

FAR CALCULATION

SIZE OF LOT: 110, 423 SQUARE FEET (SF)
NOTE THAT PURSUANT TO THE ZONING CODE, ALLOWABLE FLOOR AREA RATIO (FAR) IS 0.4:1 FOR THE DEALERSHIP AND ADDITIONAL 0.2:1 FOR THE SHWROOM SPACE

ALLOWED:
0.40:1 = 44,172.8 SF ALLOWED
0.20:1 = 22,086 SF ALLOWED

PROPOSED:
26,336 SF FOR DEALERSHIP
4,097 SF FOR SHOWROOM

*SEE SHEET 04 FOR AREA DIAGRAMs

PROJECT SUMMARY

THIS PROJECT ENTAILS THE CONSTRUCTION OF A NEW AUTOMOTIVE DEALERSHIP WITH A SERVICE FACILITY. THE BUILDING HAS A PARAPET OF 26'-0" AND A PYLON TOWER OF 36'-0". EXTERIOR CLADDING OF THE PROPOSED FACILITY WILL CONSIST OF GLAZING, ACM PANELS, RIBBED METAL PANELS, RECLAIMED WOOD SIDING, STUCCO, AND A LANDSCAPE WALL.

THE REAR OF THE SITE CONTAINS A DRIVEWAY ALLOWING ACCESS FROM THE PROPOSED MERCEDES-BENZ DEALERSHIP TO THE EXISTING AUDI DEALERSHIP NEXT DOOR.

THIS BUILDING HAS MIXED OCCUPANCY CLASSES OF B, S-1, AND S-2.

PARKING CALCULATIONS

CUSTOMER PARKING REQUIRED - 1 SPACE PER 400 SF OF SALES, SERVICE, AND OFFICE ADMINISTRATION. 1 SPACE PER 500 SF OF EXTERIOR DISPLAY

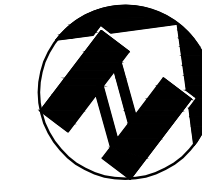
TOTAL SALES, SERVICES AND OFFICE AREA = 29,986 SF / 400 = 74.9 SPACES
TOTAL EXTERIOR PARKING PROVIDED = 81 SPACES
TOTAL INVENTORY = 60 SPACES

EXISTING SITE SUMMARY

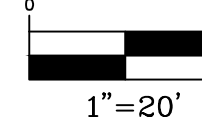
EXISTING PARCEL: 110,432 SF OR 2.535 AC
EXISTING FLOOR AREA: 15,207 SF
EXISTING PARKING: 161 SPACES

0	Cover Sheet
C-2.1	Site Plan
C-3.1	Grading Plan
C-3.2	Grading Plan
C-4.1	Utility Plan
C-5.1	Stormwater Control Plan
CT-P	Truck Movement Plan
L-1	Overall Landscape Plan
L-2	Parking Exhibit
L-3	Landscape Details
1	Architectural Site Plan
2	Floor Plan - Level 1
3	Floor Plan - Level 2
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6	Proposed Elevations
8	Dumpster Elevations
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12	Preliminary CalGreen Checklist
14	Preliminary CalGreen Checklist
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2	1st Floor RCP
3	2nd Floor Photometric
4	2nd Floor RCP
5	Site Lighting

EMBARCADERO ROAD (R/W 68')



GRAPHIC SCALE



- (A) BIKE RACK, SEE ARCHITECTURAL PLANS
(B) EV CHARGING STATION, SEE ARCHITECTURAL PLANS

LEGEND:

- VEHICLE INVENTORY PARKING
BIO RETENTION AREAS
EXISTING FENCE
PROPOSED RETAINING WALL

1 ST FLOOR DEALERSHIP	20,621 SF
2 ND FLOOR DEALERSHIP	5,715 SF
TOTAL	26,336 SF
1 ST FLOOR SHOWROOM	4,097 SF
2 ND FLOOR SHOWROOM	N/A
TOTAL	4,097 SF
DUMPSTER ENCLOSURE	381 SF
SERVICE DRIVE	4,499 SF
TOTAL (EXCLUDED)	4,880 SF

EXCLUDED (SERVICE DRIVE) 4,382 SF

SIZE OF LOT: 110,432 SQUARE FEET (SF)
NOTE THAT PURSUANT TO THE ZONING CODE,
ALLOWABLE FLOOR AREA RATIO (FAR) IS 0.4:1 FOR
DEALERSHIP AND ADDITIONAL 0.2:1 FOR SHOWROOM
SPACE.

ALLOWED:
0.40:1 = 44,172.8 SF ALLOWED
0.20:1 = 22,086 SF ALLOWED

PROPOSED:
26,336 FOR DEALERSHIP
4,097 FOR SHOWROOM

PARKING CALCULATIONS:

CUSTOMER PARKING REQUIRED 1 SPACE PER
400 SF OF SALES, SERVICE, AND OFFICE
ADMINISTRATION. 1 SPACE PER 500 SF OF
EXTERIOR DISPLAY.

TOTAL SALES, SERVICE AND OFFICE AREA =
30,433 SF/400 = 76.08 SPACES
TOTAL EXTERIOR DISPLAY = 175 SF/500 =
0.35 SPACES

TOTAL PARKING REQUIRED = 76 SPACES

TOTAL PARKING PROVIDED = 81
TOTAL PARKING INVENTORY = 61

PARKING SUMMARY:

CUSTOMER PARKING: 81
INVENTORY PARKING: 60
TOTAL PARKING: 141

EXISTING SITE SUMMARY:

EXISTING PARCEL: 110,432+/-SF OR 2.535+/-AC
EXISTING FLOOR AREA: 15,207+/-SF
EXISTING PARKING: 161 SPACE

PARCEL ONE
LLA 20544106
APN: 008-03-084
AREA = 110,432 SQ.FT.
OR 2.535 ACRES±

DATE: 05-07-21	REV #	BY	DESCRIPTION
SCALE: 1"=20'	AS	AS	DESIGNED:
DRAWN: TY	AS	AS	CHECKED:
PROJ. MGR: AS	AS	AS	FILE PATH:

ams

801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

associates, inc. PLANNING ENGINEERING SURVEYING

SITE PLAN

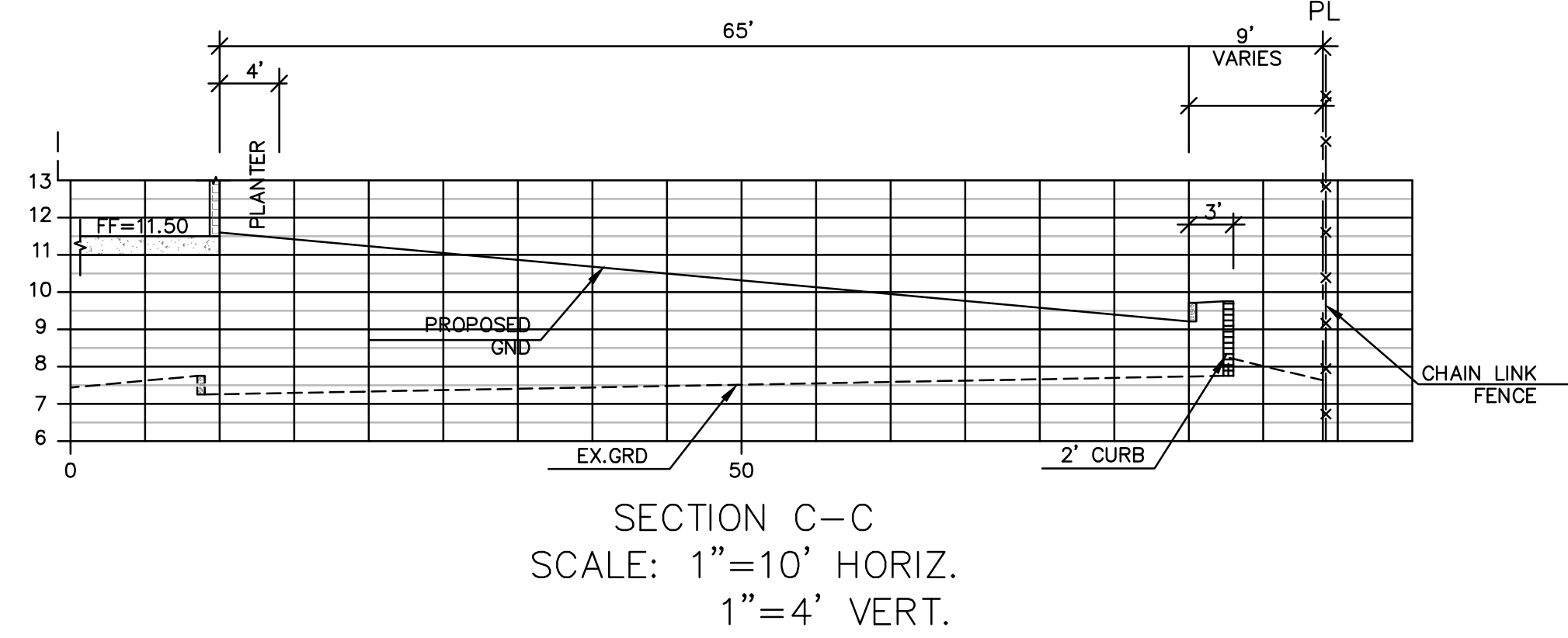
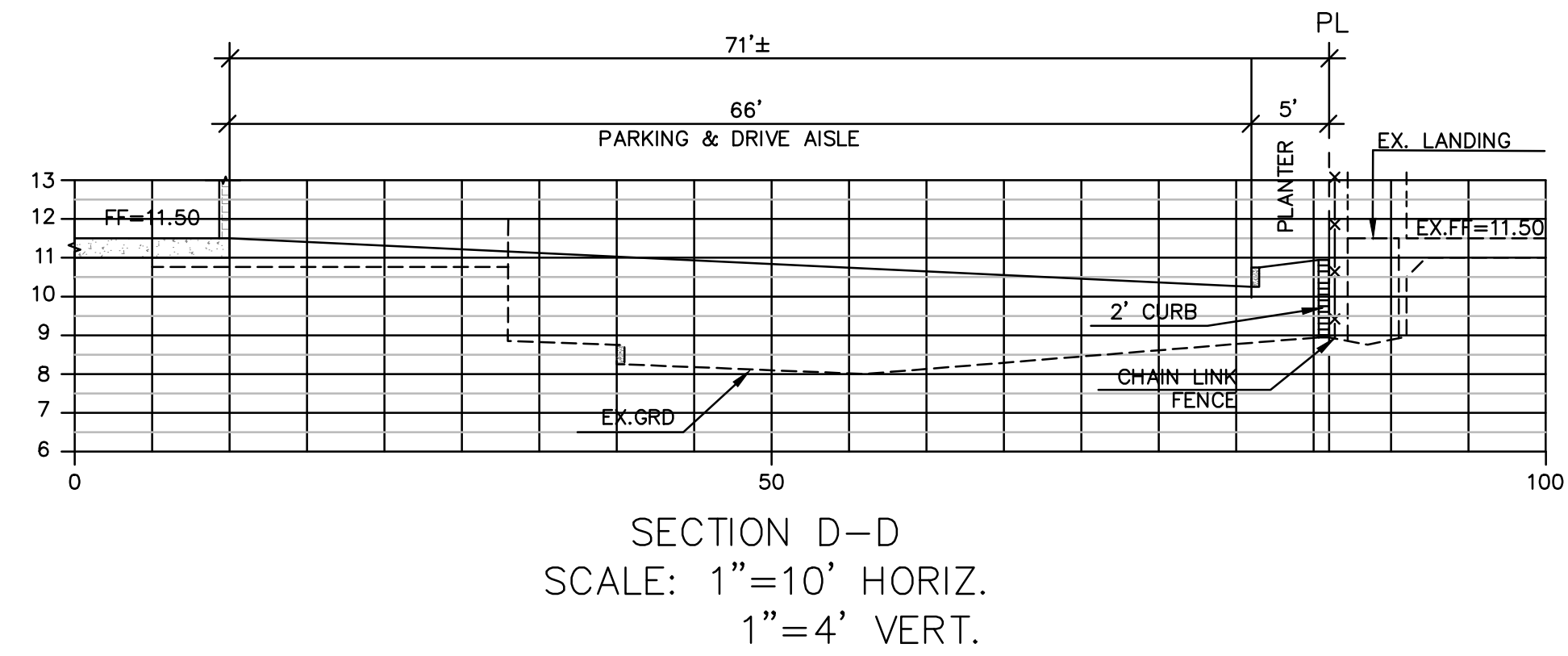
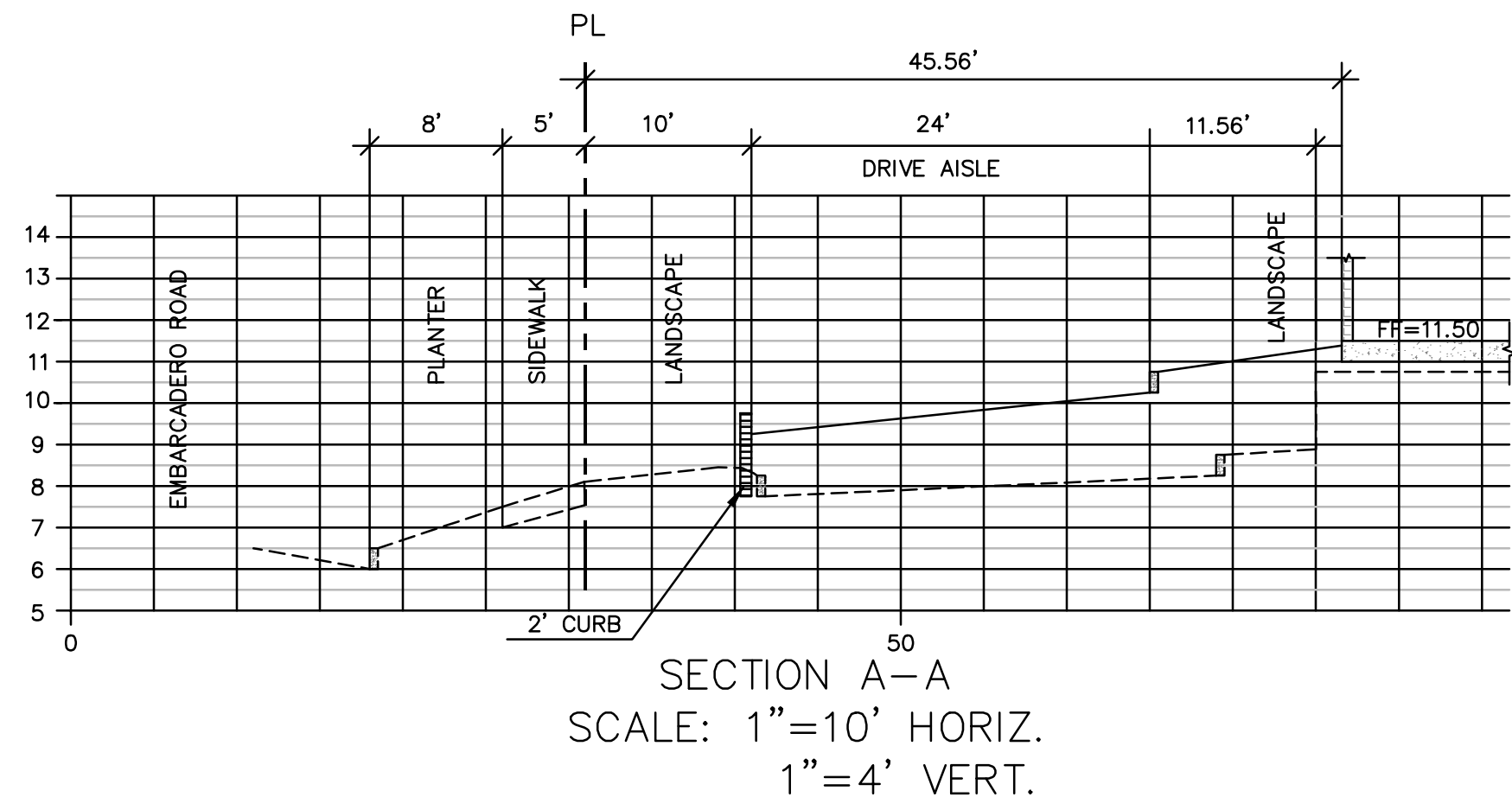
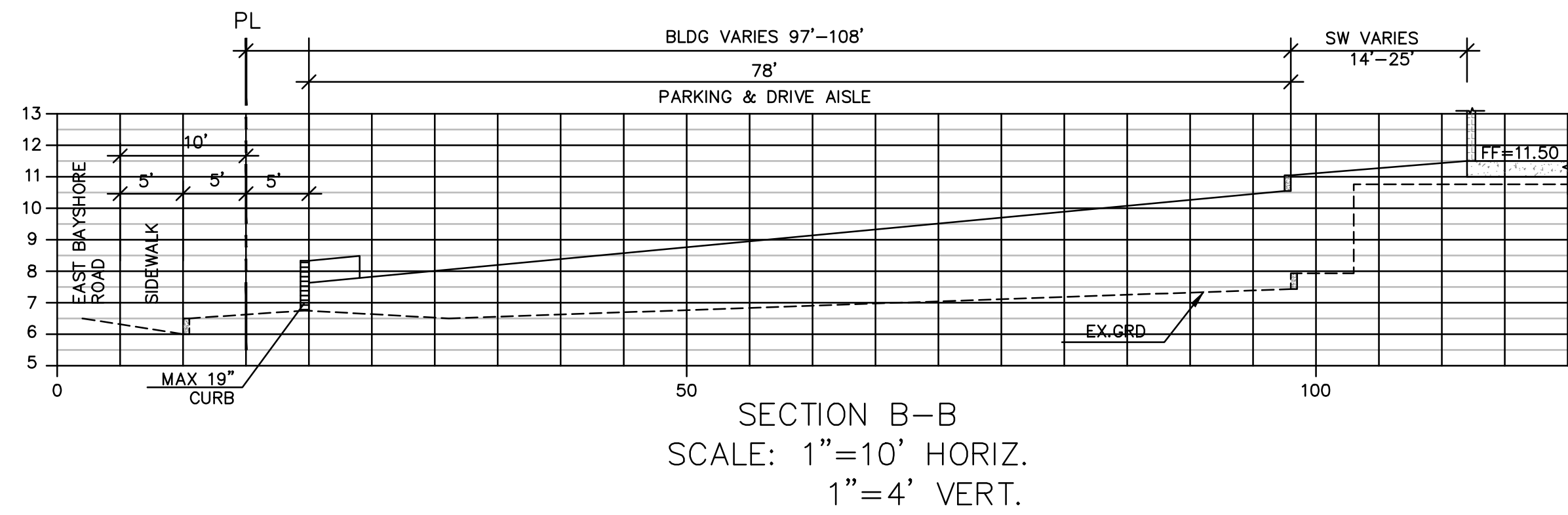
MERCEDES-BENZ OF PALO ALTO

1700 EMBARCADERO RD
PALO ALTO SANTA CLARA COUNTY CALIFORNIA

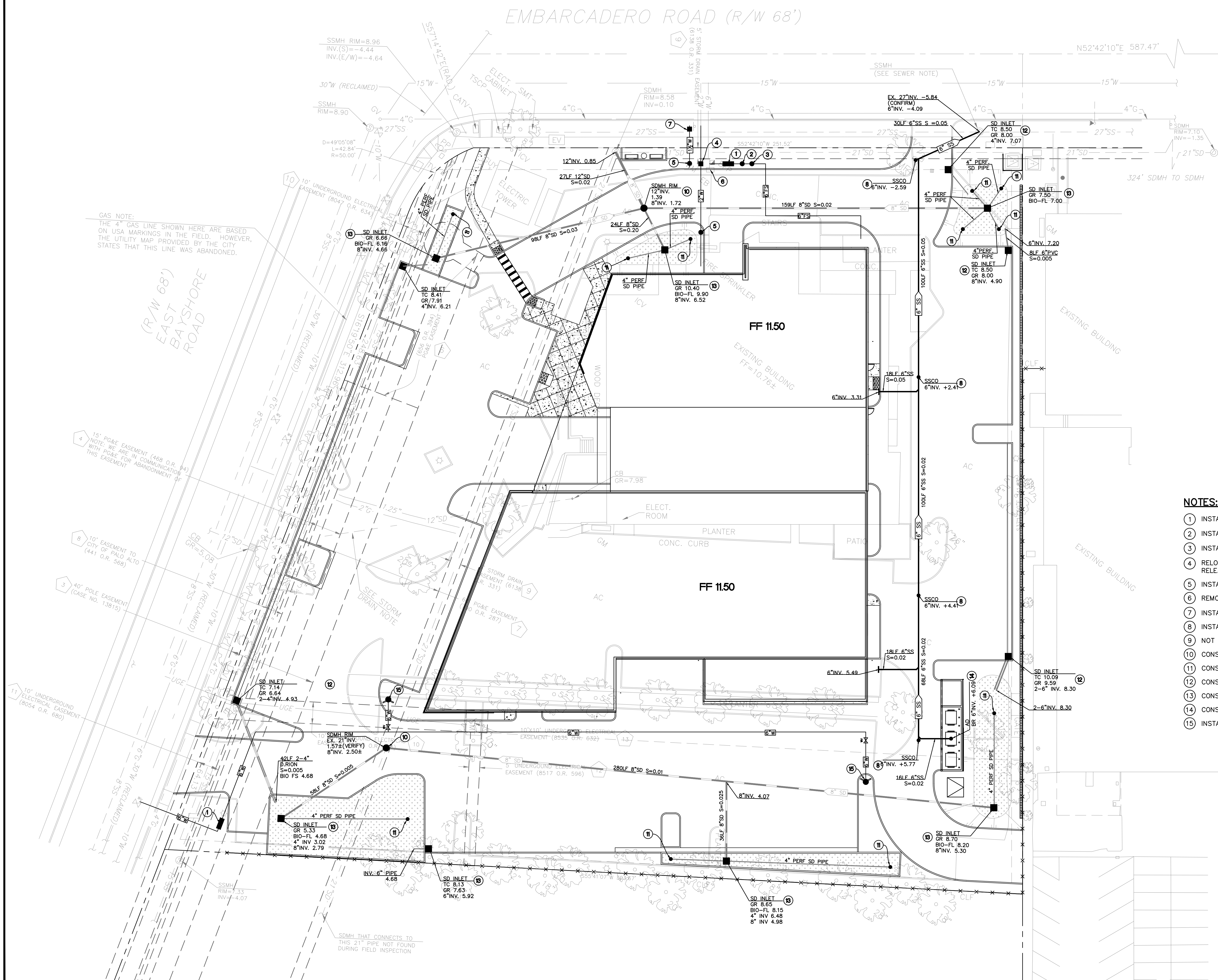
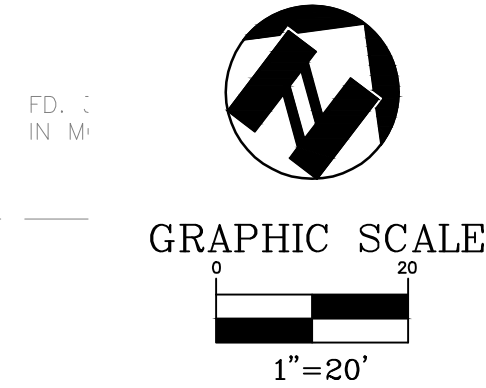
SHEET C-21

OF

PROJECT 20-2518



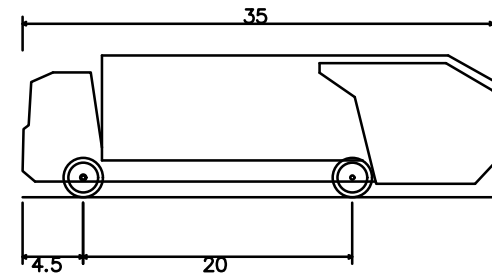
EMBARCADERO ROAD (R/W 68')



NOTES:

- ① INSTALL 6" DOUBLE DETECTOR CHECK VALVE.
- ② INSTALL POST INDICATOR VALVE (PIV).
- ③ INSTALL FIRE DEPT. CONNECTION (FDC).
- ④ RELOCATE THE EXISTING 2" WATER METER & RELEASE THE EXISTING DOMESTIC LINE.
- ⑤ INSTALL BACKFLOW PREVENTER.
- ⑥ REMOVE THE CHECK VALVE.
- ⑦ INSTALL 1½" IRRIGATION METER.
- ⑧ INSTALL SANITARY SEWER CLEANOUT.
- ⑨ NOT USED.
- ⑩ CONSTRUCT STORM DRAIN MANHOLE.
- ⑪ CONSTRUCT STORM DRAIN CLEANOUT.
- ⑫ CONSTRUCT SHALLOW STORM DRAIN INLET.
- ⑬ CONSTRUCT STORM DRAIN INLET.
- ⑭ CONSTRUCT AREA DRAIN.
- ⑮ INSTALL FIRE HYDRANT.

