3265 **EL CAMINO REAL**

Palo Alto, CA

01.05.2024 MAJOR AR SUBMITTAL

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JOB: **2226**

RECEIVED, REVIEWED &

REVISION STAMPS

GENERAL INFORMATION

A0.0



PROJECT DIRECTORY

VICINITY MAP PROJECT SITE 3265 EL CAMINO REAL

PROJECT SPONSER: Jason Matlof HALF DOME CAPITAL 855 El Camino Real, #13A-264 Palo Alto, CA 94301

CIVIL ENGINEER: Chris Wood

LUK & ASSOCIATES

738 Alfred Nobel Dr.

Hercules, CA, 94547

www.lukassociates.com

510.724.3388

ARCHITECT: Isaiah Stackhouse, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com

LANDSCAPE ARCHITECT:
Pennel Phillips
INSIDE OUT

6000 Harwood Avenue

www.aboutinsideout.com

Oakland CA 94618 510.655.7674

ARBORIST: Richard Gessner MONARCH CONSULTING ARBORISTS P.O. Box 1010 Felton, CA 95018 831.331.8982 www.monarcharborists.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 3265 EL CAMINO REAL PALO ALTO, CA 94306 (APN: 132-38-020)

ZONING CODE SUMMARY

(BASED ON THE PALO ALTO MUNICIPAL ZONING CODE)

SITE ZONING: CS PROPOSED ZONING: PHZ

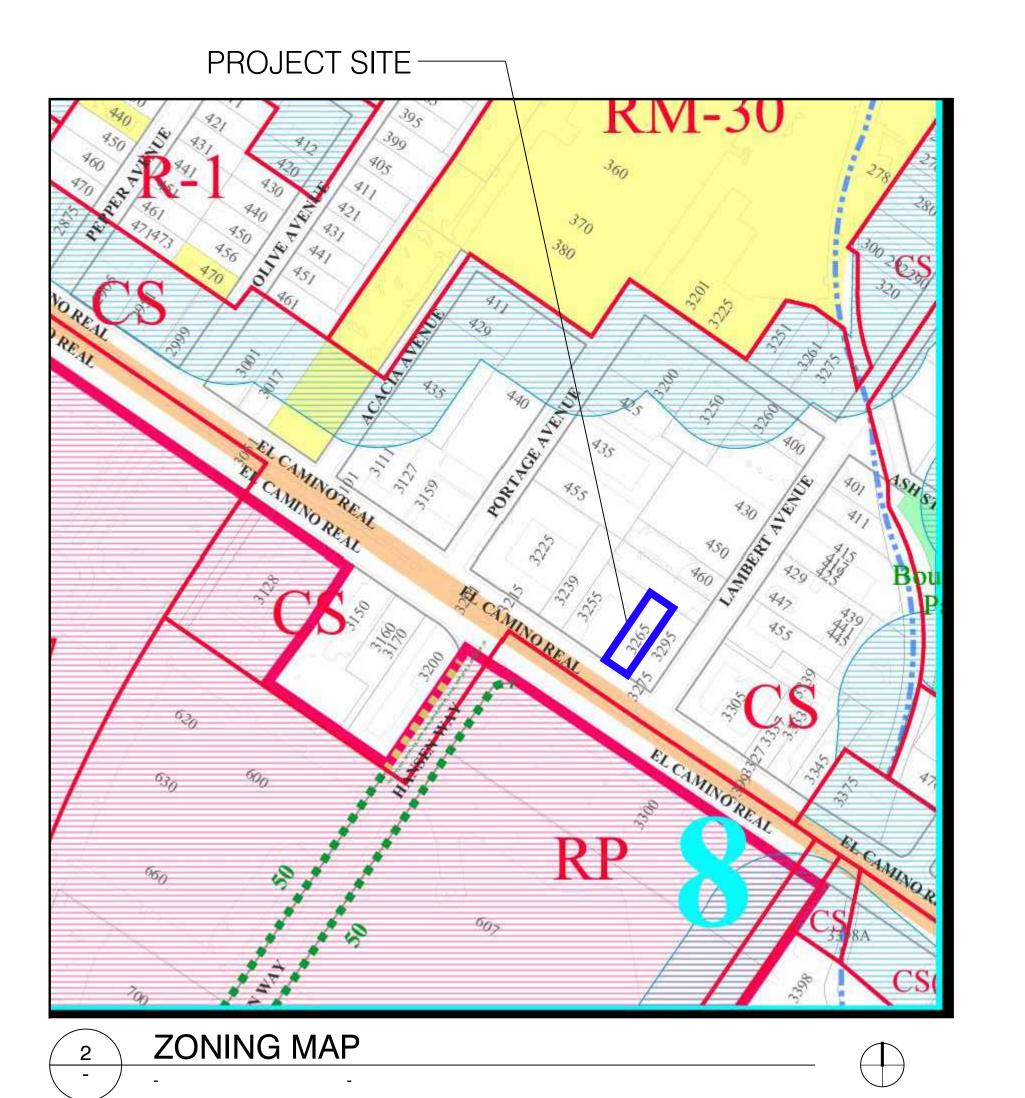
A0.0	GENERAL INFORMATION	L1.0	LANDSCAPE PLAN
A0.1	PROJECT DATA	L2.0	LANDSCAPE PLAN, PLANT LIST
A0.2	SITE CONTEXT PHOTOS	I1.0	PRELIMINARY HYDROZONE PLAN
A0.3	NEIGHBORHOOD CONTEXT	12.0	PRELIMINARY HYDROZONE PLAN
A0.3	VICINITY MAP		
A0.4	PROJECT DIAGRAMS	GREEN	N BUILDING
A0.5	PROJECT DIAGRAMS	GB-1	CALGREEN CHECKLIST
A1.0	EXISTING CONDITIONS	GB-3	GREEN BUILDING NOTES
A1.1	EXISTING CONDITIONS		
A2.1	PLAN AT GROUND LEVEL	ARBO	RIST
A2.2	PLAN AT LEVEL 2	T-1	TREE PROTECTION SHEET
A2.3	PLAN AT LEVELS 3-5	T-2	TREE PROTECTION SHEET
A2.4	PLAN AT ROOF LEVEL	T-3	ARBORIST REPORT
A3.1	BUILDING SECTIONS	T-4	ARBORIST REPORT
A3.2	BUILDING ELEVATIONS	T-5	ARBORIST REPORT
A3.3	BUILDING ELEVATIONS		
A3.4	CONCEPTUAL RENDERING		
A3.5	CONCEPTUAL RENDERING		
A3.6	CONCEPTUAL RENDERING		
A4.1	SCHEMATIC DETAILS		
MAT	MATERIAL BOARD		
LT1.1	LIGHTING & PHOTOMETRIC PLAN		
LT1.2	LIGHTING FIXTURE SPECS		
CIVIL			
C4.1	GRADING PLAN ELEVATIONS		
C5.1	UTILITY PLAN		

ARCHITECTURAL

C6.1 STORMWATER TREATMENT PLAN

SCOPE OF WORK:
NEW CONSTRUCTION OF A 5-STORY 100% AFFORDABLE MULTIFAMILY HOUSING
DEVELOPMENT WITH 44 DWELLING UNITS AND GROUND LEVEL LOBBY AND
PARKING.





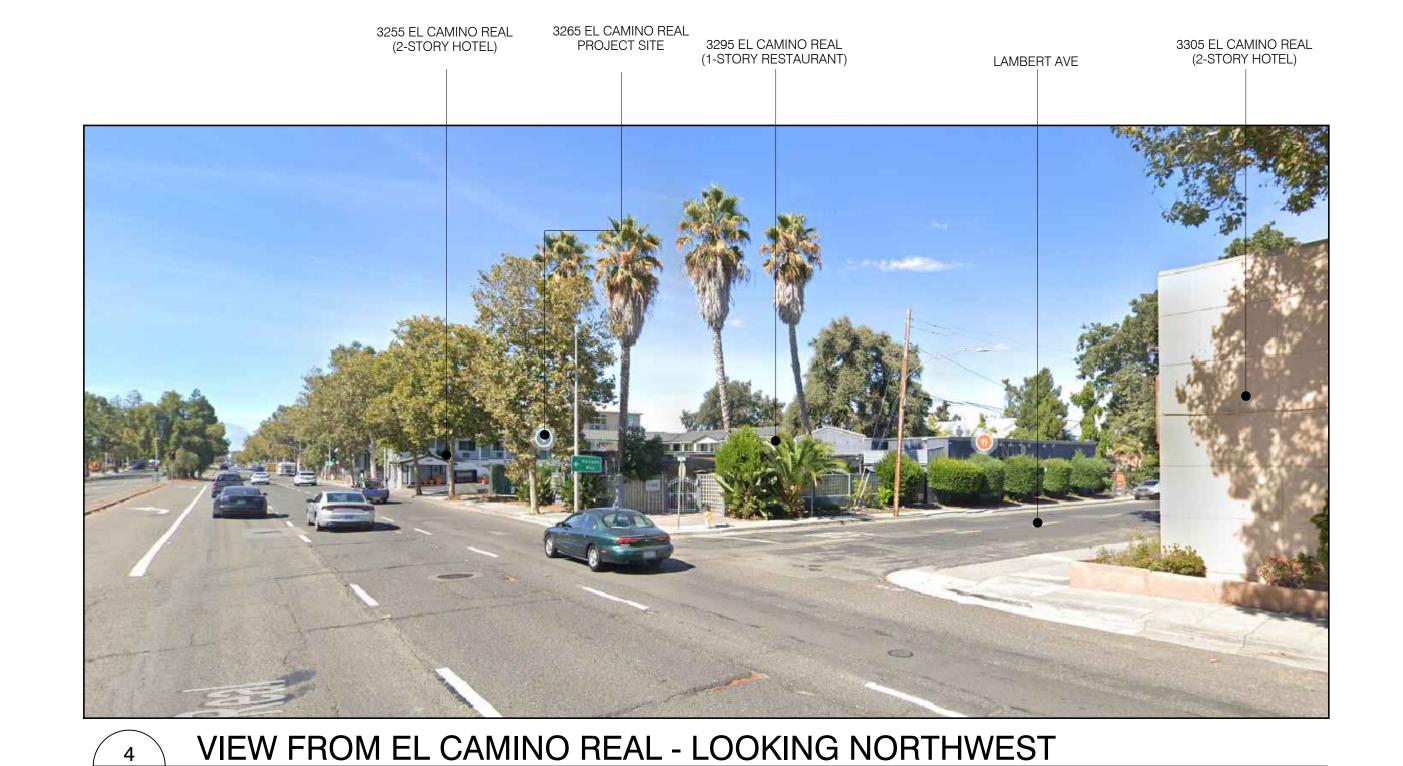
	REQUIRED CS	AH DEVELOPMENT			
	DEVELOPMENT	STANDARD	PROPOSED PHZ	COMPLIANCE	
	STANDARD		7.400	001401150	3265
MINIMUM SITE AREA	NO MINIMUM	NO MINIMUM	7,493	COMPLIES	0200
	0'-10' (8'-12' EFFECTIVE	0'-10' (8'-12' FFFFCTIVE	4' (12' EFFECTIVE		EL CAMINO
MINIMUM FRONT YARD	SIDEWALK WIDTH)		SIDEWALK WIDTH)	COMPLIES	
REAR YARD	10'	10'	0'	WAIVER	REAL
INTERIOR SIDE YARD	NONE	NONE	VARIES 0'-5'	COMPLIES	ILAL
	50% FRONTAGE BUILT		100% FRONTAGE BUILT		
BUILD-TO LINES	TO SETBACK		TO SETBACK	COMPLIES	
MAX. SITE COVERAGE AREA MAX. SITE COVERAGE %	3,747 50%			COMPLIES COMPLIES	
IVIAX. 311E COVERAGE /6	30/6	NONE REQUIRED	58'-6" (69' TO ELEV.	CONFLILS	
MAX. BUILDING HEIGHT	50' (+15' FOR EQUIP.)	50' (+15' FOR EQUIP.)	OVERRUN)	WAIVER	Palo Alto, CA
MAX. FAR	0.6		3.46	WAIVER	1 ale 7 ale, 67 t
RESIDENTIAL DENSITY (UNITS / ACRE)	NO MAX	NO MAX	256	COMPLIES	
MIN. GROUND FLOOR COMMERCIAL FAR	N/A	NONE REQUIRED	NONE	COMPLIES	
DAYLIGHT PLANE ABUTTING RESIDNETIAL	NONE, DOES NOT ABUT	17	NONE, DOES NOT ABUT		01.05.2024 MAJOR AR SUBMITTAL
ZONE	RESIDENTIAL	ABUT RESIDENTIAL	RESIDENTIAL	COMPLIES	
MINIMUM LANDSCAPE/OPEN SPACE COVERAGE	30%	20%	28%	COMPLIES	
COVERAGE	30%	20%	28%	COMPLIES	
MINIMUM USABLE OPEN SPACE (SF/UNIT)	150	50	26	WAIVER	
VEHICLE PARKING	44			<u> </u>	
BICYCLE PARKING	44	44	44	COMPLIES	
LOADING SPACE	NONE FOR <50 UNITS	NONE FOR <50 UNITS	NONE	COMPLIES	
SHARED E-BIKES	N/A	N/A	3	COMPLIES	
CD000 F100D ADEA TADIE					
GROSS FLOOR AREA TABLE		DEFENDAÇE DADKINE			
	GROSS FLOOR AREA	REFERNECE PARKING AREA			
ROOF	730				
LEVEL 5	6,055				
LEVEL 4	6,055				
LEVEL 3	6,055				
LEVEL 2	6,055				
LEVEL 1	962	5,505			
TOTAL SITE AREA	25,912 7,493				
FAR	3.46				
1711	3.40				
UNIT TABLE					
	STUDIOS	1-BEDROOMS	TOTAL		
ROOF					ALL DRAWINGS AND WRITTEN MATERIAL APPEARII HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHE
LEVEL 5	6	5	11		WORK OF THE ARCHITECT AND MAY NOT BE
LEVEL 4	6	5	11		DUPLICATED, USED OR DISCLOSED WITHOUT WR
LEVEL 3	6	5	11		CONSENT OF TRACHTENBERG ARCHITECTS.
LEVEL 2 LEVEL 1	6	5	11		100 0000
TOTAL	24	20	44		JOB: 2226
TOTAL	55%				
AFFORDABLE UNITS		,.		%	
LOW-INCOME UNITS (51-80% AMI)	5	4	9	20%	SHEET:
MODERATE INCOME UNITS (81-120% AMI	19	16	35	80%	
TOTAL AFFORDABLE UNITS			44	100%	
					PROJECT
OPEN SPACE TABLE	ADEA / DED	#	TOTAL		DATA
ROOF DECK		# 1	TOTAL 1,155		
TOTAL USABLE OPEN SPACE	1,155	1	1,155		
NON-QUALIFYING OPEN SPACE			1,155		
LEVEL 2 PATIOS (AVG)	98	5	490		
JULIET BALCONIES	14		434		
			2,079		Δ0_1

PROJECT DATA

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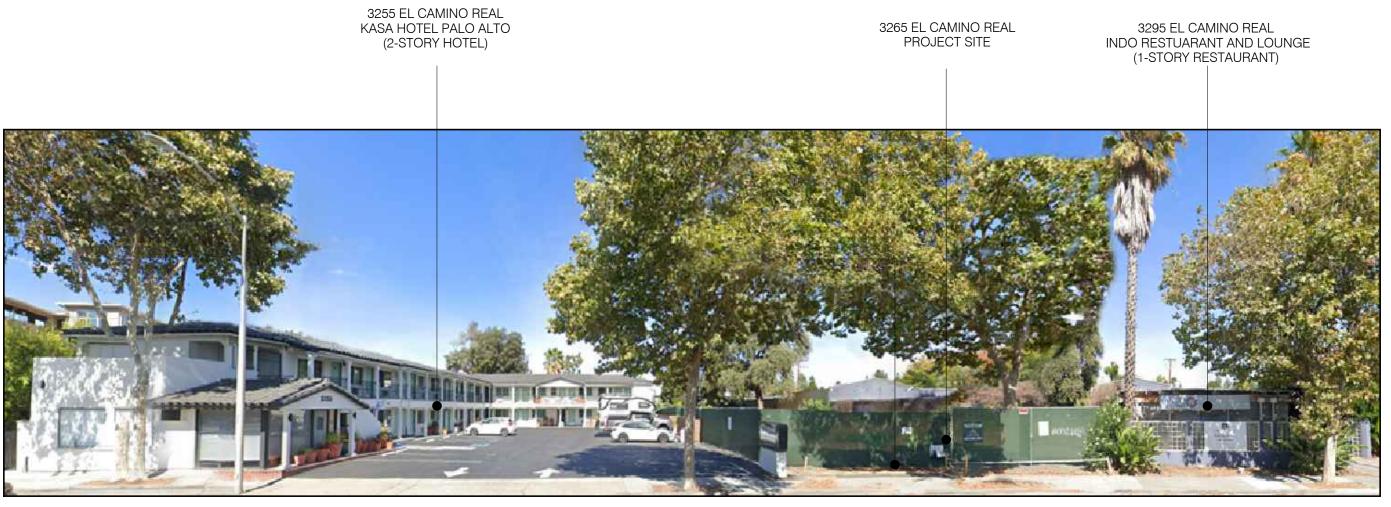
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A0.1





VIEW FROM EL CAMINO REAL - LOOKING SOUTHEAST



VIEW FROM EL CAMINO REAL - LOOKING AT FRONT OF SITE



SATELLITE MAP

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JOB: 2226

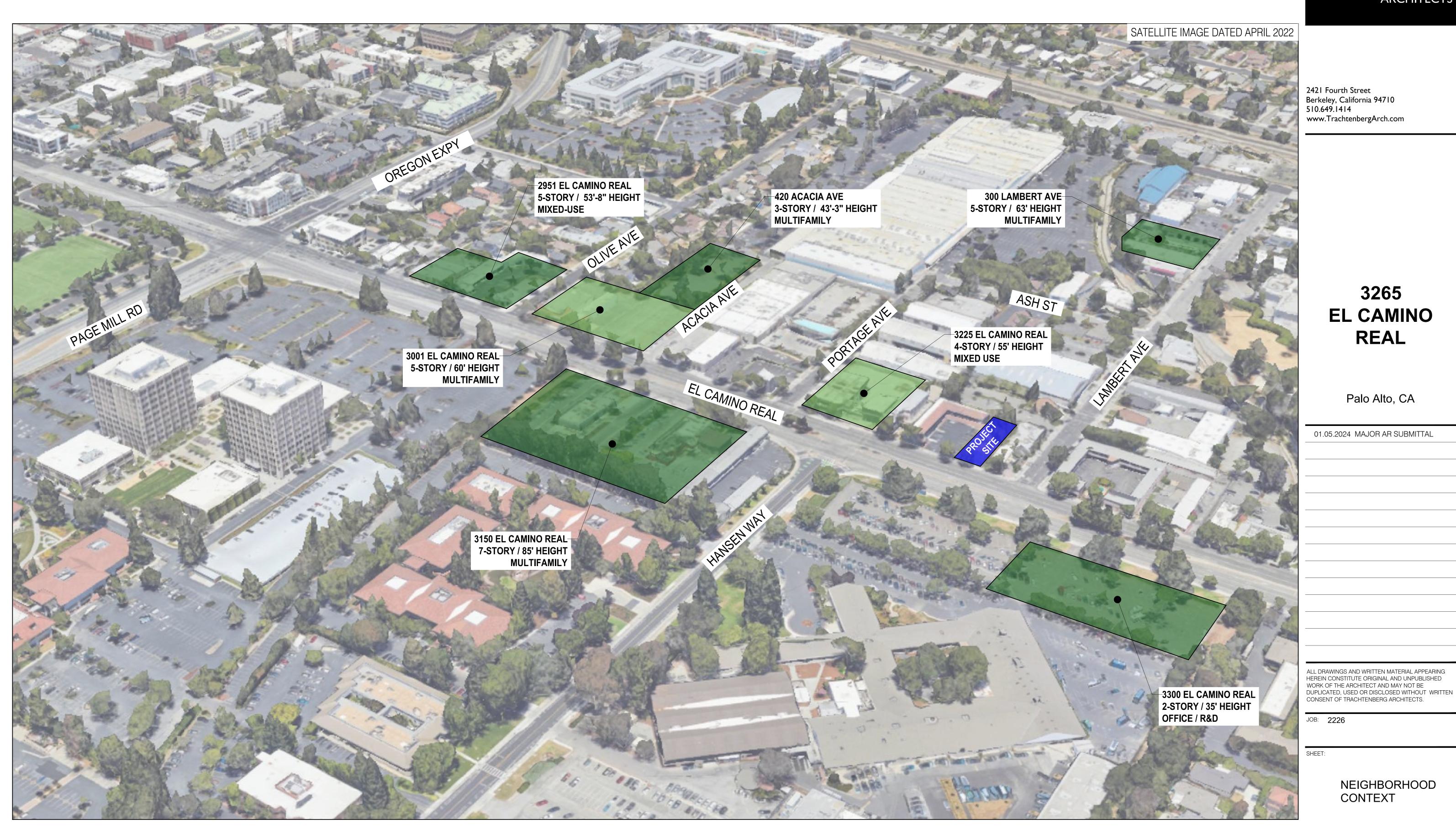
SHEET:

SITE CONTEXT PHOTOS

A0.2

3265

REAL

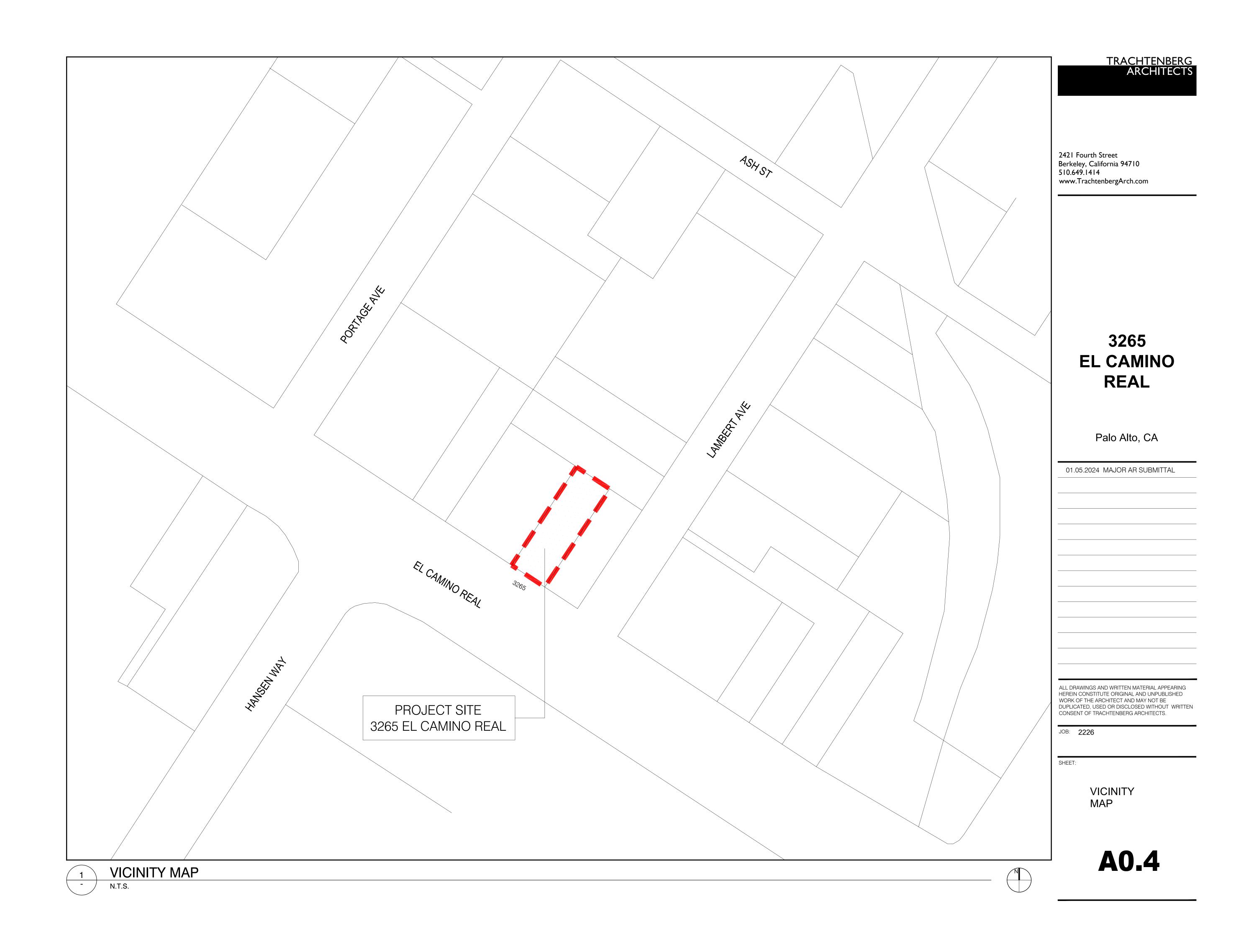


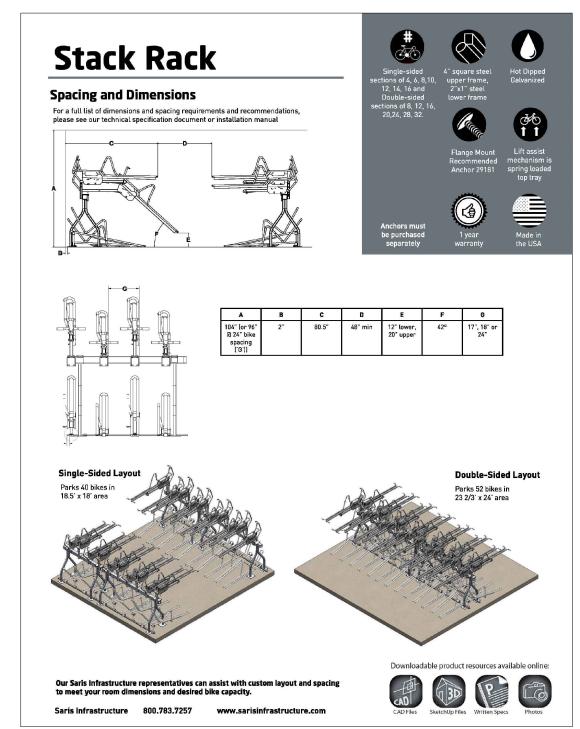












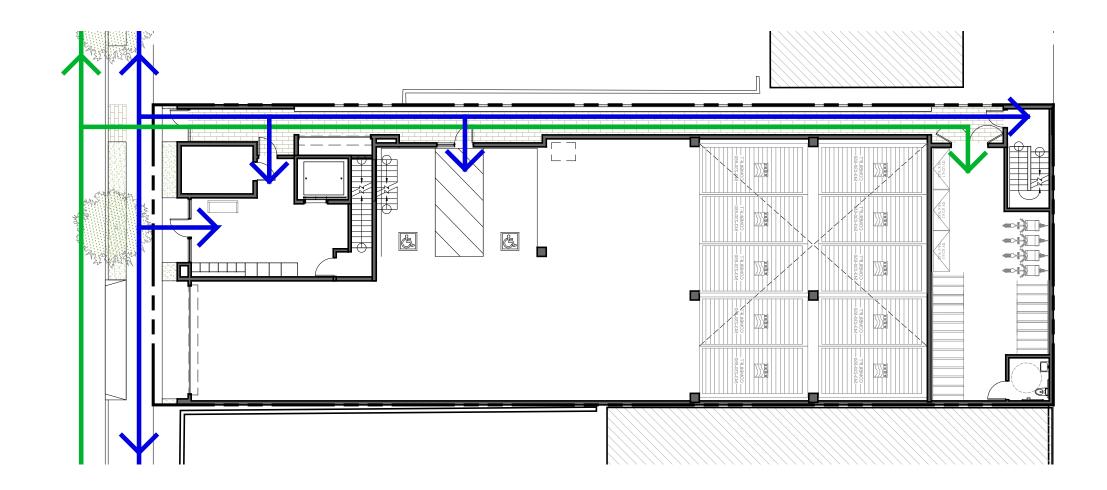


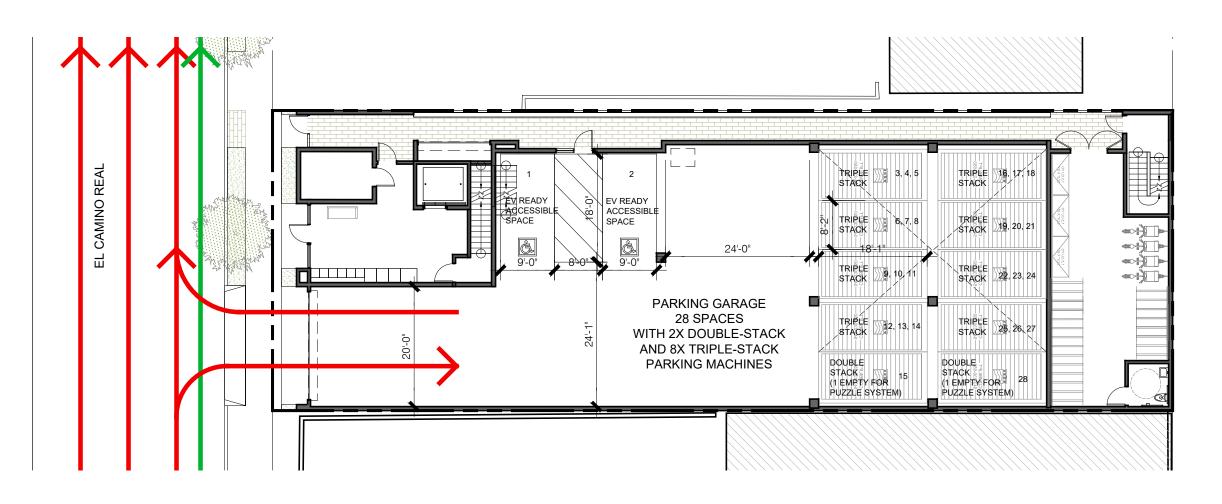
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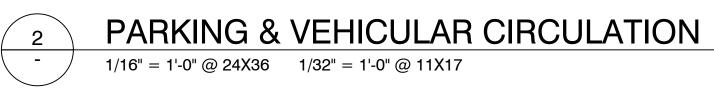
PEDESTRIAN PATH

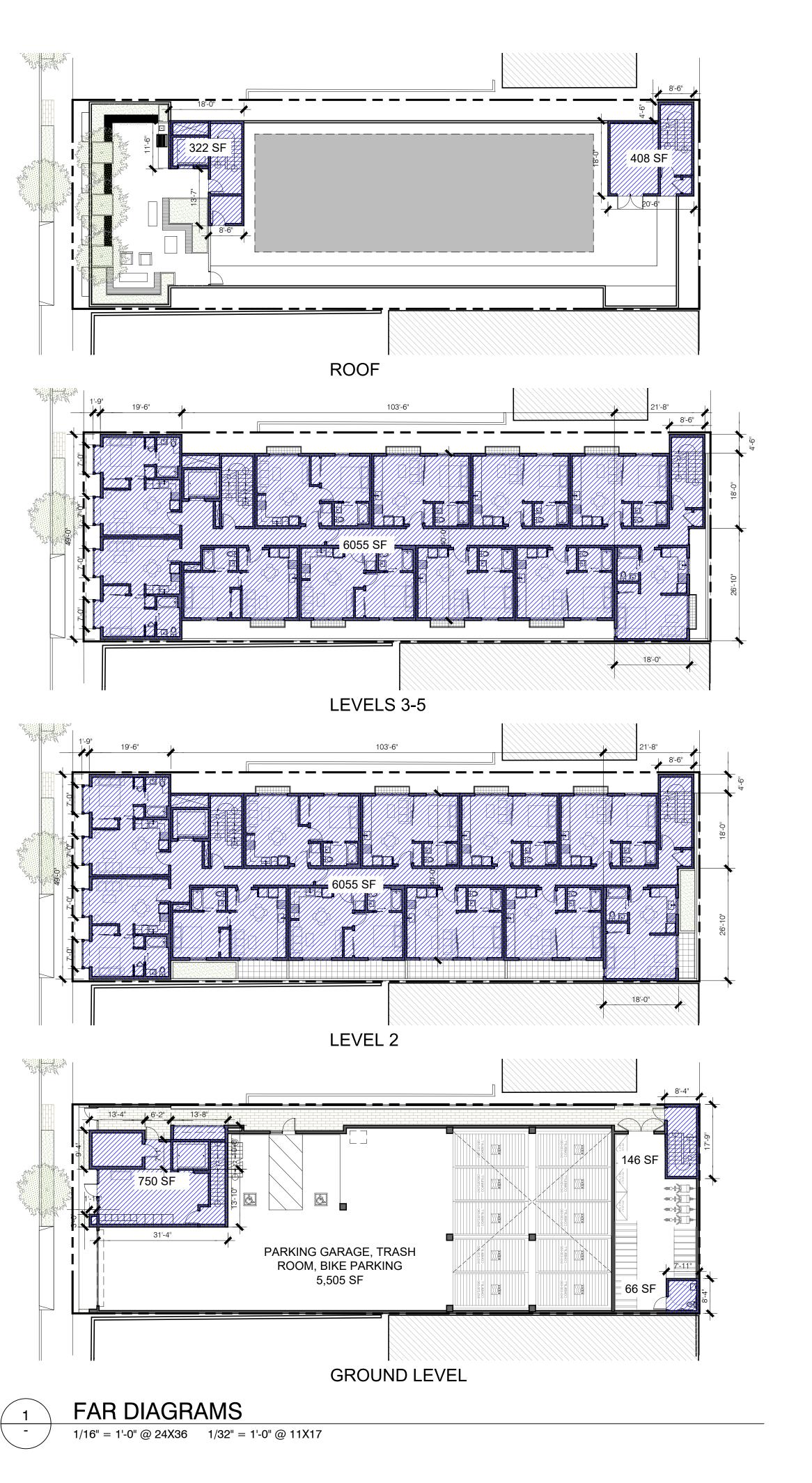
BICYCLE PATH

VEHICULAR PATH











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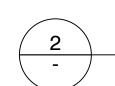
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HEREIN WORK C DUPLICA	CONSTITU OF THE AF ATED, USE	ND WRITTE UTE ORIGII RCHITECT / ED OR DISO ACHTENBE	NAL AND AND MAY CLOSED	UNPUBI 'NOT BE WITHOU	LISHED : T WRITTEN
JOB:	2226				
SHEET:					

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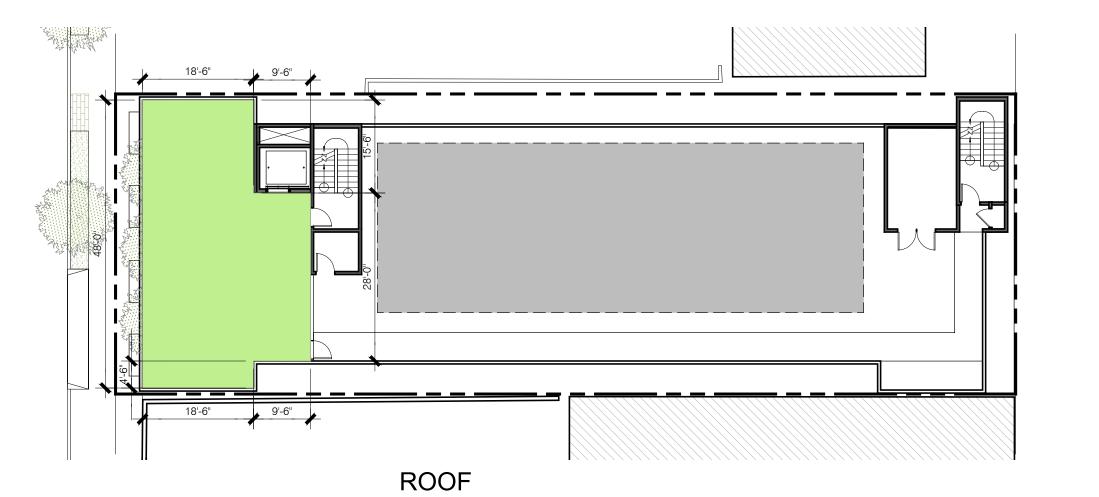
PROJECT

DIAGRAMS

OPEN SPACE TABLE			
	AREA / PER	#	TOTAL
ROOF DECK	1,155	1	1,155
TOTAL USABLE OPEN SPACE			1,155
NON-QUALIFYING OPEN SPACE			
LEVEL 2 PATIOS (AVG)	98	5	490
JULIET BALCONIES	14	31	434
TOTAL LANDSCAPE/OPEN SPACE			2,079



OPEN SPACE TABLE



LEVELS 3-5

GROUND LEVEL

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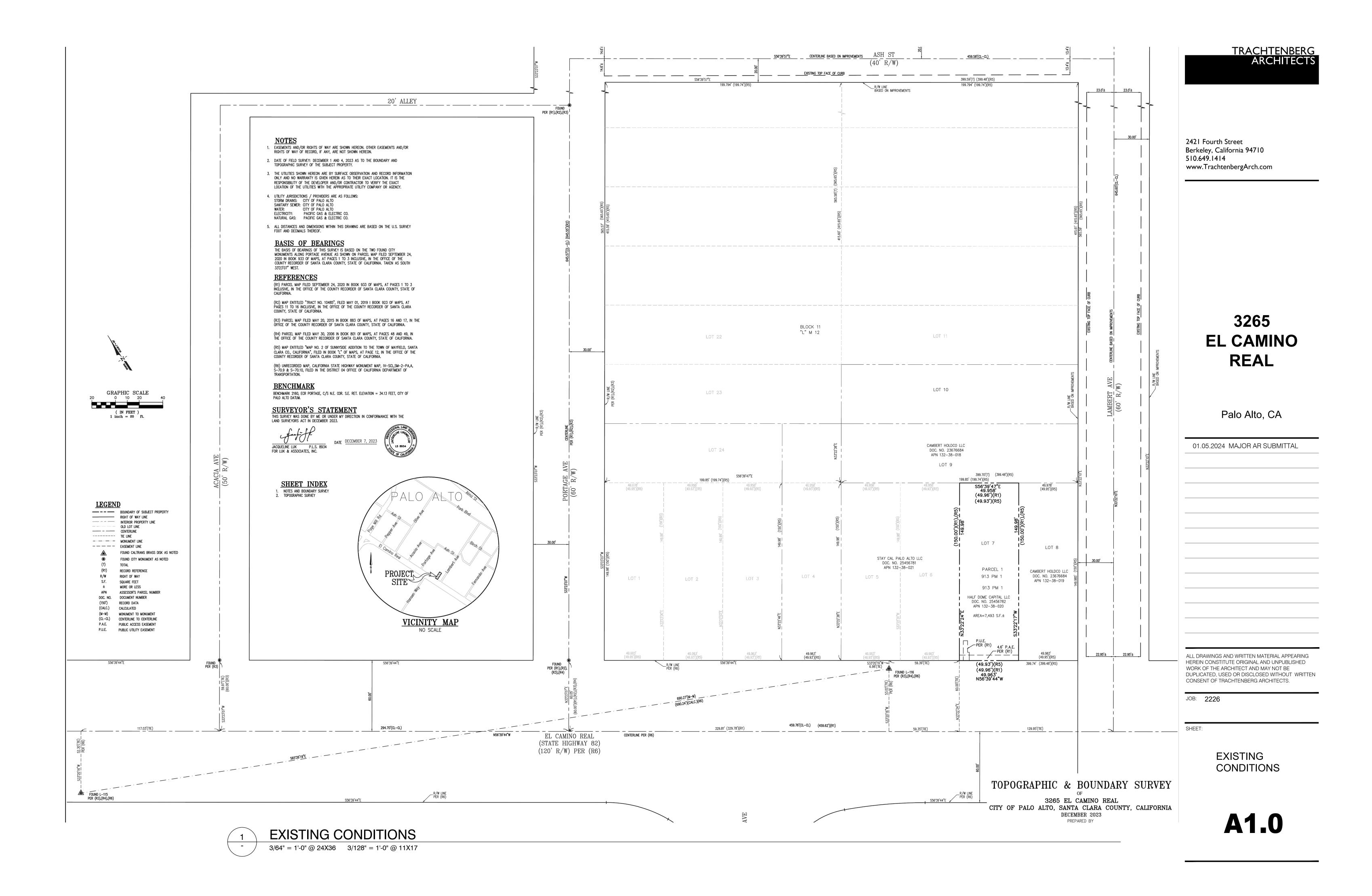
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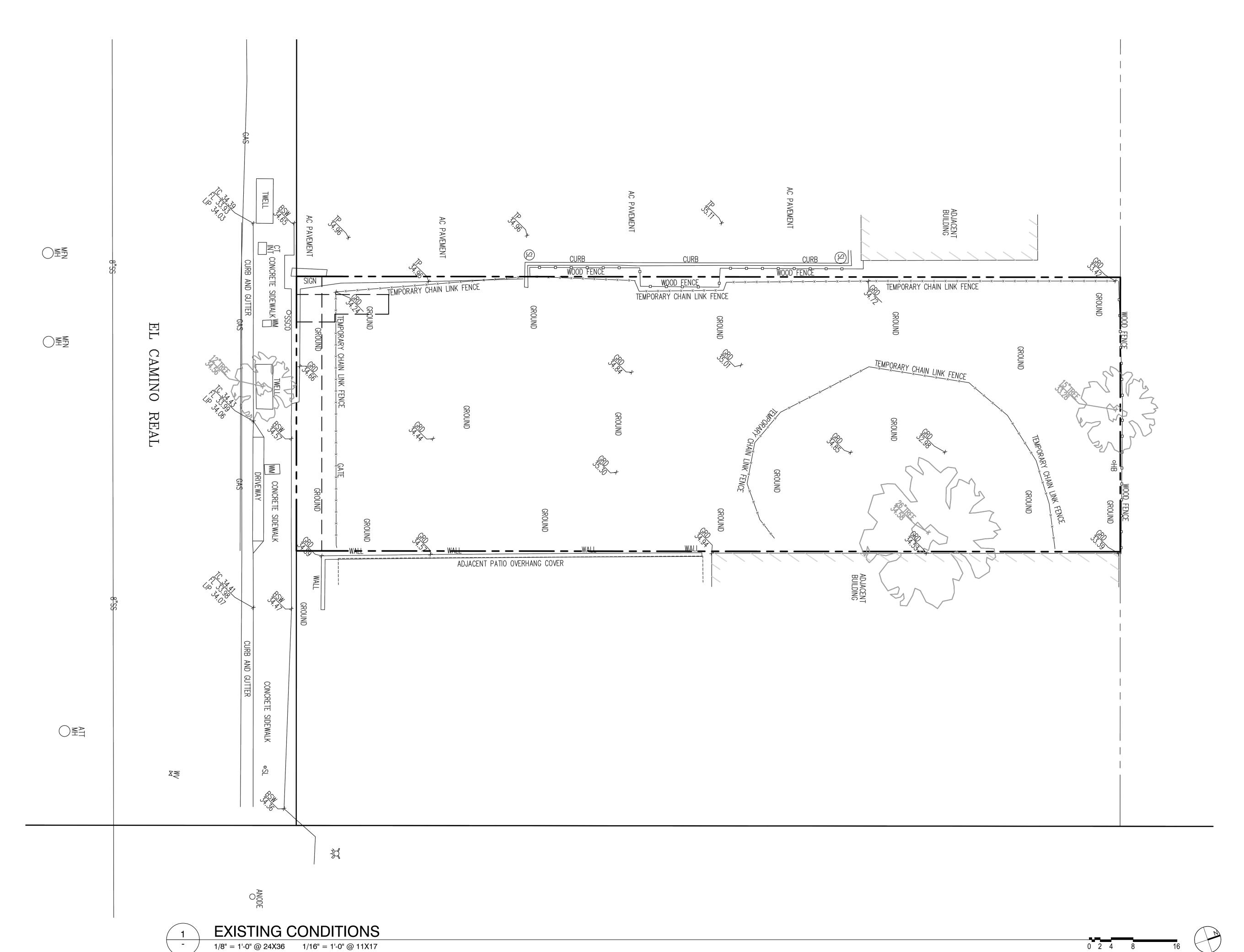
		01.05.2024 MAJOR AR SUBMITTAL
8'-4"	8'-4" 8'-4" 8'-4"	
		26'-10"
LEVEL 2	03 - 6"	
	- COMBITTAL - COMPANT - CO	ALL DRAWINGS AND WRITTEN MATERIAL APPEARI HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHE WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WF CONSENT OF TRACHTENBERG ARCHITECTS. JOB: 2226
		PROJECT DIAGRAMS

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A0.5

OPEN SPACE DIAGRAMS







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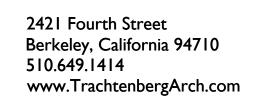
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SHEET:

EXISTING CONDITIONS

A1.1



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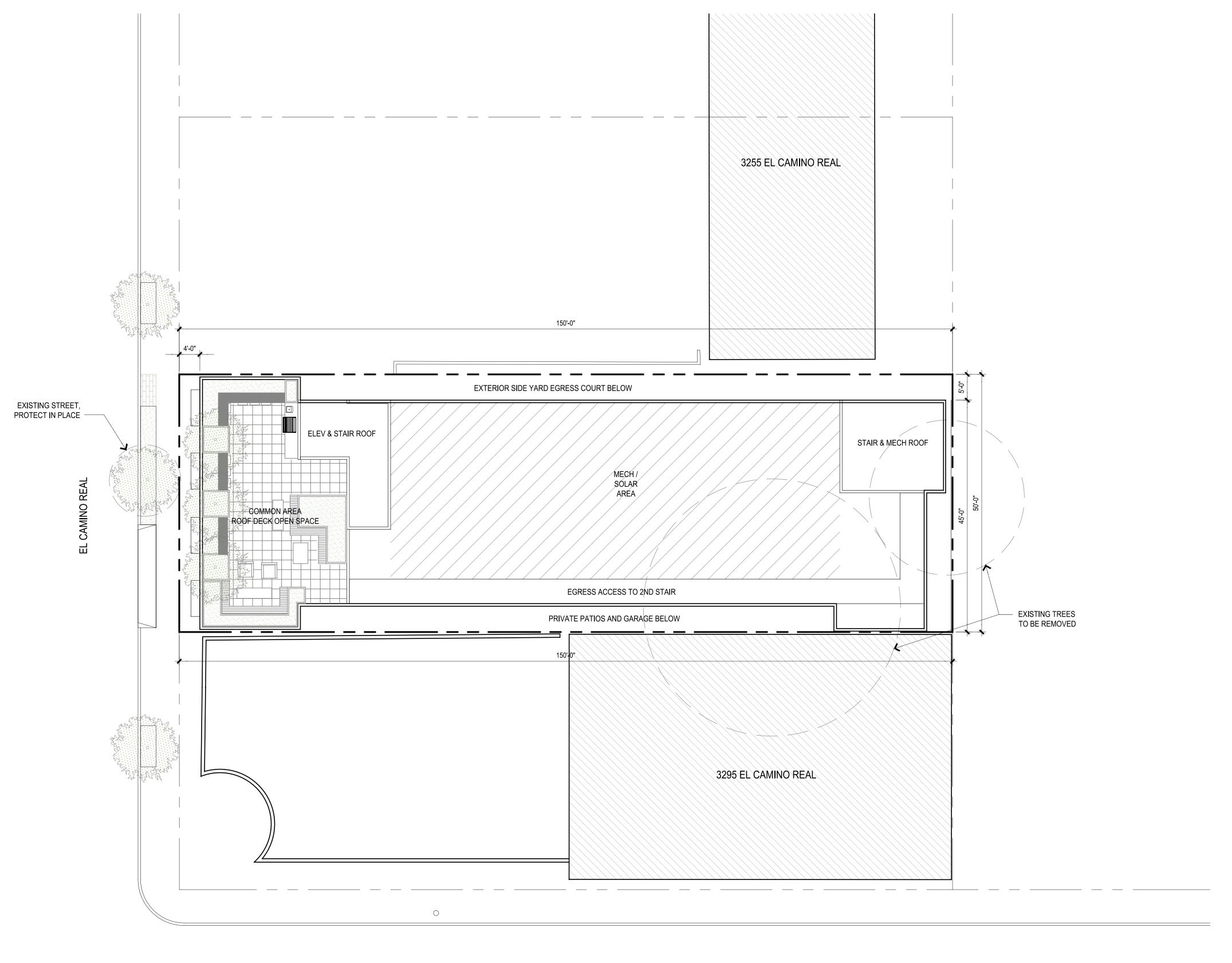
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SHEET:

PLAN AT SITE PLAN

A2.0

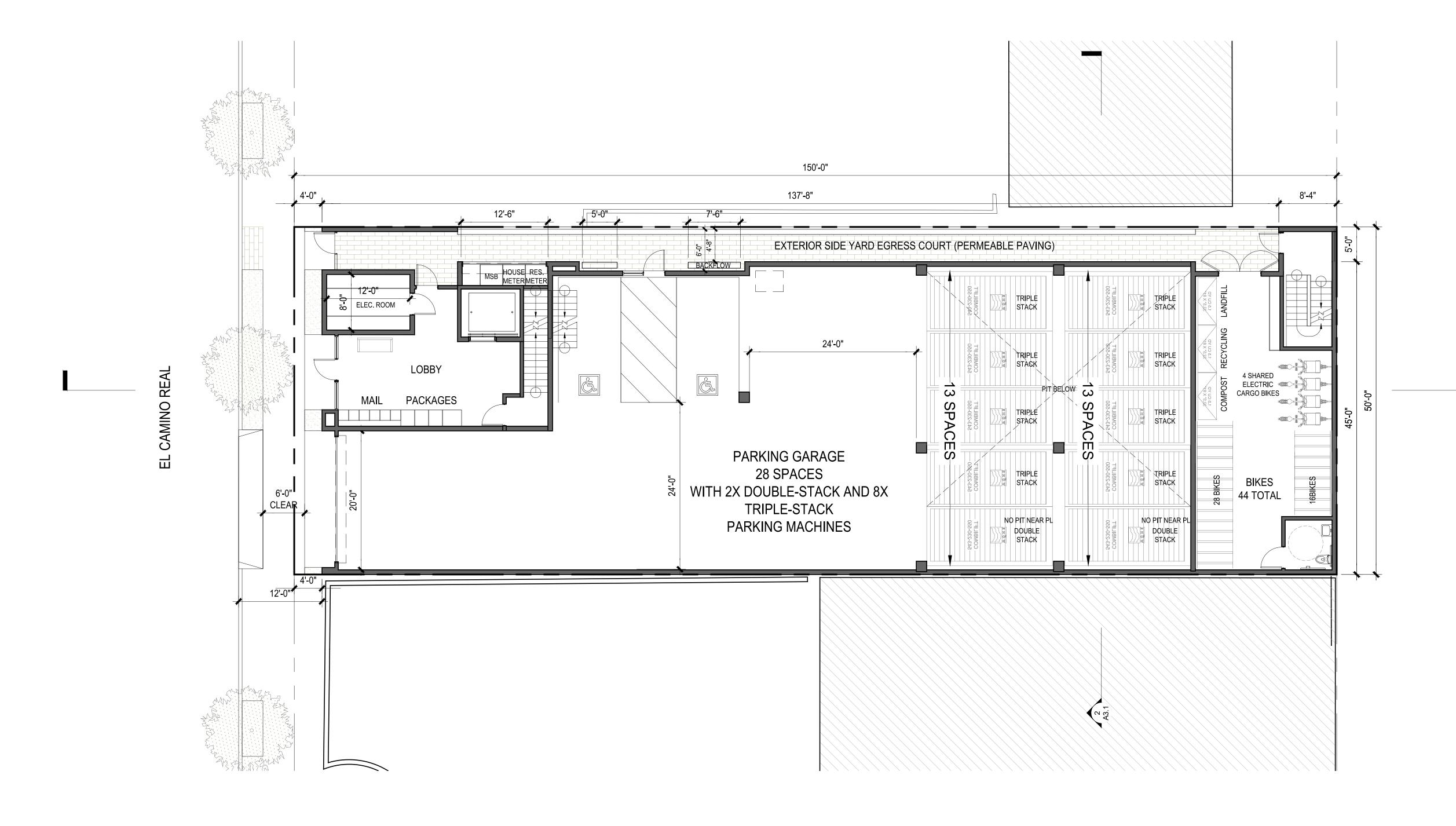


LAMBERT AVE

1 SITE PLAN

- 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17

0 2 4 8 16



3265 EL CAMINO REAL

1 A3.1

Palo Alto, CA

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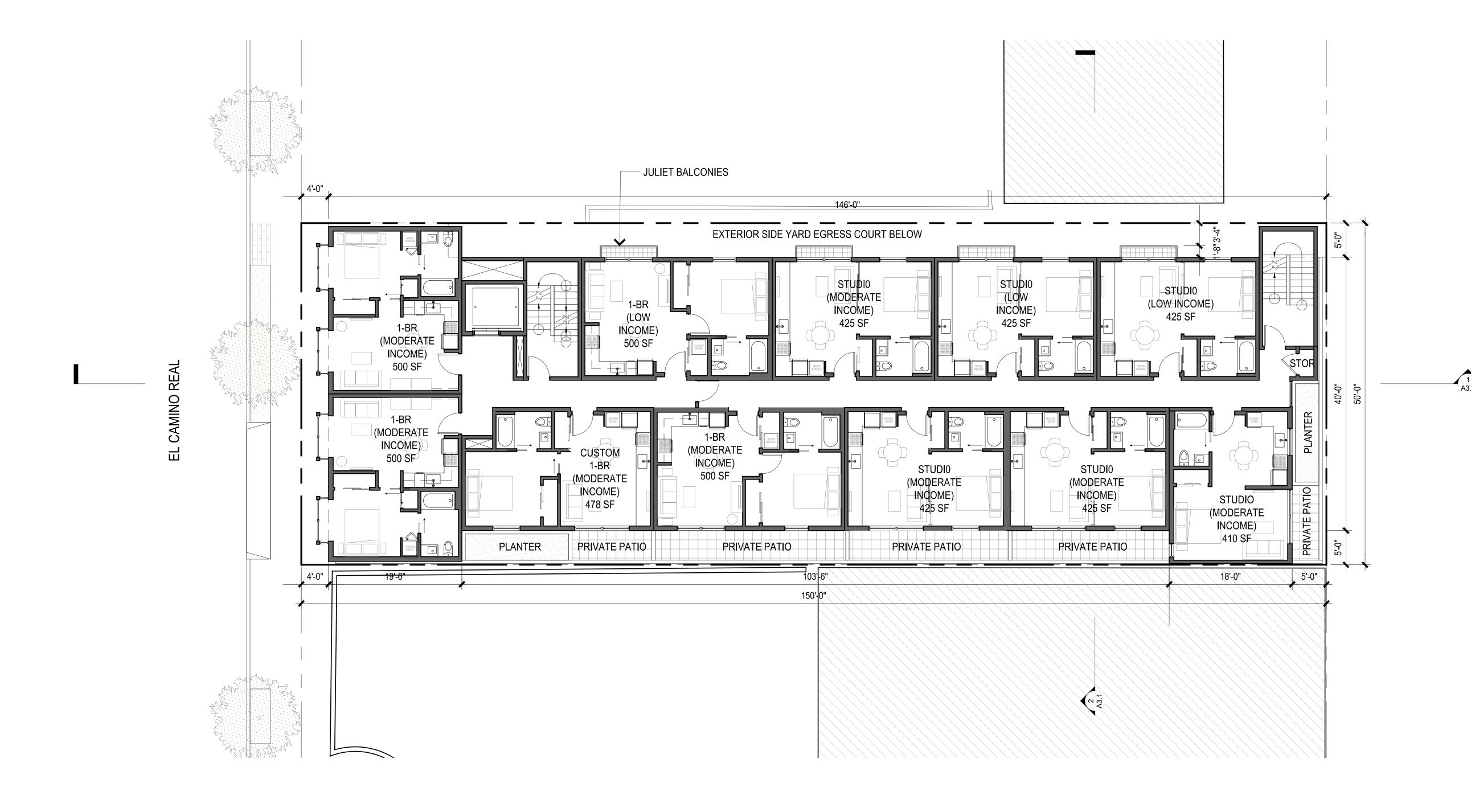
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SHEE

PLAN AT GROUND LEVEL





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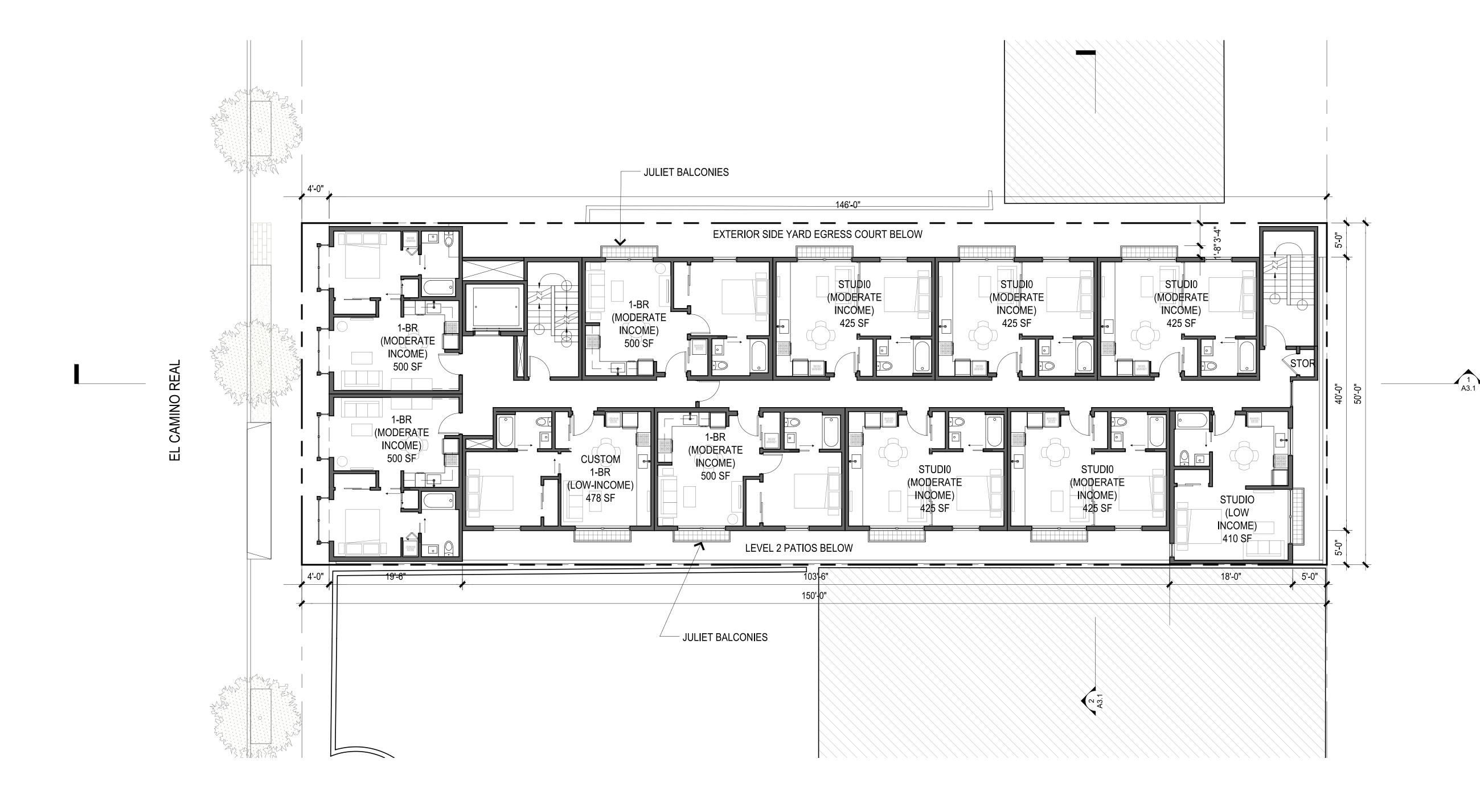
SHEE

PLAN AT LEVEL 2









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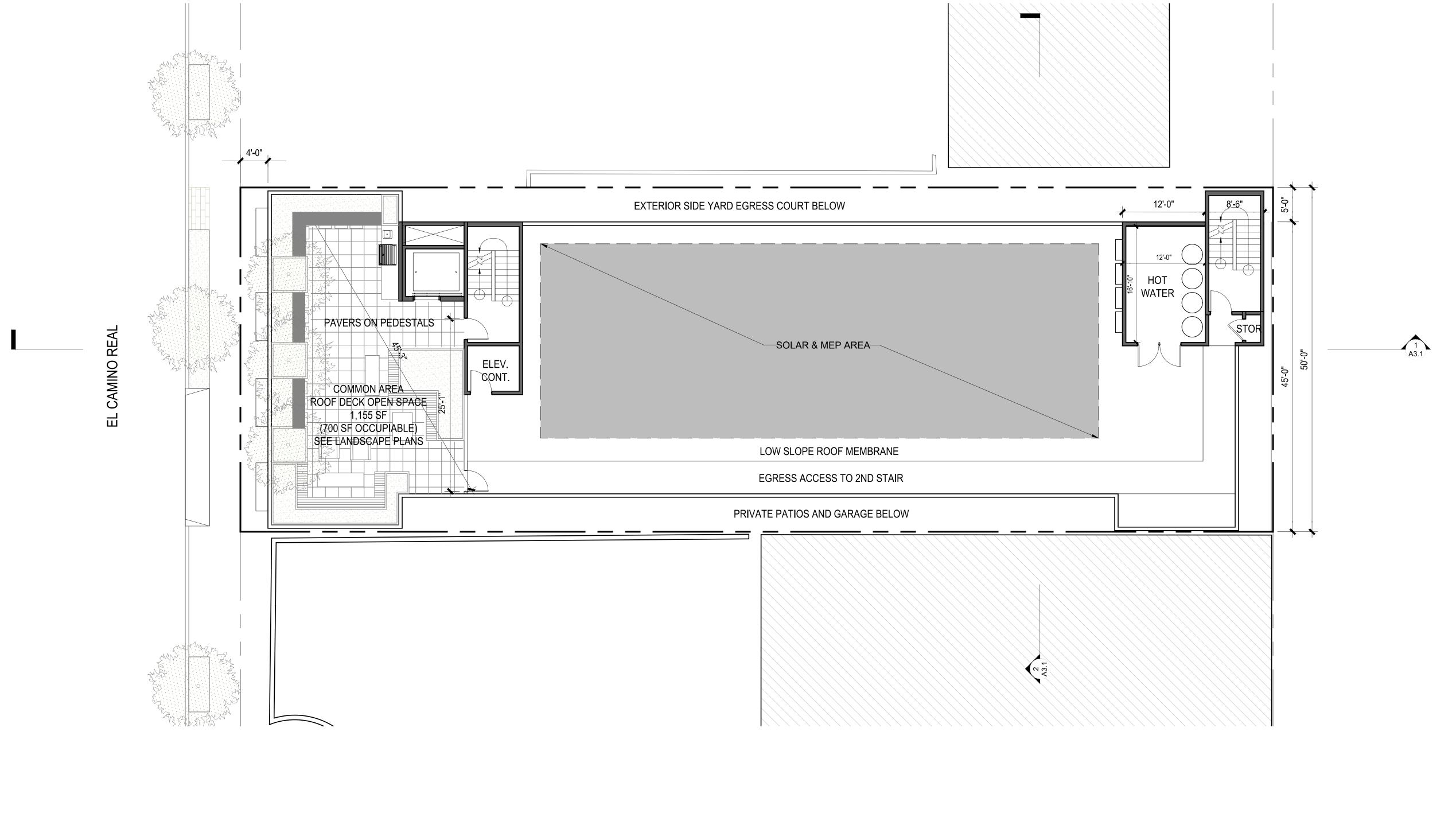
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SHEE

PLAN AT LEVELS 3-5



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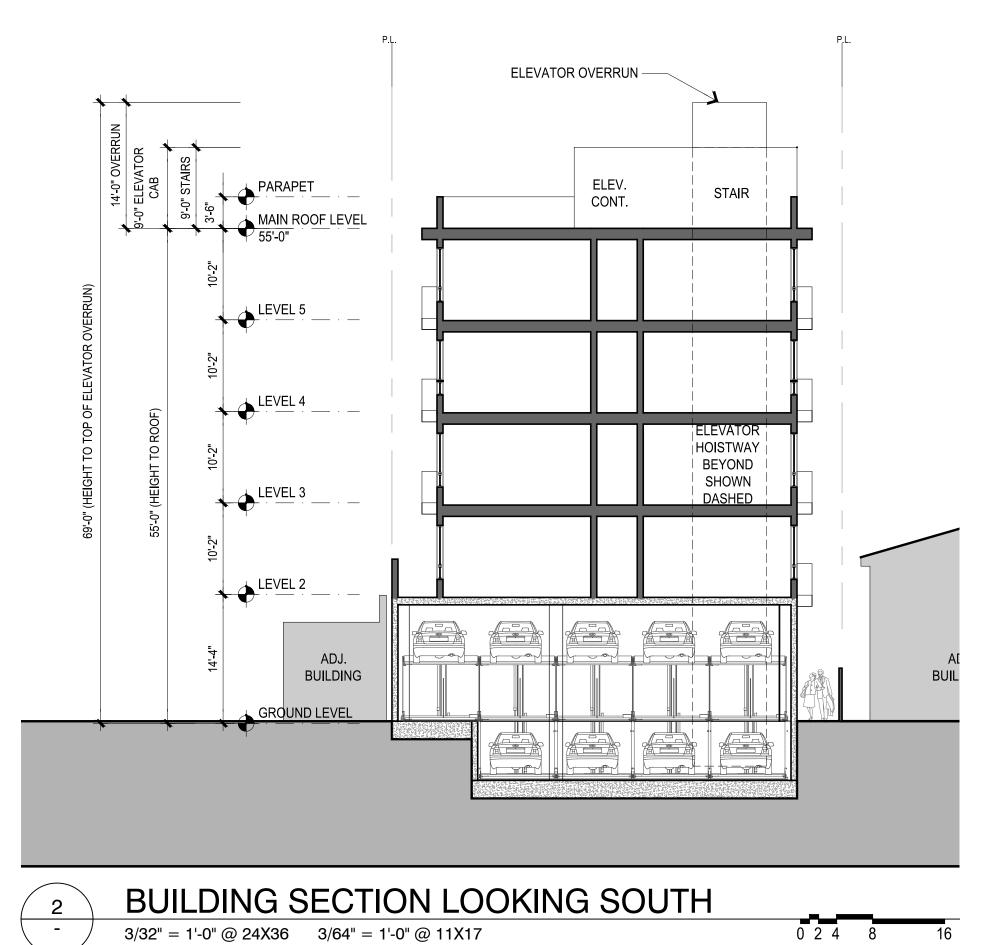
SHE

PLAN AT ROOF LEVEL



Data Sheet w ő H R WÖHR COMBILIFT 543_MR For driving through to reach a rear parking in combination with: - Combilift 552, 542, 543 Platform load options: - max. 2000 kg, load per wheel 500 kg - max. 2600 kg, load per wheel 650 kg – max. 3000 kg, load per wheel 750 kg Platform load can be increased later (also individual parking places) You can drive into the rear Or the parking places 4 and 7 system via the empty space. are shifted to the left. Platforms are in horizontal position to drive on Grid arrangement: – minimum 2 grids – maximum 10 grids max. 3% descent 8 max. 10% ascent min.18 50 **7** 550^{+3}_{-0} (570 $^{+3}_{-0}$) 4 + concrete haunches 3 Free spaces:please ask WÖHR for the dimension sheets Increasing of platform load at extra cost Drainage channels (performed by the customer): 10 x 2 cm, with a 50 x 50 x 20 cm drainage pit in case of installation of a sump pump, it is necessary to comply with the drainage pit dimensions specified by the 6 Doors (see page 11/12) 7 In this area, 0% of downward/upward slope in longitudinal pump manufacturer Channels or undercuts/concrete haunches For above ground garages with a slope, a drainage channel in the driveway is recommended (performed by the customer): – not allowed along the pit floor-to-wall joints - should channels or undercuts be necessary, the system width needs to be reduced or the pit needs to be wider - all dimensions specified are the minimum, finished dimensions 4 500 cm vehicle length = 550 cm pit length (including doors) 520 cm vehicle length = 570 cm pit length (including doors) - pit depth 250 and 255: pit length +10 cm - pit depth 260: pit length +20 cm - tolerances must be taken into consideration - all dimensions are given in cm WÖHR Autoparksysteme GmbH | Ölgrabenstr. 14 | 71292 Friolzheim | Germany +49 [0] 7044 46-0 | ■ +49 [0] 7044 46-149 | info@woehr.de | woehr.de Data Sheet WŐHR WÖHR COMBILIFT 552 | 552_MR For driving through to reach a rear parking in combination with: - Combilift 552, 542, 543 Platform load options: - max. 2000 kg, load per wheel 500 kg - max. 2600 kg, load per wheel 650 kg - max. 3000 kg, load per wheel 750 kg The parking places 3 and 5 are shifted to the left. or an UL parking place can be lowered. You can drive into the rear system via the empty place Platform load can be increased later (also individual parking places) Platforms are in horizontal Length dimensions underground car park (height dimensions see page 2) max. 3% descent max. 5% ascent 2 160 9 540^{+3}_{-0} (560 $^{+3}_{-0}$) 4 + concrete haunches 3 Increasing of platform load at extra cost 6 Doors (see page 7/8) 2 Drainage channels (performed by the customer) 7 Flashing light For above ground garages with a slope, a drainage channel in the driveway is recommended 3 Channels or undercuts/concrete haunches (performed by the customer): - not allowed along the floor-to-wall joints - should channels or undercuts be necessary, the system width needs to be reduced or the pit needs to be wider 9 In this area, 0% of downward/upward slope in longitudinal and cross direction 4 500 cm vehicle length = 540 cm installation length (including doors) 520 cm vehicle length = 560 cm installation length (including doors) Dimensions - all dimensions specified are the minimum, finished dimensions Free spaces:please ask WÖHR for the dimension sheets - tolerances must be taken into consideration - all dimensions are given in cm WÖHR Autoparksysteme GmbH | Ölgrabenstr. 14 | 71292 Friolzheim | Germany +49 [0] 7044 46-0 | ■ +49 [0] 7044 46-149 | info@woehr.de | woehr.de

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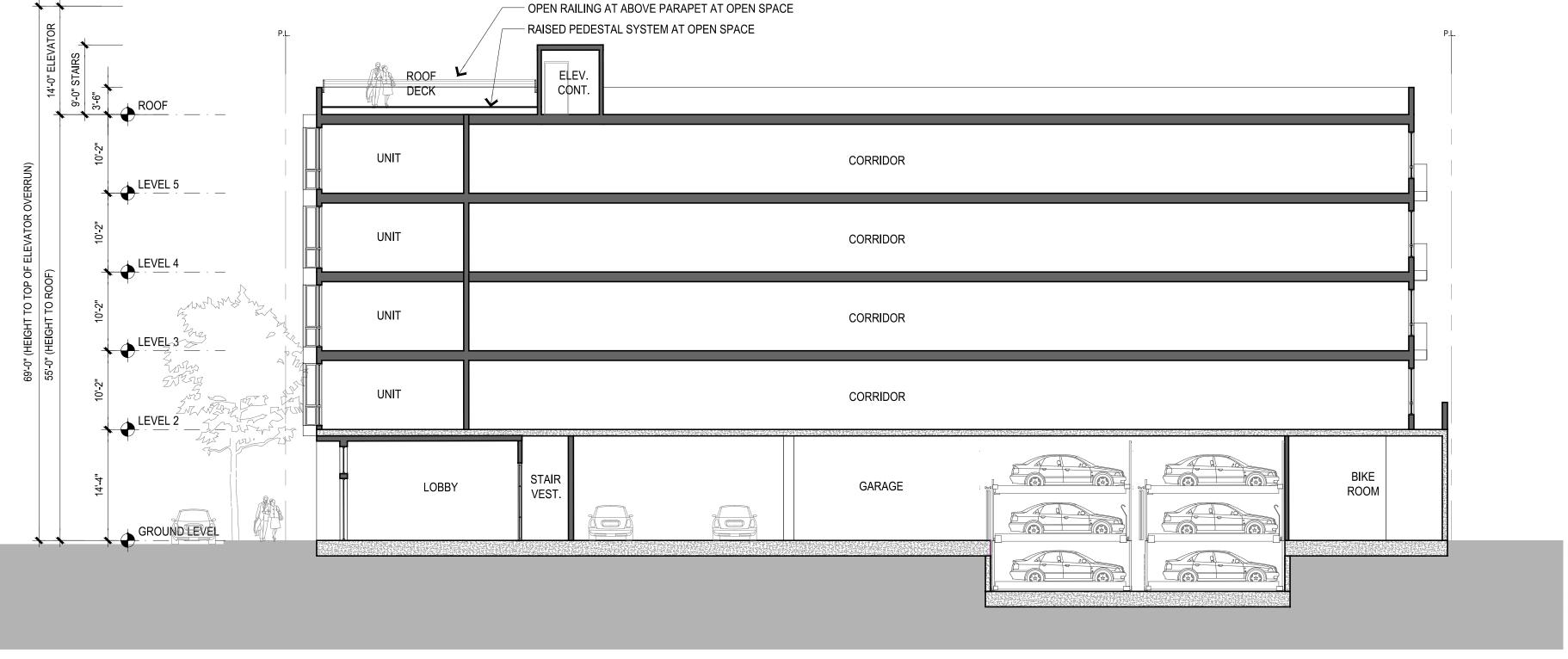


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0 2 4 8

BUILDING SECTION LOOKING WEST

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SHEET:

BUILDING SECTIONS

A3.1



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0 2 4 8

BUILDING ELEVATION

A3.2





SOUTH ELEVATION / STREET STRIP



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0 2 4 8 16

0 2 4 8 16

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SHE

BUILDING ELEVATION

A3.3





1 NORTH ELEVATION

3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17



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SHEET:

CONCEPTUAL RENDERING

A3.4



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SHEET:

CONCEPTUAL RENDERING

A3.5

1 VIEW LOOKING FROM NORTHWEST



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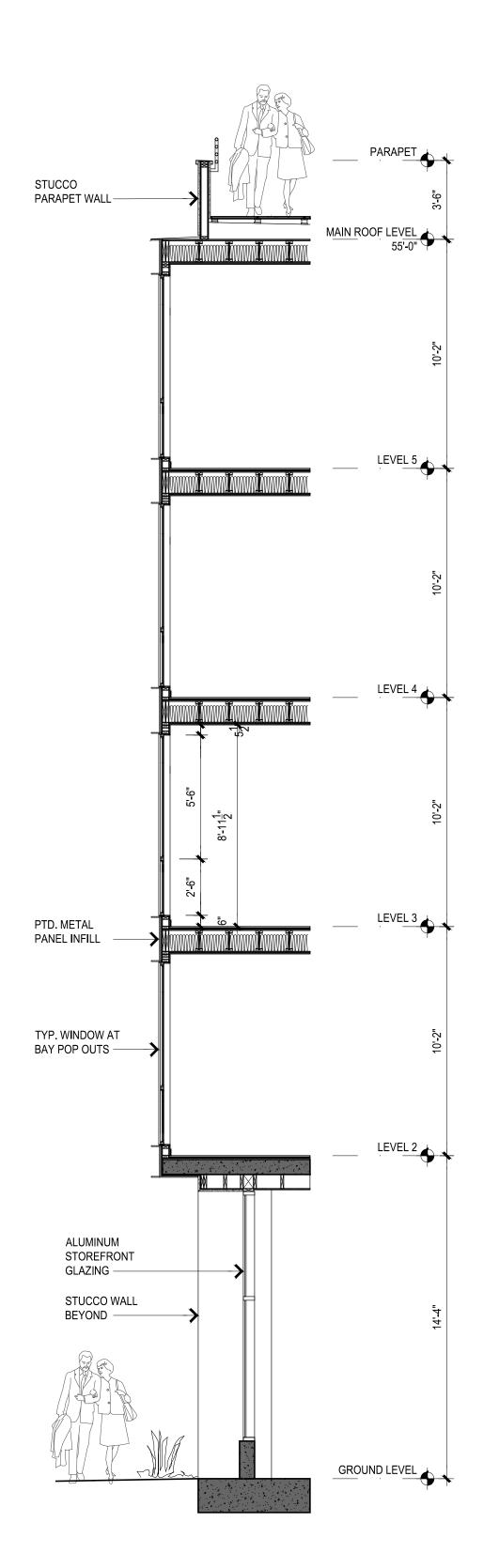
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CONCEPTUAL RENDERING

A3.6

TRACHTENBERG ARCHITECTS



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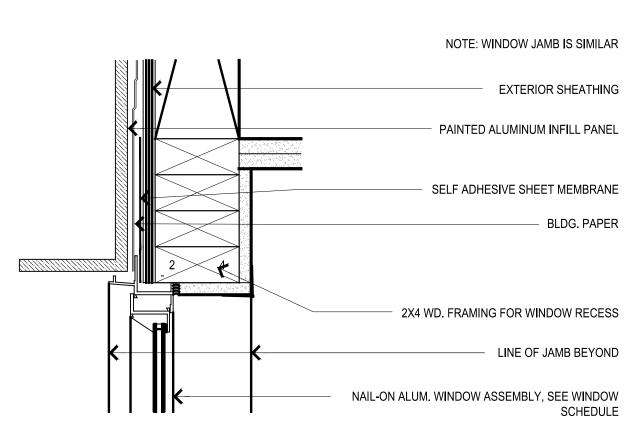
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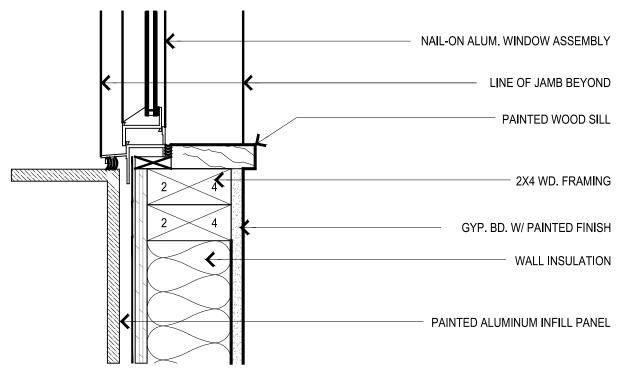
JOB: 2226

SCHEMATIC

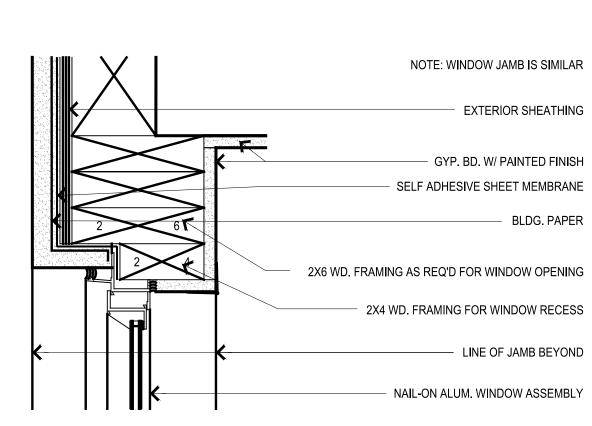
DETAILS



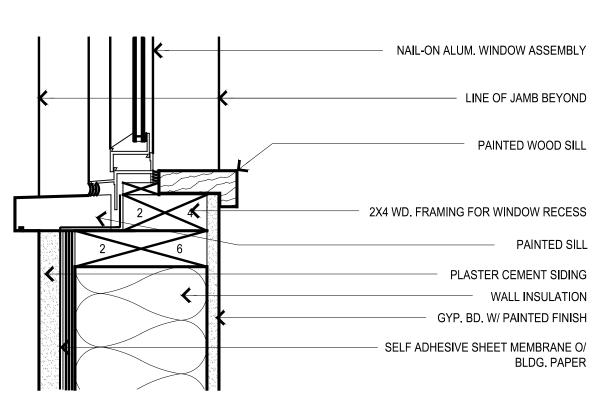








TYP. STUCCO HEAD / JAMB







INTEGRAL COLOR

ALUMINUM



METAL INFILL



PANELING







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WINDOW PANELS STUCCO



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JOB: **2226**

SHE

MATERIAL BOARD

MAT







0.3 0.5 + 1.2 | 1.9 | 2.0 | + 1.9 | 2.1 | 2.2 | 2.3 | 3.0 | 3.4 | 3.1 | 3.0 | 3.5 | 3.8 | 3.8 | 3.5 | 3.0 | 2.7 | 2.7 | 3.0 | 3.2 | 2.8 | 2.8 | 3.1 | 3.6 | 4.0 | 3.9 | 3.6 | 2.9 | 2.1 | 1.7 | 1.8 | 2.4 | 3.1 | 3.3 | 3.1 | 2.5 | 1.8 | 1.6 | 1.9 | 2.5 | 3.1 | 3.3 | 3.0 | 3.9 | 3.6 | 3.5 | 3.4 | 3.5 | 3.0 | 3.5 | 3.8 | 3.5 | 3.0 | 3.7 | 2.7 | 3.0 | 3.2 | 2.8 | 2.8 | 3.1 | 3.6 | 4.0 | 3.9 | 3.6 | 2.9 | 2.1 | 1.7 | 1.8 | 2.4 | 3.1 | 3.3 | 3.1 | 2.5 | 1.8 | 1.6 | 1.9 | 2.5 | 3.1 | 3.3 | 3.0 | 3.9 | 3.6 | 3.5 | 3.4 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |

G

3265 **EL CAMINO REAL**

Palo Alto, CA

F1A @ 7'

01.05.2024 MAJOR AR SUBMITTAL

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JOB: **2226**

SHEET:

LIGHTING &

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
$\hat{\circ}$	F1A	13	LIGMAN	UMV-30013-11W-T2-W30-01-120/277	Marvik 2 medium down light	4 LED 3000K - T2 wide	574	0.85	11
Ô	F1B	3	LIGMAN	MV-30013-T4-W30-01-120/277	Marvik 2 medium down light	4 LED 3000K - T4 forward throw	597	0.85	11
	F2E	1	Lithonia Lighting	LDN4 30/10 LO4AR LD MVOLT GZ10 E10WCP (with an integral emergency battery)	4" aperture recessed downlight LDN, 3000K, 1000LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI	3000K LED	922	0.85	10.58
	F3	4	Luminis Canada Inc.	SCENA step light # SN825-L1L5	Scena - Surface Square 8.5in	(5) Nichia NVSL219F c/w Thomas Research- LED20W-24-C0700-XX @ 120.00V	556	0.85	12.2
	F4E	1	Alight Architectural Lighting	LIN 3 SP 6' LS 30 U HE F B D E TP (with an integral EM battery)	6' linear wet rated ceiling surface mount fixture under awning. Lino Slim LS HE	3000K LED	2132	0.82	28.5

Symbol Avg Max Min Max/Min Avg/N + 3.1 fc | 12.8 fc | 0.1 fc | 128.0:1 | 31.0:1 Building Entry-0'0"(Copy) + 3.8 fc 13.0 fc 1.0 fc 13.0:1 3.8:1 + 1.1 fc 3.8 fc 0.1 fc 38.0:1 11.0:1 + 1.7 fc 22.9 fc 0.0 fc N/A N/A Egress Path-0'0"(Copy) Roof stairs / door(Copy)

0.2 + 0.3 + 0.7 + 0.7 + 0.6

0.5 + 1.0 + 2.3 + 4.7

0.7 + 1.3 + 2.8 + 5.6

0.9 1.5 +3.6 +6.7

1,1,2,1,5,0,

1.1 2.1 4.8 9.2

1:0 8 4**F4E @ 8**'.9

1.0 + 1.5 + 2.8 + 4.1 + 4.2

0.5 + 0.6 + 1.3 + 2.0 + 1.9

0.3 + 0.4 + 1.0 + 1.2 + 1.2 -

+0.6 + 1.0 + 1.5 + 1.7 + 1.8 -

0.7 + 3.2.0 + 3.0 + 3.8 +

0.5 0.6 0.1

 $+^{0.5} +^{1.0} +^{1.8} +^{3.1} +^{4.4} +^{4.1} +^{10} +$

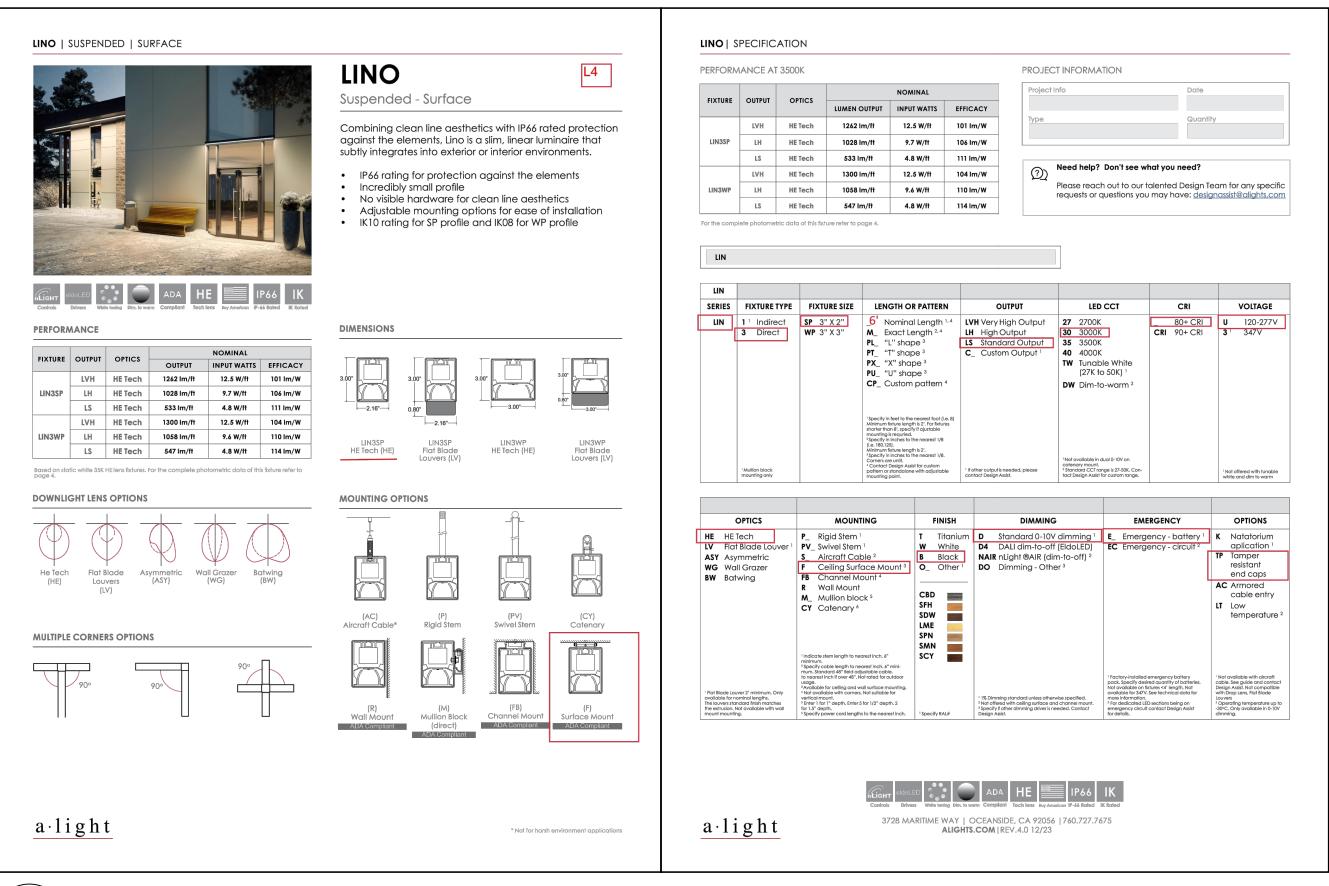
LIGHTING PLAN - GROUND LEVEL

1.0 1.8 4.4 8

F2E @ 8'

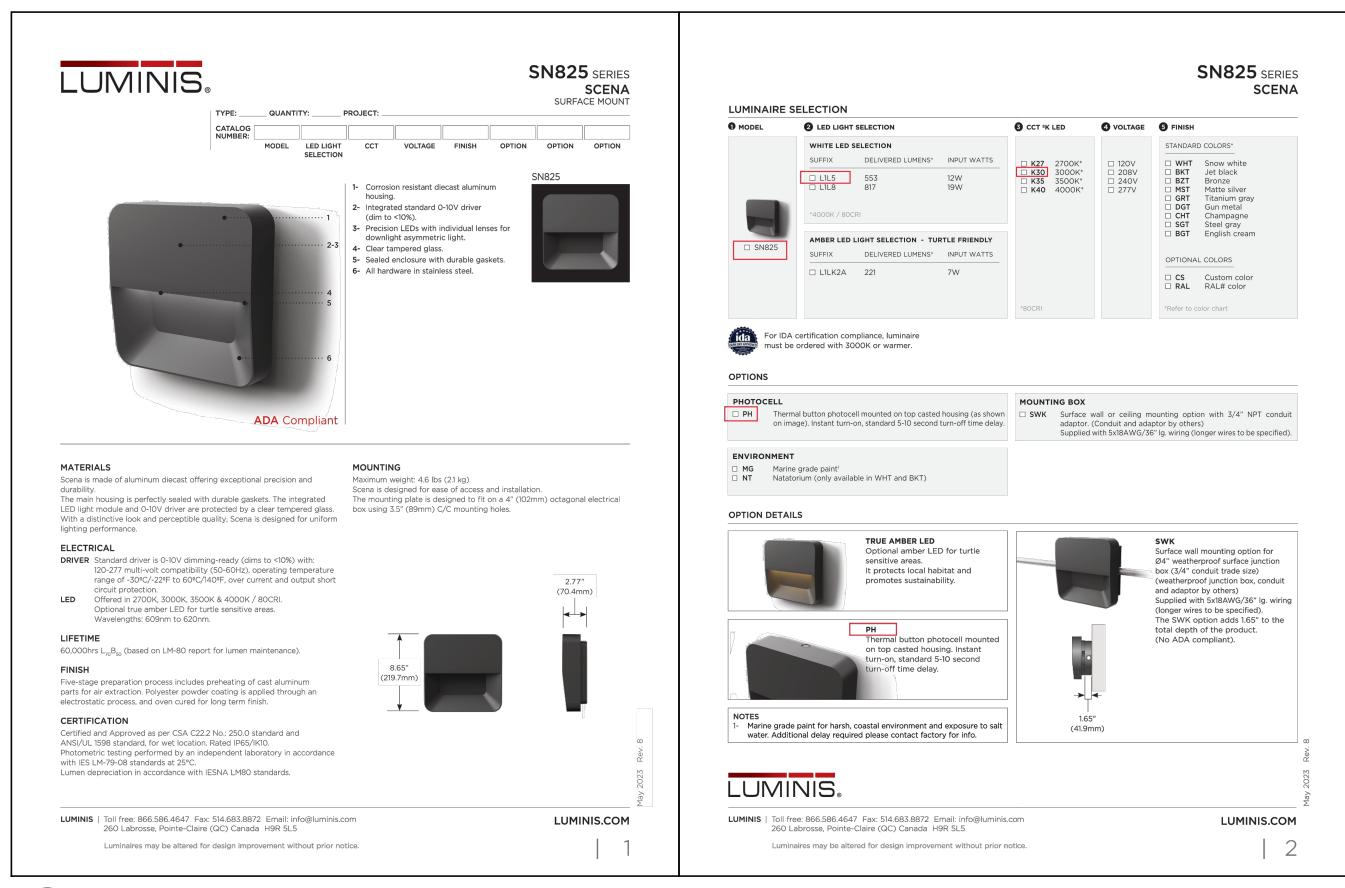
PHOTOMETRIC PLAN

LT1.1

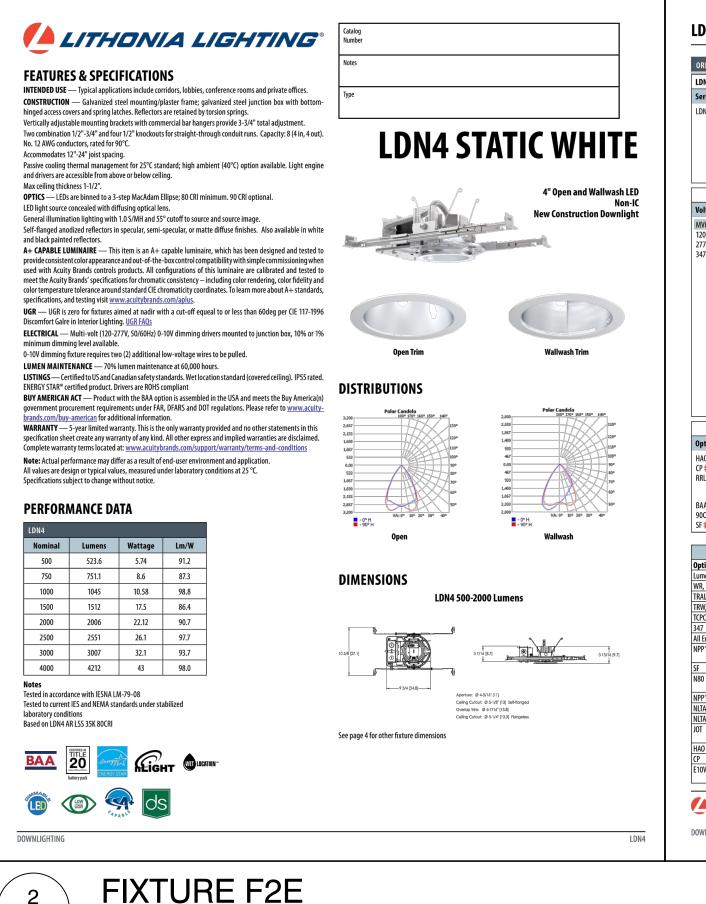


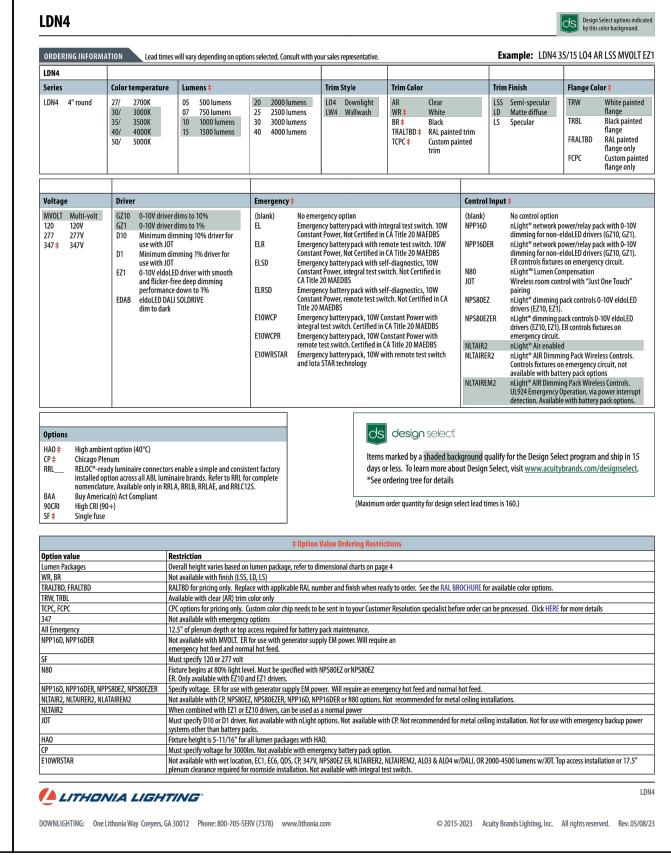


FIXTURE F4E









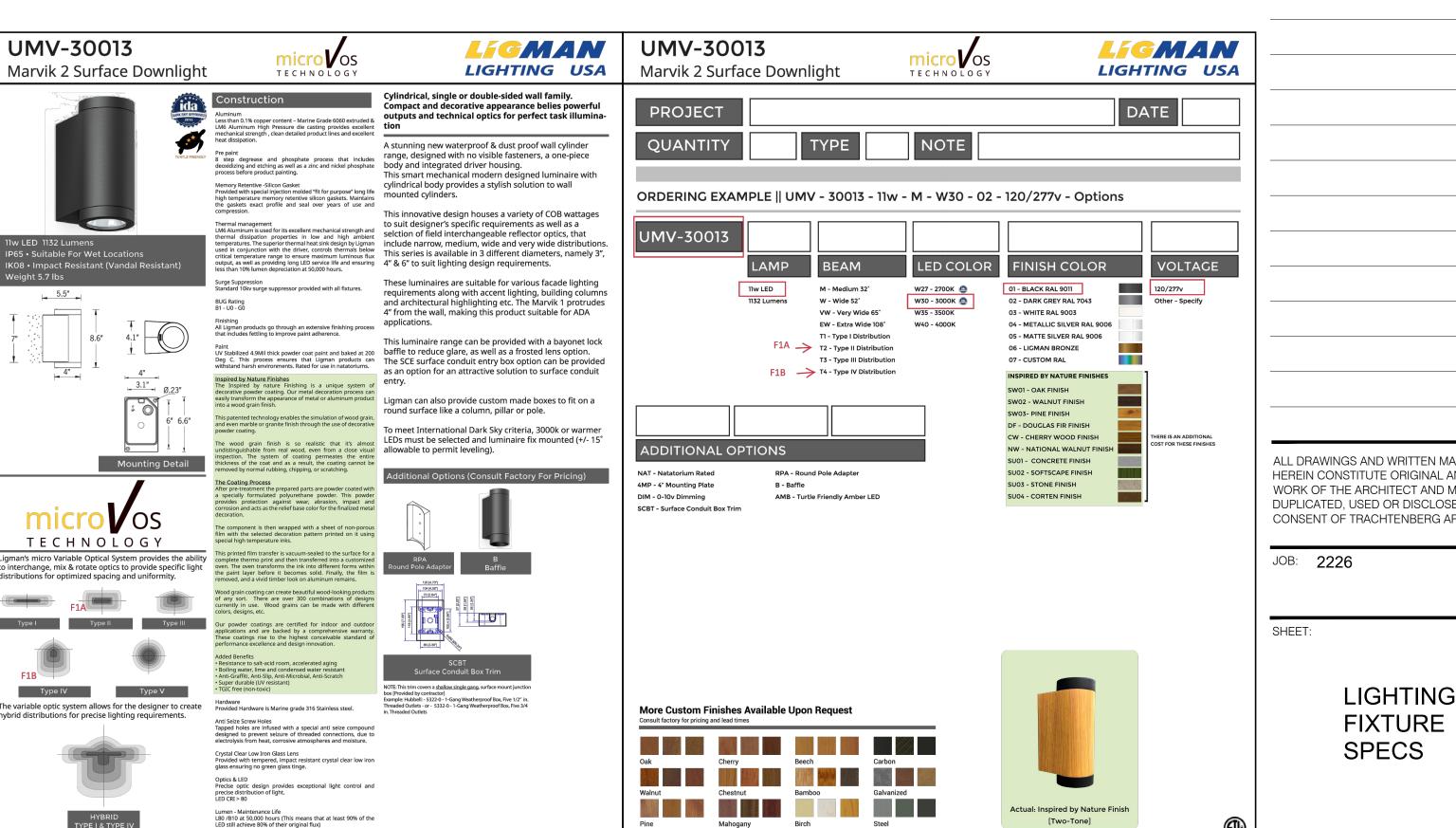
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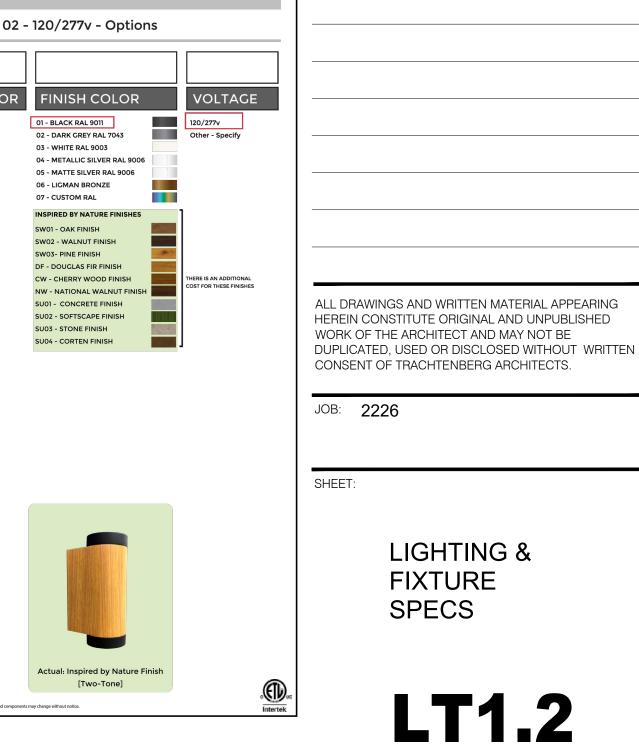
3265 **EL CAMINO REAL**

