

ABBREVIATIONS

& L @ CL O # (E) (N) ACOUS. A.D. ADJ. A.F.F. AGGR. ALU. APPROX. ARCH. ABV. AVG. BD. BITUM. BLDG. BLKG. BM. B.O. BOT. CAB. C.B. CEM. CER. C.I. CLG. CLKG. CLO. CLR. COL. CONC. CONN. CONSTR. CONT. CORR. CTR. DBL. DEPT. DETL. DIA. DIM. DN. D.O. DR. DWR. DS. D.S.P. DSPL. DWG. E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. EXIST. EXP. EXT. F.A. FDN. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.(EIF). F.O.S. FPRF. FT. FTG. FURR. GA. GALV. GLZ. GWB. GR. GYP. H.B. H.C. HDWD. HDWE.	And Angle At Centerline Diameter or Round Pound or Number Existing Column New Acoustical Area Drain Adjustable Above Finish Floor Aggregate Aluminum Approximate Architectural Above Average Board Bituminous Building Blocking Beam Bottom of Bottom Cabinet Catch Basin Cement Ceramic Cast Iron Ceiling Caulking Closet Clear Column Concrete Connection Construction Continuous Corridor Center Double Department Detail Diameter Dimension Down Door Opening Door Drawer Down Spout Dry Standpipe Display Drawing East Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure Electrical Panel Board Equal Equipment Existing Expansion Exterior Fire Alarm Foundation Fire Extinguisher Cabinet Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Existing Finish Face of Studs Fireproof Foot or Feet Footing Furring Gauge Galvanized Glass/Glazing Gypsum Wall Board Grade Gypsum Hose Bib Hollow Core Hardwood Hardware	H.M. HORIZ. HR. HGT. HDR. I.D. INSUL. INT. JT. KIT. LAM. LAV. LT. MAX. MECH. MEMB. MFR. MIN. MIR. MISC. MTD. MTL. MUL. N. N.I.C. NO. NOM. N.T.S. O.A. O.C. O.D. OFF. OPNG. OPP. PERP. PKG. PRCST. PL. P.LAM. PLAST. PLYWD. PR. PT. PTN. R. RAD. R.D. REF. REFR. RGTR. REINF. REQD. RESIL. RM. R.O. S. S.C. SCHED. SECT. SHR. SHT. SIM. SPEC. SQ. ST. STL. STD. STL. STOR. STRUCT. SUSP. SYM. T.B. T.C. TEL. T.&G. THK. T.O. T.P. TRD. T.V. T.W. TYP. UNF. U.O.N. VERT. S.O.G. W. W.C. WD. W/O WP. WSCT. WT.	Hollow Metal Horizontal Hour Height Header Inside Diameter Insulation Interior Joint Kitchen Laminated Lavatory Light Maximum Mechanical Membrane Manufacturer Minimum Mirror Miscellaneous Mounted Metal Mullion North Not in Contract Number Nominal Not to Scale Overall On Center Outside Diameter Office Opening Opposite Perpendicular Parking Precast Plate Plastic Laminate Plaster Plywood Pair Paint Partition Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening South Solid Core Schedule Section Shower Sheet Similar Specifications Square Stainless Steel Standard Steel Storage Structural Suspended Symmetrical Towel Bar Top of Curb Telephone Tongue and Groove Thick Top of Top of Pavement Tread Television Top of Wall Typical Unfinished Unless Otherwise Noted Vertical Slab on Grade West With Water Closet Wood Without Waterproof Wainscot Weight
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PLUMBING CALCULATIONS

PER CPC TABLE 422.1:

DESCRIPTION:	AREA:	OCC. TYPE:	LOAD FACTOR (PER CPC TABLE A):	OCCUPANCY LOAD:	W.C. REQUIRED:	URINALS REQUIRED:	LAVATORIES REQUIRED:	DRINKING FOUNTAINS REQUIRED:	SERVICE SINK REQUIRED:
RETAIL	8,752 SF	M	200	44 (22 M, 22 F)	1*	0*	1*	1	1*

*NOTE: PER CPC 422.2, EXCEPTION 3A: IN MERCANTILE OCCUPANCIES WITH A TOTAL LOAD OF 50 OR LESS, ONE TOILET FACILITY SHALL BE PERMITTED FOR USE BY BOTH SEXES.

PARKING

	EXISTING:	PROPOSED:
FLOOR AREA	8,752 2F	NO CHANGE
REQ'D PARKING SPACES:*	35	NO CHANGE
ON-SITE PARKING SPACES	1	NO CHANGE
OFF-SITE PARKING SPACES	34	NO CHANGE

*NOTE: PER PAMC, 1 SPOT PER EACH 250 GROSS SF IS REQUIRED AT CD-C

OCCUPANT LOAD

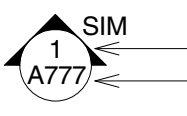
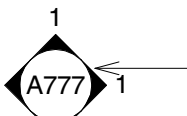
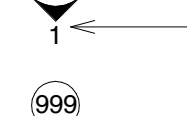
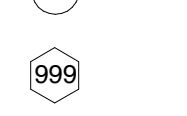



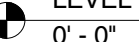
LEVEL:	AREA:	OCC. TYPE:	LOAD FACTOR:	OCCUPANT LOAD:
GROUND	5,100 SF	M	60	85
MEZZANINE	3,600 SF	M	60	60
		TOTAL:		145

MEANS OF EGRESS

LEVEL:	OCCUPANCY:	COMMON PATH OF TRAVEL (PER CBC TABLE 1006.2.1):
GROUND	M	75'
MEZZANINE	M	75'

*PER CBC 1007.1.1, WHERE TWO EXITS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.

SYMBOLS

SECTIONS		DWG NUMBER
		SHEET NUMBER
ELEVATIONS		SHEET NUMBER
		DWG NUMBER
DOOR REFERENCE		
WINDOW REFERENCE		
PARTITION TYPE		
HEIGHT REFERENCE		

DESCRIPTION OF WORK

REMOVAL OF EXISTING ONE-STORY ADDITION AT REAR OF BUILDING.
INSTALLATION OF FENCE AND SHADE STRUCTURE.
REPLACEMENT OF EXISTING ELEVATOR WITH NEW
INSTALLATION OF NEW INTERIOR STAIR, MODIFICATIONS TO INTERIOR MEZZANINE
AND PARTITIONS.
NEW FRONT DOOR.
RELOCATION OF ELECTRIC AND GAS SERVICE. UPGRADING OF EXISTING HVAC
EQUIPMENT. INSTALLATION OF FIRE SPRINKLERS, NEW LIGHTING.
NEW ADA RESTROOM.
NEW SIGN.

PROJECT INFORMATION

PROJECT DATA	EXISTING	PROPOSED
ADDRESS:	526-534 WAVERLEY ST., PALO ALTO CA 94301	NO CHANGE
LEGAL DESCRIPTION:	APN: 120-15-083 ZONE: CD-C (GF)(P)	NO CHANGE NO CHANGE
CONSTRUCTION TYPE:	V-B, NON-SPRINKLERED	NO CHANGE
SETBACKS: FRONT YARD REAR YARD SIDE YARDS	NONE NONE NONE	NO CHANGE NO CHANGE NO CHANGE
STORIES:	2	NO CHANGE
HISTORIC STATUS:	CATEGORY 2	NO CHANGE
OCCUPANCY:	M	NO CHANGE
LOT AREA MAX. SITE COVERAGE ALLOWABLE FAR MAX. HEIGHT ALLOWED BUILDING HEIGHT	6,150 SF 1.0:1 50' 28' 3" MAX.	NO CHANGE NO CHANGE NO CHANGE NO CHANGE
FLOOR AREA GROUND FLOOR: 2ND FLOOR:	5,771 SF 2,981 SF	5,112 SF 3,640 SF
TOTAL:	8,752 SF	8,752 SF =NO CHANGE

*NOTE: PER PAMC 18.18.120, LEGAL NONCOMPLYING (GRANDFATHERED) USE MAY REMAIN

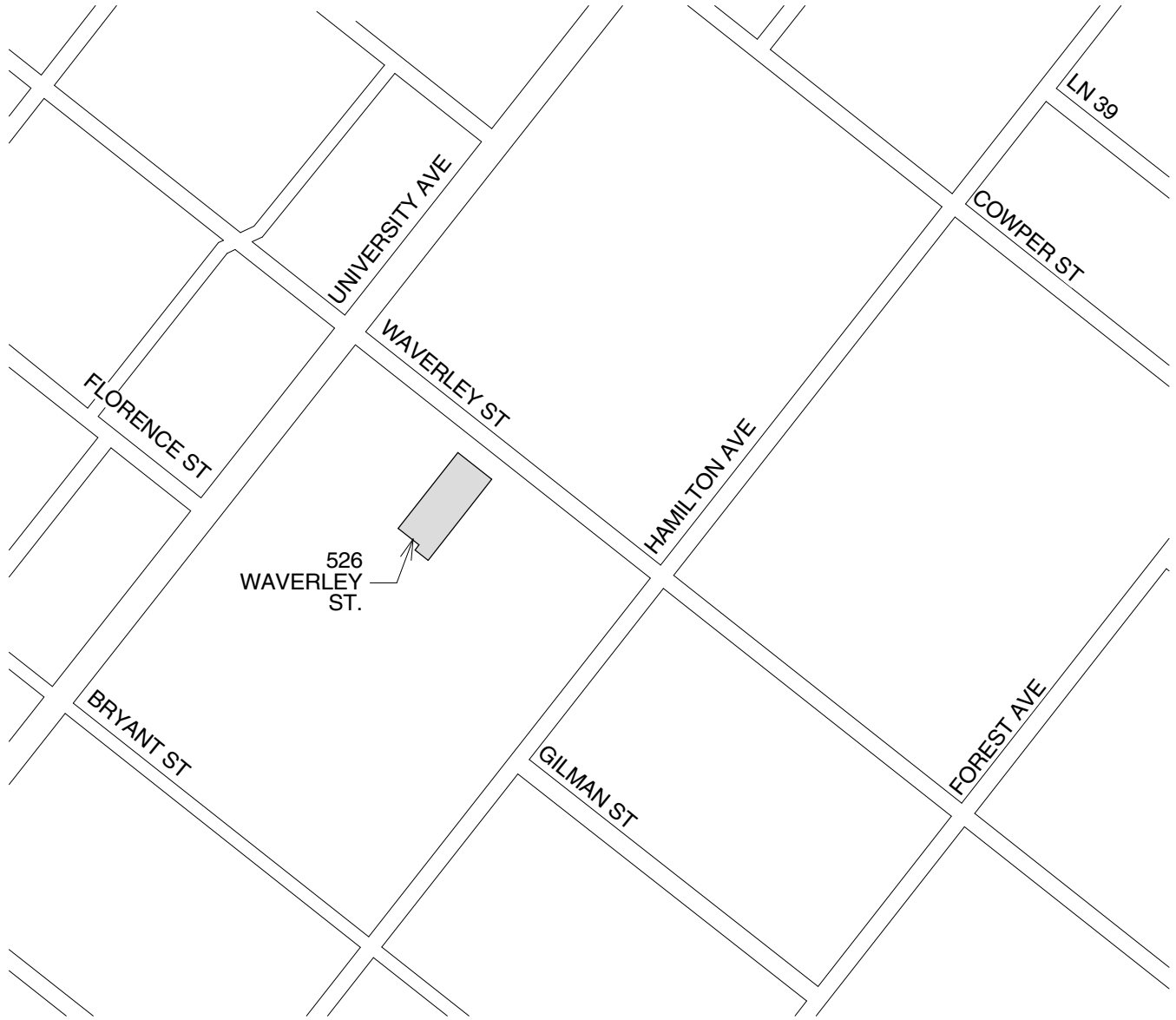
APPLICABLE CODES

- 2021 PALO ALTO MUNICIPAL CODE
- 2018 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 GREEN BUILDING CODE

SHEET INDEX

A000	PROJECT INFORMATION
A004	ACCESSIBILITY DIAGRAMS
A005	AREA TAKE OFF AND EGRESS DIAGRAMS
A010	NEIGHBORHOOD CONTEXT
A040	EXISTING EXTERIOR ELEVATIONS
A090	SITE PLAN
A100	REFERENCE FLOOR PLANS
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A104	ROOF PLAN
A130	PATIO PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS @ PATIO
A300	BUILDING SECTIONS
A310	WALL SECTIONS
A600	DOOR SCHEDULES
A601	SCHEDULES
A800	EXTERIOR SIGNAGE
T-1	TREE PROTECTION
T-2	TREE PROTECTION

CITY STAMPS



VICINITY MAP 1

SCALE: 1" = 200'-0"

DIRECTORY

Building Owner:
Thoits Brothers
629 Emerson St.
Palo Alto, CA 94301
Contact: John Shenk
e-mail: john@thoitsbros.com
tel: 650.323.4868

Tenant:
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1321 Tyler St. NE
Minneapolis, MN 55413
Contact: Maurice Blanks
tel: 612.782.1844
e-mail: MBlanks@bludot.com

Architect:
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Los Angeles, CA 90029
tel: 323.662.1000
e-mail: info@standardarchitecture.com

STANDARD
ARCHITECTURE & DESIGN

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TEL: 323.662.1000

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PROJECT:
BLU DOT PALO ALTO
526 WAVERLEY STREET
PALO ALTO, CA 94301

PROJECT INFORMATION

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2109

A000

GENERAL NOTES

DIVISION 1: GENERAL REQUIREMENTS

- These specifications are for the building located at 526 Waverley St., Palo Alto CA 94301
- The term "Contractor" as used herein and on the drawings shall also be applicable to each subcontractor as requirements pertain to his/her trade. "Architect" refers to the Architect of record or his/her agent.
- All applicable provisions of the current edition of the California Building Code, Palo Alto Municipal Code, Fire Department Rules and Regulations, and utility companies' requirements shall be adhered to in the construction of this project. It is the Contractor's responsibility to construct the project as per these codes.
- Contractor shall comply with current editions of all applicable codes and ordinances. Contractor shall pay all fees, miscellaneous costs, and obtain and pay for all permits necessary to complete all work, with the exception of the Building Permit which the Owner shall pay for prior to the start of work. Before final acceptance of any part of the work, the Contractor shall furnish the Architect with appropriate "Certificates of Inspection" stating that work has been inspected and approved by the Building Department.
- Contractor shall be responsible for conformance with inspection requirements for the City of Palo Alto. Where the plans call for on site inspections by professional engineers, the Contractor shall be responsible for retaining the engineers and securing their respective written approvals for work in progress.
- The Contractor shall carry in force all needed insurance, licenses, fees, permits, taxes as required by law for the duration of the project.
- The Contractor shall maintain liability insurance to protect his/herself and hold the Owner and the Architect harmless from any and all claims for damages, for personal bodily injury or death, or property damage, during the course of the contract. (Fire insurance shall be maintained by Owner.)
- Contractor shall provide sufficient means for protecting existing exposed interior finishes, new construction and materials from damage by other trades, weather, or vandals for the course of the project. Contractor shall provide all barricades, fences, and other items required by local ordinances and codes.
- All plumbing fixtures, finishes, hardware and miscellaneous items shall be selected and/or approved by the Owner and Architect unless noted on plans or specifications. "Or approved equal" means equal approved by Architect.
- Field samples and mock-ups shall be prepared at the site by the Contractor as specified in the various sections of the specification. Affected finish work shall not be started until the Architect has accepted as satisfactory the field samples and/or mock-up in writing. Construct and prepare field samples and mock-ups at locations as directed by the Architect. Field samples and mock-ups shall be removed from the site after completion and acceptance of the affected work or otherwise, as directed by the Architect.
- If the Contractor desires to use any other brand or manufacturer of equal quality, appearance and utility to the product specified, he/she shall request substitution to the Architect with specifications and/or samples. The Architect will accept as satisfactory or reject the request for substitution, and his/her decision shall be final. Unless substitutions are requested as provided herein, deviations from the drawings and specifications will not be permitted.
- The Owner and immediate neighbors, or neighbors to be affected, should be made aware 24 hours in advance of construction activities that are potentially disruptive. Use of neighbor's property is expressly forbidden. Contractor will be responsible for any and all damage to such property in the event that damage is done.
- The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The contract sum shall be adjusted accordingly Changes or alterations, etc. shall be approved by the Architect prior to the start of the affected work.
- The intent of these documents (specifications, drawings and schedules) is to describe the Work. The Work includes all labor, materials, services, equipment, and transportation necessary for complete and proper execution of the work indicated on the drawings or reasonably inferred therefrom. Where drawings are in conflict, Contractor is to advise architect immediately.
- Incidental items, not indicated on the drawings or mentioned in the specifications that can be legitimately and reasonable inferred, leading to the work described, or are necessary in good practice to provide a complete installation or system shall be provided and be installed as though called out herein in every detail.
- The Architect will in no way be responsible for means and methods, safety in, on or about the job site, nor means, methods, or timeliness in the performance of the work.
- Shop and field work shall be performed by mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved. All work on this project shall be performed in accordance with the best accepted practices of the various trades involved and in accordance with the drawings, reviewed shop drawings, and these specifications.
- The Architect reserves the right to reject any materials and work quality which are not considered to be up to the highest standards of the various trades involved. Such inferior material or work quality shall be repaired or replaced, as directed, at no additional cost to the Owner.
- These construction documents are based on observation and documentation of existing conditions by the Architect and from documents provided by the Owner. The Architect makes no claim to the accuracy of such observation. Should the Contractor encounter field conditions which vary from these construction documents which effect the intent of these drawings or the contract/subcontract sum, the Architect shall be notified immediately. **The Contractor shall verify dimensions against field conditions.** All trades shall verify at the project site, conditions and measurements related to their work.
- Contractor shall not scale the drawings. Dimensions on floor plan are shown to face of framing unless noted otherwise. Finish alignments are critical. Written notes take precedence over line drawings.
- Contractor shall notify the Architect immediately for directions in the event that any unusual conditions not covered by these notes and documents are encountered during construction.
- The Contractor shall be responsible for the accuracy of the building lines and levels. The Contractor shall compare carefully the lines and levels shown on the drawings with existing levels for the location and construction of the work and shall call the Architect's attention to any discrepancies before proceeding with the work.
- Contractor shall ensure that cutting, filling, patching, etc. by all trades causes all parts to come together properly. The connection of adjoining materials shall be executed according to instruction by Architect only.
- Trades shall furnish all labor, equipment, materials and services required to perform all work necessary, indicated, reasonably inferred, or required by any code with jurisdiction to complete their scope of work for a complete and properly finished job using only new materials unless noted otherwise in accordance with the drawings, reviewed shop drawings, and these specifications. All items that are to be furnished by Owner are to be installed by Contractor.
- The Contractor shall have a superintendent at the construction site whenever any work under this Contract is being performed in order to provide constant supervision.**
- Contractor shall maintain the job site in a neat and safe condition in accordance with Title 8 of Construction Safety Orders as enforced by the Division of Industrial Safety at all times throughout the construction period. The Contractor shall, on a weekly basis, clean up, remove and dispose in a legal manner all debris and waste attributed to the job.
- Consultant work that is not a part of the contract documents executed by this agreement has not been coordinated by the Architect. Contractor shall notify the Architect of any discrepancies that prevent execution of the work covered by these documents.
- Contractor shall coordinate with other contractors directly and separately employed by Owner for timely storage and installation of their product. Only new materials shall be used unless noted otherwise on drawings. Materials and products shall be delivered to the building site in original packages. Materials and products shall be stored above ground on wood blocking in an upright position protected from the elements in a manner to prevent damage or marring of finish.
- Contractor shall check and verify size and location of openings for vents, ducts, plumbing runs, electrical fixtures, etc. with mechanical, electrical, and architectural drawings, and mechanical and electrical contractors and shall make all changes therewith as approved by the Architect before framing walls and ceilings. Duct openings in fire rated walls shall have fire dampers. Seal between ducts and partitions where required.
- Contractor shall provide and locate access panels as required after installation of mechanical ducts, plumbing and electrical work. The Architect shall approve location.
- All shoring and bracing necessary for construction purposes shall be the sole responsibility of the Contractor.
- Contractor shall provide all necessary blocking, stiffeners, bracing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishings and all other items requiring the same.
- At the time of bid submittal, the Contractor shall advise the Architect (in writing) of any specified materials or equipment which are either unavailable or will cause a delay in the construction completion schedule.
- Immediately upon being awarded the contract, the Contractor shall prepare and submit to the Architect nd Owner a construction progress schedule. The construction schedule shall be continuously updated and posted on the job site at all times.
- The Contractor shall identify critical due dates for:
 - Owner selections to be purchased and installed by the Contractor.
 - Contractor receipt of Owner purchased items to be installed by the contractor.
- Contractor shall submit required shop drawings, calculations of fabricated products, all finish materials and copies of manufacturer's catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used or installed in the project to the Architect before purchase or delivery to the site. All shop drawings shall be approved by the Architect. The Architect's approval of such drawings shall not relieve the Contractor of responsibility for errors of any sort pertaining to the shop drawings.
- Approval of the work in part or as a whole by the Architect shall not relieve the Contractor of responsibility for faulty materials or workmanship. Such approvals may be withdrawn at any time that subsequent examination reveals apparently satisfactory work that is, in fact, defective or otherwise fails to conform to all requirements of the contract documents. Such work from which approval has been withdrawn shall be replaced or re-executed in accordance with the contract at no expense to the Owner.
- The Contractor shall be responsible for replacement or repair of any damage caused by him or his subcontractors. The Contractor shall be responsible for any damage to underground utilities encountered in areas where excavations are indicated and shall repair any such damage at his own expense. Where utility lines must be maintained under building, they shall be properly sleeved through foundation walls.
- Contractor shall guarantee all workmanship and materials for one year except where indicated in various specification sections for a longer period. The guarantee period is based on the date of completion of the work, as called out herein. After acceptance of the building, if during the guarantee period any defects or faulty materials are found, Contractor shall replace and repair them, together with any damage to finish, fixtures, equipment or furnishings due to defective work, upon notification by the Architect, and at no additional expense to the Owner. The roofing subcontractor shall submit a maintenance agreement, cosigned by the Contractor, to maintain the roofing in a watertight condition for a period of one year.

- Contractor shall provide Owner with the original Owner's Manuals and Instructions for all appliances, special equipment, lighting fixtures, plumbing fixtures, mechanical equipment, etc. installed in the building compiled in a binder for the Owner's future reference.
- Contractor shall provide Owner with a recommended maintenance schedule for finishes and components of the building that should be attended to regularly, such as painting of wood and metal, cleaning and sealing stone finishes, etc.
- Any existing equipment or building components to be abandoned must be completely removed and disposed of properly. All utilities must be removed to their point of origin.
- Any repairs to roofing systems or other parts of the center must be completed to Owner's specification.
- Reuse of any existing construction, finishes, equipment, or electrical, plumbing, and HVAC systems is conditional upon the new use being appropriate for existing items and tenant completing any necessary repair or refurbishing required to bring items to a "like new" condition.
- All changes to the work shall first require the written approval of the architect prior to commencing work.
- Installation shall follow manufacturers' recommendations and published specifications and/or trad standards in addition to meeting the standards set forth in the Construction Documents.

MISCELLANEOUS

- Power / Water:** The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- Gas Shutoff Valve:** An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping." (Per Ordinance 170,158) (Includes Commercial additions and T1 work over \$10,000.) Separate plumbing permit is required.
- Water Heater:** All water heaters shall be anchored or strapped to prevent horizontal and vertical displacement due to earthquake. Water heater must be strapped to wall. (UPC 507.3)
- Guardrails:**
 - Guardrails are required at floor and roof openings, landings, balconies, and at open sides of stairs over 30" in height. Guardrails to be 42" minimum in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a 4" sphere cannot pass through.
 - Handrails and guards shall be designed to resist a concentrated load of 200 pounds in accordance with Section 4.5.1.1 of ASCE 7 (CBC 1607.8.1.1)
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWWA U1.
- Electrical system shall be properly grounded. All new work shall be properly grounded.
- Exit doors serving an occupant load of 50 or more shall swing in the direction of travel.
- Existing access to public way maintains minimum required building exit widths.
- All exit doors shall be operable from the inside without the use of a key or special knowledge or effort.
- Hand-activated door opening hardware shall be centered between 30 and 44 inches above the floor.
- All interior finishes shall comply with Chapter 8 of the CBC and have a minimum Class C Flame Spread Rating per Table 8-B.
- No impact tools shall be used for any purpose on an unreinforced masonry building.