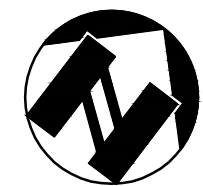
SHEET	C-4.1 OF PROJECT	UTILITY PLAN MERCEDES-BENZ OF PALO ALTO 1700 EMBARCADERO RD PALO ALTO SANTA CLARA COUNTY CALIFORNIA	ams associates, inc. PLANNING ENGINEERING SURVEYING	DESCRIPTION				
				DATE:	05-07-21	REV #	BY	DATE
				SCALE:	1"=20'	△		
				DESIGNED:	AS	△		
				DRAWN:	TY	△		
				CHECKED:	AS	△		
				PROJ. MGR:	AS	△		
				FILE PATH:				
				801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778				



Rear-Load Garbage Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

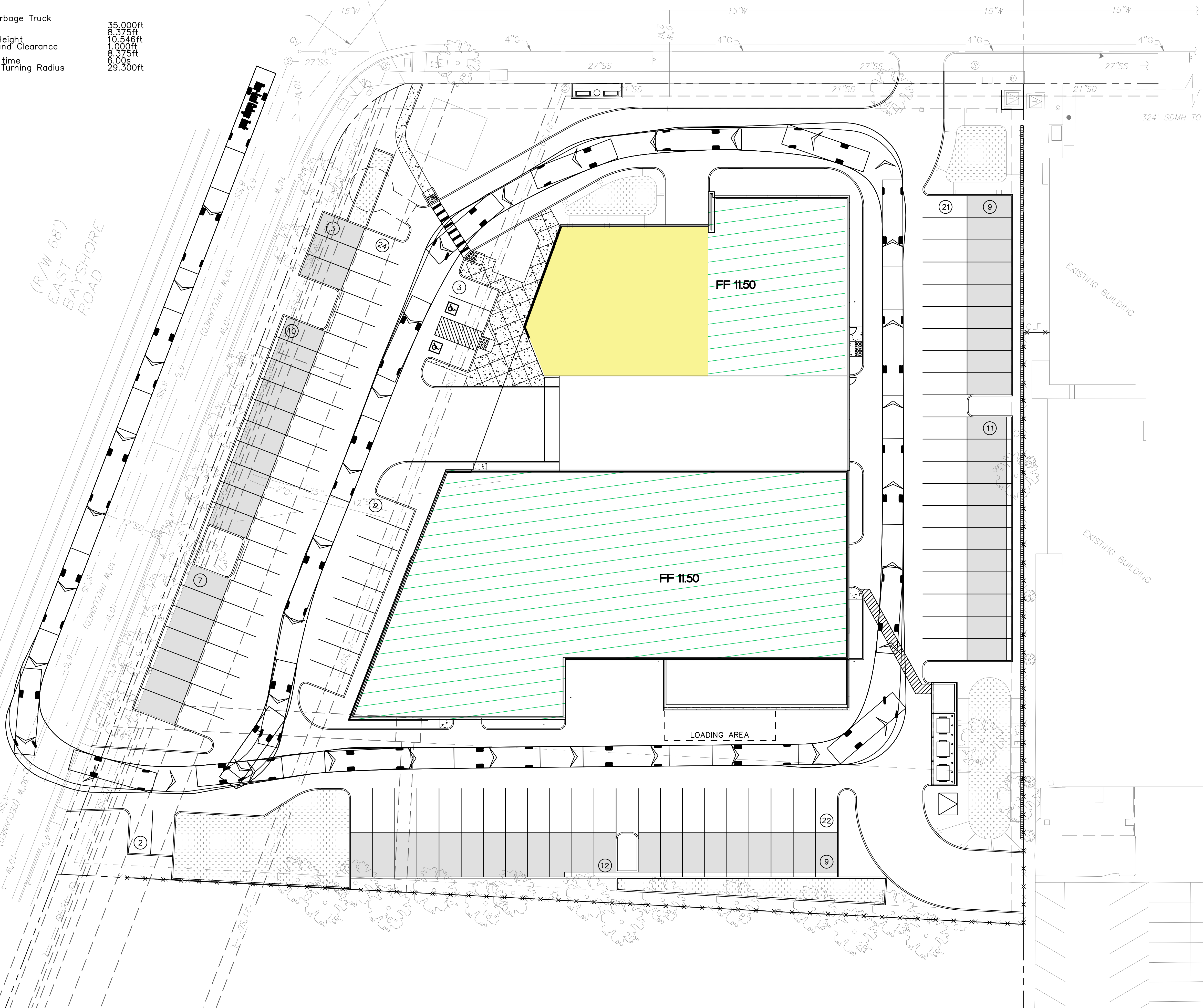
35.000ft
8.375ft
10.546ft
1.00ft
8.75ft
6.00s
29.300ft

EMBARCADERO ROAD (R/W 68')



GRAPHIC SCALE

1"=20'



SHEET

C-TP
OF

PROJECT

20-2518

TRUCK MOVEMENT PLAN
MERCEDES-BENZ OF PALO ALTO

PALO ALTO SANTA CLARA COUNTY CALIFORNIA
1700 EMBARCADERO RD



801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

associates, inc. PLANNING ENGINEERING SURVEYING

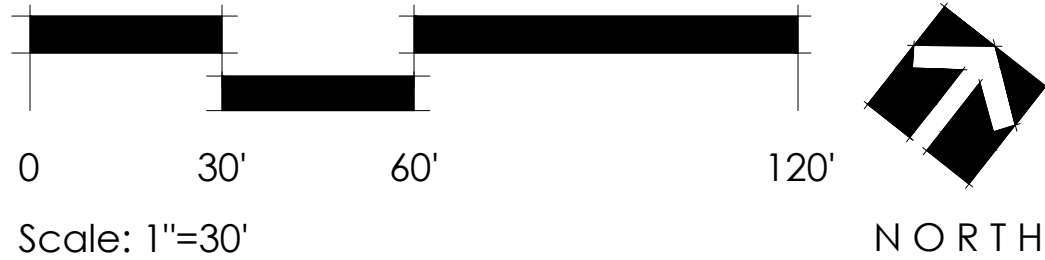
DESCRIPTION

DATE

BY

REV #

DATE: 05-07-21
SCALE: 1"=20'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS
FILE PATH:



DESIGN STATEMENT:

THE LANDSCAPE DESIGN FOR THIS PROJECT WILL TAKE THE BAYLANDS NATURAL PRESERVE STYLE AND INTERTWINE THE MODERN LOOK OF THE FLETCHER JONES BRAND.

THE LANDSCAPE SURROUNDING THE BUILDING WILL BE DESIGNED TO FRAME THE WINDOWS, PROVIDE ACCENTS AT FOCAL AREAS, AND ADDRESS ALL SIDES OF THE BUILDING.

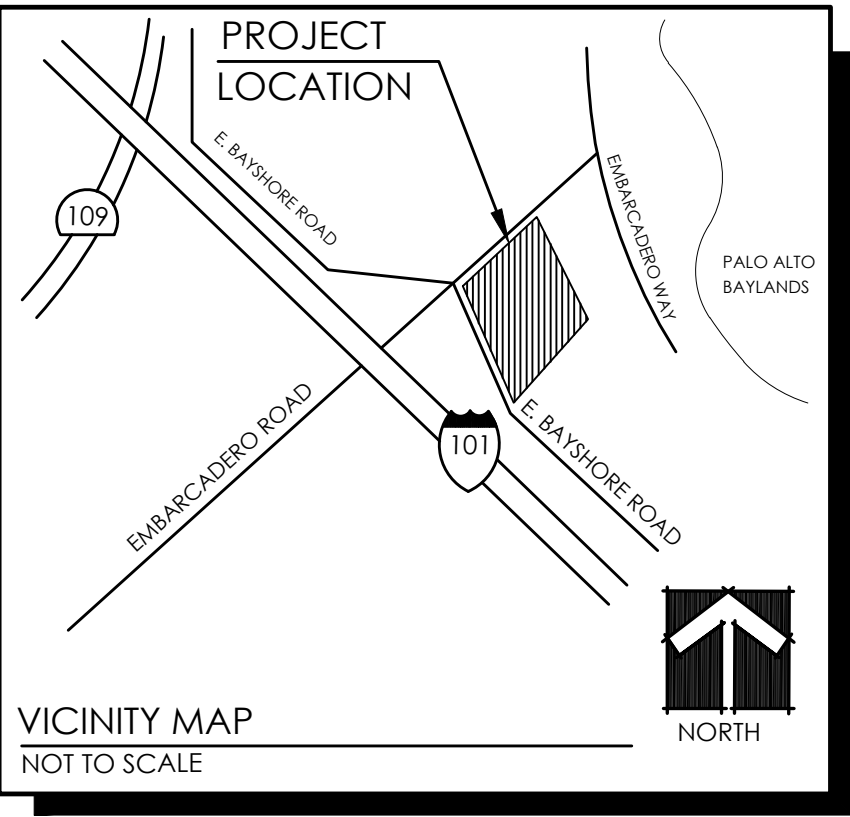
REFER TO THE GRADING PLANS FOR DRAINAGE AND WATER QUALITY INFORMATION

IRRIGATION STATEMENT:
THE IRRIGATION SYSTEM WILL BE DESIGNED TO COMPLY WITH THE WATER CONSERVATION LANDSCAPE ORDINANCE. THE EQUIPMENT SHALL UTILIZE THE MOST UP TO DATE WATER CONSERVATION METHODS INCLUDING, DRIP IRRIGATION AND AN ET WEATHER MONITORING CONTROLLER.

CONCEPTUAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT WATER USE	PLANT NATIVE
EXISTING OFF-SITE TREES					
VARIOUS EUCALYPTUS SPECIES	EUCALYPTUS				
EXISTING OFF-SITE TREES					
ULMUS PARVIFOLIA	CHINESE ELM				
INTERIOR ACCENT TREE					
GINKGO BILOBA	MAIDENHAIR TREE	48" BOX	AS SHOWN	MEDIUM	NON NATIVE
PARKING SHADE TREE					
PLATANUS ACERIFOLIA "YARWOOD"	LONDON PLANE TREE	48" BOX	AS SHOWN	LOW	NON NATIVE
PERIMETER TREE / SCREEN TREE					
LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	AS SHOWN	MEDIUM	NON NATIVE
VERTICAL FOUNDATION TREES					
PINUS ELGARICA	AFGHAN PINE	48" BOX	AS SHOWN	MEDIUM	NON NATIVE
FOUNDATION SHRUBS AND PERENNIALS					
ARCTOSTAPHYLOS HYBRIDS	MANZANITA HYBRIDS	5 GALLON	2' - 4' O.C.	LOW	NATIVE
CALLISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
DIETES BICOLOR (MORAEA)	FORTNIGHT LILY	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
ELAEGNIUS PUNGENS	SILVERBERRY	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	4' - 6' O.C.	LOW	NON NATIVE
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	4' - 6' O.C.	LOW	NATIVE
ILEX VOMITORIA	YAUPON	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
JASMINUM NITIDUM	ANGELWING JASMINE	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
JUNIPERUS SPECIES	JUNIPER	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
LIRIOPE "MONROE WHITE"	WHITE LILY TURF	5 GALLON	4' - 6' O.C.	MEDIUM	NON NATIVE
LOROPETALUM CHINENSIS "RUBRUM"	RED FRINGE FLOWER	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
RHAPHIOLEPIS "MAJESTIC BEAUTY"	INDIA HAWTHORN	5 GALLON	4' - 6' O.C.	LOW	NON NATIVE
ROSA "ICEBERG"	WHITE SHRUB ROSE	5 GALLON	2' - 4' O.C.	MEDIUM	NON NATIVE
GROUNDCOVERS					
ARCTOSTAPHYLOS "EMERALD CARPET"	GROUNDCOVER MANZANITA	1 GALLON	3' O.C.	LOW	NATIVE
MAHONIA REPENS	CREeping MAHONIA	1 GALLON	3' O.C.	LOW	NATIVE
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GALLON	3' O.C.	LOW	NATIVE
SANTOLINA VIRENS	GREEN LAVENDER COTTON	1 GALLON	3' O.C.	LOW	NON NATIVE
3"-8" ROCK COBBLE - MINIMUM 8" DEPTH					
VINES					
DISTICTUS BUCCINATORIA	RED TRUMPET VINE	5 GALLON	3' O.C.	MEDIUM	NON NATIVE
BIO-SWALE GROUNDCOVER					
CAREX PANSA	CALIFORNIA MEADOW SEDGE	LINERS	12" O.C.	MEDIUM	NATIVE
ORNAMENTAL GRASSES					
CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GALLON	3' O.C.	LOW	NATIVE
CHONDROPETALUM TECTORUM	CAPE RUSH	15 GALLON	3' O.C.	LOW	NON NATIVE
CHONDROPETALUM ELEPHANTINES	LARGE CAPE RUSH	15 GALLON	3' O.C.	LOW	NON NATIVE
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	3' O.C.	LOW	NATIVE
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	3' O.C.	LOW	NON NATIVE
PENNISETUM SPP.	FOUNTAIN GRASS	1 GALLON	3' O.C.	LOW	NON NATIVE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	3' O.C.	LOW	NON NATIVE

TOTAL LANDSCAPE AREA: 26,868 S.F.



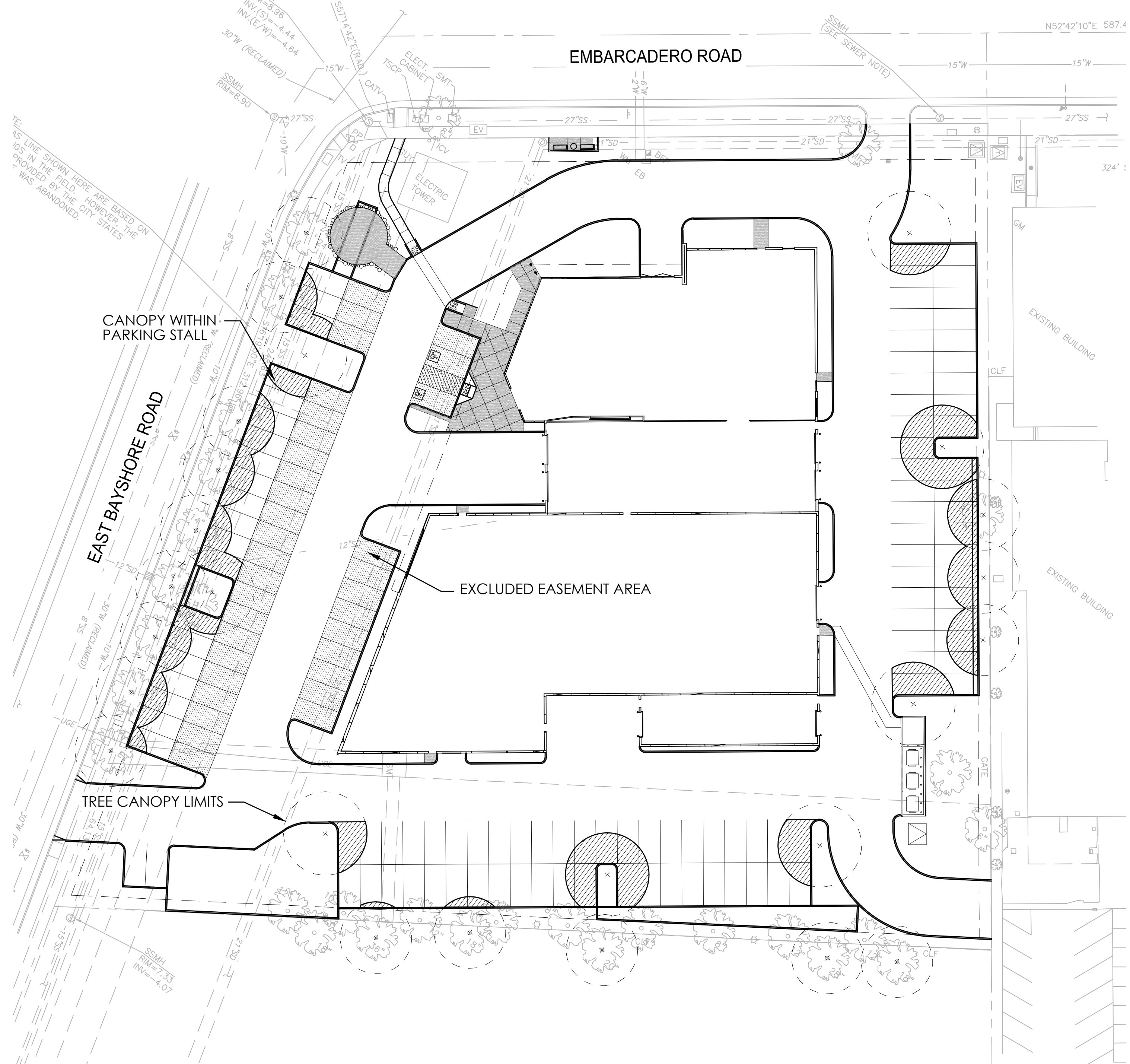
OVERALL LANDSCAPE PLAN

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

Swickard Auto Group

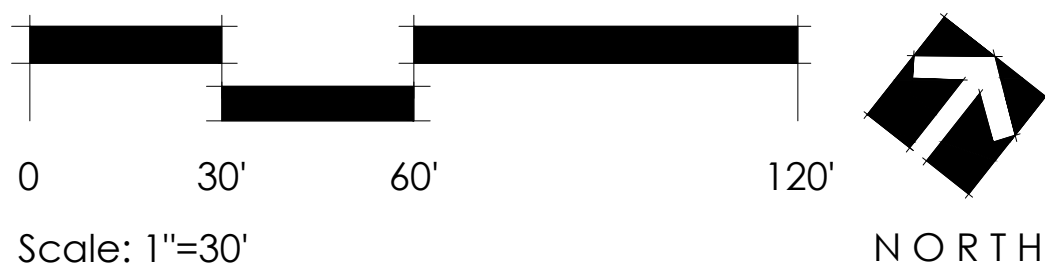
SHADING EXHIBIT



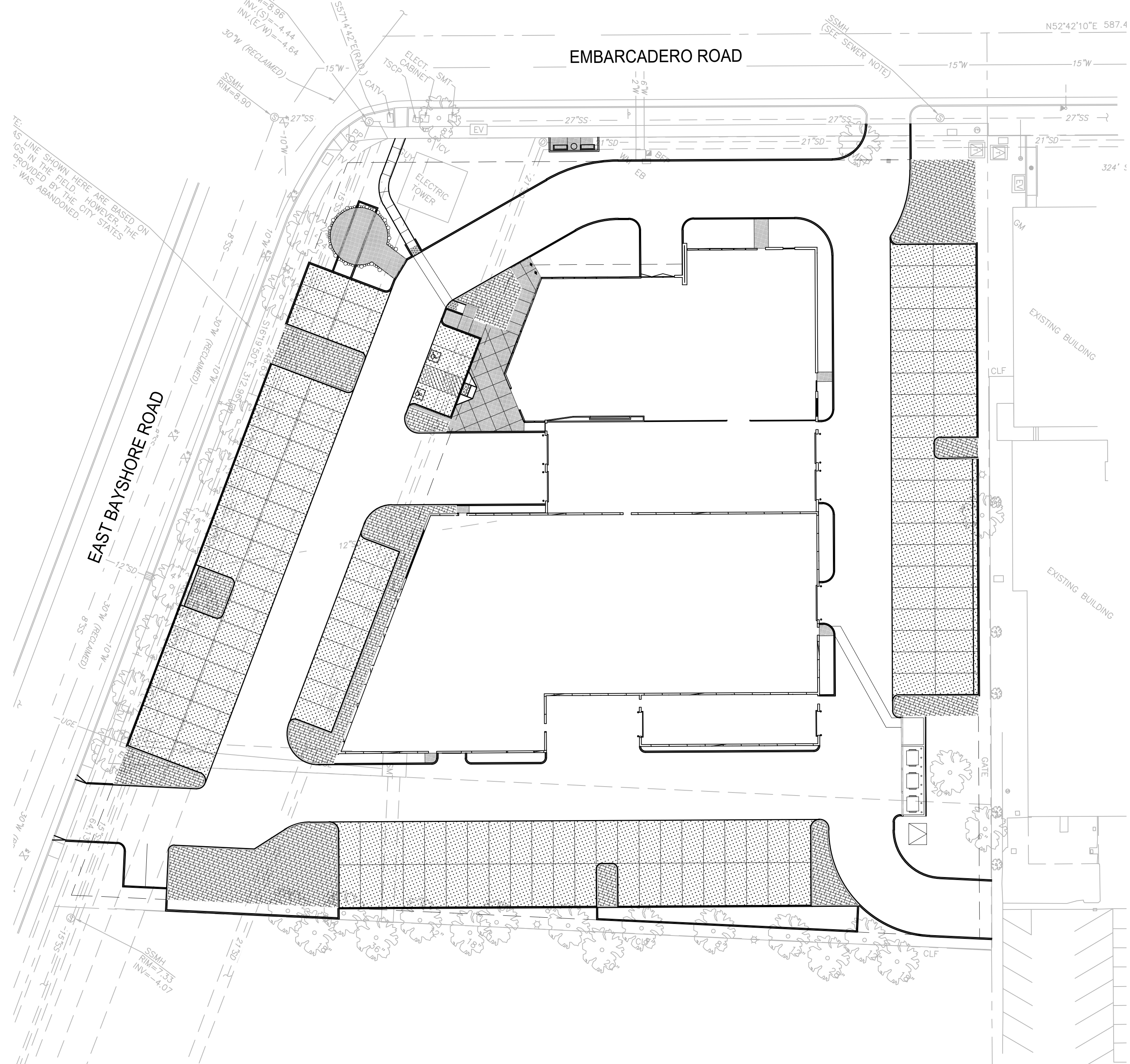
PARKING SHADE CALCS

- TREE CANOPY (EXISTING OR PROPOSED)
- SHADED AREA

TOTAL PARKING AREA - 16,370 S.F.
(INCLUDING INVENTORY)
(EXCLUDED EASEMENT AREA - 5,662 S.F.)
TOTAL SHADED AREA - 5,434 S.F. / 34%



PARKING LANDSCAPE EXHIBIT



PER CITY OF PALO ALTO 18.54.040 TABLE 2
PARKING LANDSCAPE CALCS

- PARKING / INVENTORY AREA
- LANDSCAPE AREA ADJACENT TO PARKING / INVENTORY AREA

TOTAL PARKING AREA - 22,032 S.F.
(INCLUDING INVENTORY)
TOTAL LANDSCAPE AREA - 6,797 S.F. / 30%

PARKING EXHIBIT

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto
Swickard Auto Group

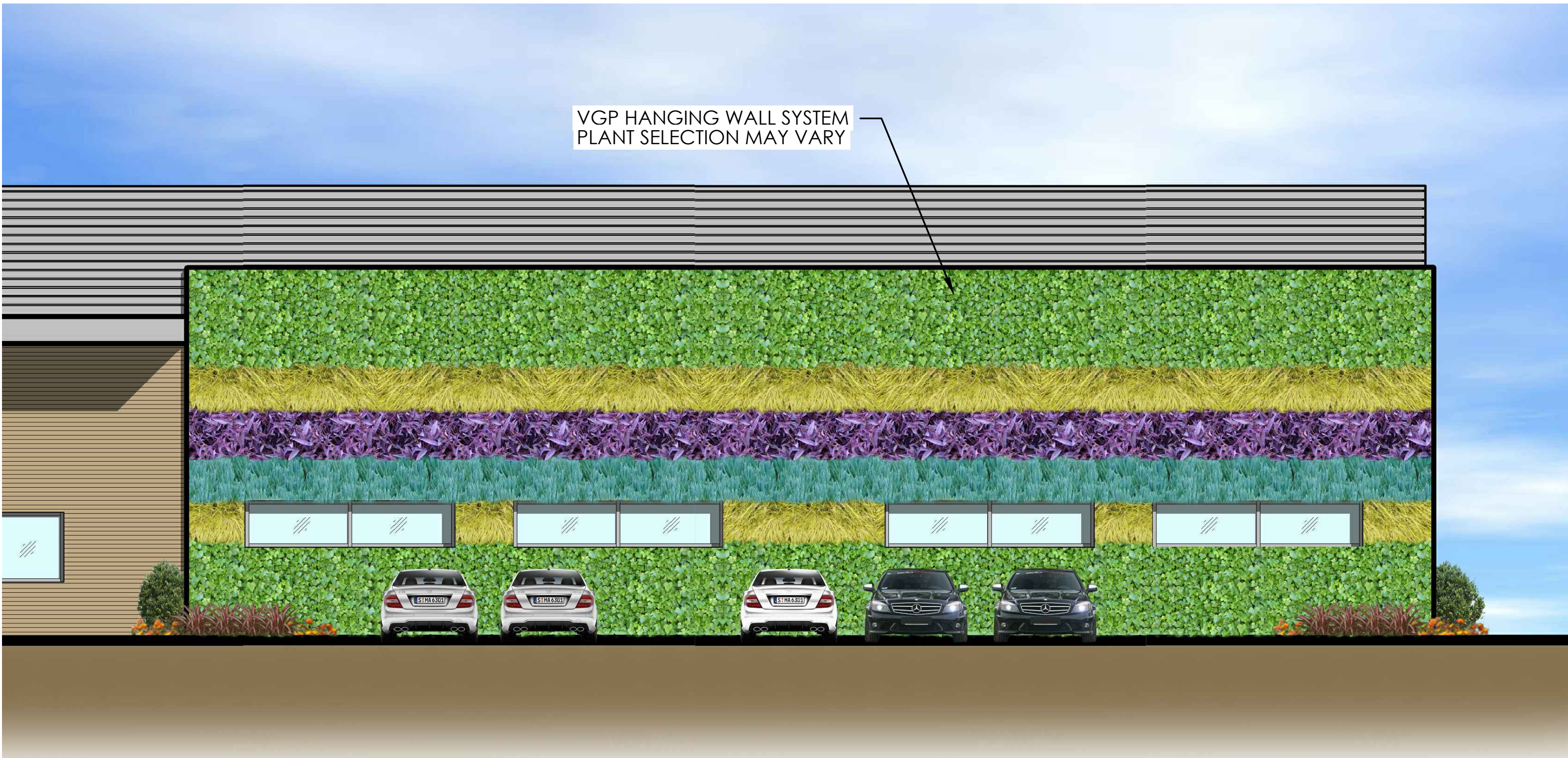
L-2



David NEAULT
ASSOCIATES inc.
951 | 296 | 3430
www.dnassociates.com
05.07.21



BIKE RACK
BELSON OUTDOOR BOL450-2R-SF-ES



CONCEPTUAL GREEN WALL DESIGN
WEST ELEVATION

N.T.S.

