

388 CAMBRIDGE AVE

ARB RESUBMITTAL FOR MINOR ARCHITECTURAL REVIEW | APRIL 14, 2023

*PRIOR ARB APPROVAL RECEIVED ON MARCH 11, 2019 UNDER #15PLN-00249

*REVISION TO APPROVED BUILDING PERMIT #19000-02033



BRERETON

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PROJECT DESCRIPTION:

The 388 Cambridge - REV 1 is a slightly updated design modification from the prior approved Major ARB project for the same property named 400 Cambridge at that time. This project received ARB approval on March 11, 2019 and subsequent full department approval on December 23, 2020. Since that time, a new developer has taken over and some modifications have been made to make the building footprint, structural system and building systems more efficient and market ready. The prior approved overall design and materials remains intact.

The 388 Cambridge development includes the assembly of three adjacent parcels to create one 35,000gsf office/retail building with parking to accommodate 14 stalls. The three existing buildings are currently addressed as 380, 400, and 410 Cambridge Avenue, Palo Alto and are located in the Community Commercial Sub District – CC(2) Zoning District. The proposed design introduces a central building entry and lobby on Cambridge Avenue along with individual Ground Level retail space entries. The entire Ground Level is comprised of retail space activating the street front and surrounding neighborhood. Accessibility to the upper office levels is addressed by the introduction of a new passenger elevator accessed from a building lobby.

The proposed architecture unifies the site and creates identity with the introduction of a primary street-front building entry accentuated as a 2-story element in the façade design. The façade both unifies and breaks down the Cambridge Elevation to introduce a massing and scale appropriate to the neighborhood and adjoining structures. The building introduces two prominent masses straddling a central building lobby. The west massing of the building is a 3-story brick structure, while the east massing introduces a 2-story brick arched base capped with a 1-story metal+glass attic or upper floor.

The Cambridge Avenue street frontage includes 3 significant recesses that break-up the overall massing of the building and create interest and events along the public sidewalk. The east-most recess introduces an area for street front tables and chairs which connects to an eastern lot line setback to create an 'L-shaped' micro plaza. These street front events, along with the architecture, help to reduce the perceived size of the building and add interest to the pedestrian experience on the Cambridge Avenue right of way.

The building includes two light wells on the west property line. These setbacks provide additional natural light and air to the adjoining condominiums. The building's east facade is articulated with concrete + steel decks and the potential for public art facing onto the adjoining public parking lot. The north facade is setback +10ft from the rear property line, which has a 7ft height fence and landscape screening between the primary and the neighboring lot.

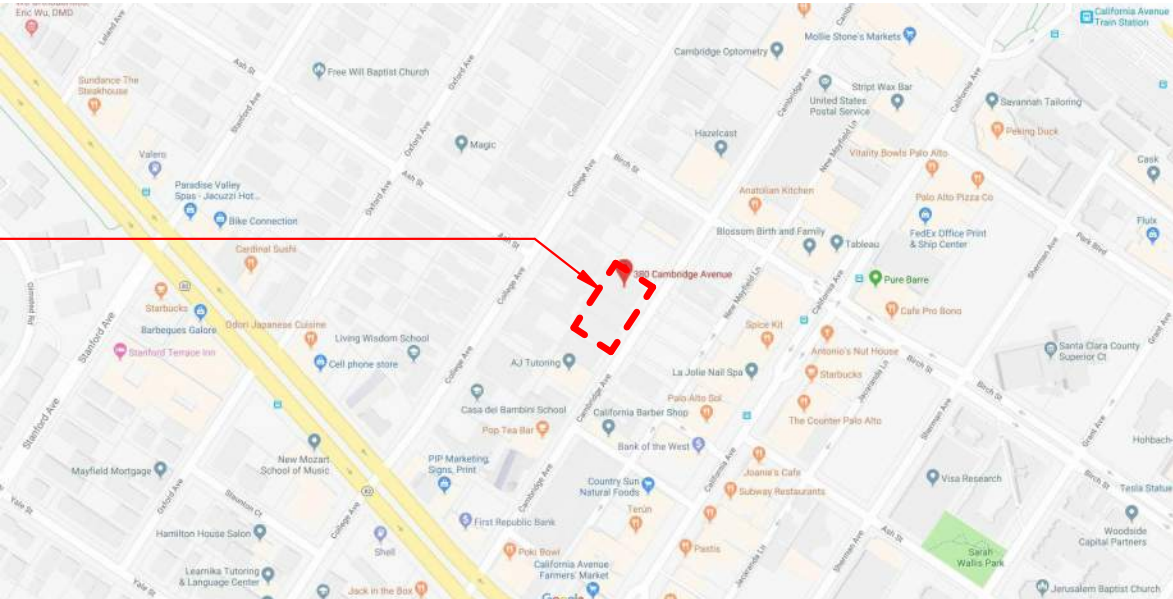


PROJECT DATA TABLE

VICINITY MAP

1. LOT AREA	= 17,500 SF
2. SITE COVERAGE:	
• EXISTING	= 16,754 SF / 17,500 SF = 0.957
• PROPOSED	= 15,495 SF / 17,500 SF = 0.885
3. FLOOR AREA:	
• EXISTING RETAIL	= 1,869 SF
• EXISTING OFFICE	= 30,214 SF
• EXISTING TOTAL SF	= 32,083 SF
• PROPOSED RETAIL	= 3,473 SF
• PROPOSED OFFICE	= 31,527 SF
• PROPOSED TOTAL SF	= 35,000 SF
• PROPOSED NEW RETAIL	= 1,604 SF
• PROPOSED NEW OFFICE	= 1,313 SF
4. SETBACKS:	
• NORTH	= 10'
• SOUTH	= 0'
• EAST	= 0'
• WEST	= 0'
5. HEIGHT (PAMC 18.04)	= 35'
6. REQUIRED PARKING	
• CAR PARKING:	
• PARKING FOR NEW RETAIL: (1,604 SF / 240 SF/SPACE)	= 7 SPACES
• PARKING FOR NEW OFFICE: (1,313 SF / 310 SF/SPACE)	= 5 SPACES
• TOTAL PARKING FOR NEW BUILDING AREA:	= 12 SPACES
• EXISTING ON SITE PARKING:	= 2 SPACES
• TOTAL REQUIRED PARKING:	= 14 SPACES
• TOTAL PROPOSED PARKING (10 RETAIL + 4 OFFICE):	= 14 SPACES

- ALL SPACES PROVIDED ARE ELECTRIC VEHICLE (EV) SPACES

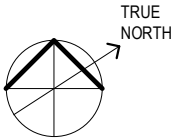
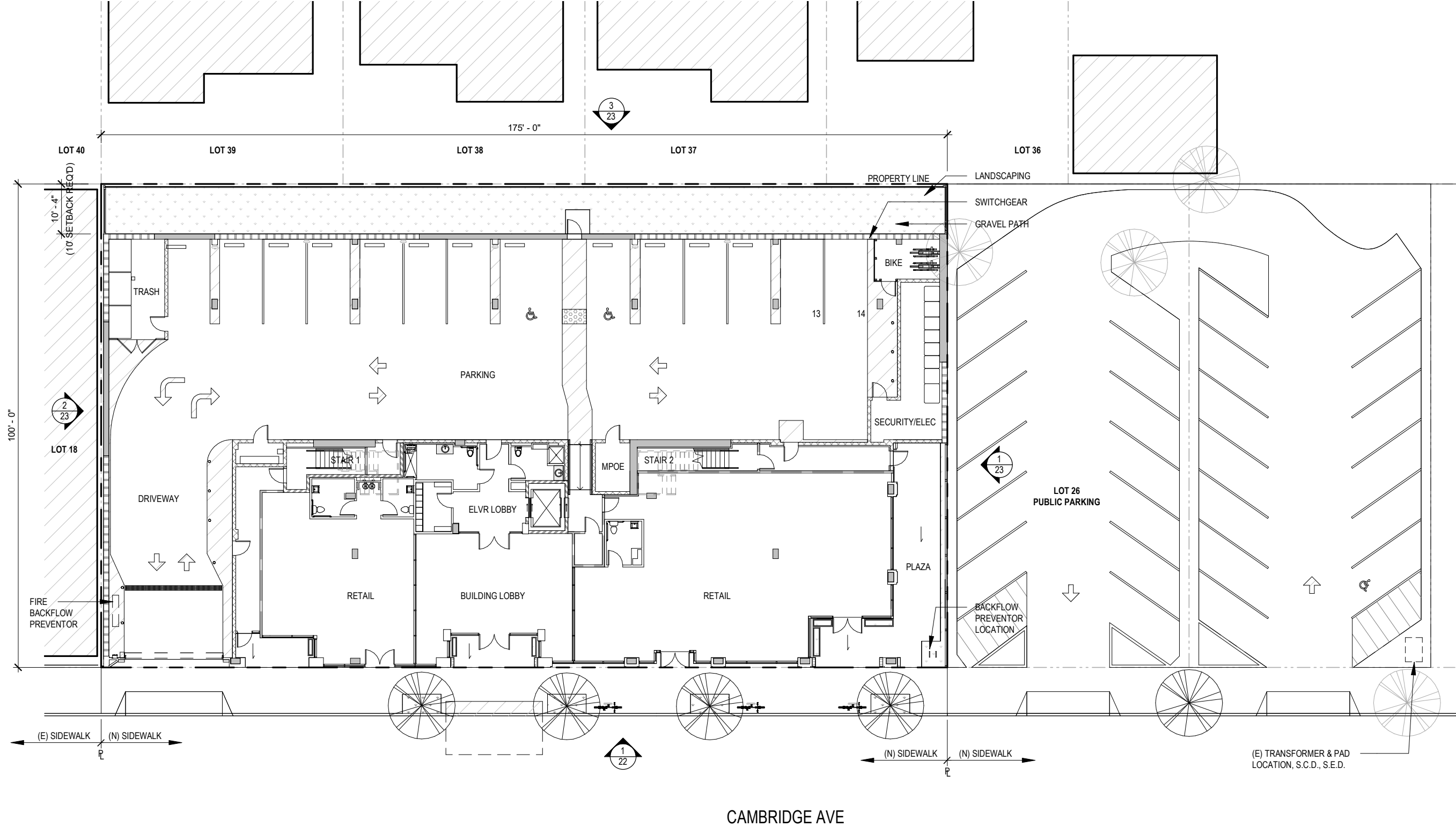


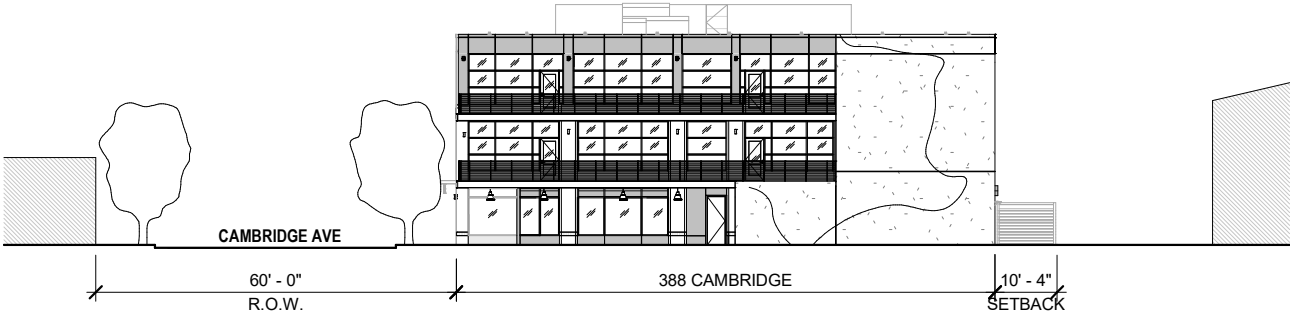
6. REQUIRED PARKING (CONT.)	
• BIKE PARKING:	
(FOR CALIFORNIA AVE PARKING ASSESSMENT DISTRICT, PER PALO ALTO MUNICIPAL CODE, SECTION 18.52.040, TABLE 2)	
• RETAIL (A, INTENSIVE):	1 PER 2,400 SF
• 3,473 SF / 2,400	= 1.45 BICYCLE PARKING SPACES
• LONG TERM	= 20% X 1.45 = 0.29
• SHORT TERM	= 80% X 1.45 = 1.16
• GENERAL BUSINESS OFFICE:	1 PER 3,100 SF
• 31,527 SF / 3,100	= 10.17 BICYCLE PARKING SPACES
• LONG TERM	= 60% X 10.17 = 6.102
• SHORT TERM	= 40% X 10.17 = 4.068
• REQUIRED LONG TERM	= 0.29 + 6.102 = 7 (6.392)
• REQUIRED SHORT TERM	= 1.16 + 4.068 = 6 (5.228)

• LOADING SPACES = 1

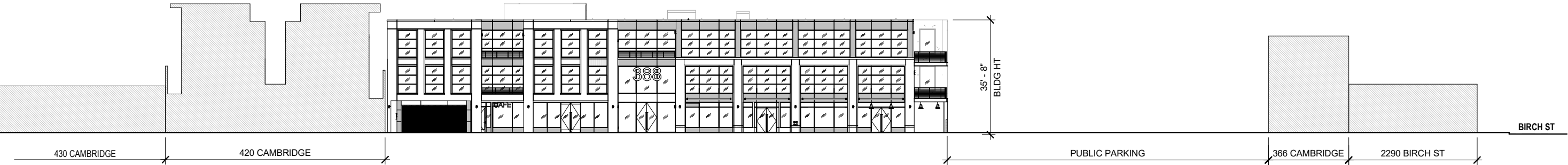
7. BUILDING OCCUPANCY CLASS = M, MERCANTILE
B, OFFICE



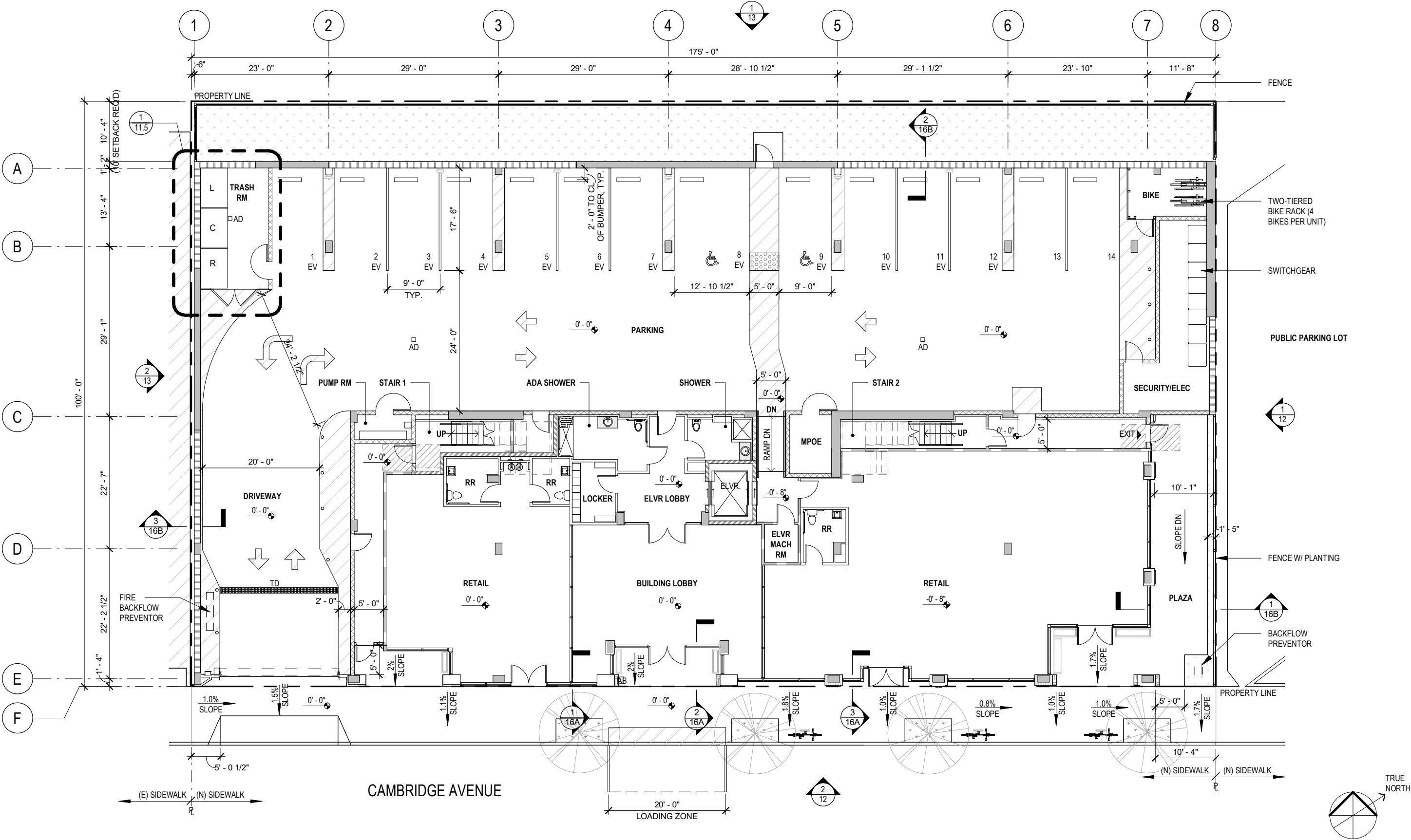


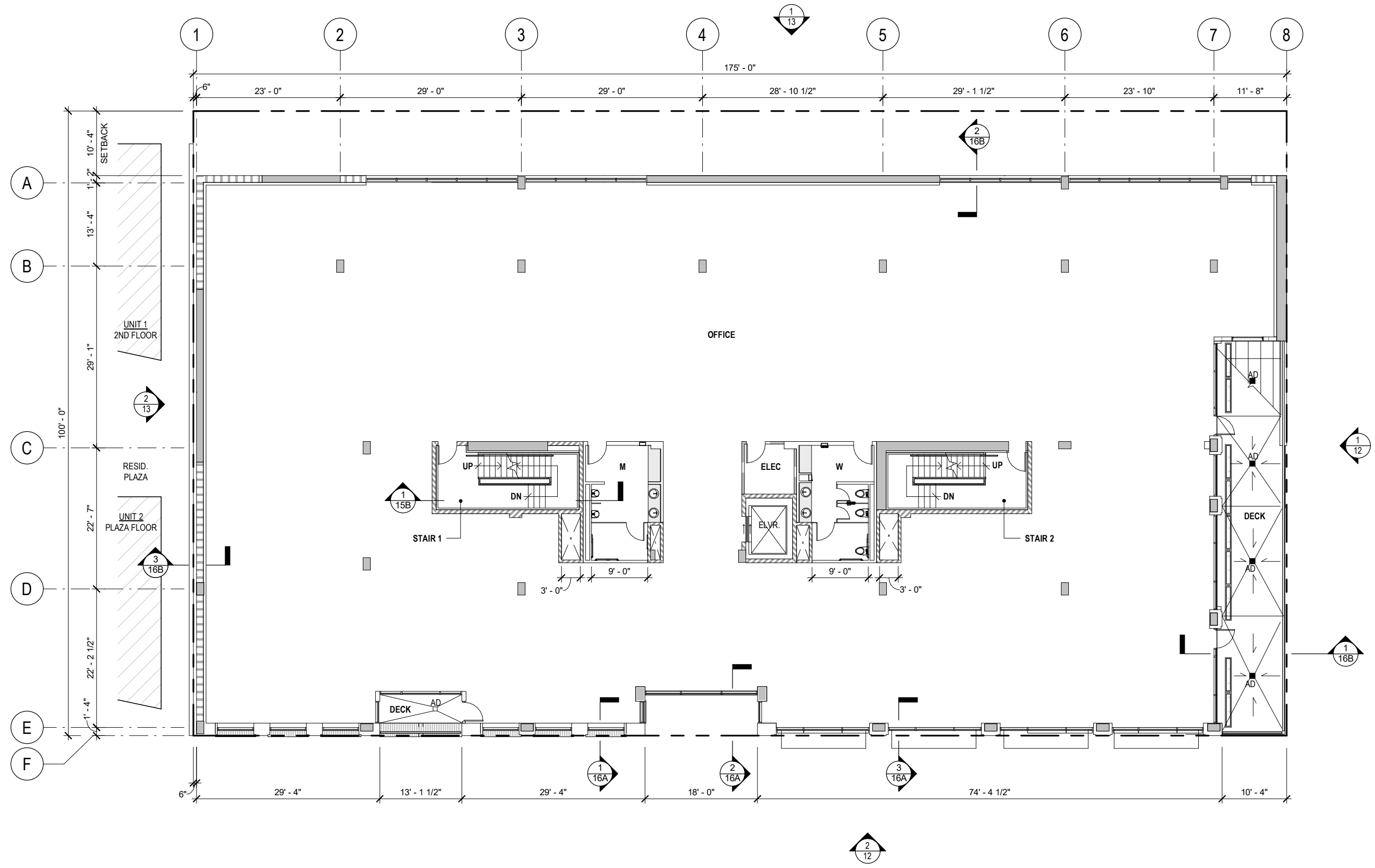


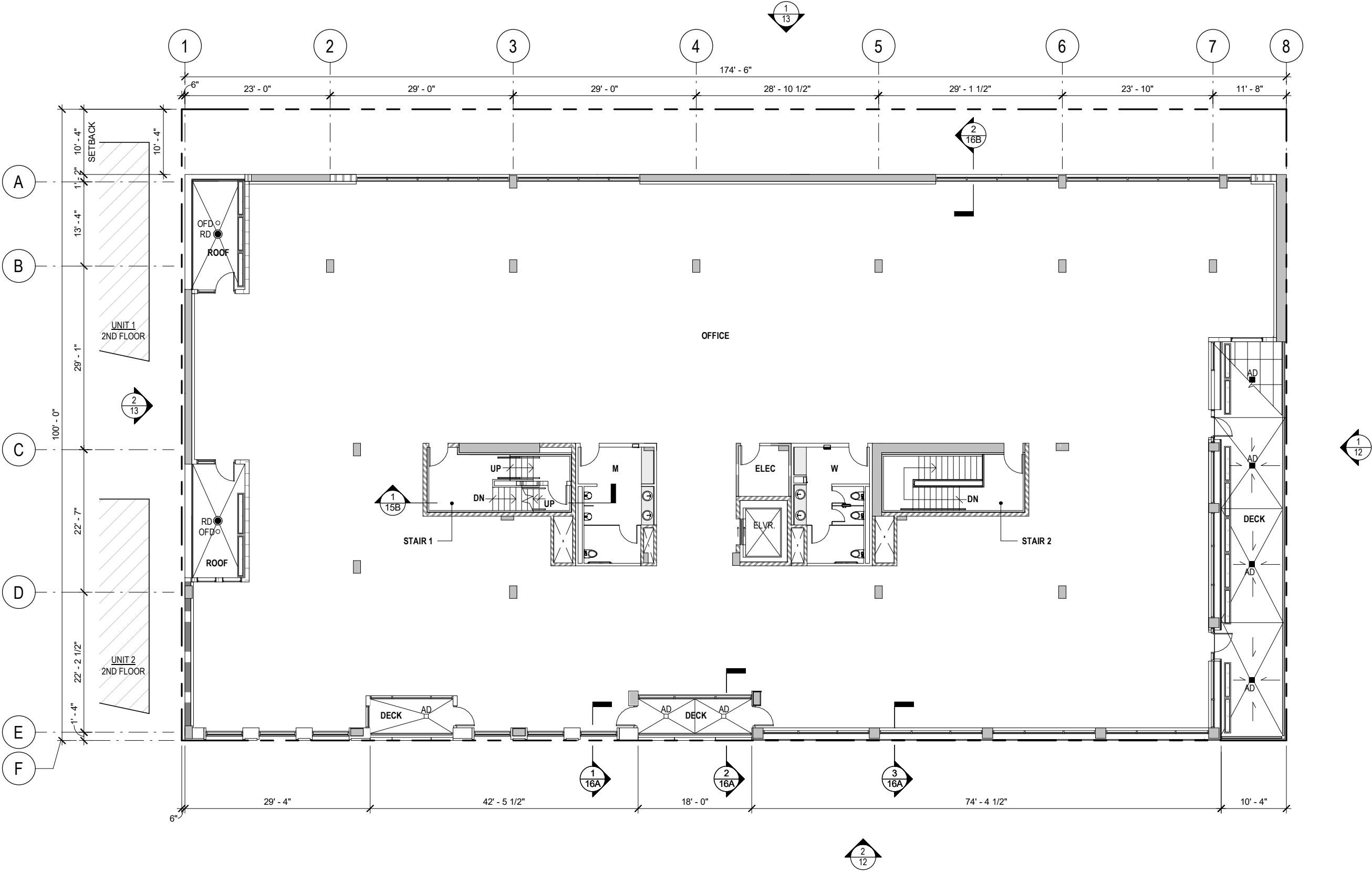
EAST/PARKING LOT - SITE SECTION/ELEVATION 2
1/32" = 1'-0"

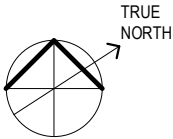
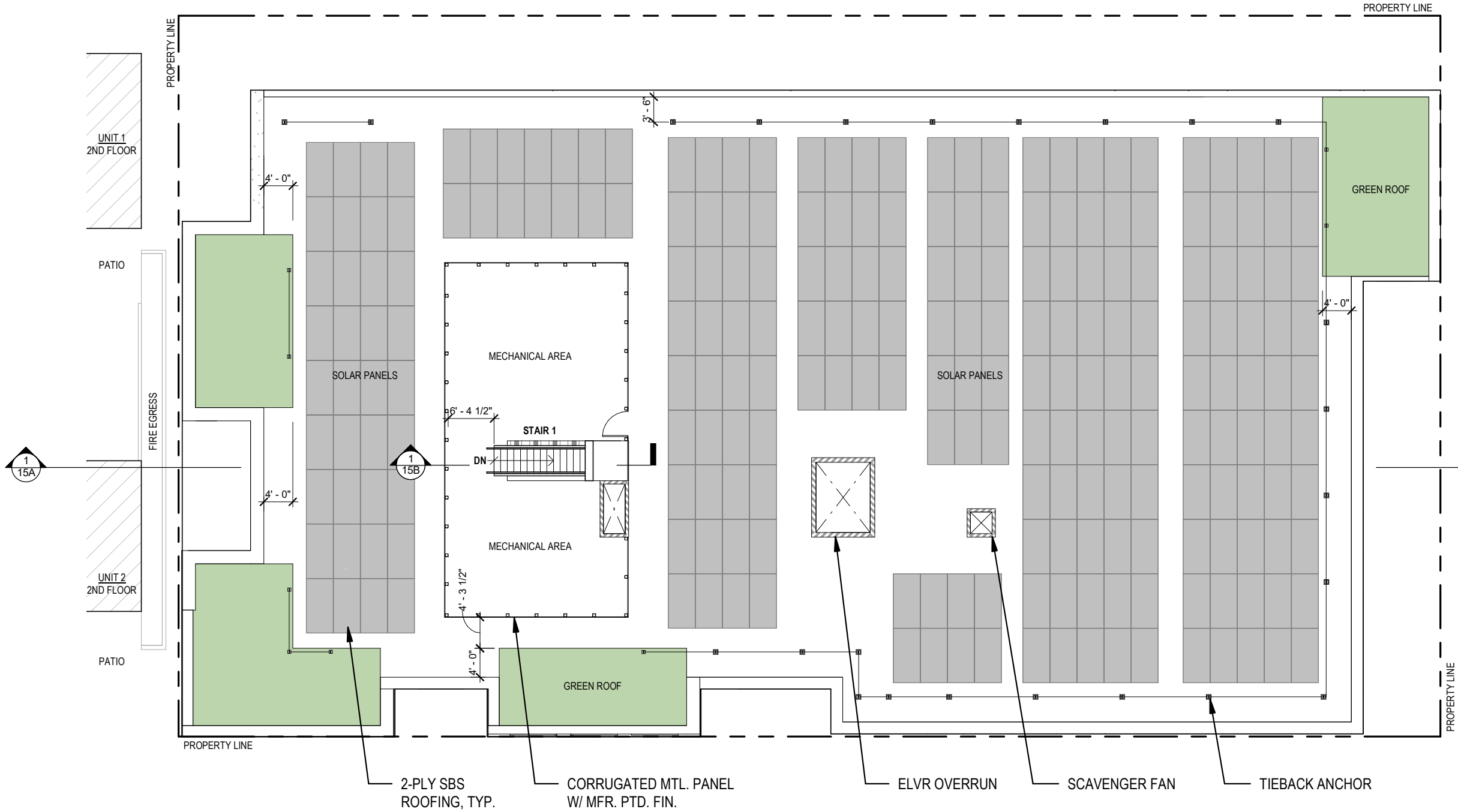


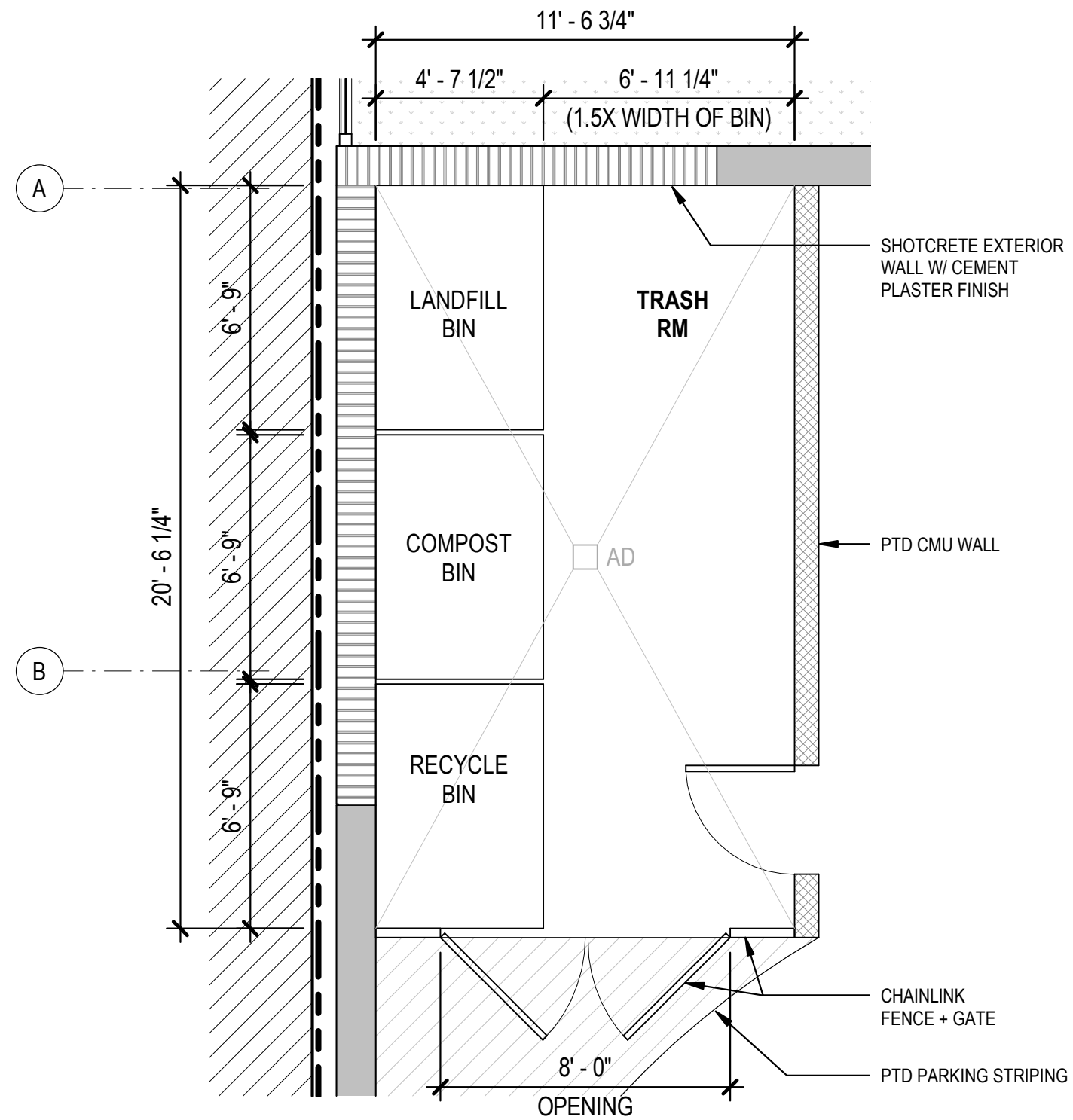
SOUTH/CAMBRIDGE AVE - STREET ELEVATION 1
1/32" = 1'-0"

