THOITS BROS INC 411 KIPLING STREET PALO ALTO, CA 94301 BUILDING PLANNING SUBMISSION 08-15-2024



PROJECT CONSULTANTS	PROJECT INFORMATION	VICINITY MAP	DRAWING INDEX
PROJECT CONSULTANTS CLIENT: MR. JOHN SHENK THOITS BROS, INC 629 EMERSON STREET PALO ALTO, CA, 94301 650.323.4868 PH ARCHITECT: HAYES GROUP ARCHITECTS 2657 SPRING STREET REDWOOD CITY, CA 94063 650.365.0600 PH 650.365.0670 FAX	PROJECT DESCRIPTION: THIS IS AN APPLICATION TO REPAIR AND REHABILITATE A CATEGORY 2 HISTORIC RESOURCE PURSUANT TO PAMC 18.18.030(b). THESE IMPROVEMENTS ARE NOT CONSIDERED "ALTERATIONS" AS THAT TERM IS DEFINED IN THE CALIFORNIA HISTORIC BUILDING CODE CHAPTER 9-2, SECTION 2-201 AND THE CALIFORNIA BUILDING CODE CHAPTER 9-2. SECTION 2-201 AND THE CALIFORNIA BUILDING CODE CHAPTER 2-2. SECTION 2-201 AND THE CALIFORNIA BUILDING CODE CHAPTER 2-2. SECTION 2-201 AND THE CALIFORNIA BUILDING CODE CHAPTER 2-2. SECTION 2-201 AND THE CALIFORNIA BUILDING CODE CHAPTER 2-2. SECTION 2-201 AND THE PART OF THE CHAPTER DO NOT APPLY AS THESE IMPROVEMENTS AS THAT TERM IS DEFINED IN THE CALIFORNIA BUILDING CODE CHAPTER 2. SECTION 2-201 AND THE WORK INCLUDES INSPECTION OF WINDOWS, DOORS, SIDING, ARCHITECTURAL DETAILS SUCH AS BELT COURSES, DECORATIVE COLUMNS, CASINOS, PORCHES ATERIOR STRIPS, SHINGLES AND SIDING, IDENTIFICATION OF ROTITED OR DAMAGED FEATURES AND REPLACEMENT IN KIND TO MATCH THE EXISTING CONSTRUCTION. THE BUILDING WILL BE REPAINTED. PURSUANT TO PAMC 18.18.070(a)(3) REGARDING FLOOR AREA BONUSES FOR HISTORIC REHABILITATION, THIS IS ALSO AN APPLICATION FOR BONUS FLOOR AREA. NO EXPANSION OF THE FLOOR AREA IS PROPOSED. ALL WORK SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR	VICINITY MAP PROJECT SITE	DRAWING INDEX ARCHITECTURE A0.01 COVER SHEET; DRAWING INDEX, VICINITY MAP, PROJECT INFORMATION & PROJECT TEAM A0.02 GENERAL PROJECT NOTES, SYMBOLS AND LIST OF ABBREVIATIONS A0.03 PROJECT REQUIREMENTS A0.04 ACCESSIBILITY GUIDELINES NOTES AND DETAILS A0.05 CALGREEN MANDATORY MEASURES A0.06 PALO ALTO POLLUTION PREVENTION GUIDELINES, BEST MANAGEMENT PRATICES A0.07 PALO ALTO T-1, TREE PROTECTION PLAN A1.01 SITE PLAN A2.01 FIRST FLOOR PLAN A2.02 ROOF PLAN A3.01 ELEVATIONS AND REQUIREMENTS; FRONT AND REAR A3.02 ELEVATIONS AND REQUIREMENTS; LEFT AND RIGHT BUILDING REFERENCE PHOTOS
	2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS GREEN BUILDING: PROJECT SHALL COMPLY WITH CALGREEN MANDATORY MEASURES FIRE SPRINKLERS: NON SPRINKLERED		



HAYES GROUP ARCHITECTS, INC. 2657 SPRING STREET REDWOOD CITY, CA 94063 P. 650.365.0600 F. 650.365.0670 www.thehayesgroup.com

PROJECT ADDRESS:

411 KIPLING STREETPalo Alto, California 94301

ISSUANCE:

HRB PLANNING SUBMISSION01.26PLANNING SUBMISSION08.15

SHEET REVISIONS:

NO. DESCRIPTION

COVER SHEET; DRAWING

INDEX, VICINITY MAP, PROJECT INFORMATION, PROJECT TEAM

STAMP

JOB NUMBER: 2314.03

SCALE: AS NOTED

DRAWN BY:

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DRAWING NUMBER

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A0.01

	CAL GREEN NOTES	SYMBOL LEGEND	TYPICAL ABBREVIATIONS		
	FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH SECTION 5.504.4.1 THROUGH 5.504.4.8 OF 2022 CALGREEN CODE. 1. ADHESIVES, SEALANTS, CAULKS. ADHESIVES AND SEALANTS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS. 2. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. 3. AEROSOL ADHESIVES AND SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507. 4. PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.3.	DOOR MARK OPENING DESIGNATION. SEE SCHEDULE ON A9.01 WINDOW MARK. SEE SCHEDULE ON SHEET A9.10 KEY NOTES P. PROPERTY LINE, TOP OF PLATE Q. CENTER LINE DIMENSION POINT- TO F.O.F U.O.N.	A.B. ANCHOR BOLT A.C. ASPHALTIC CONCRETE M.B. ACOUS. ACOUSTICAL A.D. AREA DRAIN ADJ. ADJUSTABLE MED. A.F.F. ABOVE FINISHED FLOOR MEMB. AGGR. AGGREGATE M.L. ALUMINUM MFR. ALT. ALTERNATE M.H. APPROX. APPROXIMATE MIN. ARCH. ARCHITECTURAL MIN. ASPH. ASPHALT MISC. BD. BOARD M.O. BET. BETWEEN BITUM. BITUMINOUS MTL. BILDG. BUILDING BLK. BLOCK BLKG. BLOCKING BLW. BELOW BN. BELOW BN. BELOW BN. BULLNOSE BOT. BOTTOM BYD. BEYOND N.T.S. CAB. CABINET	MAXIMUM MACHINE BOLT MEDICINE CABINET MECHANICAL MEDIUM MEMBRANE MEZZANINE MANUFACTURER MANHOLE MALLEABLE IRON MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED METAL MULLION NORTH NEW NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER	HAYES GROUP ARCHITECTS, INC. 2657 SPRING STREET REDWOOD CITY, CA 94063 P. 650.365.0600 F. 650.365.0670 www.thehayesgroup.com
	PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE 17, SECTION 94520 ET SEQ). 6. VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. 7. COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.5 SHALL COMPLY WITH SECTION A5.504.4.7 8. RECYCLED CONTENT. USE MATERIALS W/RECYCLED CONTENT VALUE (15% MIN. BASED ON MATERIAL COST.) PER SECTION A5.405.4. 9. SEE CALGREEN SHEET A0.05 FOR ADDITIONAL REQUIREMENTS	SECTION NUMBER SHEET NUMBER OFFICE COMMERCIAL ROOM NAME 201 COMMERCIAL ROOM NUMBER LIVING RESIDENTIAL ROOM NUMBER C-01 RESIDENTIAL ROOM NUMBER DIMENSION POINT F.O.S. OR © MATCH LINE SHADED PORTION IS SIDE CONSIDERED CONSTRUCTION GRID LINES ALIGN	C.B. CARRIAGE BOLT OR CEILING BEAM OR CATCH BASIN OBS. CEM. CEMENT O.C. CER. CERAMIC O.D. CG. CORNER GUARD OFF. C.I. CAST IRON O.H. C.J. CEILING JOIST OR CONTROL JOINT OPNG. CKT. CIRCUIT OPP. CLG. CEILING CLKG. CAULKING CLKG. CAULKING CLR. CLEAR C.M.P. CORRUGATED METAL PIPE C.M.U. CONCRETE MASONRY UNIT C.O. CLEANOUT OR CASED OPENING CONC. CONCRETE PLYWD. CONC. CONNECTION P.M.E.	OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER (DIM.) OFFICE OPPOSITE HAND OVERHEAD OPENING OPPOSITE POWER DRIVEN STUD PLYWOOD EDGE NAILING PERFORATED PLATE OR PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PATCH TO MATCH EXISTING	PROJECT ADDRESS: 411 KIPLING STREET Palo Alto, California 94301
		 EXISTING CONSTRUCTION DATA WAS OBTAINED IN THE FIELD BY VISUAL MEANS ONLY. DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED. SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN RELATING TO EXISTING CONSTRUCTION ARE APPROXIMATE. FIELD VERIFY ACTUAL DIMENSIONS. THE CONTRACTOR SHALL VERIFY ELECTRICAL, MECHANICAL PLUMBING AND FIRE ALARM REQUIREMENTS BEFORE CONSTRUCTION BEGINS. ALL DISCREPANCIES BETWEEN 	CONST. CONSTRUCTION PNL. CONT. CONTINUOUS PR. CORR. CORRIDOR PRCST. C.O.T.G. CLEAN OUT TO GRADE PREFAB. CCW. COUNTERCLOCKWISE PROJ. CSK. COUNTERSINK PROP. C.T. COLLAR TIE PT. C.W. COLD WATER P.T.D. D. DRYER PTN. DBL. DOUBLE P.T.R. DEPT. DEPARTMENT DET. DETAIL Q.T. D.F. DOUGLAS FIR OR QTR. DIA. DIAMETER DIM. DIMENSION R.	PANEL PAIR PRE-CAST PREFABRICATED PROJECT PROPERTY POINT PAPER TOWEL DISPENSER PRESSURE TREATED DOUGLAS FIR PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE QUARTER QUALITY RADIUS OR RISER	ISSUANCE: HRB PLANNING SUBMISSION 01.26.2024 PLANNING SUBMISSION 08.15.2024
		 ARCHITECTURAL AND CONSULTANT DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. 4. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR. 5. WORK SHALL BE PERFORMED IN CONFORMANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK, 6. DEFERRED SUBMITTALS WHERE REQUIRED, SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND OR ENGINEER FOR REVIEW AND COORDINATION. SEE COVER SHEET FOR REQUIRED DEFERRED SUBMITTALS. FOLLOWING THE COMPLETION OF PROJECT ARCHITECT/ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE 	DISP. DISPENSER R.B.	ROOF BEAM REINFORCED CONCRETE PIPE ROOF DRAIN REFERENCE REFRIGERATOR REINFORCE REQUIRED RESILIENT REGISTER ROBE HOOK ROUND HEAD WOOD SCREW ROOM ROUGH OPENING RIGHT OF WAY REDWOOD RAIN WATER LEADER	SHEET REVISIONS: NO. DESCRIPTION DATE
		 MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS. 7. ANY ITEM OR WORK NOT NOTED AS "EXISTING" (E) SHALL BE NEW. 8. THE CONTRACTOR SHALL PROTECT THE AREA AND ALL NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AND OWNERS DURING THE PERIOD OF CONSTRUCTION. SECURE THE HOME WHEN THE SITE IS UNATTENDED. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, OR EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR. 	E.O.S EDGE OF SLAB S.4.S. E.P. ELECTRICAL PANELBOARD S.A. EQ. EQUAL S.C. EQUIP. EQUIPMENT S.C.D. EST. ESTIMATE SCHED. EXC. EXCAVATE S.D. EXH. EXHAUST	SURFACED 4 SIDES SLEEVE ANCHOR SOLID CORE SEE CIVIL DRAWINGS SCHEDULE SOAP DISPENSER OR SMOKE DETECTOR SIDING SEE ELECTRICAL DRAWINGS SECTION SELECT SEE FIRE PROTECTION DRAWINGS SHELF OR SHELVING SEE GEOTECHNICAL REPORT SHOWER SHEET SHEATHING	
		 THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT WRITTEN PERMISSION OF THE BUILDING DEPARTMENT. STAMPING OF THESE PLANS AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO APPROVE THE VIOLATION OF ANY LAW OR ORDINANCE. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN. THE CONTRACTOR OR SUBCONTRACTORS SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE 	F.E. FIRE EXTINGUISHER SIM. F.E.C. FIRE EXTINGUISHER CABINET SL. F.F. FINISH FLOOR S.L.D. F.G. FLOOR GIRDER S.M.D. F.H.C. FIRE HOSE CABINET S.M.S. F.H.W.S. FLAT HEAD WOOD SCREW S.N.D. FIN. FINISH S.N.R. FIXT. FIXTURE S.P. FLASH. FLASHING S.P.D. FLR. FLOOR(ING) SPEC. FLUOR. FLUORESCENT SQ. F.O.C. FACE OF CONCRETE S.S.D. F.O.F. FACE OF FINISH S.SK. F.O.H.C. FREE OF HEART CENTER S.STL. F.O.S. FACE OF STUD STA. FP. FIREPLACE STD. FPRF. FIREPROOF STL.	SIMILAR SKYLIGHT SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SHEET METAL SCREW SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SOIL PIPE SEE PLUMBING DRAWINGS SPECIFICATION(S) SQUARE SEE STRUCTURAL DRAWINGS SERVICE SINK STAINLESS STEEL STATION STANDARD STEEL	DRAWING CONTENT GENERAL NOTES,
		 WORK. THE CONTRACTORS SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENT AGENCIES AND COORDINATE THEIR WORK ACCORDINGLY. 12. THE CONTRACTOR SHALL COORDINATE ACCESS DOOR LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE TRADES AND REVIEW WITH ARCHITECT PRIOR TO INSTALLATION. 13. THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING AND MISCELLANEOUS FRAMING FOR ATTACHMENT OF EQUIPMENT ACCESSORIES AND OTHER ELEMENTS TO ENSURE COMPLETE CONSTRUCTION. 14. THE CONTRACTOR SHALL COMPLY WITH MUNICIPAL CODE NOISE ORDINANCE REQUIREMENTS FOR WORK HOURS. 15. TREE PROTECTION MEASURES, WHEN REQUIRED, SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE TREE PROTECTION PLAN AND ARBORIST REPORT WHEN 	FRMG. FRAMING STOR F.S. FULL SIZE STRUCT. (') OR FT. FEET OR FOOT SURF. FTG. FOOTING SUSP. FURN. FURNACE SYM. FURR. FURRING SYS. FUT. FUTURE T&B GA. GAUGE T&G GALV. GALVANIZED T. GB. GRAB BAR T.B. G.D. GARBAGE DISPOSAL T.B.D. GL. GLASS TEL. G.L.B. GLUED LAMINATED BEAM THK. GND. GROUND THRU GR. GRADE T.O.C. G.S.M. GALVANIZED SHEET METAL T.O.P. GYP. BD. GYPSUM BOARD T.O.W.	STORAGE STRUCTURAL SURFACE SUSPEND SYMBOL OR SYMMETRICAL SYSTEM TOP AND BOTTOM TONGUE AND GROOVE TREAD TOWEL BAR TO BE DETERMINED TELEPHONE THICK(NESS) THROUGH TOP OF CURB TOP OF PAVEMENT TOP OF WALL	SYMBOLS & LIST OF ABBREVIATIONS STAMP
		 PROVIDED, SEE A0.07 16. SPECIAL INSPECTION, WHEN REQUIRED, IS IN ADDITION TO ALL REQUIRED CITY / COUNTY INSPECTION. SEE STRUCTURAL DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS. STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD, WHEN REQUIRED, SHALL BE COMPLETED PRIOR TO CITY / COUNTY INSPECTION. NOTIFY OWNER AT LEAST 48 HOURS IN ADVANCE. 18. UPON PROJECT CLOSEOUT CONTRACTOR SHALL FURNISH ALL PRODUCT LITERATURE AND WARRANTY INFORMATION TO THE OWNERS. 19. ANY WOOD IN CONTACT W/ CONCRETE SLAB, & CONCRETE WALLS SHALL BE PRESSURE TREATED PER CODE REQUIREMENTS 	HORIZ. HORIZONTAL U.N.O. HR. HOUR U.O.N. H.S.B. HIGH STRENGTH BOLTS UR. HT. HEIGHT HTR. HEATER V.C.T. H.W. HOT WATER VERT. HWD. HARDWOOD VEST V.I.F. I.D. INSIDE DIAMETER (DIM.) V.G. I.G.U. INSULATED GLAZING UNIT V.P.	TOILET PAPER HOLDER TOILET PAPER DISPENSER TELEVISION TYPICAL UNDERWRITER'S LABORATORIES UNFINISHED UNLESS OTHERWISE NOTED UNLESS OTHERWISE NOTED URINAL VINYL COMPOSITION TILE VERTICAL VESTIBULE VERIFY IN FIELD VERTICAL GRAIN VENT PIPE VERIES WITH ARCHITECT	JOB NUMBER: 2314.03 SCALE: AS NOTED DRAWN BY:
03 411 Kipling			IN.OR (") INCH V.W.A. INCL. INCLUDE INSUL. INSULATION W. INT. INTERIOR INV. INVERT W/O JAN. JANITOR W/O J.H. JOIST HANGER W.A. JST. JOIST W.C. JT. JOINT WD. KD. KILN-DRIED W.O. KIT. KITCHEN WP. K.O KNOCK OUT WR. K.P. KICK PLATE WS. LAM. LAMINATE(D) WSCT.	VERIFY WITH ARCHITECT WASHING MACHINE OR WEST OR WIDTH WITH WITHIN WITHOUT WEDGE ANCHOR WALL COVERING OR WATER CLOSET WOOD WATER HEATER WHERE OCCURS WATERPROOF WASTE RECEPTACLE OR WATER RESISTANT WEATHERSTRIPPING WAINSCOT	All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect. © Hayes Group Architects, Inc. DRAWING NUMBER
8/15/2 Name: 2314.0			LAW. LAWATORY WT. LKR. LOCKER W.W.F. L.S. LAG SCREW LT. LIGHT XFMR. L.V.T. LUXURY VINYL TILE YD.	WAINSCOT WEIGHT WELDED WIRE FABRIC TRANSFORMER YARD	A0.02

The Work consists of the following:

This is an application to repair and rehabilitate a Category 2 Historic Resource pursuant to PAMC 18.18.030 b). These improvements are not considered "Alterations" as that term is defined in California Historic Building Code Chapter 8-2 section 8-201 and California Building Code Chapter 2, section 202 "Alteration" These improvements are considered "Repairs" as that term is defined in California Building Code Chapter 2, section 202, section 202 "Repair". CBC 11B-101.1 says that requirements of the chapter do not apply as these improvements are not considered Alterations.

The work includes inspection of windows, doors, siding, architectural details such as belt courses, decorative columns, casings, porches, exterior stairs and exterior shingles and siding, identification of rotted or damaged features and replacement in kind to match existing construction. Buildings will be repainted.

Pursuant to PAMC 18.18.070(a)(3) regarding floor area bonuses for historic rehabilitation, this is also an application for Bonus Floor Area. No expansion of the building is proposed.

All work shall comply with the Secretary of the Interior's Standards for rehabilitation and Guidelines for

OWNER'S OCCUPANCY REQUIREMENTS

Rehabilitating Historic Buildings (36 CFR§67,7)

Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits, unless otherwise

Owner Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed areas of building, before Substantial Completion, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and partial occupancy shall not constitute acceptance of the total Work

PROPOSAL REQUESTS

Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change to Architect.

Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract

PAYMENT PROCEDURES

SCHEDULE OF VALUES

<u>Coordination:</u> Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction

Correlate line items in the Schedule of Values with other required administrative forms and schedules, including Application for Payment forms with Continuation Sheets Submittals Schedule and Contractor's Construction Schedule.

Submit the Schedule of Values to Architect at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment.

APPLICATIONS FOR PAYMENT

Each Application for Payment shall be consistent with previous applications and payments as certified by Architect Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for

Payment involve additional requirements. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction Work covered by each Application for Payment is the period indicated in the

Payment Application Forms: Use AIA Document G702 and AIA Document G703 Continuation Sheets as form for Applications for Payment. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from every entity who is lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the

PROJECT MANAGEMENT AND COORDINATION

COORDINATION

Coordinate construction operations to ensure efficient and orderly installation of each part of the Work.

