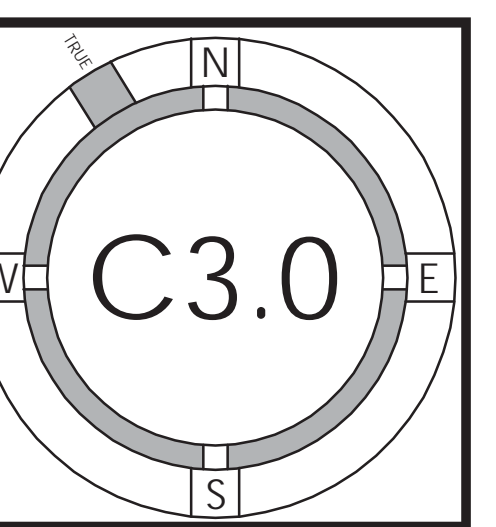




PROJECT NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
18019	02.15.2019	ARB PACKAGE	AT/VC	AT/VC
	04.30.2019	ARB RESUBMITTAL PACKAGE	AT/VC	AT/VC
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	AT/VC	AT/VC
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	AT/VC	AT/VC
	02.28.2020	ARB RESUBMITTAL PACKAGE #4	AT/VC	AT/VC
	05.05.2020	ARB RESUBMITTAL PACKAGE #5	AT/VC	AT/VC



FOR PERMIT REVIEW ONLY -- NOT FOR CONSTRUCTION

WDID NO.:

LEGEND

PROPERTY LINE	---
ADJACENT LOT LINE	---
EASEMENT TO REMAIN	---
PROPOSED EASEMENT	---
GRIND AND REMOVE MINIMUM 2" OF AC PAVEMENT AND PROVIDE AC OVERLAY TO FINISHED GRADE	---
BIORETENTION BASIN	---
AC PAVEMENT PER CITY OF PALO ALTO STANDARDS	---
VERTICAL CURB & GUTTER	---
PRIVATE SITE LIGHTING	---
EDGE OF BELOW GRADE PARKING GARAGE	---

ABBREVIATIONS

AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BW	BACK OF WALK
B/W	BOTTOM OF WALL
CB	CONCRETE
CC	CATCH BASIN
CD	CURB OPENING
DI	DROP INLET
DG	DECOMPOSED GRANITE
FF	FINISHED FLOOR
FL	FLOW LINE
GS	GARAGE SLAB
GRD	GRADE
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
OFD	OVER FLOW DRAIN
PV	PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDJB	STORM DRAIN JUNCTION BOX
SS	SANITARY SEWER
STP	STEP
TC	TOP OF CURB
TH	TOP OF WOOD HEADER
TP	TOP OF PRECAST WALL
TW	TOP OF WALL
TRC	TOP OF ROLLED CURB
TYP	TYPICAL
W	WATER
XFMR	TRANSFORMER

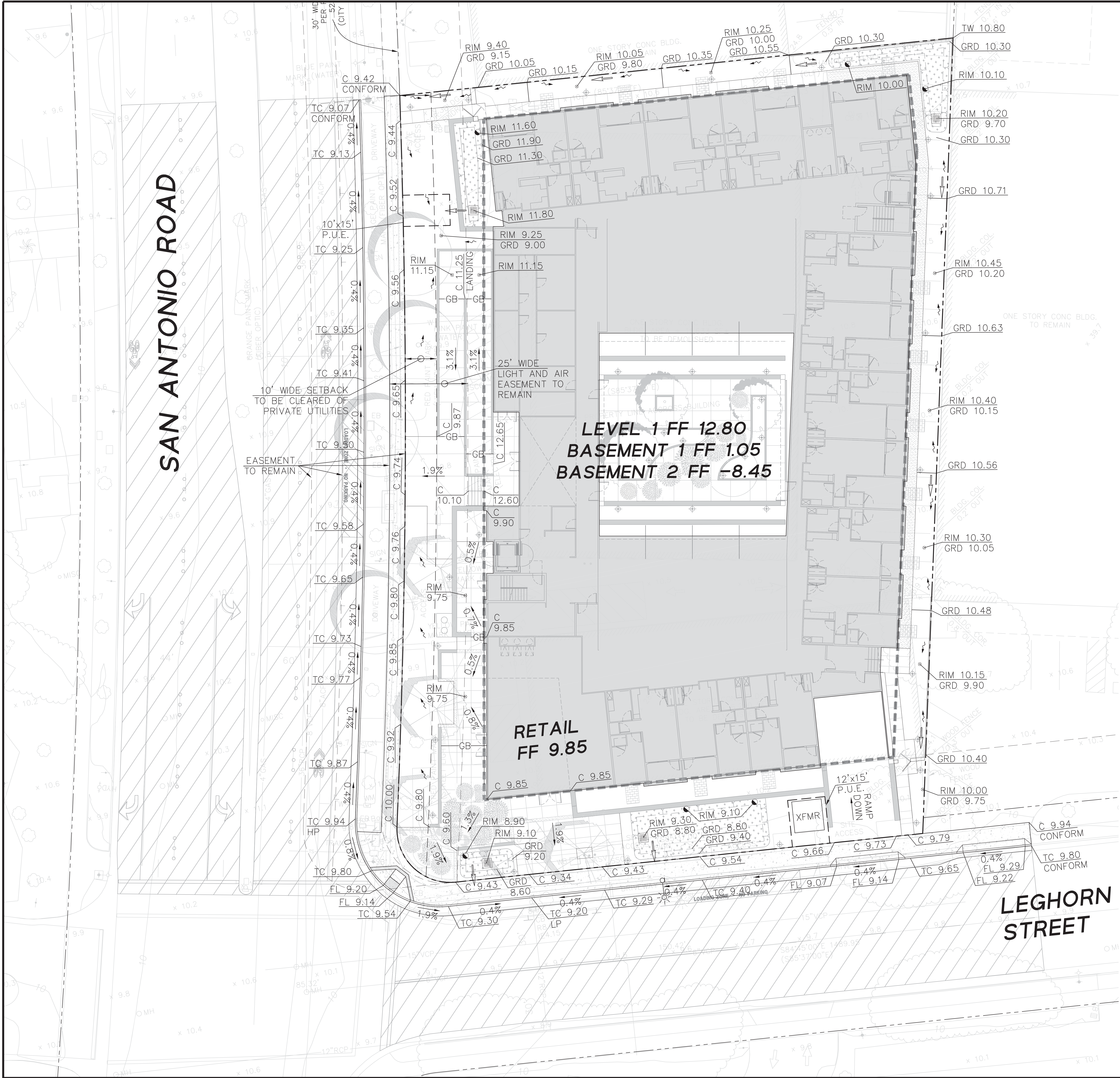
EARTHWORK QUANTITIES:

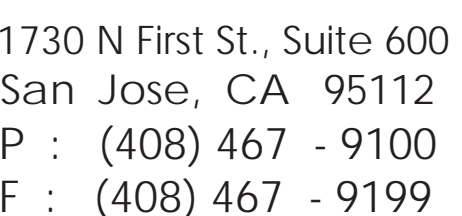
FILL:	0
CUT:	20,170 CY
BALANCE:	20,170 CY (EXPORT)

EARTHWORK QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATES.

NOTE

STORM DRAIN LOGO: CONTRACTOR SHALL PAINT THE "NO DUMPING/FLOWS TO ADJACE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON-SITE STORM DRAIN INLETS. CATCH BASIN IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A MEDALLION PLACED NEXT TO THE INLET. THE STENCILS OF THE LOGO AND THE MEDALLION ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION WHICH CAN BE CONTACTED AT 650.329.2598.





