally no special construction for sound is performed. For residential or wood frame construction, placement of the power unit is critical. Klaus designers will assist with power unit placement and other sound issues.

Structural

The machine has steel framing and is anchor bolted to the concrete garage slab with wedge anchors. The framework consists of steel columns and beams on a grid pattern. The machines steel columns are connected to the building at the rear wall and to a steel tube at the front of the machine. The tube steel is typically 10" x 10" and also provides seismic bracing as well as support for the gates. This tube steel and associated concrete columns are supplied and installed by the customer. Please refer to the Trendvario 4300 Bracing Details drawing and Merkle engineering report for details.

The platforms for the upper and lower cars consist of steel platforms that ride up and down the steel columns. The platforms for the cars at the driveway level run left-rignt on steel rails.

The upper and lower platforms are constructed with two steel side members, three steel cross members, ribbed steel platform material which runs from side member to side member and one wheel stop. The platform is solid and does not allow oil or water to drip onto the lower cars.

The lifting mechanism for the upper and lower platforms consists of a hydraulic cylinder which raises the rear of the platform. The front of the platform is raised via a chain which runs on chain sprockets. There are safety switches that stop the machine in the event the chain goes loose for any reason. The platforms are suspended at the 4 corners and are guided along the front support columns.

The middle platforms are moved via an electric motor located on each platform. The motor drives a sprocket that runs along a chain at grade level. The platform runs on steel guide rails and can be moved manually without power by releasing the brake on the electric motor.

The machine includes several safety devices which include chain monitoring systems, and safety locks for the upper platforms. When a user is inside the machine all platforms are mechanically protected against lowering.

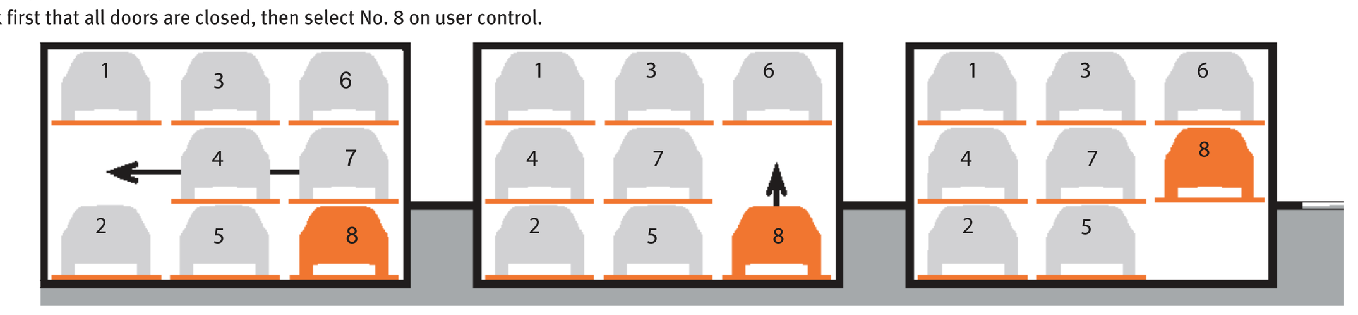
SCOPE OF WORK CLARIFICATIONS

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 writting that the proposed machine will fit in the 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

For example, to retrieve platform No. 8:

Check first that all doors are closed, then select No. 8 on user control.



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

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

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

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MAJOR ARB SUBMITTAL #4	09.29.2020

SHEET REVISIONS

DRAWING CONTENT

PARKING LIFT PRODUCT INFORMATION

STAMP

JOB NUMBER: 1549.00

SCALE: As Noted

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File name: 1549.00-Border.vwx

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 28% 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 fixtures
- 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

VRV IV

R-410A INVERTER

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 DB/WB): 80 / 67 Ambient (°F DB/WB): 95 /	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / Ambient (°F DB/WB): 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

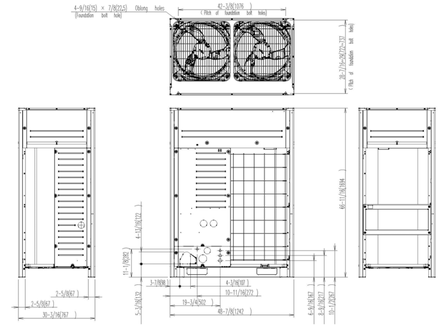
Power Supply (V/Hz/Ph):	460 / 60 / 3	Compressor Type	Inverter
Power Supply Connections:	L1, L2, L3 Ground	Capacity Control Range (%):	10 - 100
Min. Circuit Amps MCA (A):	31.90	Capacity Index Limit:	-
Max Overcurrent Protection (MOP) (A):	40.00	Airflow Rate (H) (CFM):	8228
Max Starting Current MSC(A):		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	H/L Pressure Connection (inch)	7/8
Dimensions (Width) (in):	48-7/8	H/L Equalizing Connection (inch)	
Dimensions (Depth) (in):	30-3/16	Sound Pressure (H) (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 (lbs):	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



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SHEET REVISIONS

DRAWING CONTENT

HVAC PRODUCT INFORMATION

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City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.** For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT

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

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on 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[1] trees on or adjacent to the property? (YES circled) **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 easement within 30' of property line (Street Trees)*

*Street trees[1] **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[1] or Designated[1] Trees? (YES circled) (Check where applicable) **NO**
   - ☐ Protected Tree (s)
   - ☒ Designated Tree (s)
   - ☒ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? (YES circled) **NO**

*If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM[2], 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 circled) **NO**

**Plans. Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - http://www.cityofpaloalto.org/trees/forms.htm (See also TTM[2], 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] (Prop. Owner or Agent) Print: Dan Cunningham Date: 6·12·20

FOR STAFF USE:

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

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

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

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

[2] 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\PLADIV\Advance Planning\Arborist\Tree Program Information\Tree Disclosure Statement(TDS)\Tree Disclosure StatementFinal_3'07.doc Revised 03/04/07

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

Search: Advanced Browse By Topic

Home > Planning & Community Environment

Home
City-owned Trees
Privately-owned Trees
About the Tree Ordinance
Title 8.10
Heritage Trees
Forms
Tree Technical Manual
FAQs
Contact Us
Resources

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 96KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 105KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

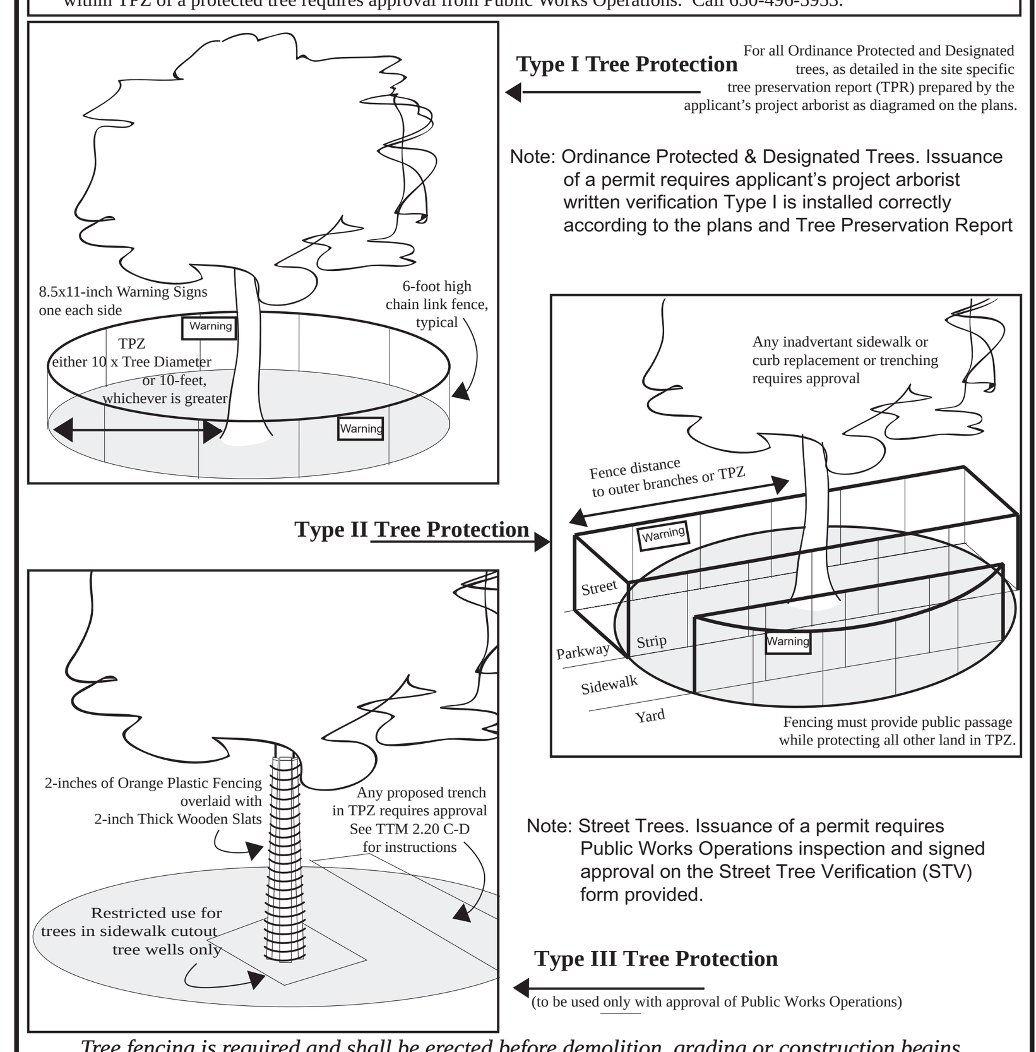
View ALL sections:

- Tree Technical Manual - Full (PDF, 1.84MB)

APPENDICES
A: Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
B: Tree City - USA
C: ISA Hazard Evaluation Form
D: List of Inherent Failure Patterns for Selected Species (Reference source)
E: ISA Tree Pruning Guidelines (PDF, 1.85MB)
F: Tree Care Safety Standards, ANSI 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(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.



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

Rev	By	Date	Tree Protection During Construction	Approved by: Dave Dockter
0	OWH	12/14/92		PE No.
01	D.D.	08/04/04		Date 2006
02	D.D.	08/10/06	City of Palo Alto Standard	Dwg No. 605

Scale: NTS

APPENDIX J

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

31-1 General
a. Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
b. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 Reference Documents
a. Detail 605 – Illustration of situations described below.
b. Tree Technical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/)
   1. Trenching Restriction Zones (TTM, Section 2.20(C))
   2. Arborist Reporting Protocol (TTM, Section 6.30)
   3. Site Plan Requirements (TTM, Section 6.35)
   4. Tree Disclosure Statement (TTM, Appendix J)
c. Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution
a. Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
b. Type II Tree Protection: For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
c. Type III Tree Protection: To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
d. Size, type and area to be fenced. All trees to be preserved shall be protected with six (6) foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
e. 'Warning' signs. A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
f. Duration. Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.

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

END OF SECTION

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

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

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

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

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, building or grading 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 Parks 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 aeration 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 on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. 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 special paving. The Planning Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7. ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)
   - ______
   - ______

City of Palo Alto Tree Technical Manual **ADDENDUM 11**

Arborist Firm Data Here ISA/ASCA Certified Arborist #WE-000 Contact Cell #

Monthly Tree Activity Report- *Construction Site*

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

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

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)
   a. Pre-construction meeting required 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, 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/still outstanding)
   •

Respectfully submitted,

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

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

City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-9289
treeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

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

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES ☐ NO* ☐ * If NO, go to #2 below
Inspected by:	
Date of Inspection:	
2. The Street Trees at the above address are **NOT** adequately protected. The following modifications are required: Indicate how the required modifications were communicated to the applicant.	

Subsequent Inspection

Street trees at above address were found to be adequately protected:	YES ☐ NO* ☐ * If NO, indicate in "Notes" below the disposition of case.
Inspected by:	
Date of Inspection:	
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	

Return approved sheet to Applicant for demolition or building permit issuance.

S:PWD/OPS/Tree/DS/St.TreeProtect 5/7/06

---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 IMPLIMENTED 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 addtional "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/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

HAYES GROUP ARCHITECTS

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
MAJOR ARB SUBMITTAL #3	06.17.2020
MAJOR ARB SUBMITTAL #4	09.29.2020

SHEET REVISIONS

DRAWING CONTENT
TREE PROTECTION

STAMP

JOB NUMBER:
HG 1549.00

SCALE:
As Noted

DRAWN BY:
XX

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 appoved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

ARBOR RESOURCES
professional consulting arborists and tree care

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

TABLE OF CONTENTS

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 Hobach-Lewin, Inc., dated 6/4/18.
- Nail round metal tags with engraved numbers onto each trunk.
- Prepare a written report which presents the above information, and submit via email as a PDF document.

[1] Available for viewing at *www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6436.*

2.0 TREE DESCRIPTION AND DISPOSITION

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

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

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

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

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

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

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.

To my understanding, the CPA is applying the designated tree category to the three pistache (#1 thru 3) due to the site being commercial or a planned development, either for designated landscape or mitigation for tree removal. As a general statement, this category can be enacted by the CPA and applied to any specific tree associated with a proposed development project.

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.