PROJECT MEETINGS

Meetings: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated at intervals

appropriate to the stage of construction and as agreed to by all parties. The general contractor shall request Project meetings, at a minimum, at these milestones:

. Review each buildings' repairs

2. Wall finishes siding / wood detail repairs . Window repairs

4. Review of building prior to painting

Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.

Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees. The agenda of each meeting shall include a) Construction Schedule: recent progress, expected completion dates, schedule risks and ways to mitigate risks or expedite work, b) status of RFIs and Submittals, c) correction of items noted as deficient in past meetings, d) confirm all parties are using current and correct Contract Documents.

Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three days of the meeting.

CONTRACTOR'S CONSTRUCTION SCHEDULE

Schedule submittal: Submit a comprehensive, fully developed, horizontal Gantt-chart-type, Contractor's Construction Schedule within 10 days of date established for the Notice to Proceed to the Architect and the Owner. Base schedule on the Preliminary Construction Schedule and whatever updating and feedback was received since the start of Project. Contractor's Construction Schedule Updating: At intervals consistent with project meetings, update schedule to reflect actual construction progress and activities. Issue schedule at each regularly scheduled construction meeting.

REQUESTS FOR INFORMATION (RFI)

Content: An RFI shall include a detailed description of the item needing information, a sequential RFI number, the contractor's proposed resolution with cost and time (if applicable), and any attachments needed to fully describe the items needing interpretation.

Architect's Action: Allow seven (7) working days for Architect's response for each RF. These RFIs will be returned without action: Requests for approval of submittals, requests for approval of substitutions, requests for information already included in the Contract Documents, incomplete RFIs. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify the Architect in writing within 10 days of receipt of the RFI response.

DIGITAL PROJECT MANAGEMENT PROCEDURES

Use of Architect's Data Files: Architect will not provide Architect's BIM Model or CAD Drawing digital data files for Contractor's use during construction, except as follows: - Floor Plans and Reflected Ceiling Plans for consultant discipline backgrounds.

Architect makes no representations as to the accuracy or completeness of digital data files as they relate to Contract Drawings.

SUBMITTAL PROCEDURES

Schedule: Submit schedule indicating required submittals and date of each submittal taking into consideration the progress of the work and lead times associated with each portion of the work described in the submittal so as to not

Review: Allow enough time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals. Allow Architect ten (10) days to review initial submittal. Any submittal requiring review of other design professionals shall allow an additional **seven (7) days** for review.

<u>Coordination:</u> Coordinate preparation and processing of submittals with performance of construction activities. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.

Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on oductions of the Contract Documents or standard printed data.

Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and

Contractors Review: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before

Action Submittals: Architect will review each submittal, make marks to indicate corrections or modifications required. and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate

action taken, as follows: "APPROVED" - approved. No resubmittal required. "Approved as corrected" - .Before ordering of materials or construction make corrections noted. Resubmittal required for documentation not for Architect's review.

"Revise and resubmit" - Revise drawings incorporating mark ups and resubmit to Architect for review.

"Not Approved" Resubmit in accordance with contract documents.

DELEGATED DESIGN SUBMITTALS

See a list of required delegated design submittals in the Architectural Drawings. Delegated Design submittals shall first be submitted to the project architect and or engineer for review and coordination; following the completion of project architect/engineer review and coordination, a submittal to the city shall be made (for city review and approval), which shall include a letter stating this review and coordination has been performed and completed and plans and calculations for the deferred items are found to be acceptable (e.g. with regard to geometry, load

SPECIAL TESTS AND INSPECTIONS

Special Tests and Inspections: Owner will engage a qualified testing agency to conduct special tests and inspections equired by authorities having jurisdiction as the responsibility of Owner. Inspections by testing companies and by design professionals shall be coordinated and scheduled by the general contractor. Provide at least seven (7) days

conditions, etc.) with no exceptions. Submittals shall include the professional's stamp and signature.

CONSTRUCTION PROGRESS DOCUMENTATION

including theft. Comply with manufacturer's written instructions.

unless otherwise indicated, that are new at time of installation

Daily Log: General Contractor shall record subcontractors on site, material delivered and work completed, weather, meetings and significant decisions, work stoppages, inspections and requests of authorities having jurisdiction, etc.

Photographs: General Contractor shall take photographs and videos of existing conditions, work in progress, and work completed to document that work is in conformance with Contract Documents. Give particular attention to backing, firestopping, conduit or other items that will be concealed by finish materials. Provide Owner and Architect access to

PRODUCT REQUIREMENTS

Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, product selected shall be compatible with products previously selected, even if previously selected products were also Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss,

Warranties: Warranties specified or provided with products and systems shall be in addition to and run concurrent with other warranties. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of

obligations under requirements of the Contract Documents. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and,

Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation

If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.

Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract

Where products are accompanied by the term "as selected," Architect will make selection.

Where products are accompanied by the term "match sample," sample to be matched is Architect's.

Descriptive, performance, and reference standard requirements in these Specifications establish "salient characteristics" of products.

PRODUCT SUBSTITUTIONS

and indicated use and effect.

Timing: Architect will consider requests for substitution if received within 30 days after the Notice to Proceed. Requests received after that time may be considered or rejected at discretion of Architect.

Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with

Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.

Requested substitution does not require extensive revisions to the Contract Documents.

Requested substitution is consistent with the Contract Documents and will produce indicated results.

Substitution request is fully documented and properly submitted.

Requested substitution will not adversely affect Contractor's Construction Schedule.

Requested substitution has received necessary approvals of authorities having jurisdiction

Requested substitution is compatible with other portions of the Work.

Requested substitution has been coordinated with other portions of the Work.

Requested substitution provides specified warranty.

COMPARABLE PRODUCTS

Conditions: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

Evidence that the proposed product does not require extensive revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other

Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and

Evidence that proposed product provides specified warranty.

List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.

EXECUTION REQUIREMENTS EXAMINATION

Samples, if requested

Existing Conditions: The existence and location of site improvements, utilities, and other construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems and other construction affecting the Work.

Before construction, verify the location and points of connection of utility services.

Existing Utilities: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities and other construction affecting the Work.

Acceptance of Conditions: Examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance.

Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.

Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.

Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.

Proceed with installation only after unsatisfactory conditions have been corrected.

Proceeding with the Work indicates acceptance of surfaces and conditions.

PREPARATION

Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to

Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings including Owner's equipment and furniture systems.

Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Architect. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents. Submit requests on CSI Form 13.2A, "Request for Interpretation" or one acceptable to all parties.

CONSTRUCTION LAYOUT

<u>Verification</u>: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the existing conditions. If discrepancies are discovered, notify Architect promptly.

Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.

Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.

Check the location, level and plumb, of every major element as the Work progresses.

General: Lay out the Work using accepted layout or surveying practices.

Inform installers of lines and levels to which they must comply.

Notify Architect when deviations from required lines and levels exceed allowable tolerances and schedule a time for Architect to review layout before construction proceeds further.

General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

Make vertical work plumb and make horizontal work level.

Where space is limited, install components to maximize space available for maintenance and ease of removal for

Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.

Provide & coordinate access door locations for concealed items with appropriate contractor. Review with Architect prior to installation

Comply with manufacturer's written instructions and recommendations for installing products in applications indicated. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.

Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.

Anchors and Fasteners: Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work.

Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect. Allow for building movement, including thermal expansion and contraction.

Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

CORRECTION OF THE WORK

Repair or remove and replace defective construction. Restore damaged substrates and finishes.

CUTTING AND PATCHING

Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying

Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or

Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety

Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including

excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation

SELECTIVE DEMOLITION

requirements specified.

General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to

Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.

Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

Dispose of demolished items and materials promptly. Removed and Reinstalled Items:

Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new

Pack or crate items after cleaning and repairing. Identify contents of containers.

Protect items from damage during transport and storage.

Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

PROGRESS CLEANING

General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully. CLOSEOUT PROCEDURES

SUBSTANTIAL COMPLETION

<u>Preliminary Procedures:</u> Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the

Advise Owner of pending insurance changeover requirements.

Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar

Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities.

Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with

Include occupancy permits, operating certificates, and similar releases. Prepare and submit Project Record Documents, operation and maintenance manuals, Final Completion construction photographs, damage or settlement surveys, property surveys, and similar final record information.

manufacturer's name and model number where applicable. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.

Complete startup testing of systems. Submit test/adjust/balance records.

Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar

Advise Owner of changeover in heat and other utilities.

Submit changeover information related to Owner's occupancy, use, operation, and maintenance. Complete final cleaning requirements, including touchup painting.

Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or

Results of completed inspection will form the basis of requirements for Final Completion.

FINAL COMPLETION

<u>Preliminary Procedures:</u> Before requesting final inspection for determining date of Final Completion, complete the

Submit a final Application for Payment

Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.

Submit evidence of final, continuing insurance coverage complying with insurance requirements. Instruct Owner in operation, adjustment, and maintenance of products, equipment, and systems.

Inspection: Submit a written request for final inspection for acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will review a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued

Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

LIST OF INCOMPLETE ITEMS (PUNCH LIST) Preparation: Submit three copies of list. Include name and identification of each space and area affected by

construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.

Organize list of spaces in sequential order.

Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.

WARRANTIES

Submittal Time: Submit written warranties for the Work where commencement of warranties other than date of Substantial Completion is indicated

FINAL CLEANING

General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.

PROJECT RECORD DOCUMENTS

RECORD DRAWINGS

Record Prints: Maintain one set of blue- or black-line white prints of the Contract Drawings and Shop Drawings.

Preparation: Mark Record Prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to prepare the marked-up Record Prints.

Give particular attention to information on concealed elements that would be difficult to identify or

Mark the Contract Drawings or Shop Drawings, whichever is most capable of showing actual physical conditions, completely and accurately. If Shop Drawings are marked, show cross-reference on the Contract Drawings.

Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different

Record data as soon as possible after obtaining it. Record and check the markup before enclosing

categories of the Work at same location. RECORDING AND MAINTENANCE

concealed installations.

