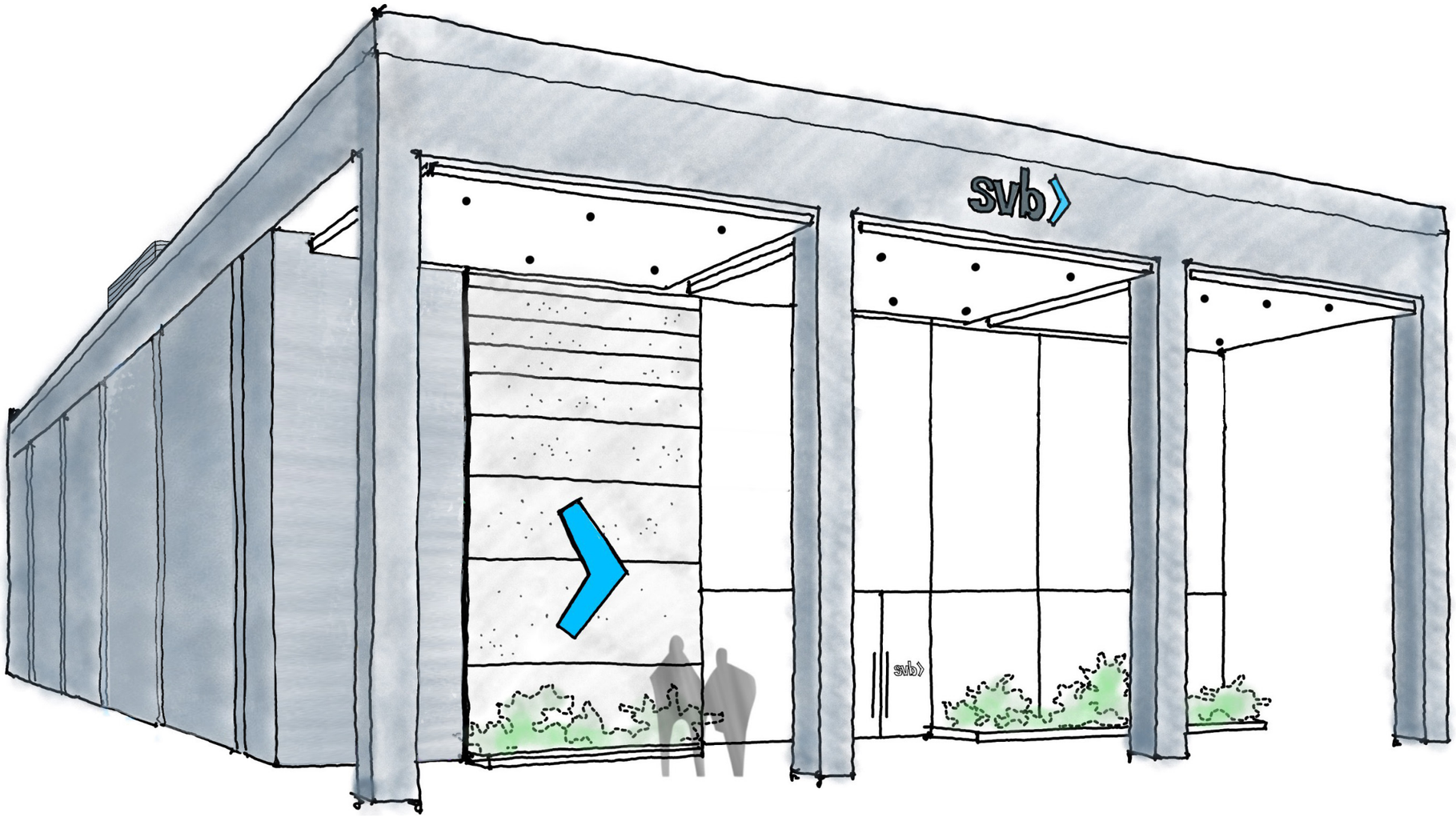

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414 CALIFORNIA AVE

ARB SUBMITTAL

VICINITY MAP

N

SCOPE OF WORK

414 California Avenue is currently a bank and financial services business in the CC, CC(2)(R)(P) Palo Alto Zoning District. The proposed scope of work is to continue the Bank and Financial services use under a new operator, Silicon Valley Bank. The use and function of the building will be consistent with the previous tenant and the scope of work will not change the footprint of the building, the floor area, or the overall massing.

The proposed scope of work at 414 California Ave includes the replacement of the existing deteriorating stucco to eliminate the rampant cracking throughout the facade. This is to be replaced in kind with a new stucco system in a new integral color that will energize the building while still being aligned with local streetscape aesthetics. The scope also includes removal of existing breeze block shading elements between bays that have been identified by a structural consultant as hazardous in the event of seismic activity. In this process, the design will include new metal paneling to enhance the existing building's aesthetic, new signage, new exterior lighting and new landscaping.Through this scope of work, we are providing a welcoming, aesthetically pleasing and environmentally friendly addition to California Ave.

PROJECT DATA

PROJECT ADDRESS	414 CALIFORNIA AVE PALO ALTO, CA 94306
LOT AREA	16,231 SF
SITE COVERAGE	NO PROPOSED CHANGE
FLOOR AREA	NO PROPOSED CHANGE
HEIGHT	24' -7" - EXISTING HEIGHT TO REMAIN
REQUIRED PARKING	NO PROPOSED CHANGE
BUILDING OCCUPANCY CLASS	B - OFFICE

SHEET INDEX

PLANNING + DESIGN OVERVIEW

A1.1 VICINITY MAP, SCOPE OF WORK & PROJECT DATA
A1.2 SHEET INDEX
A1.3 NEIGHBORHOOD CONTEXT - AERIAL PHOTOGRAPH
A1.4 NEIGHBORHOOD CONTEXT - EXISTING
A1.5 NEIGHBORHOOD CONTEXT - 2013 CONDITIONS
A1.6 NEIGHBORHOOD CONTEXT - ADJACENT FACADES
A1.7 NEIGHBORHOOD CONTEXT - ADJACENT FACADES

ARCHITECTURAL DESIGN

A1.8 SITE PLAN - EXISTING
A1.9 STREETSCAPE ELEVATION
A1.10 BUILDING ELEVATIONS - EXISTING
A1.11 BUILDING ELEVATIONS - PROPOSED
A1.12 SIGNAGE ELEVATIONS & DETAILS
A1.13 SIGNAGE ELEVATIONS & DETAILS
A1.14 SIGNAGE ELEVATIONS & DETAILS
A1.15 FLOOR PLAN - LEVEL 1
A1.16 FLOOR PLAN - MEZZANINE
A1.17 ROOF PLAN
A1.18 FAR DIAGRAMS
A1.19 BUILDING SECTIONS - EXISTING
A1.20 BUILDING SECTIONS - PROPOSED
L1.21 LANDSCAPE PLAN - EXISTING
L1.22 ARBORIST REPORT
L1.23 ARBORIST REPORT
L1.24 ARBORIST REPORT
L1.25 ARBORIST REPORT
L1.26 ARBRIST REPORT
L1.27 ARBORIST REPORT
L1.28 ARBORIST TREE LOCATION MAP & ASSESSMENT MATRIX
L1.29 ARBORIST TREE CANOPY AT SURFACE PARKING ASSESSMENT
L1.30 ARBORIST TREE CANOPY AT SURFACE PARKING ASSESSMENT
L1.31 TREE PROTECTION SHEET (T-1)
L1.32 SCHEMATIC LANDSCAPE PLAN - PROPOSED
L1.33 PLANT PALETTE - PROPOSED
A1.34 PHOTOMETRIC DRAWING
A1.35 PROPOSED EXTERIOR LIGHTING FIXTURES
A1.36 PROPOSED EXTERIOR LIGHTING FIXTURES
A1.37 PROPOSED EXTERIOR LIGHTING FIXTURES
A1.38 PROPOSED EXTERIOR LIGHTING FIXTURES
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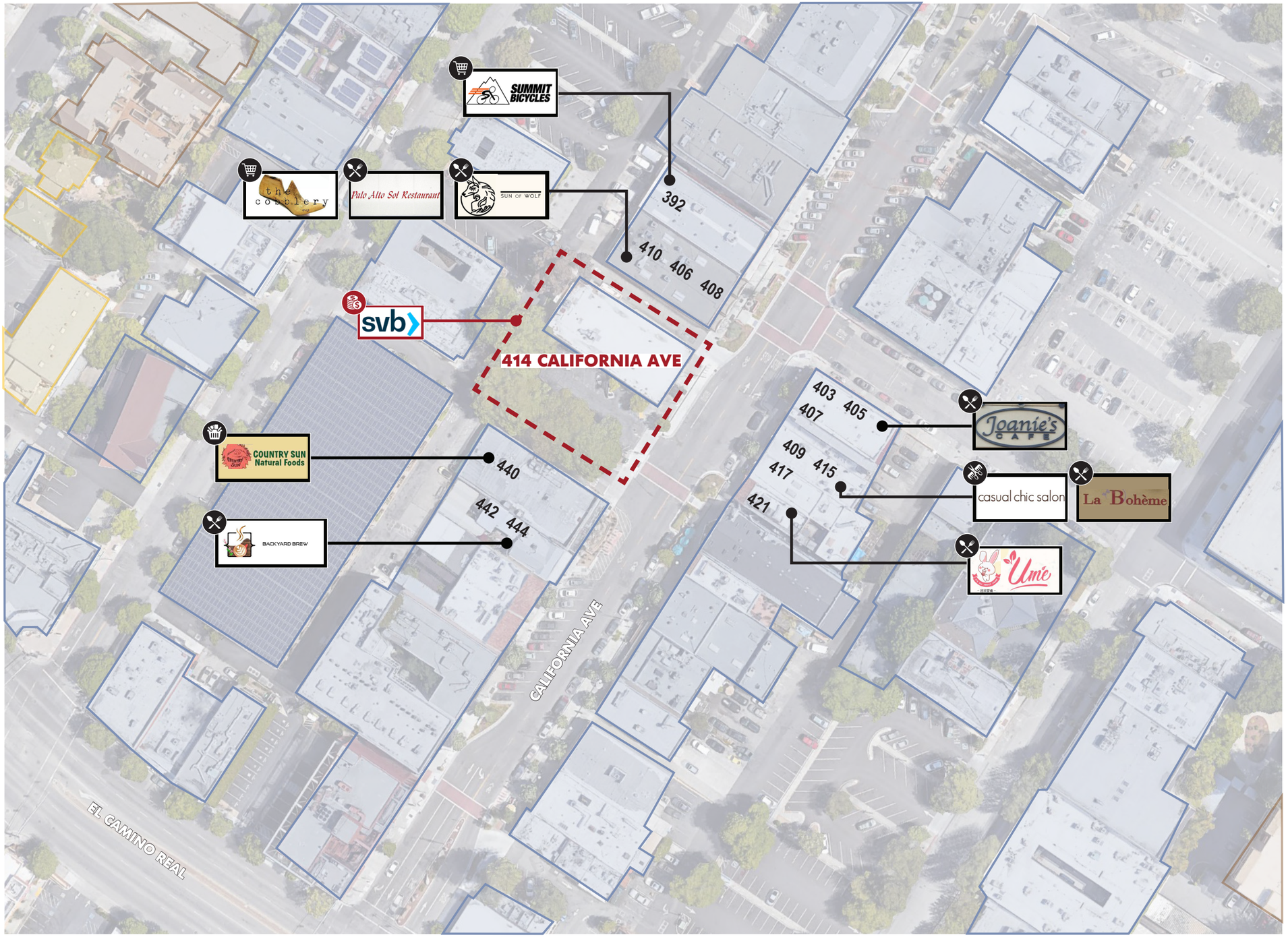
A1.40 PROPOSED EXTERIOR LIGHTING FIXTURES
A1.41 PROPOSED EXTERIOR LIGHTING FIXTURES
A1.42 PROPOSED EXTERIOR LIGHTING FIXTURES
A1.43 PARKING LAYOUT & AUTOMOBILE CIRCULATION
A1.44 PEDESTRIAN & BICYCLE CIRCULATION
A1.45 STRUCTURAL REPORT
A1.46 STRUCTURAL REPORT
A1.47 CONDITION OF EXISTING STUCCO
A1.48 MATERIAL SAMPLE BOARD
A1.49 PROPOSED EXTERIOR FINISHES
A1.50 PROPOSED EXTERIOR FINISHES
A1.51 PROPOSED EXTERIOR FINISHES



COMPREHENSIVE PLAN LAND USE DESIGNATION

- COMMUNITY COMMERCIAL/REGIONAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL

DESCRIPTION OF ADJACENT COMMERCIAL BUILDINGS

- GROCERY
- RESTAURANT / FOOD & BEVERAGE
- RETAIL - GOODS
- COSMETOLOGY
- FINANCIAL

N

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NEIGHBORHOOD CONTEXT - AERIAL PHOTOGRAPH

414 CALIFORNIA AVE

A1.3

AERIAL VIEW - LOOKING SOUTH
DATE: 2020

STREET VIEW - EAST ELEVATION
DATE: 2020

STREET VIEW - SOUTH ELEVATION FROM NEW MAYFIELD LN
DATE: 2020

STREET VIEW - SOUTH ELEVATION FROM CALIFORNIA AVE
DATE: 2020

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NEIGHBORHOOD CONTEXT - EXISTING
414 CALIFORNIA AVE | A1.4

STREET VIEW - SOUTH ELEVATION FROM CALIFORNIA AVE
DATE: 2013

STREET VIEW - EAST ELEVATION
DATE: 2013

STREET VIEW A - 414 CALIFORNIA AVE TO 368 CALIFORNIA AVE
DATE: 2020

STREET VIEW B - 414 CALIFORNIA AVE TO 454 CALIFORNIA AVE
DATE: 2020

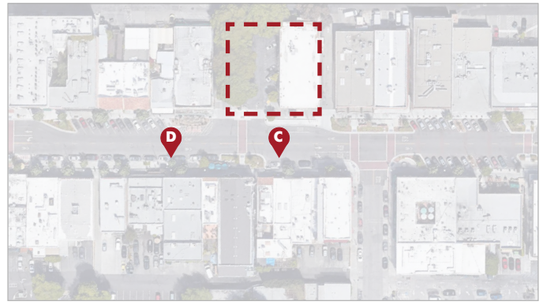
KEY PLAN

STUDIOS architecture svb

NEIGHBORHOOD CONTEXT - CHARACTER OF ADJACENT FACADES
414 CALIFORNIA AVE | A1.6

STREET VIEW C - 405 CALIFORNIA AVE TO 429 CALIFORNIA AVE
DATE: 2020

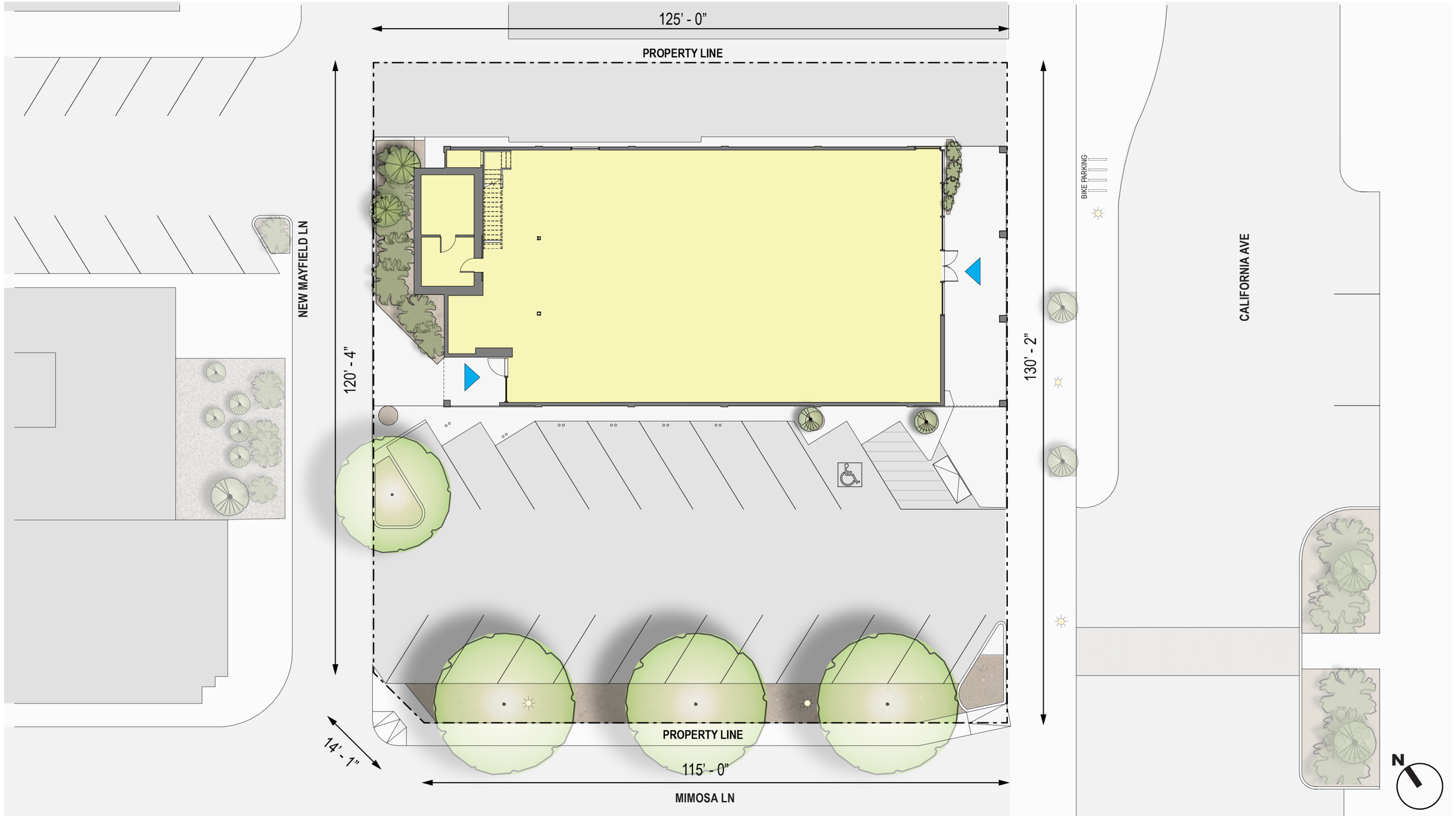
STREET VIEW D - 439 CALIFORNIA AVE TO 459 CALIFORNIA AVE
DATE: 2020



KEY PLAN

STUDIOS architecture svb

NEIGHBORHOOD CONTEXT - CHARACTER OF ADJACENT FACADES
414 CALIFORNIA AVE



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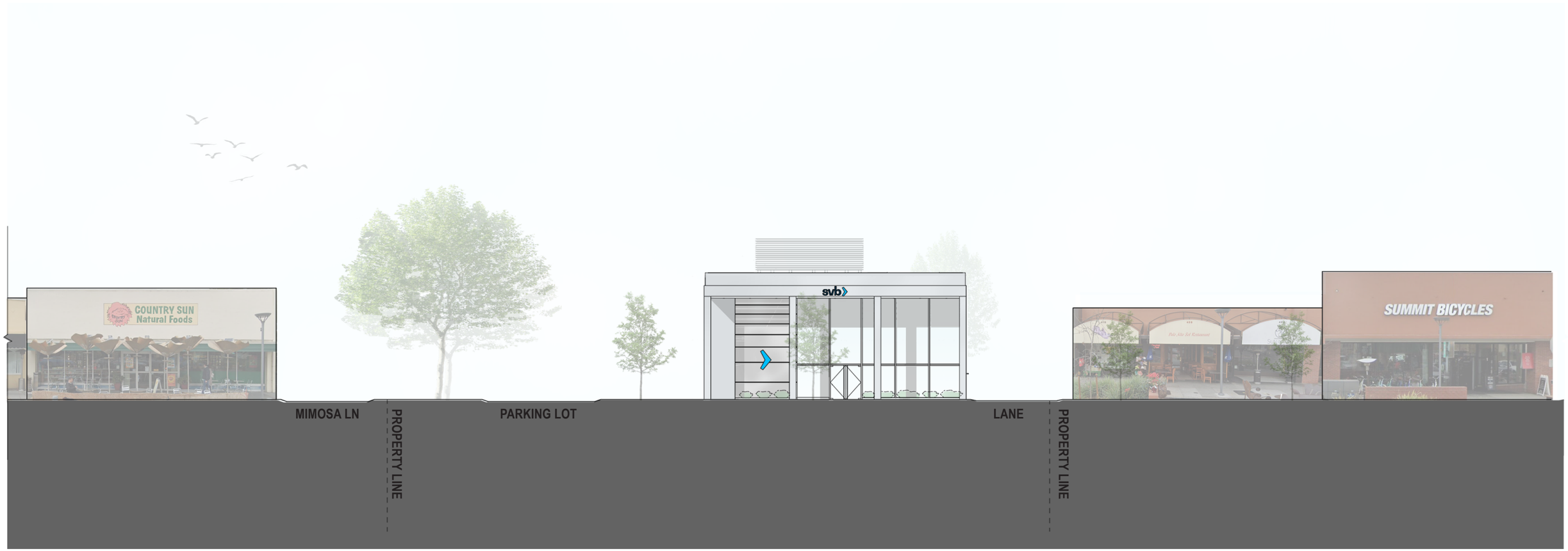
SITE PLAN - EXISTING
414 CALIFORNIA AVE | A1.8



