

A photograph of a light blue, single-story house with a dark grey roof and a small dormer. The house features a front porch with a white picket fence in the foreground. A large tree is on the left, and a modern building is visible in the background.

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ISSUANCE:	
ARB PLANNING SUBMISSION	01.26.202
PLANNING SUBMISSION	08.15.202

[illegible]

TAMP

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Hayes Group Architects, Inc.

A0.01

Date: 8/15/24
File Name: 2314.03 411 Kipling



PROJECT ADDRESS:
411 Kipling Street
Palo Alto, California 94301

ISSUANCE:	
HRB PLANNING SUBMISSION	01.26.2024
PLANNING SUBMISSION	08.15.2024

SHEET REVISIONS:

[illegible]

DRAWING CONTENT

PROJECT REQUIREMENTS

STAMP

JOB NUMBER:

SCALE:

AS NOTED

DRAWN BY

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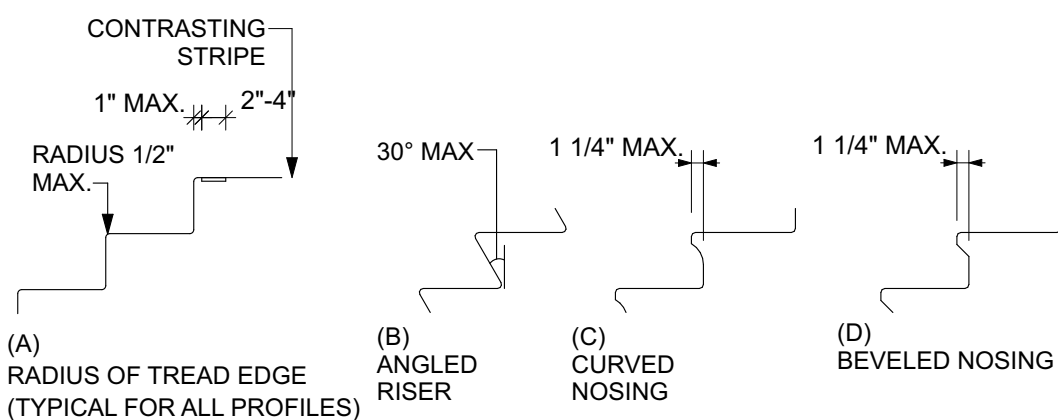
DRAWING NUMBER

A0.03



PER **CBC'22 11B-505**, HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF STAIR FLIGHT OR RAMP RUN, GRIPPING SURFACES SHALL BE FREE OF SHARP EDGES AND HAVE ROUNDED CORNERS, SHALL NOT ROTATE IN THEIR FITTINGS.

PER CBC'22 11B-505.7.2, NON-CIRCULAR CROSS SECTION PERIMETER DIMENSION OF 4" MIN AND 6 1/4" MAX
WITH A CROSS SECTION OF 2 1/4" MAX



PER CBC'22 11B-504, ALL STEPS SHALL HAVE UNIFORM RISERS AND TREADS, NOT MORE THAN 11" DEEP AND BETWEEN 4" AND 7" HIGH. OPEN RISERS ARE NOT PERMITTED.

TREADS SHALL SLOPE NOT MORE THAN 1:48 AND SHALL PREVENT ACCUMULATION OF WATER.

PROVIDE FLOOR IDENTIFICATION SIGNAGE, SEE DETAIL FOR REQUIREMENTS.
CONTRASTING STRIPES AT ALL EXTERIOR STAIRS SHALL BE AT ALL STAIR TREADS.

TYPICAL ACCESSIBLE HANDRAIL DETAILS

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



ISSUANCE:	
HRB PLANNING SUBMISSION	01.26.2024
PLANNING SUBMISSION	08.15.2024

DRAWING CONTENT

CALGREEN MANDATORY MEASURES

JOB NUMBER:
2314.03

SCALE:
AS NOTED

DRAWN BY:
DH

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DRAWING NUMBER

CITY STAMPS ONLY

GB-1

MANDATORY



CITY OF
PALO ALTO

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://www.dgs.ca.gov/BSC/CAI/Green>
<https://www.cityofpalosalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance>
https://codellibrary.amlegal.com/codes/palosalto/latest/palosalto_ca/0-0-0-72369

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](#).

2022 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY**

Version 04/24

GB-1

MANDATORY

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.

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

- ☐ 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.

☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.

- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

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

- ❑ 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.

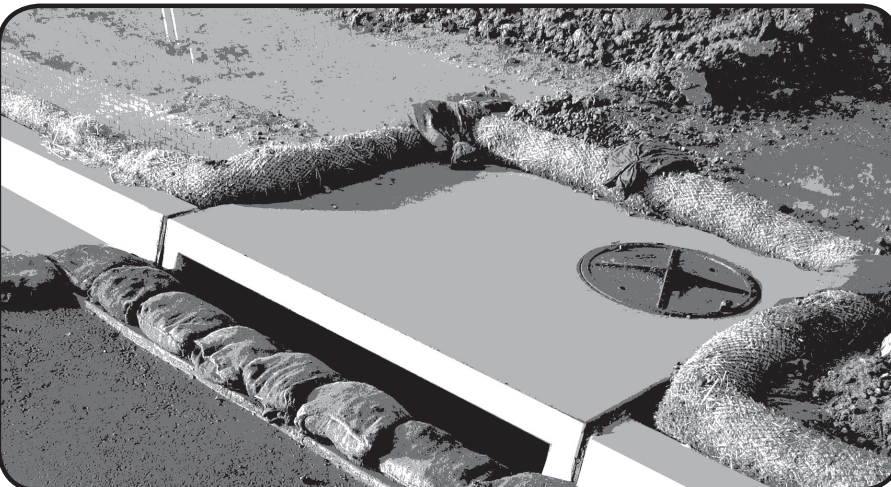


- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.

- ☐ 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.

- ☐ 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)**.



- 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.

☐ 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 disturbed by construction activities.

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.

- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



- 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.)

☐ 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.



- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.

- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

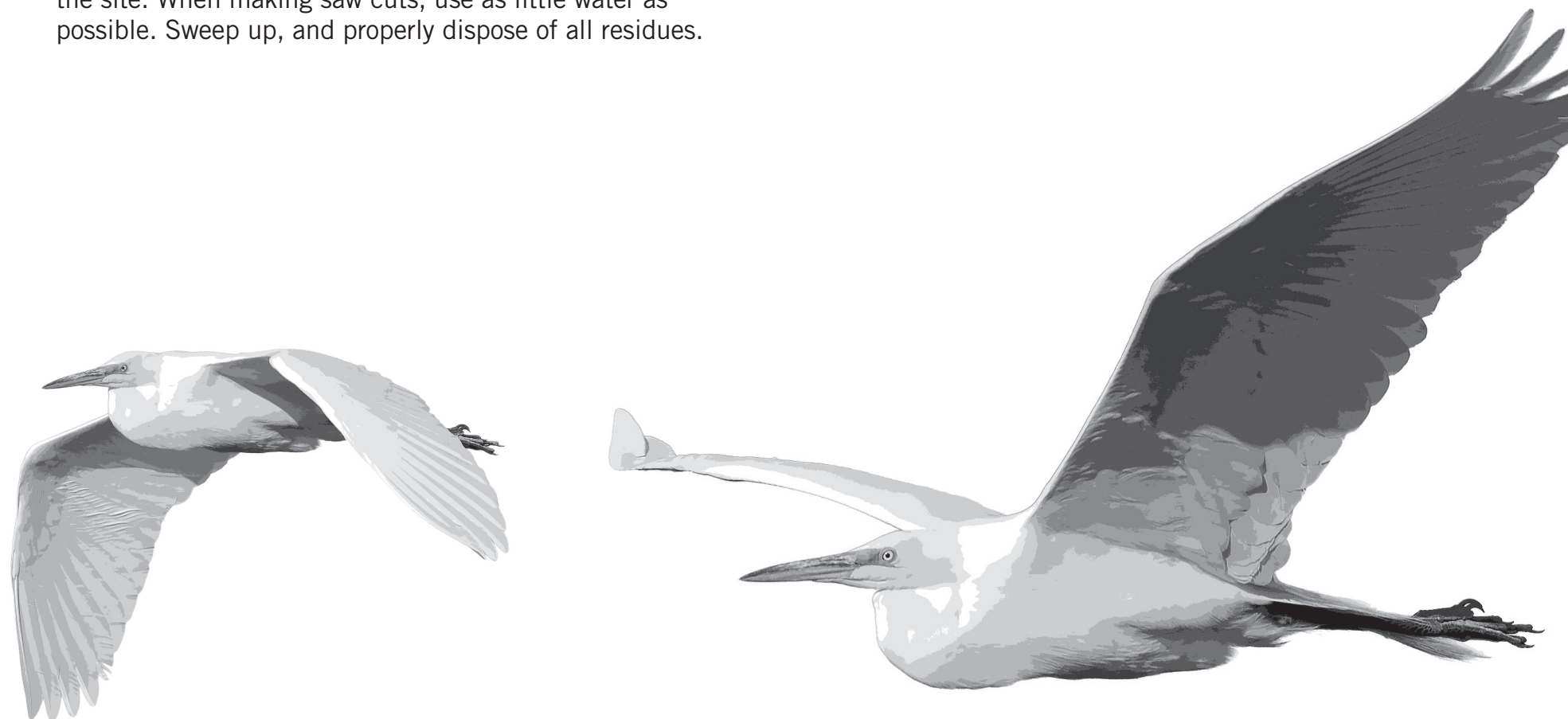
- Protect storm drain inlets during saw cutting.

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



☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.

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



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

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



A0.06

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/.

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

Tree Disclosure Statement

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

PROPERTY ADDRESS: 411 KIPLING

Are there Regulated trees on or adjacent to the property? ☒ YES ☐ NO (If no, proceed to Section 4)

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

1. Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)

☐ On the property
☒ On adjacent property overhanging the project site
☐ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 650-393 for inspection of regulated type I, II or III fencing (see attached Detail #605).

2. Are there any Protected¹ or Designated¹ Trees? ☐ YES (Check where applicable) ☐ NO

☒ Protected Tree (s)
☐ Designated Tree (s)
☐ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? ☐ YES ☒ NO
If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM - Section 6.25). Attach this report to Sheet T-1, Tree Protection, as Part of the Plan** per Site Plan Requirements.

4. Are the Site Plan Requirements** completed? ☒ YES ☐ NO

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

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

Signature: _____ (Prop. Owner or Agent) Print: _____ Date: _____

FOR STAFF USE:

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

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

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

1. Regulated Trees - a) Street trees - trees on public property; b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees - commercial or non-residential property trees, which are part of an approved landscape plan

2. Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at <http://www.cityofpaloalto.org/planning-community/tree-technical-manual.html>

S:\Plan\Plan\Arb\Tree Protection Info\Tree Disclosure Statement Revised 08/06

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

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

- Restricted activity area - see Tree Technical Manual Sec 2.15(d).
- Restricted treeing area - see Tree Technical Manual Sec 2.20C-D, any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

Type I Tree Protection

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report

Type II Tree Protection

Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection

Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

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

Tree Protection During Construction

City of Palo Alto Standard

Scale: NTS

Approved by: Dave Docker
PE No. _____
Date 2006
Dwg No. 605

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

31-1 General

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

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

31-2 Reference Documents

a. Detail #65 - Illustration of situations described below.

b. Tree Technical Manual (TTM) Forms (<http://www.cityofpaloalto.org/trees/>)

1. Treeing Restriction Zones (TTM, Section 2.20C)

2. Arborist Reporting Protocol (TTM, Section 6.25)

3. Site Plan Requirements (TTM, Section 6.39)

4. Tree Disclosure Statement (TTM, Appendix 4)

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

31-3 Execution

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

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

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

d. Size, type and area to be fenced. All trees to be protected shall be protected with an (8') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV form.

e. Warning signs. A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 5 inches x 11 inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.10".

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

g. During construction

1. All neighbor trees that overhang the project site shall be protected from impact of any kind.

2. The applicant shall be responsible for the repair and replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.

3. The following tree preservation measures apply to all trees to be retained:

a. No storage of material, spoil, vehicles or equipment shall be permitted within the TPZ.

b. The ground under and around the tree canopy area shall not be compacted.

c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION
City of Palo Alto 2014 Standard Drawings and Specifications
Street Tree Verification of Protection, PWE, Section 31

Revised 08/06

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 CHECKED ITEMS APPLY TO THIS PROJECT:

1. Inspection of Protective Tree Fencing. For Public Trees, the Street Tree Verification Form shall be 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 permit (See TTM, Verification of Tree Protection, Section 1.39).

2. Pre-Construction Meeting. Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operator, project site arborist, City Arborist, and, if a city maintained irrigation system is 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 erosion systems, tree wells, drains and special paving. The contractor shall provide the 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 any reviews to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report form shall be used and sent to the Planning Dept. Landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154 (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 outside 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 or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see 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, etc.)

Respectfully submitted,

Project site arborist
Consultant contact information (Include email, cell#, and mailing)
Cc: _____
Enter Date _____ CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

**City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650-496-5953 FAX: 650-496-2229
treeprotection@CityofPaloAlto.org**

**Verification of
Street Tree Protection**

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

APPLICATION DATE: _____

ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TELEPHONE & FAX NUMBERS: _____

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is: YES ☐ NO ☐
* If NO, go to #2 below

Inspected by: _____
Date of Inspection: _____

2. The Street Trees at the above address are NOT adequately protected. The following modifications are required: _____
Indicate how the required modifications were communicated to the applicant. _____

Subsequent inspection
Street trees at above address were found to be adequately protected: YES ☐ NO ☐
* If NO, indicate in "Notes" below the disposition of case.