Recording: Maintain one copy of each submittal during the construction period for Project Record Document purposes. Post changes and modifications to Project Record Documents as they occur; do not wait until the end of Project.

<u>Maintenance of Record Documents and Samples:</u> Store Record Documents and Samples in the field office apart from the Contract Documents used for construction. Do not use Project Record Documents for construction purposes. Maintain Record Documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to Project Record Documents for Architect's reference during normal working hours.

HAYES GROUP ARCHI TECTS

HAYES GROUP ARCHITECTS, 2657 SPRING STREET REDWOOD CITY, CA 94063 P. 650.365.0600 F. 650.365.0670

PROJECT ADDRESS:

www.thehayesgroup.com

411 KIPLING STREET Palo Alto, California 94301

ISSUANCE: HRB PLANNING SUBMISSION 01.26.2024 **PLANNING SUBMISSION** 08.15.2024

SHEET REVISIONS:

NO. DESCRIPTION

PROJECT REQUIREMENTS

DRAWING CONTENT

STAMP

2314.03 SCALE: AS NOTED

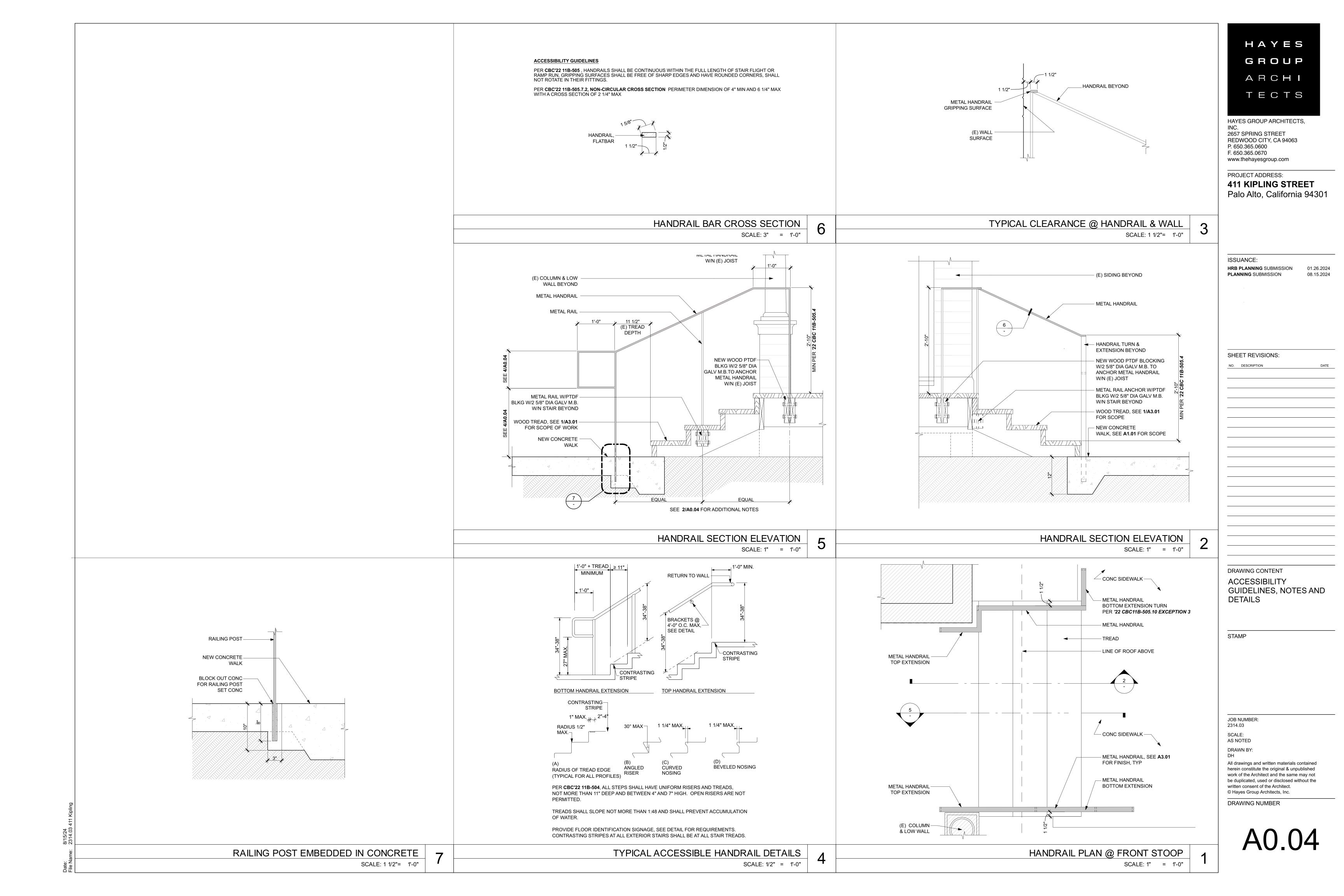
DRAWN BY:

JOB NUMBER:

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.

DRAWING NUMBER

© Hayes Group Architects, Inc.



						Compliance P	ath Veri	fication		
		P	lan Sheet, Spec or Attachment	Plan	Check	Rough GB Inspection IVR # 152	Fin	nal Inspect	tion IVR#	
1 Planning and	Design	Code Section Y N R		CORR	INITIAL	CORR INITIA				
Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1 X		8						
	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1 X		0						
	Best management practices	5.106.1.2 X		D.						
	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4		Œ			4	4		
	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)	5.106.4.1.1		D.			D		C	
	Long term bicycle parking	5.106.4.1.2		Φ			D		0	
	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10 X		9			D.			_
	ncy and Conservation	5 202 4					********	1000000	_	
Mandatory	Meters, separate submeters or metering devices shall be installed as follows:	5.303.1		ш			0		\blacksquare	
-	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2		m		σ.				
	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1		n			E)		ū	
Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1		n			D .		ū	
Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2		m			0		n .	П
Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1		D.					a	П
-	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2		D.					. 1	
•	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1		co:						H
	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2								
	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3					4			H
	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4		H.			4		<u> </u>	
,	· · · · · · · · · · · · · · · · · · ·			D.			10	4	<u> </u>	
	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5		Di .			В		п	ш
Mandatory	Commercial kitchen equipment	5.303.4		Di .			п		п	
Mandatory	Food Waste Disposers	5.303.4.1		D					D	
Mandatory	Indoor Water Use: Areas of additions or alteration	5.303.5		Di .			G G		ca .	
Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)	5.303.6		m			e e		п	
Mandatory	Outdoor potable water use in landscape areas (MWELO)	Title 23, Chapter 2.7/ 5.304.1		Di .			0		D.	П
Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2		т			E .			П
,	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306		m						H
		PAMC 16.14.350 Section 5.307								-
	Cooling Tower Water Use (locally amended)	PAI/IC 16.14.350 Section 5.307		¥::::::			19		<u> </u>	
	servation and Resource Efficiency	E 407 4 V			E \$20000000000				_	
	Weather protection	5.407.1 X		D.		See Foundation	Inspection	checklist.	RESERVE	
	Moisture control: Sprinklers	5.407.2.1		m :::					Ď.	
	Moisture control: Entries and openings	5.407.2.2 X		m					D.	
landatory	Moisture control: Exterior door protection	5.407.2.2.1 X		D					п	
landatory	Moisture control: Flashing	5.407.2.2.2 X		Di .					D.	
landatory	Construction waste management	5.408.1 X		m						П
landatory	Construction waste management plan	5.408.1.1 X		D						
-	Waste management company	5.408.1.2 X		m .						
	Waste stream reduction alternative	5.408.1.3 X		m						Н
	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4 X							\vdash	Н
		5.408.2		u.					\vdash	Н
	Universal waste [AA]			Д			-		\blacksquare	Н
,	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3		D.						
-	Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards of 65%)	PAMC 16.14.410 Section A5.408		See ww	vw.greenl	halosystems.	com			
landatory	Recycling by occupants (with exceptions)	5.410.1		n						
landatory	Recycling by occupants: Additions (with exceptions)	5.410.1.1		o.						
landatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations [N] [AA]	5.410.4		m			а			
andatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2		n .			a			
-	Testing and adjusting: Procedures	5.410.4.3		D.						
andatory	Testing and adjusting: HVAC balancing	5.410.4.3.1		m			1			
andatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4					4			F
-		5.410.4.5		H			4			F
	Operation and maintenance (O&M) manual			D.			10	.		
	Inspection and reports	5.410.4.5.1		D .			i i			
Mandatane	Performance reviews – Energy (projects over 10,000 square feet)	PAMC 16.14.370 Section 5.410.4.7		Ď.		ø				
	Performance reviews – Water (sites > 1 acre)	PAMC 16.14.380 Section 5.410.4.8					-			-

					Compliance Path Verification							
				Plan Sheet, Spec or Attachment	Plan Check		Rough GB Inspection IVR #152		Part 1	Part 1	ection IVR	Part 2
	mental Quality	Code Section Y	N	Reference	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
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Mandator		5.504.4.3.2 X	,									
Mandator		5.504.4.4										
Mandator	y Carpet systems: Carpet cushion	5.504.4.4.1			0				П			
Mandator	y Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2	\top		c .				П		6	
Mandator	y Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5 X			0				П			
Mandator		5.504.4.5.3			0				П			
Mandator	y Resilient flooring systems	5.504.4.6			c .				П		:	
Mandator		5.504.4.6.1			0				П			
Mandator		5.504.5.3			o .				П			
Mandator		5.504.7			0				ū			
Mandator	v Indoor moisture control	5.505.1			0				П			
Mandator		5.506.1			0			Т	П			
Mandator		5.506.2			0				П		:	
Mandator	, , , , , , , , , , , , , , , , , , , ,	PAMC 16.14.390			0				П			
Mandator	y Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4			O				ш		0	
Mandator	y Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1			0				П		D	
Mandator	y Noise exposure where noise contours are not readily available	5.507.4.1.1			0				П		0	
Mandator	y Exterior noise transmission, performance method	5.507.4.2			0							
Mandator	y Site features	5.507.4.2.1 X			0							
Mandator	y Documentation of compliance	5.507.4.2.2			o .							
Mandator	y Interior sound transmission (with note)	5.507.4.3			0							
Mandator	y Ozone depletion and greenhouse gas reductions	5.508.1			0				Д			
Mandator	y Chlorofluorocarbons (CFC's)	5.508.1.1			o .				П			
Mandator	y Halons	5.508.1.2			o .				Д		0	
Mandator	y Supermarket refrigerant leak reduction	5.508.2			0							
Mandator	y Refrigerant piping	5.508.2.1			o .							
Mandator		5.508.2.2			o .							
Mandator	y Refrigerant piping access valves	5.508.2.2.2			o							
Mandator	y Refrigerated service case	5.508.2.3			o .							
Mandator	y Refrigerant receivers	5.508.2.4			o							
Mandator		5.508.2.5			0							
Mandator	y Evacuation (after pressure testing)	5.508.2.6			О							
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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 Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here A0.05

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

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

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

SECTION TO BE COMPLETED AFTER CONSTRUCTION

CALGreen inspections were performed throughout

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

The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2). I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section

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

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

CITY STAMPS ONLY

Address: Project,

JOB NUMBER: 2314.03

SCALE: AS NOTED

> All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the

written consent of the Architect.

