APPROVED FILE#: 25PLN-00021 DATE: 8.28.2025 BY: Bhavani Potharaju CITY OF PALO ALTO PLANNING DIVISION





PROJECT DATA

PROJECT ADDRESS: 530 BARRON AVE

PROJECT DESCRIPTION: DECONSTRUCT PORTION OF [E] I-STORY HOUSE,

CONVERT PORTION INTO AN ADU CONSTRUCT A NEW 2-STORY HOUSE AND JADU

REMOVE 5 [E] TREES

OWNER: TOM SULLIVAN

APN: 137-08-040

ZONING DISTRICT: R-I

NET LOT AREA: 5,932.3 SQ.FT.

FLOOD ZONE: X

CONTEXTURAL FRONT SETBACK: NO CONTEXTURAL GARAGE PLACEMENT: YES

HISTORIC DESIGNATION: NONE

AVERAGE LOT SLOPE: SITE RELATIVELY FLAT

TYPE OF CONSTRUCTION: V-B, SPRINKLERED (BOTH MAIN HOUSE \$ A.D.U. SHALL BE EQUIPPED W/ FIRE SPRINKLER)

OCCUPANCY GROUP: R-3 / U

MAX FLOOR AREA: 2,530 SQ.FT.

[E] FLOOR AREA (TO BE REMOVED): 923.7

HOUSE

PROPOSED FLOOR AREA: IST FLOOR LIVING AREA 1,170 GARAGE & EQUIPMENT AREA 256 2ND FLOOR LIVING AREA 1,102 2,528 TOTAL COVERED PORCHES 215 PROPOSED J.A.D.U. 303

ALLOWABLE LOT COVERAGE:

 $0.35 \times 5,932.3 = 2,076.3$ SQ.FT.

ALLOWABLE ADDITIONAL LOT COVERAGE (FOR PORCHES): $0.05 \times 5,932.3 = 296.6 \, \text{SQ.FT.}$

497

TOTAL ALLOWABLE LOT COVERAGE:

2,076.3 + 296.6 = 2,372.9

PROPOSED LOT COVERAGE MAIN HOUSE FOOTPRINT 1,428 139 MAIN HOUSE COV'D PORCHES 1,567 ≈ 26.4%

NO OVERHANG BEYOND 4 FT.

REQUIRED PARKING SPACE: 2 (1 SHALL BE COVERED) PROVIDED PARKING SPACE: 2 (I COVERED, I OPEN)

PERCENT OF PERMEABILITY @ FRONT SETBACK:

PROPOSED DRIVEWAY # WALKWAY 549.5 % OF PERMEABILITY = 554.3/1100 = 49.95% PROPOSED

DRAWINGS PREPARED BY

CHRIS SPAULDING

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801 CAMELIA STREET SUITE E

BERKELEY CALIFORNIA 94710 (510) 527-5997 FAX (510) 527-5999

BY

REVISIONS

5-5-2025 IR ReSubmittal

PRELIMINARY SET

PLAN CHECK SET

PERMIT SET

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CONSTRUCTION SET

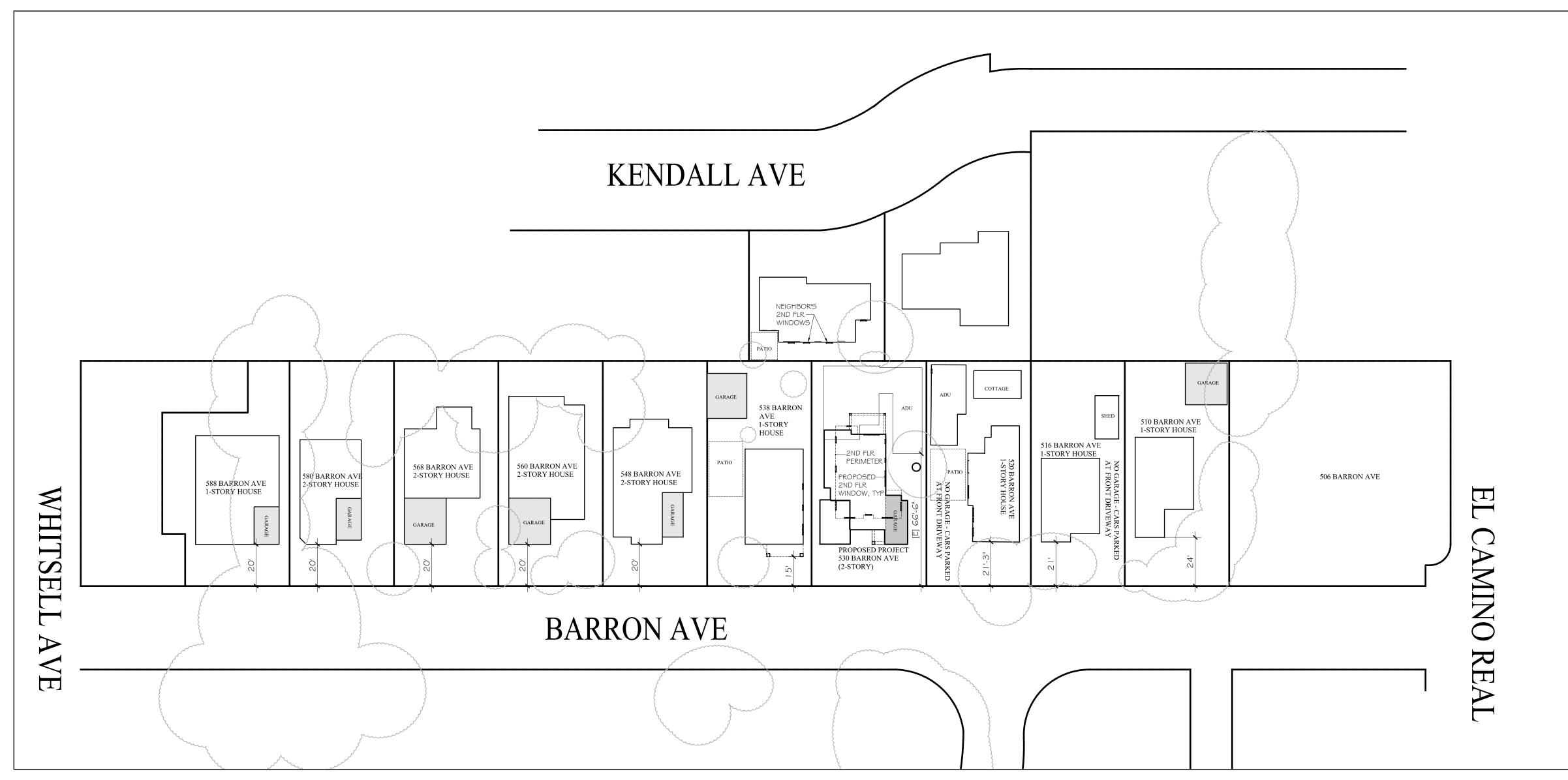
DATE: 1-24-25 SCALE: AS NOTED DRAWN: CS/DB JOB: SULLIVAN

14 SHEETS

PROPOSED PROJECT 530 BARRON AVE DAYLIGHT PLANE, —TYPICAL 538 BARRON AVE 520 BARRON AVE

STREETSCAPE VIEW

1/8"=1'-0" 0 5 10 15



NEIGHBORHOOD CONTEXT DIAGRAM & CONTEXTUAL GARAGE PLACEMENT DIAGRAM

| "=30'-0"

CONTEXTUAL GARAGE PLACEMENT NOTE

OUT OF 9 HOUSES (6 TO THE LEFT AND 3
TO THE RIGHT), 5 OF THEM HAVE GARAGE
AT FRONT, 2 AT REAR AND 2 HAVE NO

THERE IS NOT A MAJORITY OF GARAGES IN THE REAR

GARAGE (PARKING @ FRONT DRIVEWAYS)

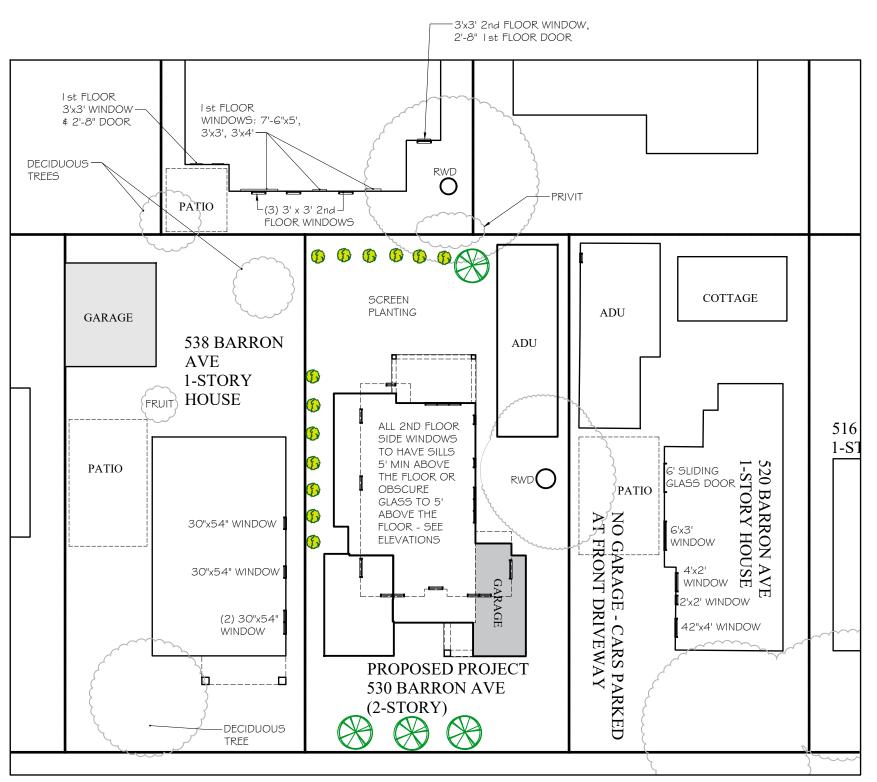
CONTEXTUAL FRONT SETBACK NOTE
20 + 20 + 20 + 20 + 21.25 + 21

+ 24 = 166.25 / 8 = 21'

CONCEPTUAL FRONT YARD SETBACK DOES NOT APPLY

PRIVACY DIAGRAM NOTE

ALL PROPOSED 2ND FLOOR SIDE WINDOWS
TO HAVE SILLS 5' MINIMUM OR BE
OBSCURE GLASS TO 5' MINIMUM ABOVE
THE FLOOR (SEE ELEVATIONS). THE REAR
2ND FLOOR WINDOWS ARE TO BE
SCREENED BY NEW TREES PLANTED IN THE
REAR YARD - SEE SITE PLAN, SHEET A5