Inspected by: _____
Date of Inspection: _____

Notes: List City Street trees by species, size, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.

Return approved sheet to Applicant for demolition or building permit issuance.
2 PWD/CPS/Tree/0551-Tree/Protected 5/17/06

---WARNING---
Tree Protection Zone

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

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

*Palo Alto Municipal Code Section 8.10.110

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

SPECIAL INSPECTIONS

PLANNING DEPARTMENT

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING 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 SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

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

Use additional "T" sheets as needed

Project
Data

T-1

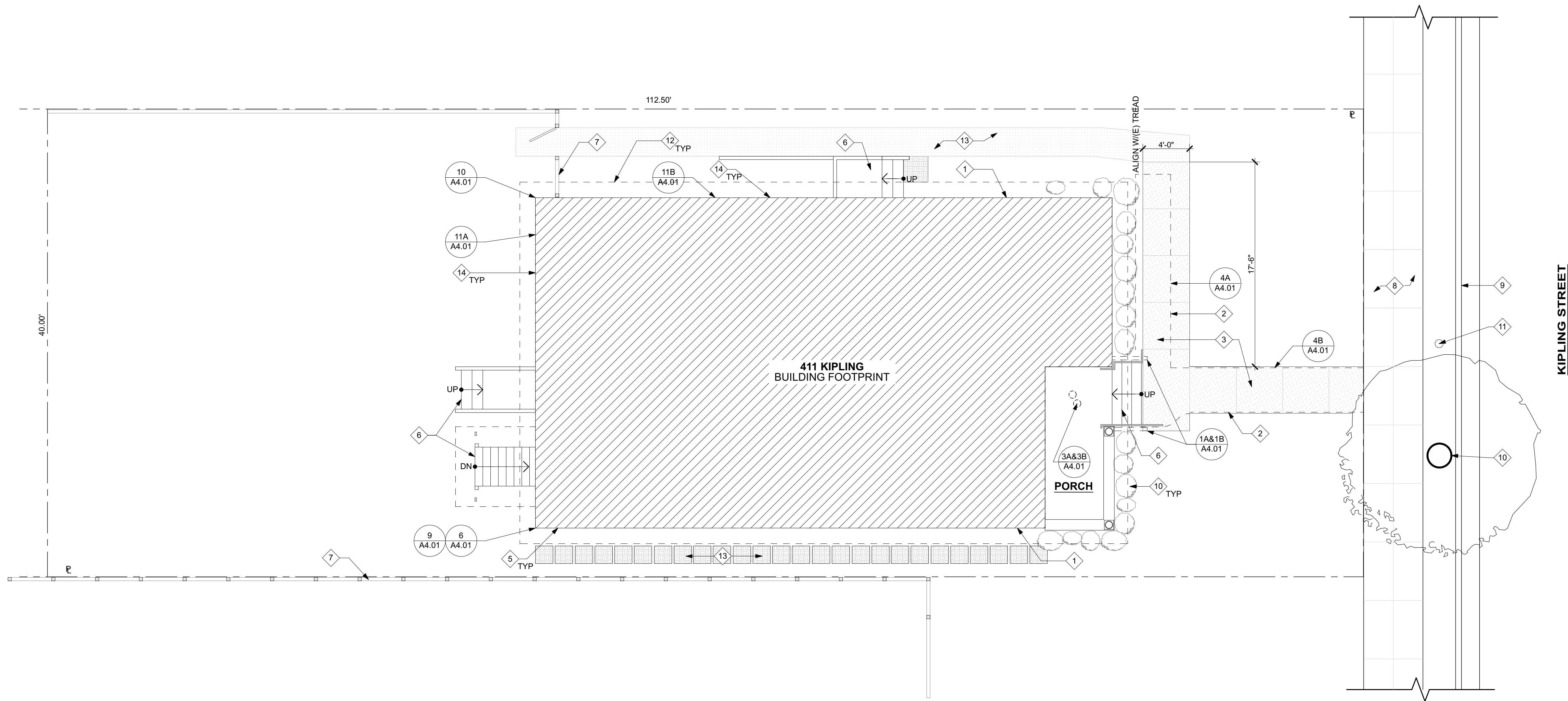


All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
<http://www.cityofpaloalto.org/civica/filebank/blobload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet
City of Palo Alto



T-1



SITE PLAN

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

1

SITE PLAN KEYNOTES

- 1 EXISTING GRADE TO BE CLEARED FROM CONTACT WITH ANY WOOD SURFACE OF THE BUILDING, TYP
- 2 EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED SHOWN DASHED
- 3 NEW CONCRETE SIDEWALK
- 4 NOT USED
- 5 EXISTING WIRES AND CABLES TO BE INVESTIGATED AS TO THEIR FUNCTION AND / OR IF THEY HAVE BEEN ABANDONED. REMOVE ABANDONED CABLES /WIRES AS REQUIRED.
- 6 SEE 1/A3.01 FOR ENTRY PORCH AND REAR STAIR ENTRY PORCH REQUIREMENTS
- 7 EXISTING WOOD FENCE
- 8 CITY SIDEWALK
- 9 EXISTING STREET CURB
- 10 EXISTING LANDSCAPE, TREE, SEE A0.07 FOR TREE PROTECTION
- 11 EXISTING STREET LIGHT
- 12 ROOF OVERHANG ABOVE
- 13 EXISTING PAVER OR OTHER WALKING SURFACE
- 14 PATCH AND SACK EXTERIOR OF CONCRETE FOOTING

PROJECT ADDRESS:
411 KIPLING STREET
Palo Alto, California 94301

ISSUANCE:

HRB PLANNING SUBMISSION	01.26.202
PLANNING SUBMISSION	08.15.202

SHEET REVISIONS:

[illegible]