INTERIOR ENVIRONMENT REQUIREMENTS

- All stairways shall have an illumination level on tread runs of not less than 1 foot-candle. (CBC 1205.4)
- Provide natural ventilation in habitable rooms and bathrooms by means of operable exterior openings with an area not less than 4% of floor area.
- Bathroom ventilation and humidity control:
 - Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5. Window operation is not a permissible method of providing bathroom exhaust for humidity control.
 - All exhaust fans shall comply with CMC 403.7 and CBC 1202. Newly installed bathroom exhaust fans shall be energy star compliant and be ducted to terminate to the outside of the building (CGC 4.506.1)
 - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control capable of adjustment. The humidity control is not required to be integral to the exhaust fan. (CGC 4.506.1)
- Where openings below grade provide required natural ventilation, the outside horizontal clear space measured perpendicular to the opening shall be one and one-half times the depth of the opening. The depth of the opening shall be measured from the average adjoining ground level to the bottom of the opening. (CBC 1202.5.1.2)
- The size and layout of the heating and air conditioning systems shall be designed in accordance with ACCA Manual J, ACCA 29-D and ACCA 36-S, ASHRAE Handbooks.

SANITATION NOTES

- Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
- Toilet Facilities:
 - The effective flush volume of all water closets shall not exceed 1.28 gallons (4.8 L) per flush when tested in accordance with ASME A112.19.2/CSA B45.1. (CPC 411.2)
 - No water closet or bidet shall be set closer than 15 inches from its center to a side wall or obstruction or closer than 30 inches center to center to a similar fixture. The clear space in front of a water closet, lavatory, or bidet shall be not less than 24 inches. (CPC 402.5)
- Existing shower heads and toilets must be adapted for low water consumption.
- Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).

FIRE PROTECTION

- Smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314).
- Building shall be equipped with an automatic residential fire sprinkler system in accordance with NFPA13D. The Sprinkler System shall be approved by Plumbing Div. prior to installation. The Sprinkler System will be provided under a separate permit.
- Fire blocking shall be installed in the following locations:
 - At concealed wall spaces vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 ft.
 - In concealed spaces between stair stringers at the top and bottom of the run.
 - At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. (CFC R302.11)

BUILDING ENVELOPE

- Roof coverings:
 - In Very-High Fire Hazard Severity Zones, the entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.
 - In State Responsibility Areas, the entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.
 - In all other areas, the entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class C. (R902.1)
 - Skylights: Unit Skylights shall be tested and labeled as complying with AAMA/WDMA CSA101/I.S.2/A440. Such label shall state the approved labeling agency name, product designation, and performance grade rating. (CBC 2405.5).
- ## SECURITY NOTES
- All exterior openings are security openings. Exterior doors, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the California Building Code.
 - Wood flush-type doors shall be 1-3/4" thick minimum with a solid core of wood.
 - A single-swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a deadbolt and deadlocking latch. The deadbolt and latch may be activated by one lock or by individual locks. Deadbolts shall be secured hard to the inset and rigid locking tools. The lock or locks shall be key-operated from the exterior side of the door and operable from the interior side by a device which does not require a key, special knowledge, or special effort to operate. (CBC 6709.2)
 - A straight deadbolt shall have a minimum throw of 1" and an embedment of not less than 5/8" into the holding device receiving the projected bolt. A hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". All deadbolts of locks which automatically activate two or more deadbolts shall be embedment at least 1/2" into the holding devices receiving the projected bolts. (CBC 6709.2)
 - The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts. The deadbolt or bolts need not be key operated, but shall not be otherwise activated from the exterior side of the door. The deadbolt or bolts may be engaged or disengaged automatically with the deadbolt or by another device on either the active leaf or the lower leaf. Manually-operated hardened bolts at the top and bottom of the leaf which are embedment a minimum of 1/2" into the receiving device may be used when not prohibited by Division 10, Article 1, Chapter IX. (CBC 6709.3)
 - Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbit to the jamb. (CBC 6709.4)
 - All pin-type hinges which are accessible from outside the secured area when the door is closed shall have non-removable hinge pins. In addition they shall have 1/4" minimum diameter metal jamb studs with 1/4" minimum projection unless the hinges are shaped to prevent removal of the door if the hinge pins are removed. (CBC 6709.5)
 - Cylinder guards shall be installed on all mortise or rim-type cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to prying tools. (CBC 6709.6)
 - The strike plate for latches shall be secured to the jamb with screws. The holding device for projecting deadbolts shall be secured hard to the inset and rigid framing with at least two screws not less than 2-1/2" in length which penetrate the wall framing. (CBC 6709.7)
 - Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a 9/32" minimum diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured by an electrical power operation. (CBC 6711)
 - Operable windows shall be provided with substantial locking devices which render the building as secure.
 - All glazed openings which extended lower than 18" above the adjacent floor or are within 40" of the required locking device of the door, when said door is in the closed and locked position and when said door is opened from the inside without the use of a key, it shall be fully tempered glass, or approved burglary-resistant material. (CBC 6713)

GREEN BUILDING NOTES:

- Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the CPC and in Chapter 6 of the CGBC.
- Landsaped areas shall comply with the Model Water Efficient Landscape Ordinance.
- All irrigation shall be drip irrigation
- All exterior entries shall be designed to prevent water intrusion into the building; all flashings shall be integrated with the drainage plane
- Construction waste management
 - Minimum 80% of nonhazardous construction and demolition waste shall be recycled or salvaged for reuse
 - Construction waste management plan is to be submitted prior to permit issuance
 - Contractor shall utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section
 - The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 50 percent minimum requirement as approved by the enforcing agency
 - Contractor shall submit documentation to the enforcing agency which demonstrates compliance with the aforementioned construction waste management requirements. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.
- Contractor shall provide verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills.
- Testing and adjusting of systems
 - Testing and adjusting of systems shall be required for newly constructed components and systems, including landscape irrigation systems.
 - Testing and adjusting procedures shall be performed in accordance with manufacturer's specifications and applicable standards on each system.
 - In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.
 - After completion of testing, adjusting and balancing, a final report of testing signed by the individual responsible for performing these services shall be provided to the enforcing agency.
 - The building owner or representative shall be provided with detailed a manual containing operating and maintenance instructions and copies of guarantees/warranties for each system. O & M instructions shall be consistent with OSHA requirements in 29 CFR, Title 8, Section 5142, and other related regulations. The manual shall include a copy of all inspection verifications and reports required by the enforcing agency.
- Pollutant Control
 - The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30 percent based on ASHRAE 52.2-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.
 - At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.
 - Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
 - Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
 - Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

- Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.
 - Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the any Aest Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.
 - All carpet and carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). All carpet adhesive shall meet the requirements of Table 5.504.4.1 for VOC limits.
 - Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.) Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
 - Product certifications and specifications
 - Chain of custody certifications
 - Product labeled and invoiced as meeting the Composite Wood Products regulation (see CGR, Title 17, Section 93120, et seq.)
 - Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
 - Other methods acceptable to the enforcing agency.
 - Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.
 - In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.
 - Smoking shall be prohibited within 25 feet of building entries, outdoor air intakes and operable windows and within the building.
- Buildings shall meet or exceed the provisions of California Building Code, COR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of the CGBC.
 - Indoor Air Quality
 - For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of COR, Title 6.
 - For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120.1(c)(4).
 - All commercial and multi-family projects must submit an Indoor Air Quality Management Plan (IAQ) with building permit application in accordance with the Sheet Metal and Air Conditioning Contractors National Association (SMACNA IAQ) Guidelines for Occupied Buildings Under Construction, 2nd edition ANSI/SMACNA 008-2008.
 - Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E50 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.
 - HVAC, refrigeration, and fire suppression equipment shall not contain CFCs or Halons.

STANDARD ARCHITECTURE & DESIGN	
ARCHITECT: STANDARD08 L.P.C. 4411 SANTA MONICA BLVD LOS ANGELES, CA 90029 INFO@STANDARDARCHITECTURE.COM TEL 323 662 1000	
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PROJECT: BLU DOT PALO ALTO 526 WAVERLEY STREET PALO ALTO, CA 94301	
GENERAL NOTES	
DATE: 11/2/2021	A001
SCALE: AS NOTED	
PROJECT: 2108	

			Compliance Path Verification									
			Plan Sheet, Spec or Attachment Reference	Plan Check	Rough GB Inspection IWR # 152	Final Inspection: IWR # 153						
					Part 1	Part 1	Part 1	Part 2	Part 2	Part 2		
				COMPL	INITIAL	COMPL	INITIAL	COMPL	INITIAL	COMPL	INITIAL	
5.1 Planning and Design			Code Section Y N									
Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1.1	X									
Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X									
Mandatory	Best management practices	5.106.1.2	X									
Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4.1	X	N/A								
Mandatory	Short term bicycle parking	5.106.4.1.1	X	N/A								
Mandatory	Long term bicycle parking	5.106.4.1.2	X	N/A								
Mandatory	Parking stall markings	5.106.5.2.1	X	N/A								
Mandatory	Designated parking for clean air vehicles	5.106.5.2	X	N/A								
Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X	A130								
5.3 Water Efficiency and Conservation												
Mandatory	Meters, separate submeters or metering devices shall be installed as follows:	5.303.1	X	N/A								
Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/day)	5.303.1.2	X	N/A								
Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X	A001 Plumbing Schedule								
Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	X	N/A								
Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2	X	N/A								
Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	X	N/A								
Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X	N/A								
Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X	A001 Plumbing Schedule								
Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X	A001 Plumbing Schedule								
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 additions or alteration	5.303.5	X	A001 Plumbing Schedule								
Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2019 Cal Plumbing Code)	5.303.6	X	A001 Green Building Notes #1								
Mandatory	Outdoor potable water use in landscape areas (MWELD)	Title 23, Chapter 2.7/ 5.304.1	X	A001 Green Building Notes #2								
Mandatory	Invasive species prohibited	PAMC 16.14.360 Section 5.304.2	X	A130								
Mandatory	Non-residential enhanced water budget	PAMC 16.14.365 Section 5.306	X	N/A								
5.4 Material Conservation and Resource Efficiency												
Mandatory	Weather protection	5.407.1	X	A000 Finish Schedule								
Mandatory	Moisture control: Sprinklers	5.407.2.1	X	A001 Green Building Notes #3								
Mandatory	Moisture control: Entries and openings	5.407.2.2	X	A001 Green Building Notes #4								
Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X	A001 Green Building Notes #4								
Mandatory	Moisture control: Flashing	5.407.2.2.2	X	A001 Green Building Notes #4								
Mandatory	Construction waste management	5.408.1	X	A001 Green Building Notes #5								
Mandatory	Construction waste management plan	5.408.1.1	X	A001 Green Building Notes #5								
Mandatory	Waste management company	5.408.1.2	X	A001 Green Building Notes #5								
Mandatory	Waste stream reduction alternative	5.408.1.3	X	A001 Green Building Notes #5								
Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X	A001 Green Building Notes #5								
Mandatory	Universal waste [AA]	5.408.2	X	A001 Green Building Notes #6								
Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X	N/A								
Mandatory	Enhanced construction waste reduction (80% diversion rate for projects > \$25,000)	PAMC 16.14.370 Section AS.408	X	A001 Green Building Notes #5								
Mandatory	Recycling by occupants (with exceptions)	5.410.1	X	N/A								
Mandatory	Recycling by occupants: Additions (with exceptions)	5.410.1.1	X	N/A								
Mandatory	Testing and adjusting for [N] buildings < 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4	X	A001 Green Building Notes #7								
Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2	X	A001 Green Building Notes #7								
Mandatory	Testing and adjusting: Procedures	5.410.4.3	X	A001 Green Building Notes #7								
Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	X	A001 Green Building Notes #7								
Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X	A001 Green Building Notes #7								
Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	X	A001 Green Building Notes #7								
Mandatory	Inspection and reports	5.410.4.5.1	X	A001 Green Building Notes #7								
Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.400 Section 5.410.4.6	X	N/A								

				Compliance Path Verification							
				Plan Sheet, Spec or Attachment Reference	Plan Check	Rough GB Inspection IWR # 152	Final Inspection: IWR # 153				
							Part 1	Part 2	Part 1	Part 2	
					COMPL	INITIAL	COMPL	INITIAL	COMPL	INITIAL	
5.5 Environmental Quality				Code Section	Y	N					
Mandatory	Fireplaces	5.503.1	X	N/A							
Mandatory	Temporary ventilation (MERV 8)	5.504.1	X	A001 Green Building Notes #8							
Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X	A001 Green Building Notes #8							
Mandatory	Adhesives, sealants and caulk: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC limits)	5.504.4.1	X	A001 Green Building Notes #8							
Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X	A001 Green Building Notes #8							
Mandatory	Aerosol paints and coatings	5.504.4.3.1	X	A001 Green Building Notes #8							
Mandatory	Carpet systems	5.504.4.4	X	A001 Green Building Notes #8							
Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	X	A001 Green Building Notes #8							
Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2	X	A001 Green Building Notes #8							
Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X	A001 Green Building Notes #8							
Mandatory	Composite wood products: Documentation	5.504.4.5.3	X	A001 Green Building Notes #8							
Mandatory	Resilient flooring systems	5.504.4.6	X	A001 Green Building Notes #8							
Mandatory	Resilient flooring verification of compliance	5.504.4.6.1	X	A001 Green Building Notes #8							
Mandatory	Filters: Labeling (MERV 13, with exceptions)	5.504.5.3	X	A001 Green Building Notes #8							
Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X	A001 Green Building Notes #8							
Mandatory	Indoor moisture control	5.505.1	X	A001 Green Building Notes #9							
Mandatory	Outside air delivery (For Indoor Air Quality)	5.505.1	X	A001 Green Building Notes #10							
Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.505.2	X	A001 Green Building Notes #10							
Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.410	X	A001 Green Building Notes #10							
Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X	A001 Green Building Notes #11							
Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1	X	A001 Green Building Notes #11							
Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1	X	A001 Green Building Notes #11							
Mandatory	Exterior noise transmission, performance method	5.507.4.2	X	A001 Green Building Notes #11							
Mandatory	Site features	5.507.4.2.1	X	A001 Green Building Notes #11							
Mandatory	Documentation of compliance	5.507.4.2.2	X	A001 Green Building Notes #11							
Mandatory	Interior sound transmission (with note)	5.507.4.3	X	N/A							
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X	A001 Green Building Notes #12							
Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1	X	A001 Green Building Notes #12							
Mandatory	Halons	5.508.1.2	X	A001 Green Building Notes #12							
Mandatory	Supermarket refrigerant leak reduction	5.508.2	X	N/A							
Mandatory	Refrigerant piping	5.508.2.1	X	N/A							
Mandatory	Refrigerant piping valves	5.508.2.2	X	N/A							
Mandatory	Refrigerated service cases	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	N/A							
Mandatory	Evacuation (after pressure testing)	5.508.2.6	X	N/A							

Legend:

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

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

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

For more information on energy benchmarking, please visit City of Palo Alto Utilities "Benchmarking Your Building" webpage [here](#).

CITY STAMPS ONLY



Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Green Building Program and Resources
City of Palo Alto Green Building Ordinance 5510 (PAMC 16.14 Amendments)

<https://www.dgs.ca.gov/BSC/CALGreen>
<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance>
https://codeofpaloalto.org/codes/paloalto/latest/paloalto_ca0-0-0-47750

2019 NONRESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY

Version 06/21

GB-1

MANDATORY

Project Address: 526 WAVERLEY ST., PALO ALTO, CA 94301
2019 CALIFORNIA GREEN BUILDING CODE- MANDATORY CHECKLIST

STANDARD
ARCHITECTURE & DESIGN

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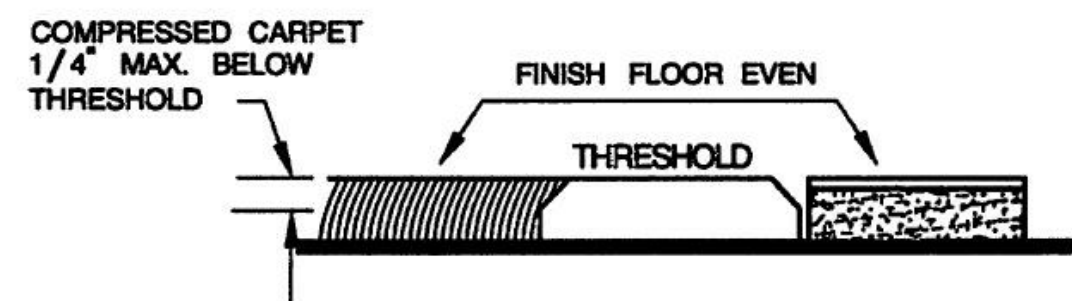
PROJECT:
BLU DOT PALO ALTO
526 WAVERLEY STREET
PALO ALTO, CA 94301

CAL GREEN MANDATORY
MEASURES

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2109

A002

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

[illegible]

* ALTERNATE LOCATION OF PANEL WITH CENTER OPENING DOOR

(A) SIDE OPENING DOOR

* ALTERNATE LOCATION OF PANEL WITH CENTER OPENING DOOR

(B) CENTER OPENING DOOR

Diagram illustrating a pedestrian crossing with a 'NO PARKING' sign and wheelchair symbol. The diagram shows a cross-section of the road with a central 'NO PARKING' sign and wheelchair symbol. Dimensions and specifications are provided for the sign, pavement, and surrounding areas.

- PEDESTRIAN ROUTE**: Indicated by a dashed line above the road.
- 70 SQ INCH ACCESSIBILITY SIGN PER SECTION 11209.4**: A small square sign on the curb.
- WHEEL STOP**: A rectangular sign on the curb.
- LOADING AND UNLOADING ACCESSIBLE BORDER PAINTED BLUE**: A blue-painted area on the curb.
- STRIPES AT 36" MAXIMUM ON CENTER PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE**: Diagonal stripes on the curb.
- TYPICAL PAVEMENT SYMBOL PER SECTION 11209.4**: A wheelchair symbol on the pavement.
- DIMENSION TO CENTERLINE OF STRIPE**: A dimension line indicating the distance from the curb to the centerline of the stripes.
- 9'-0" MIN**: Minimum width of the accessible parking stall.
- 5'-0" MINIMUM AT TYPICAL ACCESSIBLE PARKING STALL**: Minimum width of the accessible parking stall.
- WITHIN THE LOADING & UNLOADING ACCESSIBLE PAINT THE WORDS "NO PARKING" IN 12" HIGH CHARACTERS IN WHITE LETTERING**: Text describing the sign placement.

Figure 1 consists of two side-view diagrams of a person in a wheelchair reaching for a control on a vertical surface. Diagram (b) shows a clearance of 20" MAX between the person's arm and the control. Diagram (c) shows a clearance of >20" - 25" MAX. Both diagrams indicate a 48" MAX clearance for the wheelchair frame from the ground.

32" CLEAR

20"

6"

STOP

(c) SINGLE DOOR

32" CLEAR

20"

6"

STOP

(b) DOUBLE DOOR

32" CLEAR

20"

6"

STOP

(a) PASSAGE CLEARANCE

AN ADULT SIZE WORKMANSIZE MAINTAINS 17 INCHES IN HEIGHT. THE REQUIRED 32 INCH CLEARANCE ALLOWS 2-1/2 INCHES ON EACH SIDE FOR TOLERANCE.

(a) FRONT APPROACH SLIDING DOORS

(b) FRONT APPROACH FOLDING DOORS

(c) SIDE SIDE APPROACH SLIDING DOORS

(d) SIDE SIDE APPROACH FOLDING DOORS

(e) LATCH SIDE APPROACH SLIDING DOORS

(f) LATCH SIDE APPROACH FOLDING DOORS

(c) CLEAR FLOOR SPACE IN ALCOVES

NOTE: IF $X \geq 34$ INCHES, THEN AN ADDITIONAL MANEUVERING CLEARANCE OF 6 INCHES SHALL BE PROVIDED AS SHOWN.

(d) ADDITIONAL MANEUVERING CLEARANCE FOR ALCOVES

NOTE: IF $X \geq 34$ INCHES, THEN AN ADDITIONAL MANEUVERING CLEARANCE OF 6 INCHES SHALL BE PROVIDED AS SHOWN.

The image contains two technical drawings of a wheelchair, labeled 'SIDE ELEVATION' and 'PLAN VIEW'.

SIDE ELEVATION: This drawing shows a person in a wheelchair from the side. Key dimensions include:

- HEEL CLEARANCE:** 8" MIN. (from the ground to the bottom of the heel).
- TOE CLEARANCE*:** 6" MAX. (from the ground to the bottom of the footrest).
- Vertical Clearances (from the seat to the ground):**
 - 19" MIN. (to the front of the seat).
 - 27" MIN. (to the back of the seat).
 - 34" MAX. (to the top of the backrest).
- Wheelchair Width:** 17" MIN. (between the wheels).

PLAN VIEW: This drawing shows the wheelchair from above. Key dimensions include:

- Overall Width:** 17" MIN. (between the wheels).
- Overall Depth:** 30" MIN. (from the front of the seat to the back of the seat).
- Clear Floor Space:** A rectangular area in front of the seat with dimensions:
 - Width: 19" MAX.
 - Depth: 48" MIN.
- Clearance to Obstacle:** 18" MIN. (from the front of the seat to the back of the clear floor space).

*** Note:** If a minimum 9 inches height of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may

Figure 10: Typical Restroom Accommodations. The figure consists of four floor plan diagrams of restrooms, each with dimensions and labels.

- Top Left: Single Accommodation Toilet Facility**
 - Overall dimensions: 3'6" wide by 5'6" deep.
 - Labels: CENTERLINE, 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth).
 - Components: TOILET, SINK, MIRROR, MEDICINE CABINET.
- Top Right: Access to Water Closet Compartment Within Multiple Accommodation Toilet**
 - Overall dimensions: 3'6" wide by 5'6" deep.
 - Labels: CENTERLINE, 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth).
 - Components: TOILET, SINK, MIRROR, MEDICINE CABINET.
- Bottom Left: All Components of Rest to Remain Openable Panel**
 - Overall dimensions: 3'6" wide by 5'6" deep.
 - Labels: CENTERLINE, 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth).
 - Components: TOILET, SINK, MIRROR, MEDICINE CABINET.
- Bottom Right: Mirror and Medicine Cabinet**
 - Overall dimensions: 3'6" wide by 5'6" deep.
 - Labels: CENTERLINE, 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth), 1'0" (width), 1'0" (depth).
 - Components: TOILET, SINK, MIRROR, MEDICINE CABINET.

