

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2020

1.

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR*

2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR

(2018 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, AND 2019 CALIFORNIA AMENDMENTS)

3.

2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR

(2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)

4.

2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR

(2018 IAPMO UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)

5.

2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR

(2018 IAPMO UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)

6.

2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR

2019 CALIFORNIA FIRE CODE (FCF), PART 9, TITLE 24 CCR

2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)

8.

2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR

(2018 INTERNATIONAL EXISTING BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)

9.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR

10.

2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2016 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS (PER 2019 CBC PART 2 CH 35)

NOTE:

CALIFORNIA ELEVATOR UNIT ENFORCES CCR TITLE 8 AND USES THE 2004 ASME A17.1 BY ADOPTION

GAMBLE GARDEN

HORTICULTURAL COMPLEX AND COMMUNITY ROOM

1431 WAVERLEY ST.

PALO ALTO, CA, 94301

PLANNING SUBMITTAL

JANUARY 8, 2024

VICINITY MAP

CAW ARCHITECTS

455 LAMBERT AVENUE PALO ALTO, CA 94306

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NFPA STANDARDS

GENERAL NOTES

PROJECT DIRECTORY

PROJECT SUMMARY

1.

PARTIAL LIST OF APPLICABLE STANDARDS

2016 EDITION

2.

NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)

2016 EDITION

3.

NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS

2017 EDITION

4.

NFPA 17A STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS

2017 EDITION

5.

NFPA 20 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION

2016 EDITION

6.

NFPA 22 STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION

2013 EDITION

7.

NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES

2016 EDITION

8.

NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)

2016 EDITION

9.

NFPA 80 STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES

2016 EDITION

10.

NFPA 110 EMERGENCY AND STANDBY POWER SYSTEMS

2015 EDITION

11.

NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEM

2005 (R2010)

12.

NFPA 2001 STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS

2003 EDITION

13.

UL 300 STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS

1999 EDITION

14.

UL 464 AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES

2002 (R2010)

15.

UL 521 STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS

2017 EDITION

16.

UL 1971 STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED

ICC 300 STANDARD FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2016 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 80.

SEE CALIFORNIA BUILDING CODE, CHAPTER 35, FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.

ADDITIONAL ADMINISTRATIVE REQUIREMENTS

1. CONTRACTOR TO SUBMIT CONSTRUCTION SITE SAFETY PLAN ADDRESSING CBC CHAPTERS 14 & 26 AND SCCFMO C-7 CONSTRUCTION STANDARD WITH PERMIT SUBMITTAL

1.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.

2.

ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENTS AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3.

ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAR, UNIFORM APPEARANCE.

4.

CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.

5.

CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.

6.

CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECT FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.

7.

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE THE PROJECT MANUAL WITH SPECIFICATIONS, THE ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

8.

ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY THE OWNER UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULES AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

9.

DO NOT SCALE DRAWINGS

10.

COLUMN CENTER LINES (OR GRID LINES) ARE SHOWN FOR REFERENCE ONLY.

11.

IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING.

12.

PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE THAT ALL WORK IS BUILDABLE AS SHOWN. CONDITIONS THAT ARE NOT REFLECTIVE OF THAT WHICH IS SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING CONSTRUCTION.

13.

"TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED (U.O.N.). DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE, WHEN THEY FIRST APPEAR.

14.

ALIGN SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE

15.

*SIMILAR OR *SIM.* MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.

16.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.

17.

ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.

18.

SEE "ABBREVIATIONS & SYMBOLS" ON THIS SHEET FOR GRAPHIC CONVENTIONS OF NEW VERSUS EXISTING CONSTRUCTION. IN ALL NOTES ON ALL DRAWINGS ALL WORK SHALL BE NEW WORK UNLESS SPECIFICALLY LABELED AS EXISTING (E).

19.

CONTRACTOR TO PROVIDE BLOCKING AND/OR BACKING PLATES AT ALL WALL HUNG OR WALL BRACED DEVICES.

20.

COORDINATE AND COOPERATE WITH OWNER REGARDING ACCESS ROUTE AND SCHEDULING OF MATERIAL DELIVERIES.

21.

COORDINATE ALL WORK OCCURRING IN OCCUPIED AREAS WITH OWNER, SCHEDULE WORK AS REQUIRED.

22.

SCHEDULE AND COORDINATE ACTIVITIES BY OWNER. ALL ACTIVITIES MUST BE ACCOMMODATED WITHIN THE CONTRACT TIME.

23.

ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN WITH THE BEST PRESENT KNOWLEDGE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT IN WRITING, SO THE PROPER REVISIONS CAN BE MADE.

24.

UNLESS OTHERWISE NOTED, ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD

25.

ALL DEMOLITION AND CONSTRUCTION WORK SHALL COMPLY WITH 2019 CBC CHAPTER 33 AND CFC CHAPTER 33, "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

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 MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1421 WAVERLEY ST

PALO ALTO, CA, 94301

SHEET TITLE

ZONING MAP

050 (50510) 00010

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SHEET

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CODE ANALYSIS LEGEND

ROOM NAME

OCCUPANCY

ROOM SF | LOAD FAC

OCC | # EXITS

EXIT STAIR

OCC. LOAD

EGRESS CAP. FAC.

REQ'D WIDTH

ACTUAL WIDTH

EXIT DOOR

OCC. LOAD

CAP. FACTOR

REQ'D WIDTH

ACTUAL WIDTH

OCCUPANCY LOAD SUMMARY

CBC TABLE 1004.1.2

STAIR SUMMARY

CBC 1005.3.1

DOOR SUMMARY

(E) NON-RATED WALL OR PARTITION

(E) 1-HR RATED WALL OR PARTITION

METAL STUD WALL OR PARTITION

1-HR RATED METAL STUD WALL OR PARTITION

MAIN ACCESSIBLE ENTRANCE

SECONDARY ENTRANCE

OCCUPANT LOAD AT EXIT / EXIT ACCESS POINT

COMBINED OCCUPANT LOAD AT EXIT / EXIT ACCESS POINT

ACCESSIBLE DRINKING FOUNTAIN

PANIC HARDWARE

FIRE EXTINGUISHER CABINET

2-WAY COMMUNICATION DEVICE

COMMON PATH OF EGRESS TRAVEL

EXIT ACCESS TRAVEL DISTANCE

ACCESSIBLE PATH OF TRAVEL TO NEAREST ACCESSIBLE RESTROOMS

	AREA (SF)	LOAD FACTOR	OCC. LOAD
ASSEMBLY	2208	30	74 (37 MALE / 37 FEMALE)
BUSINESS	2602	150	18 (9 MALE / 9 FEMALE)

NOTE: ASSEMBLY INCLUDES COMMUNITY ROOM, CARRIAGE HOUSE, AND TEA HOUSE

PLUMBING COUNT BASED ON CPC TABLE 422.1

	REQUIRED - (E) SPACES	REQUIRED - A (NEW)	REQUIRED - B OFFICE (NEW)	REQUIRED TOTAL	EXISTING TO REMAIN	PROPOSED NEW	TOTAL
FEMALE WC	1	1	1	3	3	0	3
FEMALE SINK	1	1	1	3	2	0	2
MALE WC	1	1	1	3	1	0	1
MALE URINAL	1	1	1	3	2	0	2
MALE SINK	1	1	1	3	2	0	2
DRINKING FOUNTAIN	1	1	1	3	1	2	2
SINGLE USE WC	-	-	-	-	-	3	3
SINGLE USE SINK	-	-	-	-	-	3	3

CODE ANALYSIS SUMMARY

HISTORIC STATUS

CATEGORY 2 RESOURCE IN PALO ALTO'S HISTORIC RESOURCE INVENTORY

USE DESCRIPTION

THE SITE IS USED AS A COMMUNITY HORTICULTURAL CENTER. BUILDINGS TO BE DEMOLISHED ARE USED AS A HORTICULTURAL WORKSHOP AND OFFICE, AND AS A GREEN HOUSE AND LATH HOUSE FOR GARDEN ACTIVITIES. NEW BUILDINGS WILL INCLUDE A DEDICATED GREENHOUSE BUILDING AND A BUILDING TO BE USED AS A HORTICULTURAL WORKSHOP AND OFFICE WITH A CLASSROOM SPACE TO ACCOMMODATE THE COMMUNITY PROGRAMS AND CLASSES THAT TAKE PLACE AT GAMBLE GARDEN.

OCCUPANCY CLASSIFICATION

A-3	COMMUNITY ROOM	CBC 305
B	OFFICES, CONFERENCE ROOM (LESS THAN 50)	CBC 304
S-1	MECHANICAL, ELECTRICAL, JANITORIAL	CBC 311.2, 311.3
U	GREEN HOUSE	CBC 312.1.1

BUILDING HEIGHTS AND AREAS - CBC 5

MIXED USE AND OCCUPANCY - CBC 508.1, 508.3

NON-SEPARATED OCCUPANCY: BUILDINGS THAT COMPLY WITH THE PROVISIONS OF SECTION 508.3 SHALL BE CONSIDERED AS NON-SEPARATED OCCUPANCIES. NON-SEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1 (SEE OCCUPANCY CLASSIFICATION TABLE ABOVE) AND THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. FIRE PROTECTION SYSTEM REQUIREMENTS, ALLOWABLE AREA AND ALLOWABLE HEIGHT ARE BASED ON MOST RESTRICTIVE OCCUPANCY PER TABLE 503 AND 504. THE MOST RESTRICTIVE OCCUPANCY IS GROUP A-3. SEE CODE ANALYSIS AND CALCULATIONS BELOW.

CONSTRUCTION TYPE - CBC TABLE 503

V-B, WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

ALLOWABLE BUILDING HEIGHT

CBC TABLE 504.3 FOR A-3 CBC ALLOWABLE HEIGHT: 60'

PALO ALTO MUNICIPAL CODE: 18.28.050 TABLE 2 PORTIONS OF A SITE WITHIN 150 FT. OF A RESIDENTIAL DISTRICT PA ALLOWABLE HEIGHT: 35' ACTUAL HEIGHT: 18' - 9" < 35'

CBC TABLE 504.3 FOR A-3 ALLOWABLE STORIES: 2 ACTUAL STORIES: 1 < 2

ALLOWABLE BUILDING AREA - CBC TABLE 506

CBC TABLE 506.2 FOR A-3, S-1 ALLOWABLE AREA: 24,000 SF (1 STORY)

PALO ALTO MUNICIPAL CODE: 18.28.050 TABLE 2 MAX. FLOOR AREA RATIO (FAR) FOR PF ZONE: 1:1 SITE AREA: 106,722 SF ALLOWABLE AREA: 106,722 SF ACTUAL AREA: 8,463 SF

TYPES OF CONSTRUCTION - CBC 6

CONSTRUCTION CLASSIFICATION - CBC 602.5, CBC TABLE 601

V-B, CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

FIRE RESISTANCE RATING REQUIREMENTS - CBC TABLE 601

FOR V-B CONSTRUCTION, NO FIRE RESISTANCE RATING REQUIRED.

INTERIOR FINISHES - CBC 8

ALL INTERIOR FINISHES TO MEET REQUIREMENTS LISTED IN THIS CHAPTER.

FIRE PROTECTION SYSTEM - CBC 9

AUTOMATED SPRINKLER SYSTEM - CBC 903

AUTOMATED SPRINKLER SYSTEM PROVIDED IN COMPLIANCE WITH CBC 903.2.1.3 FOR A-3 OCCUPANCY.

PORTABLE FIRE EXTINGUISHERS - CBC 906

PORTABLE FIRE EXTINGUISHERS PROVIDED IN COMPLIANCE WITH CBC 906 FOR A-3 OCCUPANCY.

FIRE ALARM AND DETECTION SYSTEMS - CBC 907

FIRE ALARM SYSTEM PROVIDED IN COMPLIANCE WITH CBC 907.2.1 FOR A-3 OCCUPANCY.

MEANS OF EGRESS - CBC 10

MEANS OF EGRESS SIZING - CBC 1005

REQUIRED CAPACITY BASED ON OCCUPANT LOAD FOR OTHER EGRESS COMPONENTS (OTHER THAN STAIRWAYS): CBC 1005.3.2

OCCUPANT LOAD X EGRESS CAPACITY FACTOR OF 0.15' (EXCEPTION 1: AUTOMATIC SPRINKLER SYSTEM AND VOICE ACTIVATED FIRE ALARM)

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS - CBC 1006

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS VALUES IN TABLE 1006.2.1.

A, B OCCUPANCY = 49 MAX. OCCUPANT LOAD S OCCUPANCY = 29 MAX. OCCUPANT LOAD

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE PERMITTED, WITH AUTOMATIC SPRINKLER SYSTEM:

B, S OCCUPANCY = 100' A OCCUPANCY = 75' MAXIMUM ACTUAL COMMON PATH OF EGRESS TRAVEL = 48' - 0"

EXIT AND EXIT ACCESS DOORWAY CONFIGURATION - CBC 1007

IN A BUILDING WITH AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA SERVED.

ACCESSIBLE MEANS OF EGRESS - CBC 1009

ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS, WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1015.1 OR 1021.1 FROM ANY ACCESSIBLE SPACE. EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY AT LEAST THE SAME NUMBER OF ACCESSIBLE MEANS OF EGRESS.

2022 CALIFORNIA FIRE CODE

PORTABLE FIRE EXTINGUISHERS - CFC 906

PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN GROUPS B, A-3, AND S.

GENERAL NOTES

- REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR FURTHER SITE GRADING, MATERIALS, AND UTILITIES.
-

KEYNOTES #

- 24' SETBACK ALONG EMBARCADERO RD AND CHURCHILL AVE

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MILESTONE DATE
PLANNING SUBMITTAL 01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

CODE ANALYSIS PLAN

PROJECT NO. 23016

DRAWN BY TH, AM

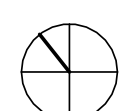
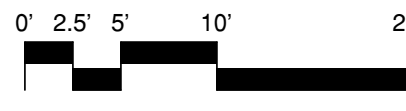
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G0.30

1 PROPOSED CODE PLAN

1" = 10'-0"



PROPOSED LOT COVERAGE

PROPOSED FLOOR AREAS:

A	144 SF
B	864 SF
C	1,491 SF
D	259 SF
E	1,173 SF
F	182 SF
TOTAL GROSS FLOOR AREA	4,113 SF

GENERAL NOTES

1. FLOOR AREA LIMIT INFORMATION:
- ZONE: PF (PUBLIC FACILITIES)
SITE AREA: 106,722 SF
FLOOR AREA RATIO: 1:1 ALLOWED (0.12 : 1)
FLOOR AREA LIMIT: 106,722 SF
2. PER FLOOR AREA REQUIREMENTS SET BY THE PALO ALTO MUNICIPAL CODE, AREA BOUNDARIES ARE MEASURED TO EXTERIOR FACE OF EXTERIOR WALLS WHERE APPLICABLE (SEE PLAN FOR LOCATIONS).
3. DIMENSIONS AND AREAS SHOWN ON ARE FOR REFERENCE ONLY AND SHALL BE CONSIDERED APPROXIMATED BASED ON FIELD MEASUREMENTS AND AS-BUILT DOCUMENTATION. AREAS ARE CALCULATED USING FLOATING POINT IN A CAD PROGRAM, BUT DIMENSIONS ARE ROUNDED TO NEAREST 1/4" AND AREAS ARE ROUNDED TO THE NEAREST SF FOR CLARITY.



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△ MILESTONE	DATE
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PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

FLOOR AREA
CALCULATIONS

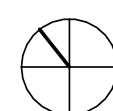
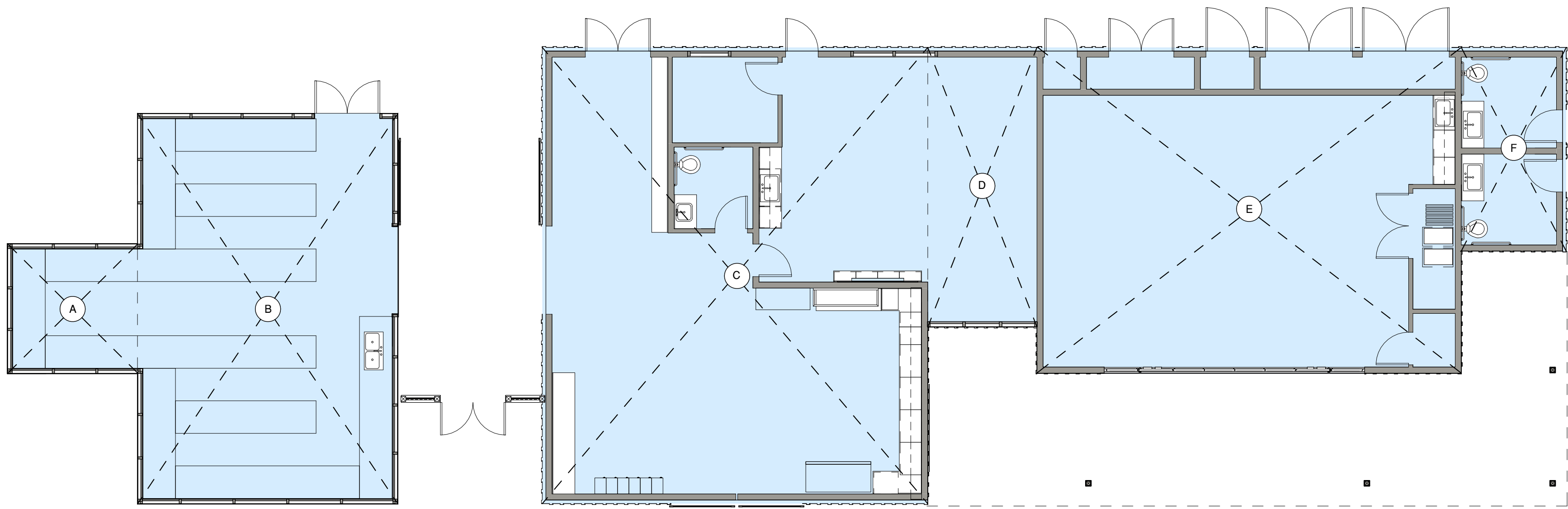
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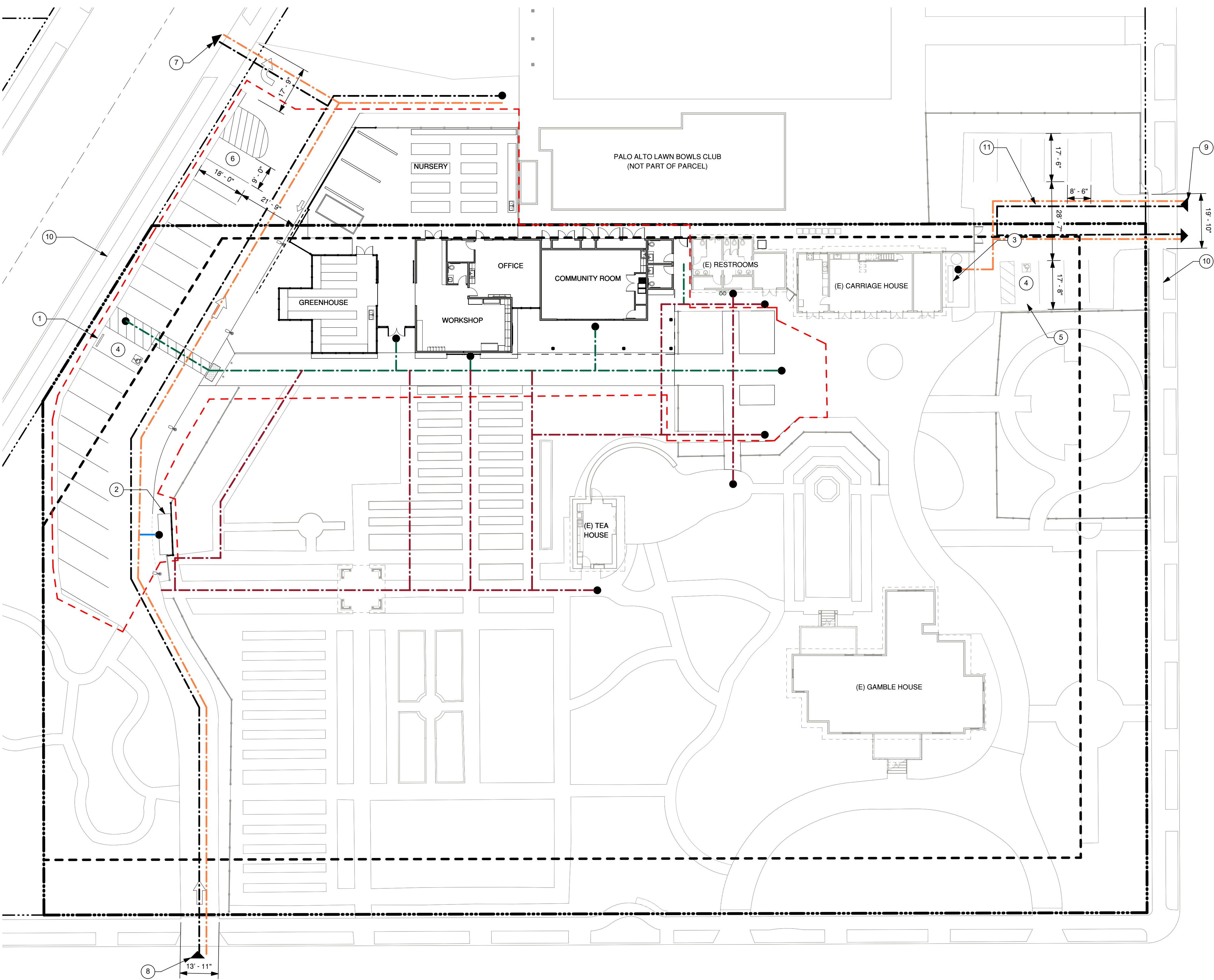


VEHICULAR AND BICYCLE PARKING COUNT			
	EXISTING	PROPOSED	DIFFERENCE
VEHICULAR (TOTAL)	32	28	-4
VEHICULAR (EV STALLS)	0	?	?
VEHICULAR (ACCESSIBLE)	2	2	0
BICYCLE	20	20	0

- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - AREA OF WORK
 - ROOF OVERHANG
 - (N) BUILDING OR AREA OF WORK
 - (E) AUTOMOBILE CIRCULATION
 - (E) ACCESSIBLE PATH OF TRAVEL
 - (N) ACCESSIBLE PATH OF TRAVEL
 - (E) BICYCLE CIRCULATION
 - (N) BICYCLE CIRCULATION

- KEYNOTES**
- (N) ADA PARKING SIGN
 - (N) BIKE RACKS (10 SPOTS)
 - (E) BIKE RACKS (10 SPOTS) TO REMAIN
 - ADA PARKING SPOT
 - (E) ADA PARKING SIGN
 - TYP PARKING LOT DIMENSIONS
 - ONE-WAY VEHICLE EXIT
 - ONE-WAY VEHICLE ENTRANCE
 - TWO-WAY VEHICLE ENTRANCE / EXIT
 - NO CHANGE TO (E) PUBLIC SIDEWALK AND PUBLIC RIGHT OF WAY
 - NO CHANGE TO (E) CHURCHILL PARKING LOT

- GENERAL NOTES**
- REFER TO CIVIL DRAWINGS FOR DIMENSION PROPERTY LINES, EASEMENTS, AND SETBACK LINES.
 - REFER TO CIVIL DRAWINGS FOR SITE UTILITIES AND ACCESSORY STRUCTURES.
 - REFER TO CIVIL DRAWINGS FOR DIMENSIONED PARKING AREA, DRIVEWAYS.
 - REFER TO LANDSCAPE DRAWINGS FOR PLANTING AREAS, SIDEWALKS, HARDSCAPE, PAVING, EXTERIOR STAIR AND RAMP, BICYCLE PARKING, AND OUTDOOR SEATING.
 - REFER TO LANDSCAPE DRAWINGS FOR LOCATION, SPECIES, SIZE AND DRIPLINE AREA OF ALL TREES ON SITE.
 - REFER TO LANDSCAPE DRAWINGS FOR SITE FENCES AND GATES.
 - REFER TO EXISTING SITE PLANS AND PHOTOS SHOWING EXISTING CONDITIONS.
 - REFER TO ARCHITECTURAL DEMO AND PROPOSED FLOOR PLANS, ELEVATIONS, AND SECTIONS FOR SCOPE WITHIN BUILDINGS.
 - ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA SHALL BE PER CBC SECTIONS 11B-303.2 & 11B-303.3: ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHERE CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. EXCEPT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. WHERE CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
 - ALL WALKWAYS ALONG THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 4'-0" WIDE AND THERE SHALL BE NO DROP-OFFS OVER 4" AT THE EDGE OF WALK OR LANDING WHERE A 4" DROP OFF DOES OCCUR, PROVIDE A WARNING CURB 6" IN HEIGHT. (SEE SECTION 11B-303.5)
 - ALL PEDESTRIAN GATES IN THE PATH OF EGRESS LEADING TO THE PUBLIC WAY SHALL BE EQUIPPED WITH PANIC HARDWARE PER CBC 1008.442, 1024. PROVIDE LEVEL TYPE LATCH AND 10" (MIN.) HIGH SMOOTH BOTTOM / KICKPLATE. THIS CONDITION DOES NOT OCCUR IN THIS PROJECT.
 - PATH OF TRAVEL (P.O.T.), AS INDICATED, IS A COMMON BARRIER-FREE ACCESS ROUTE AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. PASSING SPACES (11B-403.5) AT LEAST 80" X 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF THE P.O.T. WITH CONTINUOUS GRADIENTS HAVE SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM ADJACENT WALLS ABOVE 27" AND LESS THAN 90" (11B-307).
 - FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED TO ALL PORTIONS OF THE SITE DURING CONSTRUCTION. ALL FIRE LANES SHALL BE MAINTAINED CLEAR.



1 PROPOSED SITE PLAN
1" = 20'-0"



2 BICYCLE RACK CUT SHEETS
NOT TO SCALE

STAMP

CONSULTANTS

APPROVAL STAMP

△ MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

AUTOMOBILE, BICYCLE, AND
PEDESTRIAN CIRCULATION

PROJECT NO. 23016

DRAWN BY TH, AM

CHECKED BY JC

SHEET

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CONSULTANTS

APPROVAL STAMP

△ MILESTONE DATE
PLANNING SUBMITTAL 01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

CALGREEN CHECKLIST

PROJECT NO. 23016

DRAWN BY TH. AM

CHECKED BY JC

SHEET

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					Compliance Path Verification								
					Plan Check	Rough GB Inspection IVR # 152	Final Inspection IVR # 153	Part 1	Part 2	Part 2	Part 2		
					CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	
5.1 Planning and Design		Code Section	Y	N	Plan Sheet, Spec or Attachment Reference								
	Mandatory	Stormwater pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290.5.100.1										
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290.5.100.2	X									
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290.5.100.1.1	X									
	Mandatory	Best management practices (BMPs)	5.100.1.2	X									
	Mandatory	Short term bicycle parking	5.100.4.1.1	X									
	Mandatory	Long term bicycle parking	5.100.4.1.2	X									
	Tier 2 Mand.	Unpaved parking - 50% of Parking Capacity	AS 100.6.1.1	X									
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) with 10-20 spaces shall provide 20% EV Capable or EVSE-Ready and 20% Level 2 EVSE installed. (Buildings with more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE Installed)	PAMC 16.14.430.5.100.5.3									See EVSE Checklist	
	Mandatory	Light pollution reduction	PAMC 16.14.290.5.100.1	X									
Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.100.10.1	X										
Tier 2 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070.5.100.1.1	X								PIV		
Tier 2 Mand.	As-Electric Buildings/Site (New buildings and substantial remodels)	PAMC 16.14.330.5.100.1.1	X										
Electives (Choose 3)	Electives	Community connectivity	AS 103.1										
	Electives	Brownfield or grayfield site redevelopment or infill area development	AS 103.5										
	Electives	Reduce development footprints and optimize open space	AS 106.1										
	Electives	Existing building structure (75%)	AS 106.1.1	X									
	Electives	Existing non-structure elements (50%)	AS 106.1.2	X									
	Electives	Storage	AS 106.2	X									
	Electives	Storm water design	AS 106.3	X									
	Electives	Low impact development (LID)	AS 106.3.1	X									
	Electives	Gravelly or infill site	AS 106.3.2	X									
	Electives	Changing rooms	AS 106.4.1	X									
	Electives	Parking capacity	AS 106.4	X									
	Electives	Reduced parking capacity	AS 106.4.1	X									
	Electives	Exterior wall shading: Fenestration: East and west walls	AS 106.7.1.1	X									
	Electives	Exterior wall shading: Fenestration: South walls	AS 106.7.1.2	X									
	Electives	Exterior wall shading: Opaque wall areas	AS 106.7.1.3	X									
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	AS 106.7.1	X									
	5.3 Water Efficiency and Conservation	Mandatory	Water conservation of materials devices installed as follows:	5.303.1									
		Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1	X								
Mandatory		Excess consumption (Submitters for additions that consume over 1,000 gal per day)	5.303.1.2	X									
Tier 2 Mand.		Water Reduction: 20% savings over the "water use baseline" (Table 5.303.2.1)	AS 303.2.1	X									
Mandatory		Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X									
Mandatory		Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	X									
Mandatory		Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2	X									
Mandatory		Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	X									
Mandatory		Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X									
Mandatory		Indoor Water Use: Non-residential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X									
Electives (Choose 3)	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X									
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X									
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons cycle)	5.303.3.4.4	X									
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallon cycle)	5.303.3.4.5	X									
	Mandatory	Commercial kitchen equipment	5.303.4	X									
	Mandatory	Food waste disposers	5.303.4.1	X									
	Mandatory	Indoor water use: Areas of addition or alteration [AA]	5.303.4.2	X									
	Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035	X									
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)	5.303.4.3	X									
	Mandatory	Outdoor potable water use in landscape areas (MWELCO)	AS 304.1	X									
	Mandatory	Recycled water supply systems	PAMC 16.12.035	X									
	Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.360.5.307	X									
	Mandatory	Invasive species prohibited	PAMC 16.14.330.5.304.2	X									
	Mandatory	Non-residential enhanced water budget required when use > 1,000 gpd/day	PAMC 16.14.340.5.305	X									
	Electives	Indoor water use: 25% reduction	AS 303.2.3	X									
	Electives	Nonpotable water systems for indoor water use	AS 303.2.3.1	X									
	Electives	Appliances and fixtures for commercial application	AS 303.3	X									
	Electives	Nonwater supplied urinals	AS 303.4.1	X									
Electives	Outdoor Water Use: Restoration of areas disturbed by construction	AS 304.2	X										
Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	AS 304.1	X										
Electives	Outdoor Water Use: Graywater irrigation system	AS 304.4	X										
Electives	Nonpotable water systems	AS 305.1	X										
Electives	Irrigation system: Recycled water	AS 305.2	X										
5.4 Material Conservation and Resource Efficiency	Tier 2 Mand.	Recycled content: 15%	AS 405.1	X									
	Mandatory	Weather protection	AS 407.1	X								See Foundation Inspection checklist	
	Mandatory	Moisture control: Sprinklers	AS 407.2	X									
	Mandatory	Moisture control: Entries + Openings	AS 407.2.1	X									
	Mandatory	Moisture control: Exterior door protection	AS 407.2.2	X									
	Mandatory	Moisture control: Flashing	AS 407.2.3	X									
	Mandatory	Construction waste management	AS 408.1	X									
	Mandatory	Construction waste management plan	AS 408.1.1	X									
	Mandatory	Waste management company	AS 408.1.2	X									
	Mandatory	Waste stream reduction alternative	AS 408.1.3	X									
Electives (Choose 3)	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	AS 408.1.4	X									
	Tier 2 Mand.	Excavated soil and land clearing debris (100% reuse or recycle)	PAMC 16.14.410.5.405.1.1	X									
	Mandatory	80% diversion rate for projects exceeding \$25,000 in value, 65% diversion rate for projects less than \$25,000	See www.greenbusinesssystems.com	X									
	Mandatory	Recycling by occupants (with exceptions)	AS 410.1	X									
	Mandatory	Commissioning (≥ 10,000 SF) [N]	AS 410.2	X									
	Mandatory	Commissioning plan [N]	AS 410.2.1	X									
	Mandatory	Functional performance testing [N]	AS 410.2.2	X									
	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding \$100,000 in value)	PAMC 16.12.360 / 5.410.4.6	X									
	Mandatory	Performance Review: For projects over 10,000 SF	PAMC 16.14.370 / 5.410.4.7	X									
	Mandatory	Performance Review: For sites > 1 acre	PAMC 16.14.380 / 5.410.4.8	X									
	Mandatory	Documentation and Training: Systems manual	AS 410.2.3	X									
	Mandatory	Documentation and Training: Systems operations training [N]	AS 410.2.4	X									
	Mandatory	Commissioning report [N]	AS 410.2.5	X									
	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations [N] [AA]	AS 410.4	X									
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	AS 410.4.1	X									
	Mandatory	Testing and adjusting: Procedures	AS 410.4.2	X									
	Mandatory	Testing and adjusting: HVAC balancing	AS 410.4.3	X									
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	AS 410.4.4	X									
Mandatory	Operation and maintenance (O&M) manual	AS 410.4.5	X										
Mandatory	Performance reviews: Water (sites > 1 acre)	PAMC 16.14.380.5.410.4.6	X										
Mandatory	Inspection and reports (new buildings / additions and alterations < 10,000 SF) [AA] * [N]	AS 410.4.5.1	X										