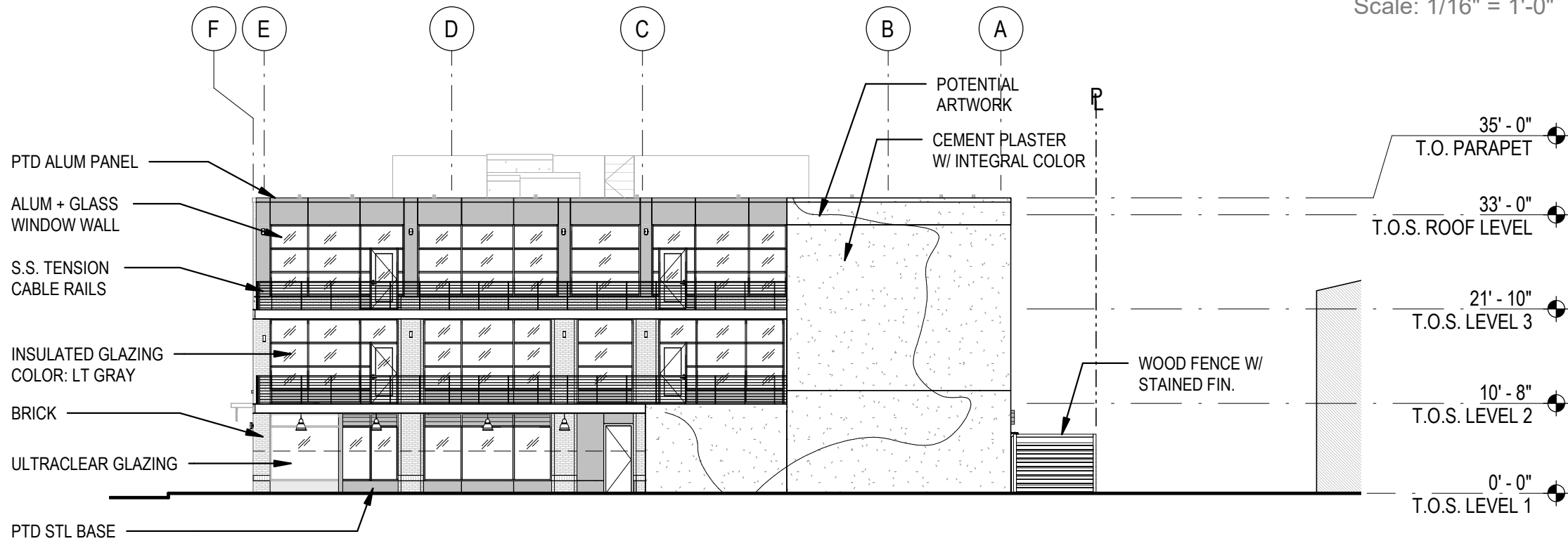




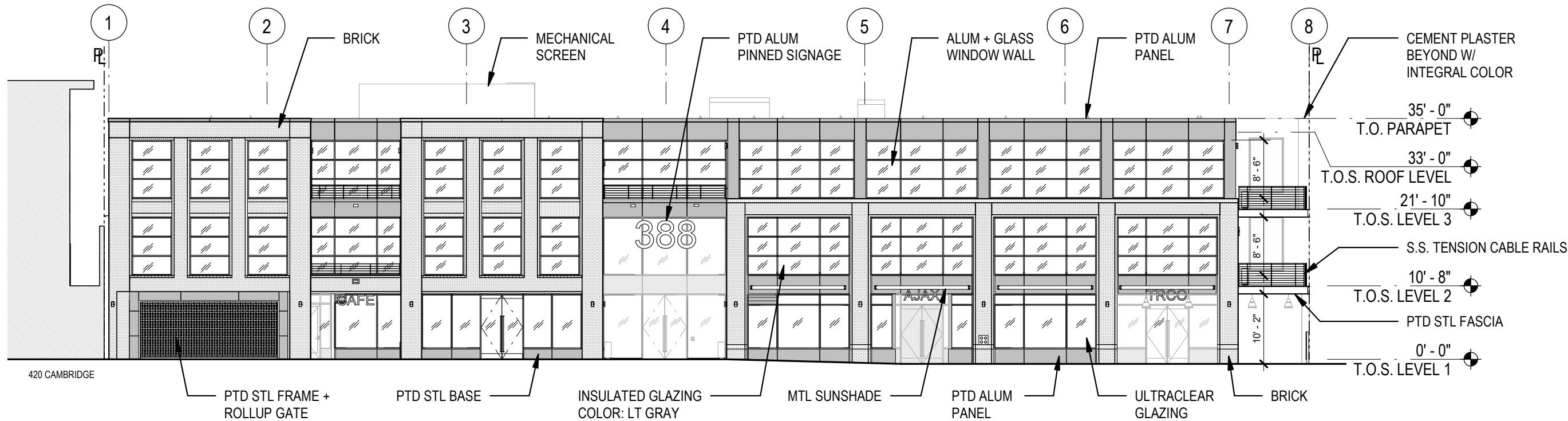




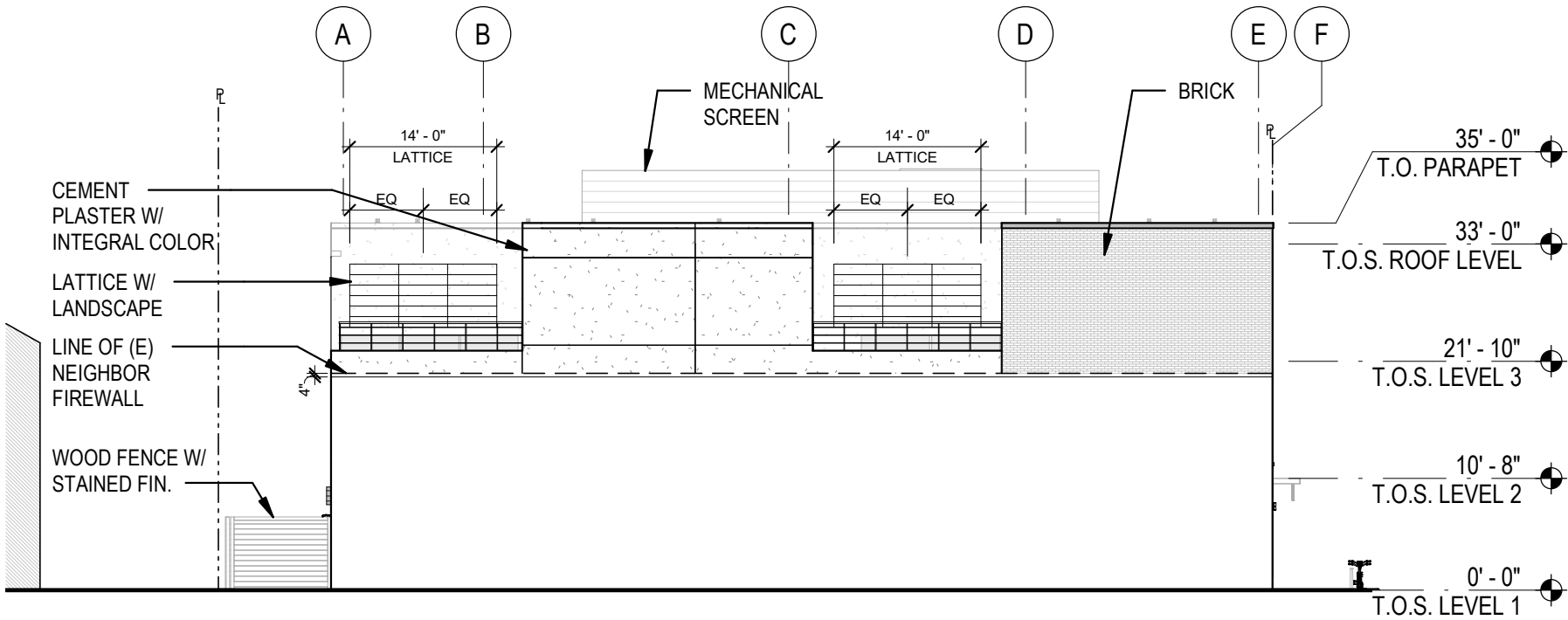




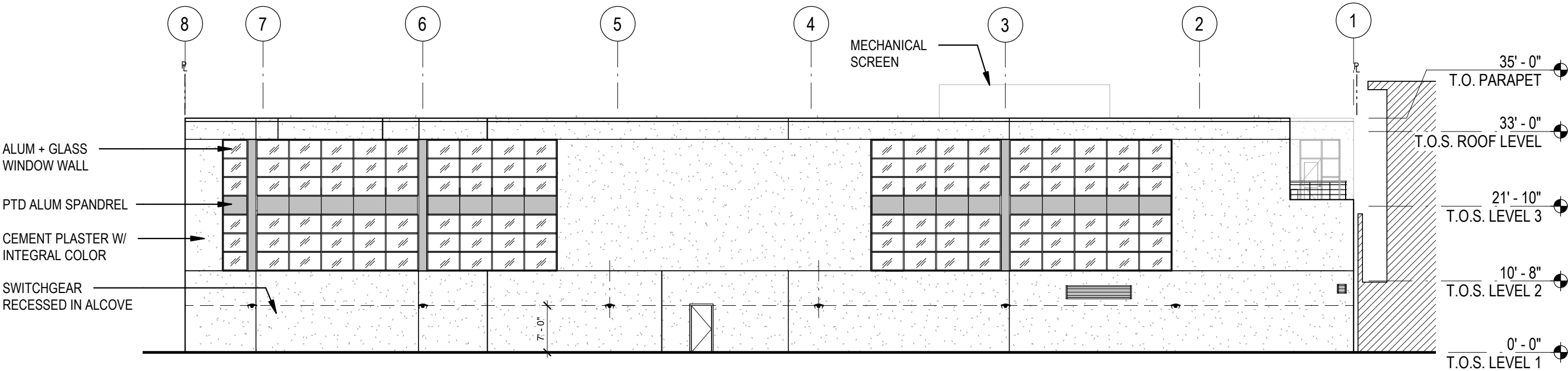
EAST ELEVATION
1/16" = 1'-0" 1



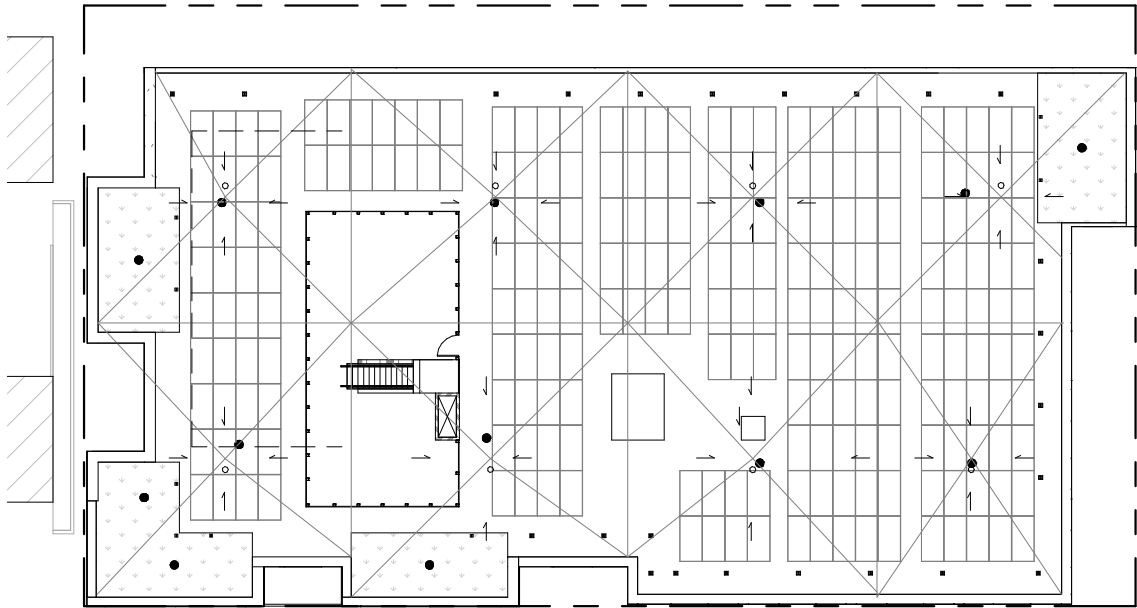
SOUTH ELEVATION
1/16" = 1'-0" 2



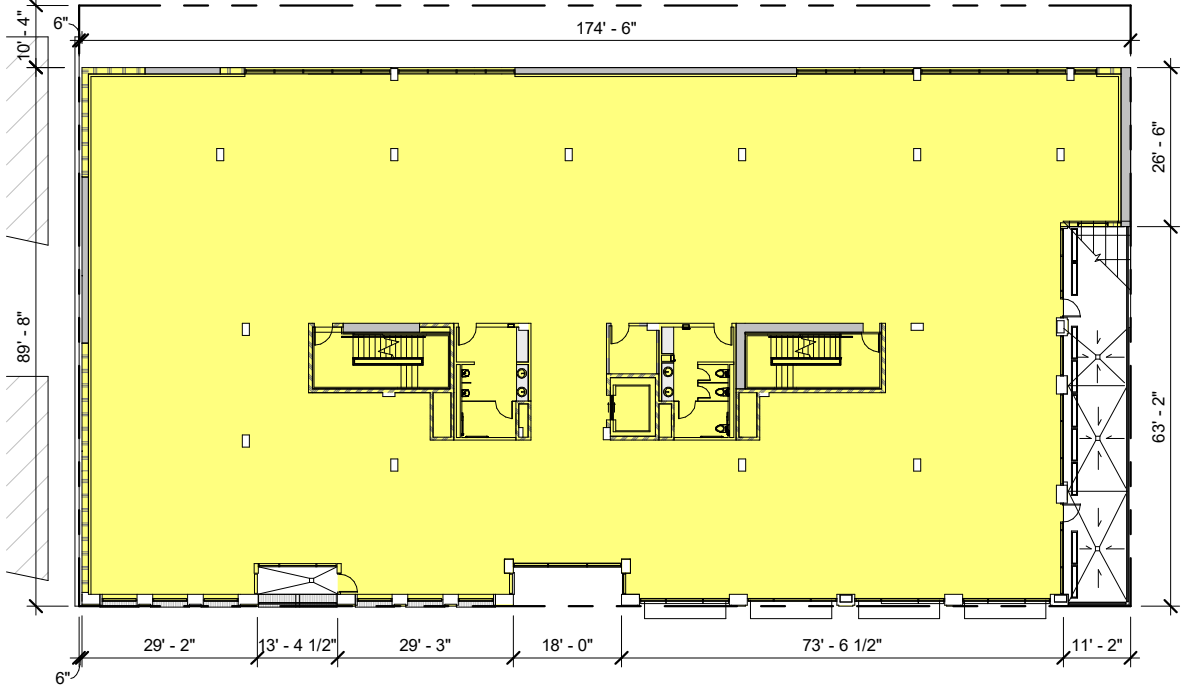
WEST ELEVATION
1/16" = 1'-0" 2



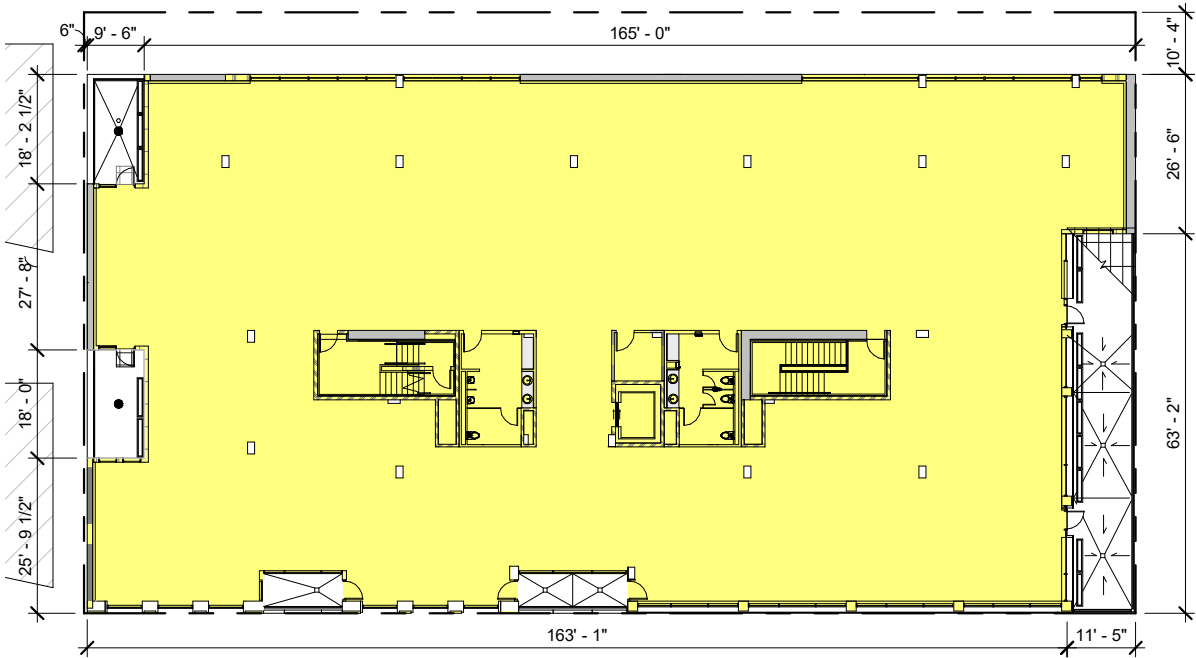
NORTH ELEVATION
1/16" = 1'-0" 1



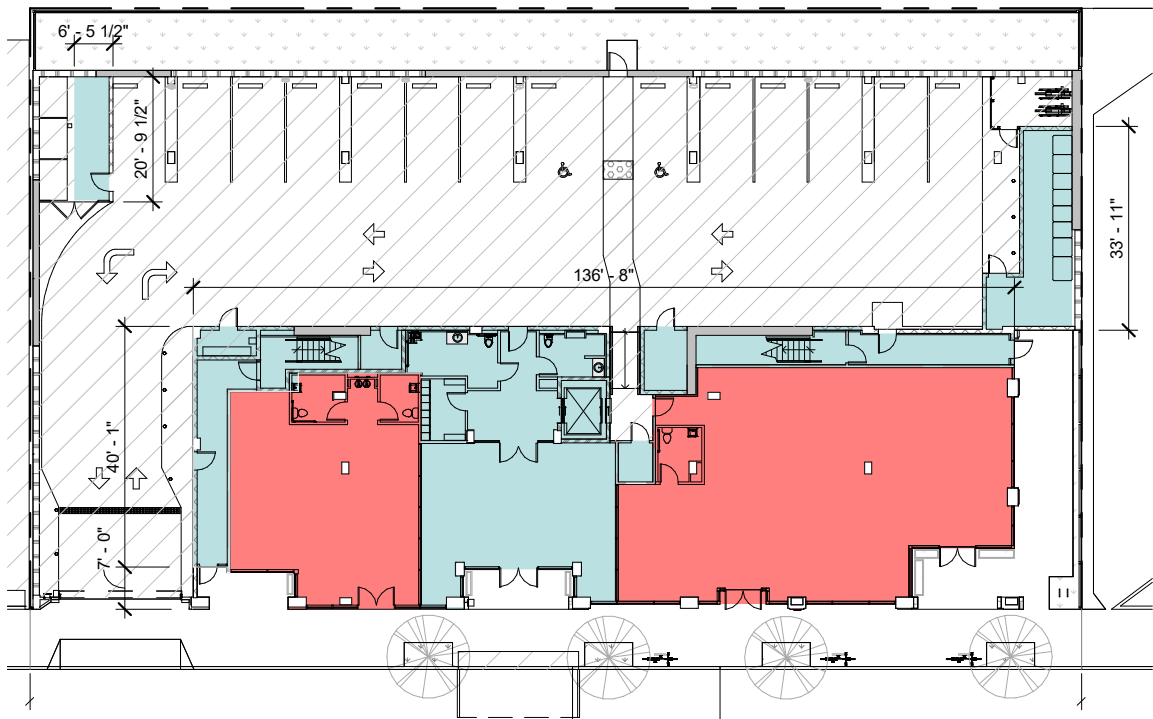
LEVEL 4 - AREA STUDY



LEVEL 2 - AREA STUDY



LEVEL 3 - AREA STUDY



LEVEL 1 - AREA STUDY

LEGEND

- COMMON/CIRCULATION
- RETAIL
- OFFICE
- PARKING

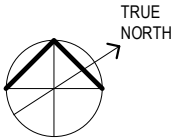
BUILDING GROSS SQUARE FOOTAGE

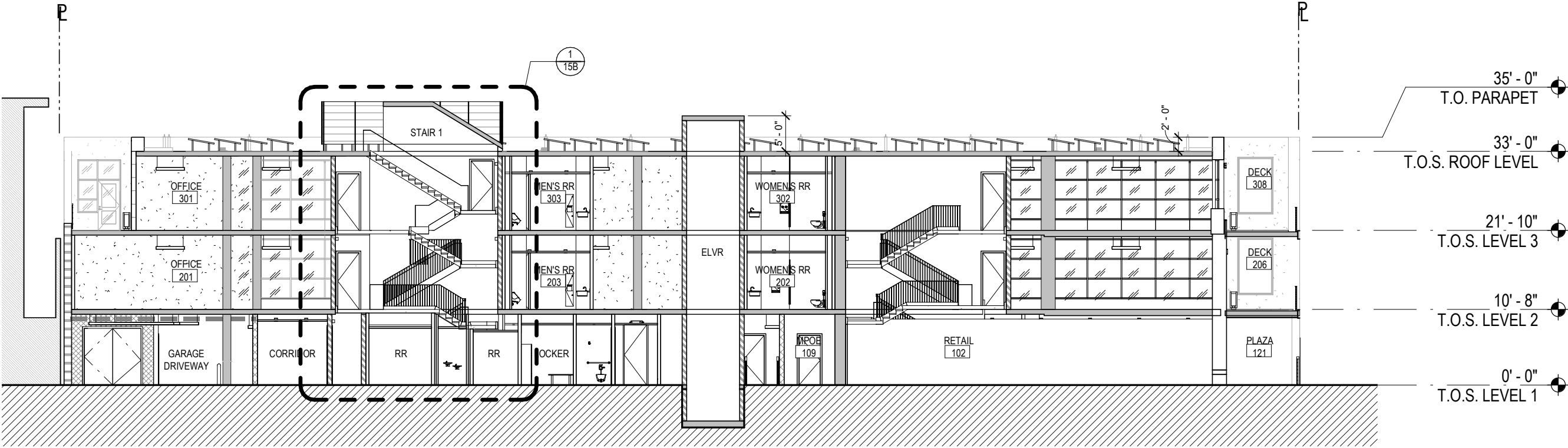
LEVEL 1
- OFFICE/COMMON: 2,581 SF
- RETAIL: 3,473 SF

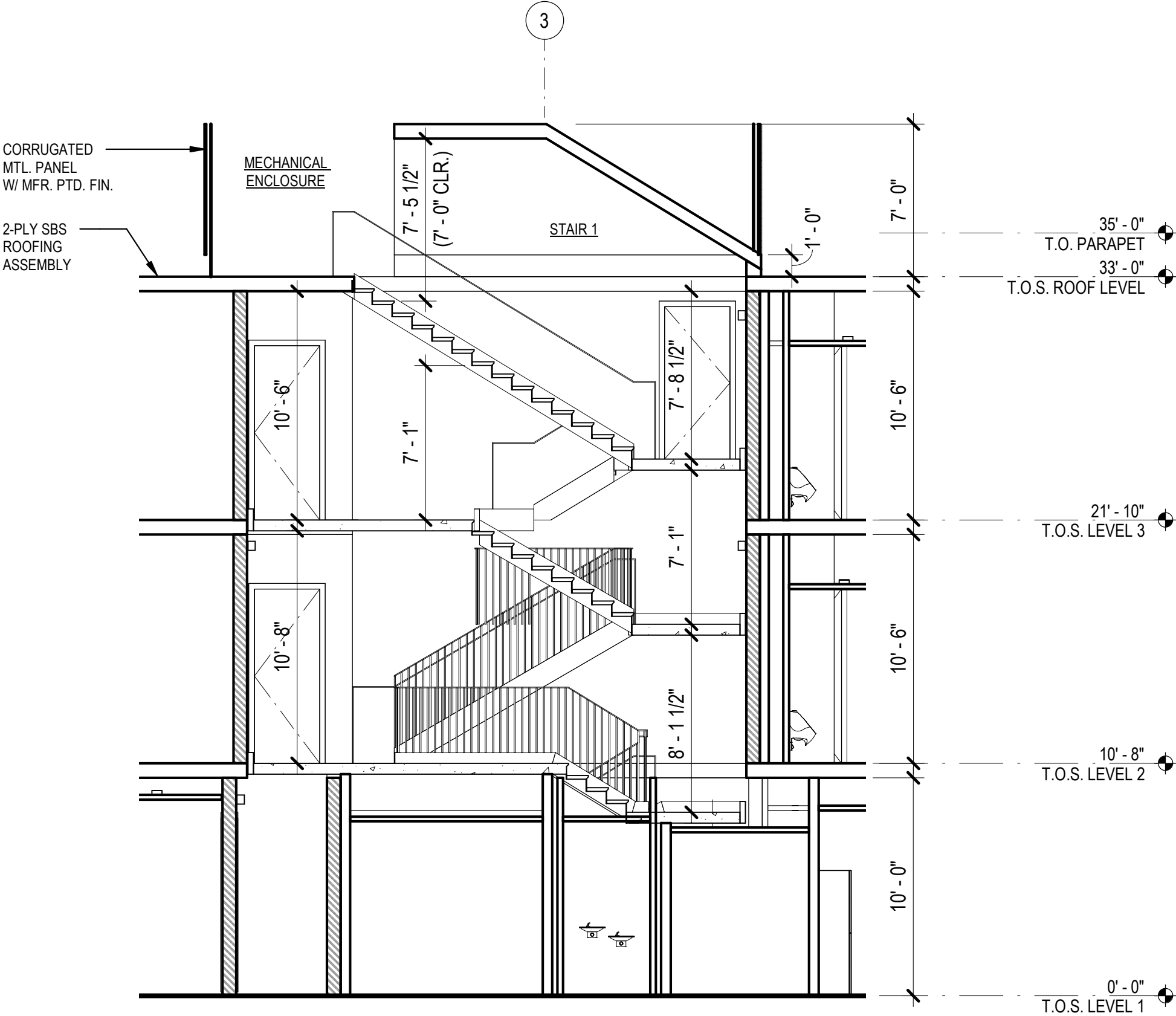
LEVEL 2
- OFFICE: 14,667 SF

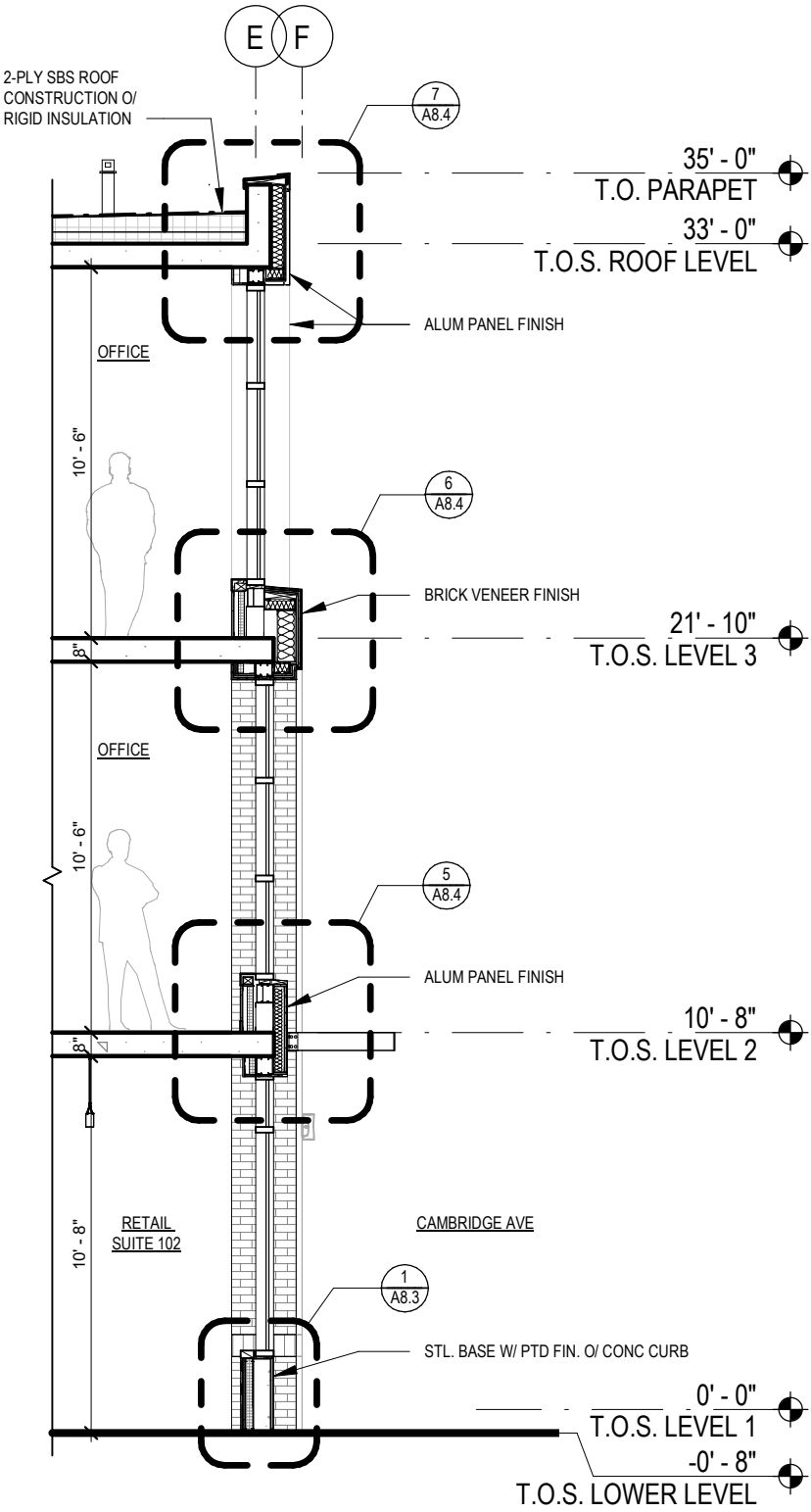
LEVEL 3
- OFFICE: 14,279 SF

TOTAL BUILDING AREA: 35,000 SF
(EXCLUDING PARKING)





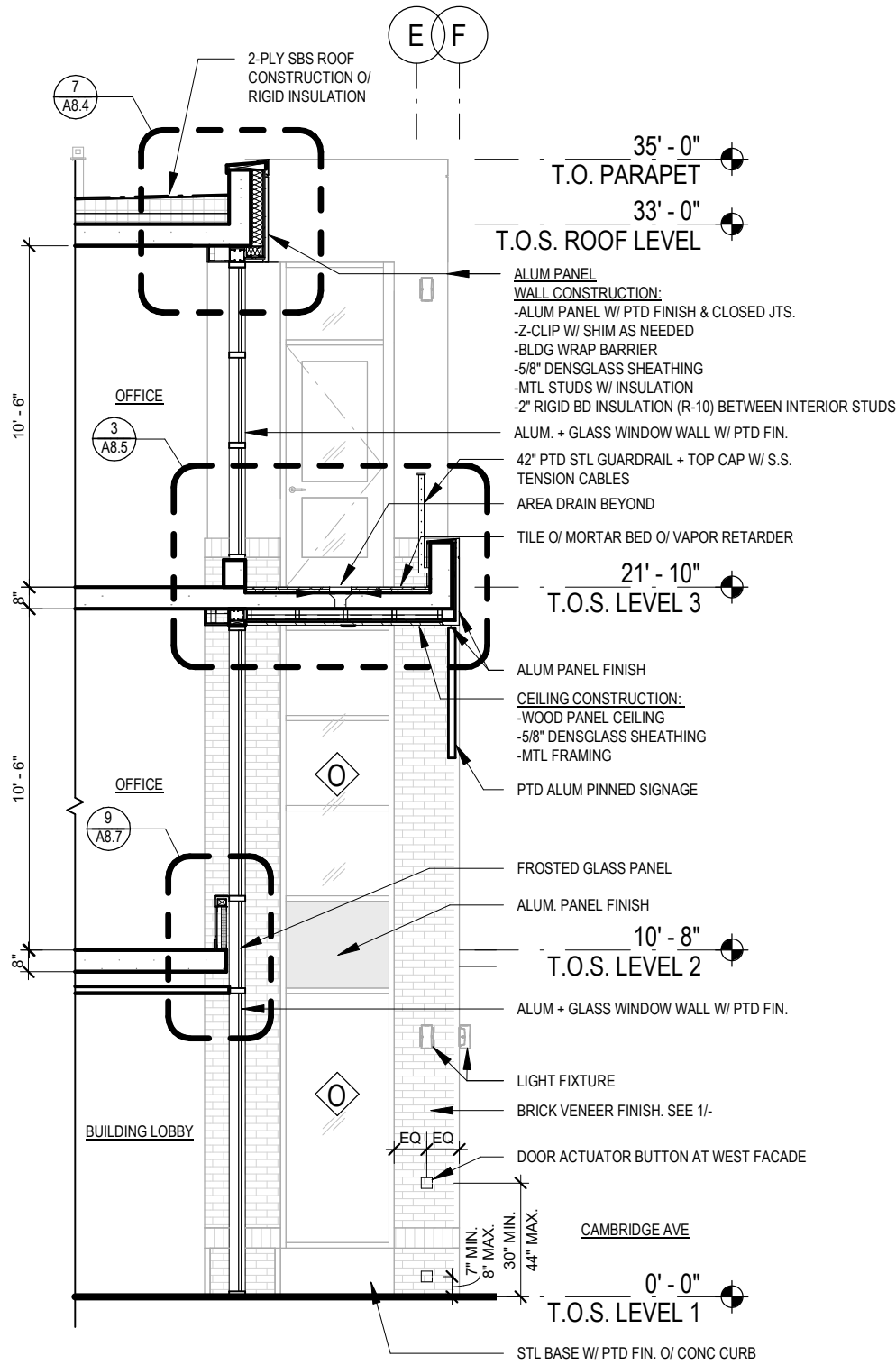




WALL SECTION C-C

3/16" = 1'-0"

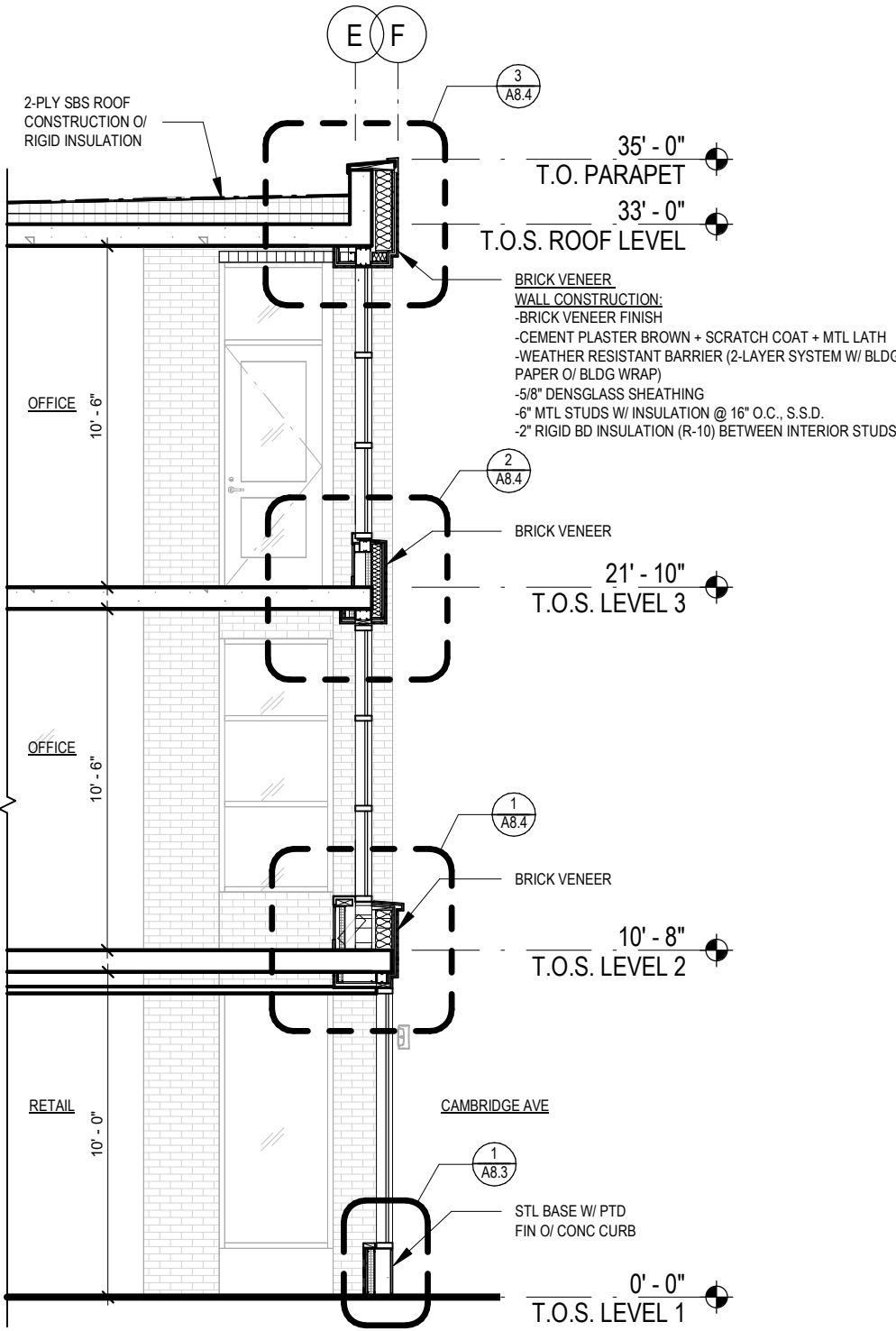
3



WALL SECTION B-B

3/16" = 1'-0"

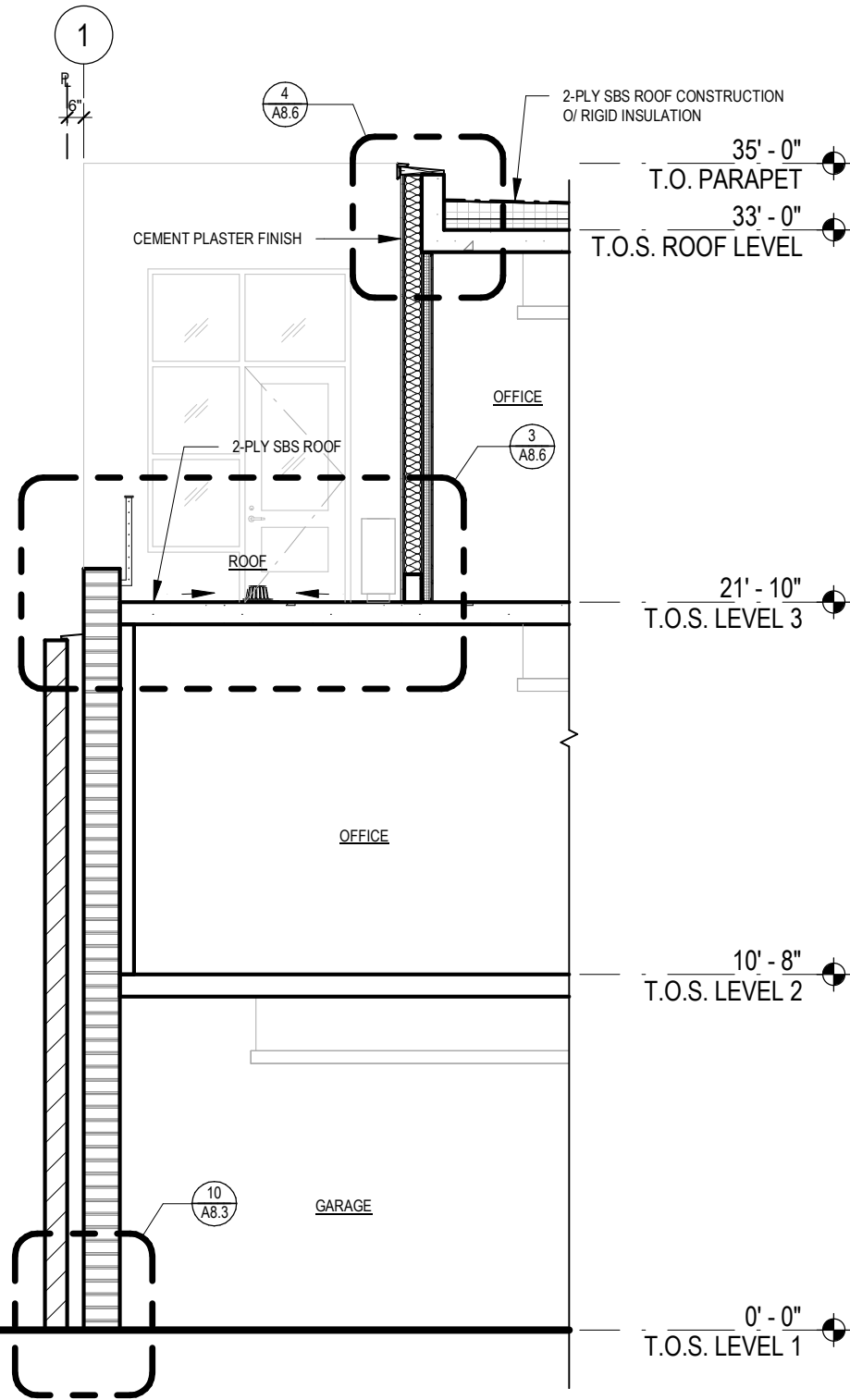
2



WALL SECTION A-A

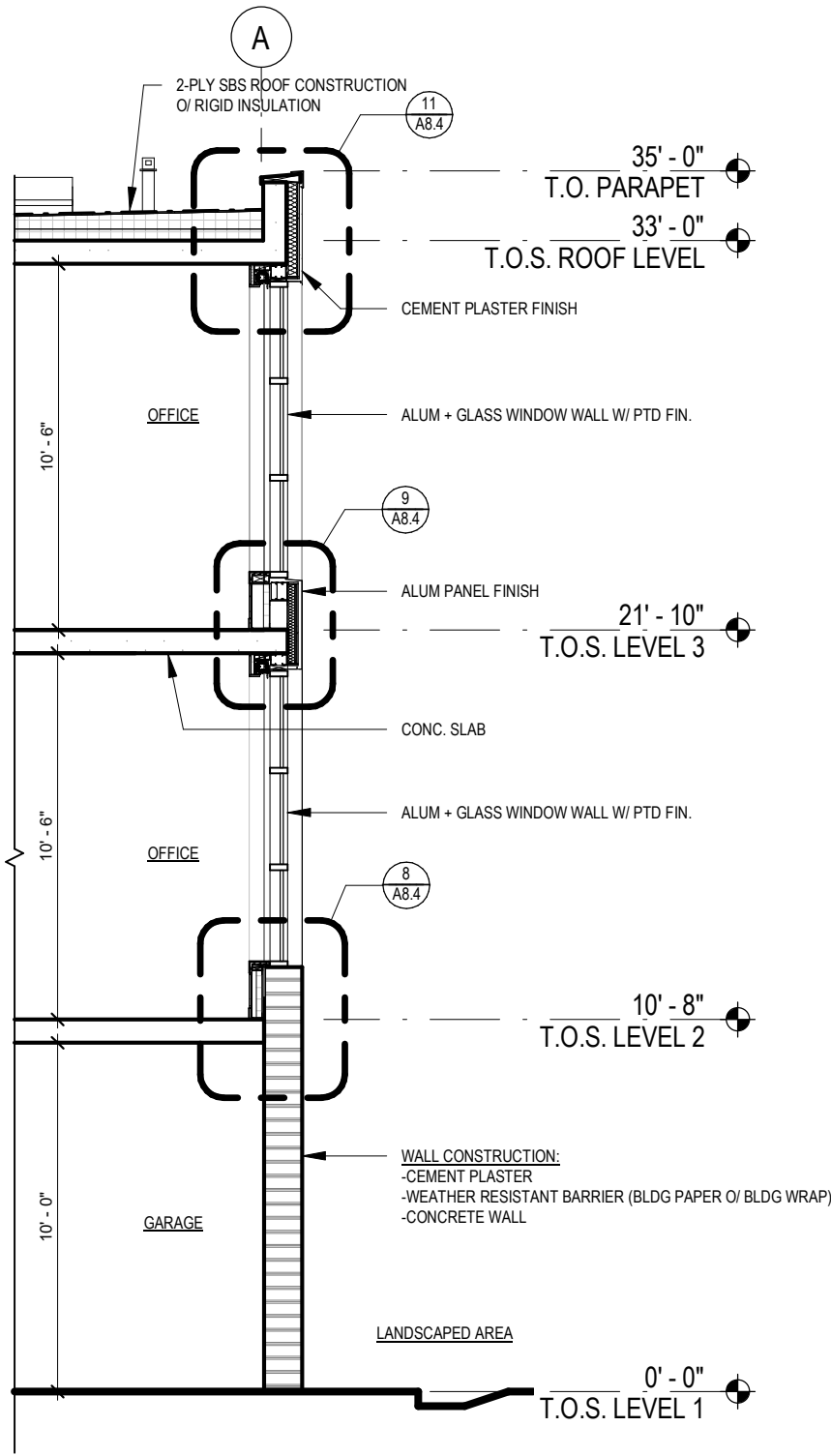
3/16" = 1'-0"

1



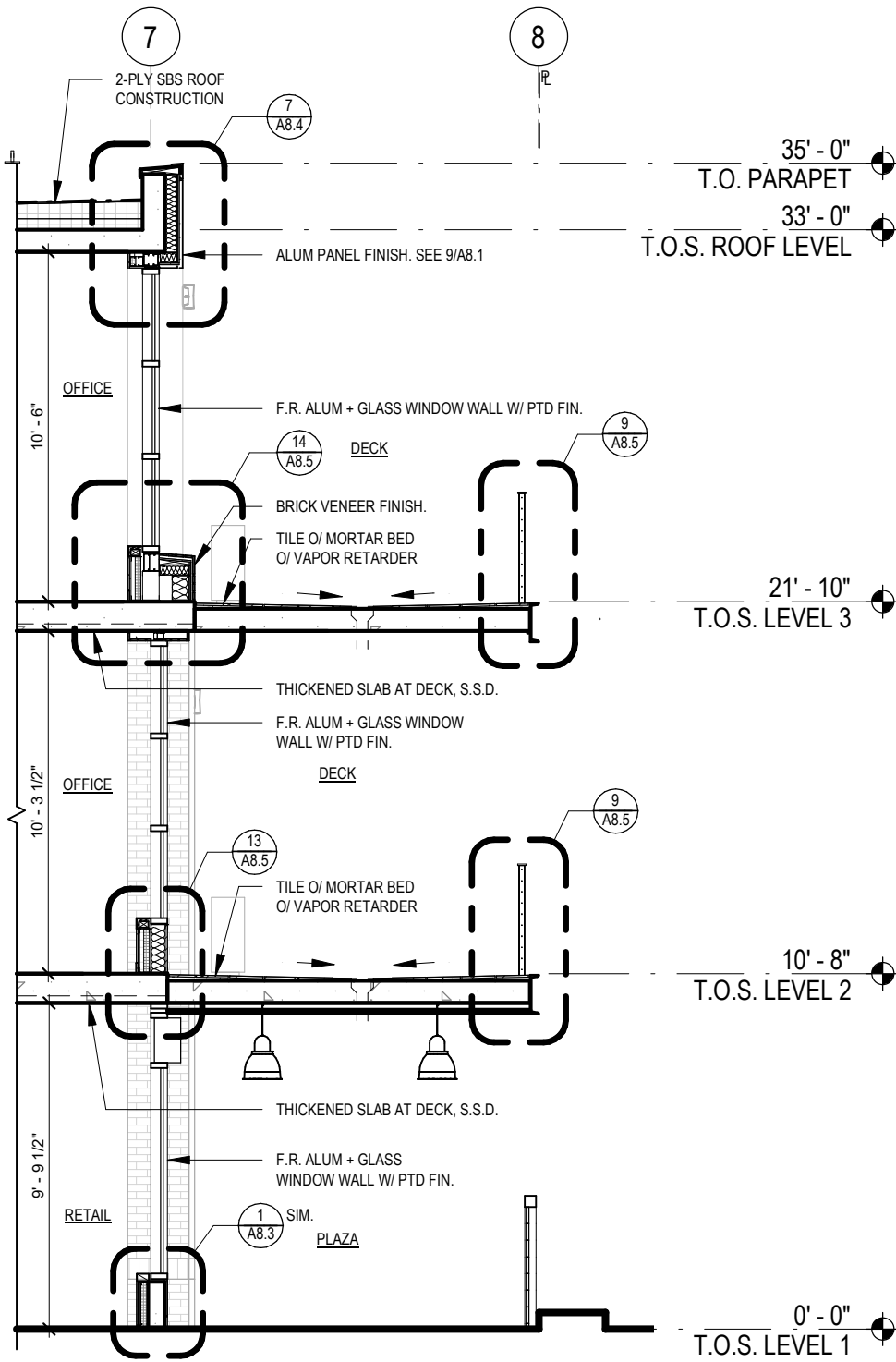
WALL SECTION F-F
3/16" = 1'-0"

3



WALL SECTION E-E
3/16" = 1'-0"

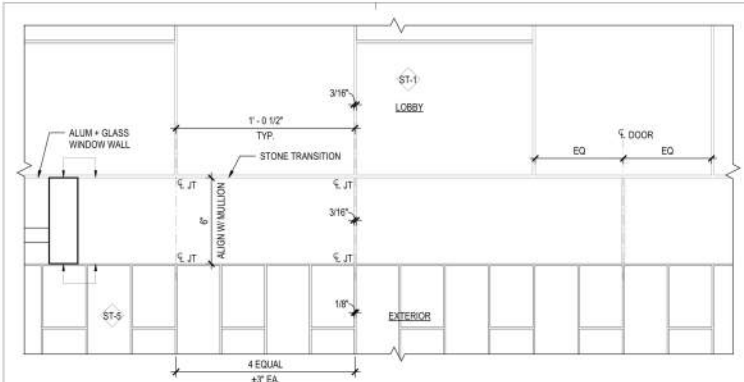
2



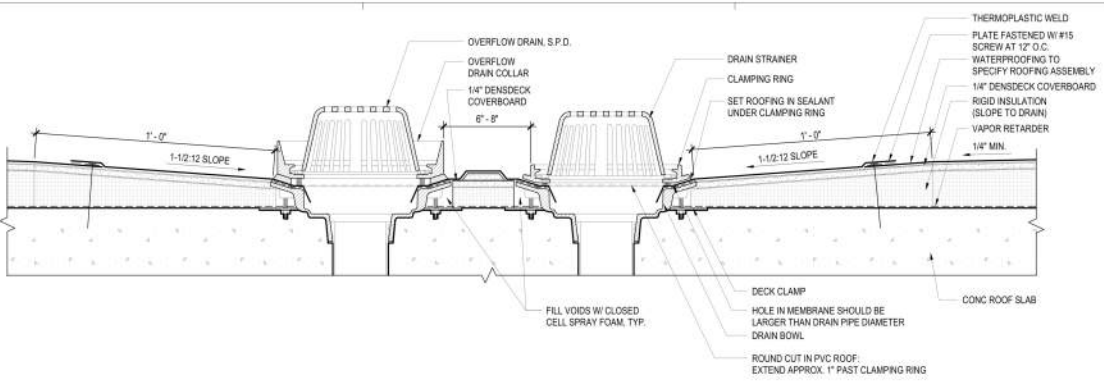
WALL SECTION D-D
3/16" = 1'-0"

1

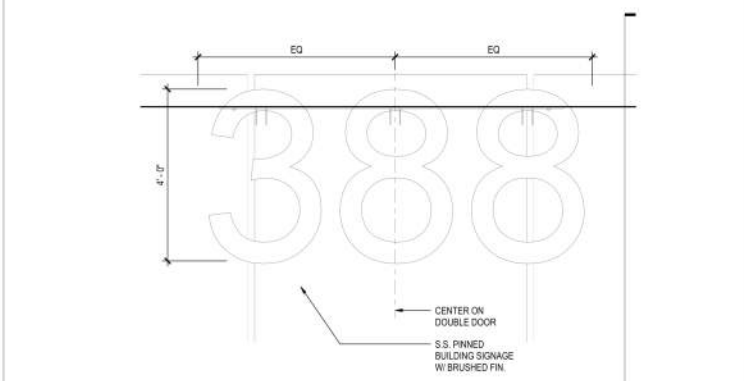
FOR FULL SIZED SHEET, SEE APPENDIX, SHEET A8.3



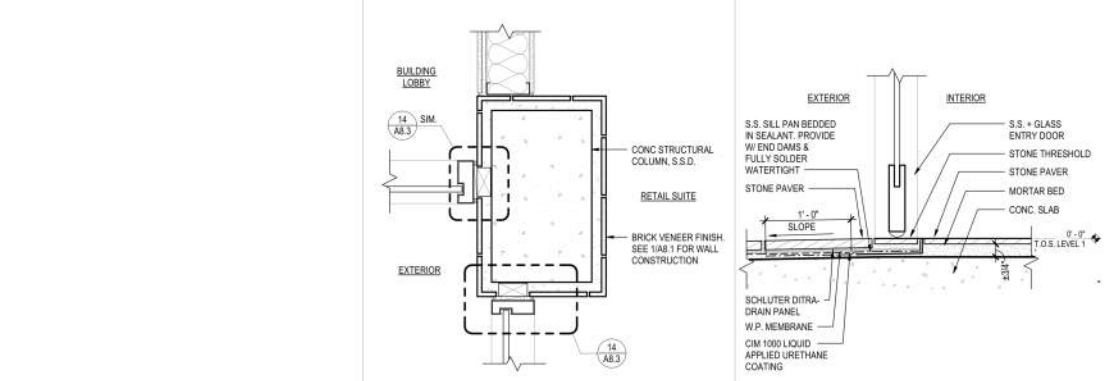
LOBBY PAVING & TRANSITION PATTERN



ROOF DRAIN

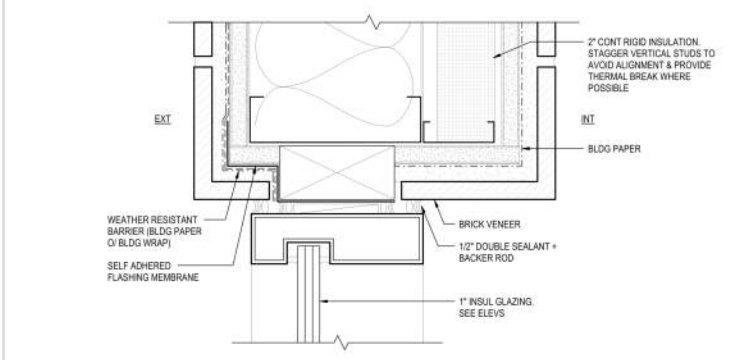


ENTRY SIGNAGE

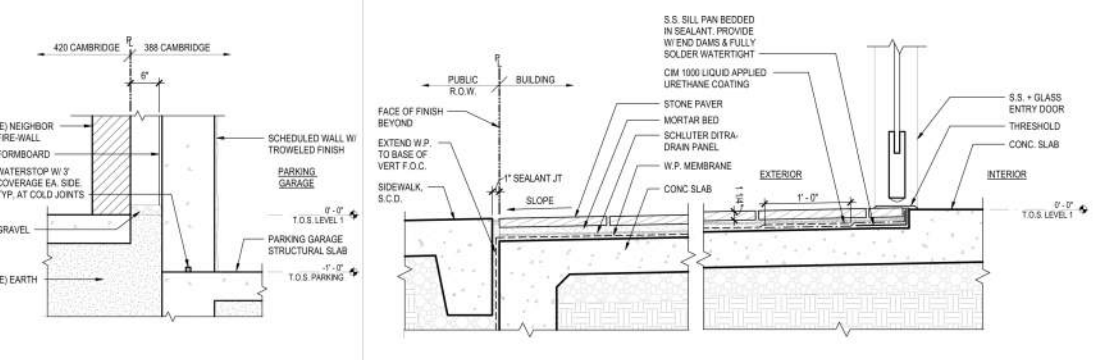


JAMB AT ENTRY

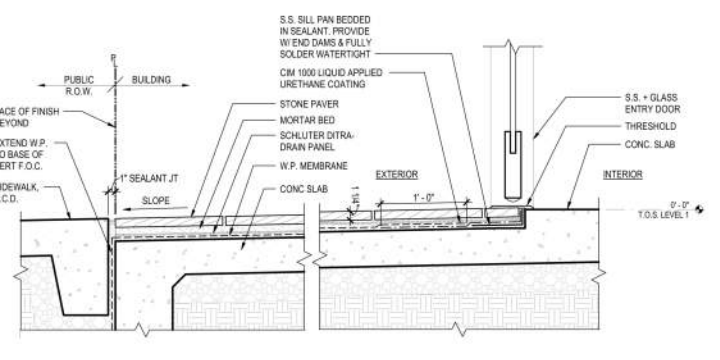
BUILDING ENTRY DOOR THRESHOLD



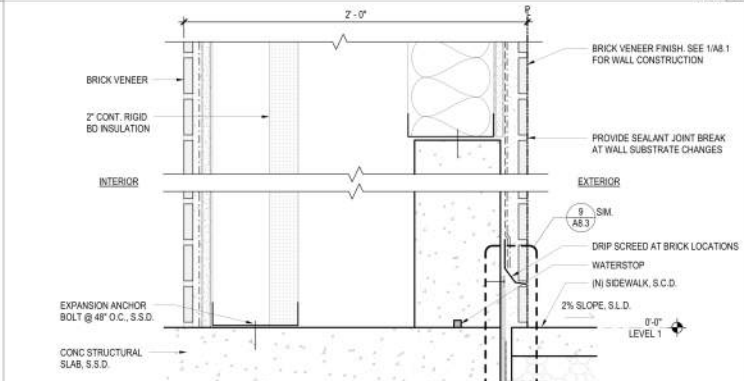
JAMB AT BRICK + WINDOW WALL (HEAD SIM.)