CALIFORNIA AVE ELEVATION - PROPOSED

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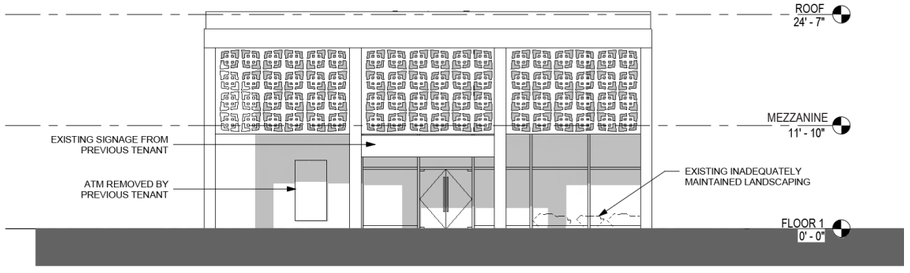
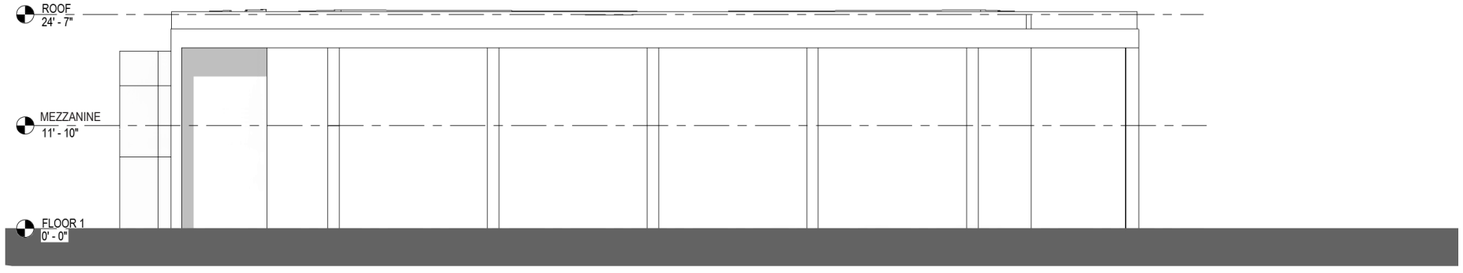
STREETSCAPE ELEVATION
414 CALIFORNIA AVE | A1.9

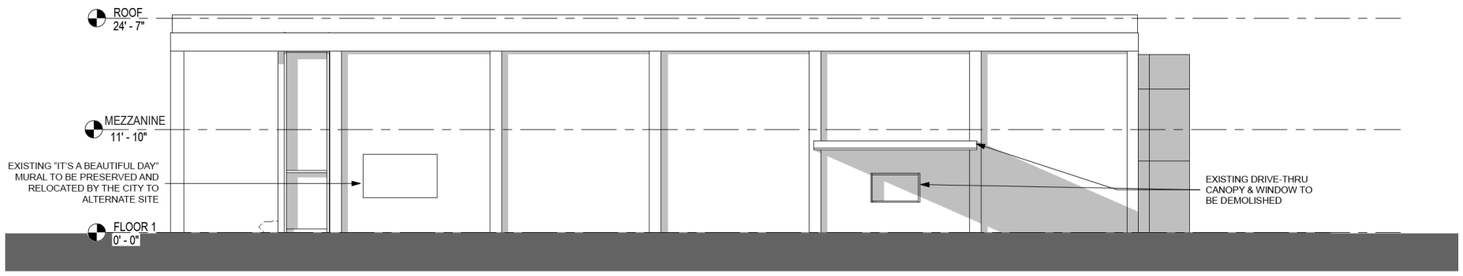


EAST ELEVATION - EXISTING



SOUTH ELEVATION - EXISTING

WEST ELEVATION - EXISTING



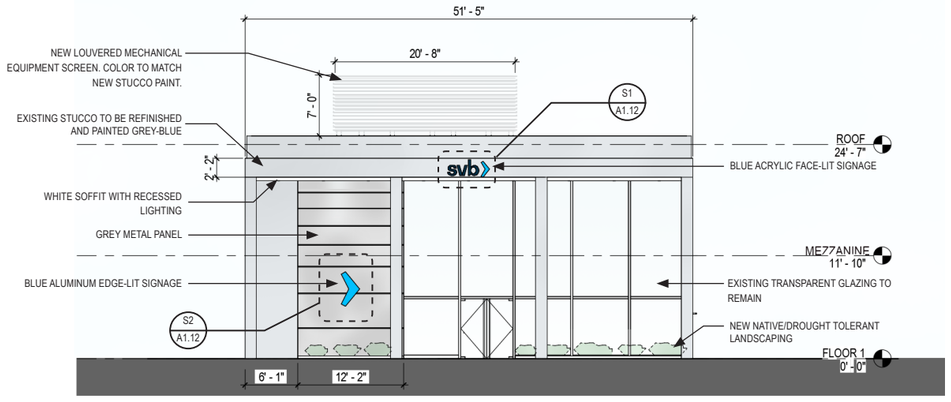
NORTH ELEVATION - EXISTING

STUDIOS architecture

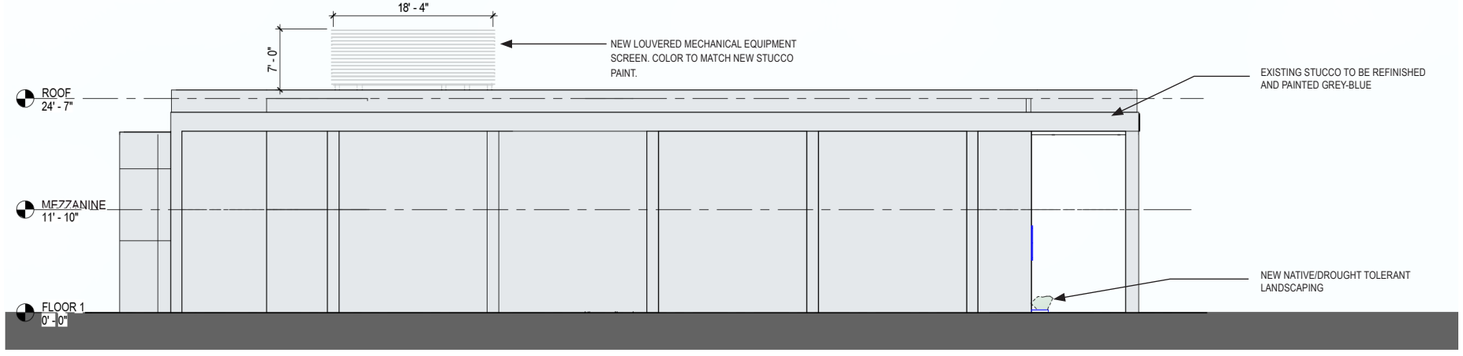
svb

BUILDING ELEVATIONS - EXISTING

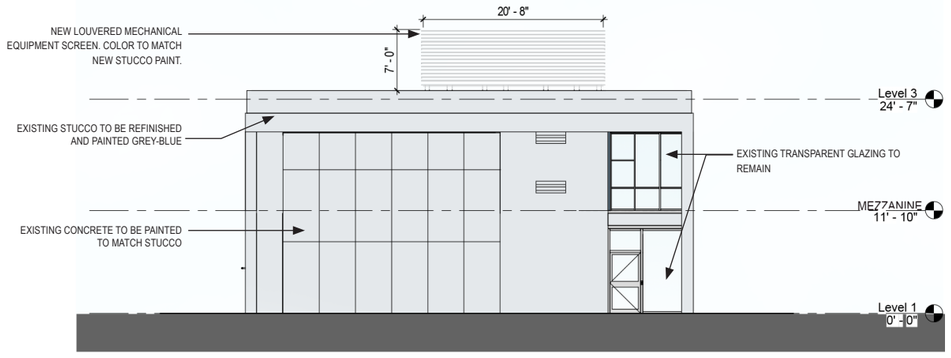
414 CALIFORNIA AVE | A1.10



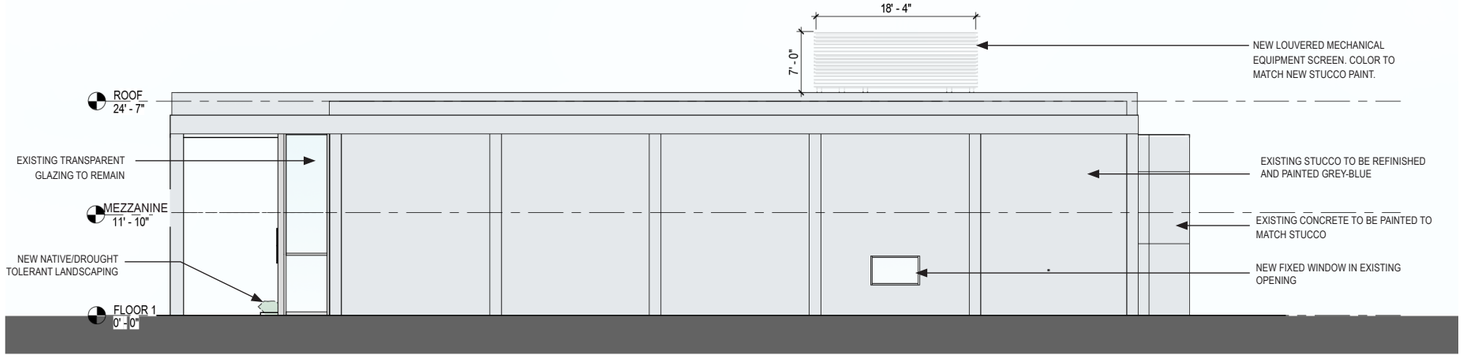
EAST ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



NORTH ELEVATION - PROPOSED

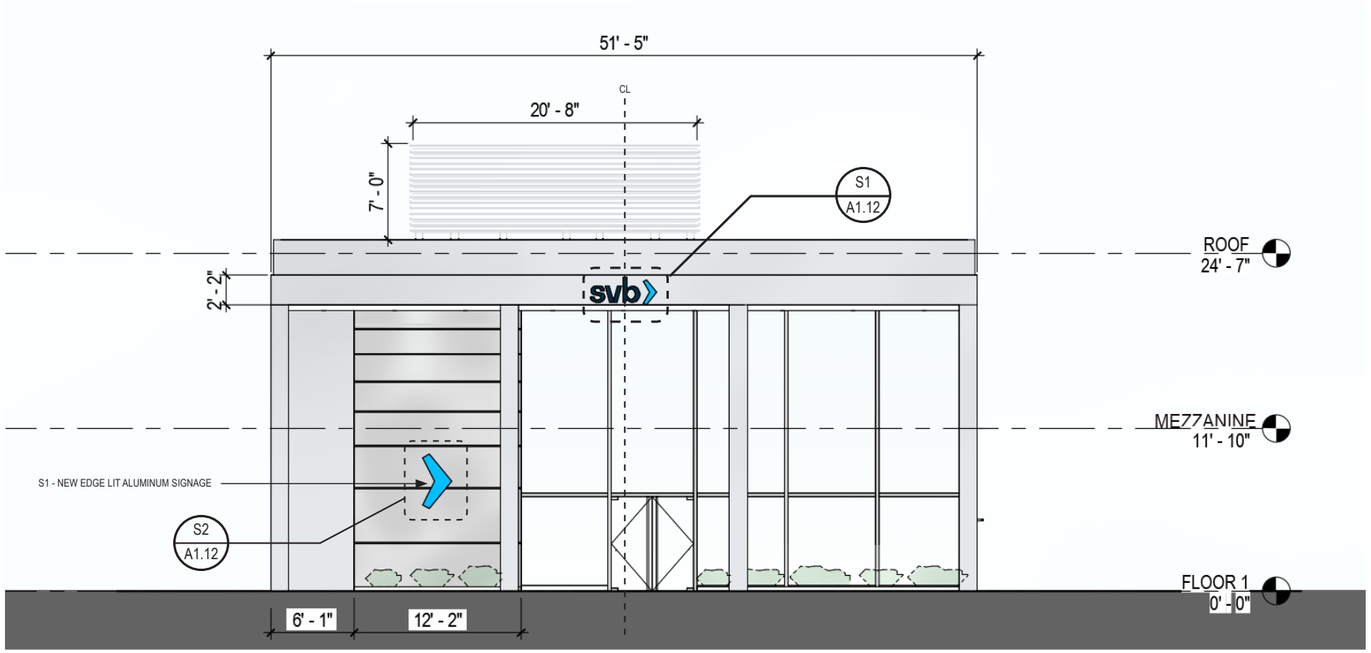
0 4' 8' 16'

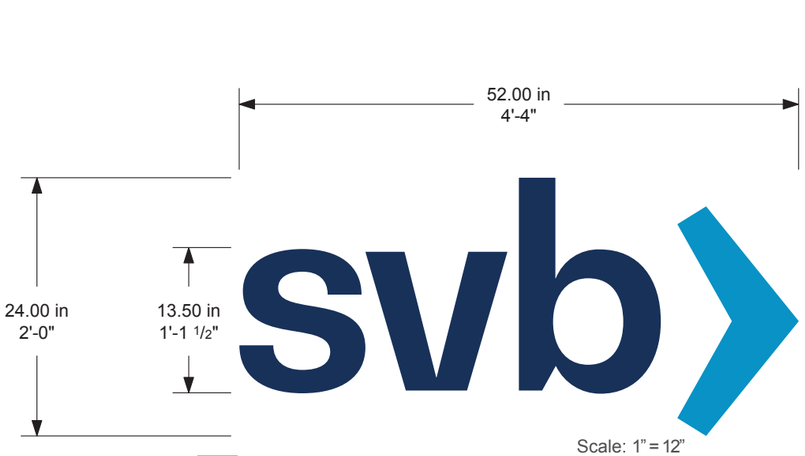
STUDIOS architecture

svb

BUILDING ELEVATIONS - PROPOSED

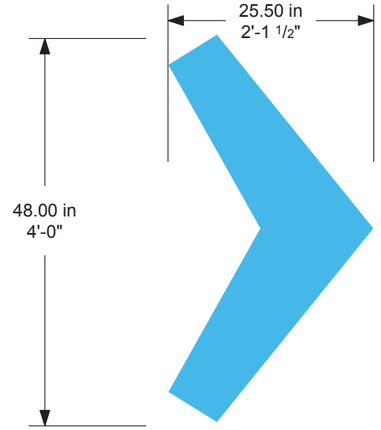
414 CALIFORNIA AVE | A1.11





Scale: 1" = 12"

S1 LED Channel Letters, Front- Lit
Flush Mounted
8.6 SF



S2 LED Channel Letters, Edge- Lit
Flush Mounted
8.5 SF

Scale: 1 = 12"

IDENTITI
425 N Martingale Rd
18th Floor
Schaumburg, IL 60173
Office 847.301.0510
identiti.net

W.O. No. 17765
Address 414 California Ave
City, ST Palo Alto, CA 94306

Orig. Draft 08.23.2022
Project Mgr. Alex Esposito
Designer Sarah Broadfoot

Rev. Art Steph Chan
Rev. Date 08.29.2022
Page Rev. 002

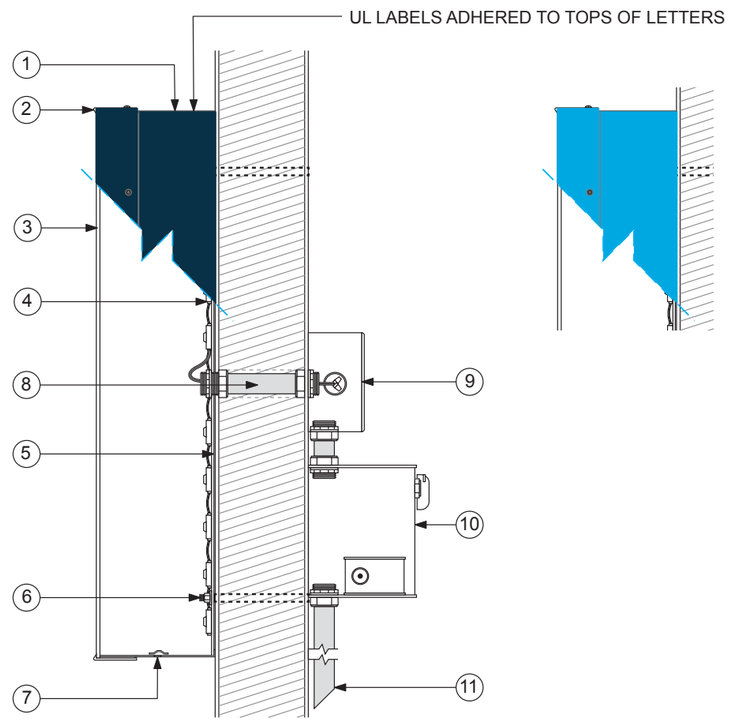
Color Palette
- White Acrylic
- 3M 3630-147 Light European Blue
- 3M 3630-137 European Blue Day/Night Vinyl
- PMS 2995C Returns
- PMS 2189C Returns
- N/A

Signage:
S1
Front-Lit

LETTER SPECIFICATIONS

1. 0.040 ALUMINUM RETURNS (3" DEPTH):
PAINTED PMS 2189C (LETTERS ONLY), PMS 2995C (CHEVRON ONLY)
2. 1" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS)
PAINTED PMS 2189C (LETTERS ONLY), PMS 2995C (CHEVRON ONLY)
3. 3/16" ACRYLIC FACE:
WHITE ACRYLIC #7328 WHITE WITH FIRST SURFACE APPLIED VINYL
4. LED UNITS (WHITE):
ALL LEDS TERMINATED WITH WIRENUTS
5. 0.063 ALUMINUM BACK:
PRECOAT WHITE FINISH
6. MOUNTING HARDWARE: APPROPRIATE TO SECURE TO
FACADE TYPE AND SUPPORT STRUCTURE
7. WEEP HOLES
WITH LIGHT BAFFLES
8. CONDUIT: CONNECTION THROUGH WALL TO BE WATERTIGHT
SECONDARY ELECTRICAL RUN (WHEN NEEDED)
9. UL LISTED HOUSING:
SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
10. UL HOUSING W/ PWR SUPPLY (QTY VARIES)
DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
11. PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS)
TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN

ESTIMATED WEIGHT: ±150 LBS



LETTER SECTION
SCALE: N.T.S.

IDENTITI
425 N Martingale Rd
18th Floor
Schaumburg, IL 60173
Office 847.301.0510
identiti.net

W.O. No.	17765
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City, ST	Palo Alto, CA 94306

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Page Rev.	002

Color Palette

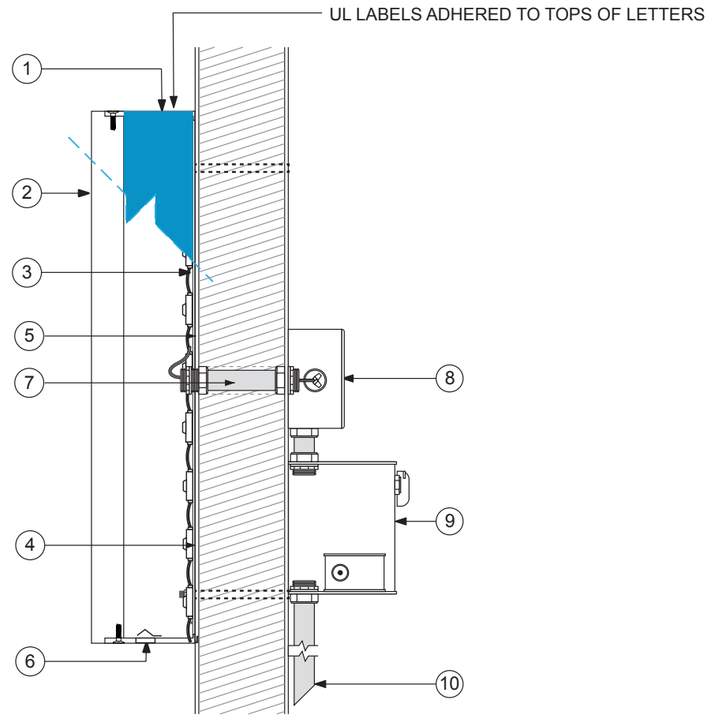
- White Acrylic
- 3M 3630-147 Light European Blue
- 3M 3630-137 European Blue Day/Night Vinyl
- PMS 2995C Returns
- PMS 2189C Returns
- N/A

Signage:
S1
Flush-Lit

LETTER SPECIFICATIONS

1. 0.040 ALUMINUM RETURNS (1.5" DEPTH):
   PAINTED PMS 2995C
2. 0.75" THICK #2447 WHITE ACRYLIC W/ 0.375" EXPOSED
   AND 0.375" INSET INTO LETTER CAN.
   FACE ONLY PAINTED PMS 2995C
3. LED UNITS (WHITE):
   ALL LEDS TERMINATED WITH WIRENUTS
4. 0.090 ALUMINUM BACK:
   PRECOAT WHITE FINISH
5. MOUNTING HARDWARE:
   APPROPRIATE TO SECURE LETTERS TO STRUCTURE
6. WEEP HOLES W/ LIGHT BAFFLES
7. CONDUIT: CONNECTION THROUGH WALL TO BE WATERTIGHT
   SECONDARY ELECTRICAL RUN (WHEN NEEDED)
8. UL LISTED HOUSING:
   SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
9. UL HOUSING W/ PWR SUPPLY (QTY VARIES)
   DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
10. PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS)
    TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN

ESTIMATED WEIGHT: ±150 LBS



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Rev. Art	Steph Chan
Rev. Date	08.29.2022
Page Rev.	002