Palo Alto, CA

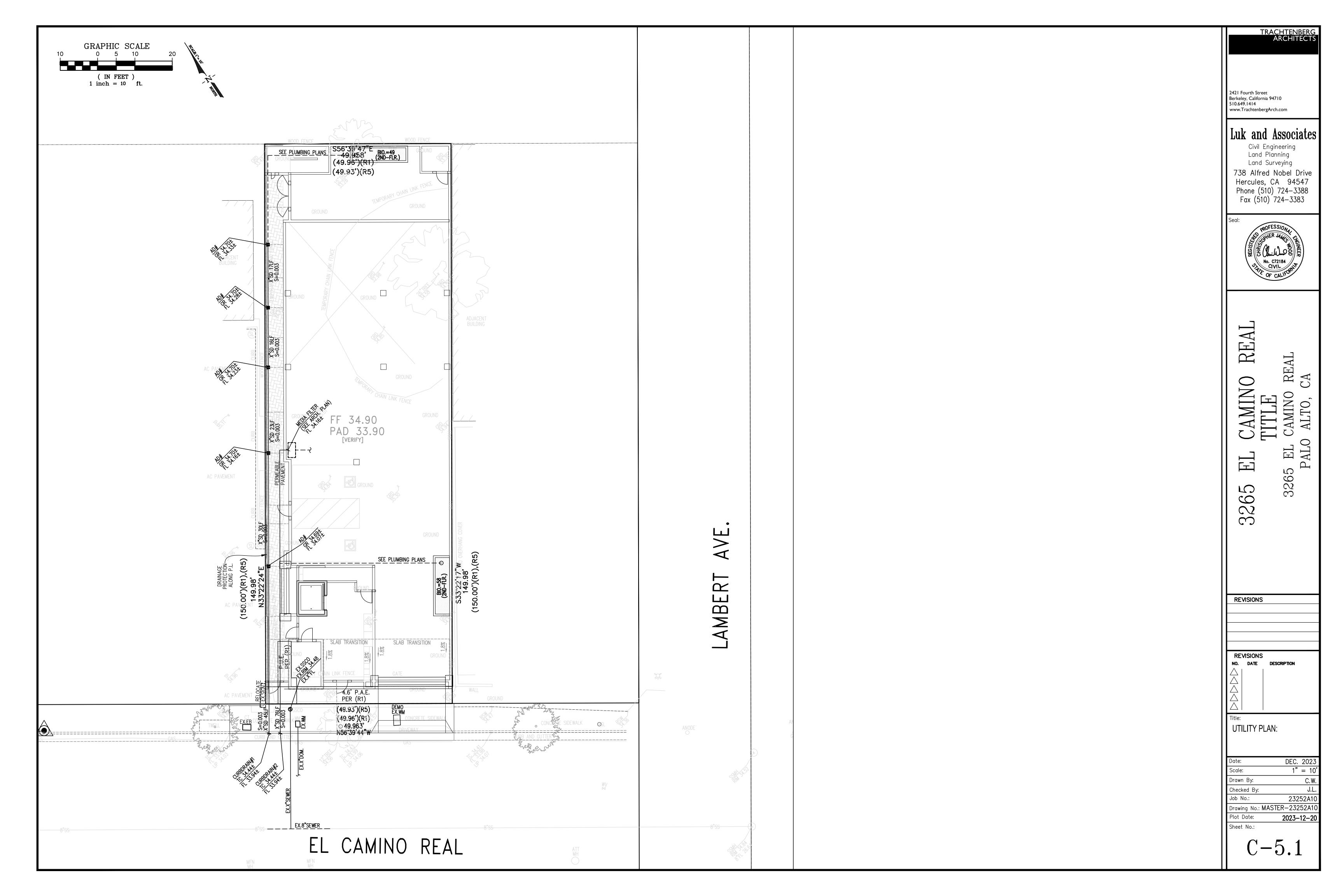
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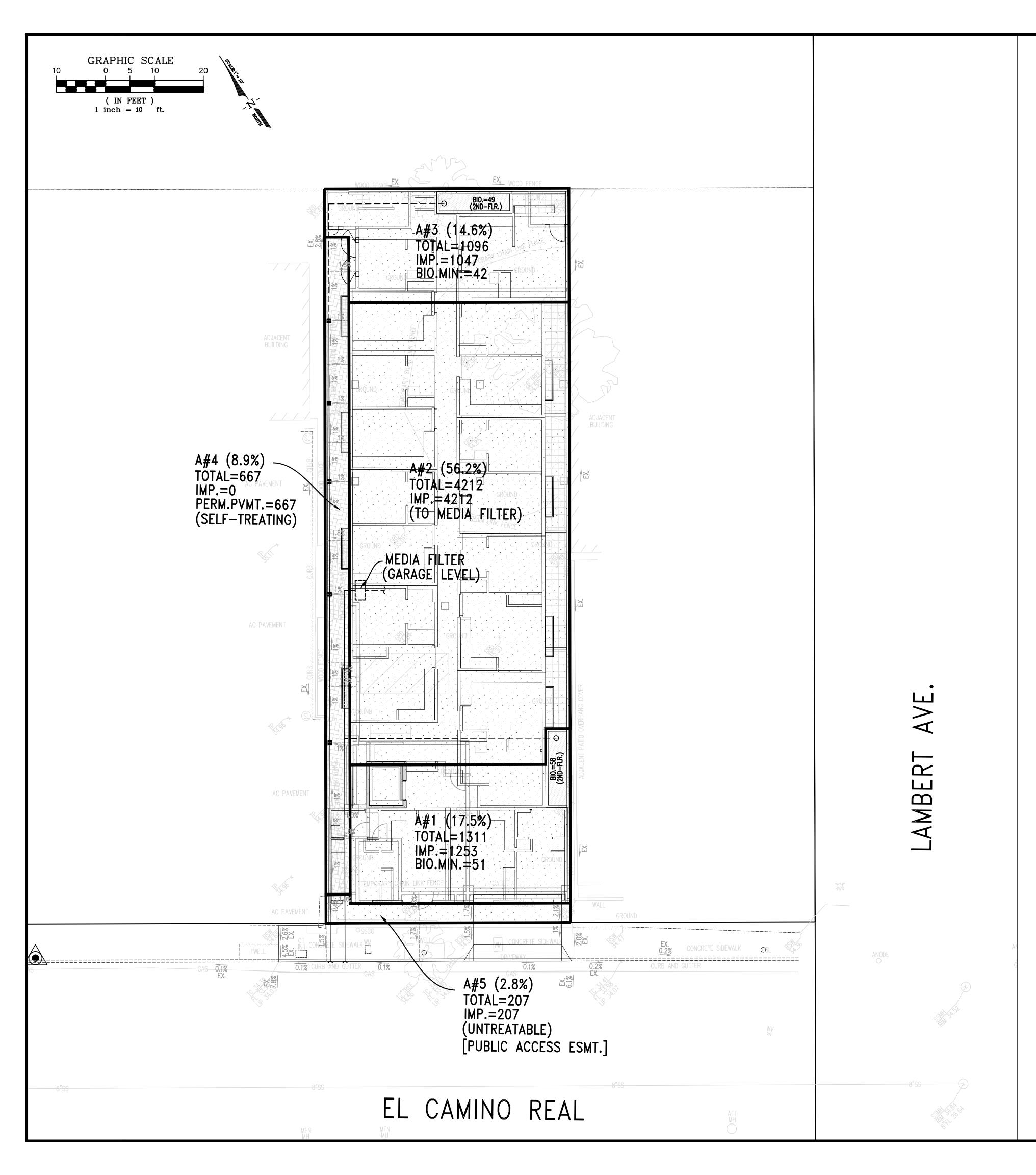












STORM TREATMENT NOTES:

PER SANTA CLARA COUNTY CLEAN WATER PROGRAM PUBLICATION: "C.3 STORMWATER HANDBOOK" DATED JUNE 2016

1) HYDRO-MODIFICATION & STORM TREATMENT:

- A) THE PROJECT SITE CREATES BETWEEN 10,000 SF AND 1-ACRE OF IMPERVIOUS SURFACE AREA FOR THE PROPOSED PRIVATE PROPERTY. THUS THE PROJECT WILL BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN AND INCLUDE LID MEASURES CONSISTENT WITH SIZING FACTORS AND CRITERIA FOR "TREATMENT ONLY".
- B) AS THE PROJECT PROPOSES LESS THAN 1-ACRE OF IMPERVIOUS SURFACES ON THE SITE, HYDROMODIFICATION (FLOW CONTROL) IS NOT A REQUIREMENT PER THE GUIDEBOOK.
- 2) THE PROJECT SITE IS DELINEATED INTO THE MANAGEMENT AREAS SHOWN ON THE CHART ON THIS SHEET.
- 3) FOR GROUP D NATIVE SOIL, THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.
- A = CONFIGURATION OF AREA
- V1 = SURFACE RESERVOIR VOLUME V2 = SUB-SURFACE RESERVOIR VOLUME
- CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):
- SIZING FACTOR (SF) [BIORETENTION FACILITY] = 4%
 SURFACE RESERVOIR DEPTH = 6 INCHES
- SOIL MIX DEPTH = 18 INCHES
- UNDERDRAIN = 4 INCHES

4) FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1 (TREATMENT ONLY) OR 1:1 (TREATMENT & FLOW CONTROL). SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS*.

5) FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 5% PER COUNTY DESIGN STANDARDS**.

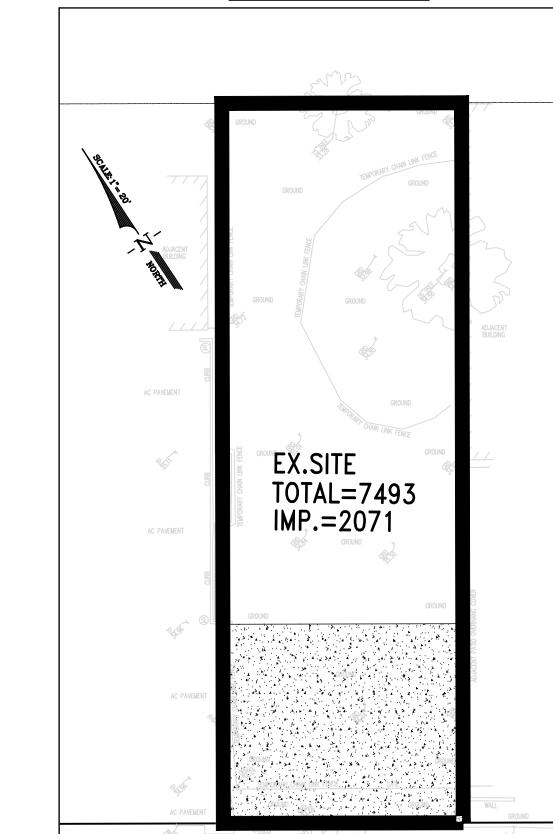
6) SPECIAL PROJECT INFORMATION:

- NOT IN A PDA
- 2. SITE AREA = 7,500-SF (0.172-ACRE)
- 3. AFFORDABILITY FOR THE 44 UNITS (255-DU/ACRE): 3.1. LOW INCOME $(51-80\% \text{ AMI}) \rightarrow 20\% \text{ OF TOTAL OR 9 UNITS}$ (5 STUDIOS + 4 1BDR)
- 3.1. MODERATE INCOME (81-120% AMI) -> 80% OF TOTAL OR 35 UNITS (19 STUDIOS + 16 1BDR)
- 4. CREDITS: 4.1. MODERATE INCOME YIELDS...
- 4.1. DENSITY YIELDS...
- 15% LID CREDIT 4.2. 0% SURFACE PARKING YIELDS... 5% LID CREDIT
- 4.3. NO LOCATION CREDITS...
- 0% LID CREDIT -----70% LID CREDIT

4.4. TOTAL=

THEREFORE, 70% OF THE SITE CAN USE NON-LID STORMWATER TREATMENT MEASURES. THE REMAINING 30% WILL NEED TO USE STANDARD LID TREATMENT MEASURES.

EXISTING SITE:



EXISTING SURFACE-AREA TABLE

	LAISTIN	O SITE	-
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO REMOVE] (SF)	PERVIOUS AREA (SF)	TOTAL
0	2,071	5,422	7,493

PROPOSED SURFACE—AREA TABLE

THOI GOLD SITE							
MPERVIOUS D REMAIN] (SF)	IMPERVIOUS [TO INSTALL] (SF)	PERVIOUS AREA (SF)	TOTAL				
0	6,464	1,029	7,493				

TRACHTENBERG ARCHITECTS

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Luk and Associates

Civil Engineering Land Planning Land Surveying

738 Alfred Nobel Drive Hercules, CA 94547 Phone (510) 724-3388 Fax (510) 724-3383

REA REAL 3265 3265

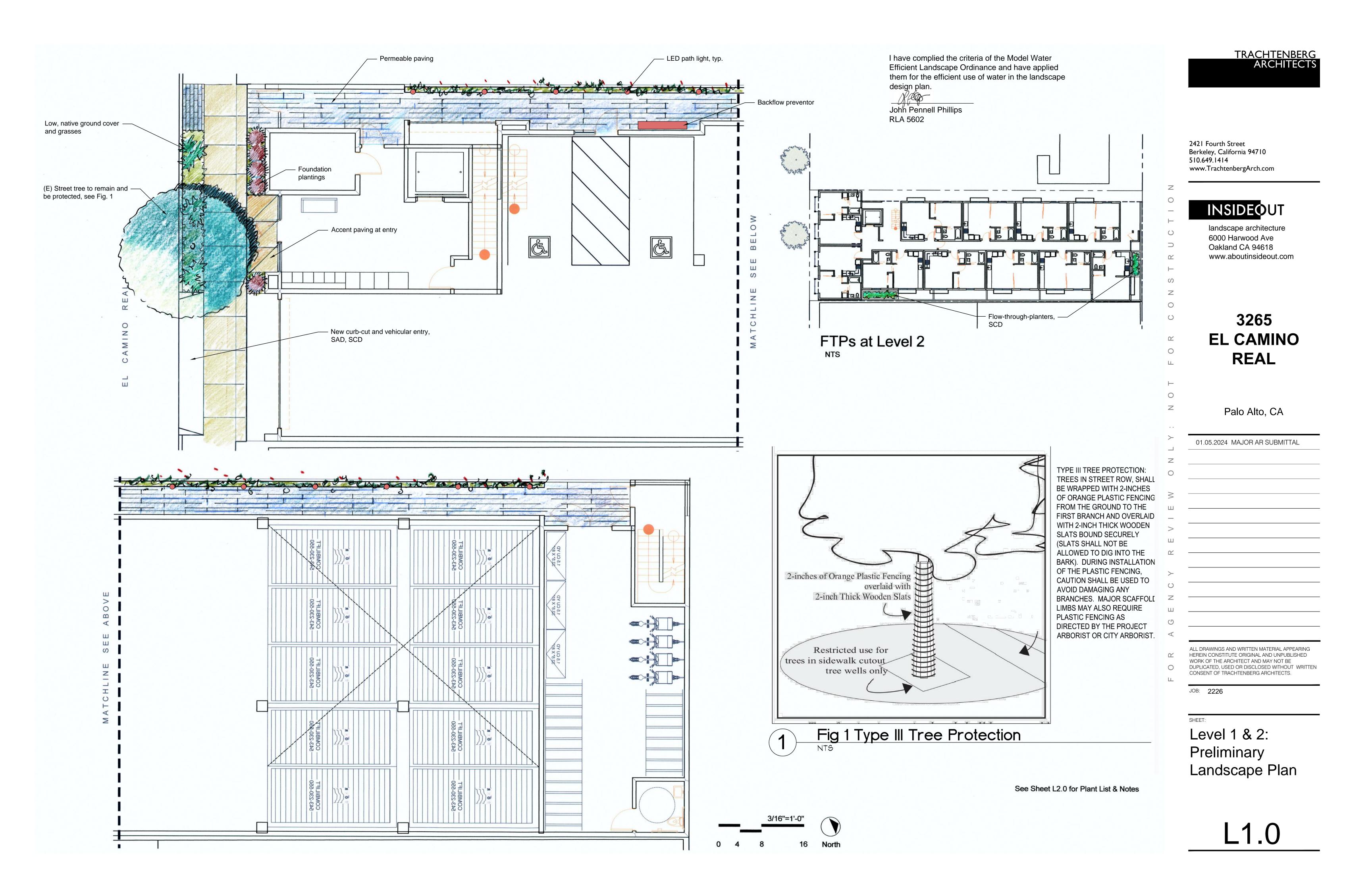
REVISIONS

REVISIONS

STORMWATER TREATMNT PLAN

DEC. 2023 Drawn By: 23252A10 Drawing No.: MASTER-23252A1C
Plot Date: 2023-12-20 2023-12-20

C - 6.1



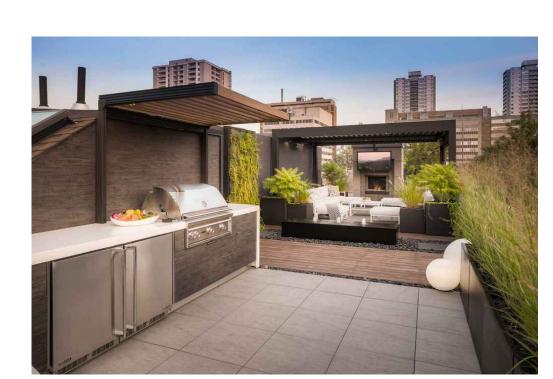








Chinese pistache - Pisatchia chinensis



Grill / kitchen & pedestal pavers



Built-in seating



Permeable pavers



Seating / planting

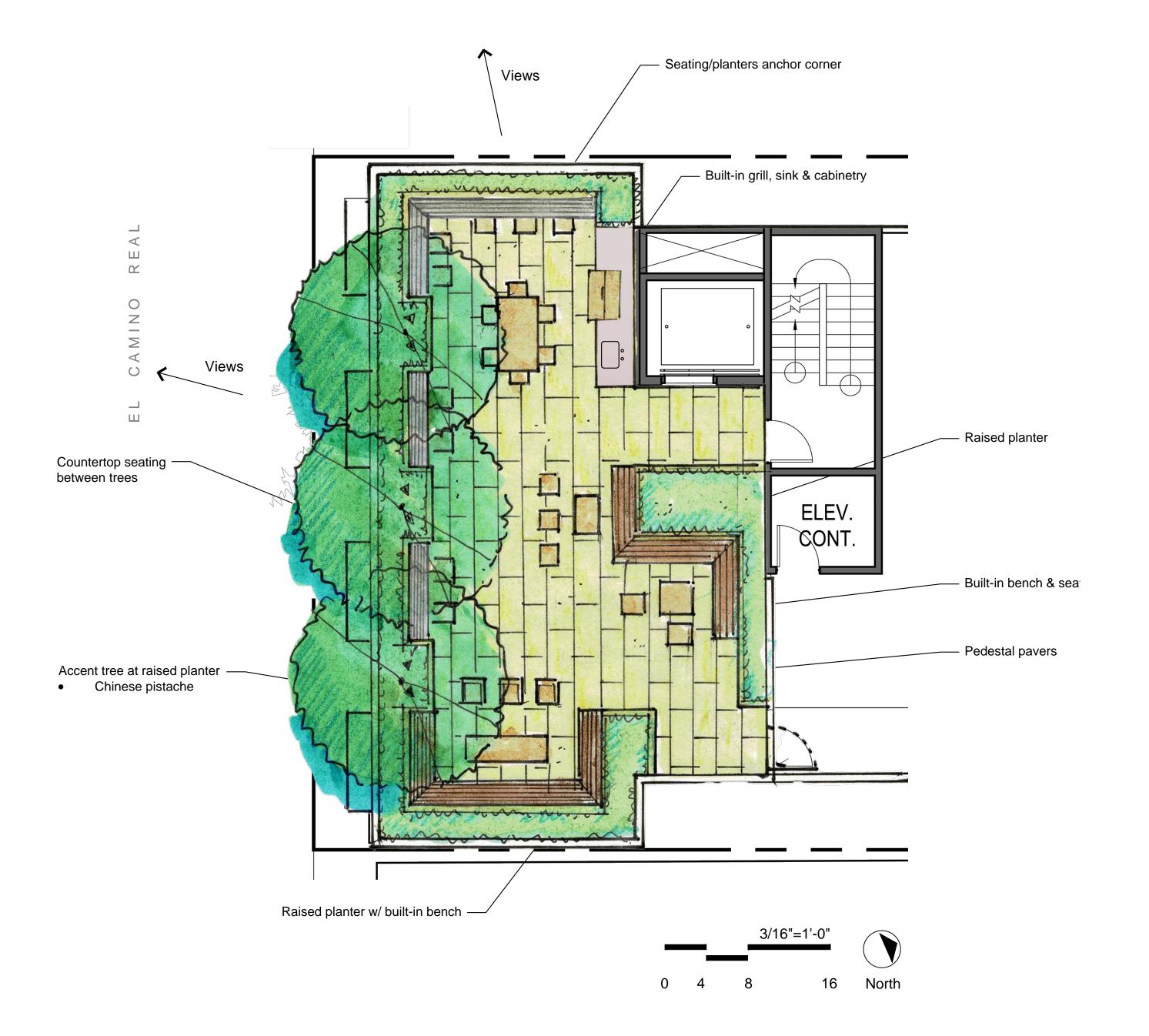
Suggested Plant List

Index	Latin Name	Common Name	Size	Height (ft)	Width (ft)	WELO	FTP*	Invacivo	CA Native	Notes
Trees	Latin Name	Common Name	OIZE	rieigiit (it)	width (it)	WLLO		IIIVasive	OA Native	Notes
PC	Pistachia chinensis	Cinese pisatche	24" box	25'	25'	L		No		Proposed roof deck tree
Shrubs					Spacing					
AB	Abutilon 'Moned'	Super red flowering maple	5 gallon		4'-0"	_ M		No		
AD.	Asparagus densiflora	Myer's asparagus	1 gallon		30"	M		No		
AΗ	Anigozanthos hybrids	Kangaroo paw	1 gallon		36"	L		No		
3G	Blechnum gibbum 'Silver Lady'	Silver Lady fern	5 gallon		as shown	M		No		
CC	Ceanothus concha	Wild lilac	1 gallon		5'-0"	L		No	Yes	
CD	Carex divulsa	Berkeley sedge	1 gallon		2'-0"	L	Х	No		Flow-through-planter vegetation
CS	Calandrinia spp. (menziesii, maritima, or/and	Rock purslane	1 gallon		36"	L		No	Yes	Accent
	breweri)									
00	Daphne odara	Winter daphne	5 gallon		36"	L		No		
HM	Heuchera hybrids	Coral bells	1 gallon		18"	M		No	Yes	
HQ.	Hydrangea quercifolia	Oakleaf hydrangea	5 gallon		4'-0"	M		No		
Р	Juncus patens 'Carmen's gray'	Carmen's gray rush	1 gallon		24"	L	Χ	No	Yes	Flow-through-planter vegetation
_L	Lomandra longifolia 'Seabreeze'	Seabreeze lomandra	1 gallon		24"	L		No		
MB	Mimulus aurantiacus var. bifidus 'Ivory White'	White Santa Lucia Monkeyflowe	5 gallon		30"	L	Х			
MC	Muhlenbergia capillaris 'Lenca'	Pink Muhly grass	1 gallon		36"	L		No		
MR	Muhlenbergia rigens	CA Deer Grass	1 gallon		48"	L	Х	No	Yes	
WG	Westringia fruticosa Grey Box	Dwarf coast rosemary	5 gallon		30"	L		No		
Vines & Gr	oundcover									
СР	Campanula poscharskyana	Serbian Bellflower	1 gallon		as shown	M		No		
FP	Ficus pumila	Creeping fig	1 gallon		8'-0"	M		No		Vine along western fence
FR	Festuca rubra	Creeping fescue	sod			L		No	Yes	
FS	Festuca x 'Siskiyou Blue'	Siskiyou fescue	1 gallon		24"	L		No	Yes	
MP	Myoporum parvifolium	NCN	1 gallon		8'-0"	L		No		
NS	Nepeta 'Six Hills Giant'	Six Hills Giant Catmint	1 gallon		24"	L		No		

Note: all plantings, including street trees, will be watered by an automated irrigation system compliant with the City of Palo Alto code. The proposed planting shall be WELO compliant.