				Compliance Path Verification									
				Plan Sheet, Spec or Attachment Reference	Plan Check	Rough GB Inspection IVR # 152	Final Inspection IVR # 153	Part 1	Part 1	Part 2	Part 2		
				CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL		
5.4 Material Conservation and Resource Efficiency, continued	Electives (Choose 3)	Electives	Flood Framing: Structural or fire-resistance integrity	AS 404.1	X								
		Electives	Wood Framing: Framing specifications	AS 404.1.2	X								
		Electives	Regional materials	AS 405.1	X								
		Electives	Re-based materials: Rapidly renewable materials	AS 405.2	X								
		Electives	Reused materials	AS 405.3	X								
		Electives	Cement and concrete: Cement	AS 405.3.1	X								
		Electives	Cement and concrete: Concrete	AS 405.3.2	X								
		Electives	Additional means of compliance: Cement: Alternative fuels	AS 405.3.3.1	X								
		Electives	Additional means of compliance: Cement: Alternative power	AS 405.3.3.2	X								
		Electives	Additional means of compliance: Concrete: Alternative energy	AS 405.3.3.3	X								
		Electives	Additional means of compliance: Concrete: Recycled aggregate	AS 405.3.3.4	X								
		Electives	Additional means of compliance: Concrete: Recycled water	AS 405.3.3.5	X								
		Electives	Additional means of compliance: Concrete: High strength concrete	AS 405.3.3.6	X								
		Electives	Choice of materials: Service life	AS 406.1.1	X								
		Electives	Choice of materials: Reduced maintenance	AS 406.1.2	X								
		Electives	Choice of materials: Recyclability	AS 406.1.3	X								
		Electives	Life Cycle Assessment shall be ISO 14044 compliant	AS 406.1.4	X								
		Electives	Whole building life cycle assessment	AS 406.2	X								
		Electives	Materials and system assemblies	AS 406.3	X								
		Electives	Substitution of prescriptive standards	AS 406.4	X								
5.5 Environmental Quality	Mandatory	Mandatory	Fragrances	5.503.1	X								
		Mandatory	Temporary ventilation (MERV 8)	5.504.1	X								
		Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.2	X								
		Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.1.1 and 5.504.1.2 for VOC	5.504.1	X								
		Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X								
		Mandatory	Aerosol paints and coatings	5.504.4.3.1	X								
		Mandatory	Verification for paints and coatings	5.504.4.3.2	X								
		Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	X								
		Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2	X								
		Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X								
		Mandatory	Composite wood products: Documentation	5.504.4.5.3	X								
		Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1	X								
		Tier 2 Mand.	Resilient flooring systems: ISO	PAMC 16.18.070 & 16.14.080 AS 504.4.6.1	X								
		Tier 2 Mand.	Thermal insulation: No added formaldehyde	PAMC 16.18.070 & 16.14.080 AS 504.4.6.1	X								
		Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X								
		Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	X								
		Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	X								
		Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.390	X								
		Mandatory	Acoustical control (STC values per ASTM E90 and ASTM E413)	5.507.4	X								
		Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1	X								
Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1	X										
Mandatory	Exterior noise transmission, performance method	5.507.4.2	X										
Mandatory	Site features	5.507.4.2.1	X										
Mandatory	Documentation of compliance	5.507.4.2.2	X										
Mandatory	Interior sound transmission (with note)	5.507.4.3	X										
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X										
Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1	X										
Mandatory	Halons	5.508.1.2	X										
Mandatory	Supermarket refrigerant leak reduction	5.508.2	X										
Mandatory	Refrigerant piping	5.508.2.1	X										
Mandatory	Refrigerant piping valves	5.508.2.2	X										
Mandatory	Refrigerant piping access valves	5.508.2.2.2	X										
Mandatory	Refrigerant service cans	5.508.2.3	X										
Mandatory	Refrigerant receivers	5.508.2.4	X										
Mandatory	Pressure testing	5.508.2.5	X										
Mandatory	Evacuation (after pressure testing)	5.508.2.6	X										
Electives (Choose 3)	Electives	Indoor air quality (IAQ) during construction: Temporary ventilation	AS 504.1.1	X									
	Electives	Indoor air quality (IAQ) during construction: Additional IAQ measures	AS 504.1.2	X									
	Electives	IAQ post-construction	AS 504.2	X									
	Electives	IAQ testing	AS 504.2.1	X									
	Electives	Maximum levels of contaminants	AS 504.2.1.1	X									
	Electives	Test protocols	AS 504.2.1.1	X									
	Electives	Acoustics: Building area	AS 504.2.1.2	X									
	Electives	Acoustical ceiling and wall panels	AS 504.4.9	X									
	Electives	Hazardous particulates and chemical pollutants	AS 504.4	X									
	Electives	Emergency systems (to control pollutants)	AS 504.4.1	X									
	Electives	Isolation of pollutant sources (to control pollutants)	AS 504.5.2	X									
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	AS 507.1.1.1/AS 507.1.2	X									
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	AS 507.1.2	X									
	Electives	Wayfind: Wayfinding and wayfinding	AS 507.2	X									
	Electives	Wayfind: Direct line of sight to outdoors: Interior office spaces	AS 507.3.1	X									
	Electives	Wayfind: Multi-occupant spaces	AS 507.3.2	X									
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	AS 508.1.9.1.1	X									
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	AS 508.1.4	X									
	Required Additional Electives (Choose 3 additional Electives from any category)				AS 601.3.1								
	Mand.	Tier 2 Mand.			AS 601.3.4								
Tier 2 Mand.				AS 601.3.4									
Tier 2 Mand.				AS 601.3.4									
Tier 2 Mand.				AS 601.3.4									

EXISTING LOT COVERAGE

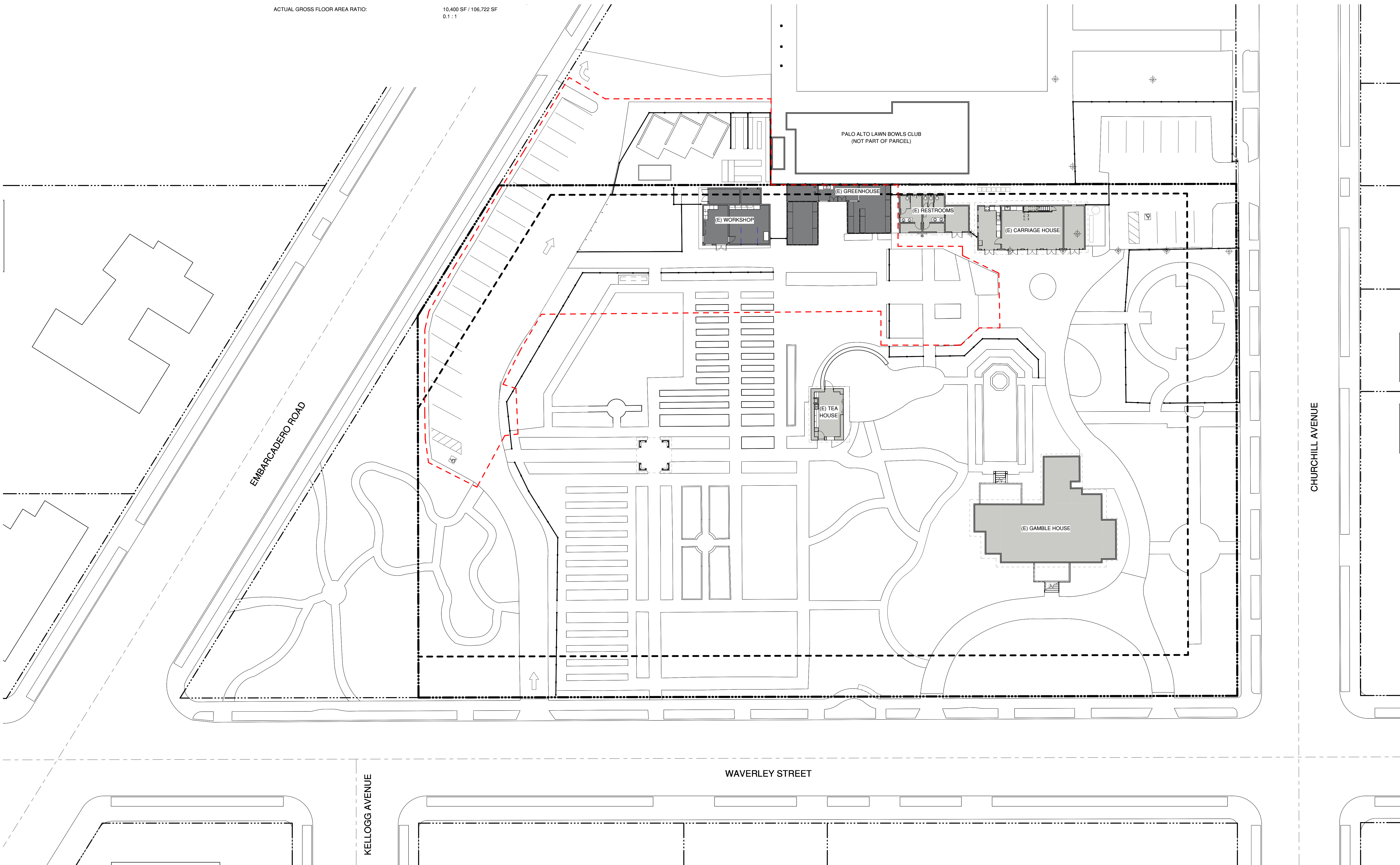
EXISTING HORTICULTURAL BUILDING COVERAGE:	1,936 SF
EXISTING OTHER SITE BUILDING COVERAGE:	4,440 SF
*NOTE: OTHER SITE BUILDING SQUARE FOOTAGES ARE APPROXIMATE	
EXISTING TOTAL SITE COVERAGE:	6,376 SF
EXISTING LOT SIZE:	106,722 SF (2.45 ACRES)
EXISTING COVERAGE PERCENTILE:	6%
6,376 SF / 106,722 SF = 6%	
TOTAL ALLOWABLE COVERAGE PERCENTILE:	30% MAX.
(PER PAMC 18.28.050, TABLE 2)	

EXISTING GROSS FLOOR AREA

EXISTING HORTICULTURAL BUILDING GROSS FLOOR AREA:	
WORKSHOP BUILDING:	872 SF
GREENHOUSE BUILDING:	1,106 SF
TOTAL:	1,936 SF
EXISTING OTHER SITE BUILDING GROSS FLOOR AREA:	
RESTROOM BUILDING:	585 SF
TEA HOUSE:	400 SF
CARRIAGE HOUSE:	
1ST FLOOR	1,154 SF
2ND FLOOR	680 SF
TOTAL	1,834 SF
GAMBLE HOUSE:	
1ST FLOOR	2,301 SF
2ND FLOOR	1,907 SF
3RD FLOOR	1,436 SF
TOTAL	5,644 SF
TOTAL:	8,463 SF
TOTAL EXISTING GROSS FLOOR AREA:	10,400 SF
TOTAL ALLOWABLE GROSS FLOOR AREA RATIO:	1:1
(PER PAMC 18.28.050, TABLE 2)	
ACTUAL GROSS FLOOR AREA RATIO:	10,400 SF / 106,722 SF
	0.1 : 1

LEGEND

	PROPERTY LINE
	SETBACK LINE
	AREA OF WORK
	EXISTING HORTICULTURAL BUILDING FOOTPRINT
	OTHER SITE BUILDING FOOTPRINT



PROPOSED LOT COVERAGE

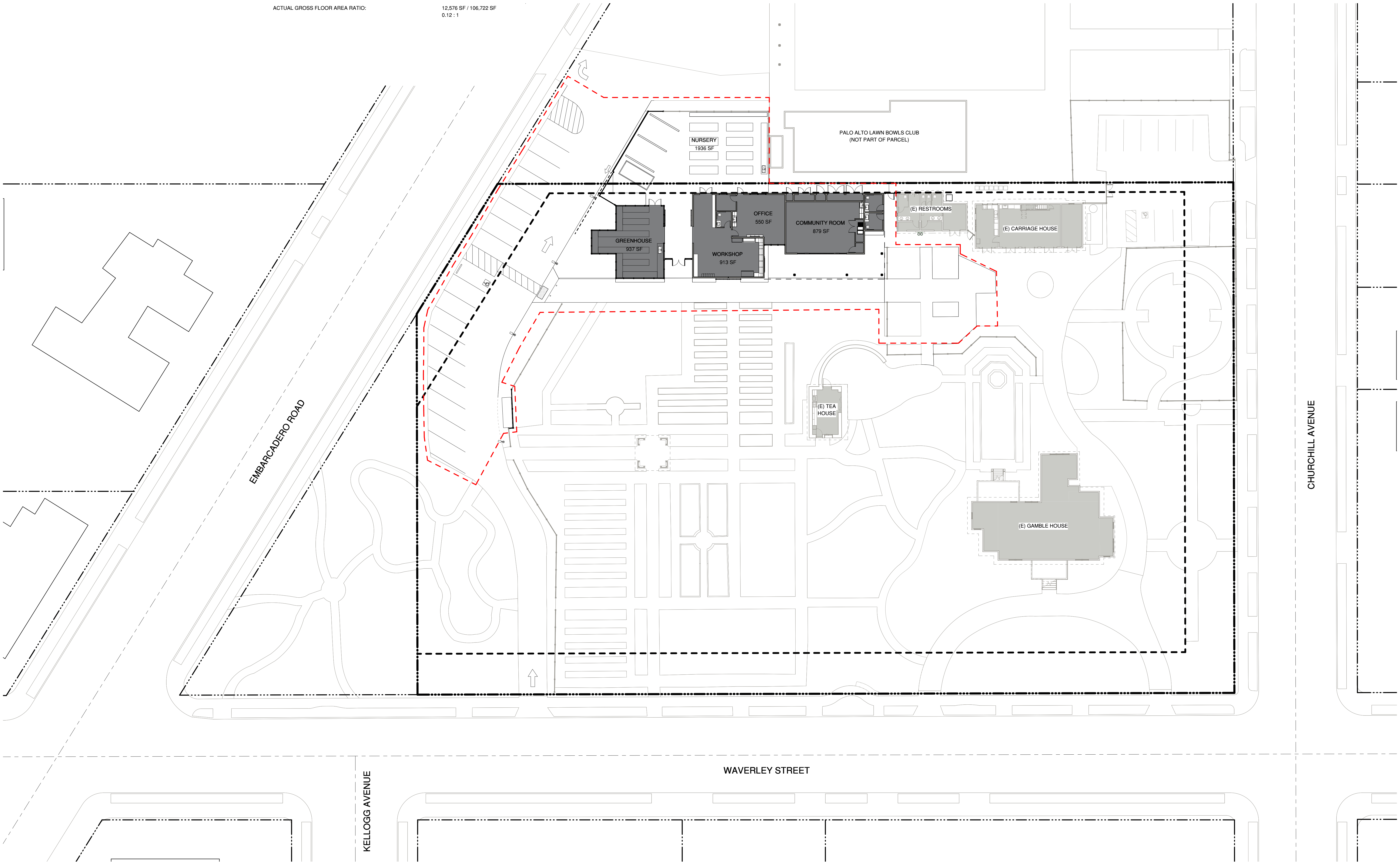
PROPOSED HORTICULTURAL BUILDINGS COVERAGE:	4,113 SF
EXISTING OTHER SITE BUILDING COVERAGE:	4,440 SF
*NOTE: OTHER SITE BUILDING SQUARE FOOTAGES ARE APPROXIMATE	
TOTAL SITE COVERAGE:	8,553 SF
EXISTING LOT SIZE:	106,722 SF (2.45 ACRES)
EXISTING COVERAGE PERCENTILE:	8%
8,553 SF / 106,722 SF = 8%	
TOTAL ALLOWABLE COVERAGE PERCENTILE:	30% MAX.
(PER PAMC 18.28.050, TABLE 2)	

PROPOSED GROSS FLOOR AREA

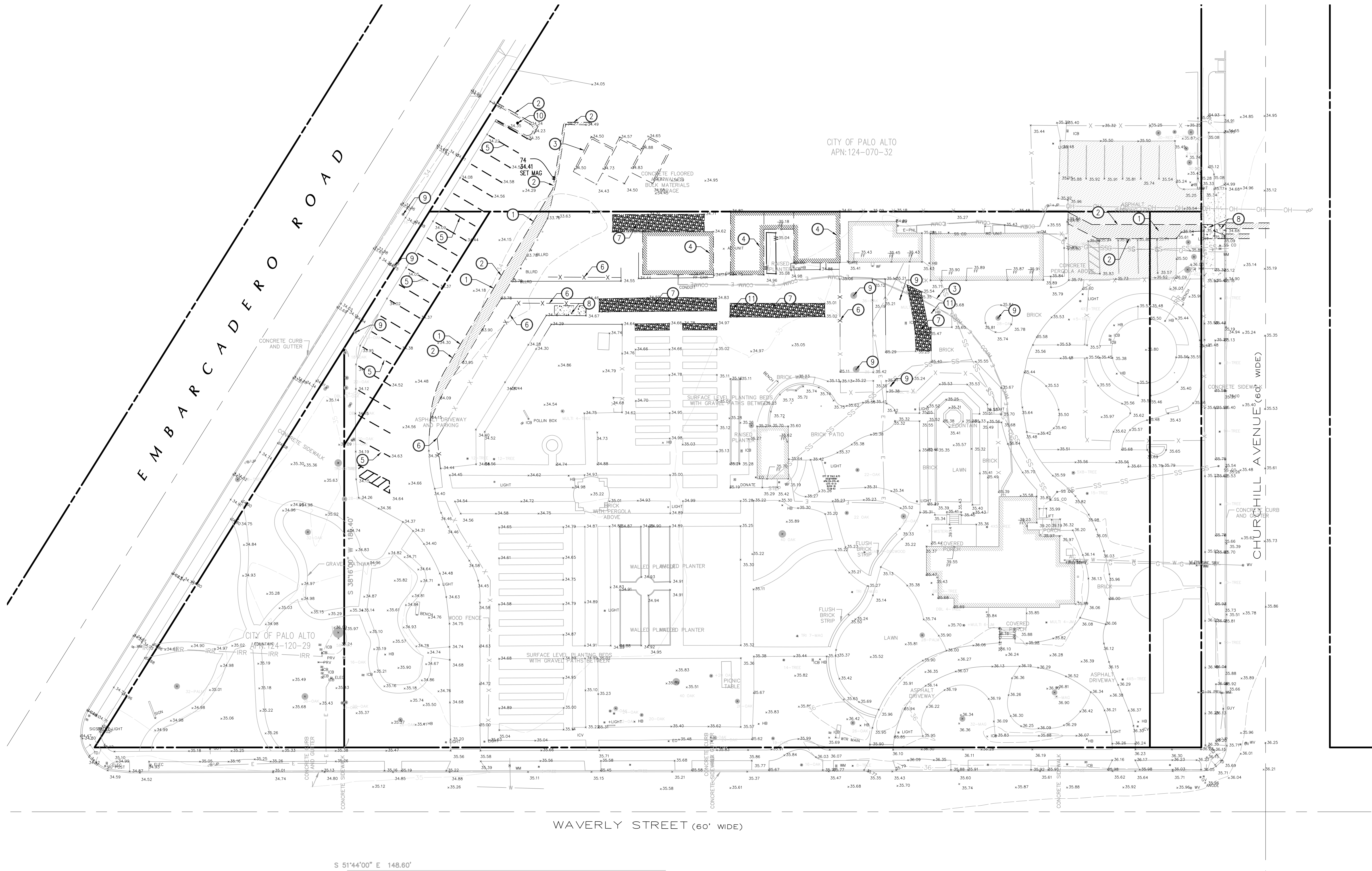
PROPOSED HORTICULTURAL BUILDING GROSS FLOOR AREA:	
WORKSHOP BUILDING:	3,105 SF
GREENHOUSE BUILDING:	1,008 SF
TOTAL:	4,113 SF
EXISTING OTHER SITE BUILDING GROSS FLOOR AREA:	
RESTROOM BUILDING:	585 SF
TEA HOUSE:	400 SF
CARRIAGE HOUSE:	1,154 SF
1ST FLOOR:	680 SF
2ND FLOOR:	1,834 SF
TOTAL:	2,301 SF
GAMBLE HOUSE:	2,301 SF
1ST FLOOR:	1,907 SF
2ND FLOOR:	1,436 SF
3RD FLOOR:	5,644 SF
TOTAL:	8,463 SF
TOTAL GROSS FLOOR AREA:	12,576 SF
TOTAL ALLOWABLE GROSS FLOOR AREA RATIO:	1:1
(PER PAMC 18.28.050, TABLE 2)	
ACTUAL GROSS FLOOR AREA RATIO:	12,576 SF / 106,722 SF
0.12 : 1	

LEGEND

	PROPERTY LINE
	SETBACK LINE
	AREA OF WORK
	PROPOSED HORTICULTURAL BUILDING FOOTPRINT
	OTHER SITE BUILDING FOOTPRINT



△ MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025



PAVING LEGEND

	EXISTING AC ROAD
	EXISTING AC TO BE REMOVED
	EXISTING CONCRETE
	EXISTING CONCRETE TO BE REMOVED
	EXISTING STRIPING TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED

SHEET NOTES:

1. REMOVE ASPHALT SECTION
2. SAWCUT AC PAVEMENT
3. REMOVE CONCRETE PLANTER
4. REMOVE BUILDING
5. REMOVE STRIPING
6. REMOVE FENCE
7. REMOVE GRAVEL
8. REMOVE CONCRETE
9. PROTECT TREE PER DETAIL AT RIGHT
10. REMOVE TREE
11. REMOVE HOSE BIB

DEMOLITION AND SITE PREPARATION NOTES

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC., TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF GRADING AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

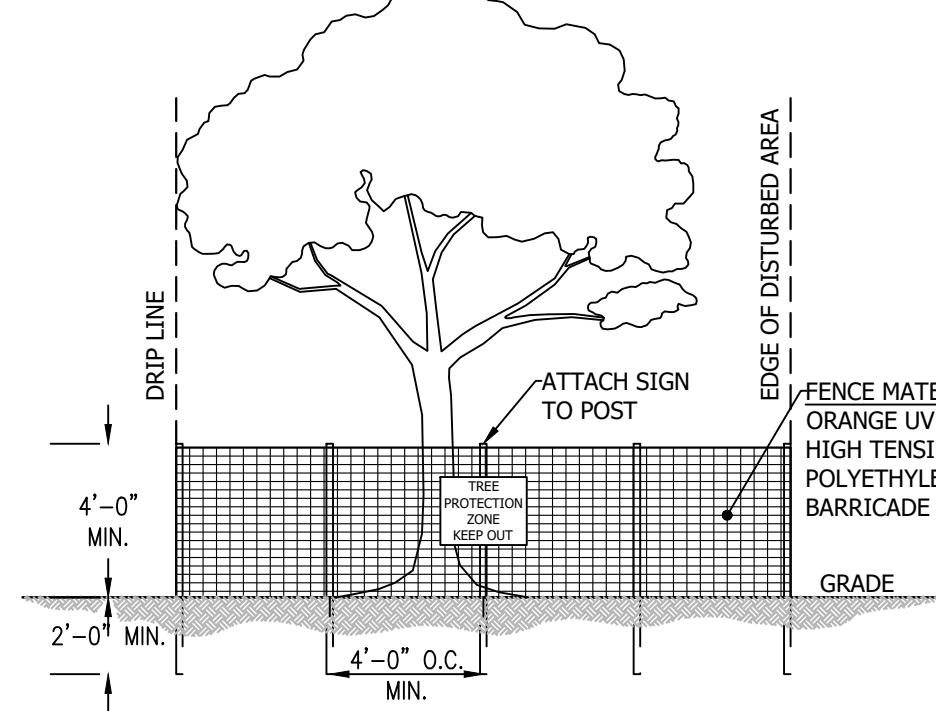
TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

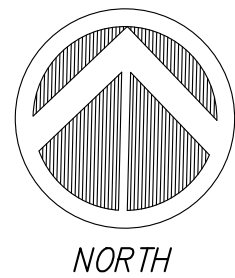
THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.



1 TREE PROTECTION

NOTES:

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS PRIOR TO START OF CONSTRUCTION.
3. SPACE TREE PROTECTION ZONE SIGNS AT A MINIMUM OF ONE EVERY 30 FEET. SIGN MUST BE A MINIMUM OF 2'X2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. SIGN SHALL READ 'TREE PROTECTION ZONE, KEEP OUT', IN BOTH ENGLISH AND SPANISH.
4. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION ZONE.
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



SCALE: 1"=20'

Scale: NTS



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APPROVAL STAMP



△ MILESTONE

DATE

PROJECT NAME

GAMBLE GARDEN CENTER
1431 WAVERLEY STREET
PALO ALTO, CA 94301

SHEET TITLE

EXISTING SITE AND
DEMOLITION PLAN

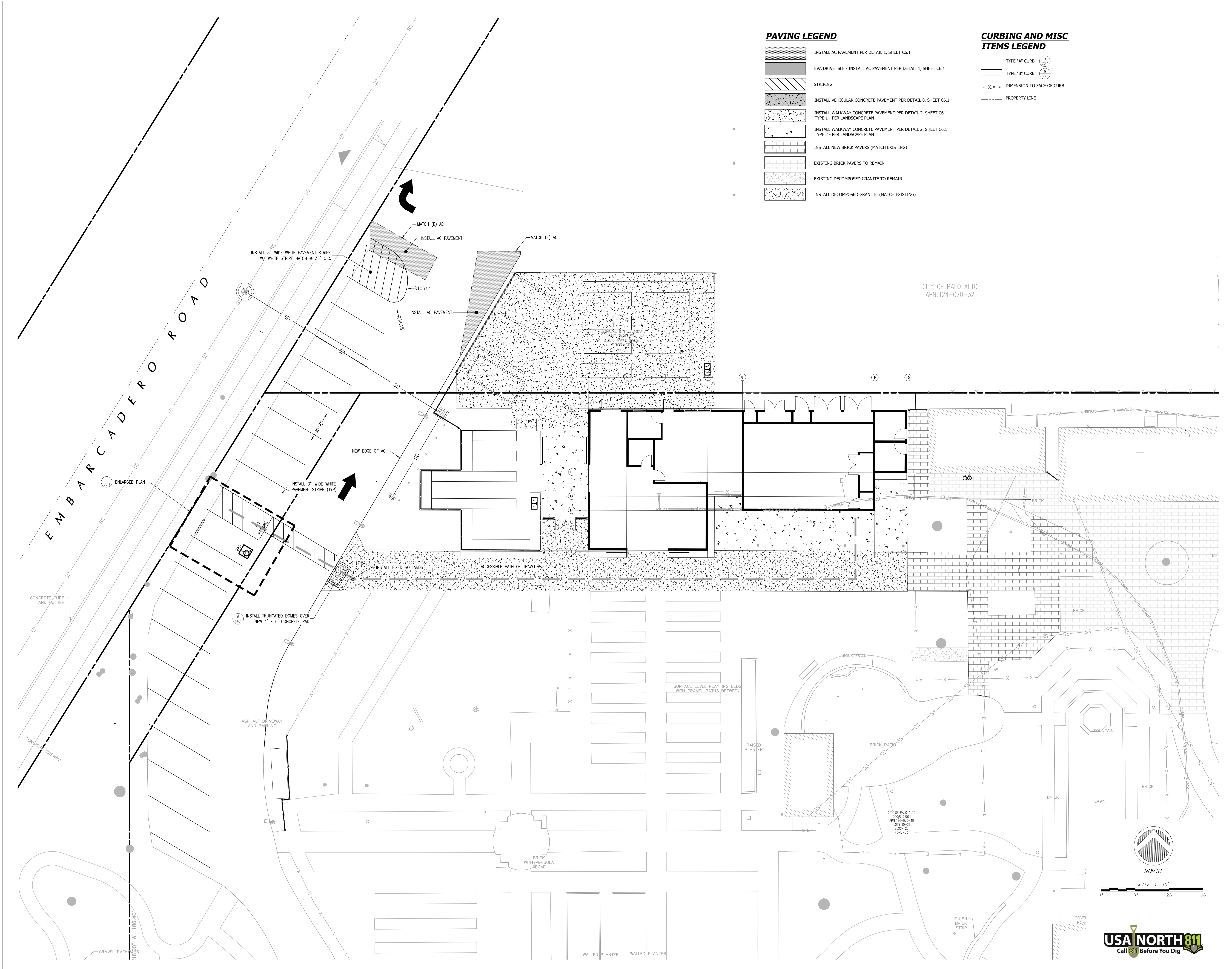
PROJECT NO. —

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SHEET

C1.1



PAVING LEGEND

- INSTALL AC PAVEMENT PER DETAIL 1, SHEET C6.1
- EVA DRIVE ISLE - INSTALL AC PAVEMENT PER DETAIL 1, SHEET C6.1
- STRIPING
- INSTALL VEHICULAR CONCRETE PAVEMENT PER DETAIL 8, SHEET C6.1
- INSTALL WALKWAY CONCRETE PAVEMENT PER DETAIL 2, SHEET C6.1
TYPE 1 - PER LANDSCAPE PLAN
- INSTALL WALKWAY CONCRETE PAVEMENT PER DETAIL 2, SHEET C6.1
TYPE 2 - PER LANDSCAPE PLAN
- INSTALL NEW BRICK PAVERS (MATCH EXISTING)
- EXISTING BRICK PAVERS TO REMAIN
- EXISTING DECOMPOSED GRANITE TO REMAIN
- INSTALL DECOMPOSED GRANITE (MATCH EXISTING)

**CURBING AND MISC
ITEMS LEGEND**

- TYPE "A" CURB
- TYPE "B" CURB
- DIMENSION TO FACE OF CURB
- PROPERTY LINE

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SHEET TITLE

SITE IMPROVEMENTS

PROJECT NO. —

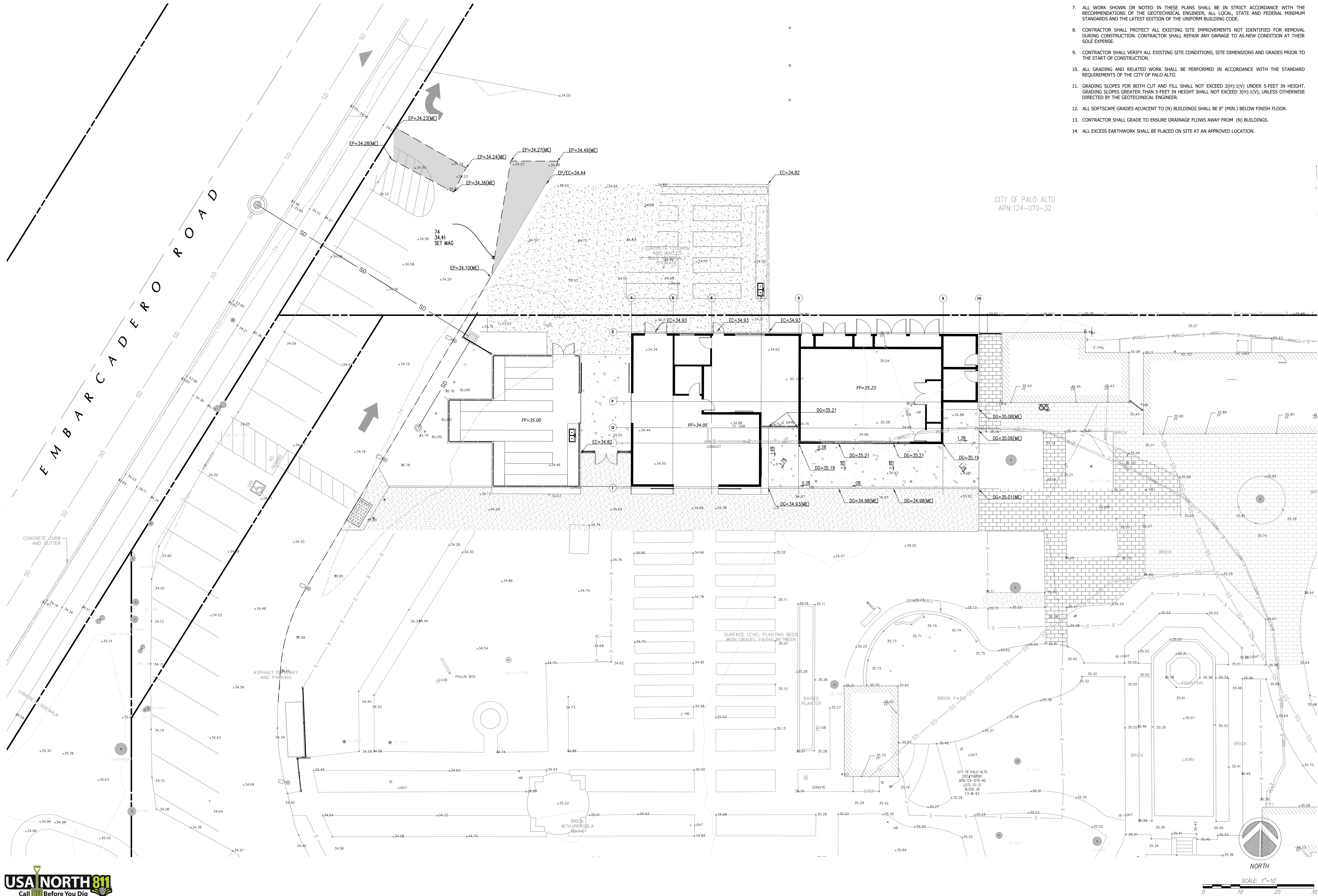
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GENERAL GRADING NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.
2. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY (E) A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED AS SHOWN IN THESE PLANS.
3. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
4. ALL BUILDING PADS TO BE COMPACTED TO 90% RELATIVE COMPACTION; DRIVEWAY & STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557 MOST RECENT EDITION.
5. BUILDING PAD TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
6. STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
7. ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
8. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO AS-NEW CONDITION AT THEIR SOLE EXPENSE.
9. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
10. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF THE CITY OF PALO ALTO.
11. GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNDER 5-FEET IN HEIGHT. GRADING SLOPES GREATER THAN 5-FEET IN HEIGHT SHALL NOT EXCEED 3(H):1(V), UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
12. ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 6" (MIN.) BELOW FINISH FLOOR.
13. CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.
14. ALL EXCESS EARTHWORK SHALL BE PLACED ON SITE AT AN APPROVED LOCATION.



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PALO ALTO, CA 94301

SHEET TITLE

GRADING PLAN

PROJECT NO. —

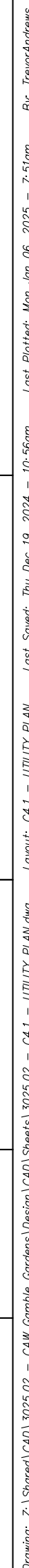
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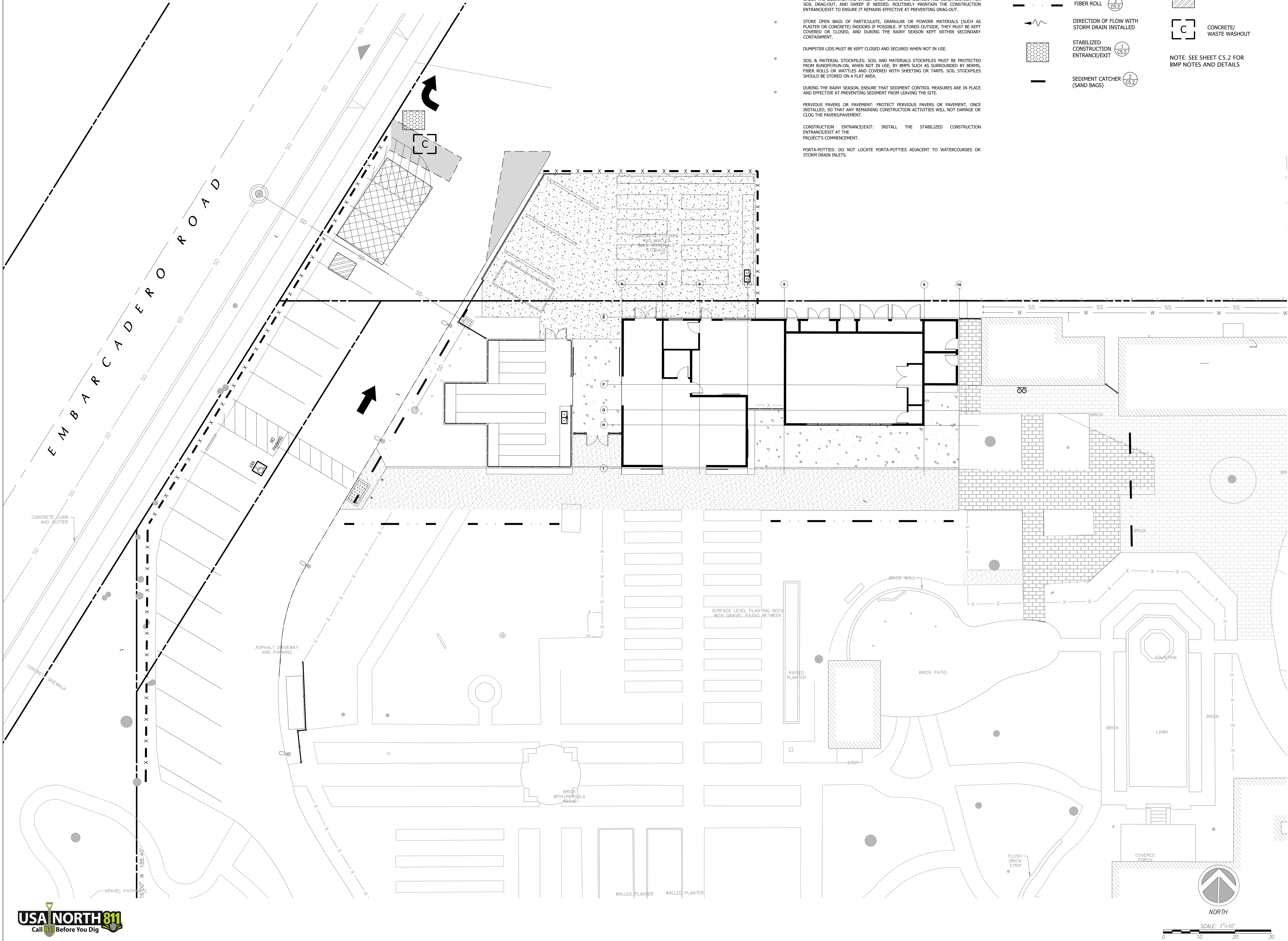
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SHEET

C3.1







EROSION CONTROL NOTES

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE CITY'S STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION.