5.0 ASSUMPTIONS AND LIMITING CONDITIONS

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

Prepared By: David L. Babby Date: November 6, 2019
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B
CA Licensed Tree Service Contractor #796763 (C61/D49)

EXHIBIT A:

TREE INVENTORY TABLE

(one sheet)

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	SIZE: Height (ft.)	SIZE: Canopy Spread (ft.)	CONDITION: Health Condition (100%=Best, 0%=Worst)	CONDITION: Structural Integrity (100%=Best, 0%=Worst)	CONDITION: Form (100%=Best, 0%=Worst)	CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	REGULATED: "Protected Tree"	REGULATED: "Street Tree"
1	Chinese pistache (*Pistacia chinensis*)	13.1	40	30	60%	30%	30%	Poor	Low		
2	Chinese pistache (*Pistacia chinensis*)	15.8	25	30	40%	20%	10%	Poor	Low		
3	Chinese pistache (*Pistacia chinensis*)	19.3	40	50	80%	40%	50%	Fair	Moderate		

Tag 25 — Comments: Very low canopy over sidewalk and parking lot. Trunk bifurcates into codominant leaders at 6.5' high. Canopy excessively elevated in past, and existing foliage within nearly 2/3 of crown consists of watersprouts, which are rapidly-growing, weakly attached shoots prone to breaking. Excessive limb and branch weight. Asymmetrical canopy grows away from building, and branches are currently against building. Trunk is within several feet from existing FDCs and a BFP, and has a large basal wound. Base is up against asphalt. Beginning dormancy.

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

Tag 27 — Comments: Crown excessively elevated in past, and existing foliage within 1/2 of crown is comprised of watersprouts. Asymmetrical canopy, being dominant over street side. Two large limbs were cut from bottom of crown, leaving large decaying wounds. Trunk divides into three codominant leaders at 4' high, and diameter was obtained at 2.5' high. Has a buried root collar.

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

EXHIBIT C:

PHOTOGRAPHS

(four sheets)

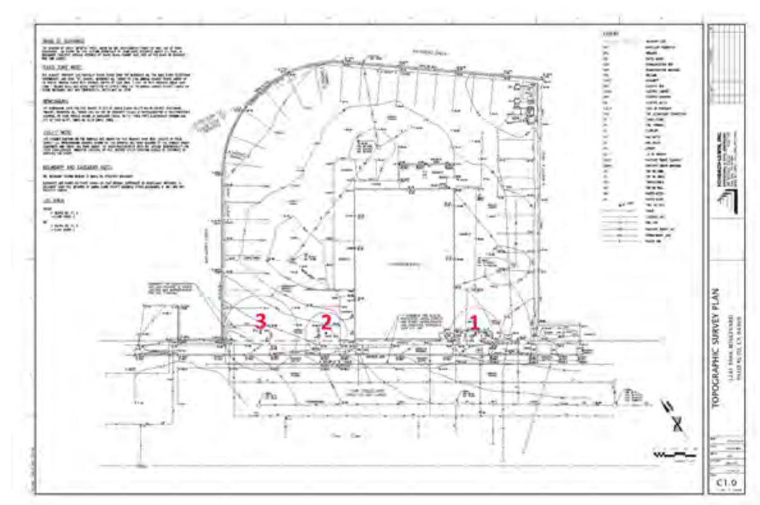
Photo Index

Page C-1: Tree #1
Page C-2: Trees #1 and 2
Page C-3: Tree #2
Page C-4: Tree #3

EXHIBIT B:

SITE MAP

(one sheet)



Project Data

T-2

CITY OF PALO ALTO INCORPORATED CALIFORNIA

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

Special Tree Protection Instruction Sheet

City of Palo Alto

T-2

HAYES GROUP ARCHITECTS

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
MAJOR ARB SUBMITTAL #3	06.17.2020
MAJOR ARB SUBMITTAL #4	09.29.2020

SHEET REVISIONS

DRAWING CONTENT
TREE PROTECTION

STAMP

JOB NUMBER:
HG 1549.00

SCALE:
As Noted

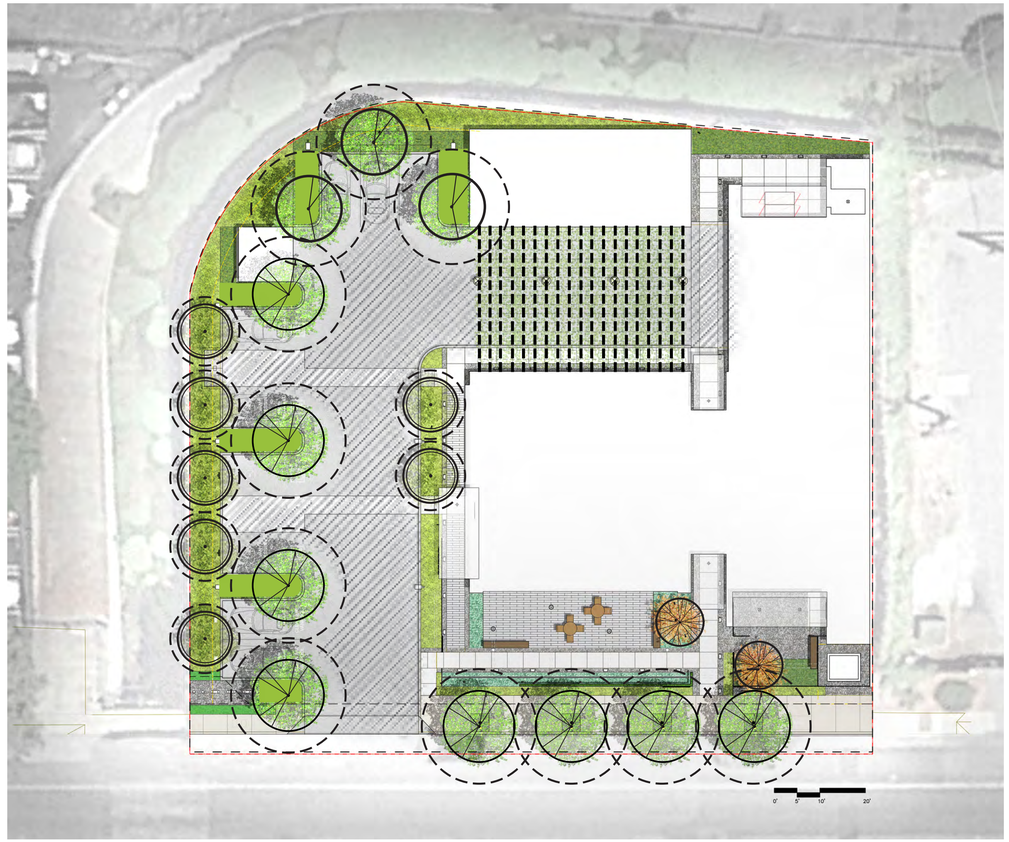
DRAWN BY:
XX

DRAWING NUMBER
T.02

EXISTING SITE TREES

EXISTING TREE	TREE TYPE	EXISTING TOTAL
1.	*PISTACIA CHINENSIS* CHINESE PISTACHE	442 SQ FT.
2.	*PISTACIA CHINENSIS* CHINESE PISTACHE	442 SQ FT.
3.	*PISTACIA CHINENSIS* 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
	11	*PLATANUS RACEMOSA* CALIFORNA SYCAMORE	*25' DIA*	*5104 SQ FT.*
	7	*CERSIS OCCIDENTALIS* WESTERN REDBUD	*15' DIA*	*1239 SQ FT.*
	2	*ACER PALMATUM* JAPANESE MAPLE	*10' DIA*	*158 SQ FT.*
	2	SHADED VINE CABLE CANOPY	*1170 SQ. FT.*	*1170 SQ FT.*
				TOTAL: ***7968 SQ FT.***

HAYES GROUP ARCHITECTS

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
MAJOR ARB SUBMITTAL #3	06.17.2020
MAJOR ARB SUBMITTAL #4	09.29.2020

SHEET REVISIONS

DRAWING CONTENT
TREE PROTECTION

STAMP

JOB NUMBER:
HG 1549.00

SCALE:
As Noted

DRAWN BY:
XX

DRAWING NUMBER

T.03

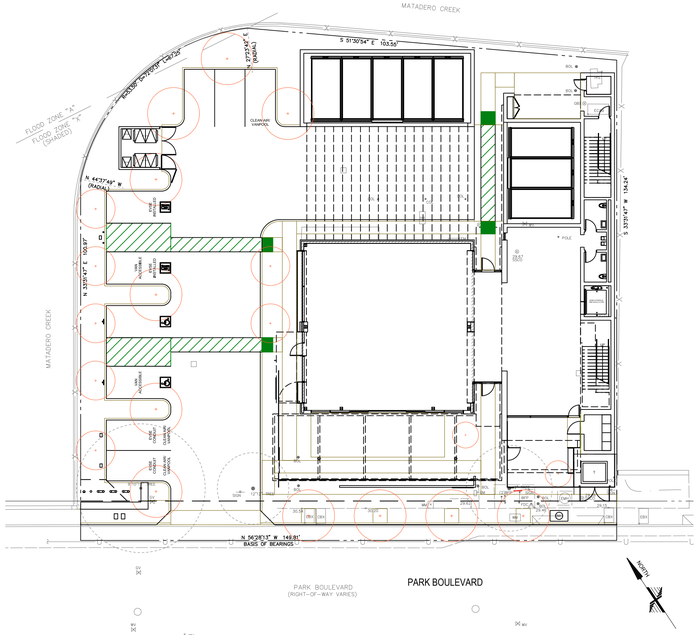
IMPROVEMENT PLANS

FOR

3241 PARK BLVD

3241 PARK BOULEVARD

PALO ALTO, CA 94306



GENERAL CIVIL NOTES

GENERAL:

1. 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.
2. 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.
3. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
4. 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.
5. LENGTHS OF SANITARY SEWERS AND STORM DRAINS SPECIFIED ARE HORIZONTAL DISTANCES AS MEASURED FROM CENTERS OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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.'
14. THE CONTRACTOR SHALL MEET AND FOLLOW ALL (NPDES) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
15. 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.
16. 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.
17. ALL SITE AREAS SHALL BE GRADED AT 1% MINIMUM FOR DRAINAGE UNLESS OTHERWISE NOTED OR ALONG FLOWLINES OF CONCRETE LINED GUTTERS AND VALLEY GUTTERS.
18. 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.
19. 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.
20. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR NORTHERN CALIFORNIA AT LEAST 48 HOURS (2 WORKING DAY) PRIOR TO COMMENCEMENT OF CONSTRUCTION. (800) 227-2600.
21. 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.
22. ADJUSTMENTS TO PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
23. COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
24. STORM DRAIN PIPES DESIGNATED AS SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 PVC. (GREEN-TITE PIPE BY MANVILLE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL WITH CLASS 1 BACKFILL OR DUCTILE IRON PIPE DIP. IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTE SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE RCP. PVC PIPE EXCEEDING 24" DIAMETER SHALL ONLY BE USED WHEN APPROVED BY MANUFACTURER IN THIS JURISDICTION.
25. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
26. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING.
27. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
28. 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.
29. 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.
30. 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.BOYLERODRIGUEZ@CITYOFPALOALTO.ORG
31. DO NOT USE CHEMIICAL 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 GUIDANDANCE.
32. AVOID COMPACTING SOIL IN AREA THAT WILL BE UNPAVED

GENERAL NOTES CONTINUATION

GRADING NOTES:

1. 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.
2. 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.
3. ALL FINISH GRADES SHOWN ARE FINISH GRADE ELEVATIONS UNLESS NOTED OTHERWISE.

UTILITY NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. PRIOR TO CONNECTING TO EXISTING UTILITIES FIELD VERIFY LOCATION 6. & INVERT OR DEPTH PRIOR TO INSTALLING NEW PIPE OR EQUIPMENT.
7. EACH BUILDING WATER SERVICE CONNECTION SHALL BE WITH VALVE AND VALVE BOX SET AT GRADE.
8. ALL BUILDING SEWER LATERALS SHALL BE WITH CLEANOUT TO GRADE.
9. 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:

1. 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.
2. ALL NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
3. 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.
4. 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.
5. 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".
6. 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:

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

LEGEND

BOUNDARY LINES

- CENTER LINE
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE

MISCELLANEOUS LINES

- SIDEWALK
- LIP OF GUTTER
- FENCE-WIRE
- BIORETENTION AREA

UTILITY LINES

- ELECTRIC
- FIBER OPTIC
- FIRE SERVICE
- GAS LINE
- IRRIGATION LINE
- JOINT TRENCH
- NITROGEN GAS
- OVERHEAD
- RECYCLED WATER
- STORM DRAIN
- SANITARY SEWER
- TELEPHONE
- WATER

UTILITY LEGEND

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

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ATT	AT&T
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOL	BOLLARD
BOW	BACK OF WALK
BW	BOTTOM OF WALL
BW/FS	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
TW/FS	TOP OF WALL/FINISHED SURFACE
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
USA	UNDERGROUND SERVICE ALERT
VG	VALLEY GUTTER
W	WATER/WEST/WITH
WM	WATER METER
WTR	WATER
WV	WATER VALVE

SHEET INDEX

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CALL BEFORE YOU DIG USA 800-227-2600