Note: 50% of proposed plant palette shall be California native species, to be calculated by quantities of each plant in construction set.

*Species selected for flow-through planters (FTP) per Stormwater C.3 Guidebook (Dalziel et. al. 2022).



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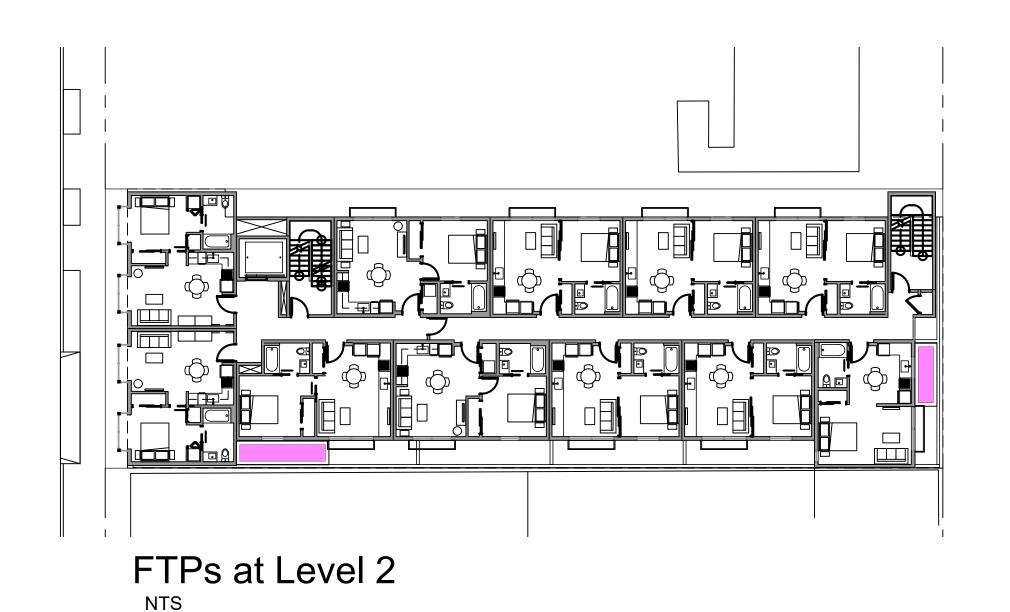
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	JOB: 2226

SHEET:

Roof Deck:
Preliminary
Landscape Plan,
Imagery, Plant List

L2.0





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16

Level 1 & 2: Preliminary Hydrozone plan

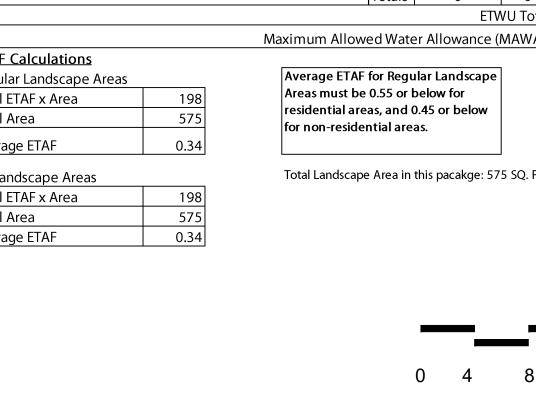
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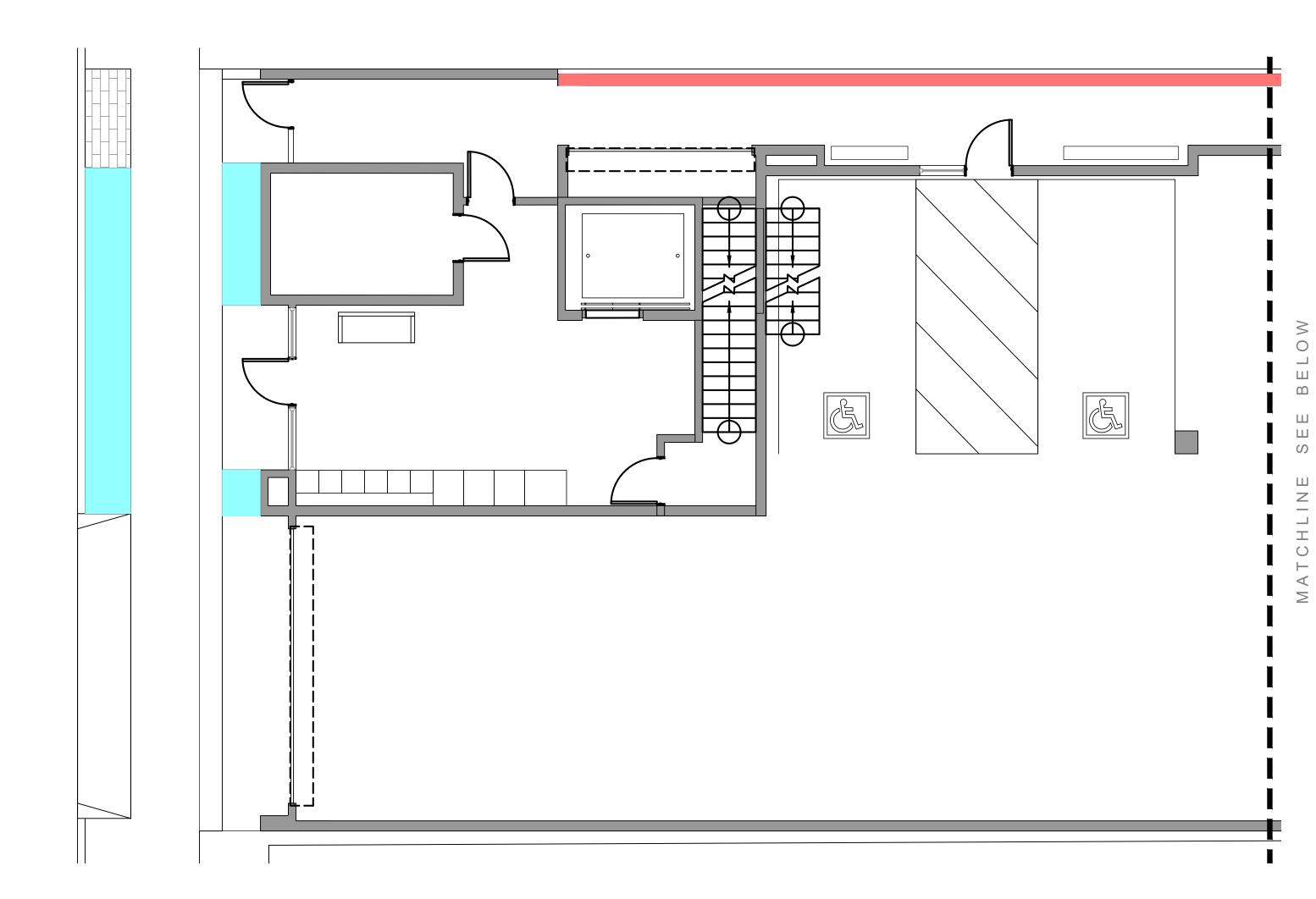
Hydrozone Legend

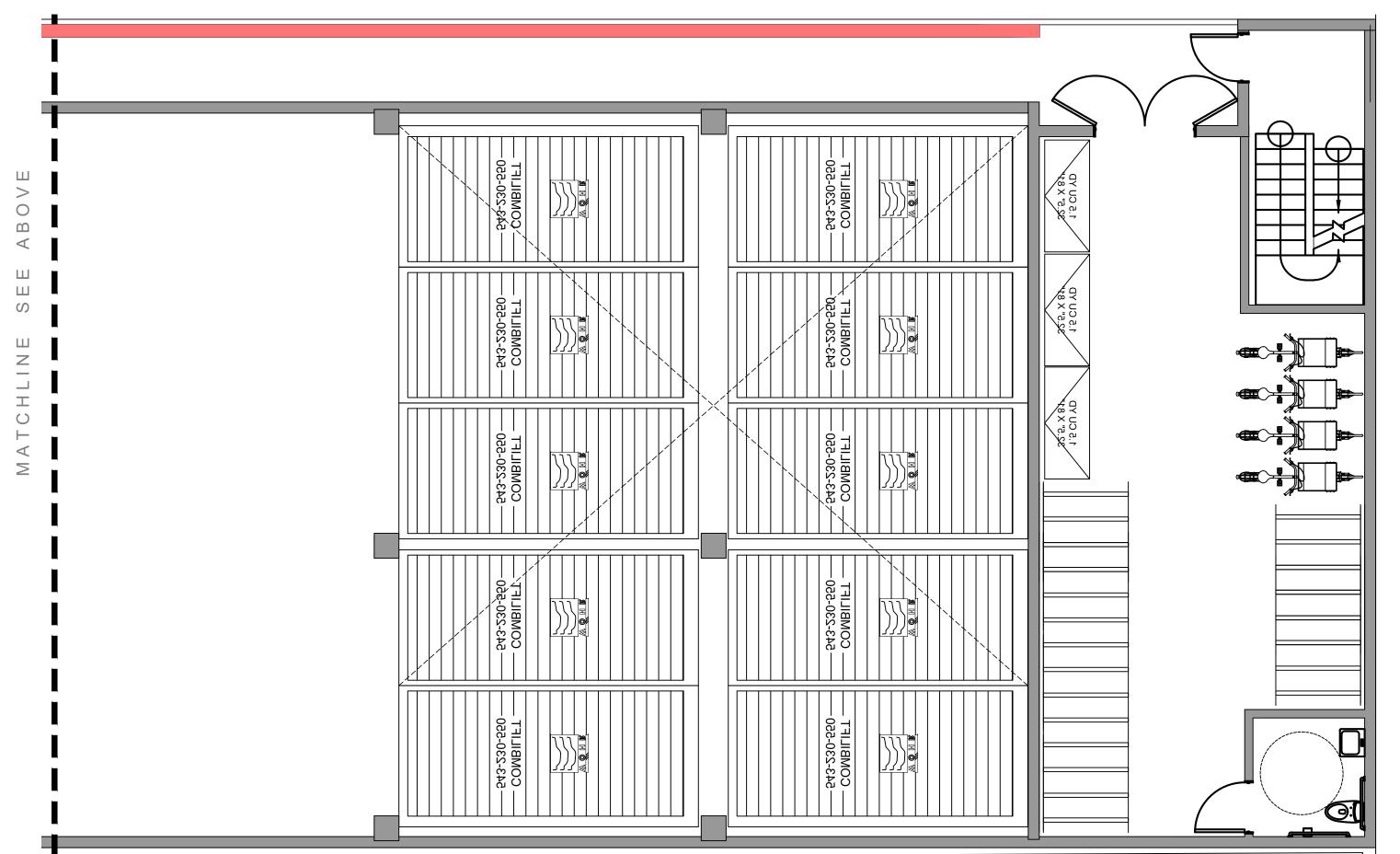
	<u> </u>
	HZ 1 - Shrub/GC - Sunny - Low
	HZ 2 - Shrub/GC - Shade - Low
	HZ 3 - Shrub/GC - Shade - Moderate
	HZ 4 - Vine - Shade - Moderate

Water Efficient Landscape Worksheet

	California	Water Effic	ent Landscap	oe Worl	ksheet		
Reference Evapotranspiration (ET _o)	43	Proj	ect Type	Resident	tial	0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	· '	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas	<u> </u>			1			[(L1000)
HZ 1 - Shrub - Sunny - L		Drip	0.81	0.25	99	24	652
HZ 2 - Shrub - Shade - L	0.2	Drip	0.81	0.25	325	80	2139
HZ 3 - Shrub - Shade - M	0.5	Drip	0.81	0.62	71	44	1168
HZ 4 - Vine - Shade - M	0.5	Drip	0.81	0.62	80	49	1317
			0.75	0.00		0	C
				Totals	575	198	5276
Special Landscape Areas							
				1		0	0
				1		0	
				1		0	
				1		0	0
				Totals	0	0	0
					ETV	VU Total	5276
		Ma	ximum Allow	ed Wate	er Allowance (I	MAWA) ^e	8431
ETAF Calculations						Ī	
Regular Landscape Areas	T	1		_	ılar Landscape		
Total ETAF x Area	198		Areas must be				
Total Area	575	residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.34						
All Landscape Areas			Total Landscape	Area in	this pacakge: 57	5 SQ. FT.	
Total ETAF x Area	198						
Total Area	575						
Average ETAF	0.34						









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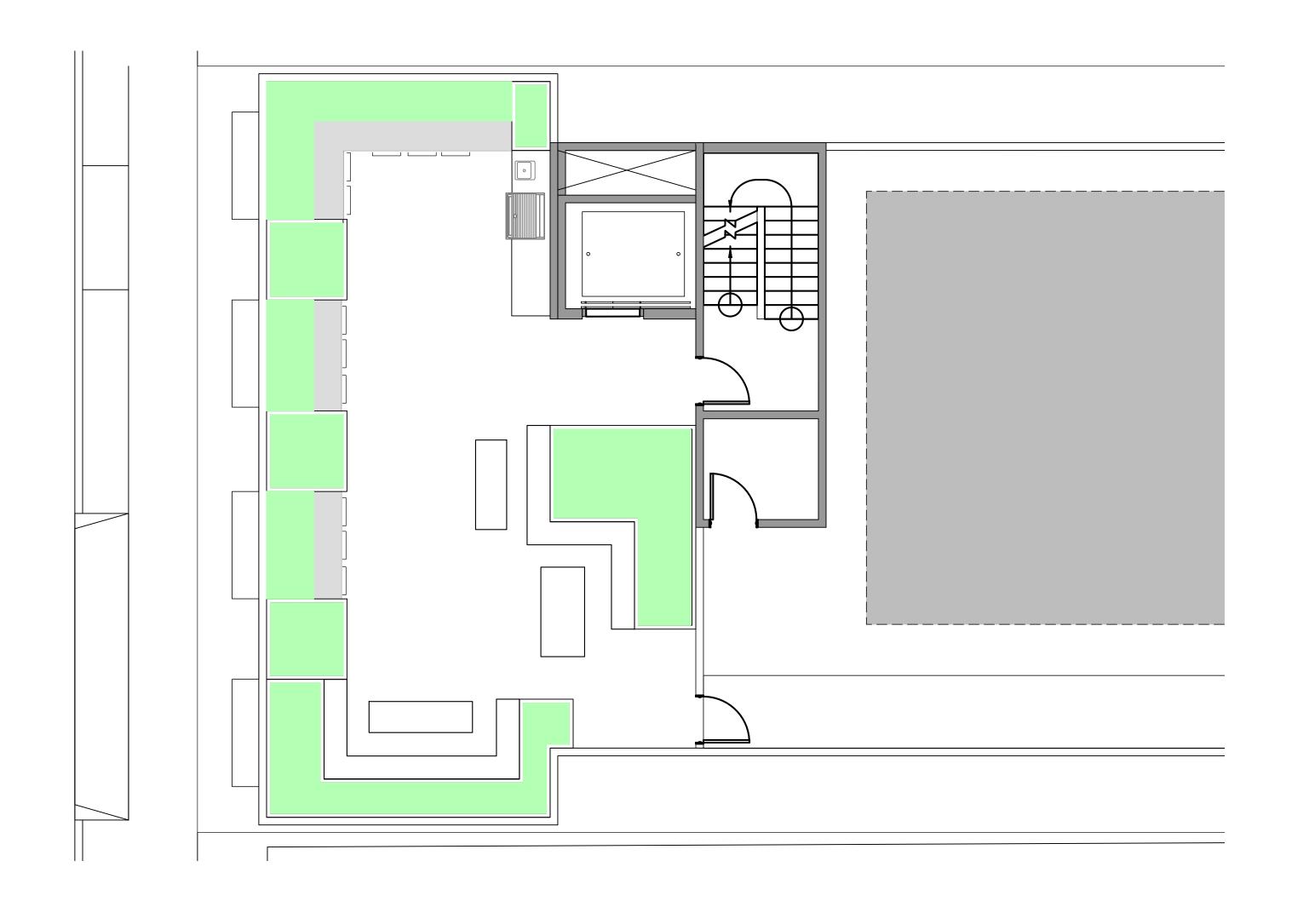
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Roof Deck: Preliminary Hydrozone Plan

12.0



Hydrozone Legend

HZ 1 - Shrub/GC - Sunny - Low
HZ 2 - Shrub/GC - Shade - Low
HZ 3 - Shrub/GC - Shade - Moderate
HZ 4 - Vine - Shade - Moderate

* See "Level 1 & 2: Preliminary Hydrozone Plan" for Water Efficient Landscape Worksheet

							Compliance Pa	am veri	ilcation		
							Rough GB	Fin	al Inspecti	on I\/P	२ # 1
					Plan	n Check	Inspection				
				Plan Sheet, Spec or			IVR # 152		Part 1		
Planning ar				Attachment Reference	CORR	RINITIAL	. CORR INITIAL	CORF	INITIAL	CORR	t II
	Storm water drainage and retention during construction (less than one acre)	4.106.2									
Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3	X	GB-3							
Mandatory	Grading and paving	4.106.3		GB-3							
Γier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	5 X	GB-3							T
	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4									
	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X	GB-3	П						+
	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8									+
	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1		X							+
	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2		GR-3							+
	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3					<u> </u>				+
	Bicycle Parking (locally amended)When an addition or change of use results in increased parking [MF]	PAMC 18.54.060/ A4.106.9									+
	Site selection	A4.103.1					-				+
							<u> </u>				+
	Community connectivity	A4.103.2		X			<u> </u>				+
	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1		X			 				+
	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1		X							+
	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2		X							_
	Soil analysis	A4.106.2.1									┷
	Soil protection	A4.106.2.2						.			4
	Landscape design	A4.106.3									\perp
Elective	Vegetated roof	A4.106.6									\perp
Elective	Reduction of heat island effect for nonroof areas	A4.106.7	7)	X							
Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10	X	GB-3	П						T
	Innovative concepts and local environmental conditions	A4.108.1					+				+
		74.100.1			Ц	1			<u> </u>		
	Ciency and Conservation	100011	IVI	lon a							#
	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1						-			+
	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2						-			4
	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1						-	ļ		\bot
	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2									+
-	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1							<u> </u>		\perp
	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.2									╛
Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3	3 X	GB-3							
Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4									
	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2									1
	Outdoor potable water use in landscape areas (MWELO)	4.304.1									1
	Recycled water supply systems [N]	4.305.1		GB-3	П						+
	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) [MF only][AA]	PAMC 16.14.210/ A4.305.3			П						\dagger
	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306		X							+
_	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1		GB-3			 	1			+
	Alternate water sources for nonpotable applications	A4.303.1		GB-3							+
	· · · · · · · · · · · · · · · · · · ·			^							+
	Appliances	A4.303.3		GB-3							_
Elective	Nonwater supplied urinals and waterless toilets	A4.303.4		X							\perp
	Hot water recirculation systems	A4.303.5		GB-3							
	Rainwater catchment systems	A4.304.1		X							\perp
	Potable water elimination	A4.304.2		X							\downarrow
Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3		X							لل
	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1		X							$oldsymbol{ol}}}}}}}}}}}}} $
	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2		X							╧
	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3									╧
	Innovative concepts and local environmental conditions	A4.306.1						I			
Material Co	onservation and Resource Efficiency										
Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1									T
	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2									T
	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1									T
	Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards	PAMC 16.14.250/ 4.408.1				+	1	1			\dagger
	Construction waste management plan in Green Halo	A4.408.2		GB-3	П			1			+
	Waste management company	4.408.3		GB-3	П			1			\dagger
	Operation and maintenance manual provided to the building owner	4.410.1		GB-3	П		1	1			+
	Recycling by occupants (≥ 5 multi-family units) [MF]	4.410.2			П			1			+
	Efficient framing techniques - Lumber size	A4.404.1			П		+				+
	Efficient framing techniques - Dimensions and layouts	A4.404.1 A4.404.2					+				+
	Efficient framing techniques - Birliensions and rayouts Efficient framing techniques - Building systems	A4.404.2 A4.404.3						+			+
	Efficient framing techniques - Pre-cut materials and details	A4.404.3 A4.404.4					1	1			+
	Prefinished building materials	A4.404.4 A4.405.1					1	1			+
	-						 	-			+
	Concrete floors	A4.405.2						-			+
Elective	Use of building materials from rapidly renewable sources	A4.405.4						-			+
	Drainage around foundations	A4.407.1)								4
	Roof drainage	A4.407.2									
	Flashing details	A4.407.3		GB-3							\perp
Elective	Material protection	A4.407.4		GB-3							上
Elective	Door protection	A4.407.6		X							╧
Elective	Roof overhangs	A4.407.7	7	x							
	Innovative concepts and local environmental conditions)								

				Compliance Path Verification						
				Rough		Final Ins	spection IV	R # 153	Specia	
		Plan Sheet, Spec or	Plan Check	Inspec IVR#	152	Part 1 F	art 1 Part	2 Part 2	i I	
1.5 Environme	ntal Quality Code Section	Y N Attachment Reference	CORR INITIAL						RESIDENT	
			П						1	
		X GB-3	П						I have reviewed	
	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits 4.504.2.1		п						in conformance	
Mandatory	Paints and coatings - Table 4.504.3 for VOC limits 4.504.2.2	X GB-3	П						measures clair construction re	
Mandatory	Aerosol paints and coatings 4.504.2.3	X GB-3							1	
Mandatory	Verification - documentation to verify complaint VOC limit on finish materials 4.504.2.4	X GB-3	П						Tric Kir	
Mandatory	Carpet systems- Documentation to verify compliant with VOC limits 4.504.3	X GB-3							Signature (Gree	
Mandatory	Carpet cushion 4.504.3.1	X GB-3	п						olgilatare (Orce	
Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits 4.504.3.2		П						ı	
	Resilient flooring systems for 100% - Tier 2 requirements PAMC 16.16.070 & 16.14.080/ A4.504.2		п						Eric Kirk	
Mandatory	Composite wood products 4.504.5	X GB-3							Print Name	
Mandatory	Concrete slab foundations - vapor retarder required 4.505.2	X GB-3							1	
Mandatory	Capillary break for slab-on-grade foundations 4.505.2.1	X GB-3							(408) 806-	
Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing 4.505.3	X GB-3							Phone or Email	
	Bathroom exhaust fans (when required) shall be provided with the following: 4.506.1	X GB-3							I Thomas or Email	
Manadatama	1. ENERGY STAR fans ducted to outside of building.	X GB-3							40/40/00	
Mandatory	2. Humidity controlled OR functioning as a component of a whole-house ventilation system	X GB-3							12/18/23 Date	
	3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	X GB-3							I Date	
Mandatory	Heating and air conditioning system design (all-electric on or after January 1, 202; PAMC 16.14.090/ 4.507.2	X GB-3							ı	
Mandatory	Indoor Air Quality Management Plan [MF] PAMC 16.14.410	X GB-3								
Elective	Compliance with formaldehyde limits PAMC 16.14.260/ A4.504.1	X GB-3							SECT	
	Thermal insulation PAMC 16.14.270/ A4.504.3	X								
Elective	Construction filters [HR] A4.506.2	X								
Elective Elective Elective	Direct-vent appliances A4.506.3	X								
Elective	Innovative concepts and local environmental conditions. A4.509.1	X							A.6	
			<u> </u>				I		After construction Development Ce	

Legend:

Y - Yes; the measure is in the scope of work N - No; the measure is not in the scope of work PAMC - Palo Alto Municipal Code; locally amended [N] - New Construction

[MF] - Multi-family dwellings [AA] - Additions and alterations [HR] - High-rise building

The <u>Green Building Survey</u> is a required project submittal. The survey can be found at the following <u>link.</u> 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 <u>GB-2</u>

SECTION TO BE COMPLETED AFTER CONSTRUCTION
After construction is complete submit the following at the City Development Center to schedule your final inspection:
Construction debris receipts from an approved facility usin Green Halo.
If HERS testing was required per the homes energy report attach the completed forms.
If there were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) rerun the report and attach it.
I certify that:
CALGreen inspections were performed throughout construction.
The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be exclude from this confirmation if verified within 6 months of final inspection.
Through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report for the home, unless the new report is provided as an attachment.
Signature (Green Building Special Inspector)
Sign only after project is complete
Print Name

Special Inspector Acknowledgement

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

I have reviewed the project plans and specifications, and they are

Tric Kirk

(408) 806-9901 Phone or Email

2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2

CITY STAMPS ONLY

4x3 X3, 2 S

4.106.2 Storm water soil loss prevention plan Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through one or more of the following measures:

4.106.2.1 Local ordinance. Comply with a lawfully enacted storm-water management and/or erosion control

4.106.2.2 Best Management Practices (BMP). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good house-keeping BMP.

A4.106.2.3 Topsoil protection The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area. Heavy equipment or vehicle traffic and material storage outside the construction area shall be limited to areas that are planned to be paved.

4.106.3 Grading and Paving Surface water shall be directed away from all buildings. The contractor shall ensure the prevention of water entering the buildings using swales, French drains, or other approved measures that will keep surface water away from buildings.

4.106.5 All-Electric Building/Site Building/Site shall be all electric, including outdoor appliances/equipment such as grill, stove, barbeque, fireplace, firepit with no combustion equipment or plumbing for combustion equipment.