IMMEDIATE NEIGHBORHOOD PRIVACY DIAGRAM

| I = 20-0|

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DATE: 1-24-25

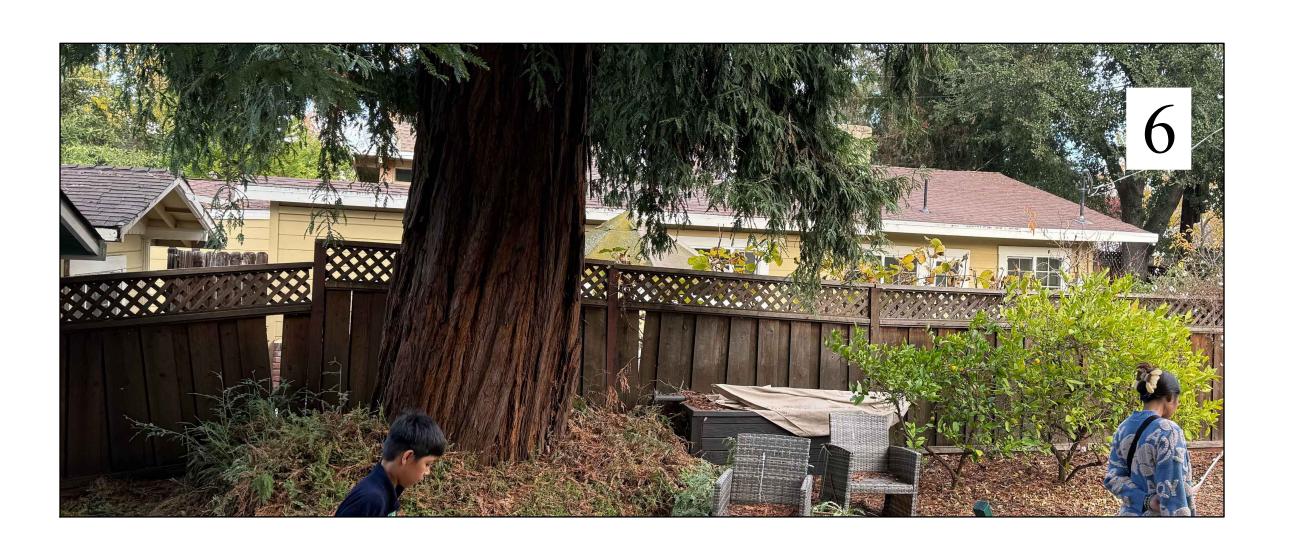
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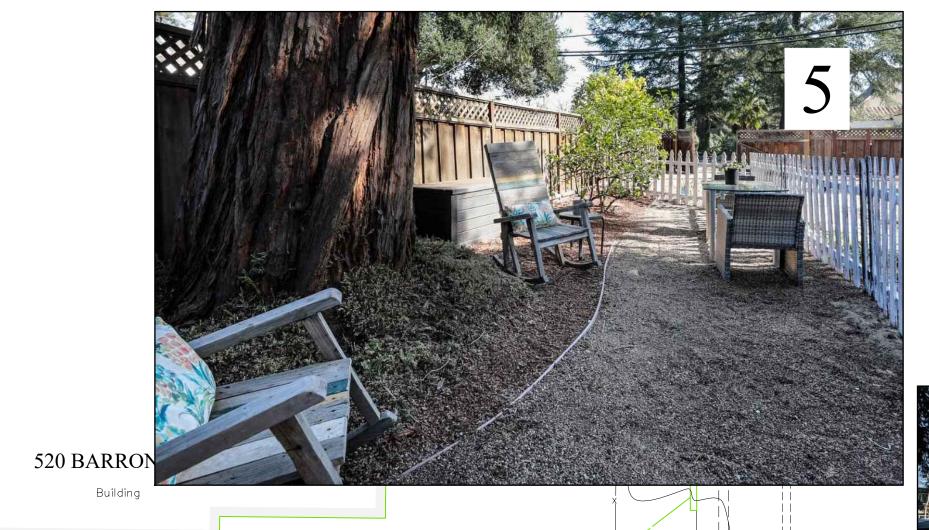
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JOB: SULLIVAN

SHEET

OF 14 SHEET





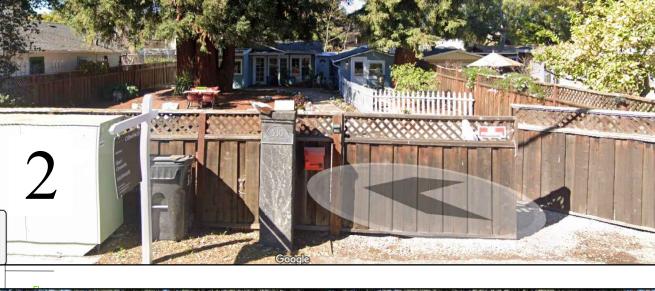
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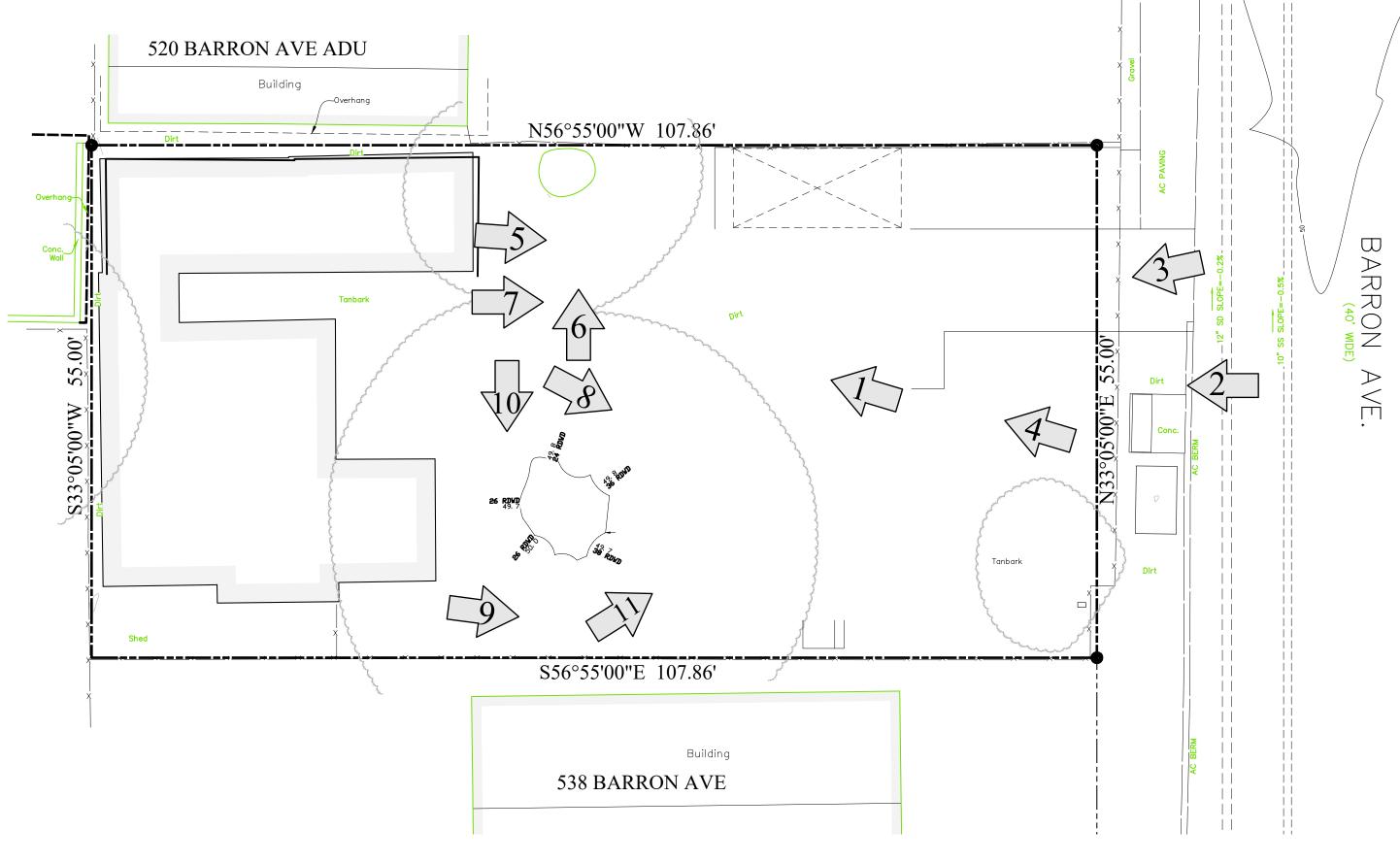






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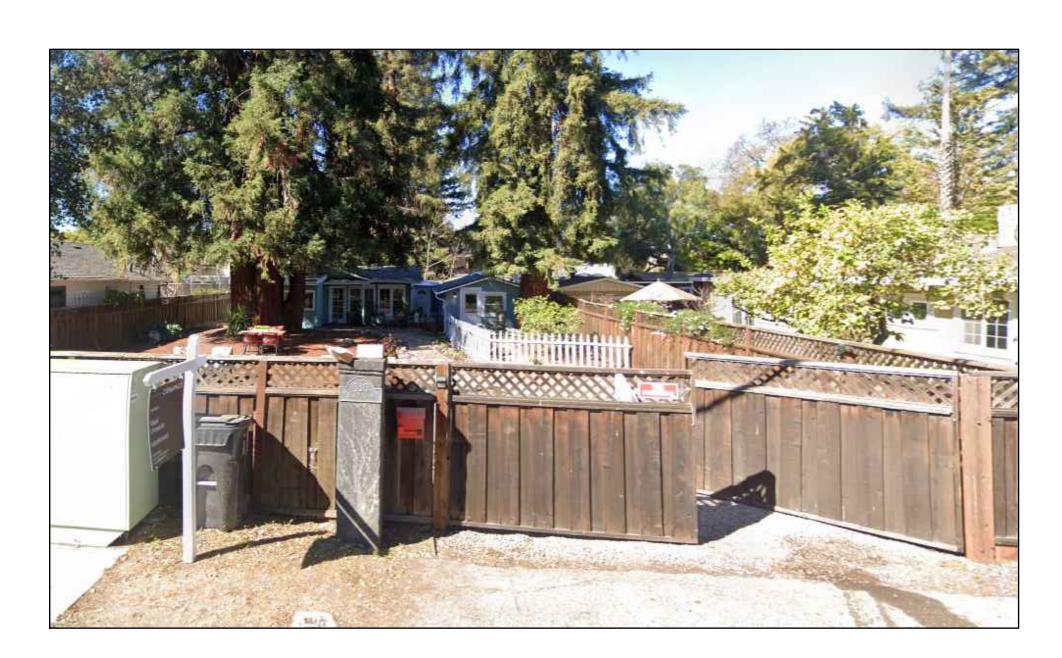


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PANORAMA VIEW FROM LOCATION OF PROPOSED 2ND FLOOR WINDOWS LOOKING REARWARD





PHOTOS OF EXISTING HOUSE SHOWING EXISTING LANDSCAPE SCREENING ON THE LEFT AND RIGHT SIDES THE EXISTING HOUSE IS RIGHT UP AGAINST THE REAR FENCE, SO THERE IS NO PHOTO OF THE REAR OF THE HOUSE

CHRIS SPAULDING

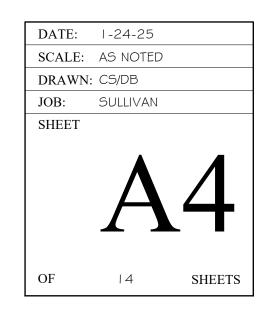
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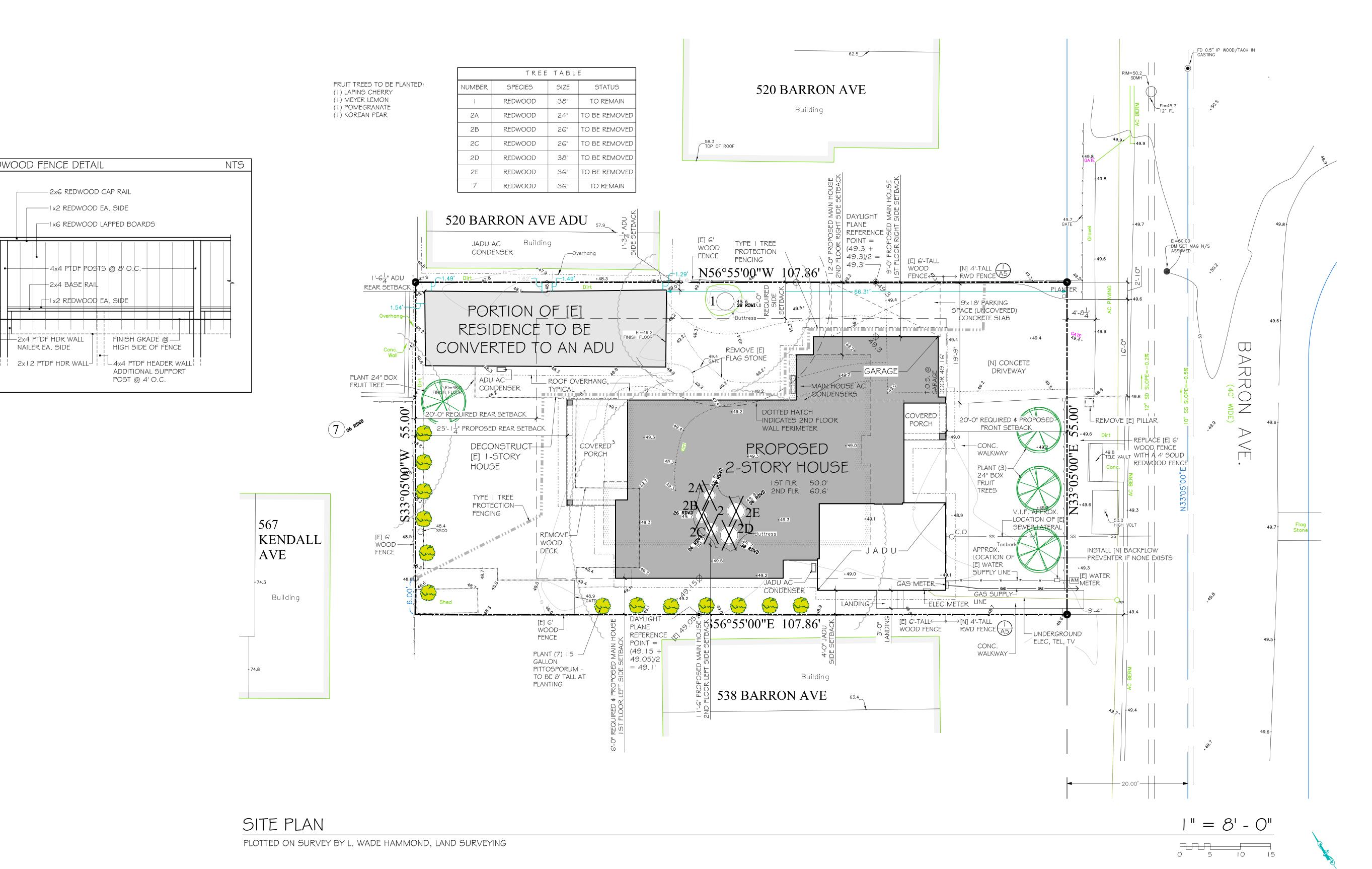
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SULLIVAN FAMILY 530 BARRON AVE