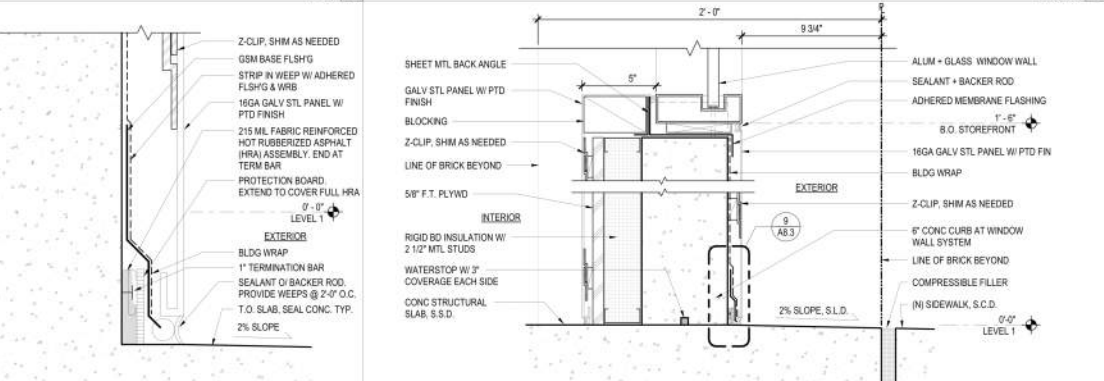
FIRE RATED WALL @ (E) NEIGHBOR FIRE WALL - BASE



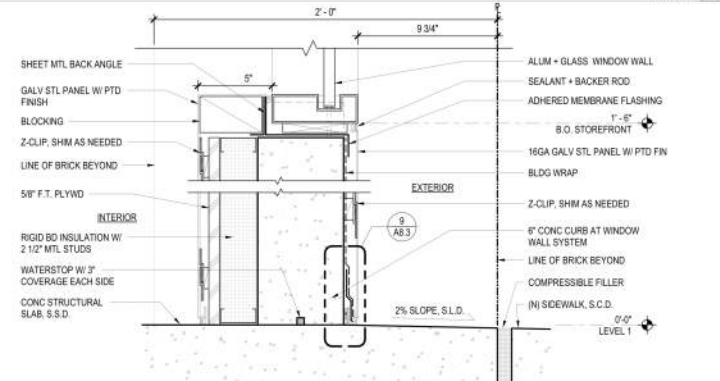
RETAIL ENTRY DOOR THRESHOLD



PIER BASE



ENLARGED STOREFRONT BASE



STOREFRONT BASE

388 CAMBRIDGE
OFFICE
BUILDING

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Issue/Revision		
No.	Date	Description
1	08/16/2019	PERMIT & BID SET
2	04/15/2020	RESPONSE TO PLAN CHECK - 2ND ROUND
3	11/28/2022	30% CD - COORDINATION SET

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Approval Signature:

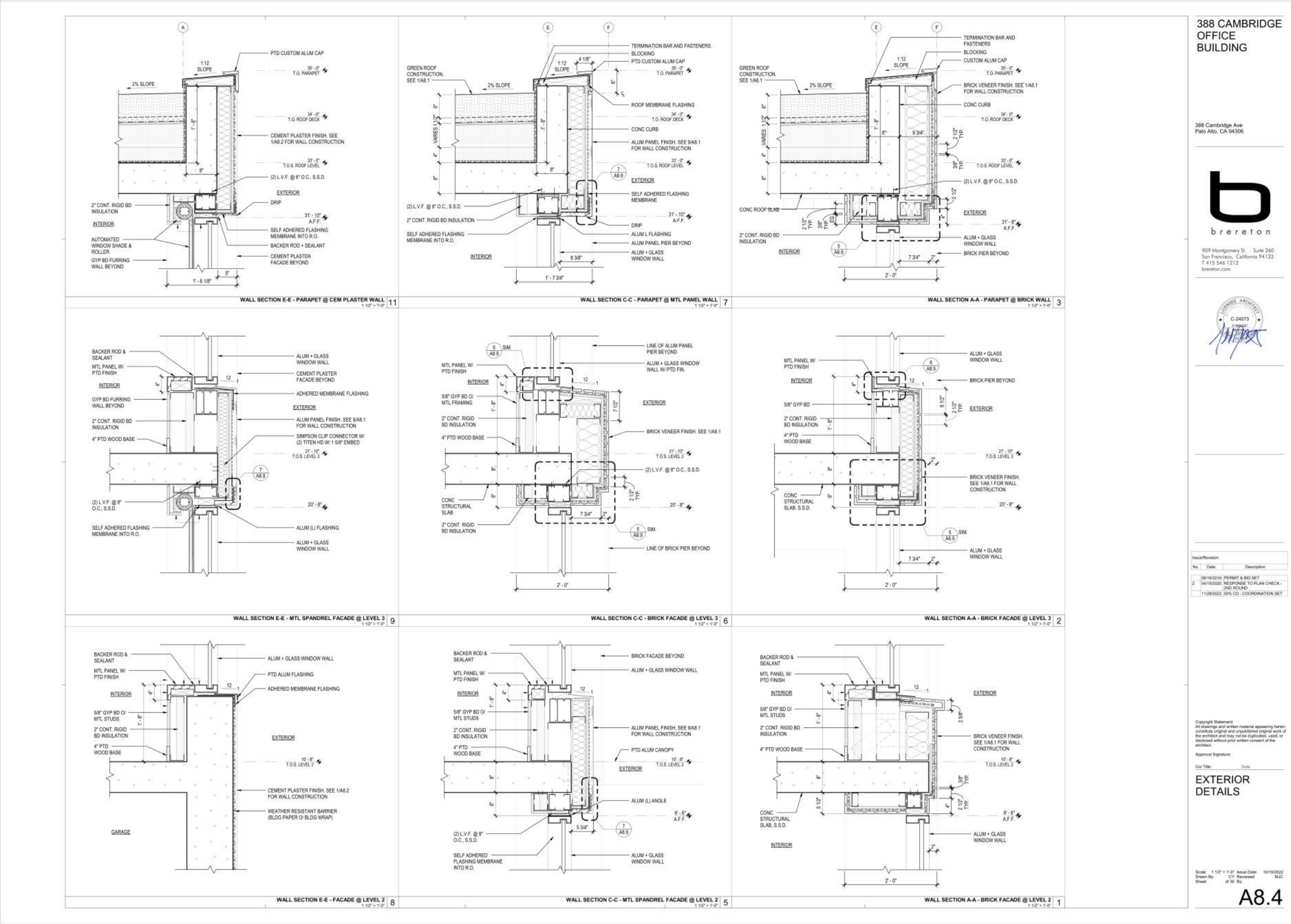
For Title: Date:

EXTERIOR
DETAILS

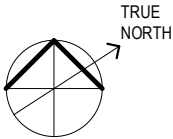
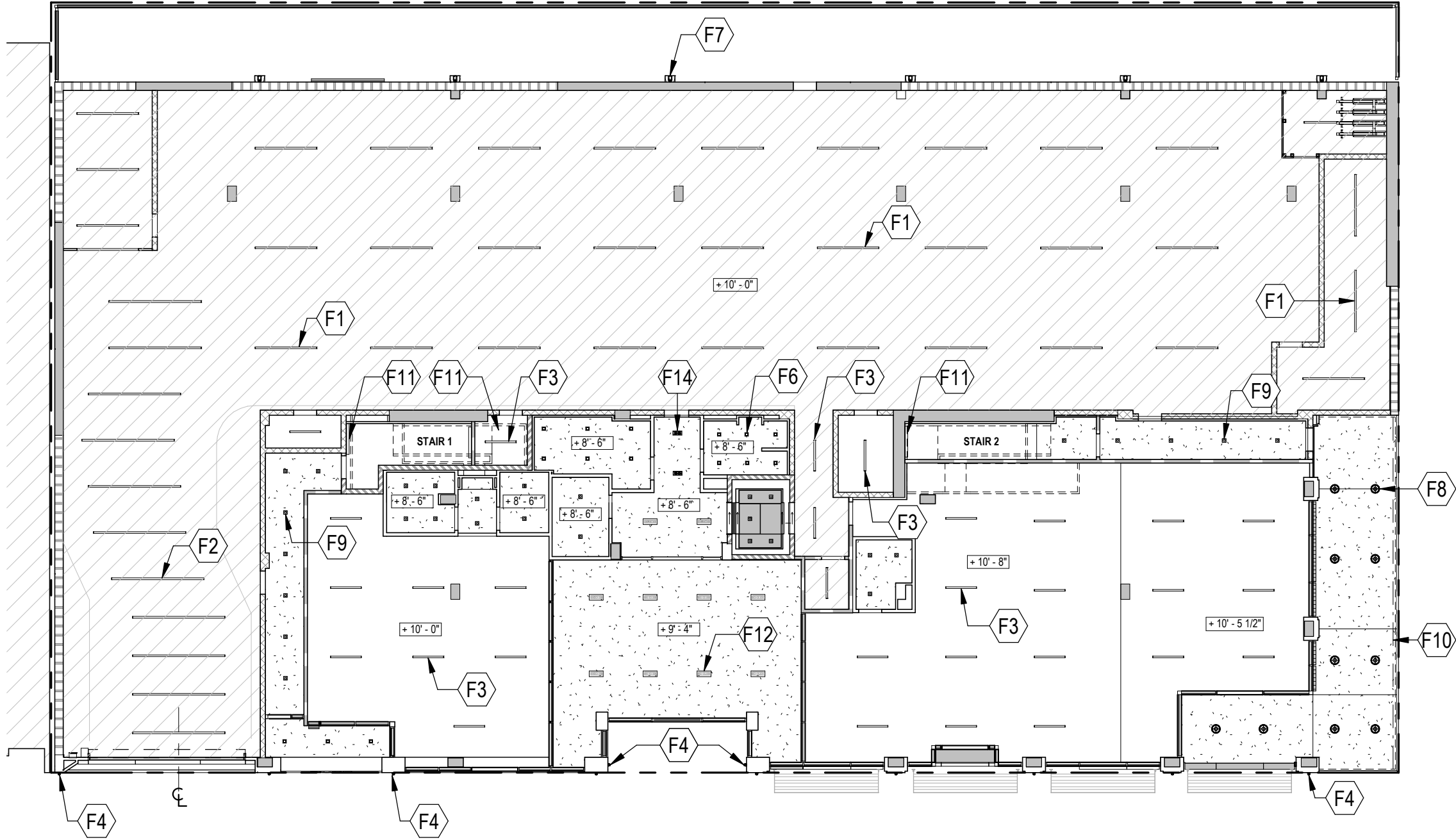
Scale: As indicated Issue Date: 10/19/2022
Drawn By: CJ Reviewed: MJC
Sheet: 48/50 By:

A8.3

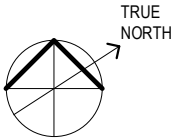
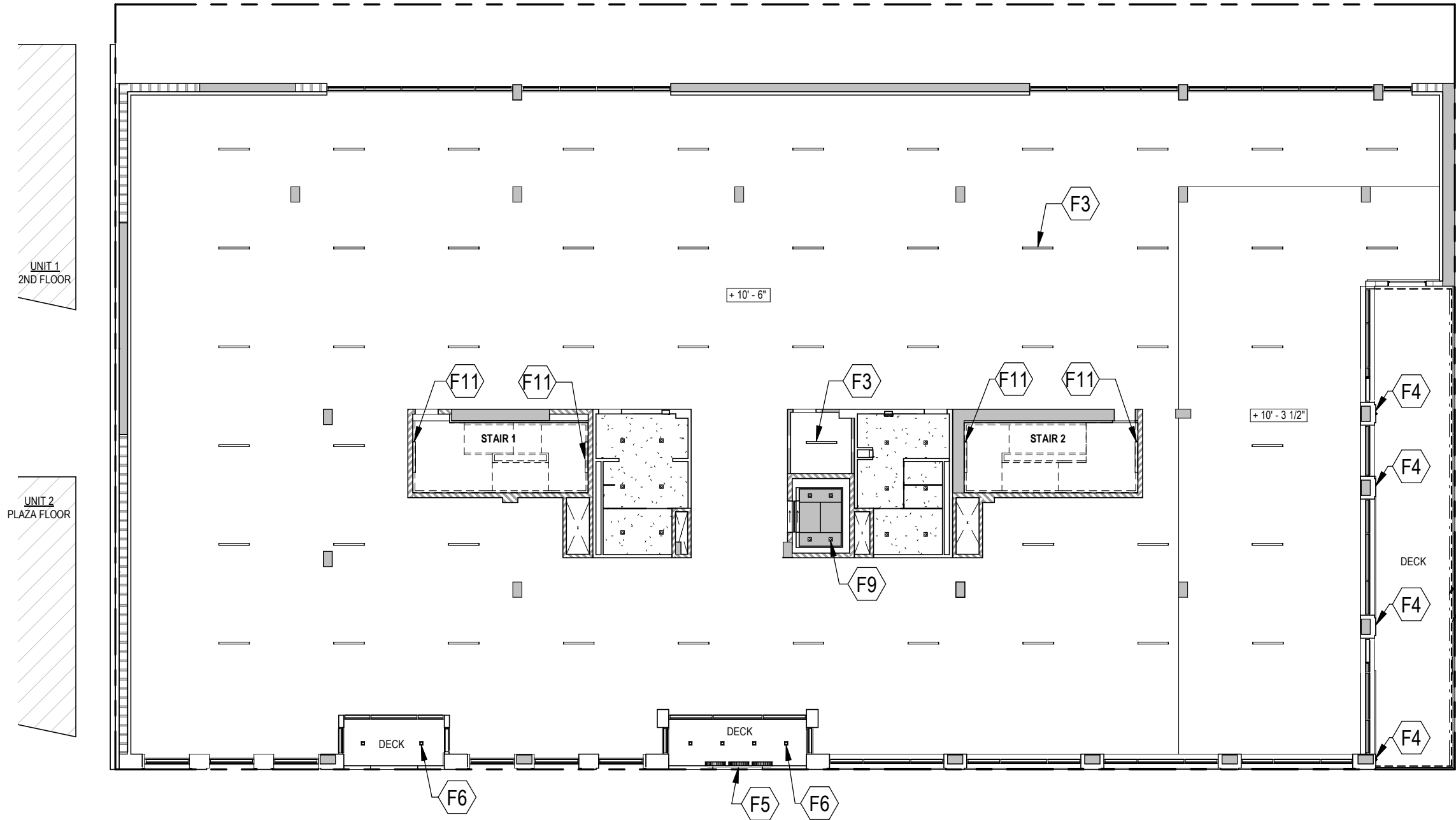
FOR FULL SIZED SHEET, SEE APPENDIX, SHEET A8.4



*SEE L-1 AND L-2 FOR LIGHTING CUT SHEETS



*SEE L-1 AND L-2 FOR LIGHTING CUT SHEETS

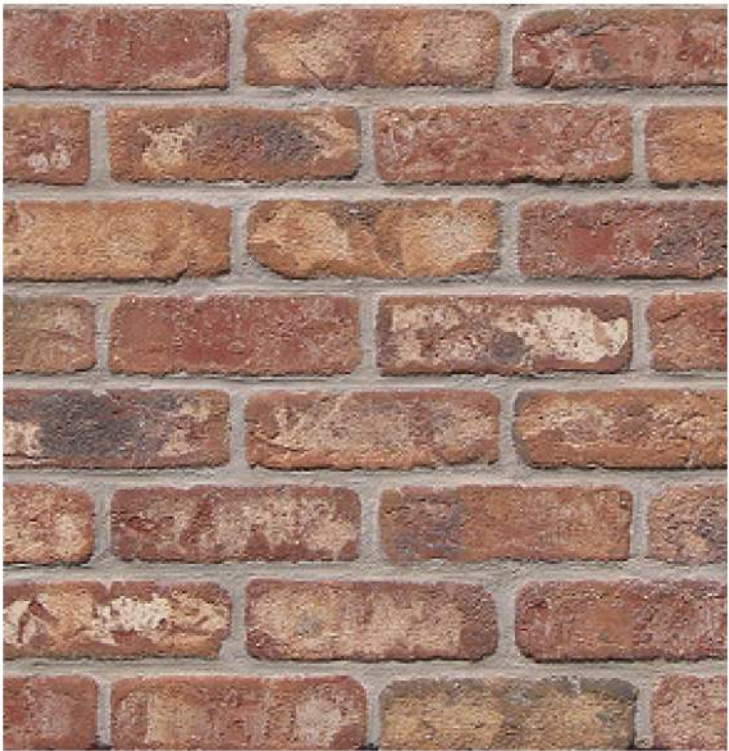




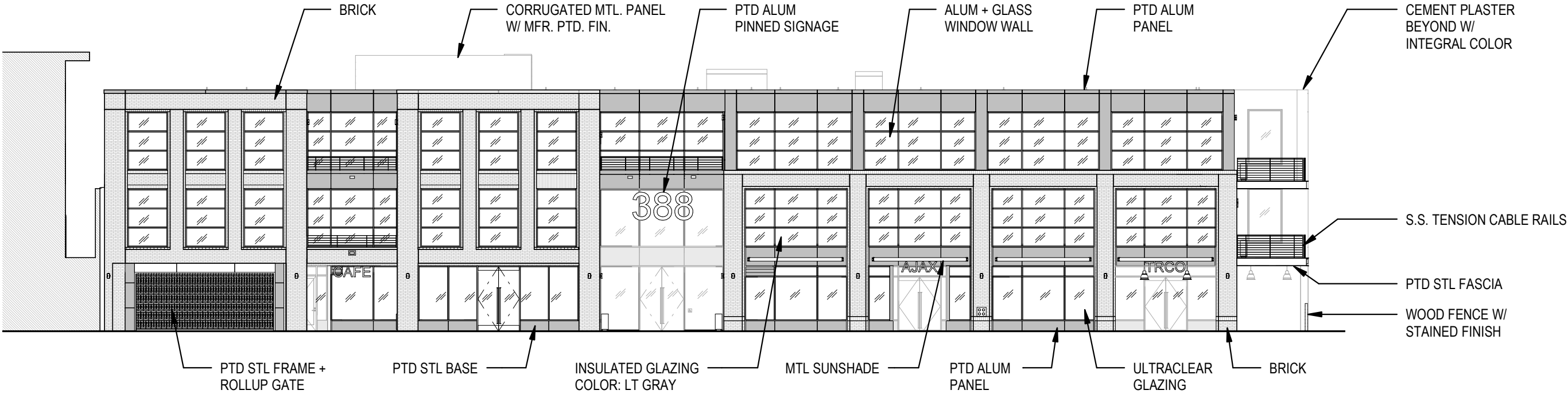
Painted Metal Paneling
PPG, Cosmic Gray Mica



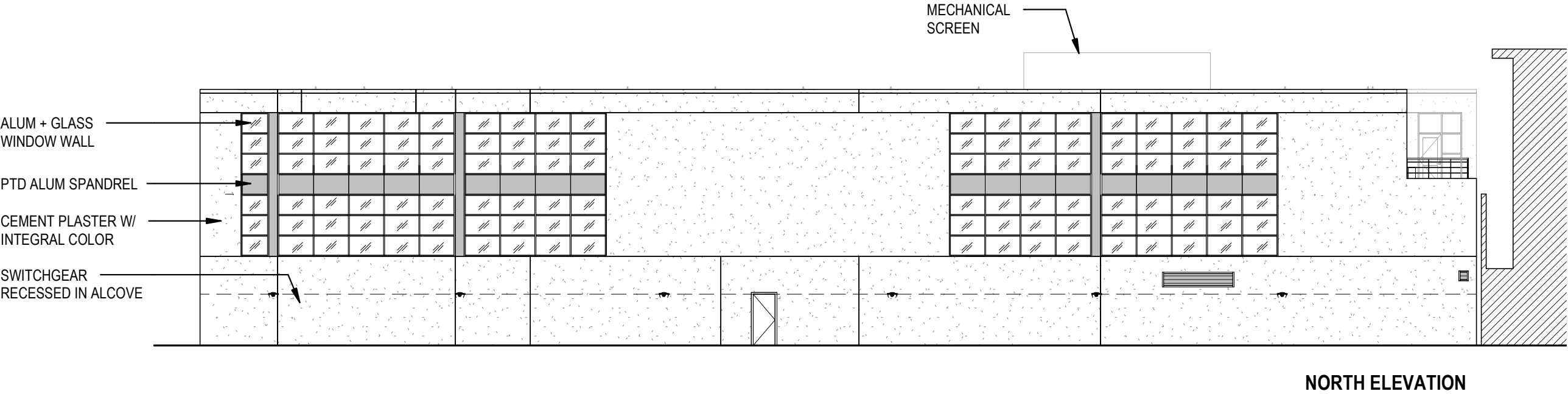
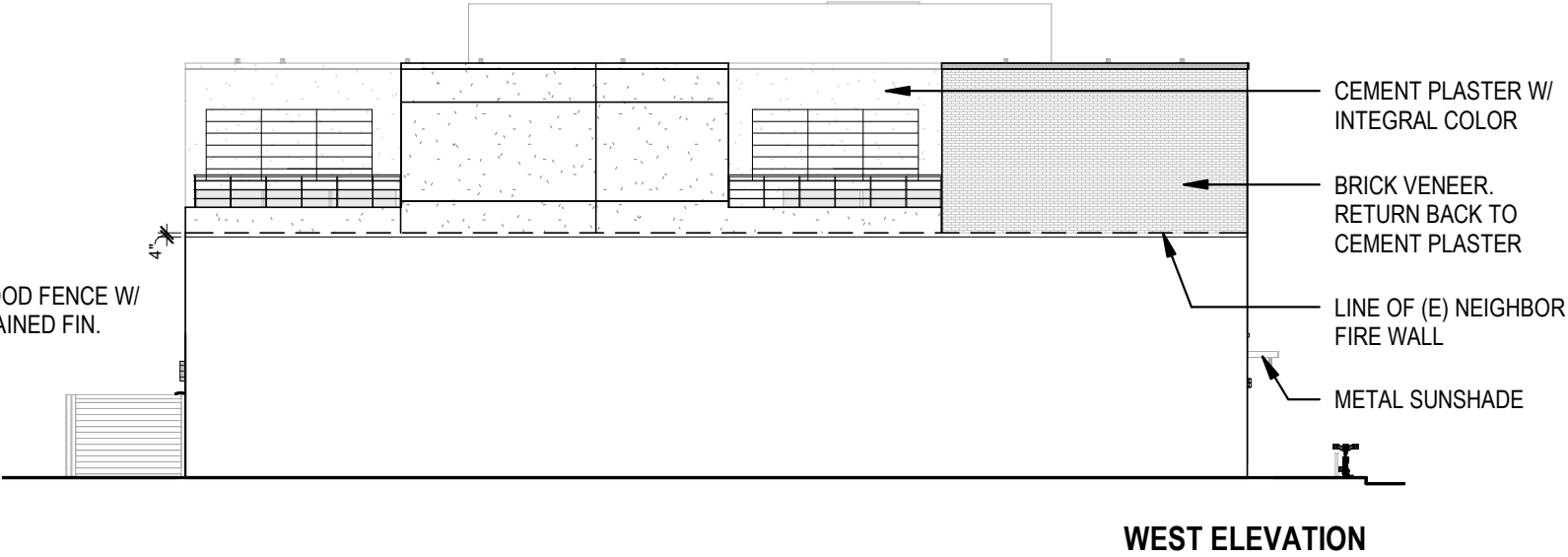
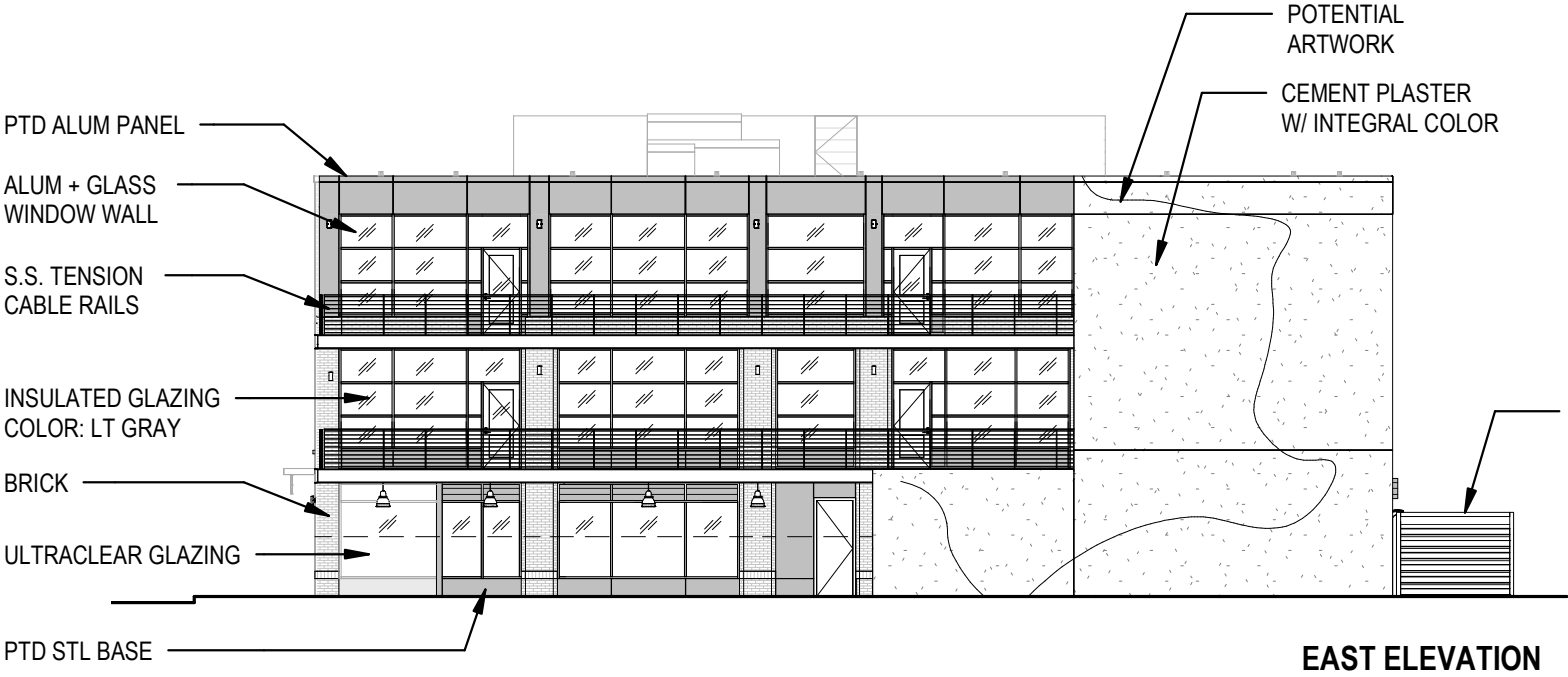
Cement Plaster w/ Smooth Finish



Brick Veneer
McNear, Verona
(Alternate: Muddox Brick, Mission Flashed)



SOUTH ELEVATION









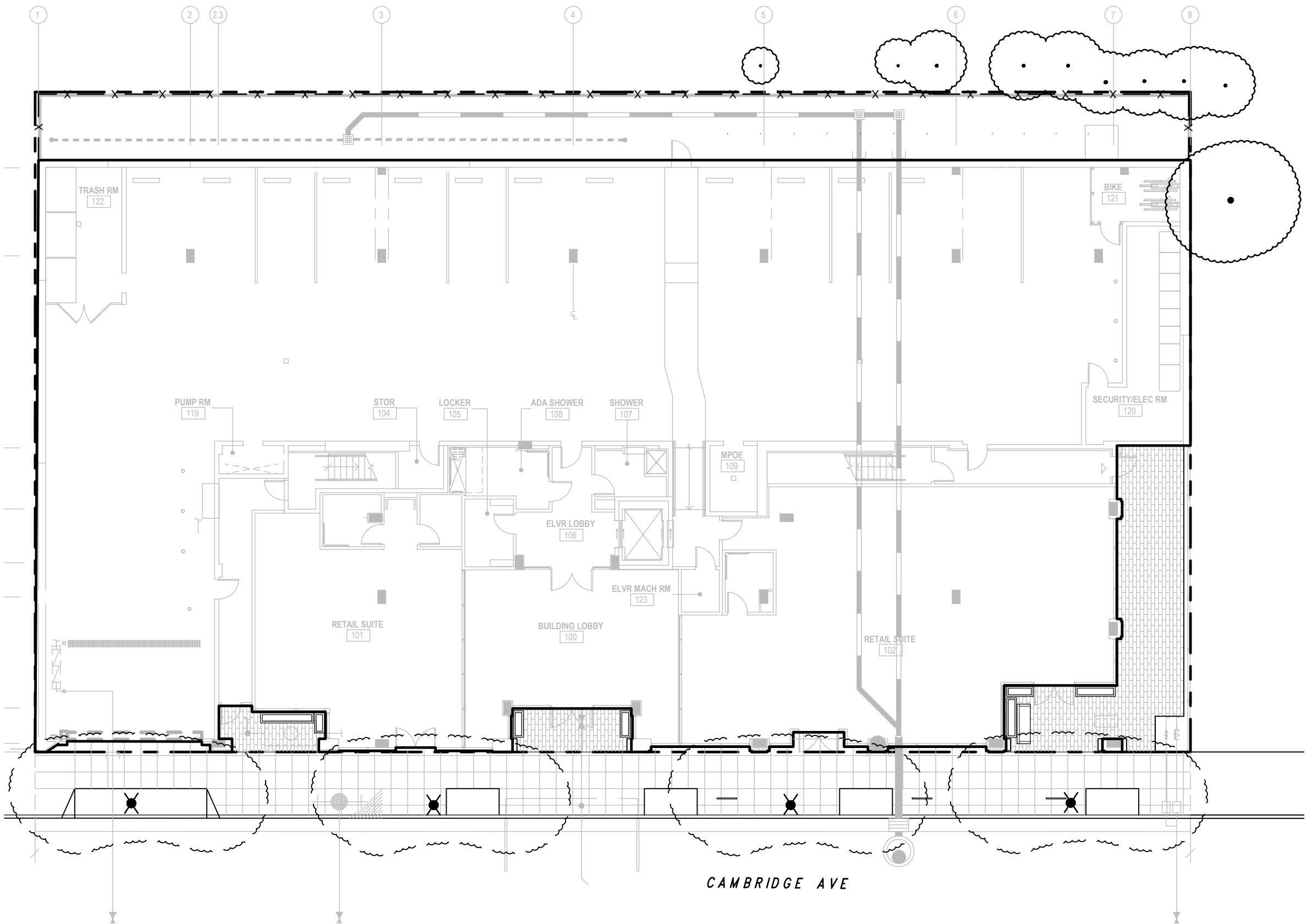




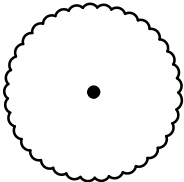




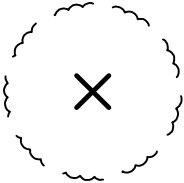




LEGEND



TREE TO REMAIN



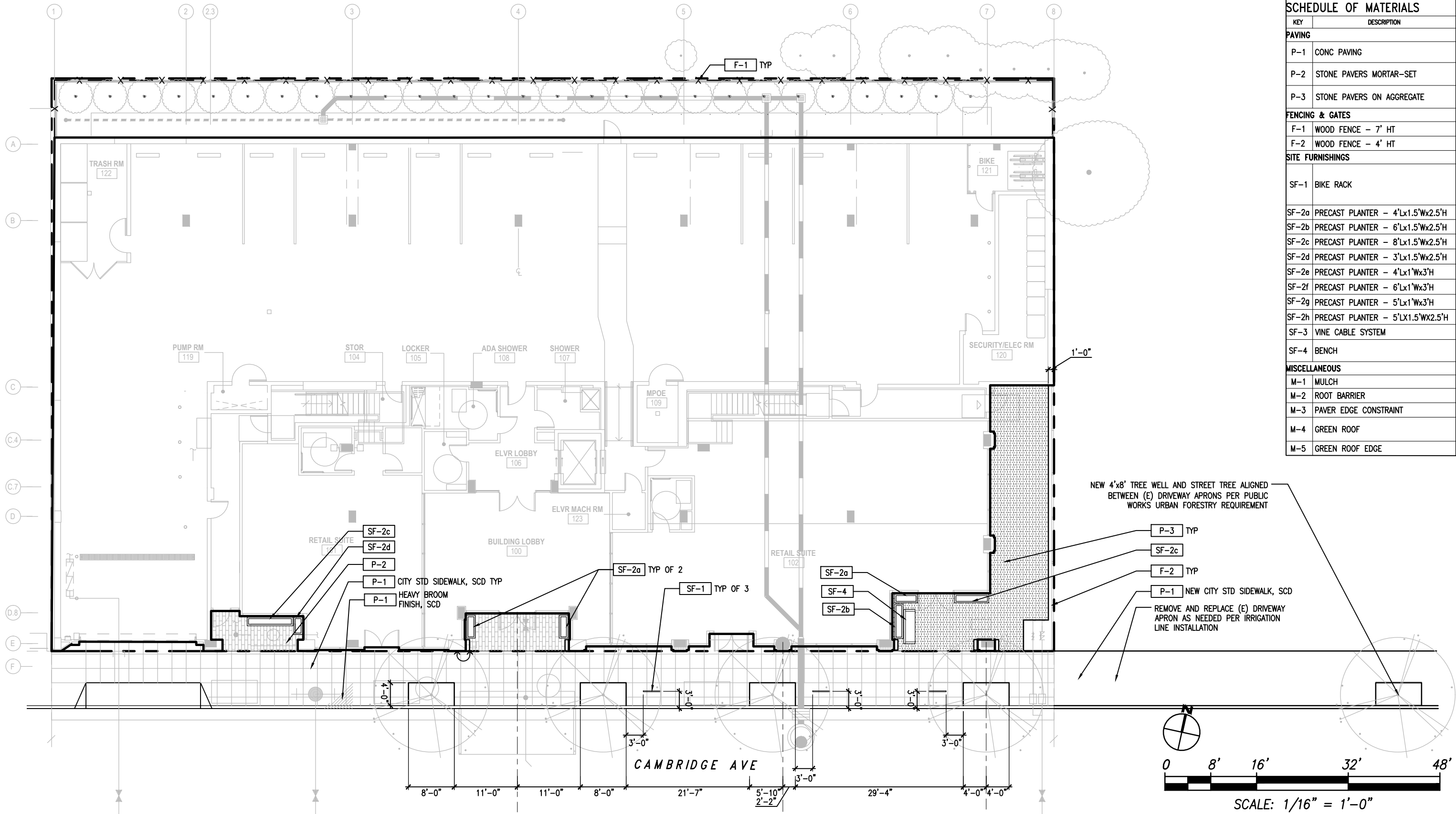
TREE TO BE REMOVED

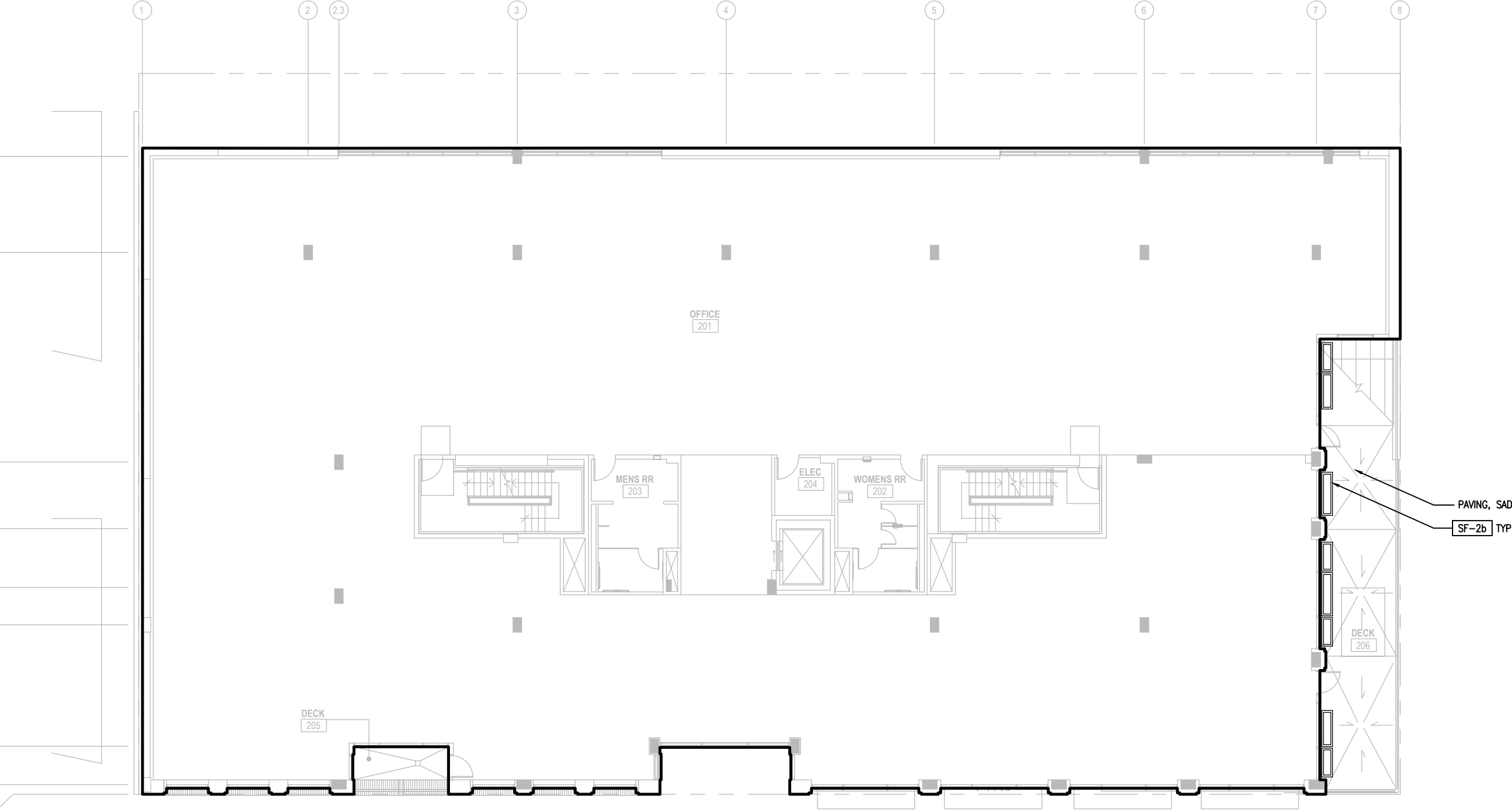
TREE REPLACEMENT NOTES

1. ONE EXISTING STREET TREE, CHINESE PISTACHE #5, IS APPROVED FOR REMOVAL WITH THE REPLACEMENT OF TWO 24" SIZE CHINESE PISTACHE. ONE TREE SHALL BE LOCATED 10' FROM THE NEW DRIVEWAY, ONE OFF SITE TREE ALIGNED WITH THE NEXT DOOR PARKING LOT SIDEWALK SITE, BETWEEN DRIVEWAY APRONS. IRRIGATION SHALL BE PROVIDED FOR THE TWO REPLACEMENT TREES, 2 BUBBLER HEADS EACH.

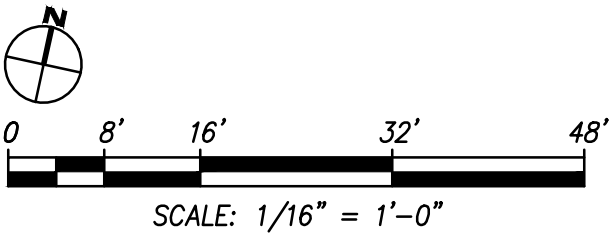


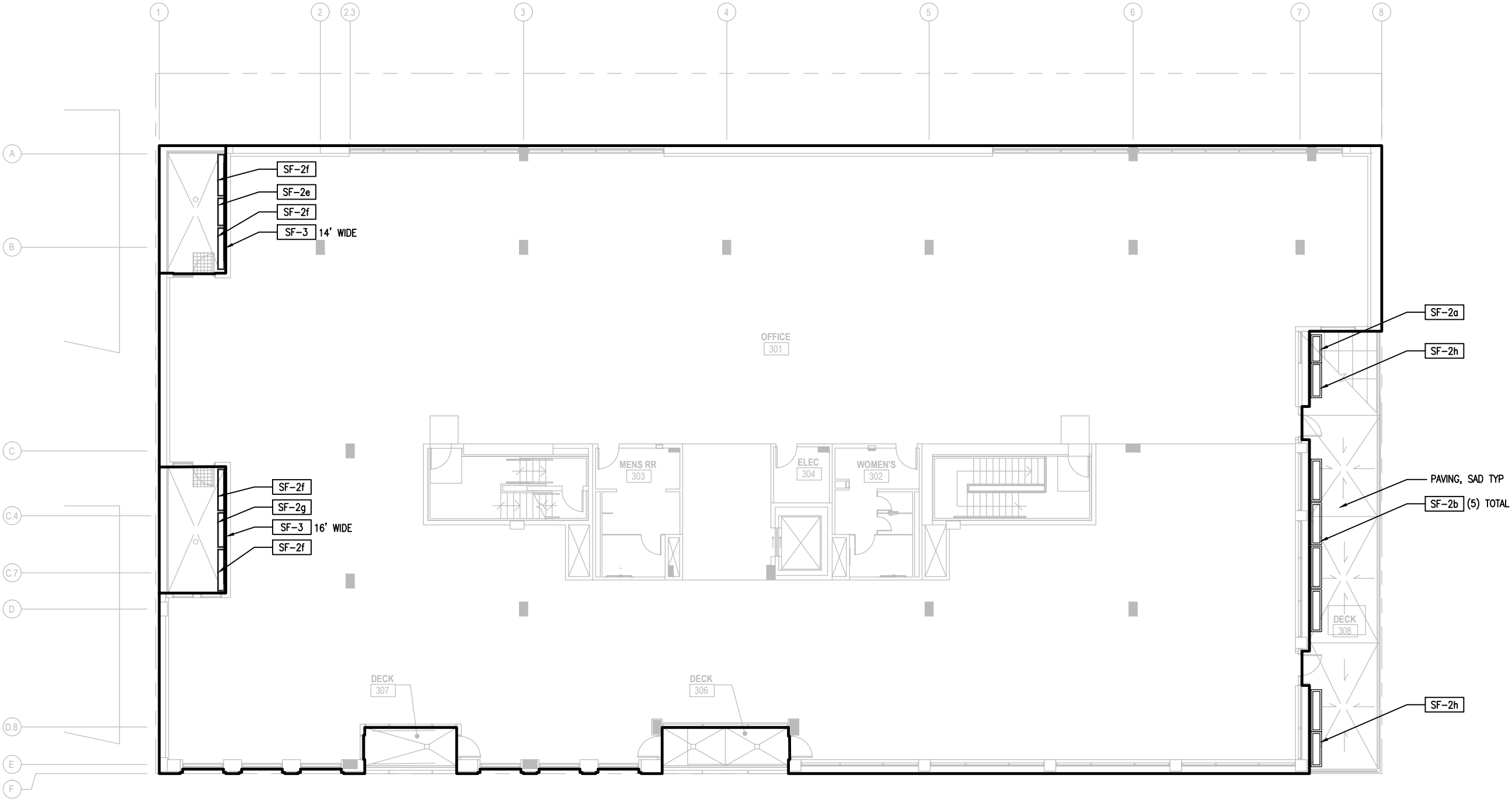
SCALE: 1/16" = 1'-0"



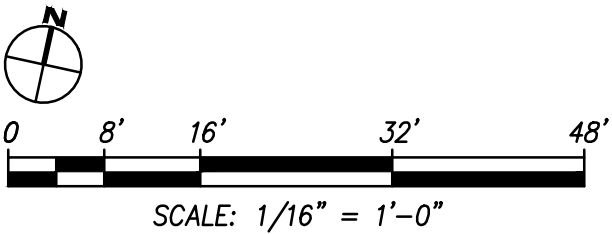


SCHEDULE OF MATERIALS	
KEY	DESCRIPTION
PAVING	
P-1	CONC PAVING
P-2	STONE PAVERS MORTAR-SET
P-3	STONE PAVERS ON AGGREGATE
FENCING & GATES	
F-1	WOOD FENCE - 7' HT
F-2	WOOD FENCE - 4' HT
SITE FURNISHINGS	
SF-1	BIKE RACK
SF-2a	PRECAST PLANTER - 4'Lx1.5'Wx2.5'H
SF-2b	PRECAST PLANTER - 6'Lx1.5'Wx2.5'H
SF-2c	PRECAST PLANTER - 8'Lx1.5'Wx2.5'H
SF-2d	PRECAST PLANTER - 3'Lx1.5'Wx2.5'H
SF-2e	PRECAST PLANTER - 4'Lx1'Wx3'H
SF-2f	PRECAST PLANTER - 6'Lx1'Wx3'H
SF-2g	PRECAST PLANTER - 5'Lx1'Wx3'H
SF-2h	PRECAST PLANTER - 5'Lx1.5'WX2.5'H
SF-3	VINE CABLE SYSTEM
SF-4	BENCH
MISCELLANEOUS	
M-1	MULCH
M-2	ROOT BARRIER
M-3	PAVER EDGE CONSTRAINT
M-4	GREEN ROOF
M-5	GREEN ROOF EDGE

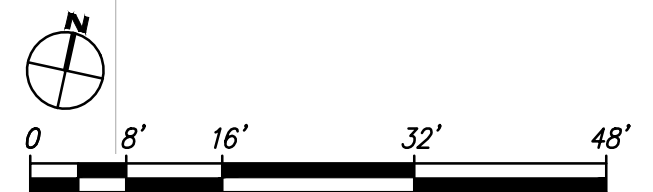




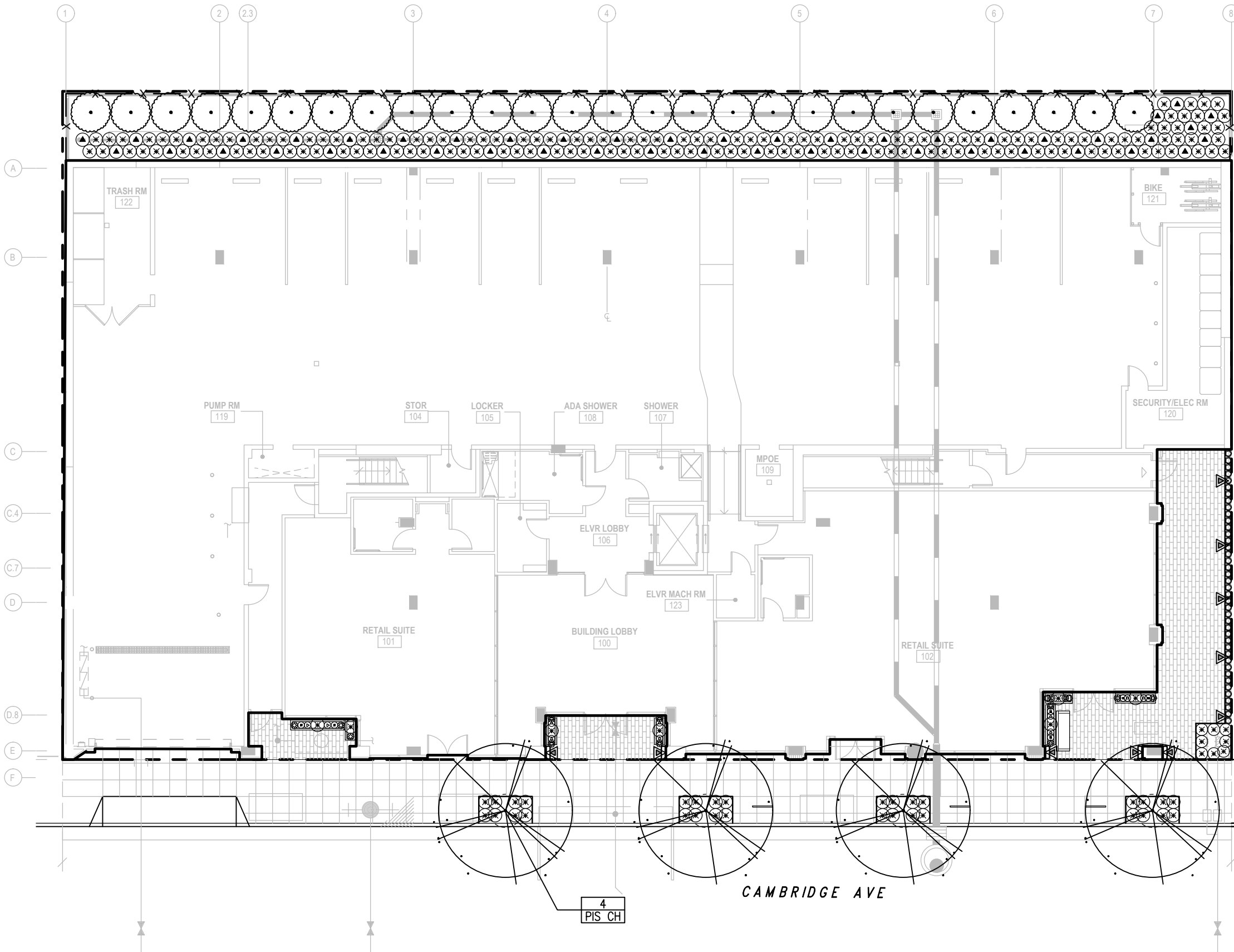
SCHEDULE OF MATERIALS	
KEY	DESCRIPTION
PAVING	
P-1	CONC PAVING
P-2	STONE PAVERS MORTAR-SET
P-3	STONE PAVERS ON AGGREGATE
FENCING & GATES	
F-1	WOOD FENCE - 7' HT
F-2	WOOD FENCE - 4' HT
SITE FURNISHINGS	
SF-1	BIKE RACK
SF-2a	PRECAST PLANTER - 4'Lx1.5'Wx2.5'H
SF-2b	PRECAST PLANTER - 6'Lx1.5'Wx2.5'H
SF-2c	PRECAST PLANTER - 8'Lx1.5'Wx2.5'H
SF-2d	PRECAST PLANTER - 3'Lx1.5'Wx2.5'H
SF-2e	PRECAST PLANTER - 4'Lx1'Wx3'H
SF-2f	PRECAST PLANTER - 6'Lx1'Wx3'H
SF-2g	PRECAST PLANTER - 5'Lx1'Wx3'H
SF-2h	PRECAST PLANTER - 5'Lx1.5'WX2.5'H
SF-3	VINE CABLE SYSTEM
SF-4	BENCH
MISCELLANEOUS	
M-1	MULCH
M-2	ROOT BARRIER
M-3	PAVER EDGE CONSTRAINT
M-4	GREEN ROOF
M-5	GREEN ROOF EDGE



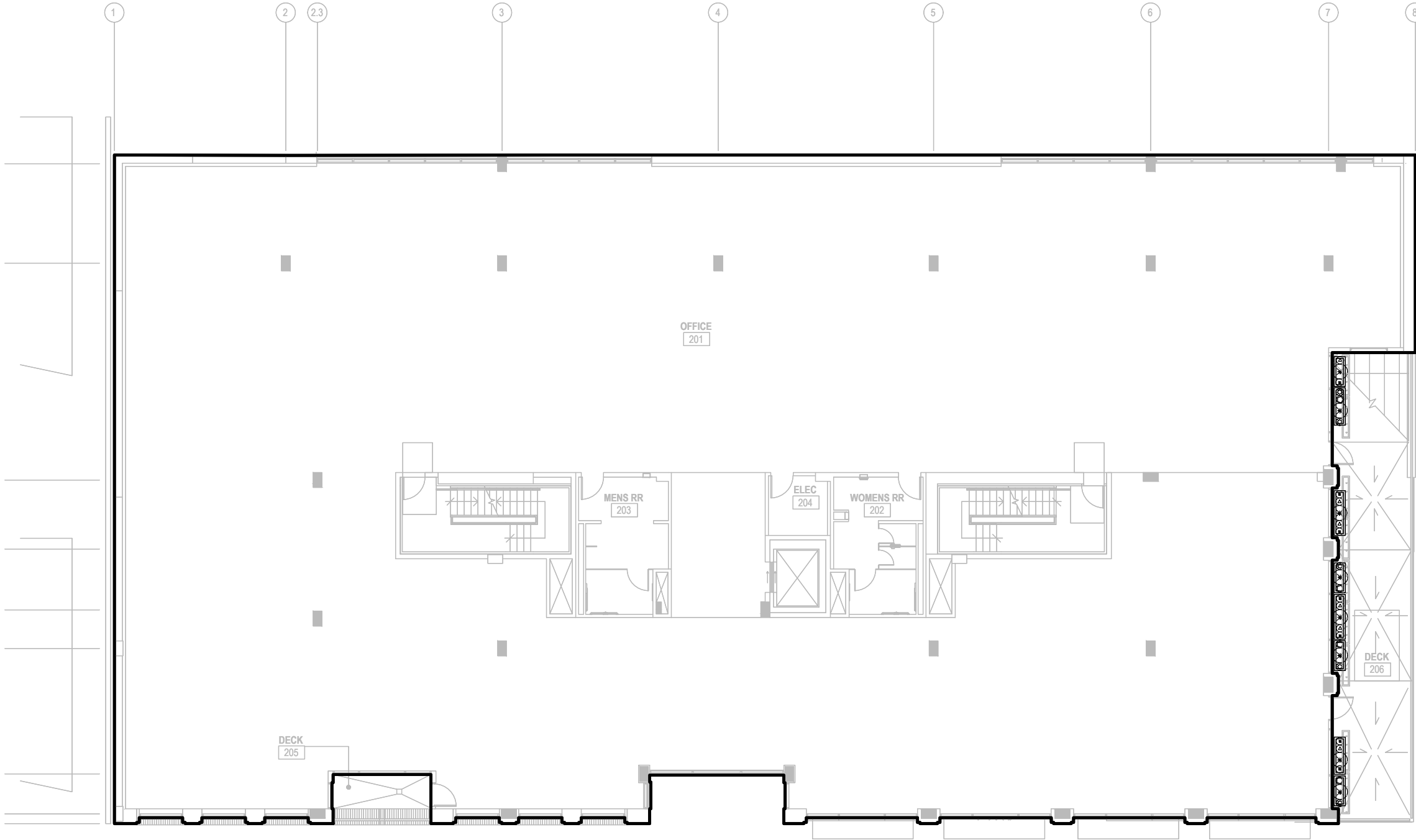
Architectural floor plan of a building, likely a school or institutional structure, showing a grid system (1-8 and A-F). The plan includes a central staircase and several rooms. Rooms are labeled with 'PA' and 'M-4 TYP'. A north arrow and a scale bar (0 to 8 feet) are located in the bottom right corner.