EROSION & SEDIMENT CONTROL BMPs, SUCH AS FIBER ROLLS OR WATTLES, SHALL BE INSPECTED REGULARLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT. MAKE NEEDED REPAIRS IMMEDIATELY.

CHECK THE SIDEWALK AND STREET DAILY DURING DEMOLITION AND CONSTRUCTION FOR SOIL DRAG-OUT, AND SWEEP IF NEEDED. ROUTINELY MAINTAIN THE CONSTRUCTION ENTRANCE/EXIT TO ENSURE IT REMAINS EFFECTIVE AT PREVENTING DRAG-OUT.

- STORE OPEN BAGS OF PARTICULATE, GRANULAR OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE KEPT COVERED OR CLOSED, AND DURING THE RAINY SEASON KEPT WITHIN SECONDARY CONTAINMENT.

DUMPSTER LIDS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.

- SOIL & MATERIAL STOCKPILES: SOIL AND MATERIALS STOCKPILES MUST BE PROTECTED FROM RUNOFF/RUN-ON, WHEN NOT IN USE, BY BMPs SUCH AS SURROUNDED BY BERMS, FIBER ROLLS OR WATTLES AND COVERED WITH SHEETING OR TARPS. SOIL STOCKPILES SHOULD BE STORED ON A FLAT AREA.

DURING THE RAINY SEASON, ENSURE THAT SEDIMENT CONTROL MEASURES ARE IN PLACE AND EFFECTIVE AT PREVENTING SEDIMENT FROM LEAVING THE SITE.

PERVIOUS PAVERS OR PAVEMENT: PROTECT PERVIOUS PAVERS OR PAVEMENT, ONCE INSTALLED, SO THAT ANY REMAINING CONSTRUCTION ACTIVITIES WILL NOT DAMAGE OR CLOG THE PAVERS/PAVEMENT.

CONSTRUCTION ENTRANCE/EXIT: INSTALL THE STABILIZED CONSTRUCTION ENTRANCE/EXIT AT THE PROJECT'S COMMENCEMENT.

PORTA-POTTIES: DO NOT LOCATE PORTA-POTTIES ADJACENT TO WATERCOURSES OR STORM DRAIN INLETS.

LEGEND

- X — X — SILT FENCE (4 C5.2)
- INLET SEDIMENT BARRIER
- | — FIBER ROLL (3 C5.2)
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (1 C5.1)
- SEDIMENT CATCHER (SAND BAGS) (2 C5.2)

CONSTRUCTION BMP LOCATIONS

- MATERIALS & EQUIPMENT STORAGE AREA
- SANITARY FACILITY
- CONCRETE/WASTE WASHOUT

NOTE: SEE SHEET C5.2 FOR BMP NOTES AND DETAILS



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PALO ALTO, CA 94301

SHEET TITLE

EROSION CONTROL PLAN

PROJECT NO. —

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C5.1



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PALO ALTO, CA 94301

SHEET TITLE

EROSION CONTROL
PLAN

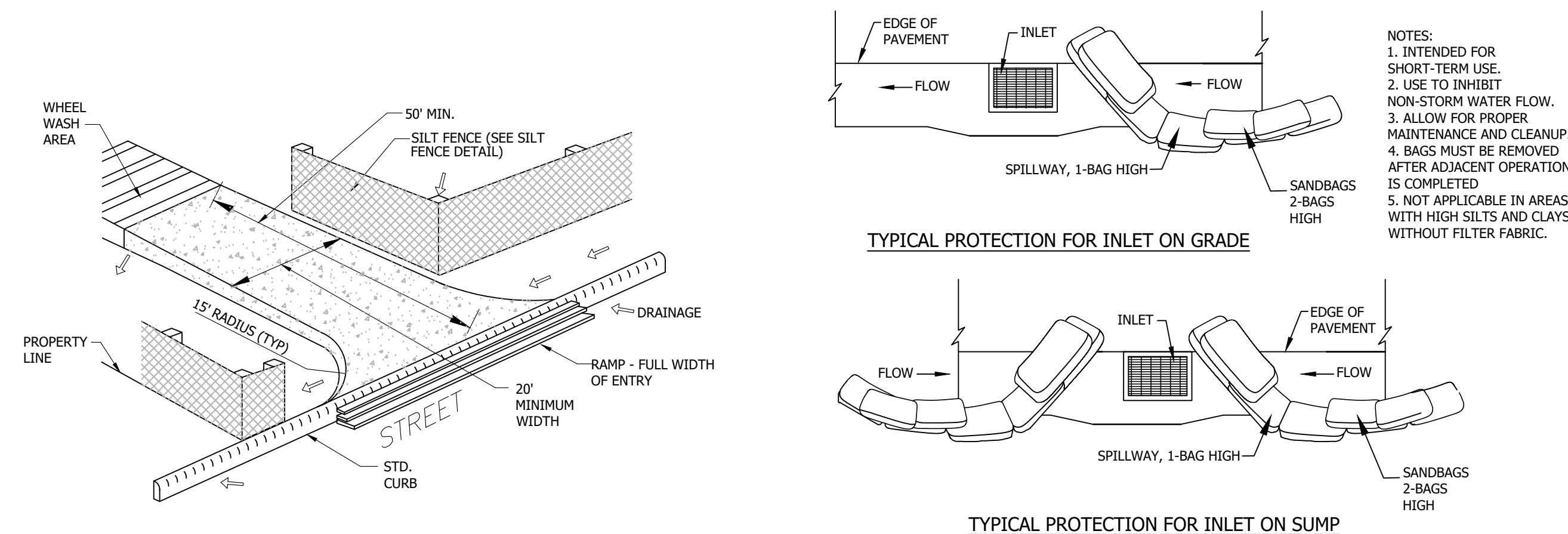
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1 ROCKED CONSTRUCTION ENTRANCE

Scale: NTS

2 INLET PROTECTION DETAIL

Scale: NTS

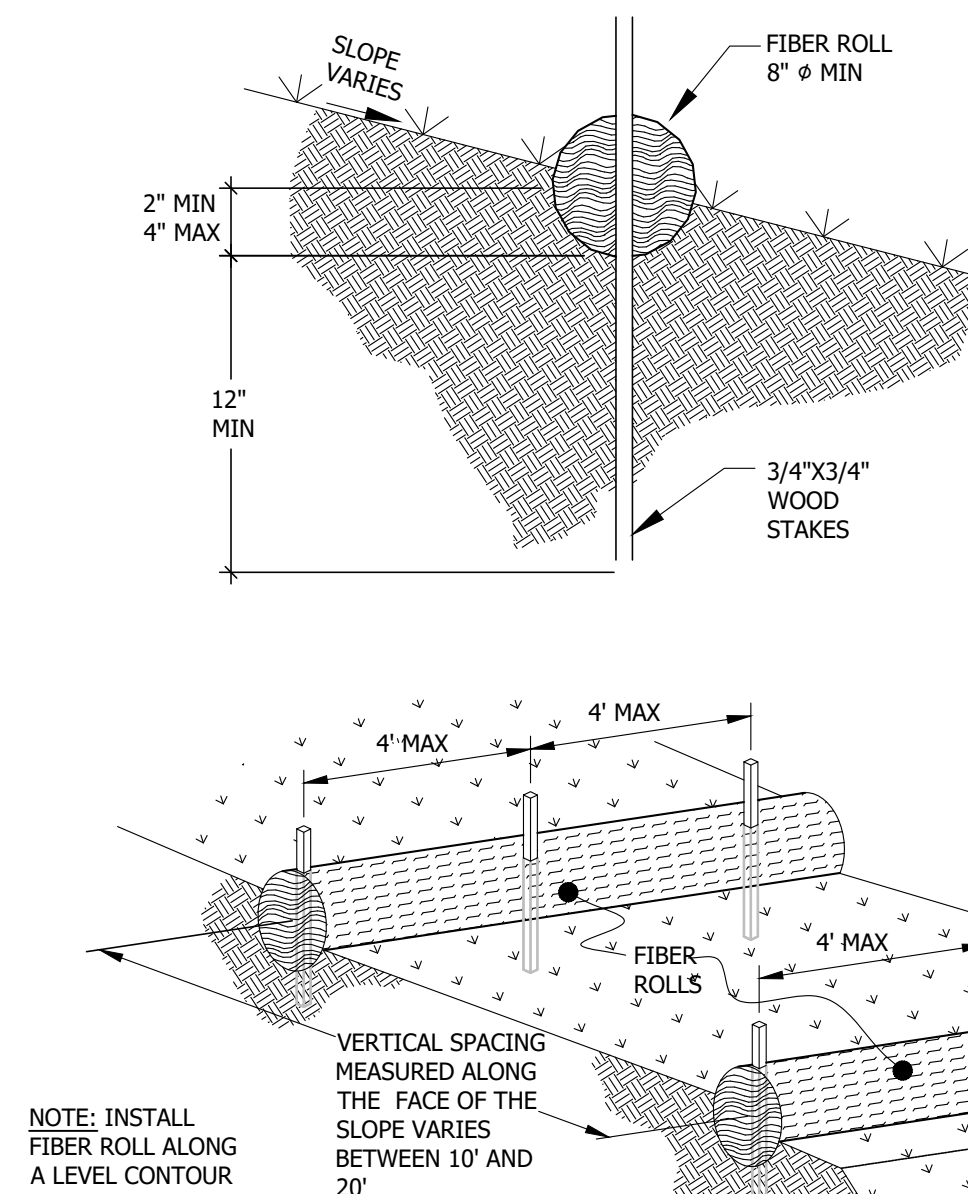
CONSTRUCTION SPECIFICATIONS

LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:

- SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.
- SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
- TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
- DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON CENTER.
- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN.
- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. REPAIR OR REPLACE SPLIT, TORN, UNWRAPING OR SLUMPING FIBER ROLLS.

IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING THE MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.

INSTALL A FIBER ROLL NEAR SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE

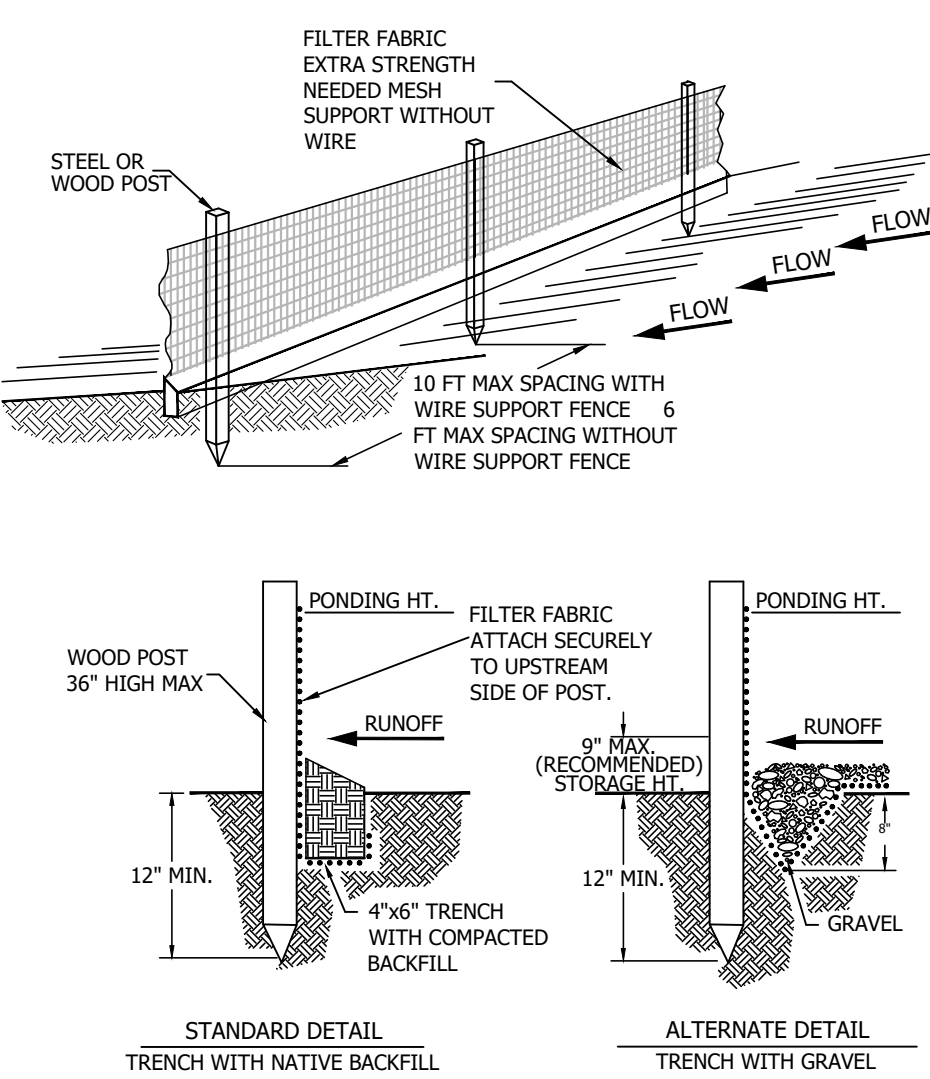


3 FIBER ROLLS

Scale: NTS

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED AT AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



4 SILT FENCE

Scale: NTS

CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.

EROSION CONTROL BMP'S

ALL CONSTRUCTION SITES

- DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.
1. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
 2. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
 3. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE.
 4. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
 5. MINIMIZE CUTS AND FILLS.
 6. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
 7. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS.
 8. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR SPECIFIC SITE REQUIREMENTS AND APPROVED BY THE CITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT

1. STOCKPILE SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARP, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFFSITE.
3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE CITY OF CAPITOLA.

STRUCTURES TO CONTROL AND CONVEY RUNOFF

1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.

CAPTURE SEDIMENT

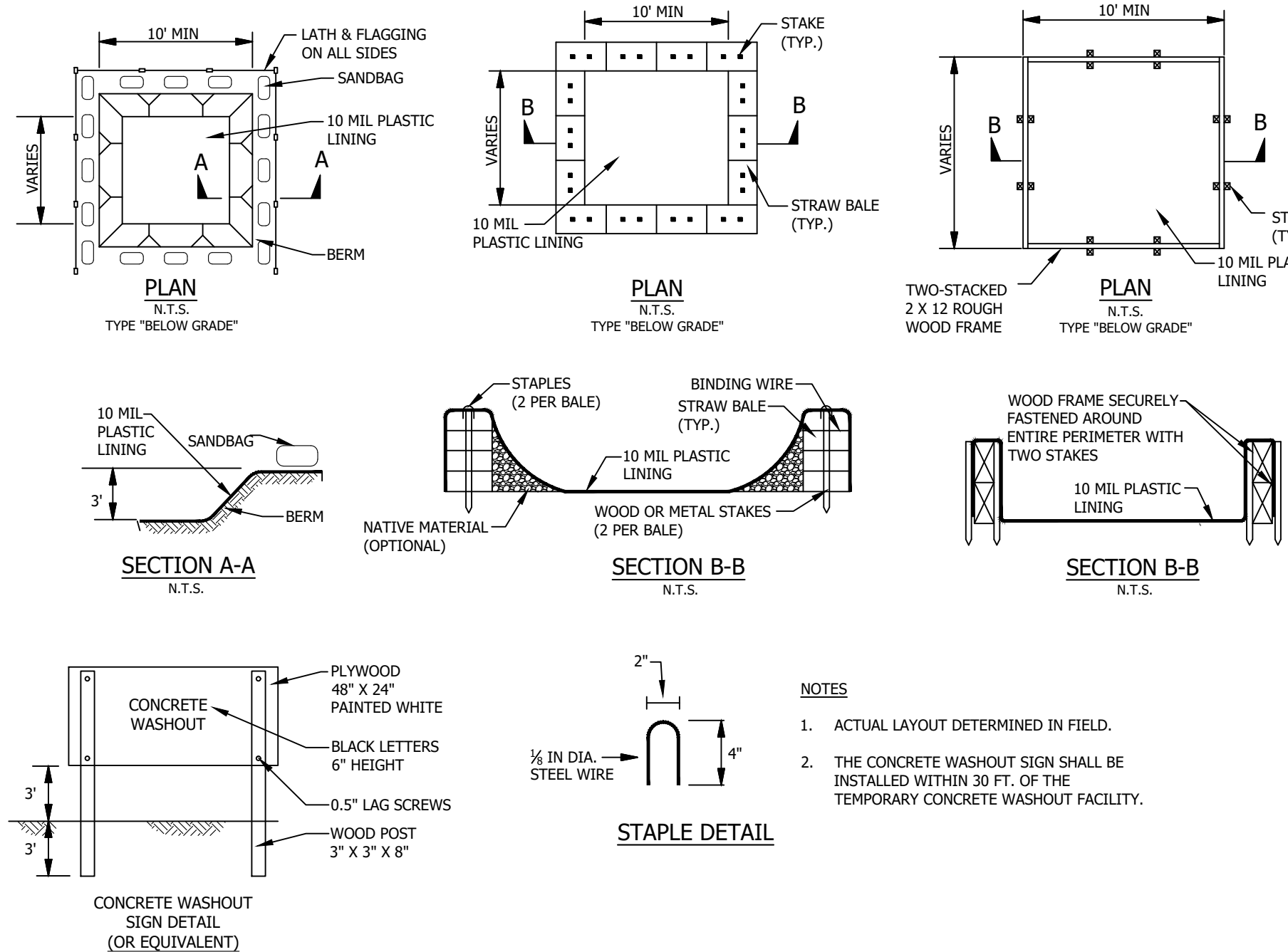
1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LOADED RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS

1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

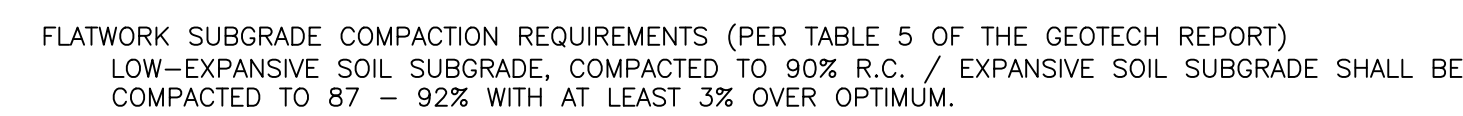
EROSION CONTROL NOTE

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).



5 CONCRETE WASHOUT

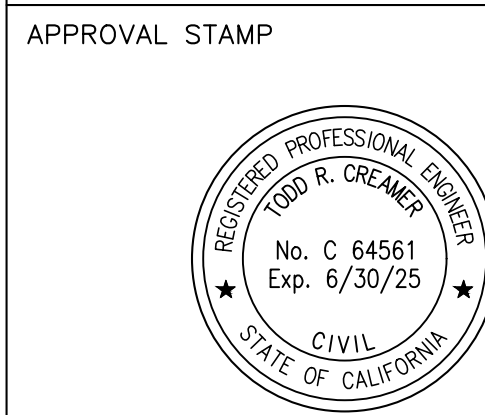
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- 8 VEHICULAR CONCRETE SECTION



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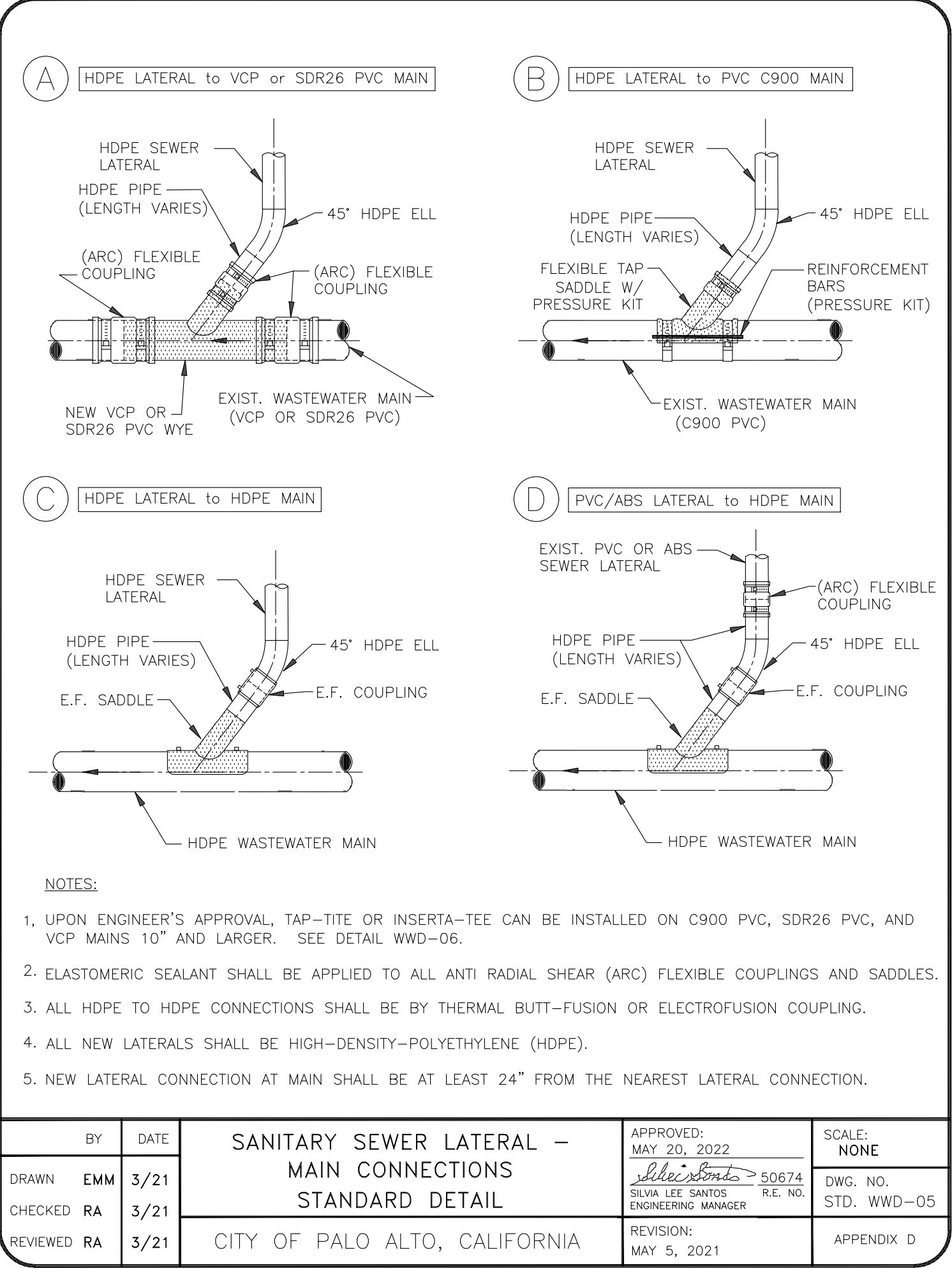
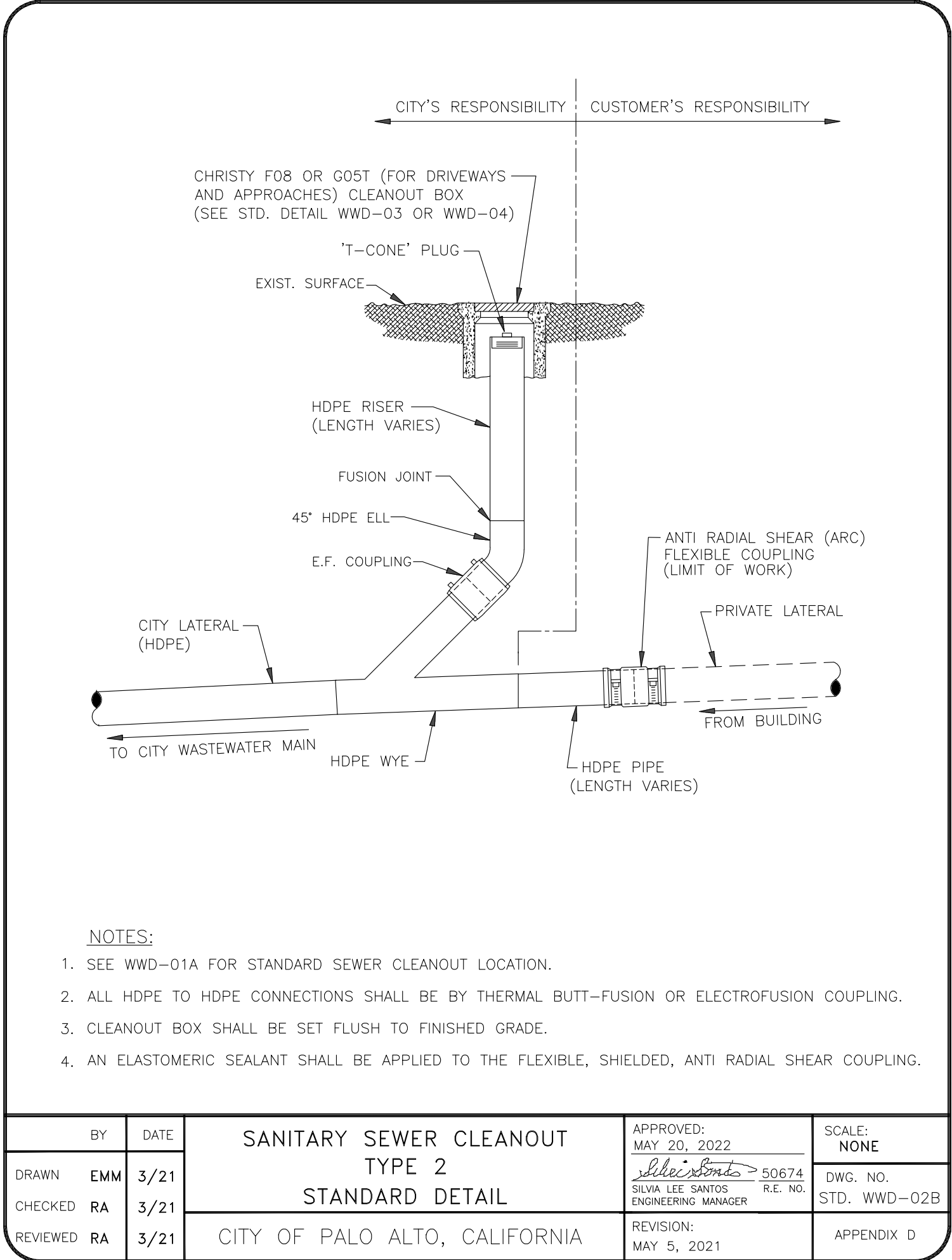
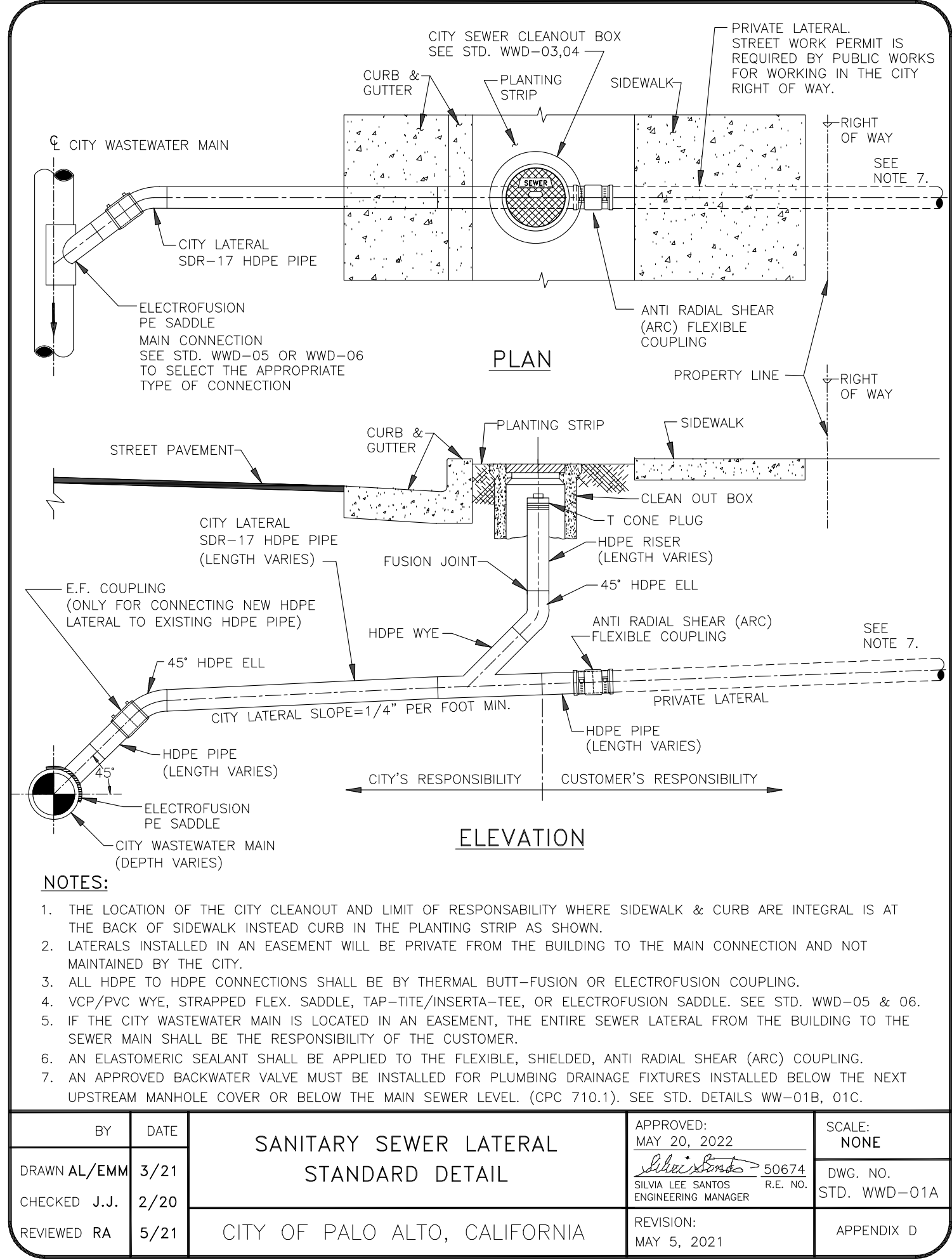
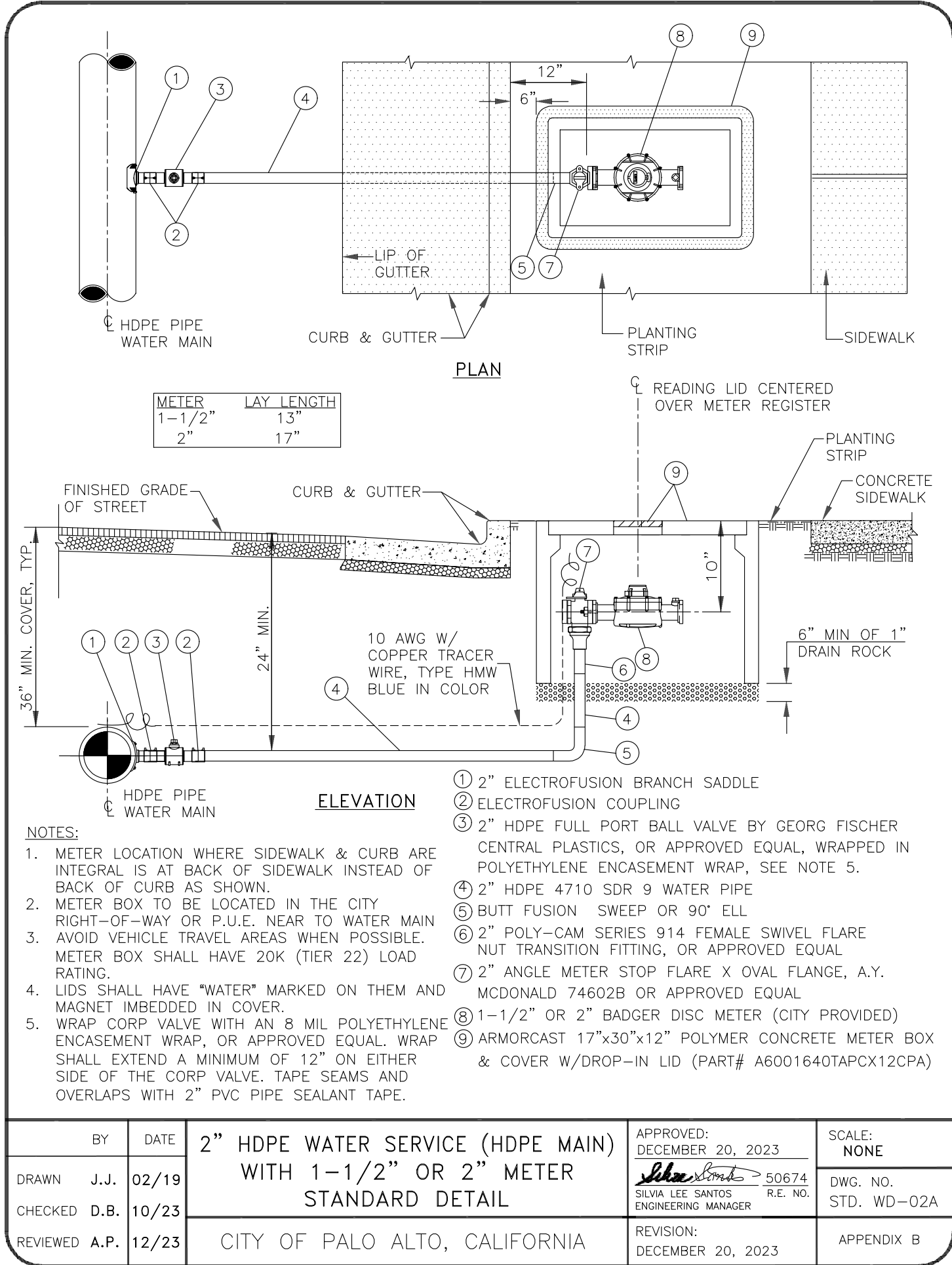
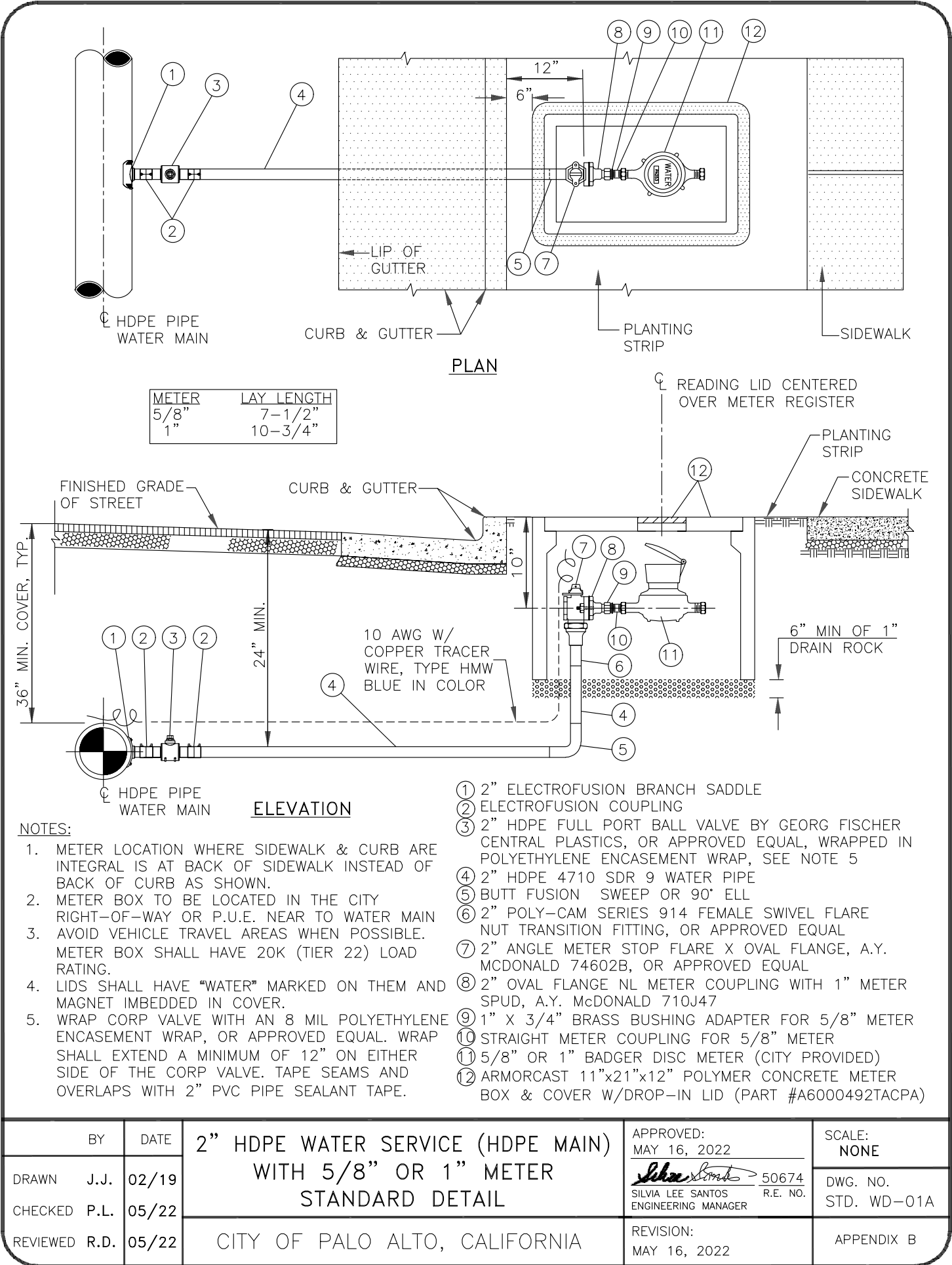


△	MILESTONE	DATE
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PROJECT NO. —
DRAWN BY DD
CHECKED BY TC

SHEET

C6.1



STAMP

CONSULTANTS

APPROVAL STAMP



△ MILESTONE DATE

PROJECT NAME

GAMBLE GARDEN CENTER
1431 WAVERLEY STREET
PALO ALTO, CA 94301

SHEET TITLE

PALO ALTO UTILITIES DETAILS

PROJECT NO. -

DRAWN BY DD

CHECKED BY TC

SHEET

C6.2

STAMP

CONSULTANTS

APPROVAL STAMP

△ MILESTONE

DATE

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

SPECIAL TREE PROTECTION
INSTRUCTION SHEET

PROJECT NO. 23016

DRAWN BY TH, AM

CHECKED BY JC

SHEET

TP1.01

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 preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.**

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

PALO ALTO

TREE DISCLOSURE STATEMENT

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

tree@cityofpaloalto.org 650-496-5953

CITY OF PALO ALTO
Urban Forestry Section
Development Review

tree@cityofpaloalto.org 650-496-5953

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 tree disclosure statement must accompany all applications for development that include exterior work, all demolition or grading permit applications, or other development activity that may impact protected trees.