DRAWING CONTENT

FIRST FLOOR PLAN

STAMP

JOB NUMBER:
2314.03

SCALE:
AS NOTED

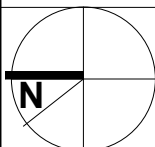
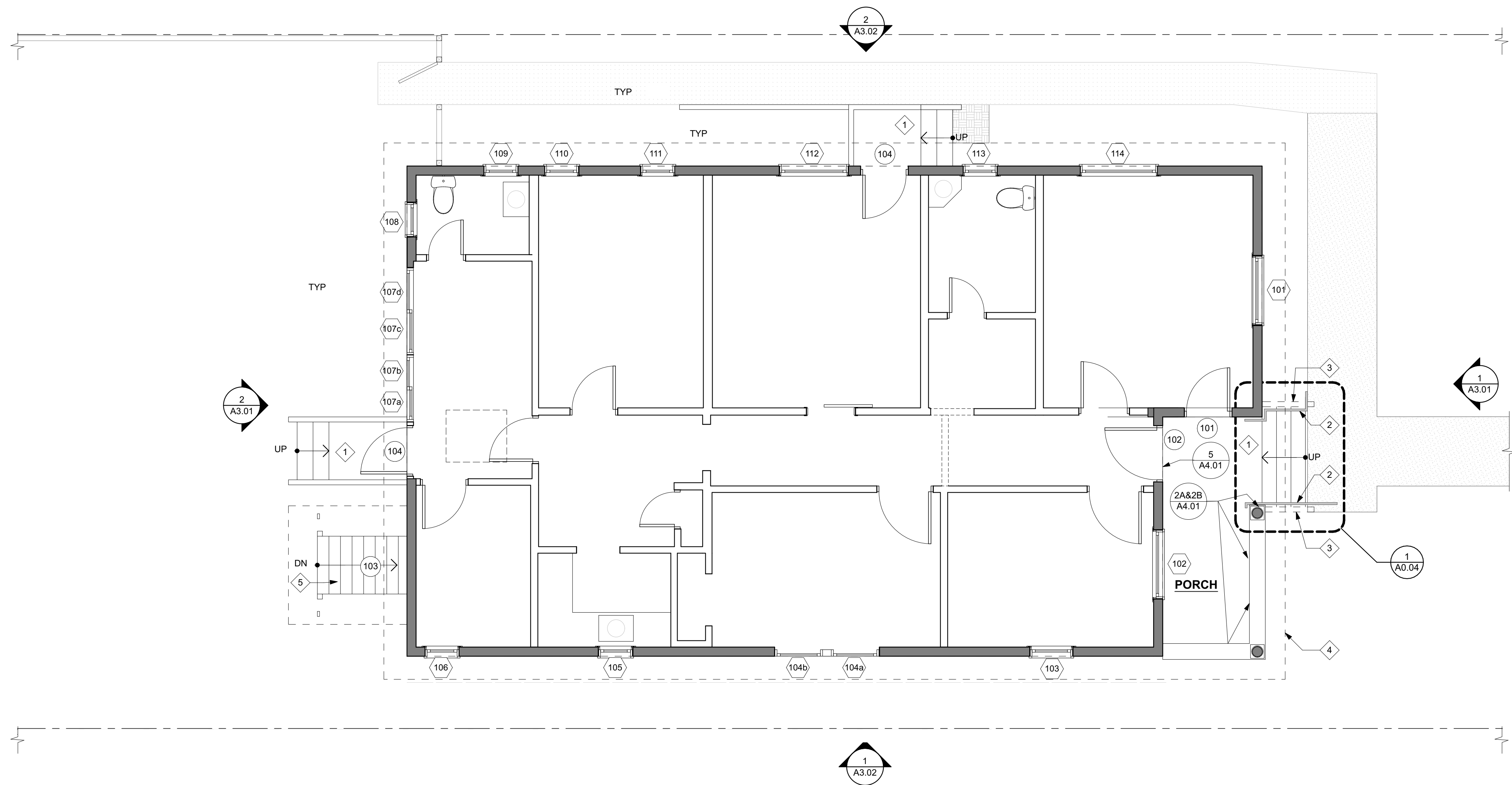
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A2.01



FIRST FLOOR PLAN

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

1

SYMBOL LEGEND

- | | |
|---|--------------------------------------|
|  | EXISTING EXTERIOR WOOD FRAME WALL |
|  | EXISTING INTERIOR WOOD FRAME WALL |
|  | EXISTING WOOD HANDRAIL TO BE REMOVED |
|  | PROPERTY LINE |

SHEET NOTES

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

DOOR SCHEDULE / NOTES

PROVIDE	PROPOSED	REPAIR
---------	----------	--------

WINDOW SCHEDULE / NOTES

PROVIDE	PROPOSED	REPAIR	PROVIDE	PROPOSED	REPAIR
---------	----------	--------	---------	----------	--------

Diagram illustrating a sequence of nodes (101 to 114) arranged in three columns, with arrows indicating a downward flow or sequence.

Column 1 (Left)	Column 2 (Middle)	Column 3 (Right)
101		112
102		113
103		114
104a		
104b		
105		
106		
107a		
107b		
107c		
107d		
108		
109		
110		
111		

FLOOR PLAN KEYNOTES

- 1 ENTRY PORCH AND REAR STAIR ENTRIES, SEE 1, 2 & B3&4/A3.01 FOR REHABILITATION WORK
- 2 NEW METAL HANDRAIL, SEE DETAILS AND ACCESSIBILITY REQUIREMENTS ON SHEET A0.04
- 3 REMOVE EXISTING WOOD HANDRAIL SHOWN DASHED
- 4 EXISTING ROOF OVERHANG SHOWN DASHED ABOVE
- 5 STEPS TO BASEMENT

ISSUANCE:

HRB PLANNING SUBMISSION	01.26.2024
PLANNING SUBMISSION	08.15.2024

NO.	DESCRIPTION	DATE
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This image shows a vertical rectangular sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it is resting on a surface.

STAMP

JOB NUMBER:
2314.03

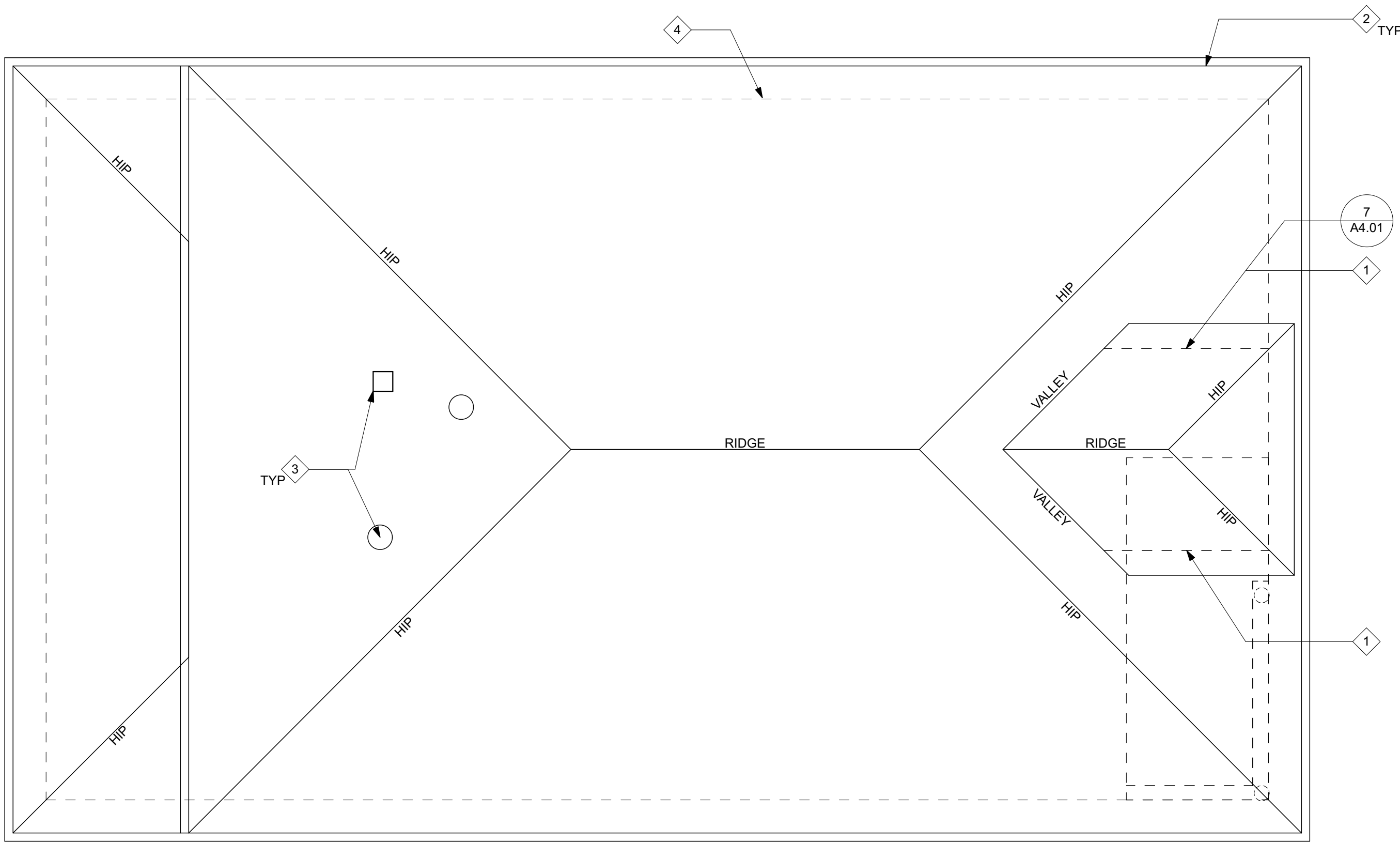
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ROOF PLAN