HAYES

GROUP

ARCHI

TECTS

HAYES GROUP ARCHITECTS,

411 KIPLING STREET

Palo Alto, California 94301

01.26.2024

08.15.2024

2657 SPRING STREET

www.thehayesgroup.com

PROJECT ADDRESS:

P. 650.365.0600 F. 650.365.0670

ISSUANCE:

HRB PLANNING SUBMISSION

PLANNING SUBMISSION

SHEET REVISIONS:

DRAWING CONTENT

MEASURES

STAMP

CALGREEN MANDATORY

CHECKLIST

OR N

ODE

GREEN

2022

GB-1

REDWOOD CITY, CA 94063

© Hayes Group Architects, Inc. DRAWING NUMBER

Title 24, Part 11, California Green Building Code (CALGreen) City of Palo Alto Green Building Program and Resources City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

https://www.dgs.ca.gov/BSC/CALGreen https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance Application: This sheet shall be used for nonresidential projects that do not trigger Tier 1 or Tier 2 requirements and include: Tenant improvements, renovations or alterations with a permit value of \$200,000 or more.

2022 NONRESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY

MANDATORY

POLLUTION PREVENTION—IT'S PART OF THE PLAN

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

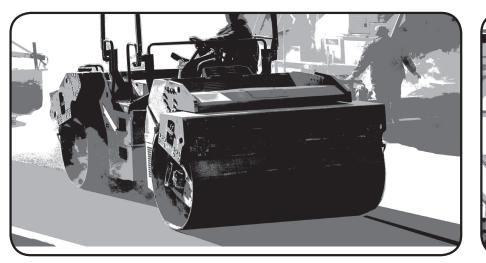
Runoff from streets and other paved areas is a major source of pollution to San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep construction dirt, debris, and other pollutants out of storm drains and local creeks. Following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













MATERIALS & WASTE **MANAGEMENT**

Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

are being transported to and from site.

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

EQUIPMENT MANAGEMENT EARTHMOVING & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them. ☐ Clean up spills on dirt areas by digging up and properly

disposing of contaminated soil.

☐ Report any hazardous materials spills immediately! Call City of Palo Alto Communications, (650) 329-2413. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Grading and Earthwork

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

Contaminated Soils

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

Landscaping

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

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

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

Dewatering

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

PAVING/ASPHALT WORK

Paving

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

Sawcutting & Asphalt/Concrete Removal

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

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

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





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

250 Hamilton Avenue Palo Alto, CA 94301 650.329.2211 cityofpaloalto.org





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HRB PLANNING SUBMISSION 01.26.2024

SHEET REVISIONS:

DRAWING CONTENT PALO ALTO POLLUTION PREVENTION GUIDELINES, BEST

STAMP

MANAGEMENT

PRACTICES

JOB NUMBER:

SCALE: AS NOTED

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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/.

TRI	EE DISCLOSURE STATEMENT Planning Division, 250 Hamilton Ave Palo Alto, CA 94 (650) 329-2 http://www.cityofpaloalto	enue 301 2441
property, and that they be sho	napter 8.10.040, requires disclosure and protection of certain trees located on private and public own on approved site plans. A completed disclosure statement must accompany all building pen rior work, all demolition or grading permit applications, or other development activity.	
PROPERTY ADDRESS: 41	11 KIPLING	
Are there Regulated trees o	on or adjacent to the property? X YES NO (If no, proceed to Section 4)	
Sections 1- 4 MUST be con	mpleted by the applicant. Please circle and/or check where applicable.]	
On the property On adjacent prope	ck those that apply. (Plans must be submitted showing over 4" diameter trees) erty overhanging the project site	
Street trees require special pr	r strip or right-of-way easement within 30' of property line (Street Trees)* rotection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must pro-	
encing (see attached Detail #605	tion Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, I 5).	II or III
2. Are there any Protected or Protected Tree (s) Designated Tree (
☐On or overhanging		
If Yes, a Tree Preservation Repo Attach this report to Sheet T-1,:7	within the dripline? (radius 10 times the trunk diameter) of these trees? YES XNO ort must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.25). Tree Protection, its Part of the Plan!", per Site Plan Requirements.	
	nents** completed? XYES NO	
lripline; (2) Plans must denote, a	during development require the following: (1) Plans must show the measured trunk diameter and canopy as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - ees/forms.htm (See also TTM, Section 2.15 for area to be fenced)	
nisleading information in resp	the conditions of this disclosure. I understand that knowingly or negligently providing false opense to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Sect riminal and/or civil legal action.	
Signature:(Prop. Owner or	Print: Date:	
Protective Fencing	FOR STAFF USE:	
Redwoods which are 18" in diameter	trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Cor or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) on-residential property trees, which are part of an approved landscape plan.	oast
Palo Alto Tree Technical Manual (7	TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html	
S:Plan/Pladiv/Arborist/Tree Protection	n Info/Tree Disclosure Statement Revis	sed 08/06
		$\overline{}$
City of Palo 250 Hamilton Av	o Alto venue, Palo Alto, CA 94301	
Search:	□ Advanced Browse By Topic □ □ Community Environment	
Home Finding &	Tree Technical Manual	
A COS		
TREE	To <u>purchase</u> the Tree Technical Manual	
PROGRAMS	June, 2001 First Edition	
<u>Home</u>	View by section:	
City-owned Trees Privately-owned Trees	 <u>Table of Contents</u> (PDF, 87KB) <u>Intent and Purpose</u> (PDF, 1.05MB) 	
About the Tree Ordinance	 Introduction - Use of Manual (PDF, 1.05MB) Section 1.0 - Definitions (PDF, 96KB) 	
Title 8.10	 Section 2.0 - Protection of Trees During Construction (PDF, 259KB) Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB) 	
Heritage Trees	 Section 4.0 - Hazardous Trees (PDF, 105KB) Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB) Section 6.0 - Tree Reports (PDF, 84KB) 	
Forms		1
Forms Tree Technical Manual		
Forms	View ALL sections:	
Forms Tree Technical Manual FAQs	View ALL sections:	
Forms Tree Technical Manual FAQs Contact Us	View ALL sections: • Tree Technical Manual - Full (PDF, 1.84MB) APPENDICES A. Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations B: Tree City - USA	
Forms Tree Technical Manual FAQs Contact Us	View ALL sections: • Tree Technical Manual - Full (PDF, 1.84MB) APPENDICES A. Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations	

G: Pruning Performance Standards, ANSI A300-1995 (Reference source) H:

Tree Planting Details, Diagram 504 & 505

Palo Alto Standard Tree Protection Instructions

: Tree Disclosure Statement

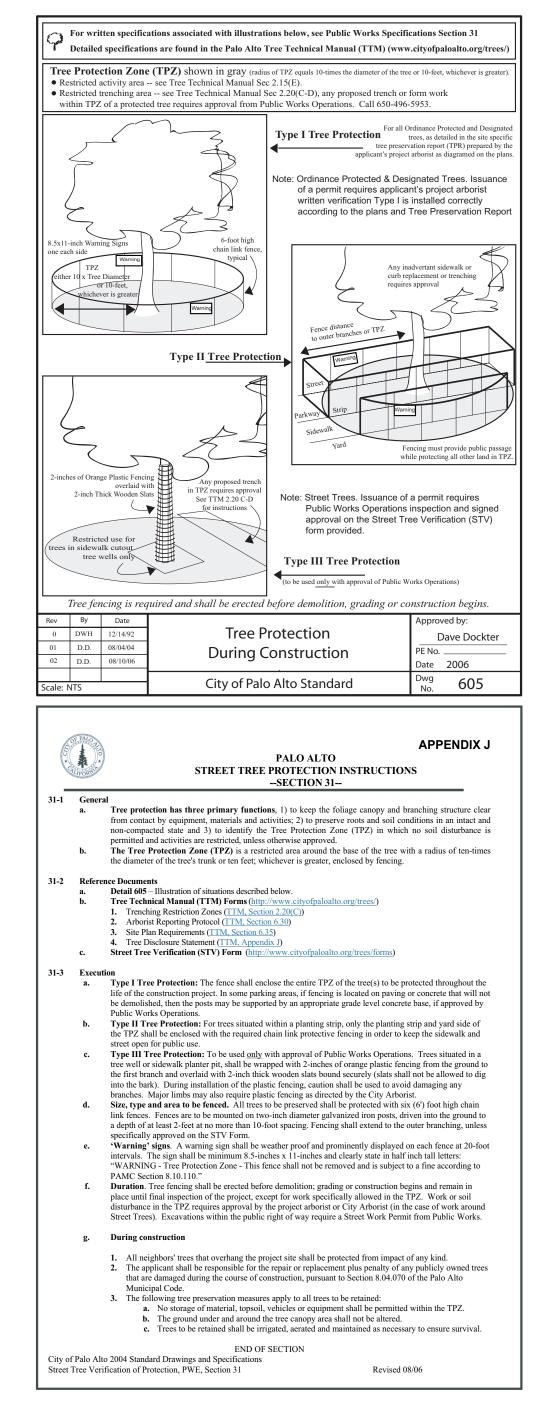
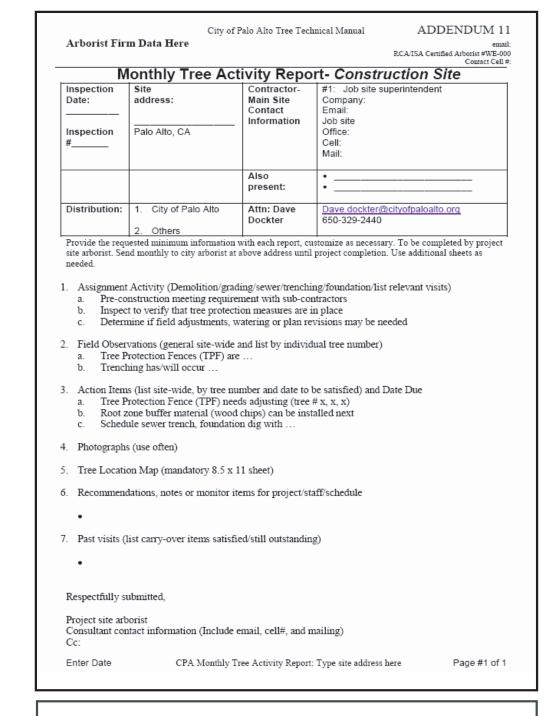