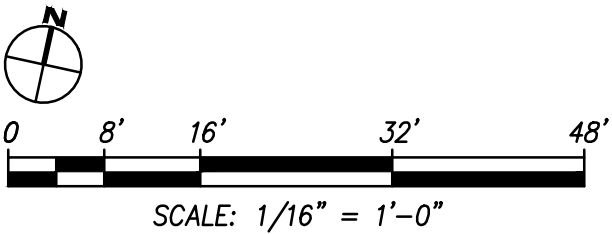
SCALE: $1/16'' = 1'-0''$

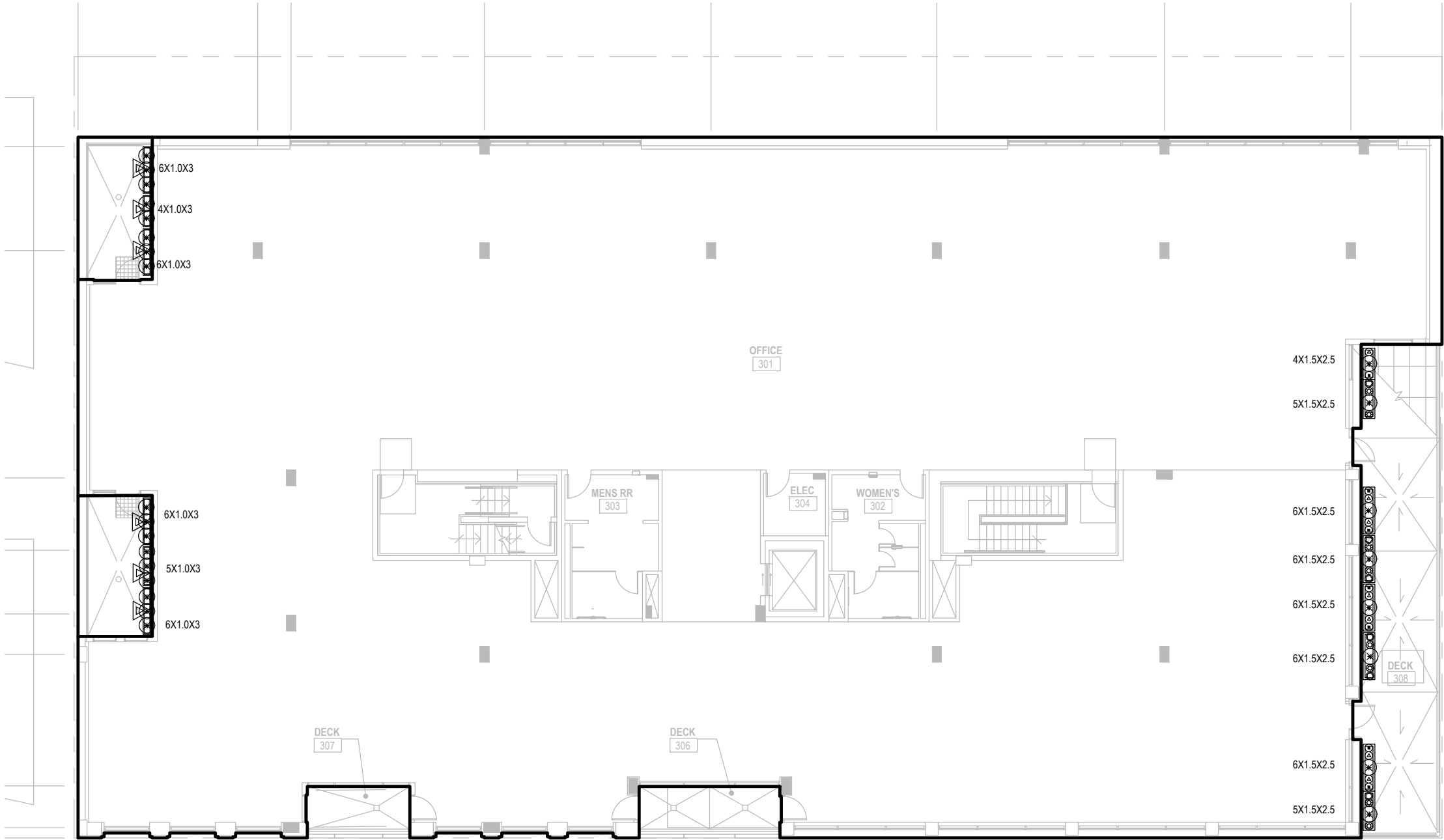


PRELIMINARY PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING	WUCOLS	CA NATIVE	QTY
TREES							
PIS CH	PISTACHIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	36" BOX	PER PLAN	L	N	5
SCREEN PLANT OPTIONS							
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	15 GAL	6'-0"	L	N	27
SHRUBS & GRASSES							
	ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE	5 GAL	2'-0"	M	N	-
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0"	L	Y	88
	HEUCHERA 'GREEN SPICE'	GREEN SPICE CORAL BELLS	1 GAL	1'-0"	L	N	26
	HEUCHERA MAXIMA	ISLAND ALUMN ROOT	1 GAL	1'-0"	L	Y	23
	OPHIPOGON JAPONICUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	1'-0"	M	N	20
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3'-0"	M	Y	-
	SEDUM PALMERI	PALMER'S SEDUM	1 GAL	1'-0"	L	N	53
VINES							
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	PER PLAN	L	N	6
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	PER PLAN	L	N	10
STORMWATER							
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0"	L	Y	142
	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GAL	2'-0"	L	Y	47

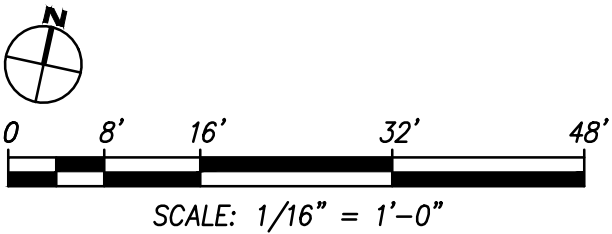


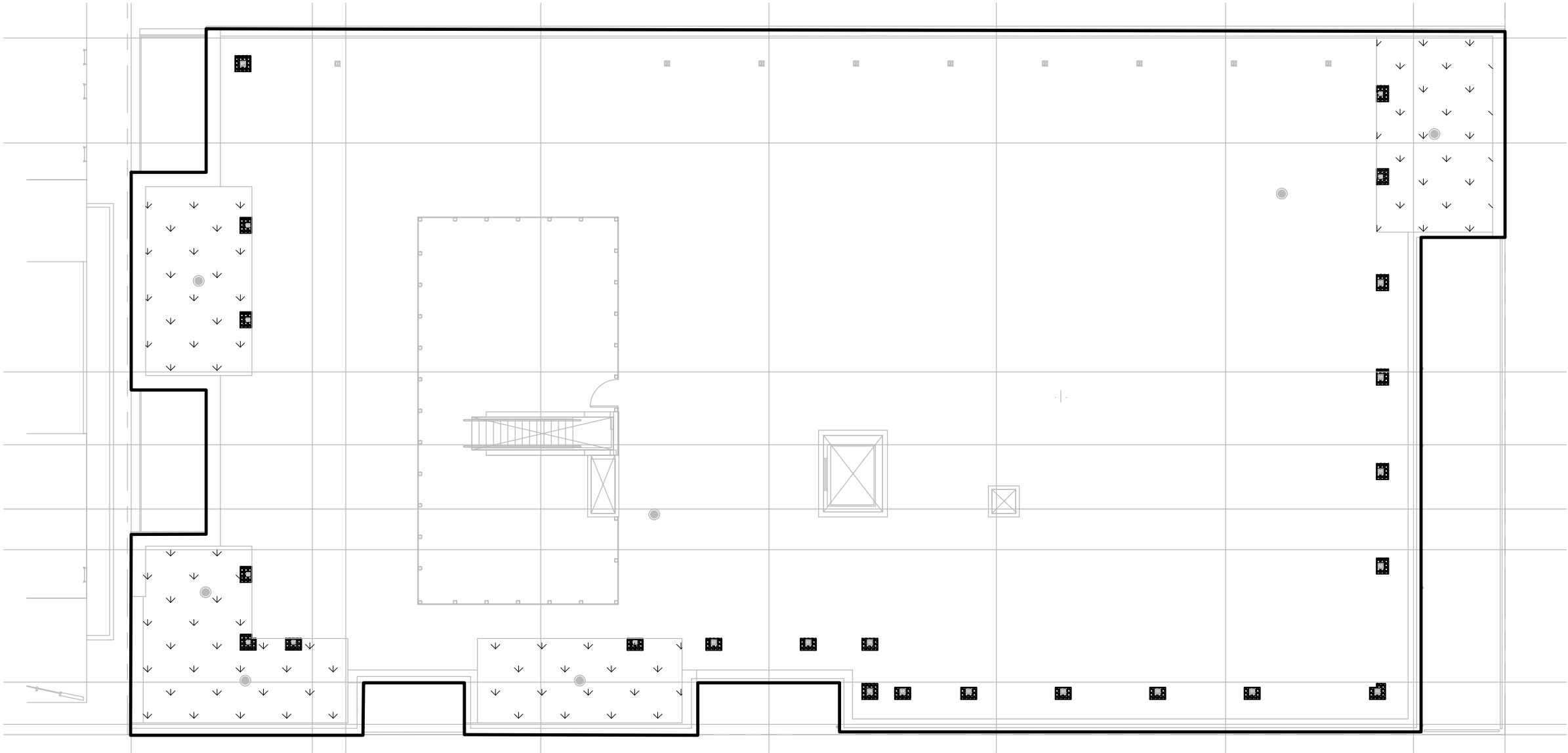
PRELIMINARY PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING	WUCOLS	CA NATIVE	QTY
TREES							
PIS CH	PISTACHIA CHINESIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	36" BOX	PER PLAN	L	N	5
SCREEN PLANT OPTIONS							
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	15 GAL	6'-0"	L	N	27
SHRUBS & GRASSES							
	ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE	5 GAL	2'-0"	M	N	-
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0"	L	Y	88
	HEUCHERA 'GREEN SPICE'	GREEN SPICE CORAL BELLS	1 GAL	1'-0"	L	N	26
	HEUCHERA MAXIMA	ISLAND ALUMN ROOT	1 GAL	1'-0"	L	Y	23
	OPHIOPOGON JAPONICUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	1'-0"	M	N	20
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3'-0"	M	Y	-
	SEDUM PALMERI	PALMER'S SEDUM	1 GAL	1'-0"	L	N	53
VINES							
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	PER PLAN	L	N	6
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	PER PLAN	L	N	10
STORMWATER							
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0"	L	Y	142
	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GAL	2'-0"	L	Y	47



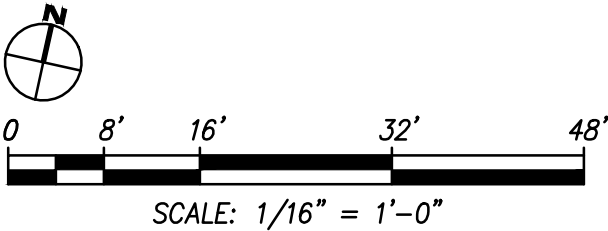


PRELIMINARY PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING	WUCOLS	CA NATIVE	QTY
TREES							
PIS CH	PISTACHIA CHINESIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	36" BOX	PER PLAN	L	N	5
SCREEN PLANT OPTIONS							
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	15 GAL	6'-0"	L	N	27
SHRUBS & GRASSES							
	ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE	5 GAL	2'-0"	M	N	-
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0"	L	Y	88
	HEUCHERA 'GREEN SPICE'	GREEN SPICE CORAL BELLS	1 GAL	1'-0"	L	N	26
	HEUCHERA MAXIMA	ISLAND ALUMN ROOT	1 GAL	1'-0"	L	Y	23
	OPHIOPOGON JAPONICUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	1'-0"	M	N	20
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3'-0"	M	Y	-
	SEDUM PALMERI	PALMER'S SEDUM	1 GAL	1'-0"	L	N	53
VINES							
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	PER PLAN	L	N	6
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	PER PLAN	L	N	10
STORMWATER							
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0"	L	Y	142
	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GAL	2'-0"	L	Y	47





PLANT LIST—GREEN ROOF							
TRAY	SYMBOL	BOTANICAL NAME	COMMON NAME	% OF TRAY	EXPECTED HEIGHT	WUCOLS	NOTES
GREEN ROOF							
1	↓	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE CREEPING ROSEMARY	100%	1'-6"	L	-
2	↓	CHONDROPETALUM TECTORUM 'EL CAMPO'	SMALL CAPE RUSH	100%	3'-0"	L	-
3	↓	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	50%	2'-6"	L	PLACE PLANTS AS A GROUP. PLANT AT LEAST 5 SAME SPECIES IN A GROUP.
	↓	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	50%	2'-6"	L	
4	↓	MUHLENBERGIA DUBIA	PINE MUHLY	60%	2'-6"	L	PLACE PLANTS AS A GROUP. PLANT AT LEAST 5 SAME SPECIES IN A GROUP.
	↓	EUPHORBIA X MARTINII 'ASCOT RAINBOW'	ASCOT RAINBOW SPURGE	20%	1'-6"	L	
	↓	SALVIA CEDROSENSIS	CEDROS ISLAND SAGE	20%	1'-6"	L	
5	↓	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	50%	1'-0"	L	PLACE PLANTS AS A GROUP. PLANT AT LEAST 5 SAME SPECIES IN A GROUP.
	↓	ACHILLEA MILLEFOLIUM 'ACB20002'	LITTLE MOONSHINE YARROW	30%	1'-0"	L	
	↓	EUPHORBIA X MARTINII 'ASCOT RAINBOW'	ASCOT RAINBOW SPURGE	10%	1'-6"	L	
	↓	SALVIA CEDROSENSIS	CEDROS ISLAND SAGE	10%	1'-6"	L	



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

Make sure your crews and subs do the job right!

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

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

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 328-2441
<http://www.cityofpaloalto.org>

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

PROPERTY ADDRESS: **388 CAMBRIDGE AVENUE PALO ALTO, CA 94306**

Are there Regulated trees on or adjacent to the property? ☒ YES (If no, proceed to Section 4)
[Sections 1-4 MUST be completed by the applicant. Please circle and/or check where applicable.]

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

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail 0605).

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

3. Is there activity or grading within the TPZ? (radius 10 times the trunk diameter of these trees)? ☒ YES ☐ NO
If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.2). Attach this report on Sheet T-1, Tree Protection, as Part of the Plan, per Site Plan Requirements.

4. Are the Site Plan Requirements** completed? ☒ YES ☐ NO
**Protection of Regulated trees during development requires the following: (1) Plans must show the measured trunk diameter and canopy diameter; (2) Plans must show, as a dashed line, a fenced enclosure area on or to the right of the property line, per Site Plan Requirements. <http://www.cityofpaloalto.org/trees/files/tpz> (See also TTM, Section 2.15 for area to be fenced)

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

Signature: BRUCE JETT Date: 5.28.2019
(Print Name)

FOR STAFF USE:

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

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

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

Regulated Trees - all Street trees - trees on public property, b) Protected trees - Coast Live Oaks or Valley Oaks which are 1.5" in diameter or larger, Coast Redwoods which are 10" in diameter or larger, when measured 4" above natural ground, and Heritage trees on trees designated by City Council; and c) Designated Trees - established or non-regulated property trees, which are part of an approved site plan.

Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at: <http://www.cityofpaloalto.org/trees/files/tpz>

City of Palo Alto Standard Tree Protection Instructions - Section 31

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

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
• Restricted activity area - see Tree Technical Manual Sec 2.15(6)
• Restricted trenching area - see Tree Technical Manual Sec 2.20(5)(C), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

Type I Tree Protection: Layout configuration applies to all Regulated Trees, matching the site diagram with the Tree Preservation Report (TPR) distances written for this project.

Inspection callout: If a dependent on correct layout and mounted sign above.

Place two (2) 8.5"x11" covered warning signs at each tree.

Type II Tree Protection: Layout configuration applies to all partially strip or public trees near sidewalks.

Type III Tree Protection: Layout for trunk protection applies to all Regulated Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

Rev	By	Date
0	DW	12/14/10
1	ED	08/25/06
2	SW	08/22/10
3	RN	05/22/17

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

Approved by: D. DOCKTER
PE No. ISA-WF-352
Date 08/30/2017
Draw No. 605

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

30.1 General

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

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

30.2 Reference Documents

a. Detail 0605 - Illustration of standard enclosure below

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

c. Tree Protection Zone (TPZ) - Section 2.15(6)

d. Site Plan Requirements (TPZ, Section 6.2)

e. The Tree Protection Zone (TPZ) - Section 2.15(6)

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

30.3 Execution

a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree to be protected throughout the life of the construction project. In some parking areas, if fencing is located on parking or property that will be demolished, the fence may be supported by an appropriate public level concrete base, if approved by Public Works Operations.

b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and part of the TPZ shall be enclosed with the standard fence. The fence shall extend to the edge of the sidewalk and street for public use.

c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit shall be enclosed with 3'-diameter of canopy plastic fencing (see the ground to the first branch and enclosed with 1 inch black wooden slat fence (see detail 0605) that shall be allowed to sit on the ground for the life of the project. During installation of the plastic fencing, workers shall be used to avoid damaging any branches. Major trees may also require plastic fencing as directed by the City Arborist.

d. **Signage and area to be fenced:** Signs to be placed at the base of the tree with a radius of ten times the diameter of the tree's trunk or ten feet, whichever is greater, measured by diameter. Signs shall be placed at the base of the tree with a radius of ten times the diameter of the tree's trunk or ten feet, whichever is greater, measured by diameter. Signs shall be placed at the base of the tree with a radius of ten times the diameter of the tree's trunk or ten feet, whichever is greater, measured by diameter.

e. **Warning Signs:** A warning sign shall be visible from the street and prominently displayed on each side of the driveway. The sign shall be minimum 8 inches x 11 inches and clearly read: "TREE PROTECTION - NO TRUCKS OR EQUIPMENT". The sign shall not be removed and is subject to a fine according to PAMC Section 8.10.040.

f. **Demolition:** Tree removal shall be executed before demolition, grading or construction begins and remain in place until final inspection of the project, except for trees located within the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavation within the public right of way requires a Street Work Permit from Public Works.

30.4 During construction

a. All "neighbor" trees that overhang the project site shall be protected from impact of any kind.

b. The applicant shall be responsible for the proper and replacement any property of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.

c. The following tree preservation measures apply to all trees in the project:

i. No storage of material, equipment, vehicles or equipment shall be permitted within the TPZ.

ii. The ground under and around the tree canopy shall be kept clear of all debris.

iii. Trees to be retained shall be irrigated, mulched and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2018 Standard Drawings and Specifications
See: Tree Protection Instructions, PFE, Section 31

Revised 08/18

**Table 2-2 Palo Alto Tree Technical Manual
CONTRACTOR & ARBORIST INSPECTION SCHEDULE**

Reference: The Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/trees/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

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

2. ☒ Pre-Construction Meeting: Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site supervisor, grading operator, project site arborist, City Arborist, and, if a city maintained arborist, the city arborist. The project arborist shall be present at the meeting.

3. ☒ Inspection of Rough Grading or Trenching: Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching activities to or within the TPZ to ensure trees will not be impacted by compaction, cut or fill, damage and trenching, and if required, inspect sensitive systems, tree wells, drains and special pricing. The contractor shall provide the project arborist at least 24 hours advance notice of each activity.

4. ☒ Monthly Tree Activity Report Inspection: The project site arborist shall perform a minimum monthly active inspection to monitor and advise on conditions, tree health and extension or immediately if there are any deviations to the approved plans and protection measures. The Tree Technical Manual Monthly Tree Activity Report form shall be used and sent to the Planning Dept. Landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & Section 1.17)

5. ☒ Special activity within the Tree Protection Zone: Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.39 C)

6. ☒ Landscape Architect Inspection: For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the inspection is functioning consistent with the approved construction plans. The Planning Dept. Landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.

7. ☐ List Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)

**City of Palo Alto
Tree Department
Public Works Operations
PO Box 10200 Palo Alto, CA 94303
650-496-5953 FAX: 650/328-5238
tree@cityofpaloalto.org**

**Verification of
Street Tree Protection**

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

APPLICATION DATE: _____

ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TELEPHONE & FAX NUMBERS: _____

This section is to be filled out by City Tree Staff

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

Inspected by: _____

Date of inspection: _____

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

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

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

Inspected by: _____

Date of inspection: _____

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

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

City of Palo Alto 2018 Standard Drawings and Specifications
See: Tree Protection Instructions, PFE, Section 31

Revised 08/18

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

Arborist Firm Data Here

Monthly Tree Activity Report- Construction Site

Inspection Date: _____ Site address: _____ Contractor: _____ #1 Job site superintendent: _____
Inspection # _____ Palo Alto, CA _____ Contract: _____ Company: _____
Inspection # _____ Palo Alto, CA _____ Contract: _____ Company: _____
Inspection # _____ Palo Alto, CA _____ Contract: _____ Company: _____

Arborist present: _____
Arborist name: _____
Arborist phone: _____
Arborist email: _____

Distribution: 1. City of Palo Alto 2. Others _____
Arborist name: _____
Arborist phone: _____
Arborist email: _____

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

1. Assignment Activity (Demolition, grading, sewer trenching, foundation, etc. relevant items)
a. Pre-construction meeting requirements with sub-contractors
b. Inspection to verify that tree protection measures are in place
c. Determine if field adjustments, watering or plan revisions may be needed

2. Field Observations (general site-wide and list by individual tree number)
a. Tree Protection Fences (TPF) are: _____
b. Trenching has/will occur: _____

3. Action Items (list site-wide by tree number and date to be satisfied) and Done Date
a. Tree Protection Fence (TPF) needs adjusting (tree #, s, x)
b. Root zone buffer material (wood chips) can be installed next
c. Schedule sewer trench, foundation dig with: _____

4. Photographs (see other)

5. Tree Location Map (mandatory 8.5 x 11 sheet)

6. Recommendations, notes or monitor items for project staff/schedule

7. Past visits (list carry-over items satisfied/will outstanding)

Respectfully submitted,
Project site arborist
Consultant contact information (include email, cell#, and mailing)
City: _____
Enter Date: _____ CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

---WARNING---

Tree Protection Zone

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

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

*Palo Alto Municipal Code Section 8.10.110

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

SPECIAL INSPECTIONS

PLANNING DEPARTMENT

TREE PROTECTION INSPECTIONS MANDATORY

PALM & 60 PROTECTED TREES: CONTRACTOR SHALL OBTAIN PROJECT SITE ARBORIST'S TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORM. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SOIL REMOVAL OR UNDESIRABLE WITH A TREE PROTECTION ZONE, NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PALM & 60, REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11

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

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

Use additional "T" sheets as needed

T-1



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

Special Tree Protection Instruction Sheet
City of Palo Alto



T-1



The above photo of tree ID #2 shows the exposed roots after air spading. The area along the right is closest to the building and is where two large 5" roots were observed growing together under the sidewalk. These roots would need to be pruned and may compromise the stability and health of this tree.

2337 AMERICAN AVE., HAYWARD, CA 94545
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5601 EASTGATE DRIVE, SAN DIEGO, CA 92121
24551 RAYMOND WAY, SUITE 151, LAKE FOREST, CA 92630

OFFICE: (888) 969-8733
MAIN FAX: (510) 881-5208
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The above photo (Tree ID #1) shows a utility conduit line running under the roots along the building side of the trunk.

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Tree ID#1 - Northeastern most tree, located in front of 378 Cambridge Avenue.

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Arborist Report

388 Cambridge Avenue
Palo Alto, CA 94306

Prepared by:
Doug Hagge
ISA Certified Arborist WE-4508A

Arborwell Professional Tree Management
2337 American Avenue
Hayward, CA 94545

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In the above photo, the tape is laid across two roots that combined are 11" across. These roots would require pruning, would be possibly exceed 25% of the total roots on the northwest side of the trunk.

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Tree ID #2
The *Pistachia chinensis*, Chinese Pistache tree located in front of 378 Cambridge Avenue, has a diameter of 16.6" at breast height and a canopy spread of 24 feet. It is growing within a sidewalk cut out that is 42"x 62". One large root that may consist of two roots was measured to be approximately 11" across is located on the building side of the trunk. Pruning of this root would remove at least 2 separate roots that are 5" in diameter or greater. I spoke with the project manager from W.L. Butler and asked if they could slope the sidewalk in this area, but he pointed out to me, that sidewalk currently slopes downward away from the tree as you move towards the building entrance to the old barber shop. Due to this, root pruning would result in the removal of the large root mass on the northwest side of the tree, exceeding a 25% level of root loss. Therefore, I recommend that this tree be removed and replaced with - one 36" Box size replacement trees per the Tree Canopy Replacement Standard (City of Palo Alto Tree Technical Manual).

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Tree ID #1: Decayed 6" diameter root near northwest corner of planter towards building (Above left). A second 6" root along the rear (building) side of the sidewalk.

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Introduction and Overview

Arborwell was contracted by W.L. Butler to inspect three tree street trees located in front of 388-400 Cambridge Avenue. On February 13, 2020, Arborwell excavated the roots through the use of a pneumatic air spade to remove the soil and expose the tree roots for inspection. The purpose of this report is determine the size & location of the roots and understand the impact would be to each tree if roots were pruned for the installation of a new sidewalk which is a requirement of this project. This report addresses my findings and how the required and recommended practices may impact these trees.

Description of Trees

Tree ID #1- Northeastern most tree
The *Pistachia chinensis*, Chinese Pistache tree located in front of 378 Cambridge Avenue, has a diameter of 16.2" at breast height and a canopy spread of 22 feet. This was the last tree to be excavated during my visit. Along the building side of the trunk, I measured two large roots at 6" each. One of these roots has significant decay on the root that heads towards the northwest (rear) corner of the planter. The removal of these three large roots would exceed the recommended threshold of root removal as per the Best Management Practice. As a result of the amount of root loss, it is my recommendation that this tree be removed and replaced with - one 36" Box size replacement trees per the Tree Canopy Replacement Standard (City of Palo Alto Tree Technical Manual).

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The above photo of Tree ID#3, shows the largest root along the northwest (Building) side of the trunk. This root, along with 2 others would require pruning, which would be more than 25% of the total root system on this side of the tree.

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Tree ID #3
The first tree that was excavated via air spading was tree ID#3 and is located in a sidewalk cutout that is 70" x 38". It has a diameter of 14.6" at (dbh) with a canopy spread of 24 feet. Once the roots were exposed, two sets of large roots could be seen along the rear of the sidewalk cutout nearest the building to the northwest. One measured to be 6" in diameter, while the other consisted of two larger roots growing together that are 13" across. Best Management Practices according to the International Society of Arboriculture (ISA) recommends removing less than 25% of the root system and linear cuts be made at a distance of 6 times the diameter of the trunk, or 87.6" away. Pruning the two large roots along the building side of the trunk would result in 25% removal of the roots at a distance of 2 times the diameter of the trunk. Due to this significant amount of root loss, it is my recommendation that this tree be removed and replaced with – one 36" Box size replacement trees per the Tree Canopy Replacement Standard (City of Palo Alto Tree Technical Manual).

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Recommendations
Based on the above observations, it my professional opinion that tree ID #1, 2 & 3 should be removed and replaced, due to the amount of root loss that exceeds the recommendations for best management practices from the International Society of Arboriculture. Tree replacements must follow the Tree Canopy Replacement Standard (City of Palo Alto Tree Technical Manual) with consideration of any other improvements to sidewalk design, engineered soil, root barriers or other acceptable improvement that would mitigate the number and size of tree replacements for this project. Based on the existing conditions such as underground utilities, design of building and spacing, it is recommended that only four trees be planted.

Arborwell Professional Tree Management

The following report was prepared on 2/27/20 and is based on observations from 2/13/20. Trees are living organisms with specific requirements needed in order to thrive. As conditions change, trees need to be inspected to ensure that hazards and liabilities are reduced.

Doug Hagge
ISA Certified Arborist # WE-4508A

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Tree ID #3 is shown in the photo above after it was excavated. Along the left side of this photo, three large roots 6" in diameter are visible.

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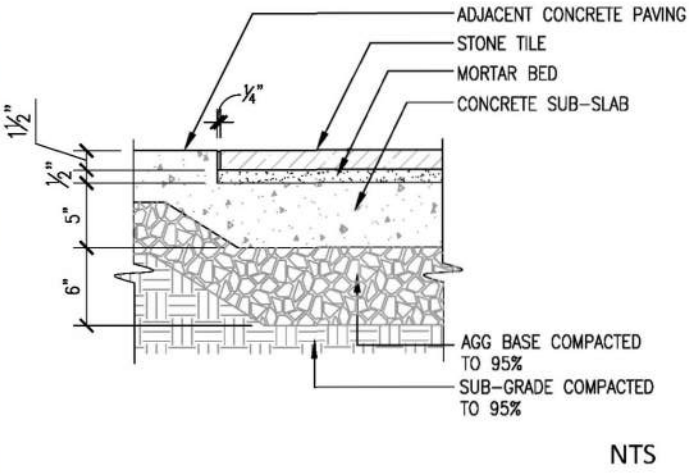
9 FENCE



2 SCREEN



5 PRECAST PLANTERS



4 SPECIALTY TILE PAVING



11 4' HEIGHT WOOD FENCE W/VINES AT NORTH PROPERTY LINE

GRASSES



ANEMONE X HYBRIDA
'HONORINE JOBERT'
JAPANESE ANEMONE



CAREX TUMULICOLA
BERKELEY SEDGE



HEUCHERA MAXIMA
ISLAND ALUMN ROOT



HEUCHERA 'GREEN SPICE'
REEN SPICE CORAL BELLS



OPHIOGON JAPONICUS
'NIGRA'
MONDO GRASS



POLYSTICHUM MUNITUM
WESTERN SWORD FERN



SEDUM PALMERI
PALMER'S SEDUM

VINES



PARTHENOCISSUS
TRICUSPIDATA
BOSTON IVY
(DECIDUOUS)

SCREEN
PLANTING
OPTIONS



DODONEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH
12'-16' HIGH



FARGESIA NITIDA 'GREAT WALL'
CLUMPING BAMBOO
10'-15' HIGH



HIMALAYACALAMUS HOOKERIANUS
BLUE BAMBOO
12'-20' HIGH



PHYLLOSTACHYS AUREA
GOLDEN BAMBOO
15'-30' HIGH

STORMWATER



CAREX TUMULICOLA
BERKELEY SEDGE



JUNCUS PATENS 'ELK BLUE'
RUSH

REPLACEMENT
STREET TREES



PISTACIA CHINENSIS 'KEITH
DAVEY'
KEITH DAVEY CHINESE

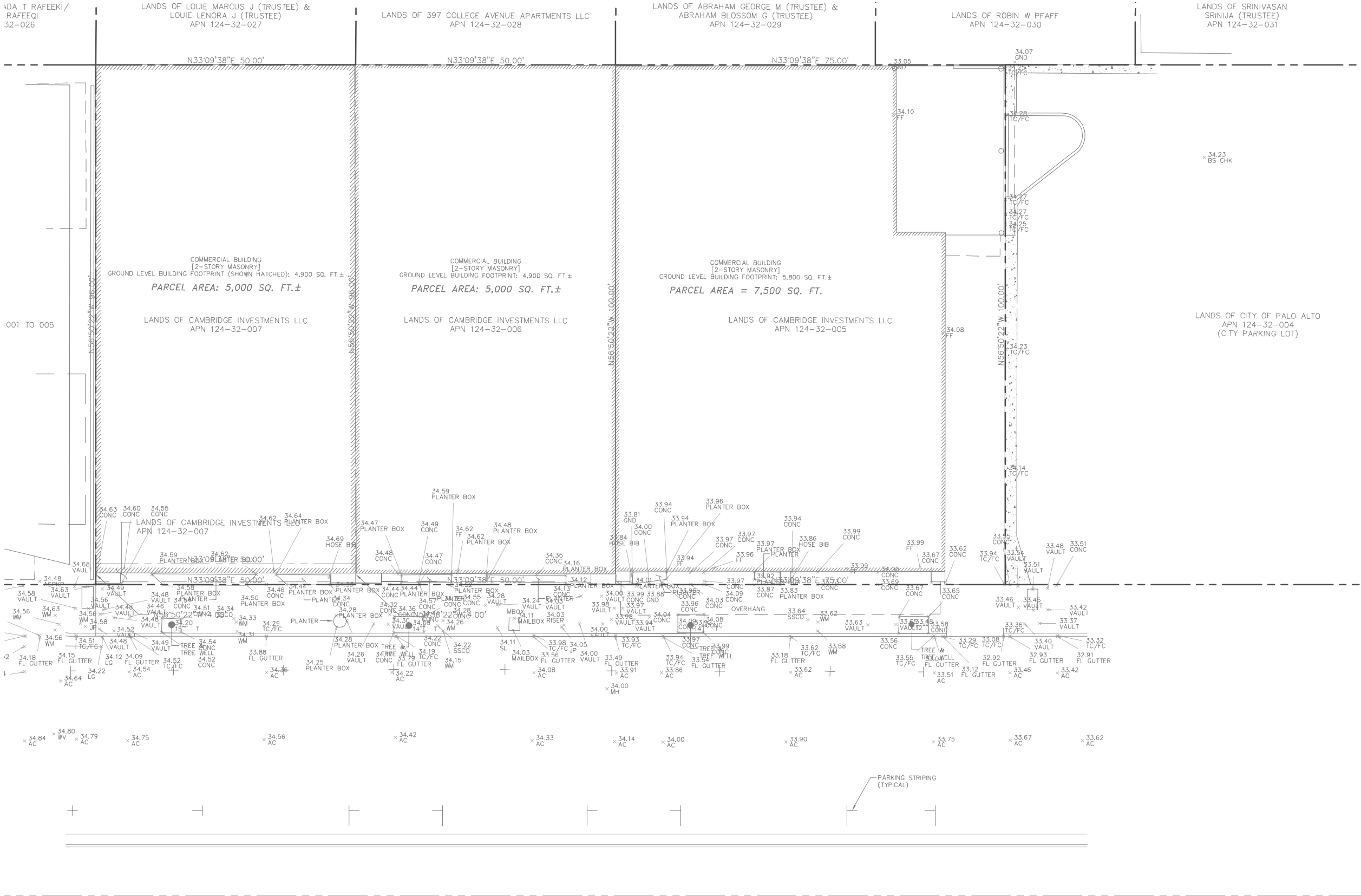
- NOTES:
1. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
 2. ALL PLANT MATERIAL USED SHALL BE ODOR/FRAGRANCE FREE.
 3. SEE PLANTING PLAN FOR WATER USE AND CALIFORNIA NATIVE IDENTIFICATION.
 4. ALL PLANTING PLAN SHALL BE IN FULL COMPLIANCE WITH THE CITY OF PALO ALTO WATER EFFICIENT LANDSCAPE ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES.



255 Shoreline Drive
Redwood City, CA 94065
United States Tel 650.482.6300

388 CAMBRIDGE - MINOR ARB REVIEW
CIVIL PLAN - EXISTING CONDITIONS PLAN
Scale: 1"=20'

BRERETON



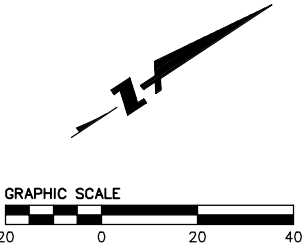
LEGEND:

AC	ASPHALT CONCRETE
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BH	BUILDING HEIGHT ABOVE TERRAIN BELOW
BW	BACK OF WALK
CB	CATCH BASIN
C&G	CURB & GUTTER
C/L	CENTERLINE
CO	CLEAN OUT BOX
COMM	COMMUNICATION
CTV	CABLE TELEVISION LINE
DI	DROP INLET
DW	DOMESTIC WATER
EL	ELECTRIC
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FC	FACE OF CURB
FF	FINISHED FLOOR
FL	FLOWLINE
FW	FIRE WATER
G	GAS
GM	GAS METER
GRD	GROUND
GV	GAS VALVE
HVE	HIGH-VOLT ELECTRIC
INV	INVERT
IP	IRON PIPE
IRR	IRRIGATION
JP	JOINT POLE
MBOX	MAILBOX
P/L, PL	PROPERTY LINE
PGE	PG&E VAULT
POC	POINT OF CONNECTION
PP	POWER POLE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
S/W	SIDEWALK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSV	TRAFFIC SIGNAL VAULT
VCP	VITRIFIED CLAY PIPE
WM	WATER METER BOX
WV	WATER VALVE
-CTB-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

BASIS OF BEARINGS
THE BEARING NORTH 33°16'00" EAST OF THE CENTERLINE OF LELAND AVENUE, AS DETERMINED BY CURB SPLITS AS SHOWN ON THE PARCEL MAP BY SANDIS WHICH WAS FILED FOR RECORD IN BOOK 825 OF MAPS AT PAGE 13, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK STATEMENT
THE CITY OF PALO ALTO'S BENCHMARK #2516
- A CHISELED SQUARE AT THE SOUTHEAST CORNER OF THE SOUTHEAST RETURN AT THE INTERSECTION OF EL CAMINO AND CALIFORNIA.
- ELEVATION = 36.56 FEET
- NGVD 1929 DATUM

NOTE:
1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON ALTA SURVEYS FOR THE 380-410 CAMBRIDGE AVENUE PROPERTIES BY BGT LAND SURVEYING, DATED OCTOBER 2011 AND DECEMBER 2012. A SUPPLEMENTAL FIELD SURVEY WAS PERFORMED BY BKF ENGINEERS IN MAY 2014.





255 Shoreline Drive

Redwood City, CA 94065

United States

Tel 650.482.6300

IDA T RAFEEDI/
RAFEEDI
32-026

LANDS OF LOUIE MARCUS J (TRUSTEE) &
LOUIE LENORA J (TRUSTEE)
APN 124-32-027

LANDS OF 397 COLLEGE AVENUE APARTMENTS LLC
APN 124-32-028

LANDS OF ABRAHAM GEORGE M (TRUSTEE) &
ABRAHAM BLOSSOM G (TRUSTEE)
APN 124-32-029

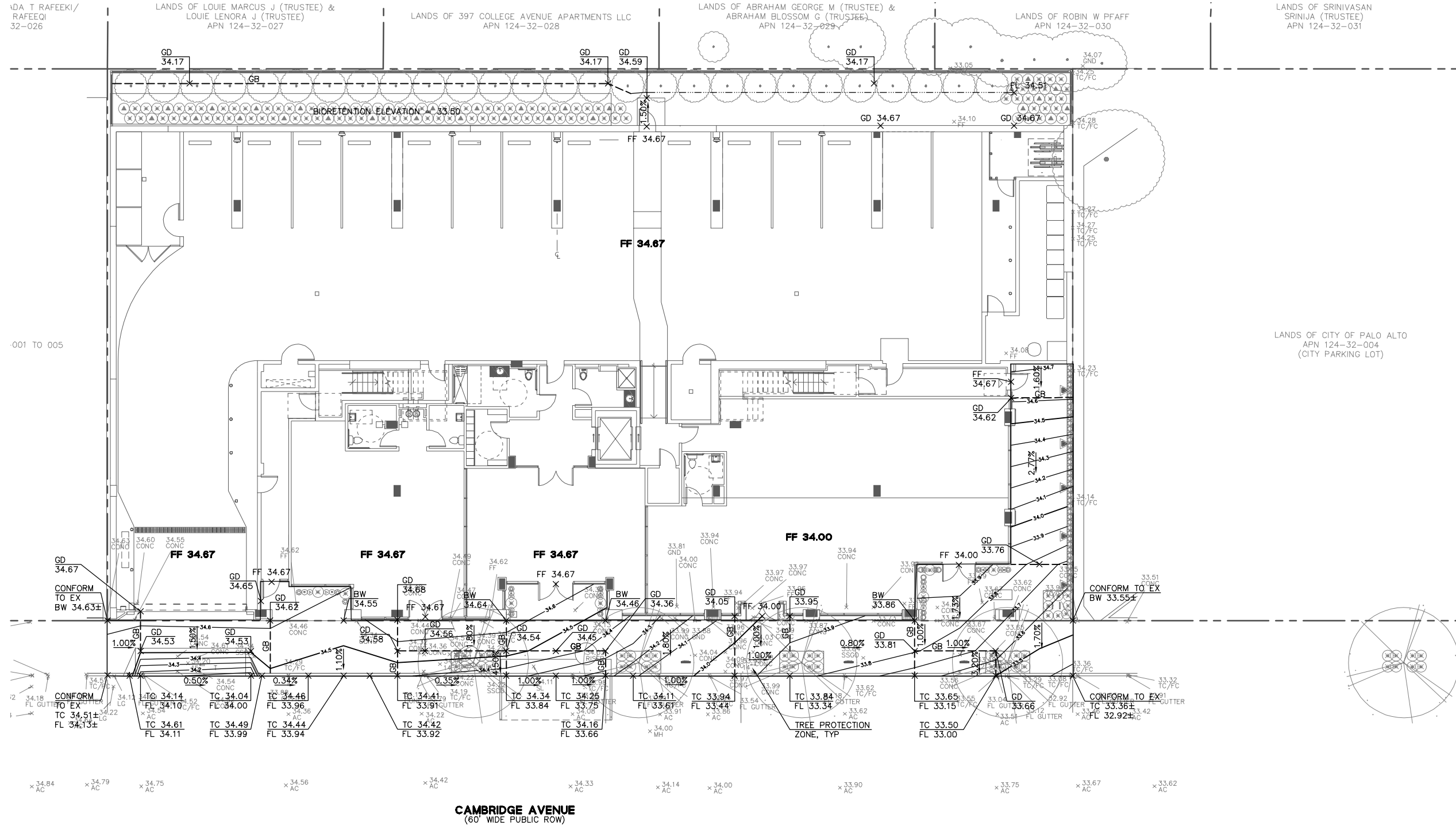
LANDS OF ROBIN W PFAFF
APN 124-32-030

LANDS OF SRINIVASAN
SRINIIJA (TRUSTEE)
APN 124-32-031

388 CAMBRIDGE - MINOR ARB REVIEW
CIVIL PLAN - PROPOSED GRADING PLAN

Scale: 1"=20'

BRERETON



11X17 SCALE: 1"=20'



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RAFFICKI
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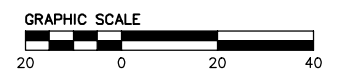
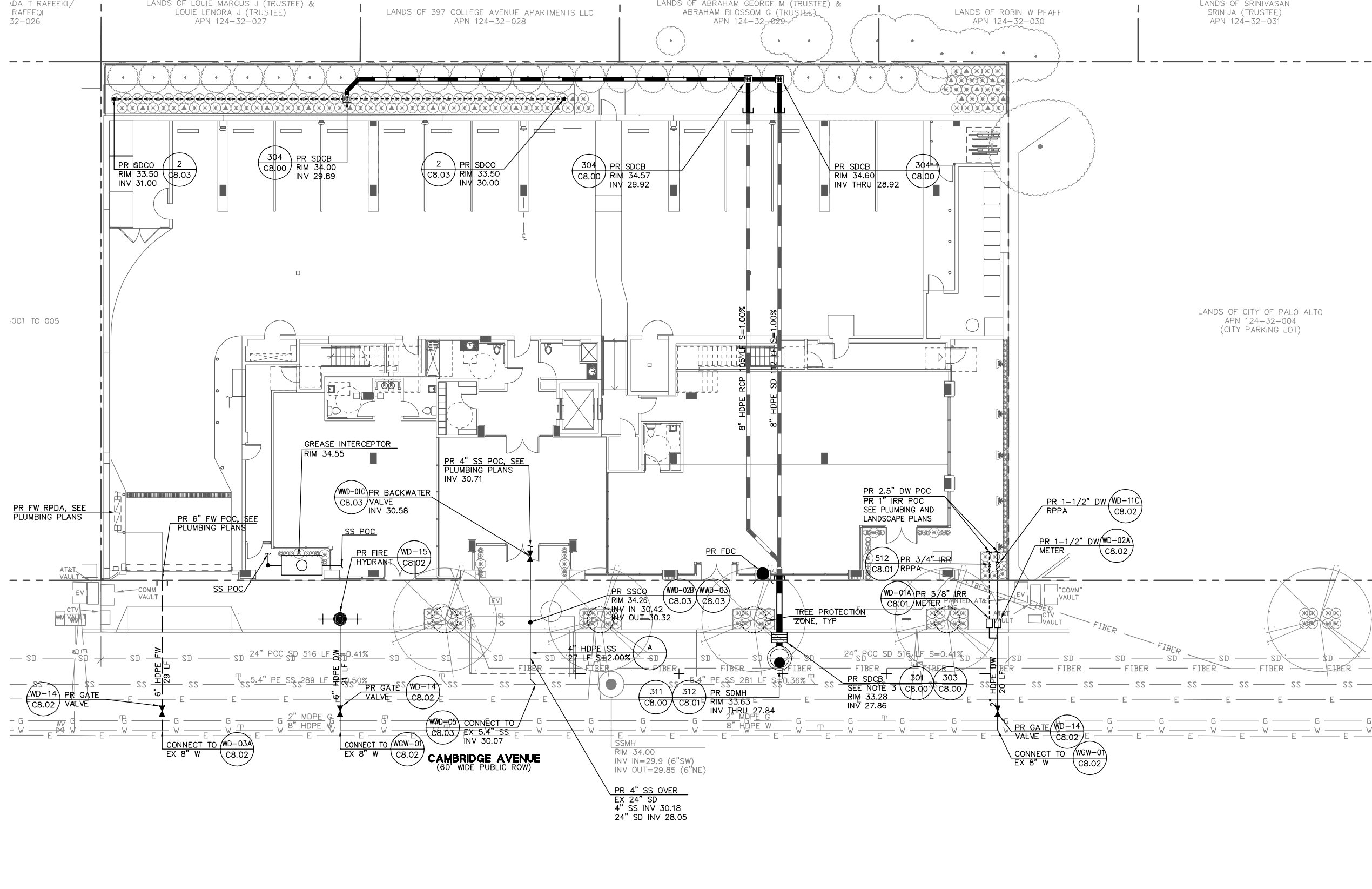
LANDS OF ROBIN W. PFAFF
APN 124-32-030