NO.	DATE	REVISIONS	BY

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

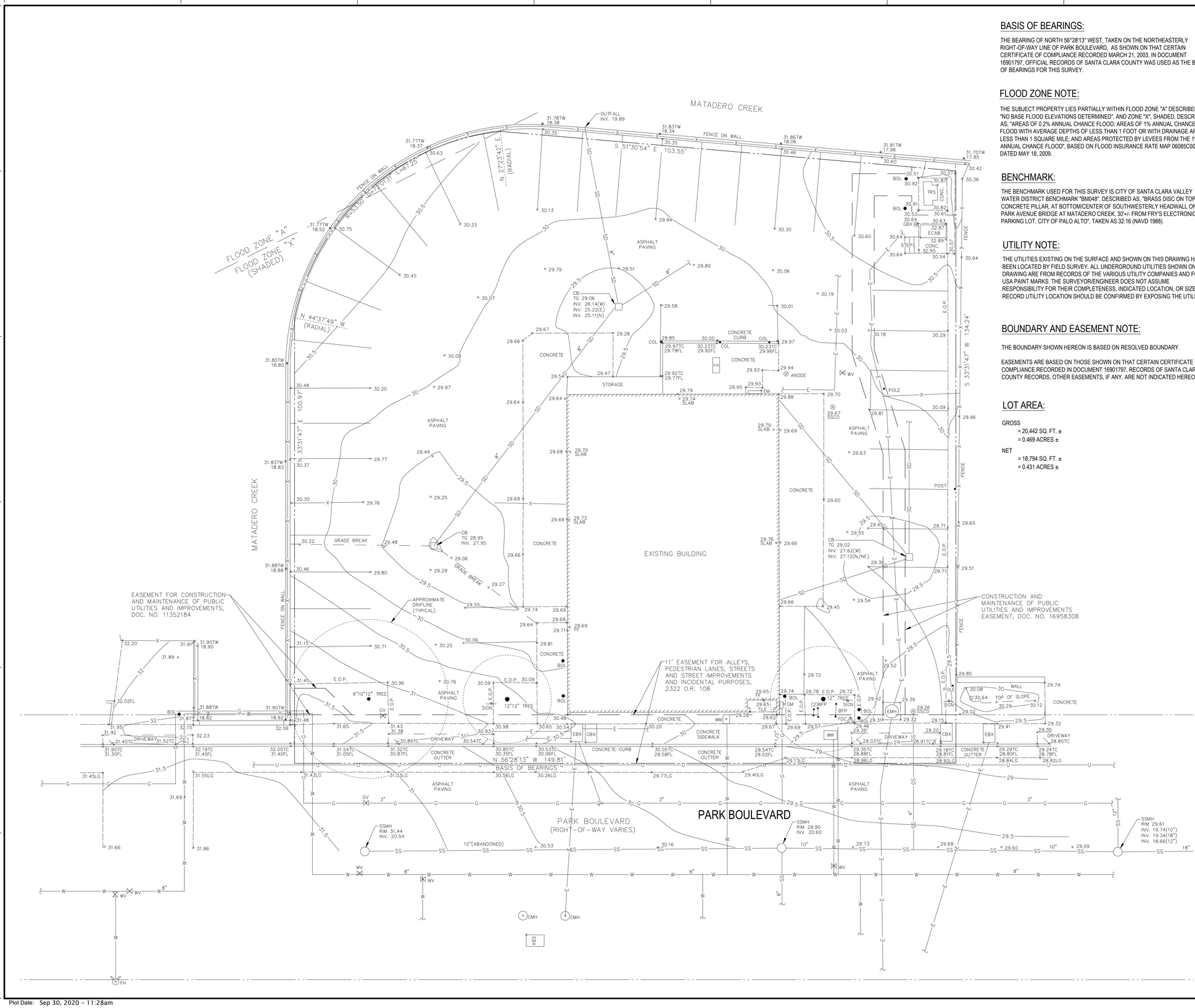
REGISTERED PROFESSIONAL ENGINEER
DOUGLAS C. HOHBACH
NO. 38242
CIVIL
STATE OF CALIFORNIA

COVER SHEET

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	09/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	C1.0

Plot Date: Sep 30, 2020 - 11:28am



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
BOL	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
● 12" TREE	TREE W/ SIZE
—X—X—	FENCE
———E———	ELECTRIC LINE
———G———	GAS LINE
———SS———	SANITARY SEWER LINE
———SD———	STORM DRAIN LINE
———W———	WATER LINE

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Palo Alto, CA 94306
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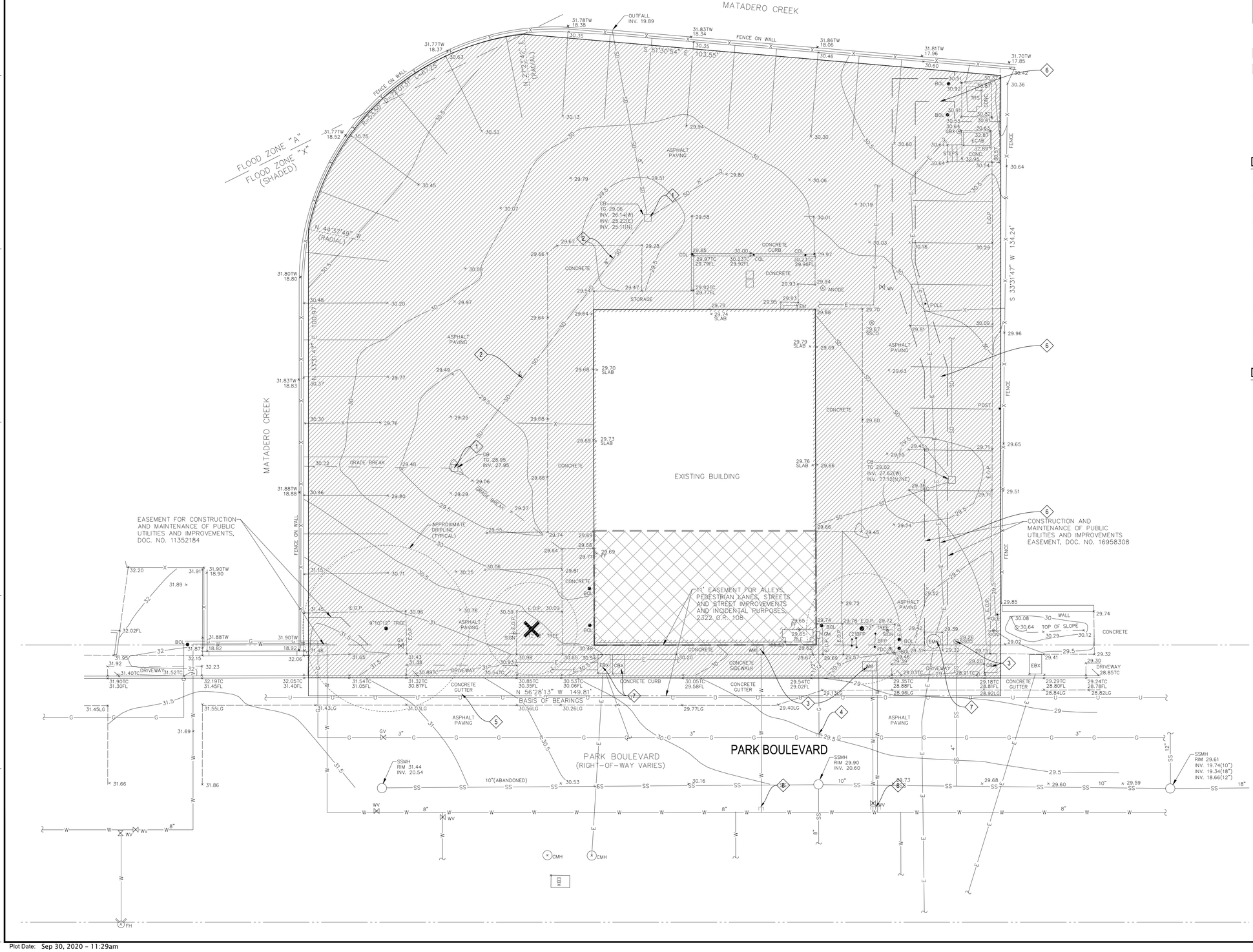
REGISTERED PROFESSIONAL ENGINEER
DOUGLAS C. HOHBACH
NO. 38242
CIVIL
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	09/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	C1.2

Plot Date: Sep 30, 2020 - 11:28am



DEMOLITION LEGEND

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

DEMOLITION KEYNOTES

1. EXISTING UTILITIES TO REMAIN
2. EXISTING STORM DRAIN LINE TO BE REMOVED
3. EXISTING VAULTS AND BOXES TO BE PROTECTED IN PLACE
4. GAS METER AND LINE TO BE REMOVED AND DISCONNECTED BY C.P.A.U. PRIOR TO DEMOLITION
5. CONTRACTOR TO VERIFY CONCRETE DUCT BANK LOCATION AND SIZE AND REPORT BACK TO CIVIL ENGINEER
6. PUBLIC UTILITIES EASEMENT TO BE REMOVED
7. EXISTING VAULT AND BOXES TO BE RELOCATED ON SIDEWALK
8. WATER SERVICE TO BE DISCONNECTED BY CPAU

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
7. CONTRACTOR MUST HAVE THE PROPERTY LINE STAKED PRIOR TO THE START OF CONSTRUCTION AND HAVE THE STAKES REMAIN THROUGHOUT CONSTRUCTION TO ENSURE THERE IS NO ENCROACHMENT ONTO VALLEY WATER RIGHT OF WAY
8. CONTRACTOR WILL NEED TO COORDINATE WITH C.P.A.U. PRIOR TO DEMOLITION OF EXISTING ELECTRICAL TRANSFORMER AND UNDERGROUND LINES

NORTH

0 5' 10' 15' 20'

SCALE: 1" = 10'

CALL BEFORE YOU DIG USA 800-227-2600

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NO.	DATE	REVISIONS	BY

HOHBACH-LEWIN, INC.
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CIVIL
STATE OF CALIFORNIA

DEMOLITION PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	09/29/2020
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Sheet	C2.0

Plot Date: Sep 30, 2020 - 11:29am

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

NOTES

CONTRACTOR MUST HAVE THE PROPERTY LINE STAKED PRIOR TO THE START OF CONSTRUCTION AND HAVE THE STAKES REMAIN THROUGHOUT CONSTRUCTION TO ENSURE THERE IS NO ENCROACHMENT ONTO VALLEY WATER RIGHT OF WAY.

PROJECT IS NOT C.3 REGULATED, SEE C.3 REPORT SUBMITTED ALONG WITH PROJECT PLANS

TOTAL NEW AND IMPERVIOUS AREA = 6426 FT.

PARK BOULEVARD

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SCALE: 1" = 10'

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Palo Alto, CA 94306
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REGISTERED PROFESSIONAL ENGINEER
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NO. 38242
CIVIL
STATE OF CALIFORNIA

GRADING AND DRAINAGE PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	09/29/2020
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Drawn	GL, VAB
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Job	13103.31
Sheet	C3.0

Plot Date: Sep 30, 2020 - 2:45pm

PAVEMENT LEGEND

PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.

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

SIDEWALK CONCRETE	5" CONCRETE W/ #4 @ 12" O.C. E.W. OVER 4" CLASS 2 BASEROCK COMPACTED TO 95% R.C. OVER NATIVE SOILS COMPACTED TO 90% R.C.
AC PAVEMENT GRIND	1½ AC GRIND. NEW AC PAVEMENT VARIES, INSTALL PAVEMENT FABRIC BETWEEN NEW AND EXISTING.
BIO-SWALE/ GREEN ROOF	
LANDSCAPE AREA	
PERVIOUS PAVERS	

NORTH

0 5' 10' 15' 20'

SCALE: 1" = 10'

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STATE OF CALIFORNIA

PAVEMENT PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	09/29/2020
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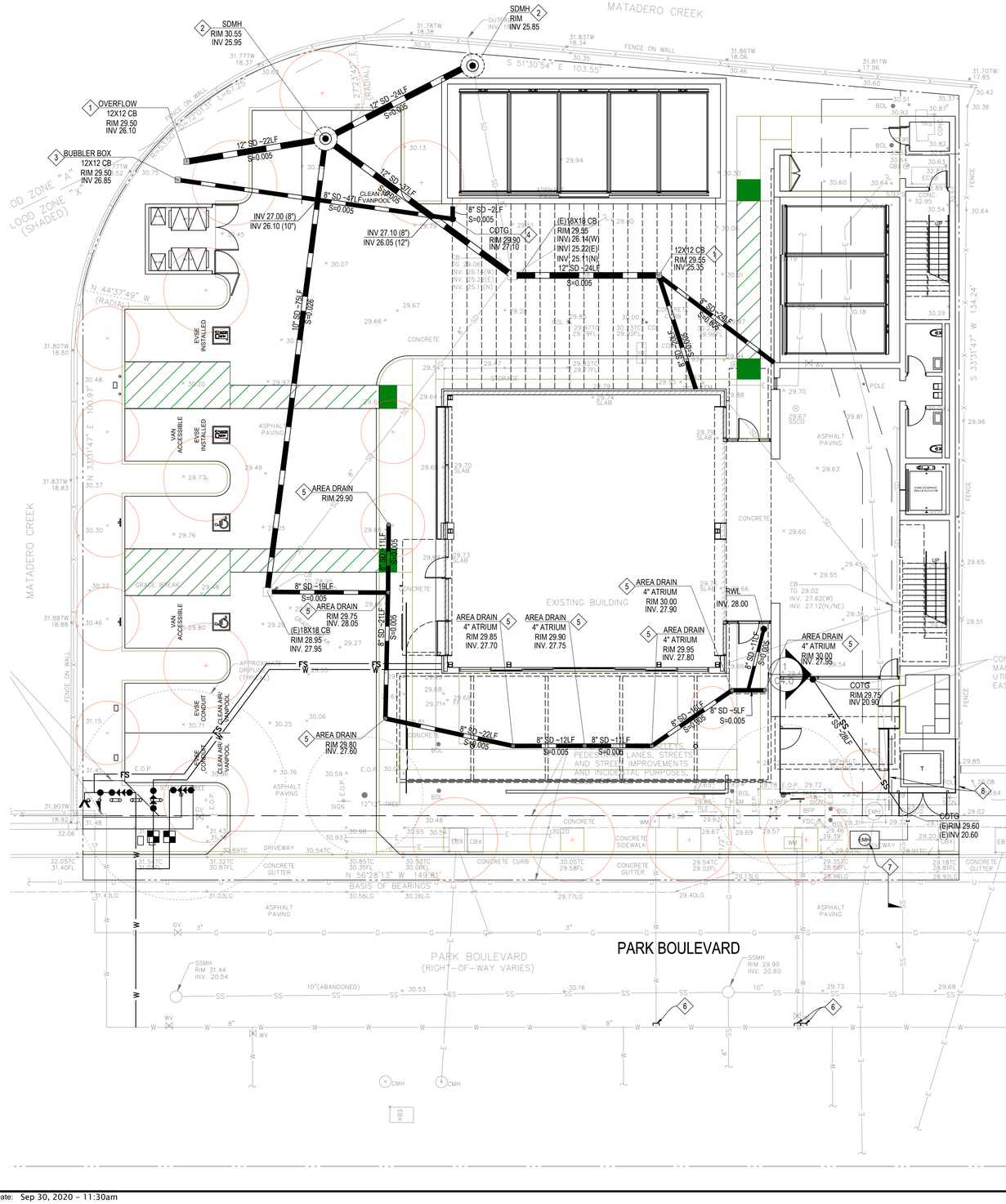
Sheet	C3.1