TYPICAL REDWOOD FENCE DETAIL

-2x6 REDWOOD CAP RAIL

I x6 REDWOOD LAPPED BOARDS

-4x4 PTDF POSTS @ 8' O.C.-

HIX2 REDWOOD EA, SIDE

-2x4 BASE RAIL

-2x4 PTDF HDR WALL

NAILER EA. SIDE

---Ix2 REDWOOD EA. SIDE

DRAWINGS PREPARED BY

CHRIS SPAULDING $\ \square \ A \ R \ C \ H \ I \ T \ E \ C \ T \ \square$

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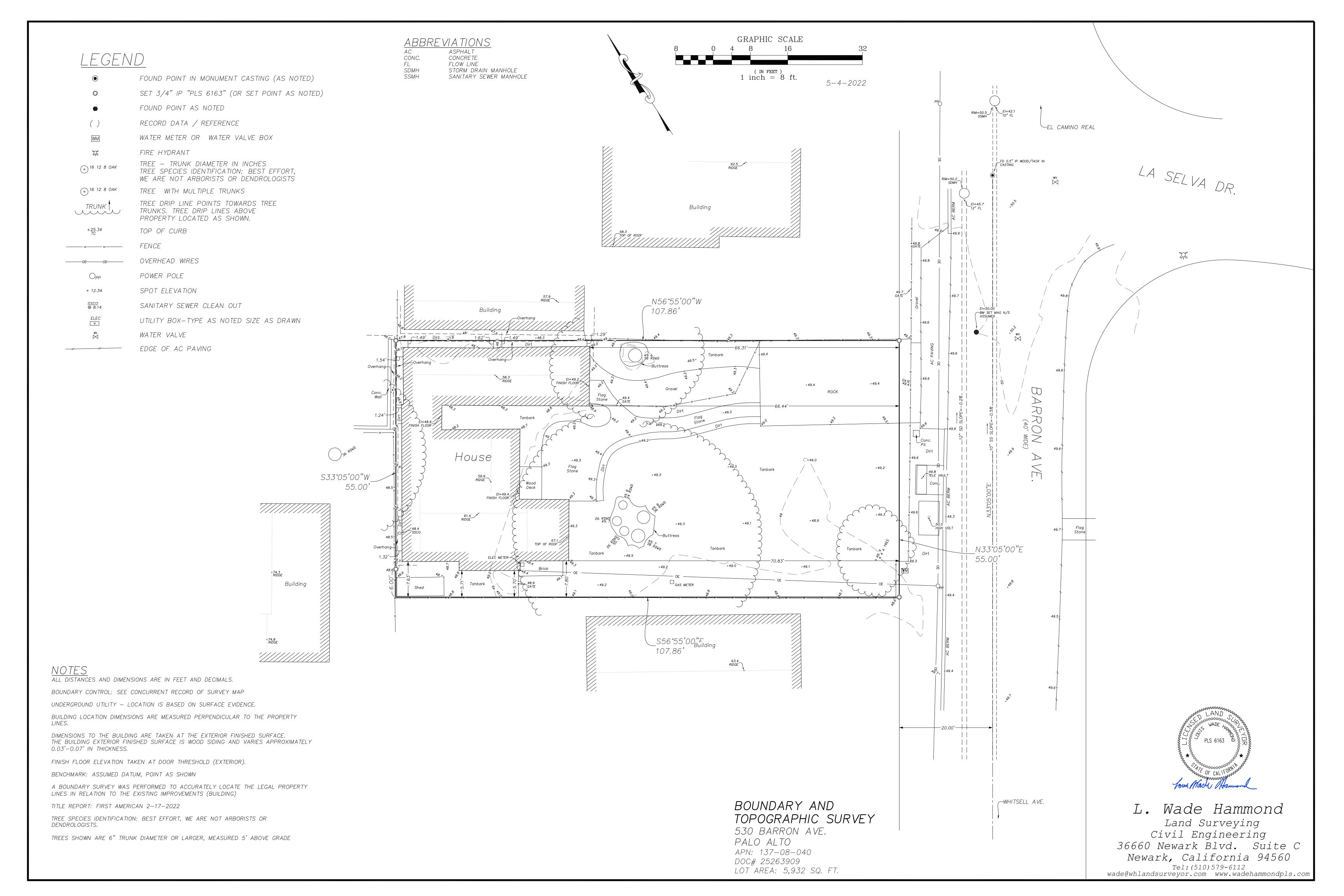
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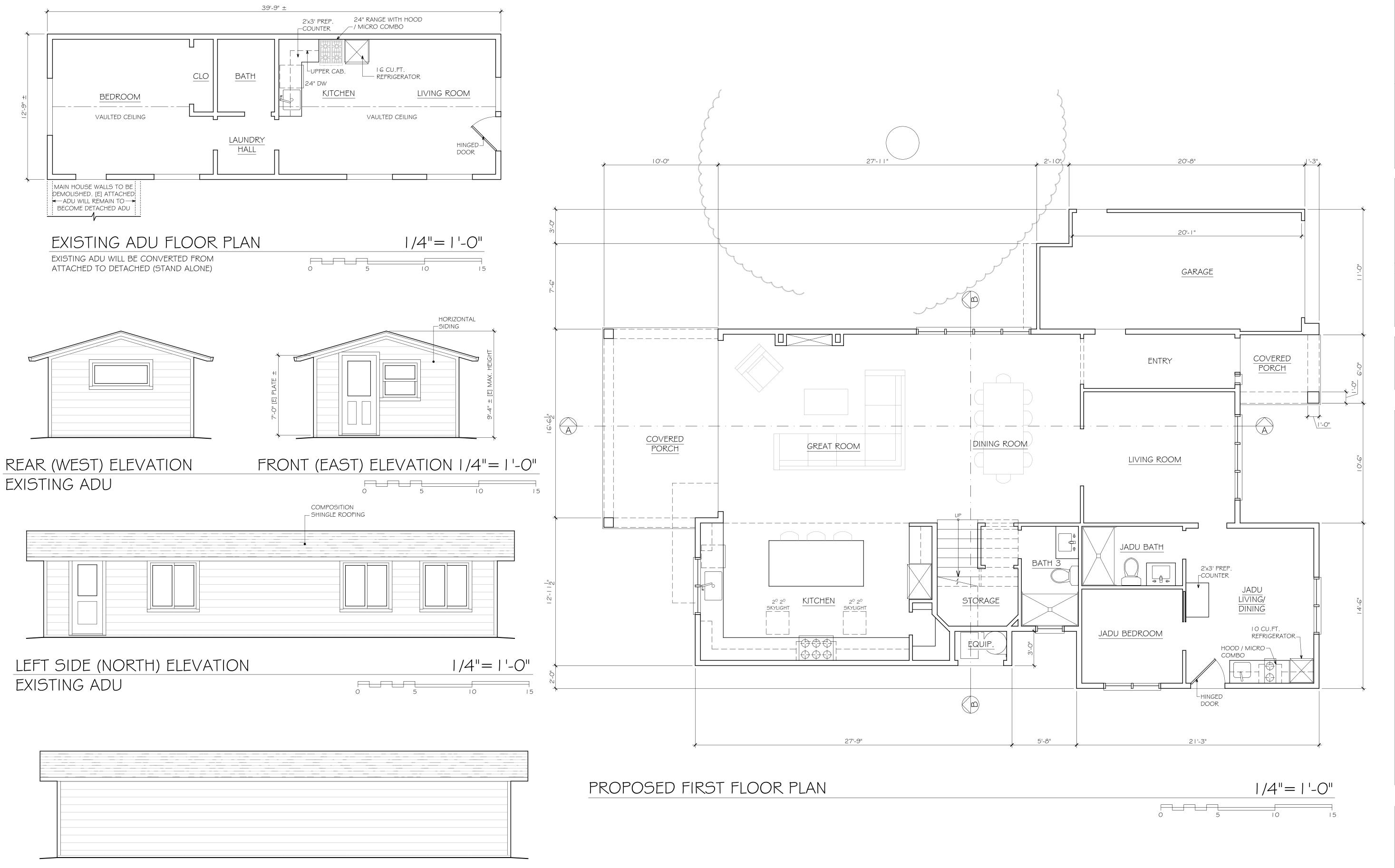
PROPOSED

DATE: 1-24-25 SCALE: AS NOTED DRAWN: CS/DB JOB: SULLIVAN SHEET

14

SHEETS





1/4"= | '-0"

