2905 ECR REMODEL

2905 EL CAMINO REAL, PALO ALTO, CA 94306

hya

HEATHER YOUNG ARCHITECTS

81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

PERSPECTIVE VIEW

PROJECT DESCRIPTION

THE PROPOSED PROJECT REMODELS AN EXISTING 2-STORY STRUCTURE AND IMPROVES THE BUILDING TO CURRENT BUILDING CODE FOR OFFICE USE. IMPROVEMENTS INCLUDE NEW BUILDING ENTRY, SECURE PARKING AREA, TRASH ENCLOSURE, SIDE PATIO, AND ROOF TERRACE. EXISTING FAR TO BE RELOCATED ON SITE; BUILDING TO BE FULLY SPRINKLERED.

THE SCOPE OF THIS PROJECT ALSO INCLUDES CORRESPONDING SITE ALTERATIONS, INCLUDING NEW HARDSCAPING AND LANDSCAPING.

PROJECT DATA

SITE DATA:

APN	132-37-033
ZONING	CS
OCCUPANCY	B
CONSTRUCTION TYPE	V-B
STORIES	TWO EXISTING, TWO PROPOSED
FIRE SUPPRESSION	(E) SPRINKLER SYSTEM - TO BE MODIFIED
FLOOD ZONE	X
HISTORICAL CATEGORY	NONE
LOT AREA/SF	14,384 SQ FT
PARKING	NO PARKING REQ'D UNDER AB 2097 16 STALLS PROVIDED, INCLUDING (1) VAN ACCESSIBLE STALL

SITE COVERAGE:

MAXIMUM ALLOWED:	NONE REQUIRED	
EXISTING	6,472	SQ FT
PROPOSED	6,575	SQ FT

FLOOR AREA:

EXISTING FAR	8,571	SQ FT
ALLOWABLE FAR	5,754	SQ FT
PROPOSED FAR	8,458	SQ FT (113 SQ FT REDUCTION)

SETBACKS:

FRONT YARD / EL CAMINO REAL	0' -10' / 8' - 12' SIDEWALK	6'-6" EXISTING
STREET SIDE YARD / PEPPER AVE	NONE REQUIRED	
INTERIOR SIDE YARD	NONE REQUIRED	
REAR YARD	10'	10' @ TRASH / 68'-8" AT BUILDING

HEIGHT:

EXISTING	19'-4"
MAX ALLOWED	35'-0"
PROPOSED	32'-9 1/2"

APPLICABLE CODES AND REGULATIONS:

BUILDING CODE	2022 CBC (2022 CALIFORNIA BUILDING CODE, TITLE 24, PART 2)
ELECTRICAL CODE	2022 CEC (2022 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3)
MECHANICAL CODE	2022 CMC (2022 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4)
PLUMBING CODE	2022 CPC (2022 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5)
ENERGY CODE	2022 CEC (2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6)
FIRE CODE	2022 CFC (2022 CALIFORNIA FIRE CODE, TITLE 24, PART 9, APP. B&C)
GREEN BUILDING	2022 CALGREEN (2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11)
LOCAL MUNICIPAL CODE	CITY PALO ALTO MUNICIPAL CODE

DEPARTMENT STAMPS

PROJECT DIRECTORY

OWNER
ACCLAIM COMPANIES, INC.
125 WILLOW RD
MENLO PARK, CA 94025

ARCHITECT
HEATHER YOUNG ARCHITECTS
81 ENCINA AVENUE, SUITE 100
PALO ALTO, CA 94301
TEL: 650.459.3200
EMAIL: heather@hyarchs.com

STRUCTURAL ENGINEER
DUQUETTE ENGINEERING
4340 STEVENS CREEK BLVD., SUITE 200
SAN JOSE, CA 95129
TEL: 408.615.9200
EMAIL: spd@duquette-eng.com

LANDSCAPE ARCHITECT
GUZZARDO PARTNERSHIP INC.
PIER 9, THE EMBARCADERO, SUITE 115
SAN FRANCISCO, CA 94111
TEL: 415.433.4672
EMAIL: MLei@tgp-inc.com

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
TEL: 650.482.6468
EMAIL: tinouye@bkf.com

ARBORIST
URBAN TREE MANAGEMENT, INC.
PO BOX 971
LOS GATOS, CA 95031
TEL: 650.321.0202
EMAIL: office@urbantreemanagement.com

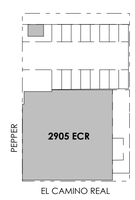
ENVIRONMENTAL ASSESSMENT
PIERS ENVIRONMENTAL SERVICES
1538 S WINCHESTER BLVD
SAN JOSE, CA 95128
TEL: 408.559.1224

CONTRACTOR - TBD

GEOTECHNICAL ENGINEER - TBD

DRAWING INDEX

VICINITY MAP



KEY PLAN
SCALE: 1/64" = 1'-0"

2905 ECR REMODEL

2905 EL CAMINO REAL
PALO ALTO, CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

TITLE SHEET

A0.00

2905 ECR REMODEL - 12/7/2023 12:37 PM

ABBREVIATION LEGEND

&	AND
@	AT
°	DEGREE
Ø	DIAMETER OR ROUND
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AFS	AUTOMATIC FIRE SPRINKLER
ALUM	ALUMINUM
APPR	APPROXIMATELY
ATTN	ATTENTION
BD	BOARD
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICE(S)
BO	BOTTOM OF
C	CARPET
CBC	CALIFORNIA BUILDING CODE
CD	CUP DISPENSER
CEC	CALIFORNIA ENERGY CODE
CG	CORNER GUARD
CL	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CONC	CONCRETE
CONF	CONFERENCE ROOM
CONT	CONTINUOUS
CONTD	CONTINUED
CR	CURTAIN ROD
CSMNT	CASEMENT
CT	CARPET TILE
DBL	DOUBLE
DEMO	DEMOLISH
DTL	DETAIL
DIM	DIMENSION
DW	DISHWASHER
DWG	DRAWING
<E>	EXISTING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
ETC	ET CETERA
EV	ELECTRIC VEHICLE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EWC	ELECTRIC WATER COOLER
EXT	EXTERIOR
FBO	FURNISHED BY OWNER
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FLR	FLOOR
FNTN	FOUNTAIN
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRP	FIBERGLASS REINFORCED PANEL
FS	FIRE SPRINKLER
FSS	FOLDING SHOWER SEAT
FWC	FABRIC WALL COVERING
G	GROUT
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GD	GARBAGE DISPOSAL
GL	GLASS
GPM	GALLONS PER MINUTE
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
☺	HAPPY FACE
HOR	HORIZONTAL
HVAC	HEATING VENTING AIR CONDITIONING
INCL	INCLUDES OR INCLUDING
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
LBS	POUND
LAM	LAMINATE
LAV	LAVATORY
M	MIRROR
MAT	MATERIAL
MAX	MAXIMUM
MB	MOUNTING BRACKET
MBH	MOP & BROOM HOLDER
MFR	MANUFACTURER
MIN	MINIMUM
<N>	NEW
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCC	OCCUPANT(S)
OD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OSB	ORIENTED STRAND BOARD
P	PAINT
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PV	PHOTOVOLTAIC
R	RISER (STAIR)
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REQD	REQUIRED
RF	RESILIENT FLOORING
RH	ROBE HOOK
RM	ROOM
RMT	RUBBER MAT
RO	ROUGH OPENING
RSD	RECESSED SOAP DISPENSER
RWL	RAIN WATER LEADER
S	SINK
SC	SHOWER CONTROL
SD	SOAP DISH
SDU	SOAP DISPENSING UNIT
SF	SQUARE FOOT/FOOTAGE
SGL	SINGLE
SH	SHOWER HEAD
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SP	SOLID PHENOLIC
SS	STAINLESS STEEL
SSM	SOLID SURFACE MATERIAL
ST	STONE
STL	STEEL
STOR	STORAGE
T	TREAD OR TILE
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TBD	TO BE DETERMINED
TEMP	TEMPORARY
TJI	TRUSS JOIST I-SECTION
TO	TOP OF
TOS	TOP OF SLAB
TPD	TOILET PAPER DISPENSER
TSCD	TOILET SEAT COVER DISPENSER
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WB	WALL BASE
WC	WATER CLOSET
WH	WATER HEATER
WO	WHERE OCCURS
WR	WASTE RECEPTACLE
WV	WOOD VENEER

GENERAL NOTES

1) DATUM ELEVATION + 0'-0" IS GIVEN AS BENCHMARK TO TOP OF FINISH FLOOR. ACTUAL DATUM ELEVATION IS +34.35' ABOVE SEA LEVEL AT 2905 EL CAMINO REAL.

2) WORK SHALL BE PERFORMED TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS OR ORDERS OF PROPERLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THE WORK OF THIS PROJECT.

3) THE WORK INCLUDED UNDER THESE DRAWINGS CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT - LEAVING ALL WORK READY FOR USE.

4) THE PLANS INCLUDE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.

5) CONTRACTOR SHALL EXAMINE FULL SET OF DOCUMENTS PRIOR TO STARTING WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING. CONTRACTOR SHALL SEEK ARCHITECT'S RECOMMENDATION AND/OR ADDITIONAL DRAWINGS FOR INFORMATION PRIOR TO PROCEEDING WITH WORK AT THE AFFECTED AREA.

6) THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS AS REQUIRED. SEE SHEET ISSUANCES LOG FOR MOST CURRENT DRAWINGS.

7) COORDINATE ALL ARCHITECTURAL WORK WITH STRUCTURAL, ELECTRICAL, AND MECHANICAL CONDITIONS BEFORE THE ORDERING OF, OR THE INSTALLATION OF, ANY ITEM OF WORK.

8) VERIFY <E> SITE CONDITIONS AND REVIEW MODIFICATIONS REQUIRED TO SUIT <E>CONDITIONS PRIOR TO DEMOLITION, FABRICATION OR INSTALLATION OF ANY WORK. PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN - INCLUDING TREES, SHRUBS, PAVING, FENCES, ETC.

9) CONTRACTOR TO KEEP ALL SITE-STORED BUILDING MATERIALS IN DRY AREAS; PROVIDE UV PROTECTION TO UV SENSITIVE BUILDING MATERIALS DURING STORAGE AND CONSTRUCTION.

10) THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS DAILY OF ALL SUB-CONTRACTORS AND TRADES, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

11) UTILITY SERVICE AND EMERGENCY SERVICES ARE TO BE MAINTAINED FOR THE SITE BY THE CONTRACTOR DURING ALL PHASES OF WORK.

12) THE FOLLOWING BEST MANAGEMENT CONSTRUCTION PRACTICES SHALL BE INCORPORATED INTO THE PROJECT DURING ALL PHASES OF CONSTRUCTION:

    A. WATER ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING EXCAVATION, CLEARING AND GRADING OPERATIONS. ADDITIONAL WATERING ON WINDY OR HOT DAYS IS REQUIRED TO REDUCE DUST.

    B. COVER STOCKPILES OF SAND, SOIL, AND SIMILAR MATERIALS WITH A TARP, COVER TRUCKS HAULING DIRT OR DEBRIS TO AVOID SPILLAGE.

    C. PAVING SHALL BE COMPLETED AS SOON AS IS PRACTICABLE TO REDUCE THE TIME THAT BARE SURFACES AND SOILS ARE EXPOSED.

    D. STREET SWEEPING SHALL BE CONDUCTED TO CONTROL DUST AND DIRT TRACKED FROM THE PROJECT SITE ONTO SIDEWALK AND PUBLIC WAY.

13) WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

14) DIMENSIONS ARE TO CENTERLINE OF GRIDS, COLUMNS, WINDOWS, DOORS AND FIXTURES, OR TO FACE OF STUD OR CONCRETE, UON.

15) ALL DIMENSIONS NOTED VIF ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES OR CONFLICTS TO THE ARCHITECT PRIOR TO PROCEEDING.

16) 'TYP' - REPEAT WHEREVER THIS CONDITION OCCURS, 'SIM' - REPEAT AND MODIFY AS REQUIRED TO SUIT CONDITION.

18) INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

19) FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARDS, AND INDUSTRY AND BUILDING PRACTICES FOR SEALANT, CAULKING, AND FLASHING LOCATIONS.

20) PROVIDE BACKING AS REQUIRED FOR INSTALLATION OF EQUIPMENT, FIXTURES, ACCESSORIES, AND CASEWORK; COORDINATE LOCATIONS WITH OWNER AND ARCHITECT.

21) NO PIPING EXCEPT RADIANT PEX OR SEWER SHALL BE DIRECTLY IMBEDDED IN CONCRETE OR MASONRY.

22) TEST MOISTURE CONTENT OF CONCRETE BEFORE COVERING WITH FINISH MATERIALS; MOISTURE CONTENT TO BE LESS THAN 12%.

23) INSPECT AND FLOOD TEST TOILET ROOM AND SHOWER ROOM WATERPROOFING BEFORE COVERING WITH FINISH.

24) KEEP BELOW GRADE PLUMBING, ELECTRICAL AND MECHANICAL INSIDE WATERPROOFING ENVELOPE; DAYLIGHT ALL BELOW GRADE WALL PENETRATIONS AS HIGH AS POSSIBLE AT OR ABOVE GRADE.

25) INSULATE AND SEAL AROUND ALL WALL AND FLOOR PENETRATIONS, INSULATE ALL COLD WATER PIPES IN EXTERIOR WALLS, AIR SEAL VENTILATION DUCT WORK, PRESSURE TEST BUILDING FOR LEAKS AT DOORS, WINDOWS AND CONNECTIONS, AND PERFORM WHOLE BUILDING AIR FLUSH PRIOR TO OCCUPANCY.

26) RODENT SEAL ALL JOINTS AND CONNECTIONS COMPLETELY, SEAL ALL WALL AND FLOOR PENETRATIONS, AND INSTALL CORROSION RESISTANT SCREENS AT ALL VENT HOLES.

27) CONTRACTOR TO PROVIDE SHOP DRAWINGS/ SUBMITTALS FOR THE ARCHITECT OR ARCHITECTS CONSULTANT AND OWNER TO REVIEW FOR THE FOLLOWING ITEMS:

    A. MILLWORK, ALL AREAS
    B. EXTERIOR AND INTERIOR DOORS INCLUDING HARDWARE
    C. WINDOWS INCLUDING DETAILS AND HARDWARE
    D. APPLIANCE CUT SHEETS AND/OR PRODUCT INFORMATION
    E. PLUMBING CUT SHEETS AND/OR PRODUCT INFORMATION
    F. SURFACE MOUNTED INTERIOR LIGHT FIXTURE CUT SHEETS AND/OR PRODUCT INFORMATION

28) CONTRACTOR TO PROVIDE FINISH SAMPLES FOR ARCHITECT AND OWNER REVIEW FOR THE FOLLOWING ITEMS:

    A. EXTERIOR WALL CLADDING
    B. INTERIOR FLOORING
    C. COUNTERTOPS, TILE, & SOLID SURFACES
    D. PAINT (DRAW DOWN CARDS)

29) CONTRACTOR TO PROVIDE MOCK-UPS FOR THE ARCHITECT OR ARCHITECTS CONSULTANT AND OWNER TO REVIEW FOR THE FOLLOWING ITEMS:

    A. SITE WALL MOCK-UP, MINIMUM 5 FEET LONG. MAY BE BUILT IN A LOCATION WHERE IT CAN BE USED AS THE FINAL WALL IF ACCEPTED.

30) PRESERVE AND MAINTAIN <E> AND TEMPORARY PATHS OF TRAVEL DURING DEMOLITION AND CONSTRUCTION. ACCESSIBILITY TO COMPLY W/ CBC CHAPTER 11.

31) EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. SEE DRAWING 1/A0.21 FOR BUILDING ACCESSIBILITY AND EXITING.

32) FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN A MAXIMUM AREA OF 3,000 SF OF COVERAGE AND WITH A MAXIMUM TRAVEL DISTANCE OF 75'-0" TO EXTINGUISHER.

33) EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, ADDRESS POSTING, AND FIRE DEPARTMENT LOCK BOX TO BE VERIFIED BY FIRE INSPECTOR.

FIRE PROTECTION NOTES

1) EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FD LOCK BOX, EVAC MAPS, AND ADDRESS POSTING LOCATIONS TO BE FIELD VERIFIED BY FIRE INSPECTOR.

2) ANY ONSITE CONSTRUCTION ACTIVITY THAT EMITS/ PRODUCES HEAT OR FLAME INCLUDING WELDING, BRAZING, HEATING OR USE OF LARGE/SMALL LIQUID/GAS FUELED/BATTERY OPERATIVE EQUIPMENT REQUIRES A HOT WORK PERMIT FROM THE PALO ALTO FD. EMAIL 'FIREPERMITS@CITYOFPALOALTO.ORG' TO OBTAIN A HOT WORK FIRE PERMIT PRIOR TO HOT WORK ACTIVITY.

3) A SEPARATE PAFD FIRE PERMIT IS REQUIRED FOR ALL FIRE SPRINKLER AND/OR FIRE ALARM WORK PERFORMED. FIRE SPRINKLER COVERAGE TO BE VERIFIED BY A LICENSED CONTRACTOR. THIS INCLUDES WRITTEN DOCUMENTATION VERIFYING COMPLIANCE OR LACK THEREOF, PRIOR TO FIELD VERIFICATION BY THE FIRE INSPECTOR.

4) IF ANY CONSTRUCTION/TENANT IMPROVEMENT WORK IS DONE THAT MAY IMPACT THE BUILDING FIRE ALARM SYSTEM, THEN THE FIRE MONITORING COMPANY MUST BE NOTIFIED. IF THE FIRE ALARM SYSTEM IS ACCIDENTALLY ACTIVATED, IMMEDIATELY CALL THE CITY OF PALO ALTO COMMUNICATION CENTER AT (650) 329-2613 TO REPORT THE INCIDENT. MULTIPLE FALSE ALARMS WILL RESULT IN FINES.

5) A LICENSED FIRE PROTECTION CONTRACTOR SHALL PERFORM ALL DESIGNS, PROVIDE ALL MATERIALS AND LABOR TO INTEGRATE <N> FIRE PROTECTION SYSTEM WITH <E> FIRE PROTECTION SYSTEM TO ACCOMMODATE NEW AND/OR REVISED AREAS OF CONSTRUCTION.

6) THE QUANTITIES, LOCATION, AND SIZES OF PROPOSED NEW HEADS, PIPING, FIRE HYDRANT AND FIRE HOSE CABINETS (IF ANY ARE SHOWN) IN THESE DRAWINGS ARE FOR REFERENCE ONLY. THE LICENSED FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND DETERMINING EXACT QUANTITIES, LOCATIONS, AND SIZES OF COMPLETE NEW AND/OR REVISED FIRE PROTECTION SYSTEM OVER THE AFFECTED AREA.

7) FIRE SPRINKLER SYSTEM SHALL BE A WET-PIPE, CALCULATED SYSTEM OR PIPE SCHEDULED SYSTEM.

8) SPRINKLERS SHALL BE INSTALLED AS REQUIRED BY CODE AND THE LOCAL ADOPTIVE ORDINANCE.

9) ALL SPRINKLER HEADS SHALL BE PROVIDED BY THE CONTRACTOR. ALL SPRINKLER HEADS SHALL BE SEMI-RECESSED, UON.

10) FIRE DEPARTMENT STANDPIPE SYSTEMS MUST BE LOCATED NO MORE THAN 100 FEET FROM A FIRE HYDRANT 2016 CFC 507.5.1.1.

11) THE FIRE PROTECTION SERVICE CONTRACTOR SHALL FURNISH AND INSTALL AN AUTOMATIC SPRINKLER SYSTEM IN THE BUILDING FOR FIRE PROTECTION PURPOSES. WATER FLOW AND CONTROL VALVES MUST BE MONITORED BY A CENTRAL ALARM MONITORING SYSTEM AND CENTRAL STATION.

12) FIRE PROTECTION CONTRACTOR SHALL HAVE WORKERS' COMPENSATION INSURANCE CERTIFICATE ON FILE WITH THE CITY BUILDING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT.

13) FIRE PROTECTION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S INSURANCE CARRIER FOR REVIEW PRIOR TO ISSUANCE OF PERMIT AND COMMENCEMENT OF ANY INSTALLATION OF WORK.

14) PRIOR TO INSTALLATION, PLANS AND SPECIFICATIONS FOR THE UNDERGROUND FIRE SERVICE LINE MUST BE SUBMITTED TO THE PALO ALTO FIRE AUTHORITY AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. INCLUDE CATHODIC PROTECTION OR SOILS REPORT STATING WHY PROTECTION IS NOT REQUIRED. STANDARD REQUIRED: NFPA 24 AND NFPA 14.

15) PLANS, SPECIFICATIONS, EQUIPMENT LISTS AND CALCULATIONS FOR THE REQUIRED SPRINKLER SYSTEM MUST BE SUBMITTED TO THE PALO ALTO FIRE DEPARTMENT AUTHORITY AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. A SEPARATE PLAN REVIEW FEE IS REQUIRED.

16) A SYSTEM TEST ON NEW AND/OR EXISTING FIRE SPRINKLERS SHALL BE WITNESSED BY AN OFFICIAL OF THE CITY FIRE DEPARTMENT PRIOR TO ANY PORTION BEING CONCEALED. GIVE AT LEAST 48 HOURS NOTICE FOR INSPECTION.

17) ALL (N) WORK TO BE BLACK STEEL PIPE, UON.

18) PROVISIONS SHALL BE MADE TO PROTECT FIRE SPRINKLER PIPING AGAINST DAMAGE SUBJECT TO EARTHQUAKES AS REFERENCED IN CFC 903.2.

19) FINAL LOCATIONS OF ALL VISUALLY EXPOSED PIPING AND SPRINKLER HEADS TO BE COORDINATED WITH AND REVIEWED BY THE ARCHITECT.

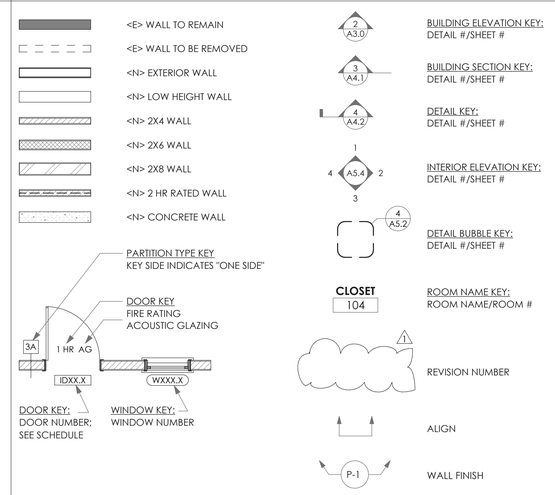
20) MIN 4" BUILDING ADDRESS LETTERS CONTRASTING WITH THEIR BACKGROUND MUST BE VISIBLE FROM PUBLIC STREET AS PER CFC SECTION 505.

21) THE FIRE PROTECTION SERVICE CONTRACTOR SHALL HAVE A (KNOX BRAND) KEY BOX LOCATED OUTSIDE OF BUILDING/GATE AT THE MAIN ENTRANCES OF BUILDING AND AT EACH STAIRWAY DISCHARGE POINT AT GROUND LEVEL; AND PROVIDE KEYS FOR ACCESS TO THE FIRE DEPARTMENT AS PER CFC SECTION 506.

22) INSTALL A KNOX KEY SWITCH TO ACTIVATE A SHUNT TRIP TO DISCONNECT ALL ELECTRICAL POWER TO BUILDING. CONTACT PALO ALTO FIRE DEPARTMENT 650-329-2184 TO COORDINATE LOCATION OF KEY SWITCH.

23) CONTACT PALO ALTO FIRE DEPARTMENT 650-329-2184 TO DISCUSS ROOF TOP FD ACCESS.

SYMBOL LEGEND



ZONING COMPLIANCE TABLE

MINIMUM SITE SPECIFICATIONS [1]	ZONE: CS (NON RES)				
SITE AREA (SF)	14,384				
SITE WIDTH (FT)	95'-11"				
SITE DEPTH (FT)	150'-1"		EXISTING	PROPOSED	COMMENTS
MINIMUM SETBACKS[1]					
FRONT YARD AT EL CAMINO REAL (FT)	0'-10' (8'-12' SIDEWALK)		8'-10 1/2" (6'-6")	8'-10 1/2" (6'-6")	EXISTING TO REMAIN
STREET SIDE YARD AT PEPPER (FT)	NONE REQUIRED		12'-6" (5'-0")	12'-6" (5'-0")	CONFORMS
INTERIOR SIDE YARD (FT)	NONE REQUIRED		15'-4"	15'-4"	CONFORMS
REAR YARD ABUTTING RESIDENTIAL (FT)	10'		68'-8"	10' / 68'-8"	CONFORMS
BUILD-TO-LINES[1]					
FRONT - 50% OF FRONTAGE BUILT TO SETBACK	95'-11"		80'-5" = 84%	80'-5" = 84%	CONFORMS
SIDE STREET - 33% OF FRONTAGE BUILT TO SETBACK	150'-1"		80'-6" = 54%	80'-6" = 54%	CONFORMS
MAXIMUM SITE COVERAGE (SF) [2]					
MAXIMUM LOT COVERAGE - STRUCTURES	NONE REQUIRED		6,472 SF	6,575 SF	CONFORMS
MAXIMUM HEIGHT (SF) - STRUCTURES WITHIN 150' RESIDENTIAL[1]	35'		18'-3 3/4"	32'-9"	CONFORMS
MAXIMUM FLOOR AREA RATIO: FAR (SF) [1]					
MAXIMUM FLOOR AREA RATIO - STRUCTURES	**0.4:1**	5,754	8,571 SF	8,458 SF	EXISTING TO REMAIN
DAYLIGHT PLANES - STRUCTURES (APPLIED ONLY AT RESIDENTIAL SIDE)[1]					
INITIAL HEIGHT (FT)	10'		-	10'	CONFORMS
ANGLE (DEGREES)	45		-	45	CONFORMS
CS ZONE OFFICE USE RESTRICTIONS [3]					
MAXIMUM FLOOR AREA ALLOWED	5,000		8,571 SF	8,458 SF	CUP APPLICATION
EMPLOYEE SHOWERS - GROSS AREA 0 - 9,999 SF	NONE REQUIRED		0	2	CONFORMS
PARKING [4]					
VEHICLE - NONE REQUIRED UNDER AB 2097.	NONE REQUIRED		10	16	CONFORMS
BICYCLE - 1 PER 2,500 SF	2 LT + 2 ST = 4		0	4	CONFORMS
NOISE ORDINANCE [5]	< 110 dBA			< 110 dBA	CONFORMS

[1] PAMC 18.16.060 TABLE 3

[2] AS PER THE DEFINITION OF "SITE" IN 18.04.030 (133 AND 84) AND "LOT COVERAGE" IN 18.04.030 (86) (B)

[3] PAMC 18.16.050

[4] PAMC 18.52. LT = LONG TERM, ST = SHORT TERM

[5] CHAPTER 9.10.060 (1) & (2): NO INDIVIDUAL PIECE OF EQUIPMENT SHALL PRODUCE A NOISE LEVEL EXCEEDING 110 dBA AT A DISTANCE OF 25 FT. THE NOISE LEVEL AT ANY POINT OUTSIDE OF THE PROPERTY PLANE OF THE PROJECT SHALL NOT EXCEED 110 dBA.

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

2905 ECR REMODEL

2905 EL CAMINO REAL
PALO ALTO, CA 94306

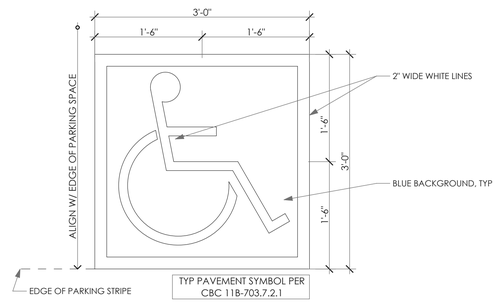
ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

DEPARTMENT STAMPS

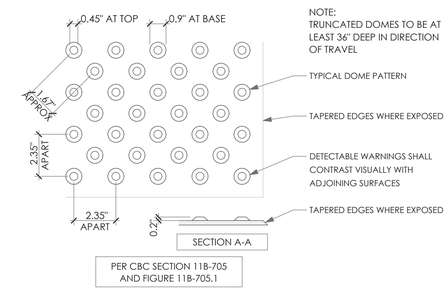
GENERAL NOTES

A0.01



SYMBOL OF ACCESSIBILITY 5

SCALE: 1" = 1'-0"



DETECTABLE WARNING 2

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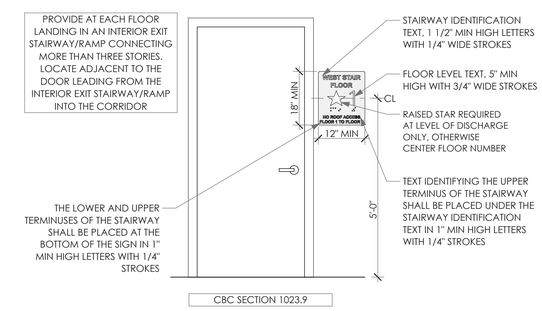
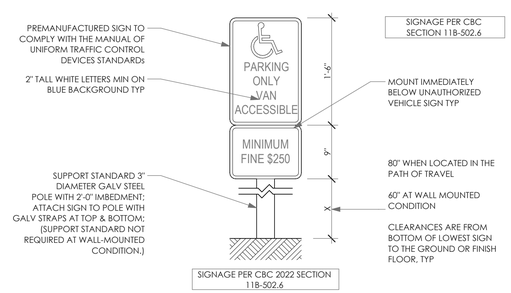
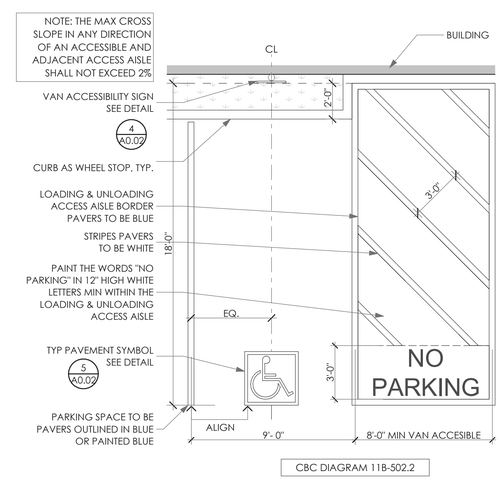


STAIRWAY IDENTIFICATION SIGN 7



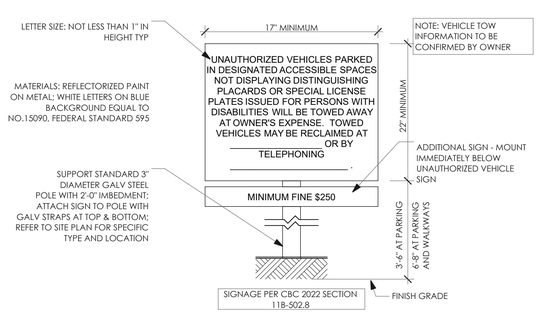
VAN ACCESSIBLE PARKING SIGN 4

SCALE: 1" = 1'-0"



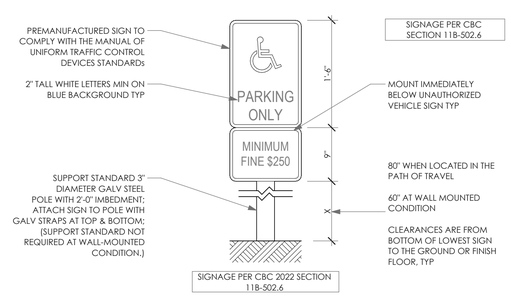
VAN ACCESSIBILE PARKING SPACE 1

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



ACCESSIBLE PARKING SIGN 6

SCALE: 1" = 1'-0"



ACCESSIBLE PARKING SIGN 3

SCALE: 1" = 1'-0"

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2905 ECR REMODEL

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ISSUANCES

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DEPARTMENT STAMPS

ACCESSIBILITY DETAILS

A0.02

2905 ECR REMODEL 12/6/2023 5:30 PM

41. Existing site vegetation (please list, and indicate any to be removed)
*Also include a tree disclodure statement. The size and location of all public, protected private, and heritage trees must be shown. (This form can be obtained at the Development Center or by calling (650) 617-314)

Volunteer and overgrown bushes and grasses on site. Site trees include a mix of protected and junk/volunteer trees, all at the site perimeter. (3) trees are proposed for removal due to tree health, species, and construction impact. No heritage trees on site. No public, protected, or designated trees are proposed for removal.

42. Existing animal and bird life on site: rats, squirrels

43. Detailed description of conditions and uses of adjacent properties: Please see Sheet A0.4.

471 Pepper: 2-story 2,543 sf single family home with 1-car garage; built 2019

2951 El Camino Real: 1-story Class C 6,300 sf concrete block office structure with 6 onsite parking spaces; built 1962

2875 El Camino Real: 1-story office building w/surface parking lot off Pepper Ave; built 2014

Prepared by: Heather Young Architects Date: 12/6/23

Note: More information may be required before the application for which this assessment has been prepared can be processed. Please call the Department of Planning & Development Services at (650) 329-2442 if you have any questions.

PLEASE RETURN COMPLETED WORKSHEET TO THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES, DEVELOPMENT CENTER, 285 HAMILTON AVENUE, 1ST FLOOR.

30. Expected amount of water usage (except for residential developments of fewer than 4 units not located in the foothills)

Domestic: 150 gal/day Peak use: 200 gal/day

Commercial: ____ gal/day Peak use: ____ gal/day

31. Daily sewer discharge (over 30 fixtures only): N/A

32. Expected energy use:

Gas: ____ therms Electric: 30,000/yr KWH Peak electric demand: 30 kW

Uses and equipment sizes

A. Space heating:

Gas: ____ BTUH: ____ Solar: ____

Electric: X KW: 20 Heat pump: X Tons: 15

Other: ____

B. Air conditioning:

Number of units: 2 heat pump Total tonnage: ____

C. Water heating:

Gas: ____ BTUH: ____ Solar: ____

Electric: X KW: 5 Heat Pump: ____ Tons: ____

Other: ____

Type: Central system: ☐ Individual system: ☐

Recirculating Loop? Yes: ☑ No: ☑

D. Other:

Indoor lighting: X KW: 8 Outdoor lighting: X KW: 8

Cooking: ____ KW: ____ Refrigeration: ____ Tons or ft: ____

Motors: ____ HP: ____ x-ray: ____ Computer: ____

EXISTING SITE:

8. State all known or suspected prior uses, operations, or other activities on the site over the past 20 years: Abacus/European Auto Body - vacated/lease ended by March 1, 2001.
Akins Body Shop - lease to occupy started April 1, 2001. Property was used exclusively as a private/remote paint shop to the support Akins Body Shop primary location at 3290 Park Blvd.
The Body Shop was not open to the public. Property lease concluded earlier this year and is vacant now.

9. Size of site: Gross: 14,384 sf Net: 14,384 sf

10. Site is owned: ☑ Rented: ☐ by applicant.

11. Existing use of property: Last use was a private/remote paint shop; property is currently vacant
*Attach photographs of project site, also include an aerial photo of the project site.

12. Number of existing structures: 1 Current Use: unoccupied

13. Size of existing structures: 8,571 sf Condition: poor

14. Will any structure be demolished for this project Yes: ☑ No: ☑

15. Total square footage to be demolished: 113 sf

16. Total number of building occupants for existing use: 6

17. Number of parking spaces: 11 % compact spaces: 0 # Bicycle spaces: 0

18. If current use is residential:

Number of owner-occupied units: -
Number of renter-occupied units: ____

PROPOSED PROJECT:

19. Project description: Proposed project renovates existing 2-story structure and improves site to current building code for office use to include new: building entry, secure parking, trash enclosure, side patio, and roof terrace. Existing FAR to be relocated on site; building to be fully sprinklered.