CTION
788 San Antonio Housing

San Antonio Road, Palo Alto, CA

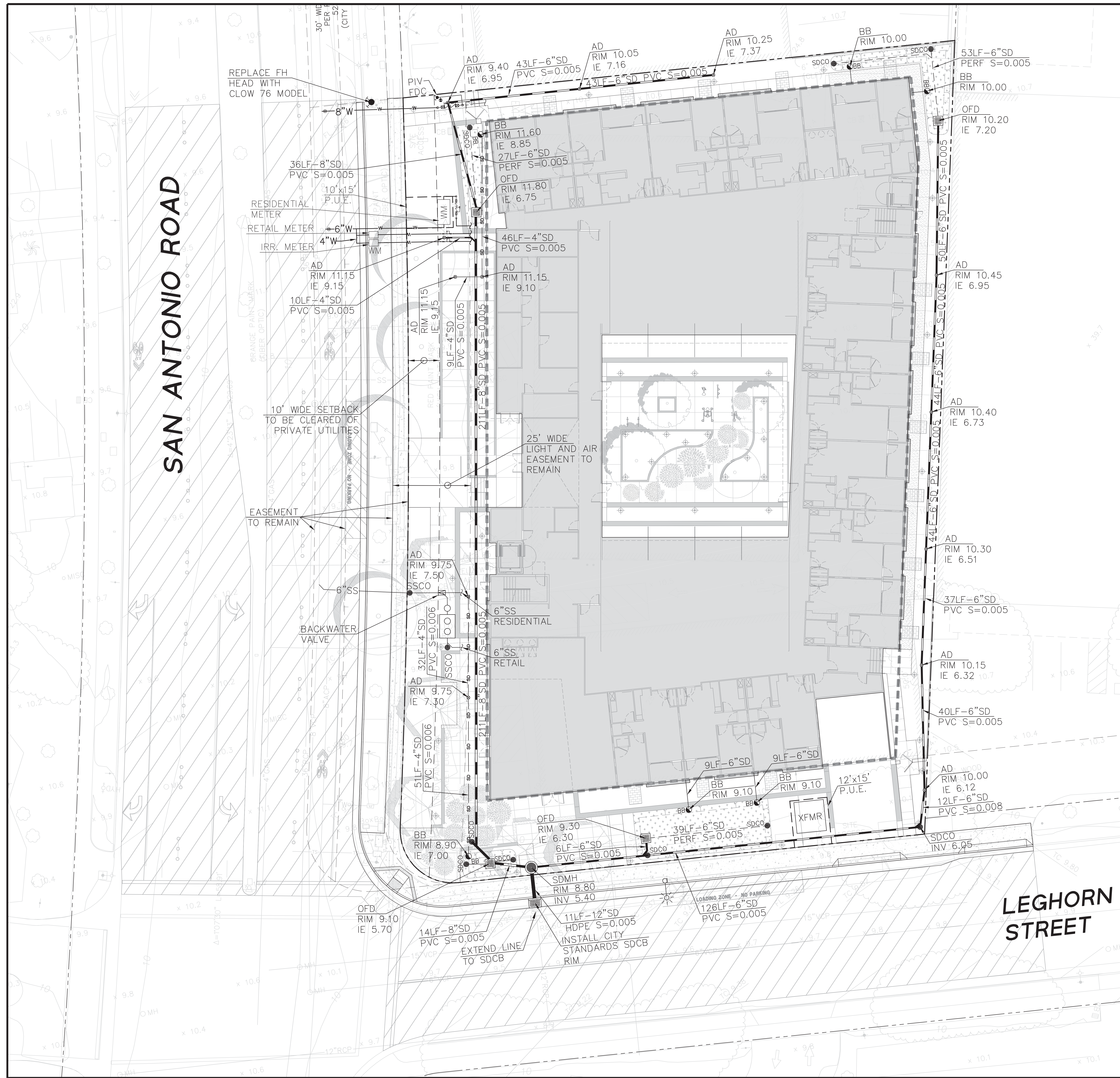
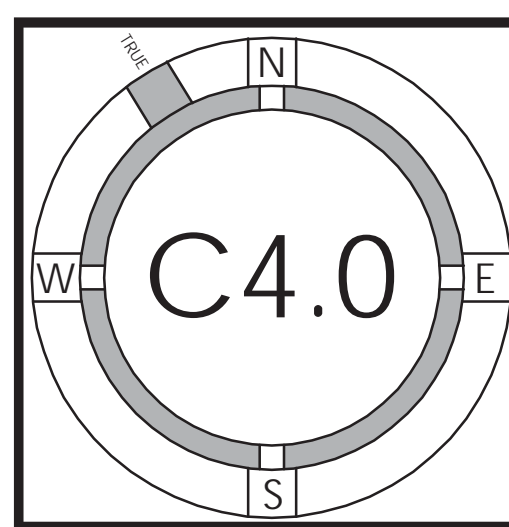
788SAPA Land LLC

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION



PROJECT ID	DATE	DESCRIPTION	STATUS
02.15.2019	02.15.2019	ARB PACKAGE	AT/PC
04.30.2019	04.30.2019	ARB RESUBMITTAL PACKAGE	AT/PC
06.21.2019	06.21.2019	ARB RESUBMITTAL PACKAGE #2	AT/PC
10.18.2019	10.18.2019	ARB RESUBMITTAL PACKAGE #3	AT/PC
02.28.2020	02.28.2020	ARB RESUBMITTAL PACKAGE #4	AT/PC
05.05.2020	05.05.2020	ARB RESUBMITTAL PACKAGE #5	AT/PC

PRELIMINARY UTILITY PLAN



LEGEND

NOTE

STORM DRAIN LOGO: CONTRACTOR SHALL PAINT THE "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON-SITE STORM DRAIN INLETS. CATCH BASIN IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A MEDALLION PLACED NEXT TO THE INLET. THE STENCILS OF THE LOGO AND THE MEDALLION ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION WHICH CAN BE CONTACTED AT 650.329.2598.

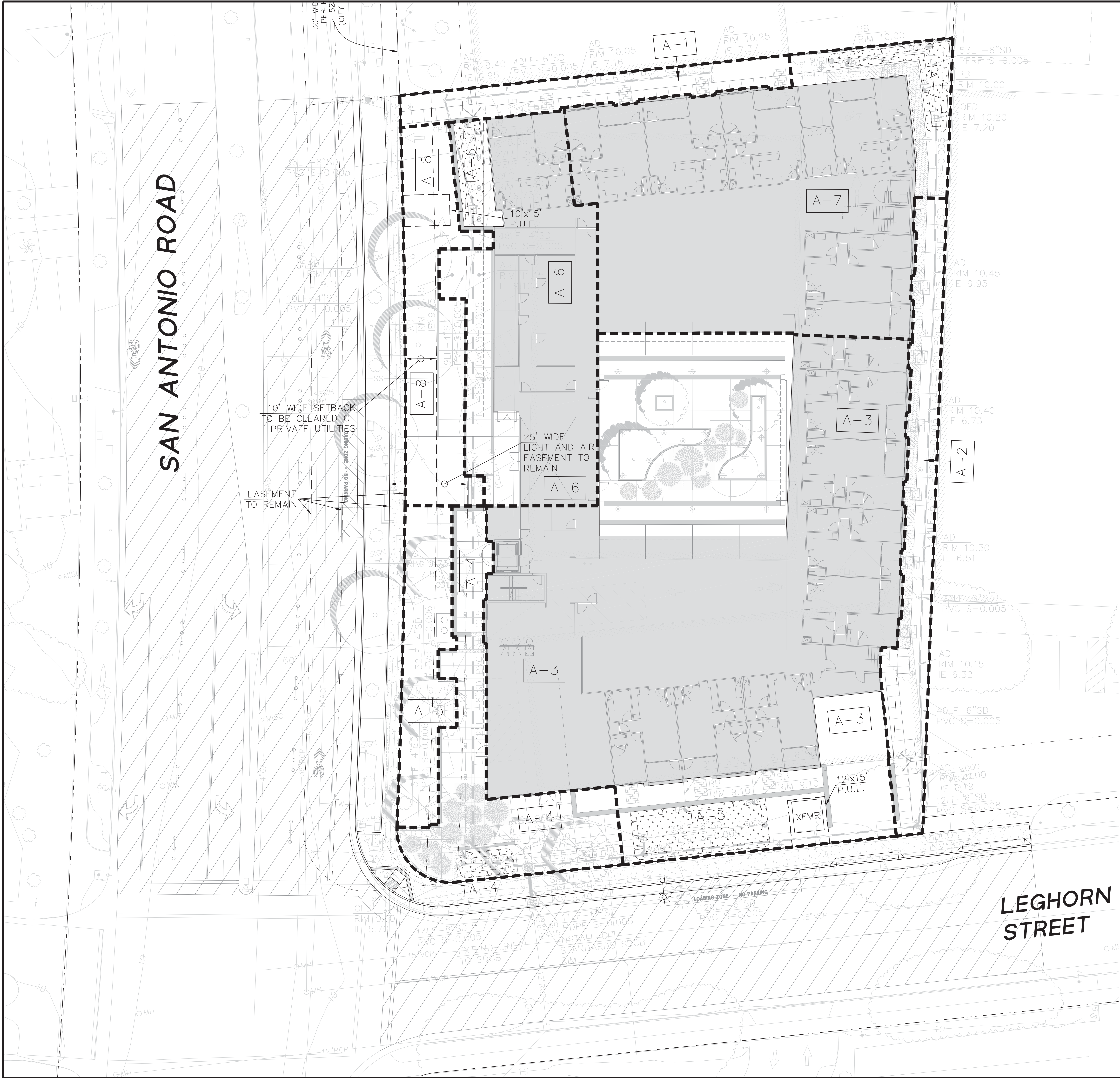
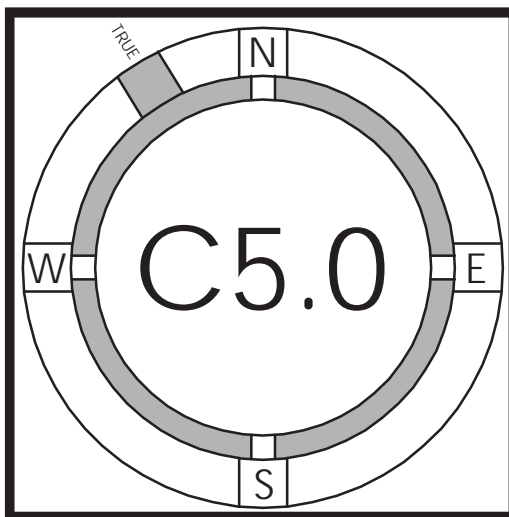
GRAPHIC SCALE



10 0 10 20



PROJECT NO.	DATE	DESCRIPTION	DESIGNED BY	AT/PC
18019	02.15.2019	ARB PACKAGE		AT/PC
	04.30.2019	ARB RESUBMITTAL PACKAGE #1		AT/PC
	06.21.2019	ARB RESUBMITTAL PACKAGE #2		AT/PC
	10.18.2019	ARB RESUBMITTAL PACKAGE #3		AT/PC
	02.28.2020	ARB RESUBMITTAL PACKAGE #4		AT/PC
	05.05.2020	ARB RESUBMITTAL PACKAGE #5		AT/PC



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- PROPOSED EASEMENT
- DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- BIORETENTION BASIN
- OVERFLOW DRAIN
- AREA DRAIN
- BUBBLER BOX

LIST OF POTENTIAL POLLUTANTS:

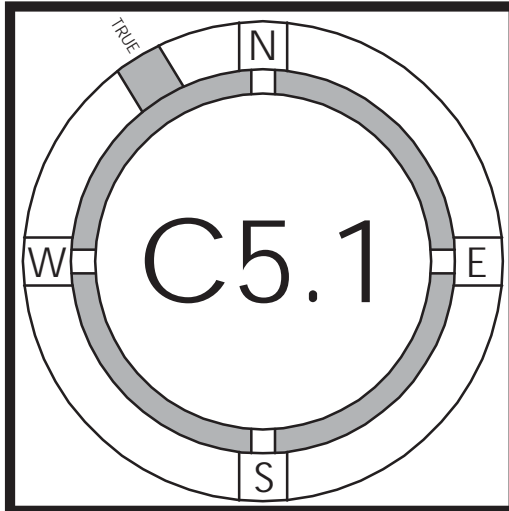
- LITTER
- MOTOR OIL
- GASOLINE
- HYDROCARBONS
- HEAVY METALS
- PESTICIDES

CONSTRUCTION NOTES

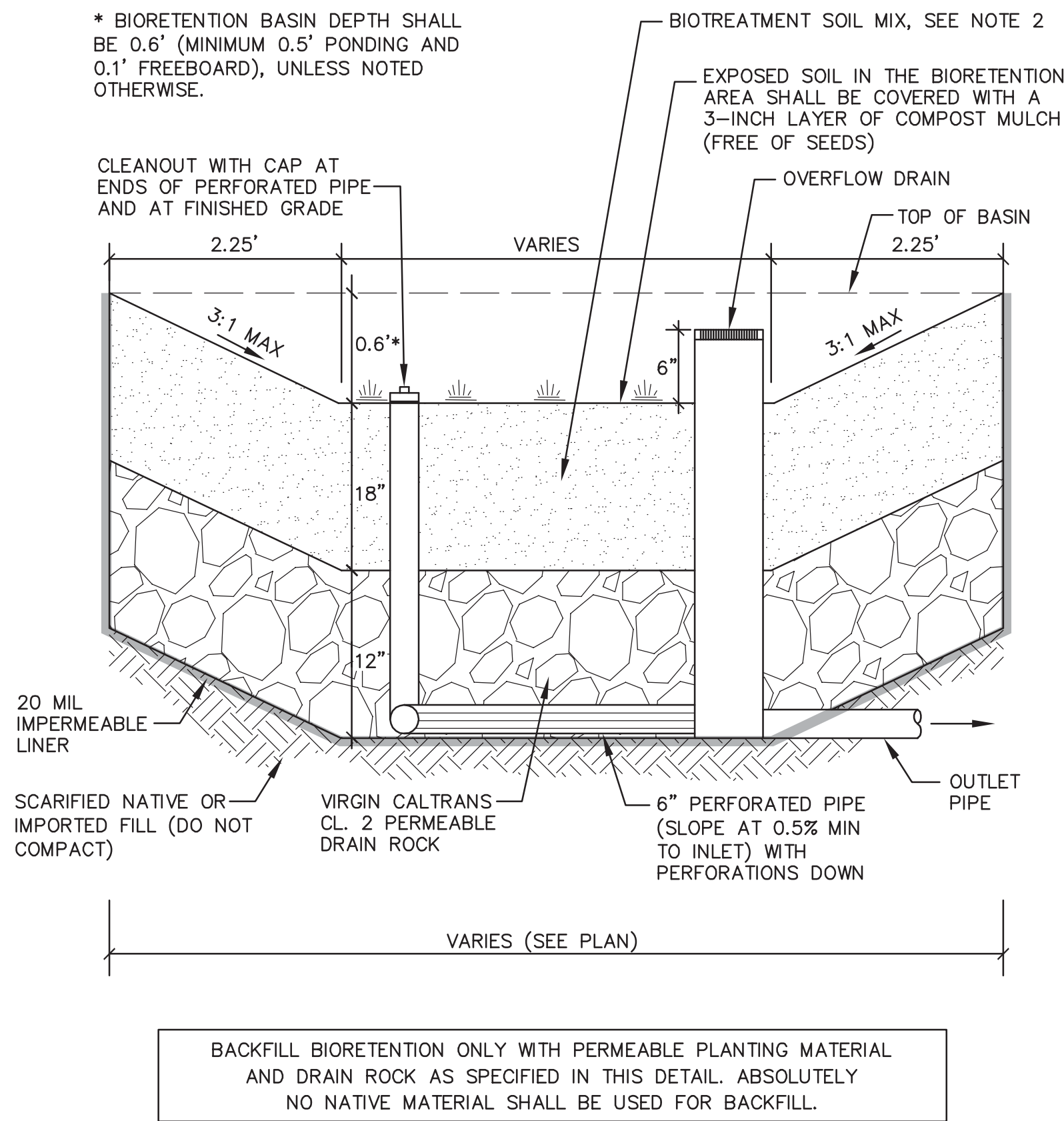
- ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.
- ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- CONTRACTOR SHALL NOT STAGE, STORE OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT ON-SITE OR WITHIN PRIVATE PROPERTY.
- EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 10'-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650.496.5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
- CONTRACTOR SHALL CONTACT PUBLIC WORKS ENGINEERING (PWE) INSPECTORS TO INSPECT AND APPROVE THE STORM DRAIN SYSTEM (PIPES, AREA DRAINS, INLETS, BUBBLERS, DRY WELLS, ETC.) ASSOCIATED WITH THE PROJECT PRIOR TO BACKFILL. CONTRACTOR SHALL SCHEDULE AN INSPECTION, AT A MINIMUM 48-HOURS IN ADVANCE BY CALLING (650) 496-6929.
- STENCIL "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON-SITE STORM DRAIN INLETS. CATCH BASIN IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A MEDALLION PLACED NEXT TO THE INLET. STENCILS OF THE LOGO AND MEDALLION ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH CAN BE CONTACTED AT (650) 329-2598.
- DURING THE BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT BY A THIRD PARTY REVIEWER ACCEPTABLE TO THE CITY TO VERIFY THAT THE INSTALLED MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEB SITE AT [HTTP://WWW.SCVURPPP-WZK.COM/CONSULTANTS.HTML](http://www.scvurppp-wzk.com/consultants.html)



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	05-05-2020	ARB RESUBMITTAL PACKAGE #5	AT/VC



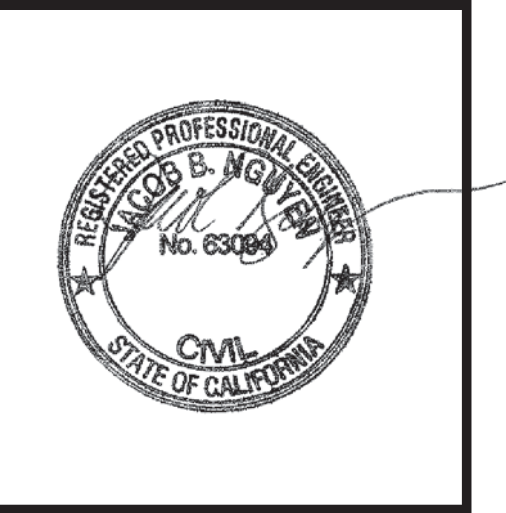
TREATMENT CONTROL MEASURE SUMMARY											
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TYPE OF PERVIOUS SURFACE	PERVIOUS AREA (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	TREATMENT AREA (FLOW-VOLUME BASED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
								REQUIRED (SF)	PROVIDED (SF)		
A-1	1,236.36	756.73	LANDSCAPE	0	PERMEABLE PAVER	479.63	CONCRETE	NA	NA	SELF-RETAINING (1/2 IMPERVIOUS)	YES
A-2	2,153.42	1,795.39	LANDSCAPE	0	PERMEABLE PAVER	358.03	CONCRETE	NA	NA	SELF-RETAINING (1/2 IMPERVIOUS)	YES
A-3	19,041.21	1,585.88	LANDSCAPE	0	PERMEABLE PAVER	17,455.33	ROOF CONCRETE	634.74	673.00	BIORETENTION BASIN	YES
A-4	2,819.59	284.10	LANDSCAPE	0	PERMEABLE PAVER	2,535.49	ROOF CONCRETE	82.27	133.00	BIORETENTION BASIN	YES
A-5	1,496.89	1,496.89	LANDSCAPE	0	PERMEABLE PAVER	0	ROOF CONCRETE	NA	NA	SELF-TREATING	YES
A-6	5,199.68	330.70	LANDSCAPE	0	PERMEABLE PAVER	4,868.98	ROOF CONCRETE	172.35	258.00	BIORETENTION BASIN	YES
A-7	9,227.10	965.49	LANDSCAPE	0	PERMEABLE PAVER	8,261.61	ROOF CONCRETE	301.10	370.00	BIORETENTION BASIN	YES
A-8	2,240.30	1,360.65	LANDSCAPE	0	PERMEABLE PAVER	879.65	ROOF CONCRETE	NA	NA	SELF-RETAINING (1/2 IMPERVIOUS)	YES
	43,414.55	8,575.83		0		34,838.72		1,190.46	1,434.00		



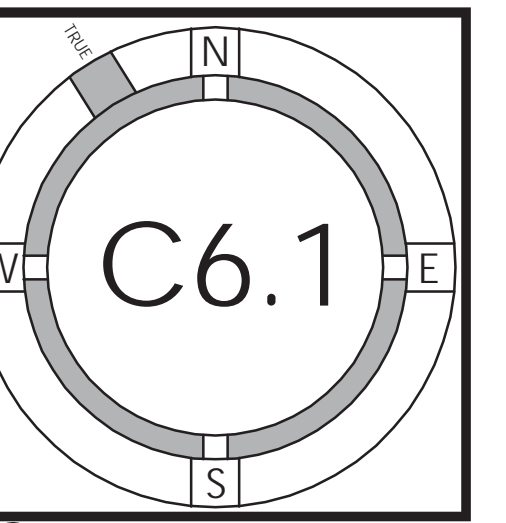
1
-
BIORETENTION BASIN DETAIL
NOT TO SCALE

NOTES

- STENCIL "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON-SITE STORM DRAIN INLETS. STENCILS OF THE LOGO ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH MAY BE CONTACTED AT (650) 329-2598.
- BIOTREATMENT SOIL MIX
 - BIOTREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (WHICH ARE ALSO INCLUDED IN APPENDIX C OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK).
 - ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
 - SUPPORT VIGOROUS PLANT GROWTH.
 - CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
 - 60%-70% SAND
 - 30%-40% COMPOST
- COMPACTION OF THE UNDERLYING SOILS BELOW THE BIORETENTION AREA SHOULD BE AVOIDED.
- PLANTING FOR BIORETENTION AREAS SHALL BE DROUGHT TOLERANT PLANTS AND CONFORM TO THE PLANT LIST PROVIDED IN APPENDIX D OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK.
- A THIRD PARTY INSPECTION OF THE BIORETENTION PONDS WILL BE REQUIRED DURING INSTALLATION AND PRIOR TO OCCUPANCY. CONTACT THIRD PARTY INSPECTOR PRIOR TO THE PLACEMENT OF BIORETENTION SOILS.