LANDS OF SRINIVASAN
SRINIVASA (TRUSTEE)
APN 124-32-031

388 CAMBRIDGE - MINOR ARB REVIEW
CIVIL PLAN - PROPOSED UTILITY PLAN

Scale: 1"=20'

BRERETON





LANDS OF SAHIBZADA T RAFAEELI/
KHALIDA T RAFAEELI
APN 124-32-026

LANDS OF LOUIE MARCUS J (TRUSTEE) &
LOUIE LENORA J (TRUSTEE)
APN 124-32-027

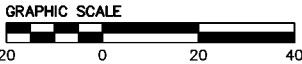
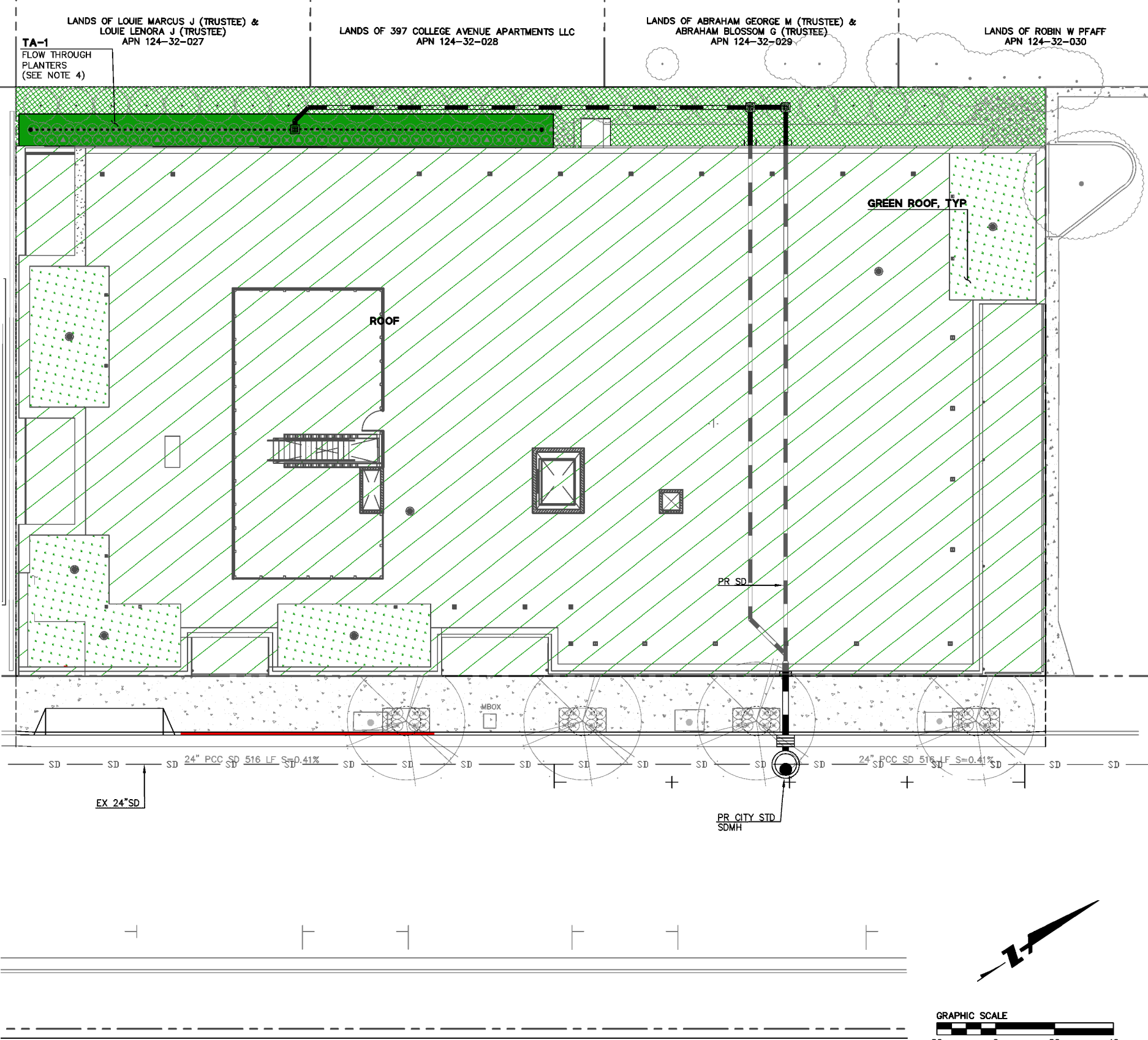
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APN 124-32-030

CATCHMENT AREA IDENTIFIER/COLOR	IMPERVIOUS SQ. FT.	PERVIOUS AREA	PERVIOUS SQ. FT.	GREEN ROOF AREA	GREEN ROOF SQ. FT.	TREATMENT AREA IDENTIFIER/COLOR	SQ. FT.	TREATMENT AREA REQUIRED SQ. FT.	MEETS REQUIREMENT?
CA-1	14,348		1,231		1,409	TA-1	512	459, SEE NOTE 15	YES

- NOTES:**
- TREATMENT AREAS SHOWN ARE DRAWN TO SCALE AND PROVIDE ADEQUATE TREATMENT FOR THE CONTRIBUTING CATCHMENTS.
 - STORMWATER RUNOFF FROM EACH ROOF OR DECK WILL BE COLLECTED BY DOWNSPOUTS AND CONVEYED TO FLOW-THROUGH PLANTERS LOCATED AT GROUND LEVEL. DRAINAGE FROM THE GROUND LEVEL FLOW-THROUGH PLANTERS WILL DISCHARGE THROUGH THE SITE STORM DRAIN LATERAL THAT ULTIMATELY CONNECTS TO THE CITY STORM DRAIN SYSTEM.
 - REFER TO LANDSCAPE DETAILS FOR STORMWATER RUNOFF CONVEYANCE FROM ROOF WATER LEADER TO FLOW-THROUGH PLANTER.
 - IMPERVIOUS SURFACES ONSITE WILL DRAIN TO BASMAA APPROVED LID STORMWATER QUALITY TREATMENT STRUCTURES PRIOR TO DISCHARGING FROM THE SITE.
 - STORMWATER RUNOFF RATE FROM BIORETENTION BASINS FOR 10 YEAR STORM IS 0.59 CFS, RUNOFF FROM 100 YEAR STORM IS 0.85 CFS. REFER TO SHEET A0.7 IN ARCHITECTURE PLANS FOR GREEN BUILDING CHECKLIST.
 - CATCHMENT AREA 1 INCLUDES 980 SQUARE FEET OF PERVIOUS SURFACE THAT IS ASSUMED TO BE SELF-TREATING.
 - FOR ALL C.3 FEATURES, VENDOR SPECIFICATIONS REGARDING INSTALLATION AND MAINTENANCE SHOULD BE FOLLOWED AND PROVIDED TO CITY STAFF. COPIES MUST ALSO BE SUBMITTED TO PAM BOYLE RODRIGUEZ AT pamela.boyle@cityofpalmdale.org.
 - STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.
 - DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: <http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional> FOR GUIDANCE.
 - AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
 - CONTRACTOR SHALL REFERENCE THE STORM WATER SOIL LOSS PREVENTION PLAN THROUGHOUT THE DURATION OF THIS PROJECT. THE STORM WATER SOIL LOSS PREVENTION PLAN SHALL ALSO BE ACCESSIBLE ONSITE THROUGHOUT THE DURATION OF THE PROJECT.
 - AT THE TIME OF INSTALLATION OF THE REQUIRED STORM WATER TREATMENT MEASURES AND PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT, A THIRD-PARTY REVIEWER SHALL ALSO SUBMIT TO THE CITY A CERTIFICATION FOR APPROVAL THAT THE PROJECT'S PERMANENT MEASURES WERE CONSTRUCTED AND INSTALLED IN ACCORDANCE TO THE APPROVED PERMIT DRAWINGS.
 - STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPs INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT OF WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
 - PAMC 16.09.165(H) STORM DRAIN LABELING. STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO [CRFFK]" OR EQUIVALENT.
 - PROJECTS USED SITE SPECIFIC CALCULATIONS AS ALLOWED IN THE 2016 SANTA CLARA COUNTY C3 MANUAL APPENDIX B TO REDUCED THE REQUIRED TREATMENT AREA FROM 4% TO A MINIMUM OF 3.20%, REFLECTED AS THE 459 SF TREATMENT AREA REQUIRED.



11X17 SCALE: 1"=20'


appendix

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

Make sure your crews and subs do the job right!

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

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



TREE DISCLOSURE STATEMENT

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

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

PROPERTY ADDRESS: 388 CAMBRIDGE AVENUE PALO ALTO, CA 94306

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

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

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

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

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

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

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

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

If **YES**, a **Protection Report** must be prepared by an RS certified arborist and submitted for staff review (see TTT# 6220).


Attach this report to Sheet T-1, "Tree Protection, is part of the Plan", per Site Plan Requirements.

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

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy drip-line; (2) Plans must denote, as a bolded shade line, a fenced enclosure area on to the drip-line, per Sheet T-1 and Detail #605 -

<http://www.cityofpaloalto.org/trees/forms.htm> (See also TTM, Section 2.15 for area to be fenced)

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

Signature: 

Print: **BRUCE JETT**

Date: **5.28.2019**

FOR STAFF USE:

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

5. **Protected Trees.** The specified tree fencing is for the issuance of any development permit (demolition, grading or building permit). YES NO
 (N/A if there are no protected trees, check here [X])

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

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

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

S:\Plan\Draw\Forms\Tree Protection Info\Tree Disclosure Statement

Revised 08/01

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

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Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

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- Section 1.0 – Definitions (PDF, 96KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 – Hazardous Trees (PDF, 104KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 5.0 – Tree Reports (PDF, 94KB)

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APPENDICES

- A. Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
- B. Tree City - USA
- C. ISA Hazard Evaluation Form
- D. List of Inherent Failure Patterns for Selected Species (Reference source)
- E. ISA Tree Pruning Guidelines (PDF, 1.85MB)
- F. Tree Care Safety Standards, ANSI Z123.1-1994 (Reference source)
- G. Pruning Performance Standards, ANSI A300-1995 (Reference source) H:
Tree Planting Details, Diagram 504 & 505
- I. Tree Disclosure Statement
- J. Palo Alto Standard Tree Protection Instructions

For written specifications associated with illustrations below, see Public Works Specifications Section 3.1. Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees)

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

***Restricted activity area - see Tree Technical Manual Section 2.15(4)**

***If a tree is damaged or forming an air - see Tree Technical Manual Section 2.20(C)(i), any proposed trench or work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.**

Type I Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

Diagram labels for Type I: 6x6 inch high chain link fence, top with 6x6 inch warning signs, one on each side; 10-foot high chain link fence, top with 6x6 inch warning signs; 10-foot wide TPZ; 24" square sign: "Tree Protected by TPZ - No Excavating or Trenching Allowed".

Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

Diagram labels for Type II: 6x6 inch high chain link fence, top with 6x6 inch warning signs; 10-foot high chain link fence, top with 6x6 inch warning signs; 10-foot wide TPZ; 24" square sign: "Tree Protected by TPZ - No Excavating or Trenching Allowed".

Type III Tree Protection: Layout for trunk protection applies to all regulated trees, matching the site diagram with the tree preservation report (TPR) distances within this project.


Diagram labels for Type III: 6x6 inch high chain link fence, top with 6x6 inch warning signs; 10-foot high chain link fence, top with 6x6 inch warning signs; 10-foot wide TPZ; 24" square sign: "Tree Protected by TPZ - No Excavating or Trenching Allowed".

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5x11" covered warning signs at each tree.

Diagram labels for Type III: 6x6 inch high chain link fence, top with 6x6 inch warning signs; 10-foot high chain link fence, top with 6x6 inch warning signs; 10-foot wide TPZ; 24" square sign: "Tree Protected by TPZ - No Excavating or Trenching Allowed".

Required protection shall be executed before demolition, excavation or site work operations.




PALO ALTO
STREET TREE PROTECTION INSTRUCTIONS
-SECTION 31-

APPENDIX J

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE



Reference: the Palo Alto Tree Technical Manual is available at <http://www.ci.paloalto.ca.us/environment/>

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☒ **Inspection of Protective Tree Fencing:** For Public Trees, the Street Tree Verification Form shall be signed by the City Engineer. For Protected Trees, the project site arborist should provide an initial Monthly Tree Activity Report from with a photograph verifying that he has conducted a field inspection of the tree and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.139).

2. ☒ **Pre-Construction Meeting:** Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager. (Contact 650-496-6962).

3. ☒ **Inspection of Rough Grading or Trenching:** Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect irrigation systems, tree wells, drain and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.

4. ☒ **Monthly Tree Activity Report Submission:** The project site arborist shall perform a minimum monthly activity inspection to monitor and advise site conditions, tree health and estimate or immediately if there are *any* revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. and project engineer staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 and section 1.177).

5. ☒ **Special activity within the Tree Protection Zone:** Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist for (See TTM, Trenching, Excavation & Equipment, Section 2.29 C).

6. ☒ **Landscare Architect Inspection:** For discretionary development projects, prior to temporary or permanent occupancy, the applicant or contractor shall arrange for the Landscare Architect to perform an on site inspection of all plant stock, quality of the materials and planting (See TTM, Planting Planning, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plan. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscare Architect approval prior to scheduling the final inspection, unless otherwise approved.

7. ☐ **List Other (please describe as called out in the site Tree Preservation Report, Sheet 1-1, T-2, etc.)**

	<p style="text-align: center;">City of Palo Alto</p> <p>Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 94303 650-496-5953 FAX: 650-862-4289 tree@paloalto.org</p>	<h2 style="margin: 0;">Verification of Street Tree Protection</h2>
<p><i>Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disposition Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.</i></p>		
<p>APPLICANT DATE:</p>		
<p>ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:</p>		
<p>APPLICANT'S NAME:</p>		
<p>APPLICANT'S ADDRESS:</p>		
<p>APPLICANT'S TELEPHONE & FAX NUMBERS:</p>		
<p><i>This section to be filled out by City Tree Staff</i></p>		
<p>1. The Street Trees at the above address are adequately protected. The type of protection used is:</p>	<p>YES <input type="checkbox"/> NO* <input type="checkbox"/></p>	<p>* If NO, go to #2 below</p>
<p>Inspected by:</p>		
<p>Date of Inspection:</p>		
<p>2. The Street Trees at the above address are NOT adequately protected. The following modifications are required:</p> <p style="margin-top: 20px;">Indicate how the required modifications were communicated to the applicant:</p>	<div style="border: 1px solid black; height: 100px; margin-top: 10px;"></div>	
<p>Subsequent Inspection</p>		
<p>Street trees at above address were found to be adequately protected</p>		
<p>YES <input type="checkbox"/> NO* <input type="checkbox"/></p>		
<p>* If NO, indicate in "Notes" below the disposition of case:</p>		
<p>Inspected by:</p>		
<p>Date of Inspection:</p>		
<p>Notes: List City Street trees by species, size, condition and type of line protection installed. Also note if pictures were taken. Use back of sheet if necessary.</p>		
<p>Return approved sheet to Applicant for demolition or building permit issuance.</p>		

Arbort Free Firm Data Here		City of Palo Alto Tree Technical Manual		ADDENDUM 11
		RCA/TSA Certified Arborist #783-000 Contact Cell# _____		email _____
Monthly Tree Activity Report- Construction Site				
Inspection Date: _____	Site address: _____	Contractor: Main site Contact Information	#1: Job site superintendent Company: _____ Job site _____ Cell: _____ Mail: _____	
Inspection # _____	Palo Alto, CA	Also present: _____ _____ _____		
Distribution:	1. City of Palo Alto 2. Others _____	Attn: Dave Dockter	Dave.dockter@cityofpaloalto.org 650-329-2440	

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

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

Respectfully submitted,

Project site arbort
 Consistent contact information (include email, cell#, and mailing)
 Cc: _____

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

---WARNING---

Tree Protection Zone

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

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

****Palo Alto Municipal Code Section 8.10.110***

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

SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPECTIONS MANDATORY	
<p>PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.</p>	
<p>BUILDING PERMIT DATE: _____</p> <p>DATE OF 1ST TREE ACTIVITY REPORT: _____</p> <p>CITY STAFF: _____</p>	
<p>REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1. FORMAT: VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.0.0 AND ADDENDUM 1.</p>	

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

Use additional "T" sheets as needed

Project Data

T-1



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

Special Tree Protection Instruction Sheet

City of Palo Alto



T-1

Arborist Report

388 Cambridge Avenue
Palo Alto, CA 94306

Prepared by:
Doug Hagge
ISA Certified Arborist WE-4508A

Arborwell Professional Tree Management
2337 American Avenue
Hayward, CA 94545

2337 AMERICAN AVE, HAYWARD, CA 94545
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The above photo (Tree ID #1) shows a utility conduit line running under the roots along the building side of the trunk.

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Tree ID #3

The first tree that was excavated via air spading was tree ID#3 and is located in a sidewalk cutout that is 70" x 38". It has a diameter of 14.6" at (dbh) with a canopy spread of 24 feet. Once the roots were exposed, two sets of large roots could be seen along the rear of the sidewalk cutout nearest the building to the northwest. One measured to be 6" in diameter, while the other consisted of two larger roots growing together that are 13" across. Best Management Practices according to the International Society of Arboriculture (ISA) recommends removing less than 25% of the root system and linear cuts be made at a distance of 6 times the diameter of the trunk, or 87.6" away. Pruning the two large roots along the building side of the trunk would result in 25% removal of the roots at a distance of 2 times the diameter of the trunk. Due to this significant amount of root loss, it is my recommendation that this tree be removed and replaced with - one 36" Box size replacement trees per the Tree Canopy Replacement Standard (City of Palo Alto Tree Technical Manual).

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Introduction and Overview

Arborwell was contracted by W.L. Butler to inspect three tree street trees located in front of 388-400 Cambridge Avenue. On February 13, 2020, Arborwell excavated the roots through the use of a pneumatic air spade to remove the soil and expose the tree roots for inspection. The purpose of this report is determine the size & location of the roots and understand the impact would be to each tree if roots were pruned for the installation of a new sidewalk which is a requirement of this project. This report addresses my findings and how the required and recommended practices may impact these trees.

Description of Trees

Tree ID #1--Northeastern most tree

The *Pistachia chinensis*, Chinese Pistache tree located in front of 378 Cambridge Avenue, has a diameter of 16.2" at breast height and a canopy spread of 22 feet. This was the last tree to be excavated during my visit. Along the building side of the trunk, I measured two large roots at 6" each. One of these roots has significant decay on the root that heads towards the northwest (rear) corner of the planter. The removal of these three large roots would exceed the recommended threshold of root removal as per the Best Management Practice. As a result of the amount of root loss, it is my recommendation that this tree be removed and replaced with - one 36" Box size replacement trees per the Tree Canopy Replacement Standard (City of Palo Alto Tree Technical Manual).

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Tree ID #2

The *Pistachia chinensis*, Chinese Pistache tree located in front of 378 Cambridge Avenue, has a diameter of 16.0" at breast height and a canopy spread of 24 feet. It is growing within a sidewalk cut out that is 42" x 62". One large root that may consist of two roots was measured to be approximately 11" across is located on the building side of the trunk. Pruning of this root would remove at least 2 separate roots that are 5" in diameter or greater. I spoke with the project manager from W.L. Butler and asked if they could slope the sidewalk in this area, but he pointed out to me, that sidewalk currently slopes downward away from the tree as you move towards the building entrance to the old barber shop. Due to this, root pruning would result in the removal of the large root mass on the northwest side of the tree, exceeding a 25% level of root loss. Therefore, I recommend that this tree be removed and replaced with - one 36" Box size replacement trees per the Tree Canopy Replacement Standard (City of Palo Alto Tree Technical Manual).

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Tree ID #3 is shown in the photo above after it was excavated. Along the left side of this photo, three large roots 6" in diameter are visible.

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Tree ID#1--Northeastern most tree, located in front of 378 Cambridge Avenue.

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The above photo of tree ID #2 shows the exposed roots after air spading. The area along the right is closest to the building and is where two large 5" roots were observed growing together under the sidewalk. These roots would need to be pruned and may compromise the stability and health of this tree.

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The above photo of Tree ID#3, shows the largest root along the northwest (building) side of the trunk. This root, along with 2 others would require pruning, which would be more than 25% of the total root system on this side of the tree.

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Tree ID #1: Decayed 6" diameter root near northwest corner of planter towards building (Above left). A second 6" root along the rear (building) side of the sidewalk.

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In the above photo, the tape is laid across two roots that combined are 11" across. These roots would require pruning, would be possibly exceed 25% of the total roots on the northwest side of the trunk.

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Recommendations

Based on the above observations, if my professional opinion that tree ID #1, 2 & 3 should be removed and replaced, due to the amount of root loss that exceeds the recommendations for best management practices from the International Society of Arboriculture. Tree replacements must follow the Tree Canopy Replacement Standard (City of Palo Alto Tree Technical Manual) with consideration of any other improvements to sidewalks design, engineered soil, root barriers or other acceptable improvement that would mitigate the number and size of tree replacements for this project. Based on the existing conditions such as underground utilities, design of building and spacing, it is recommended that only four trees be planted.

Arborwell Professional Tree Management

The following report was prepared on 2/27/20 and is based on observations from 2/13/20. Trees are living organisms with specific requirements needed in order to thrive. As conditions change, trees need to be inspected to ensure that hazards and liabilities are reduced.

Doug Hagge
ISA Certified Arborist # WE-4508A

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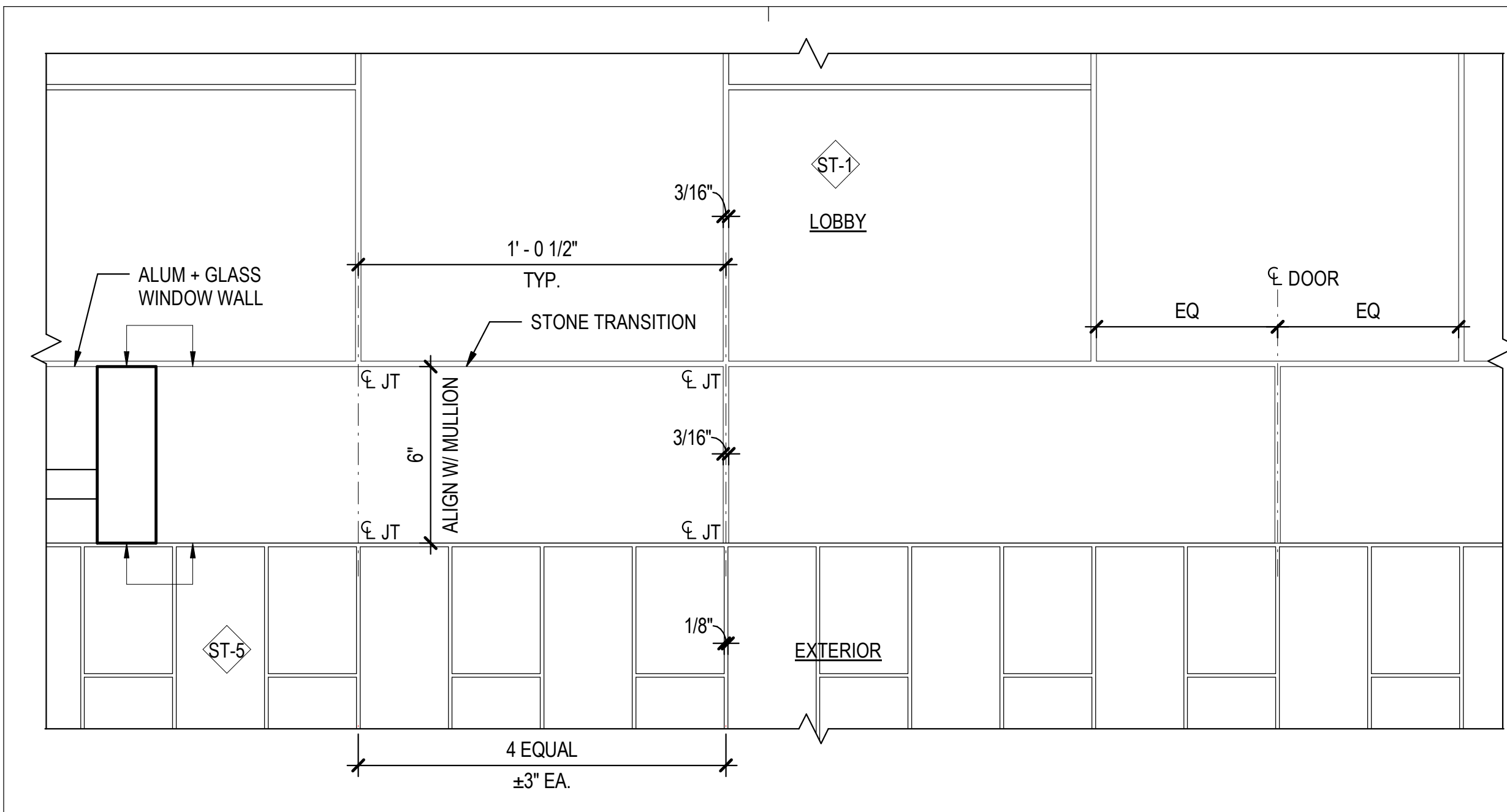
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San Francisco, California 94133
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Issue/Revision		
No.	Date:	Description
1	08/16/2019	PERMIT & BID SET
1	10/25/2019	RESPONSE TO PLAN CHECK
2	04/15/2020	RESPONSE TO PLAN CHECK - 2ND ROUND
3	07/24/2020	RESPONSE TO PLAN CHECK - 3RD ROUND
	11/28/2022	50% CD - COORDINATION SET

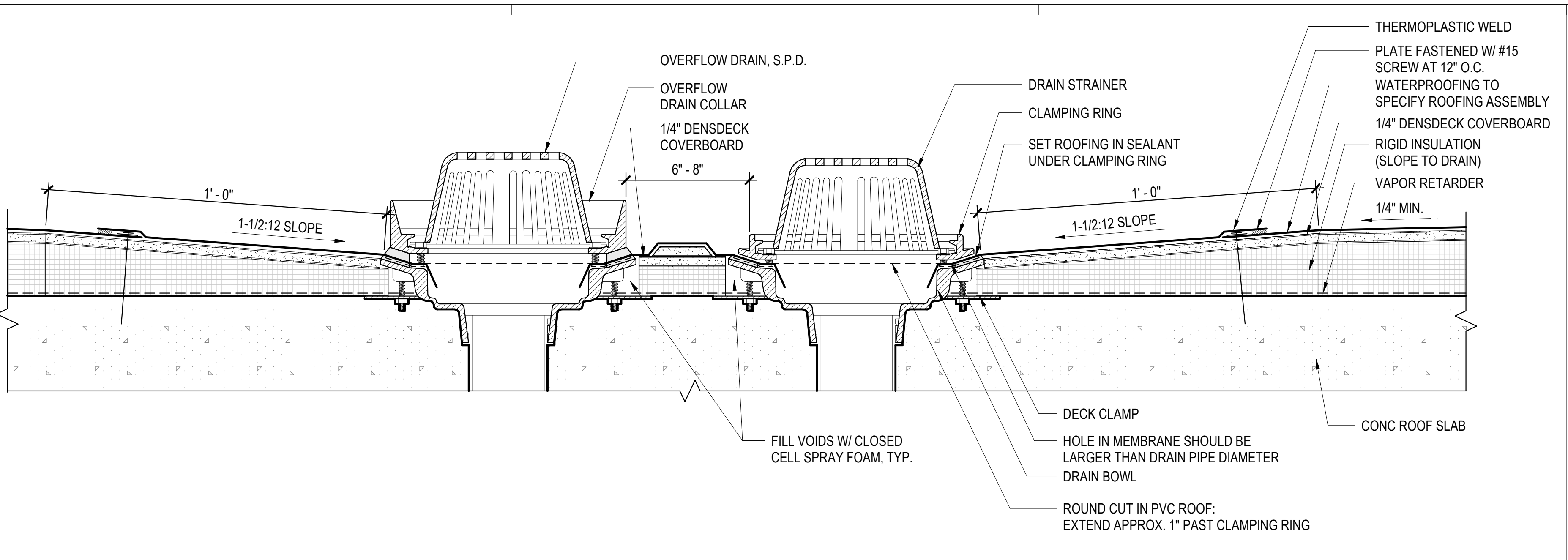
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Approval Signature:

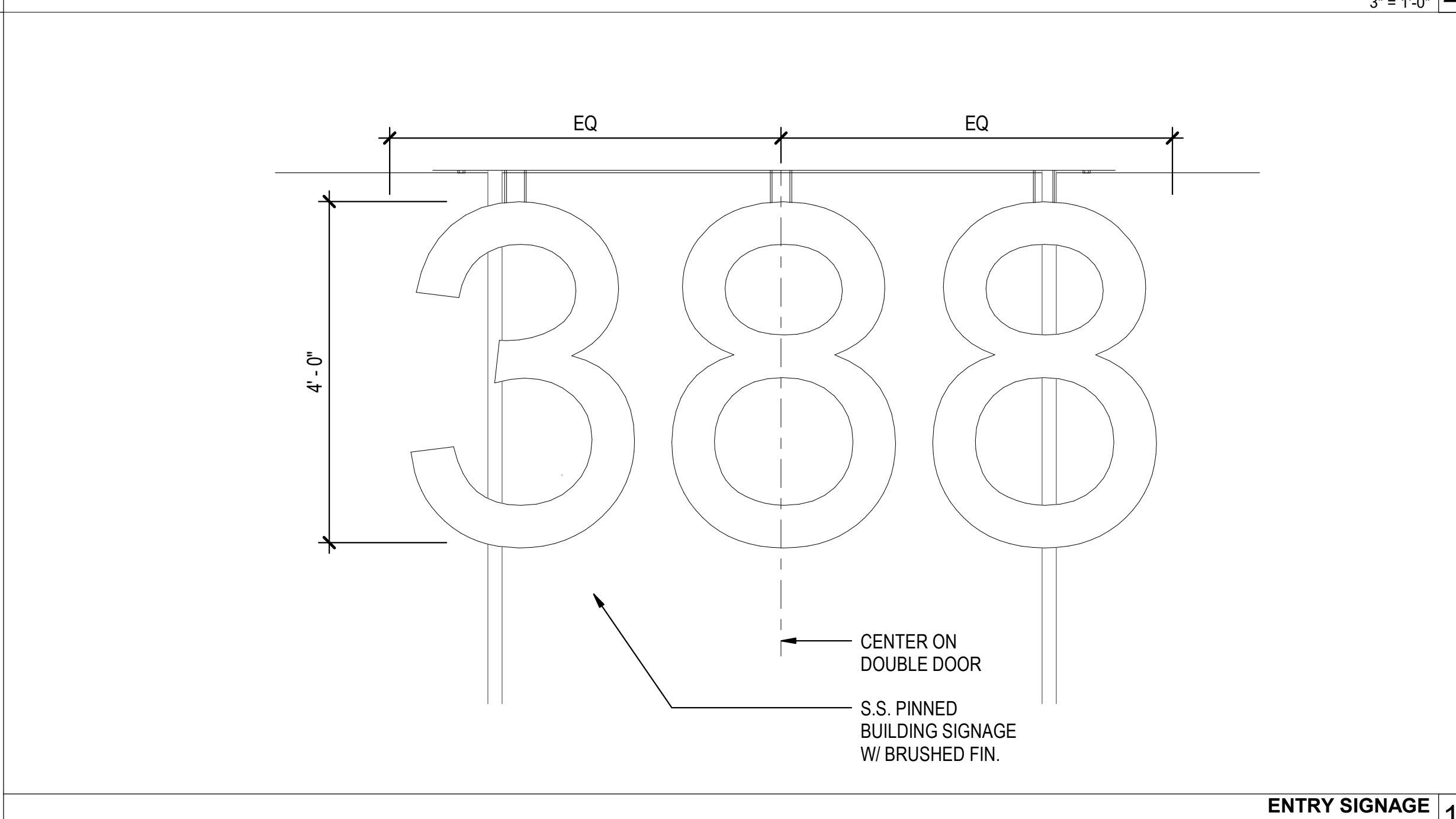
Co./ Title: Date:



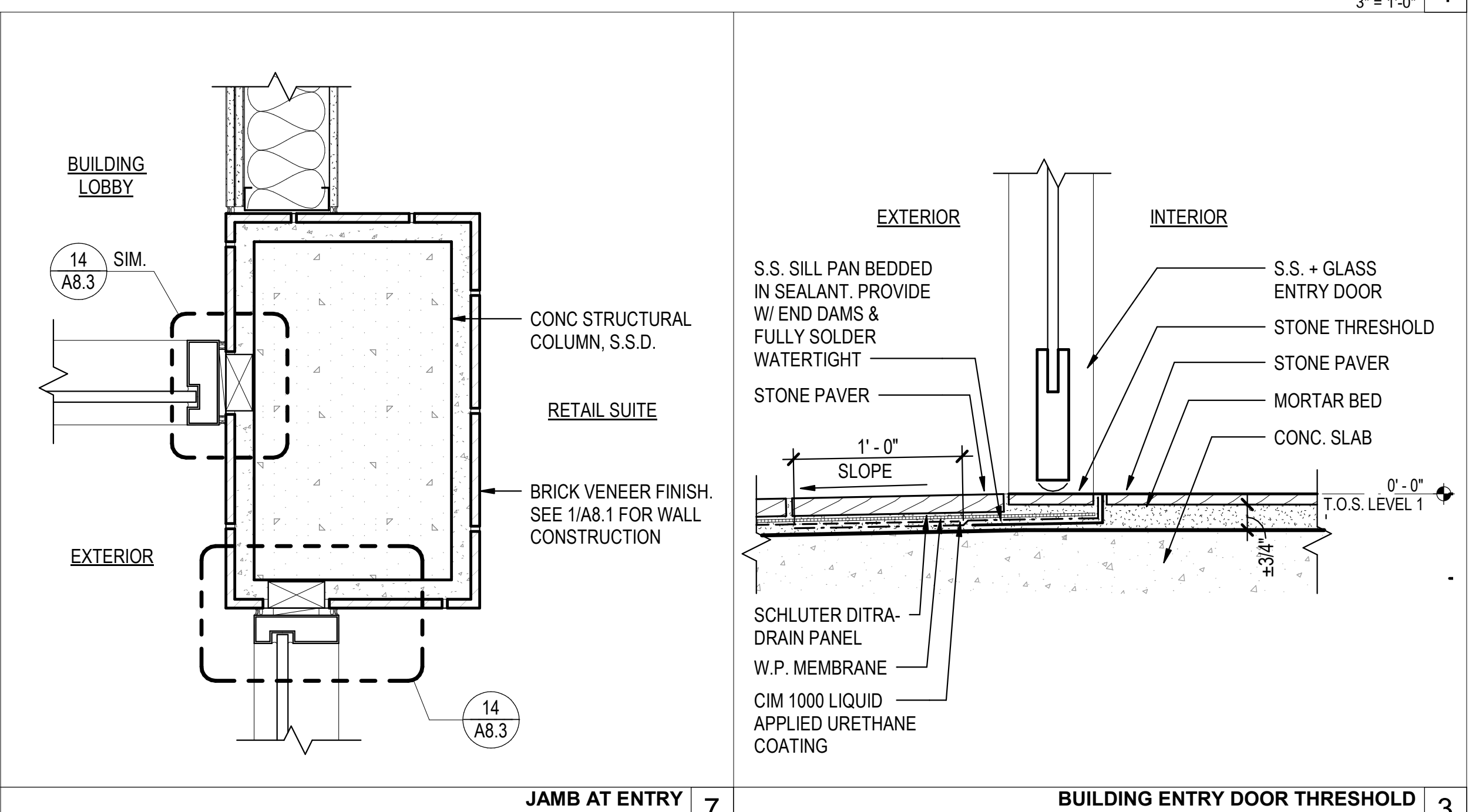
LOBBY PAVING & TRANSITION PATTERN
3" = 1'-0"



ROOF DRAIN
3" = 1'-0"

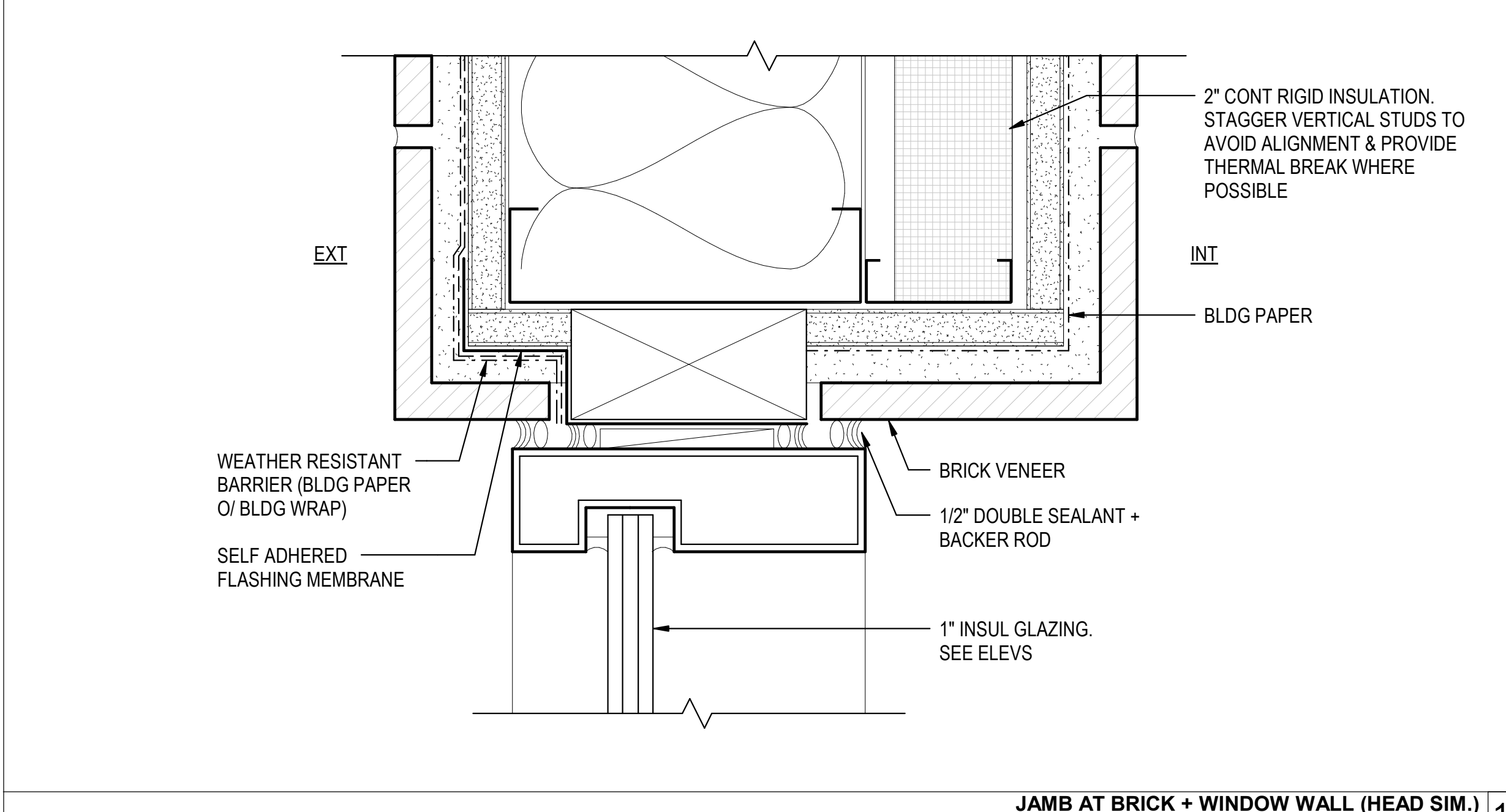


ENTRY SIGNAGE
3/4" = 1'-0"

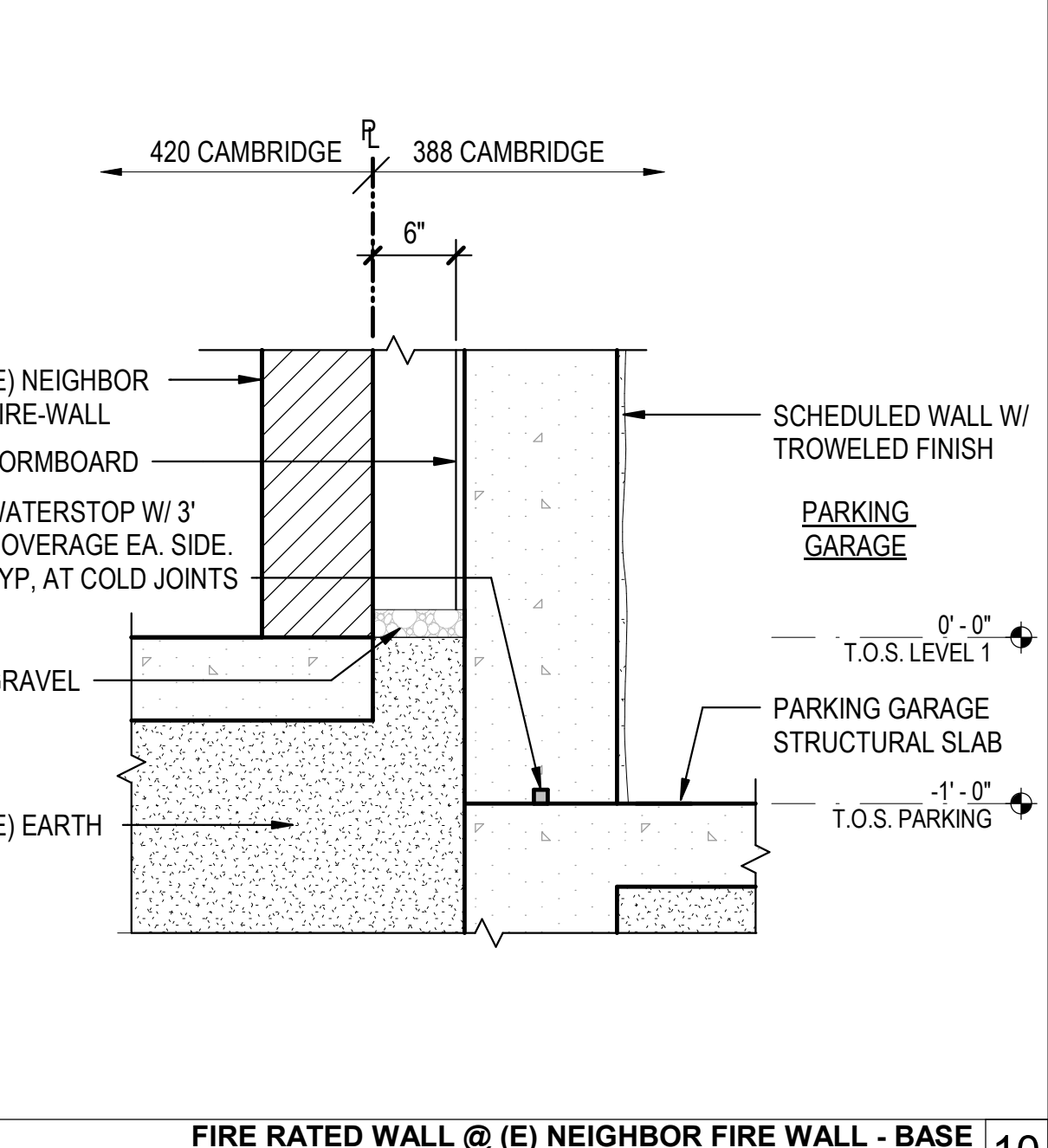


JAMB AT ENTRY
1 1/2" = 1'-0"

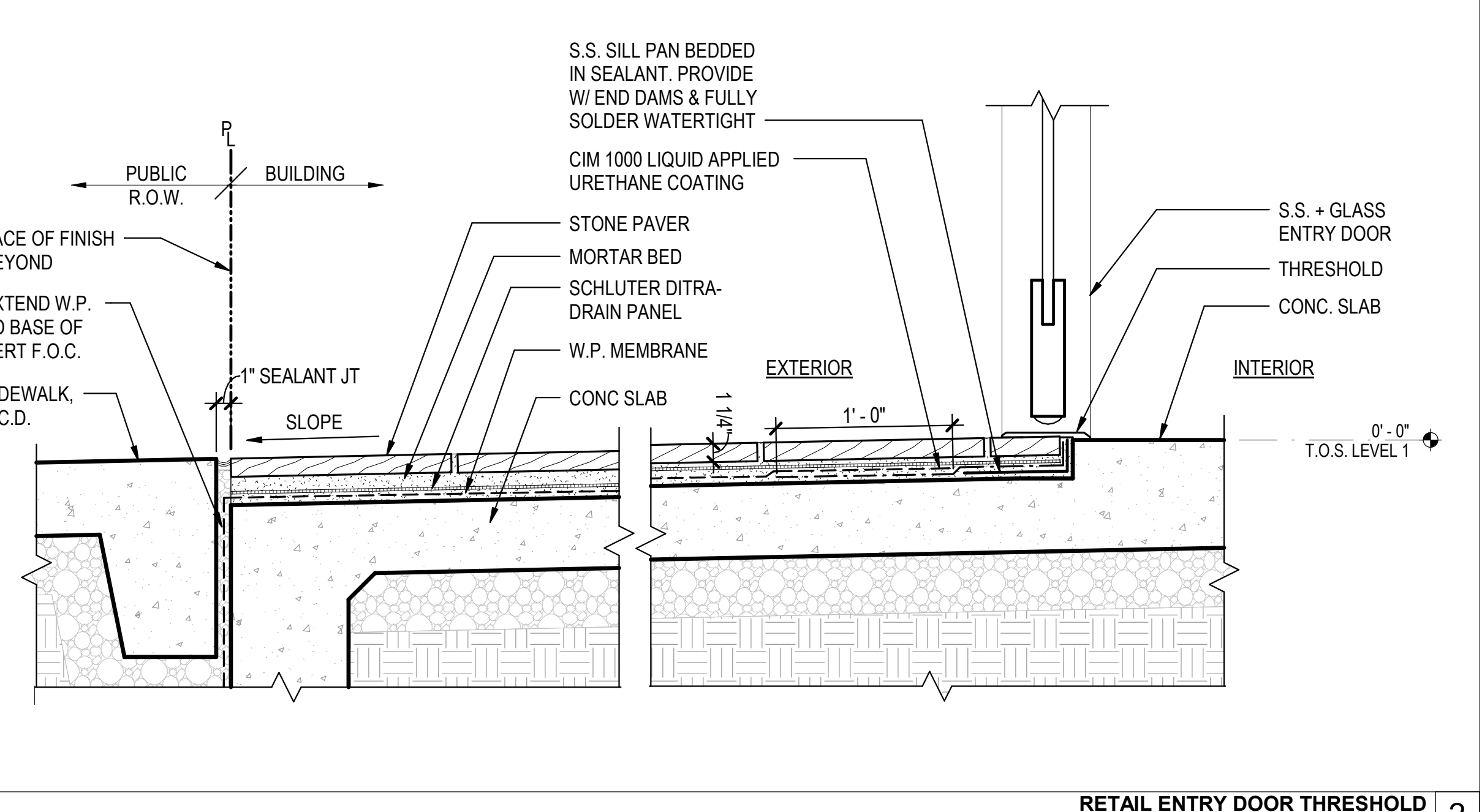
BUILDING ENTRY DOOR THRESHOLD
1 1/2" = 1'-0"