33. Air pollution emissions (Check applicable BAAQMD regulations).

Commercial / Industrial only: Source: N/A

Type: ____ Amount: ____

34. Noise generation: eg. Generators, chitlers, HVAC, drive through speakers, etc.

Source: HVAC Amount (dBa): ____

Please list outside noise sources that may affect the project: eg. Traffic, train etc.: El Camino Real

Sound proofing/mitigation proposed: Primary entry located off side street/Pepper parking lot; ext walls to be thickened and insulated; Roof Terrace has 42" solid parapet, is surrounded by raised planters and trees, and is set back from El Camino corner 13' min;

35. Site drainage provisions: all site water is treated onsite prior to discharge via bioswale

36. Amount of proposed grading (cubic yards): ____ Cut: ____ Fill: ____

37. Disposition of excavated material: ____

38. Permits required from other agencies:

Santa Clara Valley Water District: ☑

Bay Area Air Quality Management District: ☑

Army Corps of Engineers: ☑

Other: ☑

Environmental Setting:

39. Percent and direction of ground slope at site: 0.5% slope South-to-North (approx 1' drop over 178')

40. Is this site within a special flood hazard area? Yes: ☑ No: ☑

20. Future tenant if known: TBD

21. Number of structures proposed: 2 Size (in square feet): 8,458 sf

22. Number of floors and building height: 2 floors / 32'-1" FAR: 8,458 sf

23. Percentage of site to be covered (including bricks and pavers): 90.1%

24. Estimated number of employees per shift: 20

25. If the proposed project is residential:

Total number of units: N/A Number of units per acre: ____

Expected sales price or monthly rent per dwelling unit: ____

List kinds and size of community buildings: ____

Area of private open space: ____ Area of common open space: ____

Provision of low/moderate income units:

1) Number of units provided for: Sale: ____ Rent: ____

2) Sale and / or rental price: ____

26. Total number of vehicles expected daily for proposed project: 14

27. Number of proposed parking spaces: 16 Percentage compact spaces: 0%

Number of bicycle spaces: 2 LT + 2 ST

28. Are there any toxic wastes to be discharged? Yes: ____ No: ☑

(If yes, please complete a Sewer Discharge Questionnaire, which is furnished by the Building Department)

29. Has the facility in the past or will the operation of the proposed facility involve the storage or use of Hazardous materials? Yes: ☑ prior uses No: ____

(If yes, please complete a Hazardous Materials Disclosure checklist, which is furnished by the Fire Department)

CITY OF PALO ALTO

ENVIRONMENTAL ASSESSMENT WORKSHEET

City of Palo Alto
Department of Planning & Development Services

GENERAL INFORMATION: **Date Filed:** 12/6/23

1. Address of Project: 2905 El Camino Real, Palo Alto, CA 94306

2. Assessor's Parcel Number: 132-37-033 Book #: 132 Page #: 37

3. Application Number(s): ____

4. Applicant:
Name: Heather Young Architects Telephone: (650) 459-3200
Address: 81 Encina Ave, Suite #100 Fax #: ____
Palo Alto, CA 94301 E-mail: heather@hyarchs.com

5. Owner:
Name: Acclaim Companies Telephone: (650) 324-9439
Address: 125 Willow Rd Fax #: ____
Menlo Park, CA 94025 E-mail: gary@acclaimcompanies.com

6. Current Zoning: CS Comprehensive Plan Designation: CS

7. Application for:

Site and Design: X Parcel Map: ____ ARB Review: X

Use Permit: X Zone Change: ____ EIA, EIR: ____

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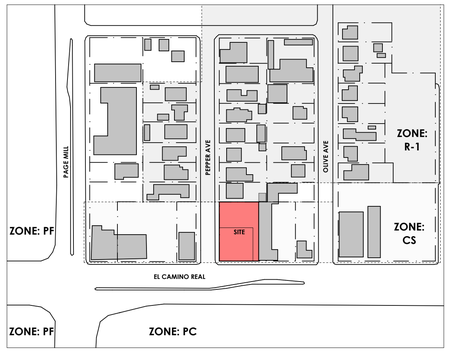
ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC '23	ARB SUBMITTAL

DEPARTMENT STAMPS

ENVIRONMENTAL ASSESSMENT

A0.03



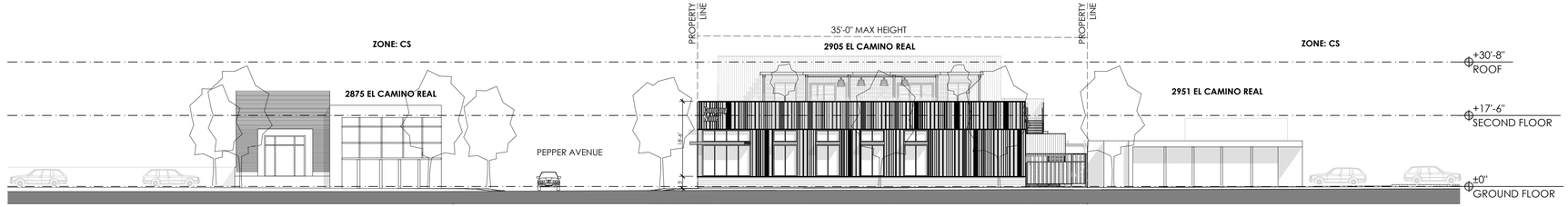
NEIGHBORHOOD ZONING 4

SOURCE: GOOGLE IMAGERY, NOVEMBER 2023

SOURCE: GOOGLE IMAGERY, NOVEMBER 2023

AERIAL VIEWS 3

SOURCE: GOOGLE IMAGERY, NOVEMBER 2023

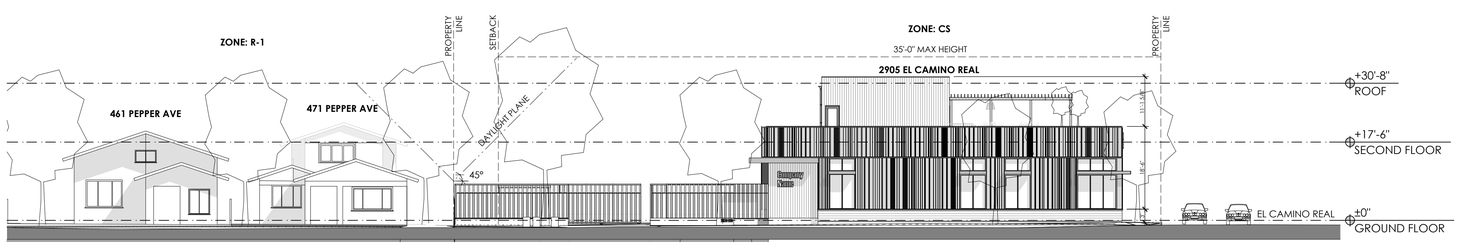


NEIGHBORING PROPERTIES - EL CAMINO REAL 2

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

0 8' 16' 32'

SOURCE: GOOGLE IMAGERY, NOVEMBER 2023



NEIGHBORING PROPERTIES - PEPPER AVE 1

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

0 8' 16' 32'

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2905 ECR REMODEL

2905 EL CAMINO REAL
PALO ALTO, CA 94306

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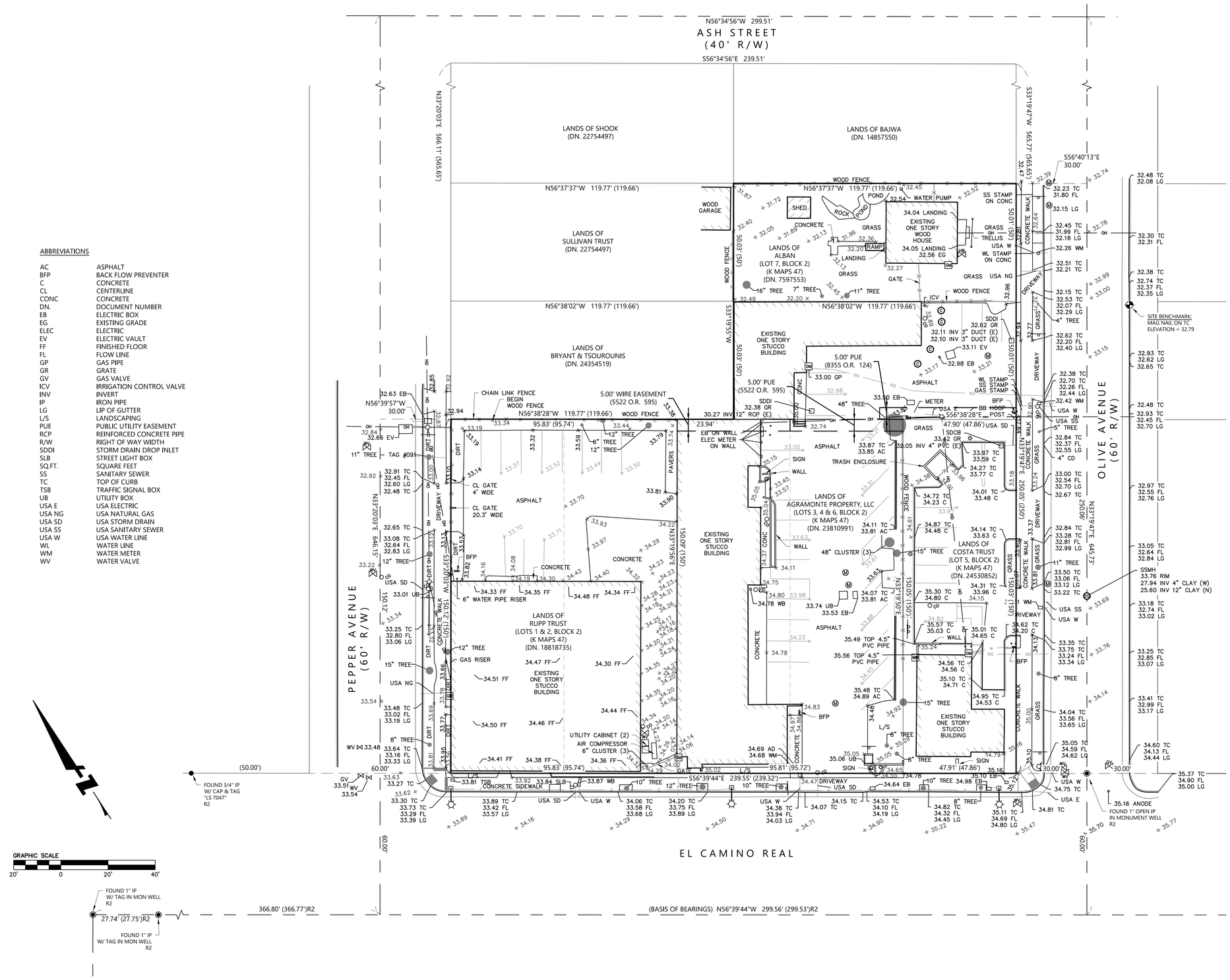
REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

DEPARTMENT STAMPS

NEIGHBORHOOD CONTEXT

A0.04

2905 ECR REMODEL - 12/6/2023 5:31 PM



ABBREVIATIONS

AC	ASPHALT
BFP	BACK FLOW PREVENTER
C	CONCRETE
CL	CENTERLINE
CONC	CONCRETE
DN.	DOCUMENT NUMBER
EB	ELECTRIC BOX
EG	EXISTING GRADE
ELEC	ELECTRIC
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOW LINE
GP	GAS PIPE
GR	GRATE
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
IP	IRON PIPE
LG	LIP OF GUTTER
L/S	LANDSCAPING
PUE	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY WIDTH
SDDI	STORM DRAIN DROP INLET
SLB	STREET LIGHT BOX
SQ.FT.	SQUARE FEET
SS	SANITARY SEWER
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
USA E	USA ELECTRIC
USA NG	USA NATURAL GAS
USA SD	USA STORM DRAIN
USA SS	USA SANITARY SEWER
USA W	USA WATER LINE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE

LEGEND

- AREA LIGHT
- BOLLARD
- CLEAN OUT
- COMMUNICATION MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- JOINT POLE
- MONITOR WELL
- SANITARY SEWER
- SIGN
- STREET LIGHT
- WATER VALVE
- SITE BENCHMARK
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE AS NOTED

LINE TYPES

- BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- TIE LINE
- ORIGINAL LOT LINE
- EASEMENT LINE
- BUILDING LINE
- FENCE LINE
- OVERHEAD LINE
- USA ELECTRIC
- USA NATURAL GAS
- USA WATER

SURVEYOR'S NOTE:

THE LINES OF THE STREETS SURROUNDING THE BLOCK, EXCEPT EL CAMINO REAL, WERE ESTABLISHED BY CURB SPLITS.

SITE AREA = 47,931 SQ.FT. ± OR 1.10 ACRES ±

RECORD REFERENCES

( ) K MAPS 47
R2 832 MAPS 43-44

UTILITY NOTE:

THE UTILITIES SHOWN ON THIS SURVEY ARE FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES OTHER THAN AS SHOWN ON THIS SURVEY.

BENCHMARK STATEMENT:

BENCHMARK NO. 2221 WAS USED AS THE BASIS OF ELEVATIONS. CHISELED SQUARE ON TOP OF NORTHWEST CORNER OF NORTHEAST RETURN OF ALMA STREET AND NORTH CALIFORNIA AVENUE, IN THE CITY OF PALO ALTO.

ELEVATION = 27.04 (NGVD29)

SITE BENCHMARK

THE SITE BENCHMARK IS A MAG NAIL SET ON THE TOP OF CURB ON OLIVE AVENUE, AS SHOWN ON THIS SURVEY.

ELEVATION = 32.79

BASIS OF BEARINGS:

THE BEARING OF N56°39'44"W ALONG THE MONUMENT LINE OF EL CAMINO REAL AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JULY 2, 2009, IN BOOK 832 OF MAPS AT PAGES 43-44, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGMANN, P.L.S. 9267

PROFESSIONAL LAND SURVEYOR DAVID C. JUNGMANN No. 9267 STATE OF CALIFORNIA

9-27-2023
DATE

BKF
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF

456 & 470 OLIVE AVENUE, 2905, 2951 & 2999 EL CAMINO REAL

COUNTY OF SANTA CLARA, CALIFORNIA

PALO ALTO

Revisions		
No.		
1	9/15/2023 - ADDITIONAL TOPO	

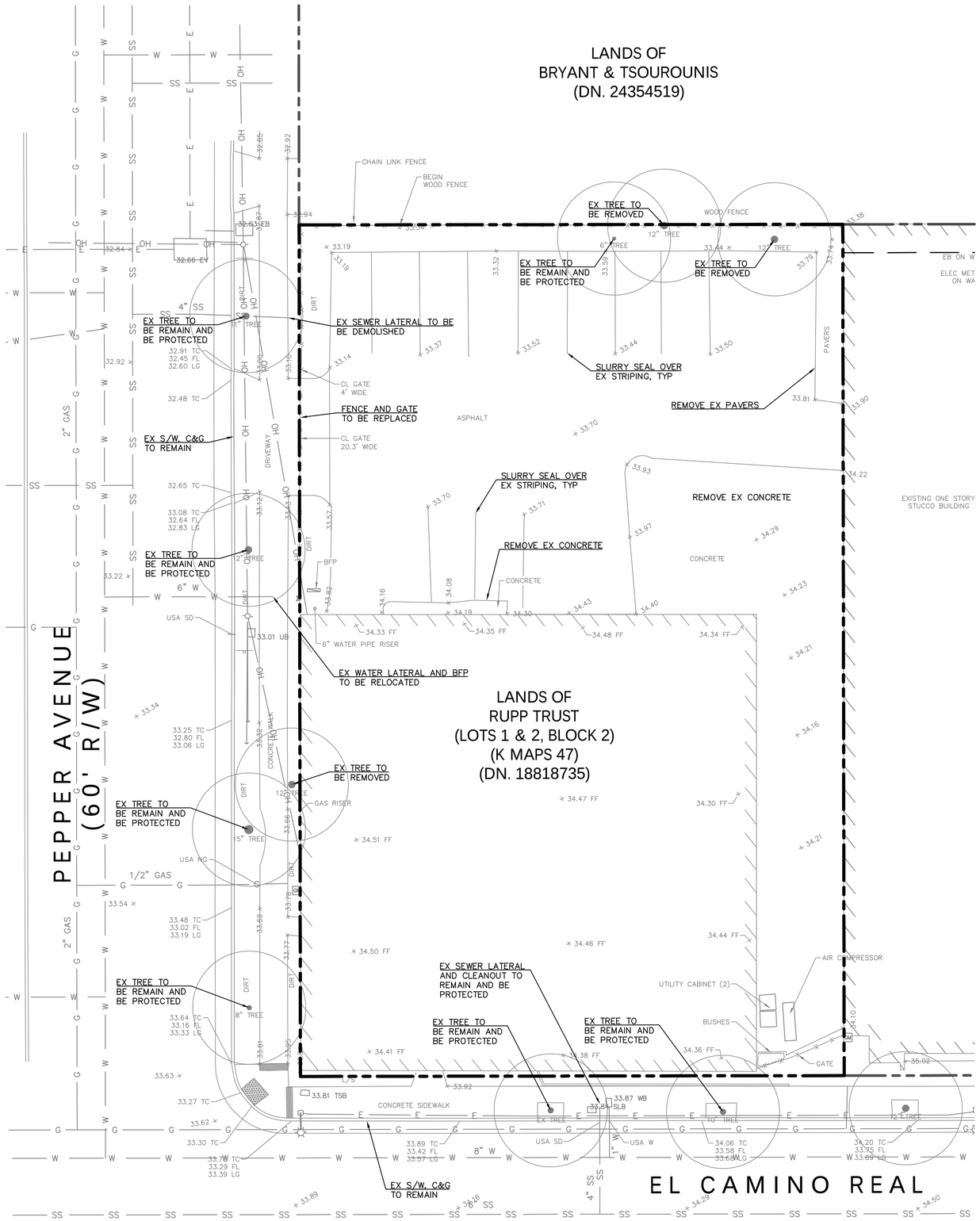
Date:	09-27-2023
Scale:	1" = 20'
Design:	BDF / JWG
Drawn:	DCJ
Approved:	
Job No:	20231713

Drawing Number:

C0.1

1 OF 1

DRAWING NAME: J:\2023\231713-2905 El Camino Real_PA\SUR\Mapping\Topo\20231713_Topo_2023-09-27.dwg
PLOT DATE: 09-27-23 PLOTTED BY: CODD



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	06 DEC 2023	ARB SUBMITTAL

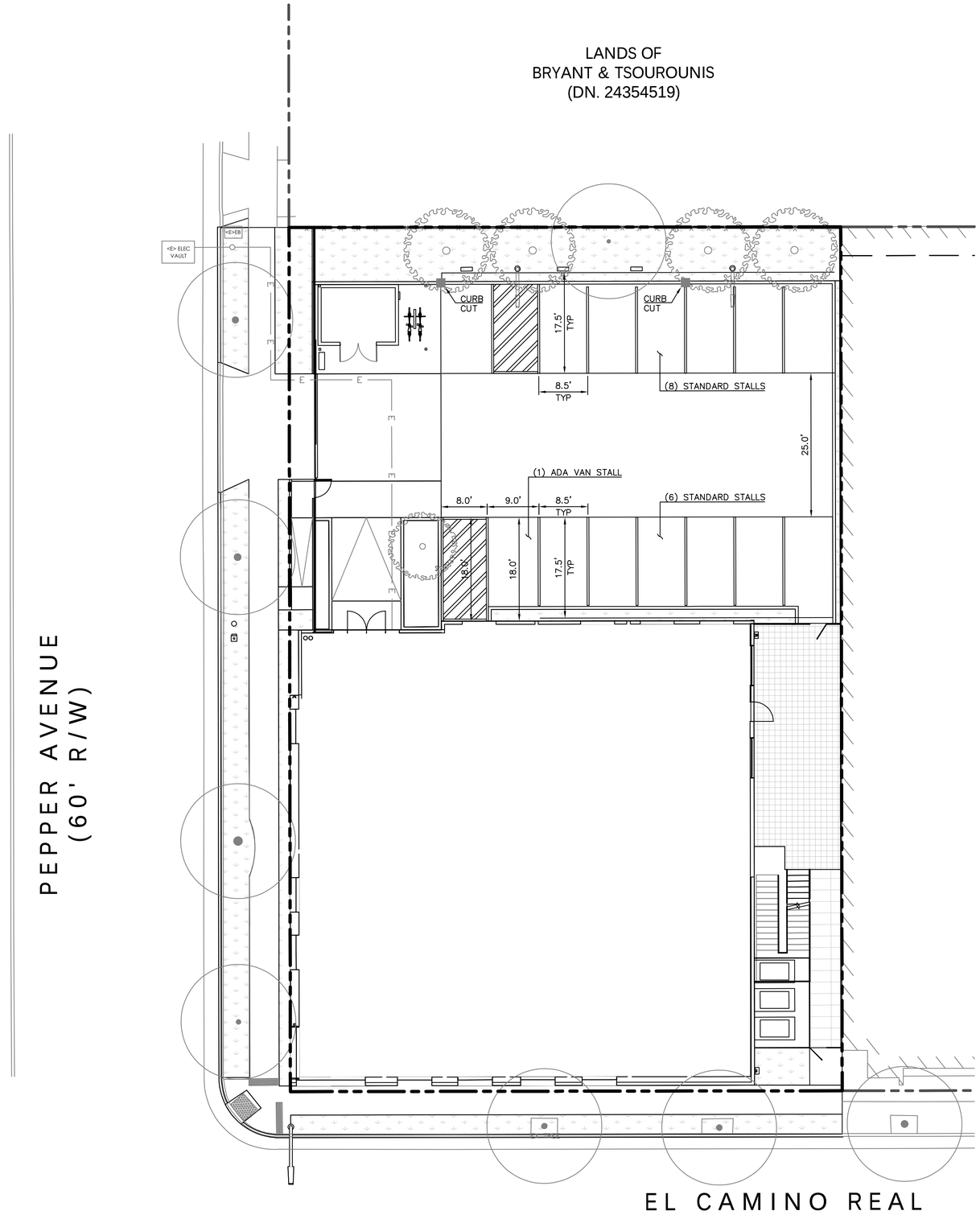
EXISTING CONDITIONS AND DEMOLITION PLAN

GRAPHIC SCALE
10 0 10 20

Know what's below. Call before you dig.

C1.0

2905 EL CAMINO REAL, 8/29/2023 3:31 PM



GRAPHIC SCALE
10 0 10 20

Know what's **below.** **Call** before you dig.

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2905 EL

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2905 EL CAMINO
REAL, PALO ALTO,
CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 2023	ARB SUBMITTAL

SITE PLAN

C2.0

2905 EL CAMINO REAL - 8/29/2023 3:51 PM

LEGEND:

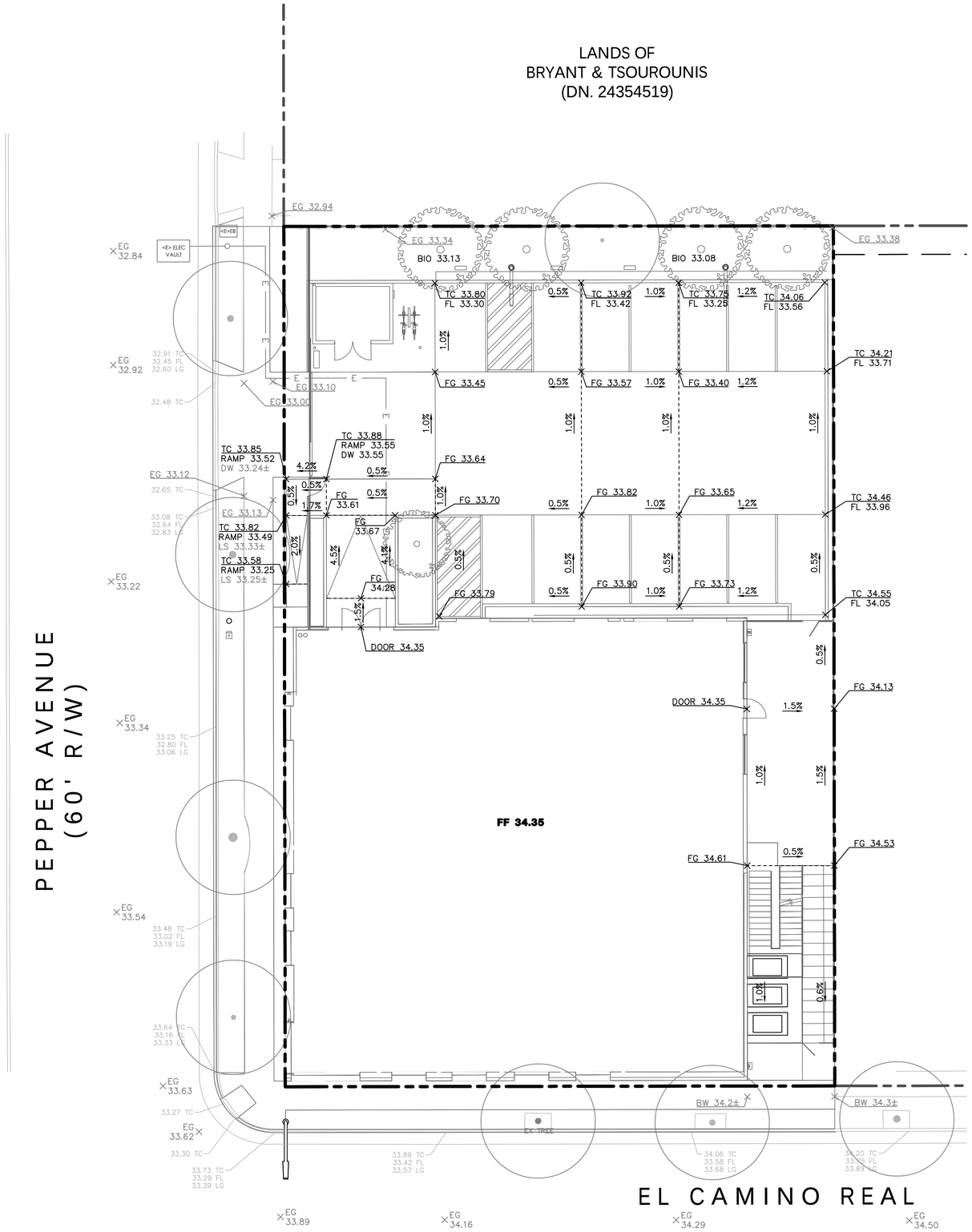
TC X.X / FL X.X — EXISTING GRADE

TC X.X / FL X.X — PROPOSED GRADE

--------- GRADE BREAK

ABBREVIATIONS:

AC	ASPHALT
DW	DRIVEWAY
EG	EXISTING GRADE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LIN
LS	LANDSCAPE
TC	TOP OF CURB



GRAPHIC SCALE

10 0 10 20

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ISSUANCES

REV	DATE	DESCRIPTION
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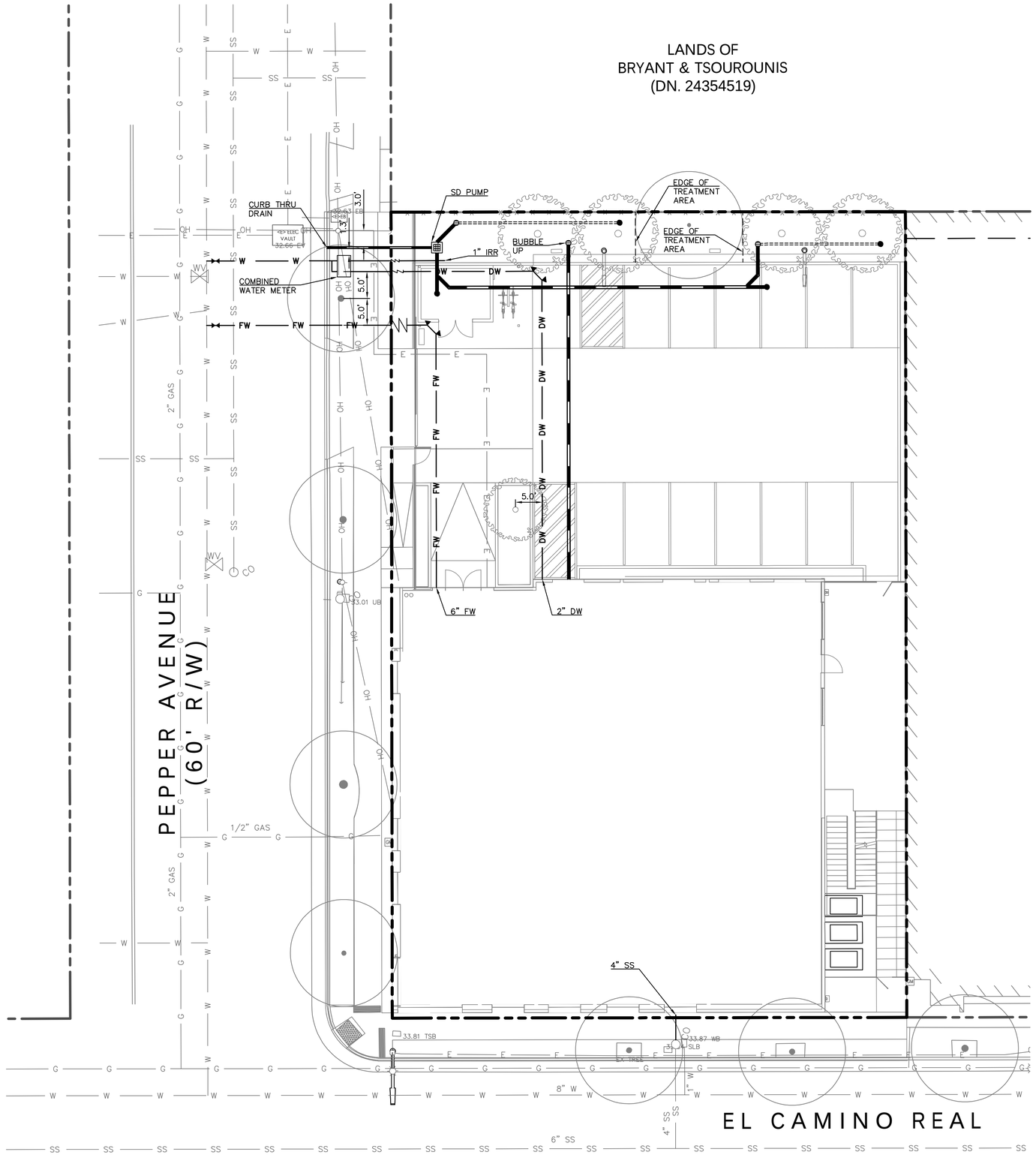
GRADING PLAN

C3.0

2905 EL CAMINO REAL - 9/29/2023 3:33 PM



GRAPHIC SCALE

10 0 10 20

Know what's **below.** **Call before you dig.**

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ISSUANCES

REV	DATE	DESCRIPTION
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UTILITY PLAN

C4.0

2905 EL CAMINO REAL, 8/29/2023 3:31 PM

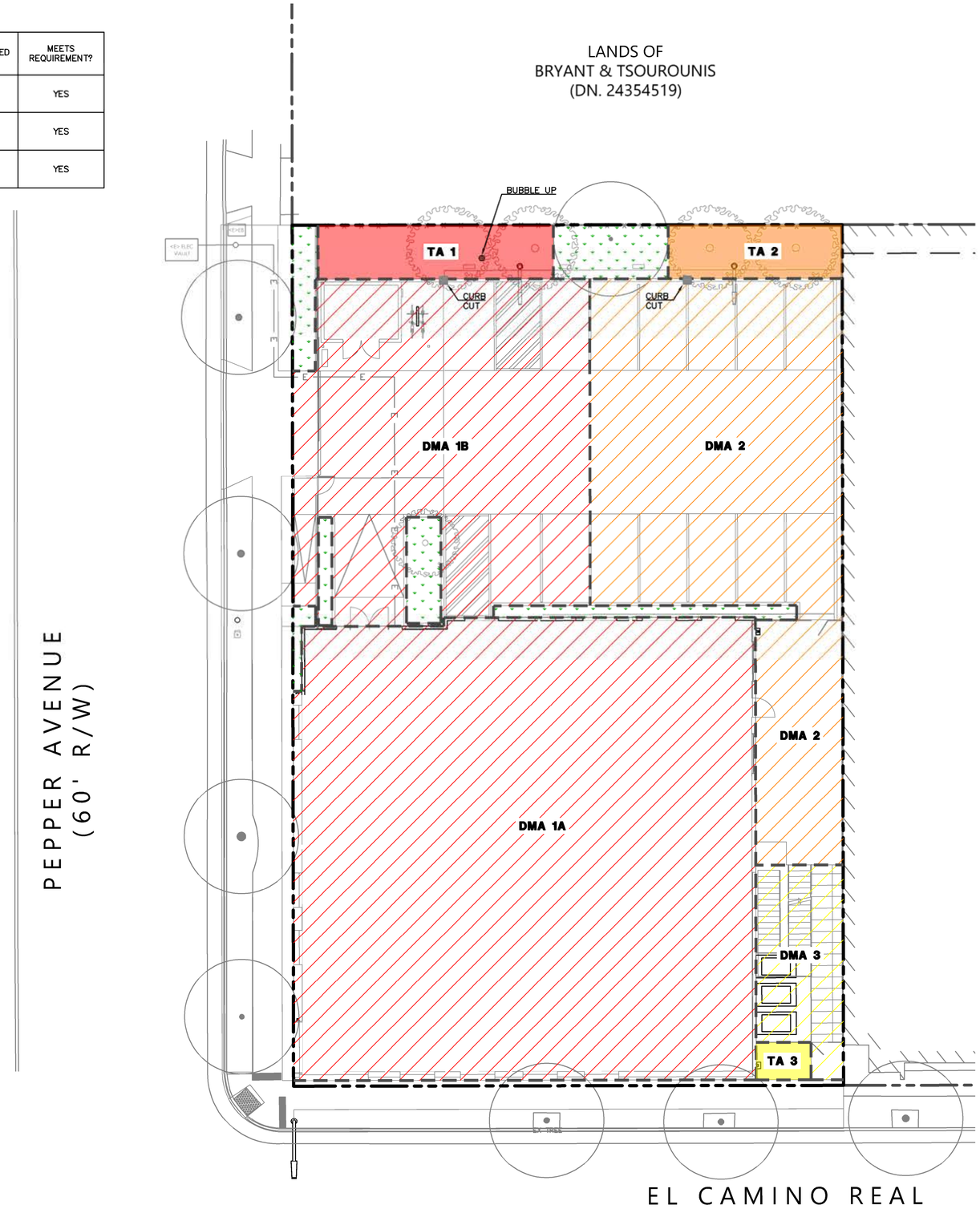
STORMWATER QUALITY SIZING SUMMARY

DMA ID	DMA (SF)	TREATMENT ID	TREATMENT AREA (SF)	TREATMENT AREA REQUIRED (SF)	MEETS REQUIREMENT?
DMA 1	9,279	TA 1	385	371	YES
DMA 2	3,178	TA 2	284	127	YES
DMA 3	508	TA 3	62	20	YES

LEGEND

STRA — SELF TREATING/RETAINING AREA

DMA BOUNDARY



GRAPHIC SCALE
10 0 10 20

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ISSUANCES

REV	DATE	DESCRIPTION
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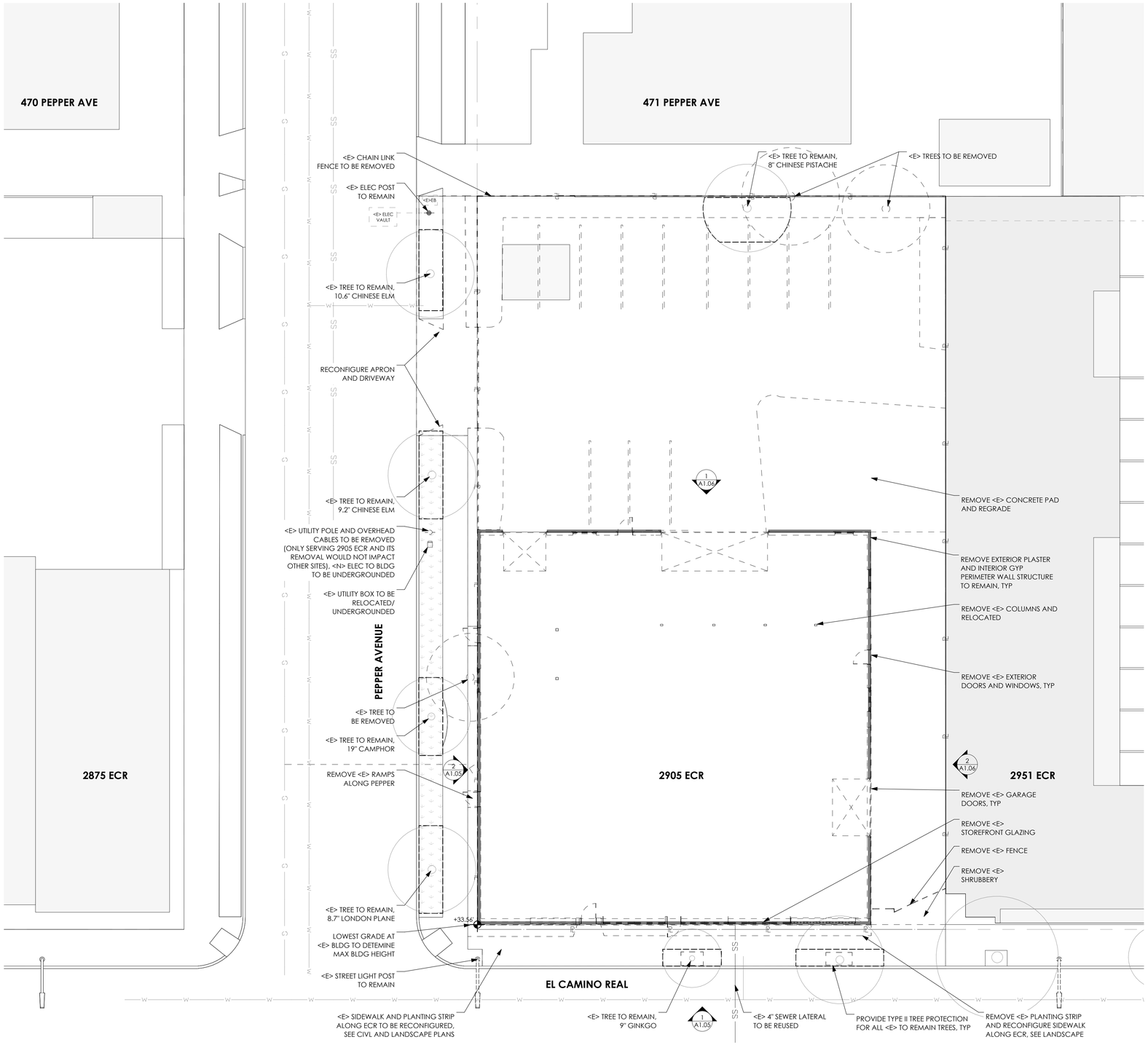
SWMP

C5.0

2905 EL CAMINO REAL | 8/29/2023 3:31 PM



SITE PLAN - DEMO

SCALE: 3/32" = 1'-0"

1

DECONSTRUCTION NOTES

1) A DEMOLITION PERMIT MUST BE ISSUED PRIOR TO THE REMOVAL OF THE STRUCTURE OR ANY PORTION OF THE STRUCTURE.