Plot Date: Sep 30, 2020 - 11:30am



UTILITY LEGEND

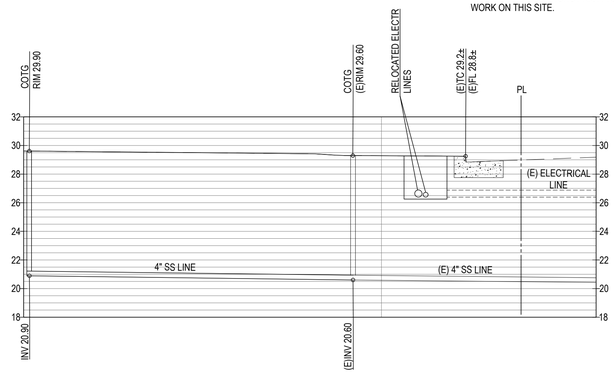
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- BACKFLOW PREVENTER
- CATCH BASIN
- AREA DRAIN
- CLEANOUT TO GRADE
- FIRE DEPARTMENT CONNECTION

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. WATER SERVICE TO BE DISCONNECTED
7. EXISTING ELECTRICAL VAULT TO BE REUSED WITH NEW TRANSFORMER.
8. PROPOSED UTILITIES EASEMENT

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.



SECTION 1

SCALE: 1" = 5'

NORTH

0 5' 10' 15' 20'

SCALE: 1" = 10'

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NO. 38242
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

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Sheet	C4.0

Plot Date: Sep 30, 2020 - 11:30am

LEGEND

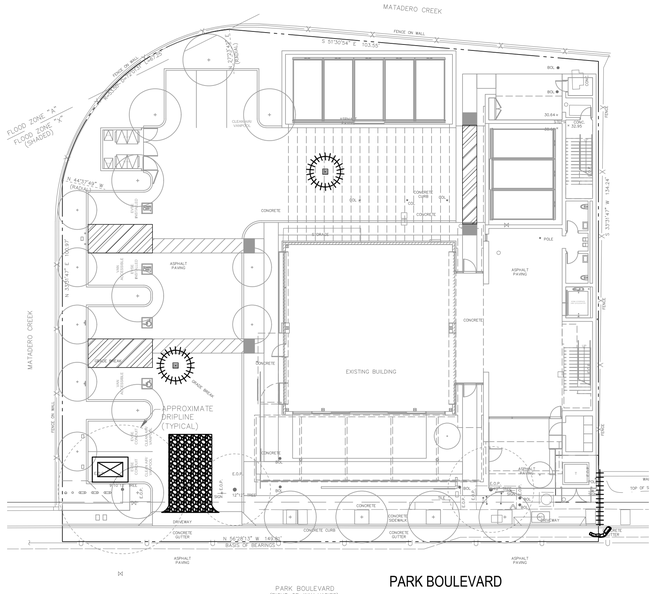
CONCRETE WASHOUT (DETAIL 1)

CATCH BASIN PROTECTION (DETAIL 2)

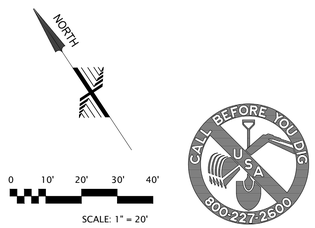
FIBER ROLL (DETAIL 3)

CATCH BASIN PROTECTION ALONG GUTTERS (DETAIL 4)

STABILIZED CONSTRUCTION ENTRANCE (DETAIL 5)



PARK BOULEVARD



SCALE: 1" = 20'

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USA
800.227.2600

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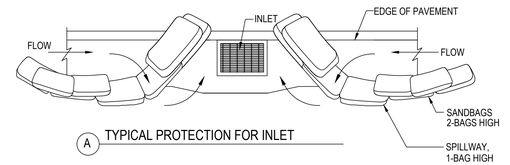
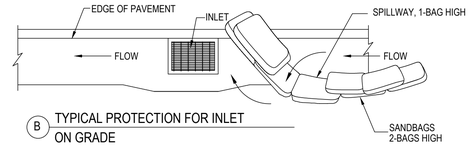


A TYPICAL PROTECTION FOR INLET

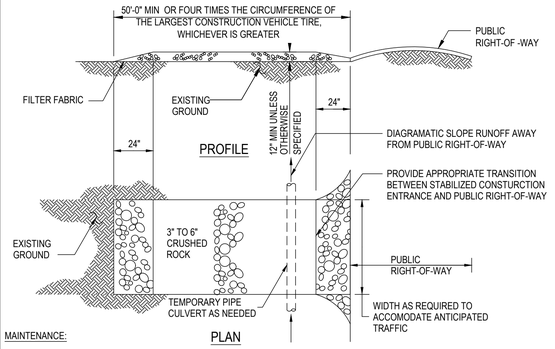


B TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:

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

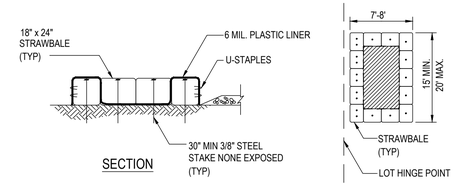
4 CATCH BASIN PROTECTION ALONG GUTTERS



MAINTENANCE:

1. 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.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
3. 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.

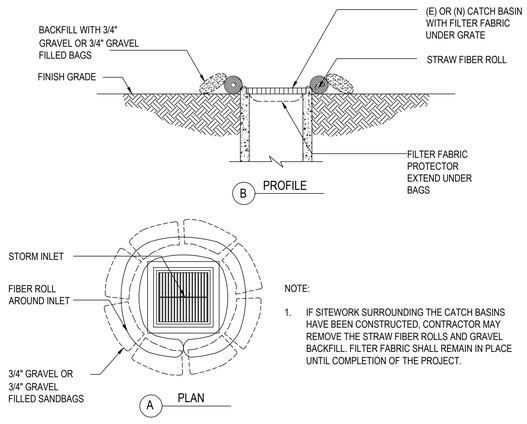
5 STABILIZED CONTRUCTION ENTRANCE



NOTES:

1. 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.
2. 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.
3. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

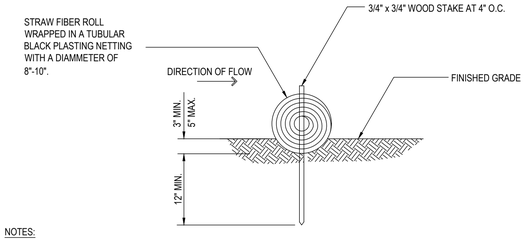
1 CONCRETE WASH AREA



NOTE:

1. 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:

1. FIBER ROLL COMPOSED OF BIO-DEGRADEABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.
2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSIONS BY REDUCING SLOPE GRADIENT. IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. 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

NO.	DATE	REVISIONS	BY

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CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	09/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
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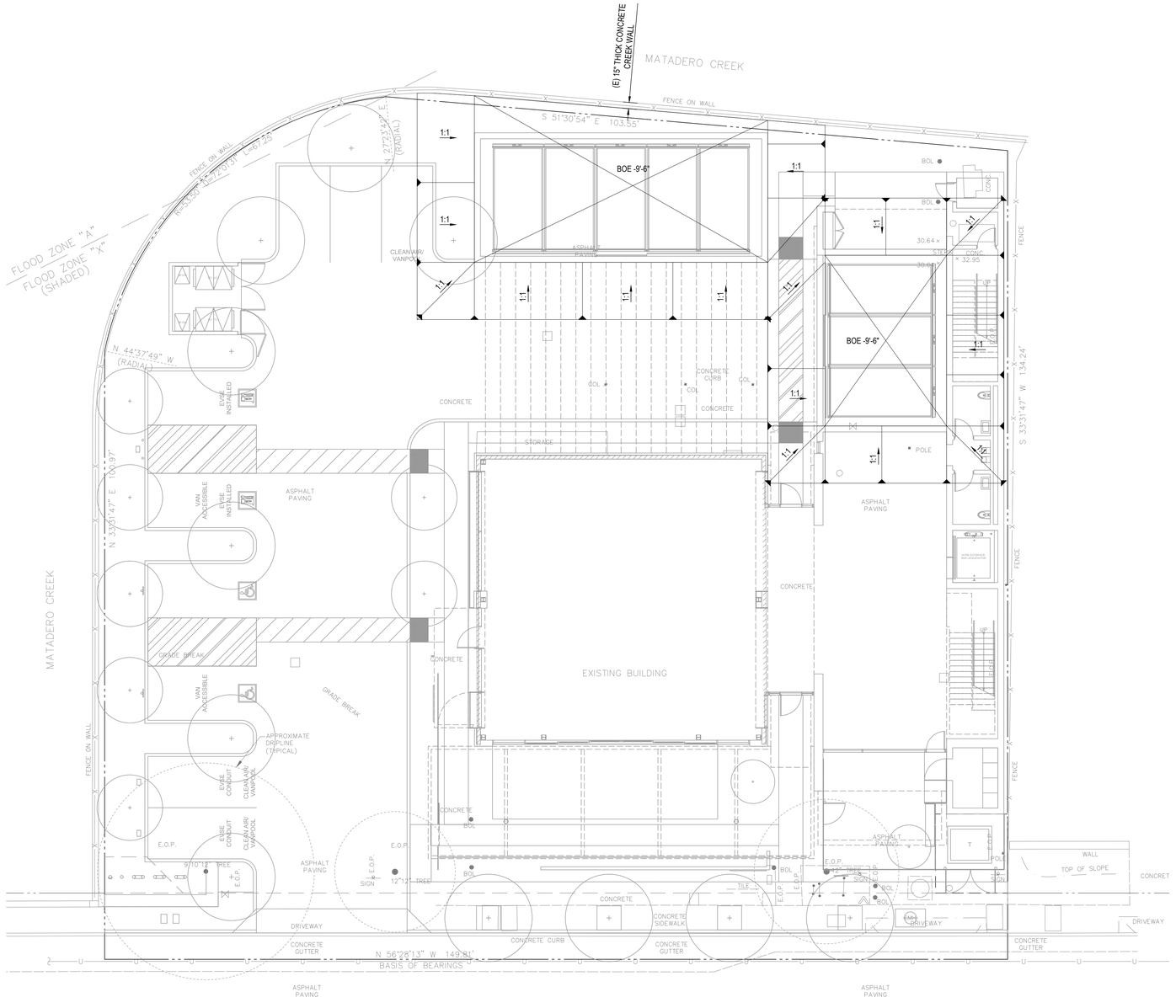
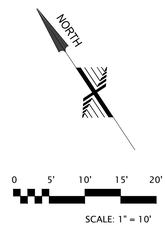
Job	13103.31
Sheet	C5.0

LEGEND

TOP OF SLOPE

TOE OF SLOPE





CALL BEFORE YOU DIG USA 800-227-2600

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EXCAVATION PLAN

3241 PARK BOULEVARD
PALO ALTO, CA 94306

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Plot Date: Sep 30, 2020 - 11:31am

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 fl ow 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.