Color Palette

White Acrylic	N/A
PMS 2995C Face & Returns	N/A
N/A	N/A

Signage:
S2
Edge- Lit

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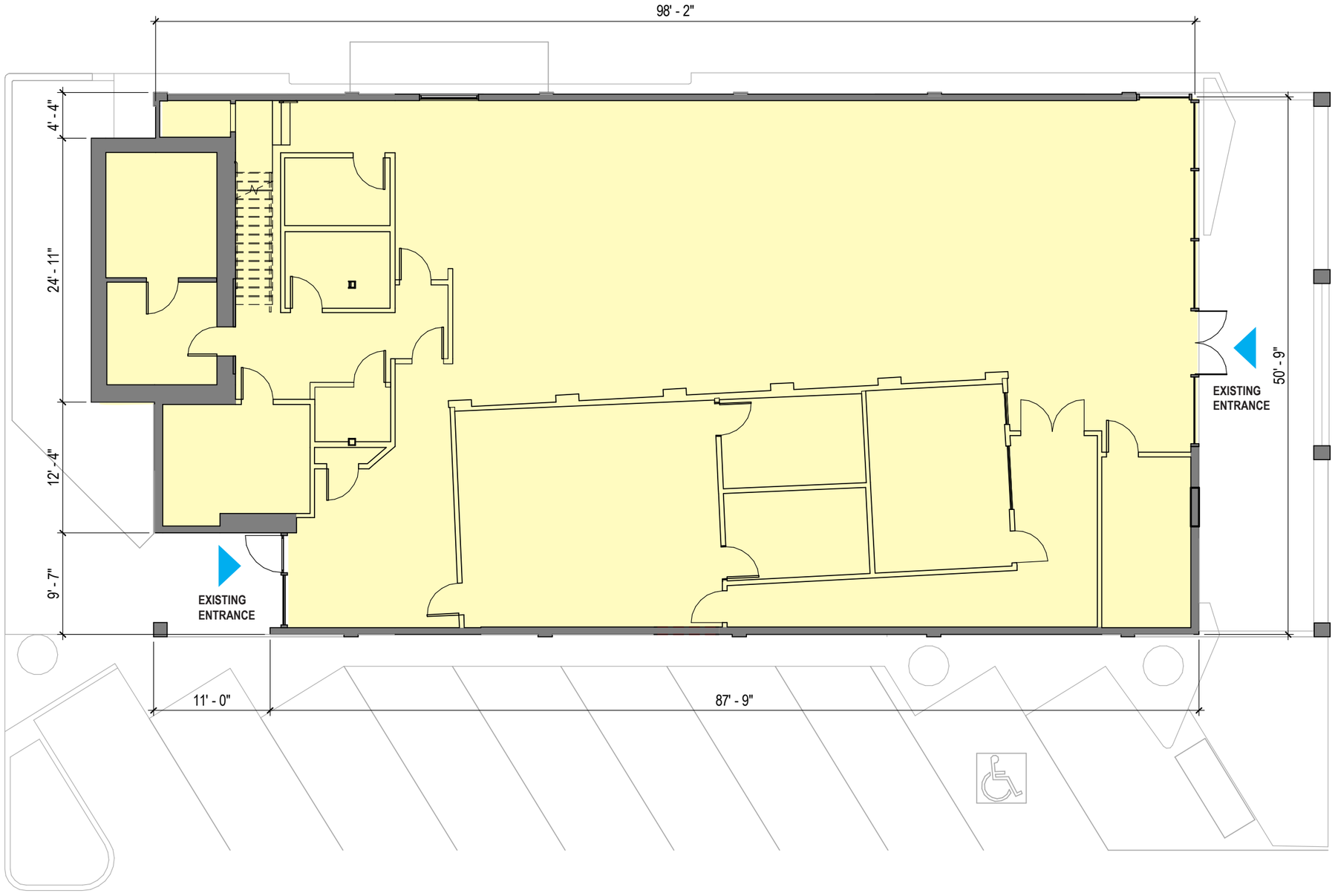
svb



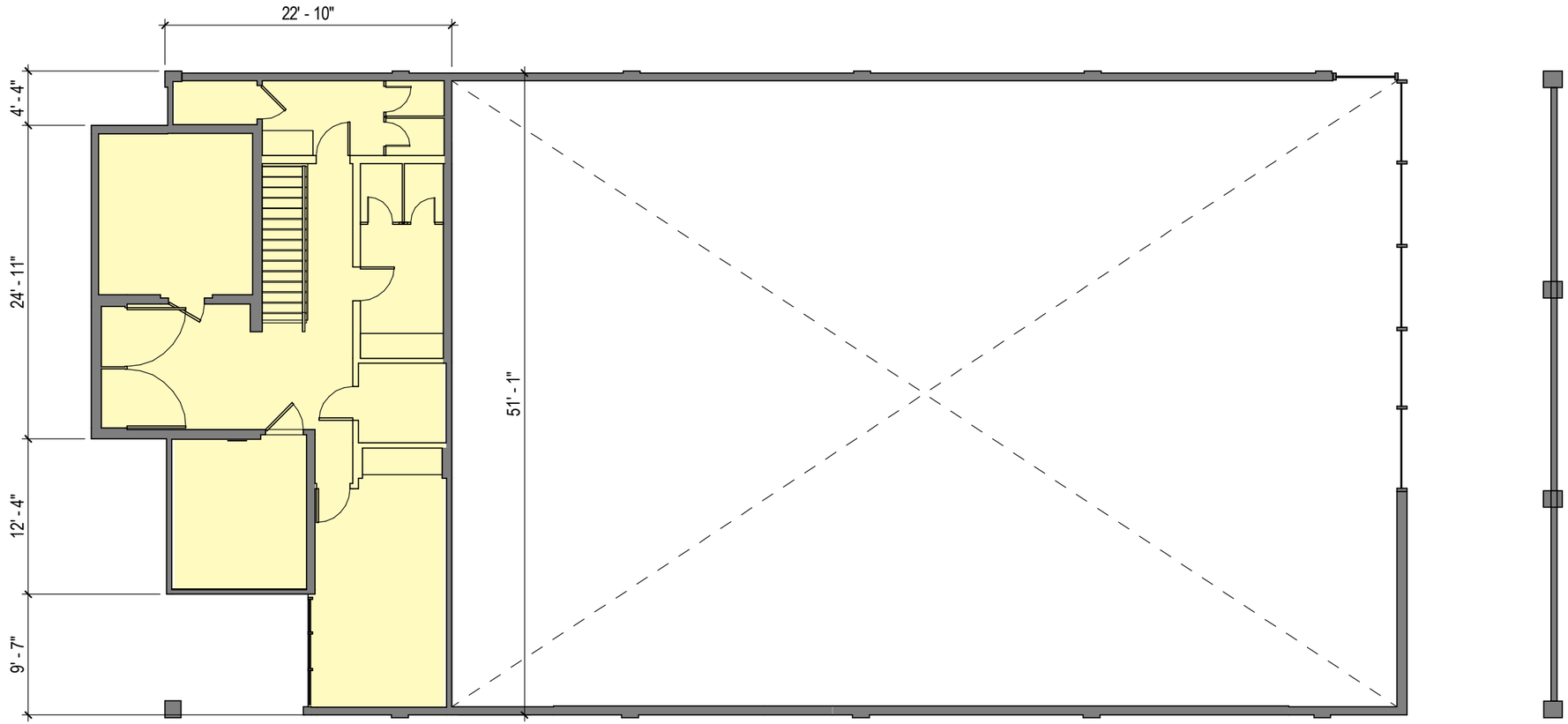
NO PROPOSED CHANGES TO EXISTING LEVEL 1

0 4' 8' 16'

N

STUDIOS architecture svb

FLOOR PLAN - LEVEL 1
414 CALIFORNIA AVE | A1.15



NO PROPOSED CHANGES TO EXISTING MEZZANINE

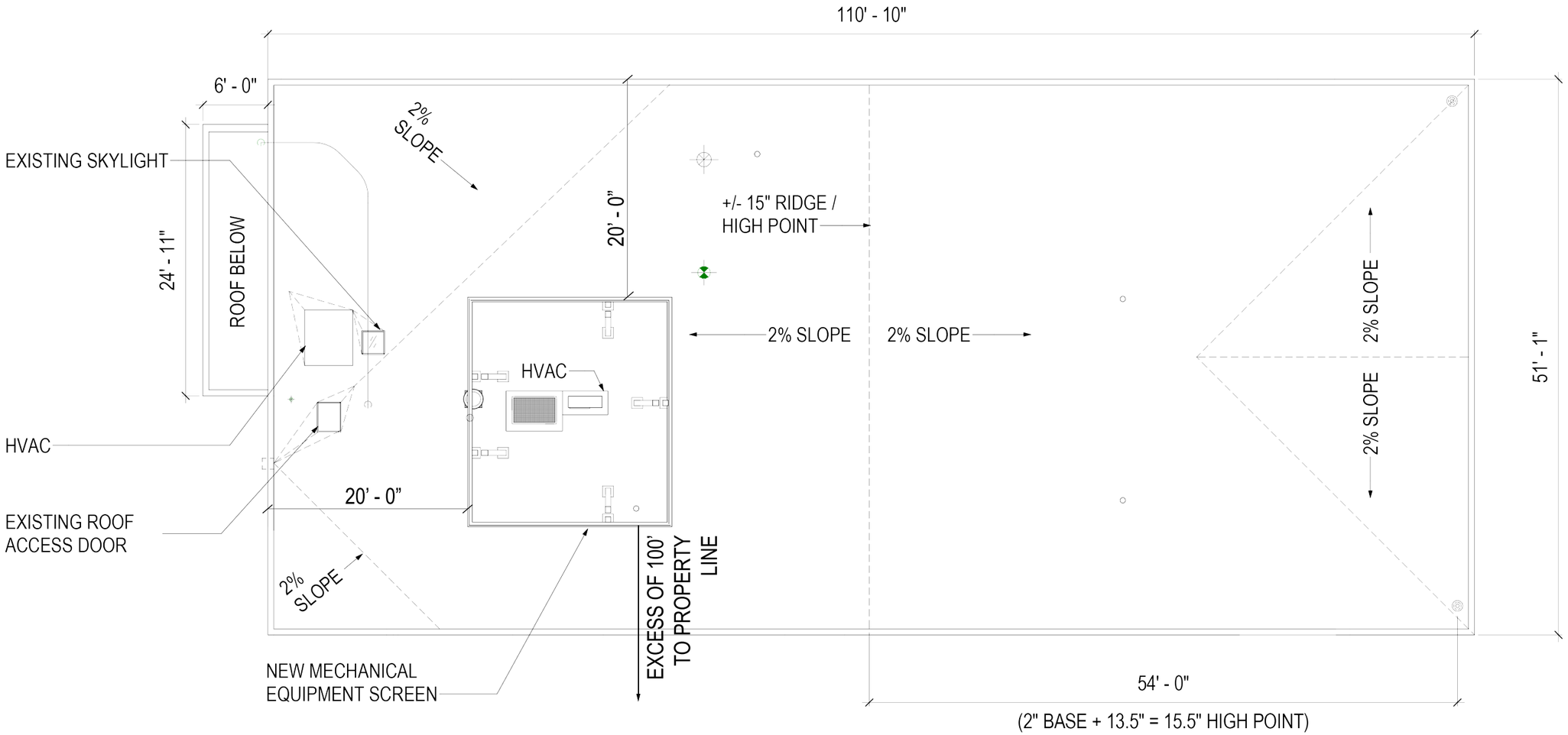
0 4' 8' 16'

N

STUDIOS architecture

svb

FLOOR PLAN - MEZZANINE
414 CALIFORNIA AVE | A1.16



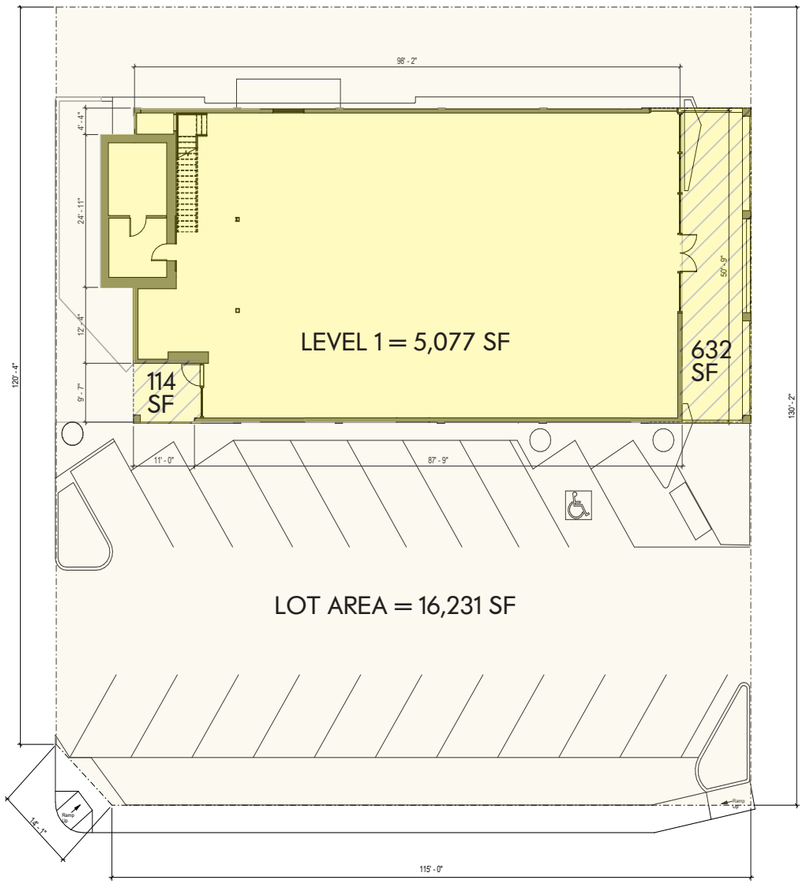
0 4' 8' 16'

N

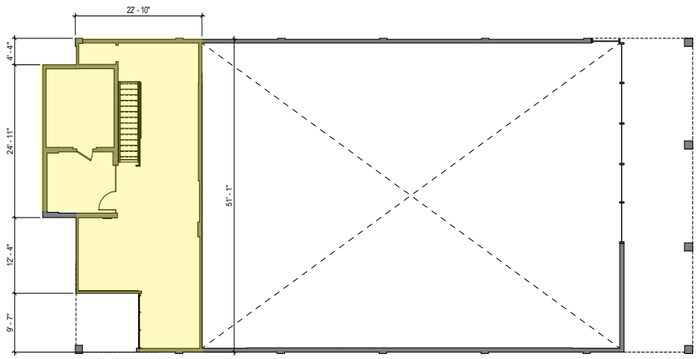
STUDIOS architecture svb

ROOF PLAN
414 CALIFORNIA AVE | A1.17

FLOOR 1



MEZZANINE

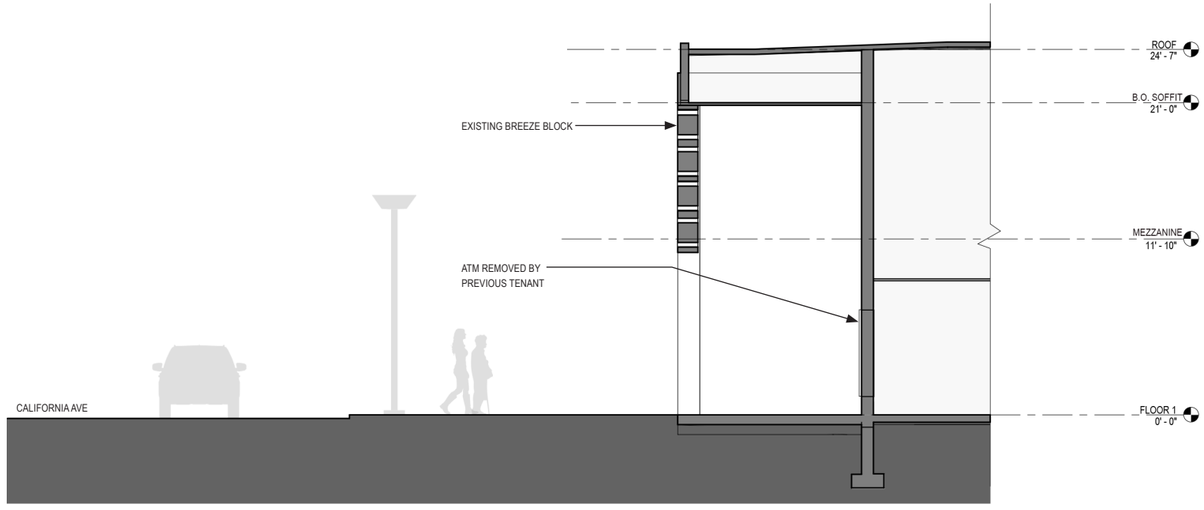


MEZZANINE = 1,118 SF

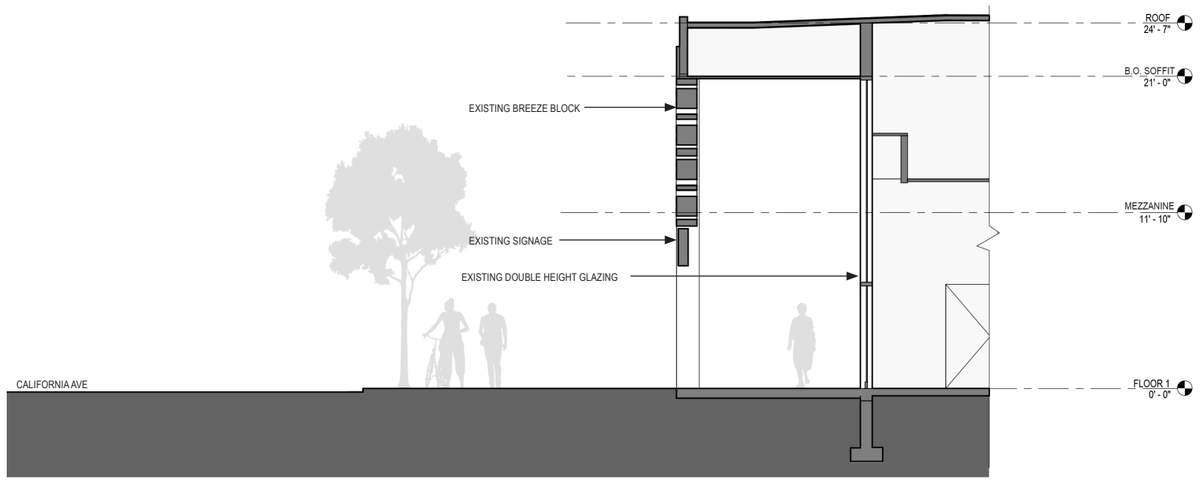
EXISTING FLOOR AREA

LOT AREA	**16,231 SF**
FLOOR 1	**5,077 SF**
MEZZANINE	**1,118 SF**
ROOF OVERHANG	**746 SF**
EXISTING FAR	**0.428 (41%)**

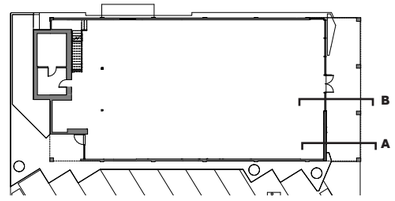
NO PROPOSED CHANGES TO EXISTING FAR



SECTION A - EXISTING



SECTION B - EXISTING

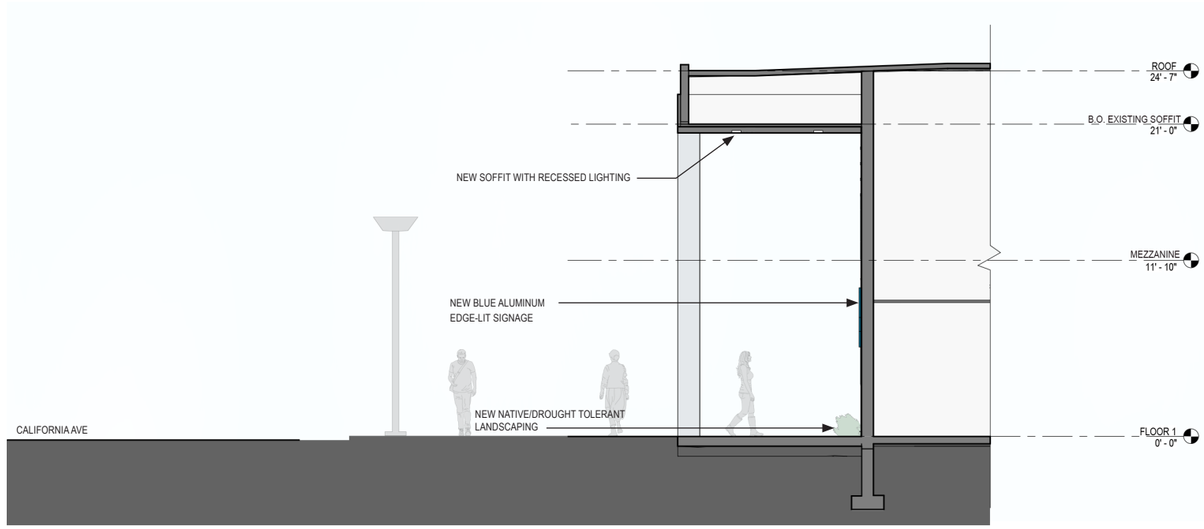


KEY PLAN

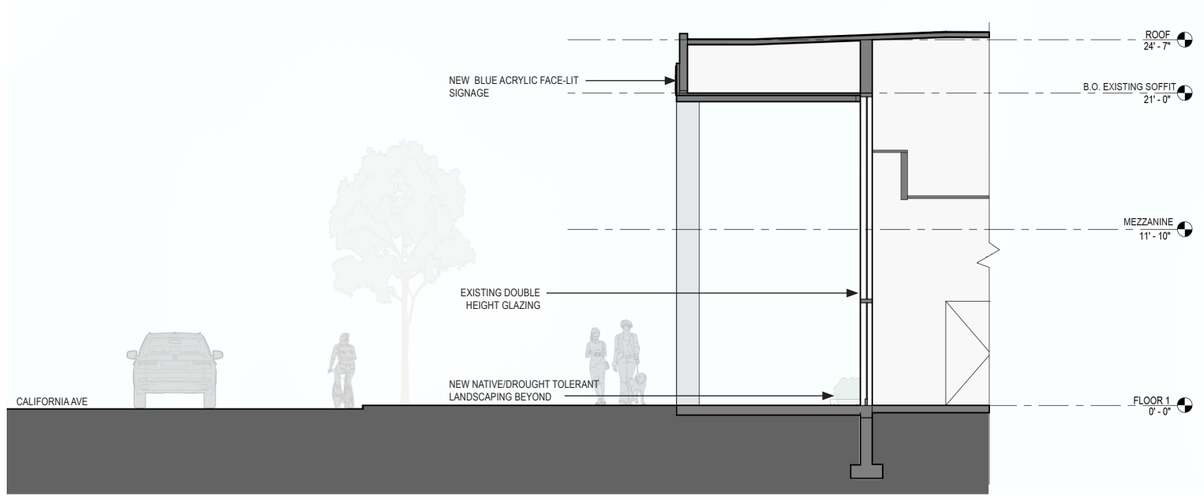
STUDIOS architecture svb

BUILDING SECTIONS - EXISTING

414 CALIFORNIA AVE | A1.19



SECTION A - PROPOSED



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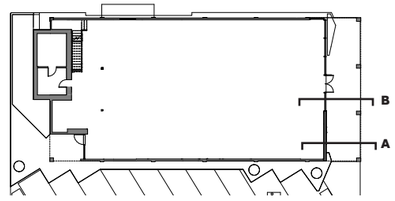