2) PRIOR TO PERMIT ISSUANCE, A CONSTRUCTION LOGISTICS PLAN SHALL BE SUBMITTED AND APPROVED BY PUBLIC WORKS THAT ADDRESSES CONSTRUCTION RELATED IMPACTS TO THE RIGHT OF WAY AND SURROUNDING AREA. SUBMIT THE LOGISTICS PLAN DOCUMENTS WITH AN ENCROACHMENT PERMIT APPLICATION.

3) TREE PROTECTION MUST BE IN PLACE PRIOR TO ISSUANCE OF DEMOLITION PERMIT. REFER TO ARBORIST REPORT ON SHEETS L-5.2 THRU L-5.5 FOR REQUIRED TREE PRESERVATION MEASURES. IF ANY TREES ARE TO BE REMOVED, A TREE CARE PERMIT MUST BE APPLIED FOR BY THE CONTRACTOR SEPARATE FROM THE BUILDING OR STREET WORK PERMIT.

4) DEMOLITION OF ANY PAVEMENT WITHIN THE TREE PROTECTION ZONE OF ANY TREE SHOULD BE DONE BY HAND OR BY LIGHT MACHINERY, UNDER THE SUPERVISION OF THE ARBORIST.

5) DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE COMPLETE SCOPE OF DEMOLITION WORK TO COMPLETE THE PROJECT. REFER TO ALL DRAWINGS FOR FURTHER DEMOLITION WORK AND COORDINATED EXTENT.

6) GENERAL CONTRACTOR TO CONFIRM EXTENT OF DEMOLITION WITH DEMOLITION SUBCONTRACTOR BEFORE BEGINNING REMOVAL; COORDINATE EXTENT OF DEMOLITION WITH NEW CONSTRUCTION.

7) CONFIRM THAT NO HAZARDOUS MATERIALS ARE PRESENT BEFORE DEMOLITION. IF OWNER HAS NOT SUPPLIED A HAZARDOUS MATERIALS INSPECTION AND REPORT, THE CONTRACTOR SHALL AUTHORIZE THE INSPECTION AS A REIMBURSABLE EXPENSE TO THE OWNER. EXAMPLES OF HAZARDOUS MATERIALS INCLUDE BUT ARE NOT LIMITED TO, ASBESTOS AROUND DUCTS AND UNDER FLOORING, LEAD PAINT, VCT, VCT MASTIC, MERCURY AND POLYCHLORINATED BIPHENYLS (PBCs).

8) COORDINATE REMOVAL, RELOCATION AND/OR PROVISION OF TEMPORARY SERVICE OF ALL UTILITIES AND SAFETY SYSTEMS IN BUILDING, HARDSCAPE AND SOFTSCAPE WITH CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS BEFORE BEGINNING WORK.

9) PROVIDE A MEANS ON THE SITE FOR CONTROL OF DUST DURING DEMOLITION AND CONSTRUCTION WORK.

10) PATH OF TRAVEL FROM REMODELED SPACE TO EXTERIOR EXIT TO BE MAINTAINED DURING CONSTRUCTION.

11) WASTE: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 80 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION A5.408.3 TIER 2. DOCUMENTATION SHALL BE PRESENTED TO THE C&D PLANNER BOTH PRIOR TO PERMIT ISSUANCE AND PRIOR TO FINAL INSPECTION USING GREEN HALO SYSTEM. WWW.GREENHALOSYSTEMS.COM. (CALGREEN 5.408.3.1.1, PAMC 16.14.410).

12) ALL UTILITIES (WATER, ELECTRIC AND GAS) TO BE SHUT OFF THROUGH CITY OF PALO ALTO PRIOR TO DEMOLITION.

13) THE APPLICANT SHALL SUBMIT A REQUEST TO DISCONNECT ALL UTILITY SERVICES AND/OR METERS INCLUDING A SIGNED AFFIDAVIT OF VACANCY. UTILITIES WILL BE DISCONNECTED OR REMOVED WITHIN 10 WORKING DAYS AFTER RECEIPT OF REQUEST. THE DEMOLITION PERMIT WILL BE ISSUED BY THE BUILDING INSPECTION DIVISION AFTER RECEIPT OF REQUEST. THE DEMOLITION PERMIT WILL BE ISSUED BY THE BUILDING INSPECTION DIVISION AFTER ALL UTILITY SERVICES AND/OR METERS HAVE BEEN DISCONNECTED AND/OR REMOVED.

14) SALVAGE SURVEY FOR REUSE: A SALVAGE SURVEY IS REQUIRED FOR DECONSTRUCTION PERMIT APPLICATIONS. THE SURVEY SHALL BE CONDUCTED BY A CITY APPROVED REUSE VENDOR. THE SURVEY SUBMITTAL SHALL INCLUDE AN ITEMIZED LIST OF MATERIALS THAT ARE SALVAGEABLE FOR REUSE FROM THE PROJECT. THE APPLICANT SHALL SOURCE SEPARATE AND DELIVER MATERIALS FOR REUSE. CERTIFICATION IS REQUIRED INDICATING THAT ALL MATERIALS IDENTIFIED IN THE SURVEY ARE PROPERLY SALVAGED.

15) SOURCE SEPARATION FOR RECYCLING: THE APPLICANT SHALL SOURCE SEPARATE DECONSTRUCTION MATERIALS INTO SPECIFIC CATEGORIES FOR RECYCLING. ADDITIONAL STAGING AREAS FOR SOURCE SEPARATED MATERIALS WILL NEED TO BE CONSIDERED. ALL MATERIALS SHALL BE DELIVERED TO ONE OF THE CITY APPROVED MATERIALS RECOVERY FACILITIES LISTED IN GREENHALO. ALL RECORDS SHALL BE UPLOADED TO WWW.GREENHALOSYSTEMS.COM

DECON LEGEND:

TO BE DECONSTRUCTED

FOLIAGE TO BE REMOVED

PROPERTY LINE

DEPARTMENT STAMPS

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2905 ECR REMODEL

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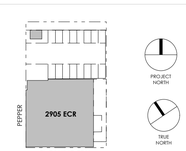
PALO ALTO, CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

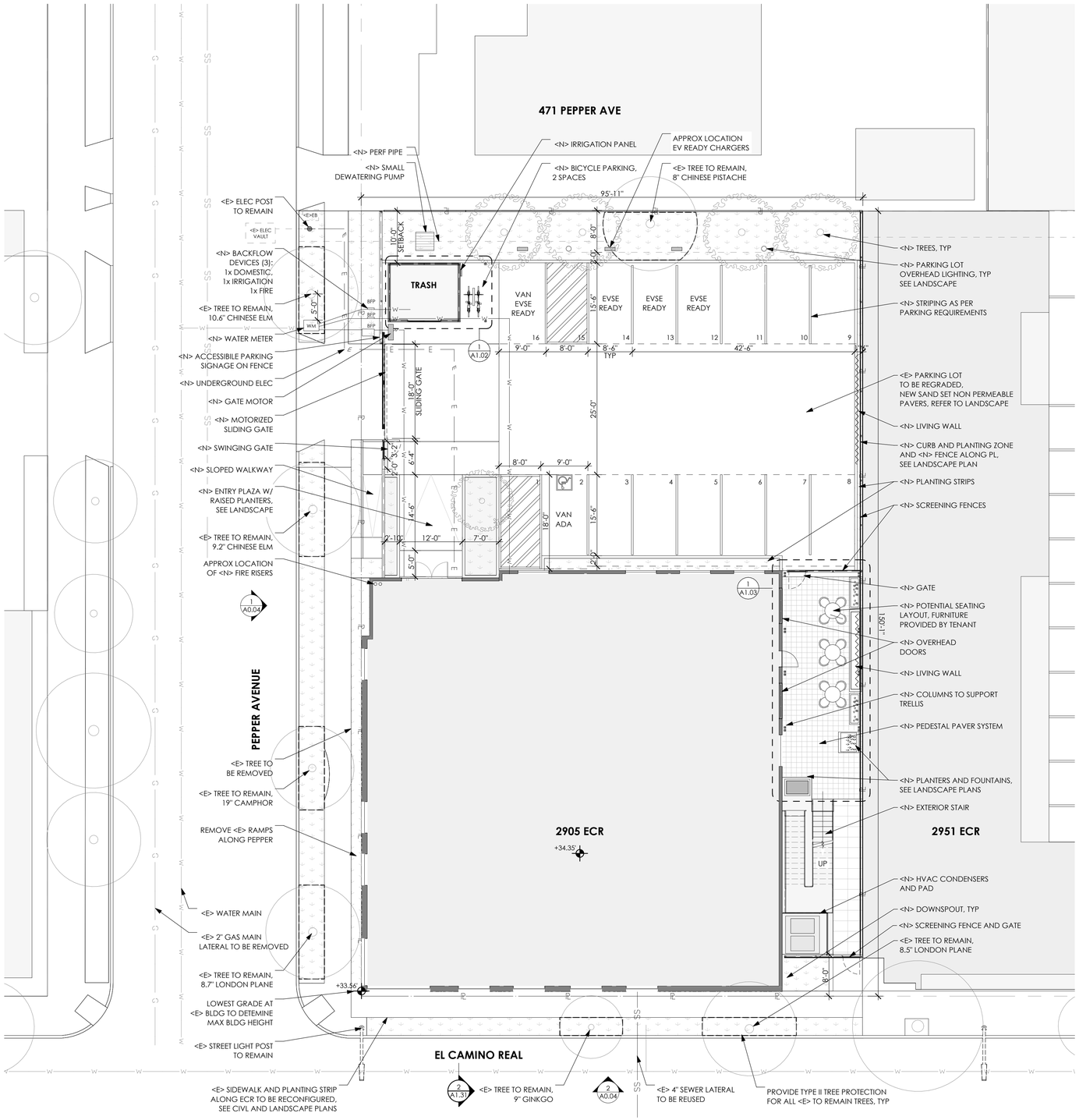


KEY PLAN

SITE PLAN - DEMOLITION

A1.00

2905 ECR REMODEL | 12/6/2023 5:52 PM



SITE PLAN - PROPOSED

SCALE: 3/32" = 1'-0"

1

SITE PLAN NOTES

1) THE PROPERTY IS LOCATED IN FLOOD ZONE **X** PER **CITY OF PALO ALTO** RECORDS, WHICH IS DETERMINED TO BE OUTSIDE OF THE 100- AND 500-YEAR FLOOD PLANE. NO PORTION OF THE PROPERTY IS LOCATED IN ANY FLOOD ZONE.

2) DURING CONSTRUCTION, PROTECT ALL EXISTING STRUCTURES, TREES, HARDSCAPE AND LANDSCAPING NOT IN PROJECT SCOPE. REFER TO SHEET T-1 FOR CITY OF PALO ALTO TREE PROTECTION GUIDELINES.

3) RIGHT OF WAY WORK: ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THE WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT IS SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

4) GENERAL CONTRACTOR SHALL OBTAIN A STREET IMPROVEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO STARTING ANY WORK OUTSIDE OF THE PROPERTY LINES.

5) IF POSSIBLE USE EXISTING DRIVEWAY FOR THE CONSTRUCTION ENTRANCE AND MAINTAIN BY SWEEPING AS REQUIRED.

6) GRADING TO BE VERIFIED ON SITE WITH OWNER AND ARCHITECT; CONTRACTOR SHALL CONTACT GEOTECHNICAL ENGINEER FOR GRADING INSPECTION. COORDINATE SITE AND FOUNDATION DRAINAGE SYSTEMS WITH EXISTING GRADES AS PER CITY REQUIREMENTS.

7) FOR SITE GRADING AND DRAINAGE PATTERN COORDINATE WITH CIVIL ENGINEERING. VERIFY ALL GRADES IN FIELD TO COORDINATE WITH NEW FOUNDATION WORK.

8) CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

9) NO INDIVIDUAL PIECE OF EQUIPMENT SHALL PRODUCE A NOISE LEVEL EXCEEDING 110 dBA AT A DISTANCE OF 25 FT [PAMC 9.10.060 (1)].

10) THE NOISE LEVEL AT ANY POINT OUTSIDE OF THE PROPERTY PLANE OF THE PROJECT SHALL NOT EXCEED 110 dBA [PAMC 9.10.060 (2)].

11) A FOUNDATION SURVEY WILL BE REQUIRED BY A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED PERSON WITH THE REPORT BEING AVAILABLE TO THE BUILDING INSPECTOR AT THE TIME OF THE FOUNDATION INSPECTION.

12) REDUCTION IN CEMENT USE: AS ALLOWED BY THE ENFORCING AGENCY, CEMENT USED IN FOUNDATION MIX DESIGN SHALL BE REDUCED AS FOLLOWS: TIER 2: NOT LESS THAN A 25 PERCENT REDUCTION IN CEMENT (CALGREEN A4.403.2)

CIVIL ENGINEERING NOTES

1) THIS STRUCTURE LOCATION AND ELEVATION MAP WAS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERING, INC. ON SEPTEMBER 27, 2023.

ZERO WASTE NOTES:

1) THE SITE WILL BE RESPONSIBLE TO PULL THE BINS TO THE CURB FOR REFUSE SERVICE AND PLACE THE BINS IMMEDIATELY BACK INTO ITS REFUSE ENCLOSURE AFTER SERVICE.

STORM WATER (BMPs) NOTES:

1) STORM WATER POLLUTION PREVENTION: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO DIRT OR CONSTRUCTION DEBRIS ENTERS THE CITY STORM DRAIN SYSTEM. TO ACCOMPLISH THIS, PAY CLOSE ATTENTION TO THE REQUIREMENTS ON THE "**POLLUTION PREVENTION - ITS PART OF THE PLAN**" SHEET IN THIS PLAN SET. IF ANY OF THE CONSTRUCTION WILL OCCUR DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 15), THEN THE CONTRACTOR IS RESPONSIBLE FOR:
   - INSTALLING THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT STORM WATER POLLUTION PRIOR TO THE START OF CONSTRUCTION.
   - CALLING THE CITY'S ENVIRONMENTAL COMPLIANCE DIVISION AT 650-329-2211 FOR AN INSPECTION OF THE BMPs PRIOR TO THE START OF CONSTRUCTION.
   - MAINTAINING AND ADJUSTING THE BMPs AS NECESSARY THROUGHOUT THE PROJECT. SUBSTANTIAL FINES MAY BE LEVIED BY THE CITY AND/OR THE REGIONAL WATER QUALITY CONTROL BOARD IF FAILURE TO COMPLY WITH THESE REQUIREMENTS RESULTS IN THE RELEASE OR THE THREATENED RELEASE OF POLLUTED WATER FROM THE SITE. BMPs MUST BE REMOVED UPON THE COMPLETION OF THE PROJECT.

UTILITY NOTES

1) SEE UTILITY SHEET C-4.0 FOR MORE INFORMATION.

2) **GAS** - NO GAS SERVICE WILL BE PROVIDED. REMOVE EXISTING GAS METER AND GAS LATERAL, CAP AT GAS MAIN.

3) **ELECTRIC** - NEW UNDERGROUND SERVICE PROPOSED. NEW PULLBOX NEXT TO EXISTING POWER POLE. NEW MAIN ELECTRIC METER AND RELOCATED MAIN PANEL. PANEL NEC LOAD CALCULATIONS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE. PROVIDE 3'-0" x 3'-0" CLEAR LEVEL WORK AREA; CLEARANCES AROUND ELECTRIC PANEL PER CITY OF PALO ALTO METER STANDARDS.

4) **WATER** - NEW 2" HDPE WATER SERVICE AND WATER METERS TO BE INSTALLED DEPENDING ON WATER DEMANDS. INSTALLATION BY CPAU. EXISTING WATER SERVICE TO BE DISCONNECTED AND ABANDONED BY CPAU. SINGLE LATERAL WILL SERVE 1 NEW METER FOR DOMESTIC AND IRRIGATION PLUS FIRE SERVICE.

5) **BACKFLOW DEVICE** - INSTALL A COMMERCIAL DOUBLE CHECK VALVE ASSEMBLY - DCVA BACKFLOW PREVENTER BEHIND EACH WATER METER. THE DCVA SHALL BE INSTALLED ON THE OWNER'S PROPERTY DIRECTLY BEHIND THE WATER METER PER CITY STANDARD DETAIL WD-12C OR M-47 DRAWING. AN RPPA DEVICE MAY BE REQUIRED.

6) **SEWER** - EXISTING 4" SEWER LATERAL TO EL CAMINO REAL TO BE REUSED IF POSSIBLE. IF CONDITION OR SIZE IS UNACCEPTABLE, A NEW SINGLE SEWER LATERAL WILL BE INSTALLED AND CONNECTED TO <E> CITY CLEAN-OUT.

7) **RAINWATER** - ALL RAINWATER TO FLOW FROM ROOF THROUGH SCUPPERS, COLLECTORS AND RAINWATERLEADERS AND CONNECT TO SUBGRADE SYSTEM OF PERFORATED PIPES CONNECTING LANDSCAPE AREA DRAINS TO BIOSWALE IN REAR YARD. ALL SURFACE WATER WILL SHEET FLOW ACROSS SITE AND NOT BE DIRECTED INTO NEIGHBORING PROPERTIES.

8) STREET WORK PERMIT IS REQUIRED BY PUBLIC WORKS FOR WORKING IN THE CITY RIGHT OF WAY.

9) A MINIMUM 50 AMP DEDICATED BRANCH CIRCUIT AND SERVICE CAPACITY SHALL BE PROVIDED FOR FUTURE ELECTRIC VEHICLE CHARGING. RACEWAY TO CHARGING STATION (EVCS) LOCATION WITH CAPACITY TO ACCOMMODATE 100 AMPERE CIRCUIT.

10) PROVIDE NON-REMOVABLE BACKFLOW PREVENTER AT ALL EXTERIOR HOSE BIBS. SEE FLOOR PLANS

SITE PLAN KEY

- PROPERTY LINE
- BUILDING SETBACK
- TREE PROTECTION FENCING
- SS — <E> SANITARY SEWER
- G — (E) GAS LINE
- E — <N> UNDERGROUND ELECTRIC LINE
- OH — <E> OVERHEAD POWER
- G — <E> UNDERGROUND GAS
- W — UNDERGROUND WATER
- SD — UNDERGROUND STORM
- UTILITY POLE
- <N> SMALL DEWATERING PUMP
- <N> PEDESTAL PAVERS
- <N> DRIVEWAY
- <N> LAWN
- AREA OUT OF SCOPE - NO WORK
- <E> TREE
- <N> PROPOSED TREE
- <N> LIVING WALL, DESIGN BY OTHER

ARBORIST NOTES

1) TREE PROTECTION ON REGULATED TREES SHALL IN IN PLACE FOR THE DURATION OF THE PROJECT.

2) REGULATED TREES: BEFORE ANY EQUIPMENT IS DELIVERED OR ANY SITE WORK COMMENCES, CONTACT THE PROJECT SITE ARBORIST, URBAN TREE MANAGEMENT, AT (650) 321-0202.

3) ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND OTHER REQUIRED MEASURES SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED ON SHEETS L-5.2 THRU L-5.5, IN THE TREE PROTECTION REPORT AND THE APPROVED PLANS.

4) UNLESS OTHERWISE NOTED, TREES SHOWN ARE LOCATED AT THE EXISTING GRADE: TRUNK DIAMETERS ARE MEASURED AT 54" ABOVE GROUND. DRIP LINES WERE NOT MEASURED AT TIME OF SURVEY AND ARE DEPICTED GRAPHICALLY IN THERE APPROXIMATE POSITIONS ONLY.

5) HAND DIG UTILITY TRENCHES THAT FALL UNDER ANY TREE CANOPY, TYP.

6) NO PRUNING OR CLEARANCE CUTTING OF BRANCHES IS PERMITTED ON CITY TREES.

7) UNDERGROUND UTILITY LINES TO BE DIRECTED AWAY FROM THE STREET TREES BY A MINIMUM OF 10 FEET

8) TREE PLANTING. PRIOR TO IN-GROUND INSTALLATION, A CITY INSPECTION OR APPROVAL MAY BE REQUIRED FOR TREE STOCK, PLANTING CONDITIONS AND IRRIGATION ADEQUACY.

9) EQUIPMENT ACCESS. IN ORDER TO PROTECT EXISTING TREES, EXISTING PAVEMENT UNDER THE CANOPY MUST BE LEFT IN PLACE AS LONG AS POSSIBLE TO PROTECT THE TREE ROOTS IN THAT AREA FROM SOIL COMPACTION BY EQUIPMENT.

10) EXCAVATION: EXCAVATION WITHIN THE TREE PROTECTION ZONE OF ANY TREE SHOULD BE DONE BY HAND OR BY LIGHT MACHINERY, UNDER THE SUPERVISION OF THE ARBORIST. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES. ANY TREE ROOTS OVER 2" IN DIAMETER EXPOSED DURING CONSTRUCTION MUST BE COVERED WITH SOIL OR BURLAP AND IRRIGATED TO BE KEPT MOIST UNTIL THEY CAN BE PERMANENTLY COVERED WITH SOIL AT THE END OF CONSTRUCTION.

11) SITE PREPARATION: SITE PREPARATION WITHIN THE TREE PROTECTION ZONE OF ANY TREE, INCLUDING SCRAPING, GRADING, ETC. FOR THE BUILDING OR NEW PAVEMENT/ PAVER AREA MUST BE DONE BY HAND, UNDER THE SUPERVISION OF THE ARBORIST.

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2905 ECR REMODEL

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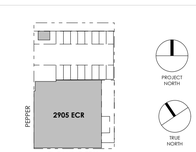
ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

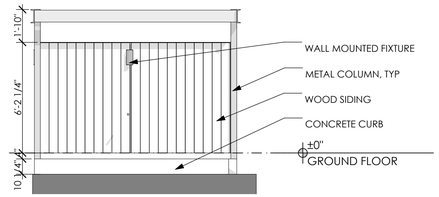
DEPARTMENT STAMPS



KEY PLAN

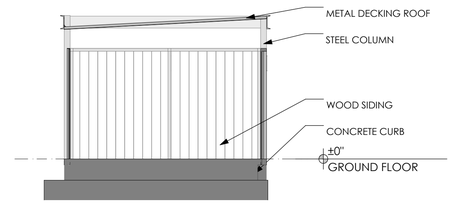
SITE PLAN - PROPOSED

A1.01



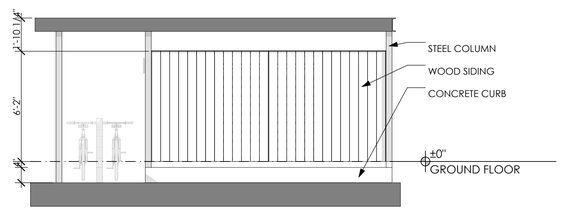
EAST ELEVATION - TRASH RM 8

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



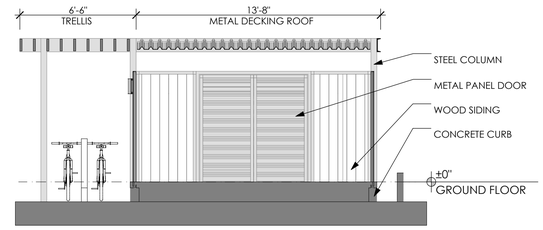
N/S SECTION - TRASH RM 3

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



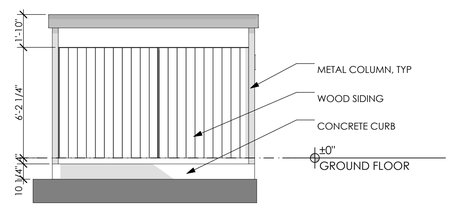
NORTH ELEVATION - TRASH RM 7

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



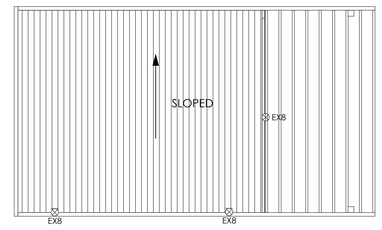
E/W SECTION - TRASH RM 4

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



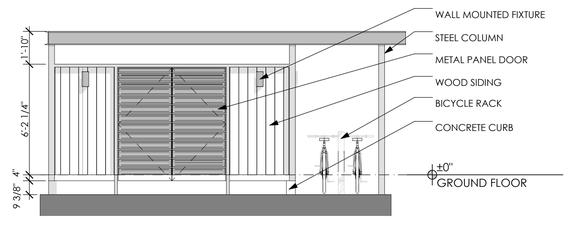
WEST ELEVATION - TRASH RM 6

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



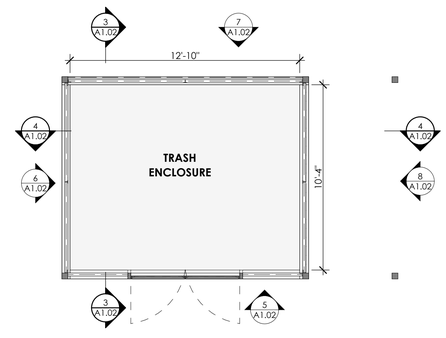
GROUND FLOOR - ENLARGED RCP 2

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



SOUTH ELEVATION - TRASH RM 5

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



TRASH ENCLOSURE - ENLARGED PLAN 1

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

TRASH ROOM NOTES

MATERIAL & FINISHES

1) **WOOD SIDING:**
   - THERMORY CLADDING, COLOR: ASH
   - BENCHMARCH SERIES
   - WALL: 1x6 BOARDS

2) **TRELLIS:**
   - WOOD MEMBERS: 2x8 THERMORY BOARDS
     COLOR: ASH
   - COLUMNS AND SUPPORT: PAINTED STEEL

3) **CORRUGATED METAL ROOF:**
   -

4) **METAL DOOR:**
   -

5) **CONCRETE CURB:**
   - CAST IN PLACE
   - SMOOTH FINISH

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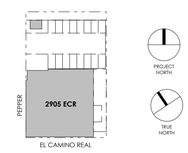
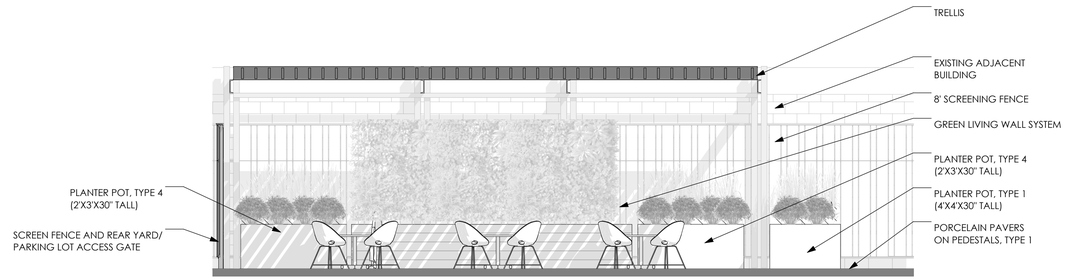


KEY PLAN

SITE DETAILS - TRASH ENCLOSURE

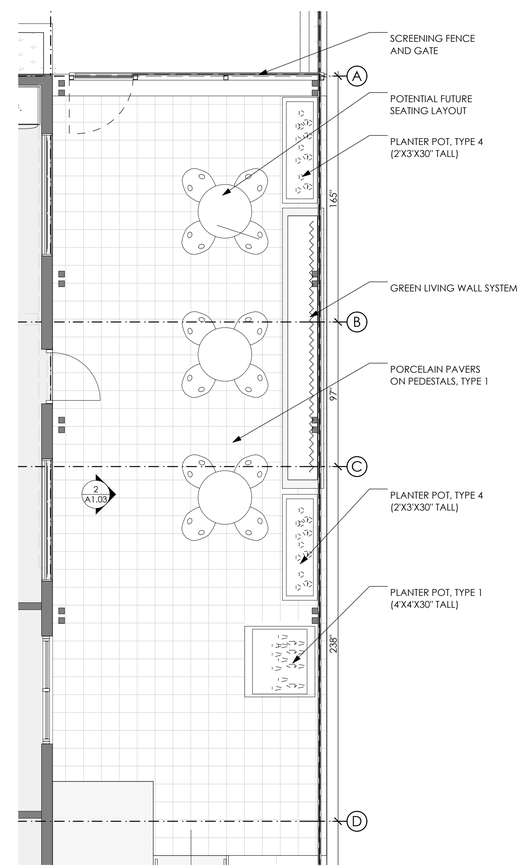
A1.02



PATIO ELEVATION 2

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

0 2' 4' 8'



SIDE PATIO - ENLARGED PLAN 1

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

0 2' 4' 8'

PATIO NOTES

MATERIAL & FINISHES

1) **SCREENING FENCE:**
   - THERMORY CLADDING, COLOR: ASH
   - BENCHMARCH SERIES
   - WALL: 1x6 BOARDS

2) **TRELLIS:**
   - WOOD MEMBERS: 2x8 THERMORY BOARDS COLOR: ASH
   - COLUMNS AND SUPPORT: PAINTED STEEL

3) **PEDESTAL PAVER SYSTEM:**
   - ARCHITRAKS, 3/4" PORCELAIN TILES, 24x24 inches
   - WOOD STYLE: NATUR AND WOODSIDE OAK
   - PEDESTAL SYSTEM AT VARIED HEIGHTS
   REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

4) **PLANTERS:**
   REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SIZE AND TYPE

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DEPARTMENT STAMPS

SITE DETAILS - SIDE PATIO

A1.03

2905 ECR REMODEL - 12/7/2023 9:17 AM

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SITE ELEVATION - E/W (EL CAMINO REAL) 2

SCALE: 1" = 10'

0 5' 10' 20'

SITE ELEVATION N/S (PEPPER AVE) 1

ISSUANCES

REV	DATE	DESCRIPTION
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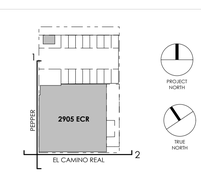
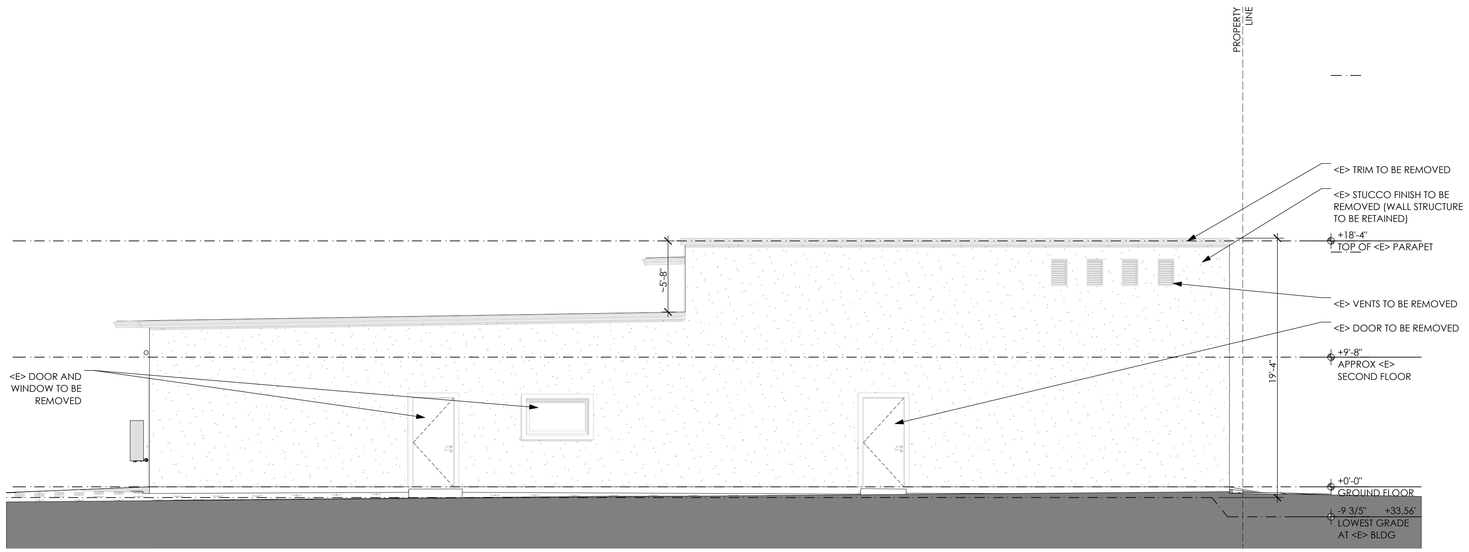
DEPARTMENT STAMPS



KEY PLAN

SITE ELEVATIONS

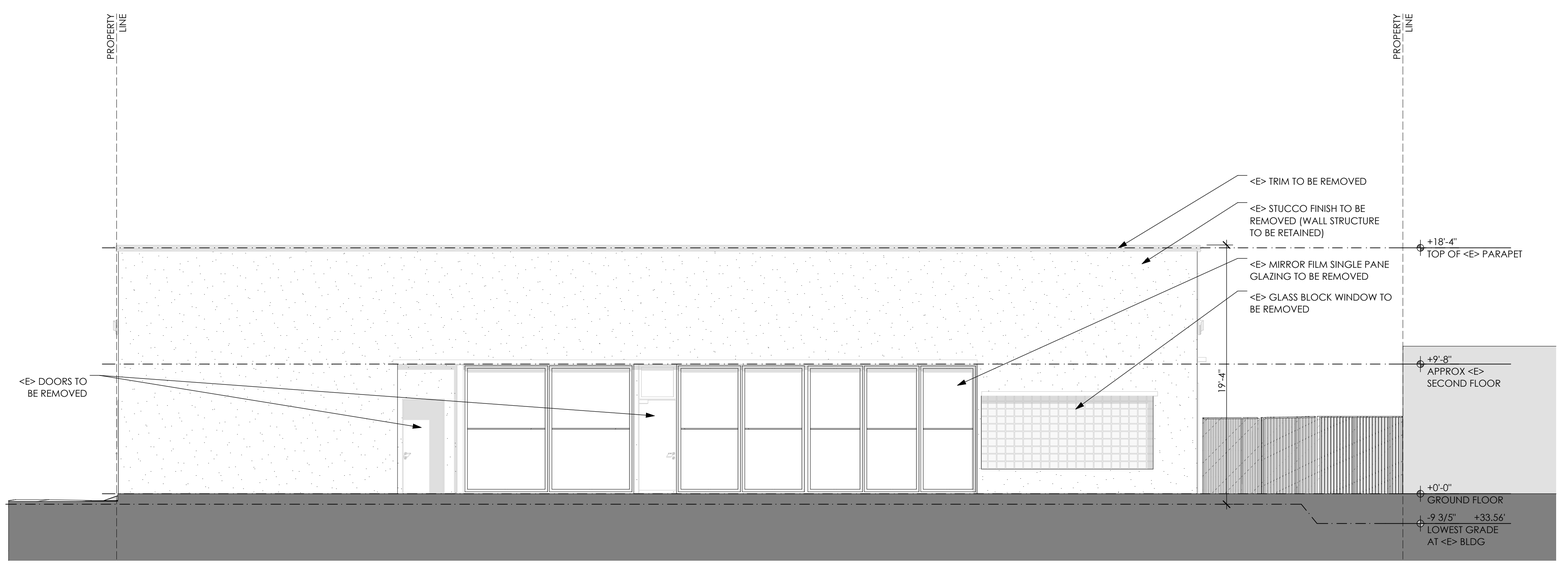
A1.04



<E> WEST ELEVATION 2

SCALE: 3/16" = 1'-0"

0 4' 8' 12'