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	05.05.2020	ARB RESUBMITTAL PACKAGE #5	AT/PC		



POLLUTION PREVENTION — IT’S PART OF THE PLAN

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

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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



EARTHMOVING

Grading and Earthwork

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

Contaminated Soils

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

Landscaping

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



CONCRETE MANAGEMENT & DEWATERING

Concrete Management

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

Dewatering

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



PAVING/ASPHALT WORK

Paving

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

Sawcutting & Asphalt/Concrete Removal

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



PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

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

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

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



PUBLIC WORKS ENGINEERING SERVICES STANDARD CONDITIONS

Construction projects are required to adhere to the following conditions as part of Building Permit approval and issuance. Following these guidelines will ensure your compliance with Public Works requirements.



The contractor may be required to submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected surrounding properties, and schedule of work. The requirement to submit a logistics plan will be dependent on the number of applications Public Works Engineering receives within close proximity to help mitigate and control the impact to the public-right-of-way. If necessary, Public Works may require a Logistics Plan during construction.



Work in the right-of-way: Any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals must be done per City standards and the contractor performing this work must first obtain a Street Work Permit from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section. Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.



As needed
Sidewalk, curb & gutter: The applicant shall replace portions of the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property as required. Contact Public Works' Inspector at (650) 496-6929 to arrange a site visit so that the inspector can discuss the extent of replacement work along the public road. Include a scan copy of the Site Inspection Directive obtained from the Public Works Inspector in the plan set.



Any construction within the city's public road right-of-way shall have an approved Permit for Construction in the Public Street prior to commencement of this work. The performance of this work is not authorized by the building permit issuance but shown on the building permit for information only

Site Inspection Directive Sheet

SITE INSPECTION DIRECTIVE	
Palo Alto Engineering Services Division pawecips@cityofpaloalto.org	
Project Address: _____	Date: _____
Inspector: _____	
Type A curb (standard) and gutter replacement: _____	
Type B curb (thick) and gutter replacement: _____	
6 inch sidewalk replacement: _____	
6 inch sidewalk replacement: _____	
Driveway approach: _____	
Other: _____	
Notes: _____	
<small> All work to be performed per most current City of Palo Alto standards. All street work must be performed per approved permit from Public Works Department in accordance with the public right-of-way. All work to be inspected by Public Works Inspector prior to final inspection. </small>	



Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way. This includes job site trailers, dumpsters, storage containers and portable restrooms

Construction phasing shall be coordinated to keep materials and equipment onsite.



Excavation activities associated with the proposed scope of work shall occur no closer than 10-feet from the existing street tree, or as approved by the Urban Forestry Division contact 650-496-5953. Any changes shall be approved by the same.

Contractor shall contact Public Works Engineering Inspectors to inspect and approve the storm drain system (pipes, area drains, inlets, bubblers, dry wells, etc.) associated with the project prior to backfill.

Contractor shall schedule an inspection, at a minimum 48-hours in advance by calling (650)496-6929.

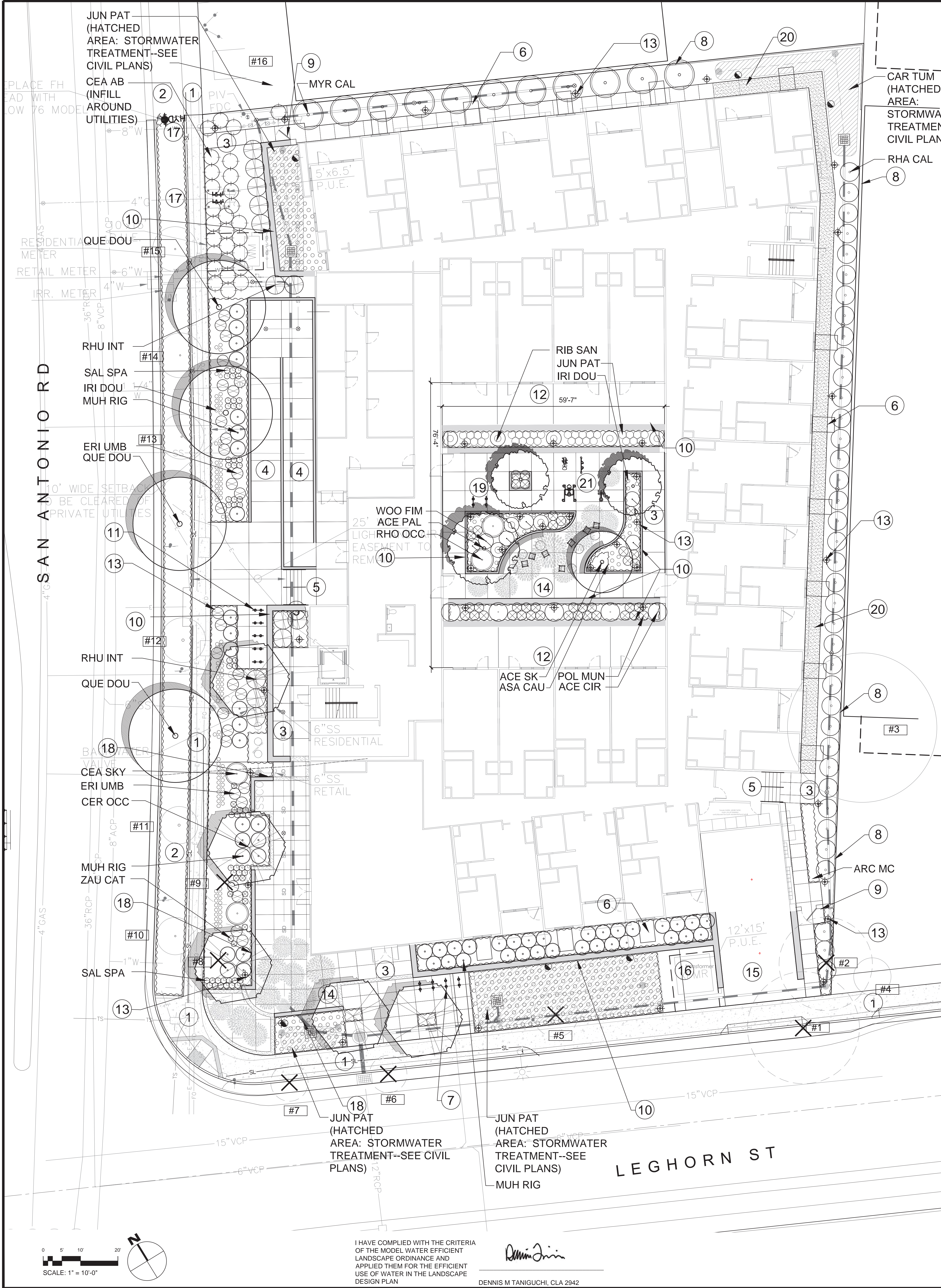


QUESTIONS?

📞 650.329.2496, Option 8
✉️ pawecips@cityofpaloalto.org

Public Works—Engineering Services
285 Hamilton Avenue, 1st Floor
Palo Alto, CA 94301





LEGEND

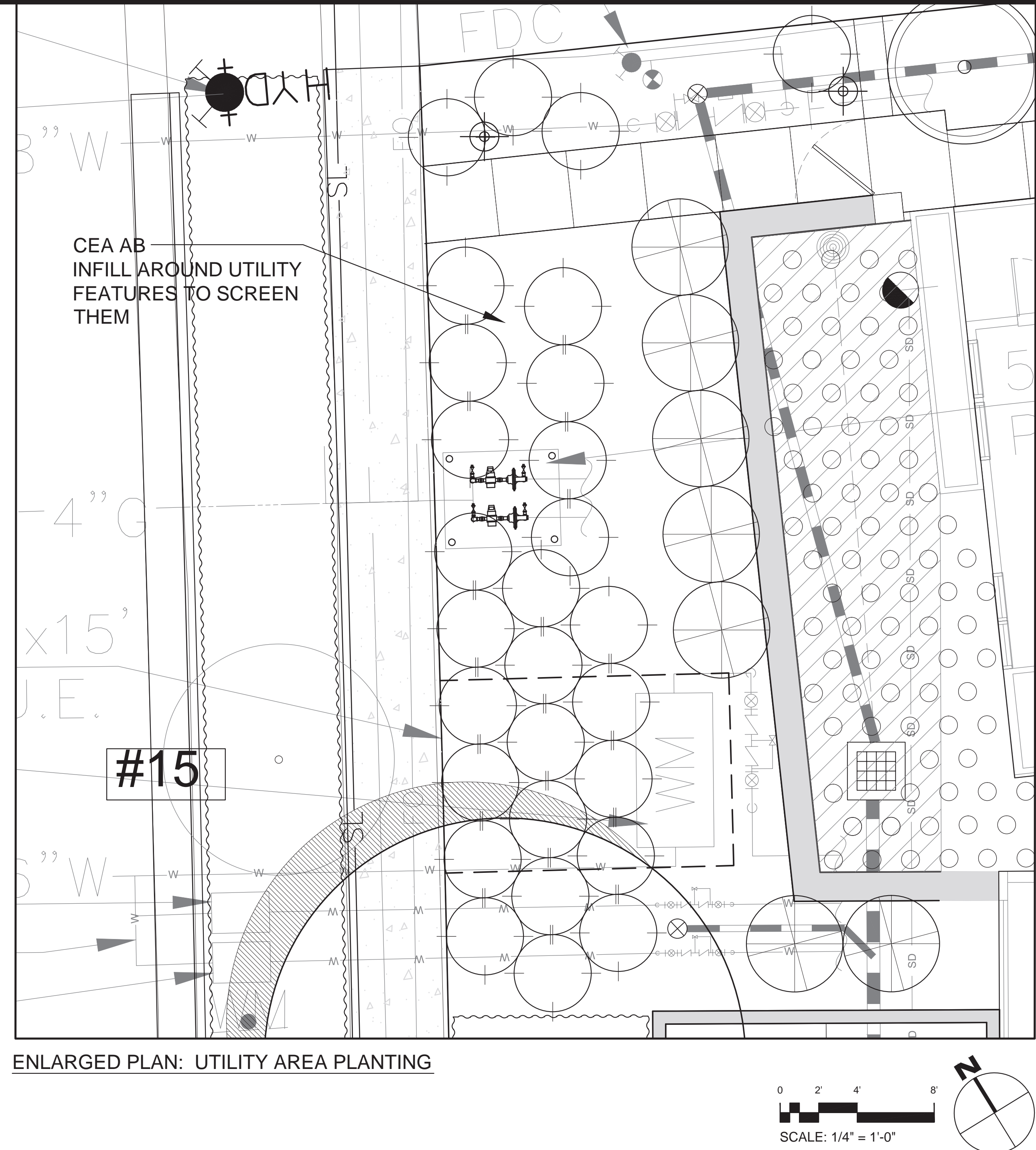
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- SHRUB AND GROUND COVER AREA