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation							
Reference Evapotranspiration (ETo)			43.90				
Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
HZ 1- Low Sunub	0.2	In-line Drip	0.81	0.25	18815	4646	126446
HZ 2 - Green Wall	0.5	Point Source Drip	0.9	0.56	2710	1506	40978
HZ 3- Mod Shrub	0.5	In-line Drip	0.81	0.62	5343	3298	0
HZ 4 - Water	0.9	-	0.9	1.00	0	0	0
Totals					26868	9449	167424
Special Landscape Areas							
HZ5 - Rec. Turf		Rotor		1	0	0	0
				1		0	0
				1		0	0
Totals					0	0	0
						ETWU Total	167424
						Maximum Allowed Water Allowance (MAWA)	459016
Hydrozone #/Planting Description							
Eg 1) front lawn 2) low water use plantings 3) medium water use planting							
Irrigation Method		Irrigation Efficiency					
overhead spray		0.75 for spray head					
or drip		0.81 for drip					
Eto x 0.62 x ETAF x Area							
Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	9449.38						
Total Area	26868.00						
Average ETAF	0.35						
All Landscape Areas							
Total ETAF x Area	9449.38						
Total Area	26868.00						
Sitewide ETAF	0.35						

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

LANDSCAPE DETAILS

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

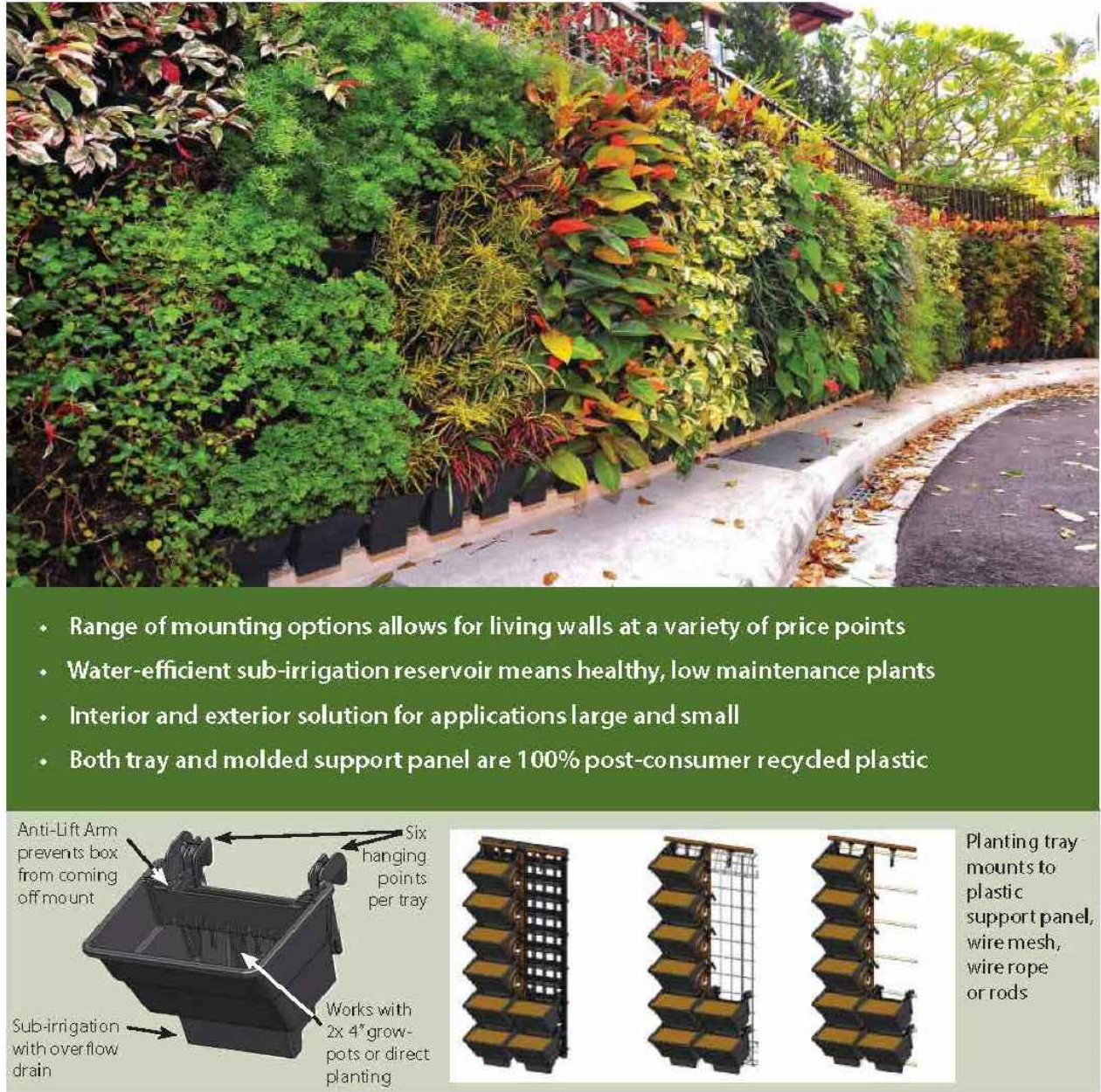
Swickard Auto Group

VGP® Hanging Wall System

Versatile, Easy-to-Install Planting System for Interior and Exterior Use

Few living wall systems offer the versatility of the VGP hanging wall. At the heart of the system is the VGP planting tray. Made of 100% recycled polypropylene, it fits either two plants in 4" nursery pots for interior applications, or a direct planted pot for the exteriors. It can be hung on the VGP recycled mounting panel, standard 2"x3" welded mesh, or along rods or steel rope. Each tray incorporates an anti-lift arm to prevent removal, but requires no other bolts or clips. The trays can be hung at 6" or 9" vertical intervals, depending on the plant size and the project budget.

The VGP is designed with a sub-irrigation reservoir using simple felt wicking, and incorporates an overflow drain that can be direct plumbed or cascade to a central drainage point. Drip irrigation and fertilizer dosing is recommended, but not required.



LIVING WALL SUGGESTED PLANT LIST

CAREX OSHIMENSIS 'EVERGOLD'
HEDERA HELIX
MYOPORUM PARVIFLORA
PELARGONIUM PELTATUM
SEDUM SPECIES
SENECIO SPECIES

Tournesol SITEWORKS tournesolsiteworks.com
800.542.2282

VGP Hanging Wall Products				
Part No.	Overall Part Size	Nominal Part Size	Description	Empty Weight
VGP-01	7-5/8"W x 8-1/8"H x 7-1/2"D	7-7/8"W x 6"H x 7-5/8"D	Planting Tray, black recycled polypropylene. Planting volume 110 cu. in. or 4.7 gal	1 lbs
VGP-1636	16-1/2"W x 36-3/8"H x 7/8"D	15-3/4"W x 35-1/2"H x 7/8"D	Mounting Panel, black recycled polypropylene. Fits 12 pots (close spacing) or 8 pots (expanded spacing)	2 lbs.

Specification Details

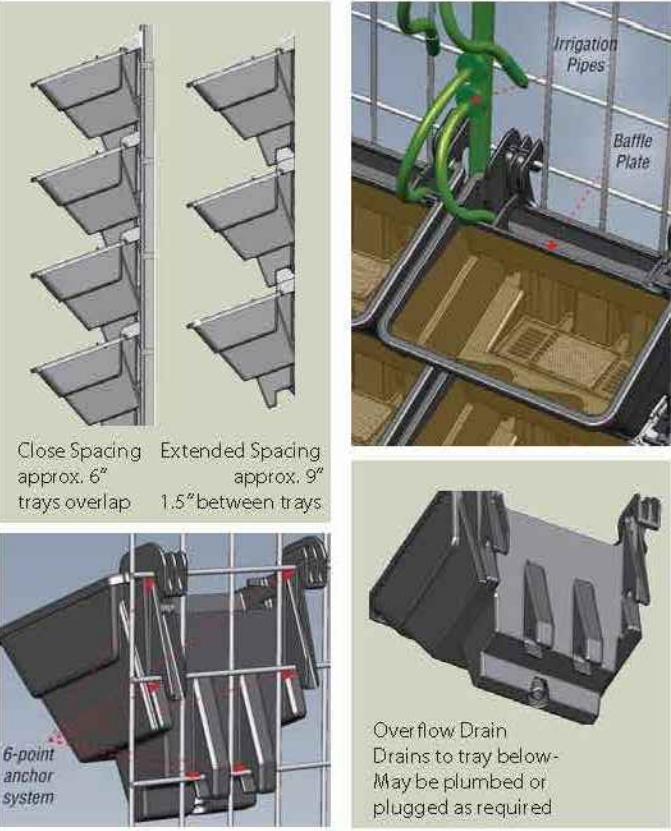
Approx. Planting Weight:
Close Spacing (2 trays psf) - 19 lbs/sq. ft
Extended Spacing (1.5 trays psf) - 12.7 lbs/sq. ft

Irrigation lines can be run between the trays, attached to the mounting panel or the 2"x3" mesh. Individual irrigation lines run to the back of each tray. The bottom of the tray serves as a sub-irrigation reservoir.

Overflow drains to the tray below, behind the baffle plate. Alternately, drain plugs are available if required.

Interior applications will typically use two 4" plants in their nursery pots per tray, with capillary wicks running from pot to the tray reservoir.

Exterior applications will typically use flats or plugs directly planted into the tray.



L-3



Make sure your crews and subs do the job right!

For detailed information on Palo Alto's regulated trees and protection during development, review the *City Tree Technical Manual (TTM)* found at www.ci.paloalto.org/trees/. Forcible enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, and 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.**

[illegible]

Figure 1: Aerial view of the proposed and existing land use planning for the proposed development.

Type I Tree Preservation

Existing forest area (Type I) is shown in green. The proposed road (Type I) is shown in yellow. The proposed development (Type I) is shown in blue. The proposed road (Type I) is shown in yellow. The proposed development (Type I) is shown in blue.

Type II Tree Preservation

Existing forest area (Type II) is shown in green. The proposed road (Type II) is shown in yellow. The proposed development (Type II) is shown in blue. The proposed road (Type II) is shown in yellow. The proposed development (Type II) is shown in blue.

Type III Tree Preservation

Existing forest area (Type III) is shown in green. The proposed road (Type III) is shown in yellow. The proposed development (Type III) is shown in blue. The proposed road (Type III) is shown in yellow. The proposed development (Type III) is shown in blue.

Legend

- Existing forest area (Type I)
- Proposed road (Type I)
- Proposed development (Type I)
- Existing forest area (Type II)
- Proposed road (Type II)
- Proposed development (Type II)
- Existing forest area (Type III)
- Proposed road (Type III)
- Proposed development (Type III)

Scale

0 100 200 300 400 500 600 700 800 900 1000

[illegible][illegible][illegible][illegible]

---WARNING---

Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-436-5953)

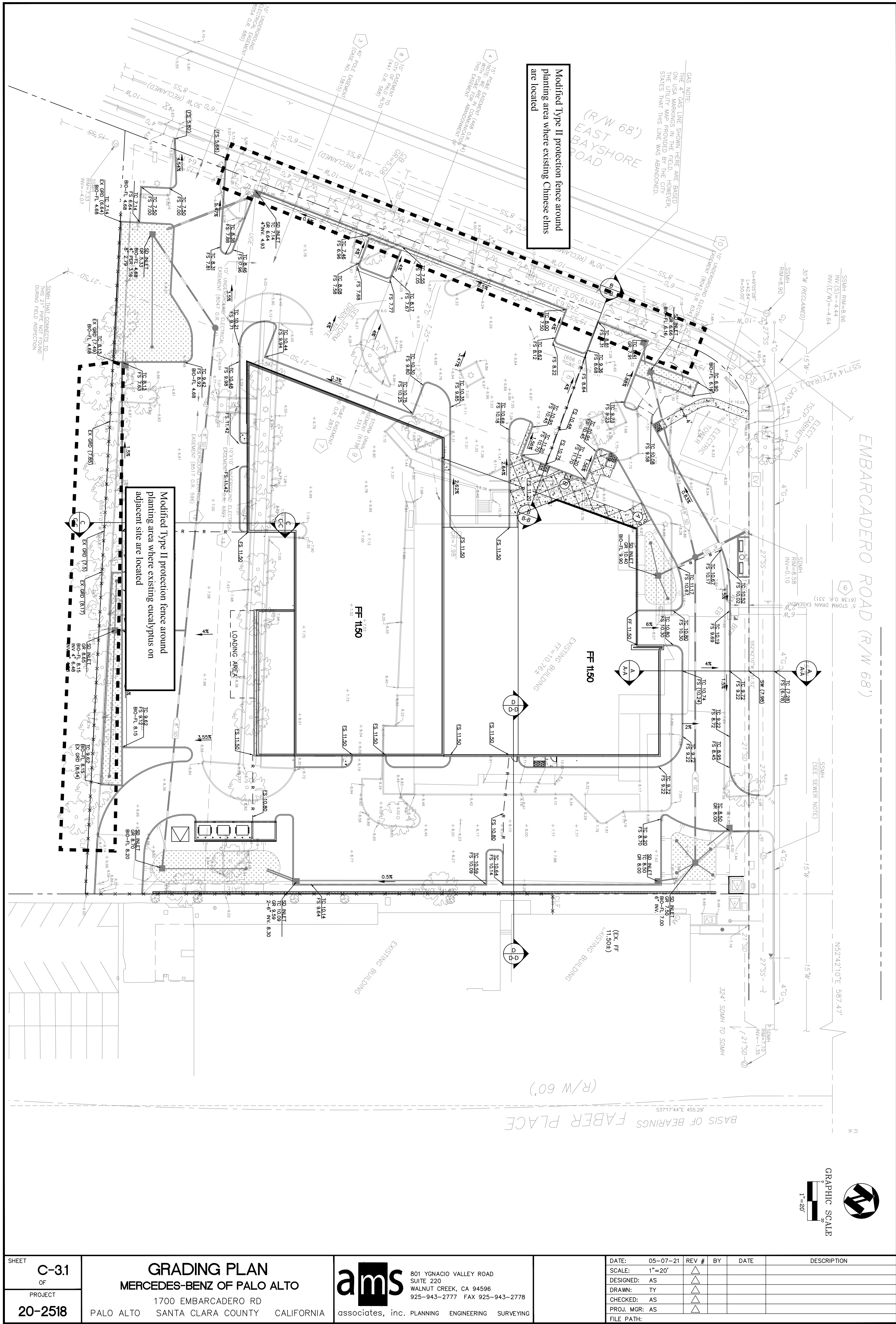
Removal without permission is subject to a \$500 fine per day*

***Palo Alto Municipal Code Section 6-10.10**

(Copy of this rule and potential penalties are posted at <https://cityofpaloalto.org/sites/default/files/2019-06/PA%20Municipal%20Code%20-%20Chapter%206.pdf>)

Project
Data

<p>  </p> <p> T-1 </p>	<p> 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. </p> <p> A copy of T-1 can be downloaded at http://www.cityofpaloalto.org/civics/filebank/t1b0d1oad.asp?BlobID=6460 </p>
<p> Special Tree Protection Instruction Sheet City of Palo Alto </p>	<p>  </p> <p> T-1 </p>



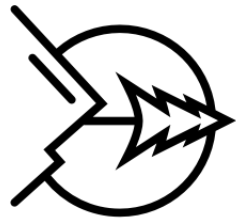
Tree Inventory, Assessment, and Protection

1700 Embarcadero Road
Palo Alto, CA 94306

Prepared for:
Swickard Auto Group

June 21, 2021

Prepared By:



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Summary

The inventory contains thirteen Street Trees mostly comprised of the Chinese elms (*Ulmus parvifolia*) along Bayshore Road. The remaining trees are all "Designated" and there are no oak (*Quercus spp.*) or redwood (*Sequoia sempervirens*). Most of the trees are in fair condition while thirteen are in good shape, ten poor, and seven dead. Twenty trees have good suitability eighteen fair, eighteen poor, and seven are dead. Twenty-one trees will be slightly impacted and caused to be removed due to poor condition including seven that are dead. The remaining twenty-four are to be retained including those on adjacent sites. The City of Palo Alto has two different tree protection requirements that apply to this project which are called Type I and Type II. The analysis (*Euclayptus spp.*) originating on the adjacent site would need to have tree protection fence placed at the maximum encroachment distance of ten times their trunk diameter onto the adjacent site. The trees on the adjacent site would need to have tree protection fence for the south side. The Chinese elm along Bayshore will require a modified Type I scheme.

Background

Swickard Auto Group asked me to assess the sites, trees, and proposed plans to provide a report with my findings and recommendations to help satisfy the City of Palo Alto planning requirements.

Assignment

1. Provide an arborist's report including an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health and structure), and relative quantity of the trees.
2. Provide tree protection specifications and impact ratings for those potentially affected by the proposed project. Include Palo Alto required practices.

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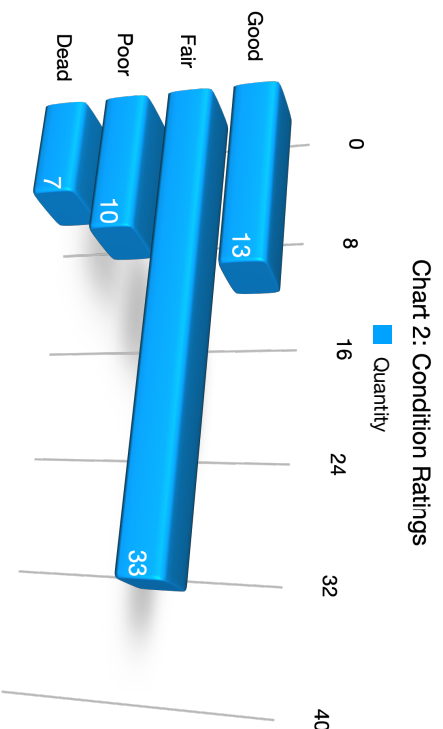
Discussion

Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for a development project.
- Dead/Invisible = Extreme problems, irreversible decline, falling structure, or dead.

Most of the trees are in fair condition while thirteen are in good shape, ten poor, and seven dead. Seven trees are dead including the Chinese elms along the southeast property boundary. The chart below list the condition ratings and the relative quantity of each category (Chart 2).



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Tree Protection

Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D).

The TPZ is defined by the City of Palo Alto as the following: "unless otherwise specified by a project arborist or City Arborist, the area of temporary fenced tree enclosure. Within the TPZ, roots that are critical for tree survival are typically found in the upper three foot soil horizon, and may extend beyond the drip-line area. Protecting the roots in the TPZ is necessary to ensure the tree's survival. The TPZ is a restricted activity zone where no soil disturbance is permitted, unless otherwise approved. TPZ must be identified for each tree and shown on all applicable improvement plans for a development project."

The City of Palo Alto has two different tree protection requirements that apply to this project which are called Type I and Type II (Figures 1 and 2). The analysis originating on the adjacent site would need to have tree protection fence placed at the maximum encroachment distance of ten times their trunk diameter onto the site using Type I tree protection (Appendix B2). The city along Bayshore Road will require a modified Type II scheme.

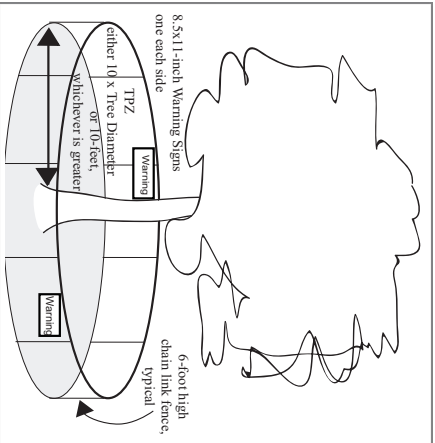


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image: City of Palo Alto 2006.

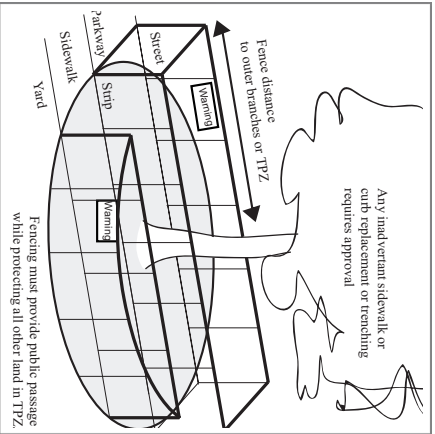


Figure 2: Type II Tree protection with trees placed along the sidewalk and curb. Image: City of Palo Alto 2006.

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Limits of the assignment

1. The information in this report is limited to the condition of the trees during my last inspection on June 15, 2021. No tree risk assessments were performed.
2. The plans reviewed for this assignment are located in Table 1 below.

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source	Notes
Existing Site Topographic Map or A.L.U. with tree locations	04/28/21	C2.1	Yes	AMS	
Proposed Site Plan			No		
Decision Plan			No		
Construction Staging	05/27/21	C3.1	No	AMS	
Grading and Drainage			No		
Utility Plan and Hook-up			No		
Locations			No		
Exterior Elevations	05/20/21	L-1	No	David Naimi & Associates	
Landscape Plan			No		
Irrigation Plan			No		
T-1 Tree Protection Plan			No		

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of Palo Alto as a reference for existing conditions to help satisfy planning requirements.

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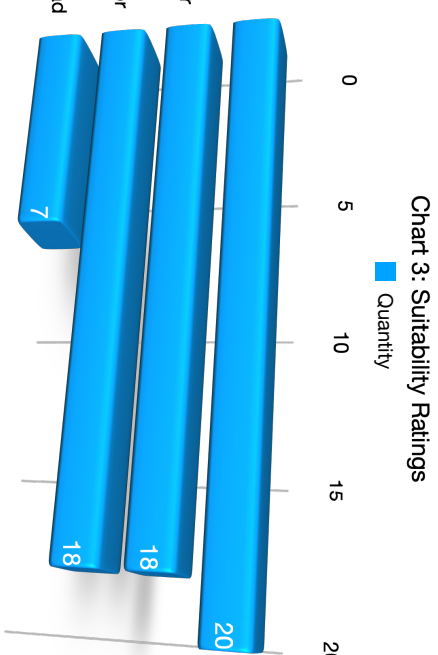
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Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species and disturbance distances.