PROPERTY ADDRESS: _____

1. Are there any trees over 4" in trunk diameter being proposed for removal? ☐ YES ☐ NO

2. Are there Protected trees on the property or on adjacent property within 30 feet of the proposed building footprint/area of work? ☐ YES (continue form) ☐ NO (proceed to question 6)

3. Where are the trees located? Check all that apply. (Plans submitted must show all trees over 4" in diameter)

☐ On the property or in the adjacent public right-of-way** and within 30 feet of the proposed building footprint or

☐ On adjacent property within 30 feet of proposed building footprint/area of work or

☐ Close enough that its canopy overhangs the project site.

**Street trees on the property or within 30 ft of proposed work require special protection by a fenced enclosure per the instructions on the T-1 Sheet. Prior to beginning any work, you must schedule a Street Tree Protection Verification inspection by calling Public Works Operations at 650-496-5953 for an inspection of any required Type I, II, or III fencing (see attached Detail #605). NOTE: ADU only projects (including Table 1/589) are not exempt.

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees?

☐ YES (Check below) ☐ NO

☐ Protected Native Species Trees - *Acer macrophyllum*, *Calocedrus decurrens*, *Quercus agrifolia*, *Quercus douglasii*, *Quercus kelloggii*, or *Quercus lobata* 11.5" DBH or more or *Sequoia sempervirens* 18" DBH or more

☐ Protected Mature Trees - Any tree equal to or greater than 15" DBH (Excluding Invasive species and High water users)

☐ Designated Trees - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan

☐ Heritage Trees - Specific individual trees designated by Council. See the [Heritage Tree List](#)

5. Is there activity or grading within the TPZ of these trees? TPZ = radius of 10 times the diameter. ☐ YES ☐ NO

If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TLTM, Section 5.3.3).¹ Attach this report to Sheet T-2, "Tree Protection, its Part of the Plan", per Site Plan Requirements.*

6. Are the Site Plan Requirements completed? (See below) ☐ YES ☐ NO

*For ADU Only Projects: This form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/589 projects are not exempt from tree disclosure.

For All Projects the following is required: Plans (drawn by architect, contractor or arborist) must show the tree species, measured trunk DBH, and Drip-line of each tree 4" DBH or larger. ADU only projects may indicate species and tree sizes are estimated/approximate.

For Projects with Trees Requiring Tree Protection: the following is required: 1) Plans (drawn by architect, contractor or arborist) must show the measured trunk DBH and TPZ of each Protected Tree; 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM, Section 3.3 for additional information).

For Projects with Activity or Grading Within the TPZ of a Protected Tree: A Tree Preservation Report is required and must be included in the T-1 set.

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 action. (Note: Applicants signing for ADU only projects will not be penalized for incorrect reporting of tree size or identification of tree species.)

Signature: Pam Nagle Print: Pam Nagle ISAR: WE-9617A Date: 1/3/25

1. Protected Trees - Includes any trees belonging to the following categories: a) Public Trees (Street Trees) - Trees growing in the city right-of-way or on public property; b) Protected Native Species Trees - Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley Oaks which are 11.5" in diameter or larger and Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; c) Protected Mature Trees - All other species of trees with DBH of 15" or larger when measured 54" above natural grade (Excluding Invasive species and High water users); d) Heritage Trees - Individual trees designated by City Council (See [Heritage Tree List](#)); and e) Designated Trees - mitigation trees or commercial and non-residential property trees, which are/were part of an approved landscape plan.

2. Palo Alto Tree and Landscape Technical Manual (TLTM) contains instructions for all requirements on this form. It is available on our website at: <https://www.cityofpaloalto.org/treesordinance>

Revised 01/14/2024

PALO ALTO

LANDSCAPE DISCLOSURE STATEMENT

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

CITY OF PALO ALTO
Urban Forestry Section
Development Review

tree@cityofpaloalto.org

Palo Alto Municipal Codes, Chapters 12.32.040, 16.14, and 18.40.130 requires compliance with the State Model Water Efficient Landscape Ordinance (MWEL). Disclosure of square footage of landscaped area for all projects will assist both the applicant and the city with compliance and reporting requirements. Refer to the city's [MWEL Submittal & Guidelines](#) document for further details.

PROPERTY ADDRESS: _____

1. Is there any new or rehabilitated landscape area included in this project?

☐ YES (continue form) ☐ NO (form requirements complete)

2. If new landscape is included, enter the square footage: New Landscape square footage* = _____

*If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWEL documentation.

3. If rehabilitated landscape is included, enter the square footage: Rehabilitated landscape* = _____

*If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWEL documentation.

4. Enter the total combined square footage of all landscaping included in the project* = _____

*If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWEL documentation.

I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: _____ Print: _____ Date: _____

Revised 09/26/2023

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

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

• Restricted activity area - see Tree & Landscape Technical Manual Sec. 3.3.5.2(A)

• Restricted trenching area - see Tree & Landscape Technical Manual Sec. 3.3.5.2(D-F), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

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

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

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

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

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

Rev	By	Date
1	DO	08/28/06
2	SGH	06/02/16
3	RTN	06/20/22
4	PGG	02/14/24

Tree Protection During Construction

City of Palo Alto Standard

Approved by: P. GOLLINGER

PE No: ISA-WE-7320BM

Date: 02/14/2024

Dwg No: 605

Scale: NTS

Trim studies to height limit above ties.

Flexible or plastic tree ties. Ties to make one above the other at 1/2 to 3/4 the height of the tree.

Place 2" of mulch in shelter at lower end of backfill.

City sidewalk, refer to Drawing 604 & 604A for root channel details.

Backfill with a mixture of mixed organic soil and approved loam topsoil around root ball and water at time of planting.

PLAN VIEW

Planter strip location of berm (typical)

4'-6" (typ)

2'-0"

Tree trunk (typ.)

Center of root ball between back of curb and front of sidewalk

Back of sidewalk

Front of sidewalk

Sidewalk

Planter strip

Tree as specified by City

2" dia. tree stakes, 1" diameter; only, rotate 90 degrees per Plan View.

Don't disturb cut under rootball

Limit of excavation

SECTION A-A

Backfill with a mixture of mixed organic soil and approved loam topsoil around root ball and water at time of planting.

Tree Detail Planter Strip

City of Palo Alto Standard

Approved by: [Signature]

PE No: 72158

Date: 01/10/18

Dwg No: 603

Scale: NTS

NOTES:

- Contact Underground Service Alert (USA) @ 811 or (800) 227-2600 at least five (5) days prior to beginning excavation work to locate existing utilities.
- Build soil berm min. 4" high and 2" from tree trunk planter strip. Provide loam topsoil needed to form berm and fill holes.
- Soil, concrete and other materials spilled on street, sidewalk, and planting area shall be cleaned up immediately by Contractor.
- PVC root barrier may be required on a site specific basis.
- Provide minimum rootable soil volume for tree size growth performance (in cubic feet): Large: 1,200 cu.ft. Medium: 800 cu.ft. Small: 400 cu.ft.

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements are provided for supplemental guidance, recommendation and/or best practices. Any applicable items shall be addressed in any permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc.

TREE PROTECTION COMPLIANCE: The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the Tree Preservation Report and/or Sheet T-1 and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project.

PLAN CHANGES: Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Development Services Department for review by Planning, Public Works or Urban Forestry.

TREE DAMAGE: Tree Damage, Injury Mitigation and Inspections apply to the Contractor. Reporting, injury mitigation measures and arborist inspection schedule apply pursuant to TLTM, Section 5.3. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and City Tree and Landscape Technical Manual, Section 3.3.5-4.

URBAN FORESTRY GENERAL: The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree protection zone (TPZ). The ground under and around the tree canopy area shall not be altered. No waste material or construction byproducts allowed within the TPZ. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.3.5-2a: Any approved grading, digging or trenching beneath a tree canopy shall be performed using "air-spade" method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then CPA Standard Detail #504 shall be printed on the final plans to be implemented by Contractor. Any excavation within 10-feet of street trees must be approved in advance by the Urban Forestry Section at 650-496-5953.

NO NET LOSS OF CANOPY: In order to comply with the city's net loss of canopy policy (PAMC 8.10.055), Urban Forest Master Plan Goals 6.A, 6.B, & 6.C, Comprehensive Plan, Natural Environment Chapter Goal N-2) all trees 4" DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 4-2 in the Tree and Landscape Technical Manual, Section 4.3. New landscape tree plantings (24" box or larger) count towards the replacement total. Screening trees may also count toward the total depending on size and species selected. If unable to plant the required number of trees on site (our preferred solution) there is the option of paying in-lieu fees per each 24" box tree into the forestry fund. (Note: Replacement at 1:1 ratio for trees listed as exempt species under PAMC 8.10.030 is recommended but not required.)

PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

a. SHEET T-1, The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-It's Part of the Plan!), available on the Development Center website. A certified arborist shall complete and sign the Tree Disclosure Statement.

b. TREE PRESERVATION REPORT (TPR), if indicated by Tree Disclosure Statement. All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-1, T-3, etc.) and added to the sheet index.

c. TREE PROTECTION FENCING, The Plan Set (exp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Protected Tree, using a bold dashed line enclosing the Tree Protection Zone (CPA Standard Detail #605).

NOTE: Refer to Tree & Landscape Technical Manual, Section 3.3.5.2 & F for additional information.

Tree trunk diameter	Distance of bore from each side of treetrunk "A"	Distance of open trench from treetrunk "B"	Depth of bore or trench "C"
in	in	ft	ft
2	2	3	3.00
3	3	6	3.25
6	5	10	3.33
12	6	12	3.67
18	7	14	4.00
24	8	16	4.33
30	9	18	4.67
36	10	20	4.83
42	12	22	5.00

Rev	By	Date
1	DO	09/25/06
2	JP	08/24/06
3	RTN	06/11/17
4	PGG	11/23/22

Utility Trenching Near Trees

City of Palo Alto Standard

Approved by: [Signature]

PE No: 72158

Date: 01/10/18

Dwg No: 504

Scale: NTS

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

The following conditions, inspection schedules or reporting requirements will be required when checked by city staff during Urban Forestry Review of development applications.

☐ **PSR1 - TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Uriel Hernandez at 650-690-0258 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until completion of urban forestry final inspection.

☐ **PSR2 - MWEL INSPECTION REQUIRED:** Prior to building final, applicant must contact Urban Forestry at tree@cityofpaloalto.org for landscape final (MWEL inspection). Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled. See MWEL guidelines for details on any required third party water audits.

☐ **PSR3 - TREE PERMIT REQUIRED:** Plans indicate that protected trees will be removed as part of this project. Please contact Urban Forestry at tree@cityofpaloalto.org to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.

☐ **PSR4 - PROJECT ARBORIST:** The property owner shall hire a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees.

☐ **PSR5 - PROJECT ARBORIST CERTIFICATION LETTER:** When required, a letter certifying that the project arborist has reviewed the building permit plan set with regards to trees as well as the Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged with the contractor or owner. Project Arborist Certification Letters should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Letter, TLTM Section 5.3.5).

☐ **PSR6 - MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures (see Monthly Inspection Report, TLTM Section 5.3.6).

☐ **PSR7 - SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching, Excavation and Equipment, TLTM Section 3.3.5.2e).

☐ **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TPZ:** Work in the Tree Protection Zone of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching, Excavation and Equipment, TLTM Section 3.3.5.2e).

---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**

Apply Tree Preservation Report on sheet(s) T-2 when required

Use additional "T" sheets as needed

Project Data

T-1



All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed. Include this sheet(s) on Project Sheet Index or Legend Page. A copy of the T-1 Sheet can be downloaded at <http://www.cityofpaloalto.org/trees> * Please note: Until the new TLTM is published the city's updated Tree Protection Ordinance takes precedence over TTM if conflict exists.

Special Tree Protection Instruction Sheet
City of Palo Alto



T-1

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

Preliminary Arborist Report
Gamble Garden Building Renovation
Palo Alto, CA

PREPARED FOR:
Elizabeth F. Gamble Garden
1431 Waverley Street
Palo Alto, CA 94301

PREPARED BY:
HortScience | Bartlett Consulting
2550 Ninth Street, Suite 112
Berkeley, CA 94710

October 2024
Revised December 2024



Preliminary Arborist Report
Gamble Garden Building Renovation
Palo Alto, CA

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Exhibits

Tree Assessment Map
Tree Assessment Form

HortScience | Bartlett Consulting • Divisions of The F. A. Bartlett Tree Expert Company
2550 Ninth Street Suite 112, Berkeley, CA, 94710, 925.484.0211 • www.hortscience.com

Preliminary Arborist Report
Gamble Garden Building Renovation
Palo Alto, CA

Introduction and Overview
CAW Architects is preparing plans to renovate selected buildings in the Elizabeth F. Gamble Garden at 1431 Waverley Street in Palo Alto. HortScience | Bartlett Consulting (Divisions of the F. A. Bartlett Tree Expert Company) was asked to prepare an Arborist Report for this project as part of the development submittals for review by the City of Palo Alto.

This report provides the following information:

1. An assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Identification of trees to be preserved and removed as a result of the project.
3. Estimated value of trees.
4. Preliminary guidelines for tree preservation during the design, construction, and maintenance phases of development.

Tree Assessment Methods
Trees were assessed on July 24, 2024. The assessment included all trees within the project area 4 inches in trunk diameter and greater. One street tree was included in the assessment. The assessment procedure was a visual assessment from the ground, consisting of the following steps:

1. Identifying the tree species;
 2. Tagging each tree with an identifying number and recording its location on a map;
 3. Measuring the trunk diameter at a point 54 inches above grade;
 4. Evaluating the health and structural condition using a scale of 1 - 5:
 - a. A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species;
 - b. Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected;
 - c. Tree with moderate vigor, moderate snag and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care;
 - d. Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated;
 - e. Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics, extensive structural defects that cannot be abated.
 5. Rating the suitability for preservation as "high", "moderate", or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
- High:** Trees with good health and structural stability that have the potential for longevity at the site.

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2550 Ninth Street Suite 112, Berkeley, CA, 94710, 925.484.0211 • www.hortscience.com

Arborist Report, Gamble Garden Building Renovation
Palo Alto, CA
Revised December 2024
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Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in "high" category.

Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuitable for use areas.

Description of Trees
Twelve (12) trees representing six species were evaluated (Table 1). Tree tag numbers were #81 - #92. Off-site street tree #86 was included in the assessment. Five trees were in good condition, four were fair, and three were poor. Coast live oak is native to California. All trees appeared to have been planted as part of the landscape treatment. Descriptions of each tree are found in the **Tree Assessment Table** and locations are plotted on the **Tree Assessment Map** (see Exhibits).

Table 1. Condition ratings and frequency of occurrence of trees Gamble Garden Bldg. Renovation, Palo Alto, CA.					
Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	<i>Acer palmatum</i>	-	-	1	1
Southern magnolia	<i>Magnolia grandiflora</i>	-	1	-	1
Flowering crabapple	<i>Malus sp.</i>	3	-	-	3
Downy rosewood	<i>Melastoequia gyllostroboides</i>	-	1	1	2
Coast live oak	<i>Quercus agrifolia</i>	-	2	2	4
Scarlet oak	<i>Quercus coccinea</i>	-	-	1	1
Total		3	4	5	12

Four coast live oaks were growing within the project area. Oaks #87 and 88 were near the front parking lot near Embarcadero Road. Both were in fair condition, with extended limbs over the parking lot. The two trunks of tree #87 originated near the ground and were widely separated. Tree #88 leaned strongly to the east (Photo 1). Oaks #89 and 90 within the garden were in very good and good condition, respectively, with vigorous spreading crowns (Photo 2, next page). Trunk diameters ranged from 16 to 34 inches.



Photo 1. Coast live oaks #87 and 88 (L to R, right side of sidewalk) were growing near the parking lot. Southern magnolia #86 is visible at left (white arrow).

HortScience | Bartlett Consulting, Divisions of The F. A. Bartlett Tree Expert Company

Arborist Report, Gamble Garden Building Renovation
Palo Alto, CA
Revised December 2024
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Three flowering crabapples were growing in a hedge at the north end of the site (Photo 2). All were crowded and in poor condition with a history of limb removal or sparse crowns. Trunk diameters were 5 to 8 inches. Of two downy rosewoods, #81 was in good condition with a typical pyramidal crown and some dieback at the south side. Tree #82 was fair, with more extensive dieback. Both had raised crowns and were near the driveway entrance (Photo 3). Diameters were 13 and 12 inches, respectively.



Among the remaining three species, each was represented by a single tree:

- Southern magnolia #86 was a street tree along Embarcadero Road (Photo 1). It had a diameter of 15 inches and was growing in a 5-foot planting strip. Condition was fair, with a slight connecting bow to the south and a dense, vigorous crown.
- Japanese maple #91 was in good condition with a vigorous vase-shaped crown. It had codominant stems at one foot and gridded trunk on the north side. The maple was slightly suppressed by nearby oak #89. Stem diameters were 2 to 5 inches.
- Scarlet oak #92 was in good condition with a similarly vigorous large crown (Photo 4). The oak was growing in an approximately 14-foot diameter circular planter bed and had extensive eeling surface roots. Trunk diameter was 26 inches.

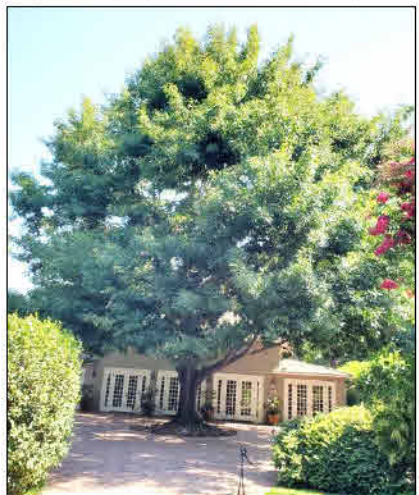


Photo 4. Scarlet oak #92 had a large vigorous crown.

HortScience | Bartlett Consulting, Divisions of The F. A. Bartlett Tree Expert Company

Arborist Report, Gamble Garden Building Renovation
Palo Alto, CA
Revised December 2024
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Palo Alto Heritage Tree Ordinance
City of Palo Alto Municipal Code, Title 8, Chapter 8.10 (Trees & Landscape Preservation and Management), describes Protected trees as certain locally native species with a minimum trunk diameter of 11.5 or 18 inches (coast redwoods) and all other species with a minimum diameter of 15 inches, measured at 54 inches above natural grade. In addition, all street trees are considered Protected, as are any trees designated for protection during review and approval of a current or previously completed development project. There are exceptions for invasive species described as weeds in Section 8.08.010 and high water users as defined in the ordinance.

Six (6) trees are protected under this ordinance: southern magnolia #86, coast live oaks #87 - 90 and scarlet oak #92. Protected trees are regulated by the City of Palo Alto and cannot be removed without a permit. Replacement tree plantings will be required for the removal of any Protected trees. Protected status of individual trees is provided in the **Tree Assessment**.

Suitability for Preservation
Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage or injury to people or property is likely. For example, the flowering crabapples had a history of limb removal and were either suppressed or had sparse foliage. I do not recommend these trees for preservation adjacent to new construction.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Coast live oak and downy rosewood are generally tolerant of construction impacts, particularly if properly irrigated before, during and after construction. Japanese maple, flowering crabapple and scarlet oak have moderate tolerance of construction impacts. Southern magnolia planted in California can decline after root injury and site disturbance.

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Arborist Report, Gamble Garden Building Renovation
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- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
 - **Species invasiveness**
Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<https://www.cal.inpdb.org/inpdb/>) lists species identified as being invasive. Palo Alto is part of the Central West Forest Province. None of the species assessed are considered invasive.
- Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see **Tree Assessment** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation Gamble Garden Bldg. Renovation, Palo Alto, CA	
High	These are trees with good health and structural stability that have the potential for longevity at the site. Three trees had high suitability for preservation: coast live oaks #89 and 90, and scarlet oak #92.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Five trees had moderate suitability for preservation: downy rosewoods #81 and 82, off-site southern magnolia #86, coast live oak #87, and Japanese maple #91.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuitable for use areas. Four trees had low suitability for preservation: flowering crabapples #83, 84 and 85, and coast live oak #88.

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Preliminary Evaluation of Impacts and Recommendations for Action
Appropriate tree retention requires a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Potential impacts from the proposed project were assessed using the Materials & Site Plan, Sheet L2.1 (CAW Architects, 11/01/2024). This report is preliminary because no site layout, grading, utility, landscape or other construction plans were reviewed.

The plan calls for renovation of the front entrance driveway and buildings in the northern garden areas, including the Greenhouse, Hort Office and Workshop, Carriage House Patio, Nursery and Recycling/Storage area. The driveway and paved area will be reconfigured and renovated near downy rosewoods #81 and 82 and flowering crabapples #83 - 85. Root loss in these areas is expected to exceed the tolerance of these five trees.

Construction of a new Community Room and Community Outdoor Space will be adjacent to coast live oaks #89 and 90 and Japanese maple #91. A new brick walkway is proposed in this area, connecting to existing brick paving. There may be minor to significant root impacts to both oaks and the maple. Excavation by hand is required in this area. If roots larger than 2 inches in diameter are encountered, alternatives such as raising the path level to bridge over roots should be considered to avoid cutting roots.

In addition, clearance pruning may be required for construction and equipment. Minor pruning may be needed for trees #89 and 90. Impacts to coast live oaks #87 and 88 will be insignificant as long as nearby parking areas are not used for staging of construction equipment or materials. Trees #86 and 92 appear to be outside construction zones.

Based on my evaluation of the trees and review of the proposed plans, I recommend preservation of seven trees (six Protected) and removal of five trees none of which are Protected (Table 3, next page). A Tree Removal Permit is required to remove any Protected tree. Replacement planting in accordance with the City of Palo Alto Tree Technical Manual is required for all trees being removed, not just Protected trees, in accordance with the City's no net loss of canopy requirements.

Successful retention of the trees to be preserved will depend on the care with which work is performed around the trees and all parties committing to the **Preliminary Tree Preservation Guidelines** (see page 8).

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Project
Data

T-2



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

Special Tree Protection Instruction Sheet
City of Palo Alto



T-2

△ MILESTONE DATE

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

ARBORIST REPORT

PROJECT NO. 23016

DRAWN BY TH, AM

CHECKED BY JC

SHEET

TP1.02

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PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

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Table 3. Preliminary tree disposition. Gamble Garden Bldg. Renovation, Palo Alto, CA.						
Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition = Poor = Excellent	Disposition	Notes
81	Dawn redwood	13	No	4	Remove	Parking lot reconfiguration
82	Dawn redwood	12	No	3	Remove	Parking lot reconfiguration
83	Flowering crabapple	8.6	No	2	Remove	Poor condition; construction impacts
84	Flowering crabapple	7	No	2	Remove	Poor condition; construction impacts
85	Flowering crabapple	6.5	No	2	Remove	Poor condition; construction impacts
86	Southern magnolia	15	Yes	3	Preserve	Off-site; street tree. Outside of project area
87	Coast live oak	23.22	Yes	3	Preserve	Adjacent to landscape improvements
88	Coast live oak	16	Yes	3	Preserve	Adjacent to landscape improvements
89	Coast live oak	34	Yes	5	Preserve	Adjacent to landscape improvements
90	Coast live oak	33	Yes	4	Preserve	Adjacent to landscape improvements
91	Japanese maple	5,4,4,3,2	No	4	Preserve	Adjacent to landscape improvements
92	Scarlet oak	26	Yes	4	Preserve	Adjacent to landscape improvements

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Arborist Report, Gamble Garden Building Renovation.
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Estimate of Value

The City of Palo Alto requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 10th edition (published in 2010) by the International Society of Arboriculture, Champaign IL. In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in estimating tree value.

The reproduction cost of landscape trees is based upon four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects the health and structural integrity of the individual, as noted in the *Tree Assessment* (see *Exhibits*). Functional limitations consider the interaction of the tree with its planting site currently and for the foreseeable future. I did not identify any external limitations at this site.

The total estimate of value for the 12 trees assessed in this report is \$107,600. The value of the five trees to be removed is \$7,800. The value of the seven trees that can be preserved is \$99,800. Details of the individual appraisals are included in the *Tree Assessment* (see *Exhibits*).

Preliminary Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the *Tree Protection Zone* can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

- A *Tree Protection Zone* shall be identified for each tree to be preserved. The *Tree Protection Zone* for each tree shall be:
 - Trees #87 and 88:
 - Back of sidewalk N extending length of combined driplines, E. dripline of #87; W. dripline of #88. Leave S. side open if parking lot is open for normal use.
 - Trees #89 and 90:
 - Install fencing N. sides at location of existing lattice fence, a minimum of 8 feet S.W. of tree #89 and N.E. of #90, back of existing planting beds S. side. Completely enclose each tree.
 - Some clearance pruning for construction may be required.
 - Tree #91:
 - Install fencing at edges of existing planting bed. Completely enclose the tree.
- Fence all trees to be retained to completely enclose the *Tree Protection Zone* prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City. Posts may be installed into concrete blocks on pavement where no soil is available.
- Fences must be installed prior to beginning demolition and must remain until construction is complete.

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Palo Alto, CA

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- No grading, excavation, construction or storage or dumping of materials shall occur within the *Tree Protection Zone*.
- No underground services including utilities, sub-drains, water or sewer shall be placed in the *Tree Protection Zone*.

Design Recommendations

- Ensure that all trees to be preserved are accurately located. Plot trees to be preserved and *Tree Protection Zones* on the site plan, and have the Consulting Arborist review these plans.
- Maintaining the existing grades of planting beds around the trees to their driplines, where possible.
- Any changes to the plans affecting the trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
- Plan for tree preservation by designing adequate space around trees to be preserved. This is the *Tree Protection Zone*. No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the *Tree Protection Zone*.
- Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
- All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
- Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter will occur within the *Tree Protection Zone*.
- Tree Preservation Guidelines* prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- Ensure adequate but not excessive water is supplied to all trees; regular supplemental irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

- The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
- Apply and maintain 4 to 6-inch wood chip mulch within the *Tree Protection Zone*. Keep the mulch 2 feet from the base of tree trunks.
- Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
- Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock waiting around trunks or stacking hay bales around tree trunks.

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Palo Alto, CA

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- Where demolition must occur close to trees, such as removing curb and pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks or stacking hay bales around tree trunks to a height of approximately 5 ft. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install protective fence at the limits of the tree protection zone. Do not retain wattle around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture.



- Prune trees to be preserved to clean the crown of dead branches 1 inch and larger in diameter, raise canopies as needed for construction activities.
 - All pruning shall be done by a State of California Licensed Tree Contractor (CE1D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
 - The Consulting Arborist will provide pruning specifications prior to site demolition.
 - Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
 - While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
- Trees(s) to be removed that have branches extending into the canopy of tree(s) or located within the *Tree Protection Zone* of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
- Structures and underground features to be removed within the *Tree Protection Zone* shall use equipment that will minimize damage to trees above and below ground, and operate from outside the *Tree Protection Zone*. The back branches and wrap trunks with protective materials to protect from injury as directed by the Consulting Arborist. The Consulting Arborist shall be on-site during all operations within the *Tree Protection Zone* to monitor demolition activity.

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Project
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T-3



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

Special Tree Protection Instruction Sheet
City of Palo Alto



T-3

STAMP

CONSULTANTS

APPROVAL STAMP

△ MILESTONE DATE

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

ARBORIST REPORT

PROJECT NO. 23016

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CHECKED BY JC

SHEET

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

Exhibits

Tree Assessment Map
Tree Assessment Form

Tree Assessment Map

Elizabeth F. Gamble
Garden Building
Renovation
1431 Waverley Street
Palo Alto, CA

Prepared for:
Gamble Garden
Palo Alto, CA

July 2024

No Scale

Notes:
Base map provided by:
CAW Architects
Numbered tree locations are approximate

HORT SCIENCE
BARTLETT CONSULTING
2550 North Street, Suite 112
Berkeley, California 94710
Phone 925.484.5211
Fax 925.484.0596

Tree Assessment

Gamble Garden Building Renovation
Palo Alto, CA
July 2024

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Estimate of Value	Comments
81	Dawn redwood	13	No	4	Moderate	\$3,350	In 6' planting bed, in hedge; raised crown; pyramidal form; some dieback S.
82	Dawn redwood	12	No	3	Moderate	\$2,100	1' from driveway; in hedge; raised crown; some branch dieback.
83	Flowering crabapple	8.6	No	2	Low	\$1,050	In hedge; codominant stems at 3'; history of limb removal; suppressed by #82.
84	Flowering crabapple	7	No	2	Low	\$600	In hedge; removed codominant stems at 3'; history of limb removal; suppressed by #83.
85	Flowering crabapple	6.5	No	2	Low	\$700	In hedge; codominant stems at 3'; history of limb removal; sparse.
86	Southern magnolia	15	Yes	3	Moderate	\$3,700	Off-site; street tree. In 5' planting strip; under utility lines; raised crown; slight correcting bow S.; dense vigorous crown.
87	Coast live oak	23.22	Yes	3	Moderate	\$14,850	N. base at sidewalk; in ~8' planting strip; codominant stems at 4'; electrical cable up trunk and embedded in S. stem; history of limb removal; S. stem extends out over parking lot; wide spreading crown ~ N. edge near utility lines.
88	Coast live oak	16	Yes	3	Low	\$3,900	Bows E. at base and strong lean E. partially corrects; extremely crowded + suppressed by nearby oaks.
89	Coast live oak	34	Yes	5	High	\$34,600	Codominant stems at 6'; raised crown; 1.5" girdling root N.; basal wound S. w/compartimentalization; vigorous spreading crown.
90	Coast live oak	33	Yes	4	High	\$25,400	Slight lean S.; <1' from DG walk; multiple attachments at 8 + 10'; wide raised spreading crown; slightly crowded by #89.