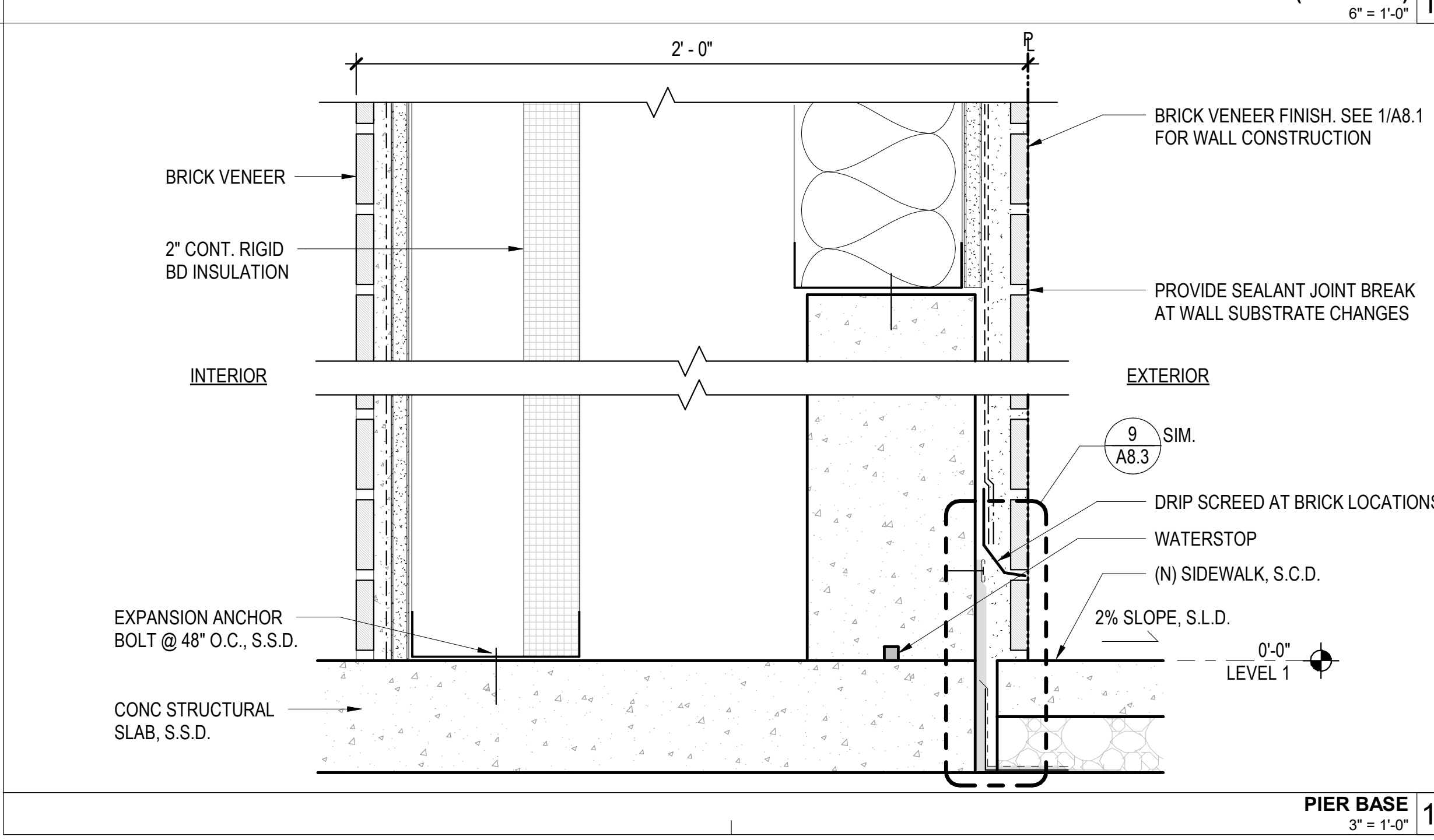
JAMB AT BRICK + WINDOW WALL (HEAD SIM.)
6" = 1'-0"



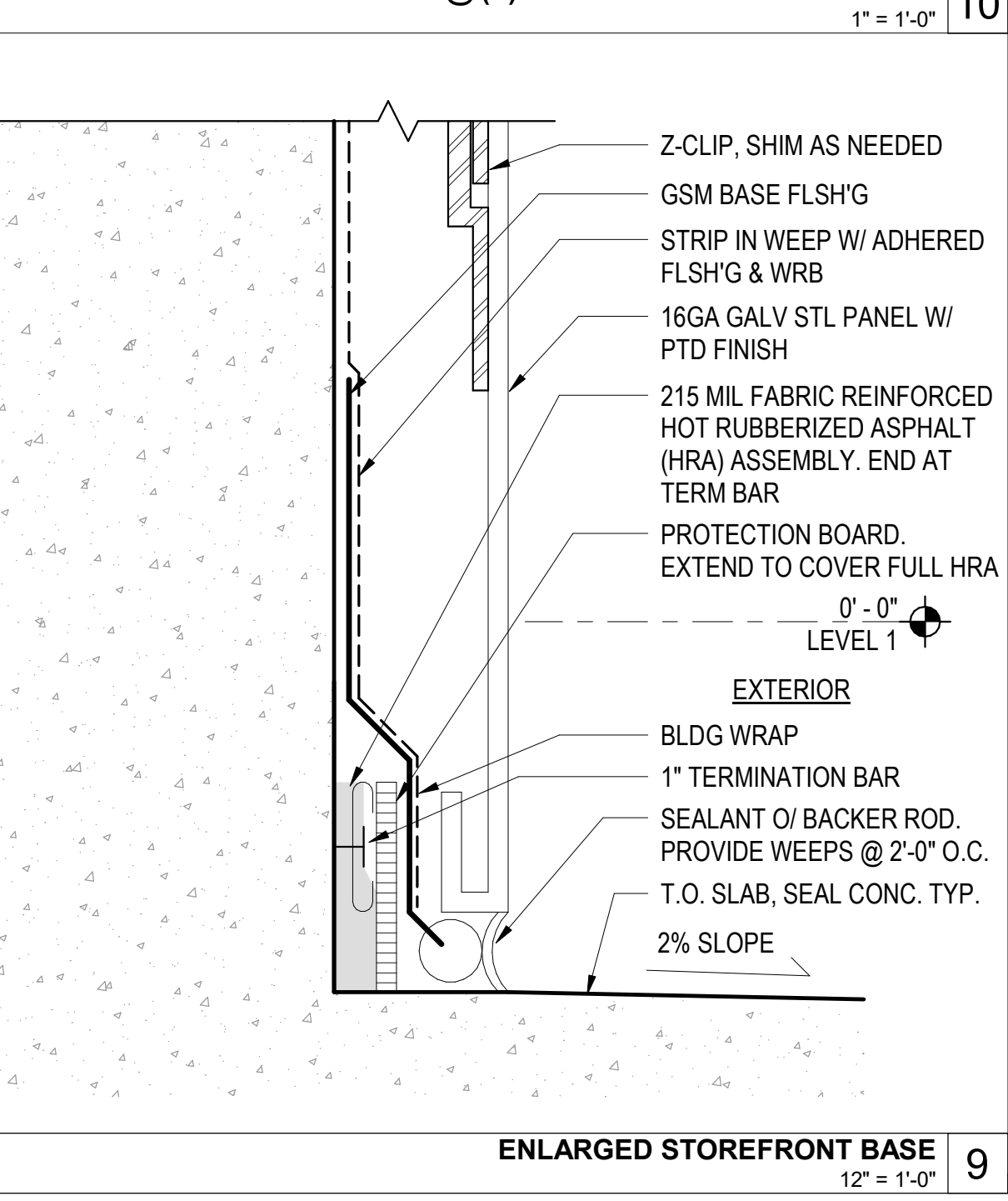
FIRE RATED WALL @ (E) NEIGHBOR FIRE WALL - BASE
1" = 1'-0"



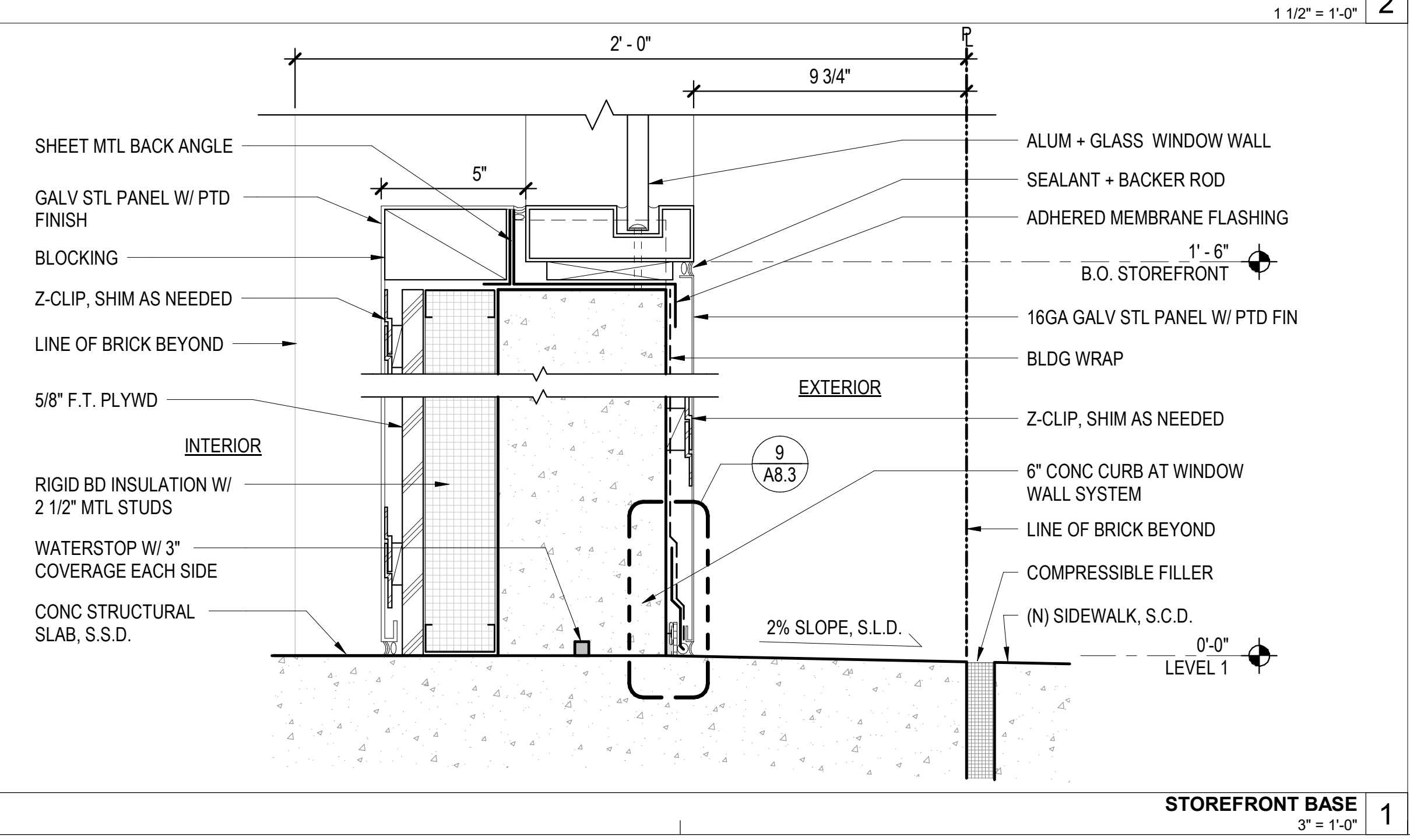
RETAIL ENTRY DOOR THRESHOLD
1 1/2" = 1'-0"



PIER BASE
3" = 1'-0"



ENLARGED STOREFRONT BASE
12" = 1'-0"



STOREFRONT BASE
3" = 1'-0"

388 CAMBRIDGE
OFFICE
BUILDING

388 Cambridge Ave
Palo Alto, CA 94306



909 Montgomery St., Suite 260
San Francisco, California 94133
T 415 546 1212
brereton.com



Issue/Revision		
No.	Date	Description
2	08/16/2019	PERMIT & BID SET
	04/15/2020	RESPONSE TO PLAN CHECK - 2ND ROUND
	11/28/2022	50% CD - COORDINATION SET

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Col Title: Date:

EXTERIOR
DETAILS

Scale: As indicated Issue Date: 10/19/2022
Drawn By: CY Reviewed: MJC
Sheet: of 30 By:

A8.3

Issue/Revision		
No.	Date	Description
2	08/16/2019	PERMIT & BID SET
	04/15/2020	RESPONSE TO PLAN CHECK - 2ND ROUND
	11/28/2022	50% CD - COORDINATION SET

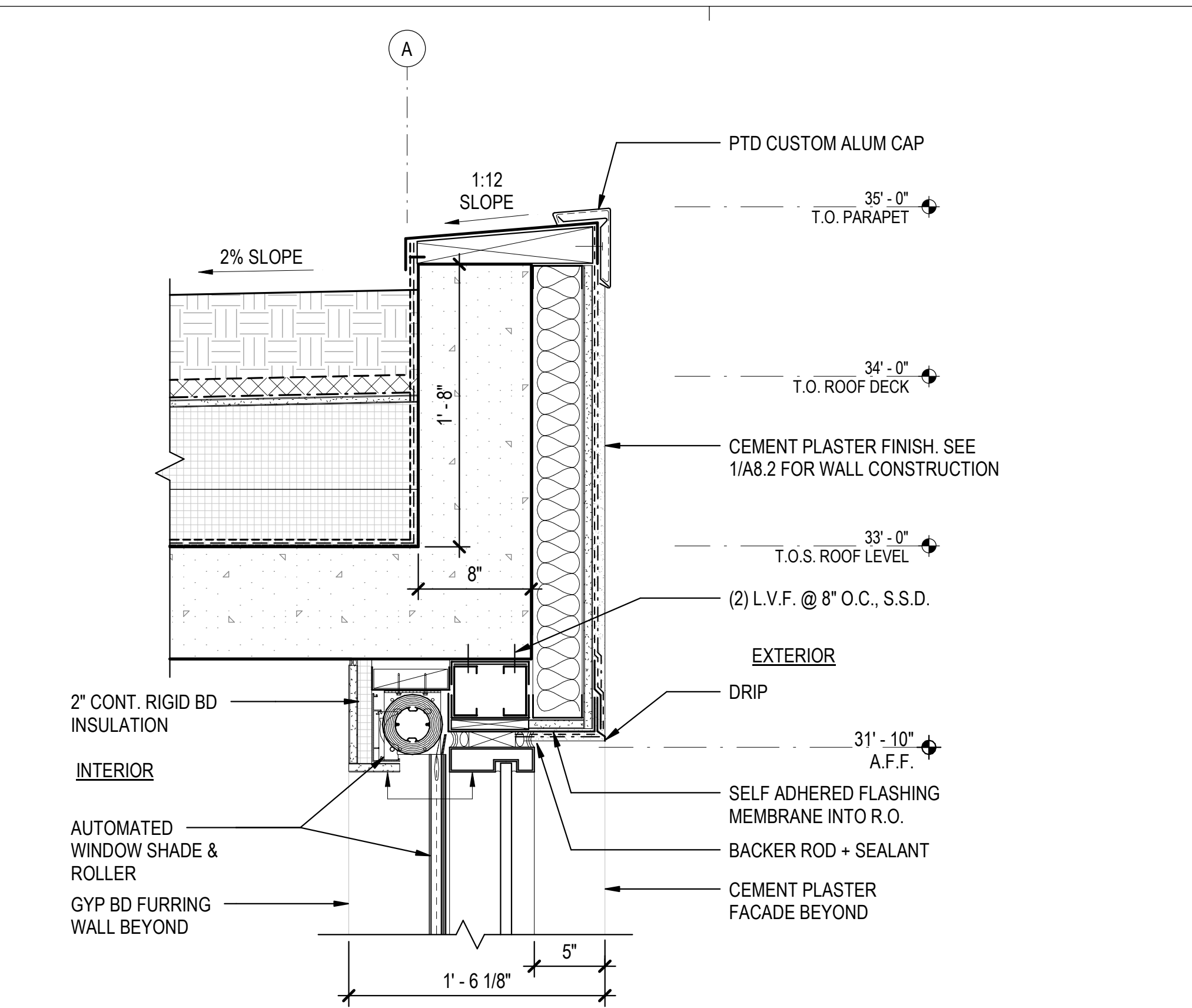
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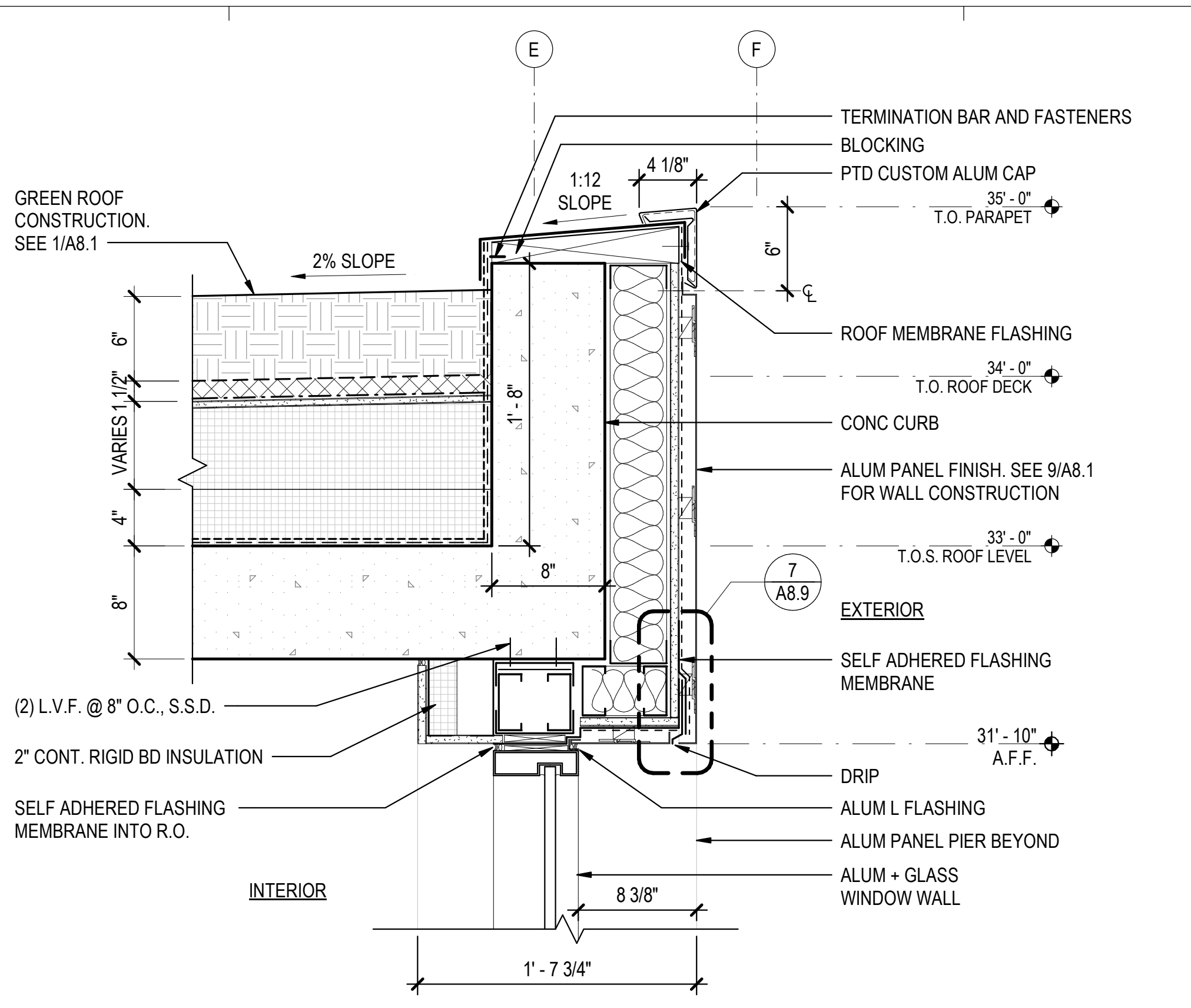
Col Title: Date:

EXTERIOR DETAILS

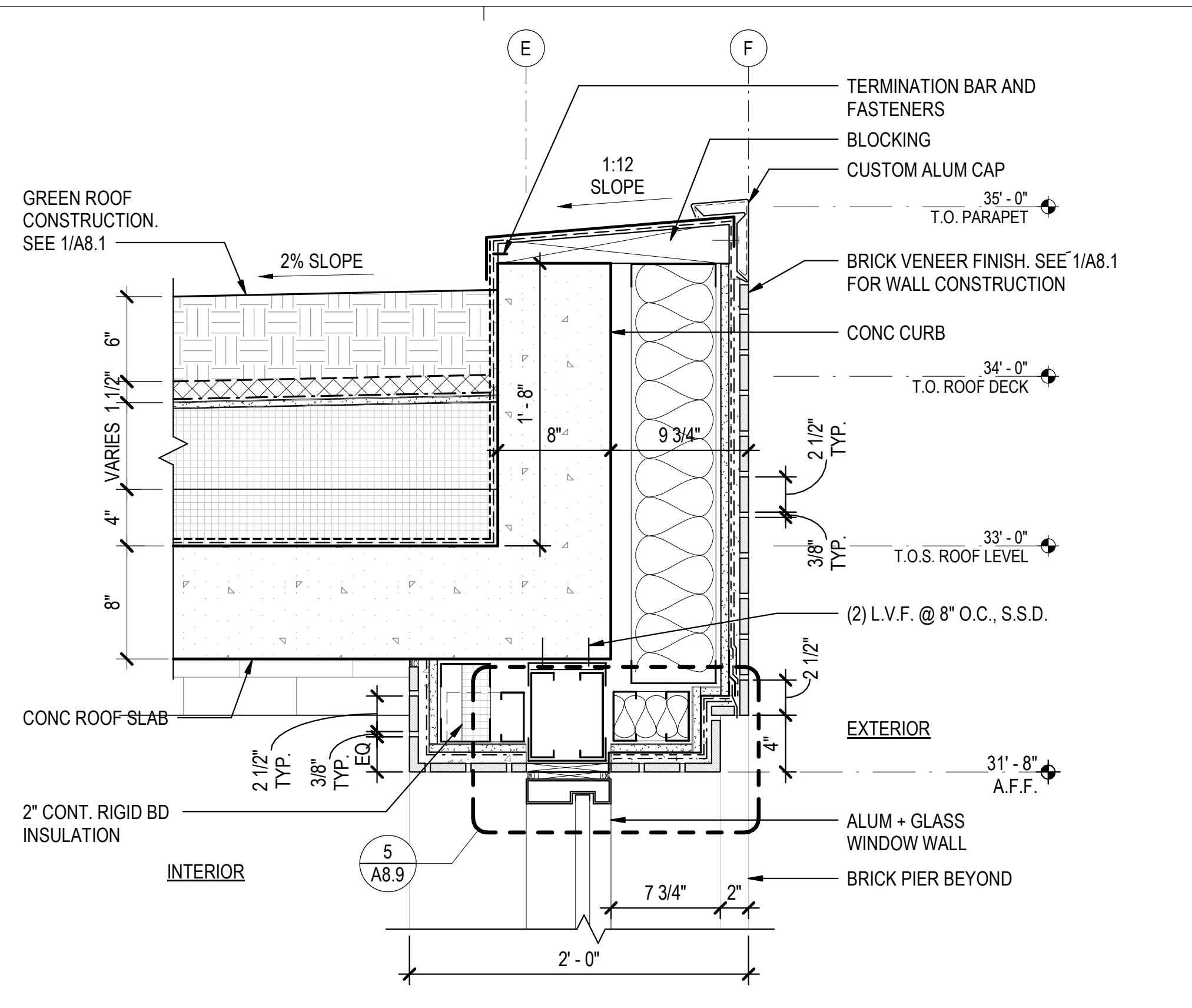
Scale: 1 1/2" = 1'-0" Issue Date: 10/19/2022
Drawn By: CY Reviewed: MJC
Sheet: of 30 By:



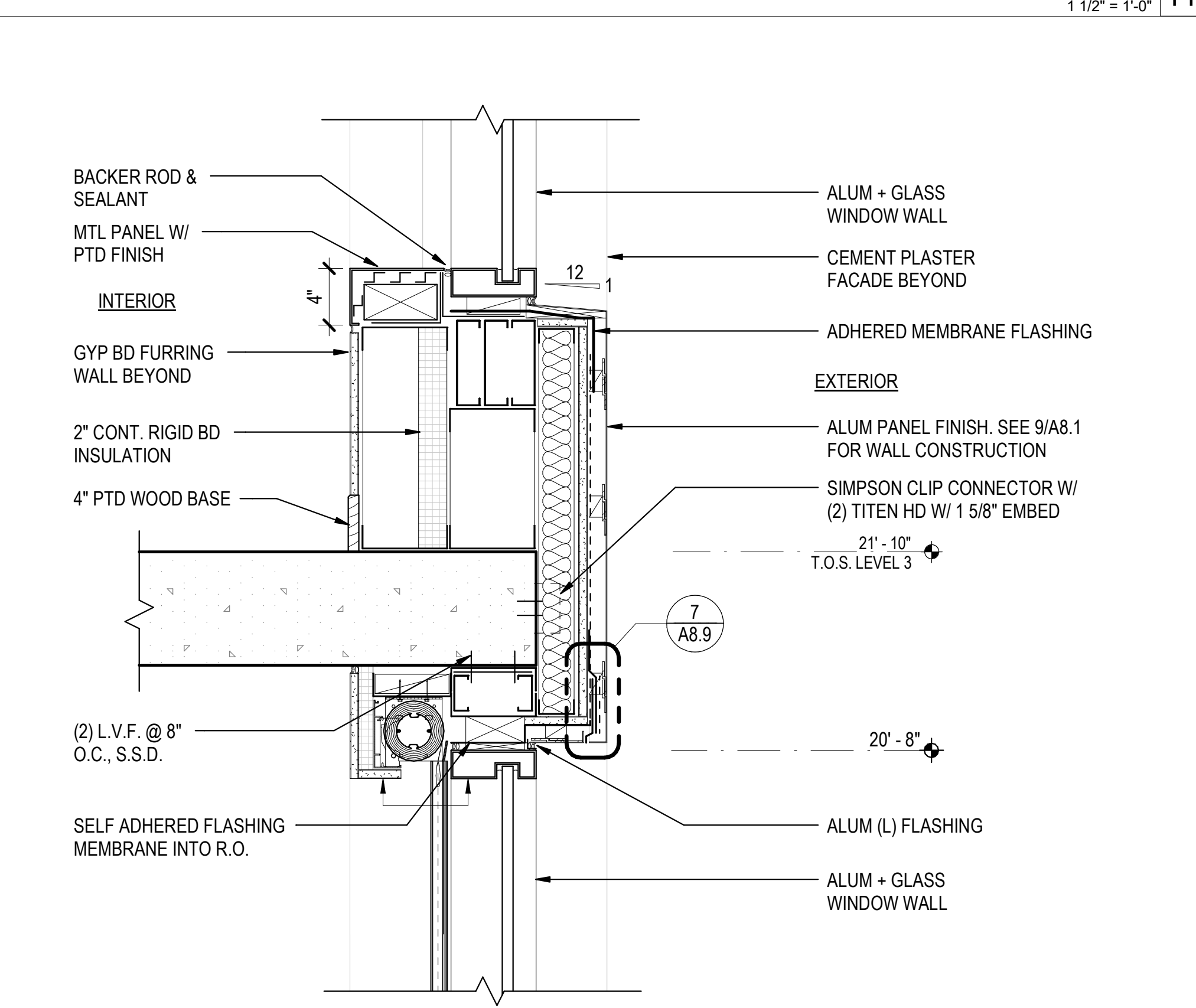
WALL SECTION E-E - PARAPET @ CEM PLASTER WALL
1 1/2" = 1'-0" 11



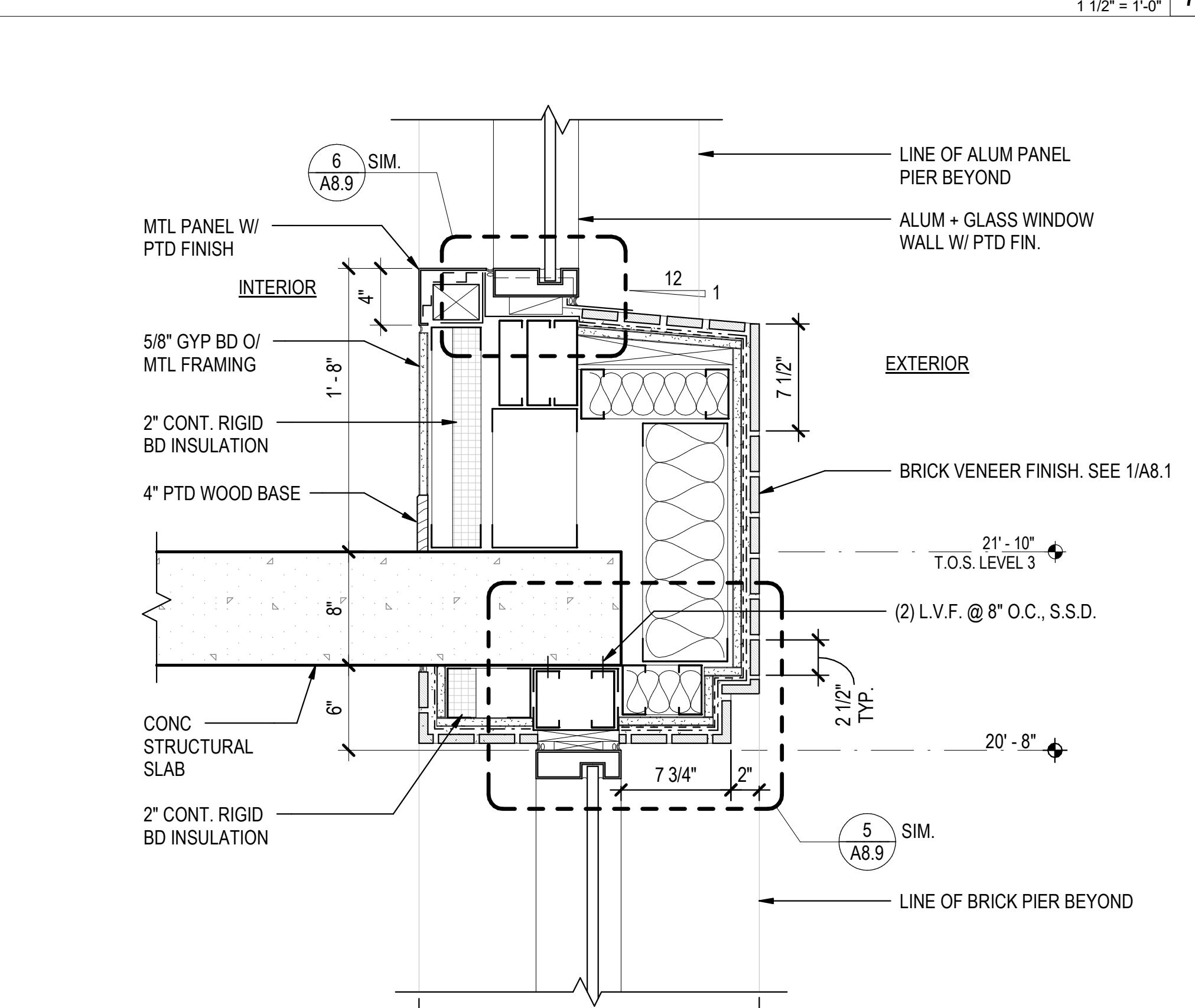
WALL SECTION C-C - PARAPET @ MTL PANEL WALL
1 1/2" = 1'-0" 7



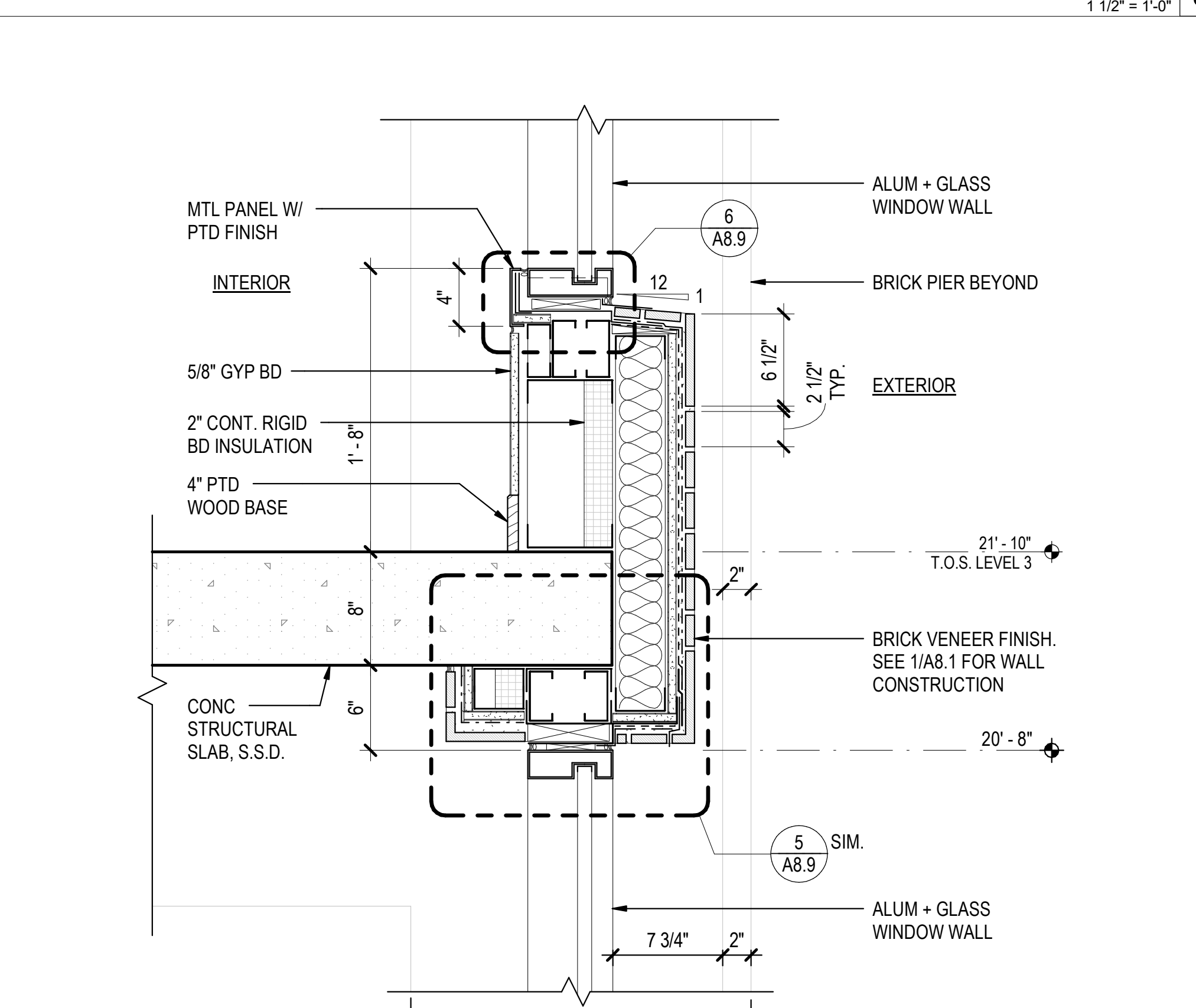
WALL SECTION A-A - PARAPET @ BRICK WALL
1 1/2" = 1'-0" 3



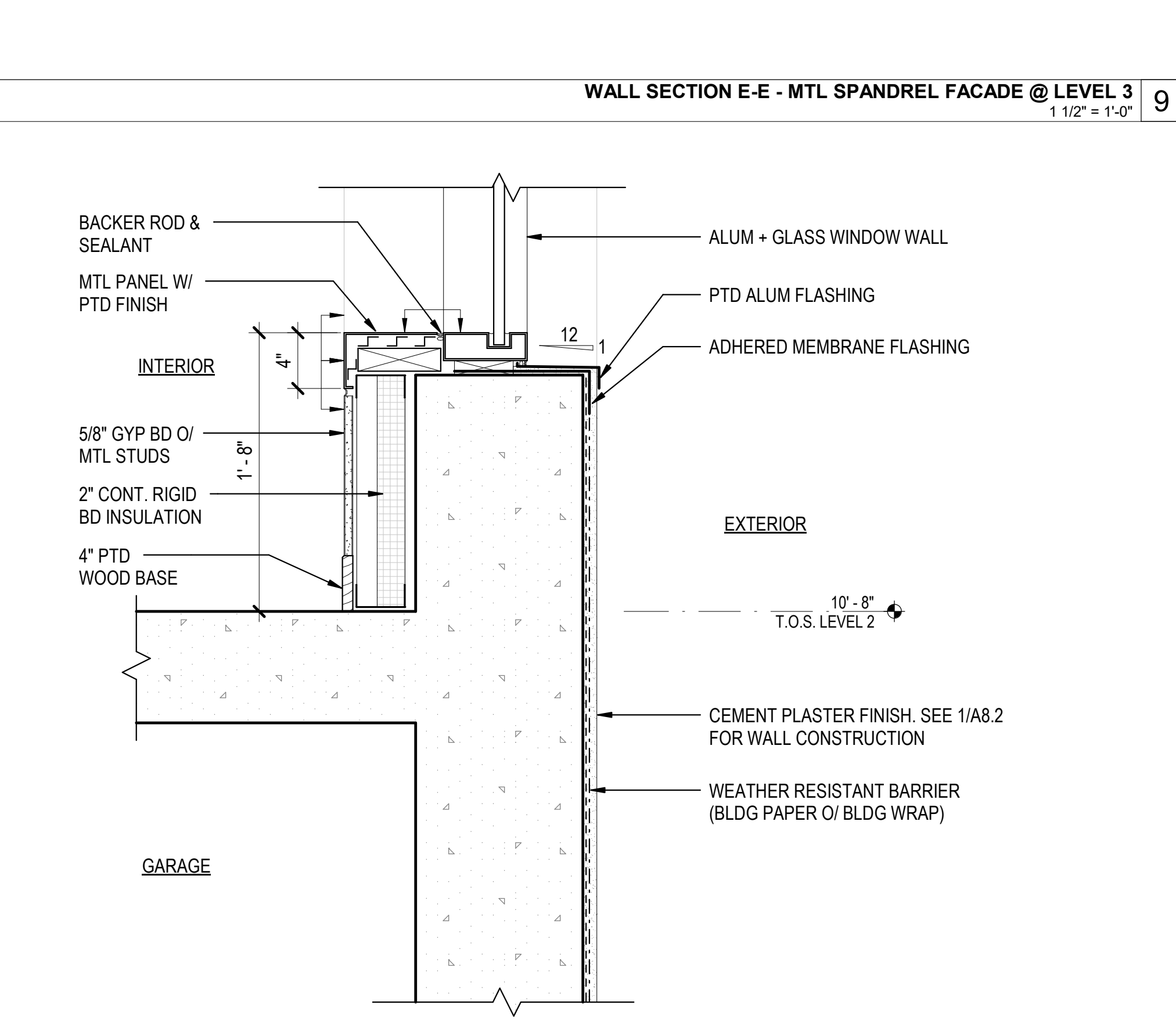
WALL SECTION E-E - MTL SPANDREL FACADE @ LEVEL 3
1 1/2" = 1'-0" 9



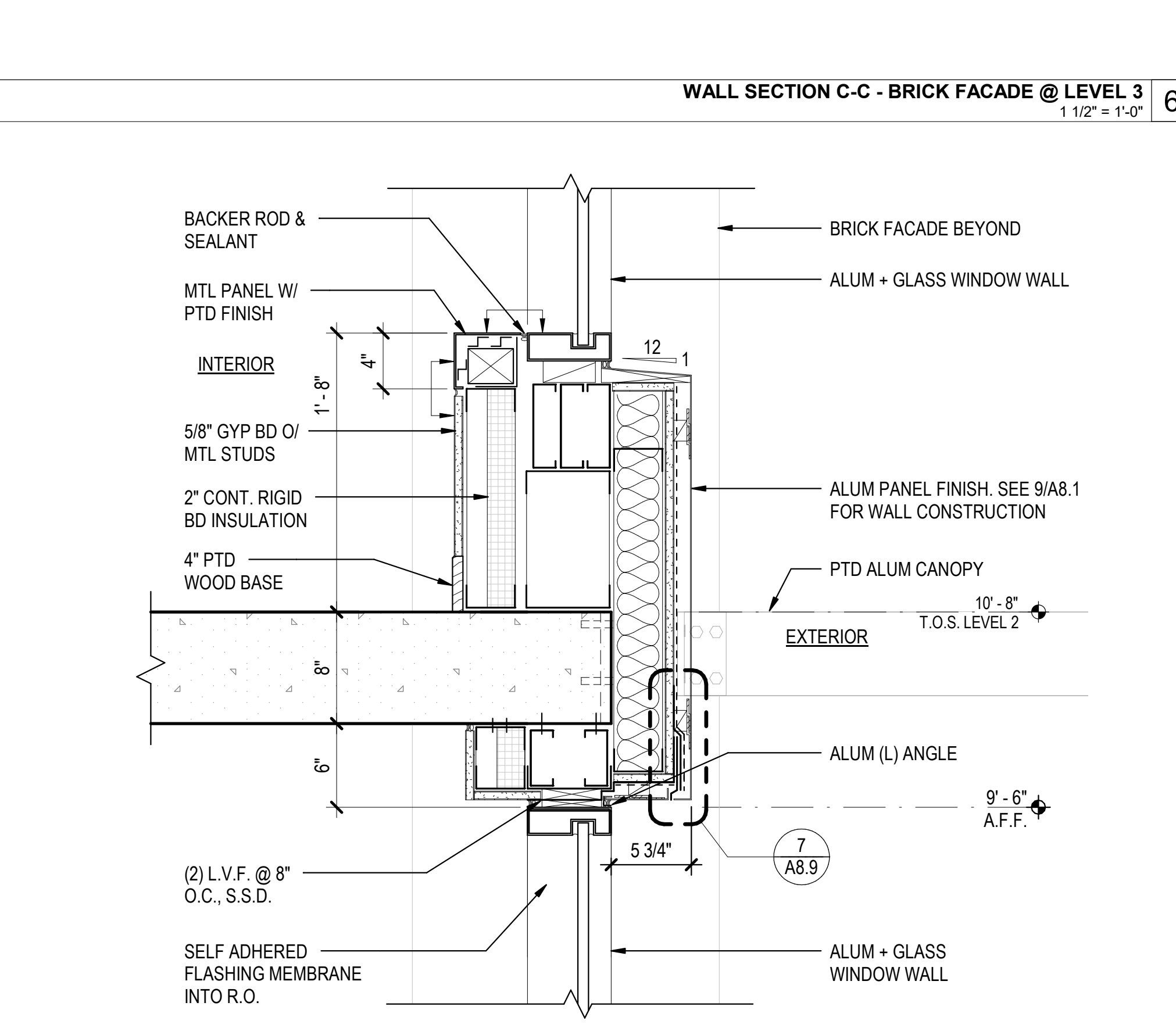
WALL SECTION C-C - BRICK FACADE @ LEVEL 3
1 1/2" = 1'-0" 6



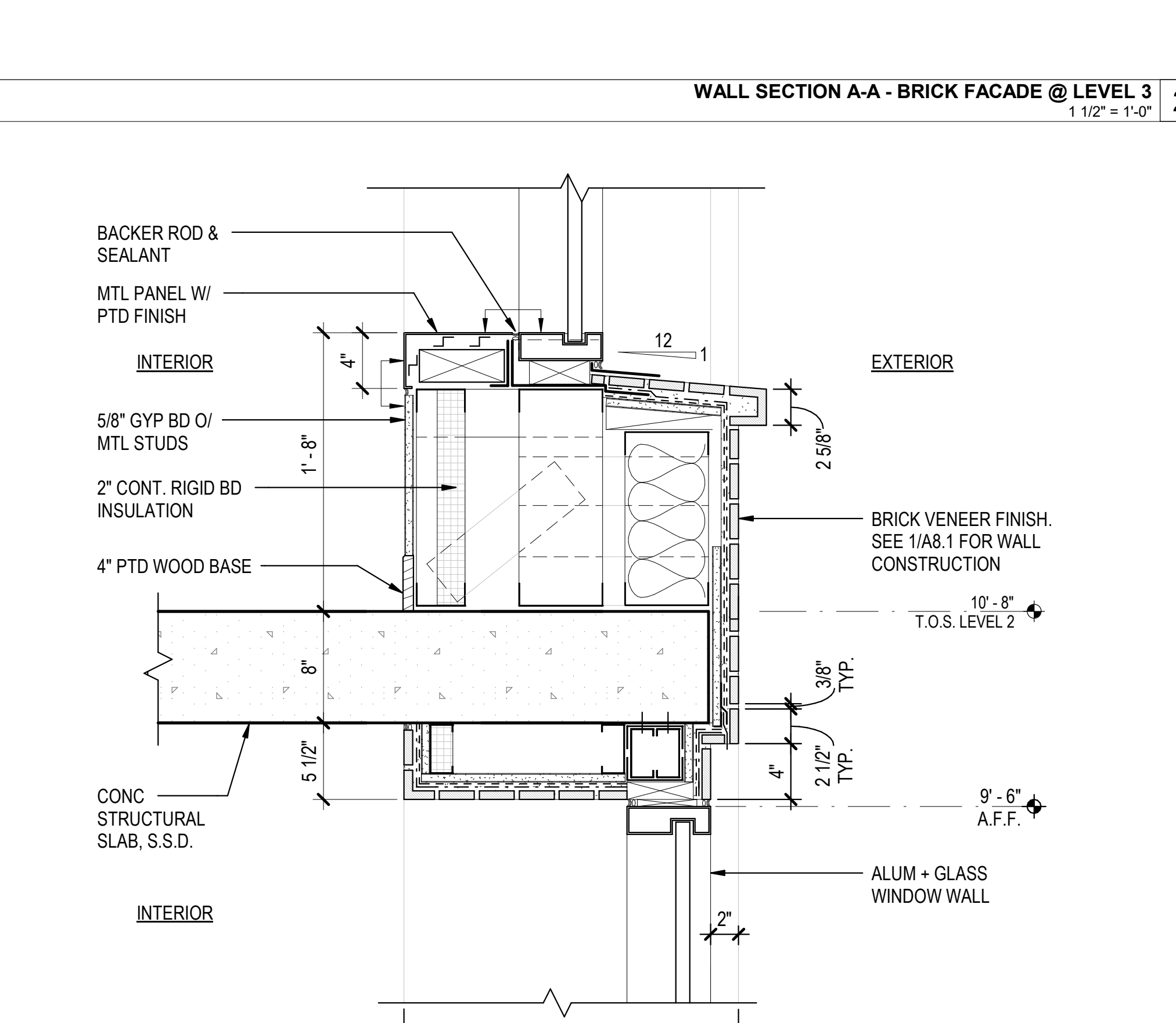
WALL SECTION A-A - BRICK FACADE @ LEVEL 3
1 1/2" = 1'-0" 2



WALL SECTION E-E - FACADE @ LEVEL 2
1 1/2" = 1'-0" 8



WALL SECTION C-C - MTL SPANDREL FACADE @ LEVEL 2
1 1/2" = 1'-0" 5



WALL SECTION A-A - BRICK FACADE @ LEVEL 2
1 1/2" = 1'-0" 1

Issue/Revision		
No.	Date	Description
2	08/16/2019	PERMIT & BID SET
	04/15/2020	RESPONSE TO PLAN CHECK - 2ND ROUND
	11/28/2022	50% CD - COORDINATION SET