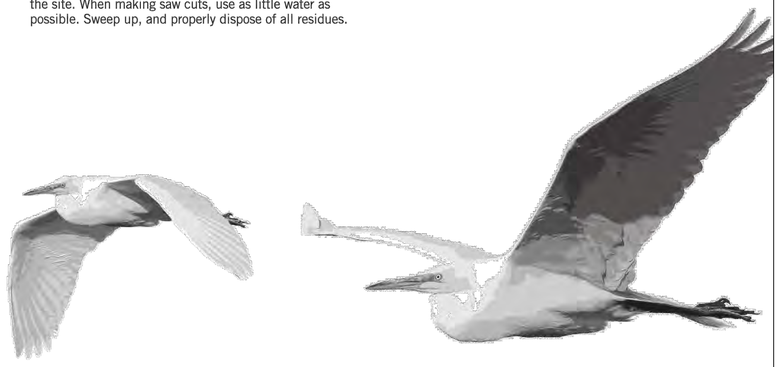
Sawcutting & Asphalt/Concrete Removal

- ☐ 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

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	BY

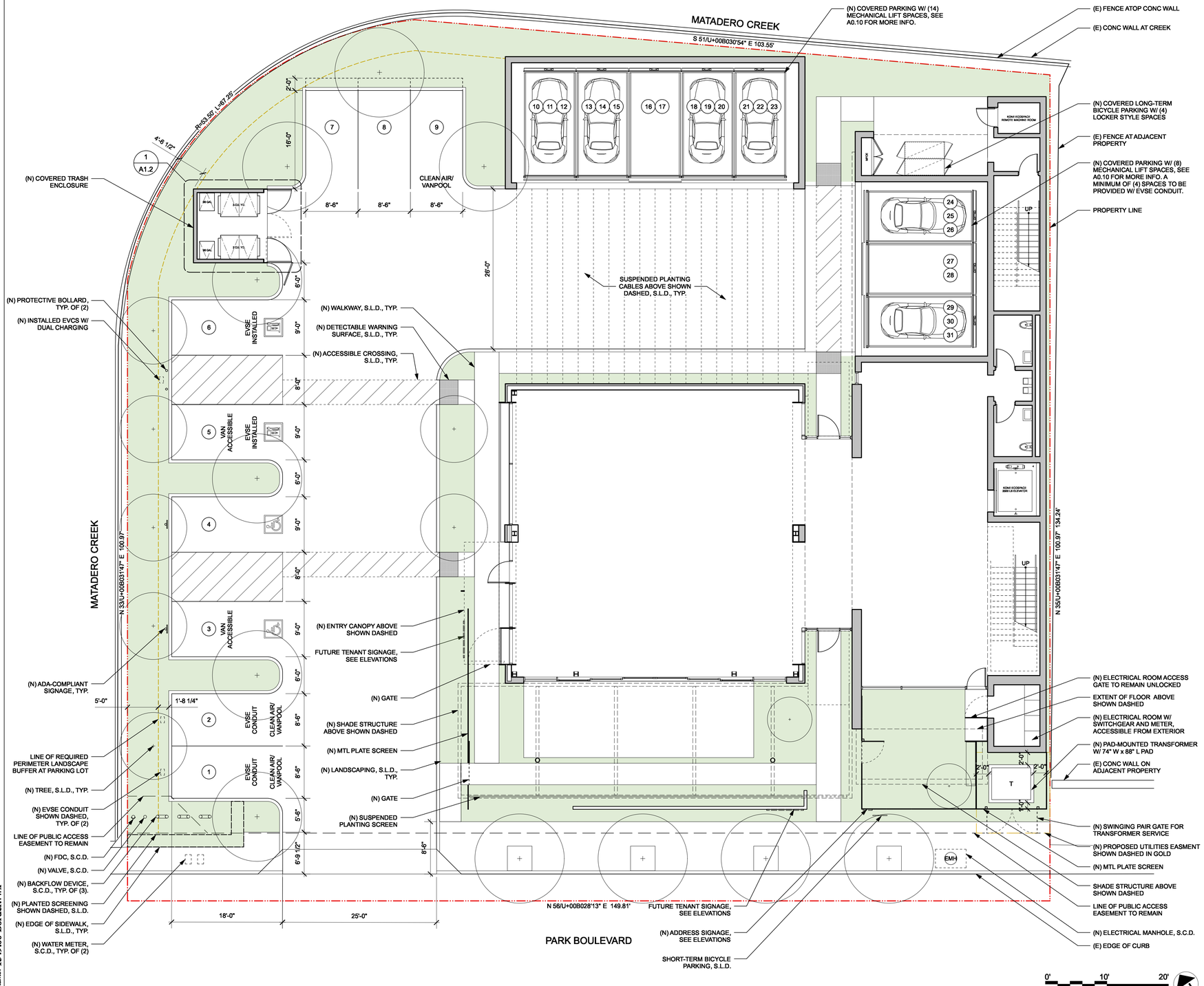
HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930. Fax (650) 617-5932

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

BMP
3241 PARK BOULEVARD
PALO ALTO, CA 94306

Date	09/29/2020
Scale	AS SHOWN
Drawn	GL, VAB
Checked	BJH
Job	13103.31
Sheet	C7.0

Plot Date: Sep 30, 2020 - 11:31am



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: 9/29/20
File name: 1549.00-Border.vwx

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ISSUANCE:

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MAJOR ARB SUBMITTAL #2 04.29.2020
MAJOR ARB SUBMITTAL #3 06.17.2020
MAJOR ARB SUBMITTAL #4 09.29.2020

SHEET REVISIONS

DRAWING CONTENT

SITE PLAN

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:
MH / ED

DRAWING NUMBER

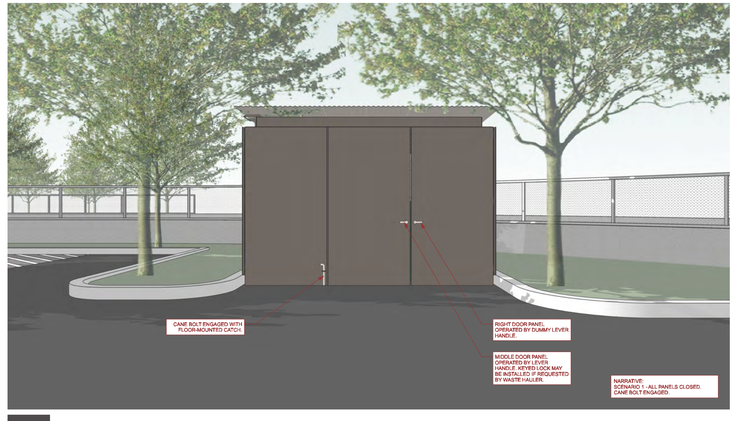
A1.1

HAYES GROUP ARCHITECTS | 3241 PARK BLVD
07.31.20 | HG PROJECT #1549.00

TRASH ENCLOSURE DOORS - SCENARIO 2 - BUILDING USER OPERATION
SCALE: N.T.S.

HAYES GROUP ARCHITECTS | 3241 PARK BLVD
07.31.20 | HG PROJECT #1549.00

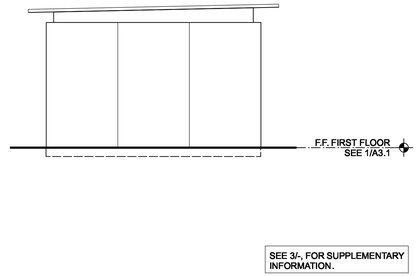
TRASH ENCLOSURE DOORS - SCENARIO 3 - WASTE HAULER OPERATION
SCALE: N.T.S.



HAYES GROUP ARCHITECTS | 3241 PARK BLVD
07.31.20 | HG PROJECT #1549.00

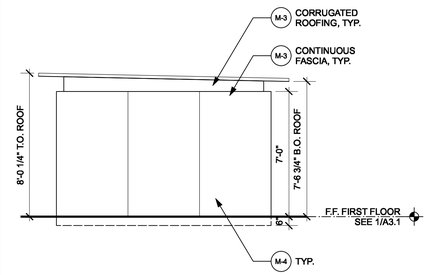
TRASH ENCLOSURE DOORS - SCENARIO 1 - ALL CLOSED
SCALE: N.T.S.

TRASH ENCLOSURE - USE SCENARIOS 6
SCALE: N.T.S.

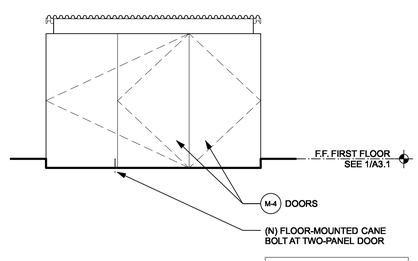


SEE 3/-, FOR SUPPLEMENTARY INFORMATION.

TRASH ENCLOSURE - SOUTH ELEVATION 5
SCALE: 1/4" = 1'-0"

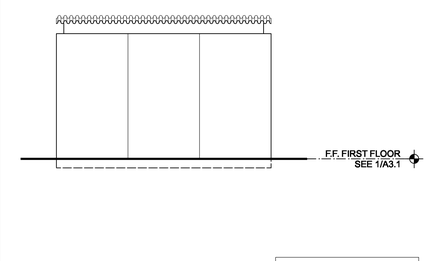


TRASH ENCLOSURE - NORTH ELEVATION 3
SCALE: 1/4" = 1'-0"



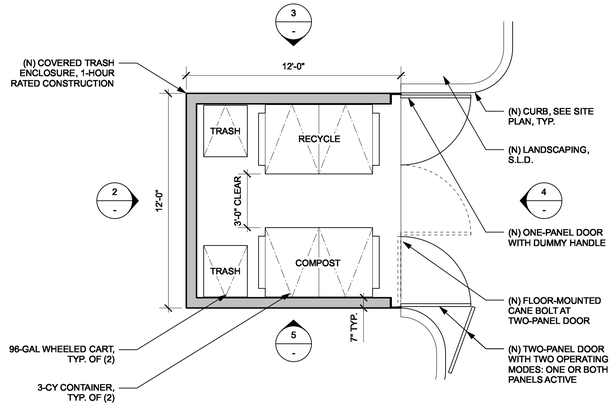
SEE 3/-, FOR SUPPLEMENTARY INFORMATION.

TRASH ENCLOSURE - EAST ELEVATION 4
SCALE: 1/4" = 1'-0"



SEE 3/-, FOR SUPPLEMENTARY INFORMATION.

TRASH ENCLOSURE - WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE - ENLARGED PLAN 1
SCALE: 1/4" = 1'-0"

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PALO ALTO, CA 94306

ISSUANCE:

MAJOR ARB SUBMITTAL #2 04.29.2020
MAJOR ARB SUBMITTAL #3 06.17.2020
MAJOR ARB SUBMITTAL #4 09.29.2020

SHEET REVISIONS

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TRASH ENCLOSURE PLAN

STAMP

JOB NUMBER:
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SCALE:
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MH / ED

DRAWING NUMBER

A1.2

Date: **9/29/20**
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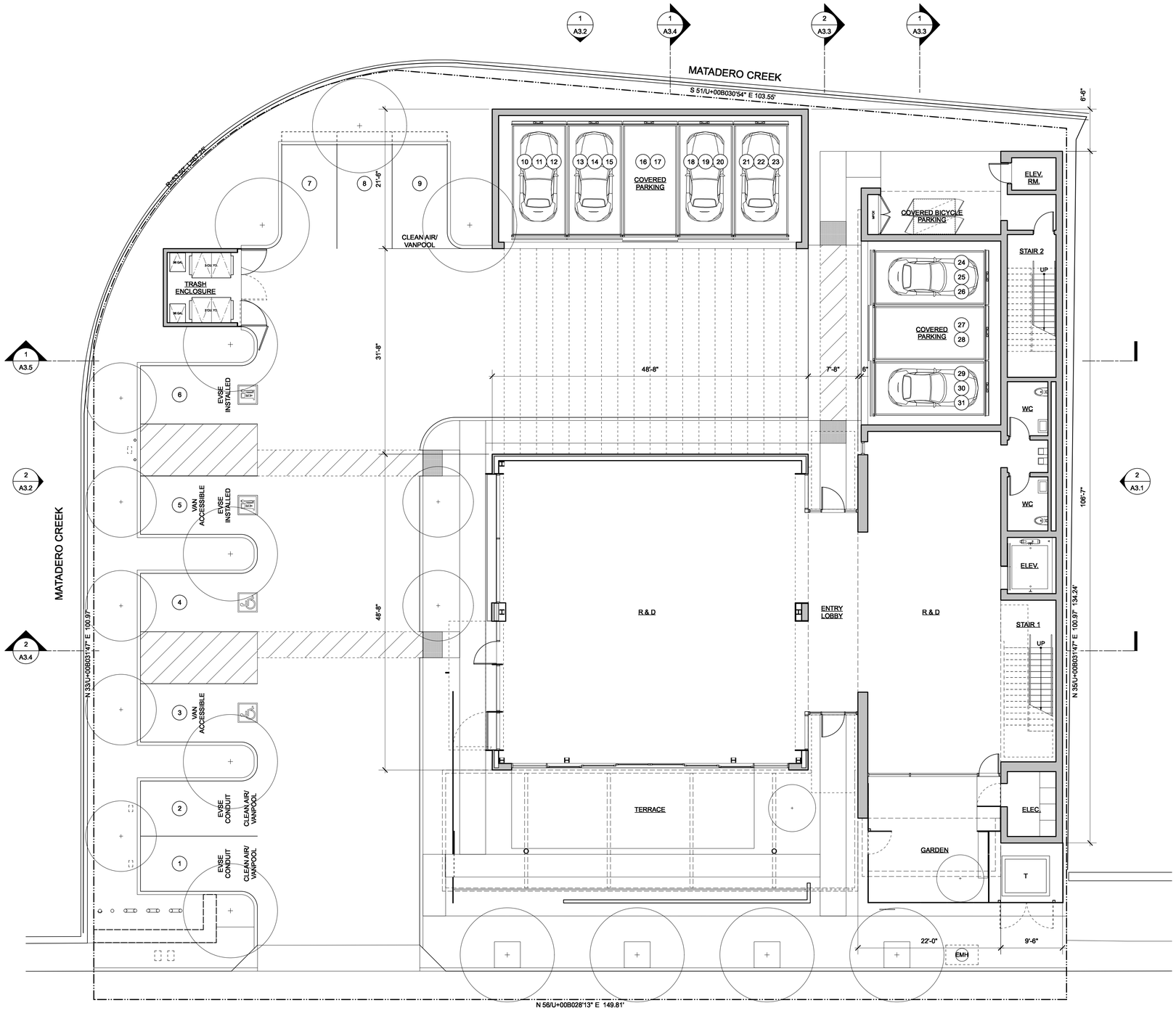

FLOOR PLAN NOTES

1. PER ZERO WASTE: FUTURE TENANT TO PROVIDE THREE-CONTAINER WASTE STATIONS PURSUANT TO PAMC §5.20.108 PRIOR TO OCCUPANCY.