<E> SOUTH ELEVATION 1

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

<E> ELEVATION NOTES

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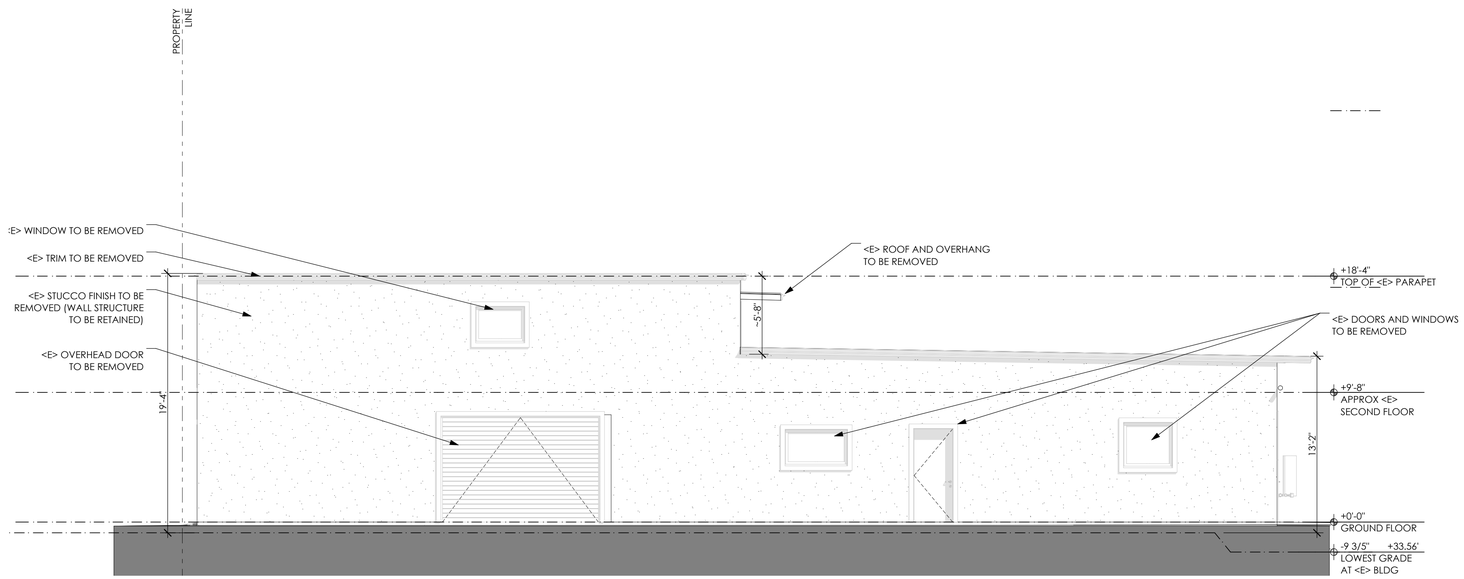
DEPARTMENT STAMPS

KEY PLAN

BUILDING ELEVATIONS - EXISTING

A1.05

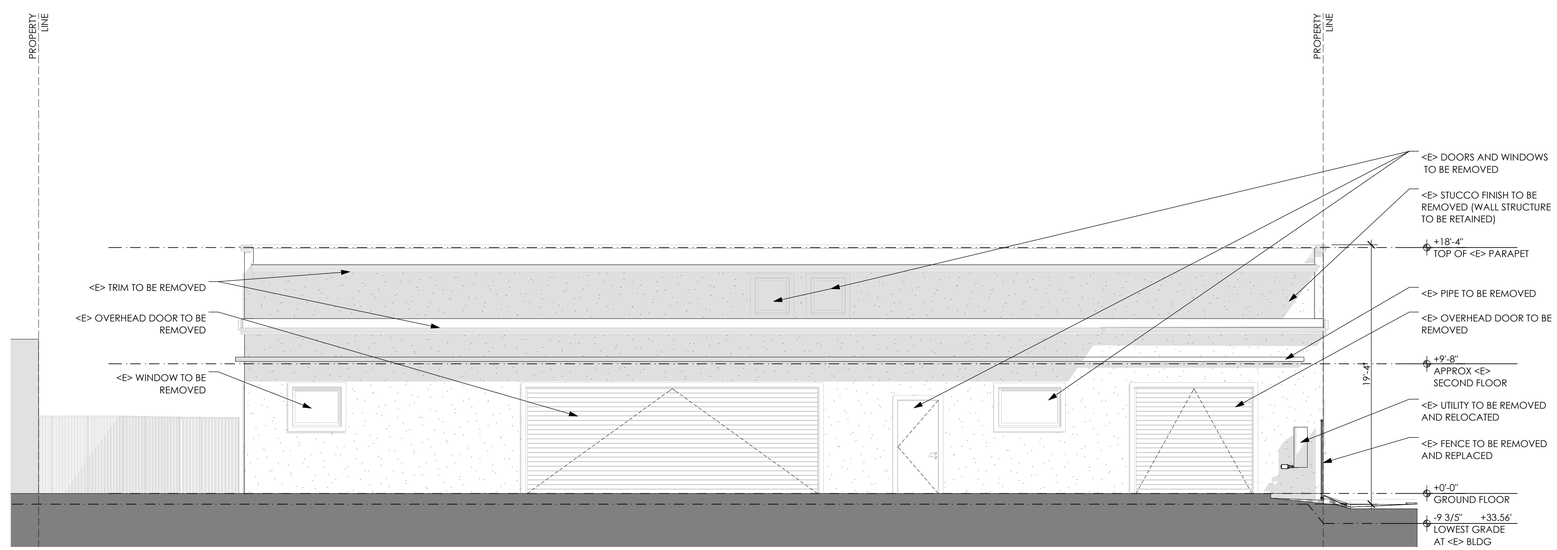
2905 ECR REMODEL 12/6/2023 5:32 PM



<E> EAST ELEVATION 2

SCALE: 3/16" = 1'-0"

0 4' 8' 12'



<E> NORTH ELEVATION 1

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

<E> ELEVATION NOTES

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ISSUANCES

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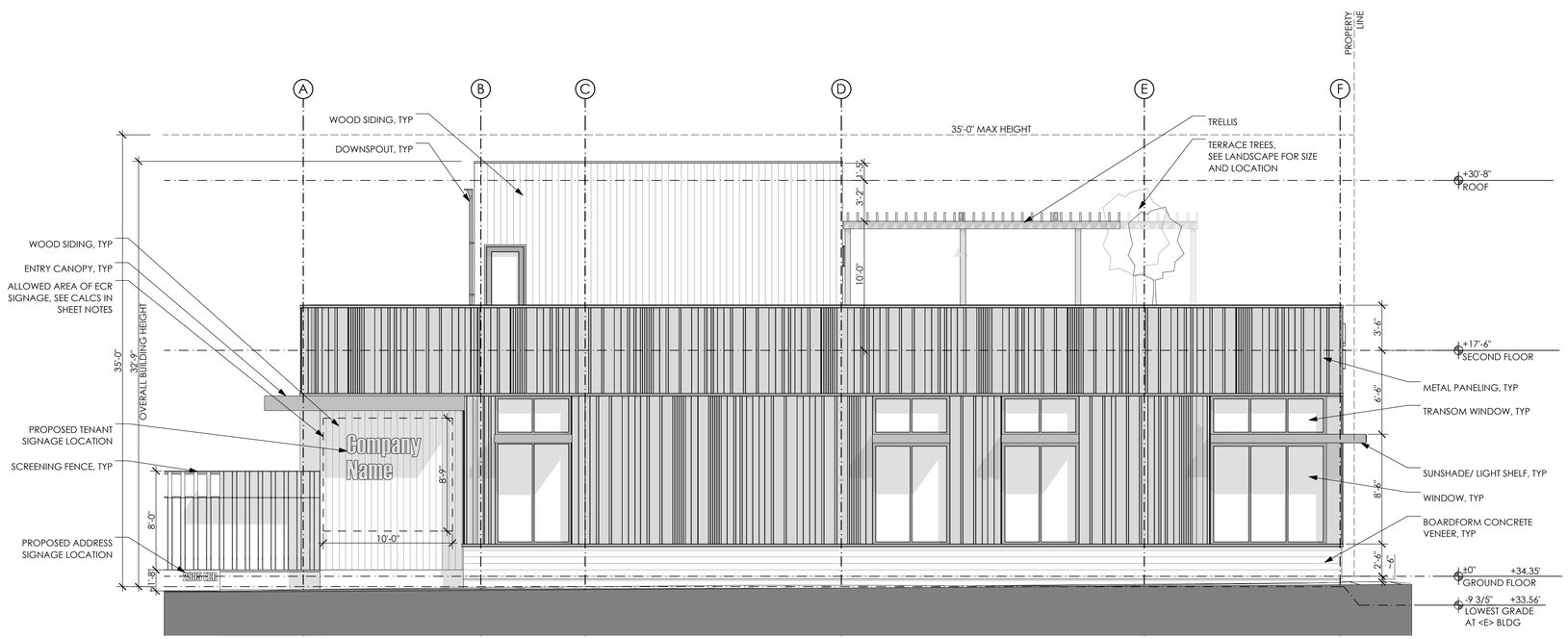
DEPARTMENT STAMPS

KEY PLAN

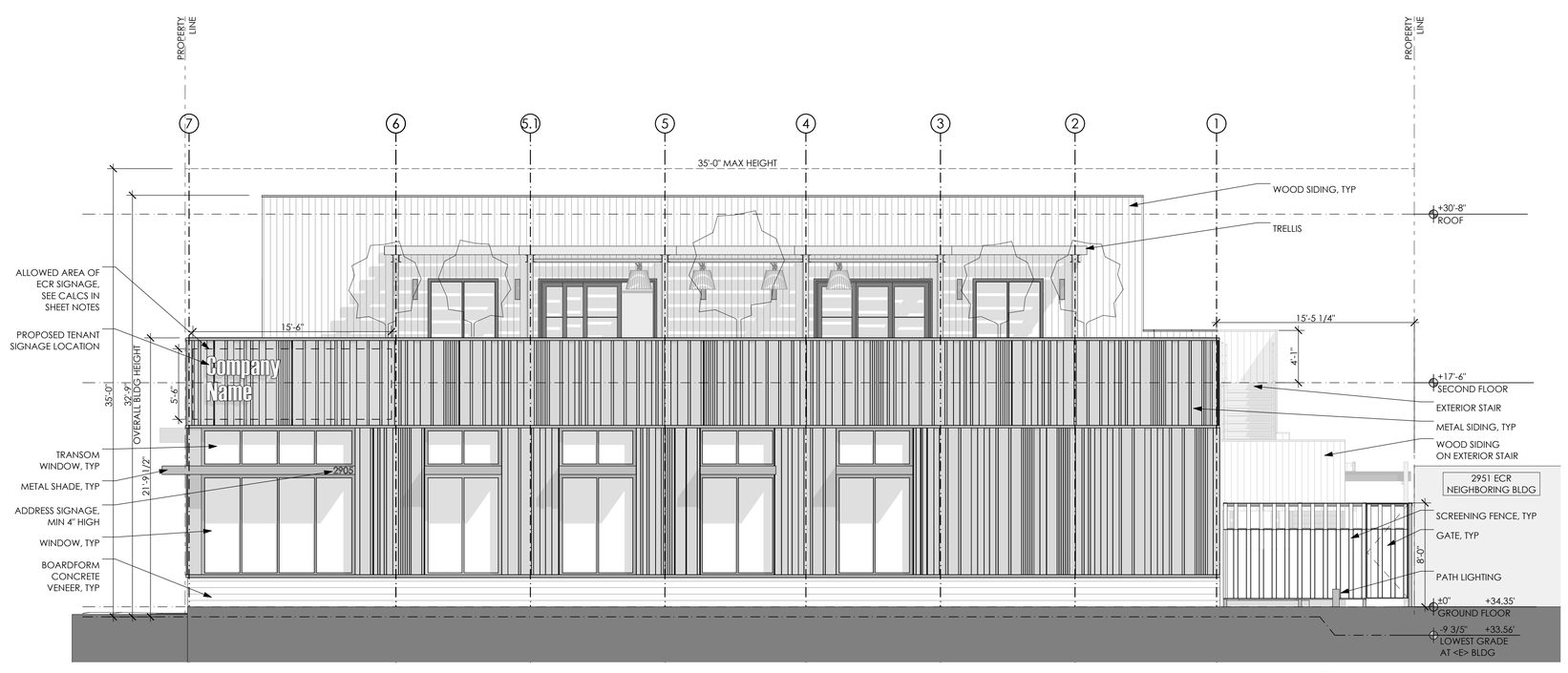
BUILDING ELEVATIONS - EXISTING

A1.06



WEST ELEVATION 2

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION 1

SCALE: 3/16" = 1'-0"

ELEVATION NOTES

1) GRADE FOR THE PURPOSE OF ESTABLISHING MAX BUILDING HEIGHT TO BE THE (E) GRADE, AS DEFINED FOR EACH BUILDING OR STRUCTURE AS THE LOWEST POINT OF ADJACENT GROUND ELEVATION PRIOR TO GRADING OR FILL. SEE TOPOGRAPHIC SURVEY ON C.0.1 FOR FULL <E> GRADING ELEVATIONS.

2) ROOF DRAINS AND CONDUCTOR/LEADERS SHALL BE OF CAST IRON, PLASTIC OR OTHER APPROVED MATERIALS. [PAMC 16.08.170]

SIGNAGE CALCS

1) REFERENCED FROM CITY OF PALO ALTO SIGN CODE, REVISED 07/2015, CHAPTER 16.20 - TABLE 3 ALLOWABLE SIGN AREA FOR WALL SIGNS:

EL CAMINO REAL SIGNAGE:
1700 SQ FT AREA OF WALL = MAX 85 SQ FT OF SIGNAGE

PEPPER AVENUE SIGNAGE:
1750 SQ FT AREA OF WALL = MAX 87.5 SQ FT OF SIGNAGE

MATERIALS & FINISHES

1) **METAL PANEL SIDING:**
- AEP SPAN, MIDNIGHT BRONZE
- FLEX SERIES
- PROFILES: FX-10, FX-20, FX-30, FX-40
- 1 1/4" HEIGHT x 12" WIDTH

2) **WOOD SIDING:**
- THERMORY CLADDING, COLOR: ASH
- BENCHMARK SERIES
- WALL: 2X6 BOARDS
- FENCE: SOLID STOCK, 1x6 AND 1x4 BOARDS

3) **BOARDFORM CONCRETE VENEER:**
- 2STONE BOARD FORM TILE, STANDARD GREY
- 72" x 6" x 1/2"

4) **SUNSHADE/ LIGHT SHELF:**
- 8" METAL PROFILE
- PAINTED DARK GREY TO MATCH METAL SIDING

5) **ENTRY CANOPY SHELF:**
- 12" METAL PROFILE
- PAINTED DARK GREY TO MATCH METAL SIDING

6) **WOOD SOFFIT:**
- 5" WIDE PAINTED TONGUE & GROOVE BOARDS
- SMOOTH TEXTURE

7) **WINDOWS AND TRANSOMS:**
- ARCADIA ACOUSTIC SERIES AG451 STC
- MIN 38 STC: 1" IG WITH LAMINATED OUTBOARD LITE
- SOLARBAN 72 LOW-E GLASS
- METAL FRAME AND TRIMS PAINTED DARK GREY TO MATCH METAL SIDING

8) **SCREENING FENCE:**
- WOOD PANELS: THERMORY, ASH
- FRAME AND SUPPORT: PAINTED STEEL

9) **EXTERIOR STAIR:**
- GALVANIZED METAL PLATE RISER AND TREAD
- PRIMED AND PAINTED TO MATCH METAL PANELS
- PRECAST CONRETE TREAD W/ METAL ATTACHMENT

10) **ENTRY DOOR SYSTEM:**
- ALUMINIUM CLAD, FULL GLASS WITH MUNTINS
- DARK GREY TO MATCH METAL PANELS

11) **OVERHEAD DOORS:**
- METAL ACCORDIAN FOLDING DOOR
- MOTOR OPERATED

12) **TRELLIS:**
- WOOD MEMBERS: 2x8 THERMORY BOARDS COLOR: ASH
- COLUMNS AND SUPPORT: PAINTED STEEL

13) **METAL GUARDRAIL (TERRACE):**
- FLATBAR AND RODS
- PAINTED DARK GREY TO MATCH STEEL COLUMNS

14) **PEDESTAL PAVER SYSTEM:**
- ARCHITRAKS, 3/4" PORCELAIN TILES, 24x24 inches
- WOOD STYLE: NATUR AND WOODSIDE OAK
- PEDESTAL SYSTEM AT VARIED HEIGHTS

15) **GUTTER AND DOWNSPOUTS:**
- 5" HALF ROUND GUTTER
- PAINTED DARK GREY TO MATCH WINDOW TRIM

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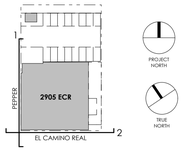
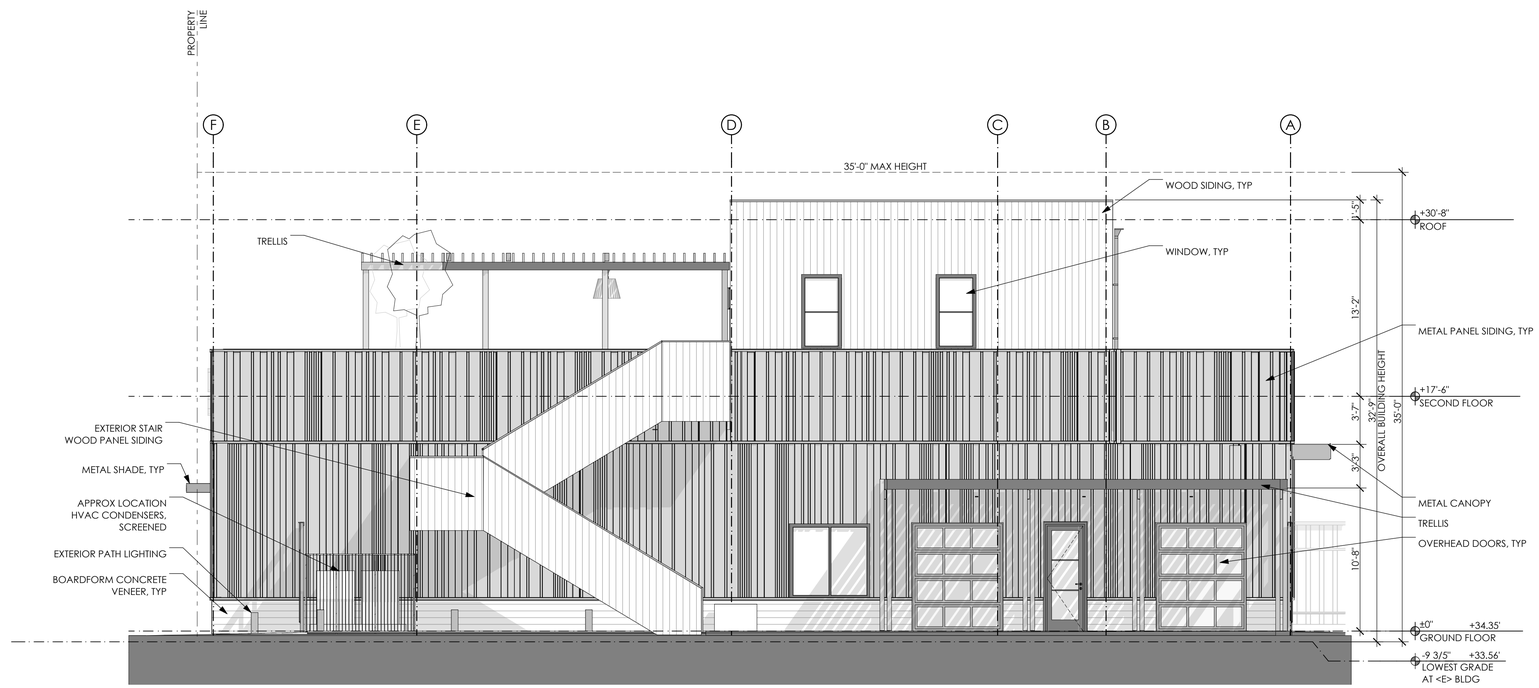


KEY PLAN

BUILDING ELEVATIONS

A1.07



EAST ELEVATION 2

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

NORTH ELEVATION 1

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

MATERIALS & FINISHES

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- AEP SPAN, MIDNIGHT BRONZE
- FLEX SERIES
- PROFILES: FX-10, FX-20, FX-30, FX-40
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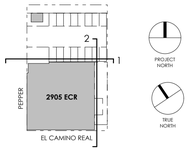
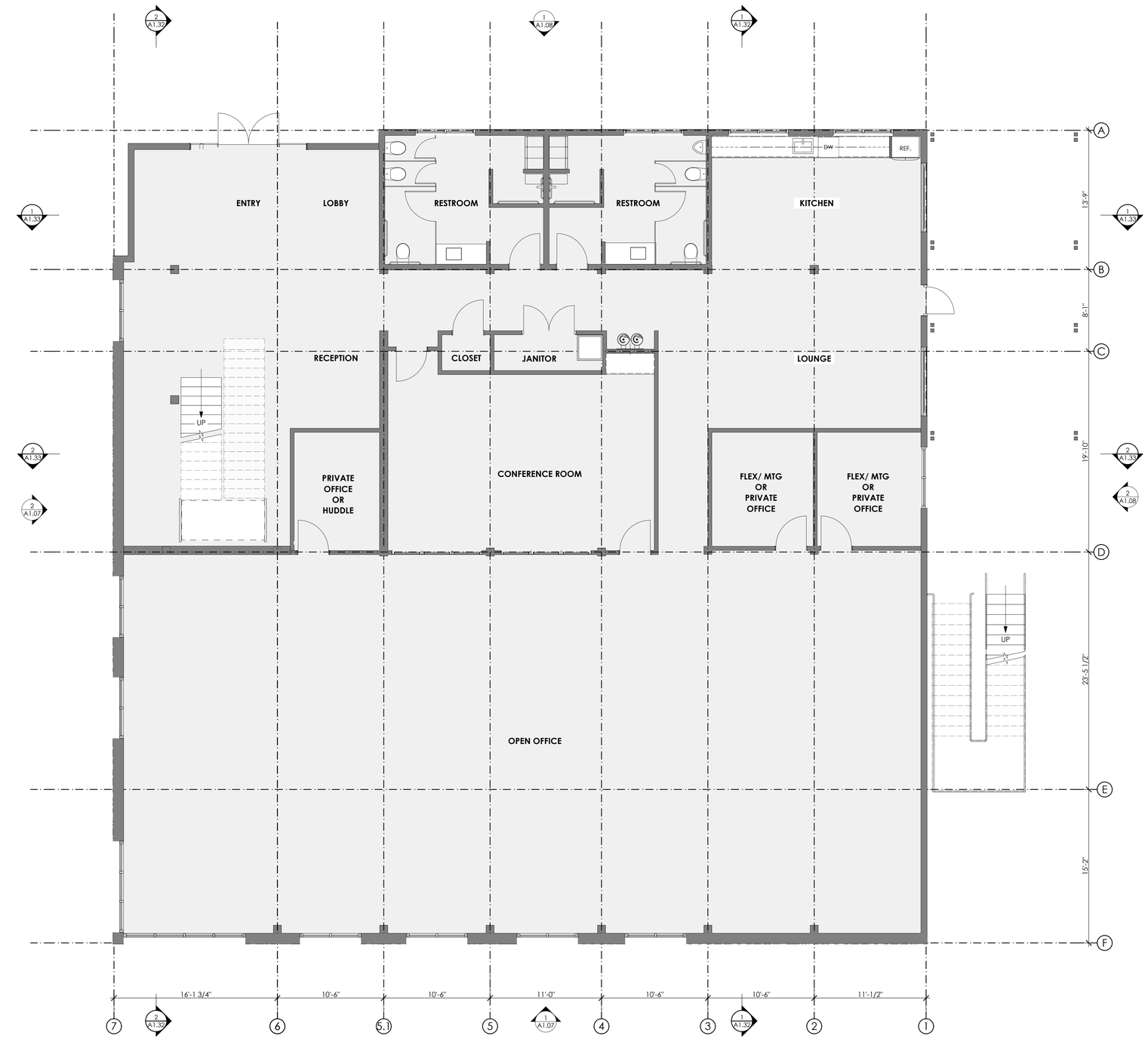


KEY PLAN

BUILDING ELEVATIONS

A1.08



GROUND FLOOR - PROPOSED 1

SCALE: 3/16" = 1'-0"

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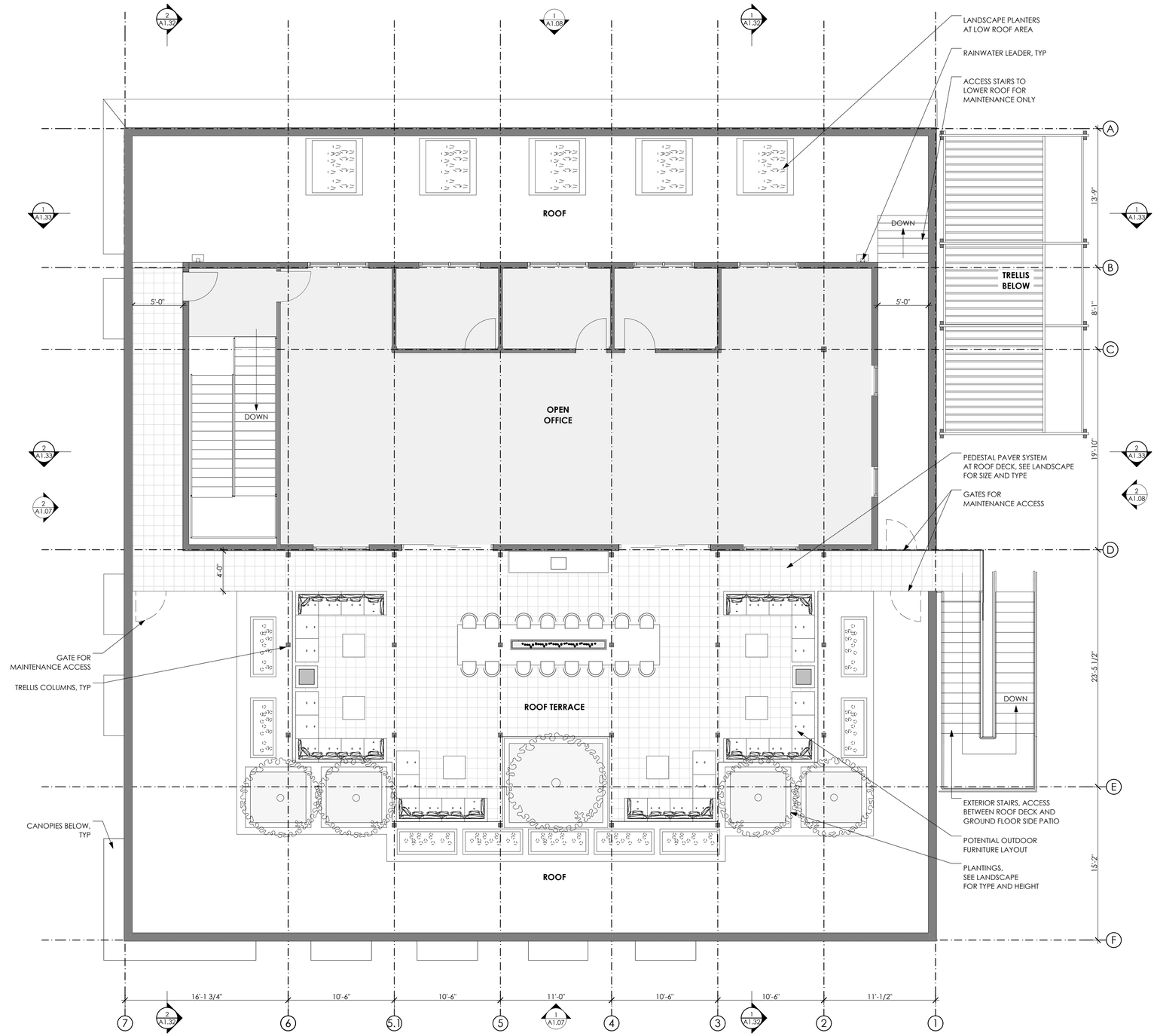
KEY PLAN

GROUND FLOOR PLAN

A1.11



SECOND FLOOR / TERRACE - PROPOSED

SCALE: 3/16" = 1'-0"

1

FLOOR PLAN NOTES

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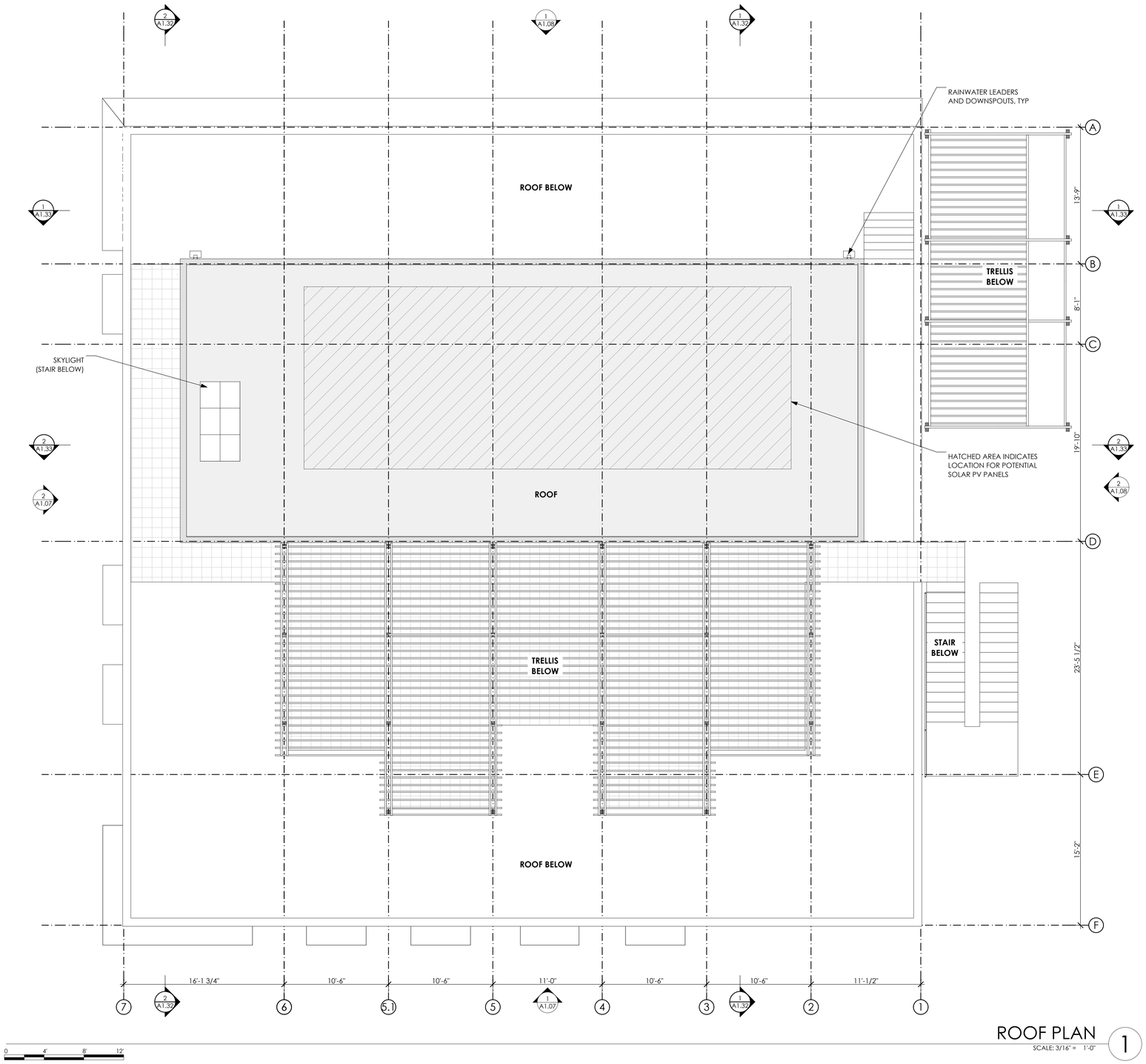
KEY PLAN

SECOND FLOOR PLAN

A1.12



ROOF PLAN

SCALE: 3/16" = 1'-0"

1

ROOF PLAN NOTES

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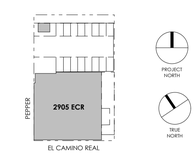

KEY PLAN

ROOF PLAN

A1.13

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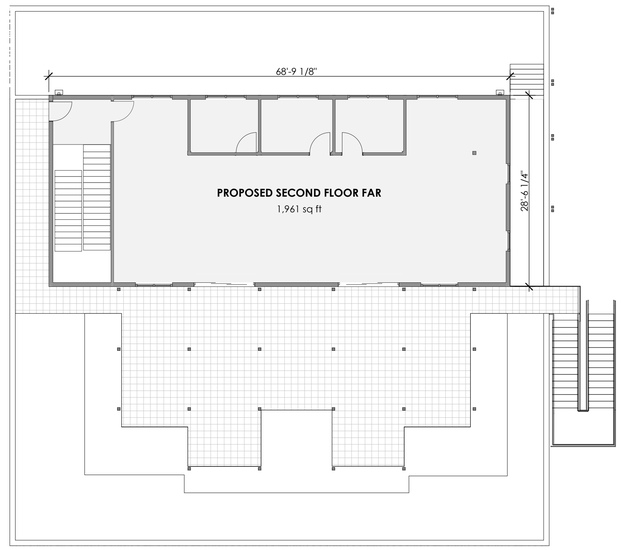
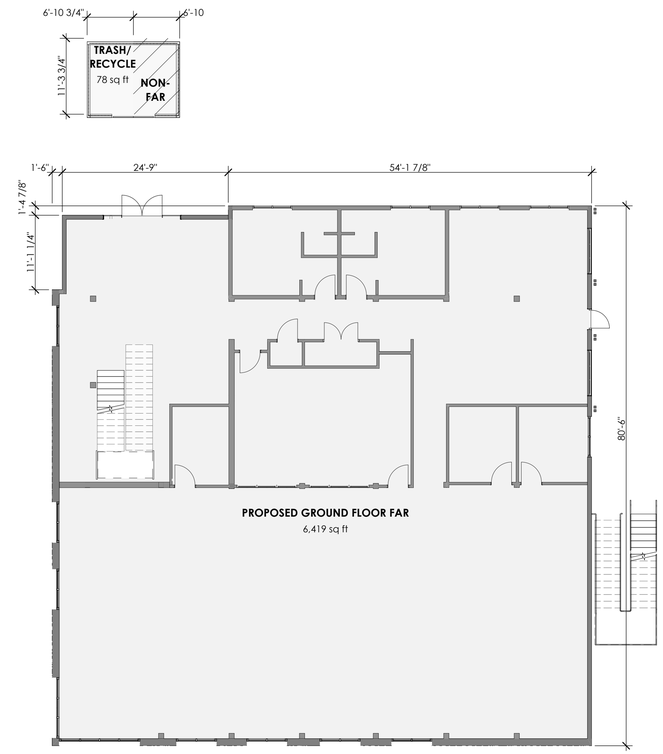


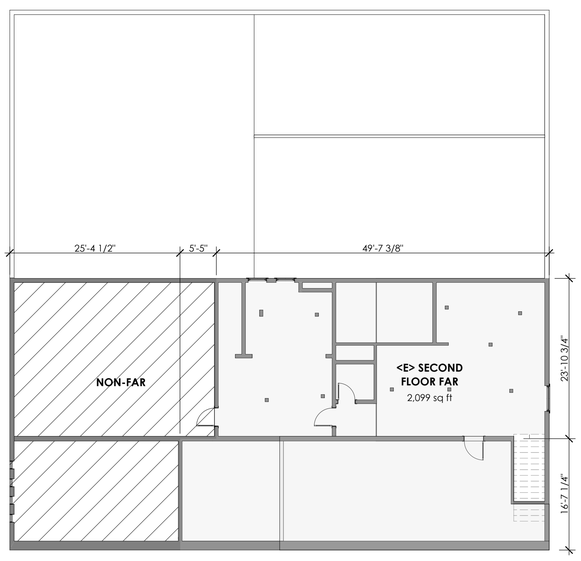
SECOND FLOOR - FAR NEW 4

SCALE: 3/32" = 1'-0"



GROUND FLOOR - FAR NEW 2

SCALE: 3/32" = 1'-0"



SECOND FLOOR - FAR EXISTING 3

SCALE: 3/32" = 1'-0"

GROUND FLOOR - FAR EXISTING 1

SCALE: 3/32" = 1'-0"

FAR NOTES

1) THE SUM OF ALL FLOORS IN THE MAIN STRUCTURE MEASURED TO THE OUTSIDE OF THE EXTERIOR STUD WALL.

2) 2ND FLOOR SPACE (INCLUDING ATTICS) WHERE HEAD HEIGHT OR DISTANCE FROM TOP FLOOR TO BOTTOM OF CEILING MATERIAL IS > 5'.

3) 2ND FLOOR EQUIVALENT: AREAS WHERE HEIGHT FROM TOP OF FIRST FLOOR TO TOP OF ROOF MATERIAL IS >17'.

4) FAR CALCULATIONS EXCLUDE EXTERIOR STRUCTURES SUCH AS ARBORS AND TRELISSES WITH A SEMI-SOLID ROOF.