Table	2-2 Palo Alto Tree Technical Manual
	CONTRACTOR & ARBORIST INSPECTION SCHEDULE
	Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/
ALL CI	HECKED ITEMS APPLY TO THIS PROJECT:
	Inspection of Protective Tree Fencing. For Public Trees, the Street Tree Verification Form sha signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building per (See TTM, Verification of Tree Protection, Section 1.39).
2. 💌	Pre-Construction Meeting. Prior to commencement of construction, the applicant or contractor conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system involved, the Parks Manager (Contact 650-496-6962).
3. 🗹	Inspection of Rough Grading or Trenching. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall prothe project arborist at least 24 hours advance notice of such activity.
4. 🗹	Monthly Tree Activity Report Inspections. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are <i>any revisions</i> to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning I landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
5. 🗹	Special activity within the Tree Protection Zone. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
6.	Landscape Architect Inspection. For discretionary development projects, prior to temporary of final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7.	List Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, e
	*
	*

OF PALO	City of Palo Al Tree Department Public Works Operations PO Box 10250 Palo Alto, C/ 650/496-5953 FAX: 650/85 treeprotection@CityofPaloA	A 94303 2-9289	Verification of Street Tree Protecti	on
			orm. Mail or FAX this form along with signed 7 rks Tree Staff will inspect and notify applicant.	ree
APPLICATION	DATE:			
ADDRESS/LOC TREES TO BE	CATION OF STREET PROTECTED:			
APPLICANT'S	NAME:			
APPLICANT'S	ADDRESS:			
APPLICANT'S & FAX NUMBE				
This section to b	e filled out by City Tree St	aff		
	Trees at the above are adequately		YES □ NO* □	
protected. T used is:	he type of protection		* If NO, go to #2 below	
Inspected by	:			
Date of Inspe	ection:			
address are protected. T modification	Trees at the above NOT adequately he following s are required: v the required s were communicated cant.			
Subsequent Ins	pection			
Street trees at a to be adequately	bove address were found y protected:	*	YES NO* NO* If NO, indicate in "Notes" below the disposition of ca	ise.
Inpsected by:			·	
Date of Inspect	ion:			
site, condition a installed. Also r	v street trees by species, nd type of tree protection note if pictures were k of sheet if necessary.			
Return approve S:PWD/OPS/Tree/DS/		demolition	or building permit issuance.	5/1706



---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 MA	NDATORY				
PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFOR REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.					
BUILDING PERMIT DATE:					
DATE OF 1ST TREE ACTIVITY REPORT:					
CITY STAFF:					
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHAL VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED ALL ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTIS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO SECTION 2.00 AND ADDENDUM 11.	ND WILL INCLUDE ALL CONTRACTOR ION ROOT ZONE. NON-COMPLIANCE				

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

Use addtional "T" sheets as needed

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



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ISSUANCE:

HRB PLANNING SUBMISSION 01.26.2024 **PLANNING SUBMISSION**

08.15.2024

SHEET REVISIONS:

DRAWING CONTENT PALO ALTO, T-1 TREE PROTECTION PLAN

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JOB NUMBER:

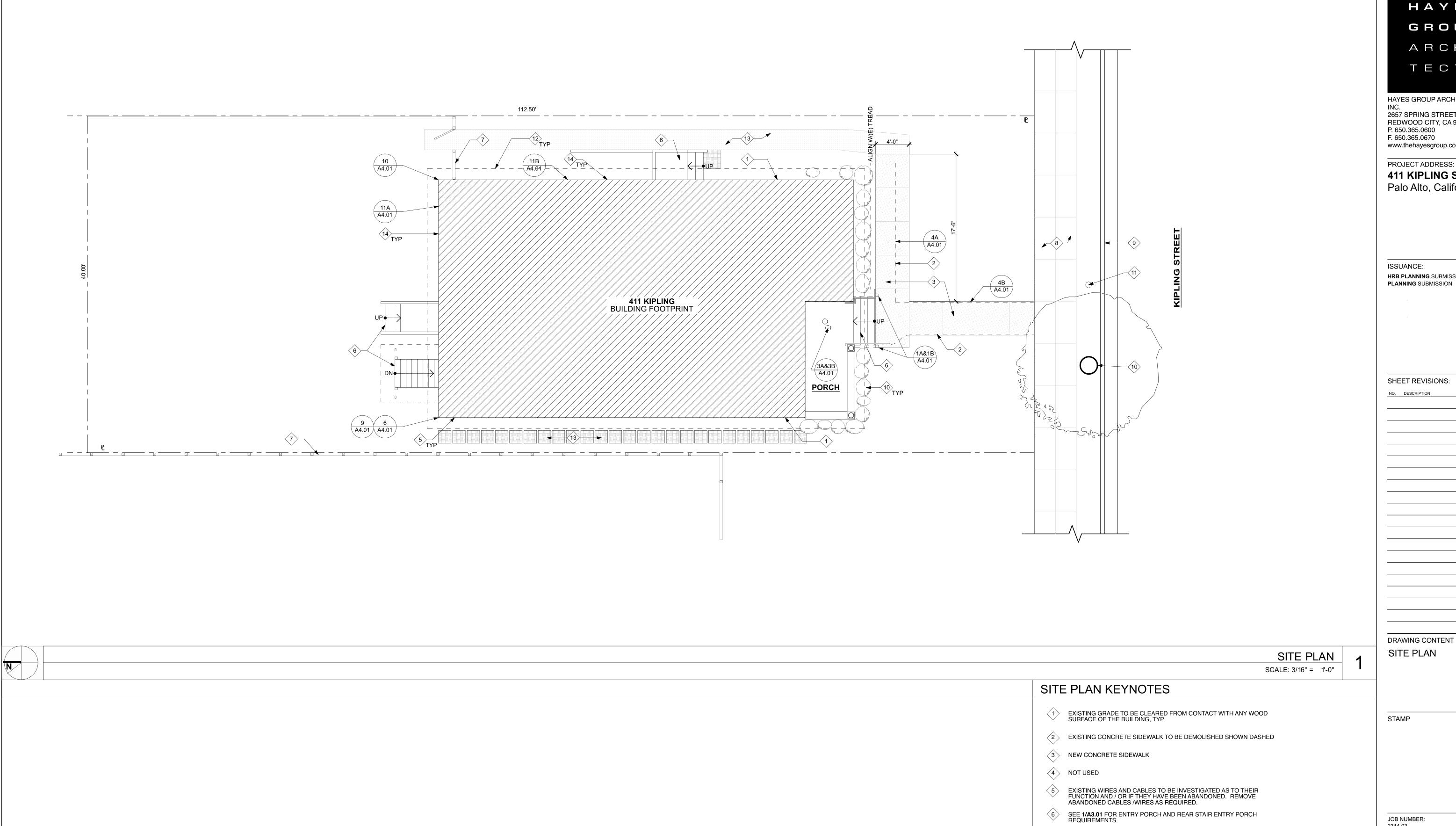
SCALE: AS NOTED DRAWN BY:

2314.03

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T-1



HAYES GROUP ARCHI TECTS

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SHEET REVISIONS:

SITE PLAN

JOB NUMBER:

2314.03

7 EXISTING WOOD FENCE

9 EXISTING STREET CURB

11) EXISTING STREET LIGHT

12 ROOF OVERHANG ABOVE

10 EXISTING LANDSCAPE, TREE, SEE **A0.07** FOR TREE PROTECTION

(13) EXISTING PAVER OR OTHER WALKING SURFACE

14 PATCH AND SACK EXTERIOR OF CONCRETE FOOTING

8 CITY SIDEWALK

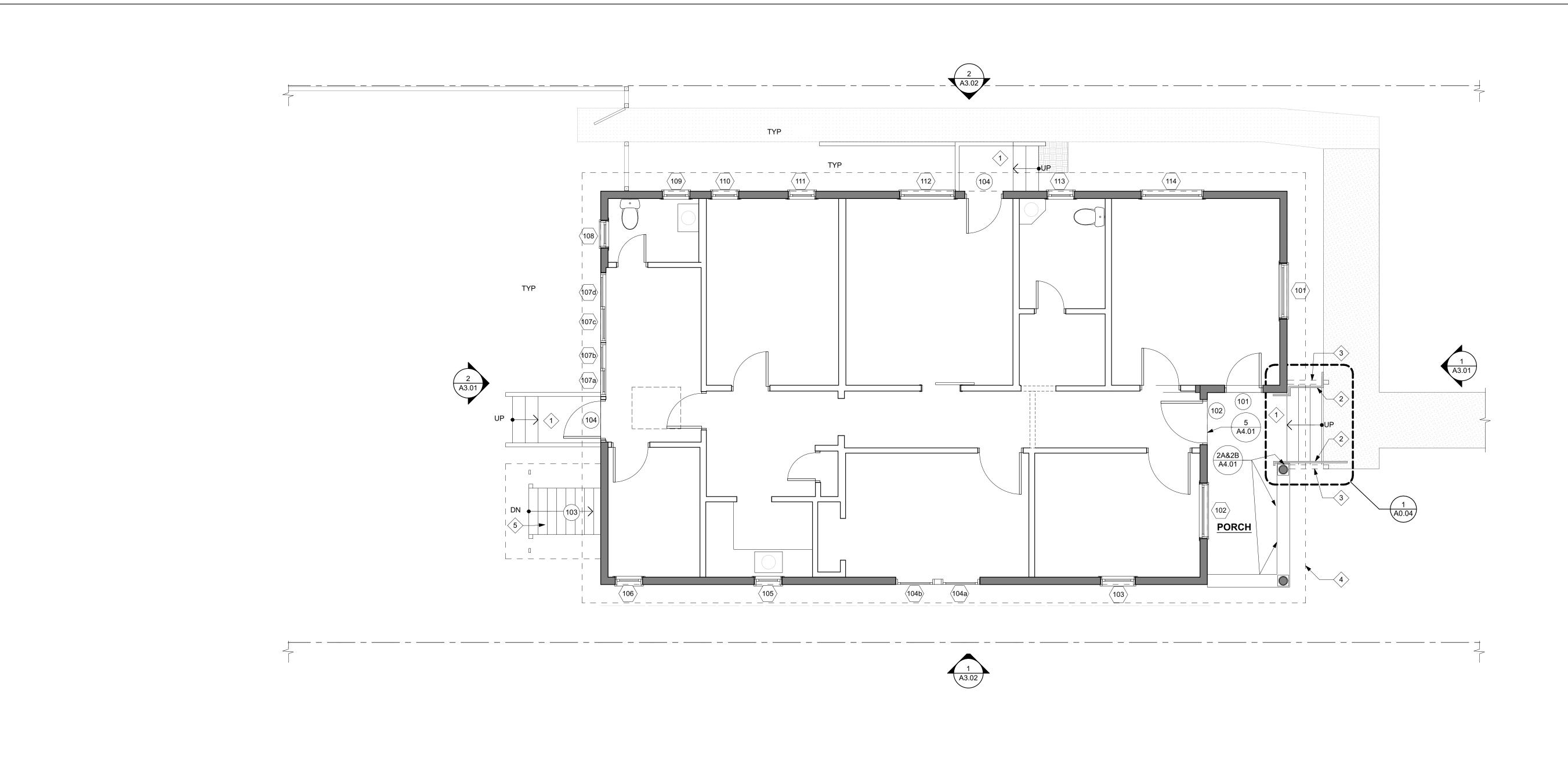
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DRAWING CONTENT FIRST FLOOR PLAN FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES

PROVIDE PROPOSED REPAIR PROPOSED REPAIR PROVIDE PROPOSED REPAIR PROVIDE 1 ENTRY PORCH AND REAR STAIR ENTRYS, SEE 1, 2 & B3&4/A3.01 FOR REHABILITATION WORK EXISTING EXTERIOR WOOD FRAME WALL (112) 102 (113) 102 103 104a 104b 105 106 NEW METAL HANDRAIL, SEE DETAILS AND ACCESSIBILITY REQUIREMENTS ON SHEET **A0.04** EXISTING INTERIOR WOOD FRAME WALL 103 (114) 3 REMOVE EXISTING WOOD HANDRAIL SHOWN DASHED 104 — - - — PROPERTY LINE 4 EXISTING ROOF OVERHANG SHOWN DASHED ABOVE 5 STEPS TO BASEMENT SHEET NOTES 107a 107b 107c 107d 1. GENERAL CONTRACTOR TO UTILIZE DOOR AND WINDOW TAGS PROVIDED ON THIS PLAN TO EVALUATE AND NOTE THEIR CONDITION, SEE REHABILITATION REQUIREMENTS ON A3.01 DRAWING SERIES 2, INTERIOR OF BUILDING IS NOT IN SCOPE 108 (110) (111)

WINDOW SCHEDULE / NOTES

DOOR SCHEDULE / NOTES

SYMBOL LEGEND

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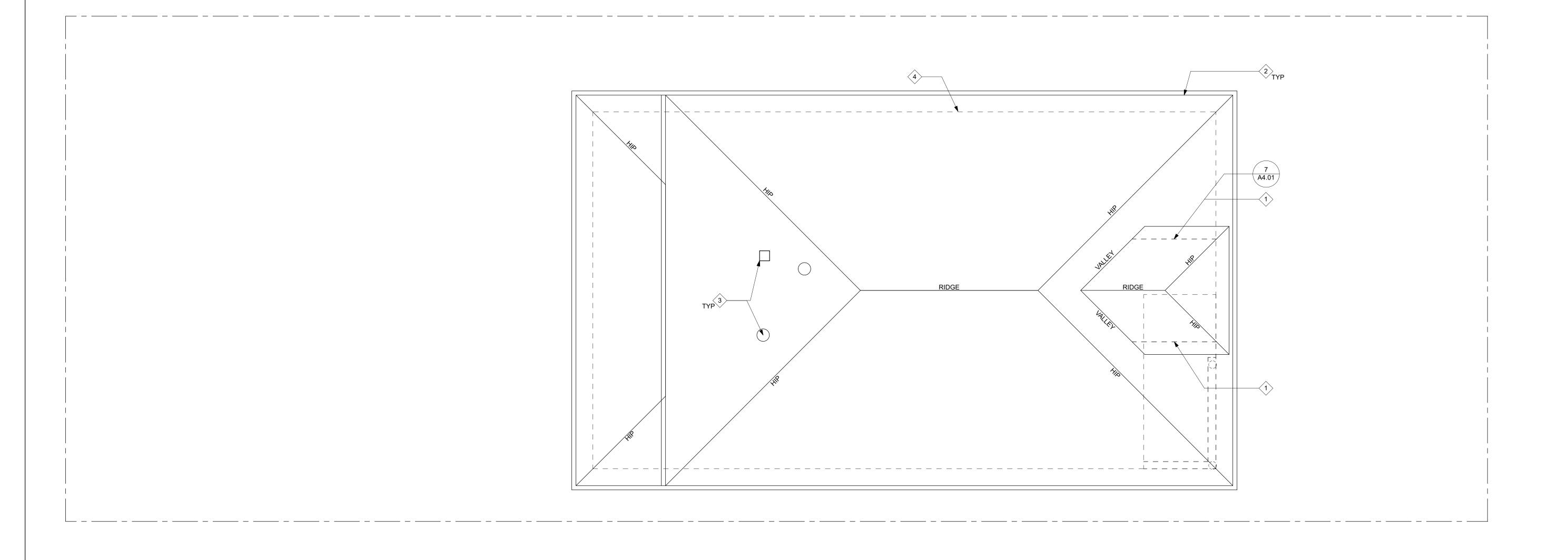
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ROOF PLAN

STAMP

ROOF PLAN

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

JOB NUMBER: 2314.03

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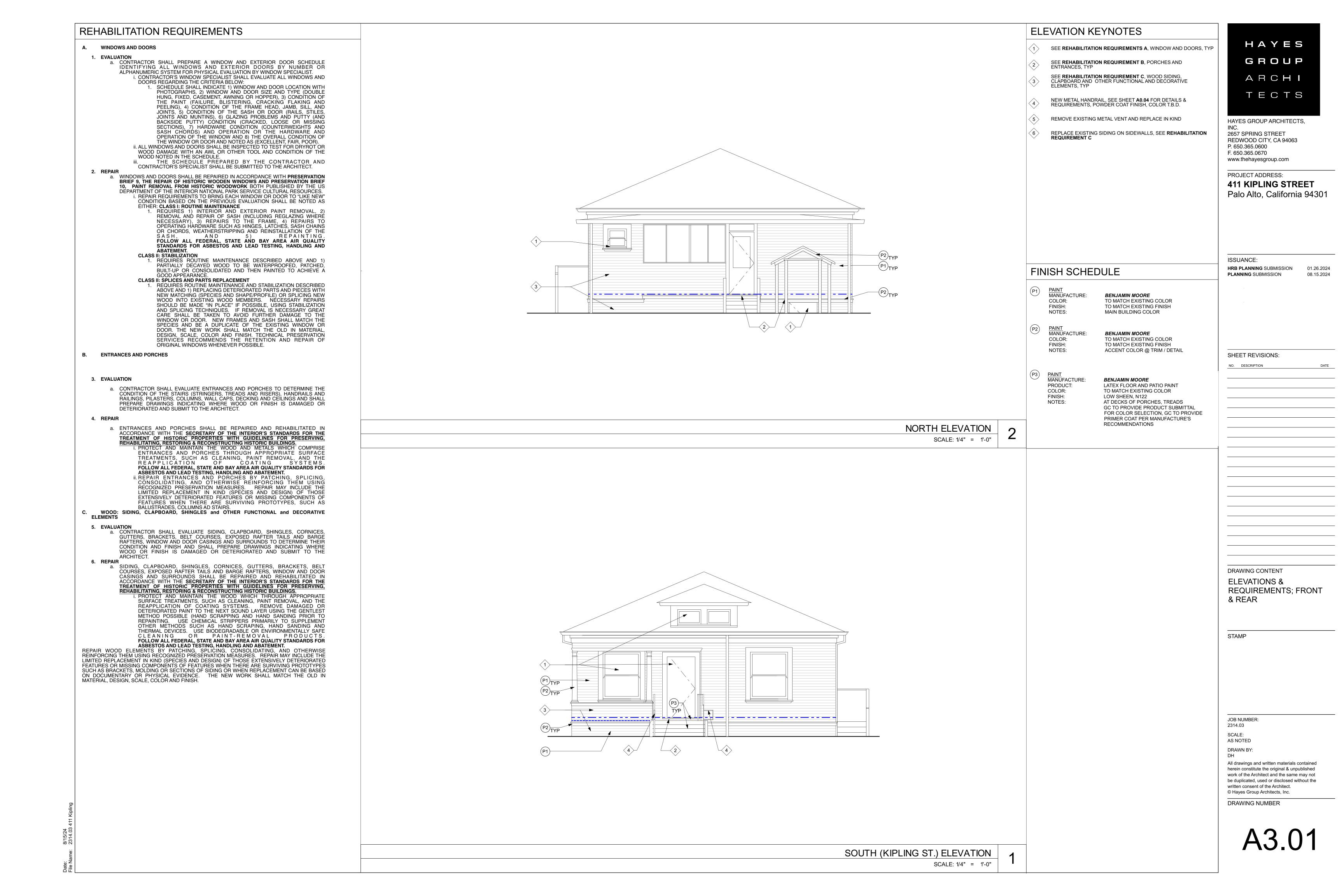
ROOF PLAN KEY NOTES