- Good = Trees with good health, structural ability and longevity after construction.
 - Fair = Trees with fair health and/or structural defects that may be mitigated through treatment.
 - Poor = Trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy and development potential.
 - Dead = Trees that are dead or dying and have no potential for recovery.
- The species of individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuitable for the intended use of the site.

Twenty trees have good suitability and eighteen fair, eighteen poor, with seven dead. The chart below list the suitability ratings and the relative quantity of each category (Chart 3).



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Conclusion

The inventory contains thirteen "Street Trees" mostly comprised of the Chinese elms along Bayshore Road. The remaining trees are all "Designated" and there are no oak (*Quercus spp.*) or redwood (*Sequoia sempervirens*). Most of the trees are in fair condition while thirteen are in good shape, ten poor, and seven dead. Seven trees are dead including the Chinese elms along the southeast property boundary. Twenty trees have good suitability with eighteen fair, eighteen poor, and seven are dead. Twenty-one trees will be slightly impacted and caused to be removed due to poor condition including seven that are dead. The remaining twenty-four are to be retained including those on adjacent sites. The City of Palo Alto has two different tree protection requirements that apply to this project which are called Type I and Type II. The analysis originating on the adjacent site would need to have tree protection fence placed at the maximum encroachment distance of ten times their trunk diameter onto the site using Type I tree protection (Appendix B2). The city along Bayshore Road will require a modified Type II scheme.

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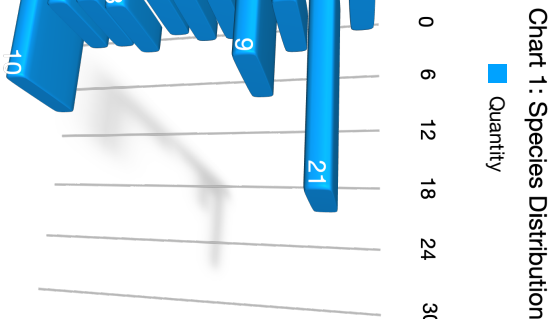
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Observations

Tree Inventory

The inventory consists of trees on the property with trunk diameters greater than four inches (12.56 inches circumference) and those directly adjacent with crowns that extending over the boundary. The City of Palo Alto conducted the following "Protected Trees": All coast live oaks (*Quercus laevis*) and all trees with a trunk diameter greater than 18 inches above natural grade (18 inches circumference measured at 54 inches above natural grade) and coast redwoods greater (*Sequoia sempervirens*) that are 18 inches or greater in diameter (57 inches in circumference measured at 54 inches above natural grade) and Heritage Trees. Individual trees of any size or species designated as such by City Council. In addition to the "Protected Trees" the city considers the following "Designated Trees": all trees, when associated with a development project property, which is subject to a discretionary development review, such as a planning, home improvement exception, architectural review, site and design, subdivision, etc. Approval from the Planning Division is required to remove a designated tree.

The chart below indicates the species and their relative quantities (Chart 1). The inventory contains thirteen trees mostly comprised of the Chinese elms (*Ulmus parvifolia*). The remaining trees are all designated and there are no oak (*Quercus spp.*) or redwood (*Sequoia sempervirens*).



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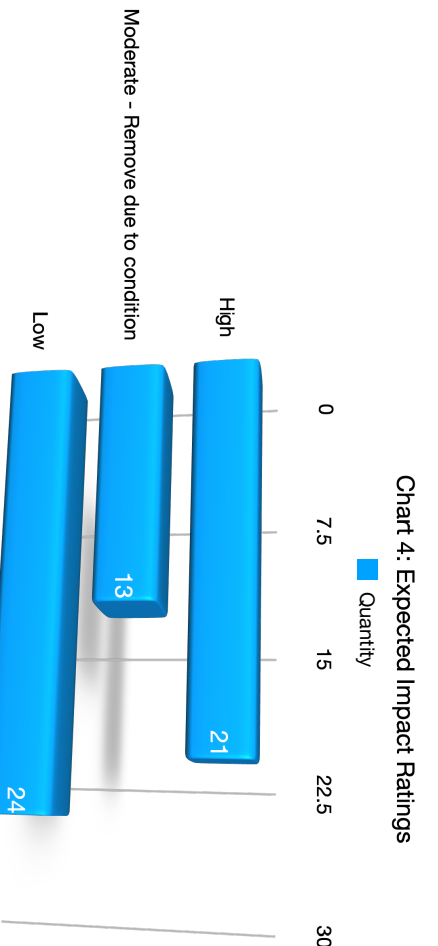
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Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating (Matheny, N. and Clark, J. 1996):

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Twenty-one trees will be highly impacted and caused to be removed. These trees are located in the interior parking lot area. There are an additional thirteen trees that will need to be retained due to poor condition including seven that are dead. The remaining twenty-four are to be retained including those on adjacent sites. The chart below list the impact ratings and the relative quantity of each category (Chart 4).



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Recommendations

Pre-Construction Phase

1. Locate all trees to be retained on all plans and indicate their required tree protection zones/drip line distances of ten times their trunk diameters as required. Indicate those to be removed clearly with an "X".
2. Provide a replacement plan for those to be removed. To preserve no net loss of canopy, trees greater than 4" DBH are subject to replacement per the Tree Technical Manual (See section 3. Item C table 3-1 for replacement ratios). Proposed planting schedule of new tree quantities must be consistent with proposed removals.
3. Create a separate plan sheet that includes all protection measures (Item 4 T-1 Tree Protection Plan). Place all tree protection lines and locations on all plans including soil and construction documents. Include from this report the following sections: "Palo Alto Required Practices", "Recommendations", "Appendix B, D, and E".
4. Protect the street trees 1 through 11 as a group along East Bayshore Road by placing fence along the edge of the parking lot and sidewalk to enclose a rectangular fenced area as specified for Type II fence protection.
5. Remove all trees to be demolished after obtaining all necessary permits from the City of Palo Alto.
6. Provide a copy of this report to all contractors and impact managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
7. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.
8. Provide a monthly monitoring schedule to planning expected to be every four weeks and when activity is expected within the TPZ. Schedule to be prepared after approval.

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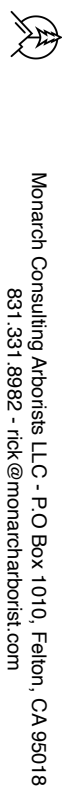


Construction Phase

1. Place irrigation or soaker hoses on the existing grade under the within the drip line area or within the tree protection zone or automatic irrigation under trees 1 through 10.
2. Place two to four inches of organic mulch, coarse woody debris, chips from tree care operations under the trees and over the soaker hoses within the tree protection zone.
3. If construction is to take place between June and October the trees should be watered to mitigate any root loss and reduce stress. Tree girdling per inch of trunk diameter of water should be used to irrigate the root zone once a week with a deep soaking.
4. If roots are expected to be cut the work shall be supervised and documented by the project arborist. If tree roots 2 inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band, or be coated with latex paint. All exposed root areas within the tree protection zone shall be protected with a 2" x 4" x 6" board or equivalent material, driven out by temporarily covering the roots and draping layered burlap or canvas over the upper 3-feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.
5. Provide monthly monitoring documentation to planning as required at least once every four weeks.

Post-Construction Phase

1. Monitor the health and structure of all trees for any changes in condition.
2. Manage soil moisture and maintain mulch.
3. Perform any other mitigation measures to help ensure long term survival.



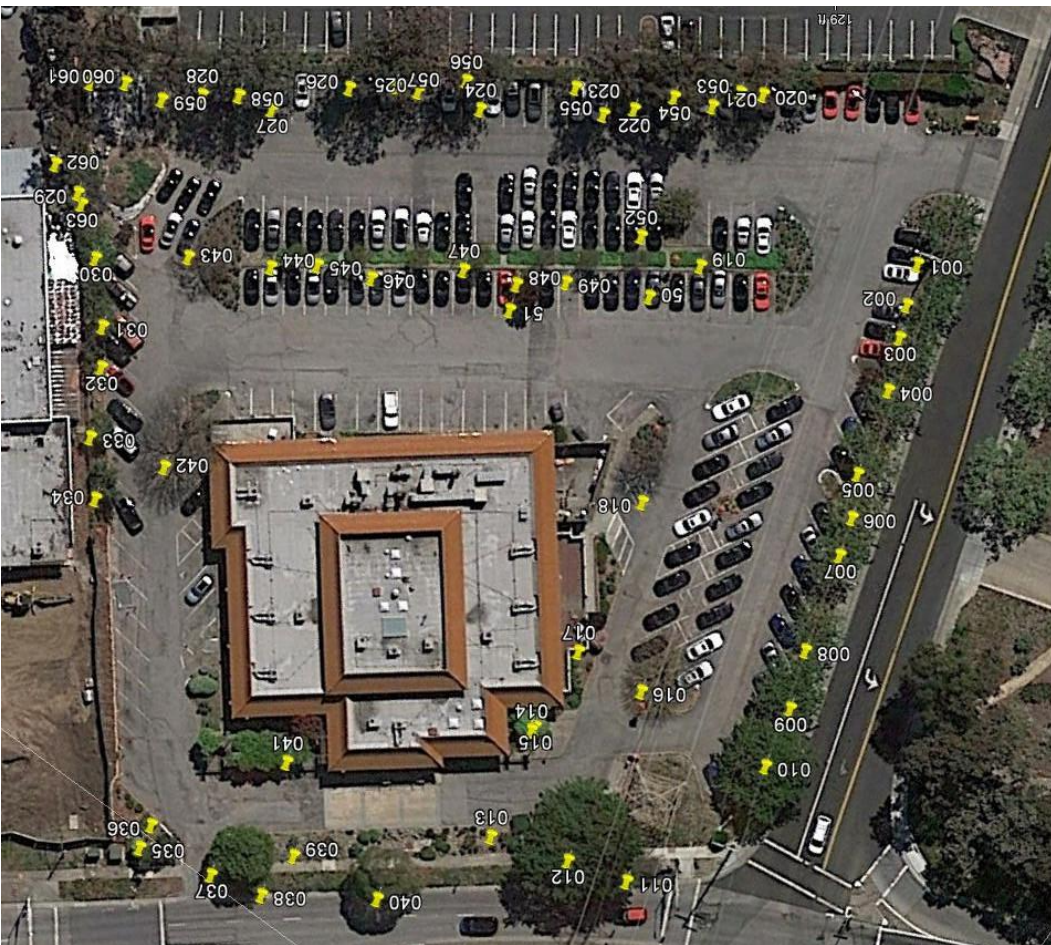
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Appendix A: Tree Inventory Map
A1: 1700 Embarcadero Road



Tree inventory map produced and provided by Bay Area Tree Specialists, August 8, 2015.



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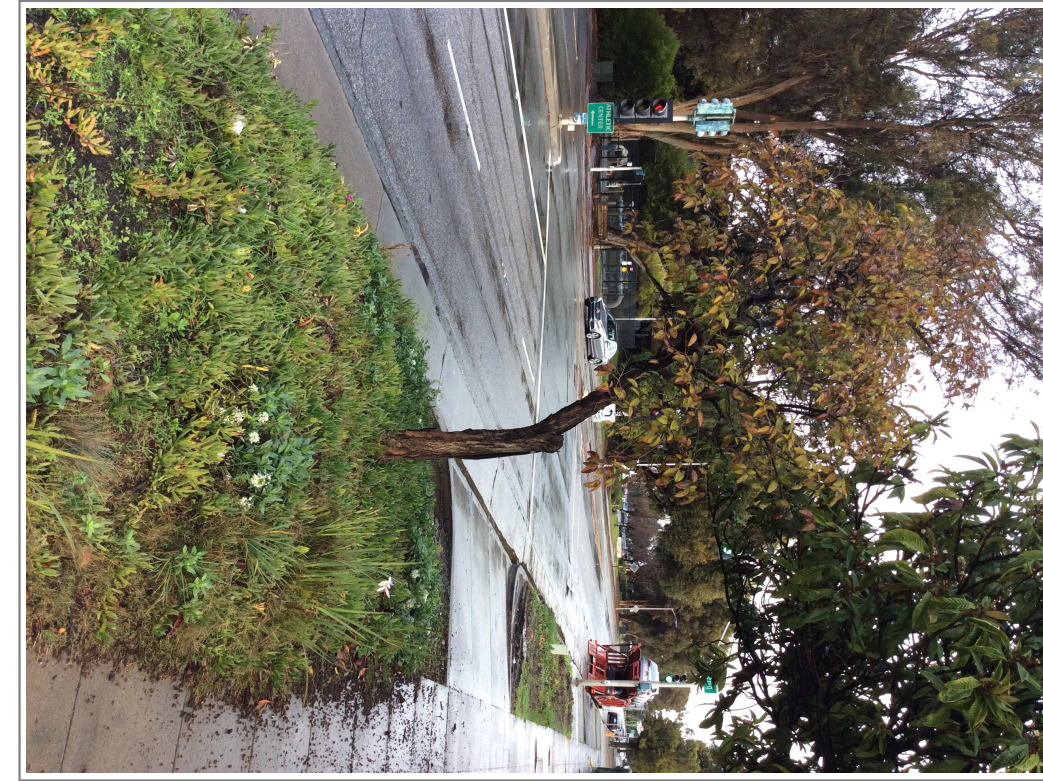
Tree Inventory, Assessment, and Protection Plan									
Tree Species	Number	Trunk Diameter (DBH)	~Height (m)	Canopy Spread (m)	Health / Condition	Expected Impact	Proposed	Type	Recommendation
Chinese Elm (Ulmus parvifolius)	25	6	20	10	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	26	8	25	15	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	27	9.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	28	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	29	8.5	20	15	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	30	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	31	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	32	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	33	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	34	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	35	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	36	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	37	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	38	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	39	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	40	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	41	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	42	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	43	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	44	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	45	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	46	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	47	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	48	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	49	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	50	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	51	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	52	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	53	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	54	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	55	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	56	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	57	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	58	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	59	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	60	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	61	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	62	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	63	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	64	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	65	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	66	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	67	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	68	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	69	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	70	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	71	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	72	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	73	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	74	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	75	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	76	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	77	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	78	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	79	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	80	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	81	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	82	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	83	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	84	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	85	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	86	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	87	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	88	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	89	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	90	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	91	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	92	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	93	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	94	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	95	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	96	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	97	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	98	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	99	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	100	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	101	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	102	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	103	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	104	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	105	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	106	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	107	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	108	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	109	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	110	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	111	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	112	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	113	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	114	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	115	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	116	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	117	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	118	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	119	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	120	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	121	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	122	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	123	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	124	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	125	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	126	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	127	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	128	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	129	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	130	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	131	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	132	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	133	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	134	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	135	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	136	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	137	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	138	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	139	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	140	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	141	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	142	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	143	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
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Chinese Elm (Ulmus parvifolius)	145	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	146	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	147	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	148	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	149	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	150	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	151	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	152	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	153	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	154	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	155	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	156	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	157	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	158	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	159	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	160	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	161	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	162	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	163	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	164	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	165	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	166	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	167	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	168	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	169	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	170	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus parvifolius)	171	8.5	20	25	Good	No significant impact	Retain	Preserved	Retain
Chinese Elm (Ulmus par									



C2: Privet #11



C3: Privet #38



C4: Privet #40

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1700 Embarcadero Road Tree Inventory, Assessment, and Protection Plan

June 21, 2021

C5: Adjacent Eucalyptus #53 through #61



1700 Embarcadero Road Tree Inventory, Assessment, and Protection Plan

June 21, 2021

C6: Adjacent Eucalyptus #62 and #63



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1700 Embarcadero Road Tree Inventory, Assessment, and Protection Plan

June 21, 2021

C8: Eucalyptus #71 to #73



1700 Embarcadero Road Tree Inventory, Assessment, and Protection Plan

June 21, 2021

Appendix D: Tree protection specifications

Tree protection locations should be marked before any fencing contractor arrives.

Pre-Construction Meeting with the Project Arborist

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1-7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper function.

Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

A final inspection by the city arborist at the end of the project will be required prior to removing any tree protection fence and replacement tree shall be planted at this time.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spills from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

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1700 Embarcadero Road Tree Inventory, Assessment, and Protection Plan

June 21, 2021

Palo Alto Required Practices

Activities prohibited within the Tree Protection Zone

In addition to the tree protection guidelines stipulated in Appendix D, the following is prohibited within the tree protection zone and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001):

Storage of parking vehicles, building materials, refuse, excavated spoil, or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dry water or any other material which may be deleterious to tree health.

The use of tree stumps as a wind support, anchorage, as a temporary power pole, sign posts or other similar function.

Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the City Arborist.

Soil disturbance or grade change (see Grade Changes and Trenching, Section 2.20).

Drainage changes.

Grading Limitations within the Tree Protection Zone

The following changes to grade are prohibited within the tree protection zone and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001):

Grade changes outside of the TPZ shall not significantly alter drainage to the tree.

Grade changes within the TPZ are not permitted.

Grade changes under specifically approved circumstances shall not allow more than 6 inches of fill soil added or allow more than 4 inches of existing soil to be removed from natural grade unless mitigated.

Grade fills over 6 inches or impervious overlay shall incorporate notes, an approved permanent aration system, permeable material or other approved mitigation.

Grade cuts exceeding 4 inches shall incorporate retaining walls or an appropriate transition equivalent.

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Tree Workers: Pruning shall not be attempted by construction or contractor personnel, but shall be performed by a qualified tree care specialist or certified tree worker, according to specifications written according to ANSI A300 (Part 1) *Pruning* with measurable criteria outlining the objective method (type), amount or quantity of live foliage to be removed, the size range of branches indicated in diameter, and the location within the tree where the pruning is to be performed.

Surgery: Prior to construction, if it is necessary to promote health and protect useful life or the structural characteristics, then trees shall be provided the appropriate treatments (e.g. cavity screening, bark tracing, wound treatment, cables, rods or pole supports) as specified by the project arborist.

Tree Removal Procedure: When Regulated Trees are removed and adjacent trees that are to be preserved (as shown on the approved site plan) must be protected, then the following tree removal practices apply:

• **Tree Removal:** Removal of trees that extend into the branches or roots of Regulated Trees shall be performed by a qualified arborist or tree worker. The removal of heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that remain.

• **Stump Removal:** Before performing stump extraction, the developer shall first consider whether or not roots may be entangled with trees that are to remain. If so, the stump shall be removed by hand sawing. If the stump is to be removed by machine, the developer shall include the grinding of stump and roots to a minimum depth of 24-inches but expose soil beneath stump to provide drainage. In sidewalk or small planter areas to be replanted with a new tree, the entire stump shall be removed and the planting pit dug to a depth of 36-inches. If dug below 36-inches, compact the backfill to prevent settling. Large surface roots (tree feet) from the outside circumference shall be removed and the area backfilled with City approved riprap 6-inches and the area tamped to settle the soil.

Damage to Trees

Reporting: Any damage or injury to trees shall be reported within 6-hours to the project arborist. The project arborist shall report any damage to the City Arborist. The project arborist shall report any damage to the City Arborist. The project arborist shall report any damage to the City Arborist.

Penalty for damage to street trees: In the event that street trees or their roots have been damaged, the contractor or property owner shall be subject to the penalty rate of \$100.00 per inch of damage.



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any title or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, or other proceedings. The consultant shall not be responsible for any damage to property or arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed, a) this report covers only examined items and their condition at the time of inspection, and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Appendix E: Tree Protection Signs E1: English

Warning Tree Protection Zone

This Fence Shall Not Be Removed Without City Arborist Approval
(650) 496-5953

Removal Without Permission is Subject to a \$500.00 Fine Per Day
Palo Alto Municipal Code Section 8.10.110



Certification of Performance

I, Richard Gresser, Certify:

That I have personally inspected the need(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment.

That I have no current or prospective interest in the vegetation of the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

That the analysis, opinions and conclusions stated herein are my own.

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices.

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events.

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice, and the ASCA Code of Ethics. I am a Registered Consulting Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gresser

Richard J. Gresser

ASCA Registered Consulting Arborist® #4496
ISA Board Certified Master Arborist® WE-4341B



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E2: Spanish

Cuidado Zona De Arbol Pretejido

Esta valla no podrán ser sacados Sin City Arborist Aprobación
(650) 496-5953

Extracción sin permiso está sujeta a una Multa de \$ 500.00 por día
Palo Alto Municipal Code Section 8.10.110





CONTEXT MAP



LANDSCAPE WALL



MERCEDES-BENZ PROGRAM

SHOWROOM

- 0

ENTRY
- 1

SHOWROOM
- 2

FOCAL CAR
- 3

HOSPITALITY
- 4

MERCHANIDISE
- 10

STAIR
- 11

JANITOR
- 12

PRINT
- 13

SERVICE ADVISORS
- 14

SERVICE DRIVE

5

CONSULTING

6

AMG STUDIO

7

OFFICE

8

MEN'S RESTROOM

9

WOMEN'S RESTROOM

17

TRAINING / BREAK

27

CORRIDOR

28

I.T.