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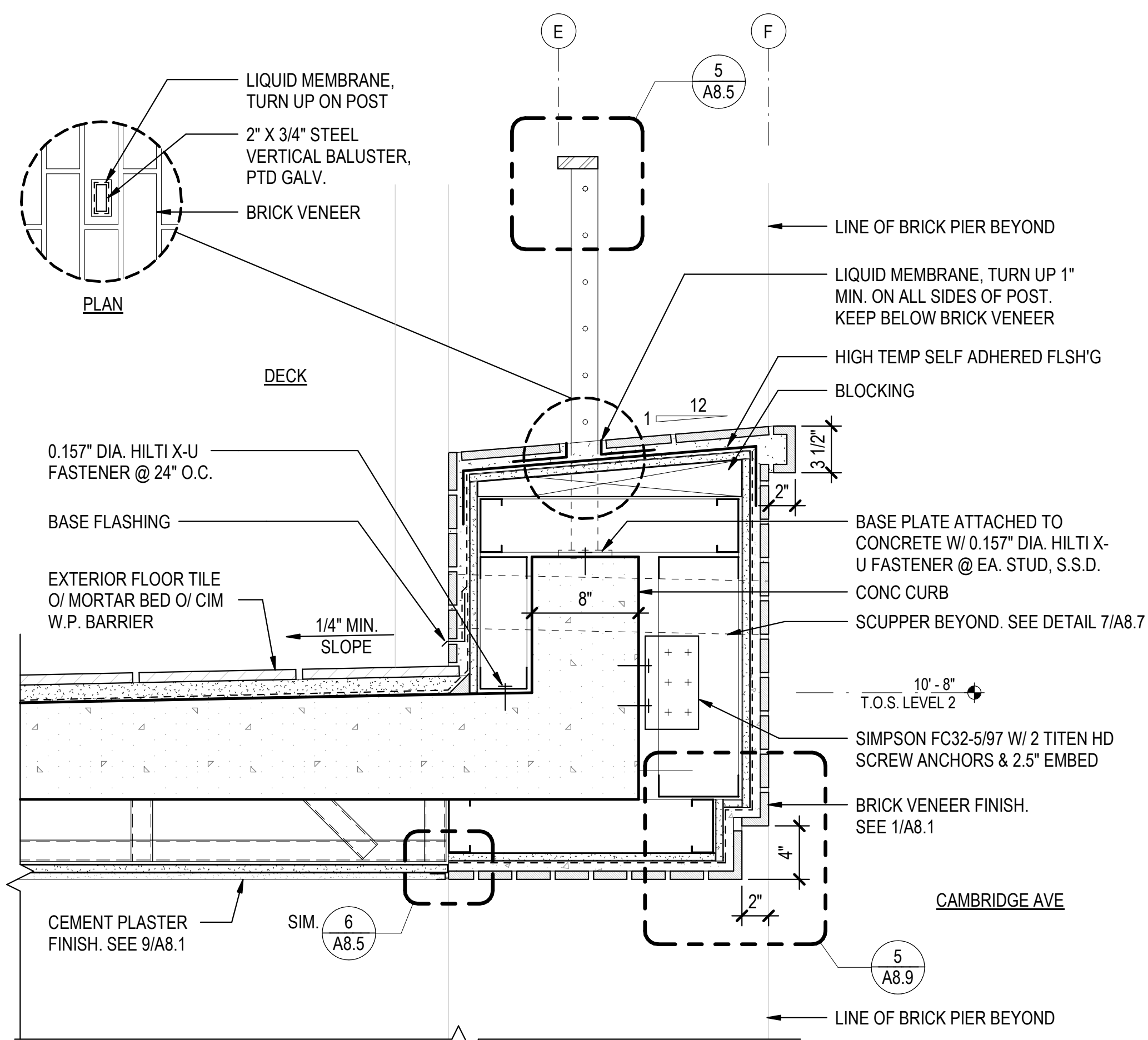
Approval Signature:

Col Title: Date:

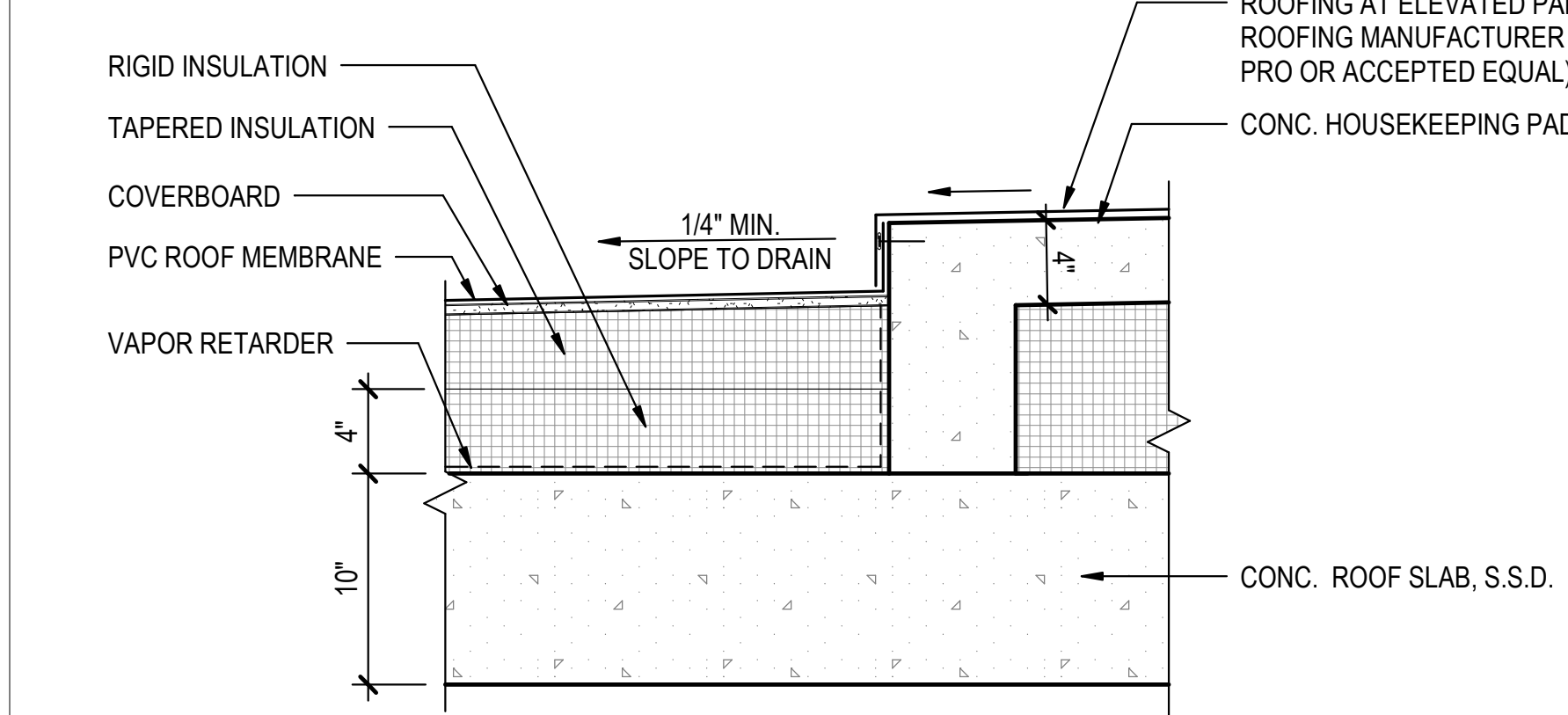
**EXTERIOR
DETAILS**

Scale: As indicated Issue Date: 10/19/2022
Drawn By: Author Reviewed: Checker
Sheet: of 30 By:

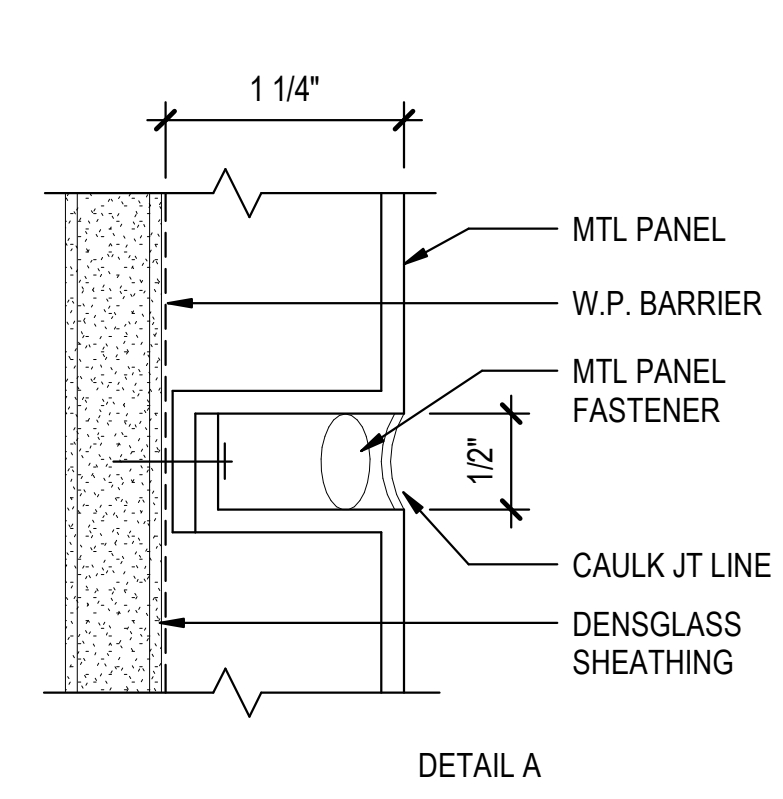
A8.5



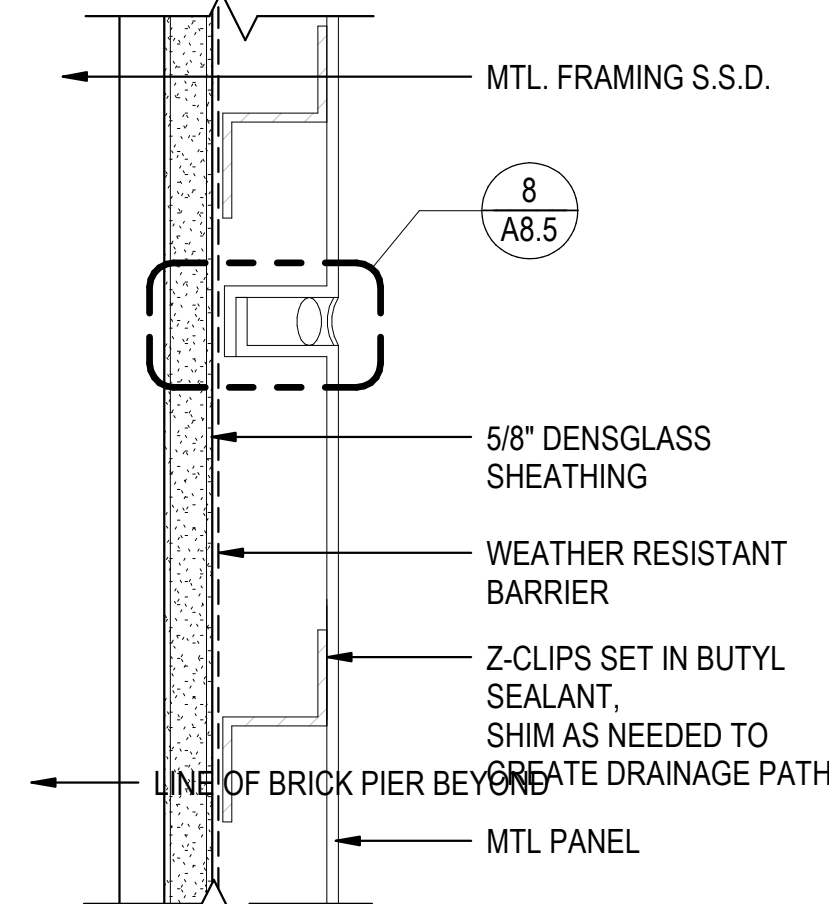
DECK 201 RAILING - SECTION
1 1/2" = 1'-0"



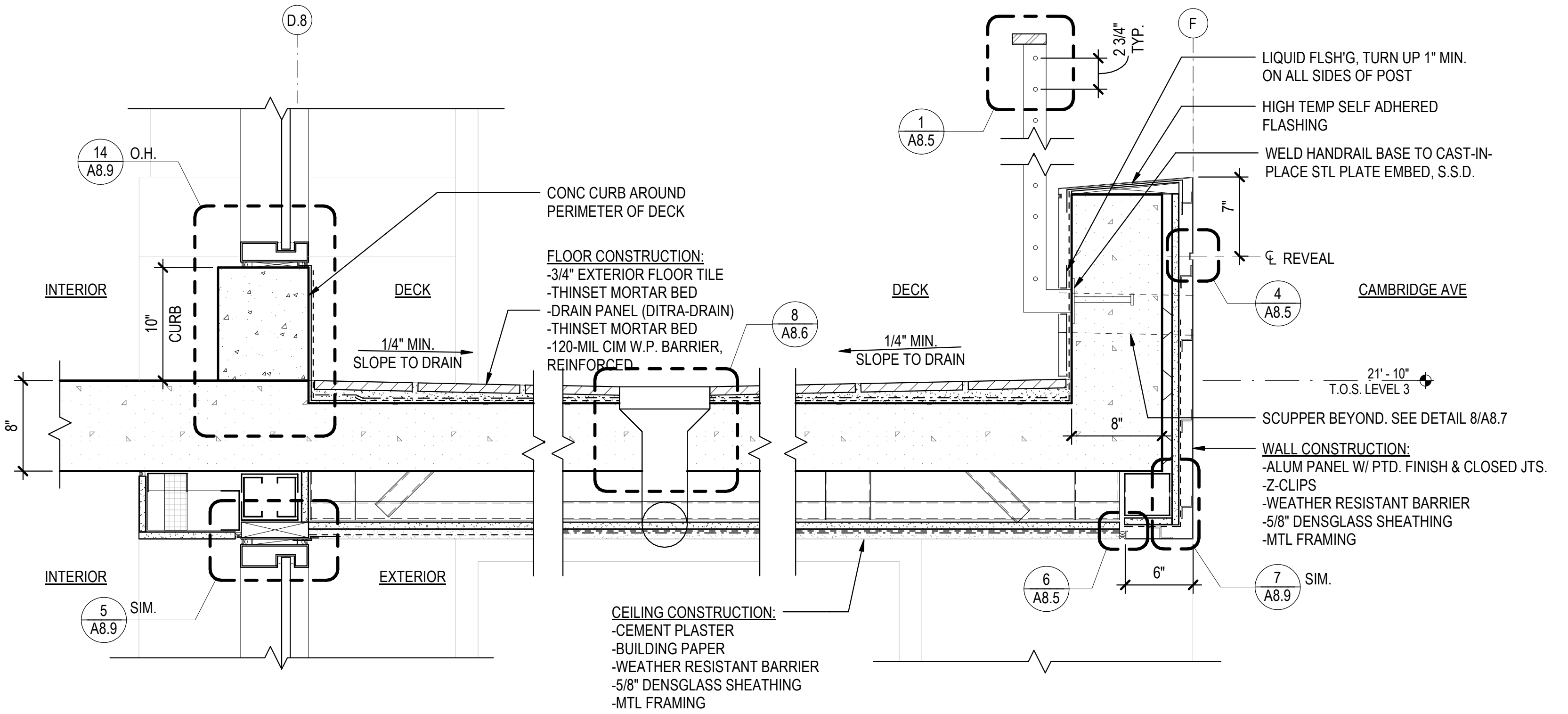
HOUSEKEEPING ROOF PAD
1 1/2" = 1'-0"



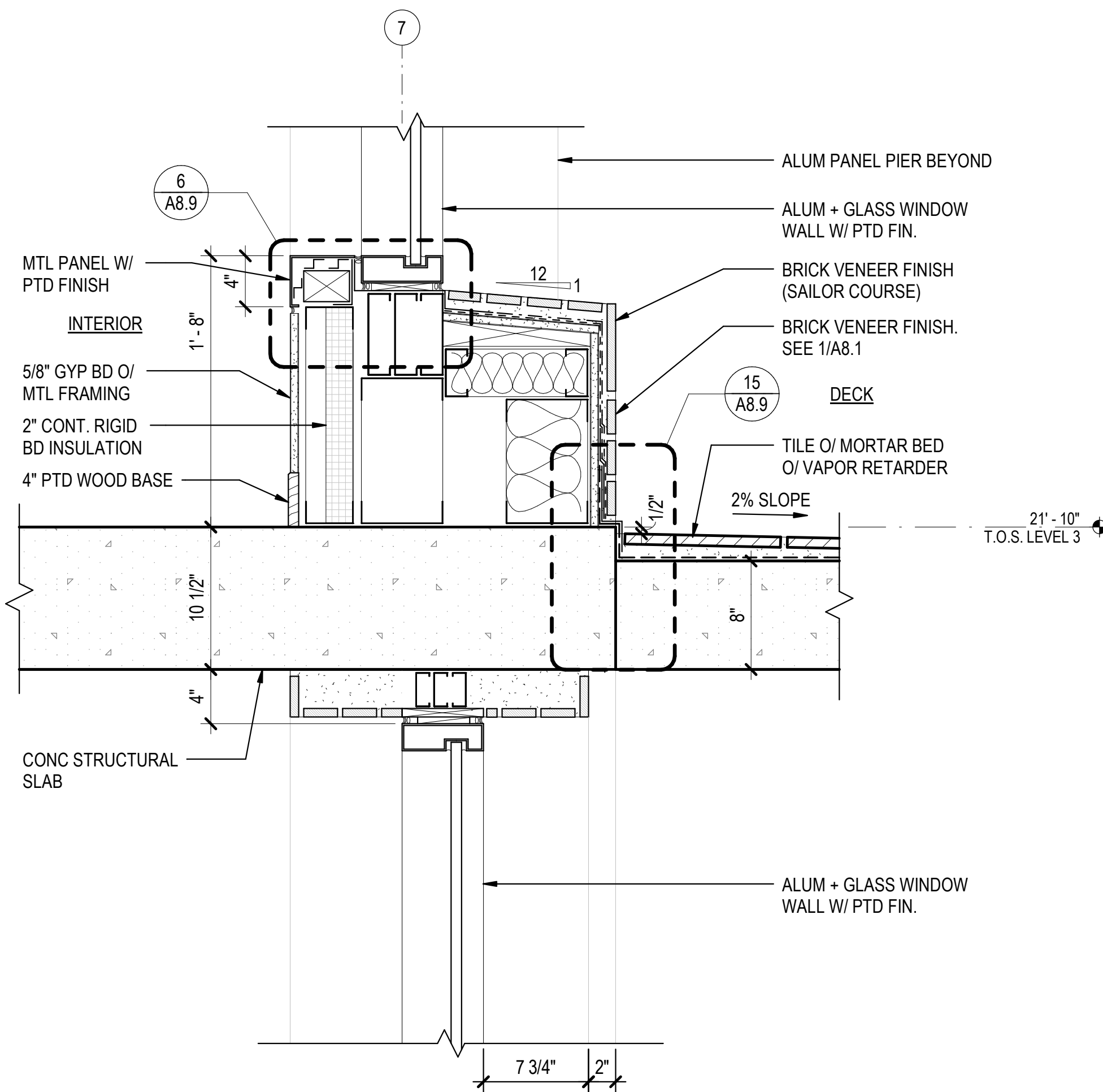
ENLARGED HORIZ. JT. @ MTL PANEL
1/2" = 1'-0"



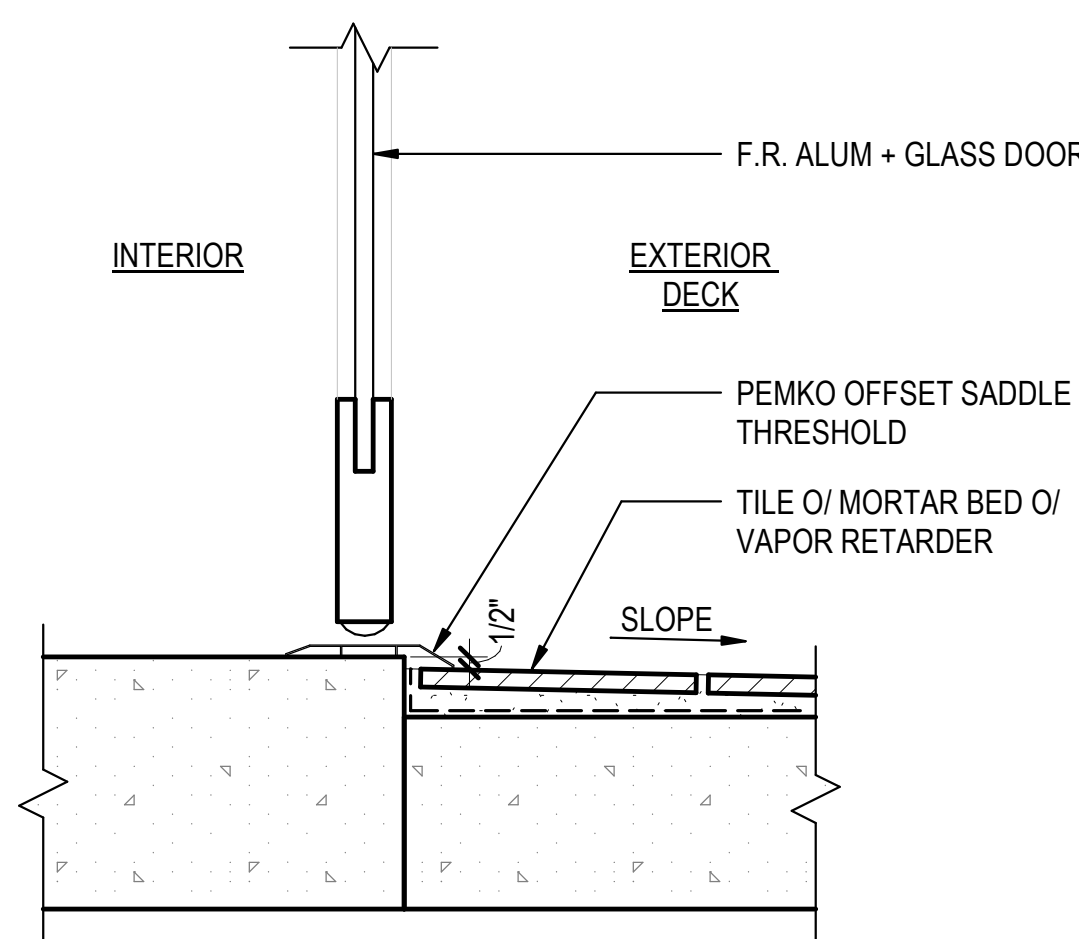
HORIZ. JT. @ MTL PANEL - EXTERIOR
6" = 1'-0"



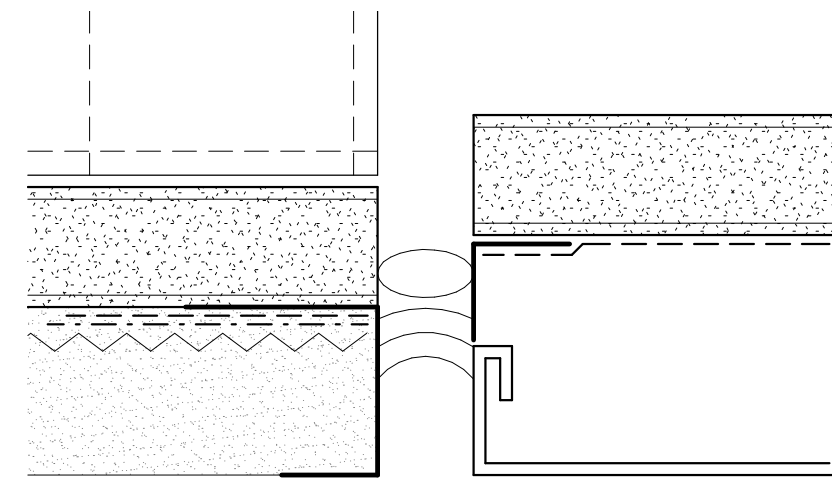
DECK 301 & 303 - SECTION
1 1/2" = 1'-0"



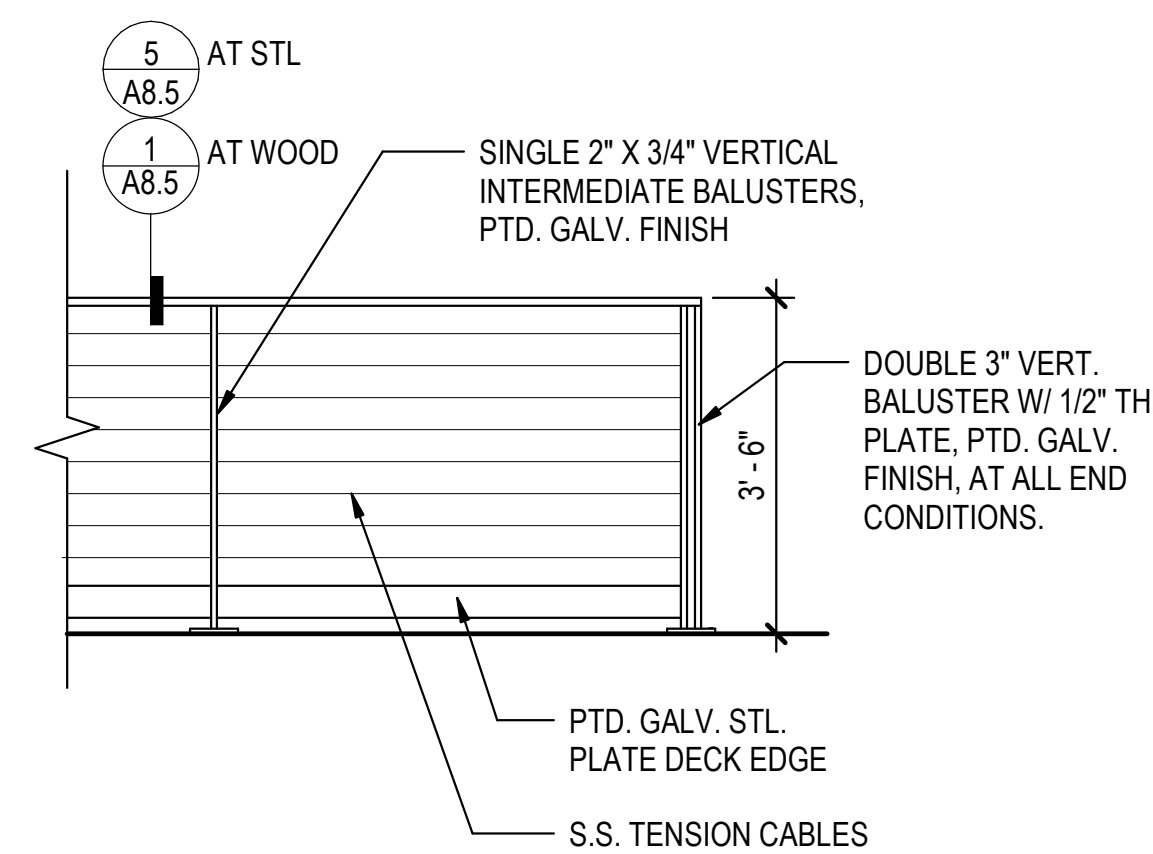
WALL SECTION D-D - BRICK FACADE @ LEVEL 3
1 1/2" = 1'-0"



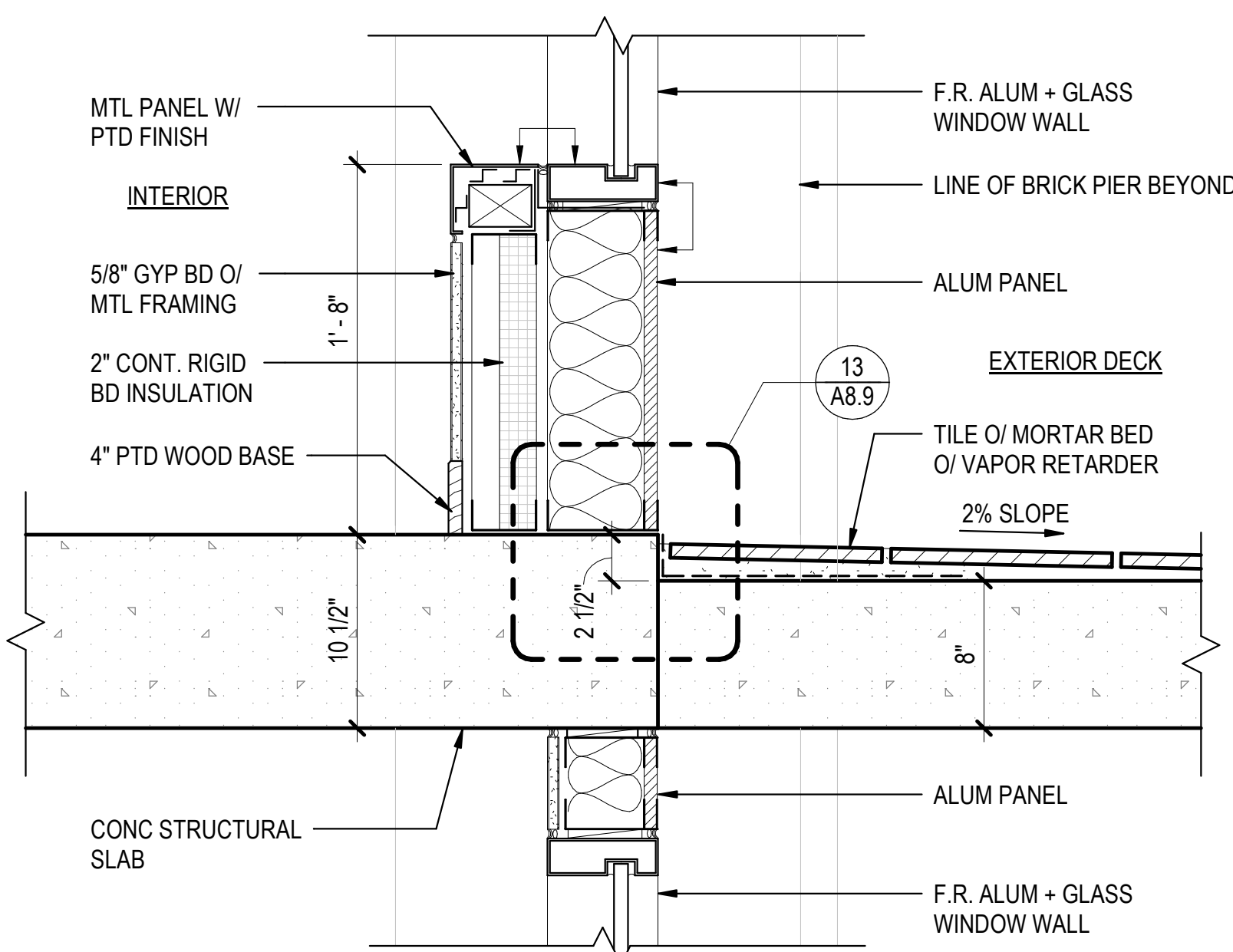
DOOR TRANSITION @ DECK 206 & 308
1 1/2" = 1'-0"



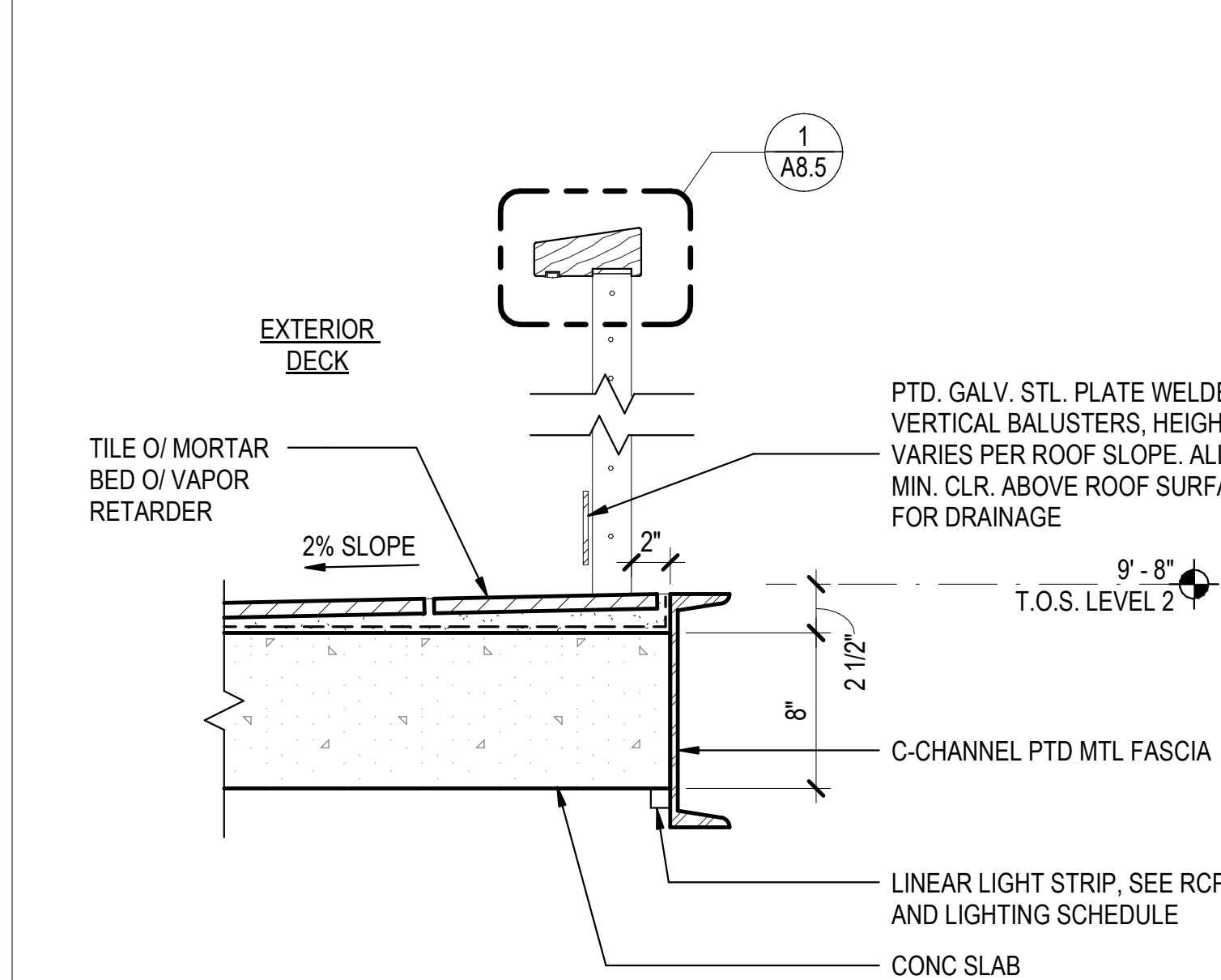
SOFFIT TRANSITION
1/2" = 1'-0"



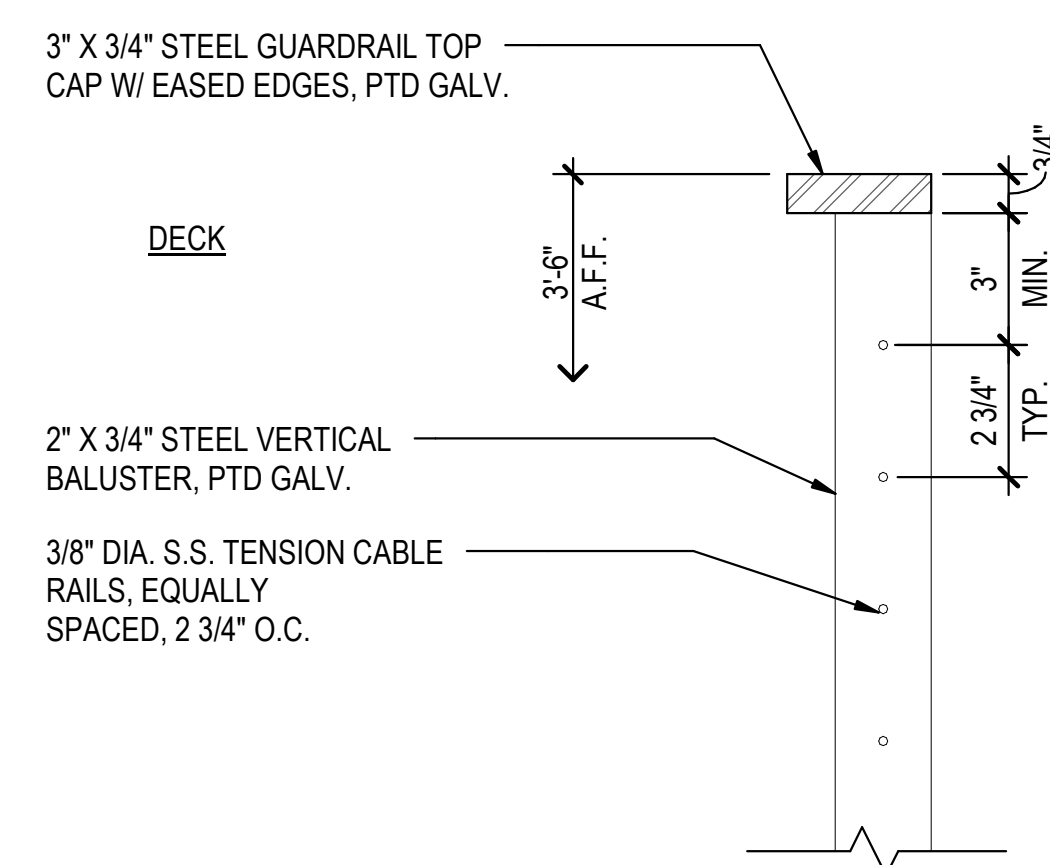
GUARDRAIL ELEVATION (DECKS 208 & 311)
1/2" = 1'-0"



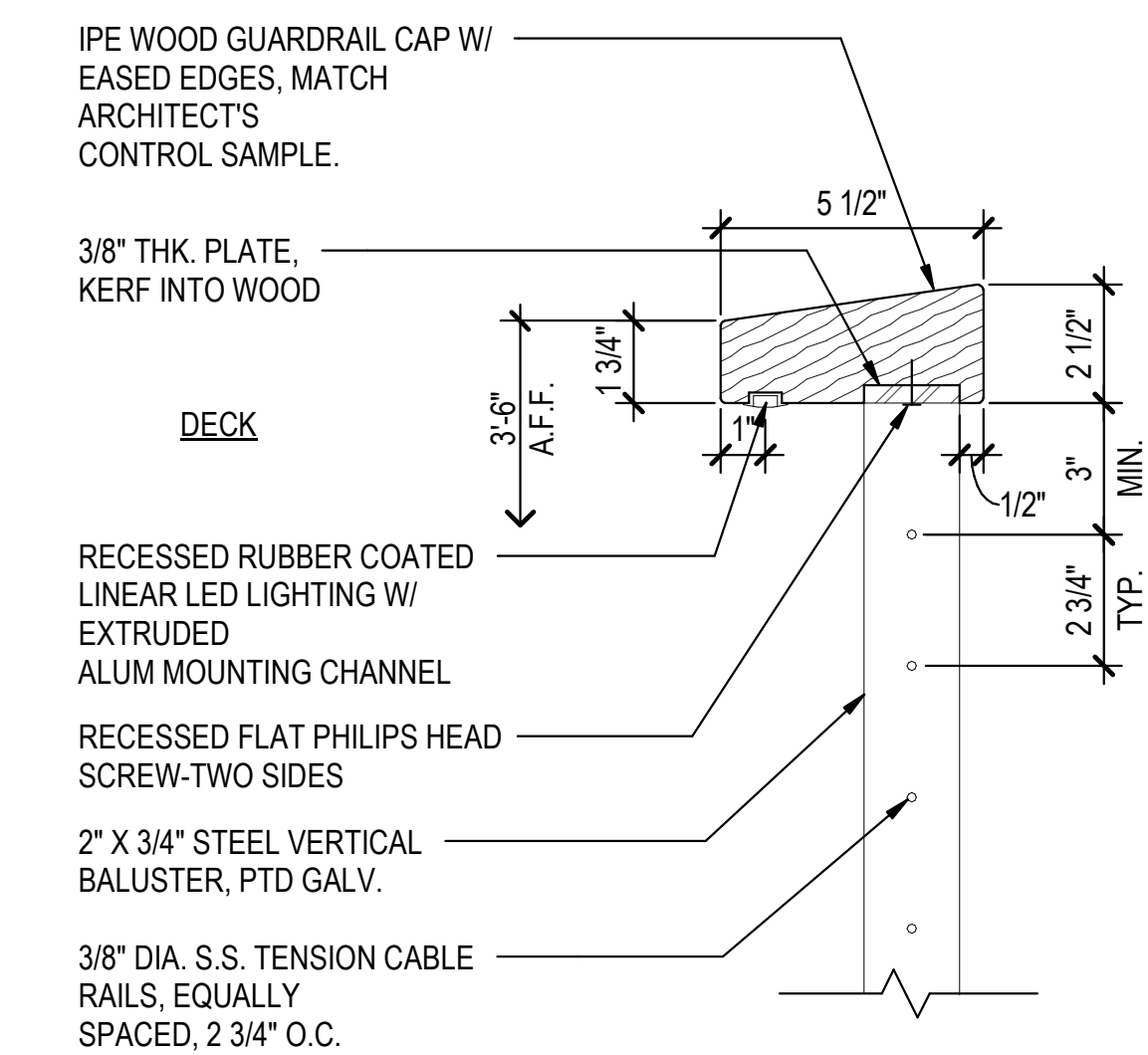
WALL SECTION D-D - CONC SLAB AT DECK TRANSITION @ LEVEL 2
1 1/2" = 1'-0"



DECK (208 & 311) RAILING
1 1/2" = 1'-0"



STL TOPCAP AT GUARDRAIL (TYPICAL)
3" = 1'-0"



WOOD TOPCAP AT GUARDRAIL (DECKS 208 & 311)
3" = 1'-0"



Issue/Revision		
No.	Date	Description
1	08/16/2019	PERMIT & BID SET
1	10/25/2019	RESPONSE TO PLAN CHECK
2	04/15/2020	RESPONSE TO PLAN CHECK - 2ND ROUND
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1	11/28/2022	50% CD - COORDINATION SET

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Col Title: Date:

GREEN
BUILDING
CHECKLIST

Scale: Issue Date: 10/19/2022
Drawn By: CY Reviewed MJC
Sheet: of 30 By:

A0.7A

Project Address:

2016 CALIFORNIA GREEN BUILDING CODE - TIER 2 PATH CHECKLIST

SCHEDULE A GREEN BUILDING INCREMENTAL
VERIFICATION (IVR#152) DURING ROUGH
INSULATION

Schedule a Green Building Incremental Verification (IVR#152) if any of the following CALGreen provisions or PAMC Sections are marked with an "X" under the "Y" column of this sheet.

- CALGreen 5.303.1.1 Separate Meters
- CALGreen 5.303.1.2 Separate Meters
- PAMC 16.14.190 Recycled Water Interior Infrastructure
- PAMC 16.14.230 Recycled Water for Irrigation
- CALGreen 5.504.1.3 Temporary Ventilation
- CALGreen 5.504.3 Duct & HVAC Protection
- CALGreen AS.504.1 IAQ During Construction

SECTION TO BE COMPLETED AFTER
CONSTRUCTION

In order to schedule a final building inspection with the Building Department, follow the procedures below.

- ☐ Schedule a **two-part** Final Green Building Inspection with the City Green Building Personnel in accordance with the Palo Alto Non-Residential Green Building Inspection Guideline.

- ☐ At Part 1 of the Final Green Building Inspection prepare all submittals and supporting documentation for the items identified with a "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.

- ☐ At Part 2 of the Final Green Building Inspection prepare for a field inspection for the items identified with a "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.

certify that:

- ☐ There have been no alterations that have impacted the energy report for the project, unless the new report is provided.

- ☐ All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

- ☐ Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

Signature (Owner) Signature (Contractor)
Sign only after construction is completed.

Print Name Print Name

Date Date

Compliance Path Verification				Compliance Path Verification			
Plan Check	Rough OS Inspection IVR # 152	Final Inspection IVR # 153	Part 1 Part 1.1 Part 2.1 Part 2.2	Plan Check	Rough OS Inspection IVR # 152	Final Inspection IVR # 153	Part 1 Part 1.1 Part 2.1 Part 2.2
CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
5.4 Material Conservation and Resource Efficiency, continued							
Code Section Y N				Code Section Y N			
Reference				Reference			
Electives (choose 3)				Electives (choose 3)			
Electives	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1		Electives	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1	
Electives	Wood Framing: Framing specifications	A5.404.1.2		Electives	Wood Framing: Framing specifications	A5.404.1.2	
Electives	Regional materials	A5.405.1		Electives	Regional materials	A5.405.1	
Electives	Bio-based materials: Certified wood	A5.405.2.1		Electives	Bio-based materials: Certified wood	A5.405.2.1	
Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2		Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2	
Electives	Reused materials	A5.405.3		Electives	Reused materials	A5.405.3	
Electives	Alternate method for concrete	A5.405.4.5		Electives	Alternate method for concrete	A5.405.4.5	
Electives	Cement and concrete: Cement	A5.405.5.1	X	Electives	Cement and concrete: Cement	A5.405.5.1	X
Electives	Cement and concrete: Concrete	A5.405.5.2	X	Electives	Cement and concrete: Concrete	A5.405.5.2	X
Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.1		Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.1	
Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1		Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1	
Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2		Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2	
Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3		Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3	
Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4		Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4	
Electives	Choice of materials: Service life	A5.406.1.1		Electives	Choice of materials: Service life	A5.406.1.1	
Electives	Choice of materials: Reduced maintenance	A5.406.1.2		Electives	Choice of materials: Reduced maintenance	A5.406.1.2	
Electives	Choice of materials: Recyclability	A5.406.1.3	X	Electives	Choice of materials: Recyclability	A5.406.1.3	X
Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.406.1		Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.406.1	
Electives	Whole building life cycle assessment	A5.406.2		Electives	Whole building life cycle assessment	A5.406.2	
Electives	Materials and system assemblies	A5.409.3		Electives	Materials and system assemblies	A5.409.3	
Electives	Substitution of prescriptive standards	A5.409.4		Electives	Substitution of prescriptive standards	A5.409.4	
Electives	Verification of compliance	A5.409.5		Electives	Verification of compliance	A5.409.5	
5.5 Environmental Quality							
Mandatory	Fireplaces	5.503.1	X	N/A			
Mandatory	Woodstoves	5.503.1.1	X	N/A			
Mandatory	Temporary ventilation (MERV 8)	5.504.1.3	X	A0.6			
Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X	SECTION 230000 3.2			
Mandatory	Adhesives, sealants and caulk: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2)	5.504.4.1	X	A0.6			
Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X	A0.6			
Mandatory	Aerosol paints and coatings	5.504.4.3.1	X	A0.6			
Mandatory	Verification, for paints and coatings	5.504.4.3.2	X	A0.6			
Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	X	N/A			
Mandatory	Carpet systems: Carpet adhesive	5.504.4.4.2	X	N/A			
Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X	A0.6			
Mandatory	Composite wood products: Documentation	5.504.4.5.3	X	A0.6			
Tier 2 Mand.	Resilient Flooring system, 100%	A5.504.4.7.1	X	N/A			
Tier 2 Mand.	No added formaldehyde- Tier 2 level	A5.504.4.8.1	X	A0.6			
Tier 2 Mand.	Thermal insulation	A5.504.4.8.1	X	A0.6, A0.8, A0.9			
Tier 2 Mand.	Filters (MERV 13)	A5.504.5.3.1.1	X	A0.6, M0.02			
Mandatory	Environmental tobacco smoke (ETS) control	5.504.6	X	A0.6			
Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	X	M0.02, SECTION 230000 3.11			
Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	X	N/A			
Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X	A0.6			
Mandatory	Exterior noise transmission, prescriptive method	5.507.4.1	X	A0.6			
Mandatory	Exterior noise transmission, performance method	5.507.4.2	X	A0.6			
Mandatory	Interior sound transmission	5.507.4.3	X	A0.6			
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X	M0.02			
Mandatory	Chlorofluorocarbons	5.508.1.1	X	N/A			
Mandatory	Halons	5.508.1.2	X	N/A			
Mandatory	Supermarket refrigerant leak reduction	5.508.2	X	N/A			
Mandatory	Refrigerant piping	5.508.2.1	X	SECTION 230000 2.8, 3.4			
Mandatory	Refrigerant piping valves	5.508.2.2	X	SECTION 230000 2.8, 3.4			
Mandatory	Refrigerant piping access valves	5.508.2.2.2	X	SECTION 230000 2.8, 3.4			
Mandatory	Refrigerated service case	5.508.2.3	X	N/A			
Mandatory	Refrigerant receivers	5.508.2.4	X	N/A			
Mandatory	Pressure testing	5.508.2.5	X	SECTION 230000 3.4			
Mandatory	Evacuation (after pressure testing)	5.508.2.6	X	SECTION 230000 3.4			
Electives	Indoor air quality (IAQ) during construction: Temporary ventilation	A5.504.1.1	X	A0.6			
Electives	Indoor air quality (IAQ) during construction: Additional IAQ measures	A5.504.1.2					
Electives	IAQ postconstruction	A5.504.2.1					
Electives	IAQ testing	A5.504.2.1					
Electives	Maximum levels of contaminants	A5.504.2.1.1					
Electives	Test protocols	A5.504.2.1.2					
Electives	Noncomplying building areas	A5.504.2.1.3					
Electives	No added formaldehyde- Tier 2 requirement	A5.504.4.5.1					
Electives	Acoustical ceiling and wall panels	A5.504.4.9	X	A0.6			
Electives	Hazardous particulates and chemical pollutants	A5.504.5	X	A0.6			
Electives	Entryway systems (to control pollutants)	A5.504.5.1					
Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2					
Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal	A5.507.1.1					
Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2					
Electives	Daylight: Toplighting and sidelighting	A5.507.2					
Electives	Views: Direct line of sight to outdoors	A5.507.3.1					
Electives	Views: Multi-occupant spaces	A5.507.3.2					
Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3					
Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4					
Required Additional Electives (Choose 3 additional Electives from any category)							
Mand.	Tier 2 Mand.	COMMUNITY CONNECTIVITY	A5.601.3.1	X			
Mand.	Tier 2 Mand.	HEAT ISLAND EFFECT: SOLAR REFLECTANCE	A5.601.3.1	X	A2.1		
Mand.	Tier 2 Mand.	LOW IMPACT DEVELOPMENT (LID)	A5.601.3.1	X	A2.4		
					C6.00		

Legend:

- Y - Yes; the measure is selected as mandatory
N - No; the measure is not selected as an elective
[N] - New Construction

Instructions:

The **Green Building Survey** is a required project submittal. The survey can be found at the following [link](#). The survey shall be completed on Survey Monkey and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here 1/A0.7B.