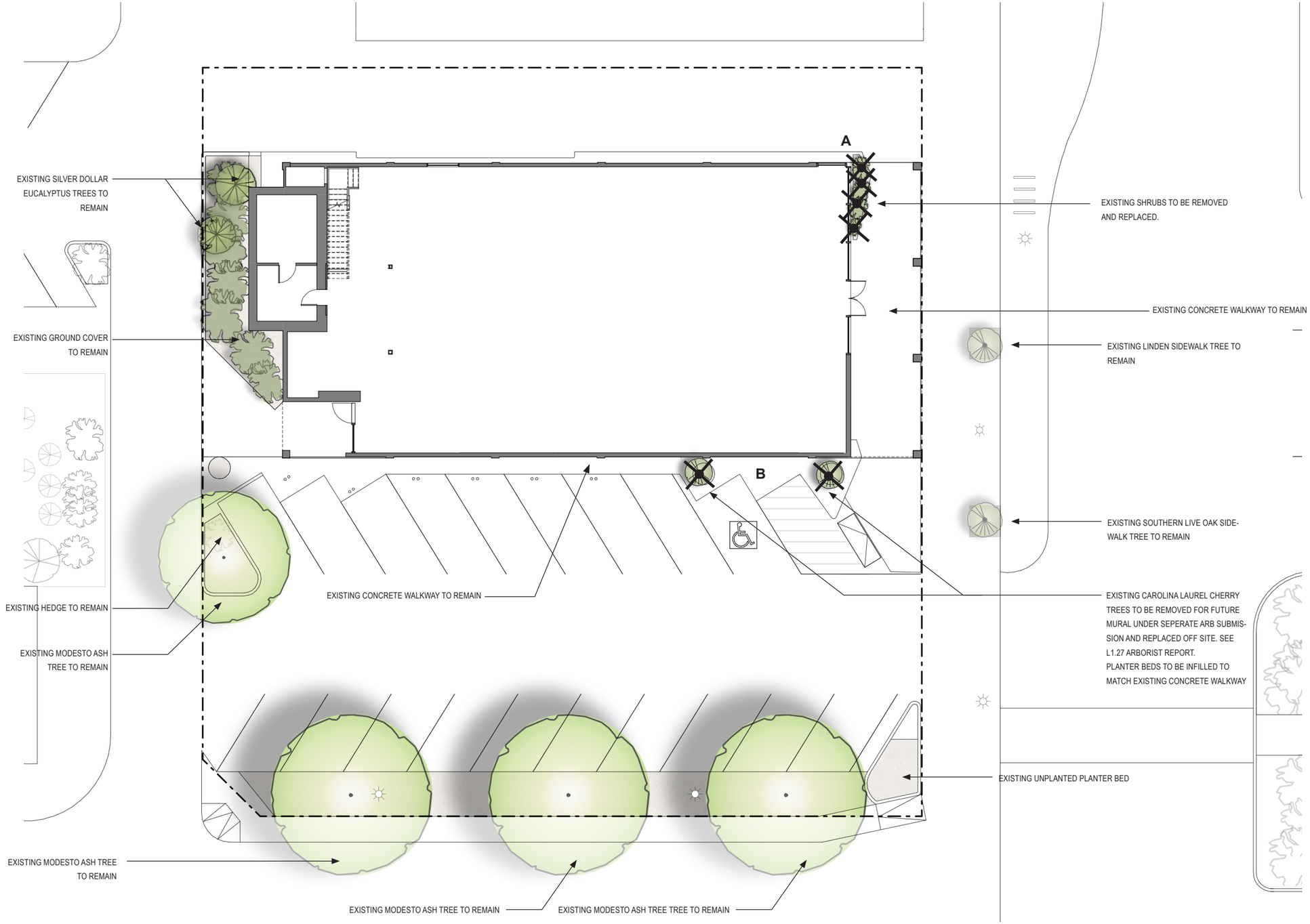
KEY PLAN

STUDIOS architecture

svb

BUILDING SECTIONS - PROPOSED

414 CALIFORNIA AVE | A1.20



PLAN KEY

EXISTING SHRUB/TREE TO BE REMOVED

NOTE: DUE TO SITE CONTRAINTS, THE 2 REMOVED TREES SHALL BE REPLACED OFF SITE.
THE VALUE OF THE TREES TO BE REMOVED HAS BEEN COMPUTED IN THE ARBORIST REPORT FOLLOWING. SEE 'COLUMN 4' ON L1.27 FOR THE TREE REPLACEMENT STRATEGY.

LOCATION A

SHRUBS TO BE REMOVED. PLANTER BED TO BE REPLACED.

LOCATION B

TREES TO BE REMOVED AS REQUIRED TO REFINISH BUILDING FOR FUTURE MURAL - SEE ARBORIST REPORT FOLLOWING

N

STUDIOS architecture svb

LANDSCAPE PLAN - EXISTING
414 CALIFORNIA AVE | L1.21

Nigel Belton
Consulting Arborist

TREE PRESERVATION RECOMMENDATIONS FOR THE PROPOSED IMPROVEMENTS AT
414 CALIFORNIA AVENUE – PALO ALTO, CALIFORNIA

Prepared at the request of:
Kevin Lieberman
Associate Project Manager
Studios Architecture
350 California Street, Floor 21
San Francisco, CA 94104
klieberman@studios.com

Site visit by:
Nigel Belton
ISA Certified Arborist WE-0410A
June 23, 2022

Job – 414 California Ave - Palo Alto. 7.8.22

CERTIFIED ARBORIST
WE-410A

Ph / Fax (831) 688-1239
P.O. Box 1744 ~ Aptos, CA 95001 ~ CCL # 657930 ~ beltonnigel@gmail.com

TABLE OF CONTENTS:

TREE PRESERVATION RECOMMENDATIONS FOR THE PROPOSED IMPROVEMENTS AT
414 CALIFORNIA AVENUE – PALO ALTO, CALIFORNIA

SUMMARY:

This is a preliminary tree preservation and protection report.

The proposed project entails the replacement of the stucco surface on the exterior of the building and the painting of a large mural on its south side.

A total of 10 trees were assessed in preparation for this report. Eight of these trees are located on the property. Two other trees are located on the Public Right of Way.

Two small trees are identified for removal because of their close proximity to the south side of the building. These trees will partially obscure the proposed mural on that side of the building if they are left in place.

The eight other trees have been identified for preservation within this report. I determined that three of these trees must be protected during the construction phase of this project (see the Tree Protection Plan attached to this report). These trees are located within close proximity to the building. The tree protection measures must conform to the specifications outlined within the City of Palo Alto Tree Technical Manual.

I determined that the five other trees do not require any protection measures because they are well setback from the building and the risk of damage will be very low.

BACKGROUND:

Kevin Lieberman of Studios Architecture asked me to prepare a tree preservation and protection report concerning the proposed improvements to the exterior of the commercial building at 414 California Avenue. This project entails the replacement of the stucco surface on the building and the painting of a mural on the south side of this structure. I also understand that there will be some minor landscape improvements. I surveyed and documented a total of 10 trees on the project site and the adjacent Public Right of Way.

ASSIGNMENT:

1- Survey the trees within the project area that have trunks measuring 4-inches and larger in diameter, when measured at 54-inches above ground. Affix numbered tags to the trunks of these trees and plot their locations on a Tree Location Map.

2- Document the surveyed tree's dimensions and note their health and structural condition ratings in a Tree Resource Assessment Matrix.
- The matrix identifies the trees that are suitable for preservation based upon their good health and structural condition ratings. The matrix also serves to identify trees that are unsuitable for preservation because of their poor condition ratings.
- The matrix identifies those trees that must be removed because of their locations within the proposed construction footprint.

3- Prepare an arborist report.
- Review the Site Plans provided to me (ARB Submittal Plan Set – Prepared by Studios Architecture).
- Provide observations regarding the site and the individual tree conditions.
- Provide preliminary tree preservation and protection recommendations.
- Provide an inspection schedule, showing at which time the project arborist must be on site to provide inspections and supervision during the construction period.

LIMITATIONS:

The inspection of these trees was made from the ground only. The tree's canopies were not accessed to assess their above ground structures, nor were their roots examined below soil grade. The inspections of these trees were limited to visual examinations and did not entail any advanced testing of their interior structures.

TREE PRESERVATION RECOMMENDATIONS FOR THE PROPOSED IMPROVEMENTS AT 414 CALIFORNIA AVENUE – PALO ALTO, CALIFORNIA
Site visit by Nigel Belton, ISA Certified Arborist WE-0410A – June 23, 2022

TRESS #7 & 8 SHALL BE REPLACED OFF SITE PER THE TREE REPLACEMENT VALUE INDICATED ON L1.27

OBSERVATIONS:

Tree #1 – 18-inch DBH Silver Dollar Eucalyptus *(eucalyptus polyanthemos)*:
Tree #2 – 30.5-inch DBH Silver Dollar Eucalyptus:

Both of these trees are located in a narrow area of landscape beside the north corner of the building. These trees have good overall condition ratings and are suitable for preservation and must be protected during the site work.

I recommend that the trees are pruned by a qualified tree service provider in order to improve their structural conditions.

Tree #3 – 32-inch DBH Modesto Ash *(Fraxinus velutina 'Modesto')*:
Tree #4 – 23.5-inch DBH Modesto Ash:
Tree #5 – 25-inch DBH Modesto Ash:
Tree #6 – 21.5-inch DBH Modesto Ash:

These trees are located around the outside of the parking area on the south side of the building. These trees have good overall condition ratings and are suitable for preservation. The tree closest to the building must be protected during the site work. The three other ash trees will be well setback from potential disturbances during the proposed improvement work.

I recommend that the trees are pruned by a qualified tree service provider in order to improve their structural conditions. Tree #4 has a heavy and overextended limb structure that extends west over the corner of New Mayfield and Mimosa Lanes. I recommend that the weight is reduced in the end of this heavy limb in order to reduce the likelihood of it failing.

TRESS #7 & 8 SHALL BE REPLACED OFF SITE PER THE TREE REPLACEMENT VALUE INDICATED ON L1.27

Tree #7 – 5.5-inch DBH Carolina Laurel Cherry *(Prunus caroliniana)*:
Tree #8 – 8.5-inch DBH Carolina Laurel Cherry:

Both of these trees are situated within 24-inches of the south side of the building. These trees have good overall condition ratings.

TREE PRESERVATION RECOMMENDATIONS FOR THE PROPOSED IMPROVEMENTS AT 414 CALIFORNIA AVENUE – PALO ALTO, CALIFORNIA
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TRESS #7 & 8 SHALL BE REPLACED OFF SITE PER THE TREE REPLACEMENT VALUE INDICATED ON L1.27

Tree #9 – 6.5-inch DBH Southern Live Oak *(Quercus virginiana)*:
Tree #10 – 5.5-inch DBH Linden Tree *(Tilia spp.)*:

Both of these trees are located within the Public Right of Way on California Avenue. These trees have good condition ratings.

The trees will be well setback from potential disturbances during the proposed improvement work.

DETERMINATIONS:

1- I determined that Tree's #7 & #8 must be removed in order to facilitate the proposed improvements on the south side of the building.

2- I determined that the eight other surveyed trees are suitable for preservation, based upon their good overall health and structural condition ratings.

3- I determined that the tree's identified as #1, #2 and #3 must be protected against potential damage during the proposed improvement work (see the attached Tree Protection Plan). Note - These tree protection measures must conform to the specifications outlined within the City of Palo Alto Tree Technical Manual.

4- I determined that the five other surveyed trees on the property and the Public Right of Way do not require specific tree protection measures because they are setback far enough away from the proposed improvements. The risk of any damage to these trees during the proposed work is negligible.

RECOMMENDATIONS:

DESIGN PERIOD:

1- I must review the final plans in the event that there are any significant changes that could potentially impact the subject trees.

CONSTRUCTION PERIOD – TREE PROTECTION:

Tree's #1, #2 and #3 must be protected with trunk protection and Tree Protection Zone Fences, as specified in the attached Tree Protection Plan.
Note - The tree protection must be installed before the site work can proceed. The tree protection measures must conform to the City of Palo Alto's specifications outlined on Sheet T-1 – The Special Tree Protection Instruction Sheet.

Tree protection fences and trunk protection barriers shall not be moved or dismantled during the construction period without the approval of the City Arborist and the Project Arborist.

TREE MAINTENANCE RECOMMENDATIONS:

The Project Arborist must meet with the approved Tree Service Provider to discuss the scope of all the recommended pruning work on this site before it proceeds and should also be available to inspect the work in progress in order to ensure that it is being performed correctly. This work must comply with ANSI A-300 Best Management Practices and ISA Standards for tree pruning and the installation of tree support systems (tree props and support cables). This work must also be performed under the supervision of an ISA Certified Arborist.

TRESS #7 & 8 SHALL BE REPLACED OFF SITE PER THE TREE REPLACEMENT VALUE INDICATED BELOW.

TREE REPLACEMENT:

The City of Palo Alto requires the replacement of the Designated Trees to be removed on the project site (Tree Technical Manual – Section 3.00). In the event that there is not enough space or if other design constraints preclude the planting of replacement trees, the replacement value of these trees must be determined. The monetary value of these trees will then be utilized by the city for tree planting purposes elsewhere on public property.

Tree Number	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
Tree Resource Matrix	Canopy Size of Removed Tree	Equivalent Replacement Trees	Alternative Replacement Tree	Tree Replacement Value
#7 – Carolina Laurel Cherry	4-9 – Feet Canopy Spread	Two 24-inch Box Size	One 36-inch Box Size	$520.00 for two 24-inch Box Trees
#8 – Carolina Laurel Cherry	10-27 – Foot Canopy Spread	Three 24-inch Box Size	Two 36 -inch Box Size	$780.00 for three 24-inch Box Trees

CONTRACTOR & ARBORIST INSPECTION SCHEDULE (SEE SHEET T-1 – CITY OF PALO ALTO):

1 – TREE PROTECTION ZONE FENCES:

- Tree Protection Zone Fencing must be installed and approved of by the City Arborist and the Project Arborist before any site demolition and construction work proceeds.

- TPZ fences must not be dismantled or moved at any time during the construction period, without first obtaining the approval of the City Arborist and the Project Arborist.

- All construction activities must be excluded from fenced Tree Protection Zones, unless such encroachments are unavoidable, in which case the Project Arborist must provide supervision regarding root protection and preservation within these areas. Vehicles and equipment must be excluded from Fenced Tree Protection Zones. No materials, chemicals or waste products may be stored or disposed of within these protected areas.

2 – THE PRE-CONSTRUCTION MEETING:

- The City Arborist and the Project Arborist must attend a pre-construction meeting with the General Contractor to discuss the tree protection requirements. The Project arborist must also be notified concerning scheduled site meetings throughout the construction period.

3 – SITE INSPECTIONS & SUPERVISION:

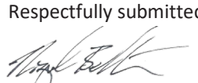
Note - See the instructions on Sheet T-1 – Special Tree Protection Instruction sheet – City of Palo Alto.

- The Project Arborist must also provide supervision oversight concerning all construction disturbances that encroach within the Critical Root Zones Areas of Protected Trees (These areas are shown on the attached Tree Canopy & Protection Zone Map).

- The Project Arborist must provide monthly inspections throughout the entire construction period and provide Tree Activity Reports to the City Planning Department.

Please contact me if you have any questions concerning this report.

Respectfully submitted



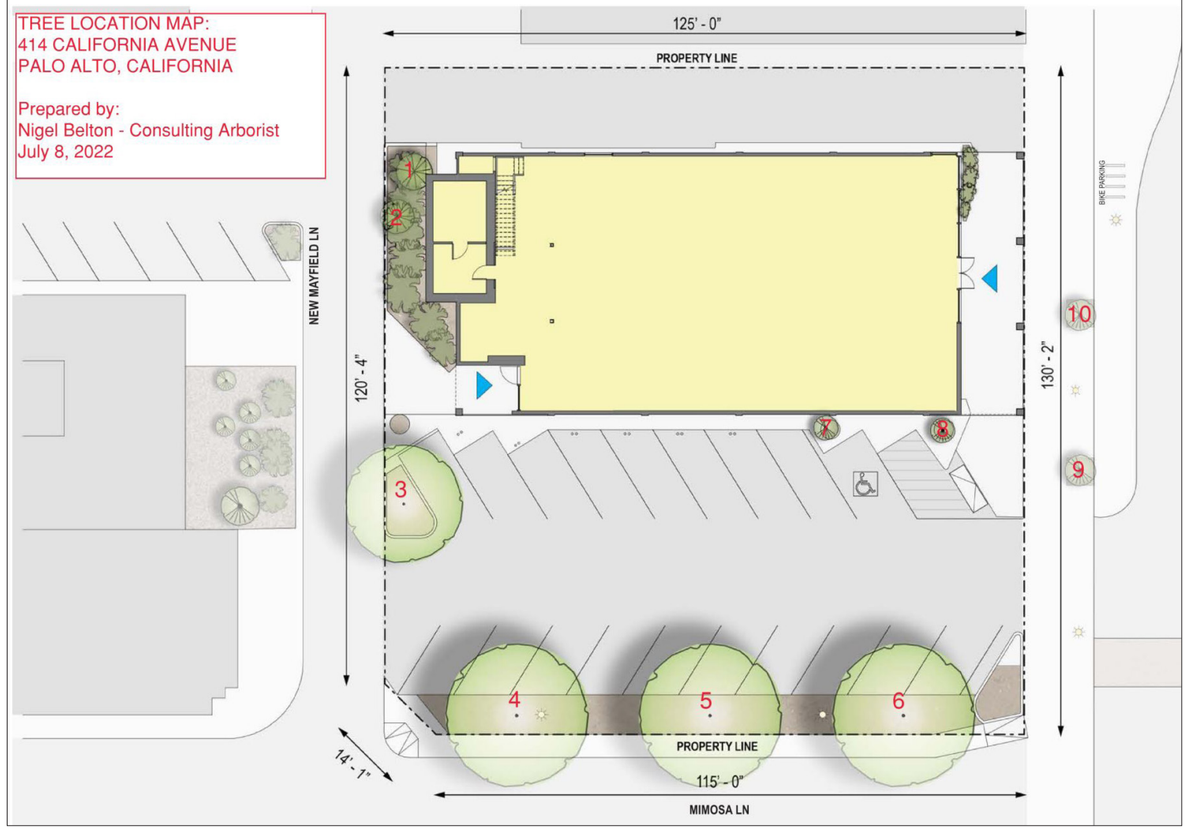
Nigel Belton

Attachments:

- Assumptions & Limiting Conditions
- Tree Resource Matrix
- Tree Location Map
- Tree Canopy Dimensions & Protection Zones Map
- Preliminary Tree Protection Plan
- Sheet T-1. Special Tree Protection Instruction sheet

TREE PRESERVATION RECOMMENDATIONS FOR THE PROPOSED IMPROVEMENTS AT 414 CALIFORNIA AVENUE – PALO ALTO, CALIFORNIA
Site visit by Nigel Belton, ISA Certified Arborist WE-0410A – June 23, 2022

TRESS #7 & 8 SHALL BE REPLACED OFF SITE PER THE TREE REPLACEMENT VALUE INDICATED ON L1.27



TREE RESOURCE ASSESSMENT MATRIX – 414 CALIFORNIA AVENUE - PALO ALTO, CALIFORNIA:

#	*SHEET 1 of 1.* SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GRADE – (DBH)	ESTIMATED HEIGHT	ESTIMATED SPREAD	HEALTH (1 = BEST RATING)	STRUCTURE (1 = BEST RATING)	SUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	UNSUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	REMOVAL REQUIRED FOR PROPERTY IMPROVEMENTS	PROTECTED REGULATED TREE	COMMENTS
1	Silver Dollar Eucalyptus *(Eucalyptus polyanthemos)*	18	55	20	2	2	X	-	-	X	- A protected Designated Tree. - Structural pruning work recommended.
2	Silver Dollar Eucalyptus	30.5	58	30	2	3	X	-	-	X	- A protected Designated Tree. - Structural pruning work recommended.
3	Modesto Ash *(Fraxinus velutina 'Modesto')*	32	57	45	2	3	X	-	-	X	- A protected Designated Tree. - Structural pruning work recommended.
4	Modesto Ash	23.5	55	60	2	2	X	-	-	X	- A protected Designated Tree. - Structural pruning work recommended.
5	Modesto Ash	25	55	40	2	3	X	-	-	X	- A protected Designated Tree. - Structural pruning work recommended.
6	Modesto Ash	21.5	50	40	2	3	X	-	-	X	- A protected Designated Tree. - Structural pruning work recommended.
7	Carolina Laurel Cherry *(Prunus caroliniana)*	5.5	15	40	2	3	X	-	X	X	- A protected Designated Tree. - Located within close proximity to the building.
8	Carolina Laurel Cherry	8.5	14	5	2	3	X	-	X	X	- A protected Designated Tree. - Located within close proximity to the building.
9	Southern Live Oak *(Quercus virginiana)*	6.5	15	10	1	2	X	-	-	X	- A protected Street Tree on California Avenue.
10	Linden Tree *(Tilia spp.)*	5.5	13	7	1	2	X	-	-	X	- A protected Street Tree on California Avenue.