(a) CLEARANCES AT WATER CLOSET

15" MIN. HIGH TOILET
15" MIN. CLEAR FLOOR SPACE
15" MIN. CLEAR SIDE SPACE
DOOR HINGED TO UNOCCUPIED PORTION OF MANEUVERING SPACE

(b) CLEARANCES AT WATER CLOSET

15" MIN. HIGH TOILET
15" MIN. CLEAR FLOOR SPACE
15" MIN. CLEAR SIDE SPACE
DOOR HINGED TO UNOCCUPIED PORTION OF MANEUVERING SPACE

(c) CLEARANCES AT WATER CLOSET

15" MIN. HIGH TOILET
15" MIN. CLEAR FLOOR SPACE
15" MIN. CLEAR SIDE SPACE
DOOR HINGED TO UNOCCUPIED PORTION OF MANEUVERING SPACE

(d) CLEARANCES AT WATER CLOSET

15" MIN. HIGH TOILET
15" MIN. CLEAR FLOOR SPACE
15" MIN. CLEAR SIDE SPACE
DOOR HINGED TO UNOCCUPIED PORTION OF MANEUVERING SPACE

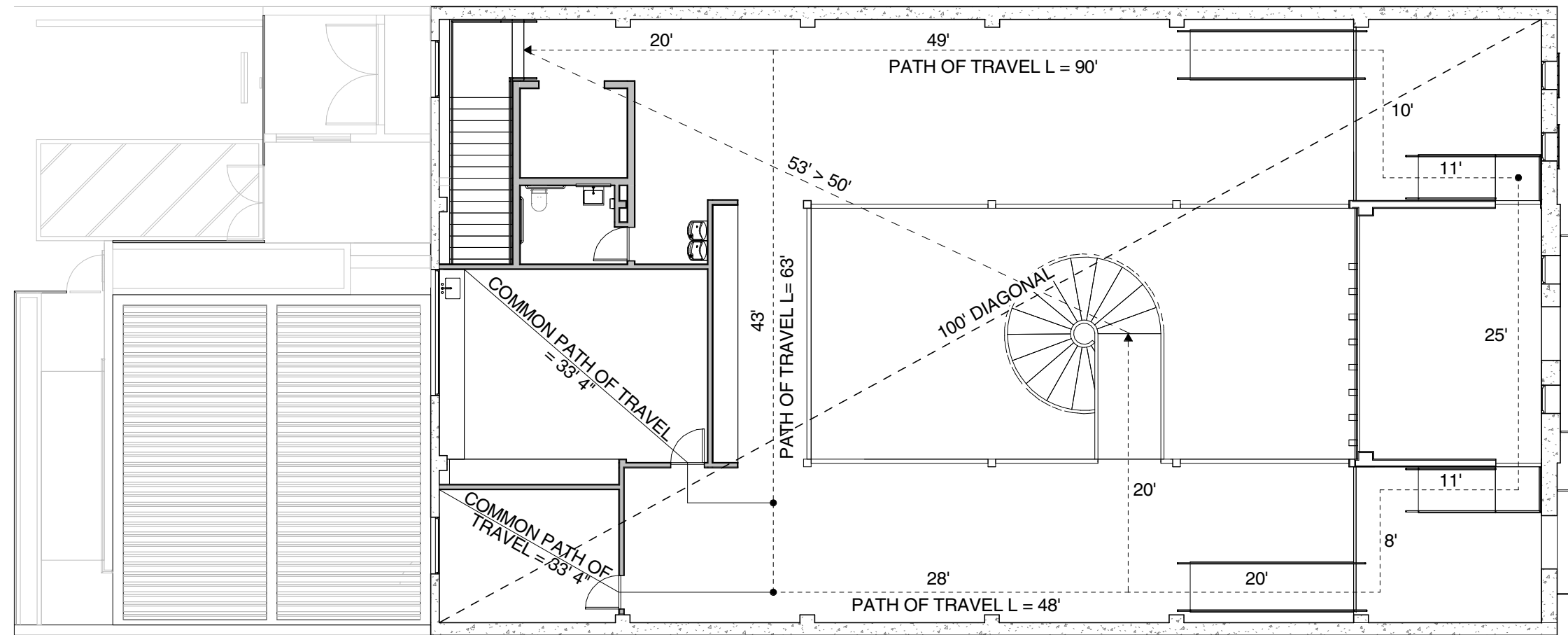
(e) CLEARANCES AT WATER CLOSET

15" MIN. HIGH TOILET
15" MIN. CLEAR FLOOR SPACE
15" MIN. CLEAR SIDE SPACE
DOOR HINGED TO UNOCCUPIED PORTION OF MANEUVERING SPACE

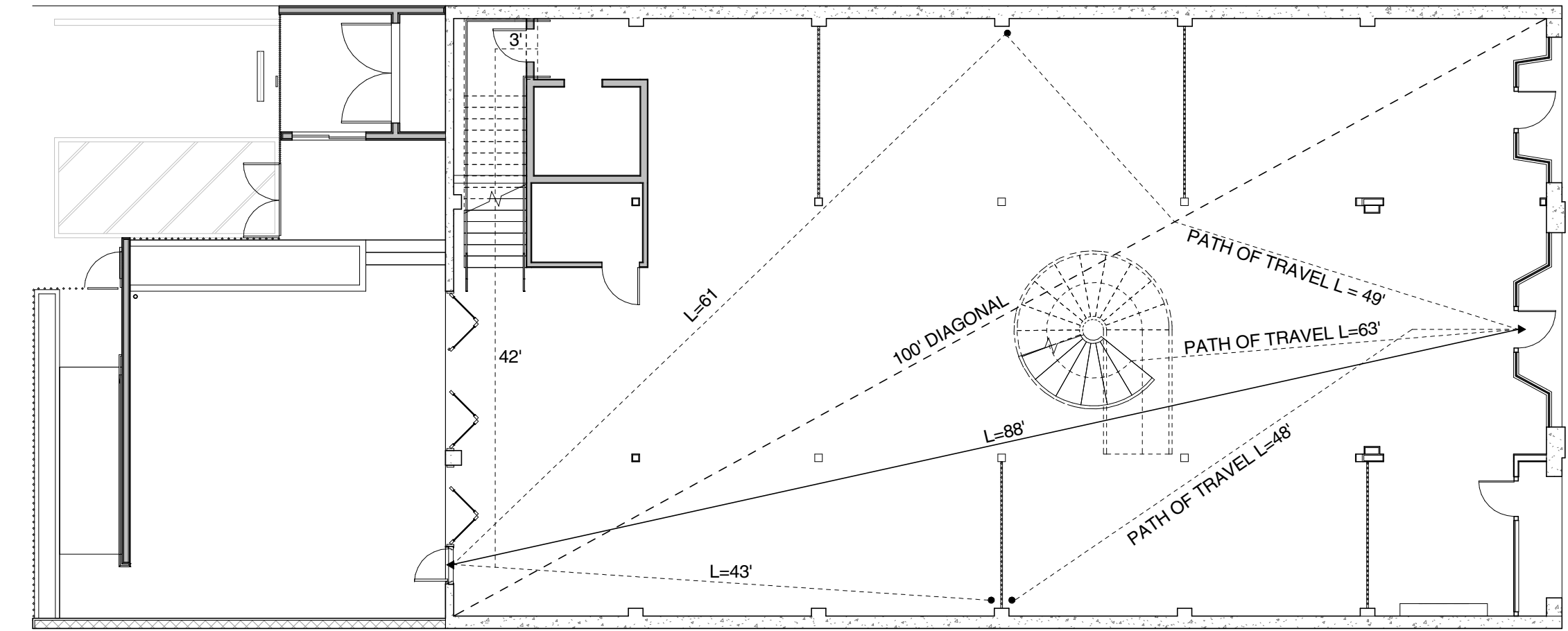
(f) CLEARANCES AT WATER CLOSET

15" MIN. HIGH TOILET
15" MIN. CLEAR FLOOR SPACE
15" MIN. CLEAR SIDE SPACE
DOOR HINGED TO UNOCCUPIED PORTION OF MANEUVERING SPACE

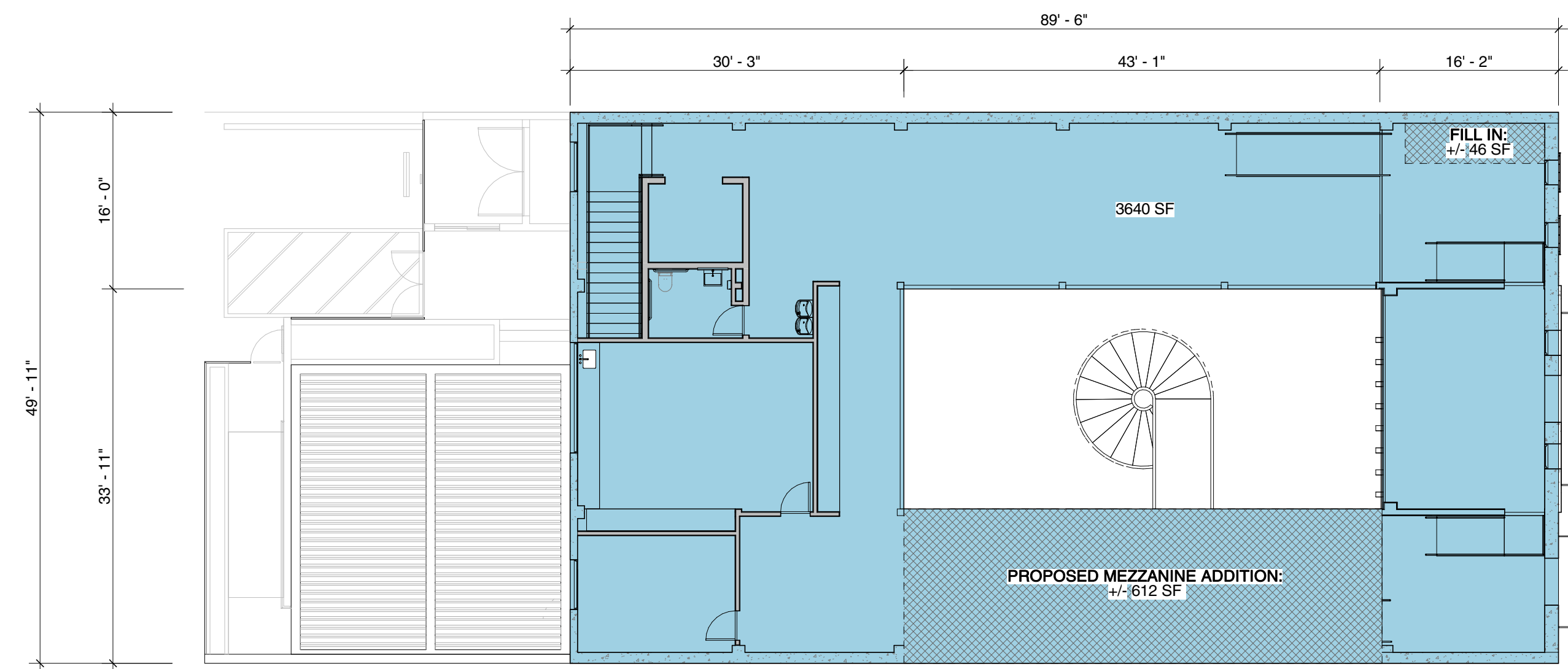
RESTROOM CLEARANCE ①



(N) SECOND FLOOR EGRESS DIAGRAM 6
SCALE: 3/32" = 1'-0"



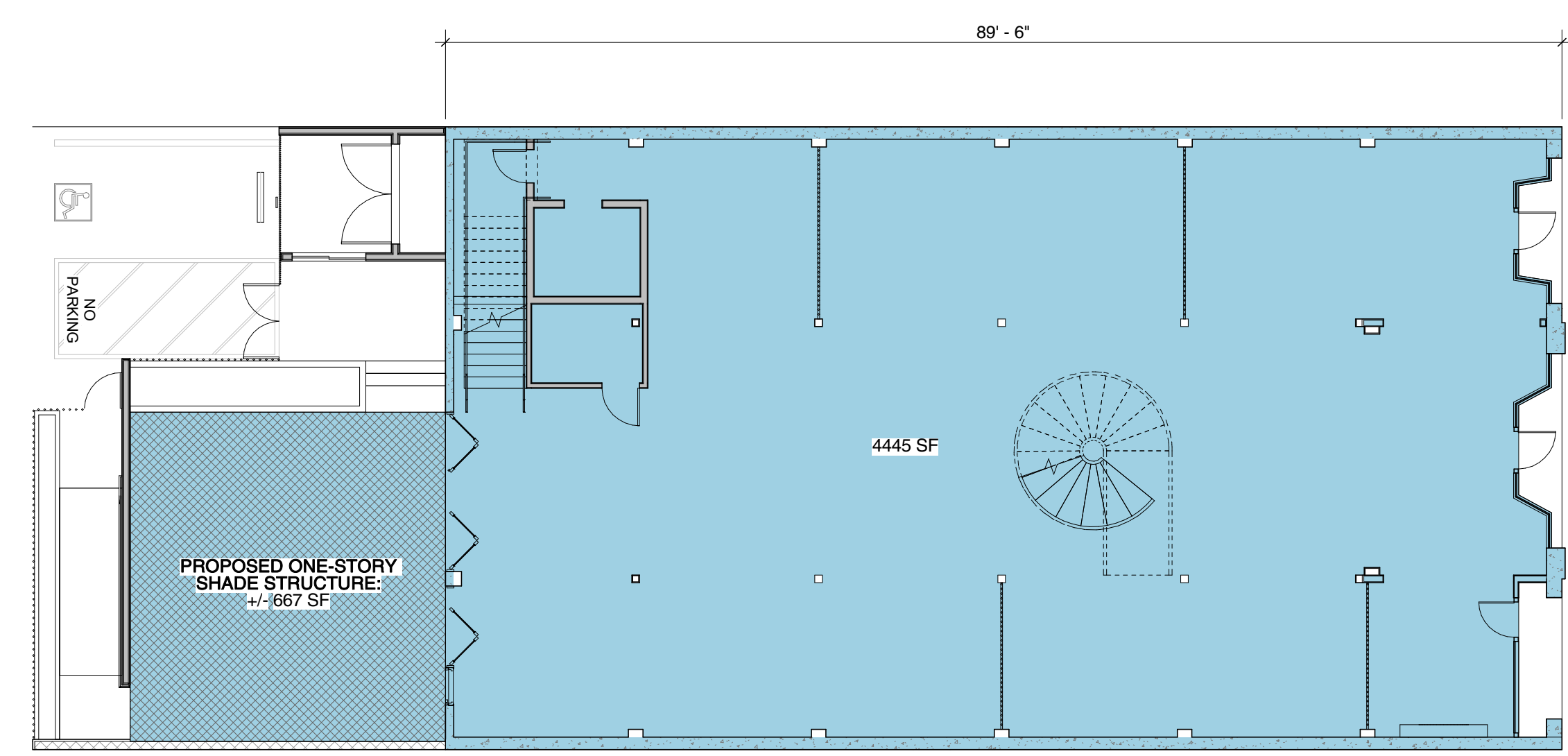
(N) FIRST FLOOR EGRESS DIAGRAM 5
SCALE: 3/32" = 1'-0"



NEW GROSS SQUARE FOOTAGE CALCULATIONS:

RETAIL = 4445 + 667 + 3640
TOTAL = 8,752 SF

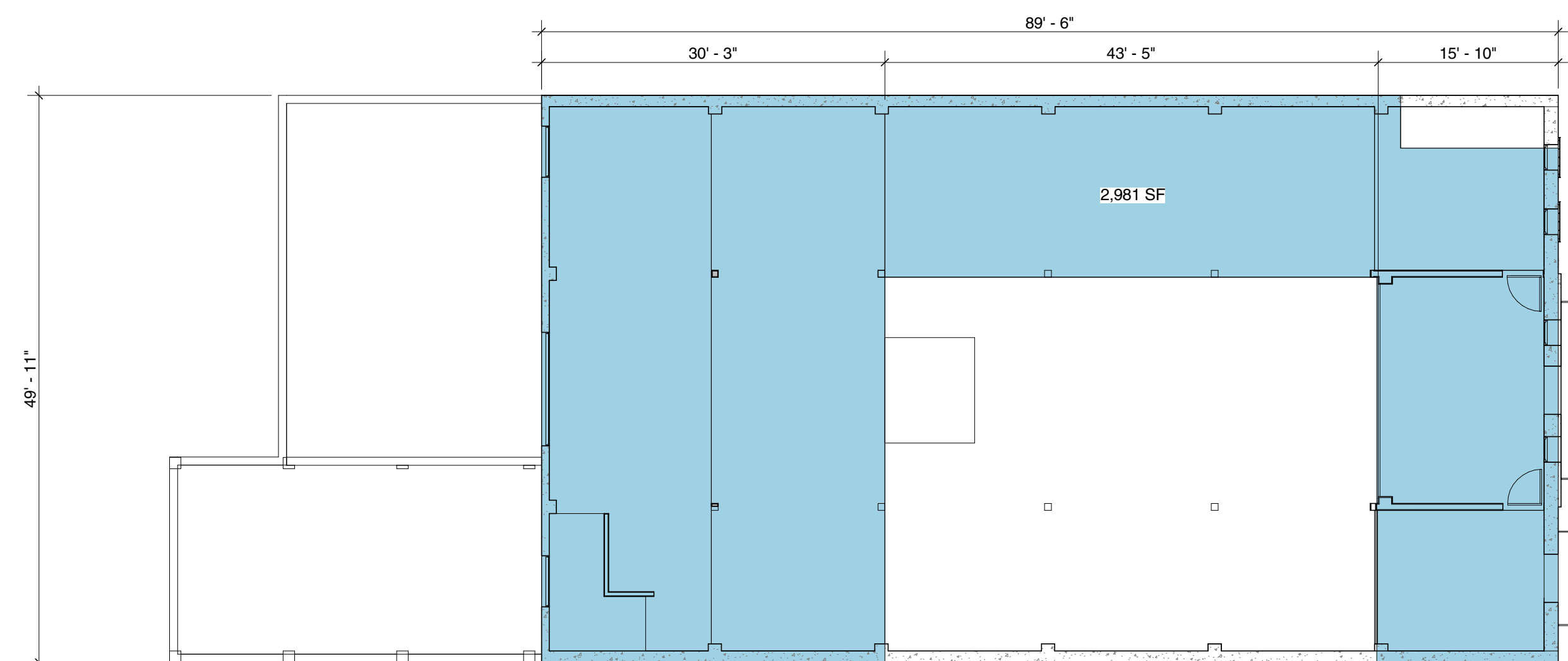
PROPOSED SECOND FLOOR DIAGRAM 4
SCALE: 3/32" = 1'-0"



LEGEND:
RETAIL
DEMOLISHED SCOPE
NEW CONSTRUCTION

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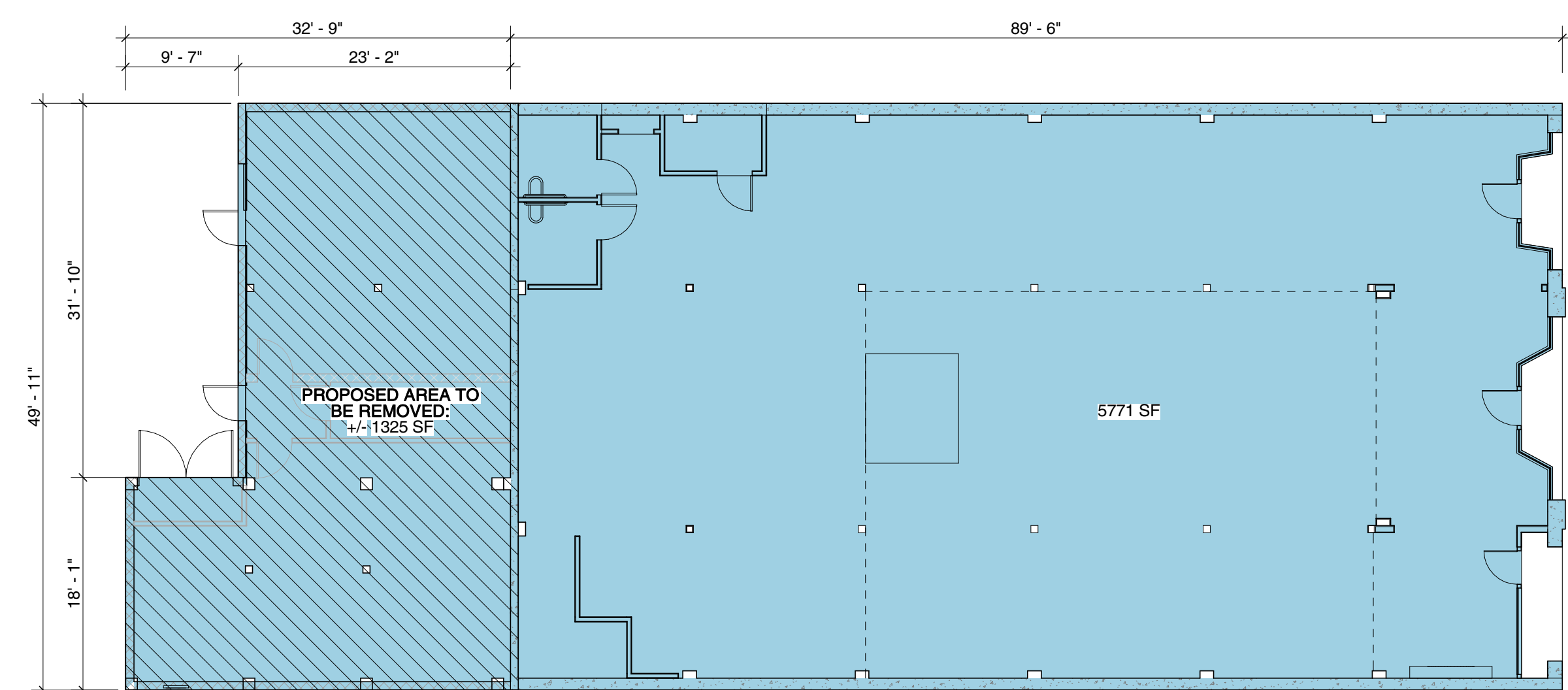
PROPOSED FIRST FLOOR PLAN DIAGRAM 3
SCALE: 3/32" = 1'-0"



EXISTING GROSS SQUARE FOOTAGE CALCULATIONS:

RETAIL = 5771 + 2981 SF
TOTAL = 8,752 SF

(E) SECOND FLOOR DIAGRAM 2
SCALE: 3/32" = 1'-0"



(E) FIRST FLOOR PLAN DIAGRAM 1
SCALE: 3/32" = 1'-0"

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AREA TAKE OFF AND
EGRESS DIAGRAMS

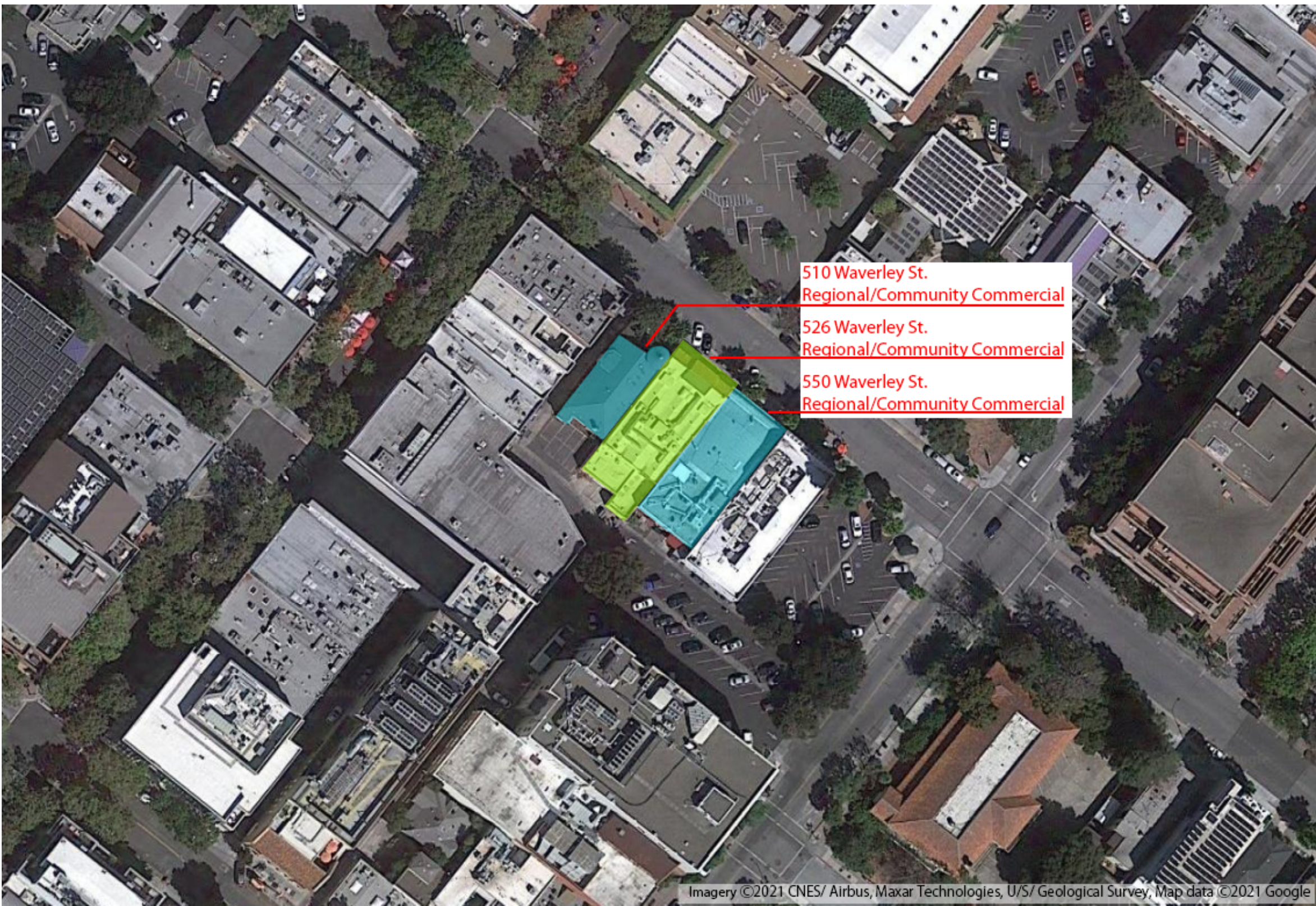
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A005