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 3/A0.7B.

				Compliance Path Verification									
				Plan Sheet, Spec or Attachment	Plan Check	Rough GB Inspection IVR # 152	Final Inspection IVR # 153						
				Reference	CORR	INITIAL	CORR	INITIAL	Part 1	Part 2	Part 3		
5.1 Planning and Design													
Mandatory	Mandatory	Storm water pollution prevention	5.106.1	X	C6.00, L4.01								
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X	C6.00, L4.01								
	Mandatory	Best management practices	5.106.1.2	X	C6.00, L4.01								
	Mandatory	Bicycle parking	PAMC 18.54.060/ 5.106.4.1	X	A2.1								
	Mandatory	Short term bicycle parking	5.106.4.1.1	X	A2.1								
	Mandatory	Long term bicycle parking	5.106.4.1.2	X	A2.1								
	Mandatory	(Bicycle) Parking stall markings	5.106.5.2.1	X	A2.1								
	Tier 2 Mand.	Designated parking - 12% of Parking Capacity	AS.106.5.1.2	X	A2.1								
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) [N]- New Construction. Shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for at least 25% of parking spaces, among which at least 5% (and no fewer than one) shall be EVSE installed.	PAMC 16.14.430/ AS.106.5.3.2	X	A2.1, E3.01								
	Mandatory	Light pollution reduction	PAMC 16.14.295/ 5.106.8	X	A0.6, A2.4								
Electives (Choose 3)	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X	C4.00								
	Tier 2 Mand.	Cool roof for reduction of heat island effect: SRI of 82 ≤ 2.12 and SRI of 27 > 2.12	AS.106.11.2	X	A2.4								
	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 runoff rate and quantity	AS.106.2.1	X	C6.00, L4.01								
	Electives	Storm water runoff quality	AS.106.2.2										
Electives (Choose 3)	Electives	Low impact development (LID)	AS.106.3										
	Electives	Greyfield or infill site	AS.106.3.2										
	Electives	Changing rooms	AS.106.4.3	X	A2.1, A4.1								
	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 and cool roof reduction	AS.106.11										
	Electives	Heat island effect: Cool roof for reduction of heat island	AS.106.11.2	X	A2.4								
PAMC 16.17 Energy Reach Code	Electives	Heat island effect: Solar reflectance	AS.106.11.2.1										
	Electives	Heat island effect: Thermal emittance	AS.106.11.2.2										
	Electives	Heat island effect: Solar reflectance index alternative	AS.106.11.2.3										
	Mandatory	Option 1: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Ten percent less than TDV energy of the Standard Design if the proposed building does not include a photovoltaic system or includes a photovoltaic system smaller than 5kW.	PAMC 16.17.050/ Title 24, Part 6	X	Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.			See Energy Ace Checklist					
	Mandatory	Option 2: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Equal to the TDV Energy of the Standard Design if the proposed building includes a 5kW or greater photovoltaic system.	PAMC 16.17.050/ Title 24, Part 6	X	Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.			See Energy Ace Checklist					
	Mandatory	All Electric Exemption: Non-residential construction designed to be all-electric shall be exempt from the Local Energy Efficiency Reach Code. Electricity shall be the only permanent source of energy for water-heating, space-heating, cooking and clothes drying. Compliance to all other requirements of the 2016 California Energy Code shall not be relieved.	PAMC 16.17.060/ Section 100.4 / Title 24, Part 6	X	Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.								
	Mandatory	Energy Star portfolio manager- All new construction or renovation projects greater than \$100,000 in value	PAMC 16.14.380/ 5.410.4.6	X	A0.7B								
	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.390/ 5.410.4.7	X	A0.6								
	5.3 Water Efficiency and Conservation												
	Mandatory	Mandatory	Water	5.303.1	X	P2.1							
Mandatory		New buildings or additions in excess of 50,000 square feet	5.303.1.1	X	N/A								
Mandatory		Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2	X	A0.6								
Tier 2 Mand.		Water Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	AS.303.2.3.2	X	A5.2, P1.0								
Mandatory		Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X	A0.6, A5.2, P1.0								
Mandatory		Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2	X	A0.6, A5.2, P1.0								
Mandatory		Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2	X	N/A								
Mandatory		Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	X	A0.6, A5.2, P1.0								
Mandatory		Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X	A0.6, A5.2, P1.0								
Mandatory		Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4	X	A0.6, A5.2, P1.0								
Electives (3)	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X	N/A								
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X	N/A								
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	X	N/A								
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X	N/A								
	Mandatory	Commercial kitchen equipment	5.303.4	X	N/A								
	Mandatory	Food waste disposers	5.303.4.1	X	N/A								
	Mandatory	Indoor water use: Areas of addition or alteration	5.303.5	X	A0.6, A4.1, A5.2								
	Mandatory	Dual plumbing	PAMC 16.14.300/ 5.303.5	X									
	Mandatory	Indoor water use: Standards for plumbing fixtures and fittings (2016 Cal Plumbing Code)	5.303.6	X	A0.5, A0.6, A5.2								
	Mandatory	Outdoor Water Use: Landscape areas ≤ 500 SF	Title 23, Chapter 2.7/ 5.304.1	X	A0.6, L3.02								
Electives (3)	Mandatory	Outdoor Water Use: Rehabilitated landscape projects ≥ 2,500 SF	Title 23, Chapter 2.7/ 5.304.3	X	A0.6, L3.02								
	Mandatory	Outdoor Water Use: Landscape areas of ≤ 2,500 SF	5.304.4	X	A0.6, L3.02								
	Mandatory	Outdoor Water Use: Graywater or Rainwater Use: Landscape areas ≤ 2,500 SF	5.304.5	X	A0.6								
	Mandatory	Potable water elimination	PAMC 16.14.350/ 5.304.5	X	A0.6								
	Mandatory	New construction: Recycled water use for irrigation (See recycled water ordinance # 5002, of PAMC 16.12)	PAMC 16.12.030/ 5.304.6	X	A0.6								
	Mandatory	Invasive species prohibited	PAMC 16.14.360/ 5.304.6	X	A0.6, L4.01, L4.02, L4.03								
	Mandatory	Non-residential enhanced water budget	5.305.1	X	A0.6								
	Electives	Indoor water use: 25% reduction	AS.303.2.3.3	X	A0.6, A4.1								
	Electives	Nonpotable water systems for indoor water use	AS.303.2.3.4	X	L1.01								
	Electives	Appliances and fixtures for commercial application	AS.303.3	X									
5.4 Material Conservation and Resource Efficiency	Electives	Nonwater supplied urinals	AS.303.4.1	X									
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	AS.304.6	X									
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	AS.304.7	X									
	Electives	Outdoor Water Use: Graywater irrigation system	AS.304.8	X									
	Electives	Nonpotable water systems	AS.305.1	X									
	Electives	Irrigation system	AS.305.2	X	L3.01, L3.02								
	Tier 2 Mand.	Recycled content: Use materials with a total recycled content of 15%	AS.405.4	X	A0.6								
	Mandatory	Weather protection	5.407.1	X	A0.6								
	Mandatory	Moisture control: Sprinklers	5.407.2.1	X	A0.6								
	Mandatory	Moisture control: Entries & Openings	5.407.2.2	X	A0.6								
Mandatory	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X	A0.6								
	Mandatory	Moisture control: Flashing	5.407.2.2.2	X	A0.6								
	Mandatory	Construction waste management	5.408.1	X	A0.6								
	Mandatory	Construction waste management plan	5.408.1.1	X	A0.6								
	Mandatory	Waste management company	5.408.1.2	X	A0.6								
	Mandatory	Waste stream reduction alternative	5.408.1.3	X	A0.6								
	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X	A0.6								
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X	A0.6								
	Tier 2 Mand.	Enhanced construction waste reduction (80% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less than \$25,000)	PAMC 16.14.370/ AS.408.3.1	X	A0.6								
	Mandatory	Mandatory	Recycling by occupants	5.410.1	X	A0.6, A2.1							
Mandatory		Commissioning (or 10,000 SF) [N]	5.410.2	X	A0.7C, A0.7D								
Mandatory		Commissioning plan	5.410.2.3	X	A0.7C, A0.7D								
Mandatory		Functional performance testing [N]	5.410.2.4	X	A0.7C, A0.7D								
Mandatory		Documentation and Training: Systems manual	5.410.2.5	X	A0.7C, A0.7D								
Mandatory		Documentation and Training: Systems operations training [N]	5.410.2.5.2	X	A0.7C, A0.7D								
Mandatory		Commissioning report [N]	5.410.2.6	X	A0.7C, A0.7D								
Mandatory		Testing and adjusting for [N] buildings > 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4	X									
Mandatory		Testing and adjusting for systems: HVAC, lighting, water heating, renewable energy, landscape irrigation, and water reuse	5.410.4.2	X	SECTION 230000 3.1.1, A0.6								
Mandatory		Testing and adjusting: Procedures	5.410.4.3	X	A0.6								
Mandatory	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	X	SECTION 230000 3.1.1, A0.6								
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X	SECTION 230000 3.1.1, A0.6								
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	X	A0.7C, A0.7D								
	Mandatory	Performance review- Water (sites > 1 acre)	PAMC 16.14.400/ 5.410.4.8	X	A0.6								
	Mandatory	Inspection and reports [AA] < [N] < 10,000 SF	5.410.4.5.1	X	N/A								

ELEMENT™ 3" LED
FIXED DOWNLIGHT

The ELEMENT 3" Next Generation Fixed recessed downlight features a patented high/low lamp positioning which allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher in the ceiling to minimize glare and flash on the trim. LED options include premium warm dimming, tunable white, Xicato and Xicato Artist Series. Trim options include flanged or flangeless and flangeless in wood ceiling.

- Housing reduced by 60%
- Patented high/low lamp positioning
- 2-step standard
- Standard dimming down to 1%
- Trim reflector options
- Solite Soft Focus lens option



SHOWN IN FLANGELESS REVEL SQUARE

LUMEN MULTIPLIER (C/C/CCT)	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

Lumen output will vary by CCT and CRI.
See photometric charts for output information.

SPECIFICATIONS

	STATIC WHITE		XICATO		WARM DIM		TUNABLE WHITE	
	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	1800/1450	1310/124	129	945	1300	900	1272	950
WATTS	17	12	15	15	17	12	18	18
EFFICACY	106/85	110/94	75	63	76	75	72	64
CRI	80+/90+		80+		90+		90+	
BCBP	10° - 19.04° 18° - 5.848° 25° - 5.45° 40° - 3.330° 60° - 2.505°		21° - 3.84° 43° - 2.733° 60° - 2.004°		18° - N/A 25° - N/A 40° - 1.622° 60° - N/A			
CCT	2700K, 3000K, or 3500K		2700K, 3000K, or 3500K*		3000K - 3000K		5000K - 3000K 4000K - 3000K	
COLOR CONSISTENCY	2-step		1 X 2-step		3-step		2-step	
VOLTAGE	120V or 277V							
DIMMING	Standard reverse phase, forward phase, TRIAC, and 0-10V dimming (down to 1%) Housed 0-10V or DALI-2 (down to 0.1%) Lutron has placed their LITEA (2-Wire) and DALI-2 drivers on indefinite hold. Please consult factory for alternative Lutron drivers (a.k.a. LUT-16) or other driver solutions.							
POWER SUPPLY	Constant current driver with > 9 power factor and > 80% efficiency							
OPTICS	Field changeable: 10°, 18°, 25°, 40°, or 60° TIR		Field changeable: 21°, 43°, or 60° Reflector		Field changeable: 18°, 25°, 40°, or 60° TIR			
ADJUSTABILITY	High/low lamp positioning; 45° collar rotation							
CEILING APPEARANCE	Flangeless, flangeless or flangeless in wood ceiling							
CEILING THICKNESS	Flangeless: Up to 2-1/2" Flangeless: No ceiling thickness limitations Flangeless in wood ceiling: 1/2" to 1-1/2" Note: Thicker wallplates may require cutout							
CEILING APERTURE	3-7/8" ceiling cutout							
HOUSING	IC-Airright, Non-IC-Airright, Chicago Plenum, IC suitable up to R60 spray foam insulation Sealing/Seamless use available only with combination of H-Flowers trim, LED Low Output housing, and IC housing rating.							
CONSTRUCTION	Housing: Heavy-Duty, Cold-Rolled Steel Trim: Die-Cast Aluminum							
FINISH	Housing: Black powder coat Trim: Antique Bronze, Black, Satin Nickel, or White (paintable)							
GENERAL LISTINGS	ETL Listed, Damp Location, Shower version Wet Listed							
CALIFORNIA TITLE 24	Registered CCC Appliance Database. Can be used to comply with CCC 2019 Title 24 Part 6 (LAB-2016, JAB-2019) (for 90 CRI versions)							
UL	E500024 Insulation							
WARRANTY*	5 years							

*Data is based on 3000K/90 CRI values unless noted.

Customer contact: 1-800-765-5777 or 1-800-765-5777

Ordering info available on page 2

Accessories and optional trim available on separate order.

New Element Lighting for driver compatibility.

See Element Lighting for specific warranty limitations and details.

E500024 Insulation not available for Artist Series.

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Tech Lighting reserves the right to change specifications for product improvements without notification.

UPDATED 10/3/22

BSS215 | bodhi

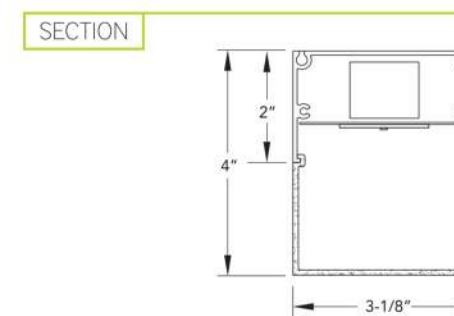
3-1/8" wide LED luminaire with drop lens

F11 - Wall
Confirm length and Finish.

bartco
BODHI PRODUCT LINE

Project:

Type:



PERFORMANCE

NOMINAL LENGTH	OUTPUT	LUMENS/IN	WATTS/IN	LUMENS/LUMENS	EFFICACY (LPW)
L: 10"	600	5.0	21.7	117	117
R: regular	840	7.8	31.00	108	108
H: high	1135	11.1	41.82	102	102

Note: All data reflects fixtures with 3000K LEDs and rectangular profile and solid ends.

BSS215 -

NOMINAL FIXTURE LENGTH*	CORRELATED COLOR TEMPERATURE	DRIVER	LENS	MOUNT	FINISH
2-22-3/4"	27, 3000K-80+ CRI	MD non-dimming (Dimming)	A rectangular profile - solid end	SM surface mount	Any architectural white (semi-matte)
3-33-3/4"	30, 3000K-80+ CRI	MD 0-10V, 1%	B rectangular profile - luminaire end	WD wall mount - direct	White (semi-matte)
4-44-3/4"	35, 3000K-80+ CRI	HEX Lutron EcoSystem, with-on-black, 1%		CE cable mount 4" cable length	B2: bronze
5-55-3/4"	40, 4000K-80+ CRI	H2 Lutron Hi-Lume		CE cable mount 8" cable length	B2: bronze
6-66-3/4"		2 wire forward phase, 1% (10V ONLY)		CE cable mount 8" cable length	B2: bronze
7-77-3/4"		EL: ELIAD ECOLINE 0-10V, 1%		CE cable mount 8" cable length	B2: bronze
8-88-3/4"		EL: ELIAD ECOLINE 0-10V, 1%		CE cable mount 8" cable length	B2: bronze

* Actual dimension dependent on our configuration and sensor option

See options section for details

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pg 1 08/2022

3G LIGHTING

3G-RC3
3 LIGHT MADISON
TRIM & TRIMLESS

F12

New construction housing with IC housing option available

Trim fixture designed to conceal internal hardware

Trimless fixture features a proprietary aluminum housing flange

Machined aluminum double gimbal, adjustable and lockable

2.75" Regressed LED source for enhanced glare control

Lumen range of 1000lm to 5000lm (80+, 90+, and 97+ CRI options)

1% dimming standard with several integral driver options

ORDERING INFORMATION

PROJECT:			TYPE:		
CATALOG #:			DATE:		
CAT. NO.	LUMEN OUTPUT	CRI	COLOR TEMP	BEAM ANGLE	VOLTAGE
3G-RC3	10 • 1000 LUMENS 15 • 1500 LUMENS 22 • 2200 LUMENS 30 • 3000 LUMENS 40 • 4000 LUMENS 50 • 5000 LUMENS ¹	580 • 80+ CRI H90 • 90+ CRI ² H97 • 97+ CRI ²	27K • 2700K 30K • 3000K 35K • 3500K 40K • 4000K	100 • 10° ³ 200 • 20° ³ 400 • 40° ³ 600 • 60° ³ 900 • 90° ³	UNV • 120/277V 120 • 120V 347 • 347V (0-10V ONLY)
				* 900 reflector supplied standard with lens	
DRIVER	FLANGE TYPE	GIMBAL FINISH	HOUSING INTERIOR		
DIM • 0-10V (STANDARD 100-1%)	WT • WHITE TRIM (STANDARD)	NO • NATURAL ALUMINUM	BK • BLACK (STANDARD)		
LE • PHASE DIMMING ⁴ (TRIAC/ELV, 100-1%)	ST • SILVER TRIM	BO • BLACK	WH • WHITE		
LTEA • LUTRON HI-LUME LTEA ⁴ (0-10V PHASE, 100-1%)	BT • BLACK TRIM	WG • WHITE	CF • CUSTOM		
DO1 • 0-10V (HIGLED, 100-0.1%)	CT • CUSTOM	architect to specify			
DALI • DALI (HIGLED, 100-0.1%) ⁵	XTR • TRIMLESS				
DML2 • LUTRON HI-LUME LED1 (1% ECOSYSTEM)					
DMX • DMX (HIGLED, 100-0.1%)					
HOUSING TYPE		OPTIONS			
NC • NEW CONSTRUCTION (NON-IC)	CP • CHICAGO PLENUM				
IC • IC HOUSING ⁶	2C • 2-CIRCUIT				
	BH • BAR HANGERS				
	SFT0 • SOFTENING LENS				
	LS70 • LINEAR SPREAD				
	HXB70 • BLACK HEXCELL LOUVER				
	EHR • EMERGENCY BATTERY ⁷				
Maximum 3 optical accessories. See optical accessories page for more options					

¹ 5000lm option not available with phase dimming (L/E/LTEA) or Lutron Hi-Lume (DML2) option. 5000lm option not available in 347V.

² 90+ CRI available up to 4000lm. 85+ CRI in 30K and 35K as standard and available up to 3000lm option.

³ 10 degree reflector available up to 2200lm.

⁴ Phase dimming option available in 220V only.

⁵ DALI Type 8 is provided as standard. Please consult factory for DALI Type 8 options

⁶ IC housing available up to 2200lm.

⁷ Emergency battery installed remotely by others. Not accessible through the inside of the fixture

OCtober 26, 2024

¹ 5000lm option not available with phase dimming (LUTRON HI-LUME LED1) or LUTRON HI-LUME LED2 option. 5000lm option not available in 347V.

² 80+ CRI available up to 4000lm. 97+ CRI in 30K and 35K as standard and available up to 3000lm.

³ 10 degree reflector available up to 2200lm.

⁴ Phase dimming options available in 120V only.

⁵ DALI-2 (Type II) available in standard. Please consult factory for DALI-2 Type II options.

⁶ Housing available up to 2000lm.

⁷ Emergency battery installed remotely by others. Not accessible through the inside of the fixture.

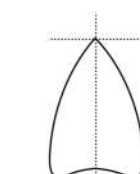
CONTACT 3G LIGHTING | www.3glighting.com | 813-952-2202 | 813-952-6440 | 813-952-6440

3G reserves the right to change, without notice, specifications or materials for product improvement.

OCTOBER 26, 2022

5 YEARS WARRANTY

gotham | EVO
Multiple Layers of Light



Luminaire Type: _____
Catalog Number: _____
F16



General Illumination Wall Mount Cylinder 4"

Feature Set

- Balancing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- 45° adjust to source and source image
- Bounding Ray™ optical design
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2-3 SDCM (SD-CRI typical, 90+ CRI optional)
- Fixtures are damp location standard, wet location option (WLL) covered ceiling, IP65 option available, covered ceiling not required.
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with 6:1 cut-off equal to or less than 600mm per CIE 117:1996 Discomfort Glare in Interior Lighting UGR FAQ UGR FAQ

Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered Lumens	271	573	898	1001	1507	1994	2590	3119	3612	4170	4584	5065
Wattage	8.1	7.2	7.5	8.8	13.7	18.5	25.7	31.2	38.4	46.1	48.7	48.7
Lumens per Watt	81.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114	113

Coordinated Apertures | Multiple Layers of Light



Core	Healthcare	Special Applications
Overlight	MR	Dynamic
Adjustable	Surgical Suite	Food Service
Open Wallwash	Patient Room	Natal/Tenper
Lensed Wallwash		Clean Room
Cylinder		Shower
Pakole		Steam Room
Boof		
Hybridic		

EVO400

page 1 of 9

GOYHAM ARCHITECTURAL DOWNLIGHTING | 1400 Luster Road Company, GA 30012 | P 800-765-5777 (7378) | gothamlighting.com

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The product images shown are for illustration purposes only and may not be an exact representation of the product.

388 CAMBRIDGE
OFFICE
BUILDING

388 Cambridge Ave
Palo Alto, CA 94306

b
brereton

909 Montgomery St., Suite 260
San Francisco, California 94133
T 415 546 1212
brereton.com



Issue/Revision		
No.	Date:	Description
03/XX/202		MINOR ARB RESPONSE
3		

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Approval Signature:

Col Title: _____ Date: _____

LIGHTING CUT
SHEETS

Scale: _____ Issue Date: 10/19/2022
Drawn By: _____ Author Reviewed: _____
Sheet: _____ of 30 By: _____

L-2

Ms. Emily Foley, AICO
Planning And Development Services Department
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

RE: Notice of Incomplete/Correction(s) Required/Interim Report
Application No. 23PLN-00006 - 02/16/2023
Comment 15 -

Dear Ms. Foley and the Architectural Review Board,

Thank you for your comments in the Interim Report. The development and design team at 388 Cambridge has analyzed a handful of changes within the building envelope in order to advance this project in the most successful manner for its investors and the community. The demand for office space and public serving neighborhood retail is presently challenged by distressed market conditions; however, buildings with the highest sustainability goals, state of the art building systems, and exceptional retail experiences will draw established, category-leaders as tenants, and enhance their neighborhoods.

To this end, the team has determined to:

- 1) Pursue maximum renewable energy generation on-site and certification as a Net-Zero Building,
- 2) Pre-select alluring ground floor retail tenancies
- 3) Target office tenants coveting high quality buildings in neighborhood settings.

To achieve these goals it is necessary to re-calibrate the building floor-to-floor heights as appropriate for these tenancies and in accordance with published standards.

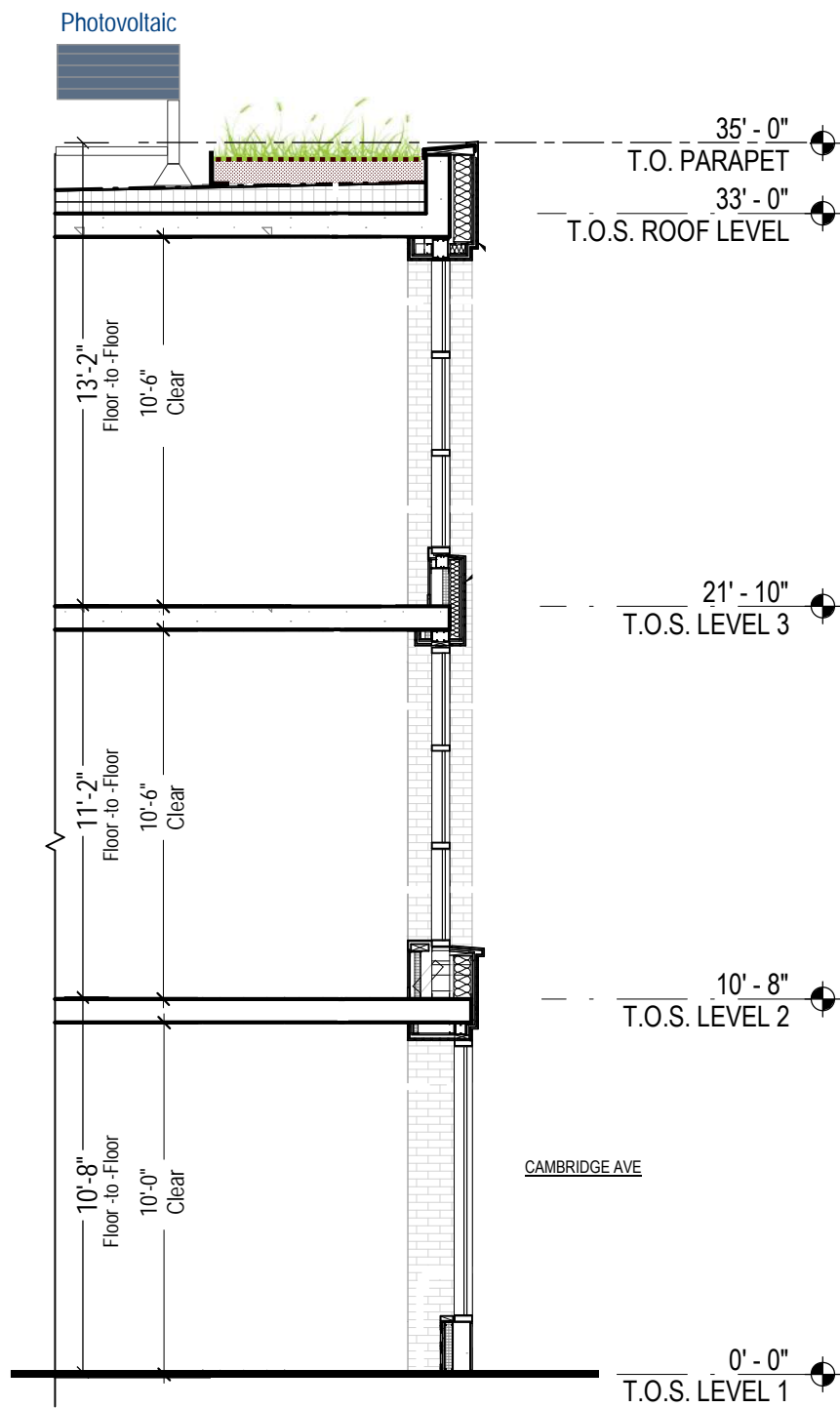
Common floor-to-floor heights for a Class-A office building internationally are 4 meters or 13 feet. Zoning controls at 388 Cambridge allow a building height of 35', and so floor-to-floor heights of 13' would not be possible at all floors. Therefore, the following floor heights are proposed for the benefits of the intended uses:

The top floor, level 3, accommodates the thickness of the roof assembly designed to be highly insulated and support the large photovoltaic solar array. 13'-2" floor-to-floor is proposed which provides a clear height of 10'-6" for the office space.

The middle floor, level 2, also accommodates office, and in order to provide 10'-6" clear in the space, a floor-to floor-height of 11'-2" is proposed.

At the ground floor- after a thorough search and business plan analysis - a local gourmet retailer has been selected who offers award winning pastries in a hospitable gathering environment. We have discussed the proposed plans at length with the business operator and it was determined that 10' foot clear was an adequate and optimal height for the use and so a floor-to-floor height of 10'-8" is proposed at the ground floor. We feel that this will also be an adequate ceiling height for a wide range of future retail and public facing tenants.

Please see the illustration on Page 2



WALL SECTION A-A
3/16" = 1'-0"

NEWMARK

April 12, 2023

Dear Palo Alto Planning Department,

At Newmark, we believe that high-quality, differentiated commercial real estate is a vital part of any thriving business community. As such, we are committed to working with local governments to ensure that the commercial properties our clients develop meet the needs of modern occupiers. One important consideration for modern occupiers of Class A buildings is ceiling height. In recent years, businesses have increasingly sought out spaces with higher ceilings to accommodate advanced technology, large equipment, and flexible workspace design. Based on our experience and research, we recommend a minimum height of 12 feet to the underside of the ceiling for Class A office buildings in Palo Alto. This height allows for optimal flexibility and adaptability for a wide range of businesses, from technology startups to established corporations. We anticipate professional services occupiers will have drop ceilings in a significant portion of their premises, which requires a minimum 18 inches of height to accommodate mechanical equipment, sprinklers, and cabling, thereby reducing the finished ceiling height to 10 feet 6 inches at most.

We understand that building regulations are subject to a range of factors, including zoning, land use, and environmental considerations. However, we urge you to consider the importance of ceiling heights in meeting the needs of modern businesses and attracting and retaining top talent to Palo Alto. Otherwise, we risk further structural vacancy in an already threatened asset class (office) and will compromise the viability of new projects like 388 Cambridge, before they have ever broken ground.

We appreciate your ongoing efforts to support the growth and success of the Palo Alto business community, and we look forward to working with you on future projects.

Sincerely,

Newmark



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Vice Chairman

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Base Camp 15W Modular Lockers

with Digital Lock with Plinth

Product Details

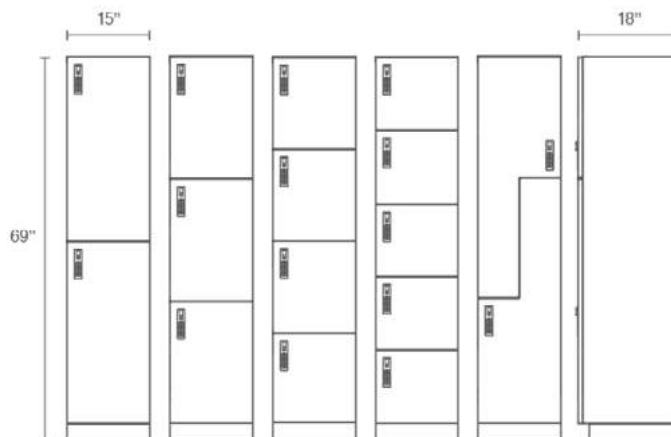
- Heavy-duty 18/20 gauge steel
- 11 exclusive UV-stable, powder-coat finishes
- Integrated knock-outs support wall, side-to-side and back-to-back ganging
- 75-pound weight capacity per locker evenly distributed
- Silent soft-close, euro hinges
- Z-door and 2-door lockers include hook
- Minimal assembly required
- Digital keypad or RFID lock may be programmed for assigned or shared use
- ADA compliant lock available for a fee
- Standard lock finish is Brushed Nickel
- Black finish available for a fee
- Standard vinyl numbering available
- GREENGUARD Gold Certified
- HPD Certified
- Made (Well) in the USA

Color



Sizes (All dimensions in inches)

15Wx18Dx69H. Height includes required 3H plinth. Plinth available in 15W, 30W, or 45W.



SKU

BCLOK2D66.VDIG.PX
BCLOK3D66.VDIG.PX
BCLOK4D66.VDIG.PX
BCLOK5D66.VDIG.PX
BCLOKZD66.VDIG.PX



Dero **Decker**

The Dero Decker takes bike parking to the next level – literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other two-tier systems our lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The Dero Decker has a front wheel safety locking lever and tray dampers to provide safe lowering of upper trays. The near vertical lowered trays also reduce the required aisle space, giving the Dero Decker the smallest footprint on the market.



- Sturdy red handle grips
- Lift-assist trays
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available

FINISH OPTIONS

Galvanized



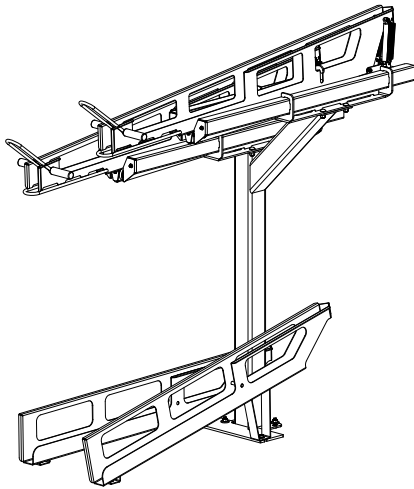
 White	 Black	 Light Gray RAL 7042	 Deep Red RAL 3003	 Yellow RAL 1023
 CNH Bright Yellow	 Orange RAL 2004	 Beige RAL 1001	 Iron Gray RAL 7011	 Hunter Green RAL 6005
 Light Green RAL 6018	 Green RAL 6016	 Sepia Brown RAL 8014	 Blue RAL 5005	 Sky Blue RAL 5015
 Dark Purple	 Flat Black	 Wine Red RAL 3005	 Bronze	 Silver RAL 9007



DERO
A PLAYCORE Company

Dero **Decker**

Submittal Sheet



CAPACITY 4 Bikes per unit

MATERIALS Uprights: 4" 11g square tube
Upright base: 1/4" plate
Cantilevers: 11g plate
Cantilever base: 1/4" plate
Trays: 11g plate

FINISHES ☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

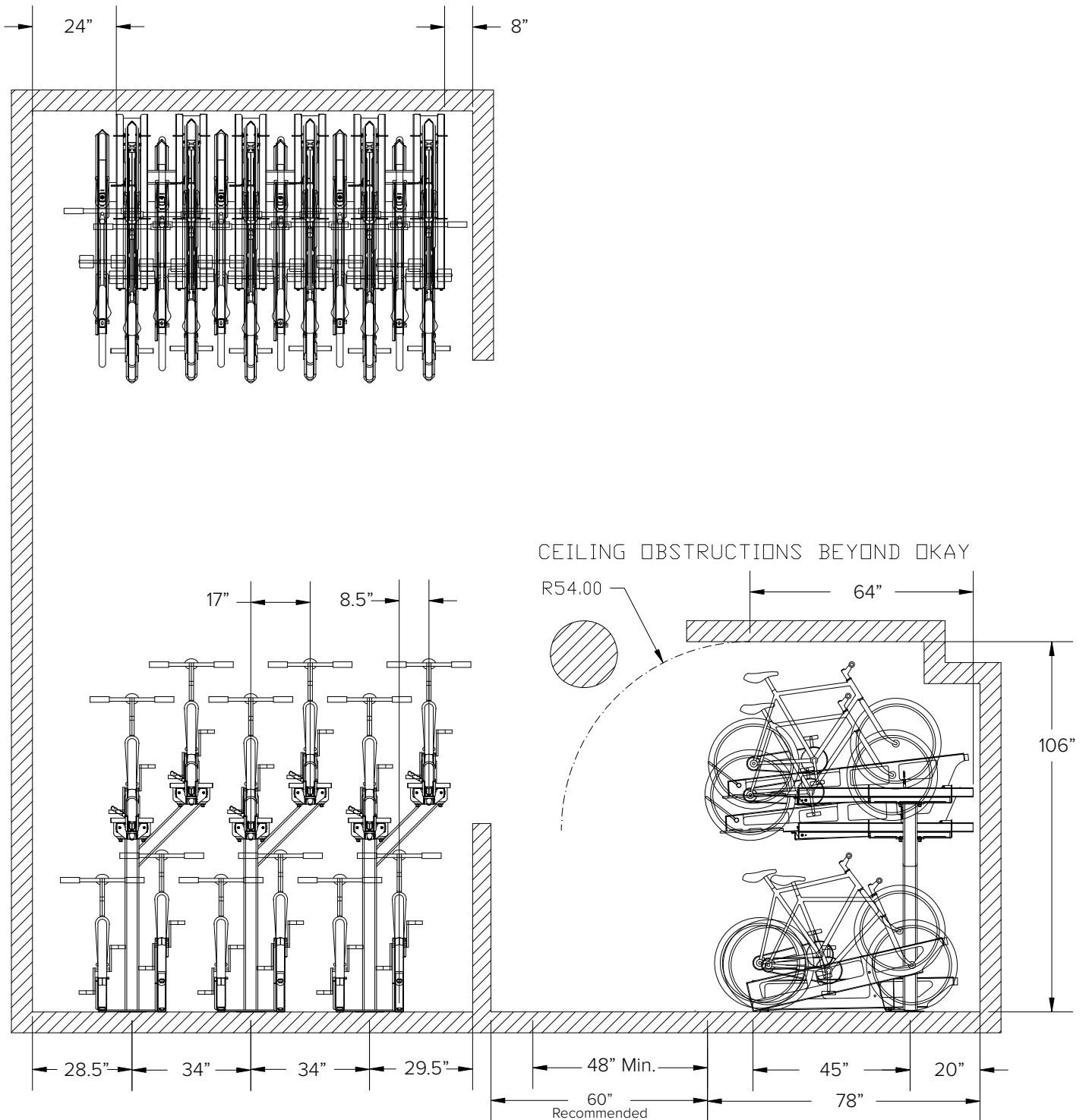
MOUNT OPTIONS **Surface only**
Each upright has one 1/4" plate feet that accept 1/2" wedge anchors



DERO
A PLAYCORE Company

Dero Decker

Setbacks Single Sided

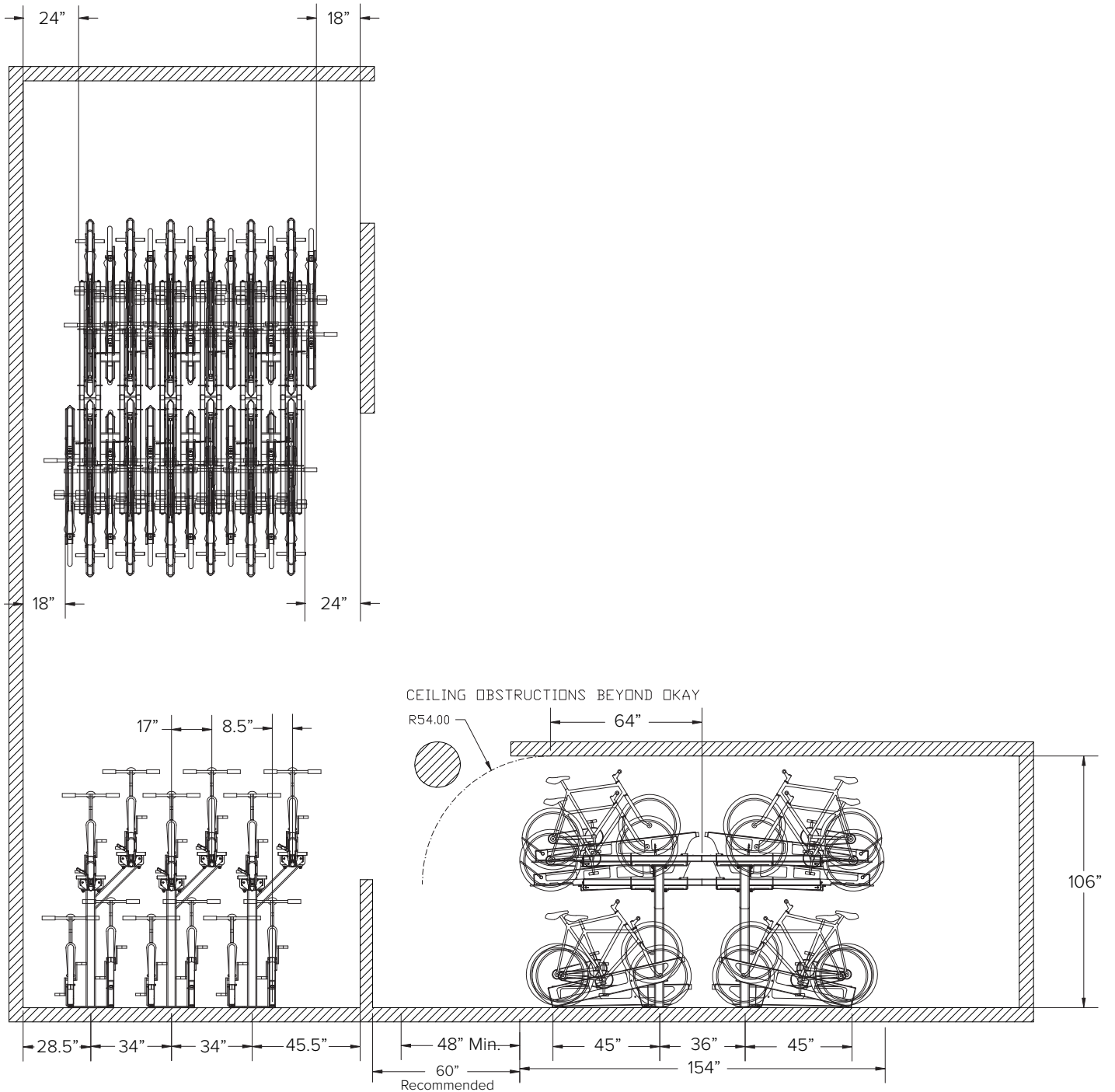




DERO
A PLAYCORE Company

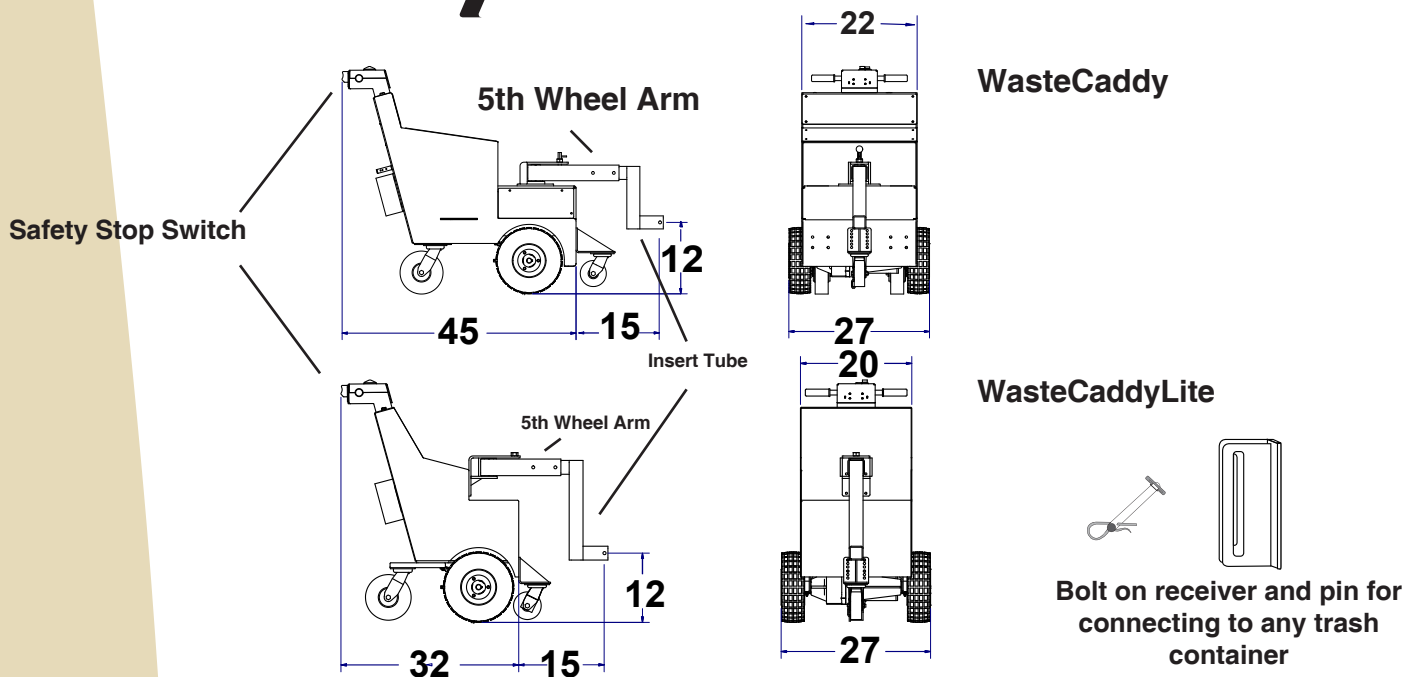
Dero Decker

Setbacks Double Sided



WasteCaddy

Dumpster Movers



WasteCaddy Standard Features

- Welded Sheet Steel Frame
- 1500 lb. Differential/Transaxle
- High Tech Speed Controller
- Neutral Throttle Braking
- Adjustable Acceleration/Braking
- 36v(3) 85 Amp Batteries - Lite
- Unit 36v(3) 105 Amp Batteries -
- Std unit Variable Speed Twist Grip
- 0-3 mph Forward/Reverse
- Grey Air Filled Non-Marking Drive Tires (Qty2)
- Battery Discharge Indicator
- 4.5 amp Automatic Charger

WasteCaddy Pricing & Options

WasteCaddy / WasteCaddyLite Dumpster Mover Includes

High Output Motor and Controller Package

5th Wheel Arm

Powder Coated Steel Insert Tube

WasteCaddyLite \$4295 WasteCaddy (extra 300 lbs) \$5395

Available Options

Safety Horn	\$95
Foam Filled Non-Marking Tires	\$150
Upgrade To Snow Tires For Snow And Ice	\$175
Stop Safety Switch	\$95
Flashing Light And Pole	\$150
Maintenance Free Batteries	\$225
15 Amp Weatherproof Charger	\$150
Dumpster Receiver (bolted or welded to dumpster)	\$40
Heavy Duty Package For Larger Inclines	\$1600
(Includes larger motor/controller and additional 300 lbs)	

These options are only recommendations. Please consult a Sales Engineer at DJ Products, Inc. for your specific application. Other options are available.

DJ PRODUCTS, INC.
1009 4th St. NW, Little Falls, MN 56345 • PH: 800-686-2651 • FAX: 320-632-3553 • www.djproducts.com