EXISTING FAR

ZONE NAME	AREA
GROUND FLOOR	
<E> GROUND FLOOR FAR	6,472
	6,472 ft²
SECOND FLOOR	
<E> SECOND FLOOR FAR	2,099
	2,099 ft²
	8,571 ft²

PROPOSED FAR

ZONE NAME	AREA
GROUND FLOOR	
TRASH/ RECYCLE	78
PROPOSED GROUND FLOOR FAR	6,419
	6,497 ft²
SECOND FLOOR	
PROPOSED SECOND FLOOR FAR	1,961
	1,961 ft²
	8,458 ft²

FAR LEGEND

FAR

NON-FAR

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KEY PLAN

FAR DIAGRAMS

A1.21

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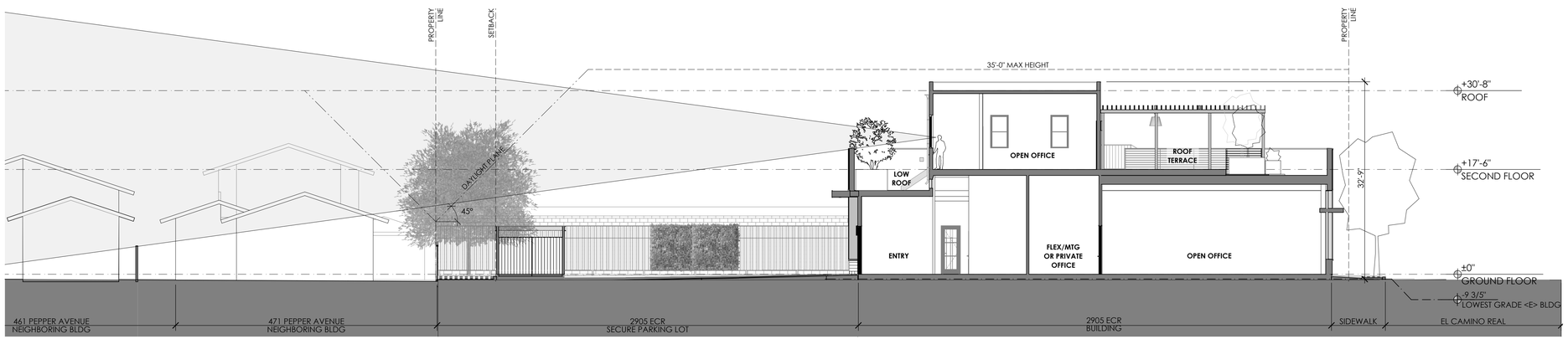
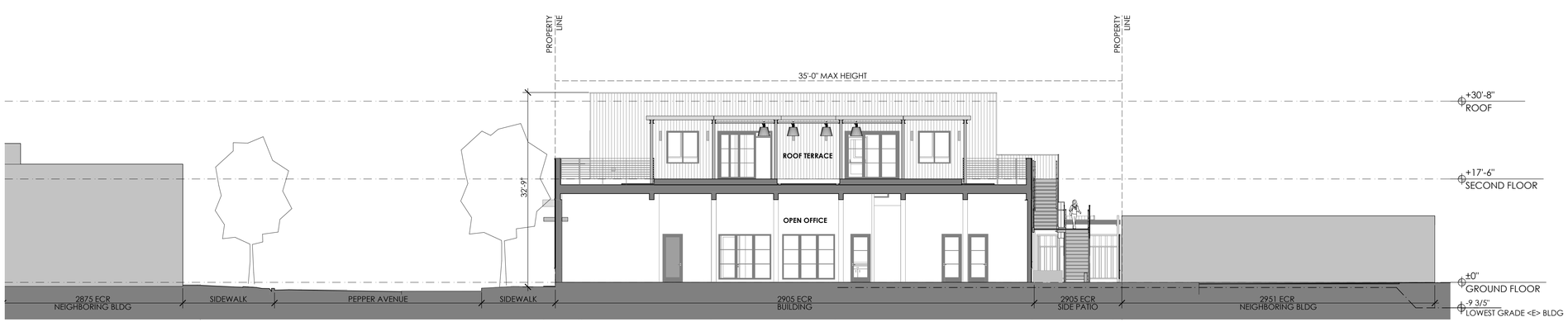


SITE SECTION N/S 2

SCALE: 1" = 10'

0 5' 10' 20'



SITE SECTION E/W 1

SCALE: 1" = 10'

0 5' 10' 20'

ISSUANCES

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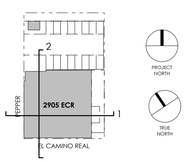
DEPARTMENT STAMPS



KEY PLAN

SITE SECTIONS

A1.31

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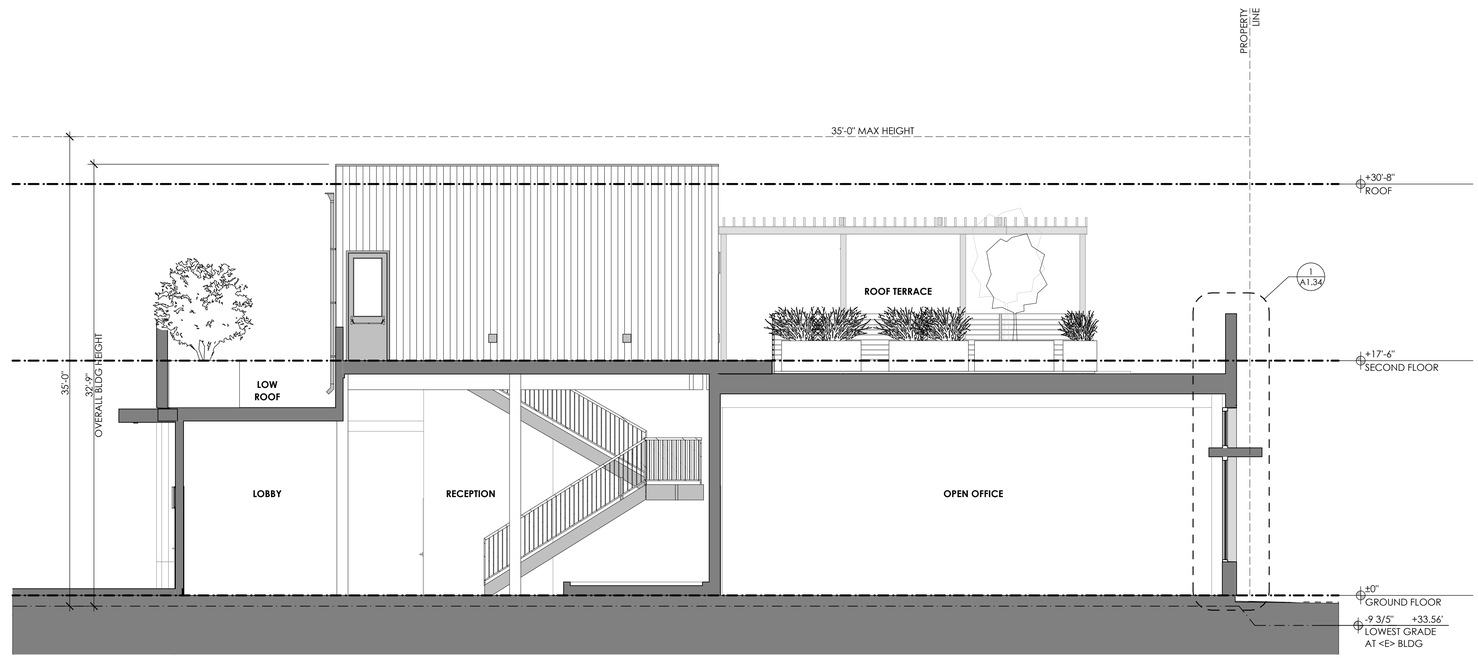
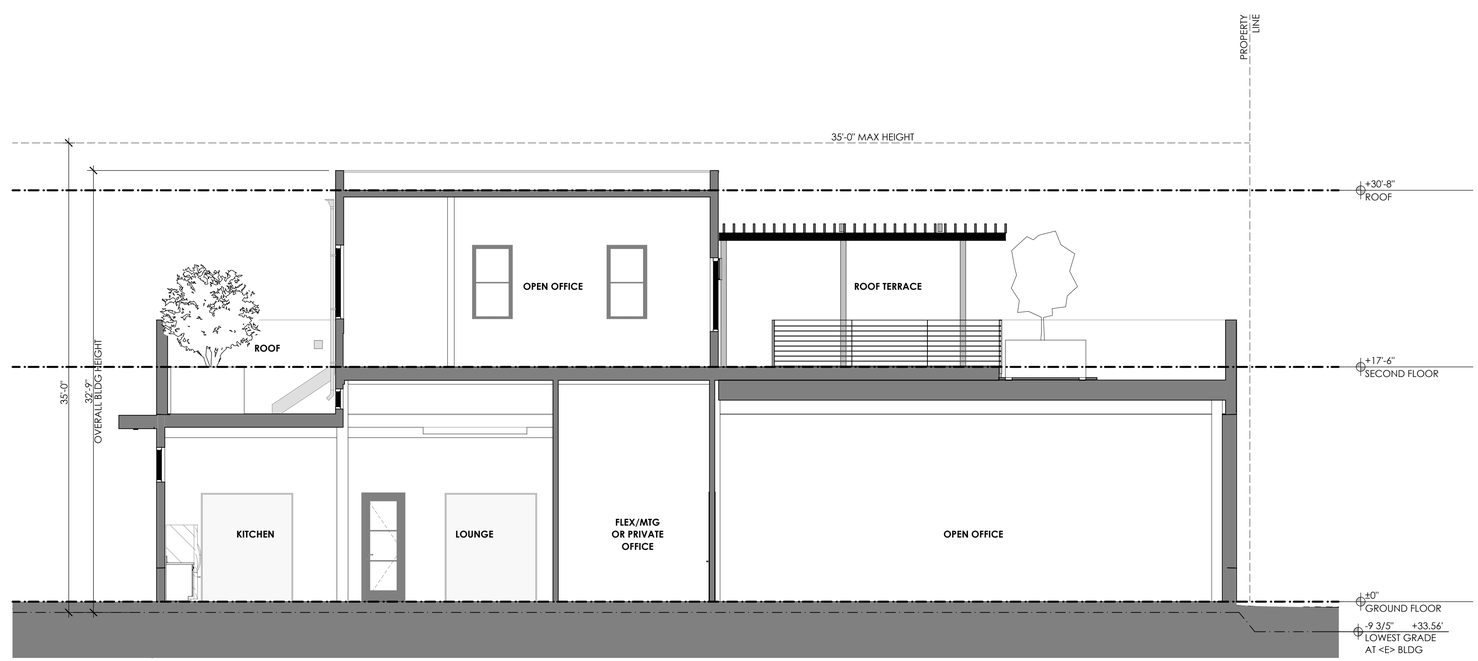


0 4' 8' 12'

N/S SECTION THROUGH LOBBY

SCALE: 3/16" = 1'-0"

2



0 4' 8' 12'

N/S SECTION THROUGH KITCHEN

SCALE: 3/16" = 1'-0"

1

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KEY PLAN

BUILDING SECTIONS
- NORTH/ SOUTH

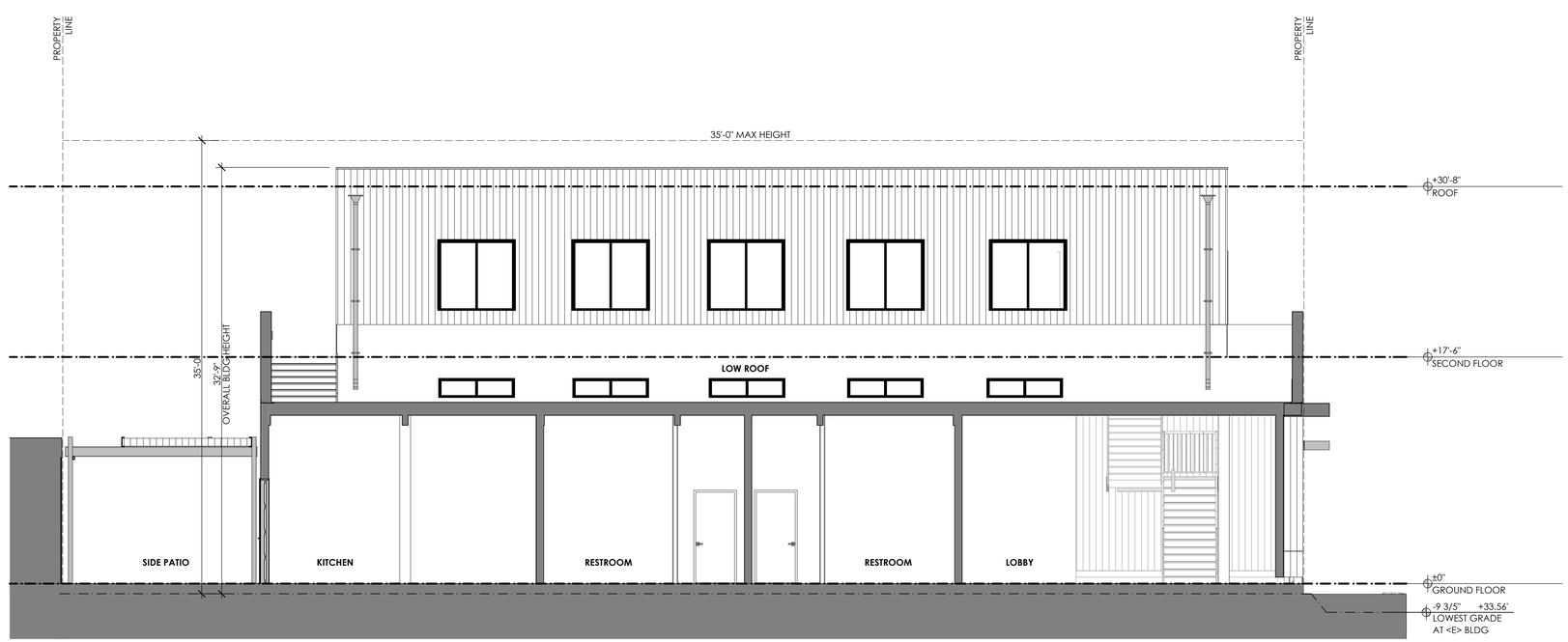
A1.32

2905 ECR REMODEL | 12/6/2023 5:52 PM

E/W SECTIONS THROUGH HALLWAY 2

SCALE: 3/16" = 1'-0"

0 4' 8' 12'



E/W SECTION THROUGH RESTROOMS 1

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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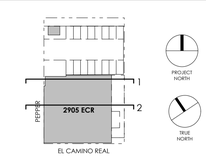
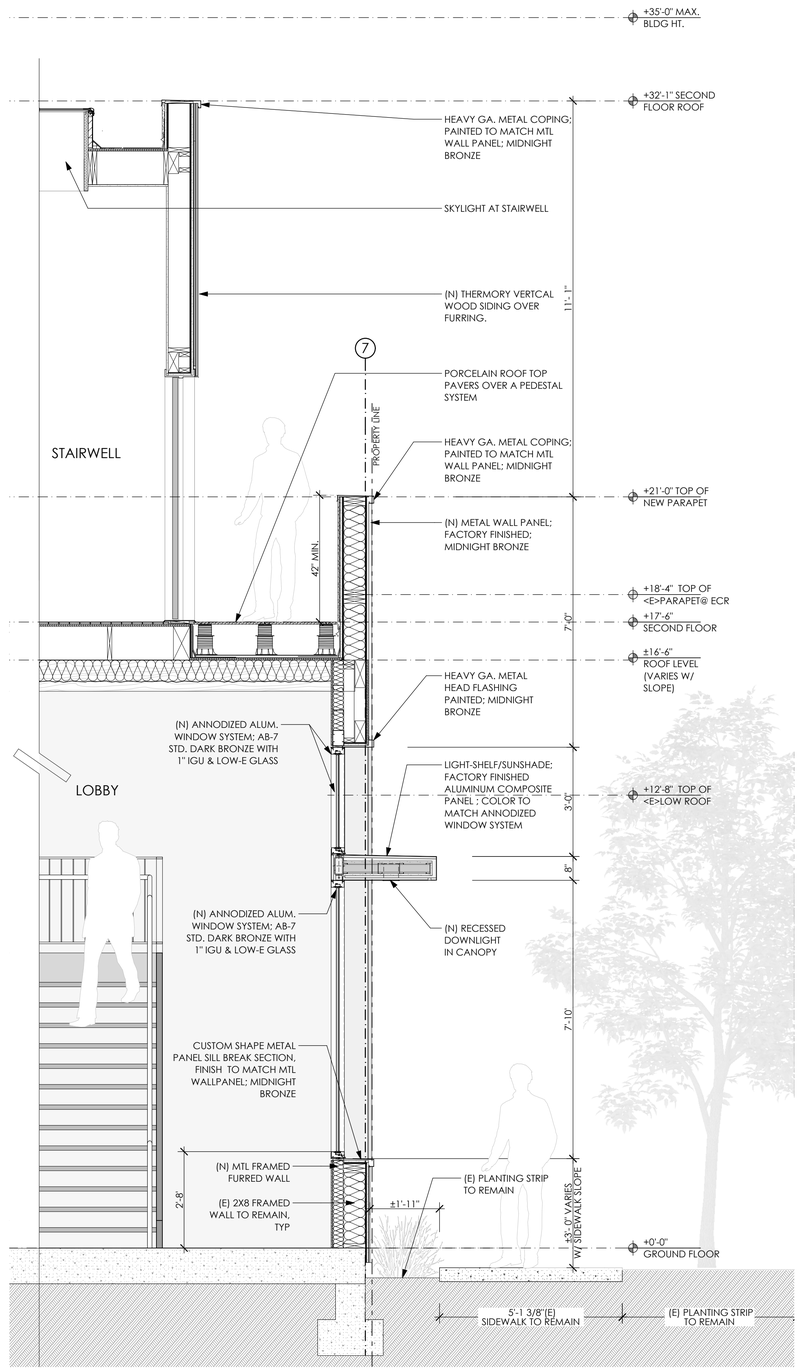


KEY PLAN

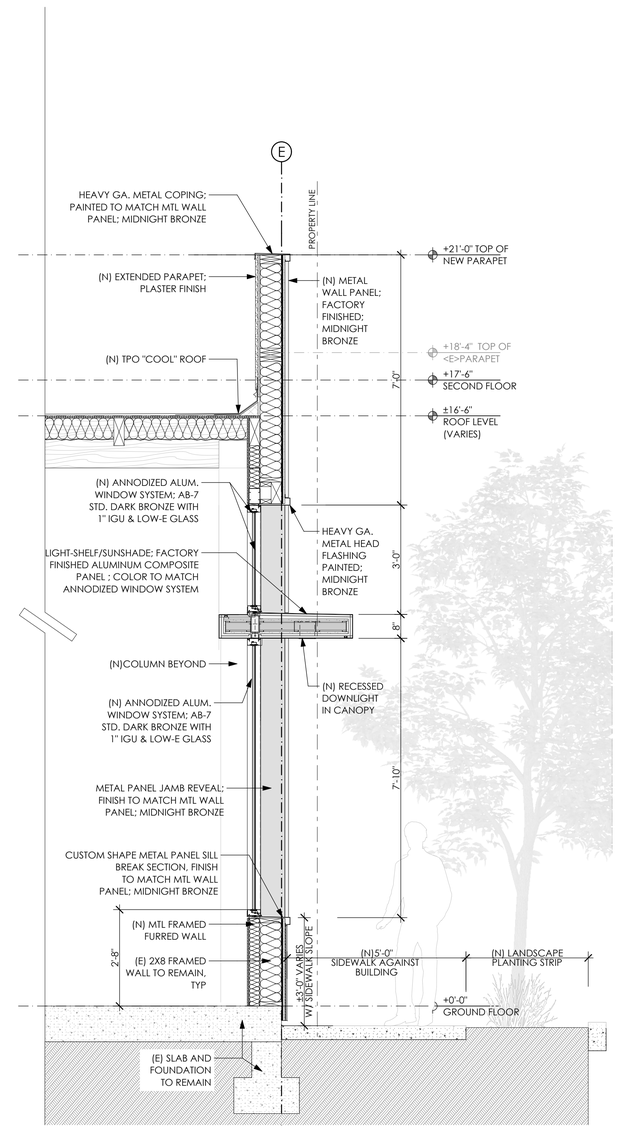
BUILDING SECTIONS - EAST/ WEST

A1.33



WALL SECTION 2

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



WALL SECTION 1

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

0 1' 2' 4'

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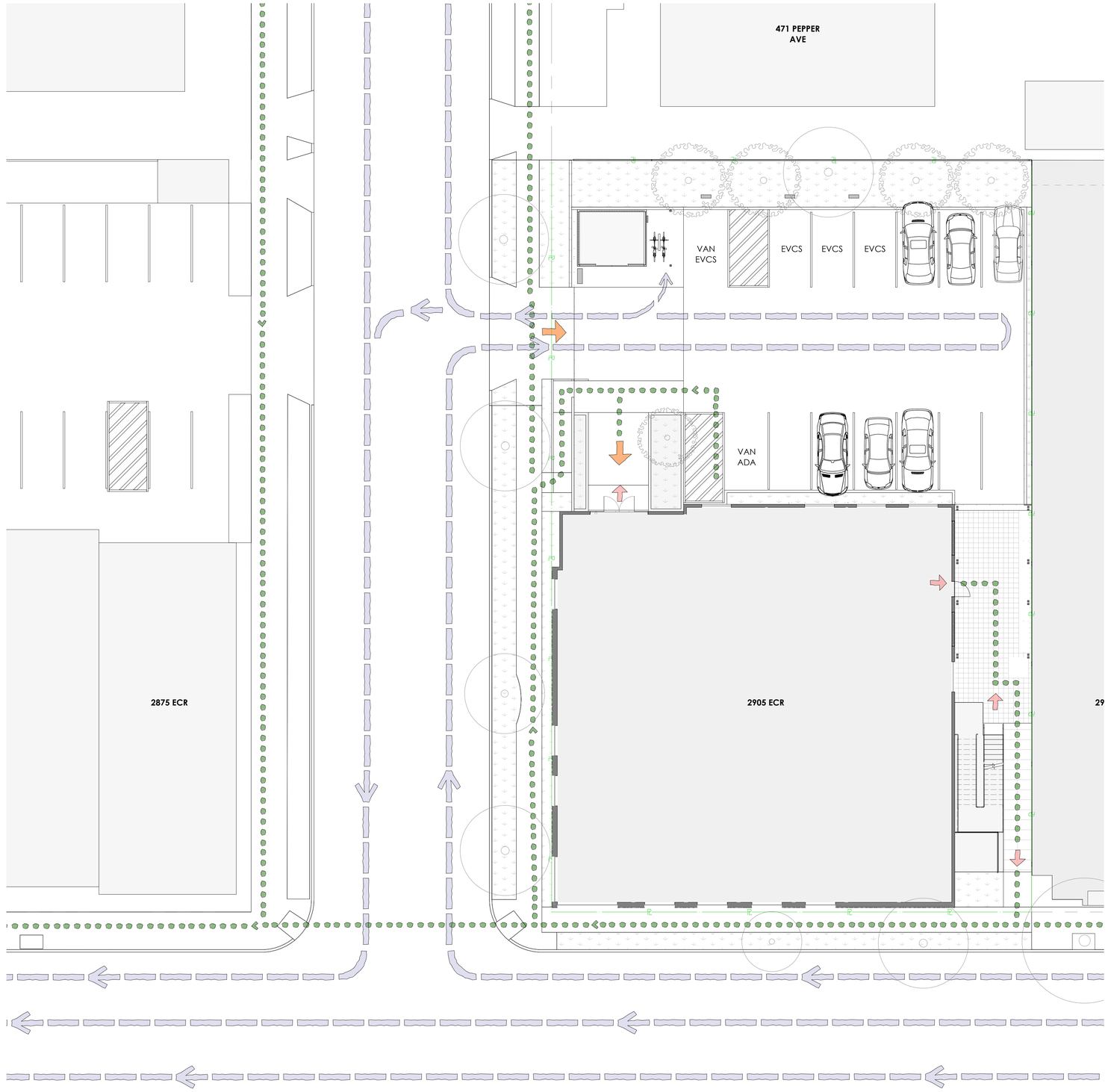
WALL SECTIONS

A1.34



PARKING AND CIRCULATION

SCALE: 3/32" = 1'-0"

1

0 8' 16' 24'

SITE PLAN NOTES

SITE CIRCULATION KEY

- PEDESTRIAN ROUTE
- VEHICULAR AND BICYCLE ROUTE
- MAIN ENTRY
- EXIT

TRUE NORTH

PROJECT NORTH

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SITE PLAN - CIRCULATION

A1.36

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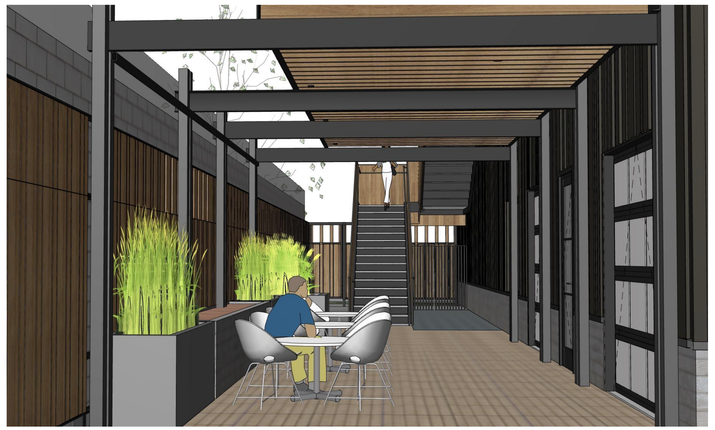
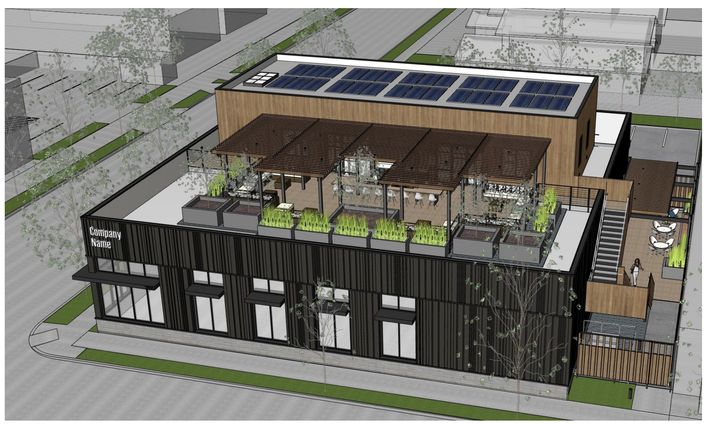


SIDE PATIO 6

ROOF TERRACE 3



AERIAL - FRONT 5

AERIAL - REAR 2

PEPPER PERSPECTIVE 4

EL CAMINO PERSPECTIVE 1

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COLOR 3D
PERSPECTIVES

A1.37

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EAST ELEVATION 4
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

WEST ELEVATION 3
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

DEPARTMENT STAMPS

COLOR ELEVATIONS

A1.38

2905 ECR REMODEL - 12/7/2023 9:19 AM

METAL PANEL SIDING

AEP SPAN MIDNIGHT BRONZE FLEX SERIES
PROFILES FX-10, FX-20, FX-30, FX-40
1 1/4" HEIGHT x 12" WIDTH

Purce Hall, Olympia WA
ZGF Architects

WINDOWS MULLIONS AND ALUMINUM CANOPIES

ARCADIA ACOUSTIC SERIES AG451 STC, MIN 38
SOLARBAN 72 LOW-E GLASS
METAL FRAME & TRIMS: DARK BRONZE METAL

TRELLIS

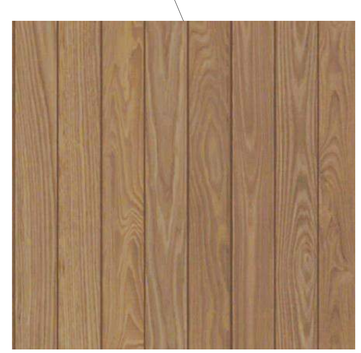
WOOD MEMBERS: 2x8 THERMORY BOARDS, ASH
COLUMNS AND SUPPORT: PAINTED STEEL

METAL SHADING DEVICE

ALUMINUM COMPOSITE PANELS
PAINTED TO MATCH AEP SPAN

CONCRETE CURB

CAST IN PLACE CONCRETE,
SMOOTH FINISH



WOOD SIDING

THERMORY CLADDING, ASH, BENCHMARK SERIES
FENCE: SOLID STOCK, 1x6 &1x4 BOARDS
WALL: 2x6 BOARDS

BASE MATERIAL

2STONE, BOARDFORM CONCRETE VENEER
BOARDFORM TILE, STANDARD GREY
72" x 6" x 1/2"

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

2905 ECR
REMODEL

2905 EL CAMINO REAL
PALO ALTO, CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

DEPARTMENT STAMPS

MATERIAL BOARD

A1.39

2905 ECR REMODEL - 12/7/2023 12:09 PM

Wall luminaire with light in downward direction

BEGA

Application
Designed to provide down lighting effects for interior and exterior locations featuring narrow beam light distribution.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear tempered glass diffuser
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP54
Weight: 1.5 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40°C
LED module wattage	1.9W
System wattage	3.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	108 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number = **K4 (EXPRESS)**
☐ 3000K - Product number = **K3**
☐ 2700K - Product number = **K27 (EXPRESS)**
☐ 2700K - Product number = **K27**
☐ Amber - Product number = **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage	2.1 W (Amber)
System wattage	3.0 W (Amber)
Luminaire lumens	57 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type: EX8
BEGA Product:
Project:
Modified:

Wall luminaire with light in downward direction						
	Lamp	LED	β	A	B	C
33.579	RX	1.9W	23°	3	5 ½	9 ½

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 Updated 03/05/19

EX8

Recessed wall luminaire - shielded

BEGA

Application
Recessed wall luminaire with shielded light distribution for glare-free illumination of ground surfaces, building entrances, stairs and pathways.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Black anodized with optical texture
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Electrical components on housing
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.2 lbs

Electrical

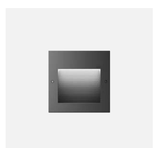
Operating voltage	120-277VAC
Minimum start temperature	-40°C
LED module wattage	3.9W
System wattage	4.5W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	274 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature
☐ 4000K - Product number = **K4**
☐ 3000K - Product number = **K3**
☐ 3000K - Product number = **K3**
☐ 2700K - Product number = **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides long term protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors: ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:



Recessed wall luminaire - shielded						
	Lamp	LED	A	B	C
34.202	RX	2.9 W	9 ½	5 ½	5 ½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 Updated 11/17/20

EX5

DENALI - SURFACE DOWNLIGHT LED — IP66 RATED

DATE	PROJECT	TYPE

CATALOG NUMBER LOGIC

Driver housing required. Configure separately.

**Accommodates up to 2 lens/shielding media.*

CATALOG NUMBER LOGIC
Example: SM - D - DE - LED - x08 - SP - B29* - 12 - 11 - C
MATERIAL
Aluminum
SERIES
SM - Surface Downlight
STEM LENGTH
0"
3", 6", 12", 18", 24", 30", 36", 42", or 48" length
FIXTURE
DE - Denali Series
SOURCE
LED - Chip on Board Technology
LED TYPE
x08 - 12W (2700K/80CRI) x82 - 20W (3000K/80CRI) x66 - 27W(4000K/80CRI)
x59 - 13W(3000K/80CRI) x83- 20W(4000K/80CRI) x67 - 27W(2700K/90CRI) ✓
x60 - 13W(4000K/80CRI) x64 - 27W(2700K/90CRI) x68 - 27W(3000K/90CRI) ✓
x61 - 20W(2700K/80CRI) x65 - 27W(3000K/80CRI) x69 - 27W(3000K/90CRI)
OPTICS
SP - Spot (15°) FL - Flood (35°) WFL - Wide Flood (80°)
FINISH (See page 2 for full-color swatches)
Standard Finishes (SLF/ BZN/ BLF/ BLK/ WHP/ WHM/ SAP/ VER)
Premium Finish (ABP/ AMG, AQW/ BCM/ BGE/ BPP/ CAP/ CMG/ CRM/ HUG/ NBP/ OCP/ RMG/ SDS/ SMG/ TXF/ WCP/ WIR)
Also available in RAL Finishes
LENS TYPE*
8 - Clear (Standard)
10 - Spread 12 - Soft Focus 13 - Rectilinear
SHIELDING*
11 - Honeycomb Baffle
CAP STYLE
C - Flush
D - 45° Less Weephole
E - 90° Less Weephole

✓ **TITLE 24, JA8 COMPLIANT**

B-K LIGHTING | MADE IN THE USA | 559.438.5900 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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EX2

NITE STAR II LED — IP66 RATED

DATE	PROJECT	TYPE

CATALOG NUMBER LOGIC

**Designed for use with LED transformer. Requires magnetic low voltage dimmer.*

***Specify wireless or manual control. Please see Adjust-a-Lume photometry to determine desired intensity.*

****The 360SL cost is already included in the price of LPW, LPW dual, and Power Canopy.*

CATALOG NUMBER LOGIC
Example: B - NSII - LED - x64 - SP - A9 - SAP - 12 - 11 - 360SL
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
NSII - Nite Star II
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
x64 - 7W LED/2700K x79 - 7W LED/2700K 90CRI
x65 - 7W LED/3000K x80 - 7W LED/3000K 90CRI
x66 - 7W LED/4000K x81 - 7W LED/3000K 80CRI
x74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (31°)
ADJUST-E-LUME* **
A9 (Standard), A6, A7, A8, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (SLF/ BZN/ BLF/ BLK/ WHP/ WHM/ SAP/ VER)
Premium Finish (ABP/ AMG, AQW/ BCM/ BGE/ BPP/ CAP/ CMG/ CRM/ HUG/ NBP/ OCP/ RMG/ SDS/ SMG/ TXF/ WCP/ WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
OPTION
360SL - Knuckle Mounting System***
MOD OPTIONS
5 - 5 Ft Leads
25 - 25 Ft Leads

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EX7

Wall luminaires with directed light in one direction

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The mounting plate is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.
Enclosure: Clear tempered glass diffuser. Provided reflector made of pure anodized aluminum. Housing is secured to the mounting plate with two ☐ mechanically captive, stainless steel set screws.
Electrical: 7.9W LED luminaire, 10.3 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, TRIAC, ELV, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 80 CRI. Available in 4000K, 3500K, and 2700K (80 CRI); add suffix K4 to order.
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64.
Weight: 5.3 lbs.

Luminaire Lumens: 747

Type: EX4
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Wall Luminaire • Down light					
	Lamp	β	A	B	C
33.581	7.9W LED	25°	5 ½	9	6

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9476 www.bega-us.com
 Updated 11/02/2020

EX4

VISUAL COMFORT & CO. | ARCHITECTURAL COLLECTION
FORMERLY KNOWN AS TECH LIGHTING

ELEMENT™ 4" PRO SERIES LED
ADJUSTABLE DOWNLIGHT

SHOWN IN FLANGED BEVEL SQUARE

The Element 4" Pro Series Adjustable Downlight features full adjustability with lockable, tool-free hot aiming, including patented high/low lamp positioning. Engineered with a precision diffuser and Soite Soft Focus lens option, Element delivers a wide range of lighting effects to suit any architectural or ceiling aesthetic. Complementing the Element 4" Pro Series Fixed downlight, the Adjustable is offered in a variety of options, including output, beam spreads and the choice of Static White, Warm Dim or Tunable White to complete any commercial installation.

- 2-step standard
- Soite Soft Focus Lens plus diffuser standard
- Tool-free aiming/locking 0–40° tilt, 360° rotation
- Patented high/low lamp positioning
- Lutron/eldoLED options

LUMEN MULTIPLIER (CRI/CCT)

CCT	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	1.00	0.85
3000K	1.00	0.85
3500K	1.05	0.90

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

SPECIFICATIONS

	STATIC WHITE				WARM DIM		TUNABLE WHITE	
WATTAGE	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy
8W	675	84	50	10	50	6.4	464	58
12W	990	83	826	70	826	70	697	58
17W	1350	79	1170	69	1170	69	987	58
24W	1800	75	1569	65	1392	58	1392	58
29W	2430	84	2137	69	1800	62	1800	62
36W	2880	80	N/A		N/A		N/A	
CRI	80+, 90+		90+		90+		90+	
CCT	2700K, 3000K, 3500K, or 4000K		3000K		3000K		4000K - 1800K or 5000K - 2700K	
COLOR CONSISTENCY	3-step		3-step		3-step		2-step	
VOLTAGE	120V or 277V							
DIMMING	Standard reverse-phase, forward-phase, TRIAC and 0-10V dimming (down to 1%) eldoLED 0-10V or DALI-2 (down to 0.1%) Lutron Hi-lume EcoSystem (down to 0.1%)						eldoLED 0-10V or DALI-2 (down to 0.1%)	
POWER SUPPLY	Constant current driver with >.9 power factor and >80% efficiency							
BEAM SPREAD	18°, 25°, 40°, or 60°							
ADJUSTABILITY	0-40° tilt, 360° rotation, high/low lamp positioning, 45° collar rotation							
CEILING APPEARANCE	Flanged, flangeless, flangeless in wood ceiling							
CEILING THICKNESS	Flanged: Up to 2-1/2" Flangeless: No ceiling thickness limitations	Flangeless in wood ceiling: No ceiling thickness limitations Note: Thicker ceilings impact light cut off						
CEILING APERTURE	4-1/2" ceiling cutout							
HOUSING	IC Airtight, Non-IC Airtight, or Chicago Plenum, IC suitable up to R60 spray foam insulation							
CONSTRUCTION	Housing: Heavy-gauge, cold-rolled steel	Trims: Die-cast aluminum						
FINISH	Housing: Black powder coat	Trim: Select finish options for bevel and flange separately: White, Black, or Haze Silver						
GENERAL LISTINGS	ETL Listed, Damp Location							
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Complies with CEC 2019 Title 24 Part 6 (JA8-2016, JA8-2019) (for 90 CRI versions)							
L70	50,000 hours min							
WARRANTY*	5 years							

Data in chart reflects 3500K/90CRI values unless noted. Lumen values are delivered lumens, not source lumens.
Custom output/custom finish, dualed CCT available, contact Quotes Department.
Ordering grids available on page 2.
*Max visual comfort can be achieved consistently.
**Specify wireless or manual control. Please see photometric and details.
***Note: 360SL module not available for AHM dimmer.