KEY NOTES:

- CITY SIDEWALK--PROPOSED
- PARK STRIP (EX. PLANTING TO REMAIN)
- CONCRETE PAVING (INTEGRAL COLOR)
- SLOPED WALK--SLOPE LESS THAN 5%
- STEPS
- FIRE EMERGENCY LADDER PADS
- BIKE RACKS (8 BIKES)
COLUMBIA CASCADE CYCLOPS CIRCULO
POWDERCOATED STEEL
- 6FT HIGH PAINTED METAL PICKET FENCE
(BETWEEN EX BLDGS AT PL)
- 6FT HIGH GATE AND WALL TO MATCH
BUILDING FINISH
- PLANTER WALLS (24\"/>

LANDSCAPE DESIGN INTENT:

- REINFORCE THE SAN ANTONIO ROAD AND LEGHORN ST STREETSCAPES WITH THE PROPOSED LANDSCAPE ON BOTH FRONTAGES.
- DIFFERENTIATE BETWEEN THE TWO BUILDING USES (RESIDENTIAL AND RETAIL) WITH THE PROPOSED TREE PLANTINGS.
- PROVIDE RECOGNIZABLE ENTRIES FOR BOTH THE RESIDENTIAL AND RETAIL USES.
- ADDRESS THE PRIVACY NEEDS OF THE FUTURE RESIDENTS.
- PROVIDE VARIED OPEN SPACE OPPORTUNITIES FOR THE FUTURE RESIDENTS AND RETAIL USERS.



ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	INDIGENOUS	QUANTITY	MSC. NOTES & REQUIREMENTS
TREES							
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	24\"/>	M		3	Mult. St./N.V.S.-45\"/>
ACE SK	<i>Acer palmatum</i> 'Sango Kaku'	Japanese Maple	24\"/>	M		1	Mult. St./N.V.S.-45\"/>
CER OCC	<i>Cercis occidentalis</i>	Western Redbud	24\"/>	V.L	X	5	SL/Stem up./replacement
PRU LI	<i>Prunus laurofolia</i>	Hollyleaf Cherry	24\"/>	L	X	3	SL/Stem up./replacement
QUE DOU	<i>Quercus douglasii</i>	Blue Oak	24\"/>	V.L	X	4	SL/Stem up./replacement
SHRUBS							
ACE SKY	<i>Acer circinnatum</i> 'Little Gem'	Vine Maple	15 G.G.	M	X	5	F & B
CEA SKY	<i>Ceanothus 'Skyline'</i>	Ceanothus	5 G.C.	L	X	2	F & B
HET ARB	<i>Heteromeles arbutifolia</i>	Toyon	5 G.C.	L	X	8	
MYR CAL	<i>Myrica californica</i>	Pacific Wax Myrtle	1 G.C.	M	X	11	T.F./H. Br.
RHA CAL	<i>Rhamnus californica</i>	Coleberry	5 G.C.	L	X	38	F & B
RIB SAN	<i>Ribes sanguinum</i>	Pink Winter Currant	5 G.C.	L	X	8	F & B
RHO OCC	<i>Rhododendron occidentale</i>	Western Azalea	5 G.C.	M	X	2	F & B
RHU INT	<i>Rhus integrifolia</i>	Lemonade Berry	5 G.C.	L	X	16	F & B
SAL SPA	<i>Salvia spathacea</i>	Hummingbird Sage	1 G.C.	L	X	58	
PERENNIALS/BULBS/ANNUALS							
ER GLA	<i>Eriogonum glaucus</i>	Beach Aster	1 G.C.	L	X	31	
ER UMB	<i>Eriogonum umbellatum</i> 'Polyanthem'	Sulfur Buckwheat	1 G.C.	L	X	30	
HEU SAC	<i>Heuchera 'Santa Ana Cardinal'</i>	Core Belle	1 G.C.	M	X	13	
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	1 G.C.	L	X	143	
JUN PAT	<i>Juncus patens</i>	California Grey Rush	1 G.C.	L	X	420	Plant at 15\"/>
MUN RIG	<i>Malinebergia repens</i>	Oxer Grass	5 G.C.	L	X	54	
POL MUN	<i>Polydichum munitum</i>	Western Sward Fern	1 G.C.	M	X	40	F & B
SIS RP	<i>Sisymchium bellum</i> 'Rocky Point'	Blue-Eyed Grass	1 G.C.	V.L	X	19	
WOO FIM	<i>Woodwardia fimbriata</i>	Giant Chain Fern	5 G.C.	M	X	6	
ZAU CAT	<i>Zauschneria 'Catalina'</i>	California Fuchsia	1 G.C.	L	X	10	
GROUNDCOVERS							
ARC MC	<i>Arctostaphylos hookeri</i> 'Monterey Carpet'	Monterey Manzanita	5 G.C.	L	X	15	Plant at 24\"/>
ASA CAU	<i>Asarum caudatum</i>	Wild Ginger	1 G.C.	M	X	11	Plant at 15\"/>
CRA TAM	<i>Ceanothus 'Tamar'</i>	Barkley Sedge	1 G.C.	L	X	237	Plant at 15\"/>
CEA AB	<i>Ceanothus 'Anchor Bay'</i>	Ceanothus	1 G.C.	L	X	28	Plant at 48\"/>

PLANT LIST ABBREVIATIONS:									
Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s).									
SL	Single main, straight, dominant, leader								
H. Br.	High branched--lowest limbs held above horizontal 5' min. for 15 gallon can 6' min. for 24\"/>								
No Top	No topping or pruning of upper branches								
Br. Gr.	Branched to ground								
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no oldwoody plants.								
N.V.S.-30 deg.	Narrow upright vase shape 30 degrees or less spread in branch/trunk structure								
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure								
T.F.	Tree Form								
S.F.	Shrub Form								
N.F.	Narrow upright Form								
Mult. St.	Multi stemmed								
G.C.	Gallon Can								
Stem up.	Stem up to expose trunk and lower branch pattern								
O.C.	On center								

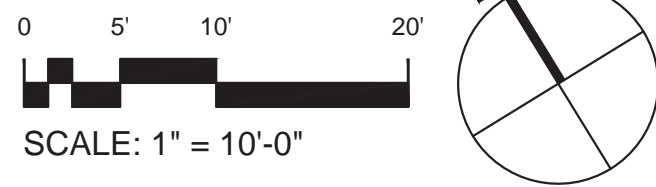
EXISTING TREE SUMMARY (Refer to Kelly Arborist Services report, March 25, 2020)							
Number	Tree species Common Name	Protected Trunk Diameter (DBH)	Height (feet)	Spread (feet)	Arborist Summary (condition 0 to 100)	Disposition (proposed)	
1	Fraxinus velutina Modesto' Modesto Ash	X	15.0	30	30	60 Fair vigor & form street tree, not usual form	Remove
2	Fraxinus angustifolia Raywood' Raywood Ash	X	7.5-7.6	25	25	30 Poor vigor & form multi leader, dead wood & declining	Remove--project arborist rec.
3*	Ficus microcarpa Indian Laurel Fig	X	30	45	40	50 Good vigor, fair/poor form-multi leader	Retain--neighbor's tree
4*	Fraxinus angustifolia Raywood' Raywood Ash	X	6.2	12	10	30 Poor vigor & form, declining, street tree	Retain--neighbor's tree
5	Pistachia chinensis Chinese Pistache	X	6.2	15	12	80 Good vigor & form	Remove
6	Fraxinus omnis Flowering Ash	X	5.4	20	10	80 Good vigor & form, street tree	Remove
7	Pistachia chinensis Chinese Pistache	X	5.7	20	10	80 Good vigor & form, street tree	Remove
8	Pistachia chinensis Chinese Pistache	X	9.3	15	20	80 Good vigor & form	Remove
9	Pistachia chinensis Chinese Pistache	X	4	15	12	80 Good vigor & form	Remove
10	Ulmus americana 'Princeton' American Elm cve.	X	4.8	20	10	80 Good vigor & form, street tree	Retain
11	Ulmus americana 'Princeton' American Elm cve.	X	7.3	20	10	80 Good vigor & form, street tree	Retain
12	Quercus virginiana Southern Live Oak	X	5.2	15	12	80 Good vigor & form, street tree	Retain
13	Quercus virginiana Southern Live Oak	X	4.9	15	12	80 Good vigor & form, street tree	Retain
14	Quercus virginiana Southern Live Oak	X	4.4	15	12	80 Good vigor & form, street tree	Retain
15	Quercus virginiana Southern Live Oak	X	4.7	15	12	80 Good vigor & form, street tree	Retain
16*	Cedrus atlantica 'Glaucous pendula' Weeping Blue Atlas Cedar	X	8 est.	8	15	80 Good vigor, fair form, weeping cve., 10' from PL	Retain--neighbor's tree