RIGHT SIDE (SOUTH) ELEVATION

EXISTING ADU

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SULLIVAN FAMILY
530 BARRON AVE
PALO ALTO GALIFORNIA

DATE: 1-24-25

SCALE: AS NOTED

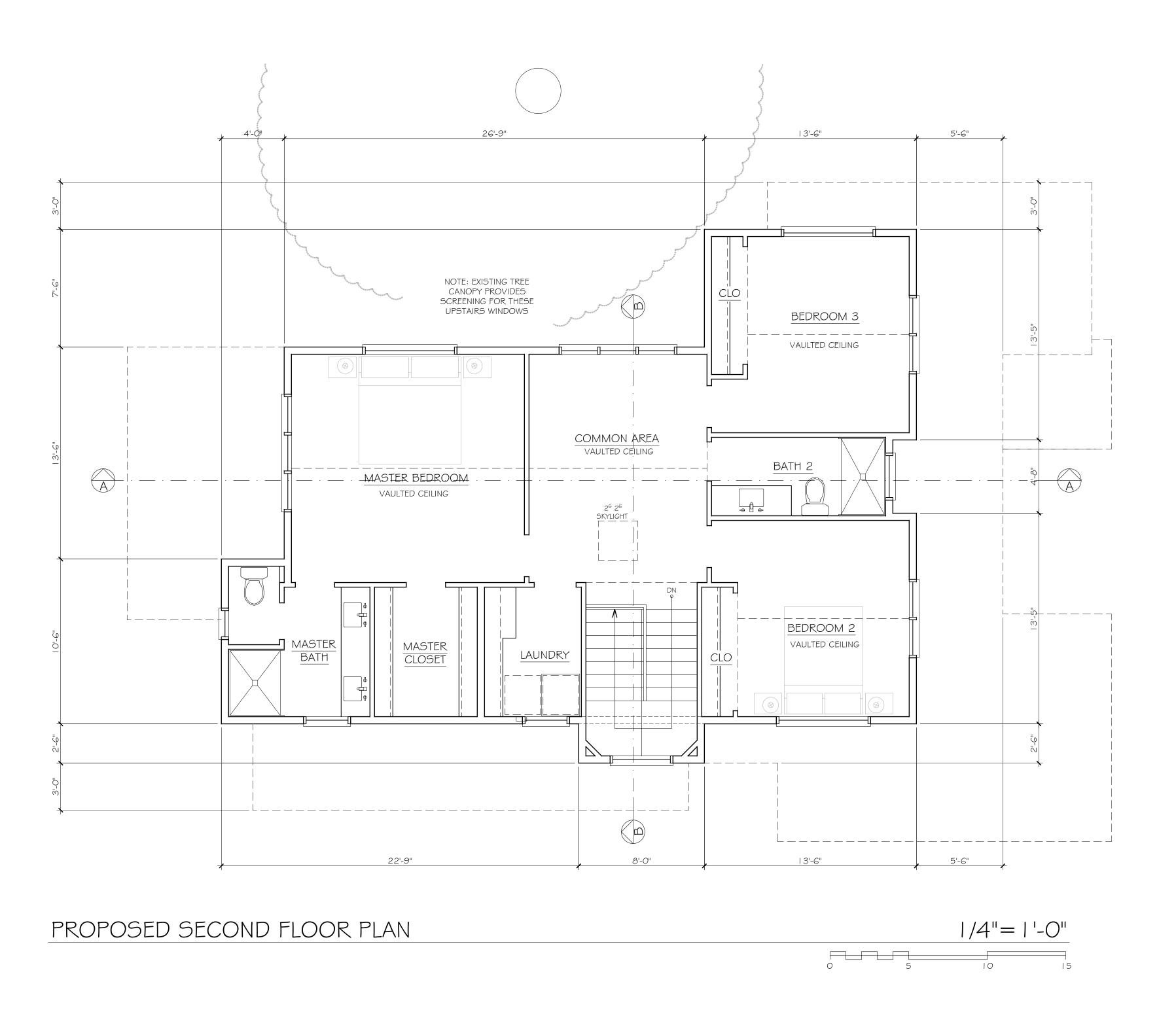
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SHEET

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14 SHEETS



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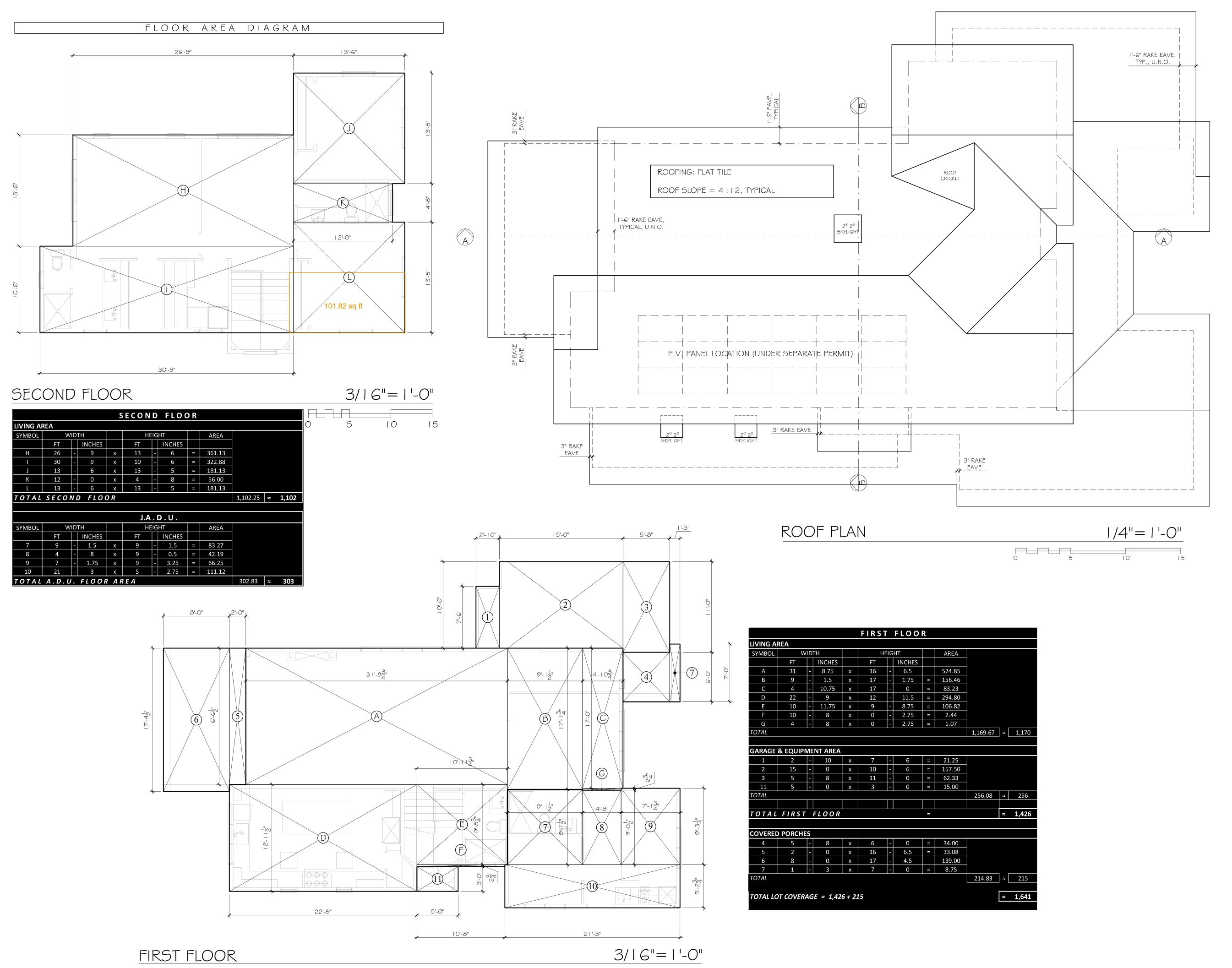
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SULLIVAN FAMILY

530 BARRON AVE

PALO ALTO

CALIFORNIA

DATE: 1-24-25

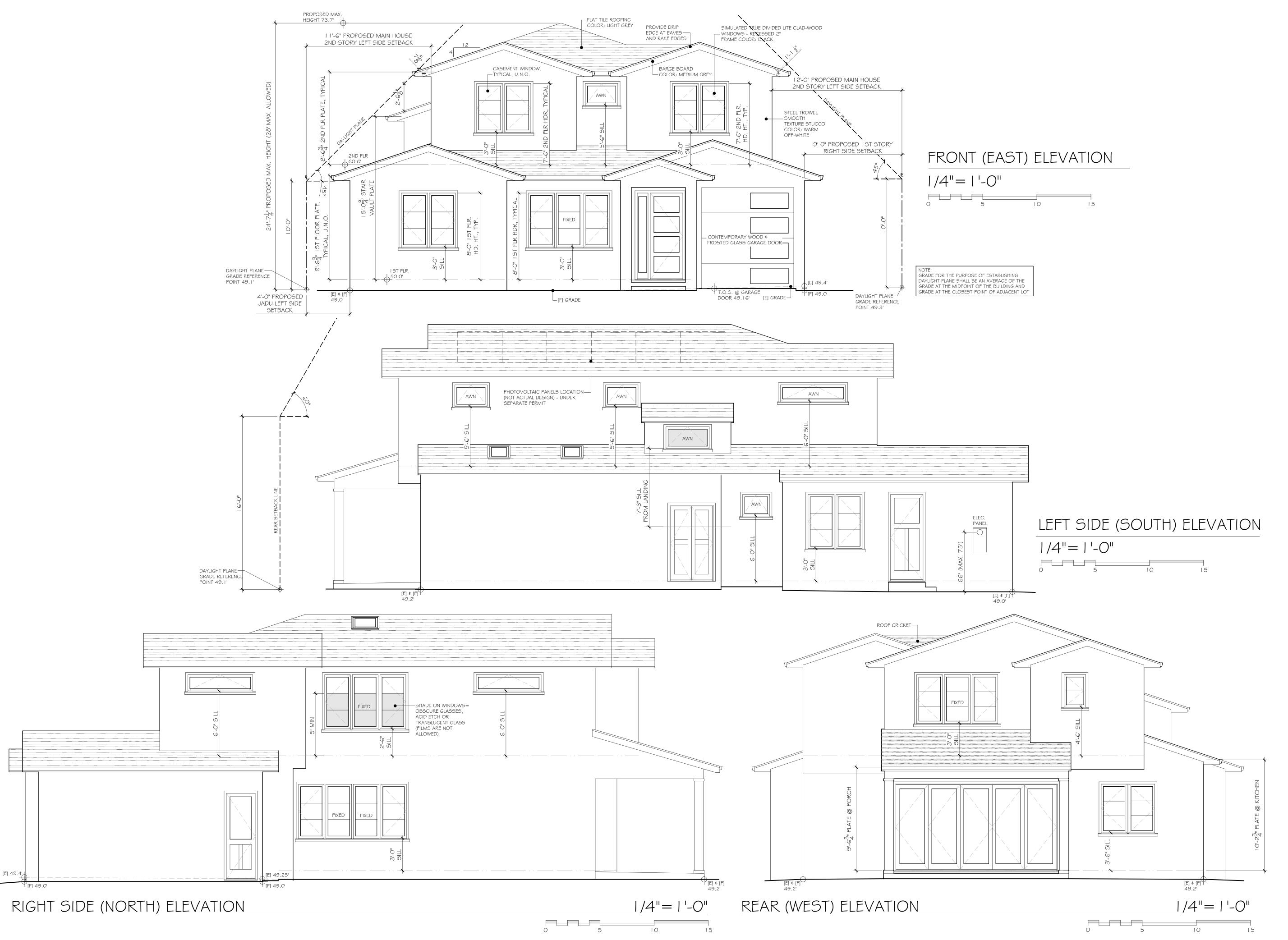
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JOB: SULLIVAN