A4.106.4 Water permeable surfaces The site plan shall show a breakdown matrix of the square footage entitled "Water Permeable Surface Area" of all site paving elements and individually show if the paving material is permeable or not (paving for parking, walking or patio surfaces apply). The matrix must show calculations reflecting a minimum of 30% for Tier 2 projects. (CGBC A4.106.4)

A4.106.5 Cool roof for reduction of heat island effect The roof plan shall indicate on a note that the roof surface area shall meet an Aged Solar Reflectance of ≥ .028. or that noted in the Title 24 compliance report, whichever is greater.

A4.106.8 Electric vehicle (EV) charging for residential structures All parking space calculations under this section shall be rounded up to the next full space. The requirements stated in this section are in addition to those contained in Section 4.106.4 of the California Green Building Standards Code. In the event of a conflict between this section and Section 4.106.4 of the California Green Building Standards Code, the more robust EV Charging requirements shall prevail.

A4.106.8.2 EV Charging: New multi-family residential structures Resident parking. The property owner shall provide at least one (1) Level 2 electrical vehicle supply equipment (EVSE) or one (1) Level 2 EV Ready space for each residential unit in the structure (Low Power Level 2 EV Charging Receptacle is acceptable for 60% of the total EV parking spaces).

Guest parking. The property owner shall provide EV Capable Space, EV-Ready Space, or EVSE Installed, for at least 25% of guest parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed.

Accessible spaces. Projects shall comply with the 2022 California Building Code requirements for accessible electric vehicle parking.

Minimum total circuit capacity. The property owner shall ensure sufficient circuit capacity, as determined by the Chief Building Official or designee, to support the EV requirements specified in (a) and (b) above. Location. The EVSE, receptacles, and/or raceway required by this section shall be placed in locations allowing convenient installation of and access to EVSE. In addition, if parking is deed-restricted to individual residential units, the EVSE or receptacles required by subsection (a) shall be located such that each unit has access to its own EVSE or receptacle. Location of EVSE or receptacles shall be consistent with all city regulations.

A4.106.9 Bicycle Parking (locally amended) Project shall comply with the bike parking requirements in the PAMC 18.54.060 for more detail.

A4.103.1 Site Selection - the project is an infill site.

A4.106.2.1 Soil analysis The contractor shall collect a soil analysis report performed by a licensed design professional on the physical and chemical properties of the soil type and the report shall identify and associated strengths and weaknesses. The report must have an addendum or supplemental summary describing how the soil analysis was utilized in the structural design.

A4.106.2.2 Soil protection The effort of development on building sites is evaluated and the soil is protected by one or more of the following: (a) Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy, (b) Site access is accomplished minimizing the amount of cut and fill needed to install access roads and driveways, (c) As allowed by other parts of the code, underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.

<u>A4.106.10 – Light pollution reduction</u> Outdoor lighting systems shall be designed, and fixtures selected, such that each fixture shall meet the cutoff requirements necessary to prevent light from illuminating areas on adjacent properties.

Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM 15-11; and 3. Allowable BUG ratings not exceeding those shown in Table A4.106.10.

4.303.1.1 - Water closets shall not exceed 1.28gpf and shall be EPA WaterSense Certified

4.303.1.3.1 - Single showerheads shall not exceed 1.8gpm @80psi and shall be EPA WaterSense Certified

4.303.1.4.1 Residential lavatory faucets shall not exceed 1.2gpm @60psi and shall not be less than 0.8gpm @20psi.

4.303.1.4.2 Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi)

4.303.1.4.3 Metering faucets installed metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle. Requirements shall be indicated on the plumbing fixture schedule. (4.303.1.4.3)

4.303.1.4.4 - Kitchen faucets shall not exceed 1.8gpm @60psi (Superseded by A4.303.1 below)

4.303.2 - Plumbing fixtures and fittings shall meet the standards referenced in Table 1401.1 of the California Plumbing Code.

4.304.1 - Outdoor potable water use in landscape areas (MWELO) The project shall comply with the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO)

a. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.

b. MWELO and supporting documents, including a water budget calculator, are available at https://www.water.ca.gov/..

<u>4.305.1 - Recycled water supply systems</u> Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with the California Plumbing Code.

A4.305.3 - Recycled water for landscape irrigation (when landscape >1,000 sq. ft) recycled water infrastructure for irrigation when the landscape area exceeds 1,000 square feet shall be installed.

A4.303.1 - Kitchen faucets (1.5 gpm at 60 psi)

A4.303.3 – Appliances Water saving dishwasher appliances will be used on the project. Install a minimum of one qualified ENERGY STAR appliance with maximum water use as follows:

- 1. Standard Dishwashers 4.25 gallons per cycle.
- 2. Compact dishwasher 3.5 gallons per cycle.
- 3. Clothes washers water factor of 6 gallons per cubic feet of drum capacity.

4.303.5 – Hot water recirculation system Hot water recirculation system shall be installed in accordance with the CA Plumbing Code, CA Energy Code, and the manufacturer's installation instructions.

A4.405.3.1 – Recycled content (15%) The RCV shall not be less than 15 percent of the total material cost of the project. Required Total RCV (dollars) = Total Material Cost (dollars) × 15 percent (Equation A4. 4-2).

A4. 403.2 – Low carbon concrete requirements the applicable compliance form shall be submitted to the building department for plan review and accompanied by proof of mix design ideally placed on and/or attached to structural sheets. Sample mix specifications for compliance can be found on the StopWaste webpage: https://www.stopwaste.org/concrete.

(1) Cement and Embodied Carbon Limit Allowances. Cement or Embodied Carbon limits shown in Table A4.403.2.3 can be increased by 30% for concretes demonstrated to the Building Official as requiring high early strength. Such concretes could include, but are not limited to, precast, prestressed concrete; beams and slabs above grade; and shotcrete

(2) Approved Cements. The maximum cement content may be increased proportionately above the tabulated value when using an approved cement, or blended cement, demonstrated by approved EPD to have a plantspecific EPD lower than 1040 kg CO2e/metric ton. The increase in allowable cement content would be (1040/plant=specific EPD) %.

4.406.1 – **Rodent proofing** The contractor shall rodent proof annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls by closing such openings with cement mortar, concrete masonry.

PAMC 16.14.260 / 4.408.1 – Enhanced Construction Waste Reduction (80% Diversion) Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate of at least 80%. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.

<u>4.408.2 – Green Halo Management</u> The waste management plan shall be uploaded to the Green Halo

<u>4.408.3 – Waste management company</u> The contractor shall utilize a waste management company approved by the City of Palo Alto that can provide verifiable documentation that the percentage of waste material diverted from the landfill complies with PAMC 16.14.260 (80% waste Reduction)

4.410.1 – Operation and Maintenance Manual At the time of Final Inspection, a manual in a format acceptable to the City shall be placed in the home. The manual shall provide operation and maintenance instructions for all equipment and appliances, HVAC equipment, PV systems, EV chargers, drainage systems including gutters and downspouts, irrigation systems, water reuse systems; local utility, water and waste recovery providers contact information; recycling programs and locations; public transportation; how the occupant an maintain the relative humidity between 30 and 60 percent; a copy of all special inspection verifications required by the City.

4.410.2 - Recycling by occupants (≥ 5 multi-family units)

<u>4.404.1 – Efficient framing techniques</u> Beams, headers and trimmers are sized and installed as specified in Chapter 23 of the CBC or Chapter 6 of CRC. The applicant may propose other calculations for consideration.

A4.407.2 - Roof drainage

A4.407.3 – Flashing Details Architect to provide flashing details on the building plans which comply with accepted industry standards or manufacturer's instructions in the following locations: Around windows and doors; roof valleys; deck connections; chimneys to roof connections; drip caps as appropriate

A4.407.4 – Material Protection. Building materials delivered to the construction site shall be protected from rain and other sources of moisture.

4.504.1 - Covering of duct openings, protection of mechanical equipment during construction

4.504.2.1 – Adhesives, sealants and caulks. The contractor shall familiarize him-/herself with CALGreen Tables 4.504.1 & 2 (Adhesive/Sealant VOC Limits) and use only those material the comply with the allowable VOC limits.

4.504.2.2 – Paints and Coatings. The contractor shall familiarize him-/herself with CALGreen Table 4.504.3 (VOC Content Limits for Architectural Coatings) and use only those material the comply with the allowable

<u>4.504.2.3 – Aerosol paints and coatings.</u> Aerosol paints and coatings shall meet the requirements of Sections 94522(a)(2), 94522(e)(1), and (f)(1) of CA Code of Regulations, Title 17 commencing with Section 94520 (4.504.2.3)

4.504.3 - Carpet systems. All carpet installed in the home shall meet the testing and product requirements of the Carpet and Rug Institutes' Green Label Plus Program or other testing method acceptable to the City of Palo Alto.

<u>4.504.3.1 – Carpet cushions.</u> All carpet cushions shall meet the requirements of the Carpet and Rug Institute.

<u>4.504.3.2 – Carpet adhesives.</u> All carpet adhesives shall also meet the requirements of Tables 4.504.1 & 2.

A5.504.4.7 – Resilient Flooring Systems. All resilient flooring material (i.e. Vinyl, linoleum). Each MSDS should show <u>one</u> of the following:

- RFCI "Floorscore Certified"
- "Compliant with CA Department of Public Health VOC Requirements" or "1350 Standard Compliant"
- "2009 CHPS Product Database Listed"
- "Greenguard Children's & School Program Certified"

<u>4.504.5 – Composite wood products.</u> The contractor shall use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.

4.505.2 - Concrete slab foundations. Required to have a vapor retarder by CBC Chapter 19, or CRR Chapter 5, shall also comply with this section.

4.505.2.1 - Capillary break. Shall be installed in compliance with one of the following: (a) 4" thick base of ½" or larger clean aggregate, with a vapor barrier in direct contact with the concrete, and a concrete mix design which will address bleeding, shrinkage, and curling. (b) other equivalent methods approved by the enforcing agency, (c) slab design specified by a licensed design professional.

4.505.3 – Moisture content of wood products. Building material with visible water damage shall not be installed. Wall and Floor framing shall not be enclosed if the moisture content exceeds 19%. The materials shall be tested prior to installation of sheetrock.

<u>4.506.1 – Bathroom Exhaust Fans.</u> Bathroom exhaust fans shall be ENERGY STAR compliance and ducted to terminate outside of the building. Fans shall be controlled by a humidity controller.

4.507.2 – Heating and Air Conditioning Design HVAC Systems shall be designed in accordance with ACCA Manuals J, D, and S. The contractor shall provide the completed calculations for approval prior to ordering and installing any equipment.

16.14.390 – Indoor Air Quality Management Plan shall be submitted with building permit application in accordance with the Sheet Metal and Air Conditioning Contractors National Association (SMACNA IAQ) Guidelines for Occupied Buildings Under Construction, 2nd edition ANSI/SMACNA 008-2008.

4.504.1 Compliance with formaldehyde limits. Use composite wood products made with either CA Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) REVISIONS

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SERVING ARCHITECTS, **BUILDERS AND HOMEOWNERS**

HERS RATINGS GREEN POINT RATERS ENERGY STAR PARTNERS HERS II CERTIFIED CEA CERTIFIED

WITH OFFICES IN MORGAN HILL SAN JOSE

> CAMINO LTO, CA (3265 EL C PALO AL

12/18/23

Client's Job# BES Job#

11490

GB-3

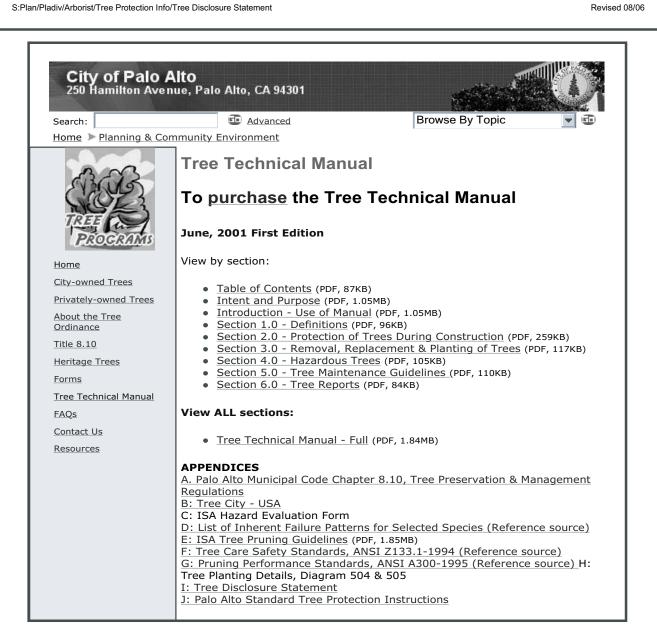
City of Palo Alto

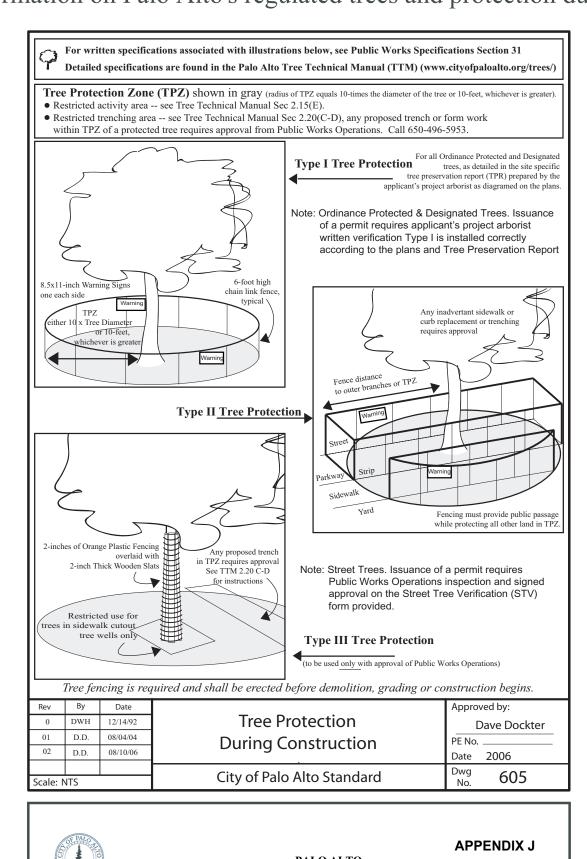
Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

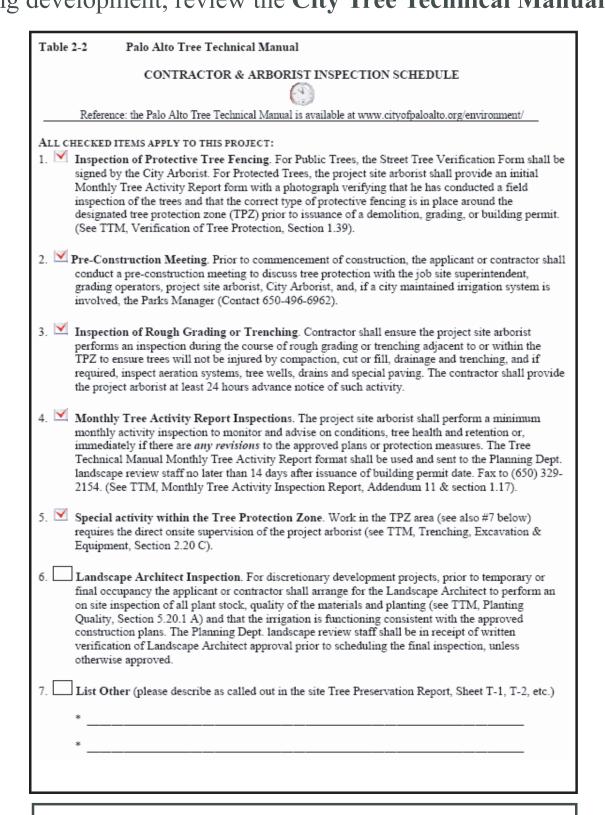
Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which 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 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: 3265 El Camino Real (YES) NO (If no, proceed to Section 4) Are there Regulated trees on or adjacent to the property? [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 adjacent property overhanging the project site ▼ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)* *Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III 2. Are there any Protected or Designated Trees? (YES) Check where applicable) NO Protected Tree (s) X 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? If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM, 4. Are the Site Plan Requirements** completed? **Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 http://www.cityofpaloalto.org/trees/forms.htm (See also TTM, Section 2.15 for area to be fenced) I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action. 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 <u>written statement is attached verifying that</u> protective fencing is correctly in place around protected and/or designated trees. 6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. (N/A if there are no street trees, check here \square). 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) besignated Trees - commercial or non-residential property trees, which are part of an approved landscape plan. Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at

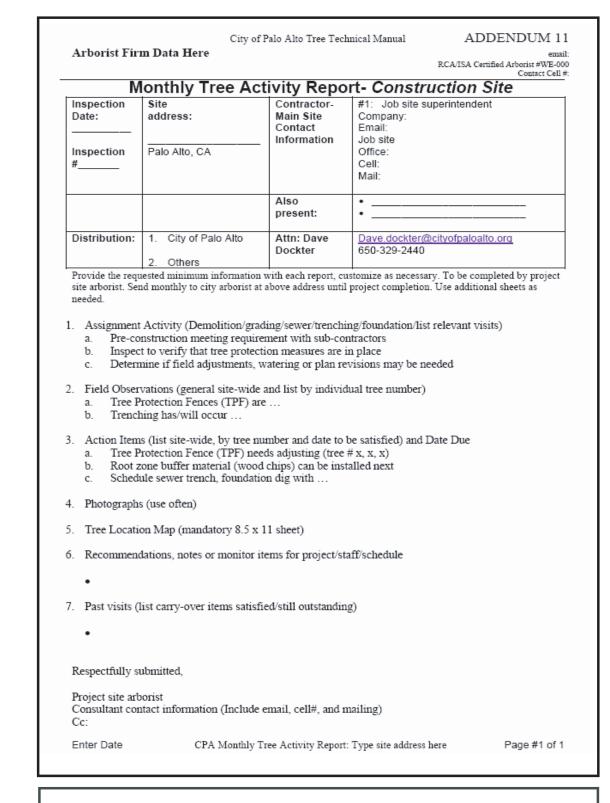




OF PA	LO ZE	STREET TREE PRO	APPENDIX J ALO ALTO OTECTION INSTRUCTIONS ECTION 31
1-1 G	eneral		
a.		from contact by equipment, materials and activiti non-compacted state and 3) to identify the Tre permitted and activities are restricted, unless other	
b.	•	The Tree Protection Zone (TPZ) is a restricted the diameter of the tree's trunk or ten feet; whiche	area around the base of the tree with a radius of ten-times wer is greater, enclosed by fencing.
		ce Documents	
a.		Detail 605 – Illustration of situations described belo	
b.		 Tree Technical Manual (TTM) Forms (http://ww Trenching Restriction Zones (TTM, Section 2 Arborist Reporting Protocol (TTM, Section 6.35) Site Plan Requirements (TTM, Section 6.35) 	20(C))
		 Site Plan Requirements (11M, Section 6.33) Tree Disclosure Statement (TTM, Appendix J) 	
c.		Street Tree Verification (STV) Form (http://www	v.cityofpaloalto.org/trees/forms)
-3 E	xecutio	on.	
	a.	Type I Tree Protection: The fence shall enclose life of the construction project. In some parking at	the entire TPZ of the tree(s) to be protected throughout the reas, if fencing is located on paving or concrete that will not y an appropriate grade level concrete base, if approved by
b).	Type II Tree Protection: For trees situated withi	n a planting strip, only the planting strip and yard side of link protective fencing in order to keep the sidewalk and
C	c.	Type III Tree Protection: To be used <u>only</u> with a tree well or sidewalk planter pit, shall be wrapped the first branch and overlaid with 2-inch thick wo	approval of Public Works Operations. Trees situated in a with 2-inches of orange plastic fencing from the ground to oden slats bound securely (slats shall not be allowed to digencing, caution shall be used to avoid damaging any point as directed by the City Athorist
d	i.	Size, type and area to be fenced. All trees to be link fences. Fences are to be mounted on two-inc.	preserved shall be protected with six (6') foot high chain h diameter galvanized iron posts, driven into the ground to pacing. Fencing shall extend to the outer branching, unless
e	e.	intervals. The sign shall be minimum 8.5-inches	er proof and prominently displayed on each fence at 20-foot at 11-inches and clearly state in half inch tall letters: shall not be removed and is subject to a fine according to
1	f.	place until final inspection of the project, except f disturbance in the TPZ requires approval by the pr	molition; grading or construction begins and remain in or work specifically allowed in the TPZ. Work or soil roject arborist or City Arborist (in the case of work around of way require a Street Work Permit from Public Works.
g	g.	During construction	
		The applicant shall be responsible for the representation are damaged during the course of construction Municipal Code.	site shall be protected from impact of any kind. air or replacement plus penalty of any publicly owned trees ction, pursuant to Section 8.04.070 of the Palo Alto
		b. The ground under and around the tre	eles or equipment shall be permitted within the TPZ.
		END OF SEC	TION
		2004 Standard Drawings and Specifications cation of Protection, PWE, Section 31	Revised 08/06



City of Palo Al Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 650/496-5953 FAX: 650/85: treeprotection@CityofPaloA	Verification of Street Tree Protectio	n
	tion of this form. Mail or FAX this form along with signed Tre Public Works Tree Staff will inspect and notify applicant.	е
APPLICATION DATE:	1/5/2024	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	3265 El Camino Real	
APPLICANT'S NAME:	Isaiah Stackhouse	
APPLICANT'S ADDRESS:	2421 Fourth St, Berkeley CA	
APPLICANT'S TELEPHONE & FAX NUMBERS:	510-649-1414	
This section to be filled out by City Tree Sta	aff	
The Street Trees at the above address(es) are adequately	YES □ NO* □	
protected. The type of protection used is:	* If NO, go to #2 below	
Inspected by:		
Date of Inspection:		
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	
Inpsected 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.		