Site visit by Nigel Belton, ISA Certified Arborist WE-0410A – June 23, 2022

Nigel Belton
Consulting Arborist

September 21, 2022

Kevin Lieberman
Associate Project Manager
Studios Architecture
350 California Street, Floor 21
San Francisco CA 94104
klieberman@studios.com

SUBJECT – PROJECT ARBORIST'S RESPONSE TO THE CITY OF PALO ALTO'S PLAN REVIEW COMMENTS CONCERNING THE PROPOSED IMPROVEMENTS AT 414 CALIFORNIA AVENUE:

Dear Mr. Lieberman,

Please find the information you requested pertaining to the Notice of Incomplete/Corrections Required/Interim Report, dated 09/20/2022 (Application No. 22PLN-00207).

1- The city requested a reason as to why the two Carolina Cherries that are identified as Tree's #7 and #8 need to be removed.

The reasons for their removal are as follows:
- The canopies of these trees will be in the way of the proposed resurfacing work on the building and will also be in the way at the when the proposed mural is painted on the adjacent wall.
- It is also my understanding that the trunks of these trees are in conflict with ADA requirements concerning the proximity of the adjacent disabled parking stall and the wheel chair access pad.

Note that the arborist report dated 7/8/22, includes a tree replacement matrix concerning the removal of these trees.

2- The city requested a calculation be provided concerning the extent of the shade provided by the canopies of the existing trees over the parking area (Tree's #3 through #6 in the arborist report). I determined that the canopies of the four large trees within the proximity of the parking area provide shade to approximately 60% of the parking area surface (see the attached image for more information).

CERTIFIED ARBORIST
WE-410A
Ph / Fax (831) 688-1239
P.O. Box 1744 ~ Aptos, CA 95001 ~ CCL # 657930 ~ beltonnigel@gmail.com

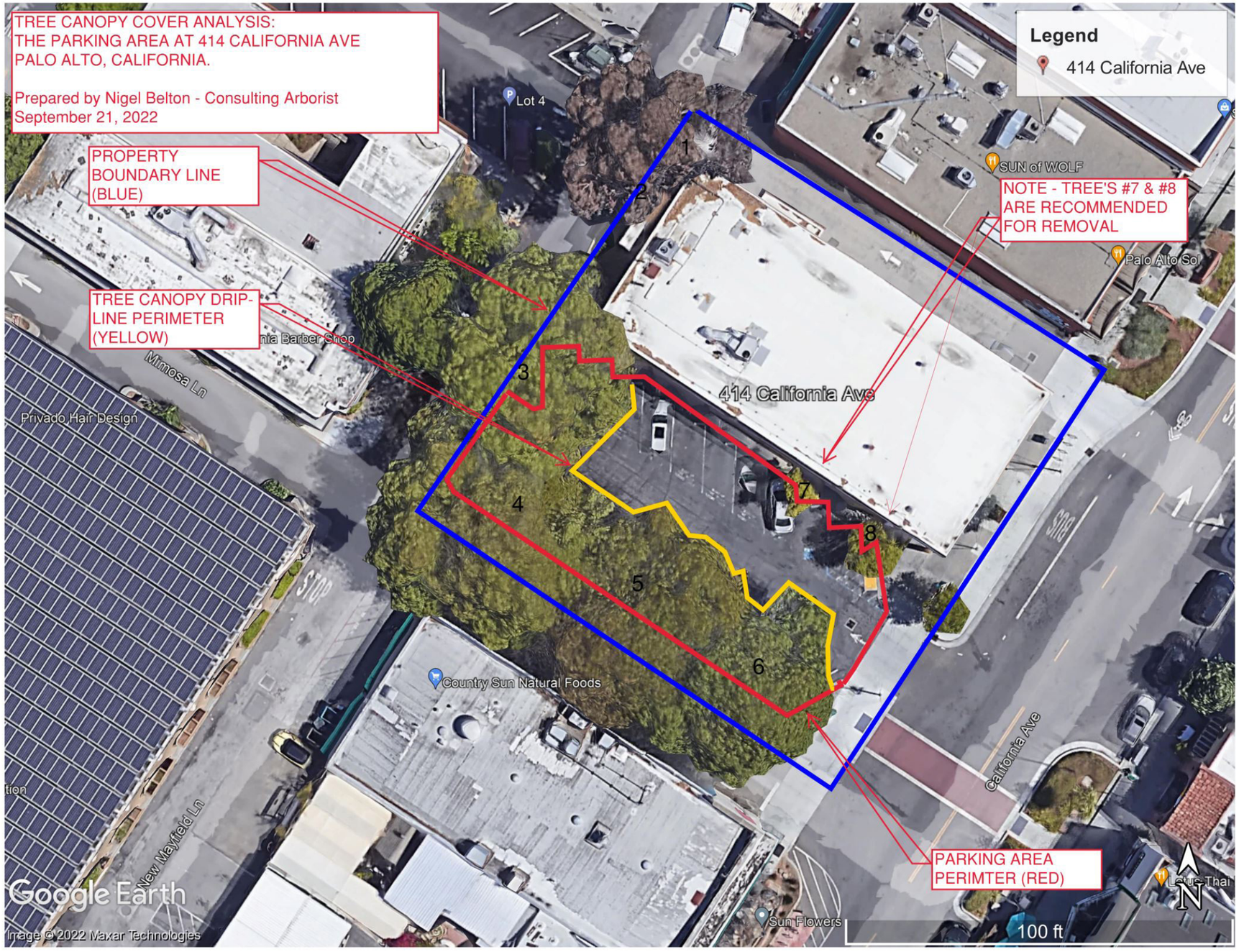
SUBJECT – PROJECT ARBORIST'S RESPONSE TO THE CITY OF PALO ALTO'S PLAN REVIEW COMMENTS CONCERNING THE PROPOSED IMPROVEMENTS AT 414 CALIFORNIA AVENUE:

Please contact me if you have any questions concerning these determinations.

Respectfully submitted

Nigel Belton

Attachment – Image of the Extent of the Tree Canopy Cover over the Parking Area



STUDIOS architecture svb

ARBORIST TREE CANOPY AT SURFACE PARKING ASSESSMENT
414 CALIFORNIA AVE | L1.30

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: 414 California Avenue - Palo Alto, CA 94306

Are there Regulated[1] 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[1] **require special protection by a fenced enclosure**, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form 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[1] or Designated[1] 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[2], Section 6.25). Attach this report to Sheet T-1,:Tree Protection, its Part of the Plan!", per Site Plan Requirements.*

4. Are the Site Plan Requirements** completed? **YES** **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[2], Section 2.15 for area to be fenced)

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

Signature: [signature] (Prop. Owner or Agent) Print: KEVIN LIEBERMAN Date: 6/16/2022

FOR STAFF USE:

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

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

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

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

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

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

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

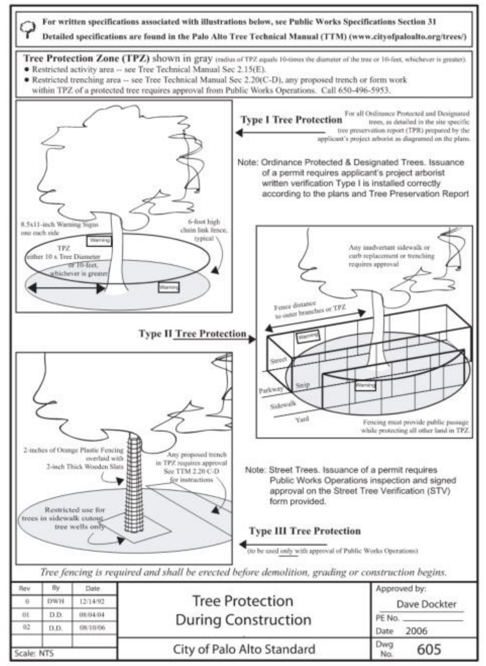


Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

APPENDIX J

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

City of Palo Alto Tree Department

Verification of Street Tree Protection

ADDENDUM 11

Monthly Tree Activity Report- Construction Site

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

---WARNING---
Tree Protection Zone

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

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

***Palo Alto Municipal Code Section 8.10.110**

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

SPECIAL INSPECTIONS **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

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

BUILDING PERMIT DATE: ____________

DATE OF 1ST TREE ACTIVITY REPORT: ____________

CITY STAFF: ____________

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

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

Use addtional "T" sheets as needed

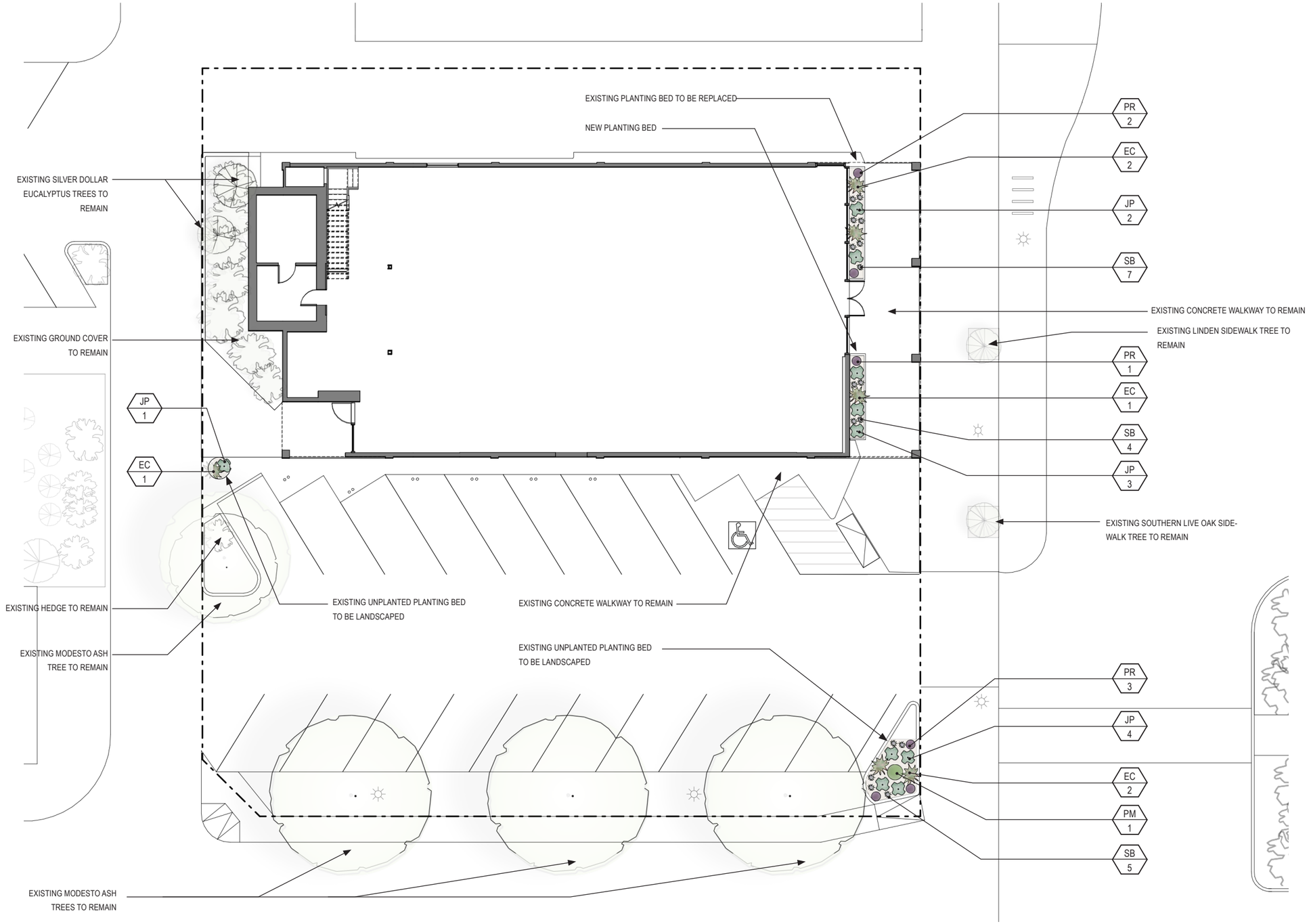
Project Data

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1



PLAN KEY

AA 1 — SPECIES KEY / QUANTITY

PLANTING NOTES

1. WHERE CIRCLES SHOW PLANTS, TRUNK OF PLANT EQUALS CENTER POINT OF CIRCLE.
2. PROVIDE 3” MULCH OVER ALL NEW PLANTING AND SHRUB AREAS.
3. FOR THE PURPOSE OF PLANT QUANTITY VERIFICATION: WHERE PLANTS ARE INDICATED BY CIRCLES, SYMBOLS TAKE PRECEDENCE OVER QUANTITY IN CALL OUTS.
4. ALL PROPOSED AREAS OF NEW PLANTING WITH EXISTING TOPSOIL SHALL HAVE 2” ORGANIC AMENDMENT BLEND INTO EXISTING SOIL

N

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SCHEMATIC LANDSCAPE PLAN - PROPOSED

414 CALIFORNIA AVE | L1.32

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTES
JP	JUNCUS PATENS ‘ELK BLUE’	CALIFORNIA GRAY RUSH	2 GAL	10	NATIVE
EC	EPILOBIUM CANUM	CALIFORNIA FUCHIA	2 GAL	6	NATIVE
SB	SISYRINCHIUM BELLUM	BLUE EYED GLASS	2 GAL	16	NATIVE
PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	1	NATIVE
PR	PHORMIUM ‘RUBRUM’	NEW ZEALAND FLAX	2 GAL	6	---

SPECIES SELECTION BASED ON THE CITY OF PALO ALTO’S PREFERENCE FOR NATIVE, DROUGHT TOLERANT AND HABITAT FORMING PLANTS.

JUNCUS PATENS ‘ELK BLUE’

EPILOBIUM CANUM

SISYRINCHIUM BELLUM

POLYSTICHUM MUNITUM

PHORMIUM ‘RUBRUM’

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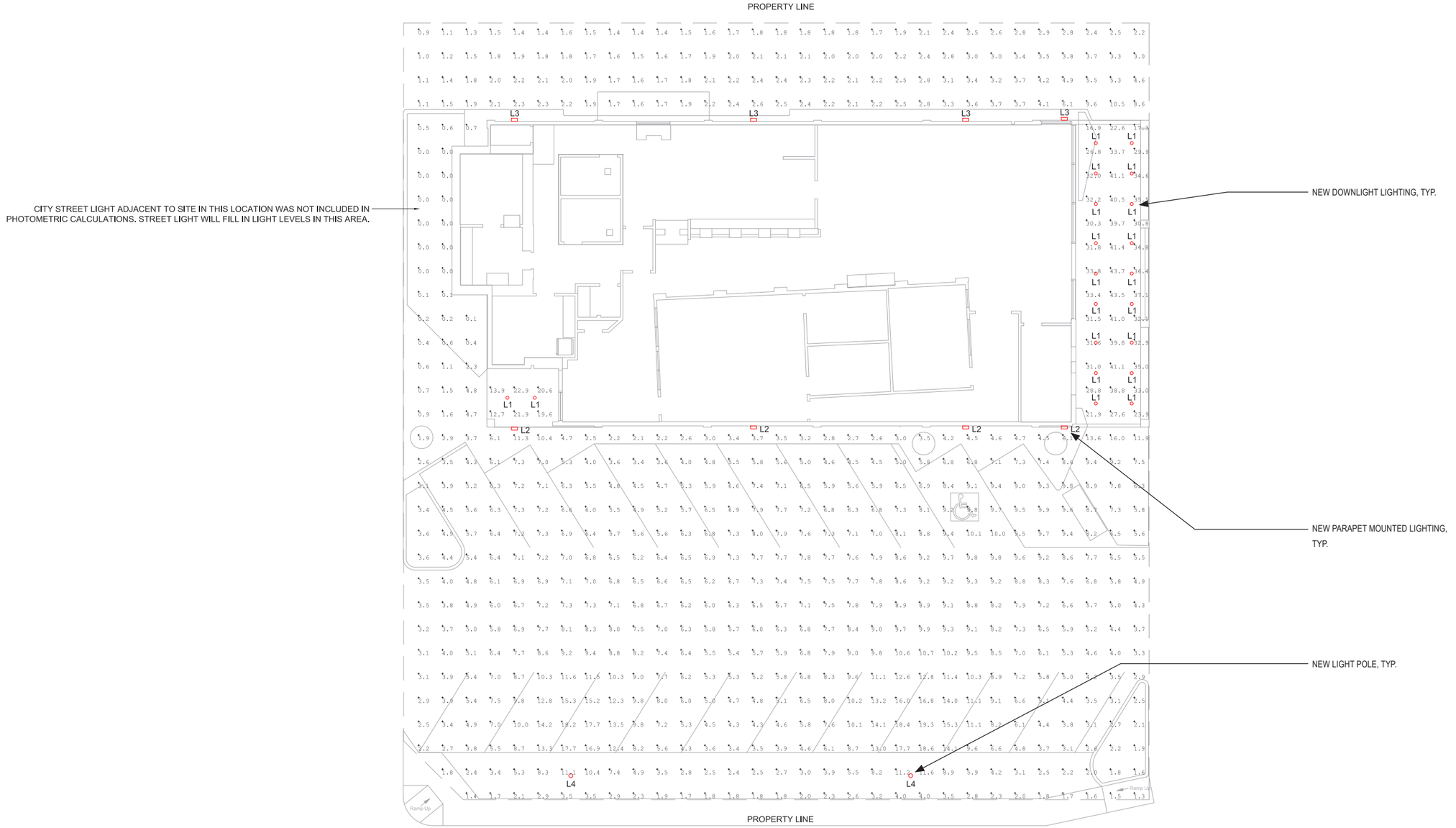
PLANT PALETTE - PROPOSED
414 CALIFORNIA AVE | L1.33



LOOP LIGHTING 54 WEST 21 ST, SUIT 909 NEW YORK ,NY 10010 contact@looplighting.nyc	PROJECT NAME: SVB Palo Alto Branch Bank 414 California Avenue Palo Alto, CA	DWG: 220622_SVB PALO ALTO_LTG_LOOP	DRAWN BY: PAI BENCHAHIRANSAK	COMMENTS:
	DESCRIPTION: SITE PHOTOMETRIC CALCULATION	DATE: JUNE 22, 2021 SCALE: 1/8 "=1'-0"	CHECKED BY: JOHN NEWMAN	

STUDIOS architecture svb

PHOTOMETRIC DRAWING
414 CALIFORNIA AVE | A1.34

FIXTURE L1

FRAXION®4 FIXED

PROJECT NAME:	TYPE:

Versatile, high-performance, and retrofittable downlights, in a precise, 4-inch profile, the most diminutive in the industry.