SHEET

OF 14 SHEETS



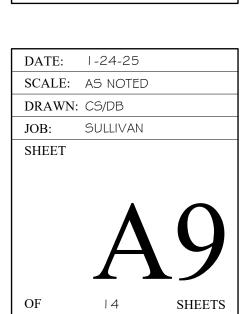
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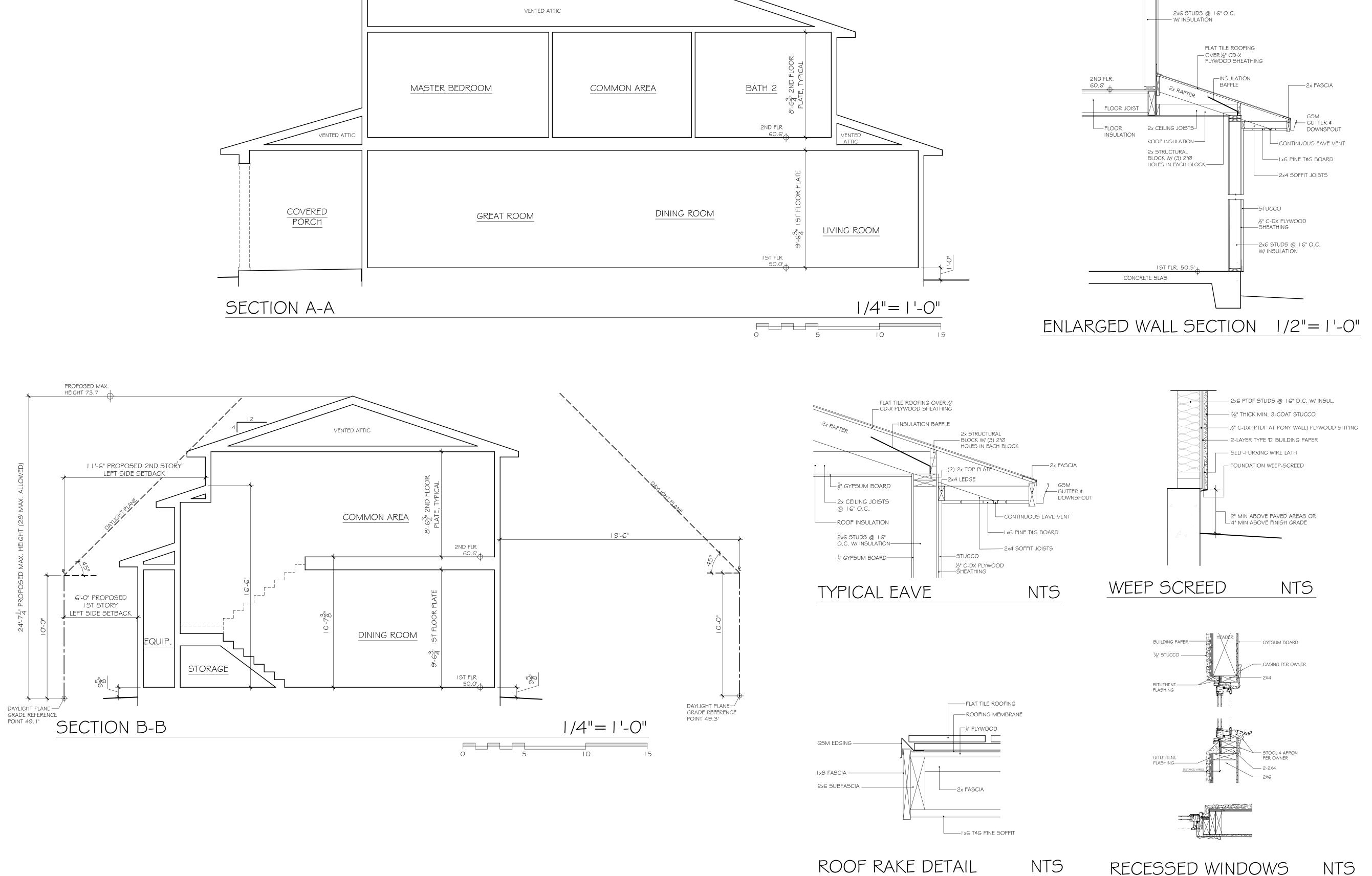
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PROPOSED NEW 2-STORY HOME FOR THE SULLIVAN FAMILY 530 BARRON AVE PALO ALTO GALIFORNIA





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FLAT TILE ROOFING OVER ½" — CD-X PLYWOOD SHEATHING

CONTINUOUS EAVE VENT

---IxG PINE T¢G BOARD

2x4 SOFFIT JOISTS

½" C-DX PLYWOOD SHEATHING

2x CEILING JOIST

ROOF INSULATION-

NTS

RECESSED WINDOWS

2x STRUCTURAL BLOCK W/ (3) 2"Ø HOLES IN EACH BLOCK ——

SULI 530 PALO PROPOSED

DATE: 1-24-25 SCALE: AS NOTED DRAWN: CS/DB JOB: SULLIVAN SHEET 14

BARRON STREET

							Comp	liance Pi	ath Ver	rification		
					Plan	Check		igh GB	Fir	nal Inspe	ction IVI	VR #
				Plan Sheet, Spec or			IVR	# 152	Part :		1 Part	
	and Design	Code Section		Attachment Reference	CORR	INITIAL	CORF	INITIAL	LOOR	RINITIA	L COR	RR
	y Storm water drainage and retention during construction (less than one acre)	4.106.2			6				_	_	_	
Tier 2 Mand		PAMC 16.16.070 and 16.14.80/ A4.106.2.3	X		0				-	_	_	_
Mandatory	y Grading and paving y EV Charding for additions and alterations of parking facilities serving existing multifamily buildings (AAIIMF)	4.106.3 3 4.106.4 3	Χ				-	_	+-	-	_	-
	Victoriana for additions and attentions of panena facilities serving existing mutitamin buildings (AAIIMF) All-electric: Outdoor crills, outdoor stoves, outdoor barbeques	9.106.4.3 PAMC 16.14.090 / 4.106.5	, X		0		-	-	+	+	_	+
	d. Water Permeble Surface for 30%	PAMIC 16.14.09074.106.5					-	_	+-	+	+	+
Tier 2 Mand	d. Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	2		200000			_	-	_	_	\dashv
	d. Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16 14 160 / A4 106 8	2				1	_	+-	+	+	\dashv
	v EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.1607 A4.106.8 1	0				1	_	+-	+	+	\dashv
Mandaton	y EV Charging: New multi-family residential structures	PAMC 16 14 160/ A4 106 8 2	×		200000	100000000			_			\neg
Mandatory	y EV Charging: New Hotels and Motels	PAMC 16.14.160/ A4.106.8.3	X						_			\neg
Mandatory	 Bicycle Parking (locally amended)When an addition or change of use results in increased parking (MF) 	PAMC 18.54.060/ A4.106.9	X		0				T = T			П
	y Reinforcement for grab bars [N]	CBSC R327.1.1	X		888888				T = T			П
	Site selection	A4.103.1			6							
Elective			X		0							
Elective		PAMC 16.14.140/ A4.104.1	X		0			_	_	_		
Elective		PAMC 16.14.150/ A4.105.1	X		0			_	_	_		
Elective			+		0				-	_	_	_
	Soil analysis	A4.106.2.1	+		0			-	-	-		_
Elective		A4.106.2.2 A4.106.3	+		0		-	_	+-	-	_	+
			1		4		⊢	-	+-	-	_	
Elective		A4.106.6	+		0		_	_	+	-	_	_
	Reduction of heat island effect for nonroof areas	A4.106.7	1		0		_	-	+-	-	_	
Elective		PAMC 16.14.180/ A4.106.10			a .		<u> </u>			_		
Elective		A4.108.1	П				1 -	1 -	1	1 -	1	T
PAMC 16.17	7 Energy Reach Code	,										
Mandatory	y Effective Date 10/4/2024: Energy Performance Standards	PAMC 16.17.100, 16.17.130, 16.17.140 / 2022 Title 24,	X						T			П
	New buildings and substantial remodels must comply with the performance standards specified in PAMC	Part 6										
	16.17 - Energy Reach Code. (Title 24 must demonstrate the following compliance margin based on		ш		0							
	occupancy type: Single-family EDR1 of at least 8 (with exceptions), Low-rise MF source energy margin 9%,						1					
	High-rise MF source energy margin 1%)		4		100000					_		
Mandatory	y Effective Date 10/4/2024: Electric-Readness	PAMC 16.17.090 Section 130.6 / 2022 Title 24, Part 6	х				l					
	The electric readiness requirements of Sections 150.0 (n) HPWH-ready, (t) HP Space Heater-ready, (u)		ш									
	Electric Cooktop-ready and (v) Electric clothes dryer-ready apply to residential remodels or additions when											
	the applicable system is included in the remodel.											
Water Effi	ficiency and Conservation											
Mandatory	y Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1			0					_		
	y Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2			0			_	_	_		
	y Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1			0::::			-	-	-		_
Mandatory	y Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2	×		40			-	-	-		_
Mandatory	y Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	Χ				-	_	+-	-	_	+
	y Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.2	X					-	-	-		_
Mandatory	y Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3 4.303.1.4.4	X		6			-	-	-		_
	y Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)				0			-	-	-		_
	y Indoor Water Use: Submeters for multifamily and mixed use buildings (MF)	4.303.2					-	_	+-	-	_	+
Mandatory	y Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code) y Outdoor potable water use in landscape areas (MWELO)	4.303.3 4.304.1	×		0			-	+	-	_	\rightarrow
Tier 2 Mand		PAMC 16 14 210/ 44 305 3	٠.		9		-	_	+	_	_	\dashv
	y Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306	-1^						+	_	-	7
	Kitchen faucets (1.5 gpm at 60 gsi)							_				
			×						-			
Elective	Atemate water sources for nonotable applications	A4.303.1 I	×				1	+	F			4
	Alternate water sources for nonpotable applications	A4.303.1 A4.303.2	X		8				F			=
	Alternate water sources for nonpotable applications Appliances	A4.303.1 A4.303.2 A4.303.3 A4.303.4	X		8				Ē		F	=
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							Comp	liance Pa	ath Veri	lication		
				Plan Sheet, Spec or	Plan	Check	Inspi	th GB action # 152		Inspectio		
	Fnvironmer	Code Section V		Attachment Reference	conr	INITIAL				INITIAL		
3		Fireplaces shall be direct-vent sealed combustion type PAMC 16.14.090/ 4.503.1 X		Attachment Reference	CURR	INTIDAL	CORR	INTIDAL	CURR	IIVE TIPE.	LURR	HV4 II
		Covering of duct openings, protection of mechanical equipment during constructio 4.504.1 X			-							_
		Adhesives, sealants and caulies - Table 4,504.1 and 4,504.2 for VIOC limits 4,504.2.1 M			M							_
		Paints and coatings - Table 4.504.3 for VOC limits 4.504.2.2 N										
		Aerosol paints and coatings 450423 X			A	10000000						
		Verification - documentation to verify complaint VDC limit on finish materials 4.504.2.4 X										
	Mandatory	Carpet systems - Documentation to verify compliant with VOC limits 4,504.3 X			W							
	Mandatory	Carpet cushion 4.504.3.1 X	_		0							
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VDC limits 4.504.3.2 X			0							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements PAMC 16.16.070 & 16.14.080/ A4.504.2 🗶			0							
		Composite wood products 4.504.5			6							
		Composite wood products: documentation 4.504.5.1 X			0							
		Concrete slab foundations - vapor retarder required 4.505.2 X			0							
		Capillary break for slab-on-grade foundations 4.505.2.1 X			0							
		Moisture content of building materials < 19% for wall and floor framing 4.505.3 X			0							
		Bathroom exhaust fans (when required) shall be provided with the following: 4.506.1	_		0							
	Mandatory	ENERGY STAR fans ducted to outside of building.	_		0							
		Humidity controlled OR functioning as a component of a whole-house ventilation system	_		e.							
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ± 50% to 80% max. 4 507.2 ¥	н		0				-			_
		Heating and air conditioning system design 4.507.2 X Indoor Air Quality Management Plan IMF/ PAMC 16.14.390/5.506.4 X			0		_					_
	Mandatory		_									
	Elective	Compliance with formaldehyde limits PAMC 16.14.260/ A4.504.1 X			0							
	Elective		Х		e.				1			_
			х		80							
	Flective	Direct-vent appliances A4.506.3										

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
PAMC - Fallo Nto Municipal Code; locally amended
[I/J] - New Construction
[I/J] - New Construction
[I/J] - Additions and alterations
[I/R] - High-rise building

The <u>Green Building Survey</u> is a required project submittal. The survey can be found at the following <u>int</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. Pie ase indicate the reference page here

Certified Energy Analyst Acknowledgemen The project will be verified by a CERTIFIED ENERGY ANALYST REQUIREMENT EFFECTIVE 10/4/2024

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

SECTION TO BE COMPLETED AFTER CONSTRUCTION

Sign only after project is complete

CITY STAMPS ONLY

2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2

CITY OF
PALO ALTO

Title 24, For 11, Califonia Green Building Code (P.A. Green)

Title 24, For 11, Califonia Green Building Code (P.A. Green)

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Title 24, For 11, Califonia Green Building Code (P.A. Green)

Title 24, For 11, Califonia Green Building

Application: This plan sheet is for residential new construction of any size and substantial remodels.

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage, canopy, and branching structure clear from contact by equipment, materials, and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An approved tree preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.