---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.htm

SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPECTIONS IN	MANDATORY
PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROREQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WR REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW ST BUILDING PERMIT ISSUANCE.	RITTEN MONTHLY TREE ACTIVITY
BUILDING PERMIT DATE:	
DATE OF 1 ST TREE ACTIVITY REPORT:	
CITY STAFF:	
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHOULD VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PASECTION 2.00 AND ADDENDUM 11.	D AND WILL INCLUDE ALL CONTRACTOR ECTION ROOT ZONE. NON-COMPLIANCE

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

Use addtional "T" sheets as needed

Project

T-1

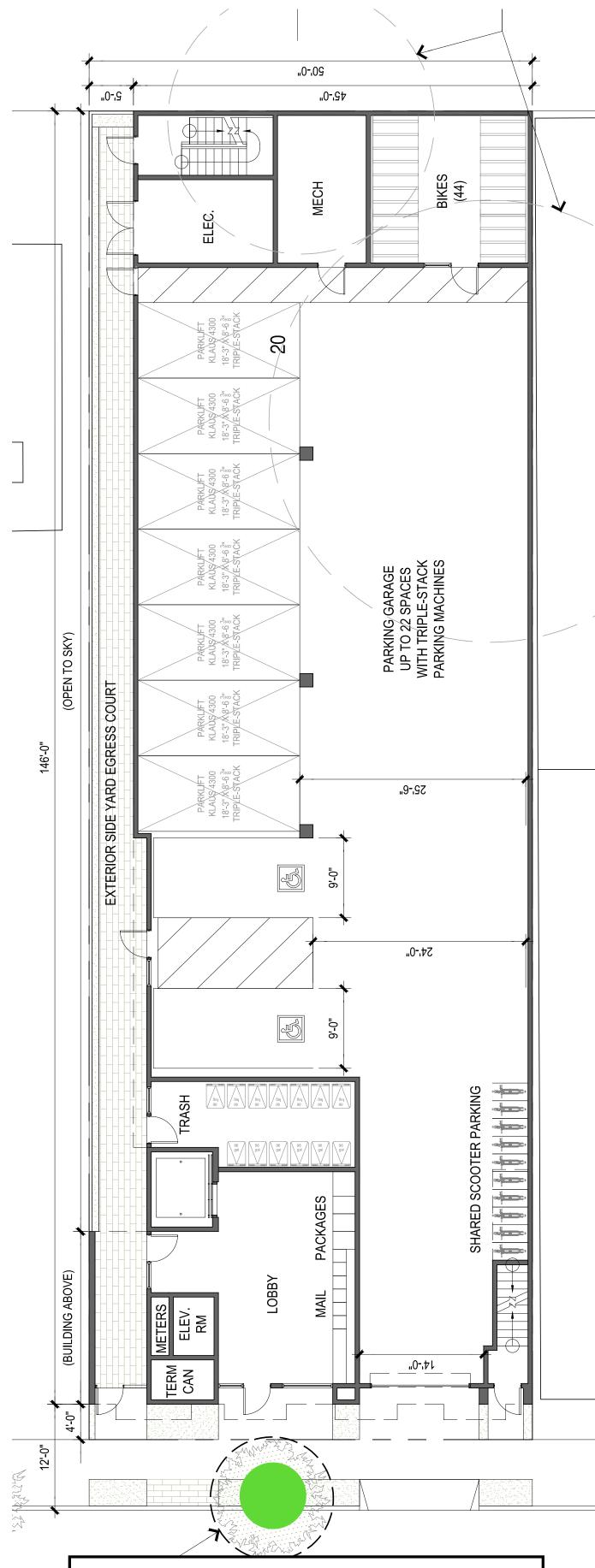


All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page. A copy of T-1 can be downloaded at

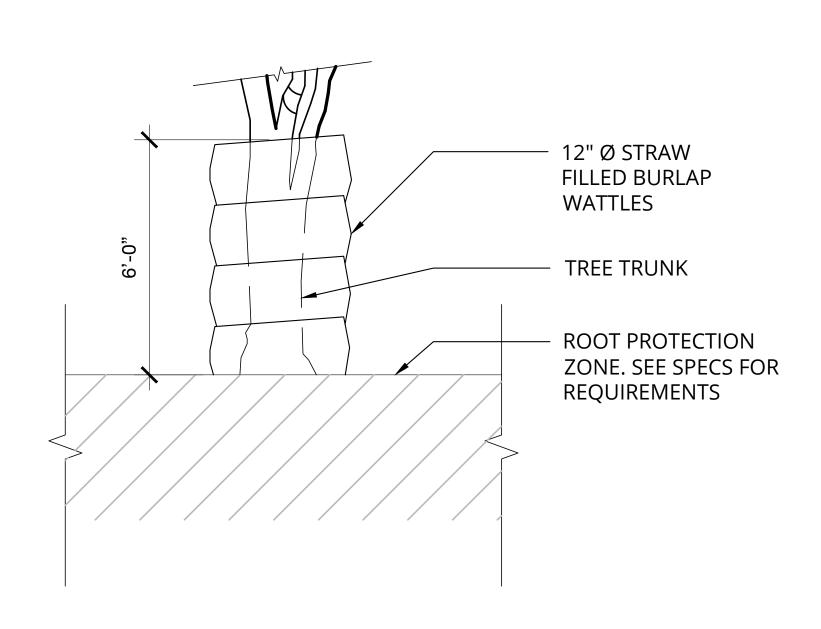
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet City of Palo Alto





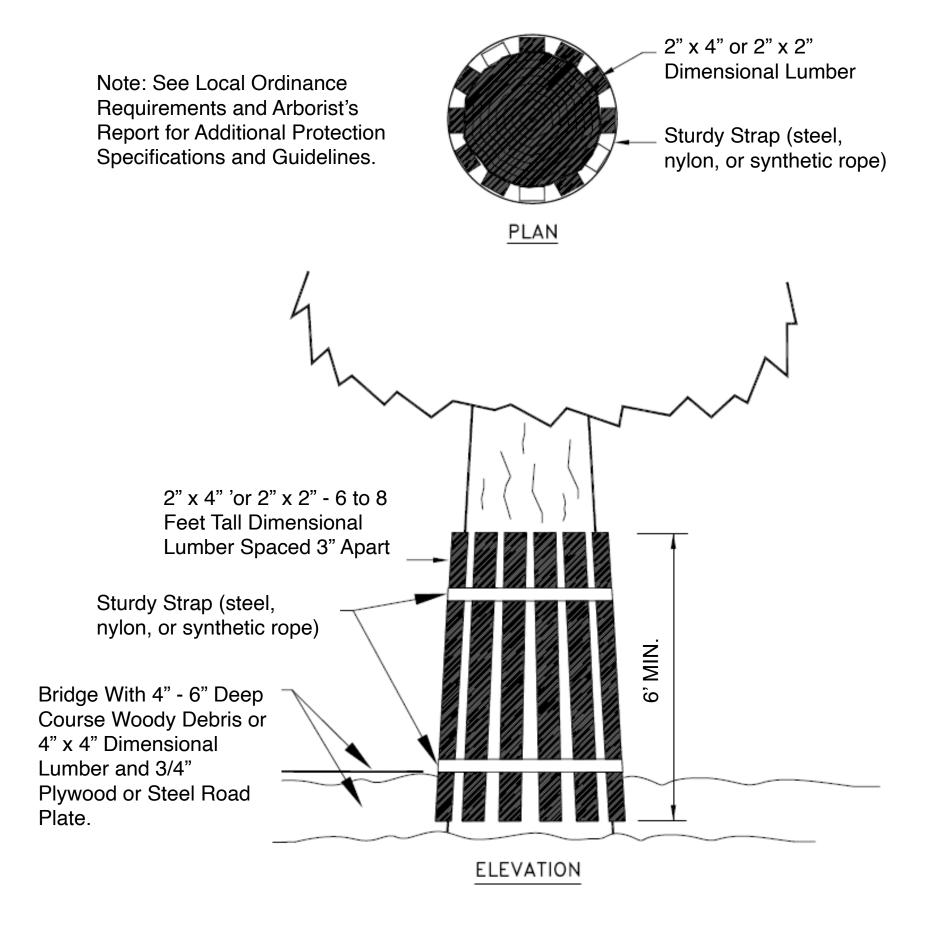
Type III Tree Protection around the trunk of the London plane.



SECTION VIEW



TRUNK PROTECTION WITH WATTLE



Trunk Protection Vertical Timber Detail

[-2

December 19, 2023

3265 El Camino Real Palo Alto, CA 94306

Prepared for:

Half Dome Capital LLC

December 19, 2023

Prepared By: Richard Gessner

ASCA - Registered Consulting Arborist ® #496

ISA - Board Certified Master Arborist® WE-4341B



Monarch Consulting Arborists

Richard Gessner P.O. Box 1010 – Felton, CA 95018 www.monarcharborists.com

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3265 El Camino Real December 19, 2023 Arborist's Assessment and Report

Table of Contents Summary. Introduction Analysis.. Discussion. Conclusion Recommendations. Bibliography. Glossary of Terms. Appendix A: Site Plan and Tree Locations Appendix B: Tree Assessment Table. Appendix C: Photographs C3: Valley Oak. Appendix D: Tree Protection Guidelines

Background

Introduction

3265 El Camino Real

Summary

black acacia and valley oak are in fair shape.

sidewalk renovations and any utility routing.

appraised for a rounded depreciated value of \$28,650.00.

The applicant is planning to demolish the trees on the vacant site to construct a new high density housing project. I agrees to provide a pre-development assessment of the trees on-site to help satisfy the City of Palo Alto planning requirements and to assess the condition and influence the project will have on the trees.

Arborist's Assessment and Report

The applicant is planning to demolish the trees on the vacant site to construct a new high density

(Quercus lobata) Protected Native. The London plane Street Tree is in good condition while the

The valley oak and black acacia will be highly impacted and required to be removed while the

The applicant would be required to replace the trees with either in in-lieu fee along with a new

for removal as indicated PAMC 8.10.050(d)(1) as described above. There were three trees

Street Tree to account for the loss. For this project it is possible the trees could meet the findings

Street Tree London plane is expected to be impacted low to moderately depending on the

housing project. The inventory contains three trees, one London plane (*Platanus x hispanica*)

Street Tree, one black acacia (Acacia melanoxylon) Protected Mature, and one valley oak

Assignment

- 1. Provide an arborist's report including an assessment of the trees within the project area and those directly adjacent that could be affected by the project. The assessment is to include the species, size (trunk diameter), and condition (health, structure, form).
- 2. Provide expected impact ratings and tree protection specifications and guidelines.

3265 El Camino Real

Conclusion

Mature, and one valley oak Protected Native.

Tree is to be retained and protected.

indicated PAMC 8.10.050(d)(1).

housing project.

fair shape.

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Arborist's Assessment and Report

The applicant is planning to demolish the trees on the vacant site to construct a new high density

The inventory contains three trees, one London plane Street Tree, one black acacia Protected

The London plane Street Tree is in good condition while the black acacia and valley oak are in

The valley oak and acacia will be highly impacted and removed while the London plane Street

For this project it is possible the trees to be removed could meet the findings for removal as

There were three trees appraised for a rounded depreciated value of \$28,650.00.

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3265 El Camino Real

Limits of the Assignment

Existing Site Topographic Map

or A.L.T.A with tree locations

Proposed Site Plan

Demolition Plan

Construction Staging

Grading and Drainage

Exterior Elevations

Landscape Plan

Irrigation Plan

Utility Plan and Hook-up

T-1 Tree Protection Plan

3265 El Camino Real

Recommendations

Purpose and use of the report

Arborist's Assessment and Report December 19, 2023

Arborist's Assessment and Report

1. The information in this report is limited to the condition of the trees during my inspection on

Table 1: Plans Reviewed Checklist

A2.1,

A2.3

Sheet Reviewed Source

November 28, 2023. No tree risk assessments were performed.

2. The plans reviewed for this assignment were as follows (Table 1).

07/28/23

12/19/23 1-4

a reference for existing tree conditions to help satisfy planning requirements.

The report is intended to identify all the trees within the plan area that could be affected by a

project. The report is to be used by the property owners, their agents, and the City of Palo Alto as

December 19, 2023

December 19, 2023

- 1. Instructions for the T-2 and T-3 sheets should have the following sections of this report pasted onto them: "Recommendations", Appendix B, Appendix D, and Appendix E.
- 2. Wrap the trunk of Street Tree #1 with straw wattle or brace with timbers as indicated in
- 3. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
- 4. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.
- 5. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
- 6. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.
- 7. Monitor the health and structure of all trees for any changes in condition. Perform any other mitigation measures to help ensure long term survival. Have a qualified arborist perform a Level 2: Basic Tree Risk assessment as described in ISA. Best Management Practices: Tree Risk Assessment (2017).

December 19, 2023

Trachtenberg Architects

Monarch Consulting Arborists

3265 El Camino Real Arborist's Assessment and Report

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers Guide for Plant Appraisal 10th Edition, 2019 (CLTA) along with Western Chapter International Society of Arboriculture Species Classification and Group Assignment, 2004. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Technique" (Appendix B).

"Trunk Formula Technique" is calculated as follows: Basic Tree Cost = (Unit tree cost xAppraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

There were three trees appraised for a rounded depreciated value of \$28,650.00. Appraisal worksheets are available upon request.

Tree Inventory

The inventory consists of trees on the property with trunk diameters greater than four inches (12.56 inches circumference) and those within 30 feet of proposed building footprint/area of work or with crowns that extending over the boundary. The City of Palo Alto has five categories of tree protection which are as follows:

- Street Trees: Trees growing in the city right-of-way or on public property.
- Protected Native Species Trees: big leaf maples, incense cedars, coast live oaks, blue oaks, CA black oaks or valley oaks which are 11.5" in diameter or larger and coast redwoods which are 18" in diameter or larger, when measured 54" above grade.
- Protected Mature Trees: Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users).
- Designated Trees: Mitigation trees or commercial and non-residential property trees, which
- are part of a previously approved landscape plan. • Heritage Trees: Specific individual trees designated by Council. See the Heritage Tree List.

The inventory contains three trees, one London plane Street Tree, one black acacia Protected Mature, and one valley oak Protected Native which are as follows:

Table 2: Tree Inventory and Characteristics

Species	Trunk Diameter	Condition	Status
London plane (Platanus x hispanica)	14	Good	Street Tree
black acacia (Acacia melanoxylon)	23	Fair	Protected Mature
valley oak (<i>Quercus lobata</i>)	40	Fair	Protected Native Species

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3265 El Camino Real Arborist's Assessment and Report December 19, 2023

Bibliography

- American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.
- Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. Managing trees during construction, Third edition. Champaign, IL: International Society of Arboriculture, 2023.
- ISA. Guide For Plant Appraisal 9th Edition. Savoy, IL: International Society of Arboriculture, 2000. Print.
- ISA. Guide For Plant Appraisal 10th Edition. Savoy, IL: International Society of Arboriculture,
- ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA
- Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture
- Smiley, E, Matheny, N, Lilly, S, ISA. Best Management Practices: Tree Risk Assessment: International Society of Arboriculture, 2017. Print

Condition Rating

3265 El Camino Real

Discussion

A tree's condition is a determination of its overall health, structure, and form for a combined condition rating (ISA 2018).

Arborist's Assessment and Report

December 19, 2023

The London plane Street Tree is in good condition defined as good health, structure, and form with adequate size for its location.

The valley oak is in fair condition with good health, fair structure, and poor form with major asymmetry and deviation from the species normal growth habit. The valley oak is a large specimen but it is growing directly adjacent to the neighboring building. The outer trunk is within three feet of the building wall, and the upper crown has been sheered at the property

The black acacia has good health, poor structure, and good form and is also in fair condition with one major defect, its multiple vertical stems (codominancy).

Expected Impact Level

boundary, creating a significant asymmetric crown.

Impact level defines how a tree may be affected by construction activity and is described as low, moderate, or high. The valley oak and black acacia will be highly impacted and required to be removed while the Street Tree London plane is expected to be impacted low to moderately depending on the sidewalk renovations and any utility routing.

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Tree Protection

3265 El Camino Real

Appendix E: Tree Protection Signs.

Certification of Performance.

Qualifications, Assumptions, and Limiting Conditions.

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D). The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree and should encompass the critical root zone. There are two tree protection zones determined which include the "calculated" and "specified" tree protection zones. The "calculated" tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter (Table 3). The "specified" tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This "specified" zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

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Arborist's Assessment and Report

December 19, 2023

Because there is almost no soil space around the London plane street tree to be retained a Type III trunk protection scheme will be required to protect the tree (Appendix D).

Findings for Removal

ORDINANCE 8.10.050(d)(1)

(d) In the case of development requiring planning approval under Title 18, and not included under subsections (b) or (c), a protected tree shall not be removed unless determined by the urban forester, on the basis of a tree report prepared by a designated arborist and other relevant information, that either of the following apply:

(1) Retention of the tree would result in reduction of the otherwise-permissible buildable area of the lot by more than twenty-five percent, and there is no financially feasible design alternative that would permit preservation of the tree, where financially feasible means an alternative that preserves the tree unless retaining the tree would increase project cost by more than twice the reproduction cost of the tree or ten percent of the given project valuation, whichever is greater.

The applicant would be required to replace the trees with either in in-lieu fee along with a new Street Tree to account for the loss. For this project it is possible the trees to be removed could meet the findings for removal as indicated PAMC 8.10.050(d)(1) as described above.

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3265 El Camino Real

Glossary of Terms

Arborist's Assessment and Report

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December 19, 2023

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made

cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, Calculated tree protection zone: A TPZ calculated using the trunk diameter and a and have an average weight of 35 pounds. multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or

December 19, 2023

Critical root zone: a conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Drip Line (Palo Alto): means the area within X distance from the trunk of a tree, measured from the perimeter of the trunk of the tree at 54-inches above natural grade, where X equals a distance ten times the diameter of the trunk at 54-inches above natural grade.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

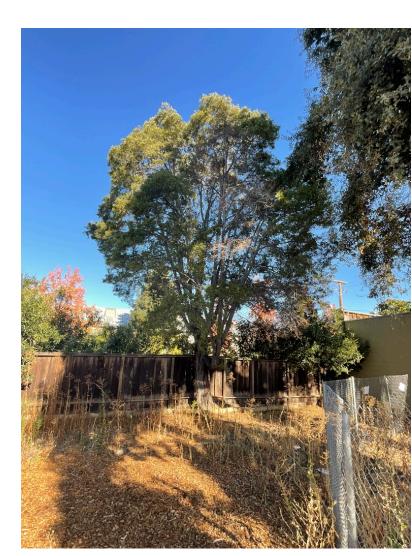
Specified tree protection zone (specified TPZ): a TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy conformation, visible root orientation, size, condition, maturity, and species response to construction.

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Arborist's Assessment and Report December 19, 2023

C2: Black Acacia

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restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

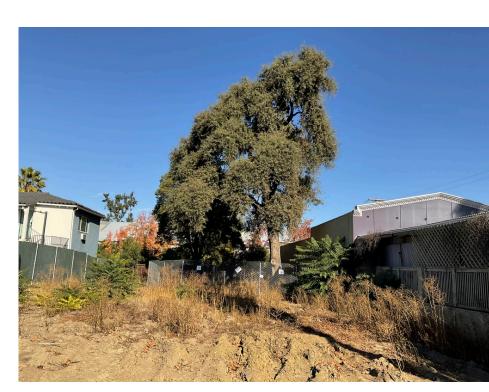
Trunk: Stem of a tree.



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C3: Valley Oak

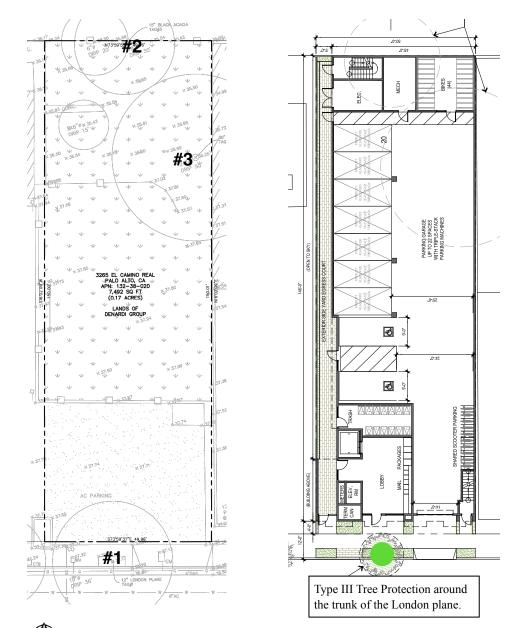


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Appendix A: Site Plan and Tree Locations

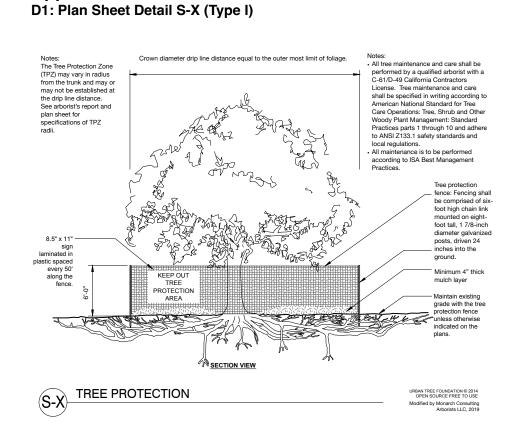


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Appendix D: Tree Protection Guidelines



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D2: Plan Sheet Detail S-Y (Type III)

S-Y TRUNK PROTECTION WITH WATTLE

2" x 4" 'or 2" x 2" - 6 to 8 Feet Tall Dimensional Lumber Spaced 3" Apart

ELEVATION

Trunk Protection Vertical Timber

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Sturdy Strap (steel, nylon, or synthetic rope)

Bridge With 4" - 6" Deep Course Woody Debris or 4" x 4" Dimensional Lumber and 3/4" = Plywood or Steel Road Plate.

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Appendix B: Tree Assessment Table

Table 3: Tree Inventory and Characteristics Summary

Species	Trunk Diameter	Drip Line (ft.)	Condition	Expected Impact	Status	Rounded Depreciated Value
London plane (<i>Platanus x</i> <i>hispanica</i>)	14	12	Good	Low- Moderate/ Retain	Street Tree	\$2,120.00
black acacia (<i>Acacia</i> melanoxylon)	23	19	Fair	High/ Remove	Protected Mature	\$2,630.00
valley oak (<i>Quercus</i> lobata)	40	33	Fair	High/ Remove	Protected Native Species	\$23,900.00

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Appendix C: Photographs C1: London Plane Street Tree

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D3: Palo Alto Required Practices

Activities prohibited within the TPZ include

In addition to the tree protection guidelines stipulated in Appendix D the following is prohibited within the tree protection zone and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001).

Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health.

The use of tree trunks as a winch support, anchorage, as a temporary power pole, sign posts or other similar function.

Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the City Arborist.

Soil disturbance or grade change (see Grade Changes and Trenching, Section 2.20).

Drainage changes.

Grading Limitations within the Tree Protection Zone

The following changes in grade are prohibited within the tree protection zone and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001).

Grade changes outside of the TPZ shall not significantly alter drainage to the tree.

Grade changes within the TPZ are not permitted.

Grade changes under specifically approved circumstances shall not allow more than 6inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated.

Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.

Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

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but shall be performed by a qualified tree care specialist or certified tree worker,

within the tree where the pruning is to be performed.

supports) as specified by the project arborist.

following tree removal practices apply:

the area tamped to settle the soil.

Damage to Trees

per inch of damage.

according to specifications written according to ANSI A300 (Part 1) Pruning with

measurable criteria outlining the objective, method (type), amount or quantity of live

Surgery: Prior to construction, if it is necessary to promote health and prolong useful

treatments (e.g. cavity screening, bark tracing, wound treatment, cables, rods or pole

Tree Removal Procedure: When Regulated Trees are removed and adjacent trees that

are to be preserved (as shown on the approved site plans) must be protected, then the

a manner that causes no damage above or below ground to trees that remain.

• **Stump Removal:** Before performing stump extraction, the developer shall first

• Tree Removal: Removal of trees that extend into the branches or roots of Regulated

Trees shall not be attempted by demolition or construction personnel, grading or other

heavy equipment. A certified arborist or tree worker shall remove the tree carefully in

consider whether or not roots may be entangled with trees that are to remain. If so,

these stumps shall have their roots severed before extracting the stump. Removal

shall include the grinding of stump and roots to a minimum depth of 24-inches but

expose soil beneath stump to provide drainage. In sidewalk or small planter areas to

be replanted with a new tree, the entire stump shall be removed and the planting pit

settling. Large surface roots three feet from the outside circumference shall be removed, including the spoils and backfilled with City approved topsoil to grade, and

Reporting: Any damage or injury to trees shall be reported within 6-hours to the project

arborist and job superintendent or City Arborist so that mitigation can take place. All

over 2-inches in diameter shall be reported in the monthly inspection report.

mechanical or chemical injury to branches, trunk or to Required Practices notes: roots

Penalty for damage to street trees: In the event that street trees or their roots have been

damaged, the contractor or property owner shall be subject to the penalty rate of \$100.00

dug to a depth of 30- inches. If dug below 30-inches, compact the backfill to prevent

life or the structural characteristics, then trees shall be provided the appropriate

foliage to be removed, the size range of branches indicated in diameter, and the location

Tree Workers: Pruning shall not be attempted by construction or contractor personnel,

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When trenching near the street tree the following shall be followed and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001):

Trenching or Tunneling for Utilities Near Street Trees

Notification: Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

Root Severance: Roots that are encountered shall be cut to sound wood and repaired. Roots 2inches and greater must remain injury free.

Root injury (Root Injury, Section 2.25 A-1): If trenches are cut and tree roots 2-inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band, or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper 3feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.

Excavation: Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather.

If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater.

Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1-foot outside the TPZ and to the depth of the future

The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.

Tunneling & Directional Drilling: If trenching or pipe installation has been approved within the TPZ, then the trench shall be either cut by hand, air-spade, hydraulic vac-on excavation or, by mechanically boring the tunnel under the roots with a horizontal directional drill and hydraulic or pneumatic air excavation technology. In all cases, install the utility pipe immediately, backfill with soil and soak within the same day. Installation of private utility improvements shall be tunnel bored beneath the tree and roots.



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Appendix E: Tree Protection Signs E1: English

Zone S > **Protection** Without Pe \$500.00

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Root Zone Protection Around the Protected Trees

The following measures should be taken when designing the car wash station and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001):

> **Heavy Equipment**: Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the City Arborist. If allowed, a protective root buffer (see Root Buffer and Damage to Trees, Section 2.25.A-1) is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.

Structural design: If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to City Arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

Hardscape installation: When designing hardscape areas near trees, the project architect or engineer should consider the use of recommended base course material such as an engineered structural soil mix. The Palo Alto approved structural soil mix will allow a long term cost effective tree and infrastructure compatibility that is particularly suited for the following types development projects: repair or replacement of sidewalk greater than 40-feet in length; subdivisions with new street tree plantings; planting areas that are designed over structures or parking garages; confined parking lot medians and islands or other specialized conditions as warranted. (see City of Palo Alto Public Works Improvement Specifications Standards and; www.amereq.com/cuintro)

Tree Pruning, Surgery, and Removal

Minimum Pruning: If the project arborist recommends that trees be pruned, and the type of pruning is left unspecified, the standard pruning shall consist of 'crown cleaning' as defined by ISA Best Management Practices: Pruning 2008 with the objective to reduce risk and/or improve structure.

Maximum Pruning: Maximum pruning should only occur in the rarest situation approved by the City Arborist. No more than one fourth (25 percent) of the functioning leaf and stem area may be removed within one calendar year of any protected or

designated tree, or removal of foliage so as to cause the unbalancing of the tree.

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E2: Spanish

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Qualifications, Assumptions, and Limiting Conditions Any legal description provided to the consultant is assumed to be correct. Any titles or ownership

of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences,

mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the

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D4: General Best Management Practices Tree protection locations should be marked before any fencing contractor arrives.

Pre-Construction Meeting with the Project Arborist

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eightfoot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection. The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Schedule for arborist monitoring should be monthly and when trenching near protected trees.

Restrictions Within the Tree Protection Zone

No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

Root Pruning and Trenching

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

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Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated

within the report. That my compensation is not contingent upon the reporting of a predetermined conclusion that

favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events; I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of

Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees

Richard J. Gessner huhan J. Messures

ASCA Registered Consulting Arborist® #496 ISA Board Certified Master Arborist® WE-4341B





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Boring or Tunneling

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Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the

main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

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