Tree Assessment

Gamble Garden Building Renovation
Palo Alto, CA
July 2024

HORT SCIENCE
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Estimate of Value	Comments
91	Japanese maple	5.4,4,3.2	No	4	Moderate	\$1,500	'Moonfire' cv. per sign; girdled trunk N. side; codominant stems at 1' w/ multiple attachments above; vigorous vase-shaped crown; slightly suppressed by #89.
92	Scarlet oak	26	Yes	4	High	\$15,850	In ~14' dia. circular planter; extensive circling surface roots; multiple attachments at 7, 8 + 10'; large vigorous crown; lighting wires installed at E. base and up stems.
Total value:						\$107,600	

Project
Data

T-4

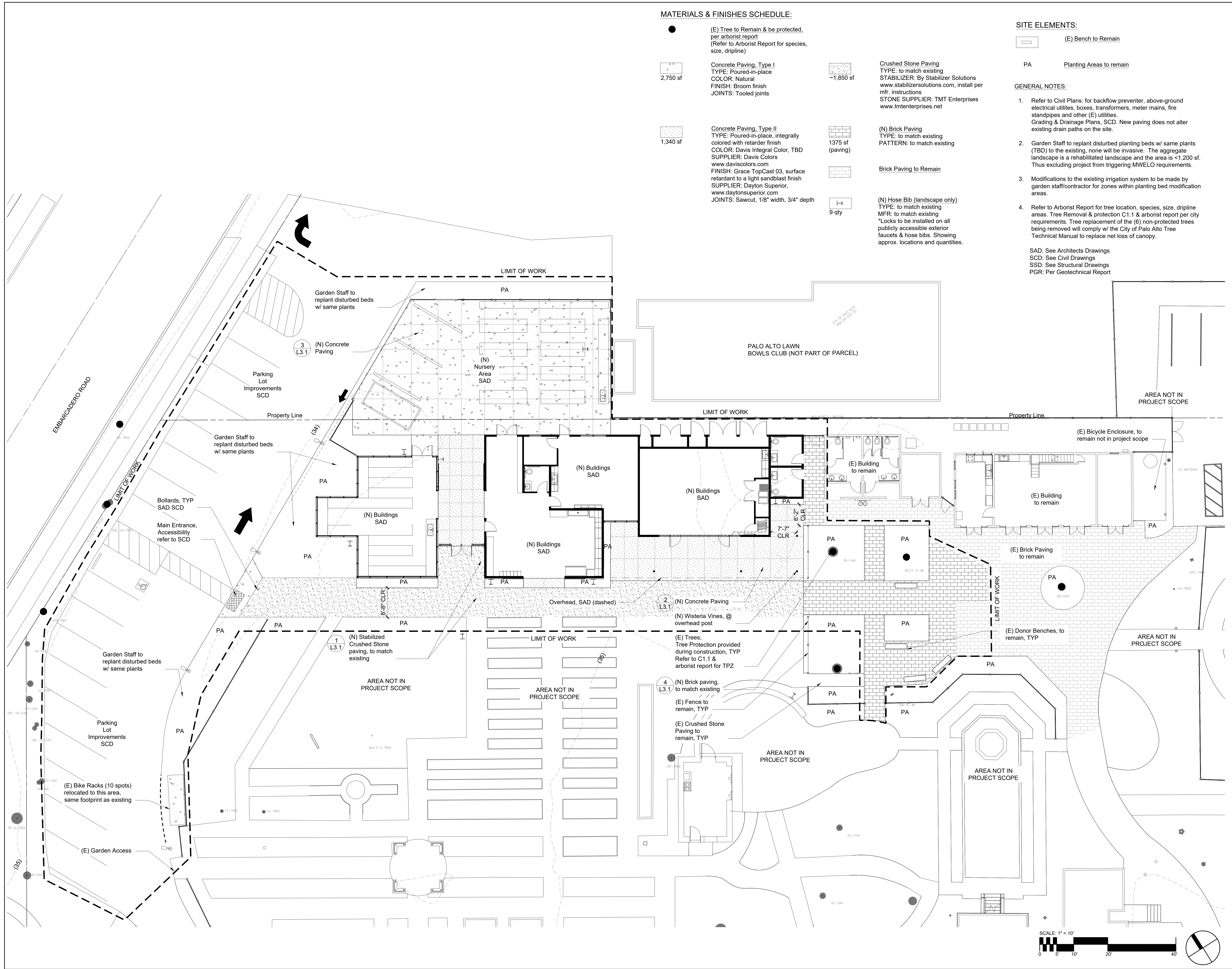


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Special Tree Protection Instruction Sheet
City of Palo Alto



T-4



MATERIALS & FINISHES SCHEDULE:

	(E) Tree to Remain & be protected, per arborist report (Refer to Arborist Report for species, size, dripline)		Concrete Paving, Type I TYPE: Poured-in-place COLOR: Natural FINISH: Broom finish JOINTS: Tooled joints		Crushed Stone Paving TYPE: to match existing STABILIZER: By Stabilizer Solutions www.stabilizersolutions.com, install per mfr. instructions STONE SUPPLIER: TMT Enterprises www.tmtenterprises.net
	Concrete Paving, Type II TYPE: Poured-in-place, integrally colored with retarder finish COLOR: Davis Integral Color, TBD SUPPLIER: Davis Colors www.daviscolors.com FINISH: Grace TopCast 03, surface retardant to a light sandblast finish SUPPLIER: Dayton Superior, www.daytonsuperior.com JOINTS: Sawcut, 1/8" width, 3/4" depth		(N) Brick Paving TYPE: to match existing PATTERN: to match existing		Brick Paving to Remain
	(N) Hose Bib (landscape only) TYPE: to match existing MFR: to match existing *Locks to be installed on all publicly accessible exterior faucets & hose bibs. Showing approx. locations and quantities.				

SITE ELEMENTS:

	(E) Bench to Remain
PA	Planting Areas to remain

GENERAL NOTES:

- Refer to Civil Plans: for backflow preventer, above-ground electrical utilities, boxes, transformers, meter mains, fire standpipes and other (E) utilities. Grading & Drainage Plans, SCD. New paving does not alter existing drain paths on the site.
 - Garden Staff to replant disturbed planting beds w/ same plants (TBD) to the existing, none will be invasive. The aggregate landscape is a rehabilitated landscape and the area is <1,200 sf. Thus excluding project from triggering MWELo requirements.
 - Modifications to the existing irrigation system to be made by garden staff/contractor for zones within planting bed modification areas.
 - Refer to Arborist Report for tree location, species, size, dripline areas. Tree Removal & protection C1.1 & arborist report per city requirements. Tree replacement of the (6) non-protected trees being removed will comply w/ the City of Palo Alto Tree Technical Manual to replace net loss of canopy.
- SAD: See Architects Drawings
SCD: See Civil Drawings
SSD: See Structural Drawings
PGR: Per Geotechnical Report

STAMP



CONSULTANTS



field+fabric landscape design
1218 east 20th street
oakland, ca 94606
t: 617.817.4854

APPROVAL STAMP

△ MILESTONE	DATE
PLANNING SUBMITTAL / SCHEMATIC DESIGN	11/01/2024

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

MATERIALS & SITE PLAN

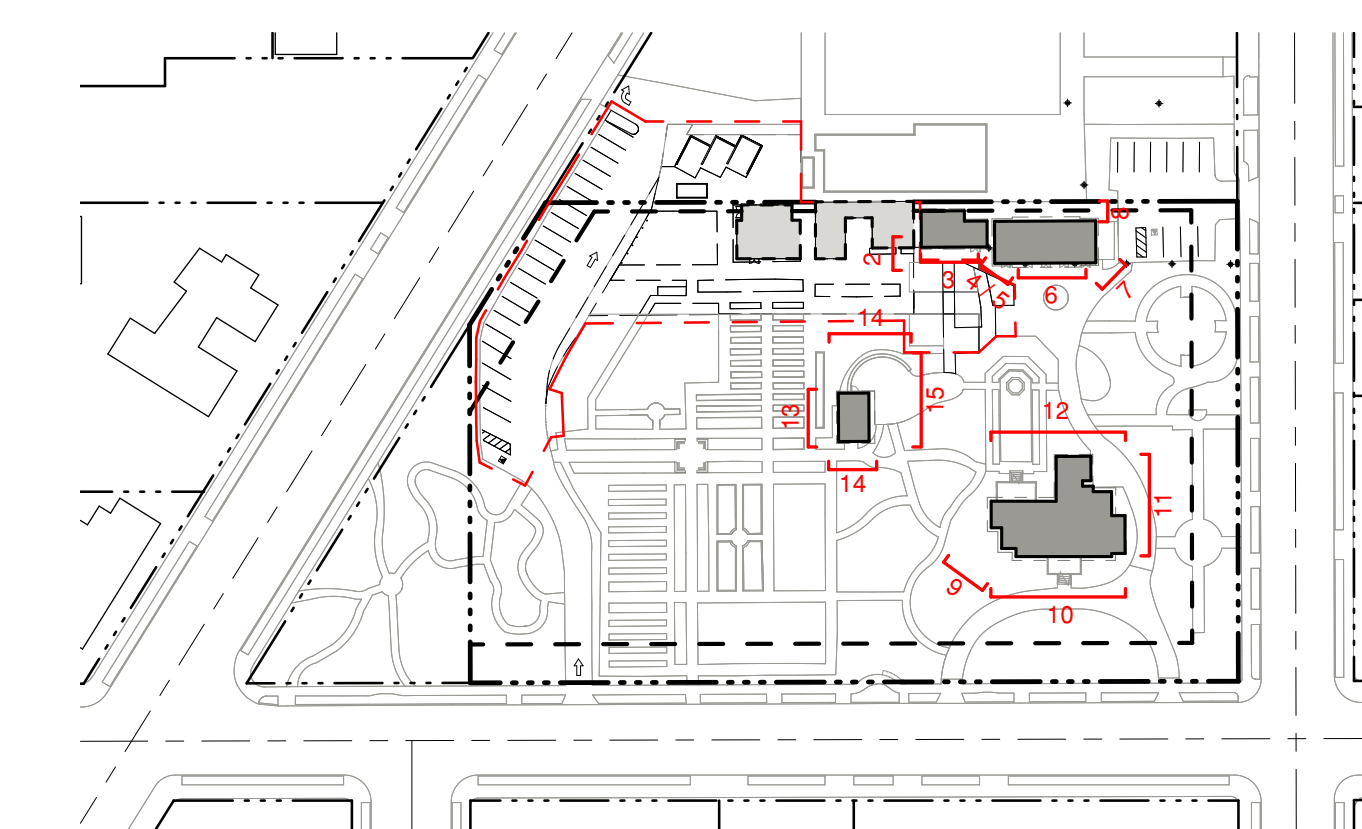
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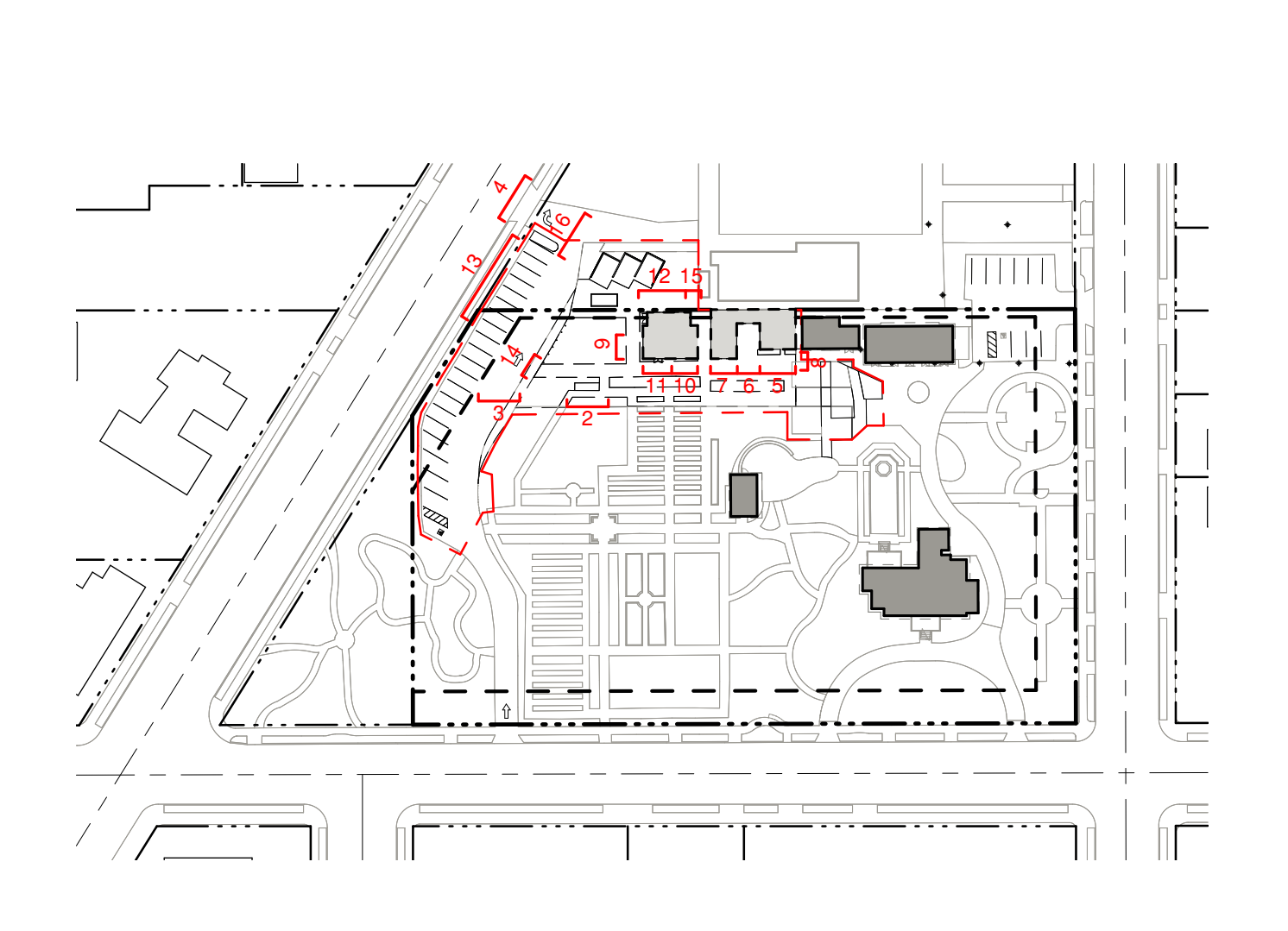
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MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

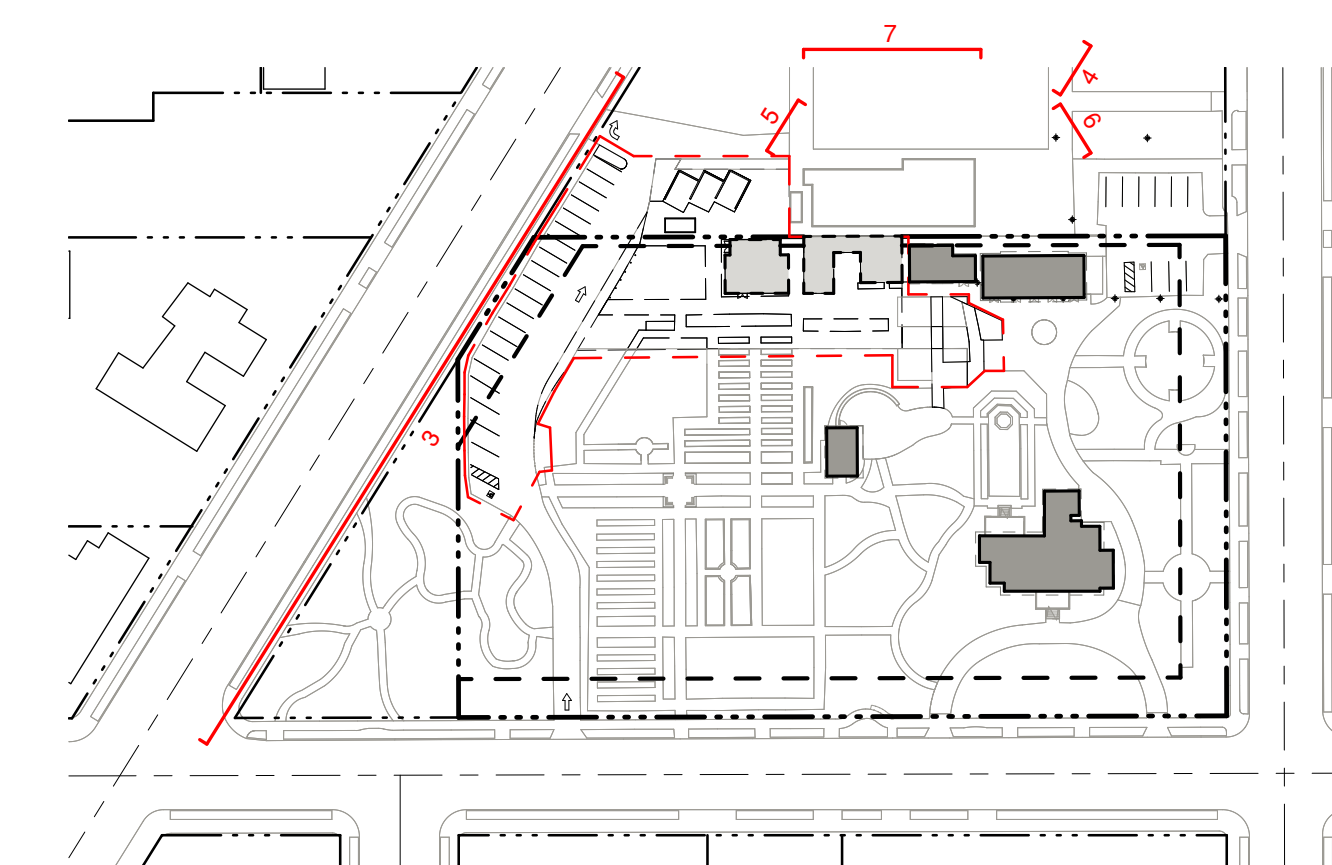
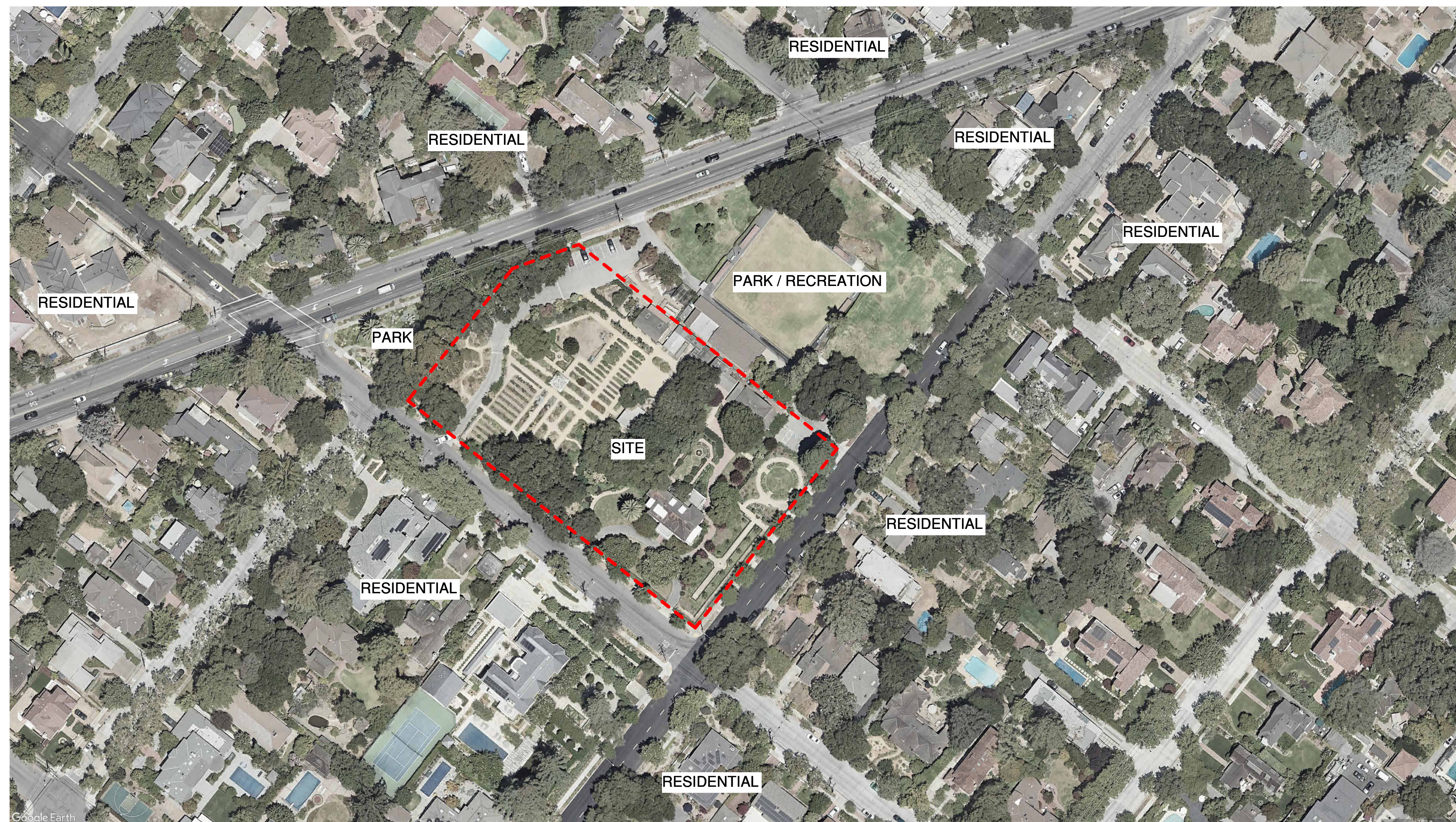
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DEMOLITION SITE CONTEXT

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EXISTING SITE LEGEND

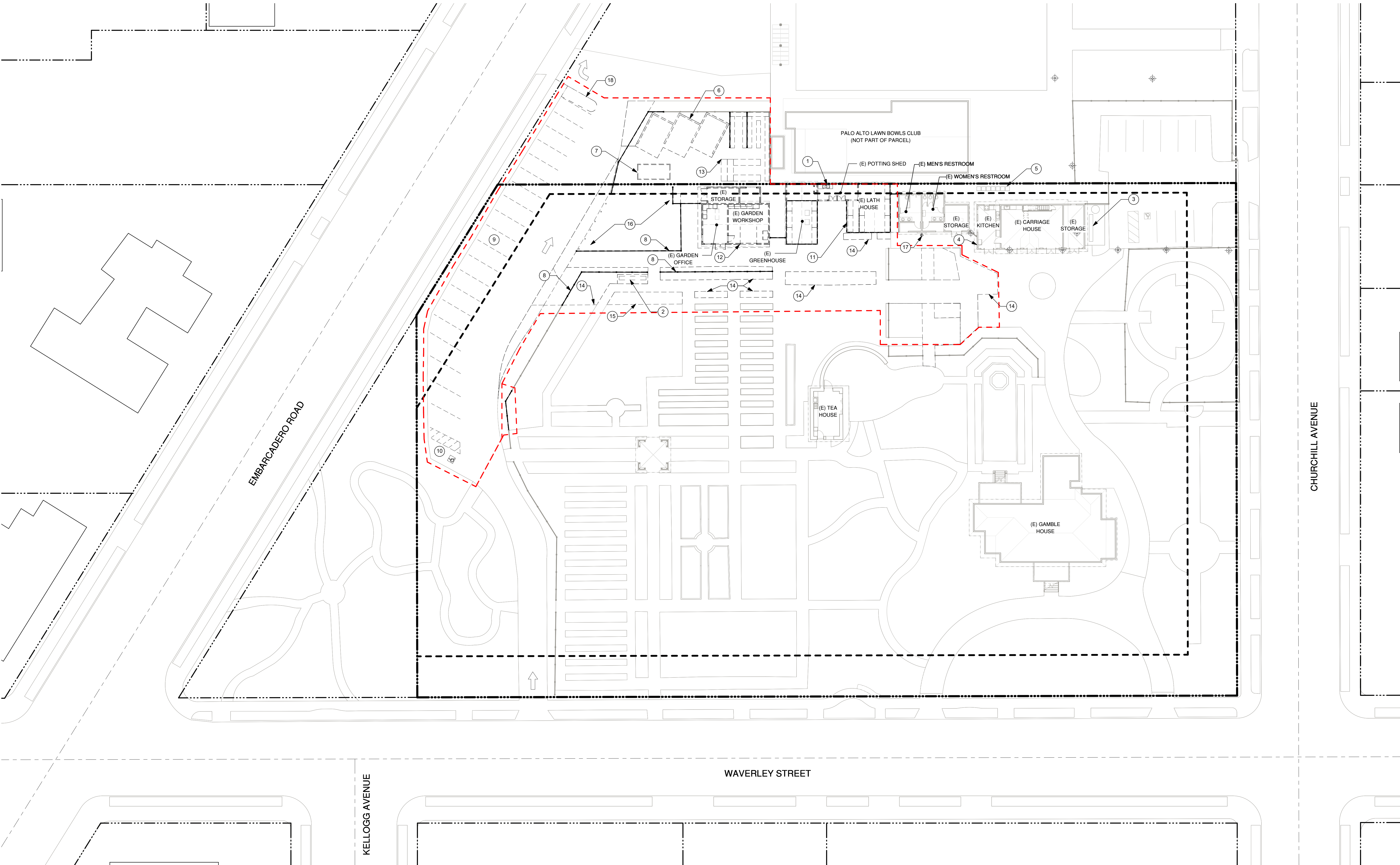
- AREA OF WORK
- - - - - PROPERTY LINE
= = = (E) CONSTRUCTION TO BE DEMOLISHED
= = = (E) CONSTRUCTION TO REMAIN

KEYNOTES #

- 1 SALVAGE (E) HISTORIC SINK
- 2 (E) BIKE RACKS (10 SPOTS) TO BE RELOCATED
- 3 (E) BIKE RACKS (10 SPOTS) TO REMAIN
- 4 (E) AED TO REMAIN
- 5 (E) TRASH BINS
- 6 (E) CMU BULK STORAGE BAYS TO BE REMOVED
- 7 (E) COMPOST DUMPSTER TO BE RELOCATED
- 8 (E) FENCE TO BE REMOVED
- 9 PARKING LOT TO BE RESTRIPTED
- 10 ADA PARKING SPOT TO BE RELOCATED
- 11 (E) GREENHOUSE, LATH HOUSE, AND POTTING SHED TO BE REMOVED
- 12 (E) HORTICULTURE COMPLEX TO BE REMOVED
- 13 (E) NURSERY TABLES TO BE REMOVED AND PROTECTED FOR (N) NURSERY.
- 14 (E) GARDEN BED TO BE REMOVED
- 15 (E) WOOD CHIPS TO BE REMOVED
- 16 (E) ORCHARD TO BE REMOVED
- 17 (E) SINGLE DRINKING FOUNTAIN TO BE REMOVED
- 18 (E) ISLAND TO BE REMOVED

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND REMOVAL OF HAZARDOUS MATERIAL WITHIN THE BUILDING DEMO SCOPE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: GYPSUM BOARD, DOORS, VCT FLOOR FINISHES, SINKS, CASEWORK, CEILING FINISHES, PIPING, CONDUIT, ETC. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY SUSPICIOUS OCCURRENCES.
2. BEFORE ANY DEMOLITION, CONTRACTOR TO VERIFY THE EXTENT OF WORK AND CONDUCT WALK THROUGH WITH OWNER TO IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
3. REMOVE ALL FURNISHINGS, SALVAGE ITEMS IDENTIFIED TO BE TURNED OVER TO OWNER.
4. ITEMS TO BE REMOVED AND REINSTALLED OR SALVAGED AND TURNED OVER TO THE OWNER SHALL BE CAREFULLY REMOVED TO PREVENT DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING REMOVED ITEMS AND SUBSEQUENT PATCHING AND REPAIR OF ALL EXISTING FINISHES TO REMAIN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING DESIGN AND IMPLEMENTATION AS NEEDED.
6. PROTECT ALL BUILDING COMPONENTS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIR ALL EXISTING SURFACES OR MATERIALS WHICH ARE TO REMAIN THAT BECOME DAMAGED DURING DEMOLITION OR CONSTRUCTION WORK.
7. DIMENSIONS PROVIDED ARE BASED ON RECORD DRAWINGS AND SHALL BE CONSIDERED APPROXIMATE, FOR REFERENCE ONLY, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
8. TERMINATE ALL (E) ABANDONED PLUMBING MECHANICAL, OR ELECTRICAL UTILITIES. CONCEAL WITHIN WALL OF BELOW SLAB, CUT, AND PATCH FINISH AS REQUIRED. (E) UNUSED AND CAPPED UTILITIES SHALL NOT BE LEFT EXPOSED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIR ALL (E) SUFACES, MATERIALS, OR FINISHES TO REMAIN THAT BECOME DAMAGED DURING DEMOLITION OR CONSTRUCTION WORK. CONTRACTOR AND SUB-CONTRACTOR SHALL ALSO FIELD INSPECT ALL (E) CONDITIONS WHICH MAY REMAIN, IDENTIFY ANY DAMAGED CONDITIONS, AND PROVIDE PATCHING AND REPAIR AS NEEDED.



PROPOSED SITE LEGEND

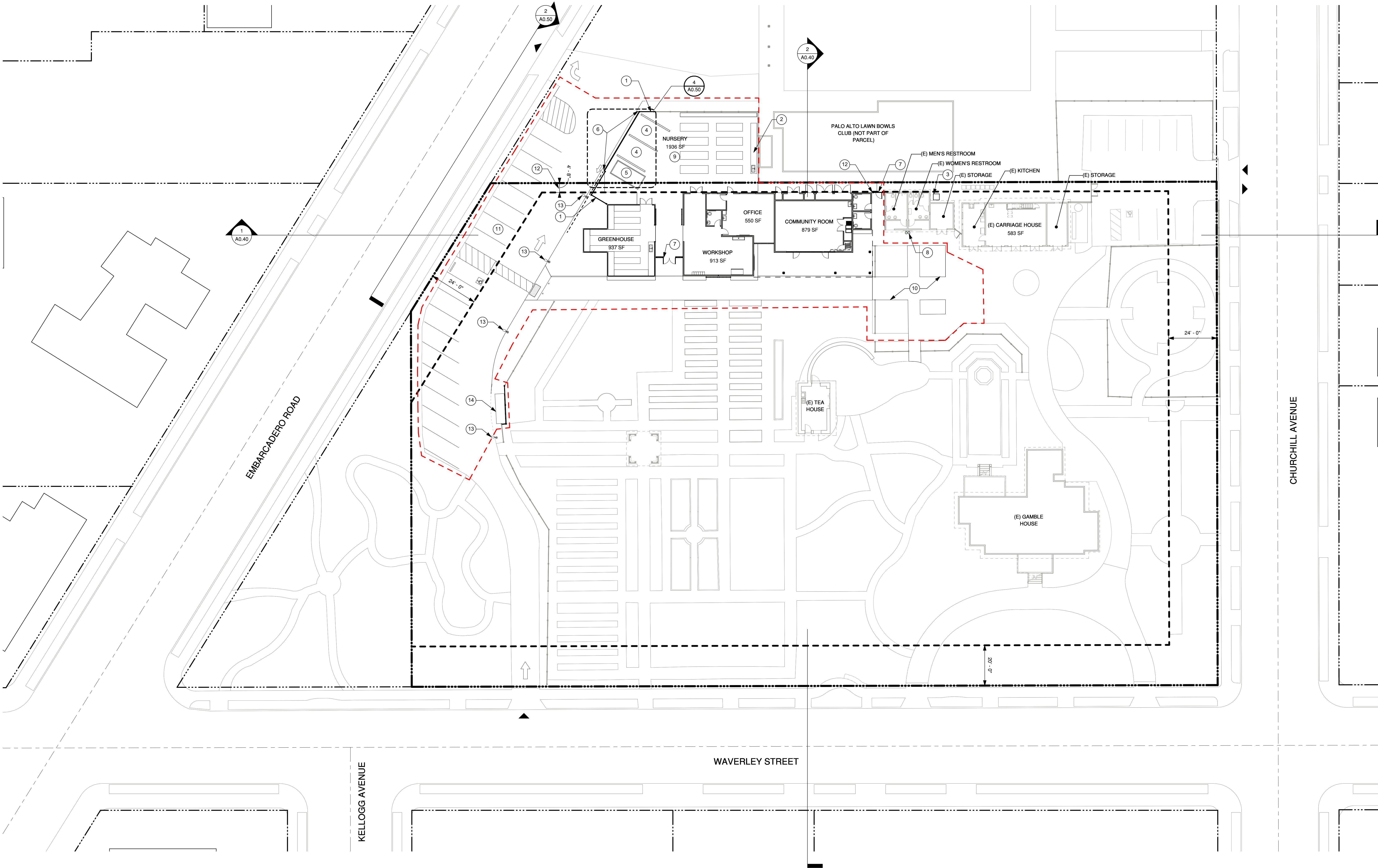
- AREA OF WORK
- PROPERTY LINE
- PROPERTY SET BACK LINE
- (N) CONSTRUCTION
- (E) CONSTRUCTION TO REMAIN
- (N) ROOF OVERHANG
- (E) ROOF OVERHANG

KEYNOTES #

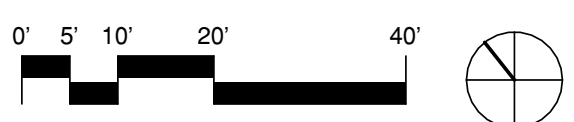
- WOOD FENCE, PAINTED
- INSTALL SALVAGED HISTORIC SINK
- (N) CONDENSER UNIT
- CMU BULK STORAGE BINS
- CMU BULK STORAGE BINS
- STEEL FRAME ROLLING GATE WITH WOOD SLAT INFILL
- LOCKABLE GATE TO NURSERY AREA
- HIGH-LOW DRINKING FOUNTAIN
- FOR ENLARGED NURSERY PLAN, SEE A2.20.
- NEW PATHWAYS AND PLANTING AREAS, SEE LANDSCAPE DRAWINGS
- RESTRIPED PARKING LOT, SEE CIVIL DRAWINGS
- SETBACK AT NEW BUILDING INCREASED FROM 0' TO 6' TO MATCH ADJACENT (E) RESTROOM BUILDING SETBACK.
- SITE LIGHTING AT PARKING LOT. SEE ELECTRICAL DRAWINGS.
- RELOCATED BIKE PARKING (10 SPOTS)

GENERAL NOTES

- REFER TO CIVIL DRAWINGS FOR DIMENSION PROPERTY LINES, EASEMENTS, AND SETBACK LINES.
- REFER TO CIVIL DRAWINGS FOR SITE UTILITIES AND ACCESSORY STRUCTURES.
- REFER TO CIVIL DRAWINGS FOR DIMENSIONED PARKING AREA, DRIVEWAYS.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTING AREAS, SIDEWALKS, HARDSCAPE, PAVING, EXTERIOR STAIR AND RAMP, BICYCLE PARKING, AND OUTDOOR SEATING.
- REFER TO LANDSCAPE DRAWINGS FOR LOCATION, SPECIES, SIZE AND DRIPLINE AREA OF ALL TREES ON SITE.
- REFER TO LANDSCAPE DRAWINGS FOR SITE FENCES AND GATES.
- REFER TO EXISTING SITE PLANS AND PHOTOS SHOWING EXISTING CONDITIONS.
- REFER TO ARCHITECTURAL DEMO AND PROPOSED FLOOR PLANS, ELEVATIONS, AND SECTIONS FOR SCOPE WITHIN BUILDINGS.
- ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA SHALL BE PER CBC SECTIONS 11B-303.2 & 11B-303.3: ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHERE CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. EXCEPT LEVEL CHANGES NOT EXCEEDING 1/4", MAY BE VERTICAL. WHERE CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
- ALL WALKWAYS ALONG THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 4'-0" WIDE AND THERE SHALL BE NO DROP-OFFS OVER 4" AT THE EDGE OF WALK OR LANDING WHERE A 4" DROP OFF DOES OCCUR, PROVIDE A WARNING CURB 6" IN HEIGHT. (SEE SECTION 11B-303.5)
- ALL PEDESTRIAN GATES IN THE PATH OF EGRESS LEADING TO THE PUBLIC WAY SHALL BE EQUIPPED WITH PANIC HARDWARE PER CBC 1008.442, 1024. PROVIDE LEVEL TYPE LATCH AND 10" (MIN.) HIGH SMOOTH BOTTOM / KICKPLATE. THIS CONDITION DOES NOT OCCUR IN THIS PROJECT.
- PATH OF TRAVEL (P.O.T.), AS INDICATED, IS A COMMON BARRIER-FREE ACCESS ROUTE AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. PASSING SPACES (11B-403.5) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF THE P.O.T. WITH CONTINUOUS GRADIENTS HAVE SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM ADJACENT WALLS ABOVE 27" AND LESS THAN 80" (11B-307).
- FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED TO ALL PORTIONS OF THE SITE DURING CONSTRUCTION. ALL FIRE LANES SHALL BE MAINTAINED CLEAR.