 UPDATED 3/20/23

EX1B

Tolomeo Outdoor Hook LED Flushmount
By Artemide

LUMENS
Call Us (877) 445-4486

Tolomeo Outdoor Hook LED Flushmount
By Artemide

Product Options

Shade Color: White

Details

Hook length is 5.2 inches

Dimensions

Fixture: Height 22.18", Diameter 20.56", Weight 9.04Lbs

Lighting

Lamp Type	LED Built-in
Total Lumens	1735
Total Watts	23.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	50,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Notes:

Prepared By:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/tolomeo-outdoor-hook-led-flushmount-by-artemide-ATD700503.html
Rating: UL Listed Wet

ITEM#: ATD700503

Created November 15th, 2023

EX3

VISUAL COMFORT & CO. | ARCHITECTURAL COLLECTION
FORMERLY KNOWN AS TECH LIGHTING

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

SHOWN IN FLANGELESS BEVEL SQUARE

The ELEMENT 3" Next Generation Adjustable recessed downlight features full adjustability with lockable, tool-free, hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher in the ceiling to minimize glare and flash on the trim. Options include premium warm dimming, tunable white, Arcalo and Arcalo Artist Series LED modules. Trim options include flanged or flangeless and flangeless in wood ceiling.

- Housing reduced by 40%
- Tool-free aiming/locking: 0–40° tilt, 360° rotation
- Patented high/low lamp positioning
- 2-step standard
- Standard dimming down to 1%
- Trims reflector options
- Soite Soft Focus lens option

LUMEN MULTIPLIER (CRI/CCT)

CCT	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	1.00	0.85
3000K	1.00	0.85
3500K	1.05	0.90

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

SPECIFICATIONS

	STATIC WHITE		VOCATO		WARM DIM		TUNABLE WHITE	
	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (3000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	1800/2450	1018/1424	1129	945	1400	900	1370	1510
WATTS	17	12	15	15	23	12	18	18
EFFICACY*	106/95	70/94	75	63	61	75	72	84
CRI	80+/90+		80+	90+	90+		90+	
CBCP	17°	31° | 34° | 5,848 | 27° | 1,240 | 40° | 2,610	27° | 3,184 | 47° | 2,723 | 60° | 1,014		18° - N/A | 25° - N/A | 40° - 1,622 | 60° - N/A			
CCT	2700K, 3000K, or 3500K		2700K, 3000K, or 3500K*		1800K	1800K	3000K - 2700K	4000K - 1800K
COLOR CONSISTENCY	2-step		1 X 2-step		3-step		2-step	
VOLTAGE	120V or 277V							
DIMMING*	Standard reverse-phase, forward-phase, TRIAC, and 0-10V dimming (down to 1%) eldoLED 0-10V or DALI-2 (down to 0.1%) Lutron Hi-lume EcoSystem (down to 0.1%)						eldoLED 0-10V or DALI-2 (down to 0.1%)	
POWER SUPPLY	Constant current driver with >.9 power factor and >80% efficiency							
OPTICS	Field changeable: 10°, 18°, 25°, 40°, or 60° TIR		Field changeable: 27°, 47° or 60° reflector		Field changeable: 18°, 25°, 40°, or 60° TIR			
ADJUSTABILITY	Lockable, hot-aiming 0–40° tilt, 360° rotation, high/low lamp positioning, 45° collar rotation							
CEILING APPEARANCE	Flanged, Flangeless or Flangeless in Wood Ceiling							
CEILING THICKNESS	Flanged: Up to 2-1/2" Flangeless: No ceiling thickness limitations | Flangeless in Wood Ceiling: 1/2" to 1-1/2" Note: Thicker ceilings impact light cutoff							
CEILING APERTURE	3-7/8" ceiling cutout							
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum, IC suitable up to R60 spray foam insulation. Saunas/steam room use available only with combination of 4 shower trim, LD low output housing, and IC housing rating.							
CONSTRUCTION	Housing: Heavy-gauge, cold-rolled steel | Trim: Die-cast aluminum							
FINISH	Housing: Black Powder Coat | Trim: Antique Bronze, Black, Satin Nickel, or White (paintable)							
GENERAL LISTINGS	ETL Listed, Damp Location, Shower rated, Wet Listed							
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 Part 6 (JA8-2016, JA8-2019) (for 90 CRI versions)							
L70	50,000 hours min							
WARRANTY*	5 years							

Data in chart reflect 3500K/90CRI CRI values unless noted.
Custom output/custom finish, dualed CCT available, contact Quotes Department.
Ordering grids available on page 2.
*Max visual comfort can be achieved consistently.
**Specify wireless or manual control. Please see photometric and details.
***Note: 360SL module not available for AHM dimmer.

 UPDATED 8/1/23

EX1

G-LIGHT

G-LIGHT Product Specs

Insert LED light track into G-LIGHT slotted tube

1. Source: Selected high brightness LED
2. Life (L70/ 70% brightness): 50,000 hours
3. Light Output: [G-light Standard Output, [6000K] [1000K]
4. Housing: Extruded Aluminum or stainless steel Mounting: adhesion
5. Listings: ETL Listed for wet or dry locations
   a) Total Length: [0' to 30'] w/LPV-100-2
   b) Total Length: [0' to 90'] w/HLG-480-24
6. Power Requirements: 24V
7. Power Consumption: G-LIGHT [3.7 W/ft] [4.5 W/ft]
8. Power Supply: 24V / 100W
9. Input Voltage to Power Supply: [120-277] [347]
10. Temperature Range: -40° C through +60° C
11. Product Rating: Interior and Exterior Applications, ETL, Class 2 circuit
12. Beam Angle: [Symmetric]
13. IP Grade IP67

G-LIGHT References

- Wire Size and Voltage Drop Chart >>
- Installation Manual >>
- 480W Constant Voltage + Constant Current LED Drive Reference (HLG-480H series) >>
- LED Power Supply Installation 100W Single Output Switching Power Supply Reference (LVP-100 series) >>
- LED Strip Light Data Sheet >>

G-LIGHT BIM

G-LIGHT BIM files are available. Click on the QR Code below to request BIM or CAD files.

BIM & CAD Files

www.grecorailing.com | 727.372.1100

EX6

LIGHTING NOTES

1) REFER TO THE PHOTOMETRIC STUDY ON THE LIGHTING PLAN, SHEET L-4.1, FOR FIXTURE LOCATIONS.

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HEATHER YOUNG ARCHITECTS
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Palo Alto, CA 94301
650-459-3200 / hyarchs.com

2905 ECR
REMODEL

2905 EL CAMINO REAL
PALO ALTO, CA 94306

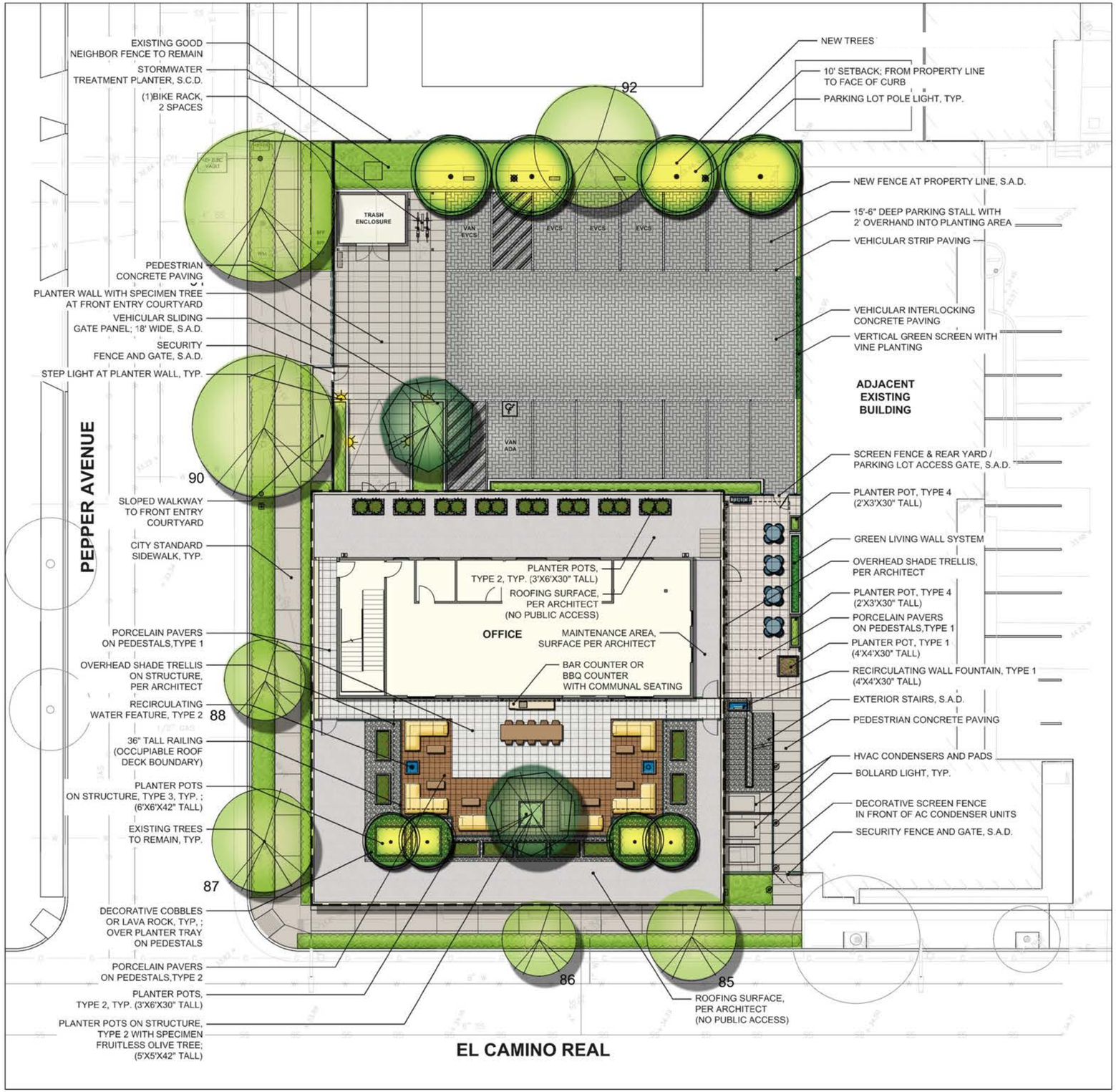
ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

DEPARTMENT STAMPS

BUILDING LIGHT SPECIFICATIONS

A1.40



SCALE: 1" = 10'-0"
0' 5' 10' 20'

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

LICENSED LANDSCAPE ARCHITECT
GAYLD LAYMON No. 2351
Signature
5-30-24
Renewal Date
11-22-23
Date
STATE OF CALIFORNIA

2905 ECR

Guzzardo Partnership, INC.
Landscape Architects| Land Planners
Pier 9, The Embarcadero, Suite 110
San Francisco, CA 94111 | www.tgp-inc.com

2905 EL CAMINO REAL, PALO ALTO, CA 94306

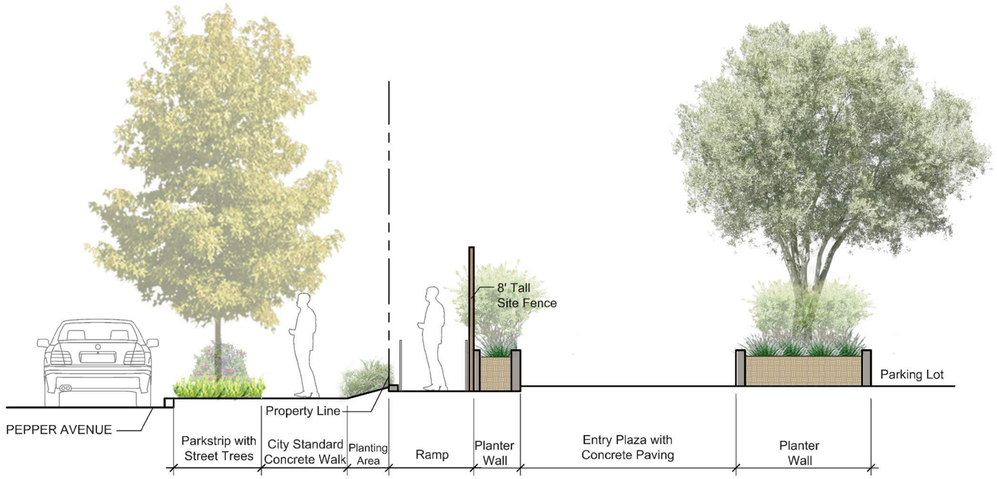
ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

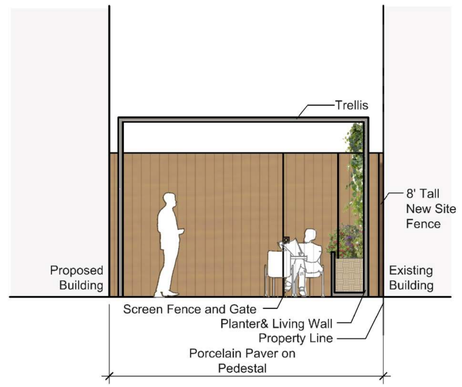
DEPARTMENT STAMPS

Site and Podium Plan

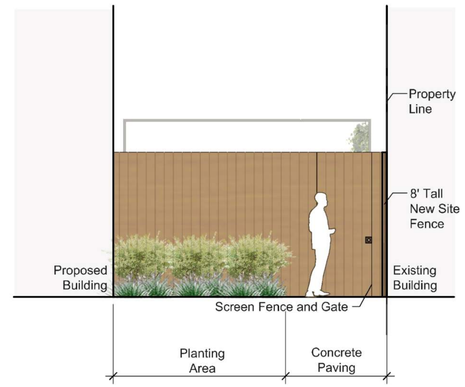
L-1.1



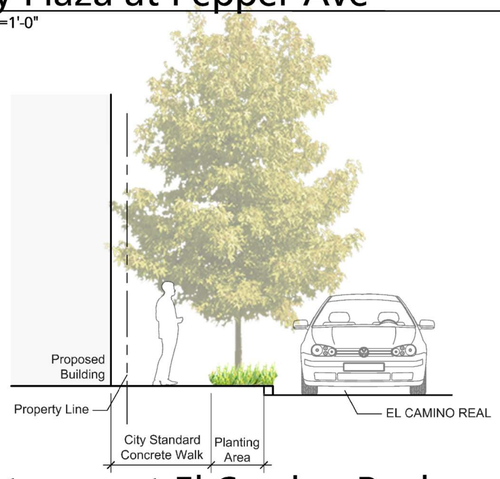
1 Entry Plaza at Pepper Ave
Scale: 1/4"=1'-0"



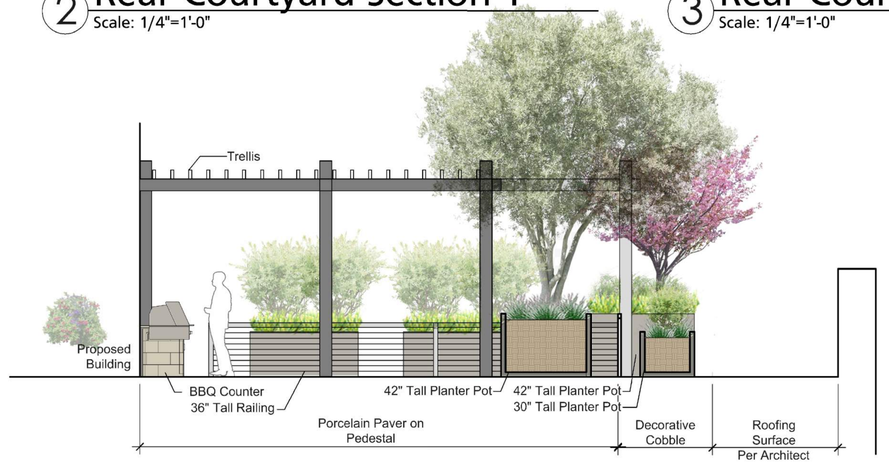
2 Rear Courtyard Section 1
Scale: 1/4"=1'-0"



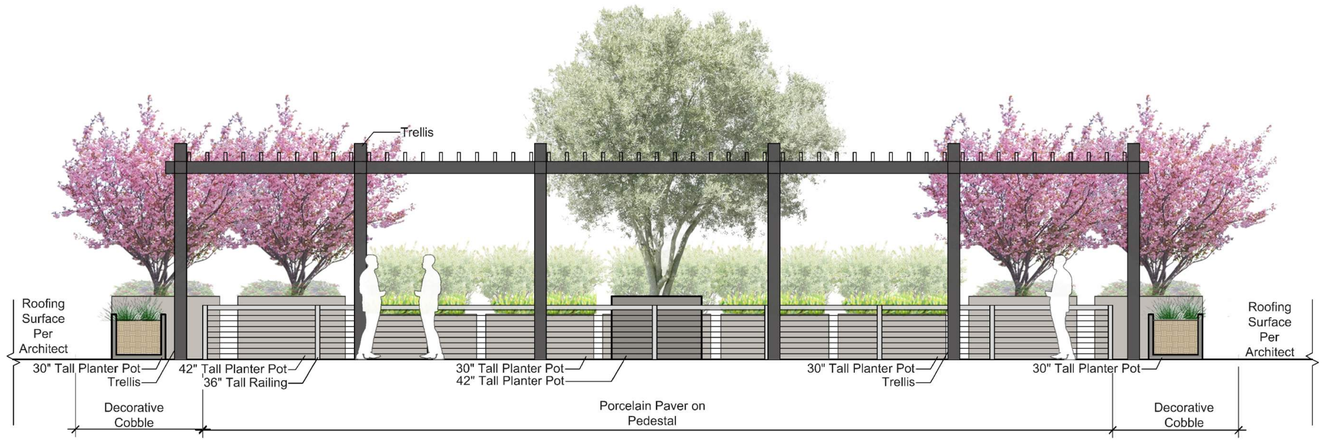
3 Rear Courtyard Section 1
Scale: 1/4"=1'-0"



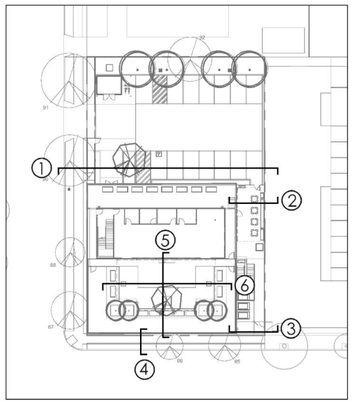
4 Streetscape at El Camino Real
Scale: 1/4"=1'-0"



5 Podium Section 1
Scale: 1/4"=1'-0"



6 Podium Section 2
Scale: 1/4"=1'-0"



SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

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81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

LICENSED LANDSCAPE ARCHITECT
Gary D. Laymon No. 2331
Signature
5-30-24
Renewal Date
11-22-23
Date
STATE OF CALIFORNIA

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REAL, PALO ALTO,
CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

DEPARTMENT STAMPS

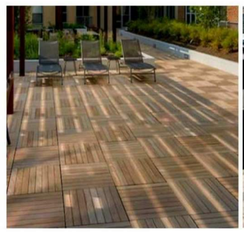
Landscape Sections

L-1.2

PEDESTRIAN & VEHICULAR ACCENT PAVERS

BIKE RACK
(LANDSCAPEFORMS FGP BIKE RACK)

DECORATIVE FENCE & GATES



PORCELAIN PAVERS

ROOF DECK AMENITIES

LOUNGE AREA AT ROOF

VINE PLANTING ON BUILDING WALL

GREEN LIVING WALL
SYSTEM

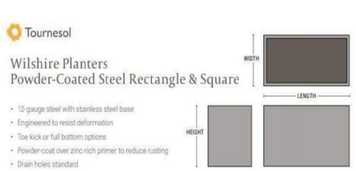
VETRO WALL WATER FEATURE,
TYPE 1
(RESTORATION HARDWARE)

VETRO PLINTH WATER FEATURE,
TYPE 2
(RESTORATION HARDWARE)

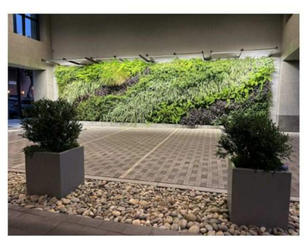
PARKING LOT POLE LIGHT
(Gardco Optiform)

STEP LIGHT ON PLATNER WALL
(BEGA 33 045)

BOLLARD LIGHT
(BEGA 84 219)



POWDWECOASTED STEEL PLATNER POTS



VINE CABLE SYSTEM

COLOR AND FINISH SCHEDULE

VEHICULAR ACCENT PAVING
By Calstone, www.calstone.com, 408.598.5187

Type 1 (Drive Aisle) Mission Series 4x8: Herringbone 45 Degree Pattern; Color: Charcoal

Type 2 (Parking Strip) Mission Series 4x8: Stacked Bond Pattern; Color: 50 White

Type 3 (Loading Zone) Mission Series 4x8: Running Bond Pattern; Color Grey Charcoal & Charcoal

PEDESTRIAN ACCENT PAVING
By Davis Color

Type 1 (City Standard Sidewalk) Natural Grey Color concrete with Light Broom Finish.

Type 2 (Entry Plaza) with Special scoring lines; Color : Dark Grey

PEDESTRIAN ACCENT UNIT PAVING ON STRUCTURE
By Archatrak

Type 1 Porcelain Paver 24"x24"x 3/4"
Color: Natur, Pattern: Stacked Bond

Type 2 Porcelain Paver 24"x24"x 3/4"
Color: Woodside Oak, Pattern: Stacked Bond

DECORATIVE GRAVEL
Rounded 'Lin Creek' cobbles, 2"-3" diam. By Lyngso Garden Materials,
19 Seaport Blvd, Redwood City, CA 94063, (T) 650.364.1730, www.lyngsogarden.com.

PLANTER POTS
by Tournesol (www.tournesolsiteworks.com)

Type 1 Wilshire Collection, Part #WCR-484830,
Exterior Size: 4'x4'x30" (top x bottom x height),
Powder-Coat, Color: Puddle

Type 2 Wilshire Collection, Part #WCR-723630,
Exterior Size: 3'x6'x30" (top x bottom x height),
Powder-Coat, Color: Puddle

Type 3 Wilshire Collection, Part #WCR-7200F,
Exterior Size: 6'x6'x30" (top x bottom x height),
Powder-Coat, Color: Puddle

Type 4 Wilshire Collection, Part #WCR-6000F,
Exterior Size: 5'x5'x30" (top x bottom x height),
Powder-Coat, Color: Puddle

Type 5 Wilshire Collection, Part #WCR-243630,
Exterior Size: 2'x3'x30" (top x bottom x height),
Powder-Coat, Color: Puddle

Type 6 Wilshire Collection, Part #WCR-247230,
Exterior Size: 2'x6'x30" (top x bottom x height),
FPowder-Coat, Color: Puddle

BIKE RACK
by Landscape Forms, Model:FGP

WATER FEATURE
by Restoration Hardware

Type 1 Vetro Fountain Wall Water Feature(10115738 GREY),
50" through, Color: Dark Grey

Type 2 Vetro Plinth Fountain Water Feature(10116568 GREY),
32", Color: Dark Grey

LIGHTING FIXTURES

Parking Lot Pole Light: Gardco Optiform

Bollard Light: BEGA 84 219

Step Light: BEGA 33 045

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REV	DATE	DESCRIPTION
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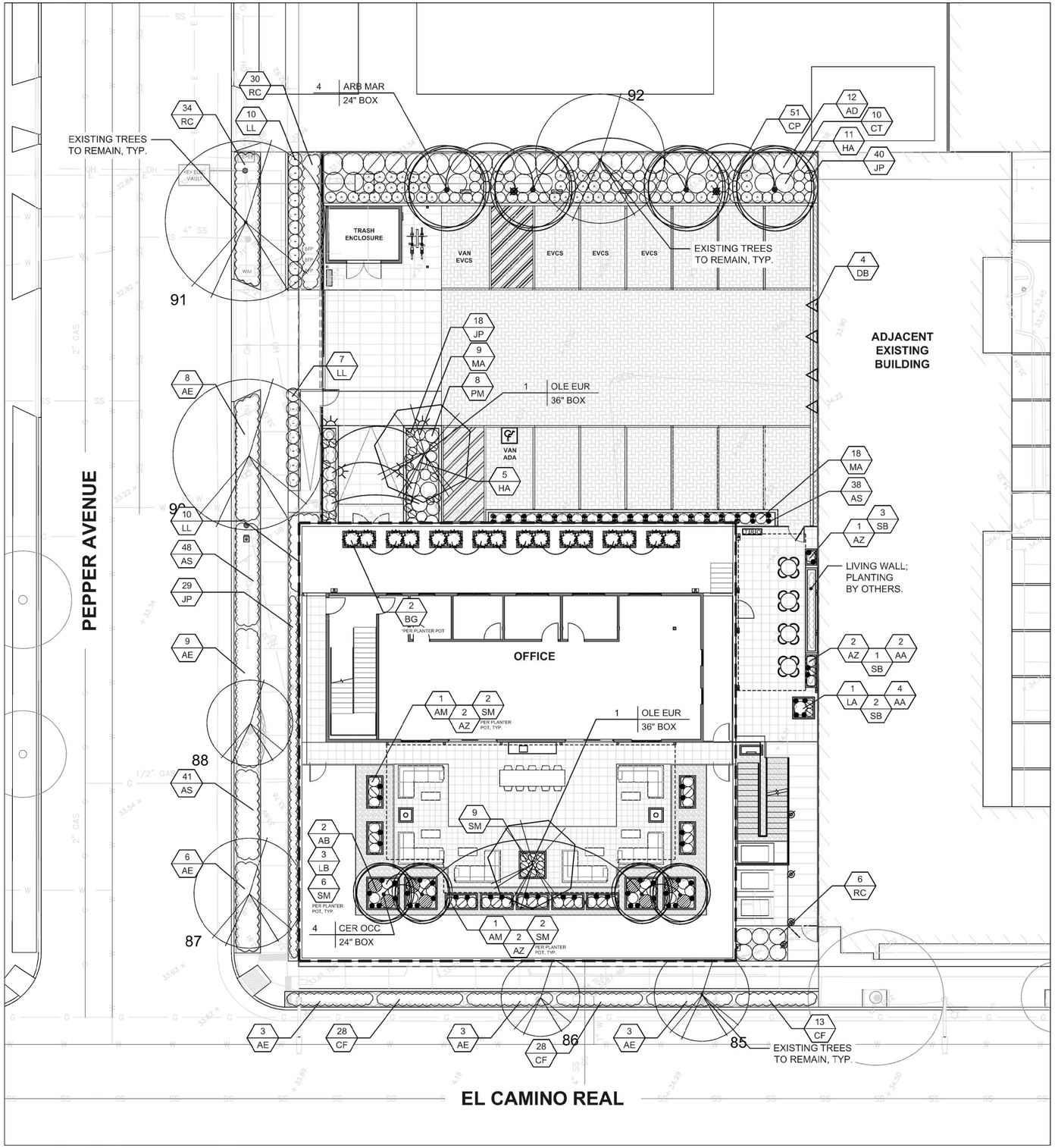
DEPARTMENT STAMPS

Landscape
Material Characters

L-1.3



PLANT PALETTE

TREES

KEY	SIZE*	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	TREATMENT*	Height (Initial/mature)	Habitat Forming		Quantity
ARB MAR	15 Gal	Arbutus 'Marina'	Marina Strawberry Tree	L	*	*Bio	9' / 30'	Attract Butterflies&Birds		4
CER OCC	24" Box	Cercis occidentalis	Western Redbud	VL	*	*Bio	9' / 25'	Attract Butterflies&Birds		4
OLE EUR	36" Box	Olea europaea 'Swan Hill'	Swan Hill Olive	L			9' / 30'	N/A		2
									Total Trees	10
									Total Native Trees	8
									% Native	80.00%

SHRUBS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	TREATMENT*	SPACING*	Habitat Forming	EXPOSURE	Quantity
AA	1 Gal	Aster amellus	Italian Aster	L			12"	Attract Butterflies&Bees	Sun	6
AB	5 Gal	Agave 'Blue Flame'	Agave	L			36"	N/A	Sun	8
AS	1 Gal	Achillea millefolium 'Sonoma Coast'	White Yarrow	L	*		16"	Attract Butterflies&Bees	S/S, Sun	127
AE	1 Gal	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	L	*	*Bin/Up, Bio/Flow	48"	Benefits Birds	Sun	32
AD	5 Gal	Arctostaphylos 'Howarc McMinn'	Howard McMinn Manzanita	L	*	*Bin/Up, Bio/Flow	48"	Food	S/S	12
AZ	5 Gal	Anigzanthos 'Harmony'	Yellow Kangaroo Paw	L		*Bin/Up, Bio/Flow	24"	Benefits Birds	Sun	21
BG	15 Gal	Bambusa textilis gracilis	Graceful Bamboo	M			48"	N/A	Sun	16
CF	5 Gal	Carex tumulicola	Foothill Sedge	L	*		24"	Attract Butterflies&Birds	S/S, Sun	69
HA	5 Gal	Heteromeles arbutifolia	Toyon	L	*	*Bin/Up, Bio/Flow	48"	Food	S/S	16
LA	5 Gal	Lavatera bicolor (maritima)	Tree Mallow	L	*		48"	Food	Sun	1
LB	5 Gal	Lotus berthelotii	Parrot's Beak	L			24"	Attract Butterflies&Birds	S/S, Sun	12
LL	5 Gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush	L			30"	N/A	Sun	27
MA	5 Gal	Mahonia 'Soft Caress'	Berber's nevini	L	*		24"	Attract Butterflies&Birds	S/S, Sun	27
RC	5 Gal	Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	L	*		48"	Food	S/S	70

FERNS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	TREATMENT*	SPACING*	Habitat Forming	EXPOSURE	Quantity
AM	5 Gal	Asparagus densiflorus 'Myers'	Foxtail Fern	M			30"		S/S, Shade	9
PM	5 Gal	Polystichum munitum	Western Sword Fern	M	*		30"	Attract Butterflies&moths	S/S, Shade	8.0

GRASSES, RUSHES AND SEDGES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	TREATMENT*	SPACING*	Habitat Forming	EXPOSURE	Quantity
CP	5 Gal	Carex pansa	California Meadow Sedge	M	*	*Bar/Bn/Up, Bio/Flow	24"	Attract Butterflies&moths	Sun	51
CT	5 Gal	Chondropetalum tectorum	Cape Rush	L		*Bar/Bn/Up, Bio/Flow	30"	Food	S/S	10
JP	5 Gal	Juncus patens 'Elk Blue'	California Gray Rush	L	*	*Bar/Bn/Up, Bio/Flow	24"	Food	S/S	87
SB	1 Gal	Sisyrinchium bellum	Blue-eyed grass	L	*	*Bin/Up, Bio/Flow	24"	Food	S/S, Sun	6
SM	1 Gal	Senecio mandraliscae	Blue Chalksticks	L			18"	Attract Butterflies	S/S, Sun	51

VINES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS*	CA NATIVE	TREATMENT*	SPACING*		EXPOSURE	Quantity
DB	1 Gal	Disticts buccinatoria	Blood Red Trumpet Vine	M			48"	N/A	Sun	4
									Total Shrub	870
									Total Native Shrub	506
									% Native	76%

NOTES

Tree Size - Assume 24" box for any unlabeled Tree*
WUCOLS - Water Use Designations: VL=Very Low, L=Low, M=Medium, H=High*
Treatment - Tree/Shrub can be used in Stormwater Treatment Areas per SCVURPPP Appendix D*
SCVURPP Area Designations: Tree/Shrubs - Bio=Bioretention Planter
SCVURPP Area Designations: Shrubs Bioswale Locations - Ba=Basins, Bn=Banks; Up=Upland
Spacing - On Center*

Total Planting	880
Total Native Planting	514
% Native	**76%**

SCALE: 1" = 10'-0"
0' 5' 10' 20'

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81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

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Gavin Laymon No. 2357
Signature
6-30-24
Renewal Date
11-22-23
Date
STATE OF CALIFORNIA

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ISSUANCES

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DEPARTMENT STAMPS

PLANTING PLAN

L-2.1

TREES


Cercis occidentalis
Western Redbud


Olea europaea 'Swan Hill'
Swan Hill Olive


Arbutus 'Marina'
Marina Strawberry Tree


Bambusa textilis gracilis
Graceful Bamboo

SHRUBS


Aster amellus
Italian Aster


Agave 'Blue Flame'
Agave


Achillea millefolium 'Sonoma Coast' White Yarrow


Arctostaphylos 'Emerald Carpet'
Carpet Manzanita


Arctostaphylos 'Howard McMinn'
Howard McMinn Manzanita


Anigzanthos 'Harmony'
Yellow Kangaroo Paw


Carex tumulicola
Foothill Sedge


Heteromeles arbutifolia
Toyon


Lavatera bicolor (maritima
Tree Mallow


Lotus berthelotii
Parrot's Beak


Lomandra 'Lime Tuff"
Dwarf Mat Rush


Mahonia 'Soft Caress'
Berberis nevini

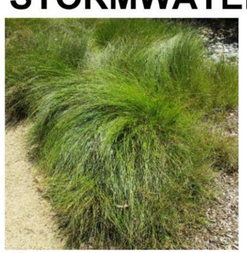

Rhamnus californica 'Little Sur'
Little Sur Coffeeberry


Asparagus densiflorus 'Myers'
Foxtail Fern


Polystichum munitum
Western Sword Fern


Senecio mandraliscae
Blue Chalksticks

STORMWATER TREATMENT PLANT


Carex pansa
California Meadow Sedge


Chondropetalum tectorum
Cape Rush


Juncus patens 'Elk Blue'
California Gray Rush


Sisyrinchium bellum
Blue-eyed grass

VINE


Distictis buccinatoria
Blood Red Trumpet Vine

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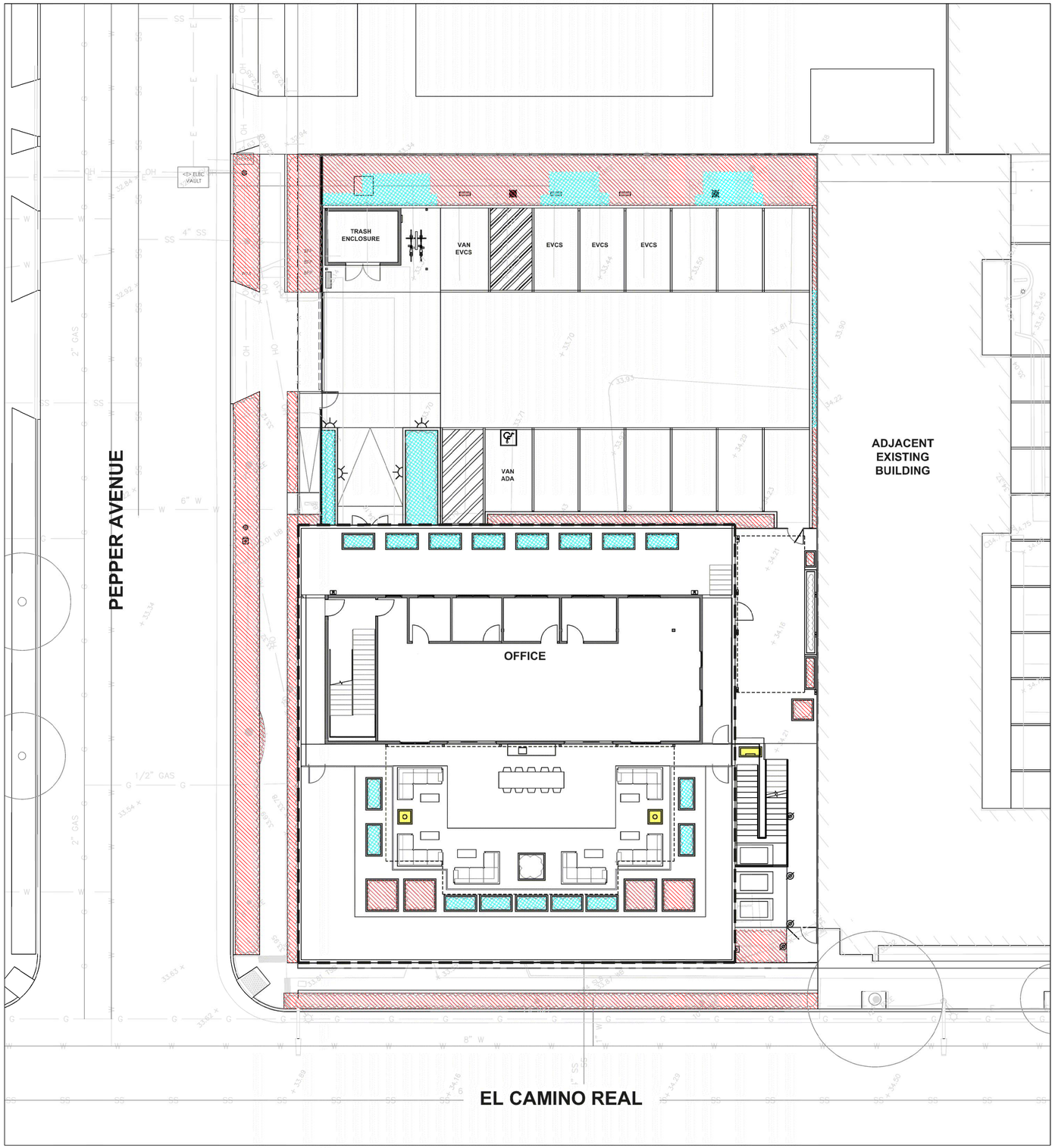
DEPARTMENT STAMPS