29

FILES

SERVICE

- 8

MEN'S RESTROOM
- 9

WOMEN'S RESTROOM
- 10

STAIR
- 11

JANITOR
- 14

SERVICE DRIVE
- 20

TIRE EQUIP. / TOOLS
- 21

PARTS STORAGE
- 22

PARTS RECEIVING
- 23

ELECTRICAL
- 24

COMPRESSOR

15

SERVICE SHOP

16

FOREMAN

17

TRAINING / BREAK

18

PARTS MANAGER

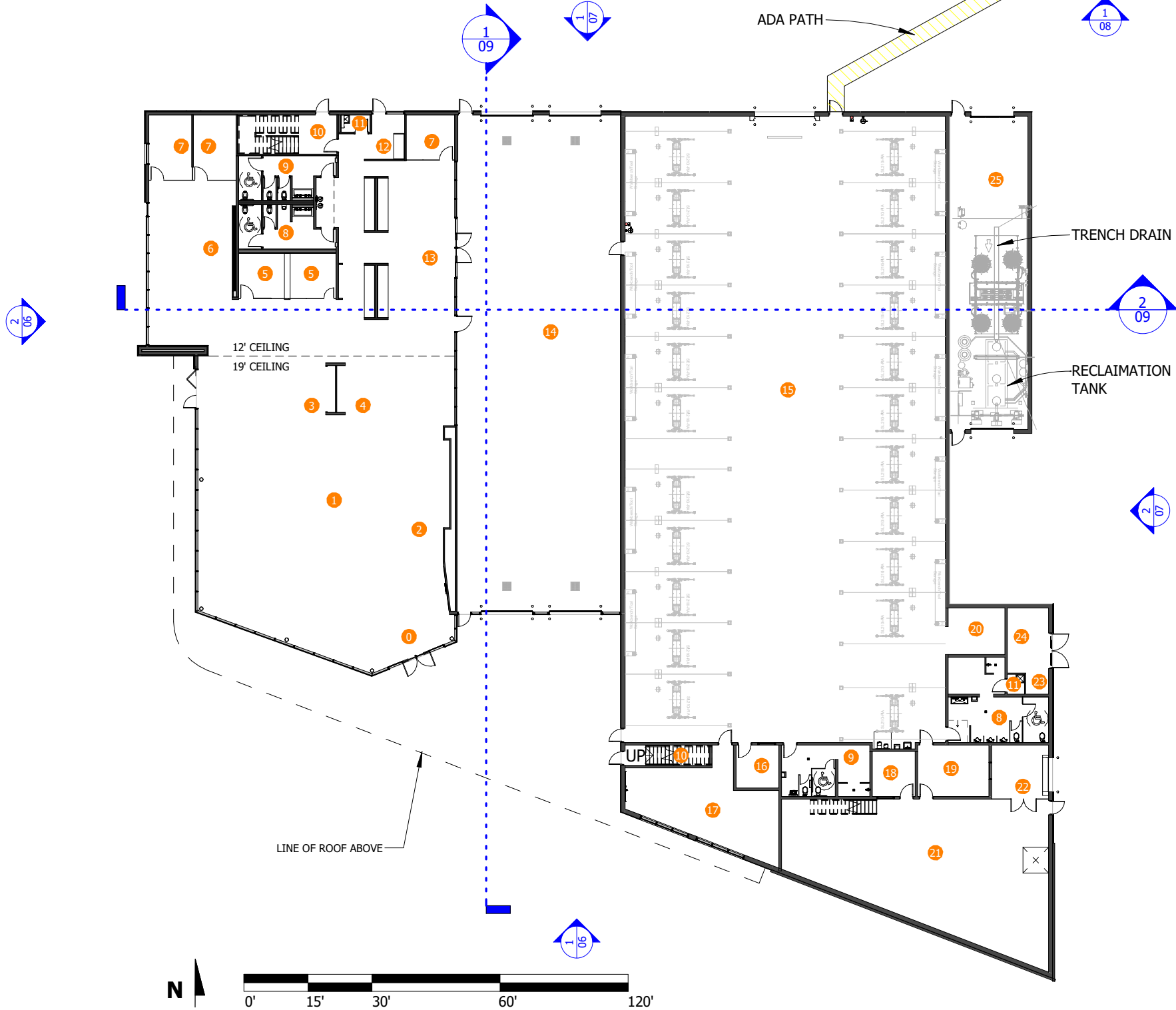
19

TECH PARTS

25

CARWASH

26

DUMPSTER ENCLOSURE

MERCEDES-BENZ PROGRAM

SHOWROOM

- 0

ENTRY
- 1

SHOWROOM
- 2

FOCAL CAR
- 3

HOSPITALITY
- 4

MERCHANIDISE
- 10

STAIR
- 11

JANITOR
- 12

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- 22

PARTS RECEIVING
- 23

ELECTRICAL
- 24

COMPRESSOR

15

SERVICE SHOP

16

FOREMAN

17

TRAINING / BREAK

18

PARTS MANAGER

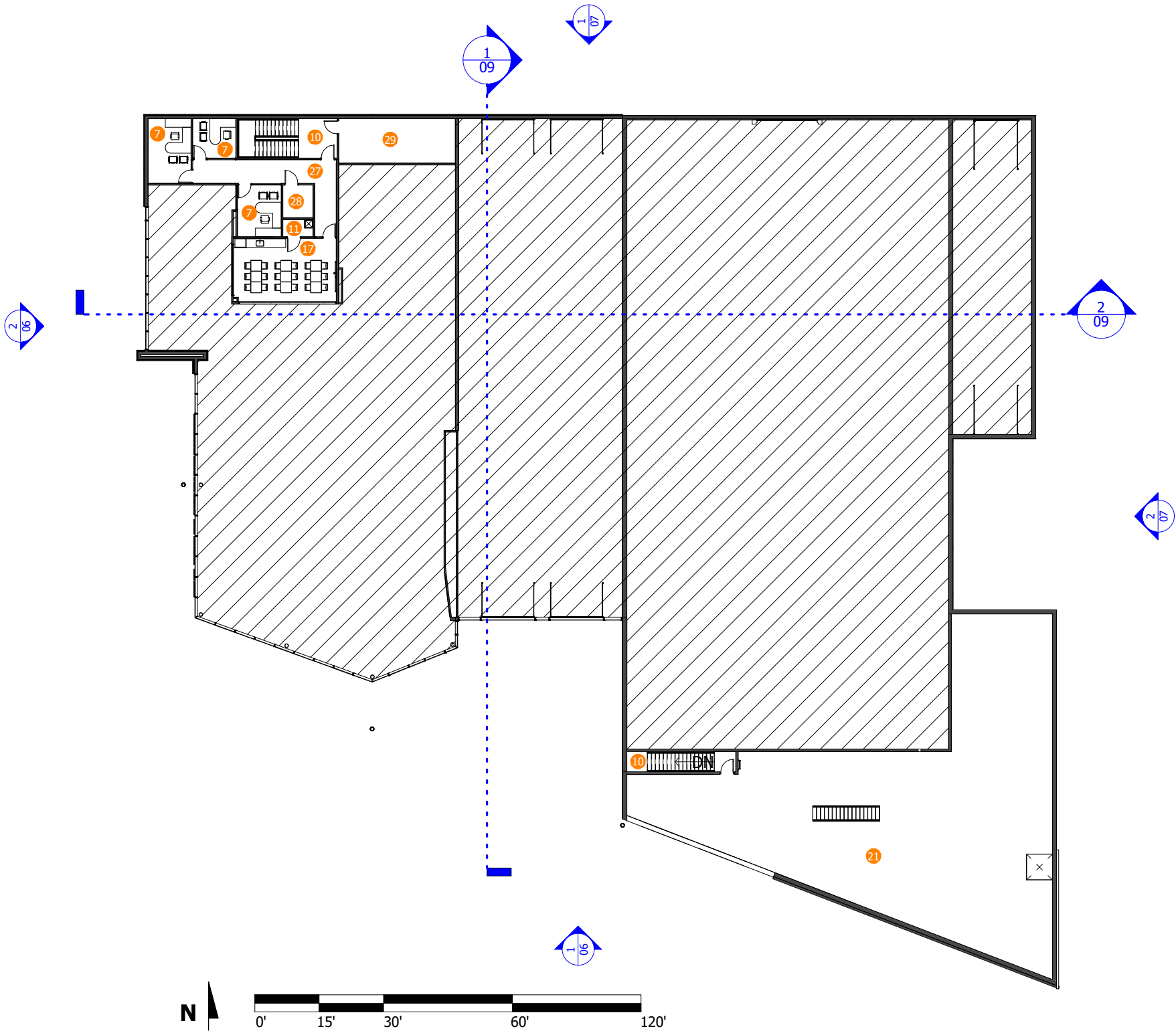
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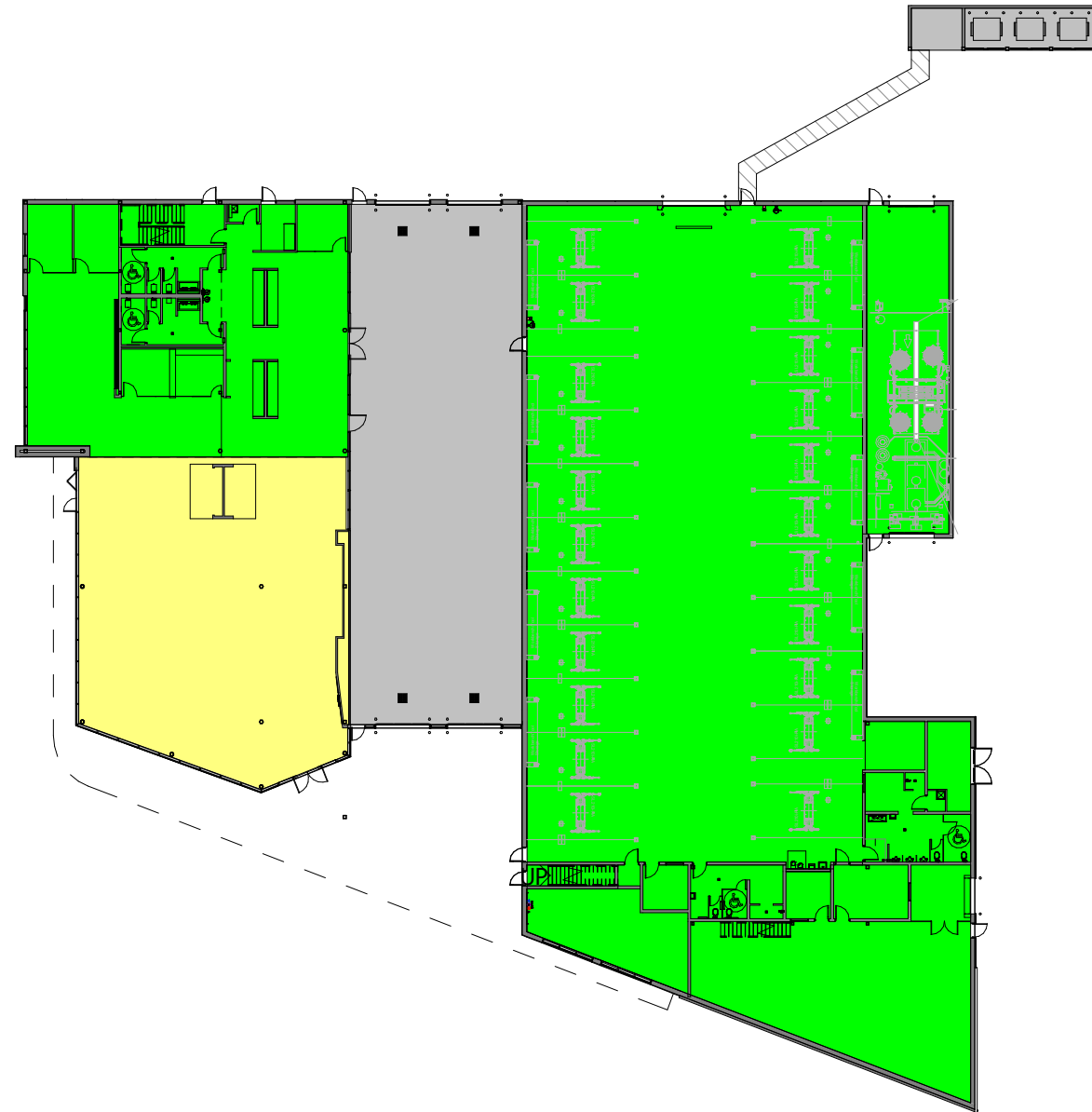
TECH PARTS

25

CARWASH

26

DUMPSTER ENCLOSURE



1ST FLOOR



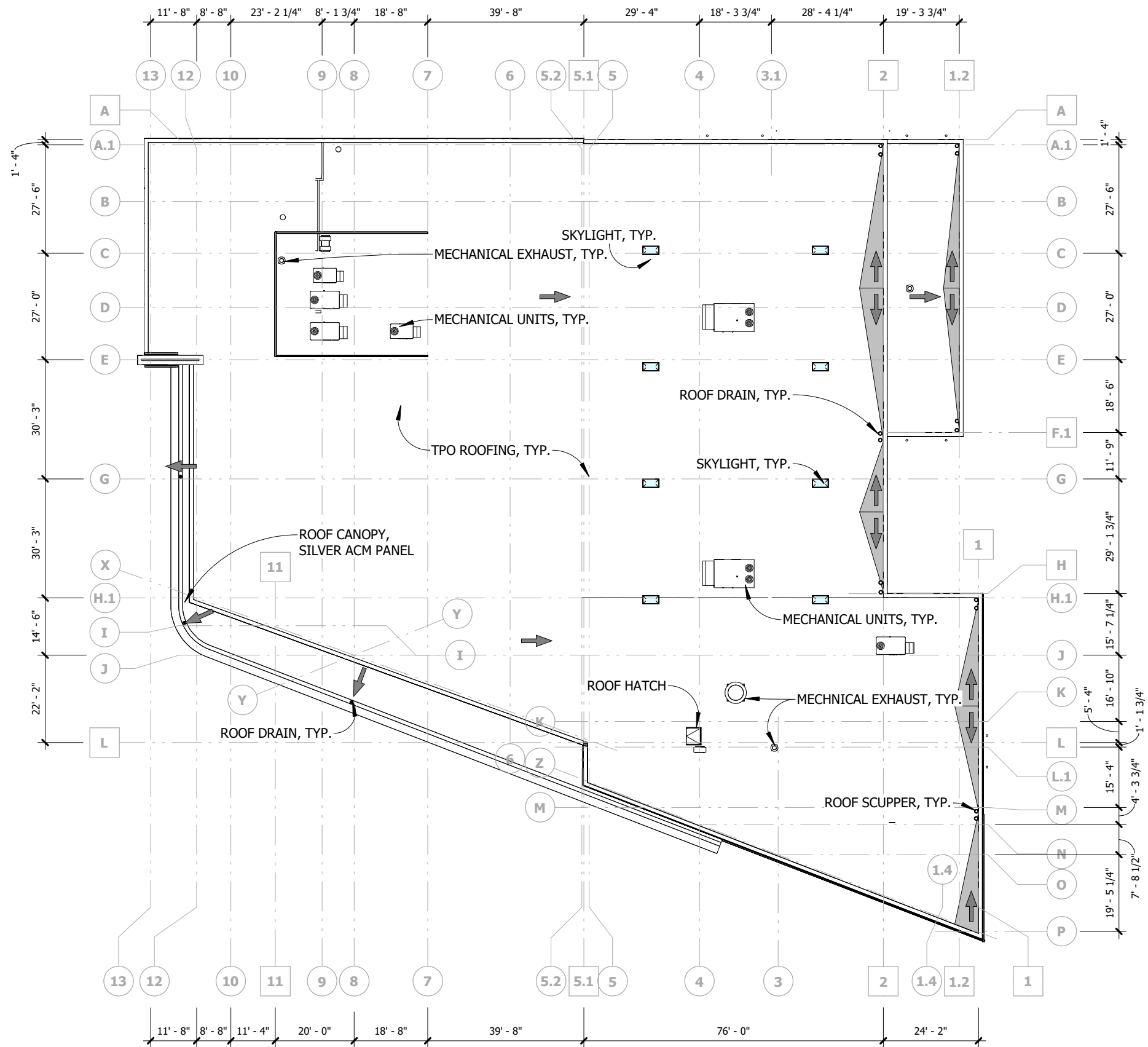
2ND FLOOR

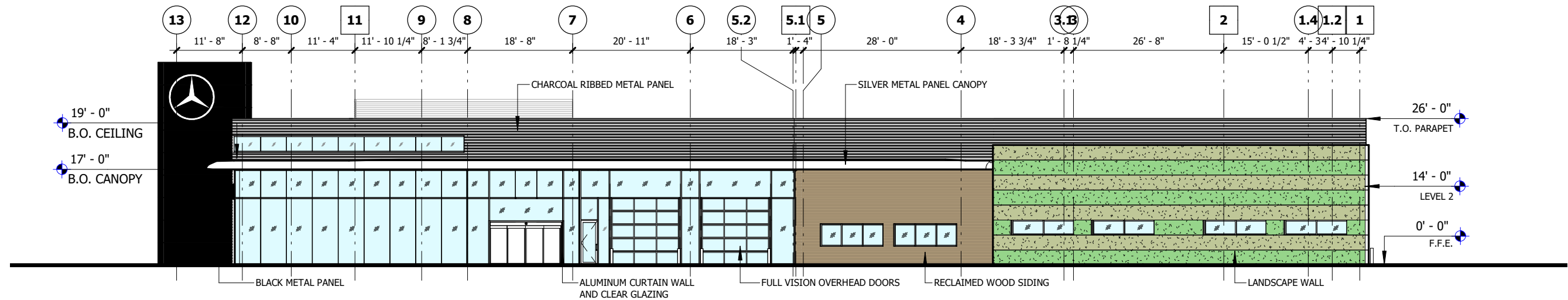
■	1ST FLOOR DEALERSHIP	20,621 SF
	2ND FLOOR DEALERSHIP	5,715 SF
	TOTAL	26,336 SF
■	1ST FLOOR SHOWROOM	4,097 SF
	2ND FLOOR SHOWROOM	N/A
	TOTAL	4,097 SF
■	DUMPSTER ENCLOSURE	381 SF
	SERVICE DRIVE	4,499 SF
	TOTAL (EXCLUDED)	4,880 SF

SIZE OF LOT: 110,423 SQUARE FEET (SF)
NOTE THAT PURSUANT TO THE ZONING CODE,
ALLOWABLE FLOOR AREA RATION (FAR) IS 0.4:1 FOR
DEALERSHIP AND ADDITIONAL 0.2:1 FOR SHOWROOM
SPACE

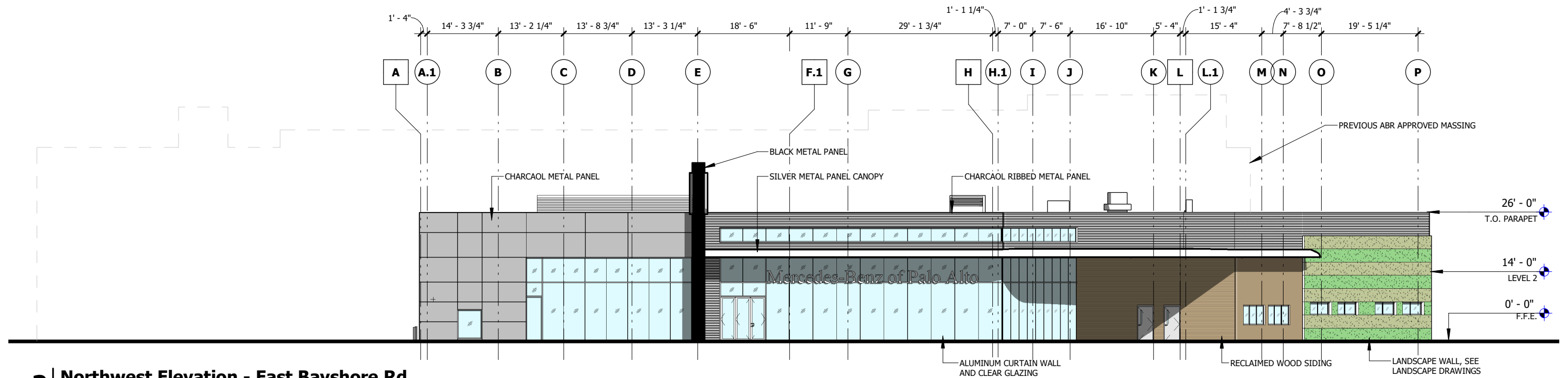
ALLOWED:
0.40:1 = 44,172.8 SF ALLOWED
0.20:1 = 22,086 SF ALLOWED

PROPOSED:
26,336 SF FOR DEALERSHIP
4,097 SF FOR SHOWROOM

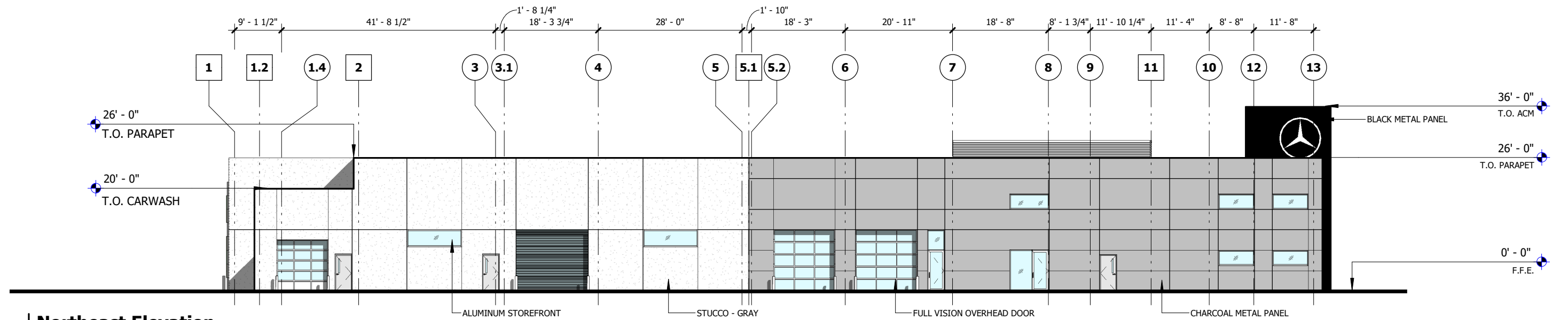




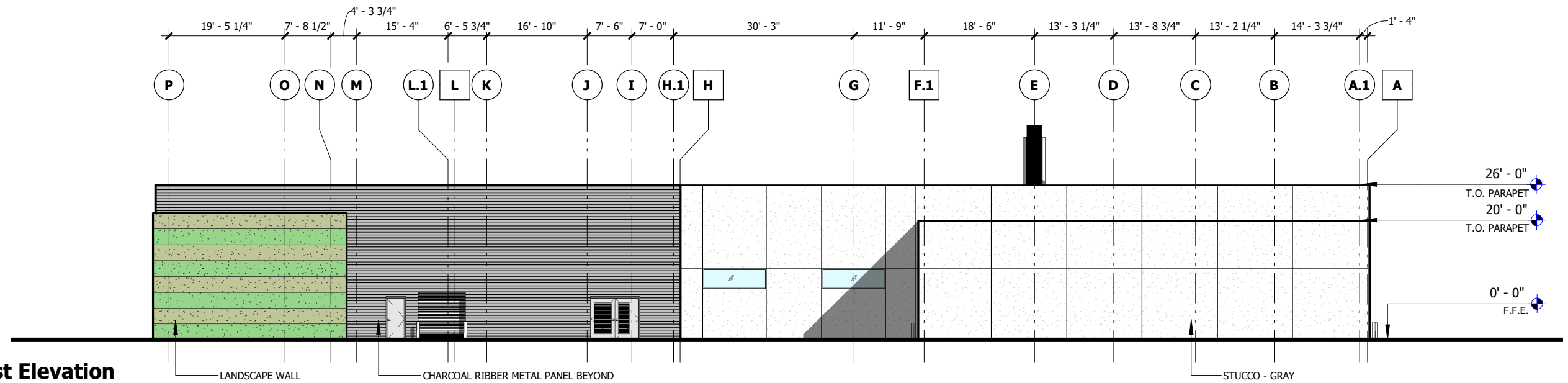
1 | West Elevation - Embarcadero Rd
1" = 20'-0"



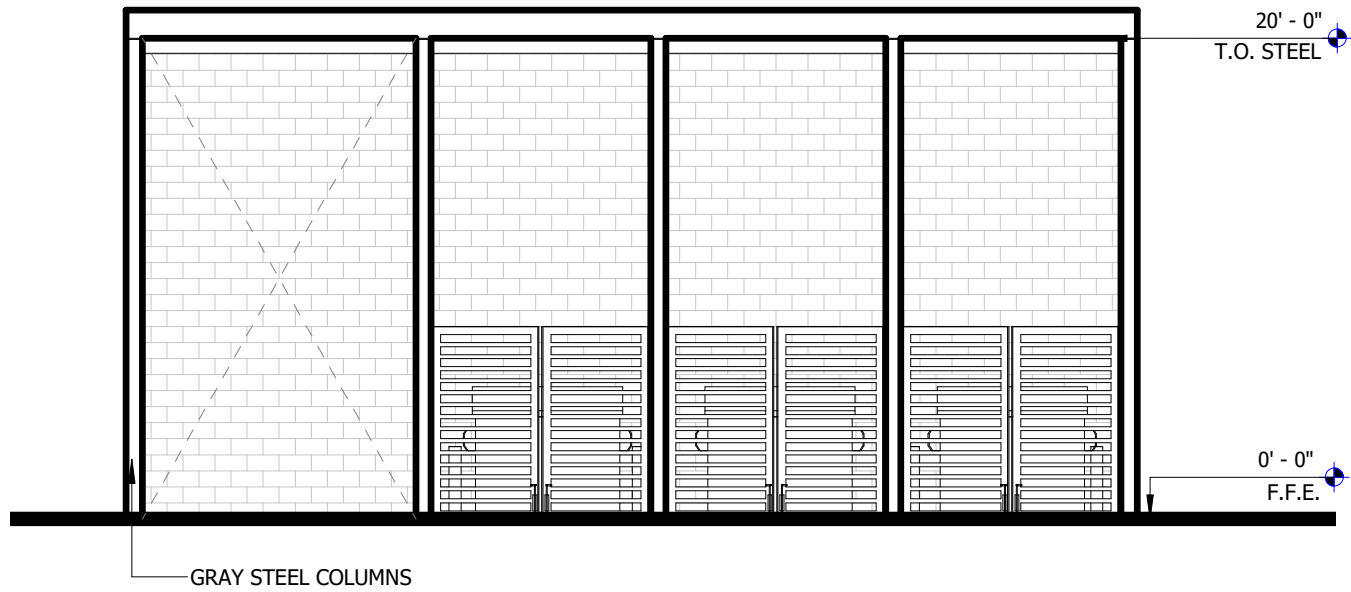
2 | Northwest Elevation - East Bayshore Rd
1" = 20'-0"