VIEW FROM REAR ALLEY ③



VIEW FROM WAVERLY ST ②



NEIGHBORHOOD AERIAL VIEW ①

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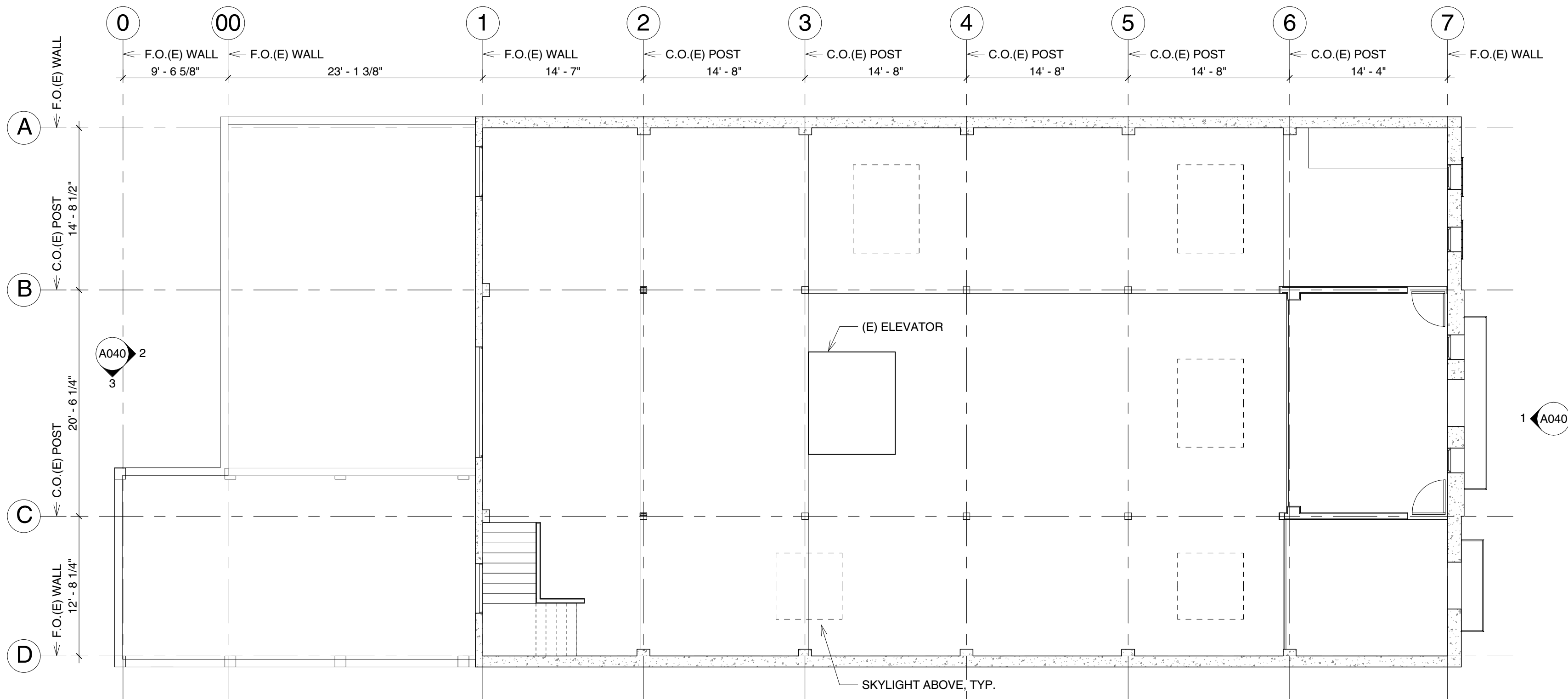
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NEIGHBORHOOD
CONTEXT

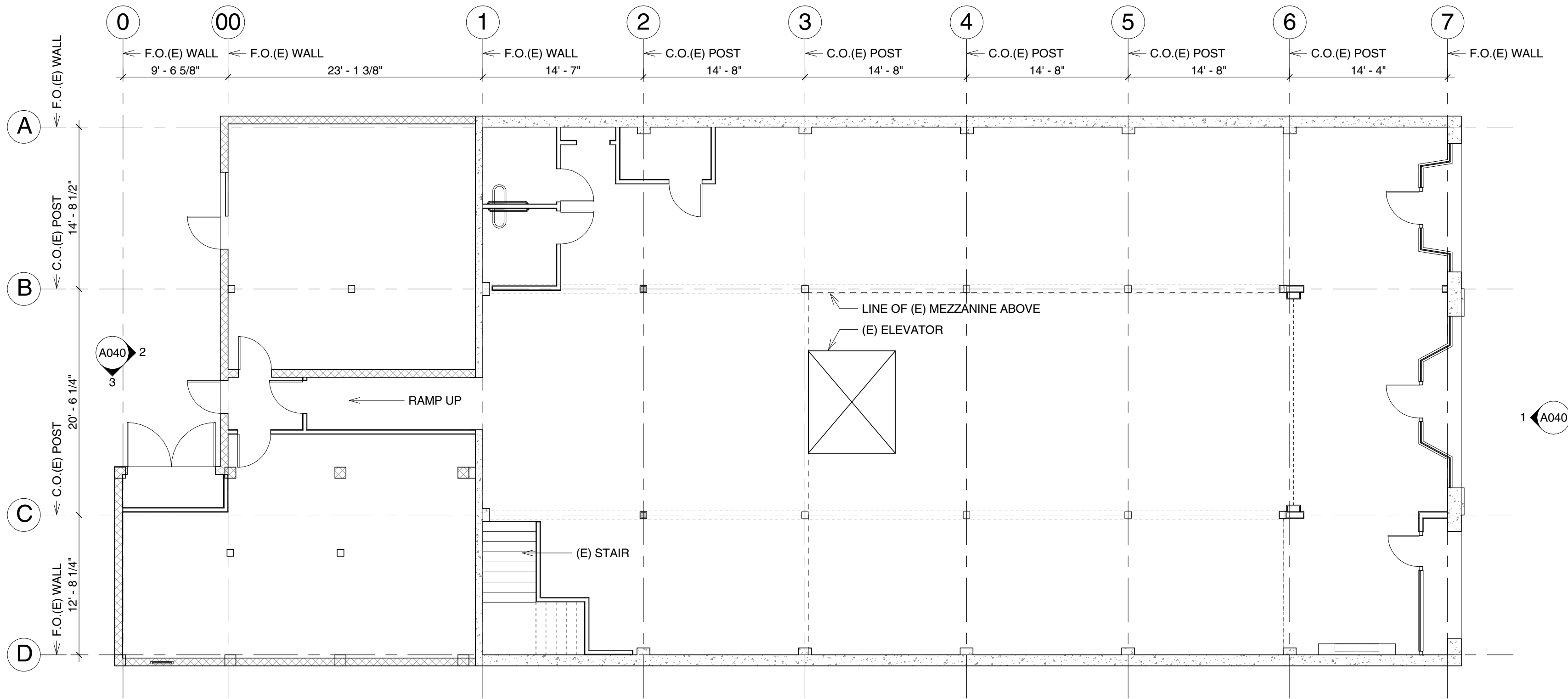
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PROJECT: 2109

A010



(E) MEZZANINE PLAN 2
SCALE: 1/8" = 1'-0"

- LEGEND:
- DOOR REFERENCE
 - WINDOW REFERENCE
 - EXISTING WALL
 - NEW WALL
 - PANELING
 - CONCRETE WALL
 - CLAY TILE WALL
 - PROPERTY LINE



(E) FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

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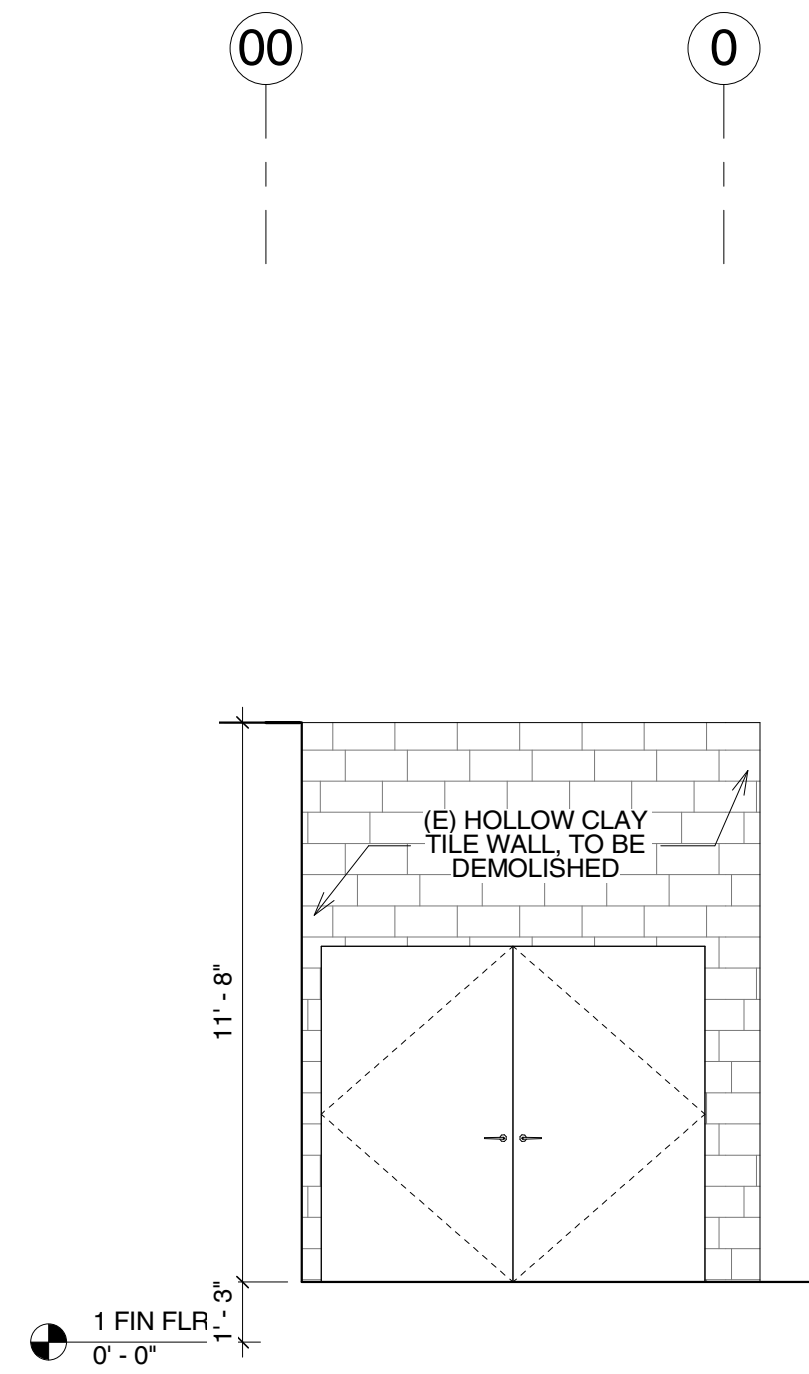
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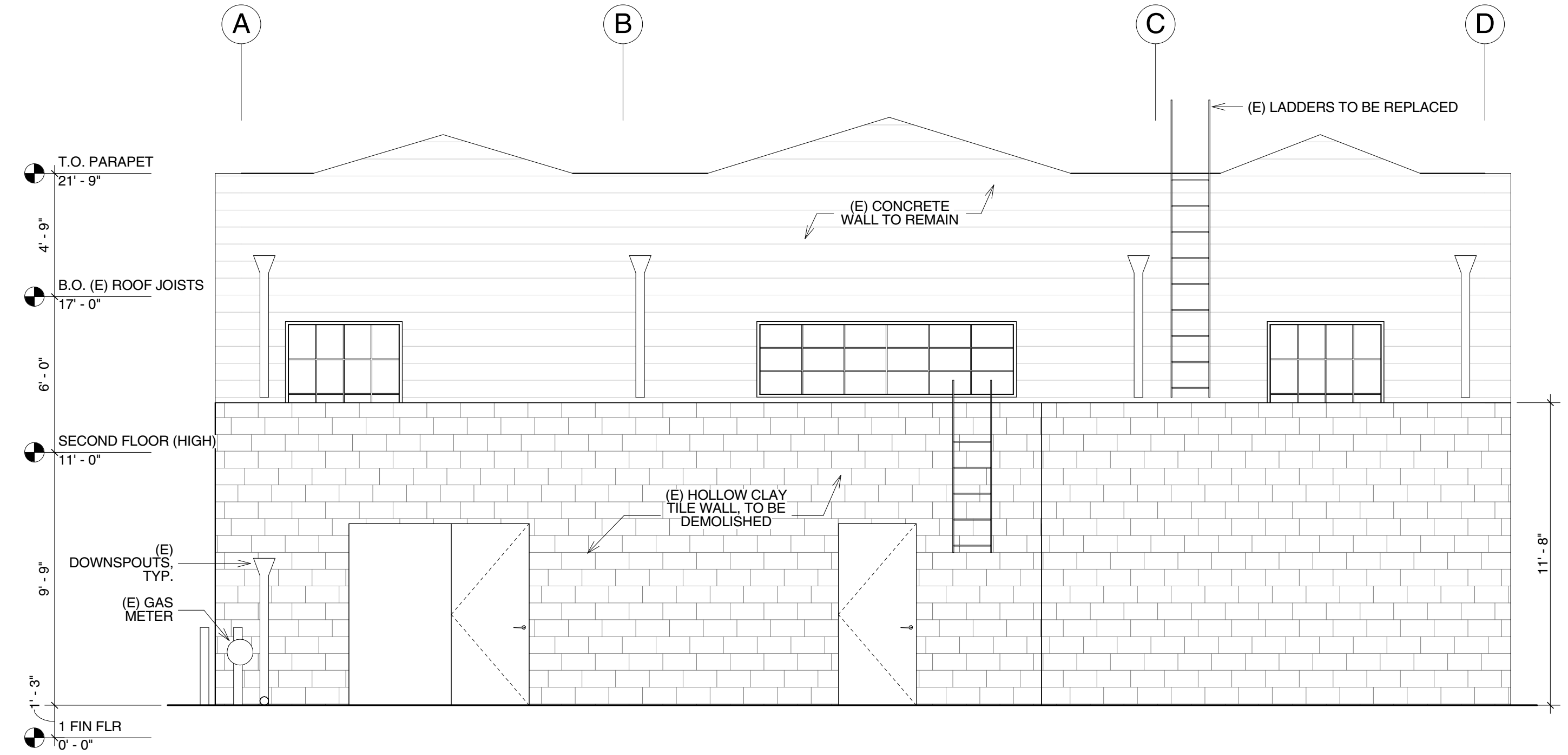
EXISTING PLANS

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2109

A030



(E) EXT REAR ELEVATION_W ③
SCALE: 1/4" = 1'-0"



(E) EXT REAR ELEVATION_S ②
SCALE: 1/4" = 1'-0"



(E) EXT FRONT ELEVATION _ N ①
SCALE: 1/4" = 1'-0"

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EXISTING EXTERIOR
ELEVATIONS

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SCALE: AS NOTED
PROJECT: 2109

A040

GENERAL NOTES

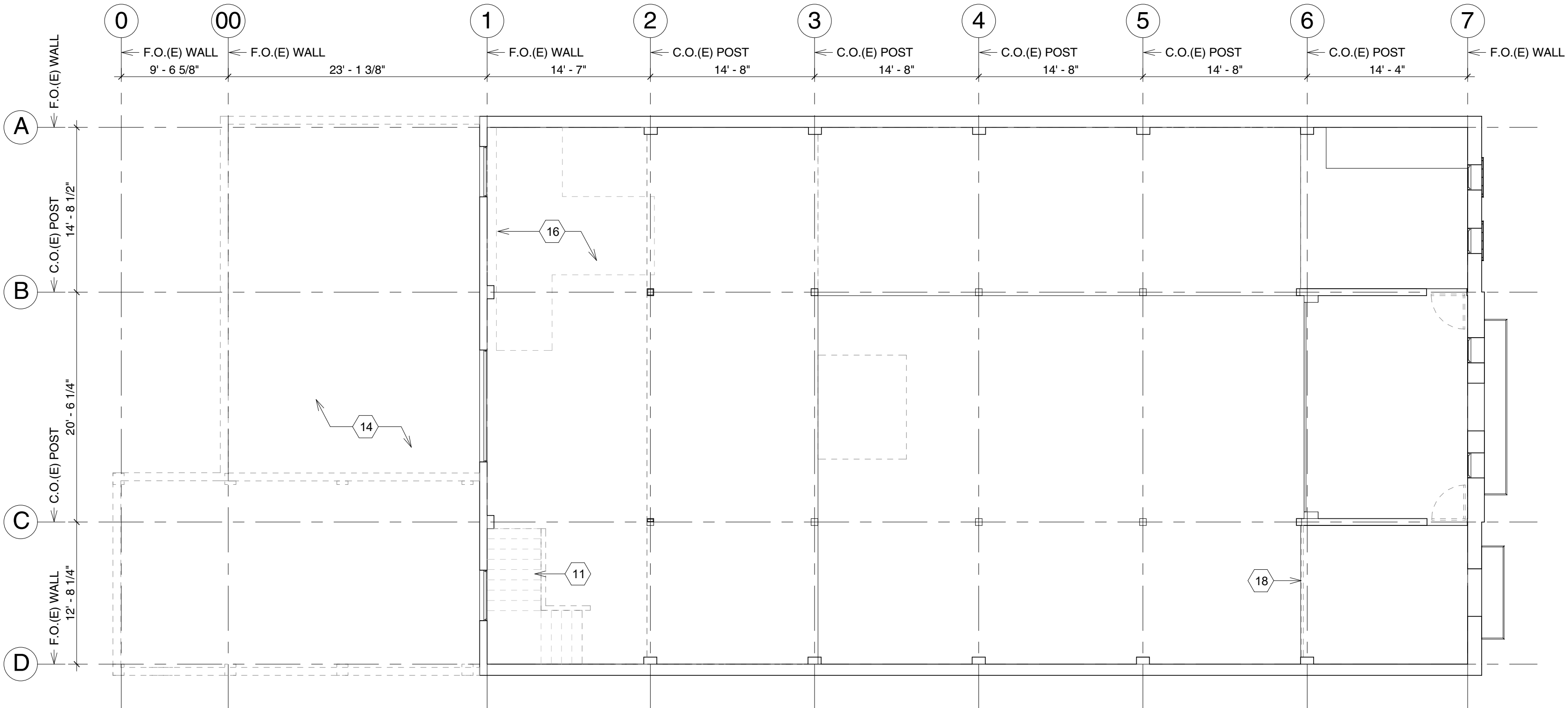
1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY.
2. G.C. RESPONSIBLE FOR VISITING THE SITE, VERIFYING EXISTING CONDITIONS AND COORDINATING EXTENT OF DEMOLITION WITH LANDLORD
3. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL REMOVAL INSTRUCTIONS
4. G.C. TO SEAL OPEN AIR PLENUMS & RETURN AIR OPENINGS PRIOR TO DEMO
5. SPRINKLER WORK BY STATEWIDE FIRE
6. G.C. RESPONSIBLE FOR PROTECTING ALL EXISTING, AND REPLACING ANY DAMAGED OR MISSING, FIREPROOFING
7. G.C. TO ENSURE INTEGRITY OF FLOOR, ANY EXISTING OR NEW HOLES ARE TO BE PATCHED TO MATCH EXISTING AND FIRESTOPPED. ANY EXISTING OR NEW PENETRATIONS ARE TO BE SEALED TO ENSURE FIRE STOP.
8. G.C. TO ENSURE INTEGRITY OF FIRE RATED DEMISING PARTITIONS. ANY EXISTING OR NEW HOLES ARE TO BE PATCHED TO MATCH EXISTING AND FIRESTOPPED. ANY EXISTING OR NEW PENETRATIONS ARE TO BE SEALED TO ENSURE FIRE STOP.
9. G.C. TO ENSURE A CLEAN, SMOOTH, AND LEVEL SUBFLOOR READY TO RECIEVE NEW FINISH FLOORING
10. G.C. TO ALERT OWNER IMMEDIATELY UPON FINDING ANY EXISTING CONDITIONS DURING DEMO THAT ARE NOT NOTED ON THE DRAWINGS THAT MAY AFFECT CONSTRUCTION AND/OR DESIGN
11. G.C. TO REMOVE DEBRIS DAILY, COORDINATE WITH LANDLORD
12. G.C. TO DO ANY JACK HAMMERING OR OTHER SIMILAR LOUD PRACTICES AFTER HOURS. COORDINATE WITH LANDLORD
13. G.C TO COORDINATE AND PAY FOR ALL UTILITY SHUTDOWNS AT PRECON.