PLANTING IMAGERY

L-2.2



WATER USE LEGEND

- WUCOLS Low: 2,237 SF
- WUCOLS Moderate: 629 SF
- WUCOLS High: N/A
- Water Features: 22 SF
- Special Landscape Area: N/A

* Based upon total landscape area of 2,888 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 43.1 City of Palo Alto

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	2,237	828	22,118
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	629	390	10,421
					(A)	(B)	
				Totals	2,866	1,218	32,539
Special Landscape Areas							
Water Feature					22		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	32,539
			Maximum Allowed Water Allowance (MAWA)[e]				34,463

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

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

Regular Landscape Areas

Total ETAF x Area (B)	1,218
Total Area (A)	2,866
Average ETAF	**0.424867411**

All Landscape Areas

Total ETAF x Area (B+D)	1,218
Total Area (A+C)	2,866
Sitewide ETAF (B+D) ÷ (A+C)	**0.42486741102582**

WELO CALCULATION

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David Laymon No. 2353
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Revision Date
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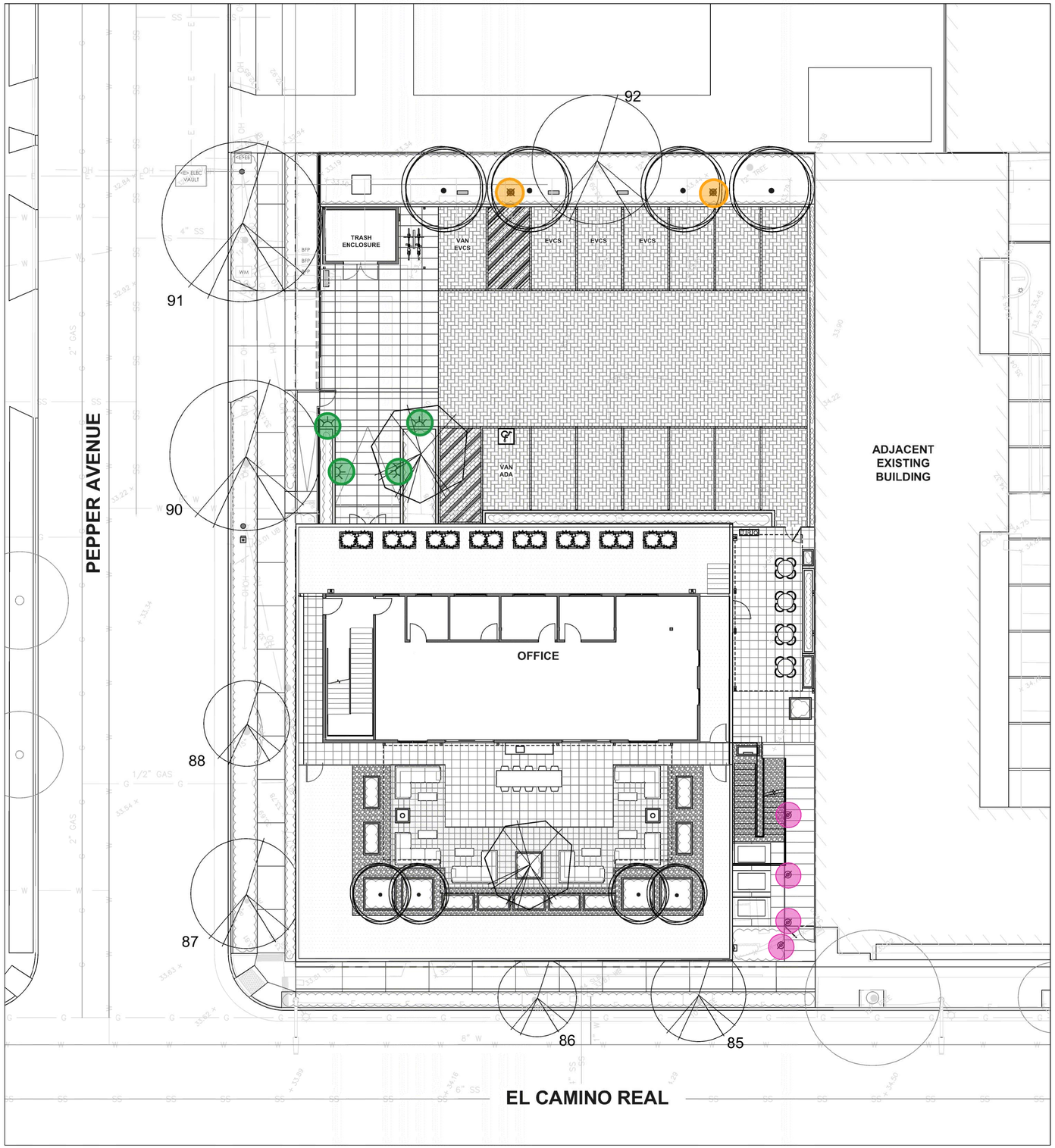
DEPARTMENT STAMPS

Hydrozone Plan & WELO Calculation

L-3.1



Parking Lot Pole Light
Gardco OptiForm LED OPF-S

Step Light at Planter Wall
Bega 33 054; installed at 12" above finish paving

Bollard Light
Bega 84 219

SCALE: 1" = 10'-0"
0' 5' 10' 20'

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DEPARTMENT STAMPS

Lighting Plan

L-4.1

GARDCO by Signify

Site and Area

OptiForm

OPF-S Small

Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrace assistance throughout the life of the product.

Project:
Location:
Cat.No.
Type:
Lamps: Qty:
Notes:

Ordering guide

example: OPF-S–A01–840–T4M–AR1–120–BL50–L3–BZ

Luminaire	Configuration (nom. umens)	Color Temperature	Distribution	Mounting	Voltage
OPF-S					

OPF-S OptiForm Small Area

Site and Area		Precision Plus[*] (T2M, T3M, T4M, T5M only)	
A01	7,000 lumens	P01	2,500 lumens
A02	9,000 lumens	P02	4,000 lumens
A03	11,000 lumens	P03	6,500 lumens
A04	15,000 lumens	P04	9,000 lumens
A05	17,000 lumens	P05	11,500 lumens
A06	19,000 lumens	P06	14,000 lumens
A07	20,000 lumens	P07	16,500 lumens
		P08	19,000 lumens
		P09	22,000 umens

Color Temperature	
827[1]	80CRI 2700K
830	80CRI 3000K
840	80CRI 4000K
727[1]	70CRI 2700K
730	70CRI 3000K
740	70CRI 4000K
750	70CRI 5000K

Distribution			
AFR	Autofront row	LCL	LED corner optic left
T2M	Type 2 medium	LCR	LED corner optic right
T3M	Type 3 medium	BLC	Back light control
T4M	Type 4 medium	2RL	Type 2 rotated left 90°
T4W	Type 4 wide	2RR	Type 2 rotated right 270°
T5N	Type 5 narrow	3RL	Type 3 rotated left 90°
T5M	Type 5 medium	3RR	Type 3 rotated right 270°
T5W	Type 5 wide	4RL[2]	Type 4 rotated left 90°
		4RR	Type 4 rotated right 270°

Mounting	
AR1[2]	Arm mount (standard)
MAR[3]	Mast arm mount
WAL	Wall mount
MOS[4]	Mounting ordered separately

Voltage	
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V
UNV	120-277V
HVU[5]	347-480V

Dimming/Controls	Sensing	Options (electrical, mechanical, etc)	Emergency	Finish

The following options include 0–10V Driver

none	0–10V dimming driver
DLEA[7,10]	Dimming leads externally accessible (controls by others)
FAWS[6,10,11]	Field adjustable wattage selector
BLS0[7,10]	Bi-level with motion sensor

The following options include SR/DALI Driver

SRDM[7,8,9]	SR driver connected to Zhaga socket (D4)
OMSR[8,9,11]	Outdoor multi-sensor

DynaDimmer: Automatic Profile Dimming

CS50[7,10]	Security 50% dimming, 7 hours
CM50[7,10]	Median 50% dimming, 8 hours
CS30[7,10]	Security 30% dimming, 7 hours
CM30[7,10]	Median 30% dimming, 8 hours

Sensing	
L2	PIR sensor, #2 lens (Required if BLS0 is selected)

Options (electrical, mechanical, etc)	
None	Surge protector 10kV/10kA standard
SP2	Surge protector 20kV/10kA (option)
FS1[1]	Single fuse (120, 277, or 347VAC)
FS2[1]	Double fuse (208, 240, or 480V)
PC3[12,13]	Photocontrol button connected to 0–10V driver
TR5	NEMA Twist-lock 5-pin receptacle connected to 0–10V driver
TR7[12]	7-pin twist lock receptacle connected to D4i compliant driver
TLP[9,11]	7-pin twist lock receptacle connected to D4i compliant driver w/ 3-pin photocell
EHS	Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.

Emergency	
EM[7,14,15]	Emergency Battery Pack (0–40°C) Available with precision plus optics P01-P03 only

Finish	
Standard textured finish	
BK	Black
WH	White
BZ	Bronze
DG	Dark Gray
MG	Medium Gray
Customer specified	
OC	Special optional color or RAL, consult factory
SC	Special color (must supply color chip, requires factory quote)

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for 4-5" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 5" Long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restrictions).
7. Must be specified with a motion sensor lens (L2).
8. Not available with TC8, TR5.
9. Must be specified with a motion sensor LW, LB.
10. Not available with TR7, TLP.
11. Must specify input voltage.
12. Not available in HVU (347-480V).
13. UNV (120-277V) only available for lumen packages P03-P09. HVU (347-480V) only available for lumen packages P06-P09 & A04-A07.
14. UNV (120-277V) only available for lumen packages P04-P09.
15. Not available with Dynadimmer, SRDM, FAWS, FS1, FS2, OMSR, DLEA, BLS0 (physical restrictions).
16. Precision Plus Optics (P01–P09) available only with T2M, T3M, T4M, and T5M optical distributions and are non-orientable.
17. OPF-RMB accessory recommended for retrofit applications.

OPF-S OptiForm small

Site & area luminaire

Shielding Accessory Kits (order separately)

One shield kit per luminaire

OPF-S-EHS-1[2]	External house side shield (field installed)
OPF-S-HS-1[3]	Internal house side shields. For Area optic types T2M, T3M, and T5N.
OPF-S-HS-T4-1[4]	Internal house side shield for Area optic types T4W and T4M, qty 1.
OPF-S-HS-5M/5W-1[4]	Internal house side shield for Area optic types T5M and T5W, qty 1

*Must select EHS option on luminaire options section
**Not available for Precision Plus (P01-P09)

Luminaire Accessories (order separately)

Pole Mount Fusing

FP1	Pole mount single fuse (120V, 277V, or 347V)
FP2	Pole mount double fuse (208V, 240V, or 480V)
FP3	Pole mount double fuse canadian double pull (208V, 240V, or 480V)

Photocell Accessories

P400S	Shorting cap

Mountings (boxed and shipped separately)

Must choose Mounting Ordered Separately (MOS) selection for mounting option of luminaire. Useful for attachment of arm to pole prior to luminaire installation.

Standard Arm

OPF-ART-(F)[2]	Standard arm mount
OPF-ART-TR7-(F)[2,10,12]	Mast arm mount with 7-pin (TR7) receptacle

Wall Mount

OPF-WAL-(F)	Wall mount bracket
OPF-WAL-TR7-(F)[2]	Wall mount with 7-pin (TR7) receptacle

Mast Arm

OPF-MAR-(F)[2]	Mast arm mount
OPF-MAR-TR7-(F)[2,10]	Mast arm mount with 7-pin (TR7) receptacle

Mounting Accessories

OPF-RMB	Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.
OPF-RPA	Round Pole Adapter. Fits to 3"- 3.5" O.D. pole. Painted black.

Pole Top Fitters

PTF2 = Pole top fitter fits 2 3/ 8 - 2 1/ 2" OD x 4" depth tenon

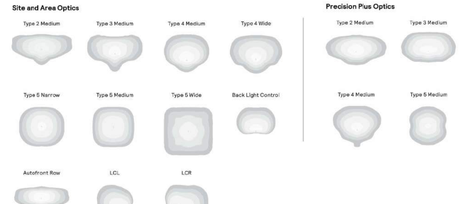
PTF2-1-90-(F)	1 luminaire at 90°
PTF2-2-90-(F)	2 luminaires at 90°
PTF2-3-90-(F)	3 luminaires at 90°
PTF2-4-90-(F)	4 luminaires at 90°
PTF2-2-180-(F)	2 luminaires at 180°
PTF2-3-120-(F)	3 luminaires at 120°

PTF3 = Pole top fitter fits 3-3 1/ 2" OD x 6" depth tenon

PTF3-1-90-(F)	1 luminaire at 90°
PTF3-2-90-(F)	2 luminaires at 90°
PTF3-3-90-(F)	3 luminaires at 90°
PTF3-4-90-(F)	4 luminaires at 90°
PTF3-2-180-(F)	2 luminaires at 180°
PTF3-3-120-(F)	3 Luminaires at 120°

Optical Distributions

Site and Area Optics



Precision Plus Optics

Shielded bollard - asymmetric wide beam

BEGA

Application
The fully shielded design of this bollard provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 9.3lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	11.5 W
System wattage	15.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1475 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature

4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Urdure® finish, a fluorocopolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Type:
BEGA Product:
Project:
Modified:

Available Options
70 895 Direct burial anchorage

Shielded bollard - asymmetric wide beam

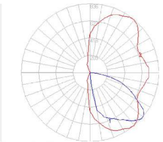
	LED	A	B	Anchorage
84219	11.5 W	6⅝	19⅝	**79817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

BEGA

File: 84219K4_BEGA_IES.ies

TEST:	BE_84219K4
TEST LAB:	BEGA
DATE:	2/27/2017
LUMINAIRE:	84 219K4
LAMP:	11.5W LED



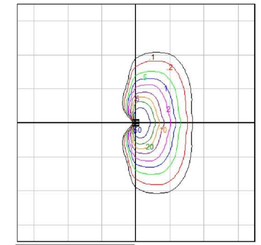
Characteristics

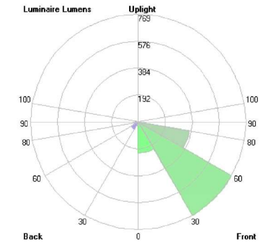
IES Classification	Type III
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1474
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	98
Total Luminaire Watts	15
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	835.2 (310H, 47.5V)
Max. Cd. (<90 Vert.)	835.2 (310H, 47.5V)
Max. Cd. (At 90 Deg. Vert.)	0 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	190.1 (12.9%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	220.2	N.A.	14.9
FM (30-60)	768.6	N.A.	52.1
FH (60-80)	368.7	N.A.	25.0
FVH(80-90)	15.9	N.A.	1.1
BL (0-30)	15.6	N.A.	1.1
BM (30-60)	58.1	N.A.	3.9
BH (60-80)	26.4	N.A.	1.8
BVH(80-90)	0.8	N.A.	0.1
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	1474.3	N.A.	100.0

BUG Rating B0-U0-G1





Grid Spacing: 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

 11/22/2020

LED recessed wall luminaires - asymmetrical

BEGA

Application
LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.

Materials
Luminaire housing constructed of die-cast aluminum marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fastoners
Stainless steel screw clamps
Composite installation housing
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.8 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
LED module wattage	5.9 W
System wattage	8.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	342 lumens (3000K)
Lifetime at Ta=+15°C	> 500,000 h (L70)
Lifetime at Ta=30°C	185,000 h (L70)

LED color temperature

2700K - Product number + **K27**
3000K - Product number + **K3**
3500K - Product number + **K35**
4000K - Product number + **K4**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Type:
BEGA Product:
Project:
Modified:

Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.

LED recessed wall luminaires - asymmetrical

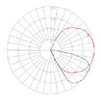
	LED	A	B	C
33054	5.9W	10⅞	2⅝	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

BEGA

Photometric Filename: 33054.IES

TEST:	33054
TEST LAB:	BEGA
DATE:	8/17/2015
LUMINAIRE:	33 054
LAMP:	5.9W LED



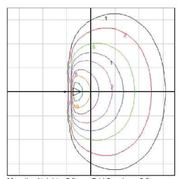
Characteristics

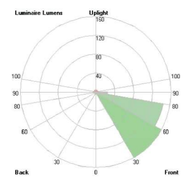
IES Classification	Type IV
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	342
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	43
Total Luminaire Watts	8
Ballast Factor	1.00
Upward Waste Light Ratio	0.03
Max. Cd.	264.9 (0H, 50V)
Max. Cd. (<90 Vert.)	264.9 (0H, 50V)
Max. Cd. (At 90 Deg. Vert.)	26.3 (7.7%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	129.4 (37.8%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	4.1	N.A.	1.2
FM (30-60)	160.0	N.A.	46.8
FH (60-80)	144.0	N.A.	42.1
FVH(80-90)	25.0	N.A.	7.3
BL (0-30)	< 0.05	N.A.	0.0
BM (30-60)	< 0.05	N.A.	0.0
BH (60-80)	< 0.05	N.A.	0.0
BVH(80-90)	< 0.05	N.A.	0.0
UL (90-100)	5.0	N.A.	1.5
UH (100-180)	3.9	N.A.	1.1
Total	342.0	N.A.	100.0

BUG Rating B0-U1-G1





Mounting Height = 2 ft. Grid Spacing = 3 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

 1/22/2018

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

LICENSED LANDSCAPE ARCHITECT
David Lajmon No. 2353
Registered
6-30-24
Municipal State
11-22-23
STATE OF CALIFORNIA

2905 ECR

Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

2905 EL CAMINO REAL, PALO ALTO, CA 94306

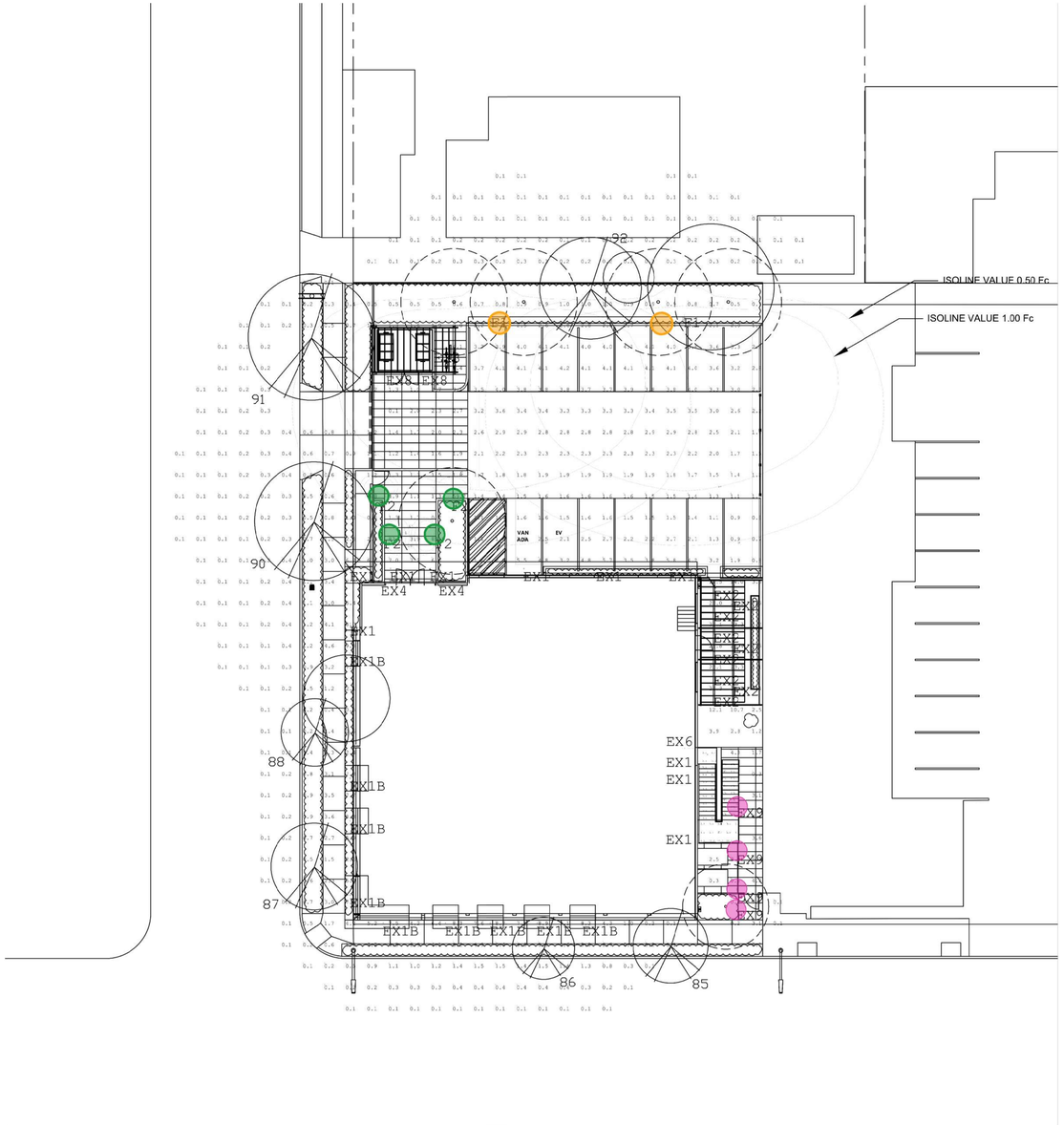
ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

DEPARTMENT STAMPS

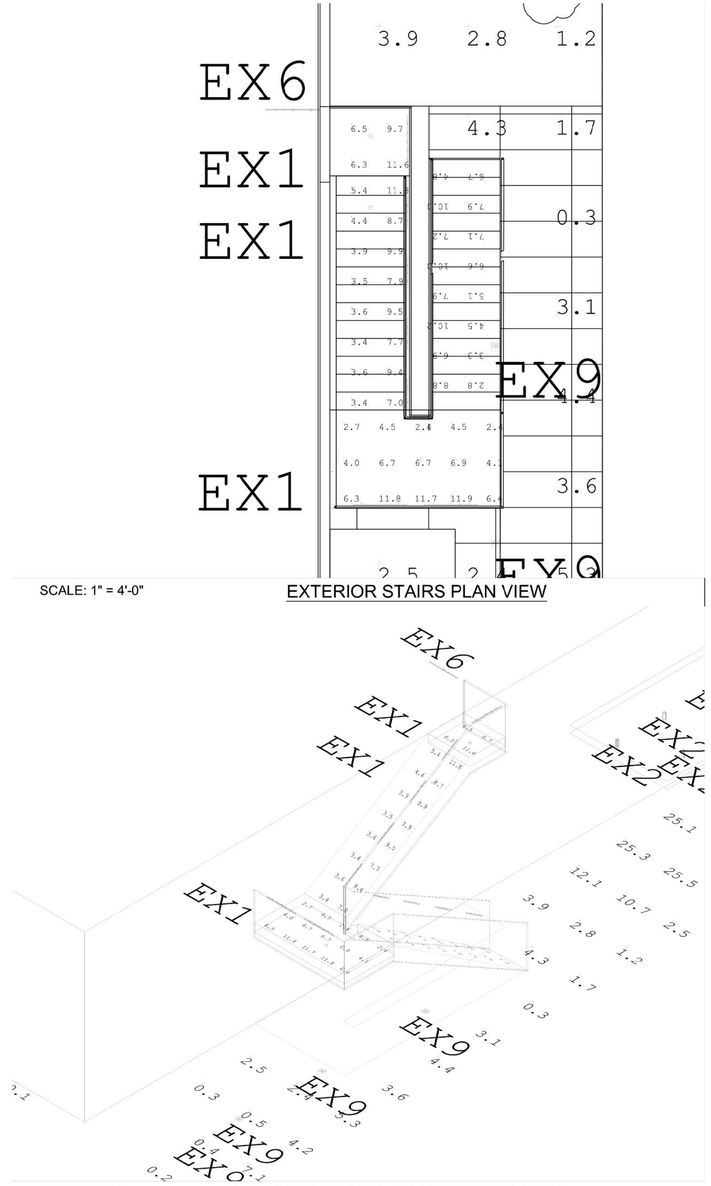
Light Specifications

L-4.2



SCALE: 1" = 16'-0"

FULL SITE PLAN VIEW



SCALE: 1" = 4'-0"

EXTERIOR STAIRS PLAN VIEW

SCALE: N.T.S.

EXTERIOR STAIRS SE ISOMETRIC VIEW

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	UDF *	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
	2	F1	Single	GARDCO OPF-S-A04-830-T4M-HIS - ON 22' POLE	N.A.	0.850	10020	90.68	181.36	OPF-S-A04-830-T4M-HIS.ies
	4	F2	Single	BEGA 33054 - 1' A.F.F.	N.A.	0.850	342	8	32	33054_BEGA_IES.ies
	10	EX1	Single	ALPHABET NU3-RD-SW-15LM-30K-80-60D-120-DIM10-NC-WH-WH	N.A.	0.850	1203	12.3	123	NU3-RD-SW-15LM-30K-80-60D-120-DIM10-NC-WH-WH.ies
	9	EX1B	Single	ALPHABET NU4-RD-SW-15LM-30K-80-65D-DL-WH-WH	N.A.	0.850	1310	12.3	110.7	NU4-RD-SW-15LM-30K-80-65D-DL-WH-WH.ies
	9	EX2	Single	B-K LIGHTING DE-LED-TR-X99-WFL-9-3000K	0.960	0.816	1280	12.8687	115.818	DE-LED-TR-X100-WFL-12439915-12439915.05.ies
	2	EX4	Single	BEGA 33 581-K3 - 8' A.F.F.	N.A.	0.850	747	10.9	21.8	33581_BEGA_IES.ies
	28	EX6	Single	WAGNER LULS30K2070MA-12	N.A.	0.850	126	1.9	53.2	LULS30K2C70MA-12.IES
	3	EX8	Single	BEGA 33 579-K3 - 7' A.F.F.	N.A.	0.850	158	3	9	33579_BEGA_IES.ies
	4	EX9	Single	BEGA 84 219-K3	N.A.	0.850	1430	15	60	84219K3_BEGA_IES.ies

* UDF FACTOR PRORATED TO SIMULATE 3000K CCT OPTION

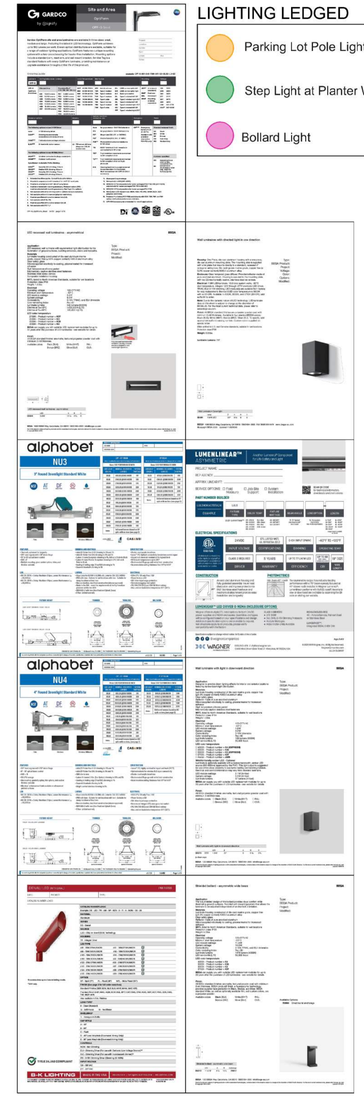
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	2.83	5.8	0.9	3.14	6.44
STAIRS	Illuminance	Fc	6.67	11.9	2.4	2.78	4.96

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)



LIGHTING LEDGED

- Parking Lot Pole Light
- Step Light at Planter Wall
- Bollard Light

hya
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81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

LICENSED LANDSCAPE ARCHITECT
Gavin Laymon No. 2353
Signature
6-30-24
Renewal Date
11-22-23
Date
STATE OF CALIFORNIA

2905 ECR

Guzzardo Partnership, INC.
Landscape Architects| Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

2905 EL CAMINO REAL, PALO ALTO, CA 94306

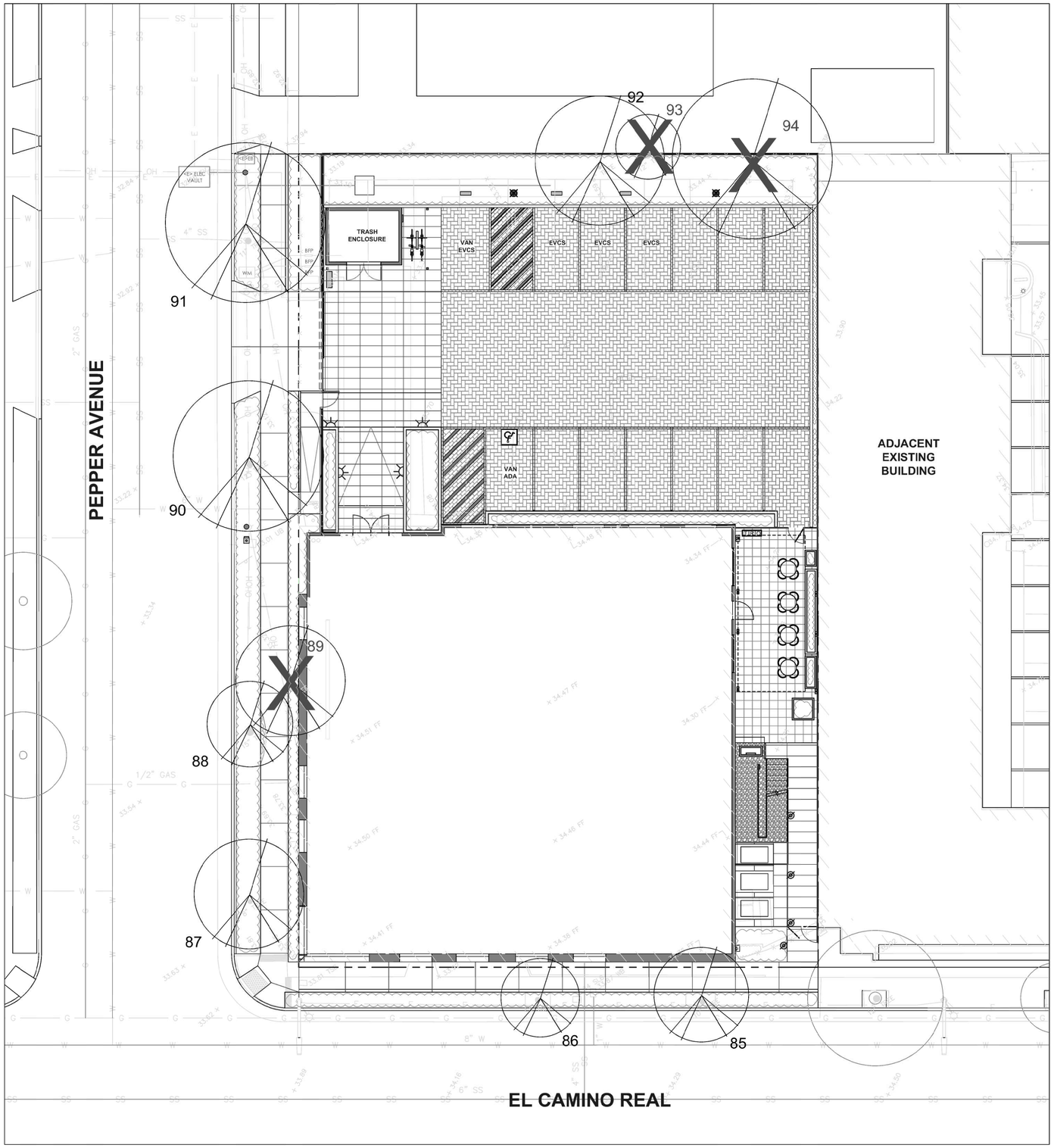
ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

DEPARTMENT STAMPS

Photometric Plan

L-4.3



TREE DISPOSITION LEGEND

Total Existing Trees on Site	10
Disposition	Regulated Trees
Tree to be Preserved	1
Tree to be Preserved Off-Site	6
Total Trees Preserved	7
Removed, Poor Condition	0
Removed, Project Re-Design	3
Total Trees Removed	3
Total Proposed Trees	10
Total Trees on Future Site	17

Note:
- See Arborist Report by urbantreemanagement inc. dated April 14, 2022 for specific information about existing trees.

TREE MITIGATION ANALYSIS

Trees Number Proposed for Removal	Tree Name	Tree Diameter (in.)	Canopy Spread (ft.)	Numbers of Replacement Tree Needed (24" Box Tree)	Numbers of Alternative Tree Needed (36" Box Tree)	Numbers of Alternative Tree Needed (48" Box Tree)
#89	Magenta cherry	7.7/9	20	3	2	
#93	Tree of Heaven	11.5/6.5	12	3	2	
#94	Chinese pistache	10/5.5	30	4		2

Total Proposed 24" Box Tree	8
Total Proposed 36" Box Tree	2
Total Proposed 48" Box Tree	0

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

LICENSED LANDSCAPE ARCHITECT
David Laymon No. 2357
Signature
6-30-24
Revision Date
11-22-23
Date
STATE OF CALIFORNIA

2905 ECR

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Landscape Architects| Land Planners
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2905 EL CAMINO REAL, PALO ALTO, CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

DEPARTMENT STAMPS

Tree Disposition Plan

SCALE: 1" = 10'-0"
0' 5' 10' 20'

L-5.1

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT

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

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

PROPERTY ADDRESS: 2950 EL CAMINO REAL, PALO ALTO, CA 94306

Are there Regulated[1] trees on or adjacent to the property? (YES) **NO** (If no, proceed to Section 4)

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

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

*Street trees[1] **require special protection by a fenced enclosure**, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected[2] or Designated[3] Trees? (YES) Check where applicable) **NO**
   - ☒ Protected Tree (s)
   - ☐ Designated Tree (s)
   - ☐ On or overhanging the property

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

*If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM[4], Section 6.25). Attach this report to Sheet T-1, Tree Protection, in Part of the Plan[5], per Site Plan Requirements.*

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

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - http://www.cityofpaloalto.org/trees/forms.htm (See also TTM[4], Section 2.15 for area to be fenced)

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

Signature: _____ (Prop. Owner or Agent) Print: _____ Date: 11/10/2023

FOR STAFF USE:

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

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

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

[1] Regulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees – commercial or non-residential property trees, which are part of an approved landscape plan.
[2] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html
[3]
[4] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html
[5]

S:Pam/Plads/Arborist/Tree Protection Info/Tree Disclosure Statement — Revised 08/06

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301
Search: Advanced Browse By Topic
Home > Planning & Community Environment

Home
City-owned Trees
Privately-owned Trees
About the Tree Ordinance
Title 8.10
Heritage Trees
Forms
Tree Technical Manual
FAQs
Contact Us
Resources

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 96KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 105KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

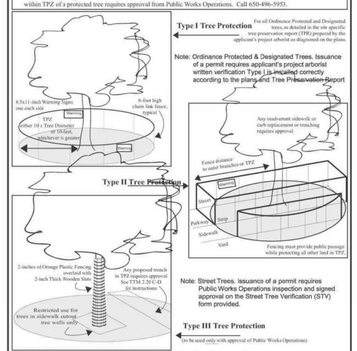
View ALL sections:

- Tree Technical Manual - Full (PDF, 1.84MB)

APPENDICES
A. Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
B: Tree City - USA
C: ISA Hazard Evaluation Form
D: List of Inherent Failure Patterns for Selected Species (Reference source)
E: ISA Tree Pruning Guidelines (PDF, 1.85MB)
F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)
G: Pruning Performance Standards, ANSI A300-:995 (Reference source) H: Tree Planting Details, Diagram 504 & 505
I: Tree Disclosure Statement
J: Palo Alto Standard Tree Protection Instructions

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

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



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

Rev	By	Date
0	DFH/H	12/14/92
01	D.O.	08/04/04
02	D.O.	08/10/06

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

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

APPENDIX J

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

31-1 General

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

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

31-2 Reference Documents

a. **Detail #605** – Illustration of situations described below.

b. **Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
   1. Trenching Restriction Zones (TTM, Section 2.20(C))
   2. Arborist Reporting Protocol (TTM, Section 6.30)
   3. Site Plan Requirements (TTM, Section 6.35)
   4. Tree Disclosure Statement (TTM, Appendix I)

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

31-3 Execution

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

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

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

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

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

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

g. **During construction**

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

END OF SECTION

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

Table 2-2 Palo Alto Tree Technical Manual

ARBORIST INSPECTION SCHEDULE

All Checked Items Apply to this project:

1. ☑ **Inspection of Protective Tree Fencing**. The Street Tree Verification Form shall be signed by the City Arborist. For other Protected Trees, the project arborist shall provide a written statement with a photograph verifying that he has conducted a field inspection of the trees and that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit. (see Verification of Tree Protection, Section 1.39).
2. ☐ **Pre-Construction Meeting**. Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, project arborist, City Arborist, and, if a city maintained irrigation system exists, the Parks Manager (Contact 650-496-6962).
3. ☐ **Inspection of Rough Grading**. The project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 48 hours advance notice of such activity.
4. ☐ **Monthly Inspections**. The project arborist shall perform a monthly activity inspection to monitor and advise for conditions and tree health. The City Arborist shall be in receipt of the activity report during the first week of each calendar month or, immediately if there are ***any revisions*** to the approved plans or protection measures. Fax to (650) 329-2154. (see Monthly Inspection Report, Section 1.17).
5. ☐ **Special activity within the Tree Protection Zone**. Work in this area (TPZ - described in #7 below) requires the direct onsite supervision of the project arborist (see Trenching, Excavation and Equipment, TTM Section 2.20 C).
6. ☐ **Landscape Architect Inspection**. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The City shall be in receipt of written verification o' Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7. ☐ **Other** (please describe)_____

City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-9289
freeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

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

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES ☐ NO* ☐ * If NO, go to #2 below
Inspected by:	
Date of Inspection:	
2. The Street Trees at the above address are **NOT** adequately protected. The following modifications are required: Indicate how the required modifications were communicated to the applicant.	_____ _____ _____ _____ _____ _____

Subsequent Inspection

Street trees at above address were found to be adequately protected:	YES ☐ NO* ☐ * If NO, indicate in "Notes" below the disposition of case.
Inspected by:	
Date of Inspection:	
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	

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

S:PAGOPS/Tree/DB/B-TreeProtect — 8/17/06

---WARNING---
Tree Protection Zone

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

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

Palo Alto Municipal Code Section 8.10.110

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

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

LICENSED LANDSCAPE ARCHITECT — Gavin D. Laymon No. 2353 — Signed 6-30-24 — Renewal Date 11-22-23 — Date — STATE OF CALIFORNIA

2905 ECR

Guzzardo Partnership, INC.
Landscape Architects| Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

2905 EL CAMINO
REAL, PALO ALTO,
CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

DEPARTMENT STAMPS

Tree Disposition Plan -
Arborist Reports

L-5.2

urbantreemanagement inc.