1 PROPOSED SITE PLAN
1" = 20'-0"



△ MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SITE PLAN - PROPOSED

A0.30

STAMP

CONSULTANTS

APPROVAL STAMP

 MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

PALO ALTO, CA, 94301

SHEET TITLE

SITE SECTIONS

PROJECT NO. 23016

DRAWN BY TH, AM

CHECKED BY JC

SHEET

A0.40

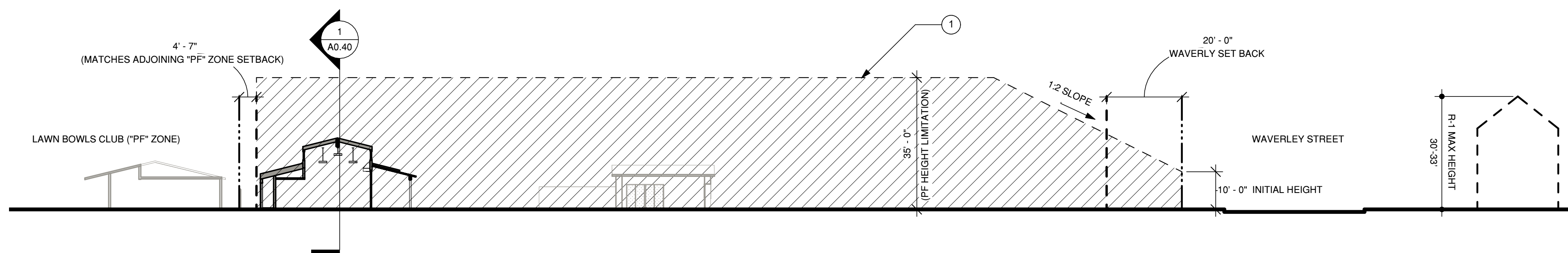
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KEYNOTES

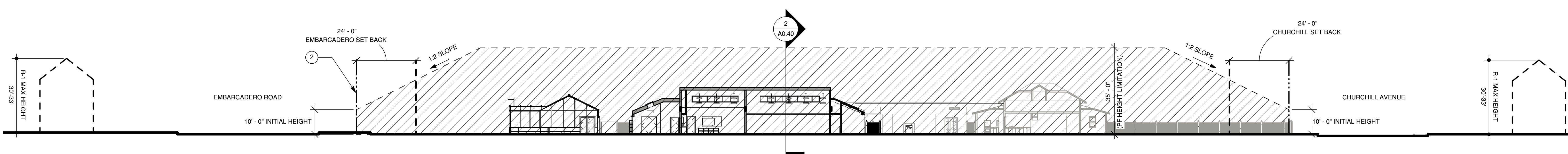
- 1 DAYLIGHT PLANE CONTROLLED BY ABUTTING R-1 DISTRICT PER 18.28.050 TABLE 2
2 LOCATION OF PROPERTY LINE VARIES, SEE 1/A0.30

PROPOSED SITE LEGEND

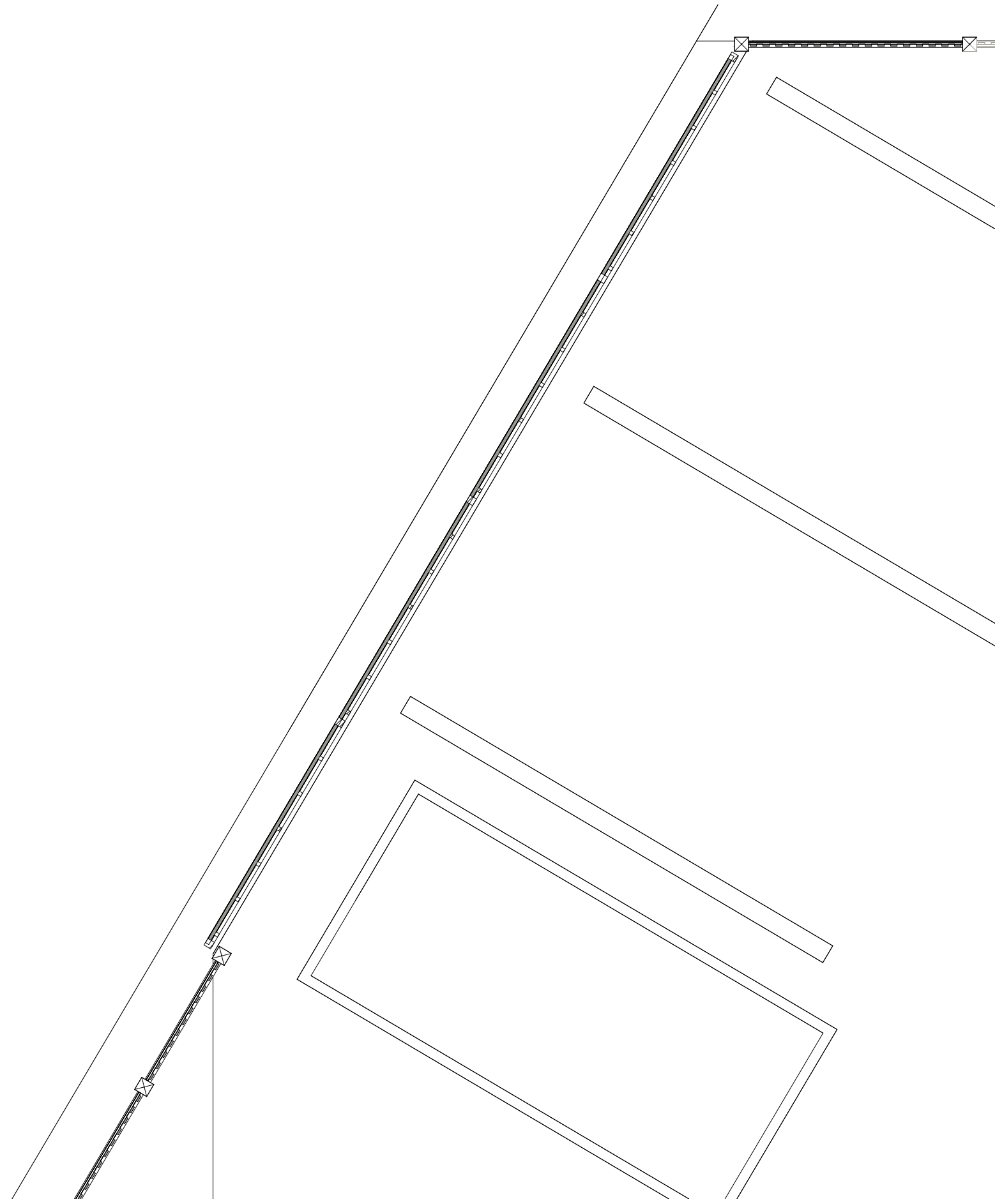
- AREA OF WORK
 PROPERTY LINE
 PROPERTY SET BACK LINE



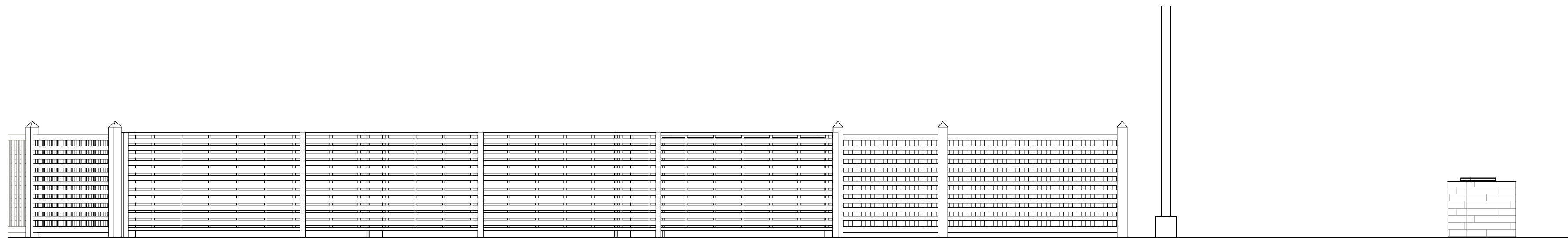
2 SITE SECTION - NORTH TO SOUTH
1" = 20'-0"



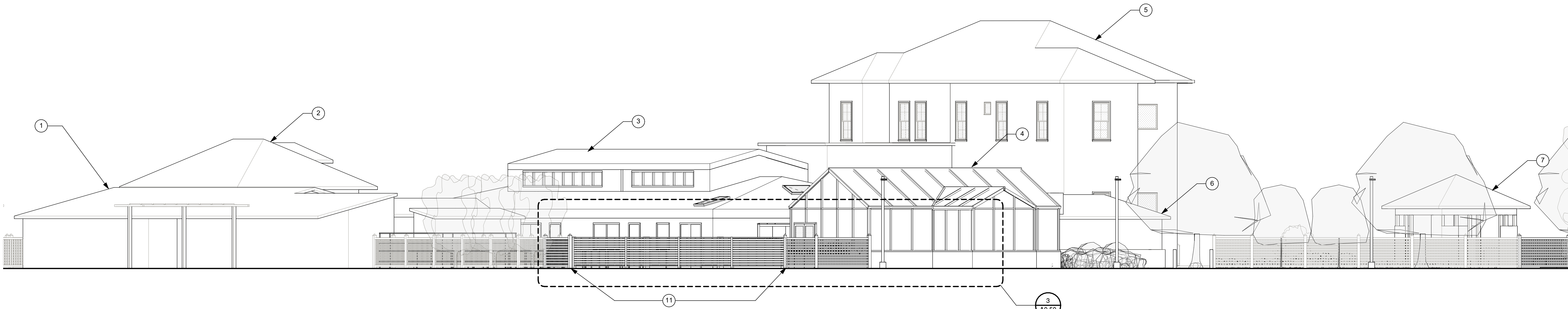
1 SITE SECTION - WEST TO EAST
1" = 20'-0"



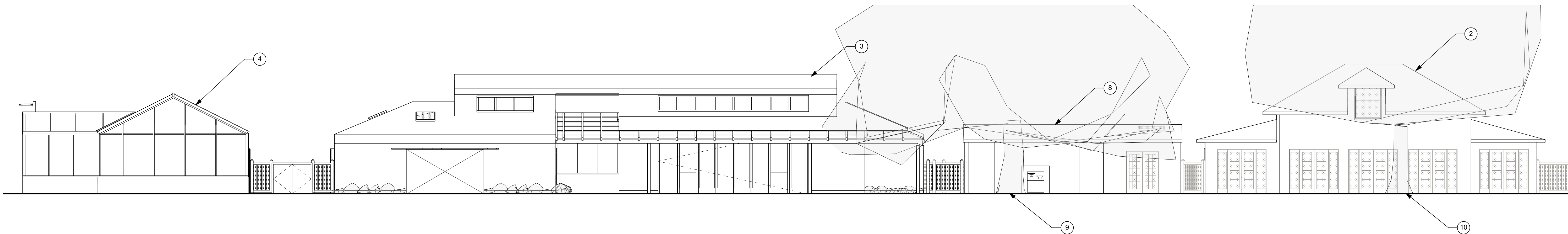
4 ROLLING GATE PLAN
1/4" = 1'-0"



3 ROLLING FENCE ELEVATION
1/4" = 1'-0"



2 EMBARCADERO STREETSCAPE ELEVATION
1/8" = 1'-0"



1 NEW BUILDINGS & CARRIAGE HOUSE SOUTH ELEVATION
1/8" = 1'-0"

- KEYNOTES #
- 1 (E) LAWN BOWLS CLUB BUILDING
 - 2 (E) CARRIAGE HOUSE
 - 3 (N) HORTICULTURE COMPLEX AND COMMUNITY ROOM
 - 4 (N) GREENHOUSE
 - 5 (E) GAMBLE HOUSE
 - 6 (E) TEA HOUSE
 - 7 (E) GAZEBO
 - 8 (E) RESTROOM BUILDING
 - 9 TREE #89 PER ARBORIST REPORT
 - 10 TREE #92 PER ARBORIST REPORT
 - 11 STEEL FRAME ROLLING GATE WITH WOOD SLAT INFILL

STAMP

CONSULTANTS

APPROVAL STAMP

△ MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

STREET ELEVATIONS

PROJECT NO. 23016

DRAWN BY TH, AM

CHECKED BY JC

SHEET

A0.50

GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWING, AND ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE SCOPE BEYOND BUILDING EXTENTS.

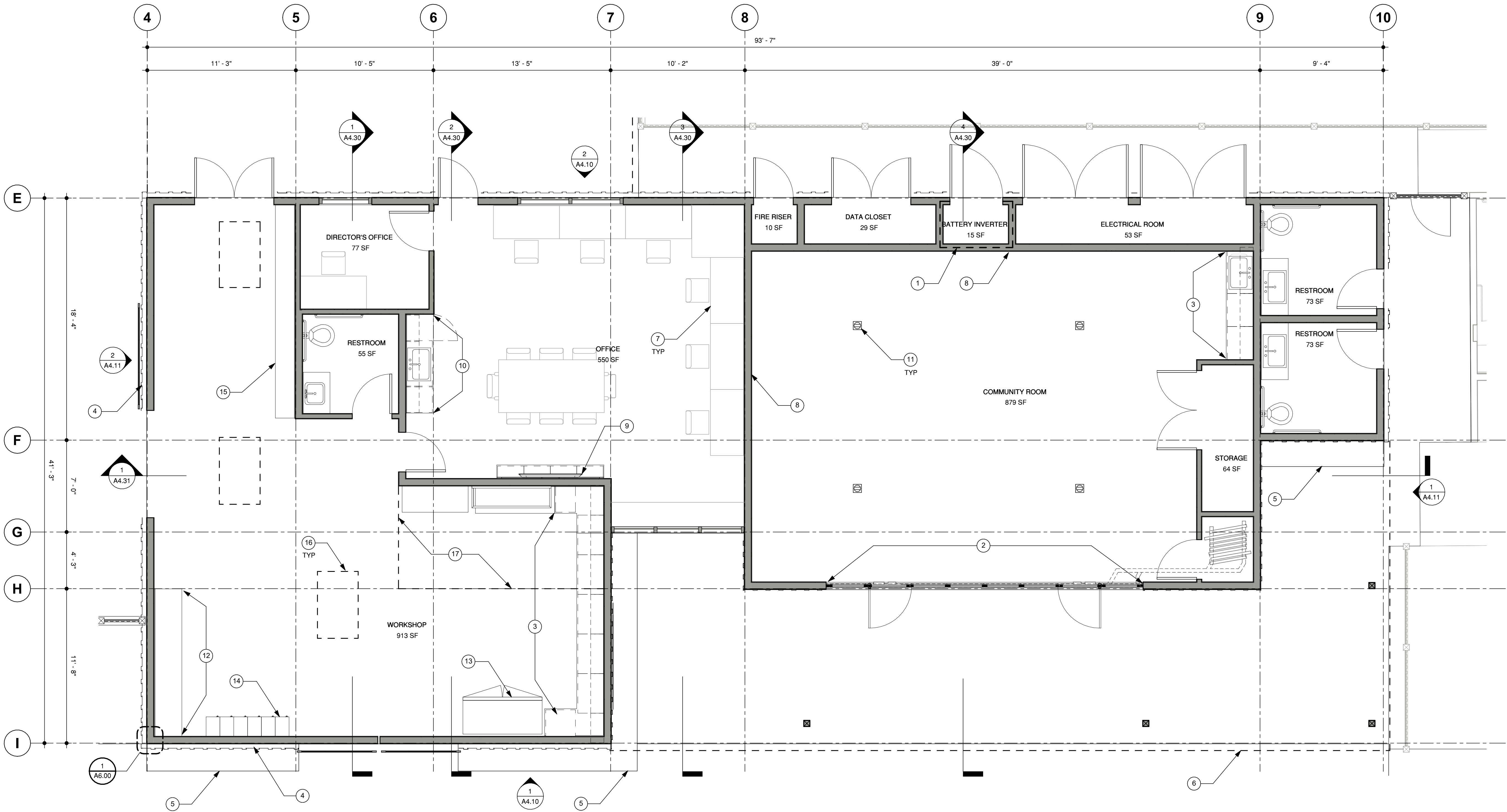
2. STRUCTUAL STEEL COLUMNS AND BREAMS ARE SHOWN FOR REFERENCE ONLY FOR PLACEMENT AND SIZING OF MEMBERS. ALL EXTERIOR WALL GRIDLINES AND DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE MASONRY UNITS, OR TO CENTERLINE OF STRUCTURAL STEEL. REFER TO BUILDING AND WALL SECTIONS FOR WORKPOINTS.

3. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD WORK POINT, UNLESS SPECIFICALLY NOTED OTHERWISE.

4. ALL INTERIOR FINISHES AND MATERIALS SHALL COMPLY WITH REQUIREMENTS OF CBC CHAPTER 6.

- KEYNOTES #
- 1 1 HR RATED WALL AT BATTERY INVERTER ROOM
2 SLIDING GLAZED PANELS WITH INTEGRAL EXIT DOORS, OVERHEAD TRACKS SHOWN DASHED
3 BASE AND UPPER CABINETS WITH SINK
4 SLIDING BARN DOOR
5 PLANTING AREA, SEE LANDSCAPE DRAWINGS
6 ROOF OVERHEAD
7 WORK STATIONS
8 AV PRESENTATION WALL WITH MOTORIZED PROJECTION SCREEN
9 CONFERENCE ROOM SCREEN, WALL MOUNTED
10 BASE CABINET WITH SINK AND UNDER COUNTER REFRIGERATOR
11 AV PRESENTATION WALL WITH MOTORIZED PROJECTION SCREEN
12 WORK BENCH WITH COUNTER HEIGHT OUTLETS
13 COMMERCIAL REFRIGERATOR
14 LOCKERS
15 FULL HEIGHT STORAGE SHELVES
16 SKYLIGHT ABOVE
17 ROOF POP-UP ABOVE

- LEGEND
- (N) CONSTRUCTION
(E) CONSTRUCTION
ROOF OVERHEAD



1 FIRST FLOOR PLAN
1/4" = 1'-0"



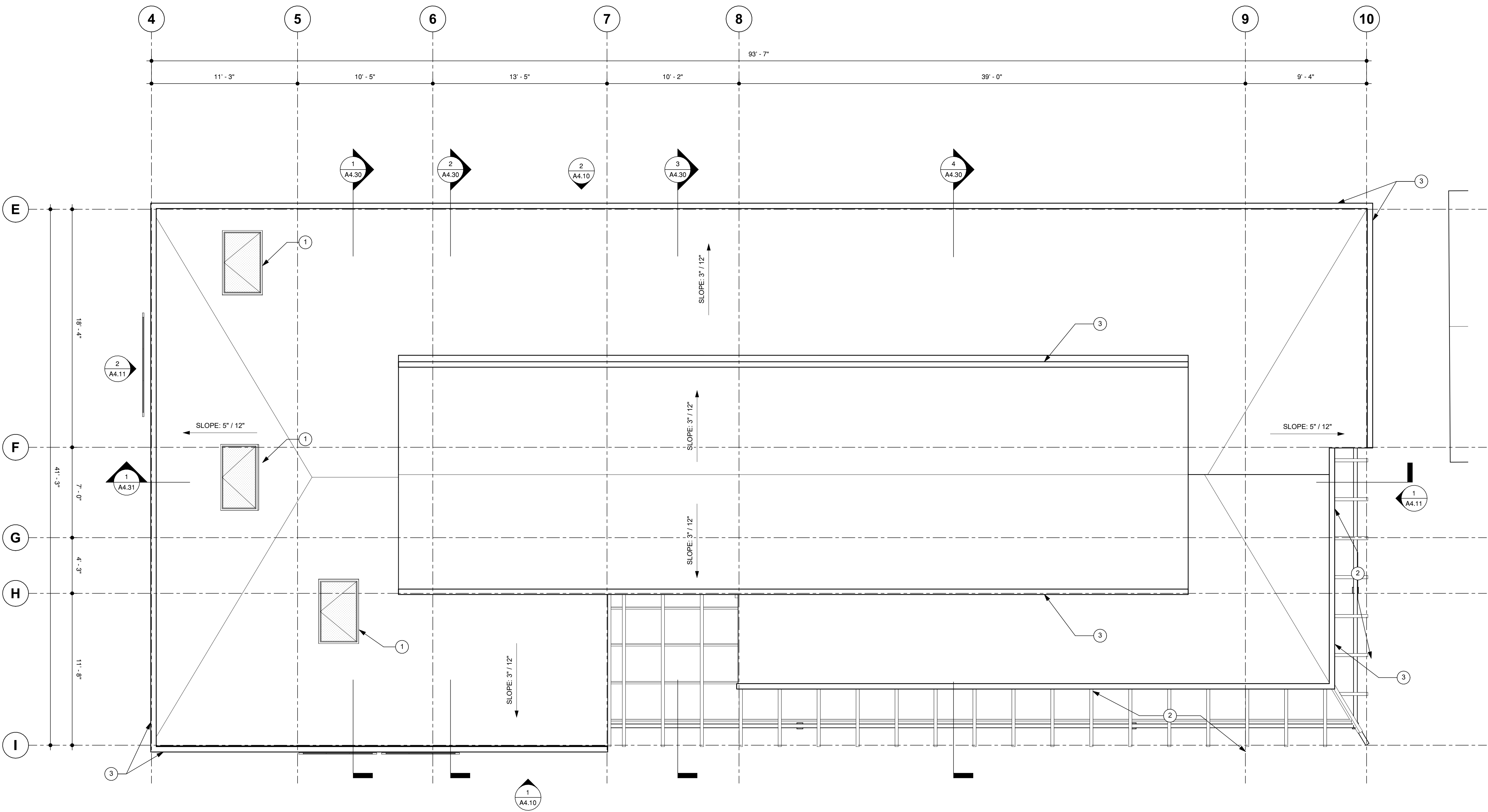
△ MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

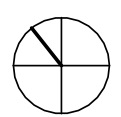
1431 WAVERLEY ST.
PALO ALTO, CA, 94301

PLAN - HORTICULTURAL
CENTER AND COMMUNITY
ROOM

A2.10



1 ROOF PLAN
1/4" = 1'-0"



GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWING, AND ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE SCOPE BEYOND BUILDING EXTENTS.
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4. ALL INTERIOR FINISHES AND MATERIALS SHALL COMPLY WITH REQUIREMENTS OF CBC CHAPTER 6.

KEYNOTES

- 1 SKYLIGHT
- 2 EXPOSED ROOF FRAMING
- 3 INTEGRAL GUTTER ALONG EAVE EDGE

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PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

ROOF PLAN -
HORTICULTURAL CENTER
AND COMMUNITY ROOM

PROJECT NO. 23016

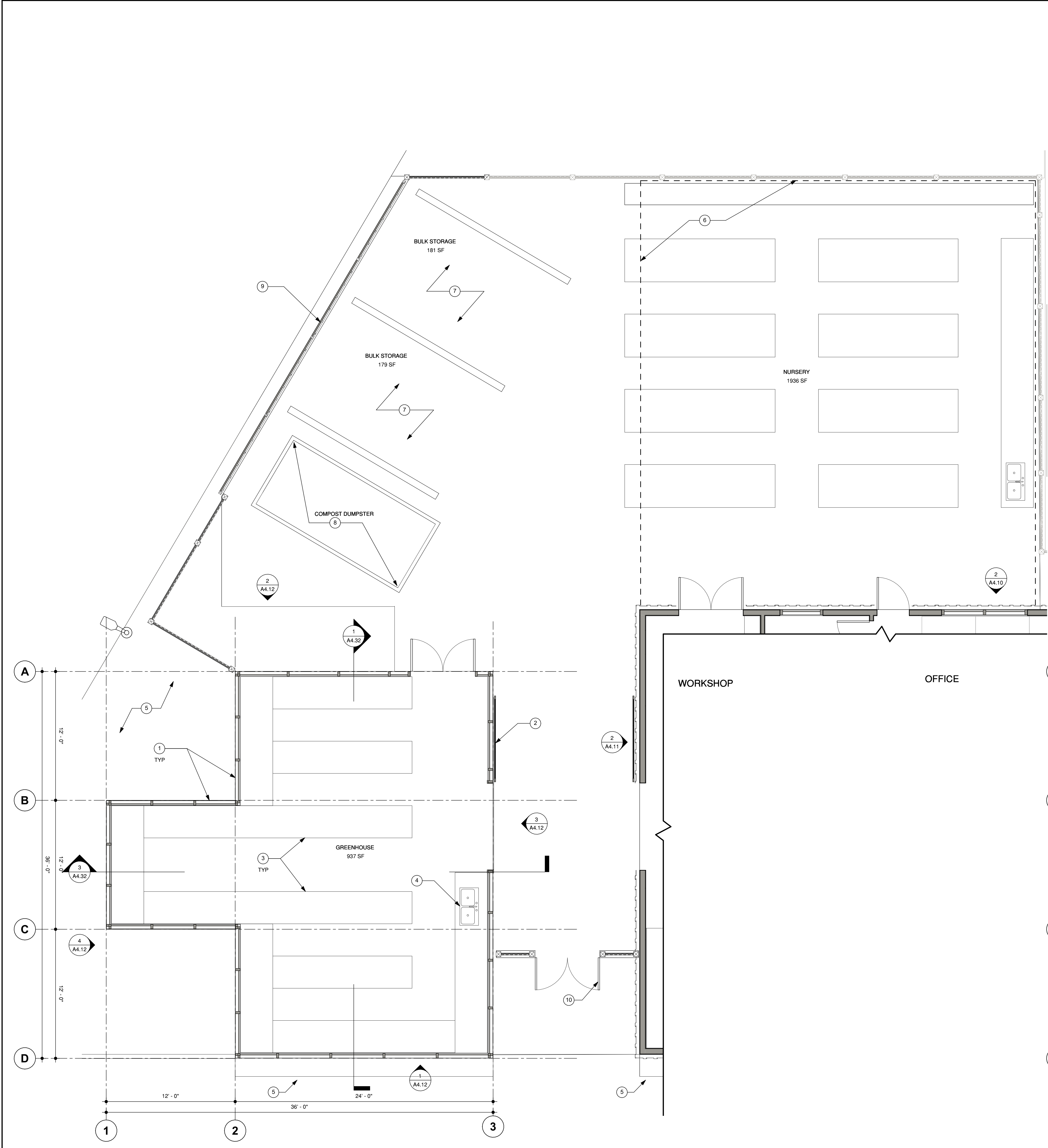
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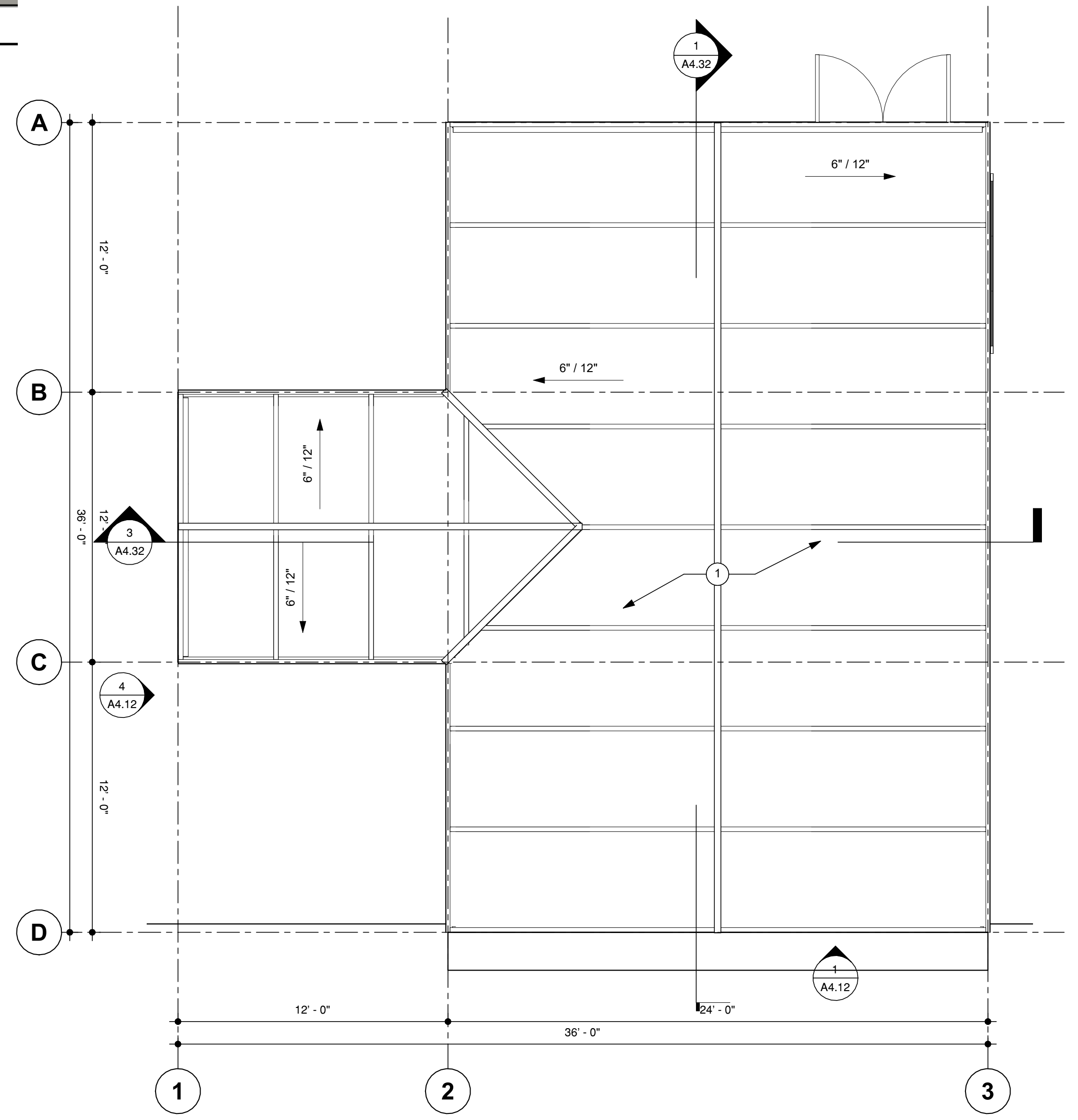
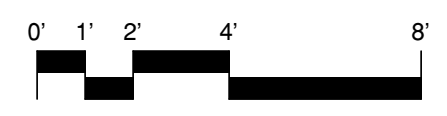
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2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWING, AND ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE SCOPE BEYOND BUILDING EXTENTS.
2. STRUCTURAL STEEL COLUMNS AND BREAMS ARE SHOWN FOR REFERENCE ONLY FOR PLACEMENT AND SIZING OF MEMBERS. ALL EXTERIOR WALL GRIDLINES AND DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE MASONRY UNITS, OR TO CENTERLINE OF STRUCTURAL STEEL. REFER TO BUILDING AND WALL SECTIONS FOR WORKPOINTS.
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4. ALL INTERIOR FINISHES AND MATERIALS SHALL COMPLY WITH REQUIREMENTS OF CBC CHAPTER 6.

KEYNOTES

- 1 CLEAR DOUBLE WALLED POLYCARBONATE GREENHOUSE PANELS, MIN. 80% LIGHT TRANSMITTANCE
- 2 SLIDING DOOR
- 3 PLANTING BENCHES
- 4 SINK
- 5 PLANTING AREA, SEE LANDSCAPE DRAWINGS
- 6 RETRACTABLE SHADE STRUCTURE OVERHEAD
- 7 CMU BULK STORAGE BINS
- 8 COMPOST BIN
- 9 STEEL FRAME ROLLING GATE WITH WOOD SLAT INFILL
- 10 LOCKABLE GATE TO NURSERY AREA



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△ MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

PLANS - GREENHOUSE &
NURSERY

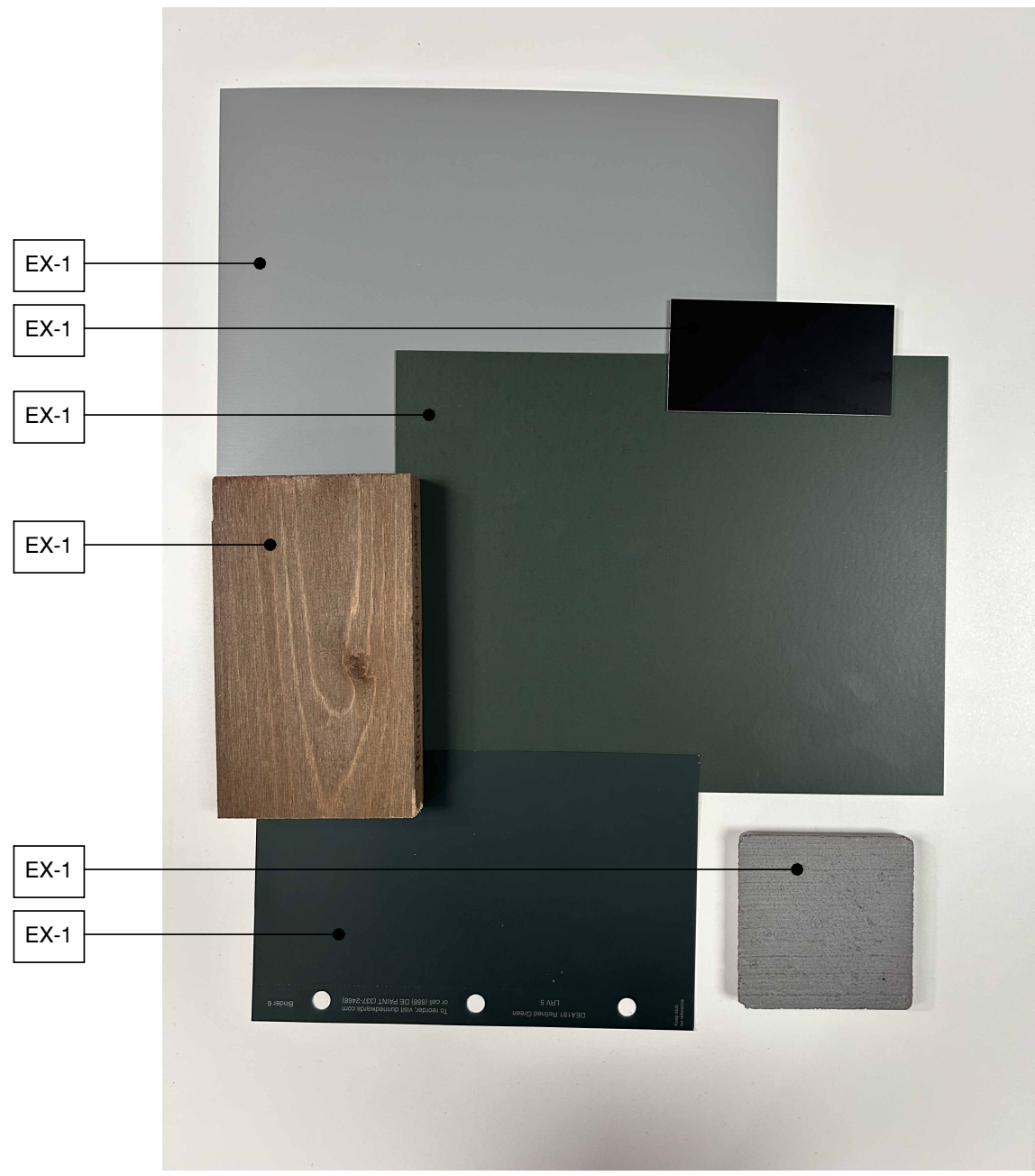
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3 EXTERIOR FINISHES
NOT TO SCALE

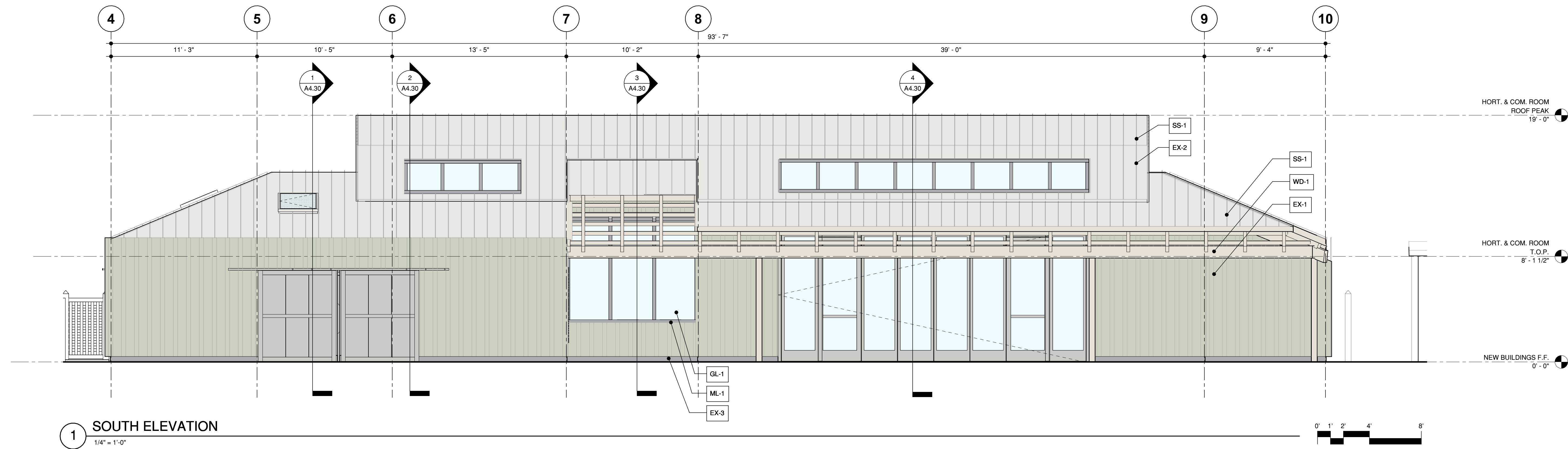
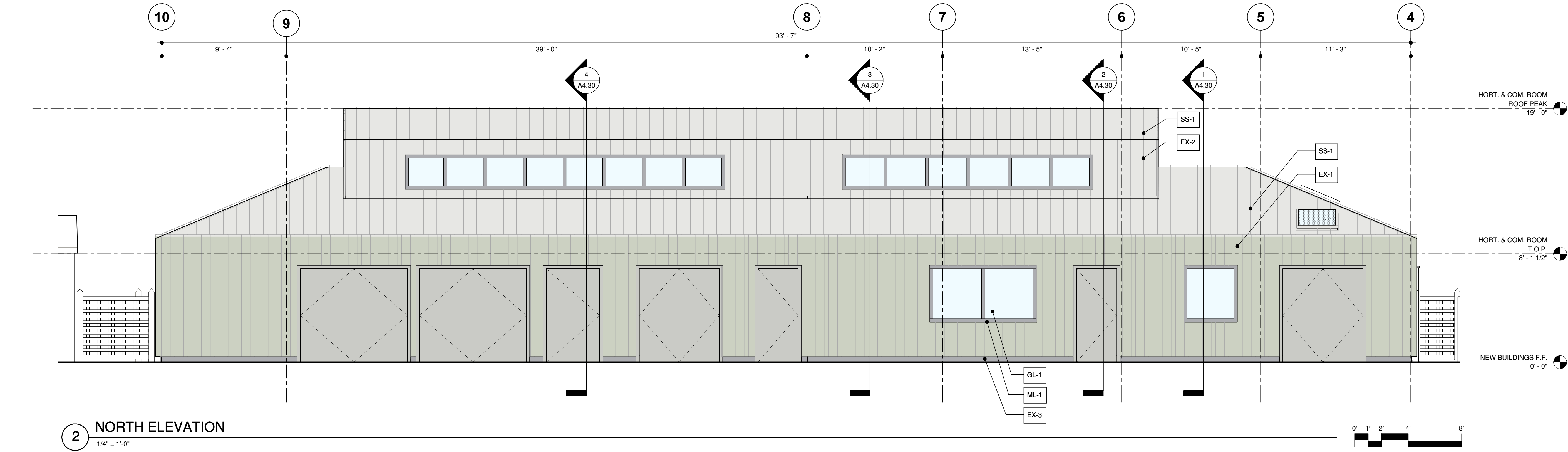
KEYNOTES #

GENERAL NOTES

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR GRADE ELEVATIONS.
2. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD.
3. ALL EXTERIOR DEVICES & FIXTURES TO BE LOCATED IN ALIGNMENT OF CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FILED WITH ARCHITECT PRIOR TO INSTALL.