2. PER ZERO WASTE: FUTURE TENANT WILL BE CHARGED PULL-OUT SERVICES CHARGES BECAUSE THE NEW REFUSE ENCLOSURE IS NOT ACCESSIBLE BY REFUSE COLLECTION VEHICLES.

FIRST FLOOR PLAN | 1

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

Date: **9/29/20**
File name: **1549.00-Border.vwx**

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DRAWING CONTENT

FIRST FLOOR PLAN

STAMP

JOB NUMBER:
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SCALE:
As Noted

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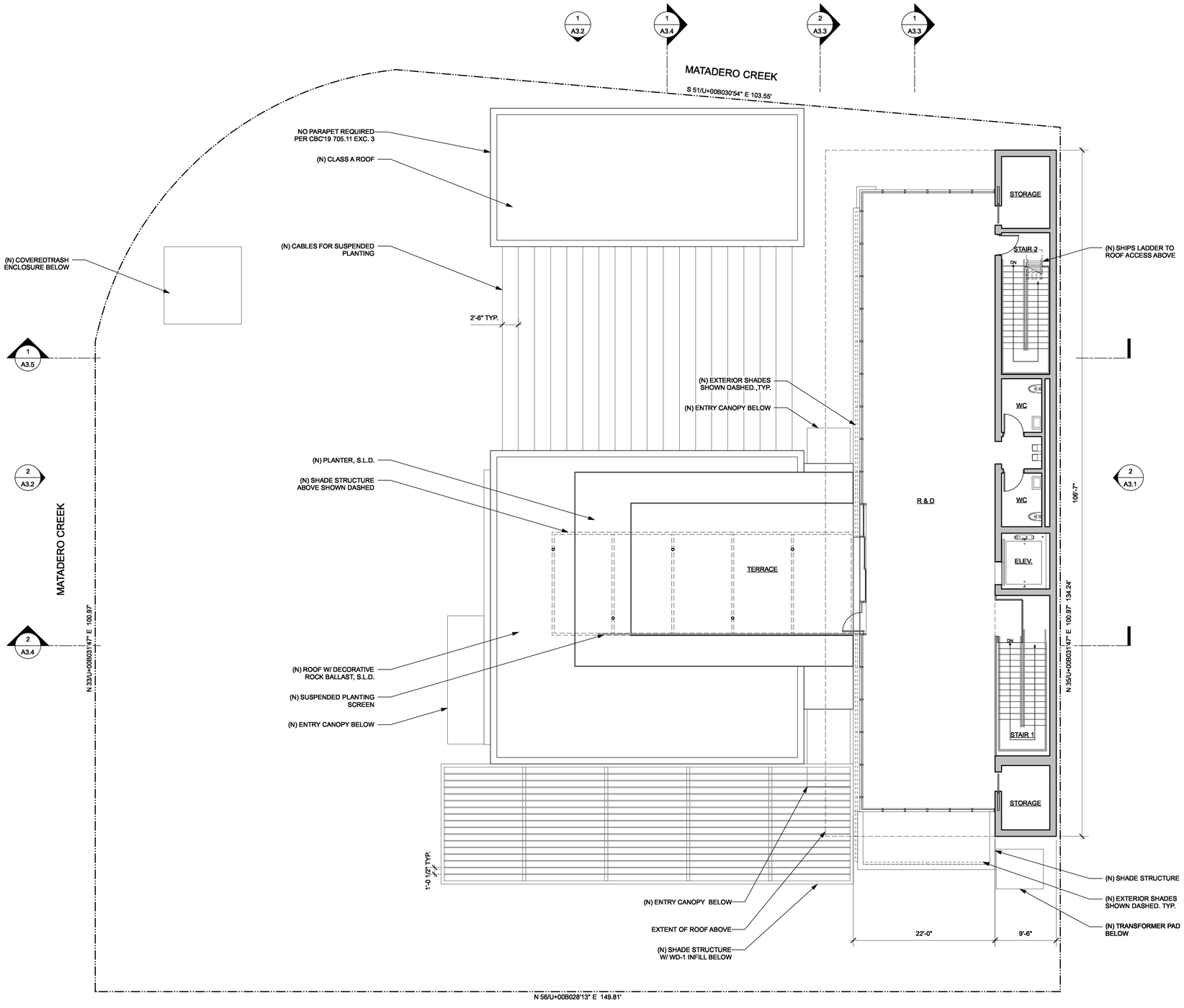
DRAWING NUMBER

A2.1



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

Date: **9/29/20**
File name: **1549.00-Border.vwx**

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SECOND FLOOR PLAN

STAMP

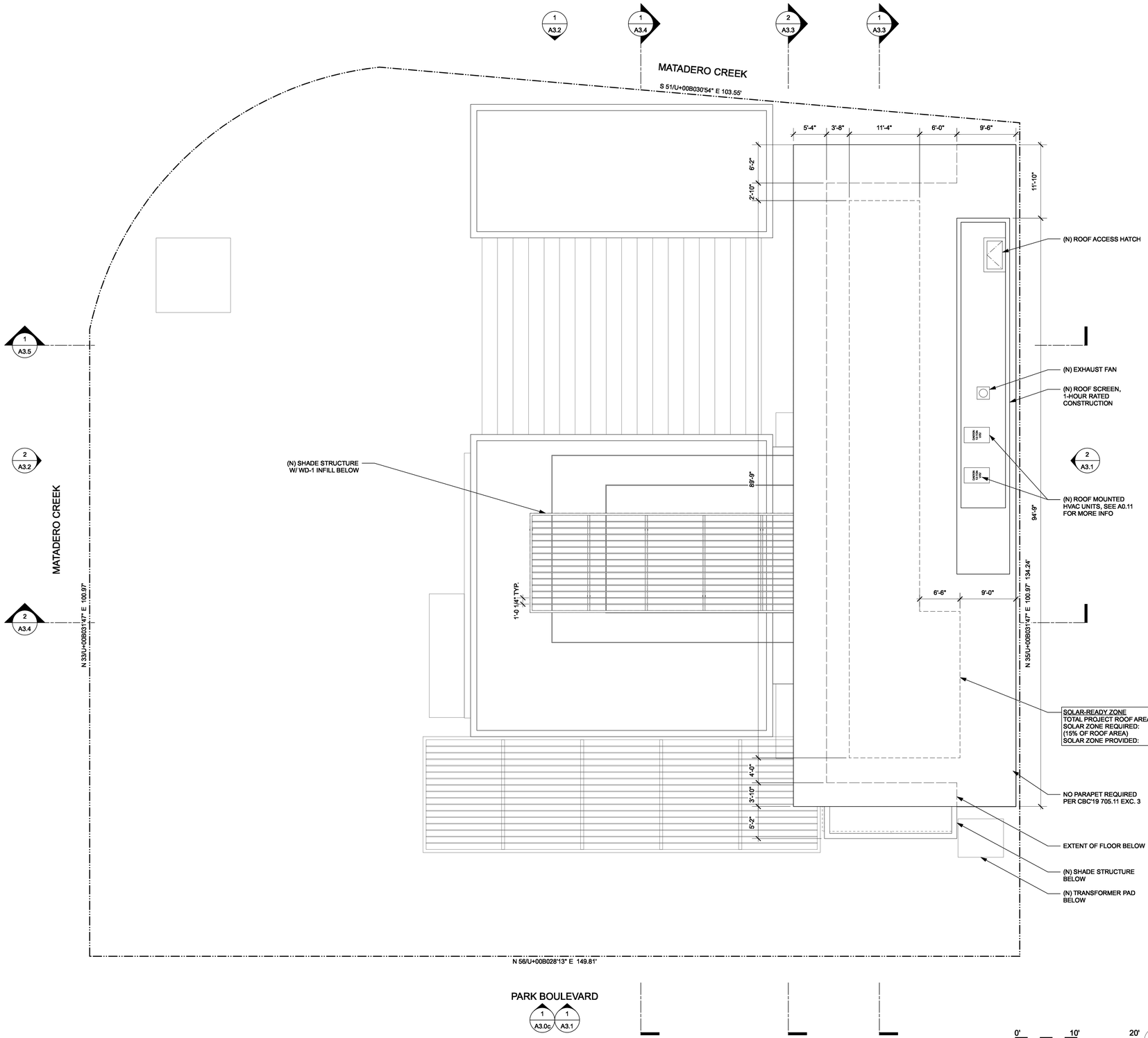
JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:

DRAWING NUMBER

A2.2



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

1

Date: **9/29/20**
File name: **1549.00-Border.vwx**

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ROOF PLAN

STAMP

JOB NUMBER:
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SCALE:
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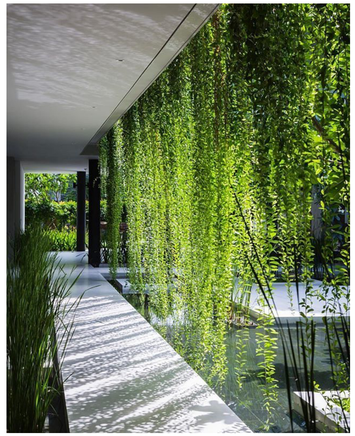
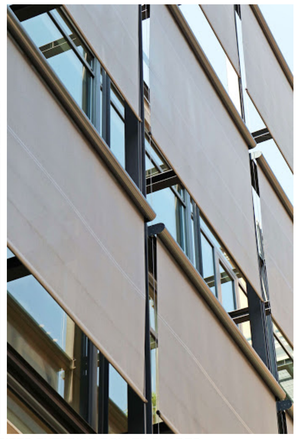
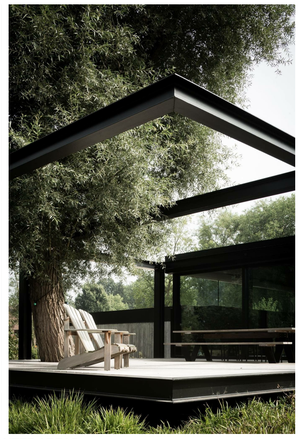


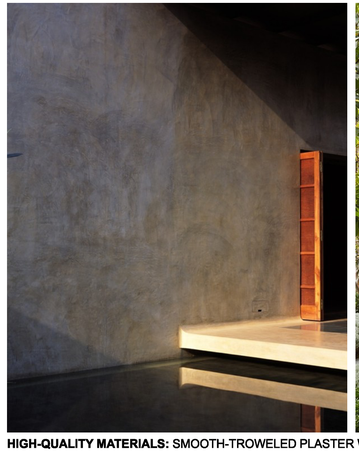
PRIVACY CONTROL: LAYERED VEGETATION AND FILTERING ARCHITECTURAL ELEMENTS

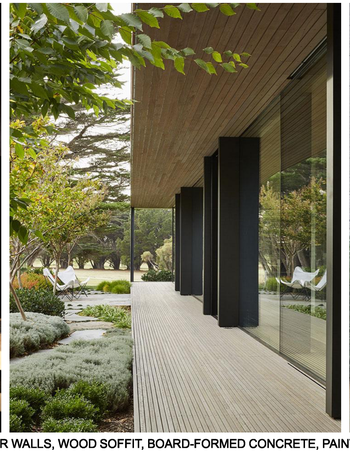


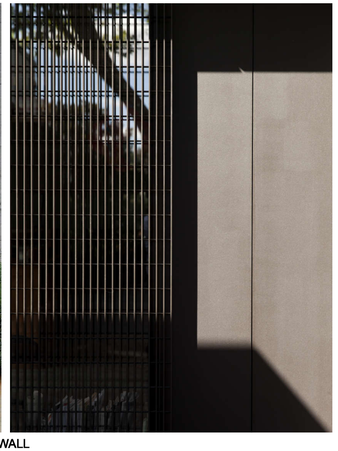
SOLAR CONTROL: DEEP ROOF PROJECTIONS AND MOTORIZED EXTERIOR ROLLER SHADES



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







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

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PRECEDENT IMAGERY

STAMP

JOB NUMBER:
1549.00

SCALE:
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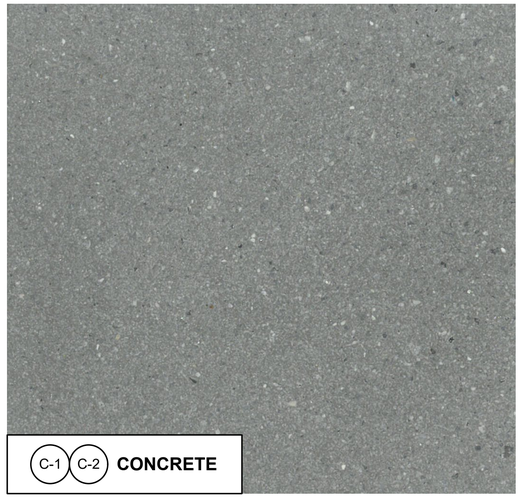
DRAWING NUMBER

A3.0a

PRECEDENT IMAGERY
SCALE: N.T.S.