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

		CLOSURE STATEMENT	ORIST	CITY OF PALO Urban Forestry S Development I	Section
PALO ALTO		rojects, this form may be filled out by app aff Arborist may assist the applicant if nee	+rooc@c	cityofpaloalto.org 650-4	
that they be shown of include exterior wor	on approved site plans. A comple k, all demolition or grading perm	disclosure and protection of certain trated tree disclosure statement must accit applications, or other development a	company all application	ons for development that	
PROPERTY ADDRESS	6: <u>530 Barron Ave, Palo Alto, C</u>	JA 94300			
1. Are there any	trees over 4" in trunk diam	neter being proposed for remova	I? Y	ES I	NO
		ty or on adjacent property within	a 30 feet of the pro	posed building footp	orint/
area of work	YES (continue	form) NO (proceed to	question 6)		
3. Where are t	he trees located? Check all	that apply. (Plans submitted mus	t show all trees ov	er 4" in diameter)	
☑ On adja		c right-of-way** and within 30 feet of t roposed building footprint/area of wor the project site		footprint or	
work, you must sch	edule a Street Tree Protection Ver	ork require special protection by a fenced enclorification inspection by calling Public W NOTE: ADU only projects (including Table 1/	orks Operations at 65		
4. Are there ar	ny Protected Native Species	Trees, Protected Mature Trees,	Heritage Trees, or	Designated Trees ?	
YES	(Check below)	10			
Iobata Protecte Designa Heritage 5. Is there acti	11.5" DBH or more or Sequoia sempled Mature Trees - Any tree equal to ted Trees - Mitigation trees or commet Trees - Specific individual trees desired or grading within the TI	perphyllum, Calocedrus decurrens, Quercus of pervirens 18" DBH or more or greater than 15" DBH (Excluding invasion nercial and non-residential property trees, signated by Council. See the Heritage Tree PZ of these trees? TPZ= radius of the prepared by an ISA certified arborist of the T-2; "Tree Protection, its Part of the	ve species and high wat, which are part of a pre- List 10 times the diam	er users) eviously approved landscap eter. YES ff review (see TLTM,	
	n Requirements completed?		NO	reguirements.	
For All Projects the follow tree 4" DBH or larger. All For Projects with Trees For Projects with Trees For Projects with Activity I, the undersigned, agreed disclosure requirement of the projects with Activity of the undersigned of the projects with Activity of the projects with A	jects will not require a Tree Preservation ing is required: Plans (drawn by architect) only & EVSE projects may indicate tree Requiring Tree Protection: the following tree; 2) Plans must denote, as a bold dason). orGrading Within the TPZ of a Protected to the conditions of this disclosure. It constitutes a violation of the Palo Alto N	applicant instead of by a certified arborist. A "Ye Report. Table 1/SB9 projects are not exempt from the contractor, or arborist) must show the tree species and tree diameter sizes are estimated is required: 1) Plans (drawn by architect, concluded line, a fenced enclosure containing the TP. Tree, A Tree Preservation Report is required and understand that knowingly or negligently providunicipal Code Section 8.10.040, which can lead reporting of tree size or miss-identification of	rom tree disclosure. pecies, measured trunk DE d/approximate. ntractor, or arborist) must Z per Sheet T-1 and Detail and must be included in the riding false or misleading in and to criminal and/or civil I	SH, canopy dripline, and TPZ of show the measured trunk DE #605 (See also TLTM ² , Section T-1 set.	each BH and n 3.03
Signature: <u>Robe</u>	rt Weatherhill Print:	Robert Weatherhill	ISA#: WE-193	66A Date: 4/24/25	<u>; </u>
public property; b) F are 11.5" in diameto Mature Trees - All of (Excluding invasive s	Protected Native Species Trees - Big er or larger and Coast Redwoods with the species of trees with DBH of species and high water users); d) H	ollowing categories: a) Public Trees (Stre gleaf Maples, Incense Cedars, Coast Live which are 18" in diameter or larger, who 15" or larger when measured 54" above deritage Trees - Individual trees designated d non-residential property trees, which	e Oaks, Blue Oaks, CA en measured 54" abov e natural grade ted by City Council (Se	Black Oaks or Valley Oaks ve natural grade; c) Protect ee Heritage Tree List); and	s which cted
	andscape Technical Manual (TLTN paloalto.org/treeordinance	M) contains instructions for all requirem	nents on this form. It is	s available on our website	e at:
				Revised 03/	/31/2025

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF URBAN FORESTRY STAFF

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

- **PSR1 TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Urban Forestry at 650-496-5953 to schedule an inspection of any required protective fencing. The fencing shall contain required warning signs and remain in place until completion of urban forestry final inspection.
- PSR2 MWELO INSPECTION REQUIRED: Prior to building final, applicant must contact Urban Forestry at trees@cityofpaloalto.org for landscape final (MWELO Inspection). Schedule inspection once irrigation and landscaping are installed to plan, and irrigation controller schedule is programed. See MWELO guidelines for details on any required thirdparty water audits.
- PSR3 TREE PERMIT REQUIRED: Plans indicate that protected trees will be removed as part of this project. Please contact the Urban Forestry review staff for the project or email trees@cityofpaloalto.org to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.
- **PSR4 PROJECT ARBORIST:** The property owner or contractor shall hire a designated arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees. The project arborist must be included in a mandatory preconstruction meeting and be present during any rough grading and trenching activities occurring within 10-feet of a TPZ and any approved activities inside the TPZ.
- PSR5 PROJECT ARBORIST CERTIFICATION FORM: When required, project arborists must submit an online form [https://us.openforms.com/Form/2262bf1ac26f-4c04-8daa-15dbd9c8e08e] certifying that they have reviewed the building permit plan set with regards to trees as well as any Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged in advance with the contractor or owner. Project Arborist Certification Forms should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Form, TLTM Section 5.03.5).
- **PSR6 MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures. Reports should be submitted via the online form [https://us.openforms.com/Form/ ca5003f1-6836-4789-b534-b4dff1d457b1] (see Tree Monitoring Reports, TLTM Section 5.03.6).
- **PSR7 SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching and Excavation, TLTM Section 3.03.6-B5,6).
- **PSR8 SPECIAL ACTIVITY WITHIN STREET TREE TREE PROTECTION ZONE**: Work in this area (TPZ) of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching and Excavation, TLTM Section 3.03.6-B5,6)

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements apply to all projects unless otherwise specified in project specific checklists or conditions of approval. Any applicable items shall be addressed in any permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc.

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

TREE DAMAGE: Tree Damage, Injury Mitigation, and Inspections apply to the Contractor. Reporting, injury mitigation measures, and arborist inspection schedule may apply pursuant to TLTM, Section 5.03.6. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and City of Palo Alto Tree and Landscape Technical Manual, Section 3.02.

TPZ EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.03.6 - B5,6: Any approved grading, digging, potholing, or trenching within the TPZ of a protected tree shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. (TPZ= 10x the tree diameter at 54" above grade) For utility trenching, including sewer line, roots exposed with a diameter of 2 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then CPA Standard Detail #504 shall be printed on the final plans and the buffer distances in TLTM Table 3-4, Trenching and Tunneling Distance, shall be implemented by Contractor. Contractor must notify the Urban Forestry Section at (650) 496-5953 in advance of conducting any approved excavation within 10-feet of any street trees (or for any protected tree on EVSE projects). Urban Forestry may choose to monitor or review the work for compliance with the City's Tree Protection Zone (TPZ) excavation standards.

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

NO NET LOSS OF CANOPY: In order to comply with the City's no net loss of canopy policy (PAMC 8.10.055; Urban Forest Master Plan Goals 6.A, 6.B, & 6.C; Comprehensive Plan, Natural Environment Chapter Goal N-2) all trees 4 inches DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 3-1 in the Tree and Landscape Technical Manual, Section 3.02. New landscape tree plantings (24 inch box or larger) count towards the replacement total. Screening trees may also count toward the total depending on size and species selected. If unable to plant the required number of trees on site (our preferred solution) there is the option of paying in-lieu fees per each 24 inch box tree into the forestry fund. [Note: A replacement at ratio of 1:1 for trees listed as exempt species under PAMC 8.10.020 is recommended. Exempt trees may require full replacement on parcels zoned other than R1, RE, R-2, or RMD]

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

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

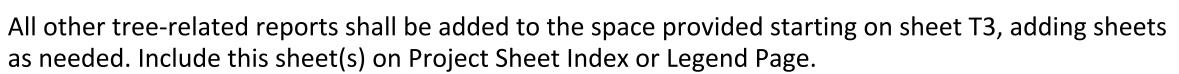
- a. T-1 SHEET SET, The building permit plan set will include the City's full-sized, T-1 Sheet Set (Tree Protection-it's Part of the Plan!), available on the Development Center website. A certified arborist shall complete and sign the Tree Disclosure
- b. TREE PRESERVATION REPORT (TPR), if indicated by Tree Disclosure Statement, All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered T-1 Sheets (T-3, T-4, etc.) and added to the sheet index.
- a TREE PROTECTION FENCING, The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Protected Tree, using a bold dashed line enclosing the Tree Protection Zone (CPA Standard Detail #605).





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A copy of the T-1 Sheet Set can be downloaded at http://www.cityofpaloalto.org/trees

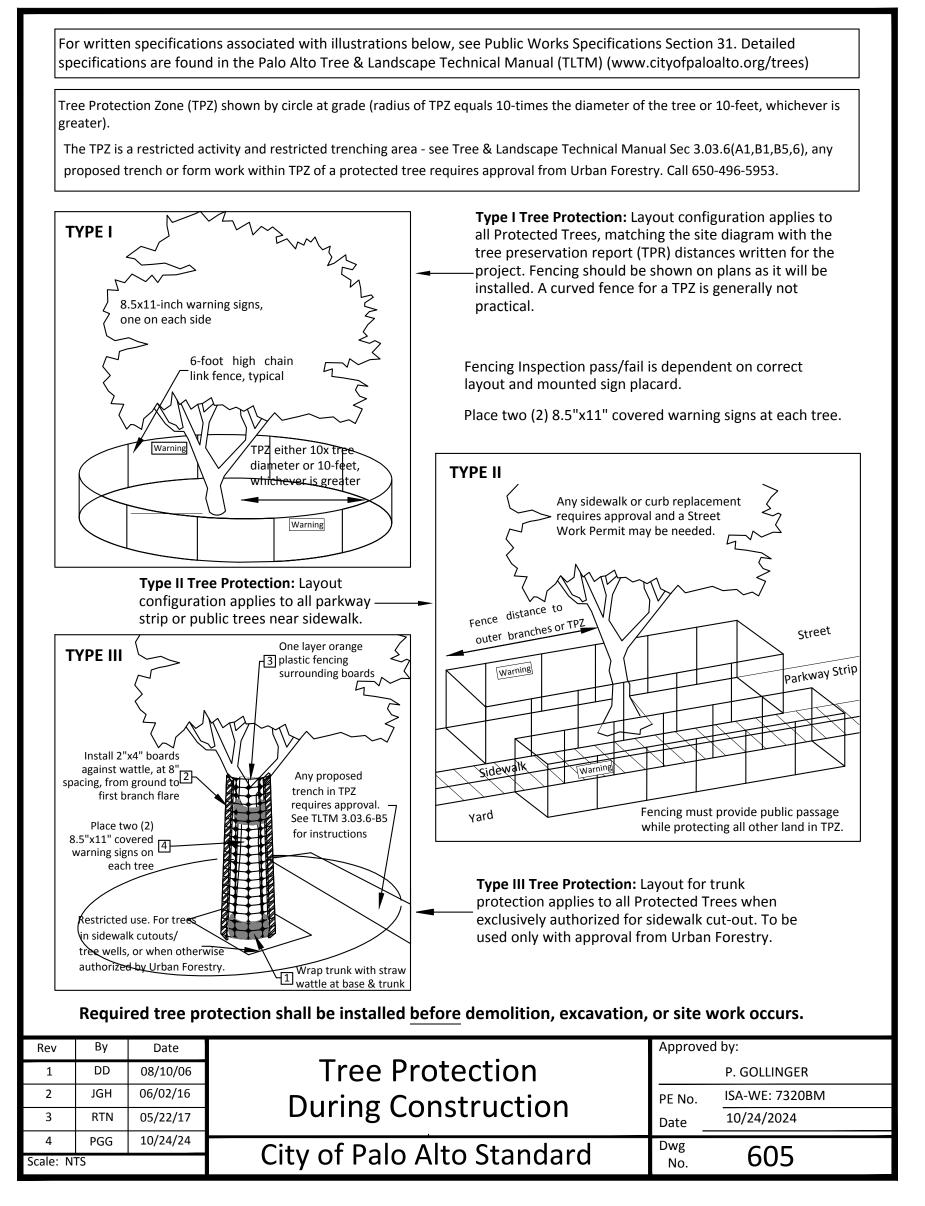
* Please note: Until the new TLTM is published the city's updated Tree Protection Ordinance takes precedence over TTM if conflict exists.