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

1

ROOF PLAN KEY NOTES

- 1 REPLACE SIDEWALL SHINGLES AT ROOF OF ENTRY PORCH, SEE C/A3.01 8
1A3.01 FOR REHABILITATION REQUIREMENTS
- 2 EXISTING ROOF GUTTER AND DOWNSPOUT
- 3 PAINT ALL METAL VENTS TO MATCH SHINGLE COLOR
- 4 EXTERIOR WALL BELOW SHOWN DASHED

A. WINDOWS AND DOORS

1. EVALUATION

- a. CONTRACTOR SHALL PREPARE A WINDOW AND EXTERIOR DOOR SCHEDULE IDENTIFYING ALL WINDOWS AND EXTERIOR DOORS BY NUMBER OR ALPHABETIC SYSTEM FOR LOCATION AND IDENTIFICATION. SCHEDULE 1. CONTRACTOR'S WINDOW SPECIALIST SHALL EVALUATE ALL WINDOWS AND DOORS REGARDING THE CRITERIA BELOW.
- i. SCHEDULE 1 WINDOW AND DOOR LOCATION WITH PHOTOGRAPHS, 2) WINDOW AND DOOR SIZE AND TYPE (DOUBLE HUNG, FIXED, CASEMENT, AWNING OR HOPPER), 3) CONDITION OF THE PAINT (FAILURE, BLISTERING, CRACKING, FLAKING AND PEELING), 4) CONDITION OF THE FRAME HEAD, SILL, JAMB AND JOINTS, 5) CONDITION OF THE SASH OR DOOR (RAILS, STILES, JOINTS AND MUNTINS), 6) GLAZING PROBLEMS AND PUTTY (AND BACKSIDE PUTTY) (CRACKED, LOOSE, MISSING, MISSING IN SECTIONS), 7) HARDWARE CONDITION (COUNTERWEIGHTS AND SASH CHORDS) AND OPERATION OR THE HARDWARE AND OPERATION OF THE WINDOW AND 8) THE OVERALL CONDITION OF THE WINDOW OR DOOR AS EVALUATED AS (EXCELLENT, GOOD, FAIR, POOR).
 - ii. ALL WINDOWS AND DOORS SHALL BE INSPECTED TO TEST FOR DRYROT OR WOOD DAMAGE WITH AN AWL OR OTHER TOOL AND CONDITION OF THE WOOD NOTED IN THE SCHEDULE.
 - iii. THE SCHEDULE PREPARED BY THE CONTRACTOR AND CONTRACTOR'S SPECIALIST SHALL BE SUBMITTED TO THE ARCHITECT.

2. REPAIR

- WINDOWS AND DOORS SHALL BE REPAIRED IN ACCORDANCE WITH PRESERVATION
REQUIREMENT 9. THE REPAIRS SHALL BE COMPLETED BY THE FOLLOWING DATES:
- 10. PAINT REMOVAL FROM HISTORIC WOODWORK** BOTH PUBLISHED BY THE US
DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE CULTURAL RESOURCES.
REPAIR REQUIREMENT 10. THE REPAIRS SHALL BE COMPLETED BY THE FOLLOWING
CONDITION BASED ON THE PREVIOUS EVALUATION SHALL BE NOTED AS
EITHER: **CLASS I: ROUTINE MAINTENANCE**
- 1. REQUIRES: a) INTERIOR AND EXTERIOR PAINT REMOVAL,
REMOVAL AND REPAIR SASH (INCLUDING REGLAZING WHERE
NECESSARY), c) REPAIRS TO THE FRAME, d) REPAIRS TO
OPERATING HARDWARE SUCH AS HINGES, LATCHES, SASH CHAINS
OR CHORDS, WOOD TRIPPING AND REINSTATEMENT OF
SASH AND SASH REPAINTING.
- FOLLOW ALL FEDERAL, STATE AND BAY AREA AIR QUALITY
STANDARDS FOR ASBESTOS AND LEAD TESTING, HANDLING AND
ABATEMENT.**
- CLASS II: STABILIZATION**
- 1. REQUIRES ROUTINE MAINTENANCE DESCRIBED ABOVE AND 1)
PARTIALLY DECAYED WOOD TO BE WATERPROOFED, PATCHED,
BUILT-UP OR CONSOLIDATED AND THEN PAINTED TO ACHIEVE A
GOOD APPEARANCE.
- CLASS III: SPLICES AND PARTS REPLACEMENT**
- 1. REQUIRES ROUTINE MAINTENANCE AND STABILIZATION DESCRIBED
ABOVE AND 1) REPAIRS OR REPLACED PARTS AND PIECES WITH
NEW MATCHING (SPECIES AND SHAPE/PROFILE) OR SPLICING NEW
WOOD INTO EXISTING WOOD MEMBERS. NECESSARY REPAIRS
SHOULD BE MADE USING, IF POSSIBLE, USING THE SAME
SPLICING TECHNIQUES. IF REMOVAL IS NECESSARY GREAT
CARE SHALL BE TAKEN TO AVOID FURTHER DAMAGE TO THE
WINDOW OR DOOR. NEW NAMES AND FINISH SHALL MATCH THE
SPECIES AND BE DUPLICATE OF THE EXISTING WINDOW OR
DOOR. THE NEW WORK SHALL MATCH THE OLD IN MATERIAL,
DESIGN, SCALE, COLOR AND FINISH. TECHNICAL PRESERVATION
SERVICES REFERENCE RETENTION AND REPAIR OF
ORIGINAL WINDOWS WHENEVER POSSIBLE.