ORDERING INFORMATION - DOWNLIGHT / HOUSING

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

24 JA8-2019 INDICATED BY SHADING

SHAPE	TRIM	RATING	FLANGE FINISH	BAFFLE FINISH
F4R Round	FFS Standard Flange MFS Microflange TFS Trimless	1 Dry/Damp 2 Wet* *Requires provided suction cups to service or trim & hood	WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze SS Trimless* *Required for trimless CF Custom Finish* *(Consult Factory)	WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze CF Custom Finish* *(Consult Factory)
F4S Square	RFS Standard Flange MFS Microflange TFS Trimless RFT Standard Flange Transitional Baffle MFT Microflange Transitional Baffle TFT Trimless Transitional Baffle			

LUMEN PACKAGE	CCT	OPTIC	INSTALL TYPE	CEILING THICKNESS	DRIVER	EFFECTS DEVICE
LOW FLUX STATIC WHITE	22 2200K* *Only available with 90+ CRI	10 10°* *Only available with 80CT2A, 90CT2A and 97CT1A. Not available with 2200K)	HOUSING INTEGRAL DRIVER IC IC NC NIC AT IC Airtight* *Chicago Plenum, Airtight & Title 24 compliant housing	T 0.125" - 1.25" *Housing) 0.25" - 1.25" *Remodel) 0.92" - 1.25" *Jet Trimless) T 0.125" - 1.25" *Includes adjustable housing height bracket)	DOMESTIC (120V) TR2 Philips, 2% Leading/Trailing/Triac* *(Not available for 80CT2A, 90CT2A, or 97CT1A unless 10° degree optic is specified. Not available for 80C08, 90C08). or 97C08)	STANDARD EFFECTS DEVICE 06 Soft Focus Lens NL No Lens * *Standard with 10° optic. Not available for Wet Location, or Airtight Housings)
80C12A 80+ CRI, Delivered Lumens - 872		15 15° 25 25° 40 40° 60 60° 85 85°* *Requires -14 MOL effects device)				
80C16A 80+ CRI, Delivered Lumens - 1191						
80C23A 80+ CRI, Delivered Lumens - 1662	30 3000K 35 3500K 40 4000K					
90C10A 90+ CRI, Delivered Lumens - 721						
90C14A 90+ CRI, Delivered Lumens - 984						
90C19A 90+ CRI, Delivered Lumens - 1357						
97C10A 97+ CRI, Delivered Lumens - 657						
97C12A 97+ CRI, Delivered Lumens - 897						
97C17A 97+ CRI, Delivered Lumens - 1238						
HIGH FLUX STATIC WHITE	27 2700K 30 3000K 35 3500K 40 4000K	15 15° 25 25° 40 40° 60 60° 85 85°* *Requires -14 MOL effects device)	HOUSING REMOTE DRIVER IR IC Remote* NR NIC Remote* AR IC Airtight Remote* *Chicago Plenum, Airtight & Title 24 compliant housing			
80C30B 80+ CRI, Delivered Lumens -2507* *Not available for IC housing applications)						
90C26B 90+ CRI, Delivered Lumens - 2201* *Not available for IC housing applications)						
97C23B 97+ CRI, Delivered Lumens - 1689* *Not available for IC housing applications)						
WARM DIM	WL 2700K - 1800K WD 3000K - 1800K	25 25° 40 40° 60 60° 85 85°* *Requires -14 MOL effects device)	REMODEL RM Remodel RR Remote Remodel			
90W11A 90+ CRI, Delivered Lumens -795 Incandescent Profile						
90W13A 90+ CRI, Delivered Lumens - 837 Halogen Profile						
*SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.						
TUNABLE WHITE	TW 5000K - 2700K	15 15° 25 25° 40 40° 60 60° 85 85°* *Requires -14 MOL effects device)			TUNABLE WHITE POWER SUPPLIES (120-277V) DD1 eldoLED, DUALdrive, 0.1% DALI, LOG DG1 eldoLED, DUALdrive, 0.1% 0-10V, LOG DL1 eldoLED, DUALdrive, 0.1% 0-10V, LIN	
90T10B 90+ CRI, Delivered Lumens - 672* *Not available for Remodel applications)						
90T14B 90+ CRI, Delivered Lumens - 917* *Not available for Remodel applications)						
*ALL DELIVERED LUMEN OUTPUTS AND TM-21 COMPLIANCE REFLECT 2000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL TM-21 COMPLIANT CONFIGURATIONS.						

[WH] White Powder Coat · [BK] Black Powder Coat · [AU] Cashmere Gold Powder Coat · [AG] Satin Silver Powder Coat · [BB] Burnt Bronze Powder Coat

PART NUMBER NOTES

- Trim ships as e.g., F4RFFS1-WHWH-90C10A2-3I1-AN4
- Housing ships as e.g., ICT-F4R-01
- Driver ships with trim
- Remote driver ships with trim as e.g., PSF4-RMT-90C-10A-1L23

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PERFORMANCE - 3000K

LUMEN PACKAGE	WATTAGE	10° OPTIC NO SOFT FOCUS LENS		15° OPTIC SOFT FOCUS LENS		25° OPTIC SOFT FOCUS LENS		40° OPTIC SOFT FOCUS LENS		60° OPTIC SOFT FOCUS LENS		85° OPTIC WIDE DISTRIBUTION LENS	
		DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
80C12A	10	946	66 (14W)	860	85	793	78	872	86	908	90	710	70
80C16A	14	-	-	1174	81	1083	77	1191	82	1241	86	969	67
80C23A	21	-	-	1620	76	1494	70	1642	77	1711	80	1327	62
80C30B	30	-	-	2472	82	2280	76	2507	84	2612	87	2041	68
90C10A	10	801	56 (14W)	711	70	656	65	721	71	751	74	587	58
90C14A	14	-	-	971	67	895	62	984	68	1025	71	801	55
90C19A	21	-	-	1338	62	1235	58	1357	63	1414	66	1105	52
90C26B	30	-	-	2043	68	1886	63	2071	69	2158	72	1686	56
97C10A	10	739	51 (14W)	648	64	598	59	657	65	685	68	535	53
97C12A	14	-	-	885	61	816	56	897	62	935	65	730	51
97C17A	21	-	-	1220	57	1126	53	1238	58	1289	60	1007	47
97C23B	30	-	-	1863	62	1719	57	1889	63	1969	66	1538	51
90W11A	14	-	-	-	-	804	57	795	57	828	59	646	46
90W13A	14	-	-	-	-	846	60	837	59	872	62	680	48
90T10B	14	-	-	697	49	661	47	672	48	679	47	523	37
90T14B	22	-	-	924	42	917	41	917	41	904	41	706	32

OUTPUT MULTIPLIER	
CCT	CCT SCALE
2200K (Consult factory for JA8 details)	0.800
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

LIGHT LOSS FACTOR MULTIPLIER	
NO LENS	1.05
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83
WDL	0.78
HCL	0.65

24 JA8-2019 INDICATED BY SHADING

WARM DIM PERFORMANCE

WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	837	670	586	418	167	84	17
Power (W)	14	11	10	7	3	1.5	0.3
Efficacy (LPW)	59	59	59	59	59	59	59

WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	795	636	556	397	159	79	16
Power (W)	14	11	10	7	3	1.5	0.5
Efficacy (LPW)	57	57	57	57	57	57	57

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FRAXION4 FIXED

DOWNLIGHT

A BAFFLE

ROUND / SQUARE
Die-cast removable baffle features 72° cutoff. Minimizes aperture glare and conceals view into housing; includes silicone gasket.

TRANSITIONAL BAFFLE
Die-cast removable baffle transitions from square aperture at ceiling plane to round aperture at light source and features 72° cutoff. Minimizes aperture glare and conceals view into housing; includes silicone gasket.

B RETENTION
Integrated metal arm clamps located within fixture body allow discreet flange design, while accommodating varying ceiling thicknesses from 0.125" to 1.25". Snap-on spacer clips (3X) supplied for ceiling thickness below 0.50" only.

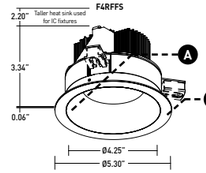
C1 STANDARD FLANGE PROFILE
Provides 0.86" total contractor [goof] allowance with 0.50" flange. Thickness measures 0.06". Wet location features integral silicone gasket.

C2 MICROFLANGE PROFILE
Provides industry standard 0.42" total contractor [goof] allowance with 0.28" flange. Thickness measures 0.06". Wet location features integral silicone gasket.

C3 TRIMLESS PROFILE
Installs totally flush with the ceiling with no visible trim. Features integrated appliqué for plaster floating directly to the baffle, thickness measures 0.15" including 0.06" plaster stop. Not recommended for stucco applications.

DIMENSIONS / DRAWINGS

F4RFFS



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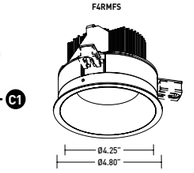

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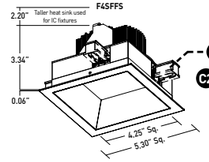

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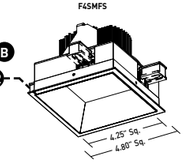

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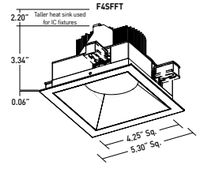

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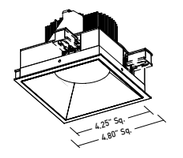

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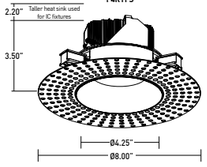

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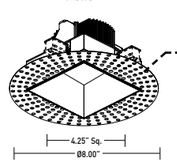

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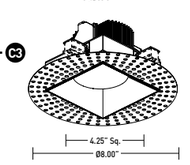

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FIXTURE L1

FRAXION4 FIXED

DOWNLIGHT

D **OPTIC**
Proprietary optic integrates Reflection, Refraction and TIR offering 10°, 15°, 25°, 40° & 60° beams.

E **EFFECTS DEVICES**
Soft focus lens included and sealed in Wet location option. Fixture is limited to 1 lens. Suction tool provided for removal of Wet location baffles.

HOUSING / MOUNTING

F **ICT (IC) HOUSING - TALL**
- For IC ceilings.
- Chicago Plenum, Airtight and Title 24 (JA8) listed.
- Accommodates max 1711 delivered lumens.
- No setback from polycell spray foam insulation having max R-Value of 60 on all sides and top of housing.

G **NCM (NIC) HOUSING - MEDIUM**
- Minimum 0.50" setback from combustible and non-combustible materials on all sides and top of housing.
- Minimum 3.00" setback from insulation material having max R-Value 30 on all sides and top of housing.
- Minimum 6.00" setback from polycell spray foam insulation having max R-Value 60.

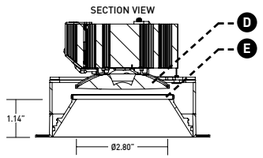
H **HOUSING COLLAR**
- Requires 4.625" cutout.
- Fixed round aperture or square aperture with 45 degree rotation that locks from below providing easy alignment of square aperture housings.
- Accommodates varying ceiling thicknesses.

I **ADJUSTABLE HANGER BAR HEIGHT ACCESSORY**
Provided with ceiling thickness "T" and recommended for installations in T-Grid and with furring channel. Hanger bars are installed to adjustable bracket. Allows housing to be raised and lowered; ceiling thickness remains 0.5" to 1.0" max.

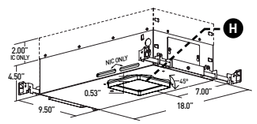
HOUSING / MOUNTING NOTES

- Do not install in environments where ambient temperatures exceed 40°C (104°F).
- Power supply compartment and all splice connections may be serviced from room side.
- Consult factory for spacing requirements for any installations exceeding R-Value 60.
- Hanger bars fitted to short side of housing, and long side of Low Flux housings; extend from 14.0" to 24.0", but may be field cut to accommodate narrow stud spacing. Can be extended up to 46" maximum with FRX-HBE-46 kit.
- Hanger bars and brackets add 4.00" to the overall dimension, but are exclusive of the setback requirements.
- Driver assembly ships with trim, not housing. Housing and trim feature mating quick-connect plugs for ease of installation.

DIMENSIONS / DRAWINGS

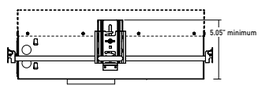


F / **G**



NOTE: Square housing shown, housing will feature round aperture for round fixtures.

I



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FRAXION4 FIXED

REMOTE POWER SUPPLY

J Provided with install types "IR", "NR" and "AR". Remote power supply provides additional driver options. See page 7 for maximum allowable wiring distance. Must be installed in an accessible location.

REMODEL POWER SUPPLY

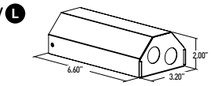
K **REMODEL WITH NON-IC TETHERED POWER SUPPLY**
- Requires 4.42" cutout.
- Installs without conventional housing using integral mounting clamps.
- Tethered power supply / junction box with metal conduit protected wiring and quick-connect plug between fixture and power supply.
- Minimum 0.75" clearance from top of trim.
- Minimum setback from combustible and non-combustible materials of 6.63" radius from fixture centerline; minimum 3.00" from surfaces of power supply / junction box if not situated within above noted radius from fixture centerline.
- Minimum additional 3.00" setback from insulation material with max R-Value 30 from any surface of downlight fixture assembly.
- Minimum additional 6.00" setback from polycell spray foam insulation with max R-Value 60 from any surface of downlight fixture assembly.

L **REMOTE APPLICATIONS**
- Remote power supply included with "RR" Install Type.
- Requires plenum rated Class 2 cable between fixture and remote driver. Cable supplied by others.
- See page 7 for maximum allowable wiring distance.

REMODEL NOTES

- Do not install in environments where ambient temperatures exceed 40°C (104°F).
- All splice connections serviceable from room side.
- Consult factory for spacing requirements for any installations exceeding R-Value 60.

J / **L**



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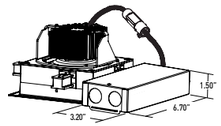

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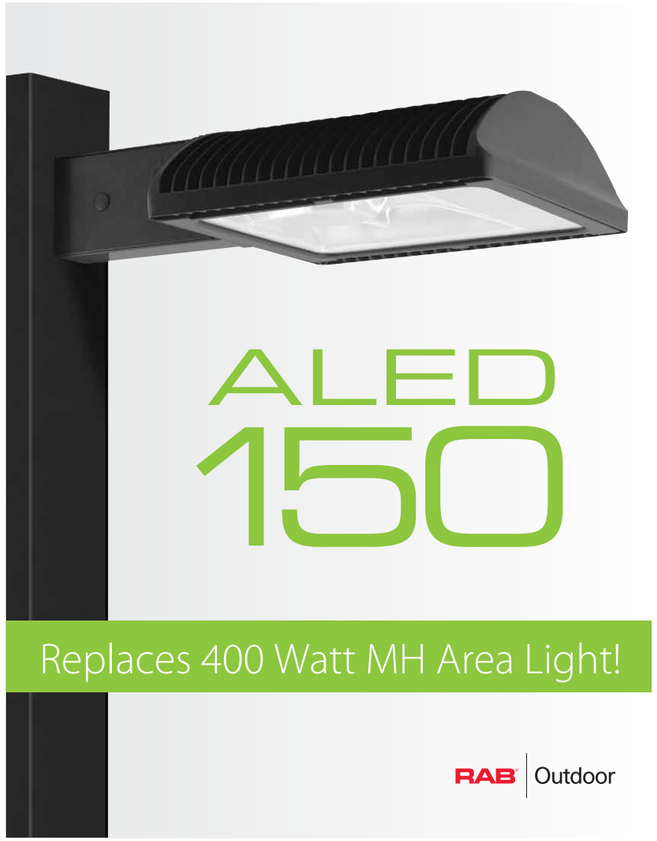

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Specification-Grade Optics

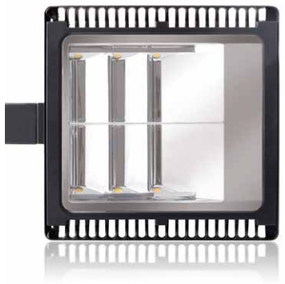
ALED 150

RAB engineered "specification-grade" optics for the ALED150 that deliver efficient, clean, uniform light distributions at a reasonable cost. The vacuum-metalized specular reflector creates what is known as "repeatable" optics manufacturing, ensuring consistent, reliable distribution. The optics are factory installed and meet IES Lateral Distribution Types II, III and IV.

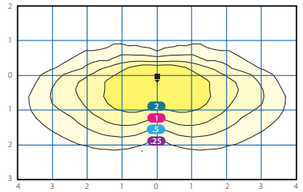
For assistance in choosing the distribution to match your application, please contact RAB's Lighting Design department by emailing lightingdesign@rabweb.com or calling 888 722-1000.

Type II

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. Meant for lighting larger areas and usually located near the roadside, this type of lighting is commonly found on smaller side streets or jogging paths.



ALED2T150 Mounted at 25 ft.



Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79617

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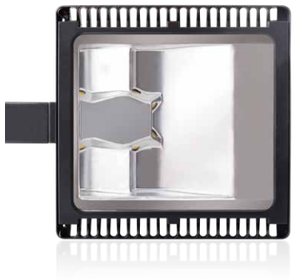
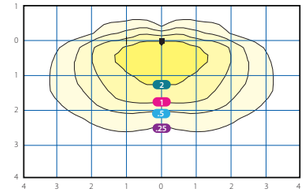
Type III

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.



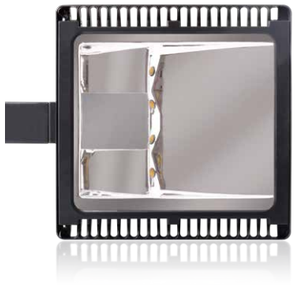
ALED3T150 Mounted at 25 ft.



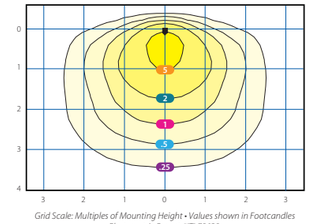
Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79623

Type IV

The Type IV distribution (also known as a "Forward Throw") is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90 to 270 degrees.



ALED4T150 Mounted at 25 ft.



Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79629

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FIXTURE L2

ALED150

- Replaces 400W MH area lights
- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II, III and IV distribution (also available as a wallpack)
- Slipfitter mounting available
- Bi-level operation (optional)
- Various photocell options available
- 5-Year Warranty

Specifications

UL Listing: Suitable for wet locations.

LEDs: Multi-chip, high-output, long-life LEDs

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Driver(s): Class 2, 2000mA, 100 - 277V and 480V, 50/60 Hz, Surge protection 4 kV

Bi-Level Operation (optional): Allows 50% and 100% output modes

Dimming: Available as On/Off or with 0-10V dimming driver *(all models except the ALED105 family)*

Cold Weather Starting: The minimum starting temperature is -40ºC.

Thermal Management: Superior thermal management with external Air-Flow fins

Housing: Die-cast aluminum housing, lens frame and mounting arm

Mounting: Heavy-duty, with "O" ring seal & stainless steel screws

Gaskets: High-temperature silicone gaskets

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Reflector: Specular vacuum-metallized polycarbonate

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology: Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

California Title 24: ALED150 complies with California Title 24 building and electrical codes.

Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings: IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Performance*

Cool Light (5000K)

Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	7564	10,384	12,805	14,349
Lumens Per Watt	96	98	94	92
Color Accuracy (CRI)	67	65	65	65

Neutral Light (4000K)

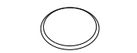
Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	6673	8790	10,952	11,786
Lumens Per Watt	84	83	80	76
Color Accuracy (CRI)	82	82	82	82

Warm Light (3000K)

Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	5968	8461	10,464	11,352
Lumens Per Watt	75	80	77	74
Color Accuracy (CRI)	82	81	81	81

** Values shown for Type IV. Visit rabweb.com for Type II and III.*

Accessories



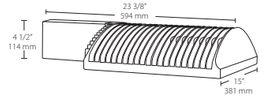
Button Photocell
(not available for slipfitter mount)

Twistlock Photocell
(not available for slipfitter mount)

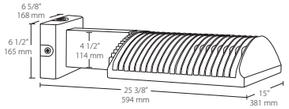
Swivel Photocell

Dimensions & Weight

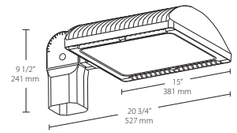
POLE MOUNT - Weight: 30 lbs. **EPA:** 0.75



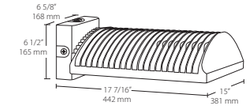
WALLPACK - Weight: 34.8 lbs.



SLIPFITTER - Weight: 32 lbs. **EPA:** 2.2



WALLPACK (NO ARM) - Weight: 26 lbs.



Ordering Information

Product Family	Optics	Wattage	Mounting	Color Temp	Finish Color	Driver Options	Photocell Options
ALED	**2T** Type II **3T** Type III **4T** Type IV	**50** 50W **78** 78W **105** 105W **125** 125W **150** 150W	**Blank** Pole mount **SF** Slipfitter	**Blank** 5000K **N** 4000K **Y** 3000K	**Blank** Bronze **RG** Gray **W** White **K** Black	**/480** 480V **/BL** Bi-Level **/D10** 0 - 10V Dimming	**/PC** 120V* **/PC2** 277V* **/PCT** 120-277V Twistlock* **/PCT4** 480V Twistlock* **/PCS** 120V Swivel **/PCS2** 277V Swivel **/PCS4** 480V Swivel **/WS2** Multi-level motion** sensor (20 ft. mt. ht.) **/WS4** Multi-level motion** sensor (40 ft. mt. ht.)

**Pole mount models only.*
***Only available with 0 - 10V dimming models.*

Product Family	Optics	Wattage	Color Temp	Mounting	Finish Color	Driver Options	Photocell Options
WPLED	**2T** Type II **3T** Type III **4T** Type IV	**50** 50W **78** 78W **105** 105W **125** 125W **150** 150W	**Blank** 5000K **N** 4000K **Y** 3000K	**Blank** Arm **FX** No Arm	**Blank** Bronze **W** White	**/480** 480V **/BL** Bi-Level **/D10** 0 - 10V Dimming	**/PC** 120V **/PC2** 277V **/PCT** 120-277V Twistlock **/PCT4** 480V Twistlock **/PCS** 120V Swivel **/PCS2** 277V Swivel **/PCS4** 480V Swivel **/WS2** Multi-level motion** sensor (20 ft. mt. ht.) **/WS4** Multi-level motion** sensor (40 ft. mt. ht.)