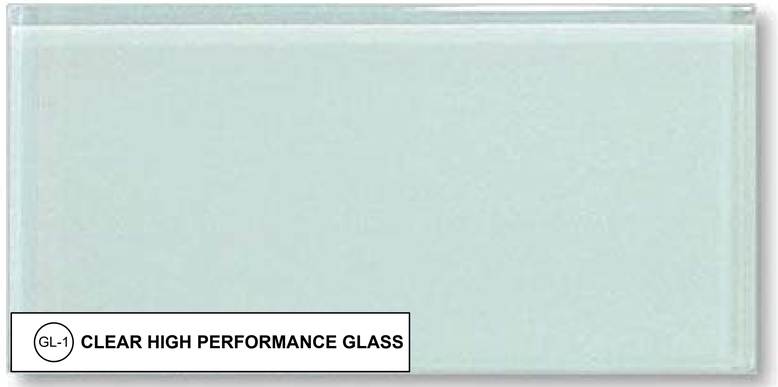
1

Date: 9/29/20
File name: 1549.00-Border.vwx



C-1 C-2 **CONCRETE**

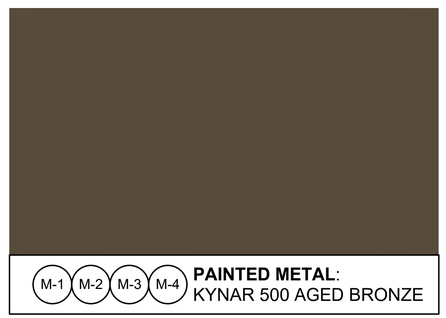
WS-1 **WOVEN SOLAR SHADE FABRIC**



GL-1 **CLEAR HIGH PERFORMANCE GLASS**

WD-1 **WOOD/ WOOD-LIKE CLADDING**

PL-1 **SMOOTH-TROWELED INTEGRAL COLOR CEMENT PLASTER:** COLOR TO MATCH KELLY MOORE KM4942-2 TIN MAN



M-1 M-2 M-3 M-4 **PAINTED METAL**: KYNAR 500 AGED BRONZE

HAYES GROUP ARCHITECTS

3241 PARK BLVD, PALO ALTO

02.11.2020 | HG PROJECT #1549.00

ARCHITECTURAL MATERIALS BOARD

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ARCHITECTURAL MATERIALS BOARD

STAMP

JOB NUMBER:
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SCALE:
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DRAWN BY:

DRAWING NUMBER

A3.0b

ARCHITECTURAL MATERIALS BOARD
SCALE: N.T.S

Date: 9/29/20
File name: 1549.00-Border.vwx

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

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

SOUTH ELEVATION (FROM STREET) 1

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

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SHEET REVISIONS

DRAWING CONTENT

RENDERED STREET ELEVATION

STAMP

JOB NUMBER:
1549.00

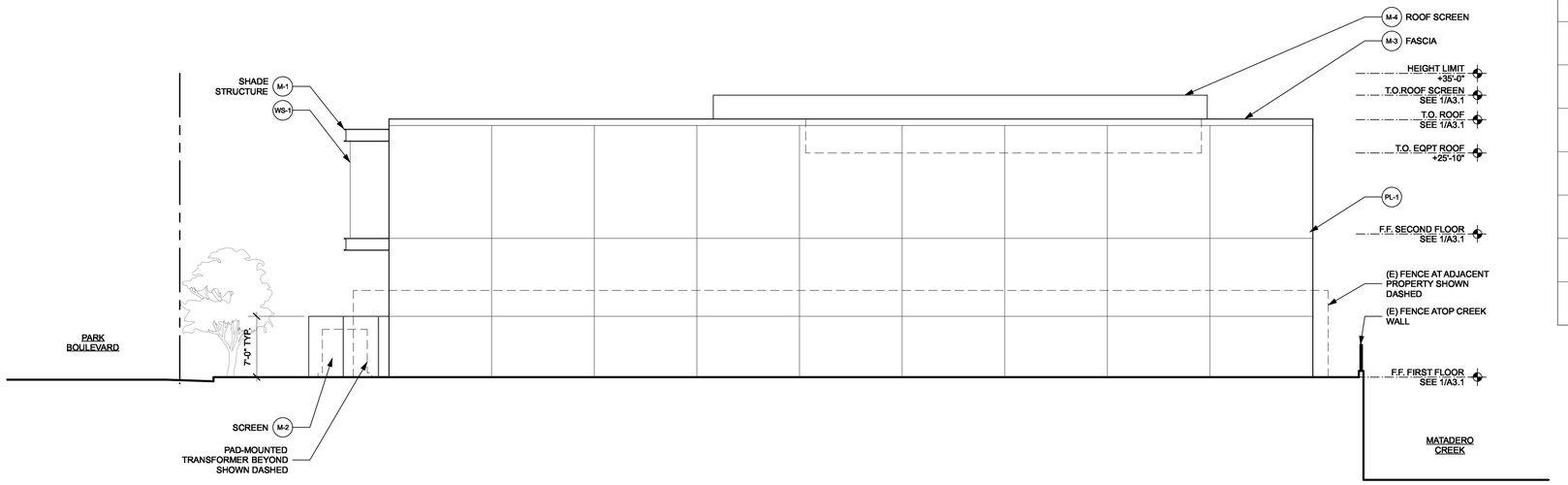
SCALE:
As Noted

DRAWN BY:

DRAWING NUMBER

A3.0c

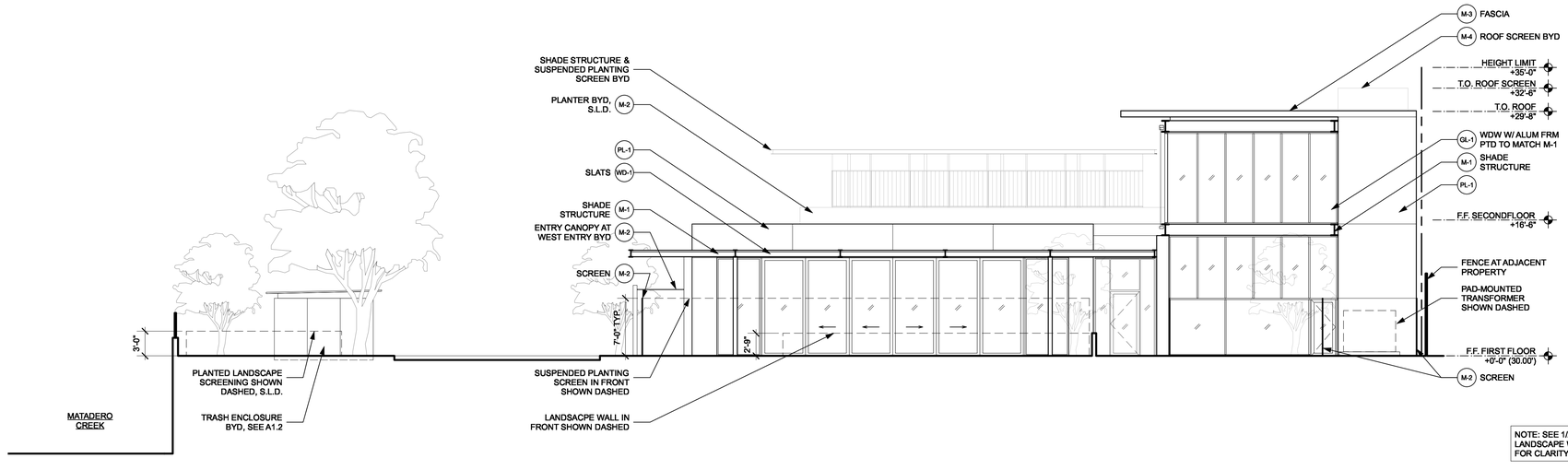
Date: 9/29/20
File name: 1549.00-Border.vwx



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

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

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DRAWING CONTENT

PROPOSED ELEVATIONS

STAMP

JOB NUMBER:
1549.00

SCALE:
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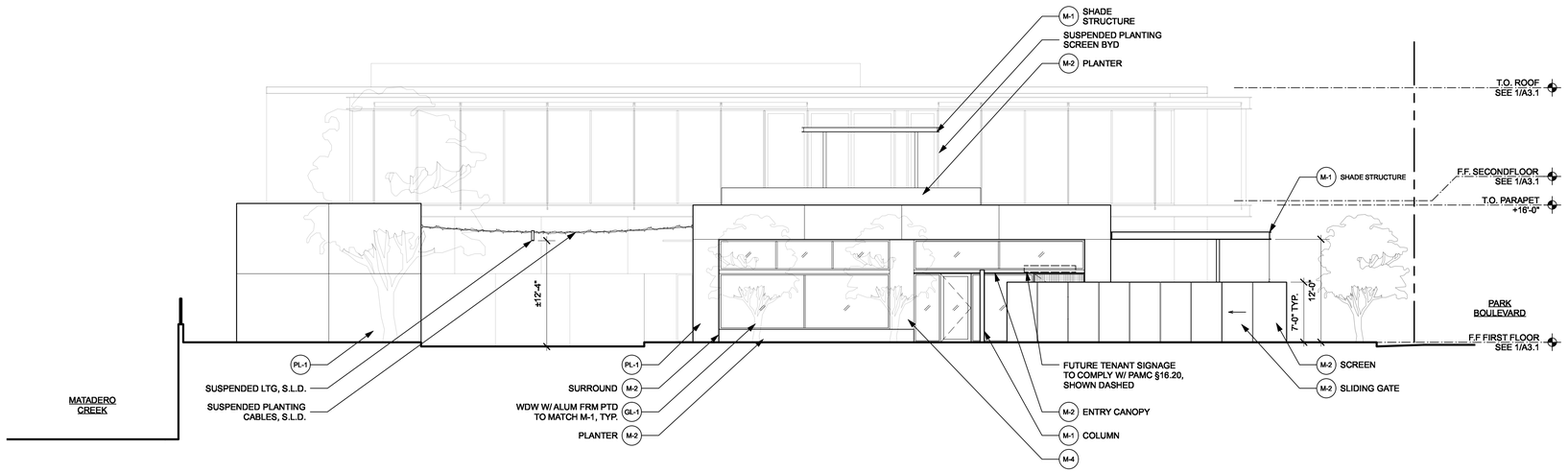
DRAWN BY:

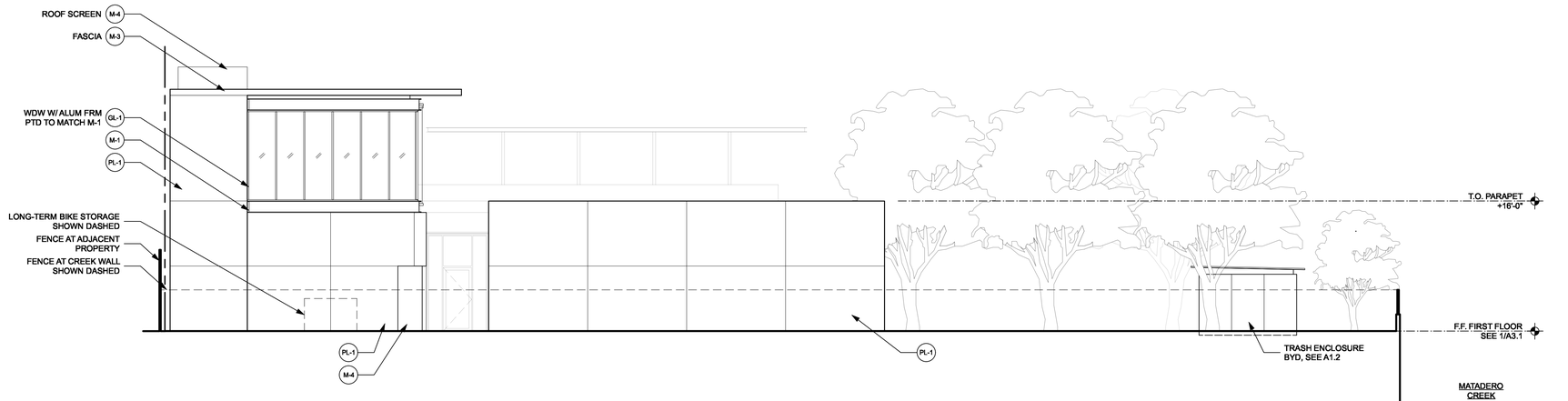
DRAWING NUMBER

A3.1

Date: 9/29/20
File name: 1549.00-Border.vwx



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



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

MATERIAL LEGEND

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

SEE 1/A3.0b FOR MATERIALS BOARD

HAYES GROUP ARCHITECTS

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ISSUANCE:

MAJOR ARB SUBMITTAL #1 02.11.2020
MAJOR ARB SUBMITTAL #2 04.29.2020
MAJOR ARB SUBMITTAL #3 06.17.2020
MAJOR ARB SUBMITTAL #4 09.29.2020