B. ENTRANCES AND PORCHES

3. EVALUATION

- a. CONTRACTOR SHALL EVALUATE ENTRANCES AND PORCHES TO DETERMINE THE CONDITION OF THE STAIRS (STRINGERS, TREADS AND RISERS), HANDRAILS AND RAILINGS, PILASTERS, COLUMNS, WALL CAPS, DECKING AND CEILINGS AND SHALL PREPARE DRAWINGS INDICATING WHERE WOOD OR FINISH IS DAMAGED OR DETERIORATED AND SUBMIT TO THE ARCHITECT.

4. REPAIR

- a. ENTRANCES AND PORCHES SHALL BE REPAIRED AND REHABILITATED IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE PRESERVATION OF HISTORIC BUILDINGS. REPAIRS SHALL INCLUDE: CLEANING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS.
1. PROTECT AND MAINTAIN THE WOOD AND METALS WHICH COMPRISE THE STRUCTURE AND DECORATIVE APPLIQUE OF THE BUILDING.
2. TREATMENTS SUCH AS CLEANING, PAINT REMOVAL AND THE REAPPLICATION OF COATING SYSTEMS.
3. FOLLOW ALL FEDERAL, STATE AND BAY AREA APPLICABLE STANDARDS FOR ASBESTOS AND LEAD TESTING, HANDLING AND REMEDIATION.
4. REPAIR ENTRANCES AND PORCHES BY PATCHING, SPLICING, CONSOLIDATING, AND/OR OTHERWISE REINFORCING THEM USING APPROVED AND COGNIZED REPAIR METHODS.
5. LIMITED REPLACEMENT IN KIND (SPECIES AND DESIGN) OF THOSE EXTENSIVELY DETERIORATED FEATURES OR MISSING COMPONENTS OF THE BUILDING SUCH AS SURVIVING PROTOTYPES, SUCH AS BALUSTRADES, COLUMNS AND STAIRS.

C. **WOOD: SIDING, CLAPBOARD, SHINGLES and OTHER FUNCTIONAL and DECORATIVE ELEMENTS**

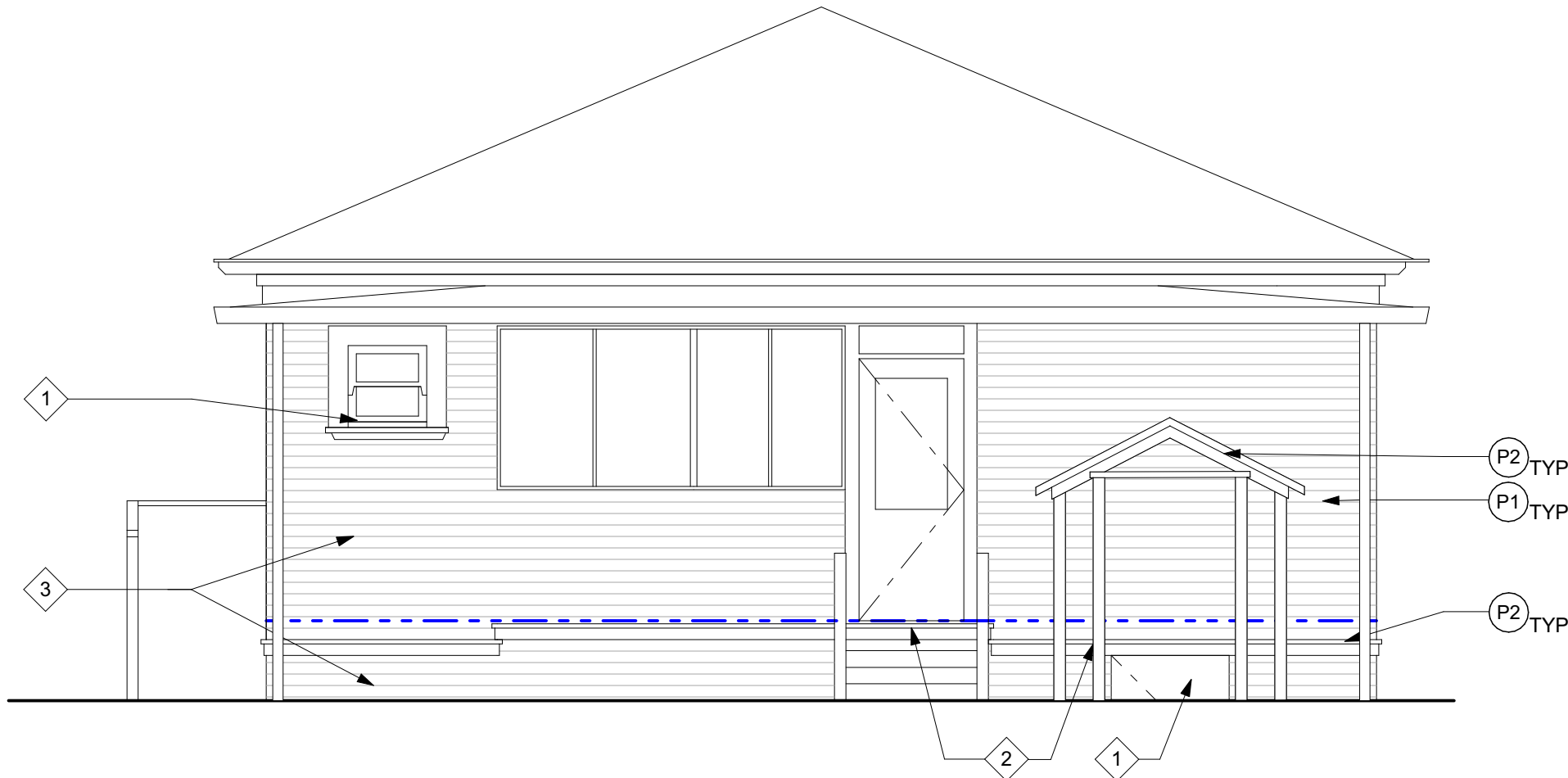
5. EVALUATION

- a. CONTRACTOR SHALL EVALUATE SIDING, CLAPBOARD, SHINGLES, CORNICES, GUTTERS, BRACKETS, BELT COURSES, EXPOSED RAFTER TAILS AND BARGE RAFTERS, WINDOW AND DOOR CASINGS AND SURROUNDS TO DETERMINE THEIR CONDITION AND FINISH AND SHALL PREPARE DRAWINGS INDICATING WHERE WOOD OR FINISH IS DAMAGED OR DETERIORATED AND SUBMIT TO THE ARCHITECT.