KEY NOTES:

- 1 REMOVE INTERIOR PARTITIONS AND ALL RELATED COMPONENTS FROM SLABS TO STRUCTURE ABOVE
- 2 REMOVE ALL FLOOR FINISHES BACK TO SLAB - SURFACES SHOULD BE CLEAN AND FREE OF DEBRIS AND READY TO RECIEVE NEW FINISHES. COORDINATE WITH PLAN.
- 3 REMOVE DOOR, FRAME AND ALL RELATED HARDWARE
- 4 REMOVE/REPLACE ALL ELECTRICAL OUTLETS, SWITCHES, WIRES, CONDUIT, PANELS, TRANSFORMERS, AND ALL RELATED ACCESSORIES AS REQUIRED PER ELECTRICAL DRAWINGS
- 6 REMOVE ALL MILLWORK, CABINETS, TRIM, FIXTURES, SHELVING, AND WALL FINISHES. PATCH/REPAIR ALL EXISTING TO REMAIN PARTITIONS.
- 7 REMOVE ALL CEILING, SOFFITS, TRIM, AND RELATED FRAMING AND ACCESSORIES TO STRUCTURE ABOVE.
- 9 REMOVE ALL EXISTING PLUMBING FIXTURES. G.C. TO REROUTE PLUMBING LINES TO NEW FIXTURES PER REFERENCE PLAN DWGS.
- 10 REMOVE EXISTING ELEVATOR AND ALL RELATED COMPONENTS.
- 11 REMOVE EXISTING STAIRS AND ALL RELATED COMPONENTS
- 12 REMOVE WINDOWS, FRAMES, AND ALL RELATED HARDWARE
- 13 REMOVE SKYLIGHTS, FRAMES, AND ALL RELATED HARDWARE
- 14 REMOVE ROOF AND RELATED STRUCTURE WHERE NOTED
- 16 PROVIDE OPENING FOR (N) STAIR & ELEVATOR AS REQ'D; REF. STRUCT.
- 17 REMOVE SLAB AS REQ'D FOR (N) ELEVATOR; REF. STRUCT.
- 18 REMOVE (E) RAILING WHERE NOTED

ITEMS TO REMAIN:

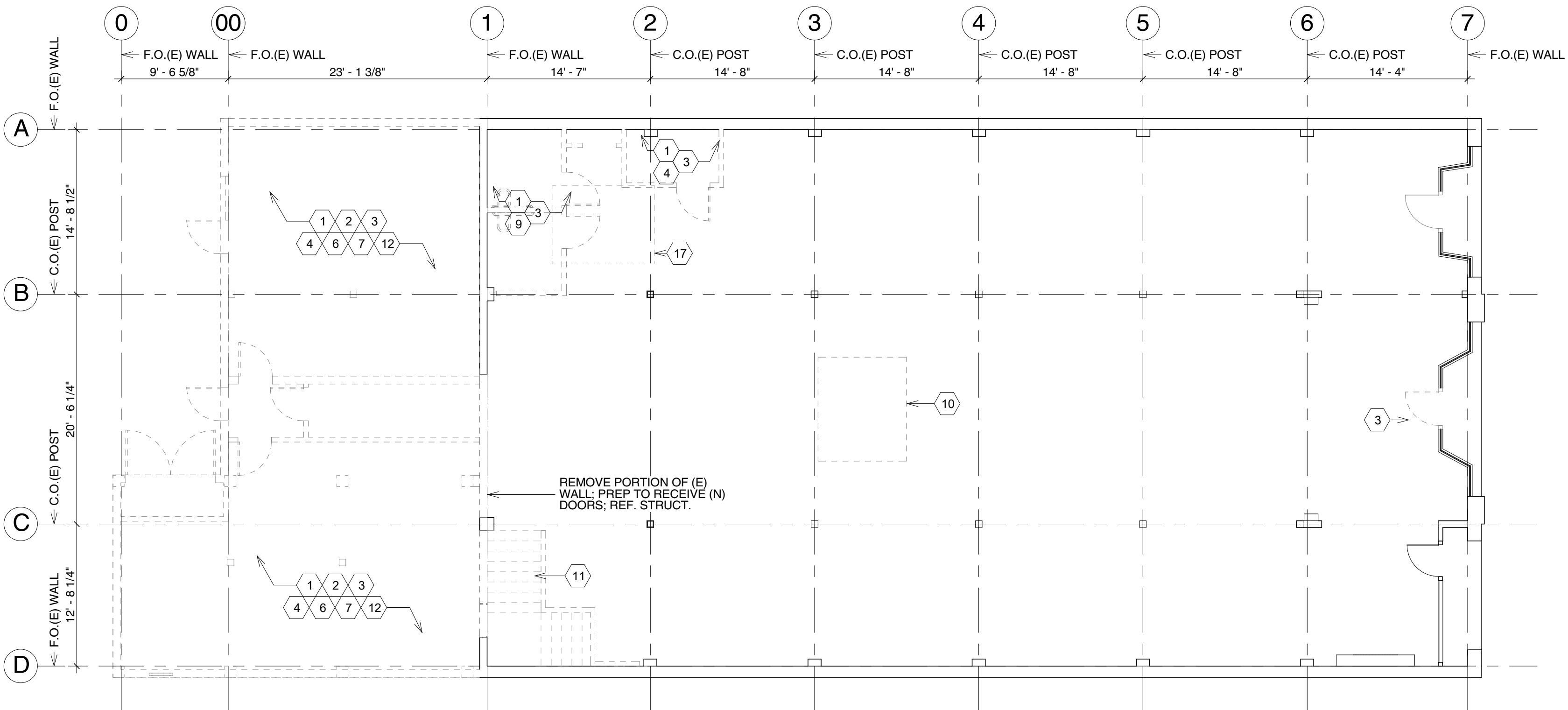
1. EXISTING BEAMS, TRUSSES, AND ROOF FRAMING TO REMAIN. EXISTING COLUMNS TO REMAIN UNLESS OTHERWISE NOTED
2. EXISTING EXTERIOR WALLS TO REMAIN, UNLESS OTHERWISE NOTED
3. MEZZANINE FLOOR TO REMAIN WHERE NOTED
4. EXISTING SKYLIGHT TO REMAIN



MEZZANINE DEMOLITION PLAN 2

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

- LEGEND:
- DOOR REFERENCE
 - WINDOW REFERENCE
 - EXISTING WALL
 - NEW WALL
 - PANELING
 - CONCRETE WALL
 - CLAY TILE WALL
 - PROPERTY LINE
 - DEMO WALL/PARTITION



FIRST FLOOR DEMOLITION PLAN 1

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

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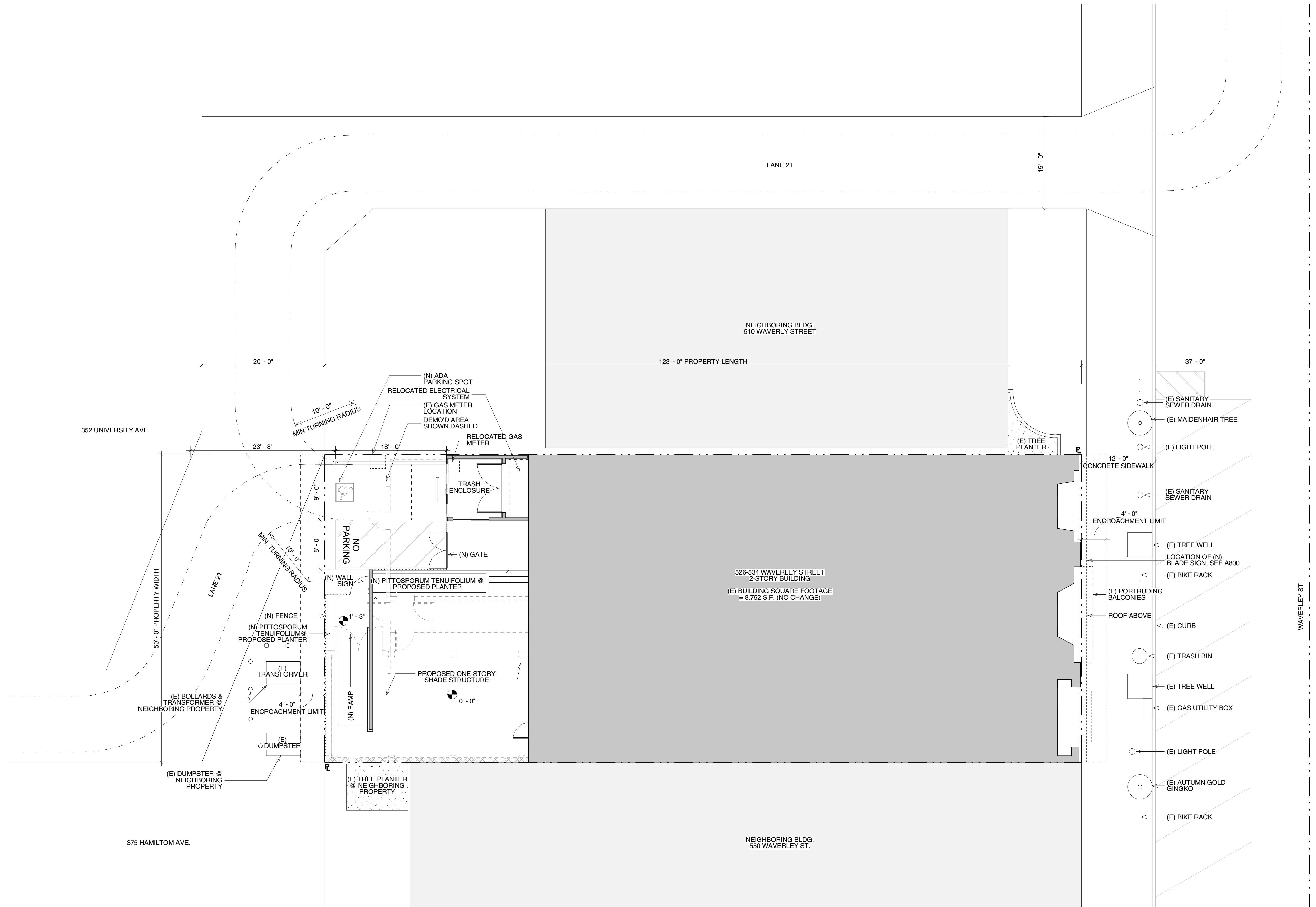
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DEMOLITION PLANS

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2108

A050



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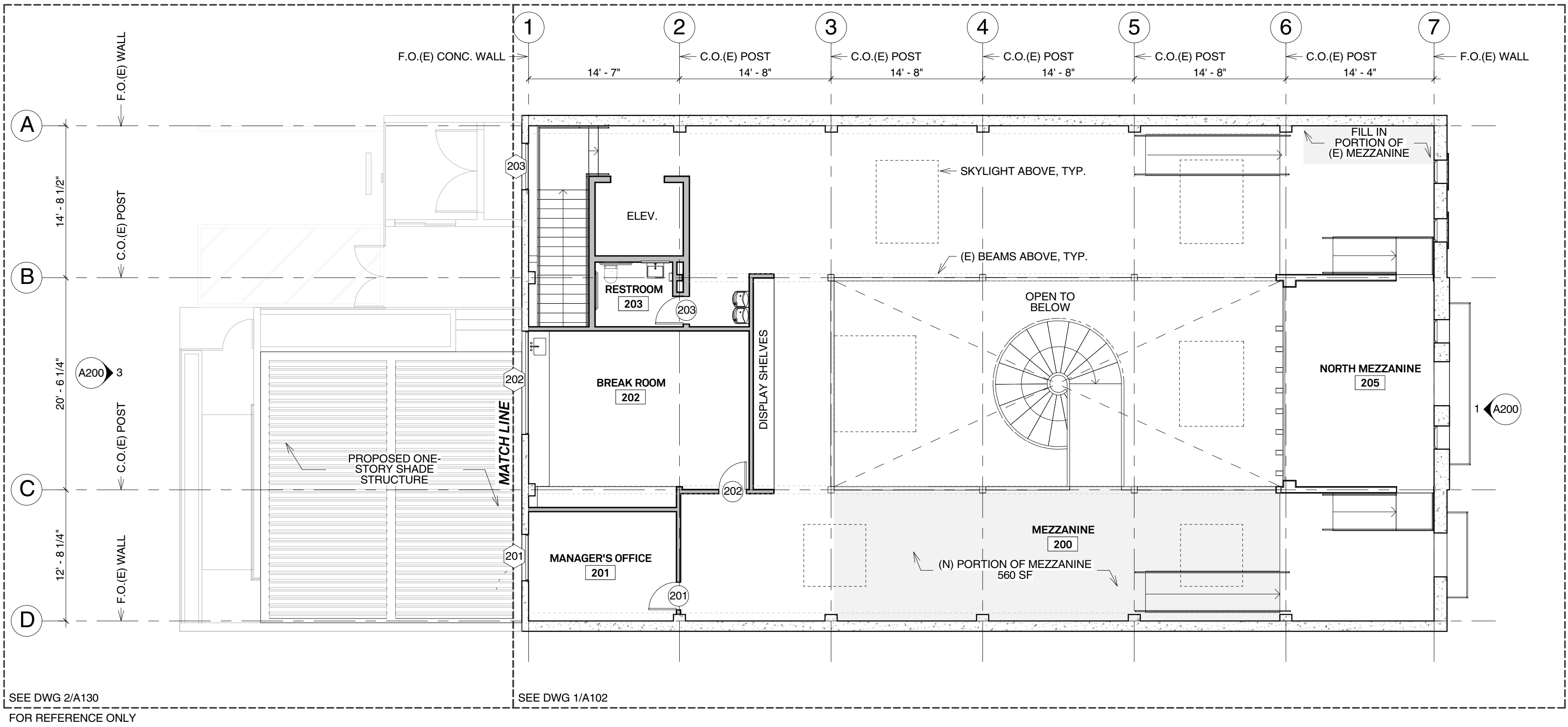
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SITE PLAN

DATE: 11/2/2021
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A090

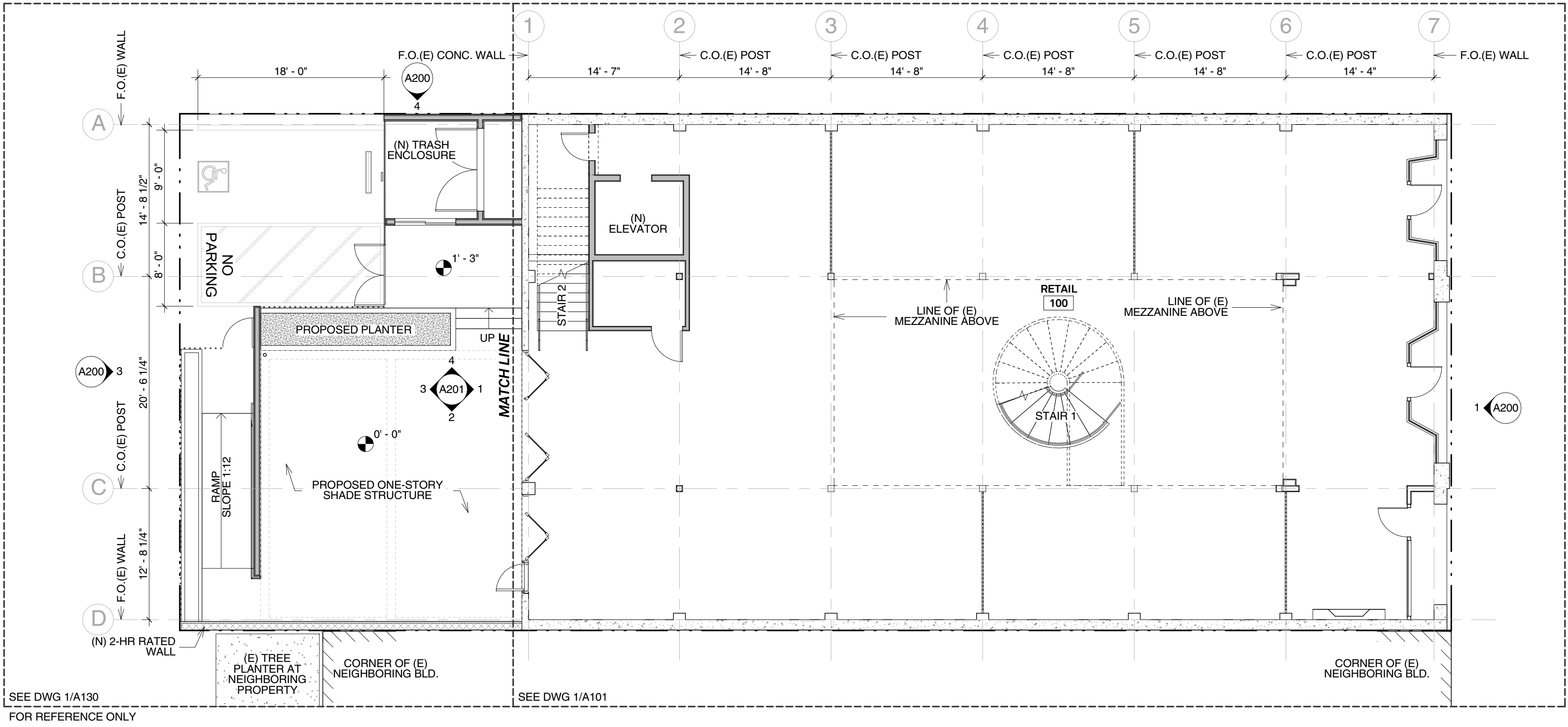
SITE PLAN 1
SCALE: 1/8" = 1'-0"



- LEGEND:
- 000 DOOR REFERENCE
 - 000 WINDOW REFERENCE
 - EXISTING WALL
 - NEW WALL
 - PANELING
 - CONCRETE WALL
 - CLAY TILE WALL
 - PROPERTY LINE

- PLAN NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD OR SHEATHING UNLESS OTHERWISE NOTED.
 2. READ IN CONJUNCTION WITH STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS; REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH AFFECTED AREA OF THE WALL.
 3. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING SUBCONTRACTORS BEFORE FRAMING OPENINGS IN WALLS, FLOORS, CEILINGS, ROOF, ETC.
 4. PROVIDE & LOCATE ACCESS DOORS AND PANELS IN WALL AND CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 5. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE LOCATION OF ALL CLEANOUTS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF CLEANOUT LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSPECTION.
 6. PROVIDE AND INSTALL BLOCKING, STIFFENERS, BRACING, BACK UP PLATES, AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR ACCESSORIES.

PROPOSED SECOND FLOOR PLAN 2



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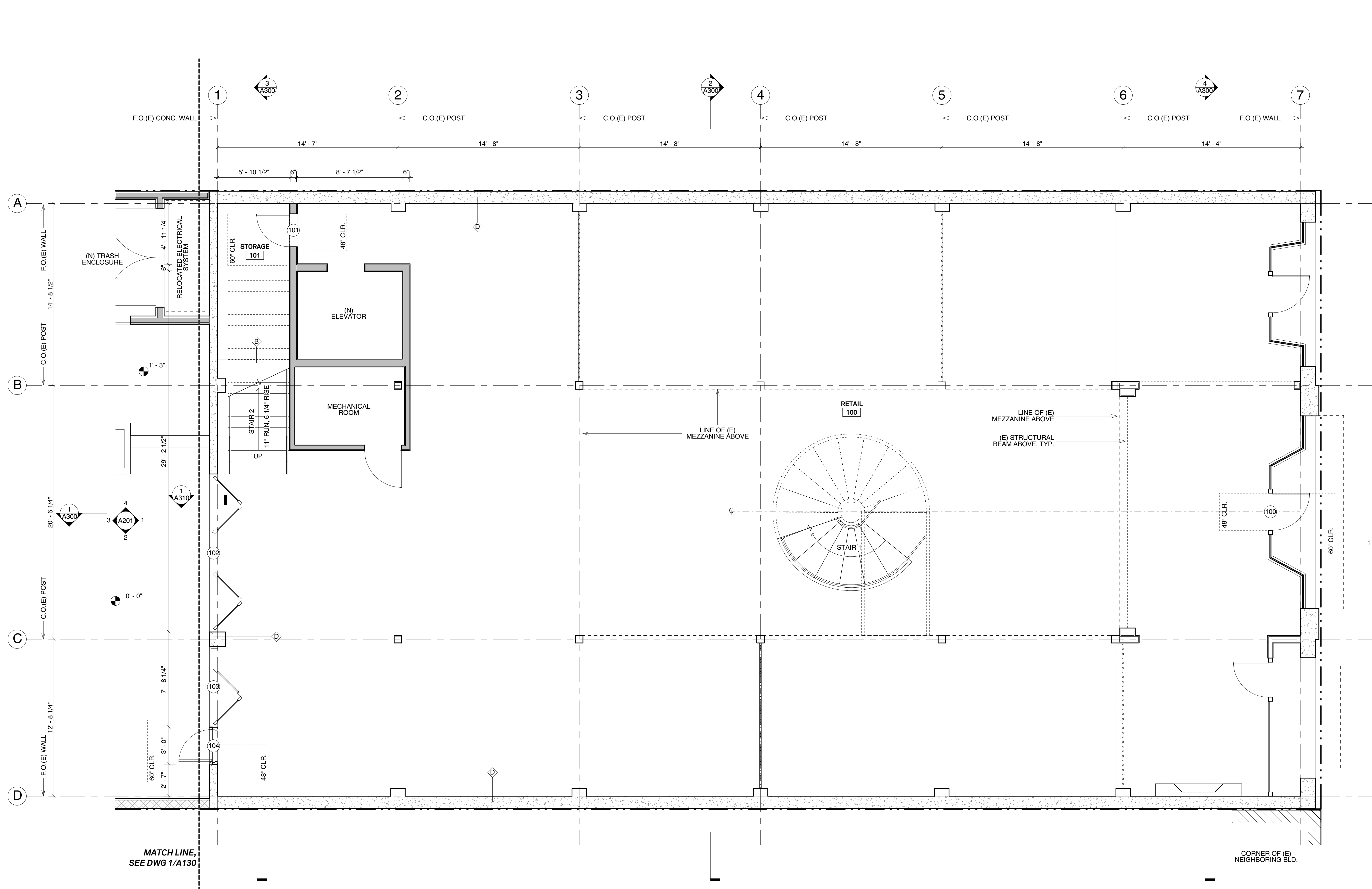
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REFERENCE FLOOR PLANS	
DATE:	11/2/2021
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PROJECT:	2108

A100

PROPOSED FIRST FLOOR PLAN 1



- LEGEND:
- DOOR REFERENCE
 - WINDOW REFERENCE
 - EXISTING WALL
 - NEW WALL
 - PANELING
 - CONCRETE WALL
 - CLAY TILE WALL
 - PROPERTY LINE
- PLAN NOTES:
- ALL DIMENSIONS ARE TO FACE OF STUD OR SHEATHING UNLESS OTHERWISE NOTED.
 - READ IN CONJUNCTION WITH STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS; REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH AFFECTED AREA OF THE WALL.
 - CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL AND PLUMBING SUBCONTRACTORS BEFORE FRAMING OPENINGS IN WALLS, FLOORS, CEILINGS, ROOF, ETC.
 - PROVIDE & LOCATE ACCESS DOORS AND PANELS IN WALL AND CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE LOCATION OF ALL CLEANOUTS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF CLEANOUT LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSPECTION.
 - PROVIDE AND INSTALL BLOCKING, STIFFENERS, BRACING, BACK UP PLATES, AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR ACCESSORIES.

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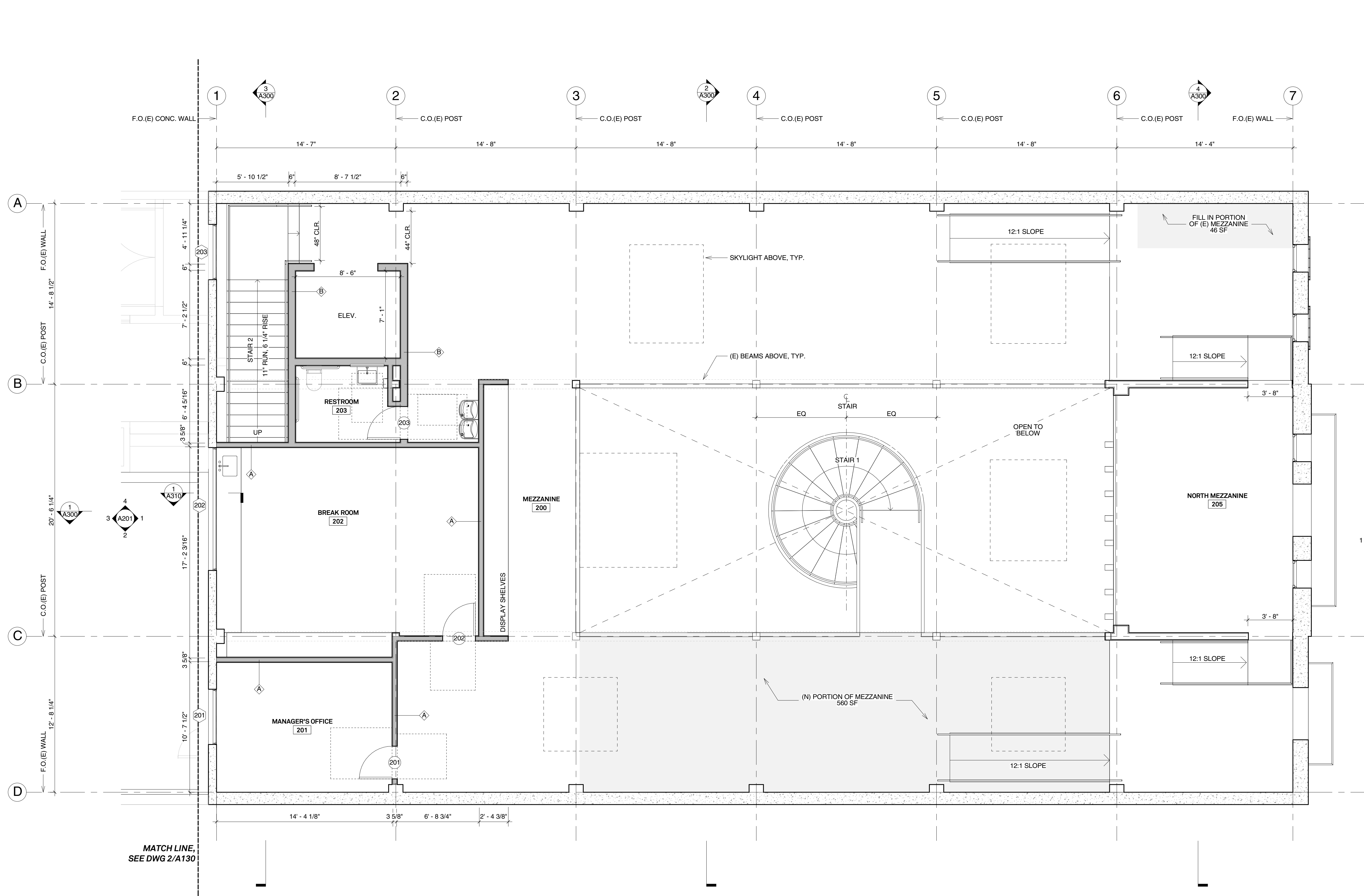
FIRST FLOOR PLAN

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2108

A101

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



- LEGEND:
- DOOR REFERENCE
 - WINDOW REFERENCE
 - EXISTING WALL
 - NEW WALL
 - PANELING
 - CONCRETE WALL
 - CLAY TILE WALL
 - PROPERTY LINE

- PLAN NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD OR SHEATHING UNLESS OTHERWISE NOTED.
 2. READ IN CONJUNCTION WITH STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH AFFECTED AREA OF THE WALL.
 3. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL AND PLUMBING SUBCONTRACTORS BEFORE FRAMING OPENINGS IN WALLS, FLOORS, CEILINGS, ROOF, ETC.
 4. PROVIDE & LOCATE ACCESS DOORS AND PANELS IN WALL AND CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 5. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE LOCATION OF ALL CLEANOUTS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF CLEANOUT LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSPECTION.
 6. PROVIDE AND INSTALL BLOCKING, STIFFENERS, BRACING, BACK UP PLATES, AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED EQUIPMENT OR ACCESSORIES.