***Only available with 0 - 10V dimming models.*

Please visit rabweb.com to see which products are DLC listed.

RAB Outdoor

LOOP LIGHTING

SVB PALO ALTO
414 CALIFORNIA AVE, PALO ALTO, CA 94306

contact@looplighting.nyc T:212.603.9507

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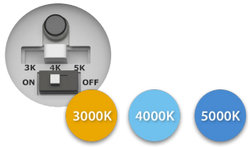
FIXTURE L3



Field-adjustable control.

The SLIM17 comes with a field-adjustable CCT switch that's easily accessed on the side of the fixture and allows you to choose between 3000, 4000 and 5000K.

On when you need them, off when you don't.

All models come standard with an integrated, selectable, on/off photocell that can automatically control when the wall packs turn on for even greater energy savings.

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FIELD ADJ.

100,000 HOUR LED LIFESPAN

SELECTABLE PHOTOCELL

EASY INSTALL

DLC PREMIUM

IP65 RATING

5-YEAR LIMITED WARRANTY

RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty

MEDIUM
40W
60W

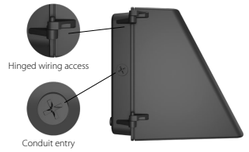
LARGE
100W
120W
150W

Plenty of options.

These larger SLIM17s come in two sizes and are available in five different wattages: 40, 60, 100, 120 and 150W.

The proof is in the performance.

Tight budgets don't mean having to sacrifice on performance. The SLIM17 delivers 80+ CRI and a high efficacy of up to 145 lm/W, all with 0-10V dimming. Its diffuse, uniform output comes without the flickering or humming often found in ultra-economy lighting.



Easy installation.

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap.

Ordering Matrix

WALLPACK FULL CUTOFF

Family	Style		Wattage		Color Temp		Finish		Driver/Voltage		Options	
SLIM17FA	FC											
	FC	Full Cutoff	40	40W	Blank	5000K/4000K/3000K selectable	Blank	Bronze	Blank	120-277V	Blank	Selectable photocell
			60	60W								
			100	100W								
			120	120W								
			150	150W								

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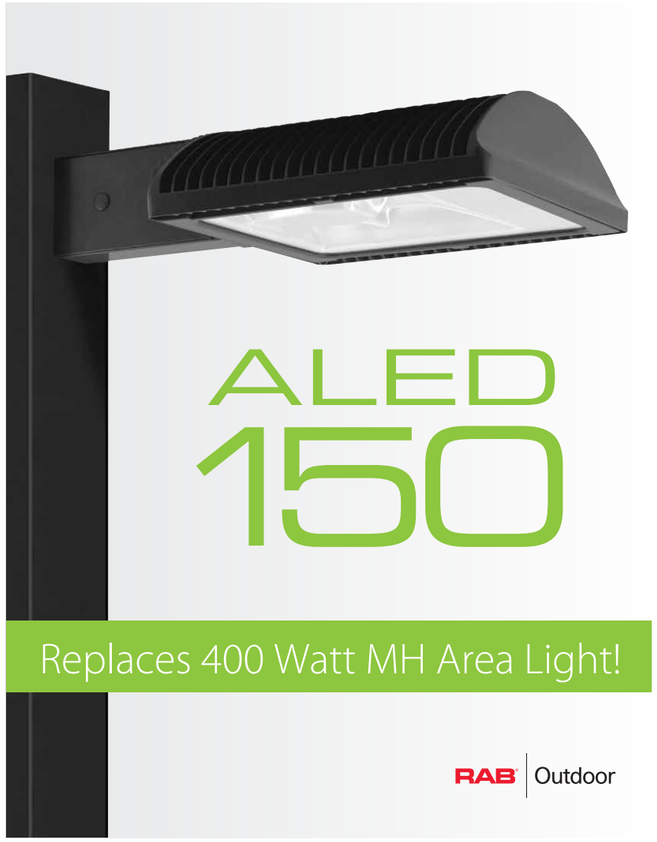

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SVB PALO ALTO

414 CALIFORNIA AVE, PALO ALTO, CA 94306

Specification-Grade Optics

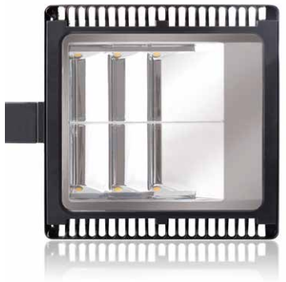
ALED 150

RAB engineered "specification-grade" optics for the ALED150 that deliver efficient, clean, uniform light distributions at a reasonable cost. The vacuum-metalized specular reflector creates what is known as "repeatable" optics manufacturing, ensuring consistent, reliable distribution. The optics are factory installed and meet IES Lateral Distribution Types II, III and IV.

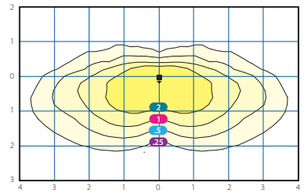
For assistance in choosing the distribution to match your application, please contact RAB's Lighting Design department by emailing lightingdesign@rabweb.com or calling 888 722-1000.

Type II

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. Meant for lighting larger areas and usually located near the roadside, this type of lighting is commonly found on smaller side streets or jogging paths.



ALED2T150 Mounted at 25 ft.



Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79617

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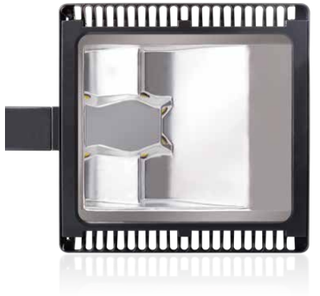
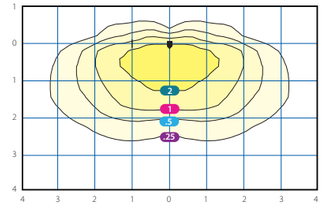
Type III

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.



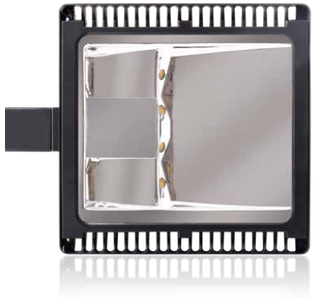
ALED3T150 Mounted at 25 ft.



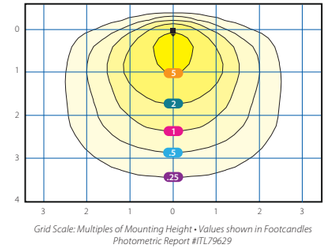
Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79623

Type IV

The Type IV distribution (also known as a "Forward Throw") is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90 to 270 degrees.



ALED4T150 Mounted at 25 ft.



Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79629

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FIXTURE L4

ALED150

- Replaces 400W MH area lights
- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II, III and IV distribution (also available as a wallpack)
- Slipfitter mounting available
- Bi-level operation (optional)
- Various photocell options available
- 5-Year Warranty

Specifications

UL Listing: Suitable for wet locations.

LEDs: Multi-chip, high-output, long-life LEDs

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Driver(s): Class 2, 2000mA, 100 - 277V and 480V, 50/60 Hz, Surge protection 4 kV

Bi-Level Operation (optional): Allows 50% and 100% output modes

Dimming: Available as On/Off or with 0-10V dimming driver *(all models except the ALED105 family)*

Cold Weather Starting: The minimum starting temperature is -40°C.

Thermal Management: Superior thermal management with external Air-Flow fins

Housing: Die-cast aluminum housing, lens frame and mounting arm

Mounting: Heavy-duty, with "O" ring seal & stainless steel screws

Gaskets: High-temperature silicone gaskets

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Reflector: Specular vacuum-metallized polycarbonate

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology: Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

California Title 24: ALED150 complies with California Title 24 building and electrical codes.

Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings: IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Performance*

Cool Light (5000K)

Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	7564	10,384	12,805	14,349
Lumens Per Watt	96	98	94	92
Color Accuracy (CRI)	67	65	65	65

Neutral Light (4000K)

Nominal Watts @ 120V	78W	105W	125W	150W
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Warm Light (3000K)

Nominal Watts @ 120V	78W	105W	125W	150W
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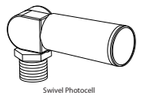
Lumens Per Watt	75	80	77	74
Color Accuracy (CRI)	82	81	81	81

** Values shown for Type IV. Visit rabweb.com for Type II and III.*

Accessories

Button Photocell
(not available for slipfitter mount)

Twistlock Photocell
(not available for slipfitter mount)



Swivel Photocell

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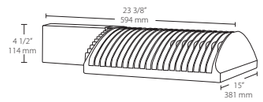
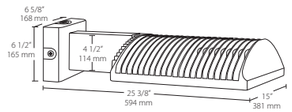
Dimensions & Weight

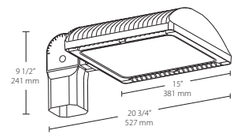
POLE MOUNT - Weight: 30 lbs. **EPA:** 0.75



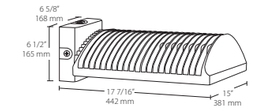
WALLPACK - Weight: 34.8 lbs.



SLIPFITTER - Weight: 32 lbs. **EPA:** 2.2



WALLPACK (NO ARM) - Weight: 26 lbs.



Ordering Information

Product Family	Optics	Wattage	Mounting	Color Temp	Finish Color	Driver Options	Photocell Options
ALED	**2T** Type II **3T** Type III **4T** Type IV	**50** 50W **78** 78W **105** 105W **125** 125W **150** 150W	**Blank** Pole mount **SF** Slipfitter	**Blank** 5000K **N** 4000K **Y** 3000K	**Blank** Bronze **RG** Gray **W** White **K** Black	**/480** 480V **/BL** Bi-Level **/D10** 0 - 10V Dimming	**/PC** 120V* **/PC2** 277V* **/PCT** 120-277V Twistlock * **/PCT4** 480V Twistlock * **/PCS** 120V Swivel **/PCS2** 277V Swivel **/PCS4** 480V Swivel **/WS2** Multi-level motion** sensor (20 ft. mt. ht.) **/WS4** Multi-level motion** sensor (40 ft. mt. ht.)

**Pole mount models only.*
***Only available with 0 - 10V dimming models.*

Product Family	Optics	Wattage	Color Temp	Mounting	Finish Color	Driver Options	Photocell Options
WPLED	**2T** Type II **3T** Type III **4T** Type IV	**50** 50W **78** 78W **105** 105W **125** 125W **150** 150W	**Blank** 5000K **N** 4000K **Y** 3000K	**Blank** Arm **FX** No Arm	**Blank** Bronze **W** White	**/480** 480V **/BL** Bi-Level **/D10** 0 - 10V Dimming	**/PC** 120V **/PC2** 277V **/PCT** 120-277V Twistlock **/PCT4** 480V Twistlock **/PCS** 120V Swivel **/PCS2** 277V Swivel **/PCS4** 480V Swivel **/WS2** Multi-level motion** sensor (20 ft. mt. ht.) **/WS4** Multi-level motion** sensor (40 ft. mt. ht.)

***Only available with 0 - 10V dimming models.*

Please visit rabweb.com to see which products are DLC listed.

RAB Outdoor

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FIXTURE L4 - MOUNTING POLE

PTR6-11-15D2

RAB

Color: Bronze

Weight: 127.0 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Performance

Description:

Steel pole 6" taper 11 gauge 15 foot drilled two sides square base

Construction

Base Shaft Diameter:

6"

Top Diameter:

4"

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Color:

Bronze powder coating

Height:

15 FT

Gauge:

11

Wall Thickness:

1/8"

Anchor Bolt Templates:

WARNING Template must be printed on 12" x 18" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Max EPA's/Max Weights:

70MPH 26.2 ft./600 lb.
80MPH 19.4 ft./500 lb.
90MPH 13.6 ft./500 lb.
100MPH 11.2 ft./500 lb.
110MPH 8.1 ft./495 lb.
120MPH 6.7 ft.490lb.
130MPH 5.3 ft./450 lb.
140MPH 4.1 ft./450 lb.
150MPH 3.2 ft./440 lb

Accessories:

Base/Cap: BCK-RT6/15
Anchor Bolts: BOLTS-8

Other

Terms of Sale:

Pole Terms of Sale is available online.

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PTR6-11-15D2

RAB

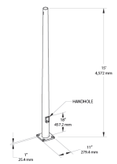
Technical Specifications (continued)

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

Ordering Matrix

Family	Shape	Size	Gauge	Height	Drilled/Welded Tenon
P	TR	6	11	15	D2
	R = Round **TR** = Taped Round	**4** = 4" **5** = 5" **6** = 6" **7** = 7" **8** = 8"	**7** = 7 **11** = 11	**10** = 10' **15** = 15' **20** = 20' **25** = 25' **30** = 30'	**D2** = Drilled **WT** = Welded Tenon

Need help? Tech help line: **(888) 722-1000** Email: **sales@rablighting.com** Website: **www.rablighting.com**
Copyright © 2022 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

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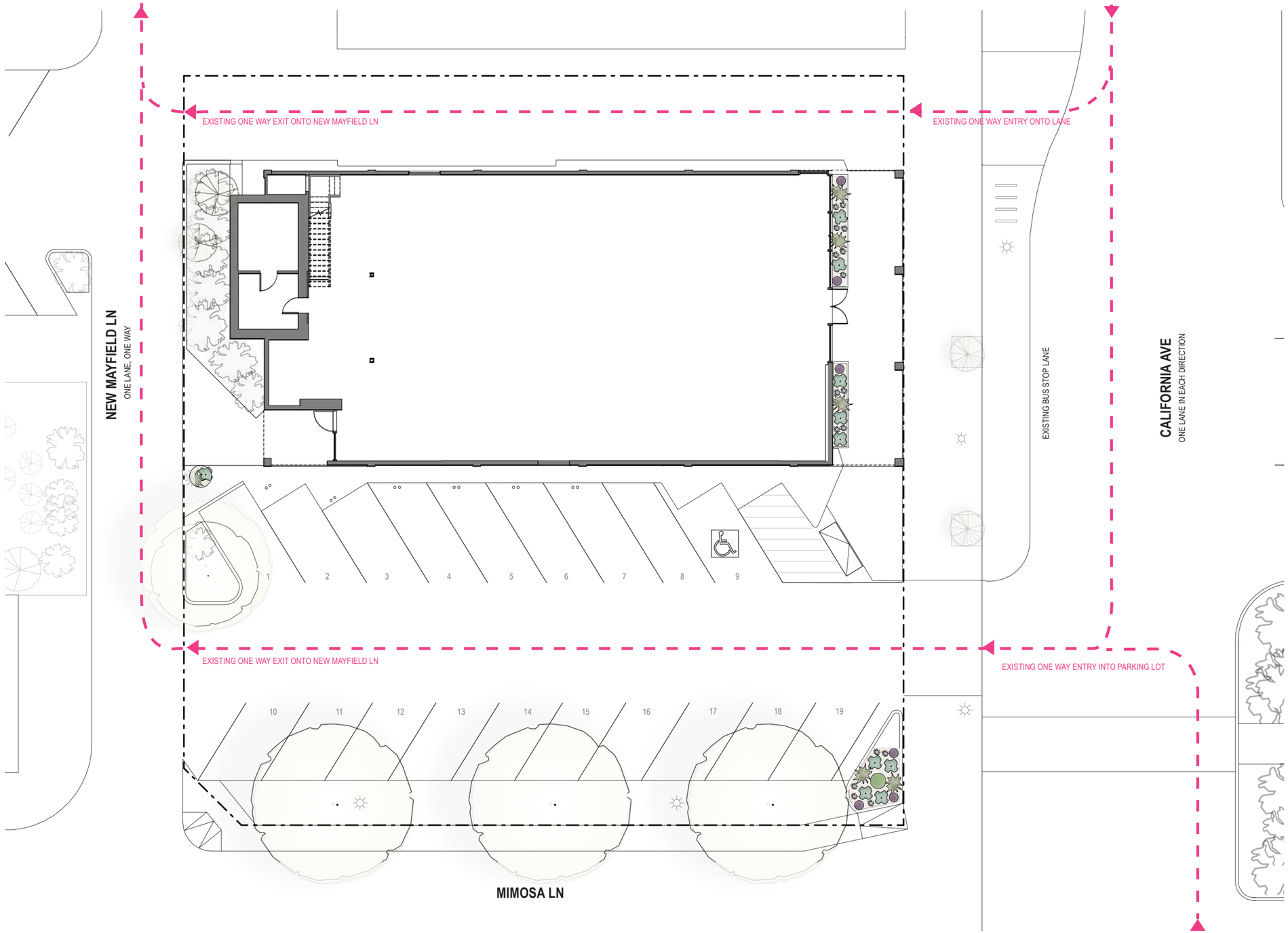
contact@looplighting.nyc T:212.603.9507



THE EXISTING BUILDING FOOTPRINT & AREA IS UNCHANGED.

THE EXISTING PARKING CONDITIONS LISTED BELOW WILL NOT CHANGE:

18 PARKING SPOTS
1 ADA PARKING SPOT

PLAN KEY

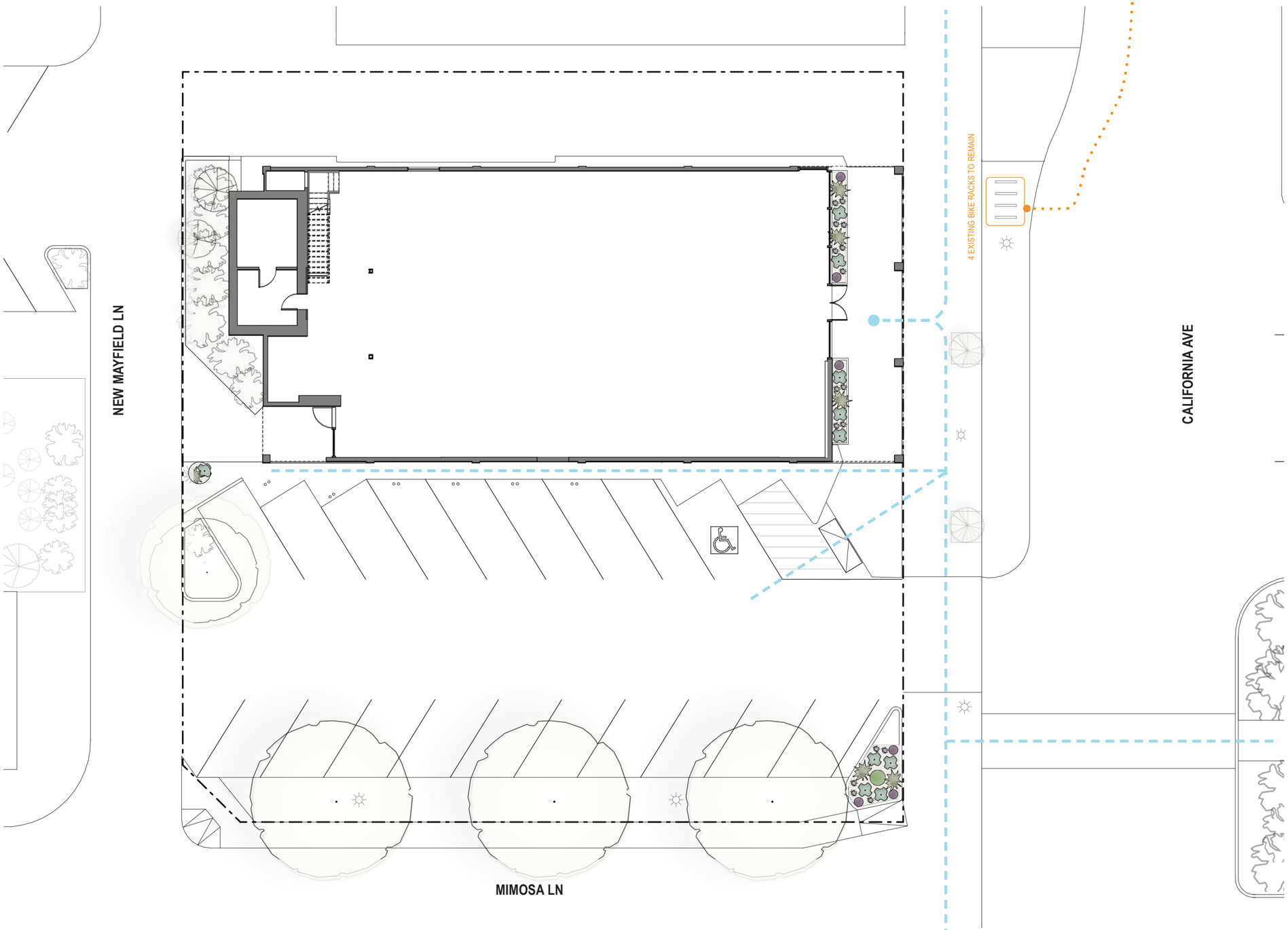
- PATH OF VEHICULAR TRAVEL
- DIRECTION OF VEHICULAR TRAVEL

N

STUDIOS architecture svb

PARKING LAYOUT & AUTOMOBILE CIRCULATION

414 CALIFORNIA AVE | A1.43



THE CITY OF PALO ALTO PROVIDED AT THE PUBLIC SIDEWALK, DIRECTLY IN FRONT OF THE BUILDING ENTRANCE, FOUR BIKE RACKS THAT EXCEED THE BICYCLE PARKING REQUIREMENTS.