6. REPAIR

- a. SIDING, CLAPBOARD, SHINGLES, CORNICES, GUTTERS, BRACKETS, BELT COURSES, EXPOSED RAFTER TAILS AND BARGE RAFTERS, WINDOW AND DOOR CASINGS, AND TRIM. REMOVAL OF ALL EXISTING MATERIALS SHALL BE IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING AND RESTORING HISTORIC BUILDINGS. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE WOOD WHICH THROUGH APPROPRIATE SURFACE TREATMENTS, SUCH AS CLEANING, PAINT REMOVAL, AND THE APPLICATION OF PRESERVATIVE TREATMENTS, CAN BE REUSED. THE CONTRACTOR DETERIORATED PAINT TO THE NEXT SOUND LAYER USING THE GENTLEST METHOD POSSIBLE (HAND SCRAPPING AND HAND SANDING PRIOR TO REPAINTING). USE CHEMICAL STRIPPERS PRIMARILY TO SUPPLEMENT HAND METHOD. USE REMOVAL OF EXISTING PAINT BY MEANS OF THERMAL DEVICES. USE BIOGRADABLE OR ENVIRONMENTALLY SAFE CLEANING OR PAINT REMOVAL PRODUCTS. FOLLOW ALL FEDERAL, STATE AND AREA AIR QUALITY STANDARDS FOR ASBESTOS AND LEAD, FIBERGLASS, HANDLING AND ABATEMENT.

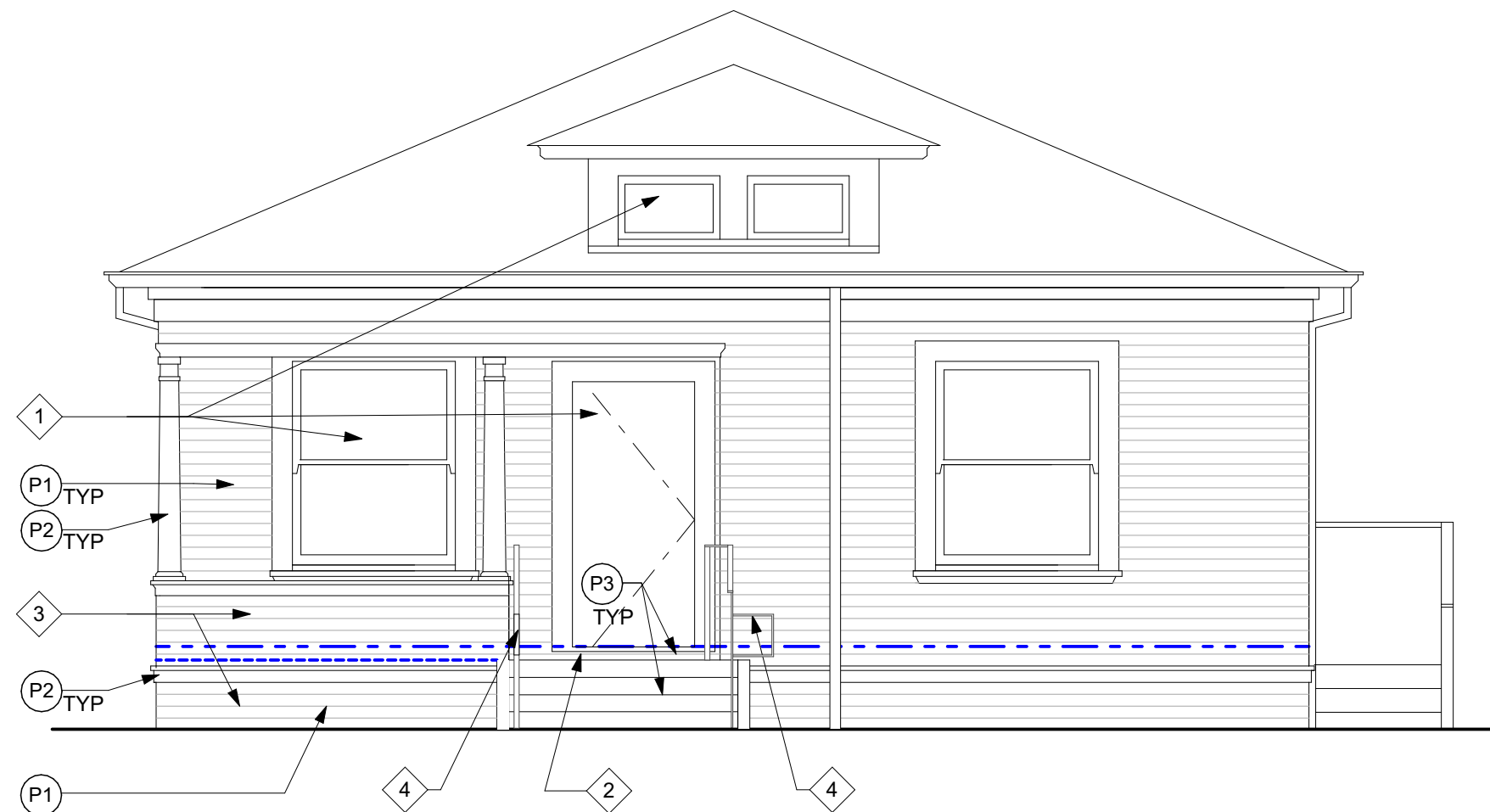
REPAIR WOOD ELEMENTS BY PATCHING, SPLICING, CONSOLIDATING, AND OTHERWISE REINFORCING THEM USING RECOGNIZED PRESERVATION MEASURES. REPAIR MAY INCLUDE THE LIMITED REPLACEMENT IN KIND (SPECIES AND DESIGN) OF THOSE EXTENSIVELY DETERIORATED FEATURES OR MISSING COMPONENTS OF FEATURES WHEN THERE ARE SURVIVING PROTOTYPES SUCH AS BRACKETS, MOLDING OR SECTIONS OF SIDING OR WHEN REPLACEMENT CAN BE BASED ON DOCUMENTARY OR PHYSICAL EVIDENCE. THE NEW WORK SHALL MATCH THE OLD IN MATERIAL, DESIGN, SCALE, COLOR AND FINISH.