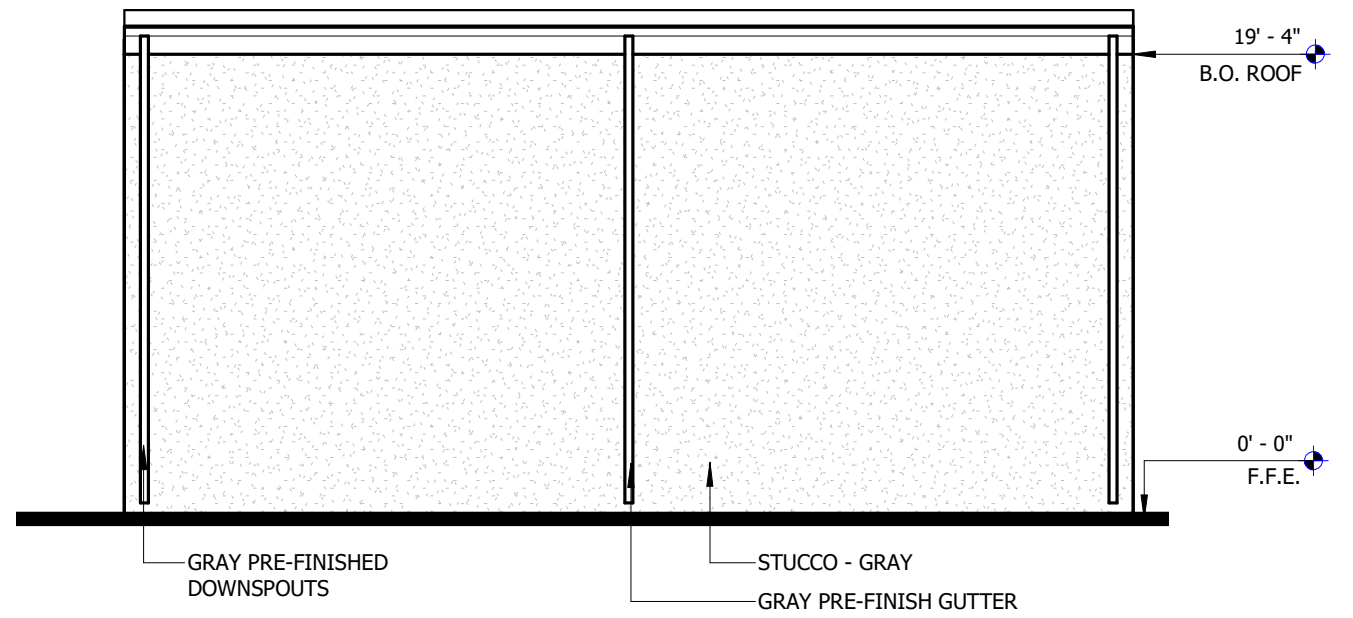
1 | Northeast Elevation
1" = 20'-0"



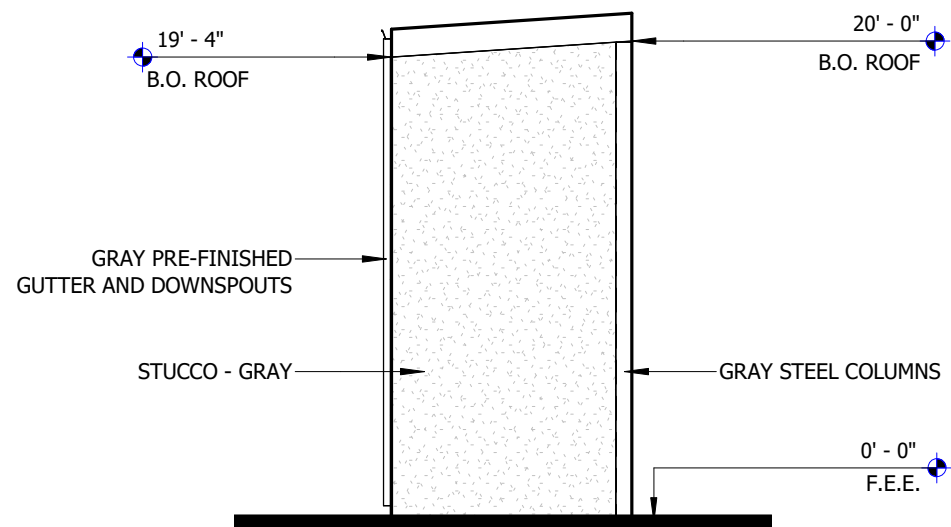
2 | Southeast Elevation
1" = 20'-0"



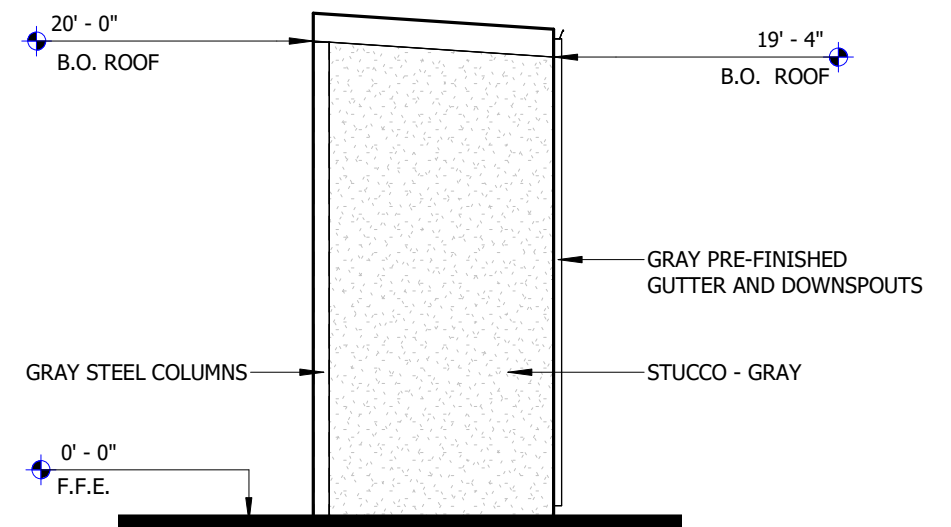
1 | West Elevation - Front
1/8" = 1'-0"



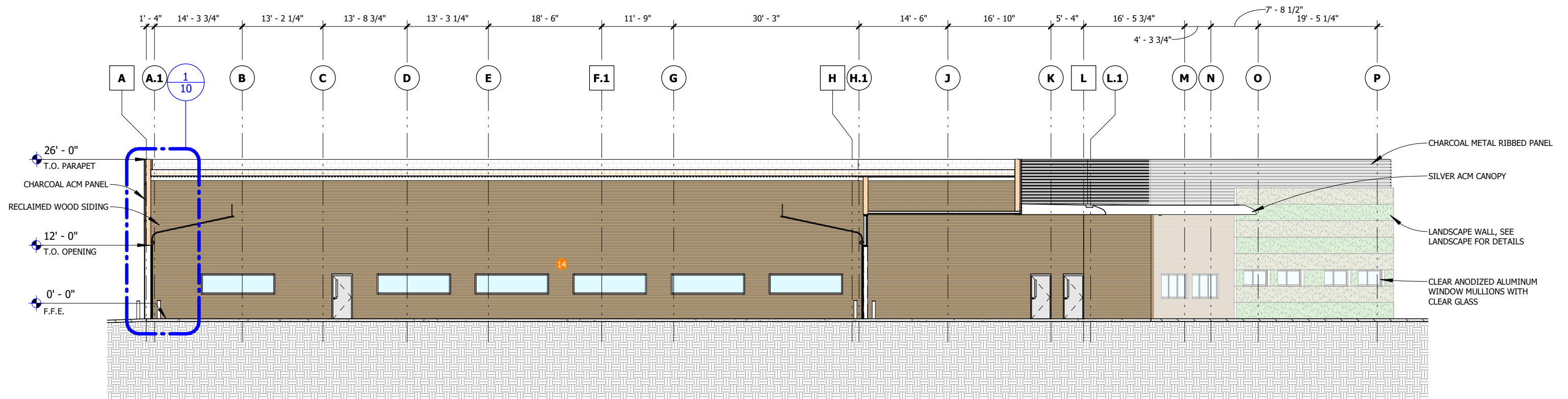
2 | Northeast Elevation - Rear
1/8" = 1'-0"



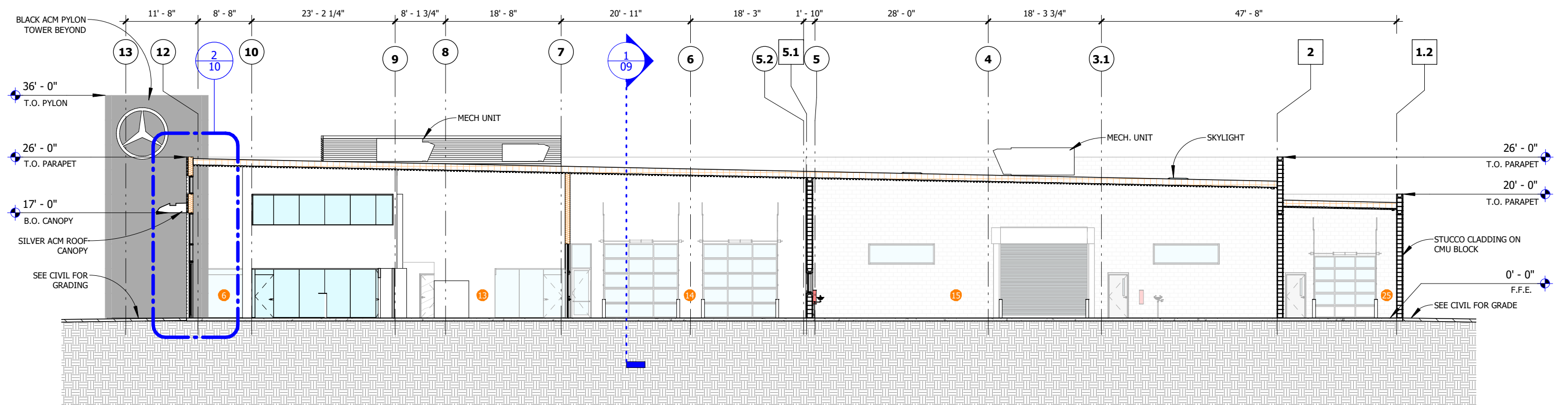
3 | Northwest Elevation
1/8" = 1'-0"



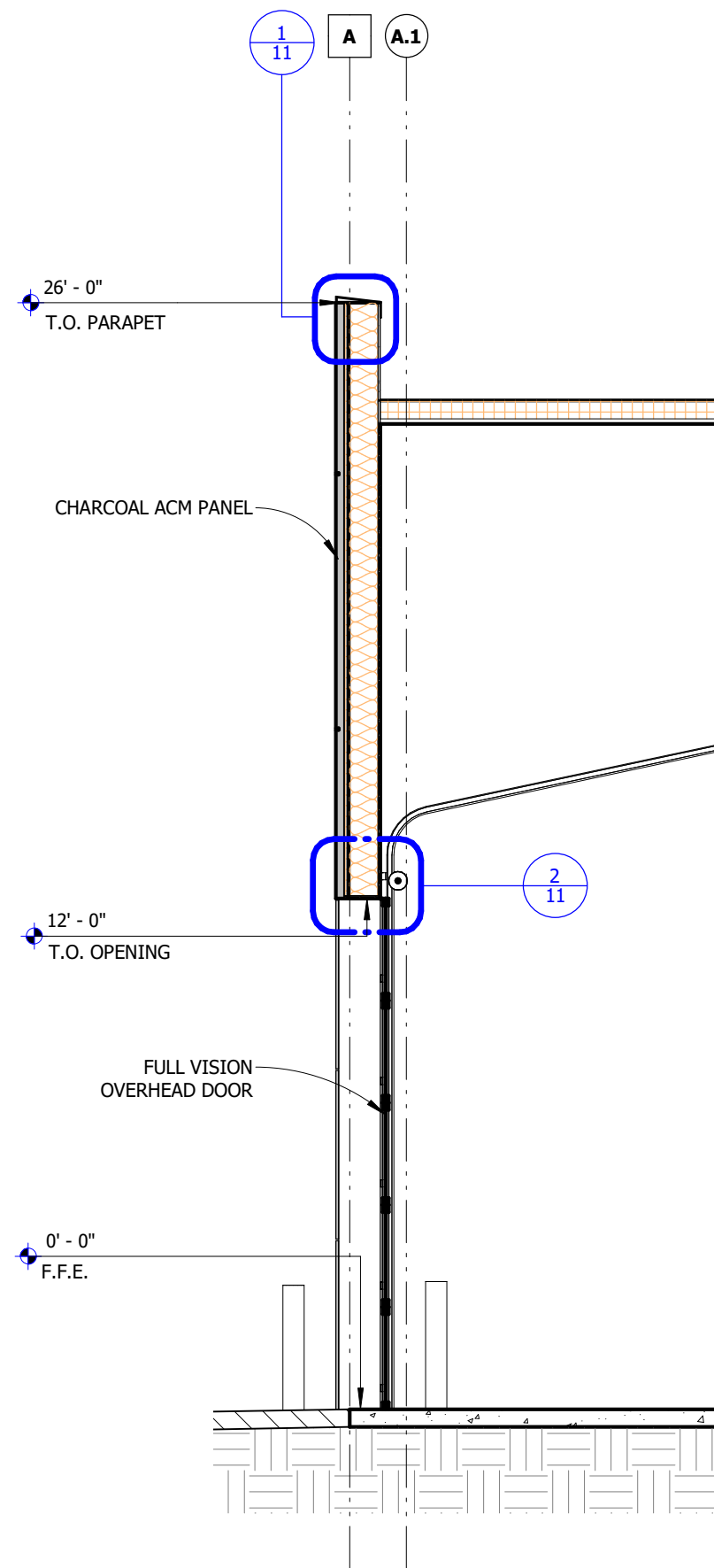
4 | Southeast Elevation
1/8" = 1'-0"



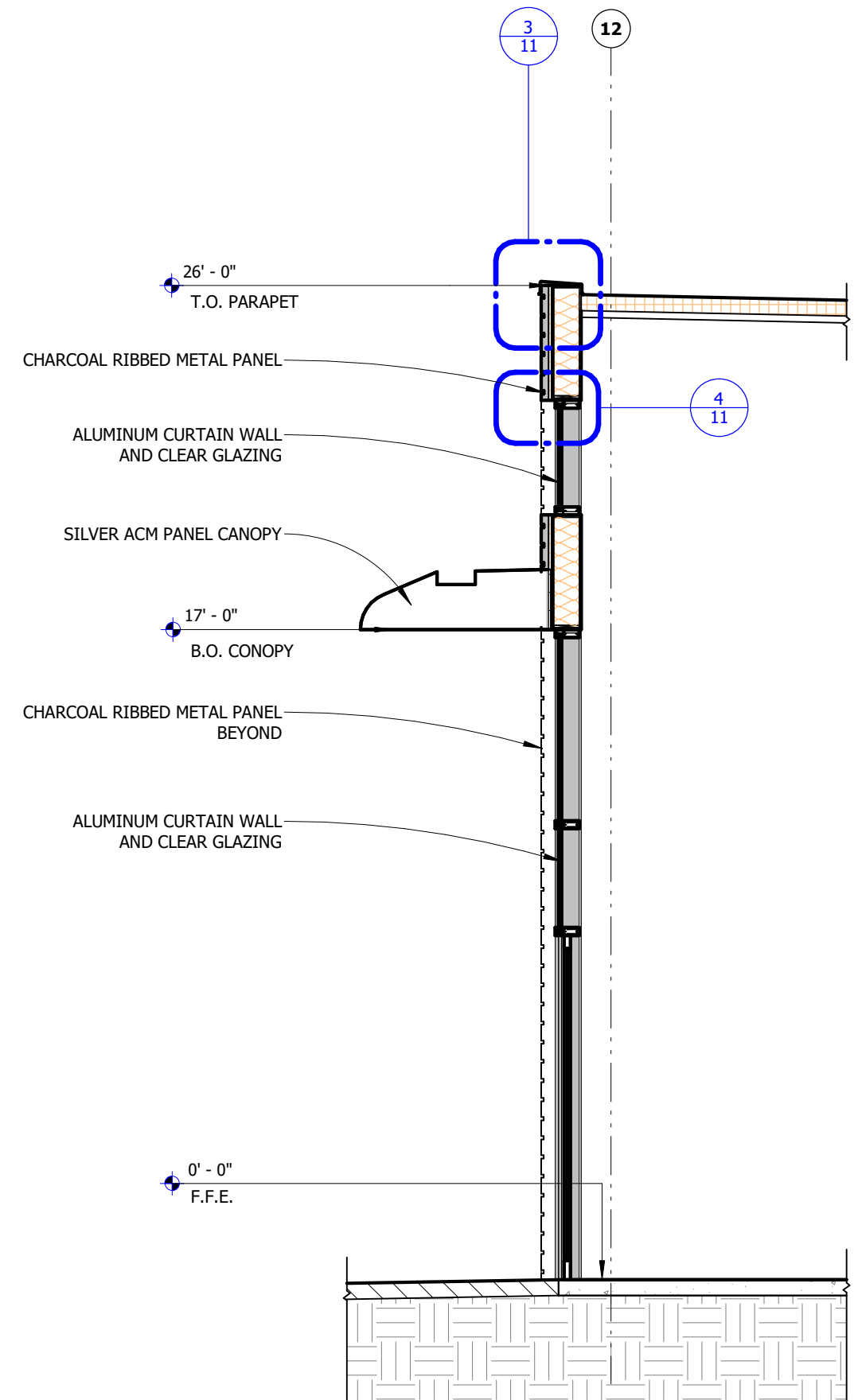
1 | East to West Wall Section 2
1/16" = 1'-0"



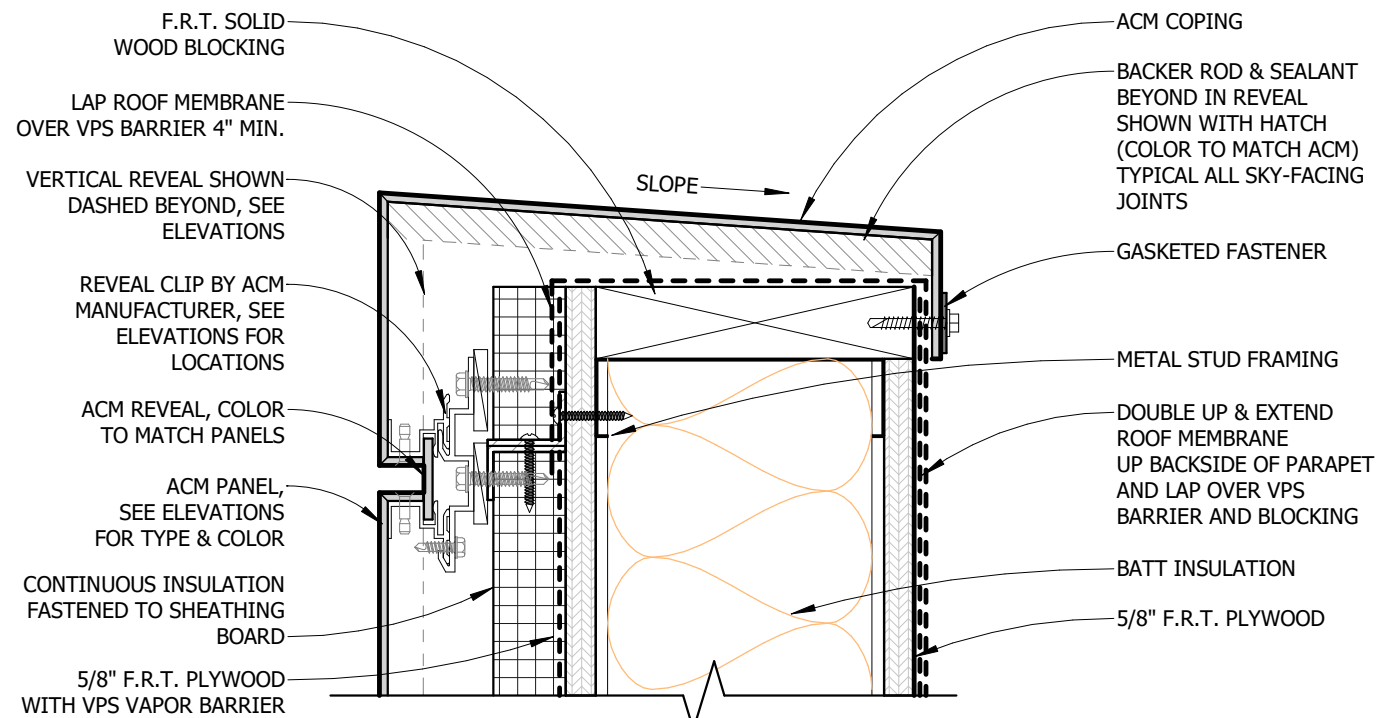
2 | N-S Building Section
1/16" = 1'-0"



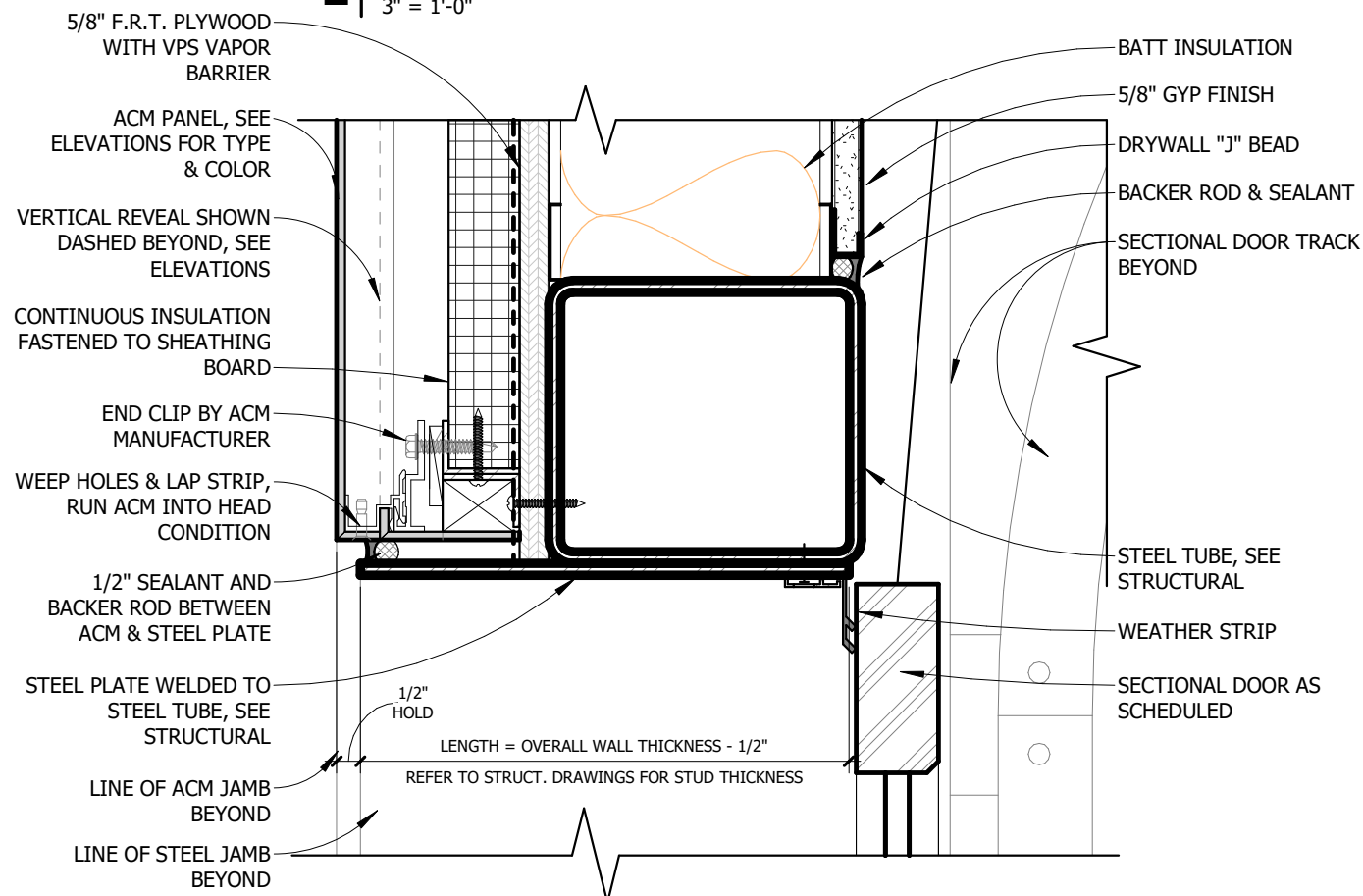
1 | E-W Building Section - Callout 2
1/4" = 1'-0"