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SECOND FLOOR PLAN

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A102

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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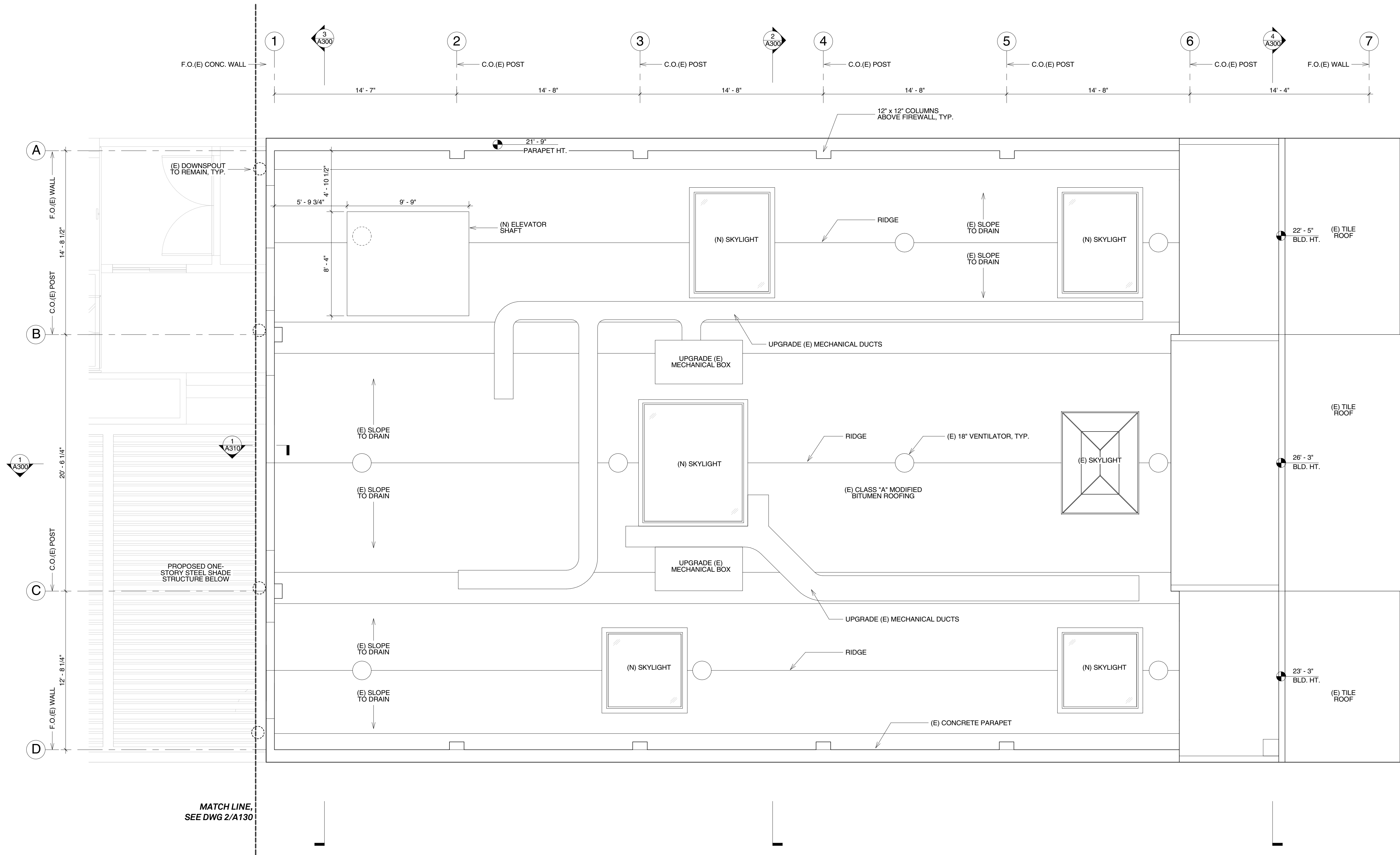
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ROOF PLAN

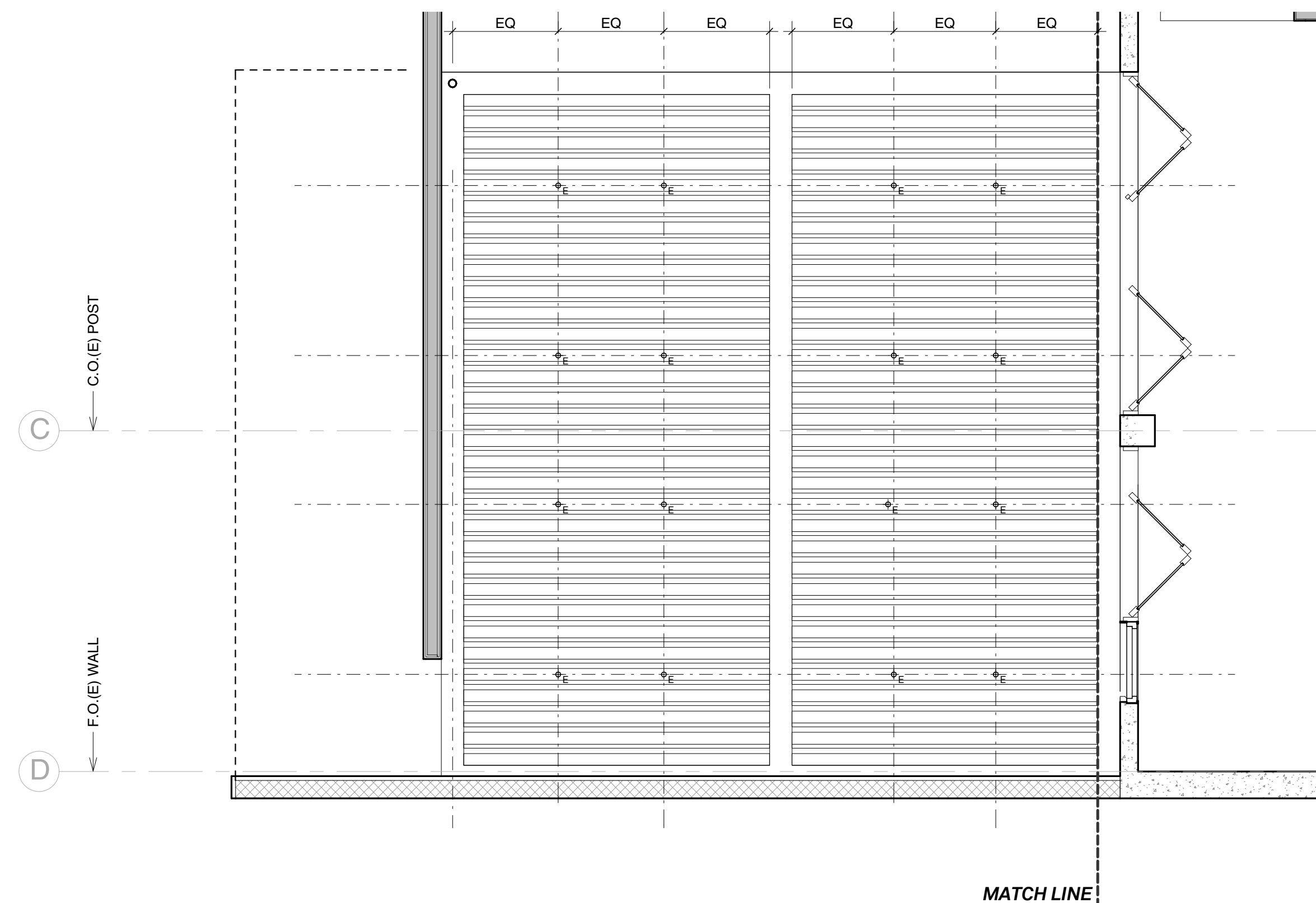
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PROJECT: 2108

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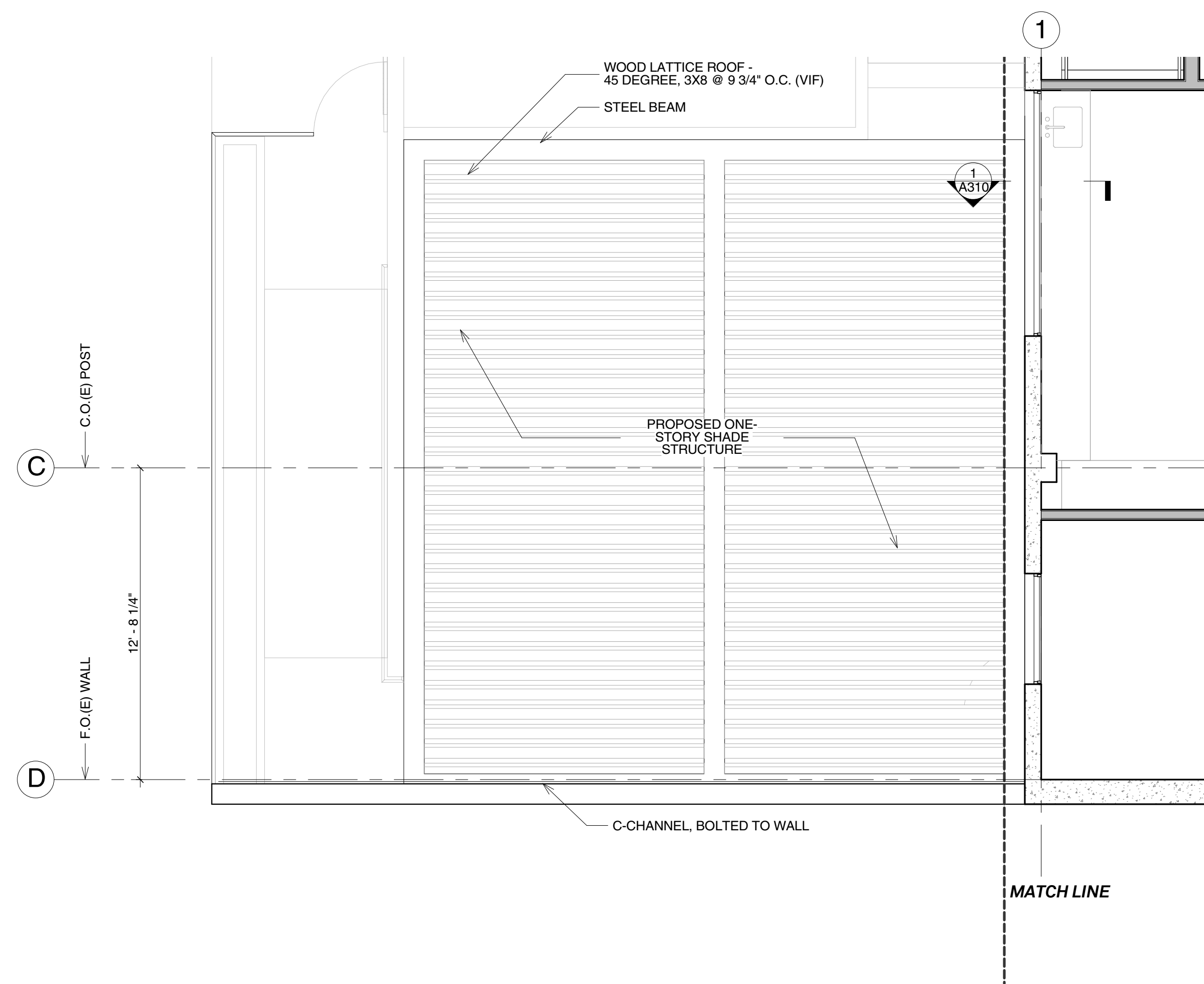
(N) ROOF PLAN 1

1" 2" 4" SCALE: 1/4" = 1'-0"

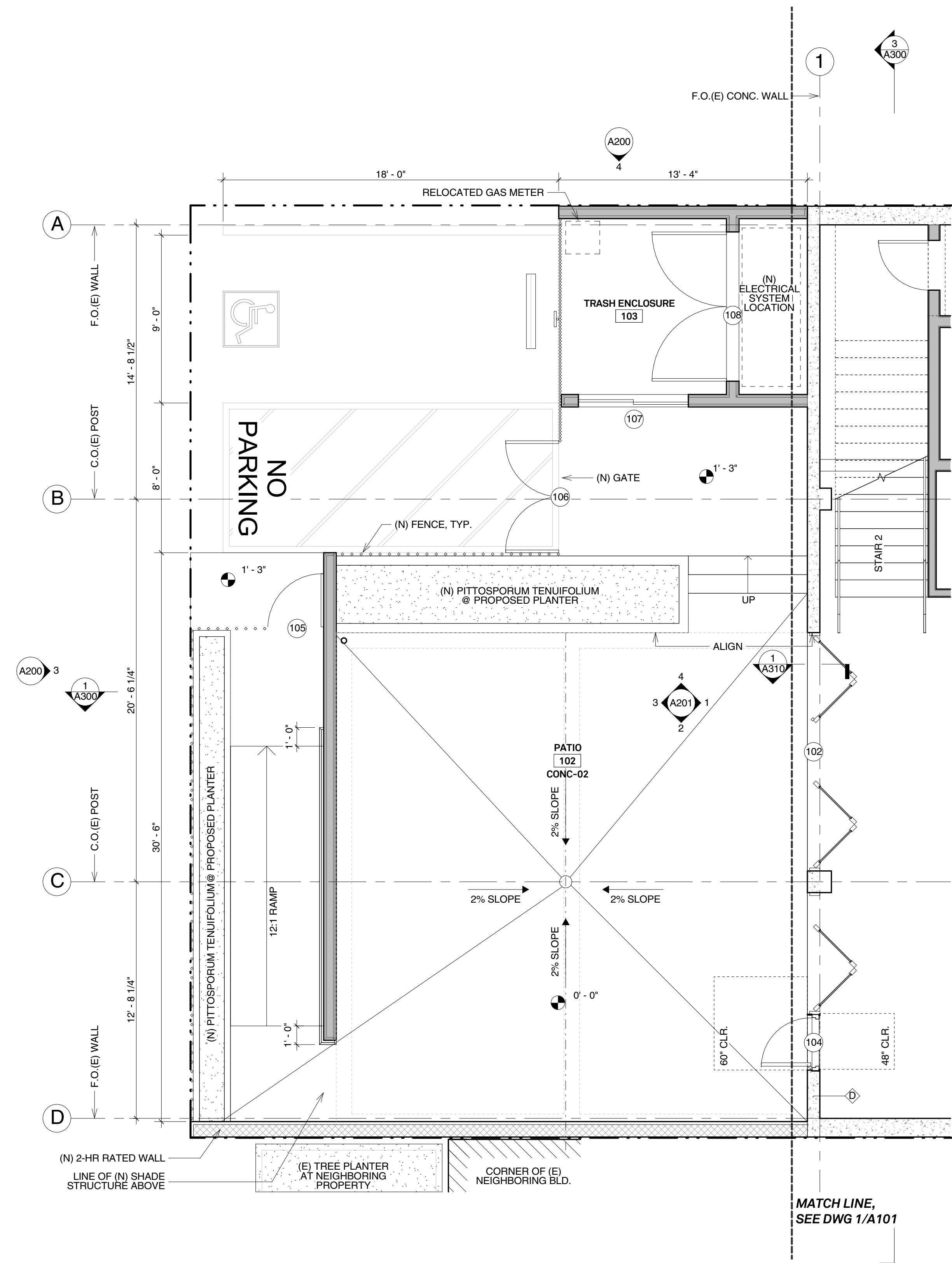


LEGEND:
 ⌀_E E HEVI DOWNLIGHT

PERGOLA RCP ③
 SCALE: 1/4" = 1'-0"



PROPOSED PERGOLA ROOF PLAN ②
 SCALE: 1/4" = 1'-0"



PROPOSED PERGOLA PLAN ①
 SCALE: 1/4" = 1'-0"

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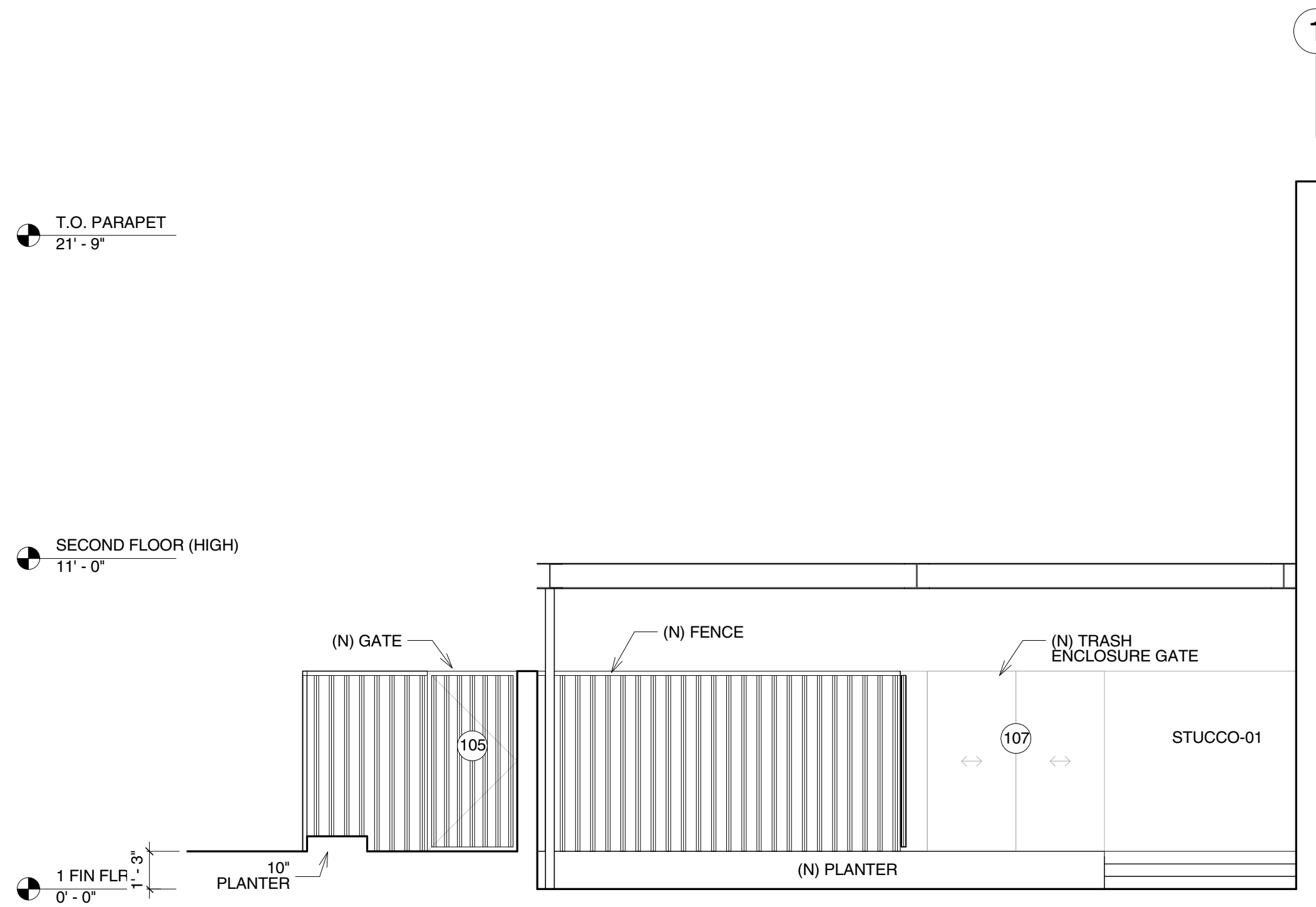
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PATIO PLANS