Arborist Report

2905 El Camino Real
Palo Alto, CA 94306

Inspection Date:
April 14, 2022

Prepared by: Chris Stewart
Project Arborist: Michael Young/Chris Stewart
contractors license # 757989
certified arborist WC ISA #623

650-321-0202 | PO Box 971 Los Gatos CA 95031 | urbantreemanagement.com

TABLE OF CONTENTS

Assignment

It was my assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our findings.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There were ten (10) trees surveyed with six (6) of the trees, protected street trees, as defined by the City of Palo Alto's tree protection ordinance. During our survey, none of the trees were rated "A" condition, seven (7) trees were rated "B" condition and three (3) of trees were rated "C" condition.
A - Retain, condition warrants long-term preservation.
B - Preservable, but may not be worthy of extensive effort or design accommodation.
C - Remove due to existing condition and/or structure.

The valuation of the protected street trees using the 10th edition of the Guide for Plant Appraisals is $6,321.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

A - Retain, condition warrants long-term preservation.
B - Preservable, but may not be worthy of extensive effort or design accommodation.
C - Remove due to existing condition/ structure and/or construction impacts.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. In cases where the main trunk divides below 54", the tree is measured (per the City of Palo Alto's protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be

done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **"CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

This property is located in the industrial are in the City of Palo Alto at the corner of El Camino Real and Pepper Ave. The surveyed area is rectangular and flat with mostly street trees and three trees along the rear of the property that are recommended for removal based on health and structure.

Tree Health

Generally, the health of the trees in the survey area ranges from fair/good to fair/poor. This property would benefit from having a regular maintenance schedule with irrigation. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. All the trees in the surveyed area have received structural ratings of fair/poor. As mentioned above, a regular maintenance shceduale would also help correct the structural faults associated with the lack of pruning.

Recommended Removals Based on Health/ Structure/Species

Details of each individual tree are located on the attached Survey Data table.

Recommended Unprotected Removals (Permit not required for removal)
Tree #89 is a Magenta cherry (*Syzygium austral*) with a DBH's of 7.7"/9"
Tree #93 is a Tree of heaven (*Ailanthus altissima*) with a DBH's of 11.5" & 6.5"
Tree #94 is a Chinese pistache (*Pistacia chinensis*) with a DBH's of 10" & 5.5"

Site Images

Trees #88 & #89 Tree #93 Tree #94

Local Reguiations Governing Trees

Any locally native tree of the species Acer macrophyllium (Bigleaf Maple), Calocedrus decurrens (California incense Cedar), Quercus agrifolia (Coast Live Oak), Quercus douglasii (Blue Oak), Quercus kelloggii (California Black Oak), or Quercus lobata (Valley Oak) which is eleven and one-half inches in diameter (thirty-six inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.

(2) Any Coast Redwood tree (species Sequoia sempervirens) that is eighteen inches in diameter (fifty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.

(3) Any tree larger than fifteen inches in diameter (forty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade of any species except those invasive species described as weeds in Section 8.08.010 and those species classified as high water users by the water use classification of the landscape species list approved by the California Department of Water Resources (with the exception of Coast Redwood).

(4) Any tree designated for protection during review and approval of a development project.

(5) Any tree designated for carbon sequestration and storage and/or environmental mitigation purposes as identified in an agreement between the property owner and a responsible government agency or recorded as a deed restriction.

(6) Any heritage tree designated by the city council in accordance with the provisions of this chapter.

(7) Any replacement mitigation tree or other tree designated to be planted due to the conditions listed in Section 8.10.055.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Tree Protection Plan

• **Type I** Tree Protection The fences shall enclose the entire area under the canopy dripline or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

• **Type II** Tree Protection For trees situated within a narrow planting strip, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

• **Type III** Tree Protection Trees situated in a small tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch-thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists are Michael Young (650) 321-0202 and Chris Stewart (408) 313-1937. Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.

3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
   a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
   b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

+ + + + -

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
02/28/2025
STATE OF CALIFORNIA

2905 ECR

Guzzardo Partnership, INC.
Landscape Architects| Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

2905 EL CAMINO REAL, PALO ALTO, CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

DEPARTMENT STAMPS

Tree Disposition Plan - Arborist Reports

L-5.3

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Chris Stewart
WC ISA Certified Arborist WE-13682A

urbantreemanagement inc.

TREE SURVEY DATA

Address: 2905 El Camino Real Palo Alto, CA 94306
Inspection Date: 4/14/2022

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline; significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
85	**London plane**	**8.5**	**38'/18'**	**f**	**fp**	**x**	**B**	**EWR, DWR, SP, codominant leaders at 15', street tree**
86	**Ginkgo**	**9.0**	**29'/15'**	**f**	**fp**	**x**	**B**	**EWR, DWR, SP, codominant leaders at 7', street tree**
87	**London plane**	**8.7**	**28'/20'**	**fp**	**fp**	**x**	**B**	**EWR, DWR, SP, codominant leaders at 8', street tree**
88	**Camphor**	**19.0**	**28'/16'**	**f**	**fp**	**x**	**B**	**EWR, DWR, SP, codominant leaders at 6', rotten limb, street tree**
89	**Magenta cherry**	**7.7/9**	**50'/20'**	**f**	**fp**		**C**	**RR due to construction impacts**
90	**Chinese elm**	**9.2**	**32'/28'**	**f**	**fp**	**x**	**B**	**EWR, DWR, SP, RCE, codominant leaders at 6', street tree, thin canopy**
91	**Chinese elm**	**10.6**	**40'/30'**	**f**	**fp**	**x**	**B**	**EWR, DWR, SP, RCE, codominant leaders at 6', street tree, thin canopy**
92	**Chinese pistache**	**8.0**	**22'/20'**	**fp**	**fp**		**B**	**EWR, DWR, SP, RCE, multiple leaders at 5.5'**
93	**Tree of heaven**	**11.5/6.5**	**32'/12'**	**fp**	**fp**		**C**	**Removal, invasive weed species, thin canopy, stub cuts, no hope for recovery**
94	**Chinese pistache**	**10/5.5**	**29'/30'**	**fp**	**fp**		**C**	**Removal, little new live buds, multiple leaders at base prone to failure, no hope for recovery**

A = Retain, condition warrants long-term preservation	0
B = Preservable, but may not be worthy of extensive effort or design accommodation	7
C = Recommend removal due to existing condition/ structure and/or construction impacts	3
TOTAL TREES	10
PROTECTED TOTAL	6

KEY TO ACRONYMS
DWR - Dead Wood Removal pruning recommended.
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.
LCR-Live Crown Ratio.
RR - Recommend Tree Removal based upon Health or Structure of tree.
Prop - Steel prop in concrete footing recommended to help support a tree/limb.
Cable - Recommend a steel-cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE
Public/Street Trees
All public trees are regulated. Public or street trees are all trees growing within the street right-of-way, on public property such as parks, and outside private property. In some cases property lines lie several feet behind the sidewalks. A permit from the Public Works and Planning Departments is required prior to any work on or within the dripline of any public/street tree.

Protected Trees
Protected trees include trees of specific species or distinctive character, public or private. Individual species of trees that are protected are all Coast Live Oaks, Valley Oaks (greater than 11.5 inches in diameter), and Coast Redwood (greater than 18 inches in diameter). Heritage Trees are also protected. Heritage trees are individual trees of any size or species or historical significance that are deemed as such by City Council. Property owners may also nominate a tree for Heritage Tree status if it has characteristics that are distinctive.

Designated Trees
Designated trees are all trees (public and private), when associated with a development project, that are specifically designated by the City to be saved and protected on public and private property which is subject to discretionary development review. These instances can include variances, home improvement exceptions, architectural reviews, site and design reviews, subdivision reviews, etc.

urbantreemanagement inc.

TREE SURVEY DATA

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS

Common Name	Latin Name
London plane	*Platanus x acerifolia*
Ginkgo	*Ginkgo biloba*
Champhor	*Cinnamomum camphora*
Magenta cherry	*Syzygium australe*
Chinese elm	*Ulmus parvifolia*
Chinese pistache	*Ristacia chinensis*
Tree of heaven	*Ailanthus altissima*

URBAN TREE MANAGEMENT, INC Tree Valuations-Guide for Tree Appraisals 10th Edition

Address: 2905 El Camino Real Palo Alto, 94306
Date: 4/14/2022

Tree No.	Species (example)	Condition 0 to 1.0	Trunk Diameter	Func. Limitation 0 to 1.0	Ext. limitation 0 to 1.0	Replacement tree Size	Replacement tree Cost	Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Depreciated cost	Reproduction cost (rounded)
85	**London plane**	0.4	**8.5**	0.7	0.7		172.73	172.73	345.46	36.36	56.7	2,063	750	
86	**Ginkgo**	0.4	**9.0**	0.7	0.7		172.73	172.73	345.46	36.36	63.6	2,313	799	
87	**London plane**	0.6	**8.7**	0.8	0.8		172.73	172.73	345.46	36.36	59.4	2,161	1,175	
88	**Camphor**	0.4	**19.0**	0.7	0.7		172.73	172.73	345.46	36.36	283.5	10,309	2,366	
90	**Chinese elm**	0.4	**9.2**	0.6	0.4		172.73	172.73	345.46	36.36	66.5	2,417	577	
91	**Chinese elm**	0.4	**10.6**	0.6	0.4		172.73	172.73	345.46	36.36	88.2	3,209	653	
												Total:	6,321	

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
02/28/2025
STATE OF CALIFORNIA

2905 ECR

Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

2905 EL CAMINO REAL, PALO ALTO, CA 94306

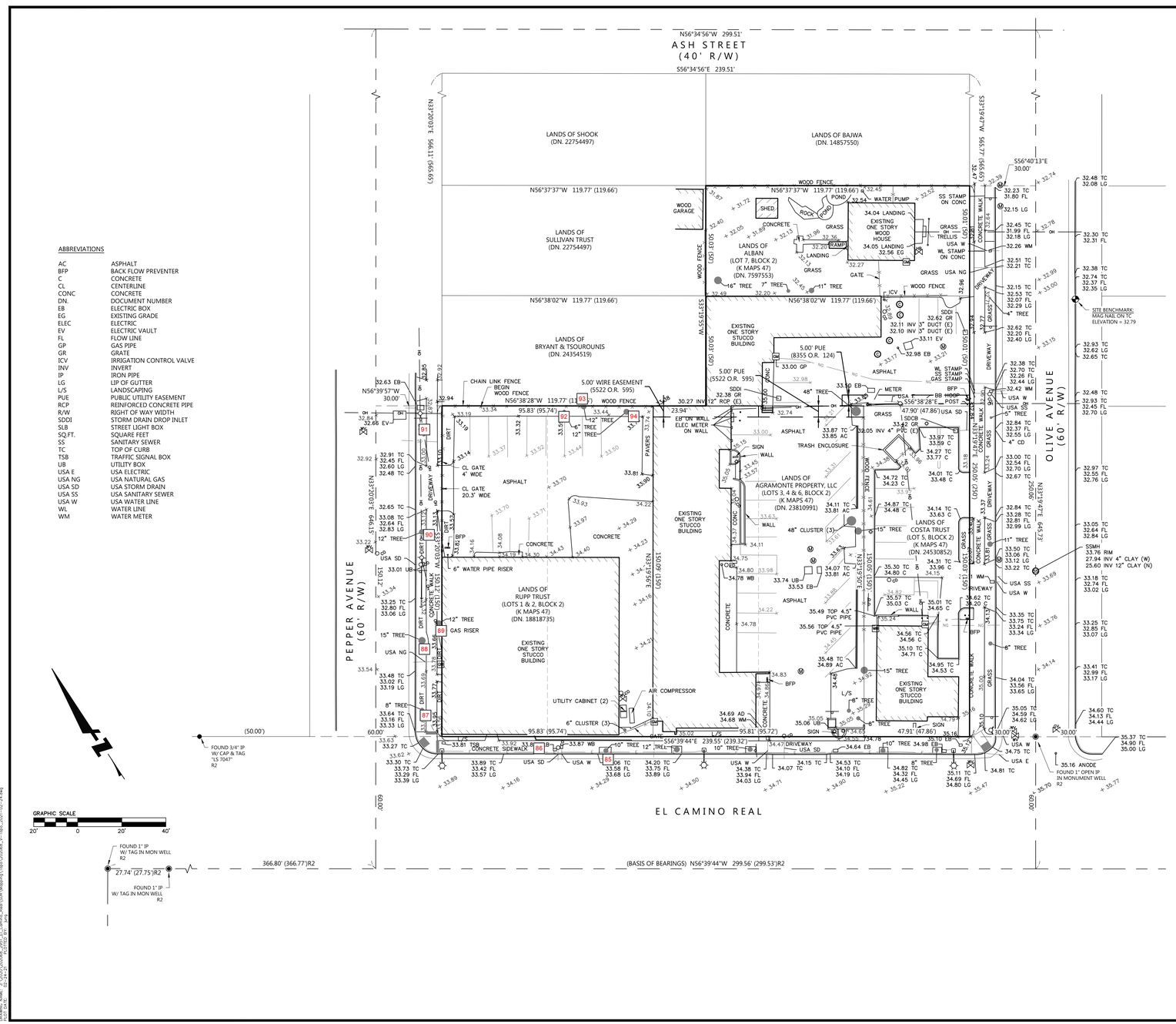
ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

DEPARTMENT STAMPS

Tree Disposition Plan - Arborist Reports

L-5.4



ABBREVIATIONS

AC	ASPHALT
BFP	BACK FLOW PREVENTER
C	CONCRETE
CL	CENTERLINE
CONC	CONCRETE
DN.	DOCUMENT NUMBER
EB	ELECTRIC BOX
EG	EXISTING GRADE
ELEC	ELECTRIC
EV	ELECTRIC VAULT
FL	FLOW LINE
GP	GAS PIPE
GR	GRATE
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
IP	IRON PIPE
LG	LIP OF GUTTER
L/S	LANDSCAPING
PUE	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY WIDTH
SDDI	STORM DRAIN DROP INLET
SLB	STREET LIGHT BOX
SQ.FT.	SQUARE FEET
SS	SANITARY SEWER
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
USA E	USA ELECTRIC
USA NG	USA NATURAL GAS
USA SD	USA STORM DRAIN
USA SS	USA SANITARY SEWER
USA W	USA WATER LINE
WL	WATER LINE
WM	WATER METER

LEGEND

- AREA LIGHT
- BOLLARD
- CLEAN OUT
- COMMUNICATION MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- JOINT POLE
- MONITOR WELL
- SANITARY SEWER
- SIGN
- STREET LIGHT
- WATER VALVE
- SITE BENCHMARK
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE AS NOTED

LINE TYPES

- BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- TIE LINE
- ORIGINAL LOT LINE
- EASEMENT LINE
- BUILDING LINE
- FENCE LINE
- OH OVERHEAD LINE
- E USA ELECTRIC
- NG USA NATURAL GAS
- W USA WATER

SURVEYOR'S NOTE:

THE LINES OF THE STREETS SURROUNDING THE BLOCK, EXCEPT EL CAMINO REAL, WERE ESTABLISHED BY CURB SPLITS.

SITE AREA = 47,931 SQ.FT. ± OR 1.10 ACRES ±

RECORD REFERENCES

( ) K MAPS 47
R2 832 MAPS 43-44

UTILITY NOTE:

THE UTILITIES SHOWN ON THIS SURVEY ARE FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES OTHER THAN AS SHOWN ON THIS SURVEY.

BENCHMARK STATEMENT:

BENCHMARK NO. 2221 WAS USED AS THE BASIS OF ELEVATIONS. CHISELED SQUARE ON TOP OF NORTHWEST CORNER OF NORTHEAST RETURN OF ALMA STREET AND NORTH CALIFORNIA AVENUE, IN THE CITY OF PALO ALTO.

ELEVATION = 27.04 (NGVD29)

SITE BENCHMARK

THE SITE BENCHMARK IS A MAG NAIL SET ON THE TOP OF CURB ON OLIVE AVENUE, AS SHOWN ON THIS SURVEY.

ELEVATION = 32.79

BASIS OF BEARINGS:

THE BEARING OF N56°39'44"W ALONG THE MONUMENT LINE OF EL CAMINO REAL AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JULY 2, 2009, IN BOOK 832 OF MAPS AT PAGES 43-44, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGMANN, P.L.S. 9267

PROFESSIONAL LAND SURVEYOR DAVID C. JUNGMANN No. 9267 STATE OF CALIFORNIA

2/24/2021
DATE

10

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BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF OLIVE AVENUE, 2905, 2951 & 2999 EL CAMINO REAL

456 & 470 OLIVE AVENUE
PALO ALTO
COUNTY OF SANTA CLARA CALIFORNIA

Revisions

No.	
Date:	02/24/2021
Scale:	1" = 20'
Design:	BDF
Drawn:	DCJ
Approved:	
Job No:	20202068

Drawing Number:
202068

1 OF 1

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LICENSED LANDSCAPE ARCHITECT
Gavin D. Laymon No. 2357
Signature
6-30-24
Renewal Date
11-22-23
Date
STATE OF CALIFORNIA

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2905 EL CAMINO REAL, PALO ALTO, CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	11/10/23	ARB SUBMITTAL

DEPARTMENT STAMPS

Tree Disposition Plan - Arborist Reports

L-5.5

	5.1 Planning and Design	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Stormwater pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1	X									
Mandatory	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2	X									
Mandatory	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X									
Mandatory	Mandatory	Best management practices (BMP's)	5.106.1.2	X									
Mandatory	Mandatory	Short term bicycle parking	5.106.4.1.1	X									
Mandatory	Mandatory	Long term bicycle parking	5.106.4.1.2	X									
Mandatory	Tier 2 Mand.	Designated parking - 50% of Parking Capacity	A5.106.5.1.2	X									
Mandatory	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 w/ more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE Installed).	PAMC 16.14.430/ A5.106.5.3	X				See EVSE Checklist					
Mandatory	Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8	X									
Mandatory	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X				PW					
Mandatory	Tier 2 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & 16.14.080/ A5.106.11.2	X									
Mandatory	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.300 Section 5.106.10	X									
Electives (choose 3)	Electives	Community connectivity	A5.103.1	X									
Electives (choose 3)	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2	X									
Electives (choose 3)	Electives	Reduce development footprint and optimize open space	A5.104.1										
Electives (choose 3)	Electives	Existing building structure (75%)	A5.105.1.1										
Electives (choose 3)	Electives	Existing non-structure elements (50%)	A5.105.1.2										
Electives (choose 3)	Electives	Salvage	A5.105.1.3										
Electives (choose 3)	Electives	Storm water design	A5.106.2	X									
Electives (choose 3)	Electives	Low impact development (LID)	A5.106.3	X									
Electives (choose 3)	Electives	Greyfield or infill site	A5.106.3.2										
Electives (choose 3)	Electives	Changing rooms	A5.106.4.3										
Electives (choose 3)	Electives	Parking capacity	A5.106.6										
Electives (choose 3)	Electives	Reduce parking capacity	A5.106.6.1										
Electives (choose 3)	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1										
Electives (choose 3)	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2	X									
Electives (choose 3)	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2										
Electives (choose 3)	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	A5.106.11										
	5.3 Water Efficiency and Conservation												
Mandatory	Mandatory	Meters, separate submeters or metering devices installed as follows:	5.303.1	X									
Mandatory	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1	X									
Mandatory	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2	X									
Mandatory	Tier 2 Mand.	Water Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3.2	X									
Mandatory	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X									
Mandatory	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	X									
Mandatory	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2	X									
Mandatory	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	X									
Mandatory	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	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X									
Mandatory	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X									
Mandatory	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X									
Mandatory	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	X									
Mandatory	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X									
Mandatory	Mandatory	Commercial kitchen equipment	5.303.4	X									
Mandatory	Mandatory	Food waste disposers	5.303.4.1	X									
Mandatory	Mandatory	Indoor water use: Areas of addition or alteration *[AA]*	5.303.5	X									
Mandatory	Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035	X									
Mandatory	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)	5.303.6	X									
Mandatory	Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1	X									
Mandatory	Mandatory	Recycled water supply systems	PAMC 16.12.030	X									
Mandatory	Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307	X									
Mandatory	Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2	X									
Mandatory	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306	X									
Electives (choose 3)	Electives	Indoor water use: 25% reduction	A5.303.2.3.3	X									
Electives (choose 3)	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4										
Electives (choose 3)	Electives	Appliances and fixtures for commercial application	A5.303.3	X									
Electives (choose 3)	Electives	Nonwater supplied urinals	A5.303.4.1	X									
Electives (choose 3)	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6										
Electives (choose 3)	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7										
Electives (choose 3)	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8										
Electives (choose 3)	Electives	Nonpotable water systems	A5.305.1										
Electives (choose 3)	Electives	Irrigation system: Recycled water	A5.305.2										
	5.4 Material Conservation and Resource Efficiency												
	Tier 2 Mand.	Recycled content: 15%	A5.405.4	X									
Mandatory	Mandatory	Weather protection	5.407.1	X				See Foundation Inspection checklist.					
Mandatory	Mandatory	Moisture control: Sprinklers	5.407.2.1	X									
Mandatory	Mandatory	Moisture control: Entries + Openings	5.407.2.2	X									
Mandatory	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X									
Mandatory	Mandatory	Moisture control: Flashing	5.407.2.2.2	X									
Mandatory	Mandatory	Construction waste management	5.408.1	X									
Mandatory	Mandatory	Construction waste management plan	5.408.1.1	X									
Mandatory	Mandatory	Waste management company	5.408.1.2	X									
Mandatory	Mandatory	Waste stream reduction alternative	5.408.1.3	X									
Mandatory	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X									
Mandatory	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X									
Mandatory	Tier 2 Mand.	Enhanced construction waste reduction (80% diversion rate for projects exceeding $25,000 in value; 65% diversion rate for projects less than $25,000)	PAMC 16.14.410/ A5.408.3.1.1	X				See www.greenhalosystems.com					
Mandatory	Mandatory	Recycling by occupants (with exceptions)	5.410.1	X									
Mandatory	Mandatory	Commissioning (≥ 10,000 SF) *[N]*	5.410.2	X									
Mandatory	Mandatory	Commissioning plan *[N]*	5.410.2.3	X									
Mandatory	Mandatory	Functional performance testing *[N]*	5.410.2.4	X									
Mandatory	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)	PAMC 16.14.360 / 5.410.4.6	X									
Mandatory	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.370 / 5.410.4.7	X									
Mandatory	Mandatory	Performance Review (For sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8	X									
Mandatory	Mandatory	Documentation and Training: Systems manual	5.410.2.5.1	X									
Mandatory	Mandatory	Documentation and Training: Systems operations training *[N]*	5.410.2.5.2	X									
Mandatory	Mandatory	Commissioning report *[N]*	5.410.2.6	X									
Mandatory	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations *[N] [AA]*	5.410.4	X									
Mandatory	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2	X									
Mandatory	Mandatory	Testing and adjusting: Procedures	5.410.4.3	X									
Mandatory	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	X									
Mandatory	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X									
Mandatory	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	X									
Mandatory	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.380/ Sec/ 5.410.4.8	X									
Mandatory	Mandatory	Inspection and reports (new buildings / additions and alterations < 10,000 SF) *[AA] + [N]*	5.410.4.5.1	X									

	5.4 Material Conservation and Resource Efficiency, continued	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Electives (choose 3)	Electives	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1										
Electives (choose 3)	Electives	Wood Framing: Framing specifications	A5.404.1.2										
Electives (choose 3)	Electives	Regional materials	A5.405.1										
Electives (choose 3)	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2										
Electives (choose 3)	Electives	Reused materials	A5.405.3										
Electives (choose 3)	Electives	Cement and concrete: Cement	A5.405.5.1										
Electives (choose 3)	Electives	Cement and concrete: Concrete	A5.405.5.2	X									
Electives (choose 3)	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1										
Electives (choose 3)	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2										
Electives (choose 3)	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1										
Electives (choose 3)	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2										
Electives (choose 3)	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3										
Electives (choose 3)	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4										
Electives (choose 3)	Electives	Choice of materials: Service life	A5.406.1.1	X									
Electives (choose 3)	Electives	Choice of materials: Reduced maintenance	A5.406.1.2	X									
Electives (choose 3)	Electives	Choice of materials: Recyclability	A5.406.1.3	X									
Electives (choose 3)	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1										
Electives (choose 3)	Electives	Whole building life cycle assessment	A5.409.2										
Electives (choose 3)	Electives	Materials and system assemblies	A5.409.3										
Electives (choose 3)	Electives	Substitution of prescriptive standards	A5.409.4										
	5.5 Environmental Quality												
Mandatory	Mandatory	Fireplaces	5.503.1		X								
Mandatory	Mandatory	Temporary ventilation (MERV 8)	5.504.1	X									
Mandatory	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X									
Mandatory	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC	5.504.4	X									
Mandatory	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X									
Mandatory	Mandatory	Aerosol paints and coatings	5.504.4.3.1	X									
Mandatory	Mandatory	Verification, for paints and coatings	5.504.4.3.2		X								
Mandatory	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1		X								
Mandatory	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2		X								
Mandatory	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X									
Mandatory	Mandatory	Composite wood products: Documentation	5.504.4.5.3	X									
Mandatory	Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1	X									
Mandatory	Tier 2 Mand.	Resilient flooring system, 100% PAMC 16.16.070 & 16.14.080/ A5.504.4.7.1		X									
Mandatory	Tier 2 Mand.	Thermal Insulation: No added formaldehyde PAMC 16.16.070 & 16.14.080/ A5.504.4.8.1		X									
Mandatory	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X									
Mandatory	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	X									
Mandatory	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	X									
Mandatory	Mandatory	Indoor Air Quality Management Plan PAMC 16.14.390		X									
Mandatory	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X									
Mandatory	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1	X									
Mandatory	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1	X									
Mandatory	Mandatory	Exterior noise transmission, performance method	5.507.4.2		X								
Mandatory	Mandatory	Site features	5.507.4.2.1		X								
Mandatory	Mandatory	Documentation of compliance	5.507.4.2.2		X								
Mandatory	Mandatory	Interior sound transmission (with note)	5.507.4.3		X								
Mandatory	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X									
Mandatory	Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1		X								
Mandatory	Mandatory	Halons	5.508.1.2		X								
Mandatory	Mandatory	Supermarket refrigerant leak reduction	5.508.2		X								
Mandatory	Mandatory	Refrigerant piping	5.508.2.1		X								
Mandatory	Mandatory	Refrigerant piping valves	5.508.2.2		X								
Mandatory	Mandatory	Refrigerant piping access valves	5.508.2.2.2		X								
Mandatory	Mandatory	Refrigerated service case	5.508.2.3		X								
Mandatory	Mandatory	Refrigerant receivers	5.508.2.4		X								
Mandatory	Mandatory	Pressure testing	5.508.2.5		X								
Mandatory	Mandatory	Evacuation (after pressure testing)	5.508.2.6		X								
Electives (choose 3)	Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation	A5.504.1.1										
Electives (choose 3)	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2										
Electives (choose 3)	Electives	IAQ postconstruction	A5.504.2										
Electives (choose 3)	Electives	IAQ testing	A5.504.2.1										
Electives (choose 3)	Electives	Maximum levels of contaminants	A5.504.2.1.1										
Electives (choose 3)	Electives	Test protocols	A5.504.2.1.2										
Electives (choose 3)	Electives	Noncompliying building areas	A5.504.2.1.3										
Electives (choose 3)	Electives	Acoustical ceiling and wall panels	A5.504.4.9										
Electives (choose 3)	Electives	Hazardous particulates and chemical pollutants	A5.504.5										
Electives (choose 3)	Electives	Entryway systems (to control pollutants)	A5.504.5.1										
Electives (choose 3)	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2										
Electives (choose 3)	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/A5.507.1.2										
Electives (choose 3)	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2	X									
Electives (choose 3)	Electives	Daylight: Toplighting and sidelighting	A5.507.2										
Electives (choose 3)	Electives	Views: Direct line of sign to outdoors: interior office spaces	A5.507.3.1	X									
Electives (choose 3)	Electives	Views- Multi-occupant spaces	A5.507.3.2	X									
Electives (choose 3)	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3										
Electives (choose 3)	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4										
Required Additional Electives (Choose 3 additional Electives from any category)		**A5.601.3.1**											
Mand.	Tier 2 Mand.	A5.601.3.4	X		STORM WATER DESIGN								
Mand.	Tier 2 Mand.	A5.601.3.4	X		LID								
Mand.	Tier 2 Mand.	A5.601.3.4	X		MATERIALS: RECYCLABILITY								

Legend:

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

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

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

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

CITY STAMPS ONLY

Special Inspector Acknowledgement

The project will be verified by a COMMERCIAL GREEN BUILDING SPECIAL INSPECTOR

I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures claimed. I have reviewed and understand the after-construction requirements below.

Sean Feurtado
Signature (Green Building Special Inspector)

Sean Feurtado dba Quest Energy Design
Print Name

seanafeurtado@gmail.com
Phone or Email

11/17/23
Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

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

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

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

I certify that:

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

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

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

Signature (Green Building Special Inspector)
Sign only after project is complete

Print Name

Date

Project Address:
2022 **NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2**

2022 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY + TIER 2**

Version 01/23

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) https://www.dgs.ca.gov/BSC/CALGreen
City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

Application: This plan sheet is for nonresidential new construction or additions of 1,000 SF or greater (PAMC 16.14.080).

GB-1
MANDATORY
+TIER 2

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2905 ECR
REMODEL

2905 EL CAMINO REAL
PALO ALTO, CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

GREEN BUILDING

GB-1

PUBLIC WORKS ENGINEERING SERVICES STANDARD CONDITIONS

Construction projects are required to adhere to the following conditions as part of Building Permit approval and issuance. Following these guidelines will ensure your compliance with Public Works requirements.

The contractor may be required to submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected surrounding properties, and schedule of work. The requirement to submit a logistics plan will be dependent on the number of applications Public Works Engineering receives within close proximity to help mitigate and control the impact to the public-right-of-way. If necessary, Public Works may require a Logistics Plan during construction.

Work in the right-of-way: Any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals must be done per City standards and the contractor performing this work must first obtain a Street Work Permit from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section.

Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.

As needed

Sidewalk, curb & gutter: The applicant shall replace portions of the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property as required. Contact Public Works' Inspector at (650) 496-6929 to arrange a site visit so that the inspector can discuss the extent of replacement work along the public road. Include a scan copy of the Site Inspection Directive obtained from the Public Works Inspector in the plan set.

Any construction within the city's public road right-of-way shall have an approved Permit for Construction in the Public Street prior to commencement of this work. The performance of this work is not authorized by the building permit issuance but shown on the building permit for information only

Site Inspection Directive Sheet


SITE INSPECTION DIRECTIVE

PUBLIC WORKS
Engineering Services Division
pwecips@cityofpaloalto.org

Project Address: _____ Date: _____
Inspector _____

Type A curb (standard) and gutter replacement:

Type B curb (rolled) and gutter replacement:

6 inch sidewalk replacement:

4 inch sidewalk replacement:

Driveway approach:

Other:

Notes:

- All work to be performed per most current City of Palo Alto standards.
- A street-work permit or encroachment permit from Public Works Department is required prior to starting any work in the public right-of-way.
- Site to be reevaluated by Public Works Inspector prior to final inspection.

Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way. This includes job site trailers, dumpsters, storage containers and portable restrooms

Construction phasing shall be coordinated to keep materials and equipment onsite.

Contractor shall contact Public Works Engineering Inspectors to inspect and approve the storm drain system (pipes, area drains, inlets, bubblers, dry wells, etc.) associated with the project prior to backfill.

Contractor shall schedule an inspection, at a minimum 48-hours in advance by calling (650)496-6929.

Excavation activities associated with the proposed scope of work shall occur no closer than 10-feet from the existing street tree, or as approved by the Urban Forestry Division contact 650-496-5953.

Any changes shall be approved by the same.

QUESTIONS?

650.329.2496, Option 8

pwecips@cityofpaloalto.org

Public Works—Engineering Services
285 Hamilton Avenue, 1st Floor
Palo Alto, CA 94301

CITY OF PALO ALTO

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PALO ALTO, CA 94306

ISSUANCES

REV	DATE	DESCRIPTION
	06 DEC 23	ARB SUBMITTAL

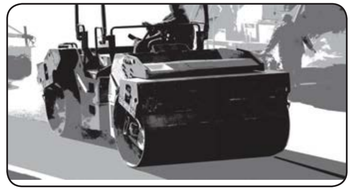
PUBLIC WORKS STANDARD CONDITIONS

PW-1

POLLUTION PREVENTION — IT'S PART OF THE PLAN

Construction projects are required to implement year-round stormwater BMPs, as they apply to your project.

Runoff from streets and other paved areas is a major source of pollution to San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep construction dirt, debris, and other pollutants out of storm drains and local creeks. Following these guidelines will ensure your compliance with City of Palo Alto Ordinance requirements.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site clear of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report any hazardous materials spills immediately! Call City of Palo Alto Communications, **(650) 329-2413**. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. **(800) 852-7550 (24 hours).**

EARTHMOVING

Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (e.g., silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will fl ow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ☐ Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.
- ☐ Be sure to obtain a Permit for Construction in the Public Street from Public Works Engineering before discharging water to a street, gutter, or storm drain. Call the Regional Water Quality Control Plant (RWQCP) at **(650) 329-2598** for an inspection prior to commencing discharge. Use filtration or diversion through a basin, tank, or sediment trap as required by the approved dewatering plan. Dewatering is not permitted from October to April.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the City inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

PAVING/ASPHALT WORK

Paving

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

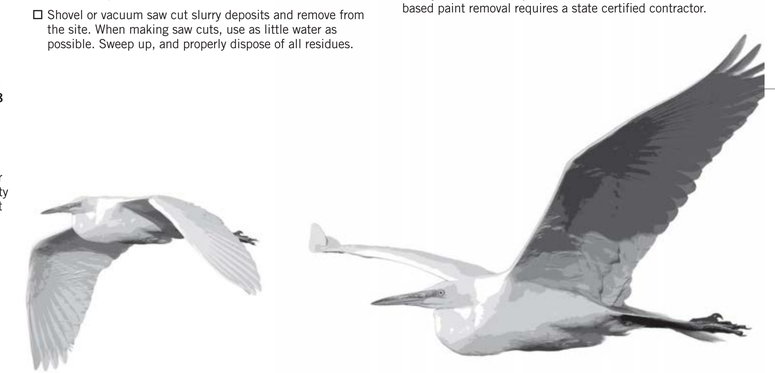
Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state certified contractor.



STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

250 Hamilton Avenue
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ISSUANCES

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STORMWATER POLLUTION PREVENTION

SW-1

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