THE BUILDING PROVIDES BICYCLE STORAGE INSIDE FOR EMPLOYEE USE.

PLAN KEY

- PATH OF PEDESTRIAN TRAVEL
- PATH OF BICYCLE TRAVEL

N

STUDIOS architecture svb

PEDESTRIAN & BICYCLE CIRCULATION

414 CALIFORNIA AVE | A1.44

STRUCTURAL ENGINEERS INCORPORATED

October 26, 2021

Liz Duray
Studios Architecture
1100 Glendon Ave, Suite 1746
Los Angeles, California

Re: Bank of the West – Structural Evaluation
414 S California Street,
Palo Alto, California
SEI Project No. 5305.00

Dear Ms. Duray,

As requested and authorized, SEI has performed a structural assessment and Tier 1 screening as defined in ASCE 41-17 Seismic Evaluation and Retrofit of Existing Buildings of the subject building to report on its overall condition and to identify any visible structural defects or design deficiencies.

It is our understanding that this review is being conducted in conjunction with a possible change of tenant/ownership of the building. It should be noted that if there is no change of the current occupancy of the building (bank office) there will be no mandatory obligation to bring the building into compliance with the current 2019 California Building Code (CBC).

No structural documents were available for this review and it is solely based on the performed site investigation and performed ASCE Tier 1 level of analysis.

Building Description

The building is a one-story rectangular structure with plan dimensions of approximately 48 ft by 96 ft. At the back of the building there is an L-shaped mezzanine occupying approximately 1100 sq. ft and an extension approximately 12 ft by 32 ft. It appears that the building was designed and constructed in the late sixties or early seventies of the 20th century.

The main building's structural components are as follows. The roof structure appears to consist of reinforced concrete cast-in-place slab spanning between beams roughly 16 ft on center running parallel to the short side of the building. The beams are spanning the entire building width and are supported by concrete columns and pilasters located at the perimeter. The perimeter walls of the building appear to be cast-in-place concrete except for the front of the building where there is a glass curtain wall offset approximately 6 feet from the front concrete columns and decorative pre-cast concrete grills hanging from the front columns above the building entrance.

The extension at the back of the building is occupied by the bank vault which consists of cast-in place reinforced concrete walls at all four sides of the vault and an independent roof structure located lower than the main building roof.

The mezzanine appears to be light framed structure supported at the perimeter and internal columns.

It appears that the foundation system of the buildings consists of shallow footings and slab on grade at the ground level with the vault structure is supported on thicker mat footing

Based on the site observation we may conclude that the building's lateral load resisting system consists of cast-in place reinforced concrete shear walls located at the perimeter. It should be noted that the font concrete wall is substantially shorter than the back wall and this difference may cause the so called torsional irregularity of the structure. However, based on the performed Tier 1 analysis we concluded that this structural irregularity does not have a major impact on the building's overall condition. The approximate thickness of the typical walls is 7½ inches (except the bank vault walls which are 12-14 inches thick). Most probably the building walls are supported on continuous shallow footings.

Site Inspection

We visited the building on 10/18/2021. We walked the building interior and exterior, including the roof. The building is currently occupied and finishes conceal most of the interior structural components. There is a gypsum board ceiling in the area under the mezzanine, so there was no access to its framing. The limited visual inspection of the mezzanine and roof revealed that there were no visible signs of sagging, distress or structural deterioration.

The ground floor slab on grade is currently covered with finishes, so any possible cracks or defects could not be directly identified. We did not observe any evidence of large settlement, sizeable cracks or distress. As such, we assume that the ground floor slab is in serviceable condition. Likewise, we did not notice any visible evidence of distress within the building exterior that might reflect underlying foundation problems.

On the building exterior we observed some cracks on the south wall. However, the type and pattern of the cracks suggest that they occur only in the covering plaster and do not affect the structural wall. We also observed damages to the overhang of the drive-thru banking window located on the north side of the building. It appears that these damages are due to vehicles hitting the overhang and they do not affect the main building structure.

Site Geology and Seismic Activity

SEI did not have access to any specific geotechnical report for this site. Consequently, detailed characteristics related to the site soil conditions are not provided. The United States Geological Survey (USGS) Hazards Maps convey that the building is located approximately 0.30 miles from the Stanford seismic fault zone and is in an area with moderate susceptibility to seismic soil liquefaction. Based on this information we may conclude that the level of the overall seismic hazard is slightly above the average but comparable to the typical seismic hazard level for the San Francisco Bay Area.

EXISTING CONCRETE BLOCKING IDENTIFIED AS A STRUCTURAL CONCERN AS EVALUATED BY 'STRUCTURAL ENGINEERS, INCORPORATED'.

Conclusions and Recommendations

The entire building looks well maintained and appears to be in fairly good structural condition. It is our opinion that it was adequately designed to meet the standards of design in effect at the time of its construction. Additionally, it is our opinion that under a moderate, code level earthquake, it is reasonable to expect that this building should meet the minimum standard of Life Safety performance intended by the current 2019 California Building Code (CBC). Certain level of structural damages should still be expected.

However, we have a concern related to the pre-cast decorative grills hanging from the columns above the main entrance of the building. We did not have access to any structural drawings showing the construction of the grills and/or their attachment to the columns. Currently the attachments are concealed and we could not properly evaluate their condition and adequacy to support the grills. The grills are located right above the ingress/egress way and may pose a substantial risk in case of a seismic event by either directly falling on people underneath or blocking the evacuation route from the building. We would recommend a thorough investigation of the grills and their attachments and if necessary either strengthen the attachments or replacing the grills with lighter ones.

Limitations

This report was prepared upon your request for our services, using that degree of skill and care ordinarily exercised, under similar conditions, by reputable engineers practicing structural engineering in this area. No other warranty, expressed or implied, is made as to the professional content of this report.

If we can be of further assistance on this matter, please do not hesitate to contact us.

Respectively submitted,

Vess Tritchkov, S.E. #4820
Principal

STRUCTURAL ENGINEERS, INCORPORATED

SOUTH FACADE

SOUTH FACADE

SOUTH FACADE

NORTH FACADE

STUDIOS architecture svb

CONDITION OF EXISTING STUCCO TO BE REFINISHED & PAINTED

414 CALIFORNIA AVE | A1.47

1. EXTERIOR STUCCO
GREY-BLUE PAINTED STUCCO

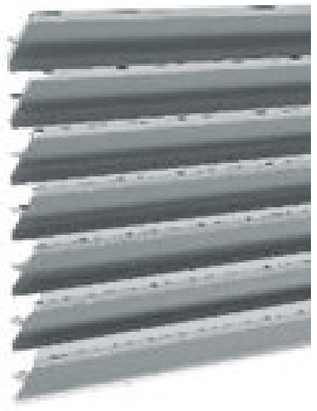
2. SOFFIT
WHITE STUCCO

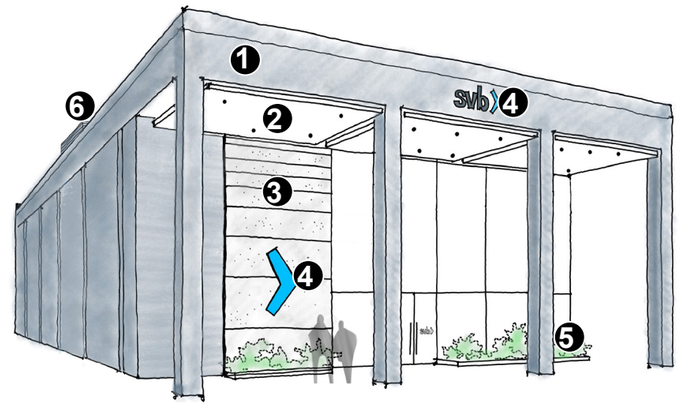
3. METAL PANEL
GREY PANEL

4. RECESSED & SURFACE MOUNTED BACKLIT ACRYLIC SIGNAGE
REFERENCE SIGNAGE & LOGO COLORS

5. NATIVE/DROUGHT TOLERANT PLANTING

6. MECHANICAL EQUIPMENT SCREEN
EXTRUDED ALUMINUM LOUVERS - FINISH TO MATCH COLOR OF STUCCO





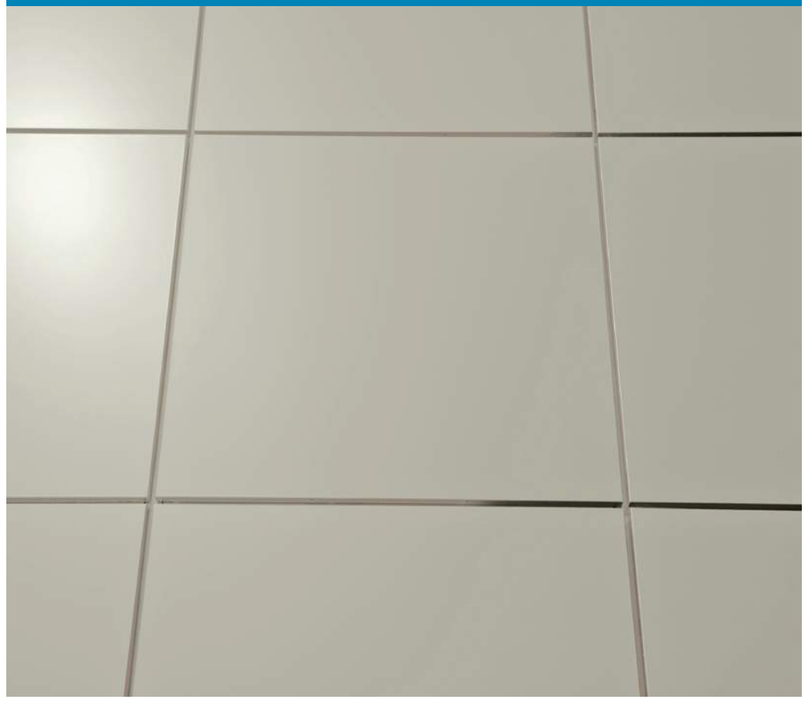
STUDIOS architecture svb

MATERIAL SAMPLE BOARD | A1.48
414 CALIFORNIA AVE

METAL PANEL

Think Big

Span larger modules with NorthClad® Aluminum Composite Panel System



NorthClad® rainscreen solutions

NorthClad® ACM
Composite Panel System

The Substrate

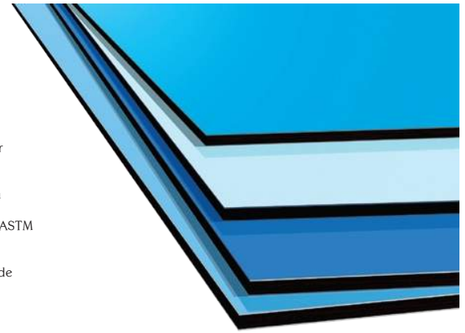
- The NorthClad® extrusion attachment system is engineered to provide superior wind uplift resistance and accommodate thermal expansion.

The Material

- Aluminum composite material (ACM) consists of 2 layers of aluminum sandwiching a resin core.
- Fire rated cores are also available.
- Panels feature coil-coated Kynar® paint for a 20 year finish warranty.

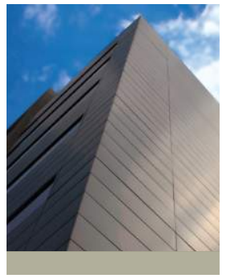
The System

- ACM material is back routed to allow for bending and for interlocking extrusion attachment.
- NorthClad® ACM Series panels feature a drained, ventilated rainscreen design.
- Tested for air, water, and structural per ASTM 283, 330, and 331.
- Made in the USA by union craftsmen.
- See our design guide for details and guide specifications.



When your design vision requires sleek, smooth expanses of metal with minimal reveals...

You need NorthClad® ACM.

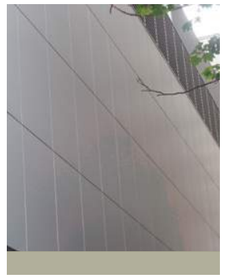


NorthClad® ACM Series panels are always custom fabricated to the exact dimensions ordered.

We're also able to accommodate requirements such as 90˚ corners, oblique angles, and other unique architectural elements.

The ACM Series is designed to maximize possibilities and minimize design restrictions.

Go ahead, mix it up. Variations in color, size or shape - even on a single wall - are never a problem and can even characterize an entire building.



The ACM Series provides a flat surface comparable to much thicker aluminum, at a more reasonable price.

When you desire larger panel modules or panels with greater impact resistance, aluminum composite material is the way to go.

NorthClad® rainscreen solutions

Find what you're looking for at
www.northclad.com

NorthClad® ACM features a modern approach to air and moisture management by combining a lightweight, durable skin with an engineered attachment system that controls and redirects water outside your building.

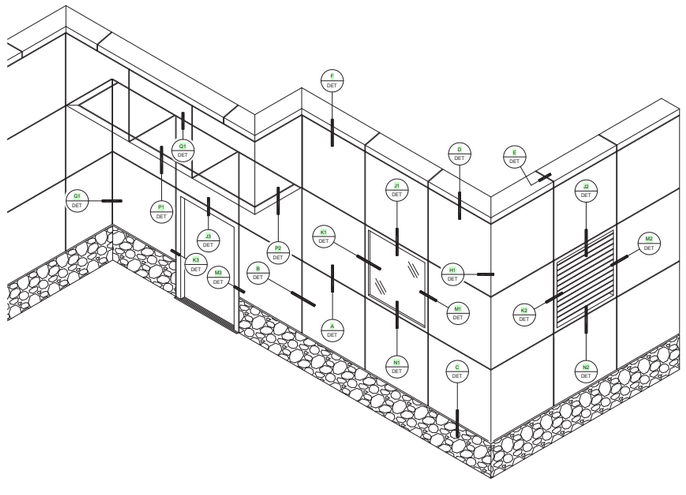
Longer spans and a large variety of color and finish options make NorthClad® ACM the ideal building envelope system for almost any wall application.

STUDIOS architecture

svb

PROPOSED EXTERIOR FINISHES
414 CALIFORNIA AVE | A1.49

METAL PANEL



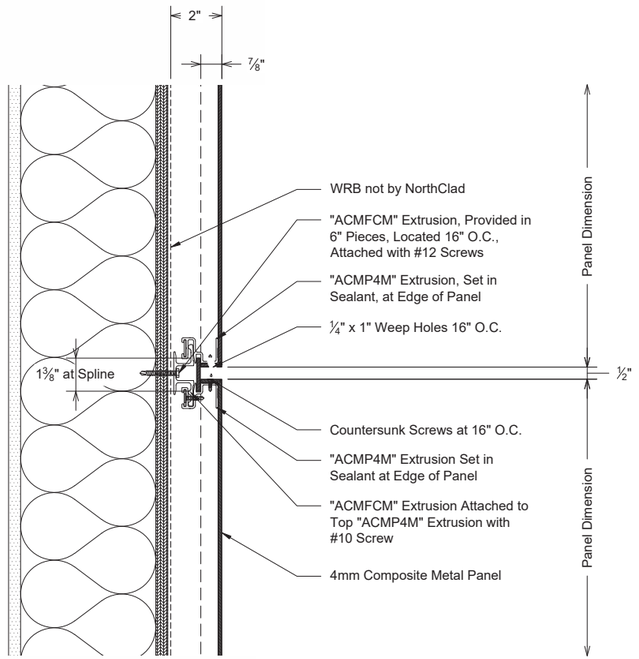
Key / Elev — Key Elevation / NorthClad Standard

NorthClad rainscreen solutions
11831 BEVERLY PARK RD, BUILDING C, EVERETT, WA 98204
* PHONE: 425.740.3702 * FAX: 425.740.3701 *
www.northclad.com

NO.	DESCRIPTION	DATE	INIT.
1	Design	04/07/2014	M E
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project: NorthClad ACM Panel Standard Details

Sheet Title: DET
Scale:
Job Number:
Sheet: Key Elev



A / DET — Section - Horzontal Joint

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NO.	DESCRIPTION	DATE	INIT.
1	Design	04/07/2014	M E
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project: NorthClad ACM Panel Standard Details

Sheet Title: DET
Scale: 3" = 1'-0"
Job Number:
Sheet: DET A

MECHANICAL EQUIPMENT SCREEN

PRODUCT DATA SHEET

RoofScreen

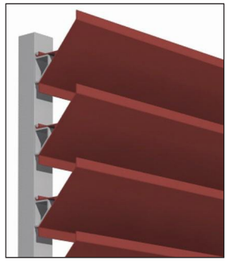
www.roofscreen.com

VisionGuard™ L10 Angled Louver
Updated 12.09.2021

VisionGuard™ L10 Angled Louver

Description:

VisionGuard™ Angled Louvers incorporate a 45° inverted-blade profile designed for architectural and vision-proofing applications. Our continuous-blade design allows greater flexibility to achieve the aesthetics desired. Instead of the pre-framed panelized louvers commonly found on the market, VisionGuard louvers consist of individual continuous blades that can extend seamlessly across any distance without the need for frame flanges or mullions. If vertical mullions, or a panelized aesthetic is desired, it can easily be achieved with the use of trims.



Components:

- Louver Blade: .100" thick extruded aluminum, ASTM B 221, Alloy 6063-T6.
- Louver Clip: .125" thick extruded aluminum, ASTM B 221, Alloy 6063-T6.
- Vertical Tree: 3" x 3" x .188" thick extruded aluminum, ASTM B 221, Alloy 6061-T6.
- Self-Drilling Screw: #12-24 x 1.25" carbon with premium coating.
- SS Rivet: Stainless steel open end domed head .0187" x 0.565"

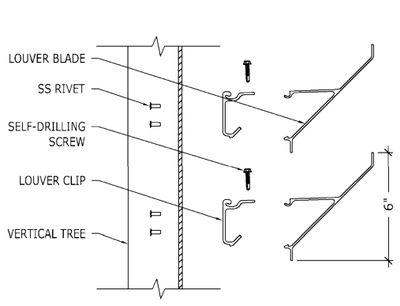


Figure 1
Exploded View

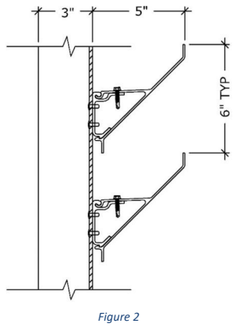


Figure 2
Assembled View

PRODUCT DATA SHEET

RoofScreen

www.roofscreen.com

VisionGuard™ L10 Angled Louver
Updated 12.09.2021

Finish Options:

- Paint finish meeting AAMA 2605
- Faux wood grain
- Mill Finish

Application:

VisionGuard™ Angled Louvers are architectural by design and are not appropriate for weatherproofing applications. The flexible design, with continuous-blade configuration and snap-in clips makes them an excellent choice for rooftop equipment screens, overhead trellises, parking garage screens, building facades and more.

VisionGuard™ Angled Louvers are mounted to vertical supports referred to as trees. These preassembled trees consist of 3" x 3" aluminum angles with attached clips to achieve the desired spacing between louver blades. Standard blade spacing is 6", which provides vision proofing up to a 90° angle. The trees may be mounted to RoofScreen frames or any other supports or substrates. By mounting the trees horizontally, a vertical louver blade configuration is achieved. The distance between trees is determined by the maximum spanning distance of the louver blades (see table below). Maximum vertical spanning distance of trees is 5', or as indicated in project calculations.

Installation:

Mount vertical support trees to the structure using fasteners adequate to resist applicable wind forces, or as detailed in project calculations. Trees must be installed square, plumb and level across entire length of each run to ensure louver blades will properly snap into the clips. To install louver blades, start at the bottom row. As illustrated in Figure 3, rotate louver into clip and snap into place. Install one self-drilling screw through top arm of louver into the top of the clip.

Figure 3

PRODUCT DATA SHEET

RoofScreen

www.roofscreen.com

VisionGuard™ L10 Angled Louver
Updated 12.09.2021

Properties and Span Table:

Materials:
Aluminum Grade: 6063-T6
Tensile Yield: 25 ksi
Compressive Yield: 25 ksi
Compressive Modulus: 10100 ksi
Extruded Material Thickness: 0.1 in

L10 Angled Louver Properties															
Area (in^2)	Perimeter (in)	Centroid x (in)	Centroid y (in)	Weight (plf)	Stress (ksi)	IXX (in^4)	IYY (in^4)	IXY (in^4)	JZ (in^4)	CX (in)	CY (in)	KX (in)	KY (in)	SX (in^3)	SY (in^3)
1.196	22.855	1.986	-0.235	1.435	16.62	2.436	2.704	2.143	5.140	3.005	2.765	1.427	1.504	0.811	0.978

L10 Angled Louver Allowable Pressure* (psf)									
Span (ft)									
5	6	7	8	9	10	11	12	13	14
79.1	54.2	39.5	30.1	23.7	19.2	15.8	13.3	11.3	9.8

***Notes:**
1. Allowable loads (ASD) have been calculated in accordance with the 2015 Aluminum Design Manual.
2. Values limited by an allowable deflection of L/180.
3. Material properties per Aluminum Standards and Data 2017.
4. Member self-weight has not been deducted from the allowable loads.
5. Where permitted by Code, allowable loads do not include any stress increases for short-termloadings.

Warranty:

20-year limited warranty is included. Products must be installed in strict accordance with all details, calculations and instructions provided by RoofScreen. Finish warranties are dependent on type of finish. Please contact us for more details at 866-766-3727.

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PROPOSED EXTERIOR FINISHES
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