DATE: 11/2/2021
 SCALE: AS NOTED
 PROJECT: 2109

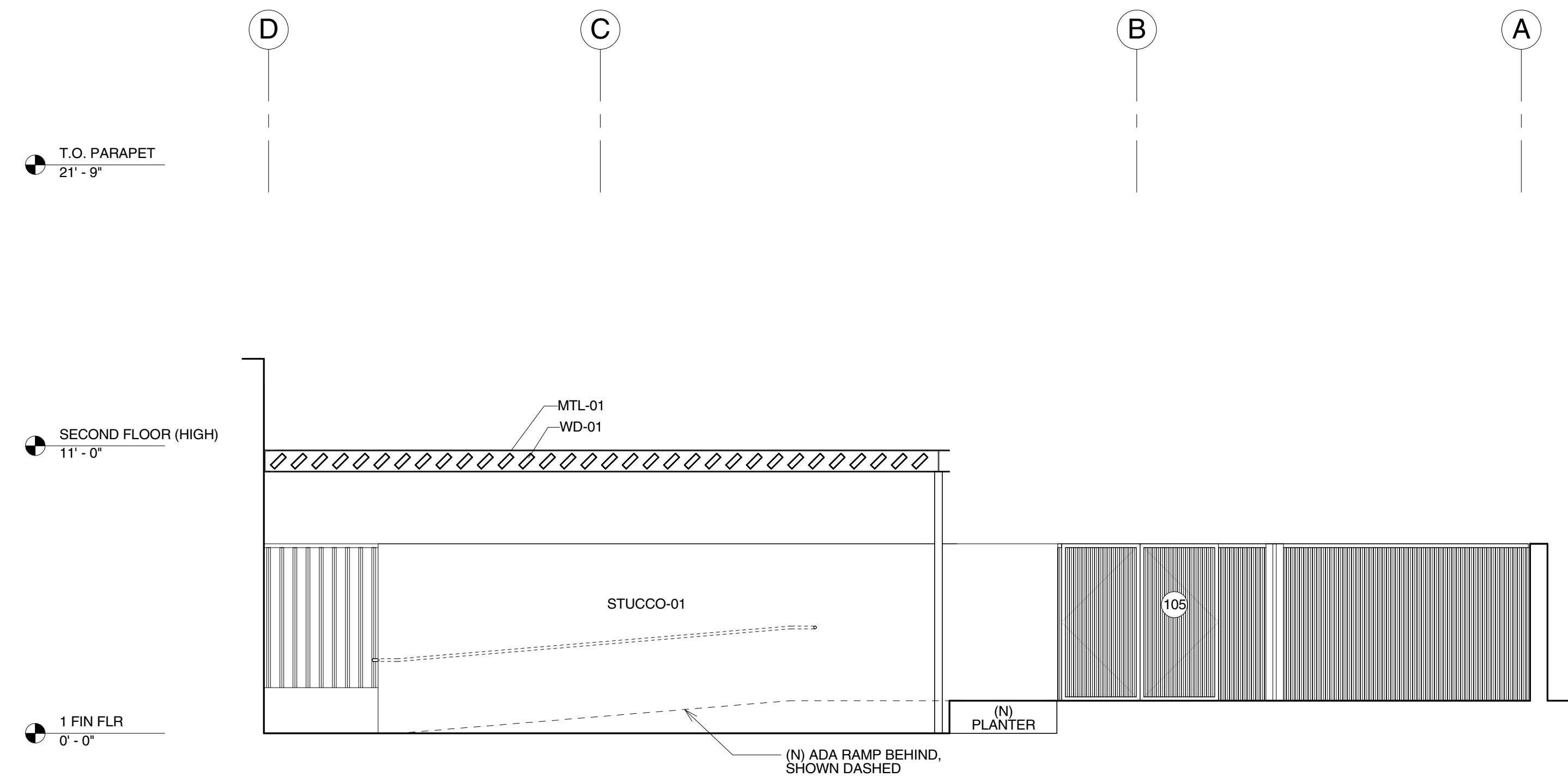
A130





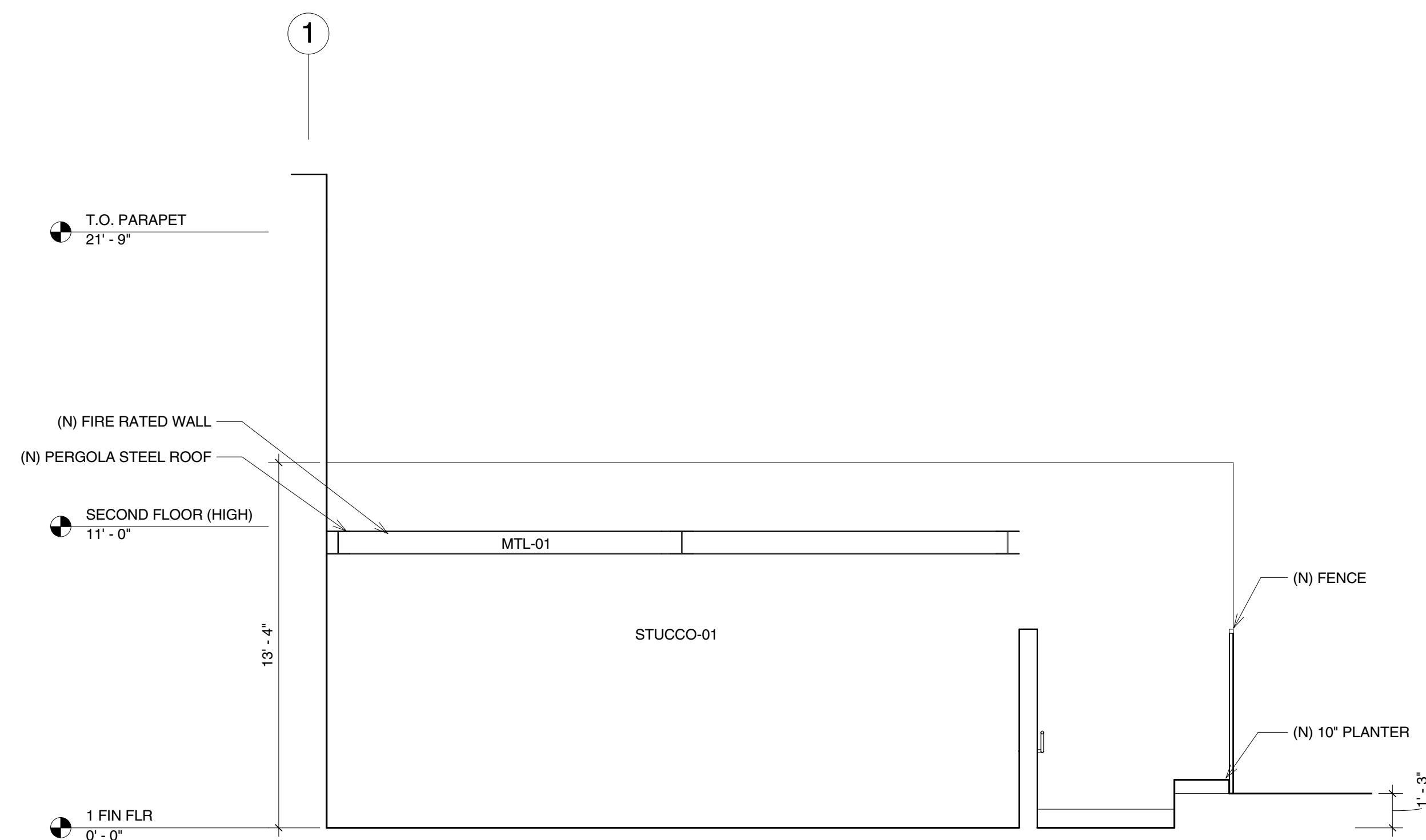
(N) PATIO ELEVATION E 4

SCALE: 1/4" = 1'-0"



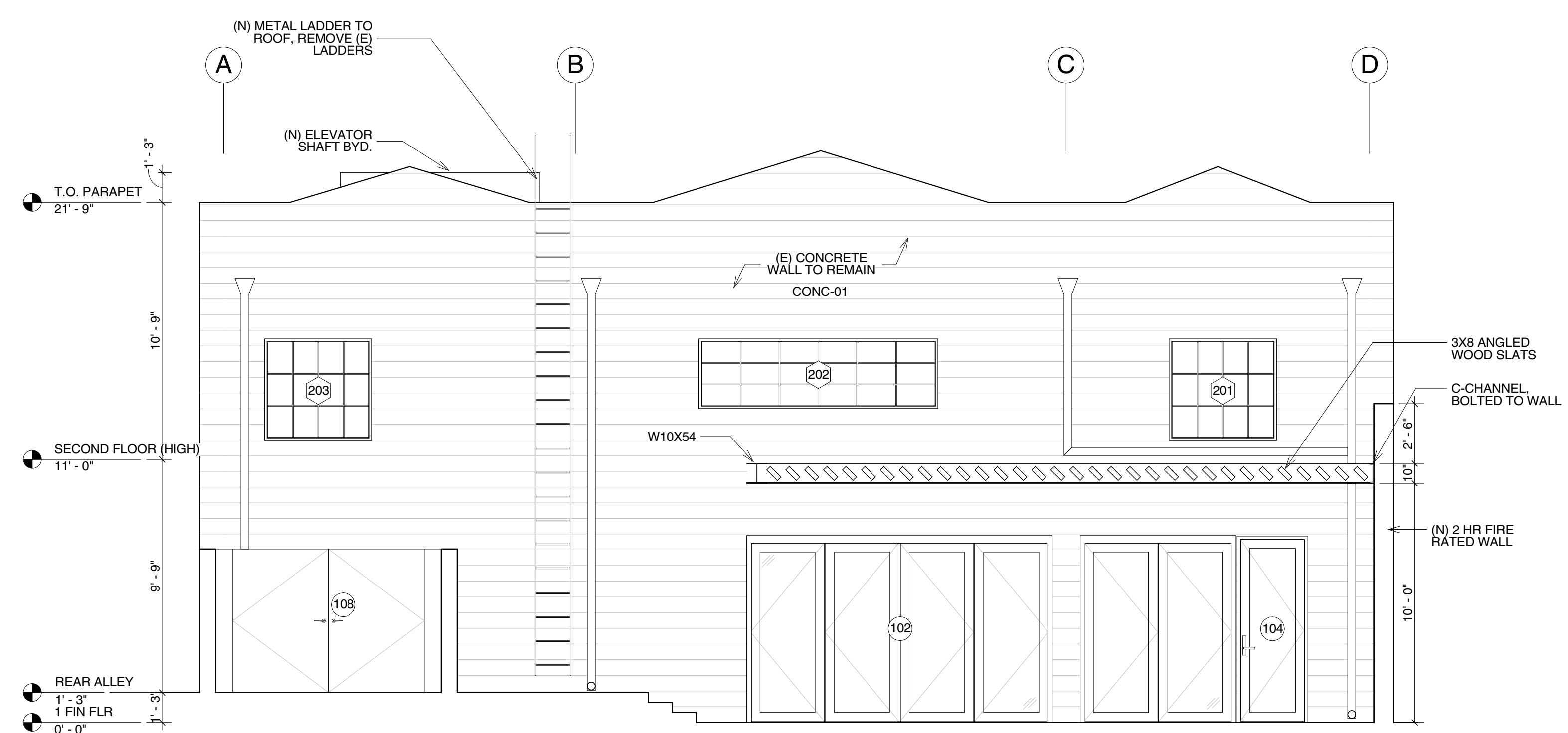
(N) PATIO ELEVATION (N) 3

SCALE: 1/4" = 1'-0"



(N) PATIO ELEVATION W 2

SCALE: 1/4" = 1'-0"



(N) REAR PATIO ELEVATION_S 1

SCALE: 1/4" = 1'-0"

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ARCHITECTURE & DESIGN

ARCHITECT:
STANDARD@LLP
4411 SANTA MONICA BLVD
LOS ANGELES, CA 90029
INFO@STANDARDARCHITECTURE.COM
TEL: 323 662 1000

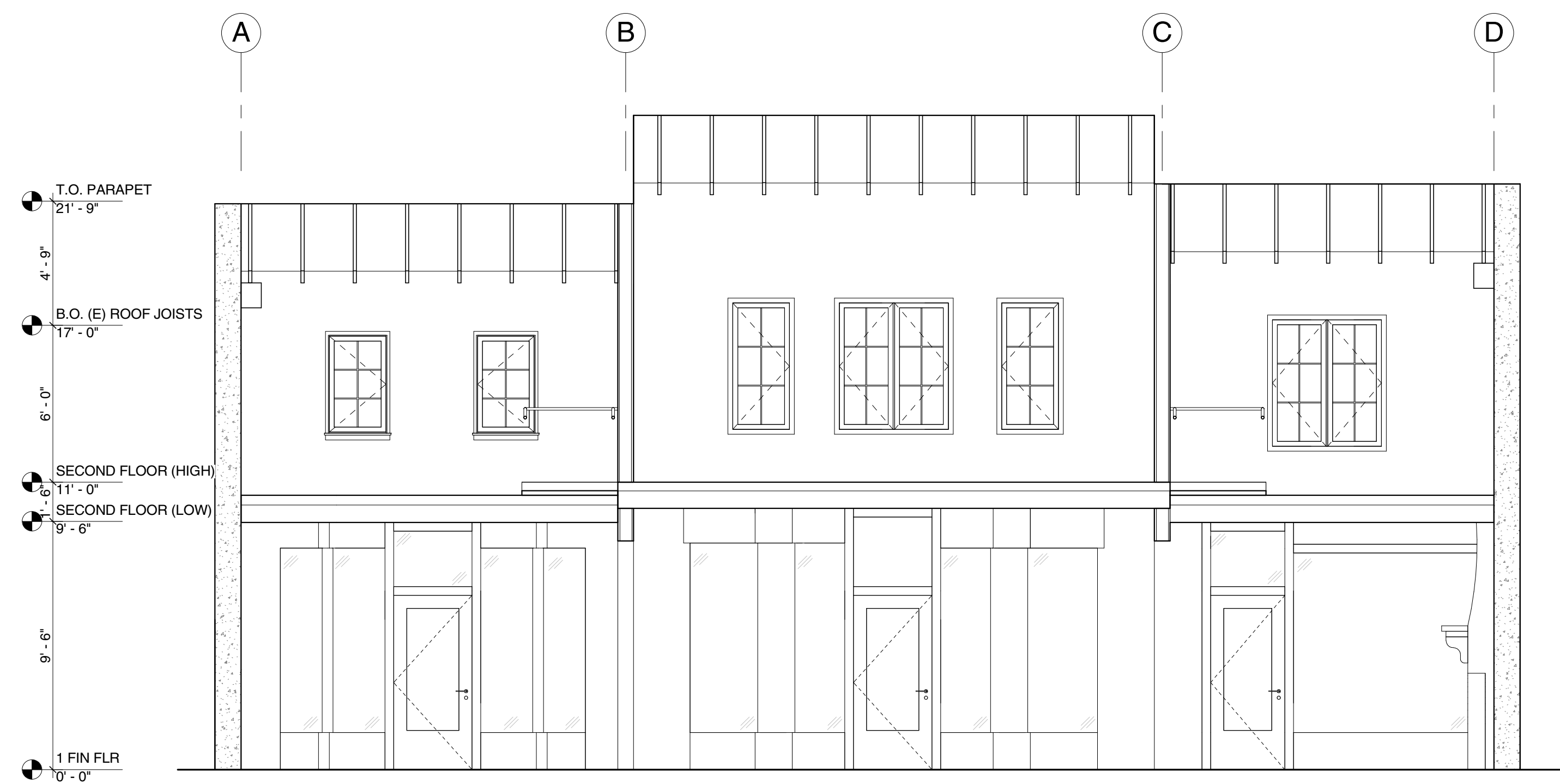
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PROJECT:
BLU DOT PALO ALTO
526 WAVERLEY STREET
PALO ALTO, CA 94301

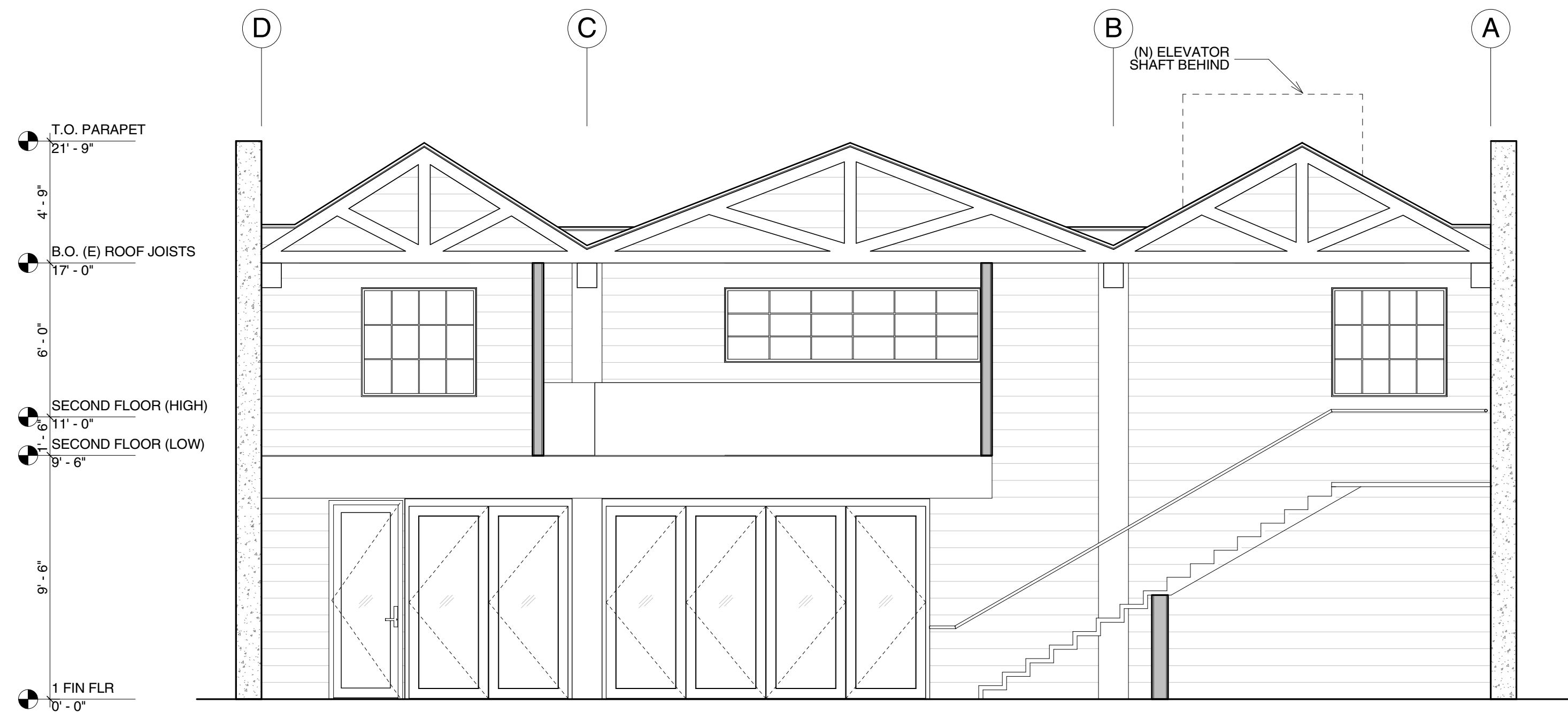
EXTERIOR ELEVATIONS
@ PATIO

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2109

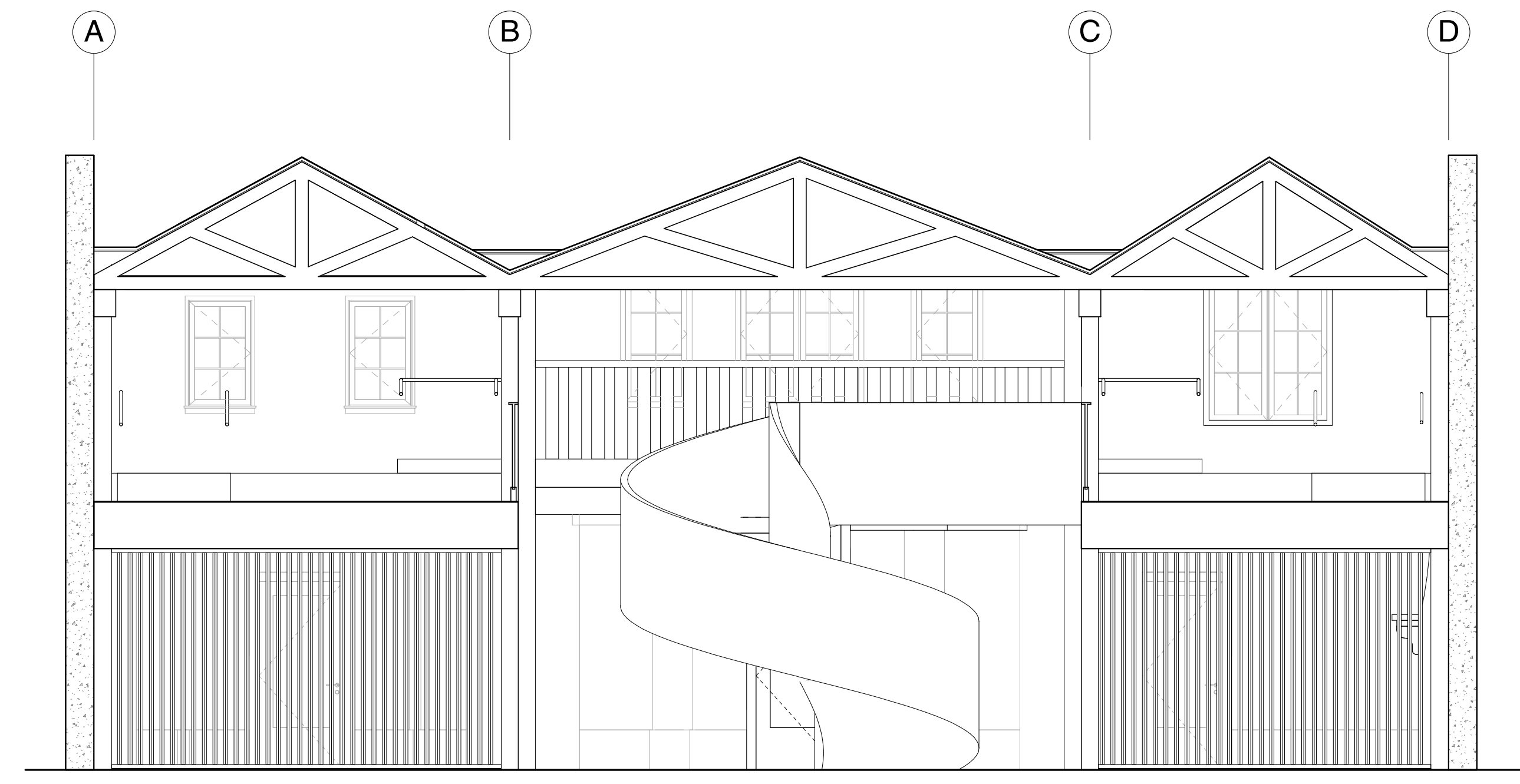
A201



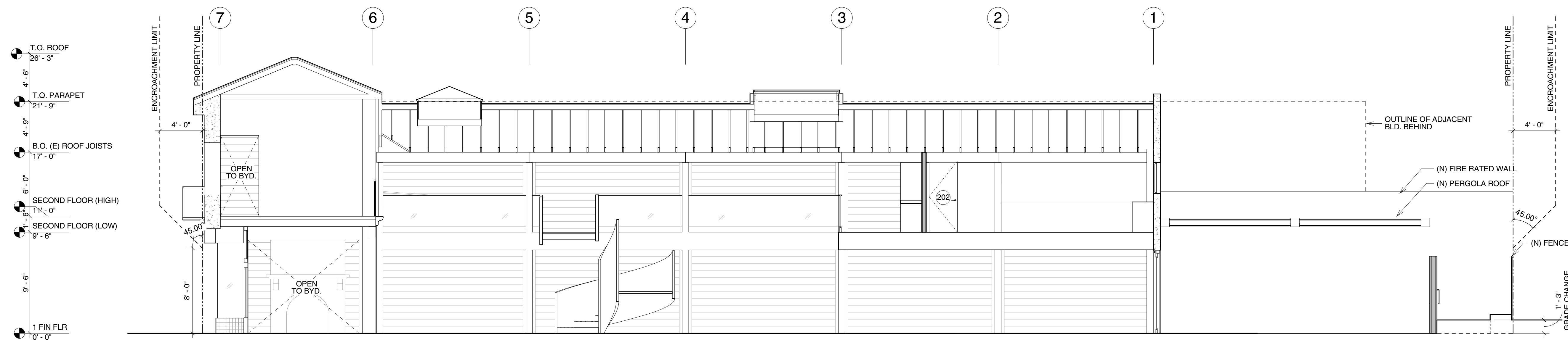
(N) CROSS SECTION TOWARDS STOREFRONT 2 ④
SCALE: 1/4" = 1'-0"



(N) CROSS SECTION TOWARDS REAR ③
SCALE: 1/4" = 1'-0"



(N) CROSS SECTION TOWARDS STOREFRONT ②
SCALE: 1/4" = 1'-0"



(N) LONGITUDINAL SECTION ①
SCALE: 3/16" = 1'-0"

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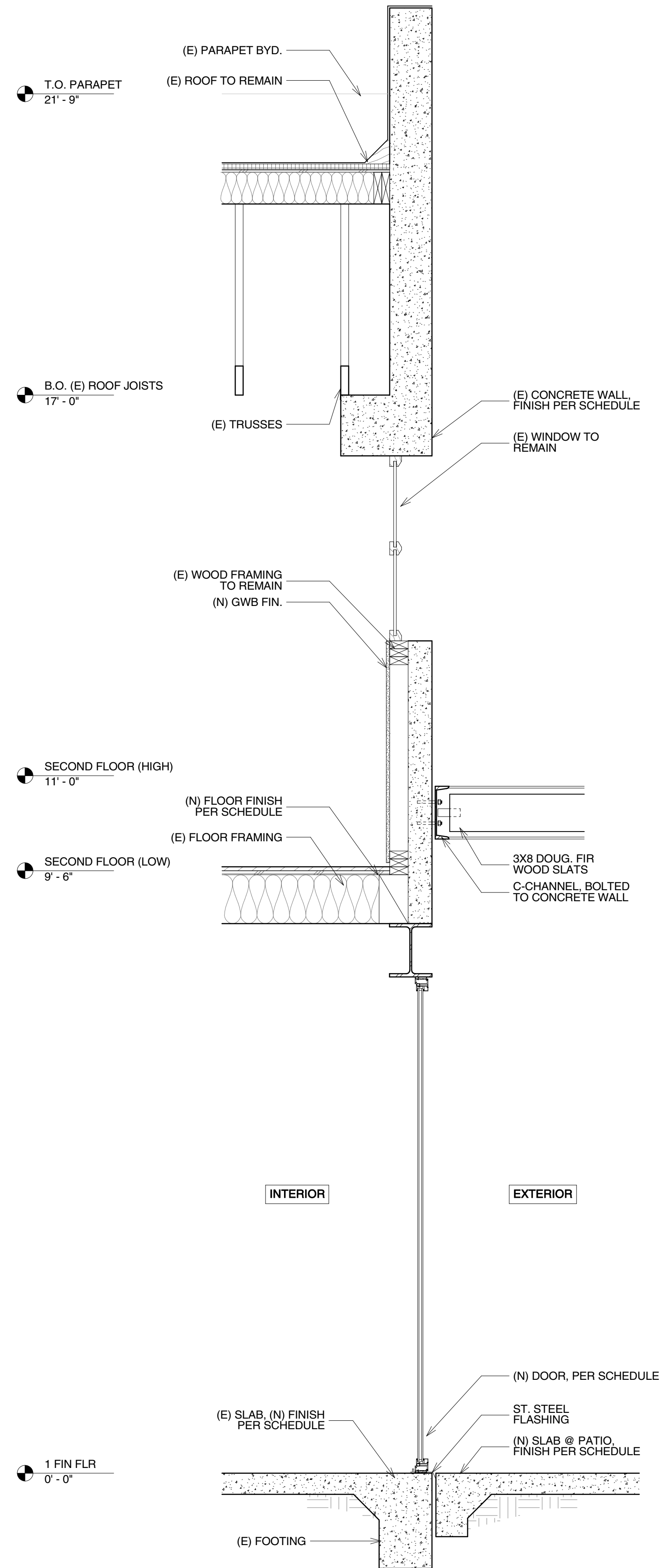
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PROJECT:
BLU DOT PALO ALTO
526 WAVERLEY STREET
PALO ALTO, CA 94301