TREE CANOPY REPLACEMENT (PALO ALTO TREE TECHNICAL MANUAL)			
Number	Tree species Common Name	Canopy (feet)	Replacement Tree Quantity Alternative Tree Size
1	Fraxinus velutina Modesto Ash	30	Four--24" Box Two--48" Box
2	Fraxinus angustifolia Raywood Ash	25	Three--24" Box Two--36" Box
6	Fraxinus omnis Flowering Ash	10	Three--24" Box Two--36" Box
7	Pistachia chinensis Chinese Pistache	10	Three--24" Box Six--36" Box
TOTAL REPLACEMENT TREES NEEDED			Two--48" Box
PROPOSED REPLACEMENT		Thirteen--24" Box (16--24" box shown on plans)	

PROJECT NO.	DATE	DESCRIPTION	REVISION	BY	DATE
03.15.2019	ARB PACKAGE				
04.30.2019	ARB RESUBMITTAL PACKAGE #2				
06.21.2019	ARB RESUBMITTAL PACKAGE #3				
10.18.2019	ARB RESUBMITTAL PACKAGE #4				
03.30.2020	ARB RESUBMITTAL PACKAGE #5				
05.05.2020	ARB RESUBMITTAL PACKAGE #5				



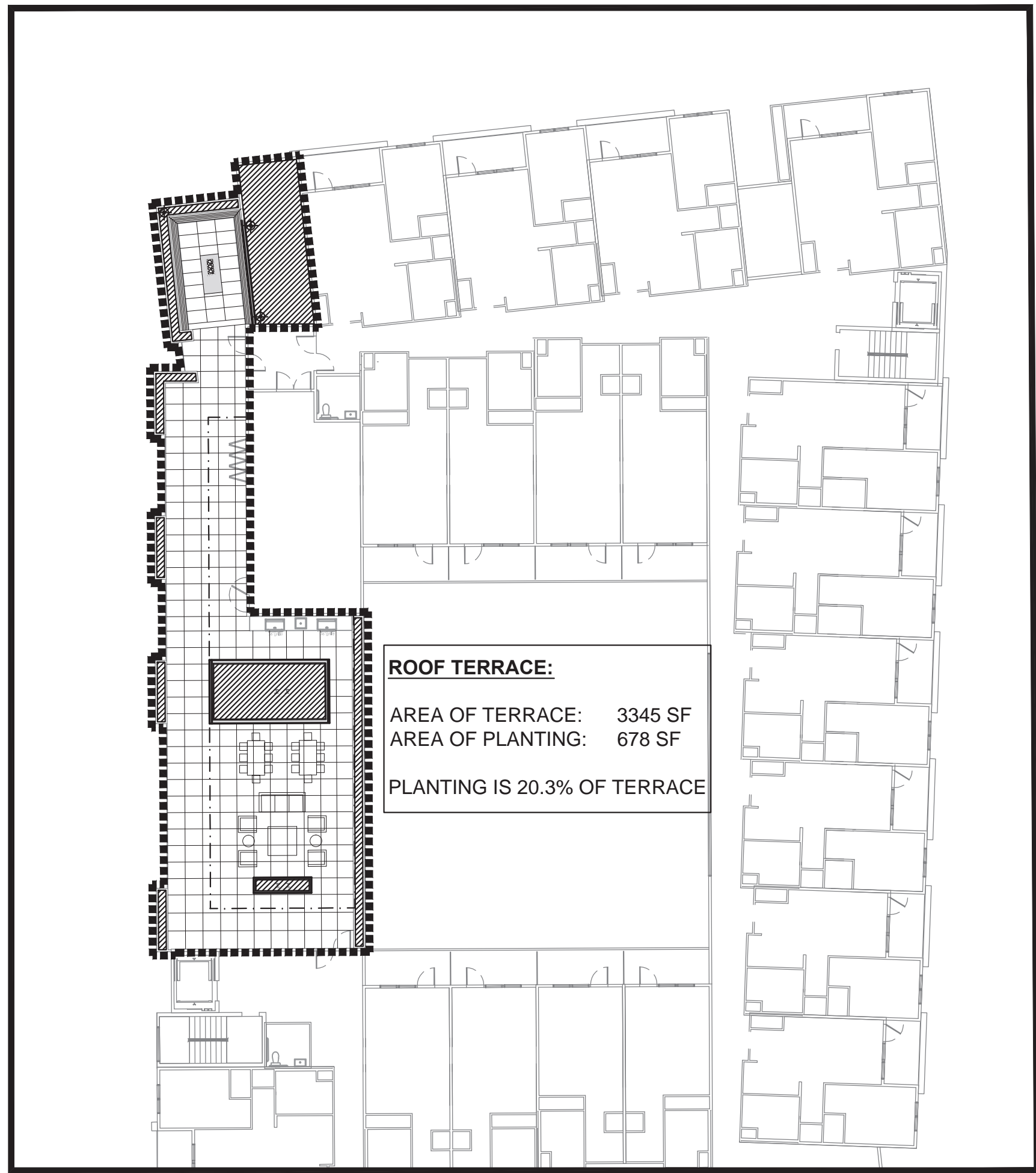
SECOND AND THIRD FLOORS



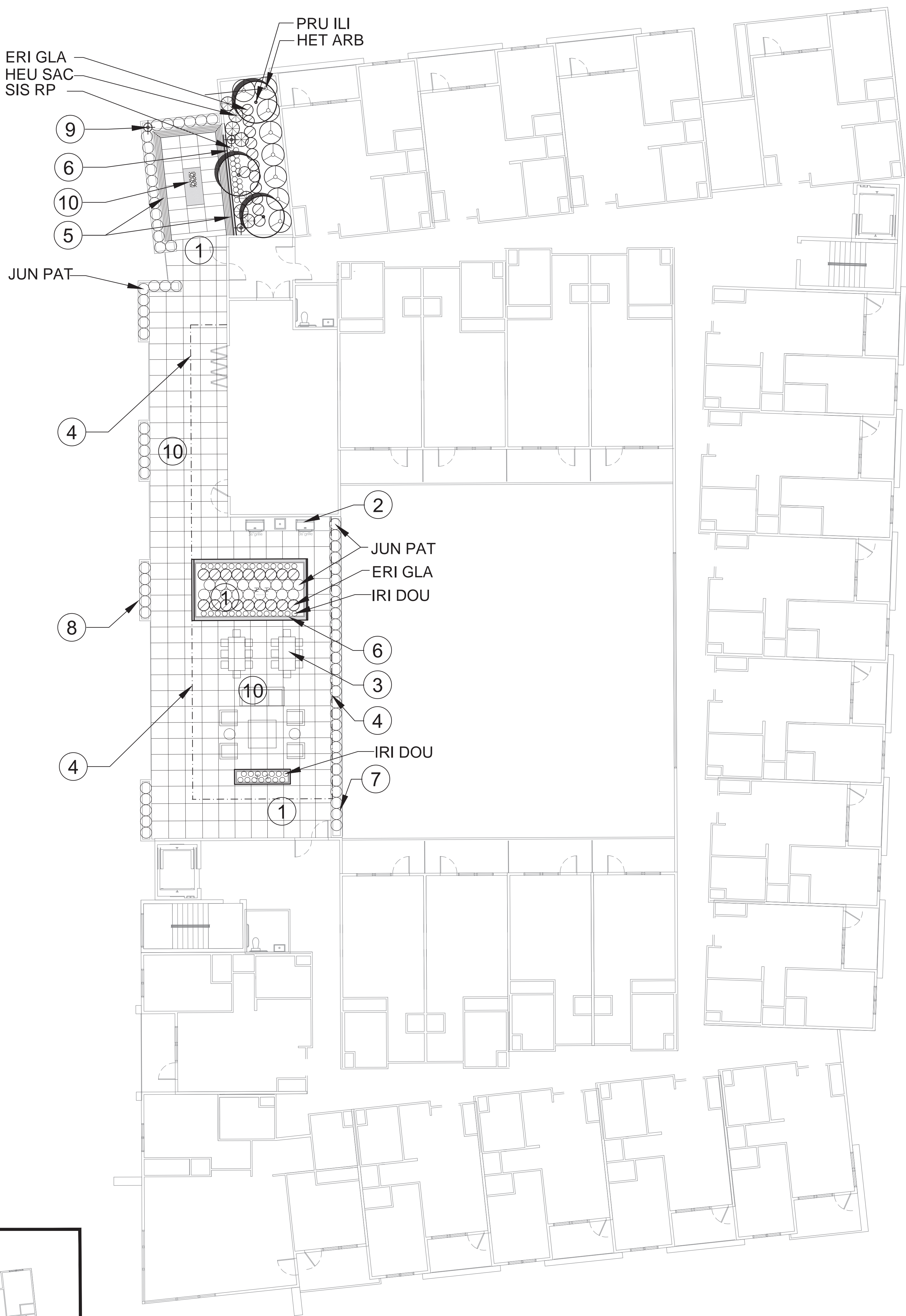
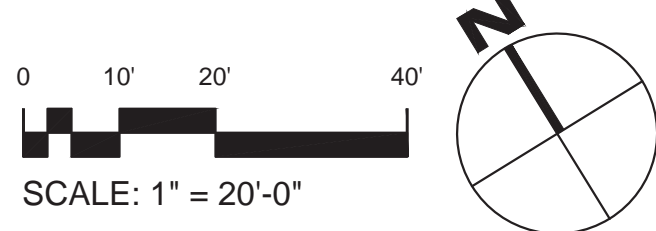
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Dennis M. Taniguchi