EXTERIOR FINISH SCHEDULE

KEY CODE	LOCATION	MATERIAL	BASIS OF DESIGN MANUFACTURER	FINISH	COLOR	REMARKS
EXTERIOR WALLS						
EX-1	EXTERIOR WALLS	ALUMINUM COMPOSITE PANELS	TAYLOR METALS	STANDARD KYNAR 500 PVDF RESIN	PINE GREEN	PROFILE: CONTOUR REVEAL CR-G
EX-2	EXTERIOR WALLS - POP-UP	ALUMINUM STANDING SEAM PANELS	TAYLOR METALS	TO MATCH SS-1	-	PROFILE: EASY LOCK
EX-3	EXTERIOR WALLS	CONCRETE				
GLASS						
GL-1	GLAZING	METAL				
METAL						
ML-1	STOREFRONT / CURTAIN WALL FRAMING	ALUMINUM WINDOW FRAME	KAWNEER	PERMACOAT POWDER COATING	BLACK	
ROOFING						
SS-1	ROOF	ALUMINUM STANDING SEAM PANELS	TAYLOR METALS	STANDARD KYNAR 500 PVDF RESIN	STERLING GREY	PROFILE: EASY LOCK
WOOD						
WD-1	TRELLIS AT COMMUNITY ROOM	WOOD		CLEAR FINISH	GRADE A WESTERN RED CEDAR	
WD-2	FENCE	WOOD, PAINTED			DUNN EDWARDS DEA181 REFINED GREEN	



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PROJECT NAME
GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM
1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE
BUILDING ELEVATIONS -
HORTICULTURAL CENTER
AND COMMUNITY ROOM

PROJECT NO. 23016
DRAWN BY TH, AM
CHECKED BY JC

SHEET
A4.10

KEYNOTES

GENERAL NOTES

- 1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR GRADE ELEVATIONS.
- 2. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD.
- 3. ALL EXTERIOR DEVICES & FIXTURES TO BE LOCATED IN ALIGNMENT OF CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FILED WITH ARCHITECT PRIOR TO INSTALL.



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PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

BUILDING ELEVATIONS -
HORTICULTURAL CENTER
AND COMMUNITY ROOM

PROJECT NO.

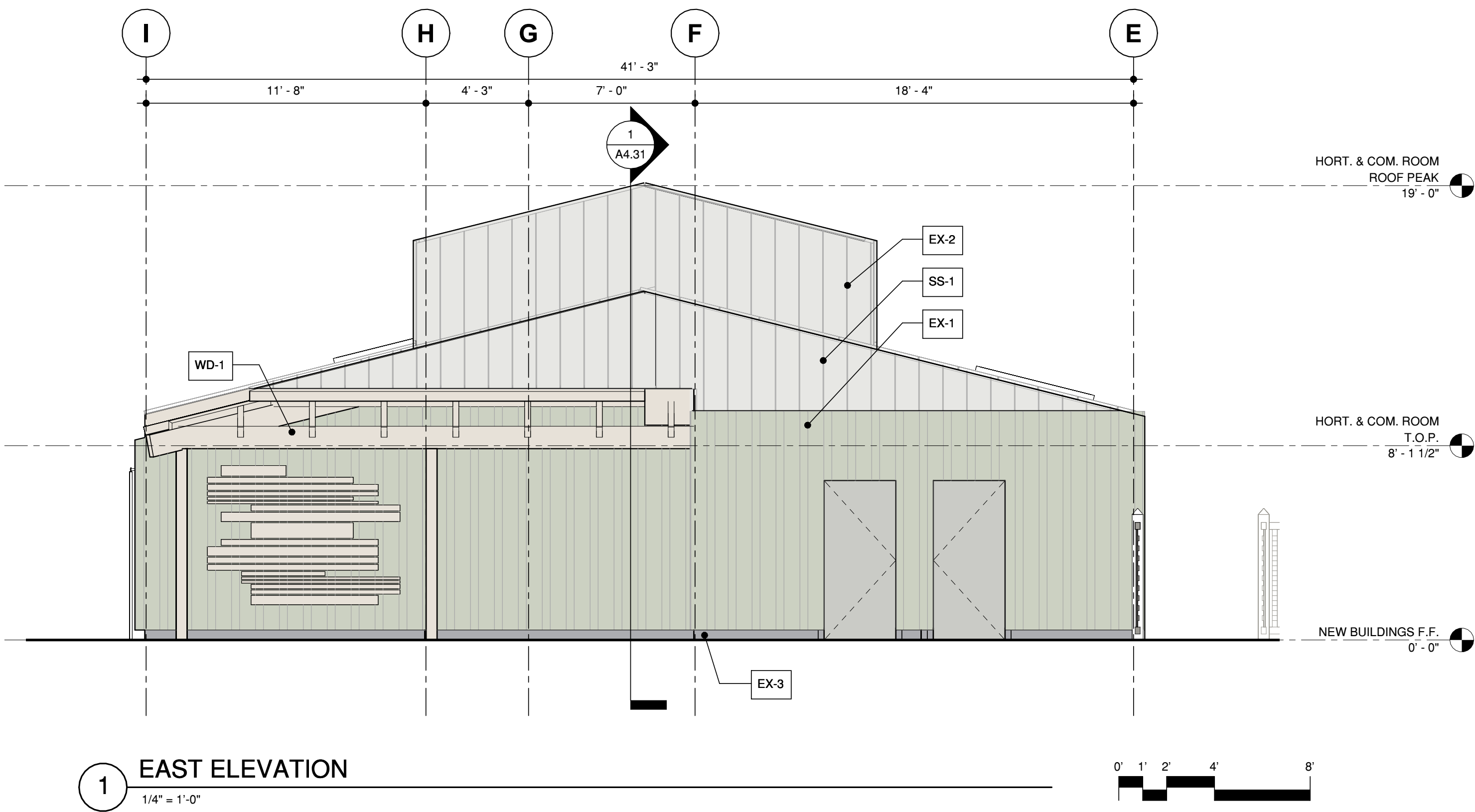
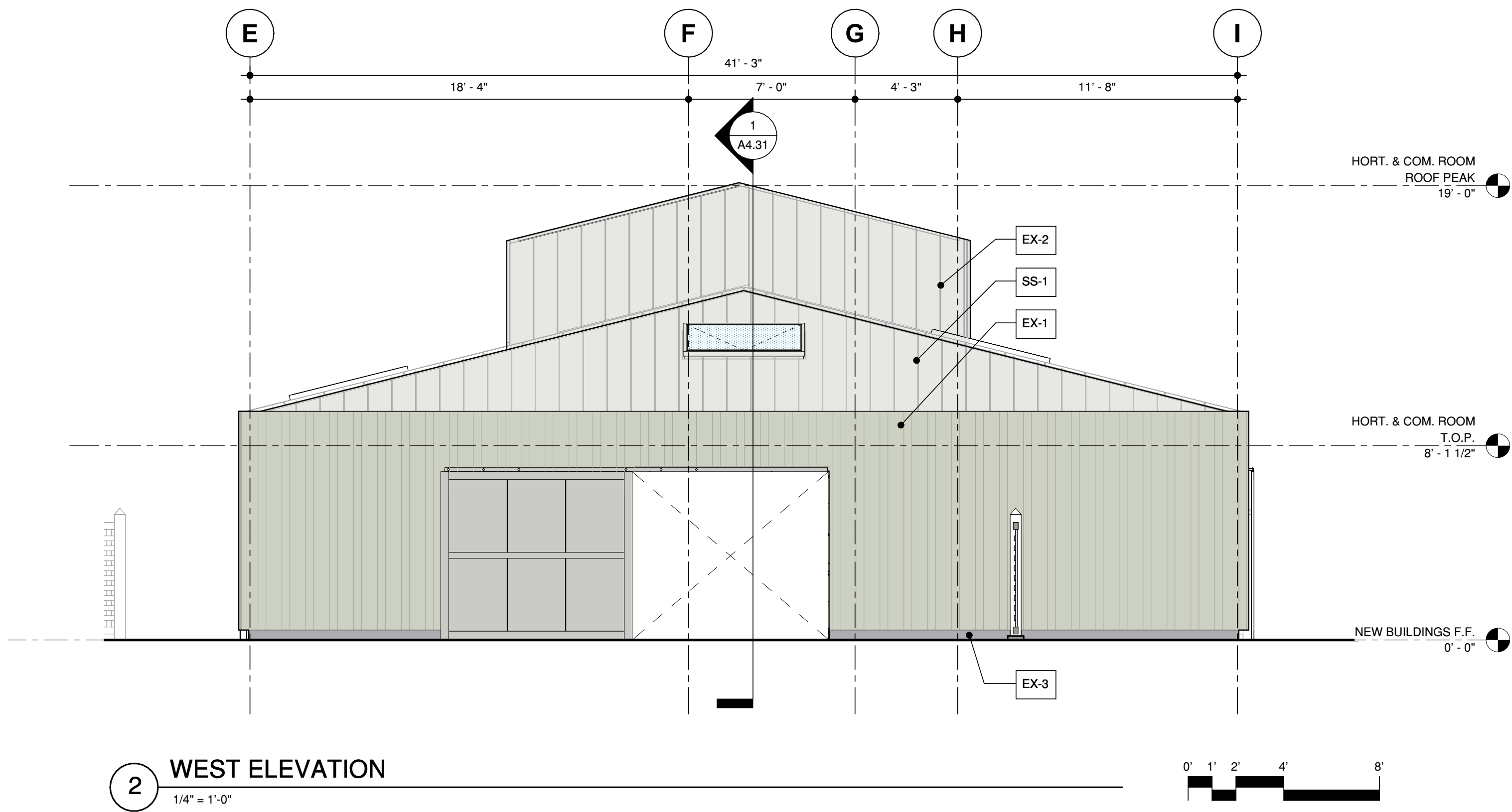
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KEYNOTES #

- 1 CLEAR DOUBLE WALLED POLYCARBONATE GREENHOUSE PANELS, MIN. 80% LIGHT TRANSMITTANCE
2 BOARD FORMED CONCRETE STEM WALL, 32" TALL
3 SLIDING DOOR

GENERAL NOTES

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR GRADE ELEVATIONS.
2. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD.
3. ALL EXTERIOR DEVICES & FIXTURES TO BE LOCATED IN ALIGNMENT OF CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FILED WITH ARCHITECT PRIOR TO INSTALL.

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PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

BUILDING ELEVATIONS -
GREENHOUSE

PROJECT NO. 23016

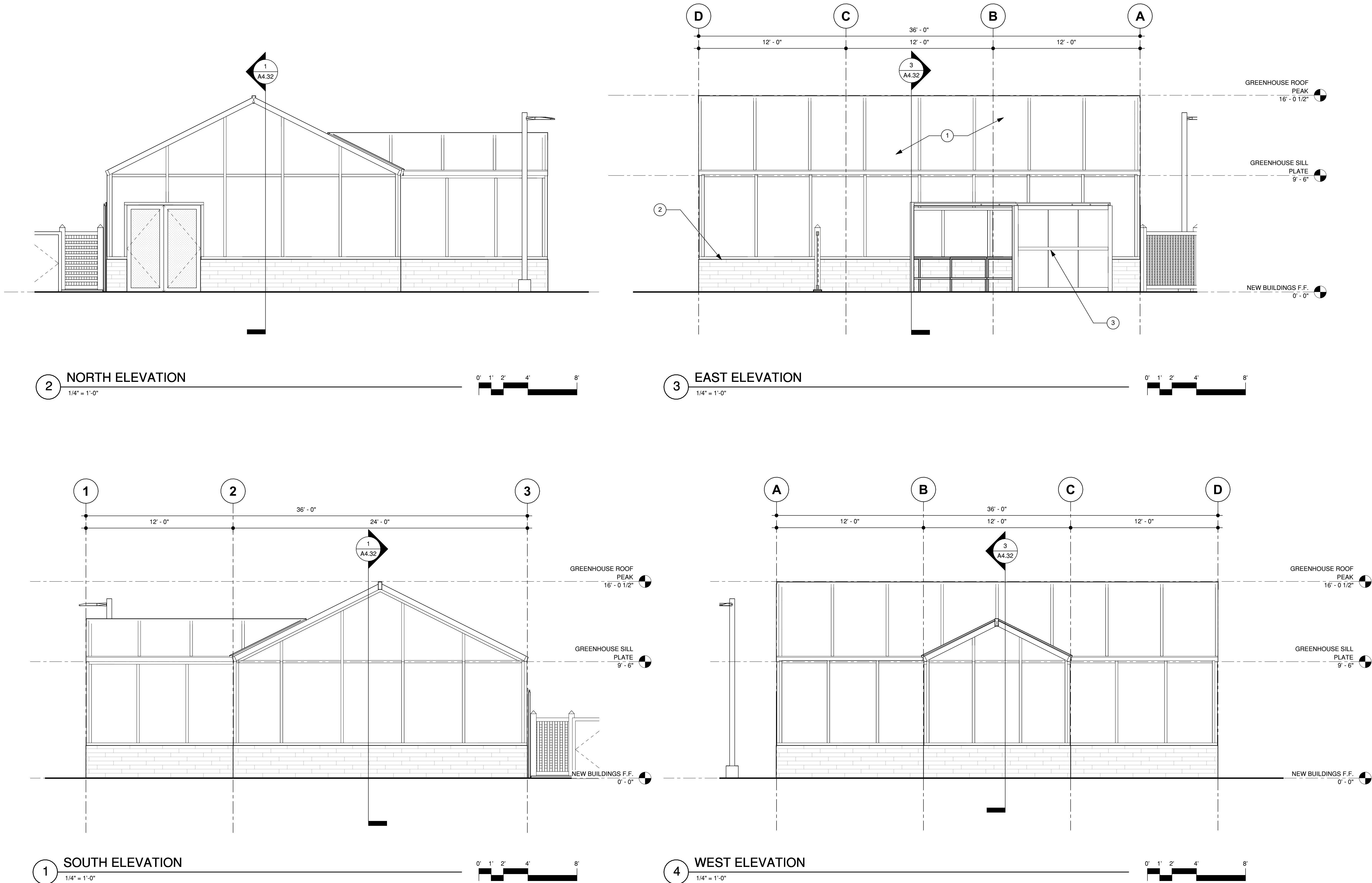
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PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

BUILDING SECTIONS -
HORTICULTURAL CENTER
AND COMMUNITY ROOM

PROJECT NO. 23016

DRAWN BY TH, AM

CHECKED BY JC

SHEET

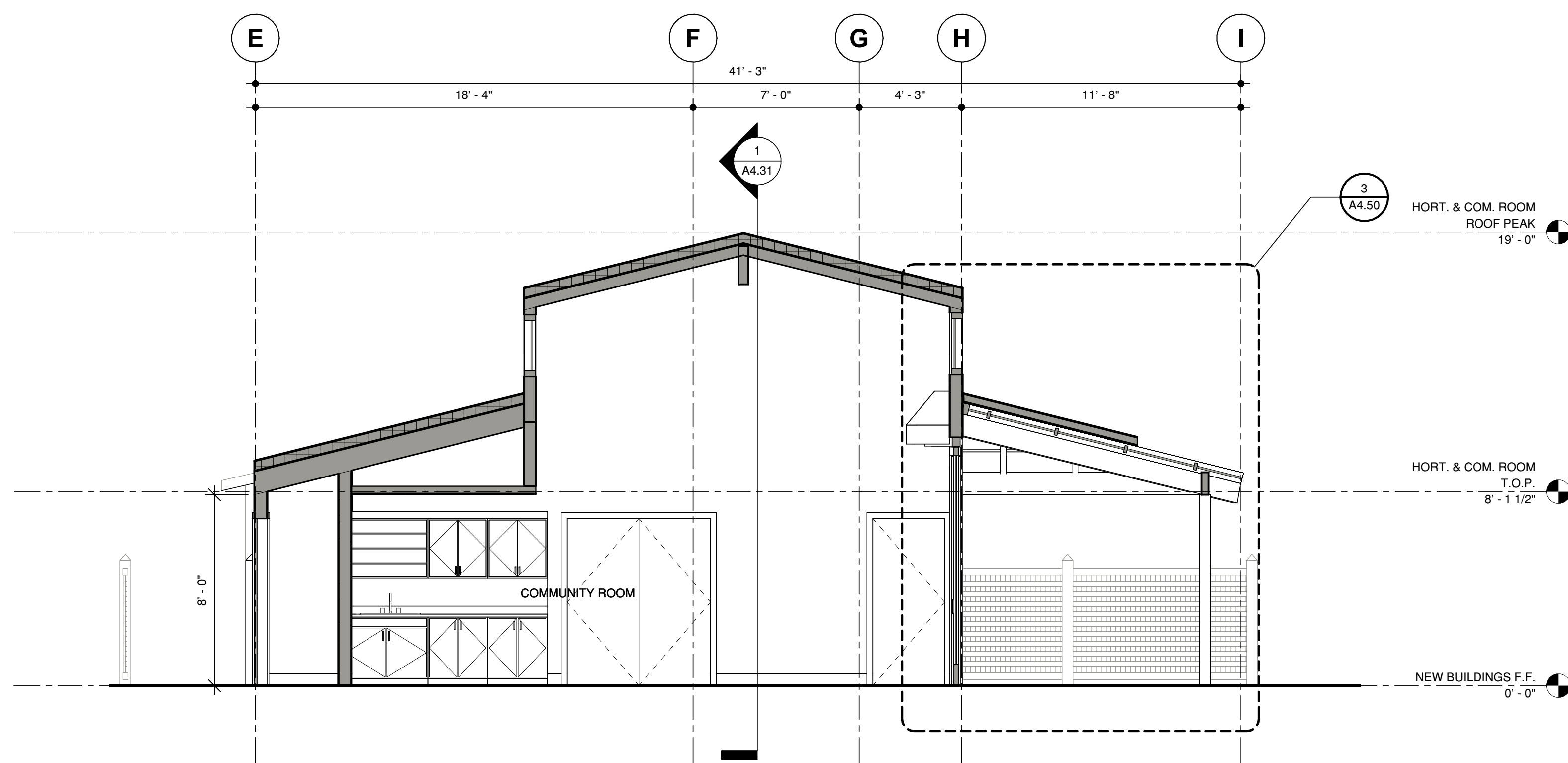
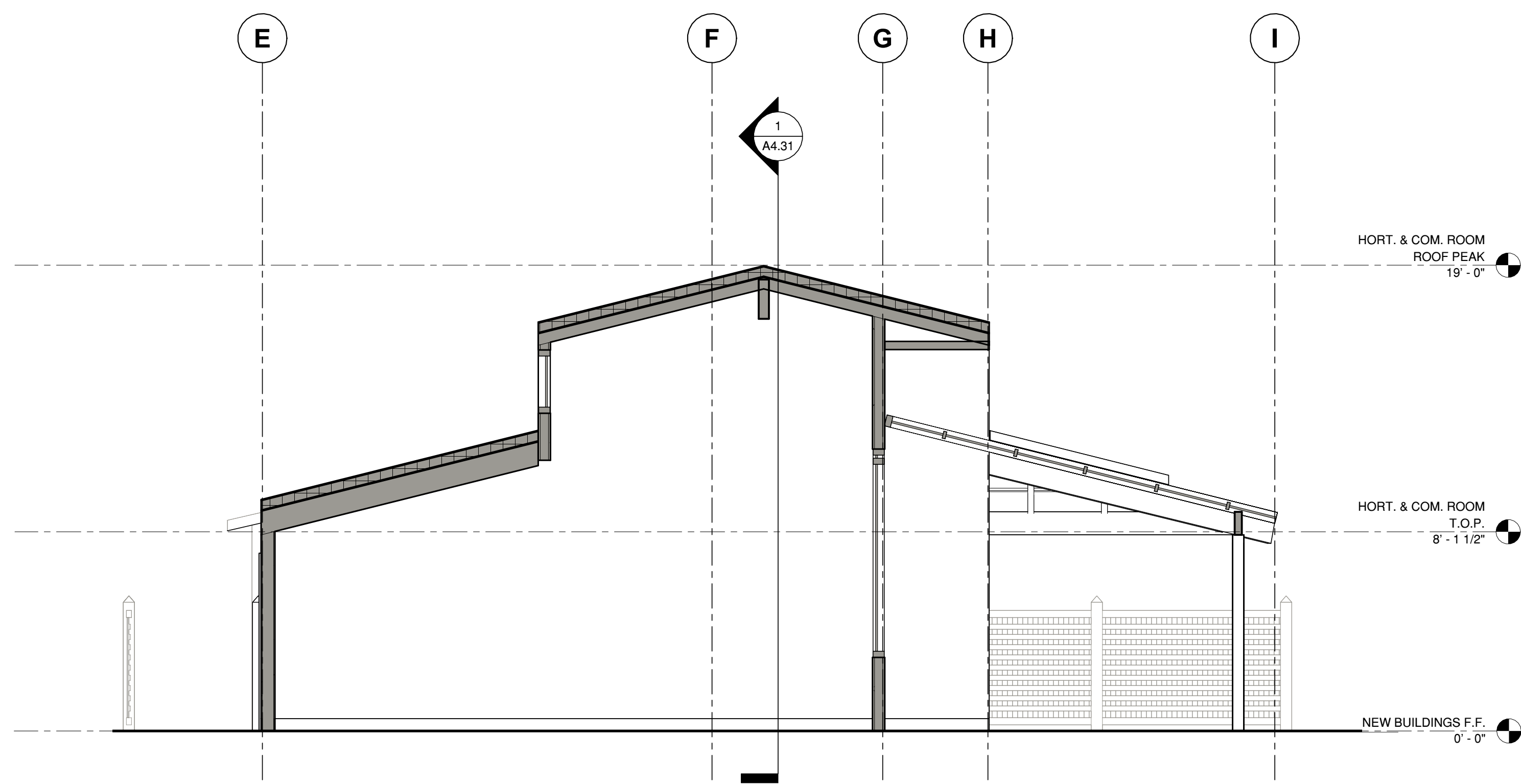
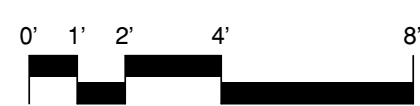
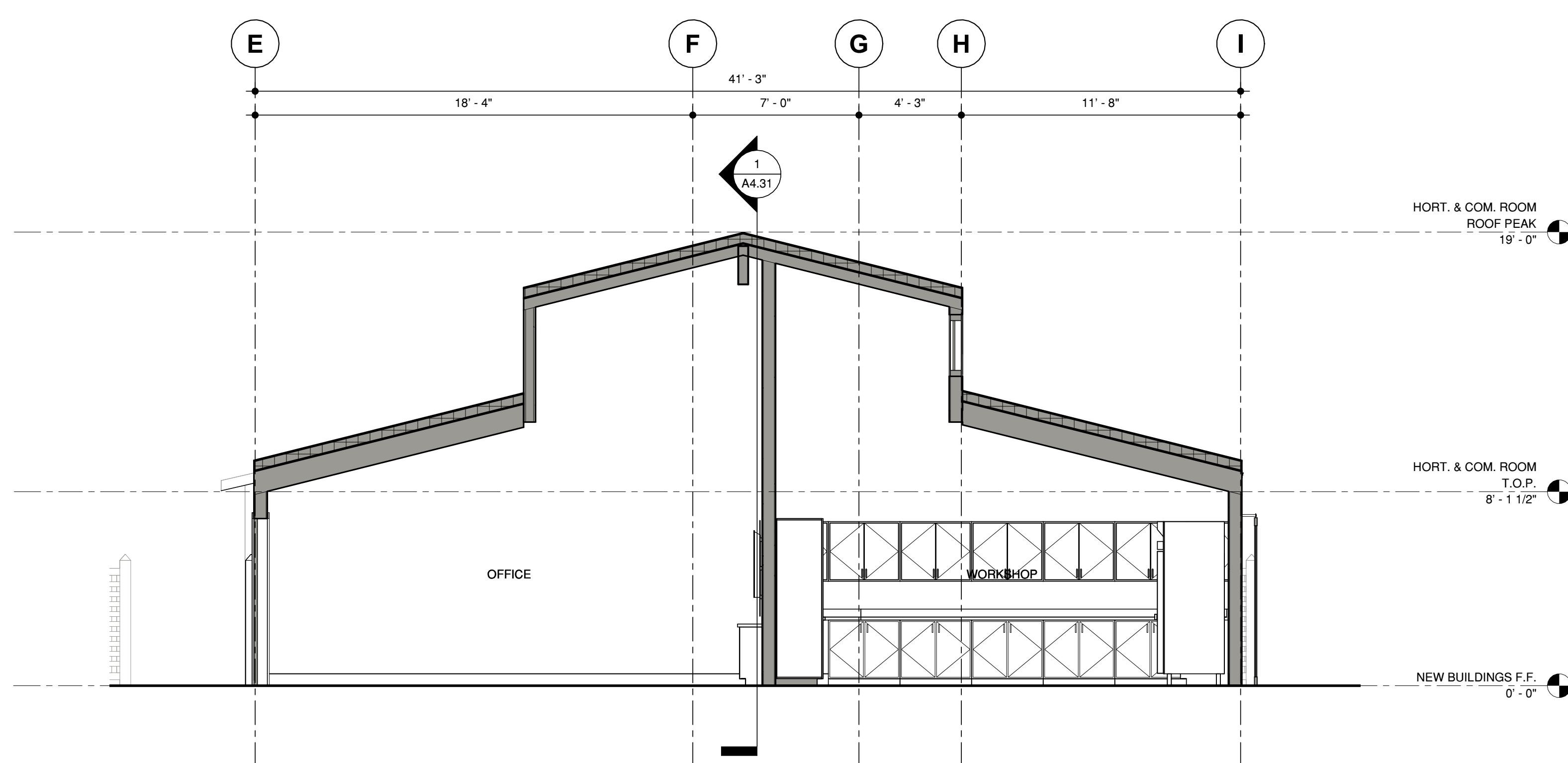
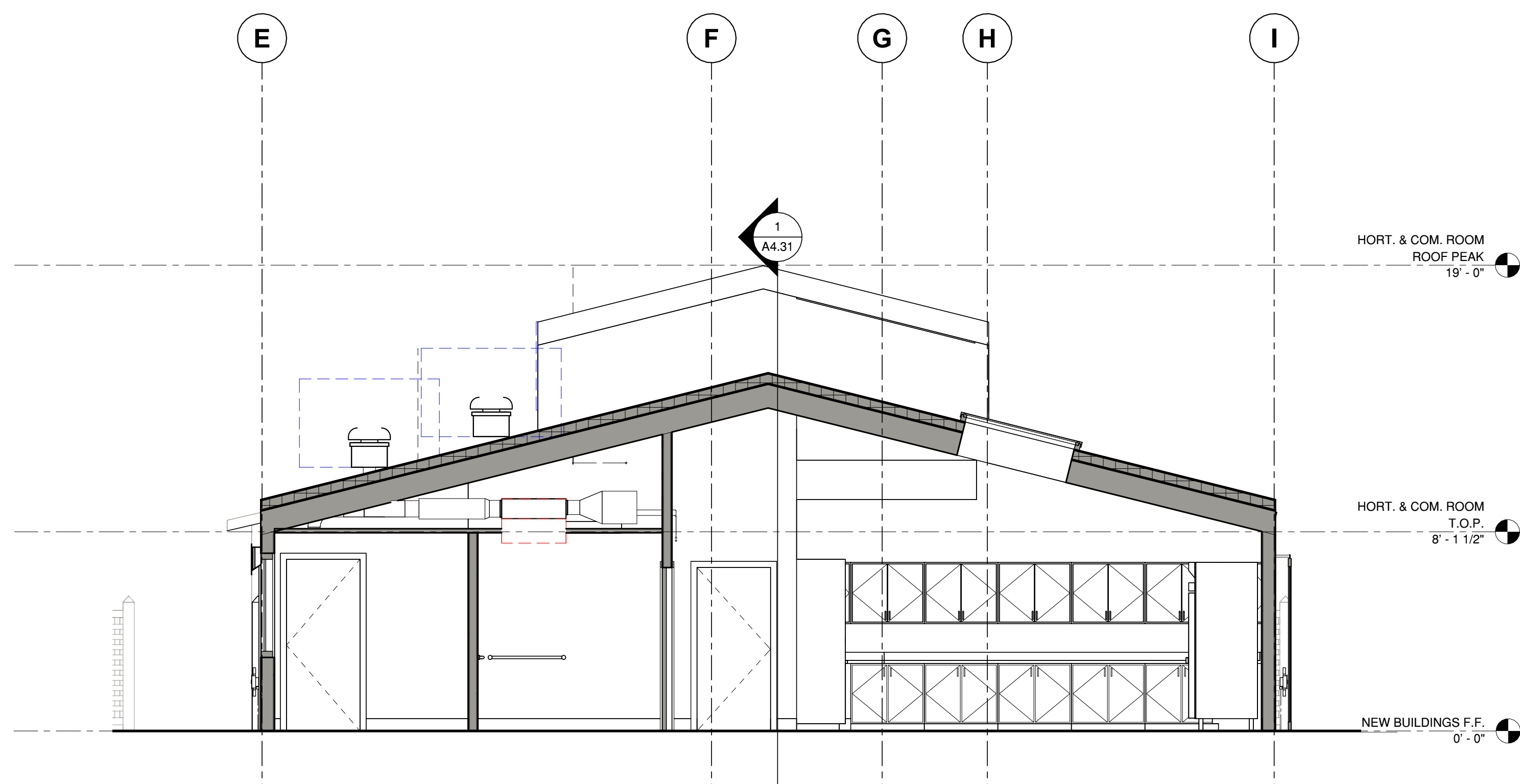
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GENERAL NOTES

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR GRADE ELEVATIONS.
2. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD.
3. ALL EXTERIOR DEVICES & FIXTURES TO BE LOCATED IN ALIGNMENT OF CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FILED WITH ARCHITECT PRIOR TO INSTALL.

KEYNOTES

4 TRANSVERSE SECTION - COMMUNITY ROOM
1/4" = 1'-0"3 TRANSVERSE SECTION - OFFICE AND WORKSHOP
1/4" = 1'-0"2 TRANSVERSE SECTION - OFFICE AND WORKSHOP
1/4" = 1'-0"1 TRANSVERSE SECTION - OFFICE AND WORKSHOP
1/4" = 1'-0"



1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR GRADE ELEVATIONS.
2. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD.
3. ALL EXTERIOR DEVICES & FIXTURES TO BE LOCATED IN ALIGNMENT OF CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FILED WITH ARCHITECT PRIOR TO INSTALL.

CONSULTANTS

 MILESTONE	DATE
PLANNING SUBMITTAL	01/08



PALO ALTO, CA, 94301

BUILDING SECTIONS -
HORTICULTURAL CENTER
AND COMMUNITY ROOM

CHECKED BY JC

A4.31

11/6/2025 11:23:05 AM

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR GRADE ELEVATIONS.
2. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD.
3. ALL EXTERIOR DEVICES & FIXTURES TO BE LOCATED IN ALIGNMENT OF CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FILED WITH ARCHITECT PRIOR TO INSTALL.

STAMP

CONSULTANTS

APPROVAL STAMP

 MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.