BUILDING SECTIONS

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2108

A300



WALL SECTION @ (E) REAR WALL 1
SCALE: 3/4" = 1'-0"

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PROJECT:
BLU DOT PALO ALTO
526 WAVERLEY STREET
PALO ALTO, CA 94301

WALL SECTIONS		
DATE:	11/2/2021	A310
SCALE:	AS NOTED	
PROJECT:	2109	

DOOR SCHEDULE

No.	Location		Type	Hrdwr Grp	Manufacturer	Leaf Dimensions			Leaf		Frame		Details			Comments
	Room No.	Room Name				Height	Width	Thickness	Type	Finish	Type	Finish	Head	Jamb	Threshold	
100	100	RETAIL	Hinged			6' - 8"	3' - 0"									
101	101	STORAGE	Hinged			8' - 0"	2' - 8"	0' - 1 3/4"	Solid Core							
102	100	RETAIL	Bitfold		TBD	7' - 9 11/16"	12' - 9 5/16"	0' - 2 1/4"								
103	100	RETAIL	Bitfold		TBD	7' - 9 11/16"	6' - 6 1/4"	0' - 2 1/4"								
104	100	RETAIL	Hinged		TBD	7' - 9 3/4"	3' - 0"	0' - 4 1/2"								
105	102	PATIO	Hinged			6' - 0"	3' - 0"									
106	102	PATIO	Hinged			6' - 0"	3' - 0"									
106	102	PATIO	Hinged			6' - 0"	3' - 0"									
107	103	TRASH ENCLOSURE	Hinged			6' - 0"	5' - 10 3/4"	0' - 1 9/16"								
108	103	TRASH ENCLOSURE	Hinged			6' - 0"	4' - 0"	0' - 1 3/4"	Solid Core							
108	103	TRASH ENCLOSURE	Hinged			6' - 0"	4' - 0"	0' - 1 3/4"	Solid Core							
109	100	RETAIL	Hinged			7' - 0"	3' - 0"	0' - 1 3/4"	Solid Core							
201	201	MANAGER'S OFFICE	Hinged			6' - 8"	2' - 8"	0' - 1 3/4"	Solid Core							
202	200	MEZZANINE	Hinged			6' - 8"	2' - 8"	0' - 1 3/4"	Solid Core							
203	200	MEZZANINE	Hinged			7' - 0"	2' - 8"	0' - 1 3/4"	Solid Core							

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PROJECT:
BLU DOT PALO ALTO
526 WAVERLEY STREET
PALO ALTO, CA 94301

DOOR SCHEDULES

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2109

A600

FINISH LEGEND

Abbr.	Description	Manufacturer	Product	Color / Finish	Comments
BASE-01	3/4" REVEAL		Gypsum Wall Board Reveal		
BASE-02	6" Base		Bathroom reveal		
CONC-01	Existing Board Formed Concrete				
CONC-02	Exposed Concrete Floor				Sandblast existing Concrete. Apply clear matte sealer
GLAZ-1					
GWB-01	Gypsum Wall Board, Painted	USG	Firecode Core, 5/8" Type X		
GWB-02	Gypsum Wall Board, Painted, Wet Location	USG	Fiberrock, AquaTough		
MTL-01	Galvanized Steel				
STUCCO-01	Smooth-trowelled stucco				
WD-01	3x8 DF, FRTW				

FINISH SCHEDULE

Location		Floor Finish	Wall Finish				Ceiling Finish	Base Finish	Comments
Room No.	Room Name		North	East	South	West			
100	RETAIL		EXISTING	CONC-01	CONC-01	CONC-01			
101	STORAGE		GWB-01		CONC-01	CONC-01			
102	PATIO	CONC-02	CONC-01	STUCCO-01	STUCCO-01	STUCCO-01			
103	TRASH ENCLOSURE								
200	MEZZANINE		GWB-01	CONC-01	GWB-01	CONC-01			
201	MANAGER'S OFFICE		GWB-01	CONC-01	CONC-01	GWB-01			
202	BREAK ROOM		GWB-01	GWB-01	CONC-01	GWB-01			
203	RESTROOM		GWB-02	GWB-02	GWB-02			BASE-02	
205	NORTH MEZZANINE		GWB-01	GWB-01		GWB-01			

PLUMBING SCHEDULE

MARK	ITEM	MANUFACTURER	DESCRIPTION	MODEL	FINISH	Comments
P01						
P01	Toilet	Duravit	Starck 3 Wall-Mounted Toilet	222609	00 White 2 - Hygiene Glaze	1.6 / 0.8 GPF Dual Flush = 1.07 effective flush volume
P01	Toilet Set	Duravit	Starck 3 Toilet seat and cover	006339	00 White	
P01	Flush Plate	Geberit	Sigma 01 flush plate	1115770	Alpine White	Dual Flush
P01	In-Wall Carrier	Geberit	Duofix System with Sigma Concealed Tank	111.335.00.5		Fits within minimum 5-1/2" framing wall or plumbing chase
P02						
P02	Sink	Duravit	Vero handrise basin		00 white	Compiles with ASME A112.19.2/CSA B45.1
P02	Drain	Kohler	Drain	K-7129	Chrome	
P02	Faucet	Sloan	OPTIMA, Sensor Activated Faucet	EAF-275-SOL-SIM-CP-0.35GPM-MLM-IR-IQ-CO-FCT	Chrome	0.35 GMP flow rate
P02	Trap					
P03						
P03	Water Fountain	Elkay	Mechanical pushbar actuated water cooler	LZSTLDDWSLK	Light Gray	

PLUMBING ROOM SCHEDULE

Room		Plumbing Fixture Group			Plumbing Comments
Number	Name	P01	P02	P03	
100	RETAIL				
101	STORAGE				
102	PATIO				
103	TRASH ENCLOSURE				
200	MEZZANINE				
201	MANAGER'S OFFICE				
202	BREAK ROOM				
203	RESTROOM	■	■		
205	NORTH MEZZANINE				

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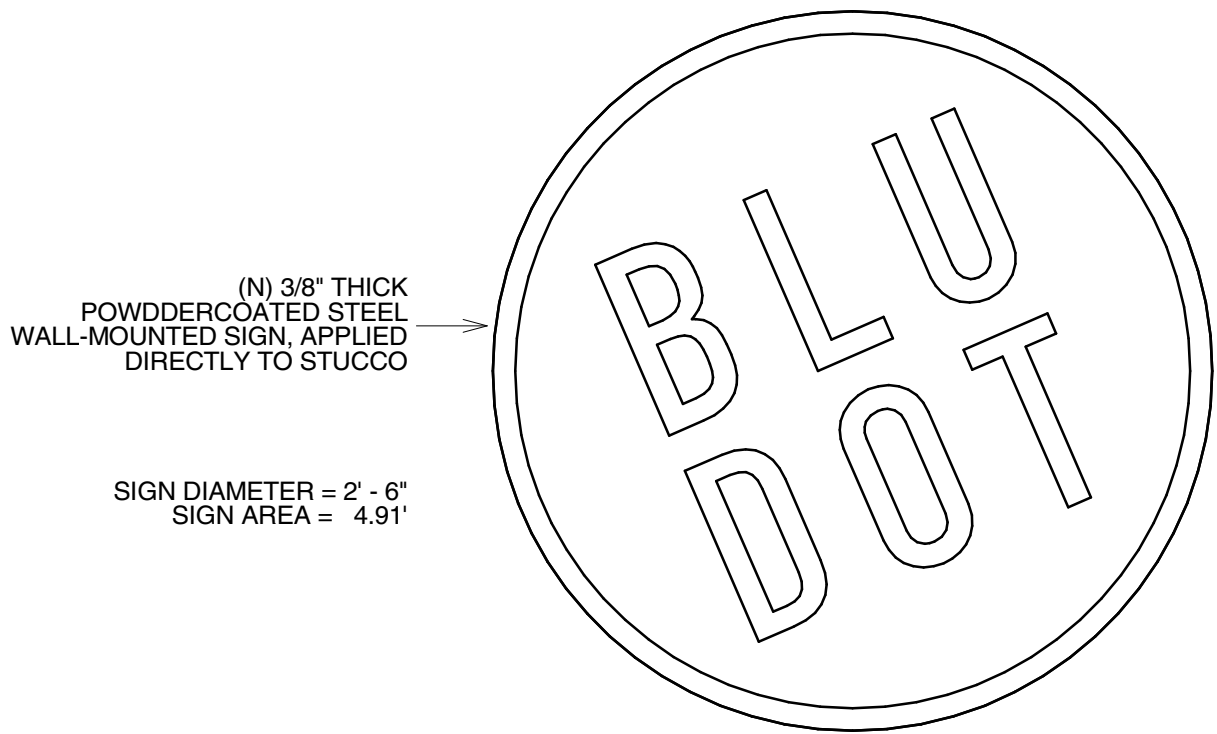
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PROJECT:
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PALO ALTO, CA 94301

SCHEDULES

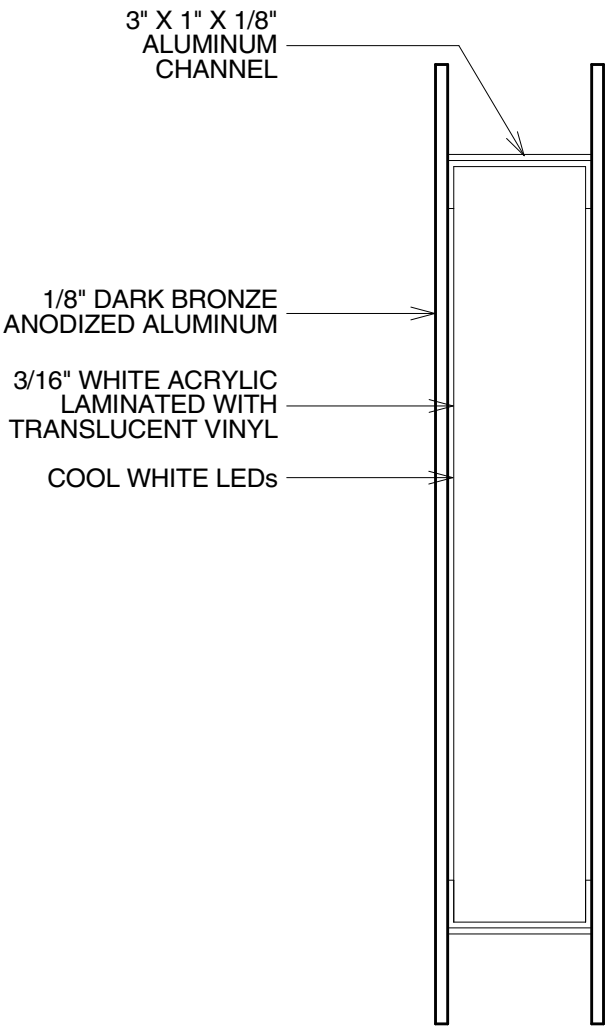
DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2109

A601



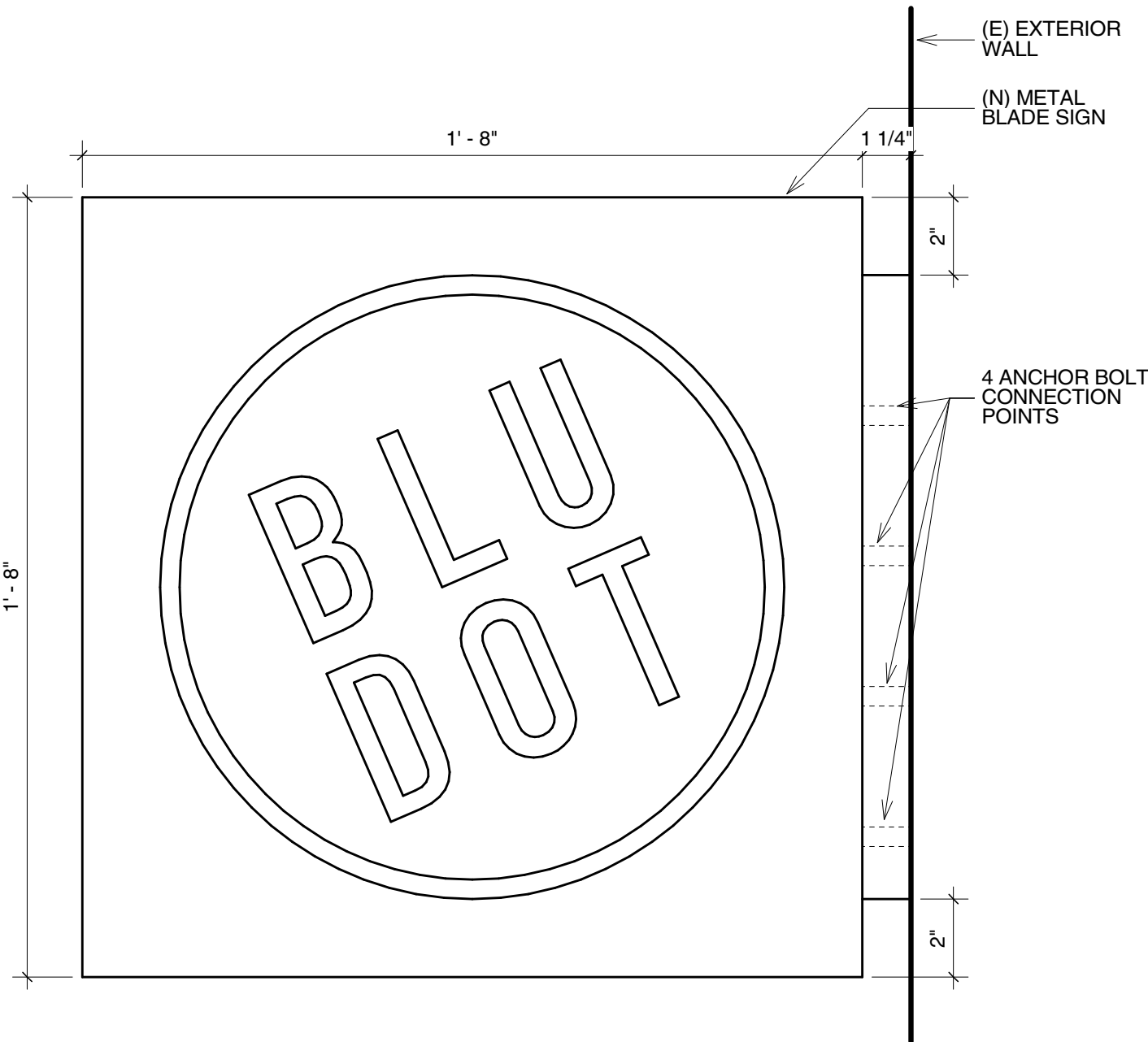
WALL MOUNTED SIGN 3

SCALE: 1 1/2" = 1'-0"



BLADE SIGN SECTION DETAIL 2

SCALE: 3" = 1'-0"



BLADE SIGN ELEVATION 1

SCALE: 3" = 1'-0"

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PROJECT:
BLU DOT PALO ALTO
526 WAVERLEY STREET
PALO ALTO, CA 94301

EXTERIOR SIGNAGE

DATE: 11/2/2021
SCALE: AS NOTED
PROJECT: 2109


A800

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: 526-534 Waverley St., Palo Alto CA, 94301

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

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

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

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

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

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

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

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? ☐ YES ☒ NO
If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.25). Attach this report to Street 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 require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - <http://www.cityofpaloalto.org/trees/forms.htm> (See also TTM, 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: _____ Print: _____ Date: _____
(Prop. Owner or Agent)

FOR STAFF USE:

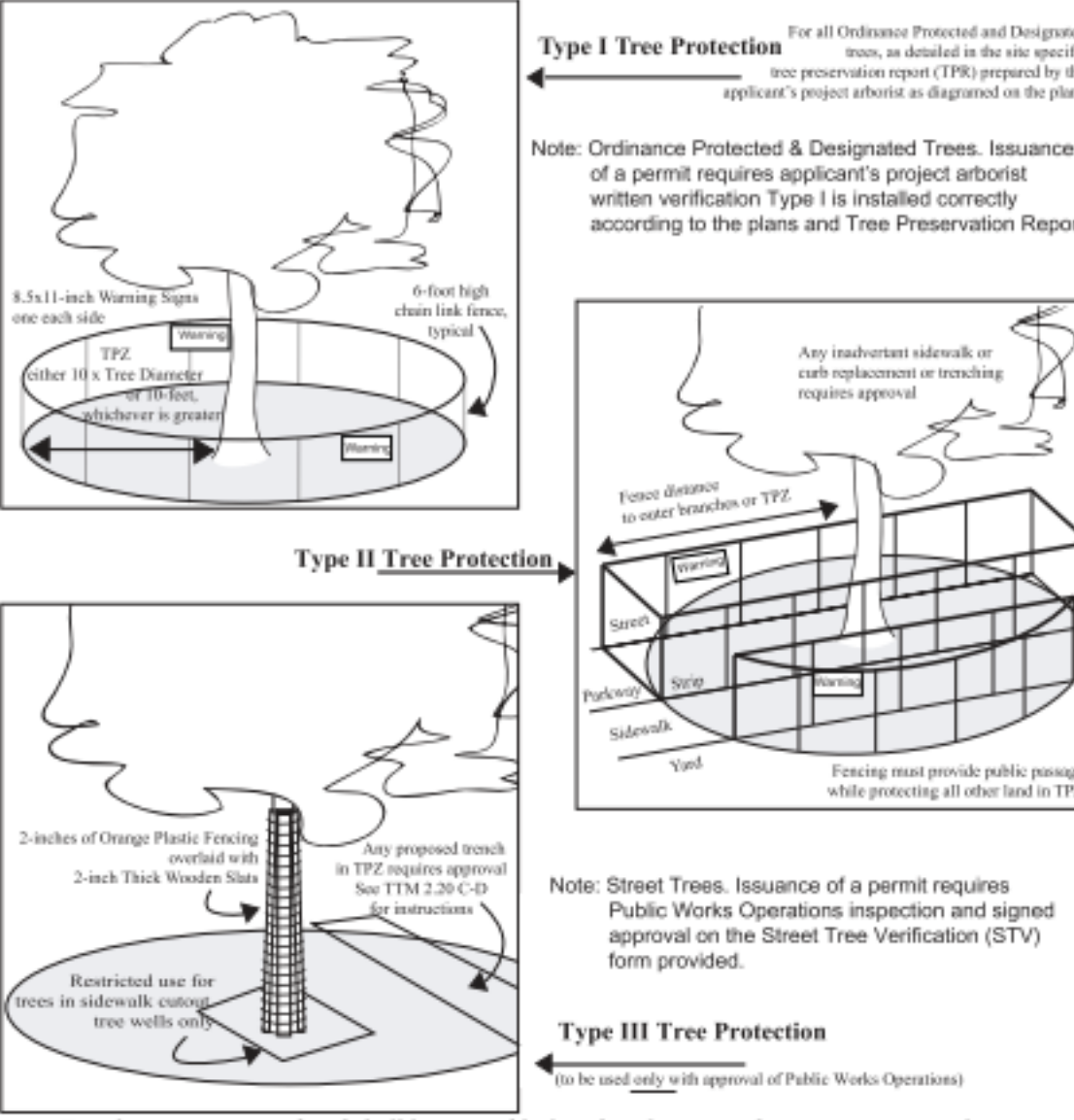
Protective Fencing
Sections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit).

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)

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)

*Regulated Trees - a) Street trees - trees on public property; b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees - commercial or non-residential property trees, which are part of an approved landscape plan.
Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at <http://www.cityofpaloalto.org/planning-community/tree-technical-manual.html>

S:\Plan\Adv\Arborist\Tree Protection Info\Tree Disclosure Statement Revised 08/06



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

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

- Restricted activity area - see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

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

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

Type II Tree Protection Any proposed trench in TPZ requires approval See TTM 2.20(C-D). Fencing must provide public passage while protecting all other land in TPZ.

Type III Tree Protection (to be used only with approval of Public Works Operations)

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


Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

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

Rev	By	Date
0	DW/1	12/14/92
01	D.D.	08/04/04
02	D.D.	08/10/06



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

APPENDIX J

31-1 General

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

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

31-2 Reference Documents

a. Detail #65 - Illustration of situations described below.

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

1. Trenching Restriction Zones (TTM, Section 2.20(C))
2. Arborist Reporting Protocol (TTM, Section 6.25)
3. Site Plan Requirements (TTM, Section 6.25)
4. Tree Disclosure Statement (TTM, Appendix J)

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

31-3 Execution

a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.

b. **Type II Tree Protection:** For trees situated within a planter strip, only the planter strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.

d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved by the STV Form.

e. **"Warning" signs.** A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."

f. **Duration.** Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.

g. **During construction**

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

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




Table 2-1 Palo Alto Tree Technical Manual


CONTRACTOR & ARBORIST INSPECTION SCHEDULE

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

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☒ **Inspection of Protective Tree Fencing:** For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).
2. ☒ **Pre-Construction Meeting:** Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operator, project site arborist, City Arborist, and, if a city mandated 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, damage and trenching, and if required, inspect irrigation systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
4. ☒ **Monthly Tree Activity Report Inspections:** The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report Form shall be used and sent to the Planning Dept. Landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
5. ☒ **Special activity within the Tree Protection Zone:** Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
6. ☐ **Landscape Architect Inspection:** For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7. ☐ **List Other:** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)

* _____
* _____



**City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-0289
treeprotection@cityofpaloalto.org**

**Verification of
Street Tree Protection**

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

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	526-534 Waverley St., Palo Alto CA, 94301
APPLICANT'S NAME:	Standard LLP
APPLICANT'S ADDRESS:	4411 Santa Monica Blvd., Los Angeles CA 90029
APPLICANT'S TELEPHONE & FAX NUMBERS:	323.662.1000

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES <input type="checkbox"/> NO* <input type="checkbox"/> * If NO, go to #2 below
Inspected by:	
Date of inspection:	

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


Indicate how the required modifications were communicated to the applicant.

Subsequent inspection	
Street trees at above address were found to be adequately protected:	YES <input type="checkbox"/> NO* <input type="checkbox"/> * If NO, indicate in "Notes" below the disposition of case.
Inspected by:	
Date of inspection:	

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

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

S:\PRO\CPSTree\Tree\TreeProtect 5/1/08



**City of Palo Alto Tree Technical Manual
Arborist Firm Data Here**

ADDENDUM 11

RMSE
BCA/ISA Certified Arborist #WE-060
Contact Cell #

Monthly Tree Activity Report- Construction Site

Inspection Date:	Site address:	Contractor- Main Site Contact Information	#1 - Job site superintendent
Inspection #	Palo Alto, CA		Company: _____ Email: _____ Job site Office: _____ Cell: _____ Mail: _____
Distribution:	1 City of Palo Alto 2 Others	Also present:	* _____ * _____

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

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

Respectfully submitted,

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



**City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-0289
treeprotection@cityofpaloalto.org**

---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>



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SPECIAL INSPECTIONS

PLANNING DEPARTMENT

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

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

Use additional "T" sheets as needed

T-1



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

Special Tree Protection Instruction Sheet
City of Palo Alto



T-1

Project 526-534 Waverley St., Palo Alto CA 94301

Data

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/.

Apply Tree Protection Report on sheet(s) T-2
Use additional "T" sheets as needed

Project 526-534 Waverley St., Palo Alto CA 94301
Data