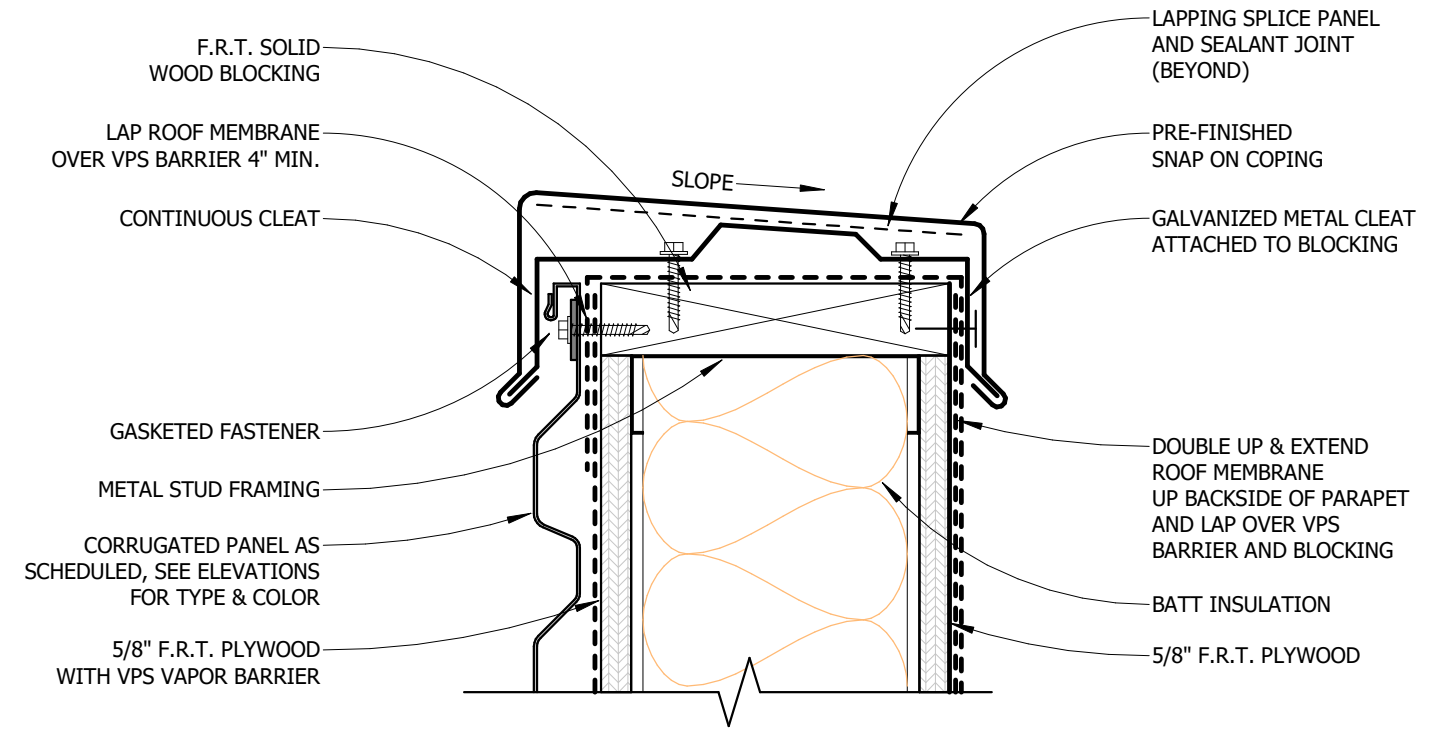
2 | N-S Building Section - Callout 2
1/4" = 1'-0"



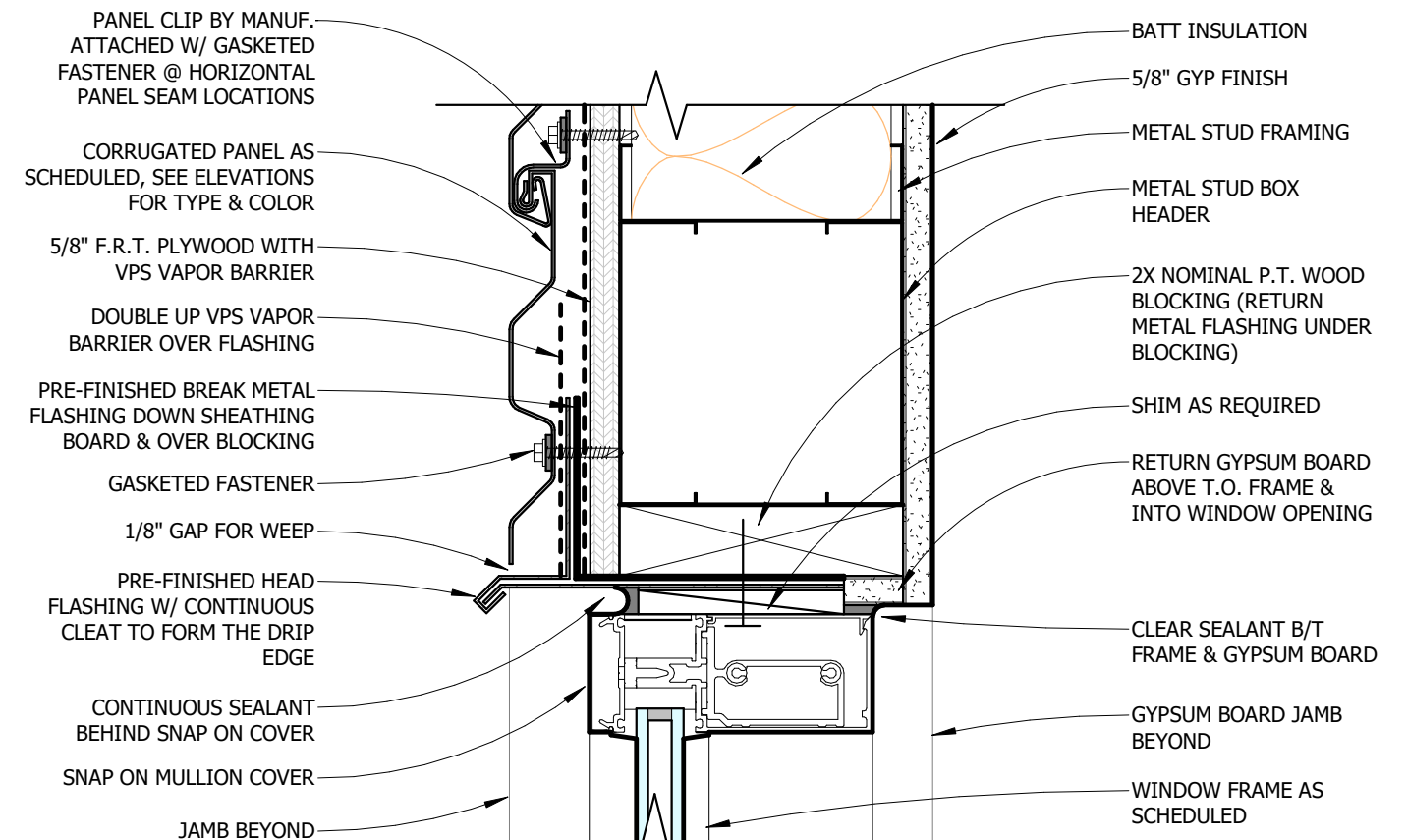
1 | ACM Coping
3" = 1'-0"



2 | ACM Head @ Sectional Door
3" = 1'-0"



3 | CORR. Coping
3" = 1'-0"



4 | CORR. Head @ Window - Metal Stud
3" = 1'-0"

			Compliance Path Verification							
			Plan Check	Rough GB Inspection IVR # 152		Final Inspection IVR # 153				
				GCORR	INITIAL	GCORR	INITIAL	GCORR	INITIAL	GCORR
5.1 Planning and Design	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference						
Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1								
Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1								
Mandatory	Best management practices	5.106.1.2								
Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4								
Mandatory	Short term bicycle parking	5.106.4.1.1								
Mandatory	Long term bicycle parking	5.106.4.1.2								
Mandatory	Parking stall markings	5.106.5.2.1								
Mandatory	Designated parking for clean air vehicles	5.106.5.2								
Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10								
5.3 Water Efficiency and Conservation										
Mandatory	Meters, separate submeters or metering devices shall be installed as follows:	5.303.1								
Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2								
Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1								
Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1								
Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2								
Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1								
Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2								
Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1								
Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2								
Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3								
Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4								
Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5								
Mandatory	Commercial kitchen equipment	5.303.4								
Mandatory	Food Waste Disposers	5.303.4.1								
Mandatory	Indoor Water Use: Areas of additions or alteration	5.303.5								
Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2019 Cal Plumbing Code)	5.303.6								
Mandatory	Outdoor potable water use in landscape areas (MWELQ)	Title 23, Chapter 2.7/ 5.304.1								
Mandatory	Invasive species prohibited	PAMC 16.14.360 Section 5.304.2								
Mandatory	Non-residential enhanced water budget	PAMC 16.14.365 Section 5.306								
5.4 Material Conservation and Resource Efficiency										
Mandatory	Weather protection	5.407.1								
Mandatory	Moisture control: Sprinklers	5.407.2.1								
Mandatory	Moisture control: Entries and openings	5.407.2.2								
Mandatory	Moisture control: Exterior door protection	5.407.2.2.1								
Mandatory	Moisture control: Flashing	5.407.2.2.2								
Mandatory	Construction waste management	5.408.1								
Mandatory	Construction waste management plan	5.408.1.1								
Mandatory	Waste management company	5.408.1.2								
Mandatory	Waste stream reduction alternative	5.408.1.3								
Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4								
Mandatory	Universal waste [AA]	5.408.2								
Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3								
Mandatory	Enhanced construction waste reduction (80% diversion rate for projects ≥ \$25,000)	PAMC 16.14.370 Section A5.408								
Mandatory	Recycling by occupants (with exceptions)	5.410.1								
Mandatory	Recycling by occupants: Additions (with exceptions)	5.410.1.1								
Mandatory	Testing and adjusting for [N] buildings < 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4								
Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2								
Mandatory	Testing and adjusting: Procedures	5.410.4.3								
Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1								
Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4								
Mandatory	Operation and maintenance (O&M) manual	5.410.4.5								
Mandatory	Inspection and reports	5.410.4.5.1								
Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.400 Section 5.410.4.8								

			Compliance Path Verification							
			Plan Check	Rough GB Inspection IVR # 152		Final Inspection IVR # 153				
				GCORR	INITIAL	GCORR	INITIAL	GCORR	INITIAL	GCORR
5.5 Environmental Quality	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference						
Mandatory	Fireplaces	5.503.1								
Mandatory	Temporary ventilation (MERV 8)	5.504.1								
Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3								
Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC limits)	5.504.4.1								
Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3								
Mandatory	Aerosol paints and coatings	5.504.4.3.1								
Mandatory	Carpet systems	5.504.4.4								
Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1								
Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2								
Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5								
Mandatory	Composite wood products: Documentation	5.504.4.5.3								
Mandatory	Resilient flooring systems	5.504.4.6								
Mandatory	Resilient flooring verification of compliance	5.504.4.6.1								
Mandatory	Filters: Labeling (MERV 13, with exceptions)	5.504.5.3								
Mandatory	Environmental tobacco smoke (ETS) control	5.504.7								
Mandatory	Indoor moisture control	5.505.1								
Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1								
Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2								
Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.410								
Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4								
Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1								
Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1								
Mandatory	Exterior noise transmission, performance method	5.507.4.2								
Mandatory	Site features	5.507.4.2.1								
Mandatory	Documentation of compliance	5.507.4.2.2								
Mandatory	Interior sound transmission (with note)	5.507.4.3								
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1								
Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1								
Mandatory	Halons	5.508.1.2								
Mandatory	Supermarket refrigerant leak reduction	5.508.2								
Mandatory	Refrigerant piping	5.508.2.1								
Mandatory	Refrigerant piping valves	5.508.2.2								
Mandatory	Refrigerant piping access valves	5.508.2.2.2								
Mandatory	Refrigerated service case	5.508.2.3								
Mandatory	Refrigerant receivers	5.508.2.4								
Mandatory	Pressure testing	5.508.2.5								
Mandatory	Evacuation (after pressure testing)	5.508.2.6								

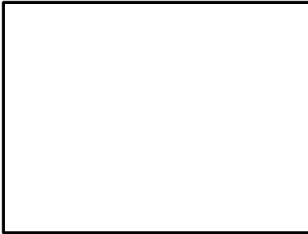
Legend:

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations

The [Green Building Survey](#) is a required project submittal. The survey can be found at the following [link](#). The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here _____.

The [Energy Star Benchmark Portfolio profile](#) is a required project submittal. The profile can be found at the following [link](#). The portfolio profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here _____.

CITY STAMPS ONLY



Project Address:

2019 CALIFORNIA GREEN BUILDING CODE- MANDATORY CHECKLIST

2019 NONRESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY

Version 05/20



Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Green Building Program and Resources
City of Palo Alto Green Building Ordinance 5481 (PAMC 16.14 Amendments)

<http://www.bsc.ca.gov/Home/CALGreen.aspx>
http://www.cityofpaloalto.org/gov/depts/dts/green_building/compliance.asp
http://library.amiegal.com/xdgateway.dll/California/paloalto_ca/paloaltomunicipalcode?i=templates&n=default.htm&3.0&vid=amiegal.paloalto_ca

Application: This sheet shall be used for nonresidential projects that do not trigger Tier 1 or Tier 2 requirements and include: Tenant improvements, renovations or alterations less than 5,000 SF and/or a permit value of \$200,000 or more.

GB-1

MANDATORY



City of Palo Alto Development Center Green Building Requirements
City of Palo Alto Green Building Ordinance 5481 (PAMC 16.14 Amendments)

Mercedes-Benz of Palo Alto

2019 NONRESIDENTIAL GREEN BUILDING APPLICATION CALGREEN + TIER 1

Application: This plan sheet is for use by nonresidential alterations (including tenant improvements or renovations) of 5,000 SF that include replacement of at least two of the following: HVAC system, building envelope, hot water system, or lighting system.

Version 05/20

SPARC+
ARCHITECTURE
STUDIOS

Swickward Auto Group

Preliminary CALGreen Checklist

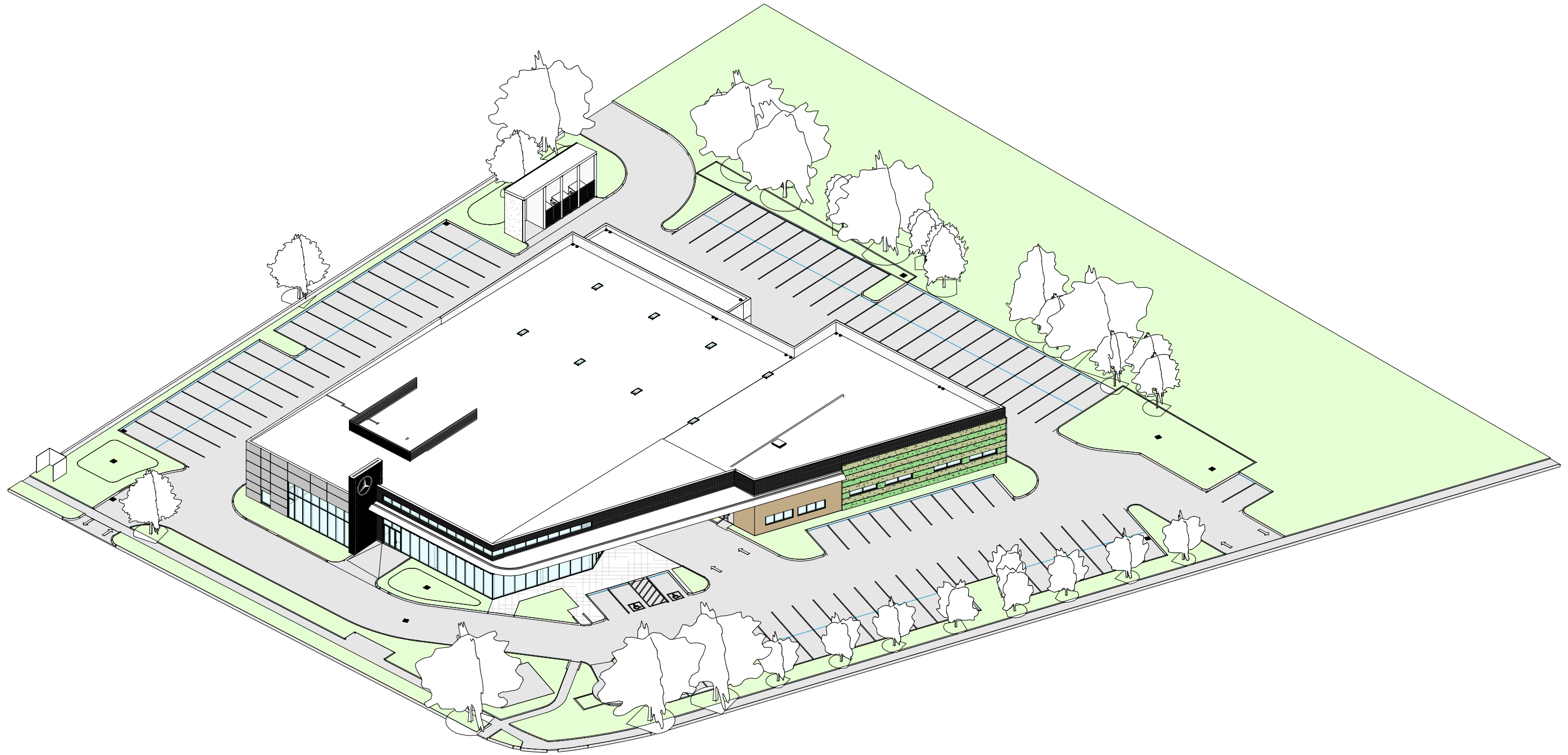
Project No. 20074

05-07-2021

13

		Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check	Rough GB Inspection 10/8/19		Final Inspection 1/18/19		Part 1 Part 2		Part 3
5.1 Planning and Design	Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of Land	PAMC 16.14.290/ 5.106.1.1										
		Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1										
	Mandatory	Best management practices	5.106.1.2										
	Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 16.54.060/ 5.106.4										
	Mandatory	Short term bicycle parking	5.106.4.1.1										
	Mandatory	Long term bicycle parking	5.106.4.1.2										
	Mandatory	Parking stall markings	5.106.5.2.1										
	Tier 1 Mand.	Designated parking - 10% of Parking Capacity	AS.106.5.1.1										
	Mandatory	Light pollution reduction	PAMC 16.14.295/ 5.106.8										
	Mandatory	Grading and paving, (exception for additions and alterations not altering the drainage path)	5.106.10										
	Tier 1 Mand.	Cool roof for reduction of heat island effect	AS.106.11.2										
	Electives	Community connectivity	AS.103.1										
	Electives	Brownfield or greyfield site redevelopment or infill area development	AS.103.2										
	Electives	Reduce development footprint and optimize open space	AS.104.1										
	Electives	Existing building structure (75%)	AS.105.1.1										
	Electives	Existing non structure elements (50%)	AS.105.1.2										
	Electives	Salvage	AS.105.1.3										
	Electives	Storm water design	AS.106.2										
	Electives	Low impact development (LID)	AS.106.3										
	Electives	Greyfield or infill site	AS.106.3.2										
	Electives	Changing rooms	AS.106.4.3										
	Electives	Parking capacity	AS.106.6										
	Electives	Reduce parking capacity	AS.106.6.1										
	Electives	Exterior wall shading: Fenestration- East and west walls	AS.106.7.1.1										
	Electives	Exterior wall shading: Fenestration- South walls	AS.106.7.1.2										
	Electives	Exterior wall shading: Opaque wall areas	AS.106.7.2										
	Electives	Heat island effect: Hardscape alternatives	AS.106.11.1										
	Mand.	Energy Star portfolio Manager (for projects exceeding \$100,000 in value)	PAMC 16.14.390/ 5.410.4.6										
	Mand.	Performance Review- For projects over 10,000 SF	PAMC 16.14.390/ 5.410.4.7										
	5.3 Water Efficiency and Conservation												
	Mandatory	Meters, separate submeters or metering devices shall be installed as follows:	5.303.1										
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1										
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2										
	Tier 1 Mand.	Water Reduction - 12% (Table AS-303.2.3.1)	AS.303.2.3.1										
	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	5.303.3.1										
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1										
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2										
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1										
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	5.303.3.3.2										
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1										
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2										
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3										
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/cycle)	5.303.3.4.4										
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/cycle)	5.303.3.4.5										
	Mandatory	Commercial kitchen equipment	5.303.4										
	Mandatory	Food waste disposers	5.303.4.1										
	Mandatory	Indoor water use: Areas of addition or alteration	5.303.5										
	Mandatory	Dual plumbing (locally amended)	PAMC 16.14.300/ AS.303.5										
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2019 Cal Plumbing Code)	5.303.6										
	Mandatory	Outdoor potable water use in landscape areas (MWELD)	5.304.1										
	Mandatory	Invasive species prohibited	PAMC 16.14.360 Section 5.304.2										
	Mandatory	Non-residential enhanced water budget	PAMC 16.14.365 Section 5.306										
	Electives	Water reduction - 25%	AS.303.2.3.3										
	Electives	Nonpotable water systems for indoor water use	AS.303.2.3.4										
	Electives	Appliances and fixtures for commercial application	AS.303.3										
	Electives	Nonwater supplied urinals	AS.303.4.1										
	Electives	Outdoor Water Use: Restore all landscape disturbed during construction	AS.304.6										
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	AS.304.7										
	Electives	Outdoor Water Use: Graywater irrigation system	AS.304.8										
	Electives	Nonpotable water systems	AS.305.1										
	Electives	Irrigation system: Recycled water	AS.305.2										
	5.4 Material Conservation and Resource Efficiency												
	Mandatory	Weather protection	5.407.1										
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1										
	Mandatory	Moisture control: Flashing	5.407.2.2.2										
	Mandatory	Construction waste management	5.408.1										
	Mandatory	Construction waste management plan	5.408.1.1										
	Mandatory	Waste management company	5.408.1.2										
	Mandatory	Waste stream reduction alternative	5.408.1.3										
	Mandatory	Documentation- Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4										
	Mandatory	Universal Waste [AA]	5.408.2										
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3										
	Tier 1 Mand.	Enhanced construction waste reduction (80% diversion rate for projects ≥ \$25,000, 65% diversion rate for projects < \$25,00)	PAMC 16.14.370/ AS.408.3.1.1										
	Mandatory	Recycling by occupants (with exceptions)	5.410.1										
	Mandatory	Recycling by occupants: Additions (with exceptions)	5.410.1.1										
	Mandatory	Testing and adjusting for [N] buildings < 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4										
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2										
	Mandatory	Testing and adjusting: Procedures	5.410.4.3										
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1										
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4										
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5										
	Mandatory	Inspection and reports	5.410.4.5.1										
	Mandatory	Performance reviews - Water (sites > 1 acre)	PAMC 16.14.400 Section 5.410.4.8										
	Tier 1 Mand.	Recycled content of the total material cost: 10%	PAMC 16.14.070/ AS.403.4										