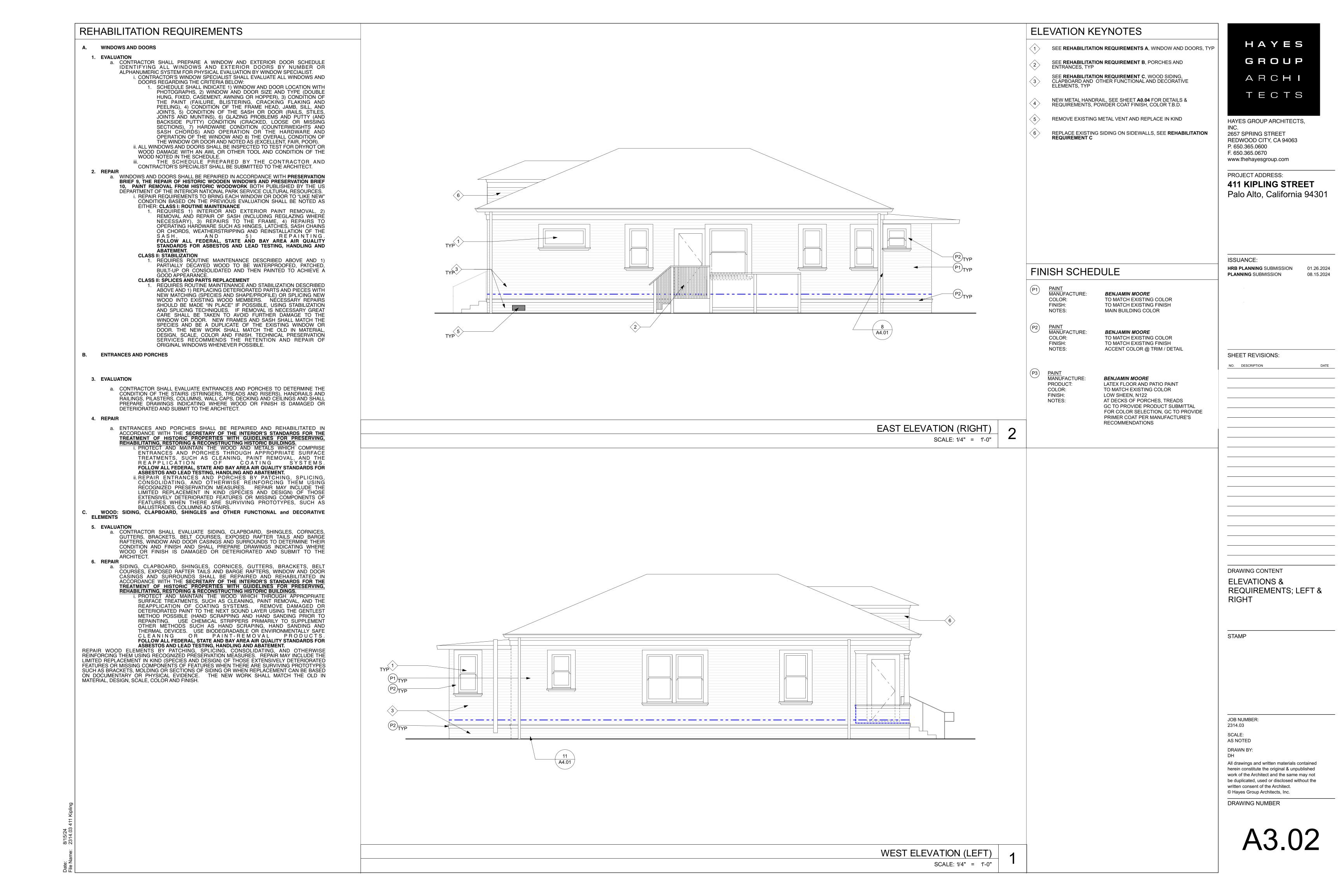
REPLACE SIDEWALL SHINGLES AT ROOF OF ENTRY PORCH, SEE **C/A3.01 & 1/A3.01** FOR REHABILITATION REQUIREMENTS

2 EXISTING ROOF GUTTER AND DOWNSPOUT

PAINT ALL METAL VENTS TO MATCH SHINGLE COLOR

4 EXTERIOR WALL BELOW SHOWN DASHED





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ISSUANCE: HRB PLANNING SUBMISSION 01.26.2024 **PLANNING** SUBMISSION 08.15.2024

SHEET REVISIONS:

DRAWING CONTENT

BUILDING REFERENCE

STAMP

PHOTOS

JOB NUMBER: 2314.03

SCALE: AS NOTED

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DRAWING NUMBER

A4.01



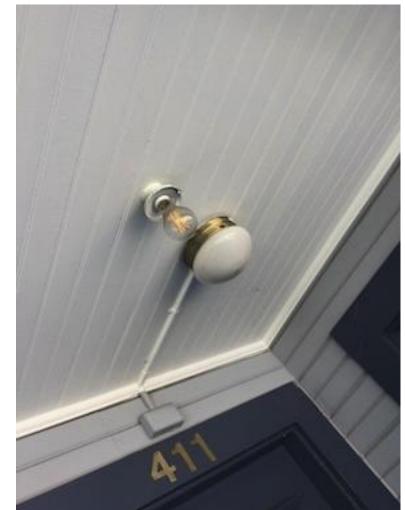
REMOVE LARGER UNORIGINAL LIGHT FIXTURE & REPLACE GLOBE OF SMALLER ORIGINAL LIGHT FIXTURE

REPAIR /REMOVE/ REPLACE DAMAGED AND/

REMOVE WOOD HANDRAIL, SEE **A0.04** FOR

NEW RAILING

OR UNORIGINAL SIDING, TRIM & DECKING



REMOVE LARGER UNORIGINAL LIGHT FIXTURE & REPLACE GLOBE OF SMALLER ORIGINAL LIGHT **FIXTURE**

REPAIR /REMOVE/ REPLACE DAMAGED AND/

OR UNORIGINAL SIDING, TRIM & DECKING

REMOVE WOOD HANDRAIL, SEE **A0.04** FOR

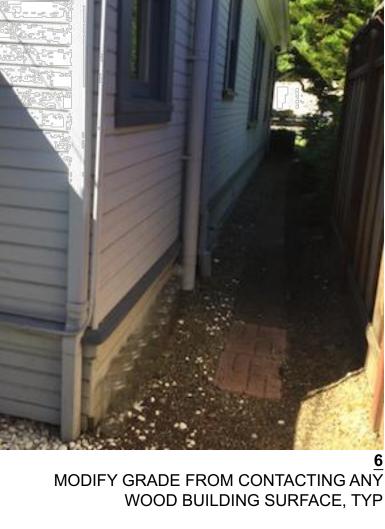
NEW RAILING



MODIFY GRADE FROM CONTACTING ANY WOOD BUILDING SURFACE, TYP





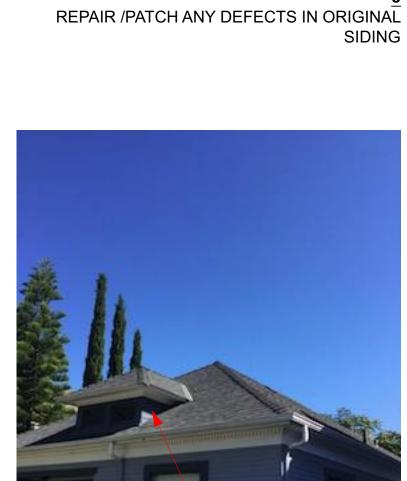


REPAIR CHIPS IN WOOD DOOR SILL

REMOVE EXISTING DAMAGED WALKING

MODIFIED LOCATION

PATH & REPLACE IN KIND, SEE A1.01 FOR



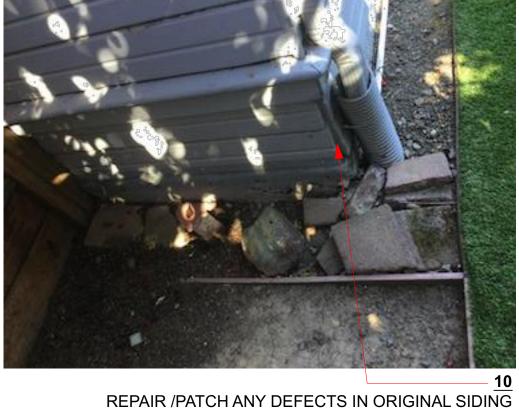


REHABILITATION REQUIREMENTS



REPAIR / REPLACE IN KIND ORIGINAL SIDING, BOTH SIDES OF DORMER, SEE C/A3.01 FOR





ADD CORNER TRIM WHERE NECESSARY

PATCH AND SACK EXPOSED CONCRETE

FOUNATION



REMOVE EXISTING DAMAGED WALKING PATH & REPLACE IN KIND, SEE A1.01



MODIFY GRADE FROM CONTACTING ANY WOOD BUILDING SURFACE, TYP



PATCH AND SACK EXPOSED CONCRETE

FOUNATION



REMOVE UNORIGINAL SIDING, REPLACE TO MATCH ORIGINAL, TYP