SHEET REVISIONS

DRAWING CONTENT

PROPOSED ELEVATIONS

STAMP

JOB NUMBER:
1549.00

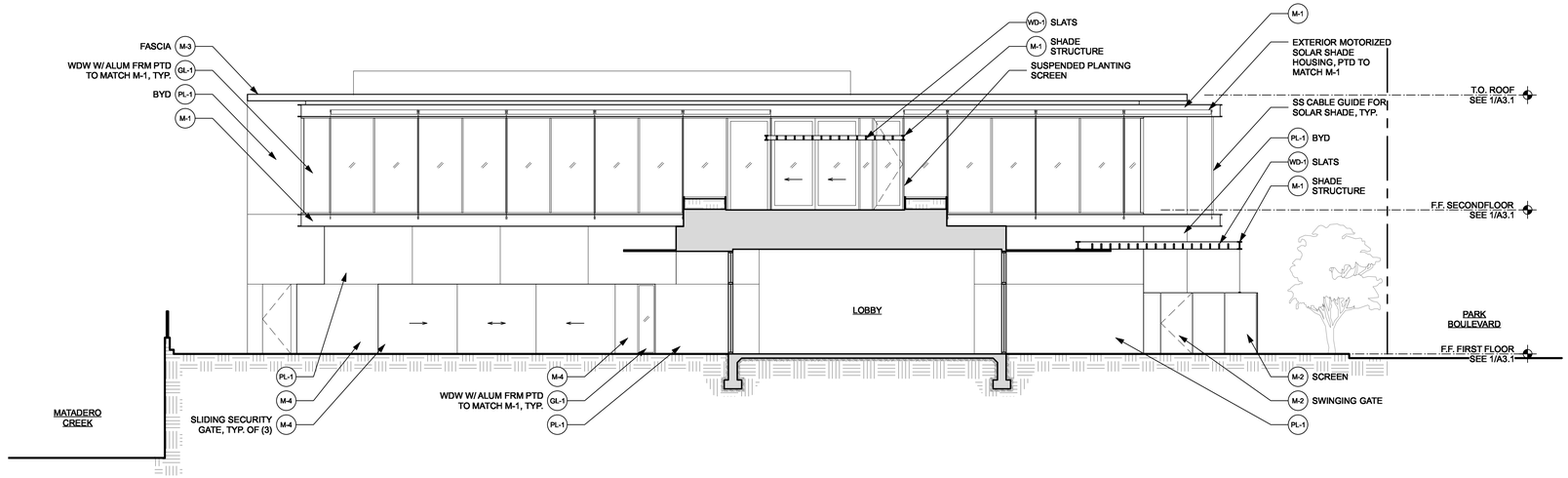
SCALE:
As Noted

DRAWN BY:

DRAWING NUMBER

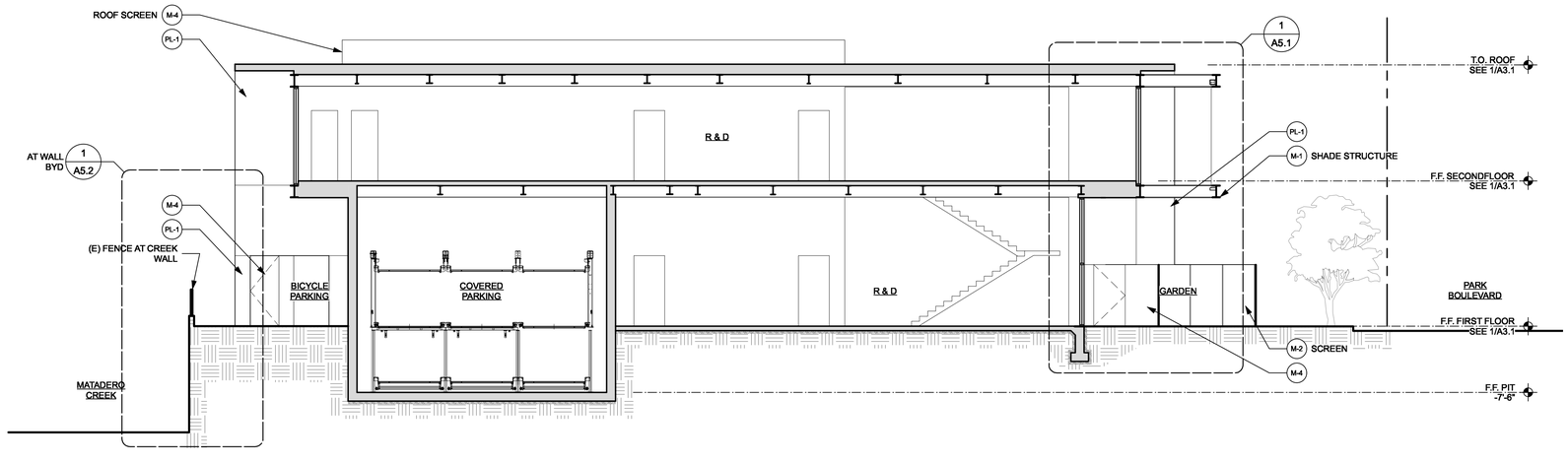
A3.2

Date: 9/29/20
File name: 1549.00-Border.vwx



SECTION LOOKING EAST 2

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



SECTION LOOKING EAST 1

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

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
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C-2	CONCRETE MASONRY UNIT

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SHEET REVISIONS

DRAWING CONTENT

SECTIONS

STAMP

JOB NUMBER:
1549.00

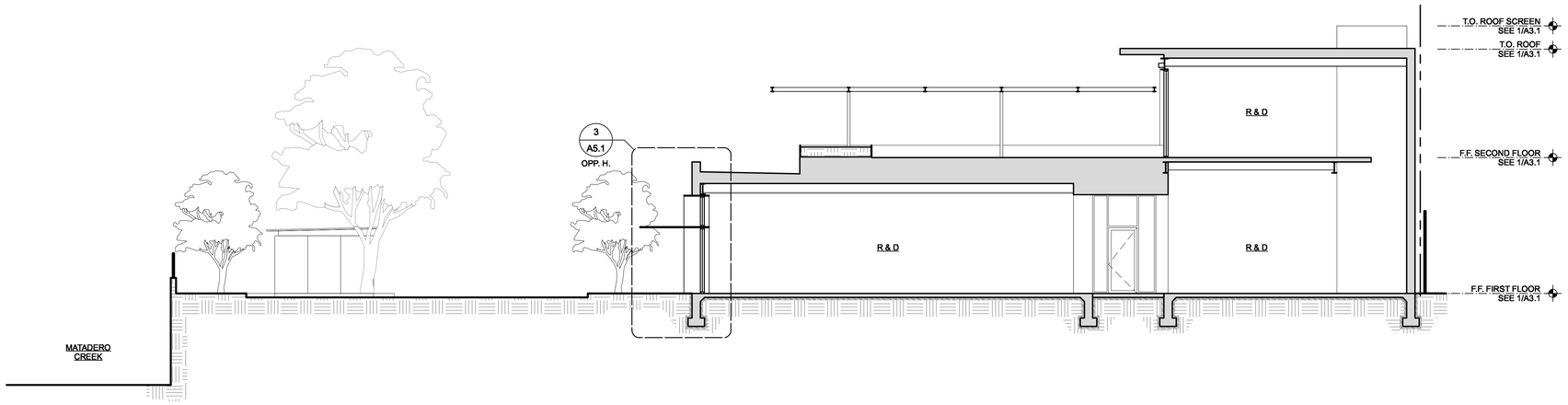
SCALE:
As Noted

DRAWN BY:

DRAWING NUMBER

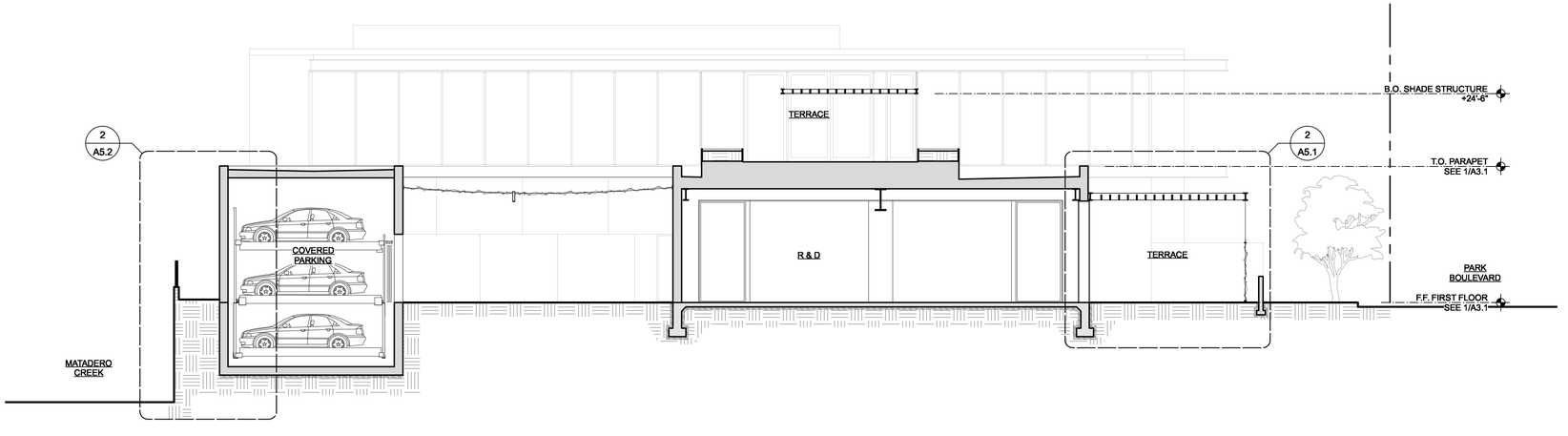
A3.3

Date: 9/29/20
File name: 1549.00-Border.vwx



SECTION LOOKING NORTH 2

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



SECTION LOOKING EAST 1

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

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
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SHEET REVISIONS

DRAWING CONTENT

SECTIONS

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:

DRAWING NUMBER

A3.4

Date: 9/29/20
File name: 1549.00-Border.vwx

MATERIAL LEGEND

M-1	PAINTED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
M-2	PAINTED METAL PLATE
M-3	PAINTED METAL SHEET
M-4	PAINTED METAL CLADDING
WD-1	WOOD/ WOOD-LIKE CLADDING
WS-1	WOVEN SOLAR SHADE FABRIC
GL-1	CLEAR HIGH-PERFORMANCE GLASS
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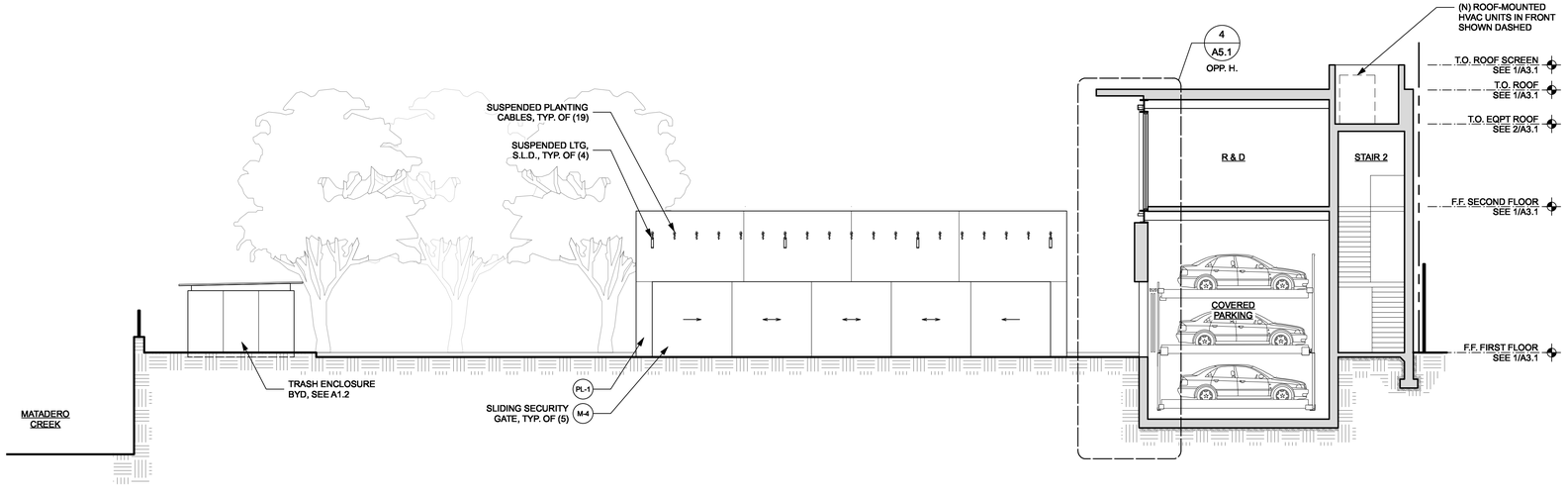
SEE 1/A3.0b FOR MATERIALS BOARD



SECTION LOOKING NORTH — 1

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

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MAJOR ARB SUBMITTAL #4 09.29.2020

SHEET REVISIONS

DRAWING CONTENT

SECTIONS

STAMP

JOB NUMBER:
1549.00

SCALE:
As Noted

DRAWN BY:

DRAWING NUMBER

A3.5

Date: 9/29/20
File name: 1549.00-Border.vwx