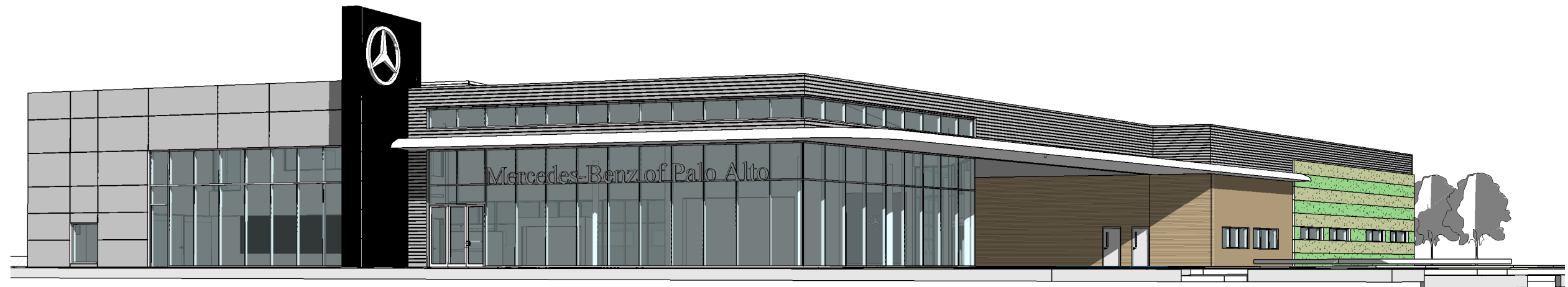
Material Conservation and Resource Efficiency, continued					Code Section Y N		Plan Sheet, Spec or Attachment Reference		Compliance Path Verification									
									Plan Check		Rough GB Inspection		Final Inspection					
											10/8/19	10/8/19	10/8/19	10/8/19	10/8/19	10/8/19	10/8/19	10/8/19
Electives	Wood Framing: Structural or fire-resistance integrity	AS.404.1.1																
Electives	Wood Framing: Framing specifications	AS.404.1.2																
Electives	Regional materials	AS.405.1																
Electives	Bio-based materials: Certified wood	AS.405.2.1																
Electives	Bio-based materials: Rapidly renewable materials	AS.405.2.2																
Electives	Reused materials (5% of total value)	AS.405.3																
Electives	Cement and concrete: Cement	AS.405.5.1																
Electives	Cement and concrete: Concrete	AS.405.5.2																
Electives	Additional means of compliance- Cement: Alternative fuels	AS.405.5.3.1.1																
Electives	Additional means of compliance- Cement: Alternative power	AS.405.5.3.1.2																
Electives	Additional means of compliance- Concrete: Alternative energy	AS.405.5.3.2.1																
Electives	Additional means of compliance- Concrete: Recycled aggregate	AS.405.5.3.2.2																
Electives	Additional means of compliance- Concrete: Mixing water	AS.405.5.3.2.3																
Electives	Additional means of compliance- Concrete: High strength concrete	AS.405.5.3.2.4																
Electives	Choice of materials: Service life	AS.406.1.1																
Electives	Choice of materials: Reduced maintenance	AS.406.1.2																
Electives	Choice of materials: Recyclability	AS.406.1.3																
Electives	Life Cycle Assessment shall be ISO 14044 compliant	AS.409.1																
Electives	Whole building life cycle assessment	AS.409.2																
Electives	Materials and system assemblies	AS.409.3																
Electives	Substitution of prescriptive standards	AS.409.4																
Environmental Quality																		
Mandatory	Fireplaces	5.503.1																
Mandatory	Temporary ventilation (MERV 8)	5.504.1																
Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3																
Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC limits)	5.504.4.1																
Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3																
Mandatory	Aerosol: paints and coatings	5.504.4.3.1																
Mandatory	Verification, for paints and coatings	5.504.4.3.2																
Mandatory	Carpet systems	5.504.4.4																
Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1																
Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2																
Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5																
Mandatory	Composite wood products: Documentation	5.504.4.5.3																
Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.5.3.1																
Tier 1 Mand.	Resilient flooring system, 90%	PAMC 16.14.070/ AS.504.4.7																
Tier 1 Mand.	Thermal Insulation- Tier 1 requirement	PAMC 16.14.070/ AS.504.4.8																
Mandatory	Filters: Labeling (MERV 13, with exceptions)	5.504.5.3																
Mandatory	Environmental tobacco smoke (ETS) control	5.504.7																
Mandatory	Indoor moisture control	5.505.1																
Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1																
Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2																
Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.410																
Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4																
Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1																
Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1																
Mandatory	Exterior noise transmission, performance method	5.507.4.2																
Mandatory	Site features	5.507.4.2.1																
Mandatory	Documentation of compliance	5.507.4.2.2																
Mandatory	Interior sound transmission (with note)	5.507.4.3																
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1																
Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1																
Mandatory	Halons	5.508.1.2																
Mandatory	Supermarket refrigerant leak reduction	5.508.2																
Mandatory	Refrigerant piping	5.508.2.1																
Mandatory	Refrigerant piping valves	5.508.2.2																
Mandatory	Refrigerant piping access valves	5.508.2.2.2																
Mandatory	Refrigerated service cases	5.508.2.3																
Mandatory	Refrigerant receivers	5.508.2.4																
Mandatory	Pressure testing	5.508.2.5																
Mandatory	Evacuation after pressure testing	5.508.2.6																
Electives	Indoor air quality (IAQ) during construction: Temporary ventilation	AS.504.1.1																
Electives	Indoor air quality (IAQ) during construction: Additional IAQ measures	AS.504.1.2																
Electives	IAQ postconstruction	AS.504.2																
Electives	Noncomplying building areas	AS.504.2.1.3																
Electives	Composite wood products: No added formaldehyde	AS.504.4.5.1																
Electives	Entryway systems	AS.504.5.1																
Electives	Acoustical ceiling and wall panels	AS.504.4.9																
Electives	Location of pollutant sources (to control pollutants)	AS.504.5.2																
Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	AS.507.1.1.1/ AS.507.1.2																
Electives	Lighting and thermal comfort controls: Multi-occupant spaces	AS.507.1.2																
Electives	Daylight: Toplighting and sidelighting	AS.507.2																
Electives	Views: Interior office spaces	AS.507.3.1																
Electives	Views- Multi-occupant spaces	AS.507.3.2																
Electives	Hydro-chlorofluorocarbons (HCFC's) (for HVAC and refrigeration equipment)	AS.508.1.2																
Electives	Hydro-fluorocarbons (HFC's) (for HVAC, refrigeration and fire suppression equipment)	AS.508.1.4																
Required Additional Electives (Choose 1 additional Elective from any category)																		
Tier 1 Mand.		AS.601.2.4																



1 | Northwest Axon

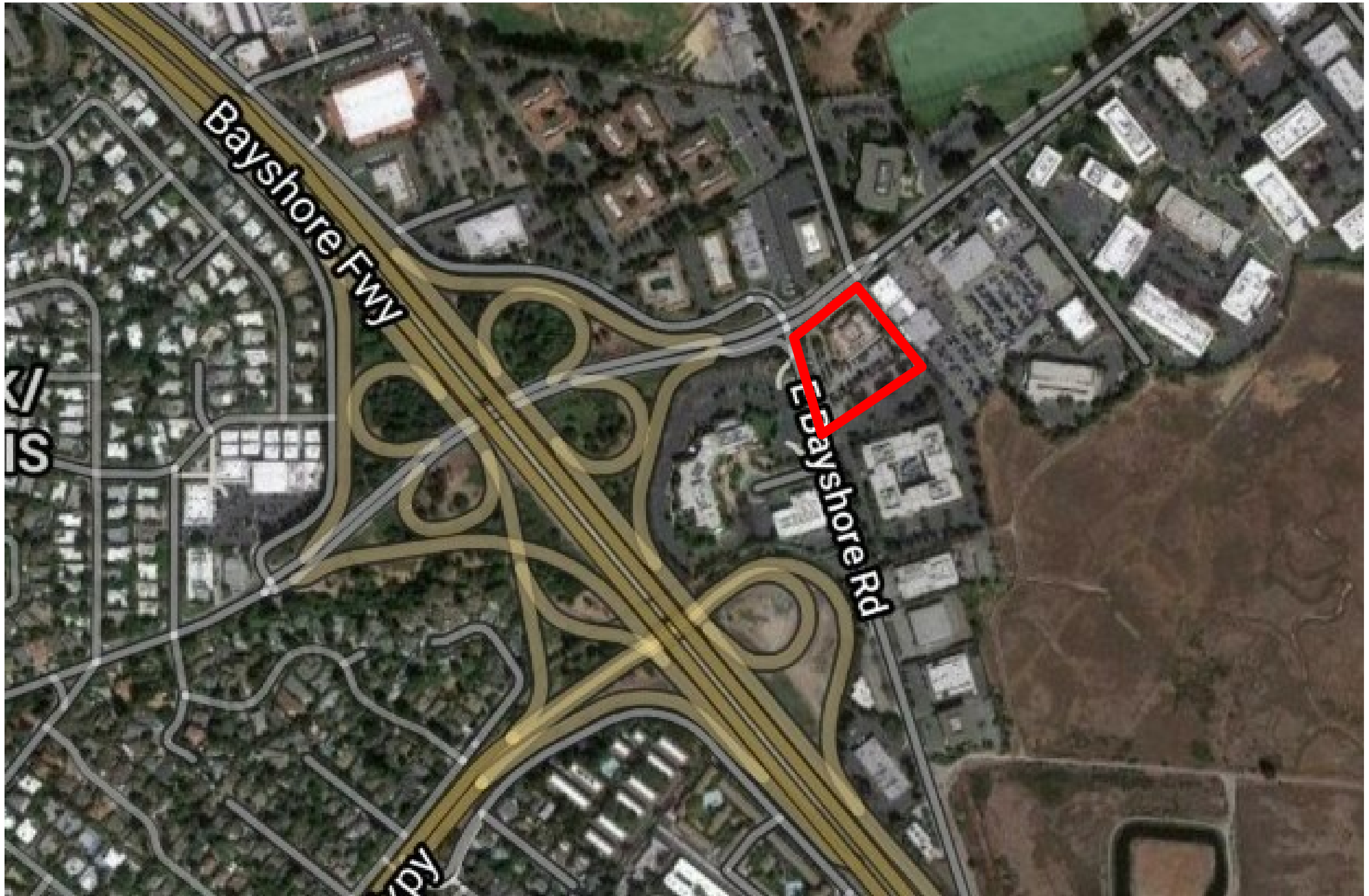


1 | Exterior Perspective 1



2 | Exterior Perspective 2





Fixture Schedule			
Symbol	Qty	Type	Description
	81	A1	6IN Round LED Downlight [12w]
	2	A2	6IN Round LED Downlight [23w]
	19	A3	6IN Round LED Downlight [30w]
	32	A8	6IN Round LED Downlight [48w]
	24	C2	6IN ROUND CYLINDER [75w]
	25	C3	6IN ROUND CYLINDER [58w]
	22	C4	6IN ROUND CYLINDER [47w]
	2	E2	2 INCH SUSPENDED LINEAR [35w]
	16	E3	5 INCH SUSPENDED LINEAR [52w]
	15	F1	2x4 LED TROFFER [30w]
	42	G1	8FT LED LINEAR STRIP [61w]
	5	G2	8FT LED LINEAR STRIP [73w]
	5	LD1	LED HIGH BAY [133w]
	48	LD2	8FT LED LINEAR STRIP [124w]
	10	LG1	8FT LED VAPOR TIGHT [95w]
	1	LS	Light Sculpture [Aprox 1078w]
	5	W1	4FT LED WRAP [35w]
	8	W2	4FT LED WRAP [50w]
Part Number			
EVO_40_10_6AR_WD_LSS			
22			
EVO_40_25_6AR_WD_LSS			
EVO_40_40_6AR_MD_LSS			
EVO6PC_40_80_AR_MWD_LS			
EVO6PC_40_60_AR_WD_LS			
EVO6PC_40_45_AR_WD_LS			
S2-004-H1-01-U-30-50-W			
S5-4-H3-64-4000-C			
ZBLT4P_A_30L_ADSM_LP840			
SDL8-LED-80L-FL-50			
SDL8-LED-100L-FL-50			
CPH8_18000LM_GCL_WD_50K_80CRI			
SDL8-LED-160L-FL-50			
EG3-8-LED-13L-DA-S-50-80			
PEC 01 48			
BLWP4_40L_ADSM_LP840			
BLWP4_60L_ADSM_LP840			

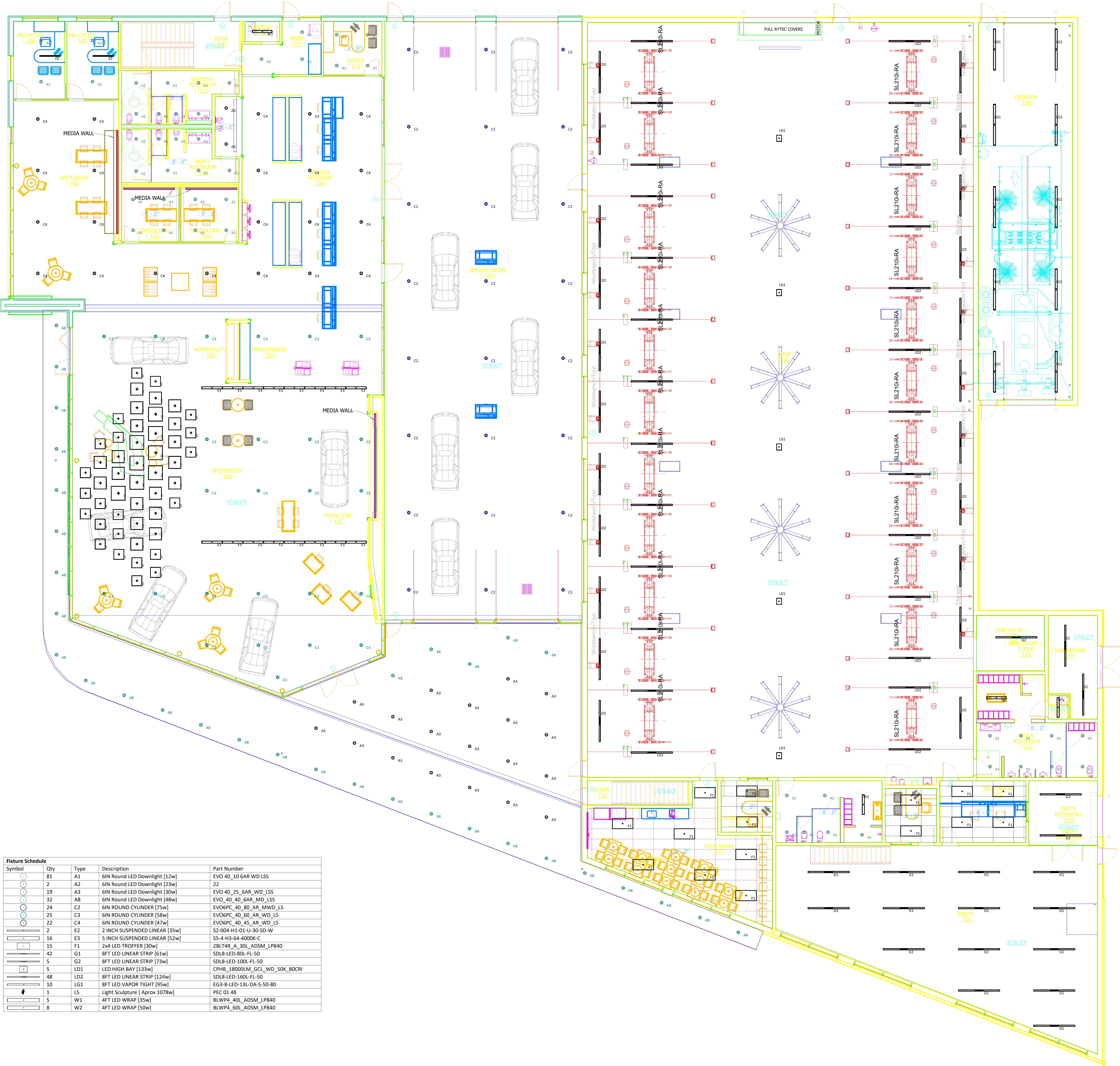


Comments	
Date	#
Revisions	

Jim K. Sinkard
SWICKARD AUTO GROUP

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Date: 5/3/2021
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ERIC.PERKINS@PECNW.COM

Mercedes [Palo Alto]
Interior Lighting



Fixture Schedule			
Symbol	Qty	Type	Description
	81	A1	6IN Round LED Downlight [12w]
	2	A2	6IN Round LED Downlight [23w]
	19	A3	6IN Round LED Downlight [30w]
	32	A8	6IN Round LED Downlight [48w]
	24	C2	6IN Round LED Downlight [75w]
	25	C3	6IN Round LED Downlight [58w]
	22	C4	6IN Round LED Downlight [47w]
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	16	E3	5 INCH SUSPENDED LINEAR [52w]
	15	F1	2x4 LED TROFFER [30w]
	42	G1	8FT LED LINEAR STRIP [61w]
	5	G2	8FT LED LINEAR STRIP [73w]
	5	LD1	LED HIGH BAY [133w]
	48	LD2	8FT LED LINEAR STRIP [124w]
	10	LG1	8FT LED VAPOR TIGHT [95w]
	1	LS	Light Sculpture [Aprox 1078w]
	5	W1	4FT LED WRAP [35w]
	8	W2	4FT LED WRAP [50w]

Part Number	
EVO 40_10_6AR_WD_LSS	
22	
EVO 40_25_6AR_WD_LSS	
EVO 40_40_6AR_WD_LSS	
EVO6PC_40_80_AR_MWD_LS	
EVO6PC_40_60_AR_WD_LS	
EVO6PC_40_45_AR_WD_LS	
S2-004-H1-01-U-30-5D-W	
S5-4-H3-64-4000K-C	
ZBLTAR_A_30L_AD5M_LP840	
SDL8-LED-80L-FL-50	
SDL8-LED-100L-FL-50	
CPH8_18000LM_GCL_WD_50K_80CRI	
SDL8-LED-160L-FL-50	
EG3-8-LED-13L-DA-S-50-80	
PEC 01 48	
BLWP4_40L_AD5M_LP840	
BLWP4_60L_AD5M_LP840	

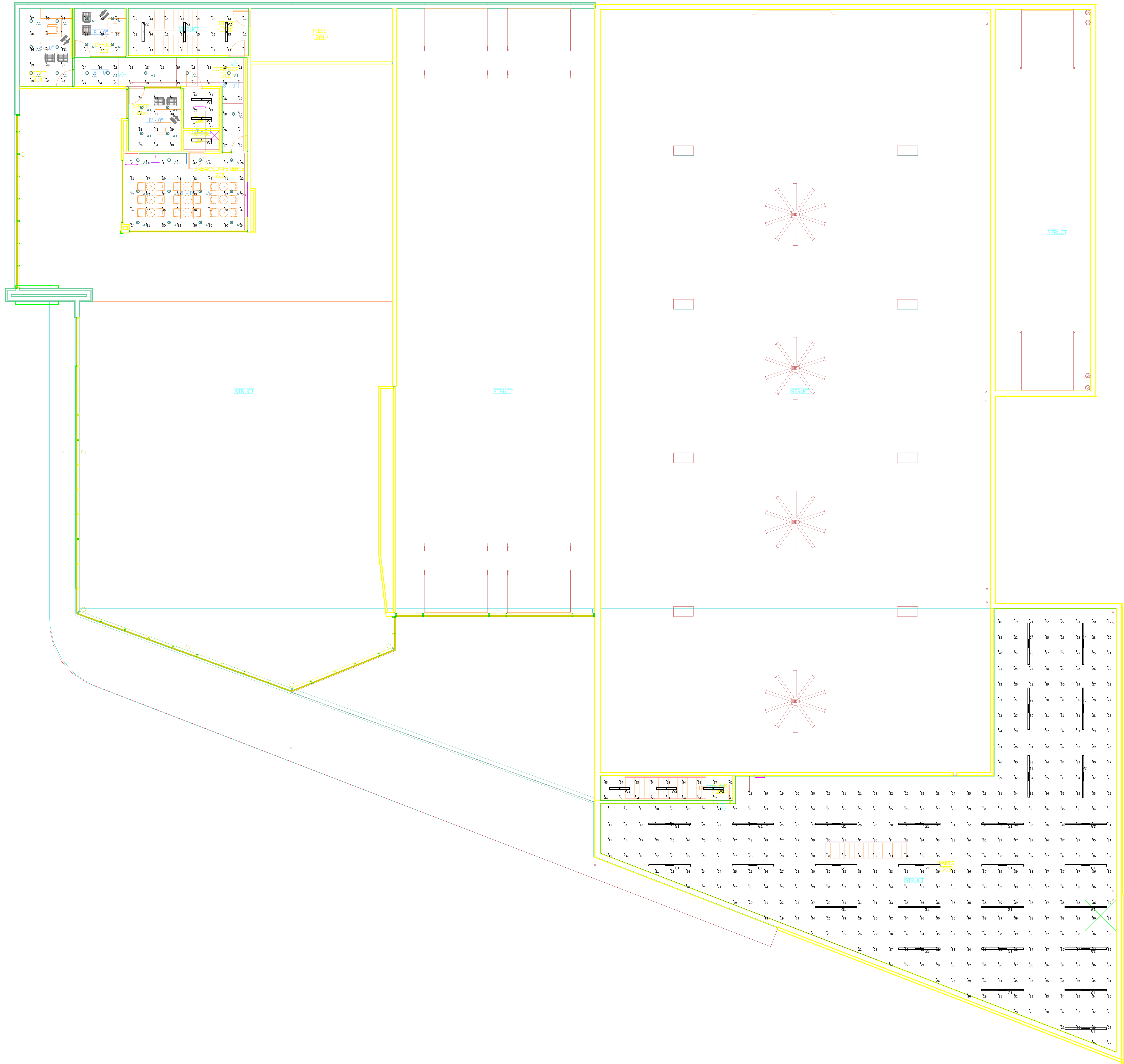


Comments	
#	Date
Revisions	

Eric Perkins
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Interior Lighting



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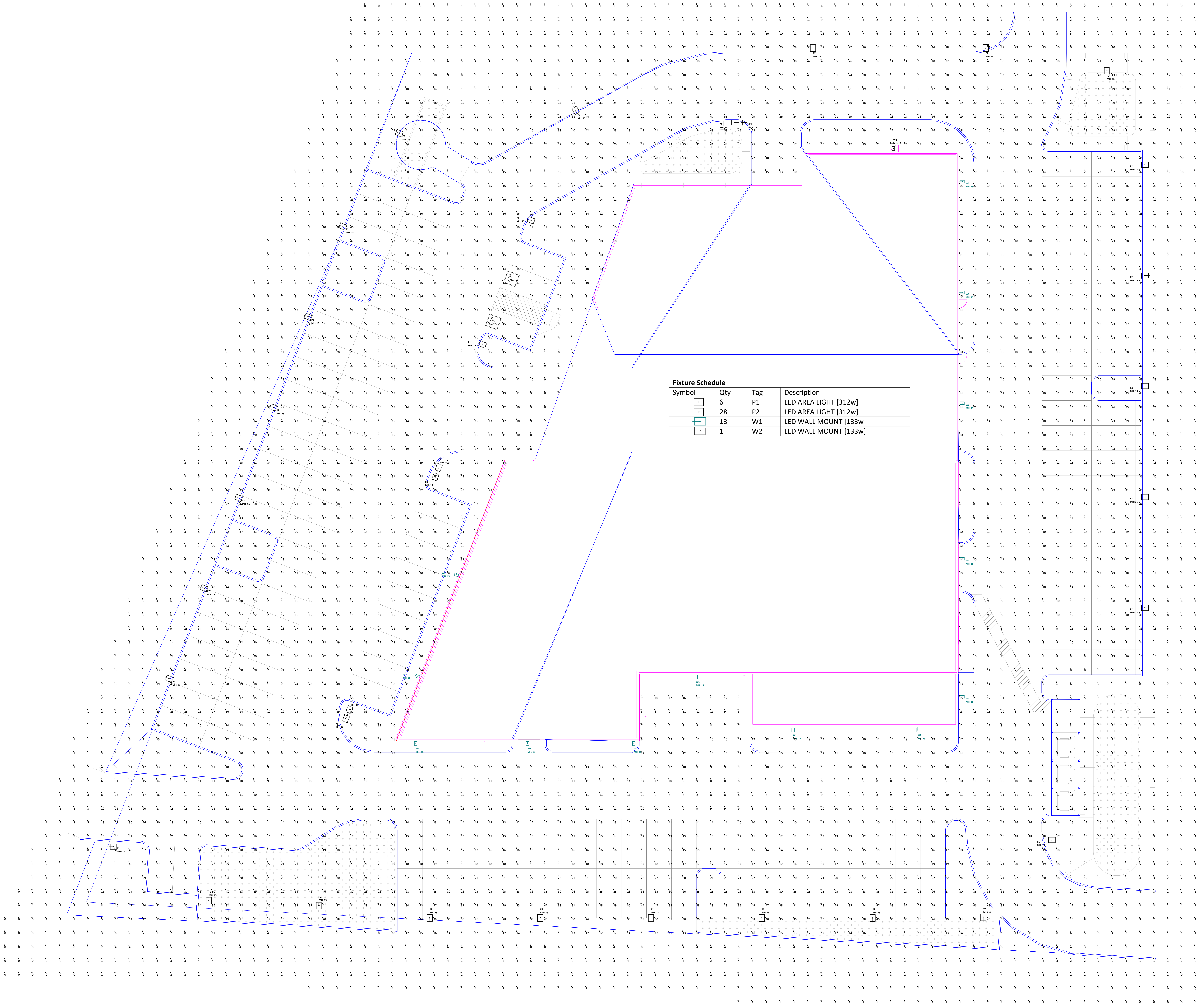
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



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John K. Swickard
SWICKARD AUTO GROUP

Mercedes [Palo Alto]
Interior Lighting



Fixture Schedule			
Symbol	Qty	Tag	Description
	6	P1	LED AREA LIGHT [312w]
	28	P2	LED AREA LIGHT [312w]
	13	W1	LED WALL MOUNT [133w]
	1	W2	LED WALL MOUNT [133w]



Comments

Date

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Mercedes of Palo Alto

Site Lighting