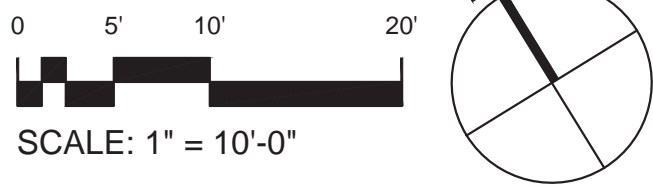
DENNIS M TANIGUCHI, CLA 2942



FOURTH FLOOR: AREA OF PLANTING ON ROOF TERRACE



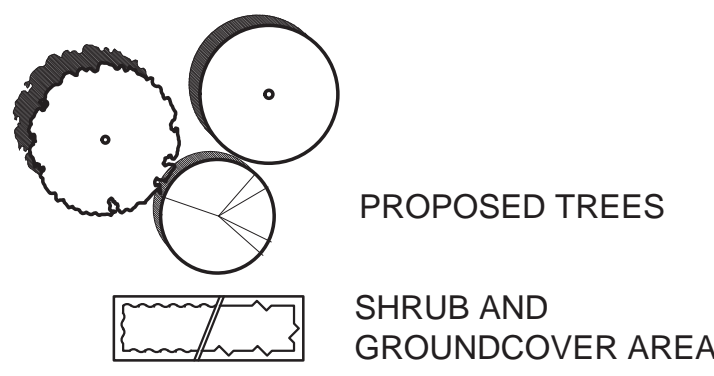
FOURTH FLOOR



KEY NOTES:

- 1 CONCRETE PAVING TOPPING SLAB (INTEGRAL COLOR)
- 2 BBQ COUNTER
- 3 SITE FURNITURE
- 4 CANOPY (OVER) SEE ARCHITECTURE DRAWINGS
- 5 CONTINUOUS BENCHES ON FACE OF PLANTER WALL
- 6 PLANTER WALLS (24" TO 36" HIGH)
- 7 PLANTER CONTINUOUS AT EDGE
- 8 PLANTERS ALONG FACE OF BUILDING
- 9 BOLLARD LIGHTS
- 10 FIRE TABLE (PROPANE)


LEGEND



NOTES:

SEE PLANT LEGEND/LIST AND NOTES ON SHEET LA-1.

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

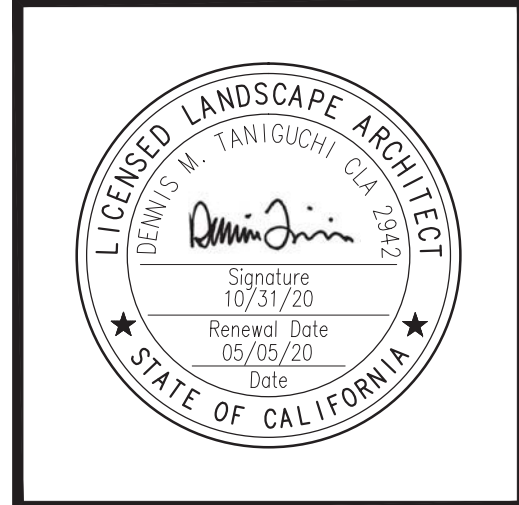


Taniguchi Landscape Architecture
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P: 650.638.0885 F: 650.638.0886
CLA #2942

788 San Antonio Housing
ARB Package

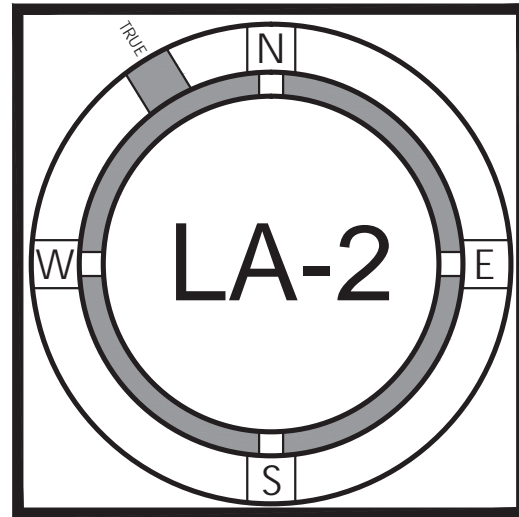
788, 790, 796 San Antonio Road, Palo Alto, CA

788SAPA Land LLC

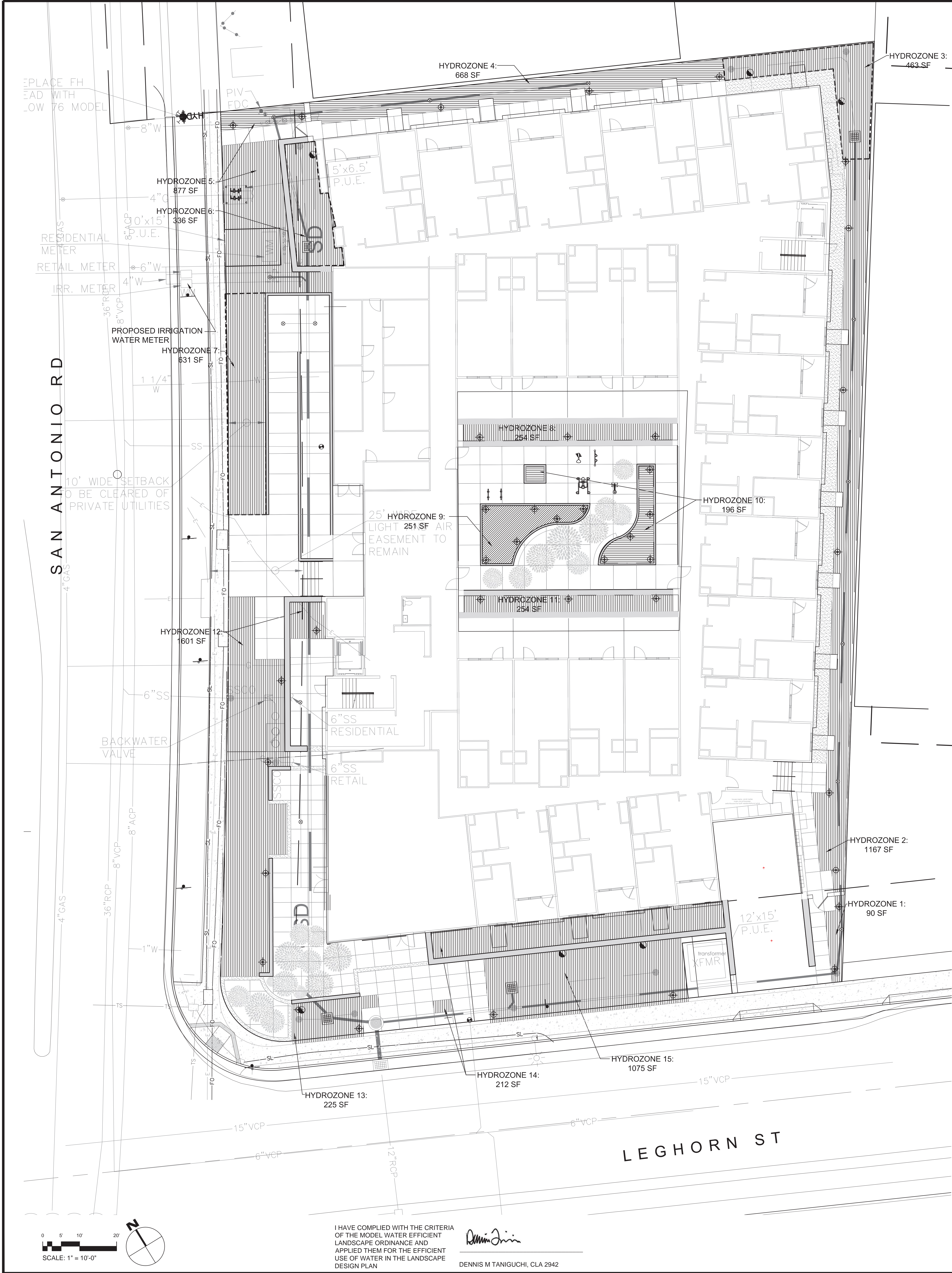


PROJECT NO.	DESCRIPTION	DATE	REVISION
18013	ARB PACKAGE	03.15.2019	1A/AS
	ARB RESUBMITTAL PACKAGE #2	04.30.2019	1G
	ARB RESUBMITTAL PACKAGE #3	06.21.2019	1G.IV
	ARB RESUBMITTAL PACKAGE #4	10.18.2019	1G
	ARB RESUBMITTAL PACKAGE #5	03.30.2020	1G.IV.SR
		05.05.2020	SR

SCHEMATIC LANDSCAPE PLAN:
SECOND, THIRD AND
FOURTH FLOORS



STUDIO 3 SQUARED ARCHITECTURE, INC.



HYDROZONE LEGEND

- LOW WATER USE (8,321 SF OR 92% OF PLANTING AREA) (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE (701 SF OR 8% OF PLANTING AREA) (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE (0 SF OR 0% OF PLANTING AREA)

NOTES:

- IRRIGATED PLANTED AREA= 9,022 SF
TURF IS 0% (0 SF) OF THAT PLANTED AREA
- A MINIMUM 3-INCH LAYER OF 1/2" TO 1" DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.
- UNLESS CONTRAINDICATED BY A HORTICULTURAL SOILS ANALYSIS, SOIL AMENDMENT TO INCLUDE COMPOST AT A MINIMUM OF 4 CUBIC YARDS PER 1000 SF OF PLANTING AREA INCORPORATED TO A DEPTH OF 6 INCHES.
- PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT INTRODUCED OR NATIVE AND NON-INVASIVE PLANT SPECIES(AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT AND WUCOLS.

IRRIGATION DESIGN STATEMENT:

- IRRIGATION DESIGN SHALL BE ZONED FOR 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGHER WATER USE PLANT MATERIALS; 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.
- IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.
- PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.
- COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MOIST CONDITIONS.
- LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NON-LANDSCAPED AREAS
- LOW VOLUME SPRINKLERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.
- DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHEREVER POSSIBLE.
- DRIP IRRIGATION SHALL BE UTILIZED AT NON-TRAFFIC OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO-TUBING.
- THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO PERMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF. RAIN SENSING OVERRIDE DEVICES SHALL BE INSTALLED WITH CONTROLLER.
- INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO ISOLATE WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND."