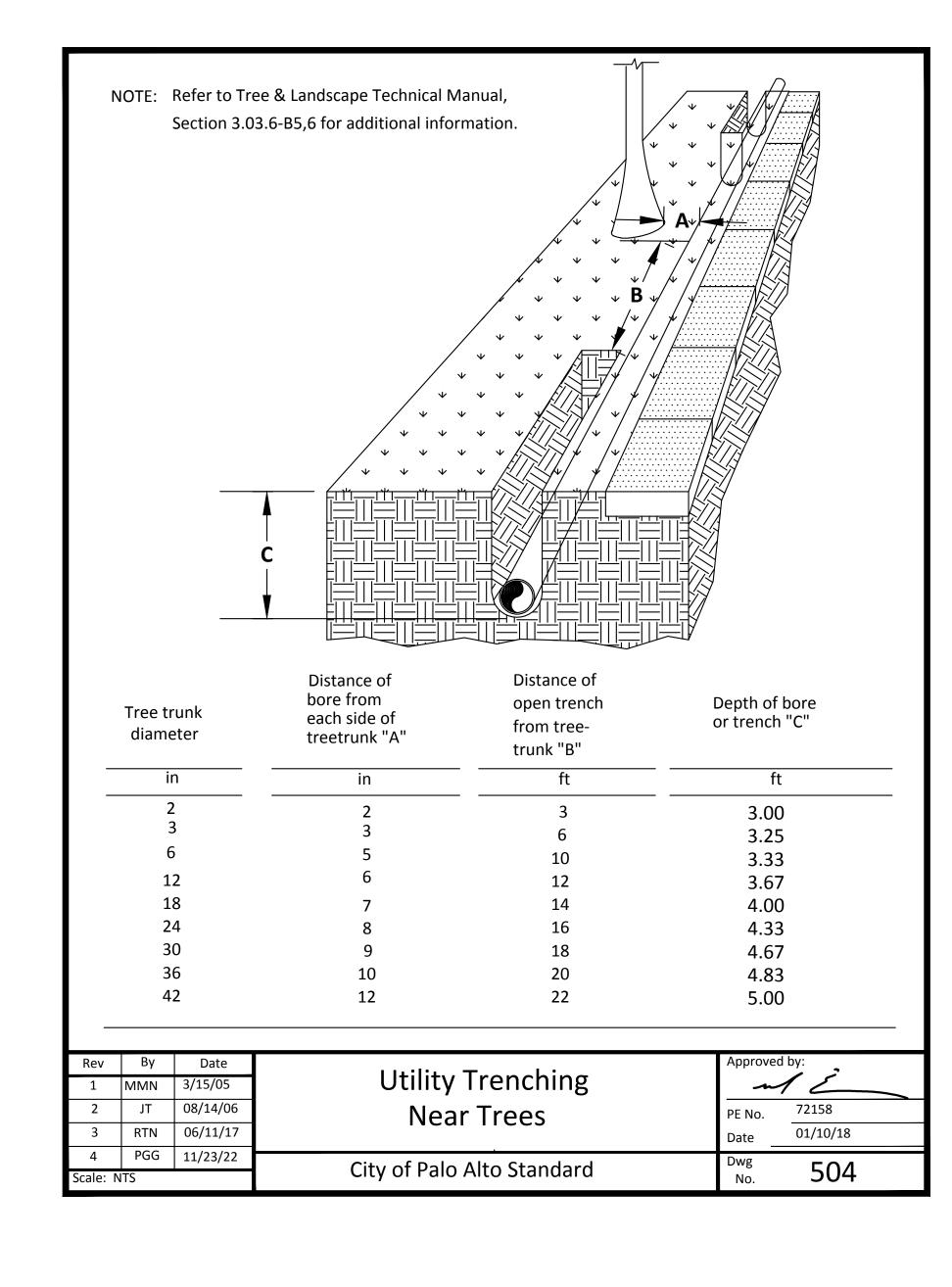




City of Palo Alto - Tree Protection - It's Part of the Plan!



Trim stakes to height just above ties. Flexible or plastic tree ties, fasten to stakes one above the other at 1/2 to 3/4 the height of the	Center of root ball between back of curb and front of sidewalk Back of sidewalk Front of sidewalk	nter strip f soil berm hypical) Face of curb A potball hter strip
tree		I VIEW
planter pit over s back City sidewalk, refer t Drawing 604 & 604A for root channel det	fill 2" dia. tree stakes. * Diagramatic only, rotate 90 degrees pe	
Top of tree root ball needs to be 1 inch above the landscape grade Install tree stakes a min. 12" into undisturbed soil Backfill with a mixture topsoil around root	NOTES: 1. Conta @ 81 days locate 2. Build tree topso 3. Soil, on st be cle under rootball Limits of excavation SECTION A-A Tree of mixed original soil and approved loam NOTES: 1. Conta @ 81 4. PVC r speci 5. Provi tree services feet)	act Underground Service Alert (USA) 1 or (800) 227-2600 at least five (5) prior to beginning excavation work to e existing utilities. soil berm min. 4" high and 2' from trunk planter strip. Provide loam oil needed to form berm and fill holes. concrete and other materials spilled reet, sidewalk, and planting area shall eaned up immediately by Contractor. coot barrier may be required on a site fic basis. de minimum rootable soil Volume for size growth performance (in cubic targe: 1,200 cu.ft. Medium: 800 Small: 400 cu.ft.
Rev By Date	Trop Dotail	Approved by:
1 Ron L 04/15/03 2 JT 08/14/06	Tree Detail	DE No. 72158
3 HQN 03/19/07	Planter Strip	PE No. 72158 Date 01/10/18
4 RTN 06/11/17	City of Palo Alto Standard	Dwg 603
Scale: NTS	City of Falo Alto Stalldard	No. 003



CITY OF PALO ALTO LANDSCAPE DISCLOSURE STATEMENT **Urban Forestry Section Development Review** PALO **ALTO** Palo Alto Municipal Codes, Chapters 12.32.040, 16.14, and 18.40.130 requires compliance with the State Model Water Efficient Landscape Ordinance (MWELO). Disclosure of square footage of landscaped area for all projects will assist the applicant and the City with compliance and reporting requirements. Refer to the City's MWELO Submittal & Guidelines document for further details PROPERTY ADDRESS: 530 Barron Ave, Palo Alto, CA 94306 1. Is there any new or rehabilitated landscape area included in this project? YES (continue form) **NO** (form requirements complete) 2. If new landscape is included, enter the square footage: New Landscape square footage* = 1000 s.f. (estimate) *If the square footage of new landscaping is greater than 500 square feet, the project will need to submit MWELO documentation. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape**= 0 s.f. **If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation Enter the total combined square footage of all landscaping included in the project***= 1000 s.f. ***If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation. I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval. Signature: Thomas Sullivan Print: Thomas Sullivan Date: 4/25/25

SAMPLE WARNING SIGN FOR TREE PROTECTION FENCING

Each fenced tree encosure should have a minimum of two warning signs containing the same information as the sample sign on right. Signs should be laminated, printed on waterproof material or be otherwise protected from the elements.

> Apply Tree Preservation Report starting on sheet T-3 when required

> Use additional "T" sheets as needed

---WARNING---**Tree Protection Zone**

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

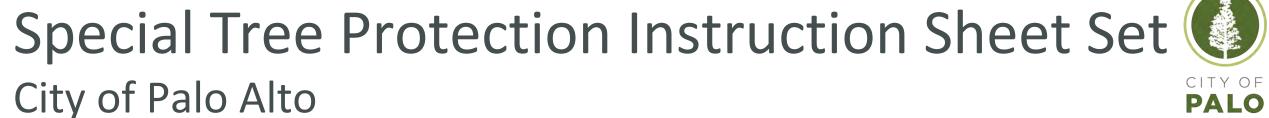
Removal without permission is subject to a \$500 fine per day*

*Palo Alto Municipal Code Section 8.10.110

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All other tree-related reports shall be added to the space provided starting on sheet T3, adding sheets as needed. Include this sheet(s) on Project Sheet Index or Legend Page. A copy of the T-1 Sheet Set can be downloaded at http://www.cityofpaloalto.org/trees





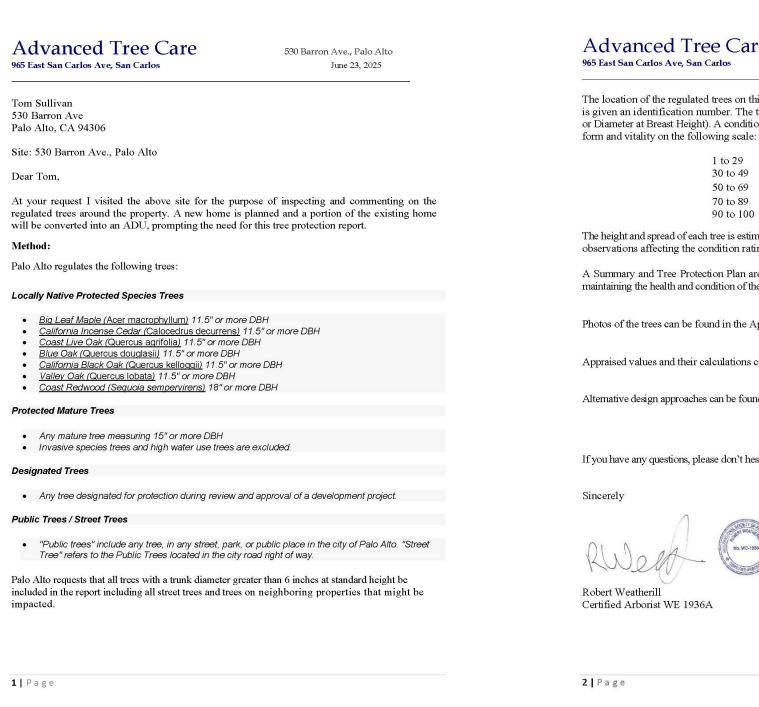
City of Palo Alto Tree Protection - It's Part of the Plan!

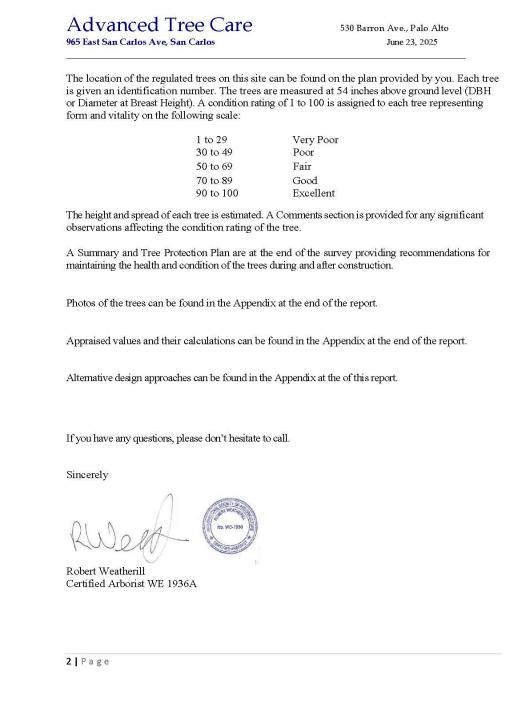
Make sure your crews and subs do the job right!

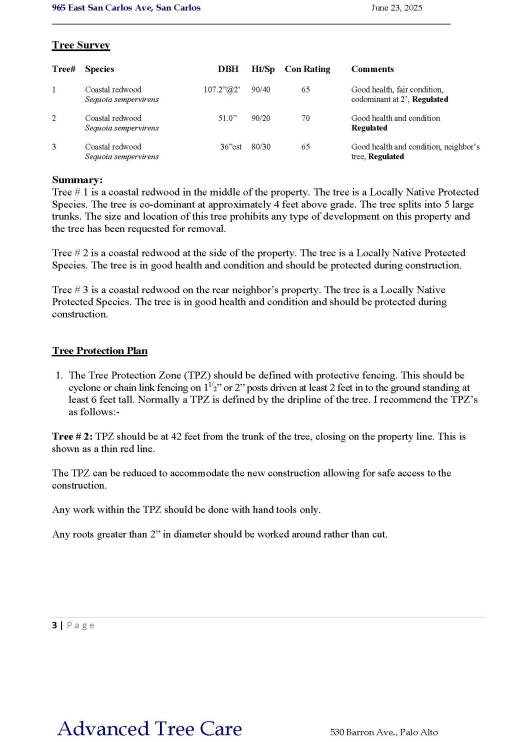
Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which 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/.