PALO ALTO, CA, 94301

SHEET TITLE

BUILDING SECTIONS -
GREENHOUSE

PROJECT NO. 23016

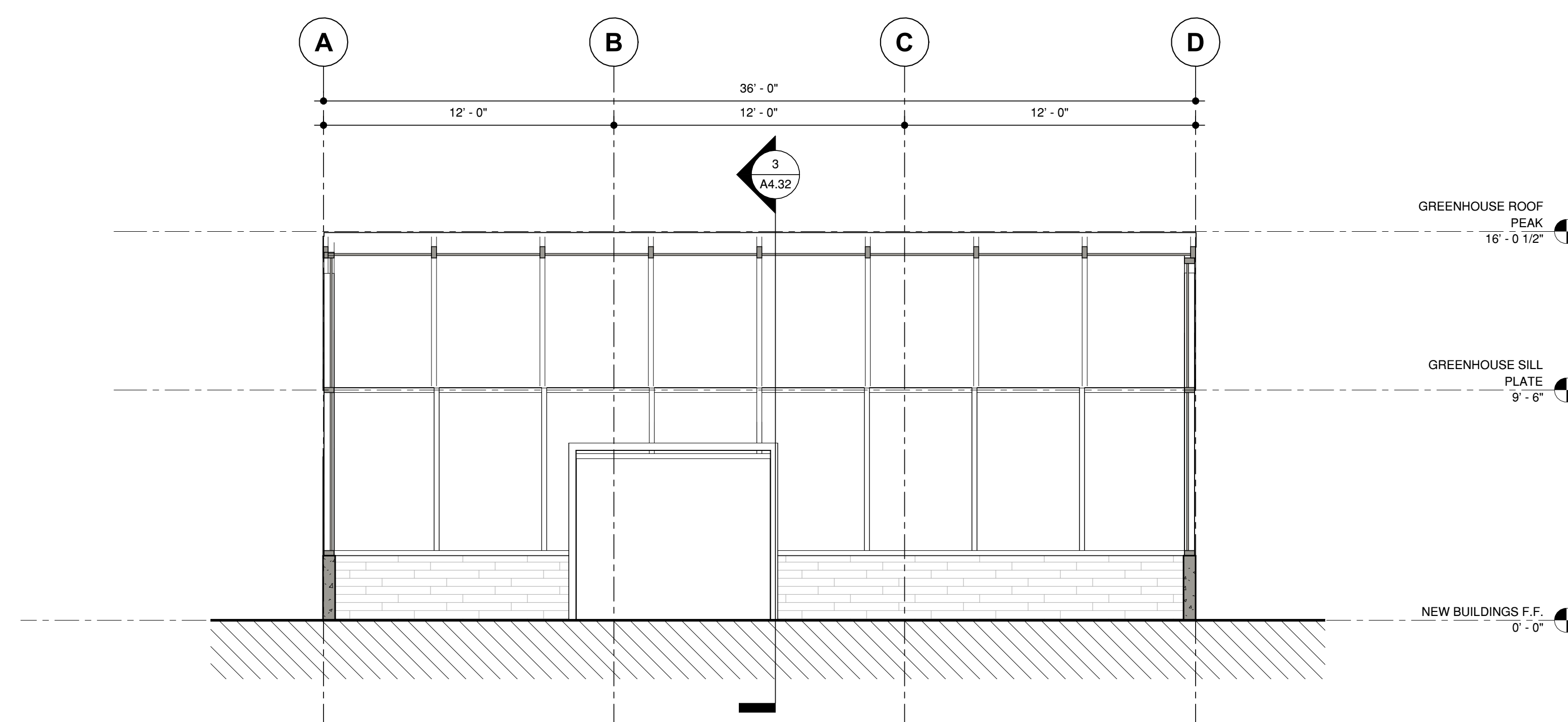
DRAWN BY TH, AM

CHECKED BY JC

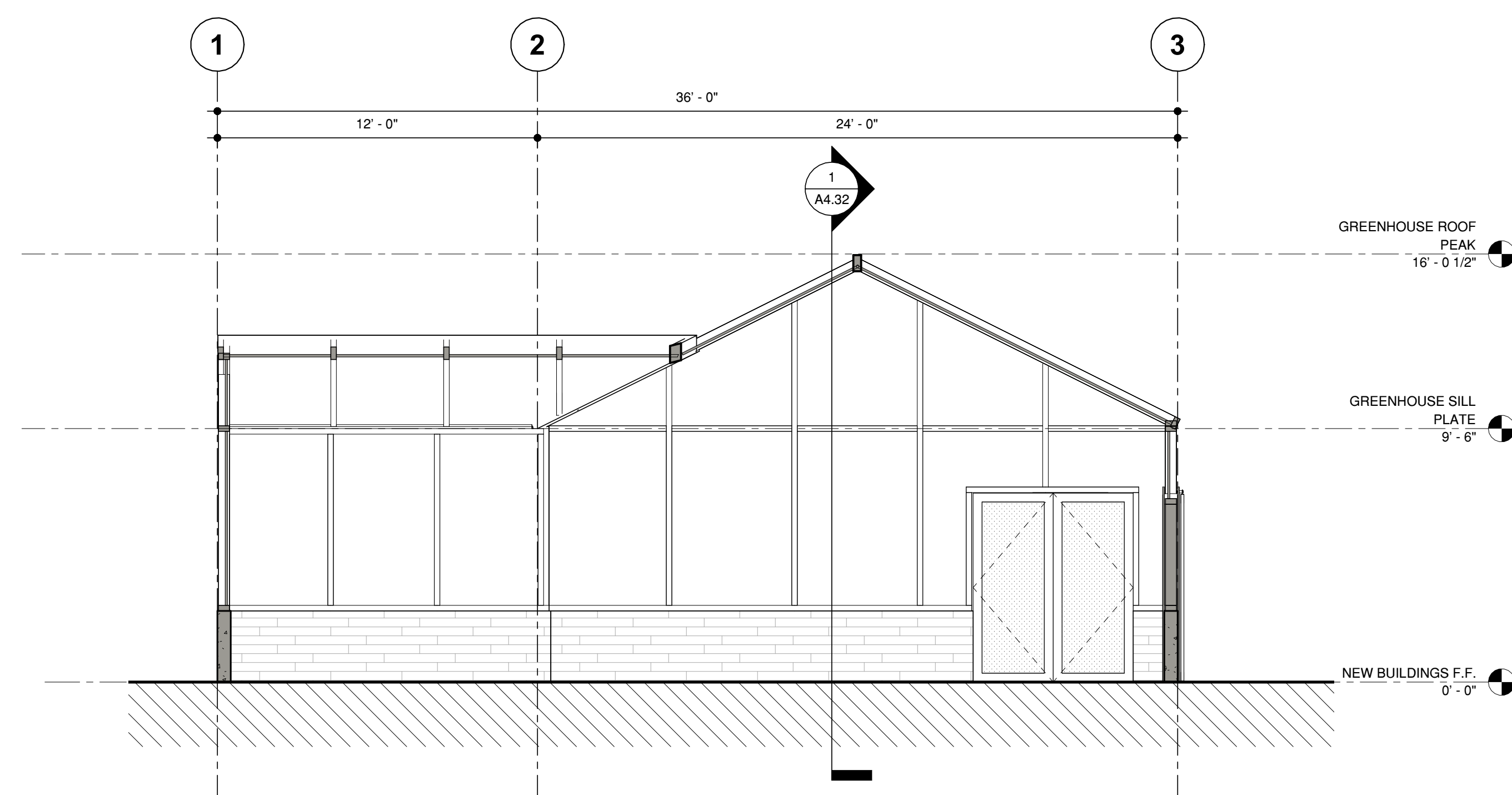
SHEET

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11/6/2025 11:23:07 AM



1 LONGITUDINAL SECTION 2 - GREENHOUSE
1/4" = 1'-0"



3 TRANSVERSE SECTION - GREENHOUSE
1/4" = 1'-0"

CONSULTANTS

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 MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

WALL SECTIONS

PROJECT NO. 23016

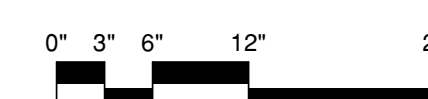
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[illegible]

PROJECT NAME

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

TYPICAL EXTERIOR DETAILS

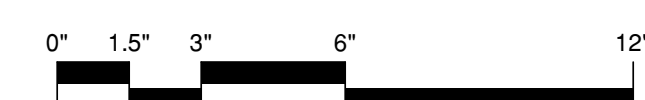
PROJECT NO. 23016

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SHEET

11/6/2025 11:23:10 AM





2 VIEW FROM GARDEN
NOT TO SCALE



1 VIEW FROM TEA HOUSE
NOT TO SCALE

STAMP

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APPROVAL STAMP

△ MILESTONE	DATE
PLANNING SUBMITTAL	01/08/2025

PROJECT NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

EXTERIOR RENDERS

PROJECT NO. 23016

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SHEET

A8.00

SYMBOL LIST	
	PLAN OR DETAIL DESIGNATION "3" DENOTES DETAIL OR PLAN NUMBER "E2.1" DENOTES SHEET NUMBER. BLANK DENOTES SAME SHEET.
	SECTION OR ELEVATION DESIGNATION "2" DENOTES SECTION OR ELEVATION NUMBER "E1.0" DENOTES SHEET NUMBER. BLANK DENOTES SAME SHEET.
	SHEET NOTE TAG - SEE ASSOCIATED NOTE ON SAME SHEET.
	EQUIPMENT TAG

RECEPTACLE SYMBOLS	
	DOUBLE DUPLEX RECEPTACLE - INSTALL AT + 18" AFF UON.
	SINGLE/SPECIAL RECEPTACLE - INSTALL AT + 18" AFF UON. DESIGNATION AS NOTED.
	SINGLE RECEPTACLE FOR CLOCK - INSTALL HIGH.
	DUPLEX RECEPTACLE - INSTALL AT + 18" AFF UON.
	GFCI DUPLEX RECEPTACLE - INSTALL AT + 18" AFF UON.
	DUPLEX RECEPTACLE - INSTALL HIGH OR AT + 1" ABOVE COUNTER TOP BACK SPLASH TO BOTTOM OF RECEPTACLE FACEPLATE UON.
	GFCI DUPLEX RECEPTACLE - INSTALL HIGH OR AT + 1" ABOVE COUNTER TOP BACK SPLASH TO BOTTOM OF RECEPTACLE FACEPLATE UON.
	HALF SWITCHED RECEPTACLE - INSTALL RECEPTACLE AT + 18" AFF UON. INSTALL SWITCH AT 48" UON. P = POKE THROUGH
	GFCI DUPLEX RECEPTACLE WITH WEATHERPROOF CONTINUOUS USE COVER - INSTALL AT +18" AFF UON.
	FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE. P = POKE THROUGH
	FLUSH FLOOR BOX WITH GFCI DUPLEX RECEPTACLE. P = POKE THROUGH
	FLUSH FLOOR BOX WITH SINGLE/SPECIAL RECEPTACLE. DESIGNATION AS NOTED. P = POKE THROUGH
	CEILING MOUNT RECEPTACLE. CR = CORD REEL.
	CEILING MOUNT GFCI RECEPTACLE.

POWER DISTRIBUTION SYMBOLS (PLANS)	
	JUNCTION BOX - CEILING OR WALL MOUNTED. SIZE TO CODE, TAPE AND TAG WIRES. PROVIDE FLEX AND/OR RECEPTACLE AS REQUIRED TO CONNECT EQUIPMENT.
	PULL BOX
	PANELBOARD - FLUSH MOUNTED.
	PANELBOARD - SURFACE MOUNTED.
	DISTRIBUTION PANEL
	SWITCHBOARD
	MOTOR
	UNFUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	FIRE SMOKE DAMPER WITH DISCONNECT SWITCH. PROVIDE DISCONNECT SWITCH AS REQUIRED.
	MAGNETIC STARTER - NEMA SIZE INDICATED.
	MOTOR RATED SWITCH
	TRANSFORMER
	CONTROL PANEL
	GROUND ROD
	GENERATOR
	EQUIPMENT TAG
	GROUND BUS BAR MGB = MAIN GROUND BUS BAR GB = GROUND BUS BAR MTGB = MAIN TELECOM GROUND BUS BAR TGB = TELECOM GROUND BUS BAR
TYPICAL RECEPTACLE & POWER NOMENCLATURE	
R1-3 	"R1" DENOTES PANEL NAME "3" DENOTES CIRCUIT NUMBER

POWER DISTRIBUTION SYMBOLS (SINGLE LINE)	
	CIRCUIT BREAKER, DRAW-OUT
	CIRCUIT BREAKER GFI = EQUIPMENT GROUND FAULT PROTECTION LSIG = LONG TIME + SHORT TIME + INSTANTANEOUS + EQUIPMENT GROUND FAULT PROTECTION
	FUSED SWITCH
	UTILITY WITH CURRENT TRANSFORMERS
	OWNER METER WITH CURRENT TRANSFORMERS
	TRANSFORMER
	AUXILIARY CONTACT - NORMALLY OPENED
	AUXILIARY CONTACT - NORMALLY CLOSED
	AUTOMATIC TRANSFER SWITCH WITH GENERATOR STARTING AND TRANSFER SWITCH STATUS CONTACTS
	EMERGENCY GENERATOR
	INVERTER
	GROUND ROD
	SURGE PROTECTIVE DEVICE
	FUSED DISCONNECT SWITCH

WIRING & CONDUIT RUN SYMBOLS	
	CONDUIT - CONCEALED IN WALLS OR CEILING
	CONDUIT - EXPOSED
	CONDUIT - DIRECT BURIAL
	CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODES. ALL 20A/1P BRANCH CIRCUITS SHALL BE #12 AWG WIRES WITH #12 AWG NEUTRALS AND GROUNDS RUN A MAXIMUM OF 3 BRANCH CIRCUITS PER CONDUIT.
	CONDUIT - FLEX WITH CONNECTION
	CONDUIT - STUB UP
	CONDUIT - STUB DOWN
	CONDUIT - EMERGENCY POWER SYSTEM
	CONDUIT - CAPPED
	CONDUIT - CONTINUATION
	SURFACE MOUNTED WIRE RACEWAY - INSTALL AT + 36" AFF UON.
	SURFACE MOUNTED WIRE RACEWAY UP/DOWN

NEW VS. EXISTING	
	(N) CONDUIT - CONCEALED IN WALLS OR CEILING
	(E) CONDUIT - CONCEALED IN WALLS OR CEILING
	(N) FUSED DISCONNECT SWITCH
	(E) FUSED DISCONNECT SWITCH
	(E) FUSED DISCONNECT SWITCH - TO BE REMOVED.

TYPICAL LUMINAIRE & SWITCH NOMENCLATURE	
A 	"A" DENOTES FIXTURE TYPE "L1" DENOTES PANEL NAME "3" DENOTES CIRCUIT NUMBER "b" DENOTES SWITCHING
Xx 	LOWER CASE LETTER = SWITCH LEG D = DIMMER SWITCH. SEE SPECIFICATIONS K = KEY OPERATED SWITCH L = LOW VOLTAGE SWITCH M = MOMENTARY CONTACT SWITCH TS = DIGITAL WALL TIMER WP = WITH WEATHERPROOF COVER S = OCCUPANCY SENSOR SWITCH SD = OCCUPANCY SENSOR SWITCH WITH DIMMING 3 = 3 WAY SWITCH 4 = 4 WAY SWITCH
⊙ X	D = DUAL TECHNOLOGY P = PASSIVE INFRARED U = ULTRASONIC WP = RATED FOR OUTDOOR APPLICATIONS.
	PARTITION SENSOR. INTERCONNECT WITH LIGHTING CONTROLS.

CALIFORNIA CODES AND STANDARDS	
1.	2022 CALIFORNIA BUILDING CODE (CBC), VOLUMES #1 AND #2 (PART 2, TITLE 24, CCR)
2.	2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR).
3.	2022 CALIFORNIA MECHANICAL CODE (CMC) (PART 4, TITLE 24, CCR).
4.	2022 CALIFORNIA PLUMBING CODE (CPC) (PART 5, TITLE 24, CCR).
5.	2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR).
6.	2022 CALIFORNIA FIRE CODE (CFC) (PART 9, TITLE 24, PART 9.
7.	2022 CALIFORNIA GREEN CODE (PART 11, TITLE 24, CCR).
8.	2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR).
9.	2019 NFPA 72 NATIONAL FIRE ALARM CODE.
10.	2019 NFPA 100 STANDARDS FOR EMERGENCY AND STANDBY POWER SYSTEMS.
11.	CITY OF PALO ALTO REACH CODES.
12.	ADA STANDARDS FOR ACCESSIBLE DESIGN: ADA ACCESSIBILITY GUIDELINES (ADAAG) 28, PART 36 APPENDIX A.
13.	ADA STANDARDS FOR ACCESSIBLE DESIGN - CODE OF REGULATIONS (INCLUDING AMENDMENTS).

OWNERSHIP OF INSTRUMENTS OF SERVICE	
1.	ALL REPORTS, DRAWINGS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE CONSULTANT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE CONSULTANT. THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.
2.	THE CLIENT ACKNOWLEDGES THE CONSULTANT'S CONSTRUCTION DOCUMENTS, INCLUDING ELECTRONIC FILES, AS INSTRUMENTS OF PROFESSIONAL SERVICE. NEVERTHELESS, THE FINAL CONSTRUCTION DOCUMENTS PREPARED UNDER THIS AGREEMENT SHALL BECOME THE PROPERTY OF THE CLIENT UPON COMPLETION OF THE SERVICES AND PAYMENT IN FULL OF ALL MONIES DUE TO THE CONSULTANT. THE CLIENT SHALL NOT REUSE OR MAKE ANY MODIFICATION TO THE CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT. THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CONSULTANT, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY, CONSULTANT) AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING FROM OR ALLEGEDLY ARISING FROM OR IN ANY WAY CONNECTED WITH THE UNAUTHORIZED REUSE OR MODIFICATION OF THE CONSTRUCTION DOCUMENTS BY THE CLIENT OR ANY PERSON OR ENTITY THAT ACQUIRES OR OBTAINS THE CONSTRUCTION DOCUMENTS FROM OR THROUGH THE CLIENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CONSULTANT.

LUMINAIRE & SWITCH SYMBOLS	
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - POLE MOUNTED SINGLE HEAD. SEE SCHEDULE.
	LUMINAIRE - POLE MOUNTED DOUBLE HEAD. SEE SCHEDULE.
	LUMINAIRE - SINGLE WALL WASHER. SEE SCHEDULE.
	LUMINAIRE - DOUBLE WALL WASHER. SEE SCHEDULE.
	LUMINAIRE - CORNER WALL WASHER. SEE SCHEDULE.
	LUMINAIRE - SITE.
	LUMINAIRE - WALL MOUNTED. SEE SCHEDULE.
	LUMINAIRE - WALL MOUNTED. SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EMERGENCY LUMINAIRE - SEE SCHEDULE.
	EXIT LIGHT - SEE PLANS.
	LL = LOW LEVEL EXIT SIGN WP = RATED FOR OUTDOOR APPLICATIONS.
	EXIT LIGHT (SINGLE FACED WITH ARROW) - SEE PLANS.
	EXIT LIGHT (DOUBLE FACED WITH ARROW) - SEE PLANS.
	EMERGENCY BATTERY PACK EXIT LIGHT - SEE PLANS.
	SINGLE POLE SWITCH - WALL MOUNTED AT + 48" AFF UON.
	OCCUPANCY SENSOR - CEILING MOUNTED
	OCCUPANCY SENSOR - WALL MOUNTED WP = RATED FOR OUTDOOR APPLICATIONS.
	PHOTOSENSOR
	PHOTOSENSOR - WALL MOUNTED
	DAYLIGHT CONTROL PANEL
	LIGHTING CONTROL PANEL
	TIME SWITCH

SHEET LIST - ELECTRICAL	
Sheet Number	Sheet Name
E-0.01	LEGEND - ELECTRICAL
E-0.02	GENERAL NOTES AND ABBREVIATIONS - ELECTRICAL
E-0.03	SCHEDULES
E-1.00	SITE PLAN - ELECTRICAL DEMOLITION
E-1.01	SITE PLAN - ELECTRICAL
E-1.02	SITE PLAN - LIGHTING
E-1.03	SITE PLAN - LIGHTING PHOTOMETRICS
E-4.01	ENLARGED PLAN - HORTICULTURAL CENTER AND COMMUNITY ROOM
E-5.01	SINGLE LINE DIAGRAM - ELECTRICAL

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APPROVAL STAMP



△ MILESTONE	DATE
PLANNING SUBMITTAL / SCHEMATIC DESIGN	11/1/2024

PROJECT
NAME

GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM

1431 WAVERLEY ST.

PALO ALTO, CA, 94301

SHEET
TITLE

LEGEND - ELECTRICAL

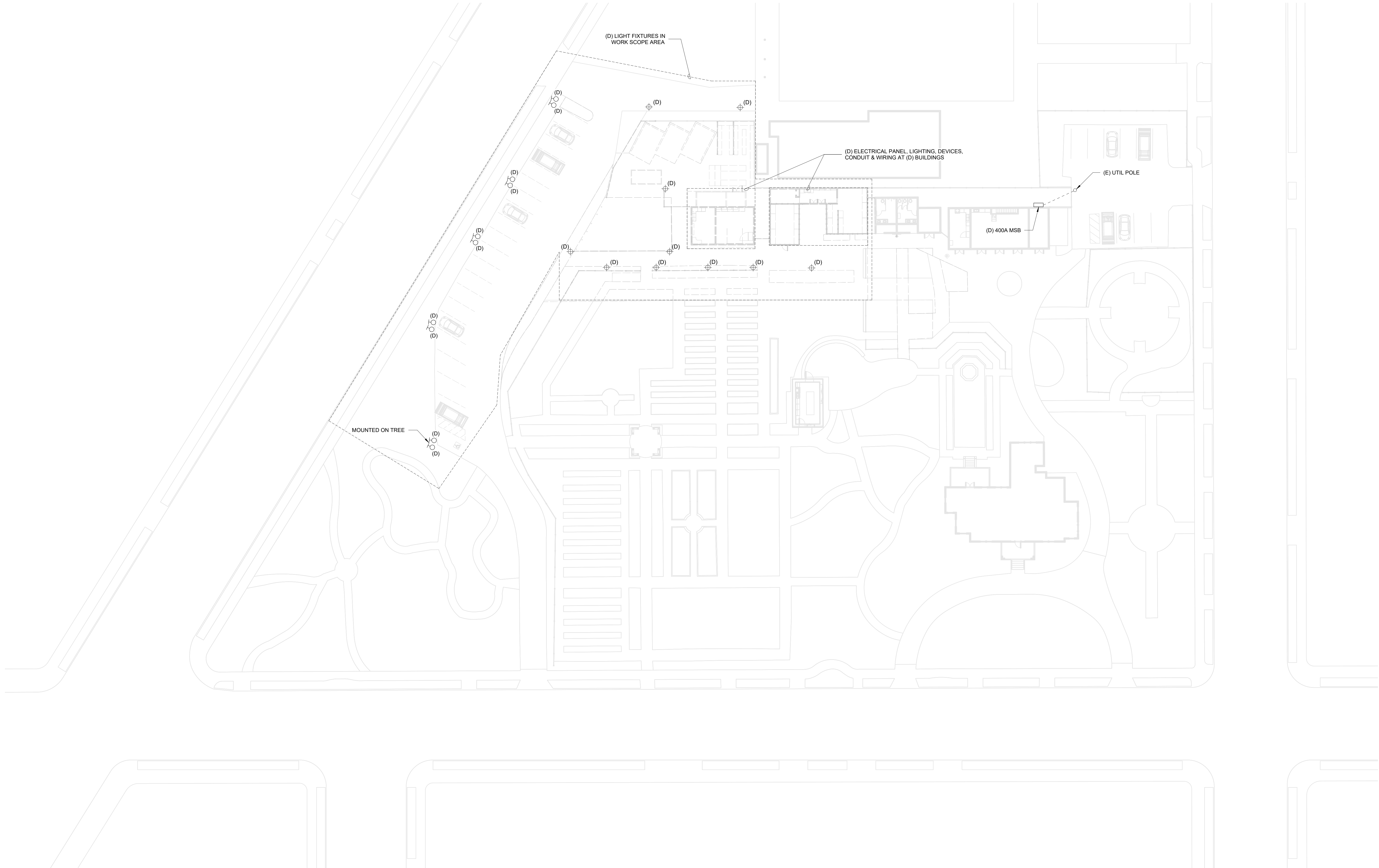
PROJECT NO. 23016

DRAWN BY TH. AM

CHECKED BY JC

SHEET

E-0.01



GENERAL NOTES

A. EXISTING SITE FIXTURES SHOWN BASED ON AS-BUILT DOCUMENTATION. FIELD VERIFY ACTUAL CONDITIONS PRIOR TO BID.



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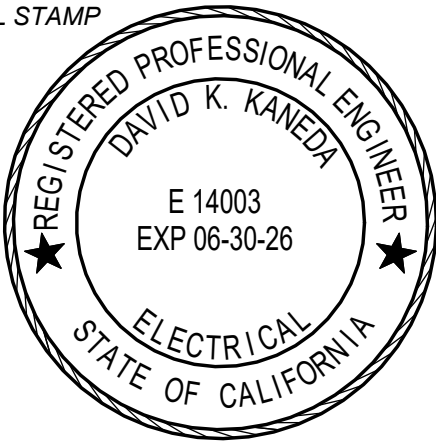
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**GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM**

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

**SITE PLAN - ELECTRICAL
DEMOLITION**

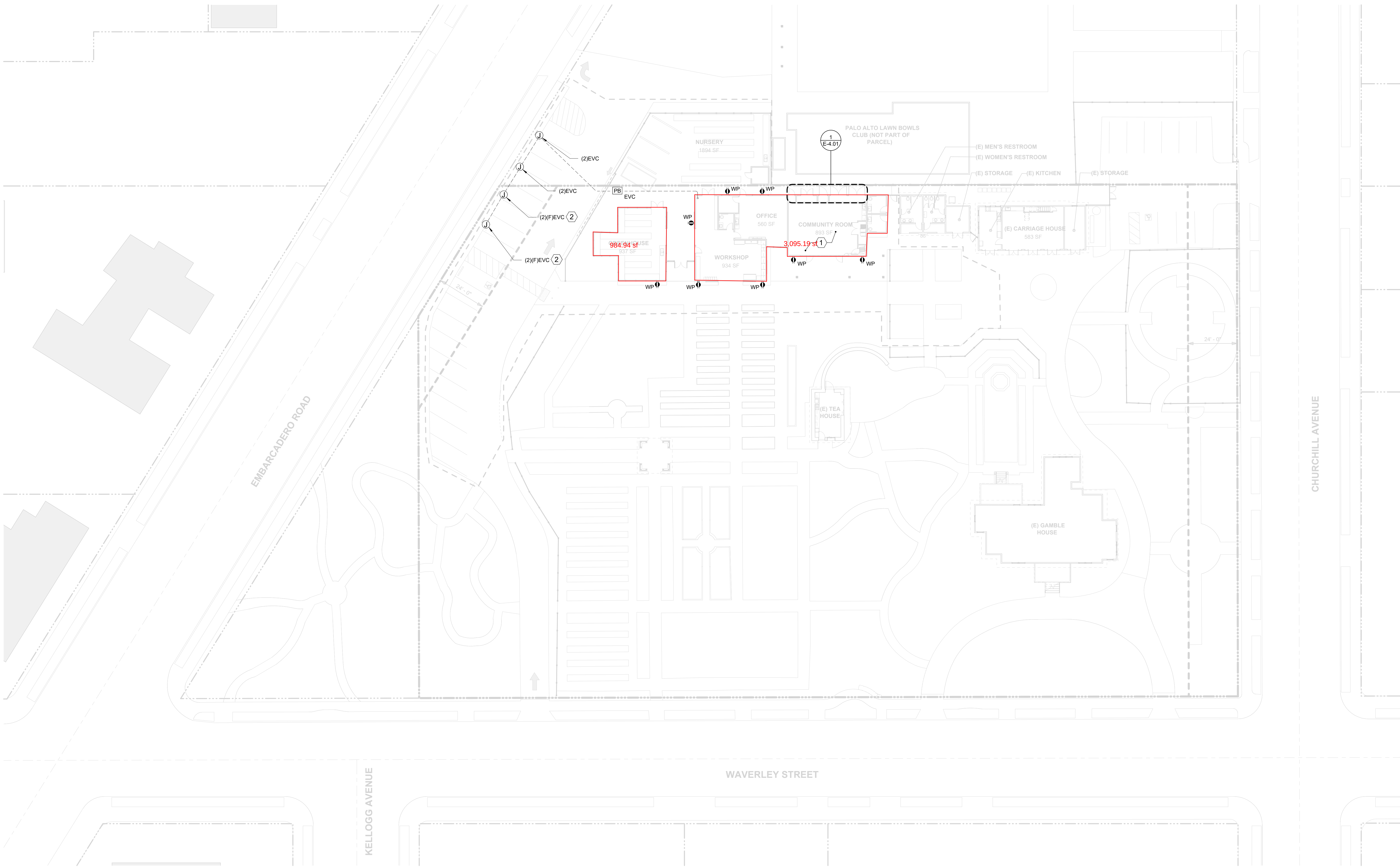
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SHEET

E-1.00



SHEET NOTES

1. PROVIDE FLOOR BOXES, QTY 4, IN COMMUNITY ROOM.
2. PROVIDE EMPTY CONDUIT AND BRANCH BREAKER AT PANEL.



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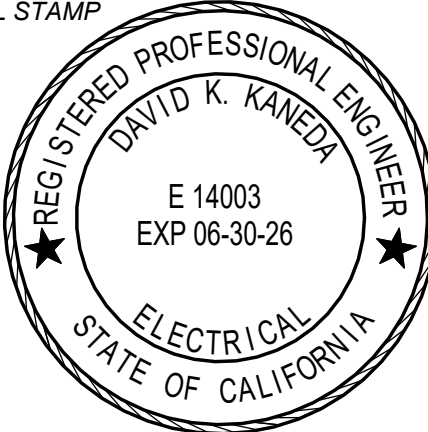
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PROJECT NAME

**GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM**

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET TITLE

SITE PLAN - ELECTRICAL

PROJECT NO. 23016

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SHEET

E-1.01



① SITE PLAN - LIGHTING
1" = 20'-0"

STAMP

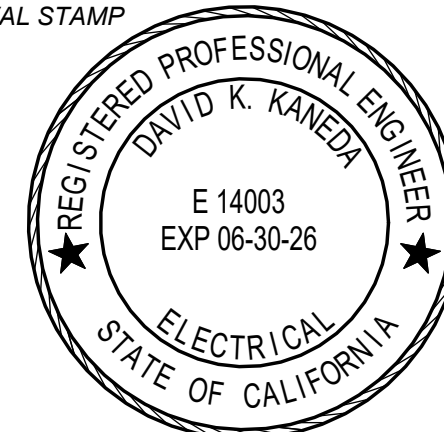
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▲ MILESTONE	DATE
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PROJECT NAME

**GAMBLE GARDEN
HORTICULTURAL COMPLEX
AND COMMUNITY ROOM**

1431 WAVERLEY ST.

PALO ALTO, CA, 94301

SHEET TITLE

SITE PLAN - LIGHTING

PROJECT NO. 23016

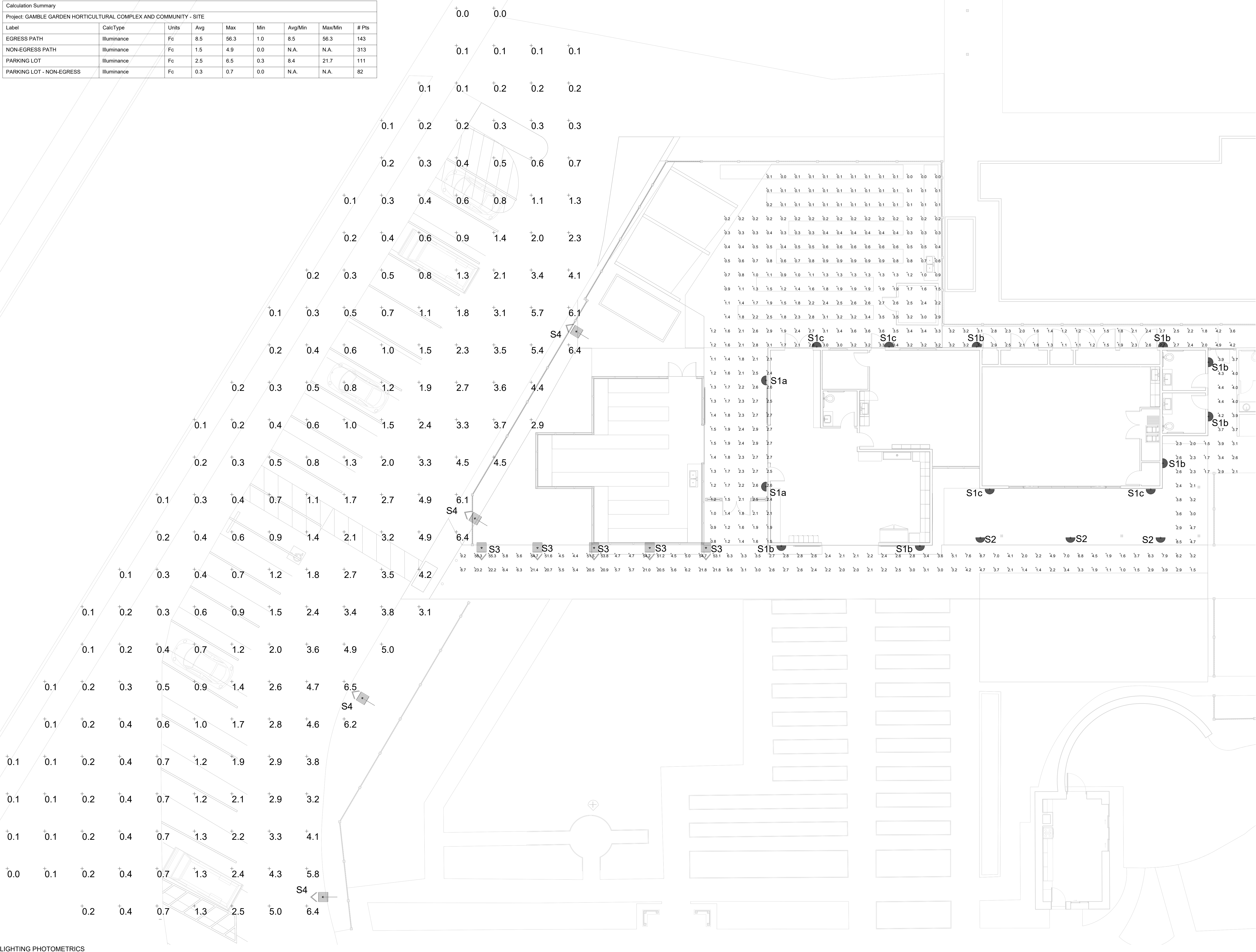
DRAWN BY TH. AM

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SHEET

E-1.02

Calculation Summary								
Project: GAMBLE GARDEN HORTICULTURAL COMPLEX AND COMMUNITY - SITE								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
EGRESS PATH	Illuminance	Fc	8.5	56.3	1.0	8.5	56.3	143
NON-EGRESS PATH	Illuminance	Fc	1.5	4.9	0.0	N.A.	N.A.	313
PARKING LOT	Illuminance	Fc	2.5	6.5	0.3	8.4	21.7	111
PARKING LOT - NON-EGRESS	Illuminance	Fc	0.3	0.7	0.0	N.A.	N.A.	82



① SITE PLAN - LIGHTING PHOTOMETRICS
1/8" = 1'-0"

STAMP

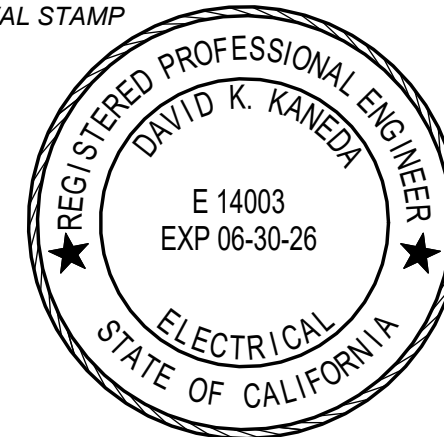
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PROJECT
NAME

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HORTICULTURAL COMPLEX
AND COMMUNITY ROOM**

1431 WAVERLEY ST.
PALO ALTO, CA, 94301

SHEET
TITLE

**SITE PLAN - LIGHTING
PHOTOMETRICS**

PROJECT NO. 23016

DRAWN BY TH. AM

CHECKED BY JC

SHEET

E-1.03