Water Efficient Landscape Worksheet: San Antonio Housing 03/25/2020

Reference Evapotranspiration (Eto)	43 (Palo Alto)						Estimated Total Water Use (ETWU)
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	LA (sq. ft.)	ETAF x Area	
Regular Landscape Areas							
#1 Mixed shrubs	0.2	Drip	0.81	0.247	90	22.22	590
#2 Mixed shrubs	0.2	Drip	0.81	0.247	1,167	288.15	7,682
#3 Mixed shrubs	0.2	Overhead Spray	0.75	0.267	463	123.47	3,292
#4 Mixed shrubs	0.2	Drip	0.81	0.247	668	164.94	4,397
#5 Mixed shrubs	0.2	Drip	0.81	0.247	877	216.54	5,773
#6 Mixed shrubs	0.2	Overhead Spray	0.75	0.267	336	89.60	2,389
#7 Mixed shrubs/trees	0.2	Drip	0.81	0.247	631	155.80	4,154
#8 Mixed shrubs/trees	0.2	Drip	0.81	0.247	254	62.72	1,672
#9 Mixed shrubs/trees	0.4	Drip	0.81	0.494	251	123.95	3,305
#10 Mixed shrubs/trees	0.4	Drip	0.81	0.494	196	96.79	2,580
#11 Mixed shrubs	0.4	Drip	0.81	0.494	254	125.43	334
#12 Mixed shrubs/trees	0.2	Drip	0.81	0.247	1,601	395.31	10,539
#13 Mixed shrubs	0.2	Overhead Spray	0.75	0.267	225	60.00	1,600
#14 Mixed shrubs	0.2	Drip	0.81	0.247	212	52.35	1,384
#15 Mixed shrubs	0.2	Overhead Spray	0.75	0.267	1,075	286.67	7,643
#16 Mixed shrub	0.2	Drip	0.81	0.247	24	5.93	158
#17 Mixed shrubs	0.2	Drip	0.81	0.247	24	5.93	16
#18 Mixed shrubs	0.2	Drip	0.81	0.247	283	69.88	1,863
#19 Mixed shrubs/groundcover/trees	0.2	Drip	0.81	0.247	113	27.90	740
#20 Mixed shrubs/groundcover/trees	0.2	Drip	0.81	0.247	181	44.69	1,191
#21 Mixed shrubs/groundcover/trees	0.2	Drip	0.81	0.247	76	18.77	500
#22 Mixed shrubs	0.2	Drip	0.81	0.247	21	5.19	131
Totals					9,022	2,442.20	65,109
Special Landscape Areas (SLA)							
1) Pool/Spa				1	0	0	0
2) Water Features				1	0	0	0
				0	0	0	0
Totals					0	0	0
Estimated Total Water Use (ETWU)							65,109
Maximum Allowed Water Allowance (MAWA)							132,290

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		
MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]			

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year.
LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations			
Regular Landscape Areas			
Total ETAF x Area	2,442	Average ETAF for regular landscape areas must be 0.55 or below	
Total Area	9,022	for residential areas, and 0.45 or below for non-residential	
Average ETAF	0.27	areas.	
All Landscape Areas			
Total ETAF x Area	2,442		
Total Area	9,022		
Site-wide ETAF	0.27		

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CLA 0194

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788SAPA Land LLC

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18013
PROJECT NO.
REVISION
DATE
DESCRIPTION
03.15.2019
04.30.2019
06.21.2019
10.18.2019
03.30.2020
05.05.2020
ARB PACKAGE
ARB RESUBMITTAL PACKAGE #2
ARB RESUBMITTAL PACKAGE #3
ARB RESUBMITTAL PACKAGE #4
ARB RESUBMITTAL PACKAGE #5
IV-AG
V-AG
IC-IV
IC-IV
IC-IV-SR
SR

IRRIGATION
HYDROZONE
PLAN:
FIRST FLOOR

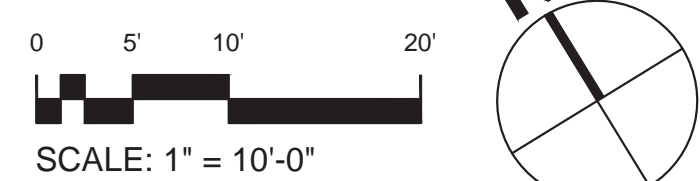
STUDIO 3 SQUARED ARCHITECTURE, INC.

HYDROZONE 16:
(SECOND FLOOR):
24 SF
HYDROZONE 17:
(THIRD FLOOR):
24 SF

HYDROZONE 18:
283 SF
HYDROZONE 19:
113 SF
(PLANTERS ALONG
PARAPET)

HYDROZONE 20:
181 SF
HYDROZONE 21:
76 SF
HYDROZONE 22:
21 SF

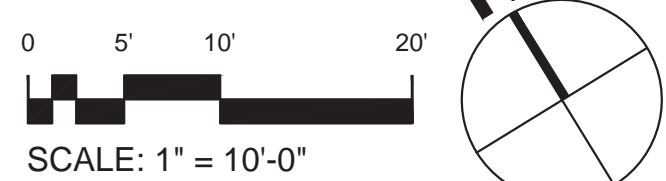
SECOND AND THIRD FLOORS



I HAVE COMPLIED WITH THE CRITERIA
OF THE MODEL WATER EFFICIENT
LANDSCAPE ORDINANCE AND
APPLIED THEM FOR THE EFFICIENT
USE OF WATER IN THE LANDSCAPE
DESIGN PLAN

Dennis M. Taniguchi
DENNIS M TANIGUCHI, CLA 2942

FOURTH FLOOR



HYDROZONE LEGEND

- LOW WATER USE (8,321 SF OR 92% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE (701 SF OR 8% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE (0 SF OR 0% OF PLANTING AREA)

NOTES

- SEE IRRIGATION NOTES ON SHEET LA-3.
- SEE IRRIGATION CALCULATIONS ON SHEET LA-3.

PROJECT ID	VERSION	DATE	DESCRIPTION	DRAWN BY
18013		02.15.2019	ARB PACKAGE	IV/AG
		04.30.2019	ARB RESUBMITTAL PACKAGE	AG
		06.21.2019	ARB RESUBMITTAL PACKAGE #2	AG/IV
		10.18.2019	ARB RESUBMITTAL PACKAGE #3	AG
		03.30.2020	ARB RESUBMITTAL PACKAGE #4	AG/IV/SR
		05.05.2020	ARB RESUBMITTAL PACKAGE #5	SR

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

Make sure your crews and subs do the job right!

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

TREE DISCLOSURE STATEMENT

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

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

PROPERTY ADDRESS: 788 SAN ANTONIO ROAD, PALO ALTO, CA

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

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

1. Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)

☐ On the property
☐ On adjacent property overhanging the project site
☐ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected or Designated Trees? **YES** (Check where applicable) NO

☐ Protected Tree (s)
☐ Designated Tree (s)
☐ On or overhanging the property

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

If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.25). Attach this report to Sheet T-1, "Tree Protection, its Part of the Plan", per Site Plan Requirements.

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

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

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

Signature: EUGENE SAKAI Print: EUGENE SAKAI Date: 3/30/2020
(Prop. Owner or Agent)

FOR STAFF USE.
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 protected fencing is correctly in place around protected and/or designated trees. **YES** NO
(N/A if there are no protected trees, check here [X])

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

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

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

S:Plan/Pad/Arbortree/Tree Protection Info/Tree Disclosure Statement Revised 08/05

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-foot, 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.

Type I Tree Protection For all Ordinance Protected and Designated trees, as detailed on the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagnosed on the plans.

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

Type II Tree Protection Any proposed trench or form work within TPZ requires approval from Public Works Operations. Call 650-496-5953.

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

Type III Tree Protection To be used only with approval of Public Works Operations

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

Rev 0 By Date
01 D.D. 12/14/02
01 D.D. 09/04/04
02 D.D. 08/10/06

Tree Protection During Construction
City of Palo Alto Standard
Scale: NTS

Approved by: Dave Dockter
PE No. 2006
Date 2006
Dwg No. 605

**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. Draft 061 - Illustration of situations described below:
1. Tree Protection Zone (TPZ) Form (<http://www.cityofpaloalto.org/trees/>)
2. Tree Technical Manual (TTM) Form (<http://www.cityofpaloalto.org/trees/>)
3. Tree Protection Zone (TPZ) Form (<http://www.cityofpaloalto.org/trees/>)
4. Tree Protection Zone (TPZ) Form (<http://www.cityofpaloalto.org/trees/>)
5. Tree Protection Zone (TPZ) Form (<http://www.cityofpaloalto.org/trees/>)
6. Tree Protection Zone (TPZ) Form (<http://www.cityofpaloalto.org/trees/>)

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 neighbor 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, equipment or vehicles or equipment 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/trees/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☒ **Inspection of Protective Tree Fencing:** For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).

2. ☒ **Pre-Construction Meeting:** Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operator, 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 sensitive systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of each activity.

4. ☒ **Monthly Tree Activity Report Inspection:** 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 form shall be used and sent to the Planning Dept. Landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).

5. ☒ **Special activity within the Tree Protection Zone:** Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).

6. ☐ **Landscape Architect Inspection:** For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on-site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 2.01 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.)

Approved by: Dave Dockter
PE No. 2006
Date 2006
Dwg No. 605

**City of Palo Alto
Tree Department**
Public Works Operations
P.O. Box 10220 Palo Alto, CA 94303
650-496-5953 FAX: 650-952-9289
inspection@cityofpaloalto.org

**Verification of
Street Tree Protection**

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

APPLICATION DATE: _____

ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TELEPHONE & FAX NUMBERS: _____

This section to be filled out by City Tree Staff

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

Inspected by: _____

Date of Inspection: _____

2. The Street Trees at the above address are NOT adequately protected. The following modifications are required: _____

Indicate how the required modifications were communicated to the applicant: _____

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

Inspected by: _____

Date of Inspection: _____

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

Return approved sheet to Applicant for demolition or building permit issuance.
S:\WDG\STree\05051 TreeProtect 5/1/06

---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 IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

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

Use additional "T" sheets as needed

T-1



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

Special Tree Protection Instruction Sheet City of Palo Alto



T-1