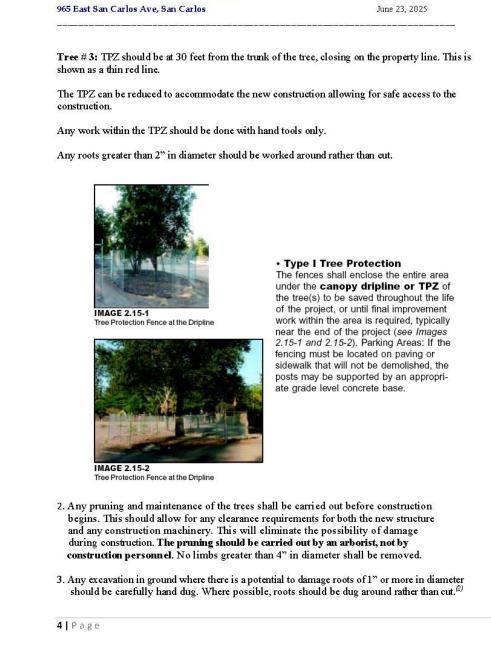
530 Barron Ave., Palo Alto







Advanced Tree Care



The following terms and conditions apply to all oral and written reports and correspondence pertaining t

consultant assumes no responsibility for verification of ownership or locations of property lines, or for

It is assumed that any property referred to in any report or in conjunction with any services

All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. T

performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other

All reports and other correspondence are confidential, and are the property of Advanced Tree Care

client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the

I. The scope of any report or other correspondence is limited to the trees and conditions specifically

responsibility to report on the condition of any tree or landscape feature not specifically requested by the

probing boring or other invasive procedures unless otherwise noted in the report. No warrantee or

defects, and assumes no responsibility for the correction of defects or tree related problems

eporting of a specified value nor upon any particular finding to be reported.

as to the sufficiency or accuracy of that information.

for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no

mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability

All inspections are limited to visual examination of accessible parts, without dissection, excavation,

guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not

The consultant shall not be required to provide further documentation, give testimony, be deposed,

or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedule

Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the

Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the

Any photographs, diagrams, graphs, sketches, or other graphic material included in any report,

being intended solely as visual aids, are not necessarily to scale and should not be construed as engineerin

eports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference.

Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant

information contained in the reports for any purpose. It remains the responsibility of the client to determine

occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree

and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the

530 Barron Ave., Palo Alto

June 23, 2025

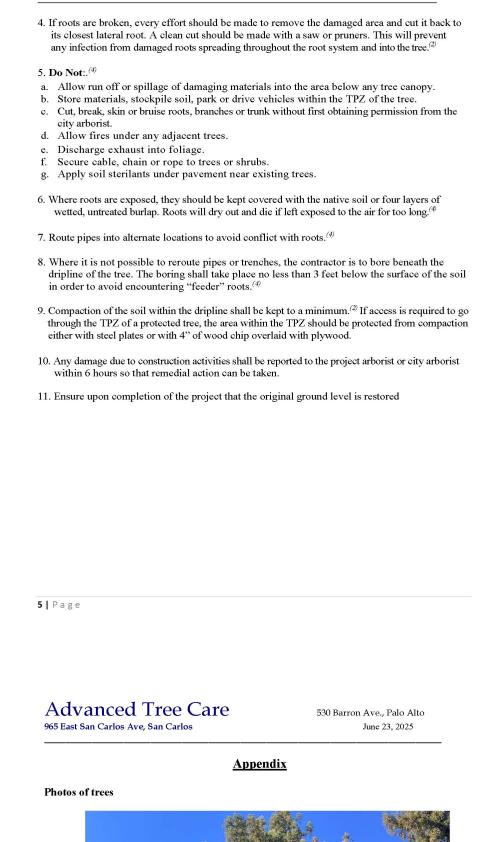
Advanced Tree Care

Advanced Tree Care

consultations, inspections and activities of Advanced Tree Care:

narketable. Any existing liens and encumbrances have been disregarded

965 East San Carlos Ave, San Carlos

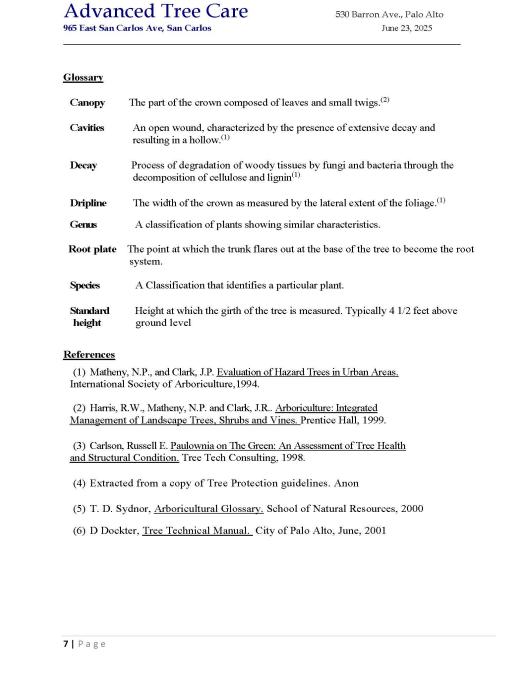


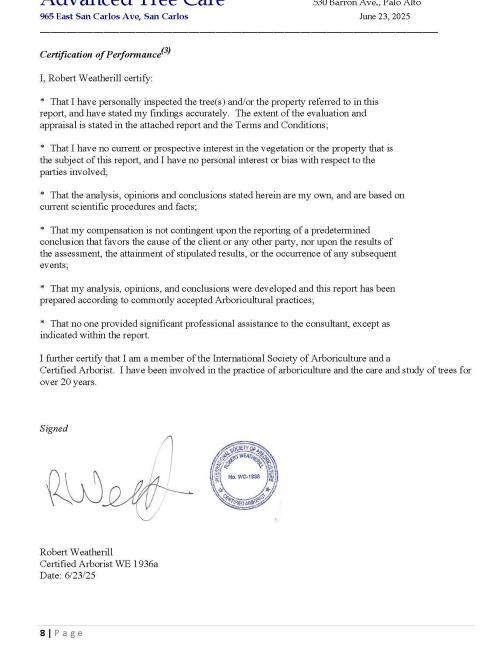
June 23, 2025

Advanced Tree Care

965 East San Carlos Ave, San Carlos









THE PROPOSED SULLIVAN RESIDENCE

530 BARRON ST. PALO ALTO





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

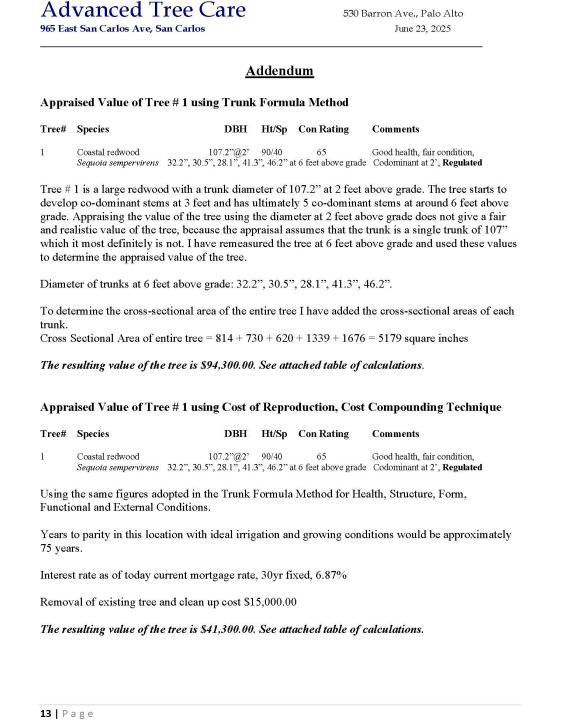
Make sure your crews and subs do the job right!

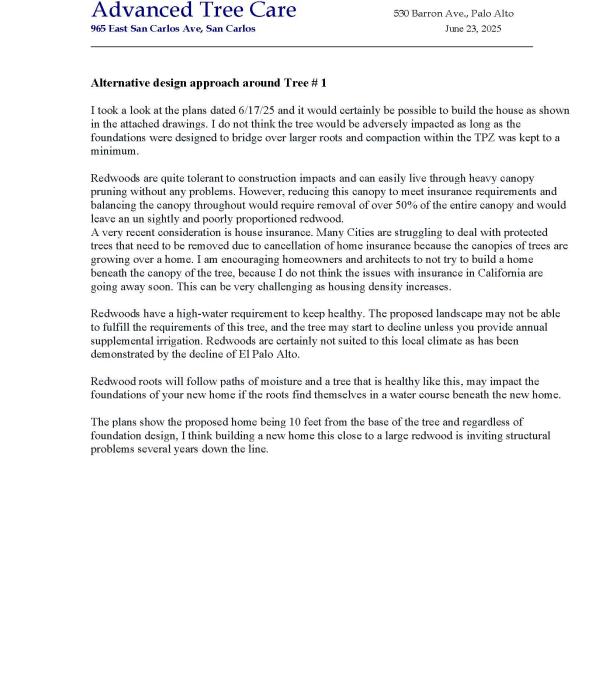
Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted,

unless otherwise approved. An appoved 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/.

Advanced Tree Care 530 Barron Ave., Palo Alto 965 East San Carlos Ave, San Carlos June 23, 2025

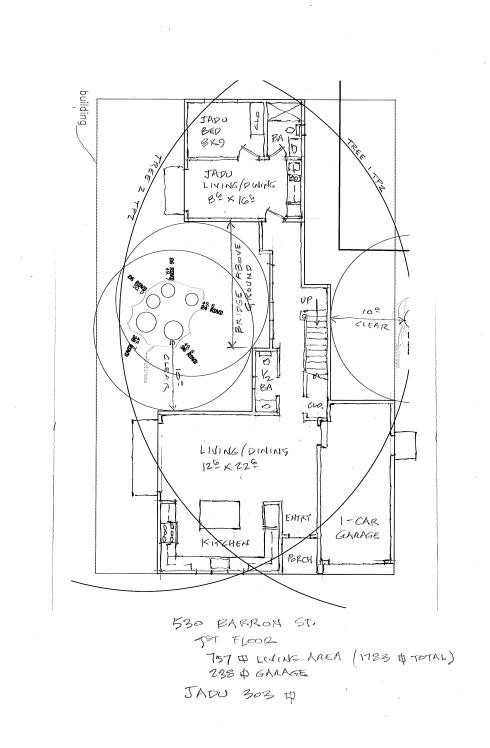




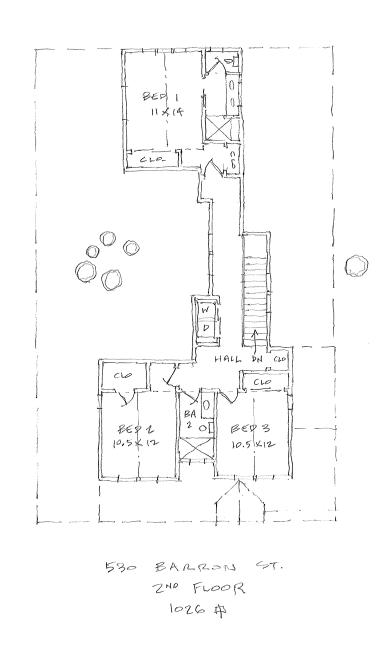


Advanced Tree Care and Consulting Inc. Valuation Appraisal Worksheet Based on Guide for Plant Appraisal, 10th Edition, 2nd Printing (2019) "Functional Replacement Method / Trunk Formula Technique" Address: 530 Barron Ave, Palo Alto Date: 3/13/25





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THE PROPOSED SULLIVAN RESIDENCE

530 BARRON ST. PALO ALTO

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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

1 of 1

Special Tree Protection Instruction Sheet City of Palo Alto