NORTH ELEVATION

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

2



SOUTH (KIPLING ST.) ELEVATION

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

1

- 1 SEE **REHABILITATION REQUIREMENTS A**, WINDOW AND DOORS, TYPE
- 2 SEE **REHABILITATION REQUIREMENT B**, PORCHES AND ENTRANCES, TYPE
- 3 SEE **REHABILITATION REQUIREMENT C**, WOOD SIDING, CLAPBOARD AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS, TYPE
- 4 NEW METAL HANDRAIL, SEE SHEET **A0.04** FOR DETAILS & REQUIREMENTS, POWDER COAT FINISH, COLOR T.B.D.
- 5 REMOVE EXISTING METAL VENT AND REPLACE IN KIND
- 6 REPLACE EXISTING SIDING ON SIDEWALLS, SEE **REHABILITATION REQUIREMENT C**

FINISH SCHEDULE

- (P1)** PAINT
MANUFACTURE:
COLOR:
FINISH:
NOTES:

BENJAMIN MOORE
TO MATCH EXISTING COLOR
TO MATCH EXISTING FINISH
MAIN BUILDING COLOR

(P2) PAINT
MANUFACTURE:
COLOR:
FINISH:
NOTES:

BENJAMIN MOORE
TO MATCH EXISTING COLOR
TO MATCH EXISTING FINISH
ACCENT COLOR @ TRIM / DETAIL

(P3) PAINT
MANUFACTURE:
PRODUCT:
COLOR:
FINISH:
NOTES:

BENJAMIN MOORE
LATEX FLOOR AND PATIO PAINT
TO MATCH EXISTING COLOR
LOW SHEEN, N122
AT DECKS OF PORCHES, TREADS
GC TO PROVIDE PRODUCT SUBMITTAL
FOR COLOR SELECTION. GC TO PROVIDE
PRIMER, COAT PER MANUFACTURE'S
RECOMMENDATIONS

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ISSUANCE:

HRB PLANNING SUBMISSION	01.26.202
PLANNING SUBMISSION	08.15.202

SHEET REVISIONS:

NO.	DESCRIPTION	DATE
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DRAWING CONTENT

ELEVATIONS & REQUIREMENTS; FRONT & REAR

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DRAWING NUMBER

A3.01

A. WINDOWS AND DOORS

1. EVALUATION

- ## 1. EVALUATION
- a. CONTRACTOR SHALL PREPARE A WINDOW AND EXTERIOR DOOR SCHEDULE IDENTIFYING ALL WINDOWS AND EXTERIOR DOORS BY NUMBER OR ALPHABETIC SYSTEM FOR PHYSICAL EVALUATION BY WINDOW SPECIALIST.
- i. CONTRACTOR'S WINDOW SPECIALIST SHALL EVALUATE ALL WINDOWS AND DOORS REGARDING THE CRITERIA BELOW.
1. SCHEDULE SHALL INDICATE 1) WINDOW AND DOOR LOCATION WITH PHOTOGRAPHS, 2) WINDOW AND DOOR SIZE AND TYPE (DOUBLE HUNG, FIXED, CASEMENT, AWNING OR HOPPER), 3) CONDITION OF THE FRAME (FADE, BULSTERING, CRACKING, SPLITTING, ROT, PEELING), 4) CONDITION OF THE FRAME HEAD, JAMB, SILL, AND JOINTS, 5) CONDITION OF THE SASH OR DOOR (RAILS, STILES, JOINTS AND MOUNTINGS), 6) GLAZING PROBLEMS AND PUTTY (AGE, BACKSIDE PUTTY), CONDITION (CRACKED, LOOSE OR MISSING SECTIONS), 7) HARDWARE CONDITION (COUNTERWEIGHTS AND SASH CHORDS) AND OPERATION OR THE HARDWARE AND OPERATION OF THE WINDOW AND 8) THE OVERALL CONDITION OF THE WINDOW OR DOOR AND NOTED AS [EXCELLENT, FAIR, POOR].
 - ii. ALL WINDOWS AND DOORS SHALL BE INSPECTED TO TEST FOR DRY ROT OR WOOD DAMAGE WITH AN AWL OR OTHER TOOL AND CONDITION OF THE WOOD NOTED IN THE SCHEDULE.
 - iii. THE SCHEDULE PREPARED BY THE CONTRACTOR AND CONTRACTOR'S SPECIALIST SHALL BE SUBMITTED TO THE ARCHITECT.
- ## 2. REPAIR
- a. WINDOWS AND DOORS SHALL BE REPAIRED IN ACCORDANCE WITH **PRESERVATION BRIEF #9, THE REPAIR OF HISTORIC WOODEN WINDOWS AND PRESERVATION BRIEF #10, PAINT REPAIRS TO HISTORIC WOODEN SURFACES** OF THE NATIONAL DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE CULTURAL RESOURCES.
- i. REPAIR REQUIREMENTS TO BRING EACH WINDOW OR DOOR TO "LIKE NEW" CONDITION BASED ON THE PREVIOUS EVALUATION SHALL BE NOTED AS EITHER: **CLASS 1: ROUTINE MAINTENANCE**
1. REQUIRES 1) INTERIOR AND EXTERIOR PAINT REMOVAL, 2) REMOVAL AND REPAIR OF SASH (INCLUDING REGLAZING WHERE NECESSARY), 3) REPAIRS TO THE FRAME, 4) REPAIRS TO OPERATING HARDWARE SUCH AS HINGES, LATCHES, SASH CHAINS OR CHORDS, WEATHERSTRIPPING AND REINSTALLATION OF THE SASH.
- CLASS 2: MAINTENANCE**
- FOLLOW ALL FEDERAL, STATE AND BAY AREA AIR QUALITY STANDARDS FOR ASBESTOS AND LEAD TESTING, HANDLING AND ABATEMENT.**
- CLASS 3: STABILIZATION**
1. REQUIRES ROUTINE MAINTENANCE DESCRIBED ABOVE AND 1) PARTIALLY DECAYED WOOD TO BE WATERPROOFED, PATCHED, BUILT-UP OR CONSOLIDATED AND THEN PAINTED TO ACHIEVE A GOOD APPEARANCE.
- CLASS 4: SPLICES AND PARTS REPLACEMENT**
1. REQUIRES ROUTINE MAINTENANCE AND STABILIZATION DESCRIBED ABOVE AND 1) REPLACING DETERIORATED PARTS AND PIECES WITH NEW MATCHING (SPECIES AND SHAPE/PROFILE) OR SPLICING NEW WOOD INTO EXISTING WOOD MEMBERS. NECESSARY REPAIRS SHOULD BE MATCHED IN PLACE, IF POSSIBLE, USING STAPLING AND SPLICING TECHNIQUES. IF REMOVAL IS NECESSARY GREAT CARE SHALL BE TAKEN TO AVOID FURTHER DAMAGE TO THE WINDOW OR DOOR. NEW FRAMES AND SASH SHOULD BE THE SAME SPECIES AND BE A DUPLICATE OF THE EXISTING WINDOW OR DOOR. THE NEW WORK SHALL MATCH THE OLD IN MATERIAL, DESIGN, SCALE, COLOR AND FINISH. TECHNICAL PRESERVATION SERVICES RECOMMENDS THE RETENTION AND REPAIR OF ORIGINAL WINDOWS WHENEVER POSSIBLE.

B. ENTRANCES AND PORCHES

3. EVALUATION

- a. CONTRACTOR SHALL EVALUATE ENTRANCES AND PORCHES TO DETERMINE THE CONDITION OF THE STAIRS (STRINGERS, TREADS AND RISERS), HANDRAILS AND RAILINGS, PILASTERS, COLUMNS, WALL CAPS, DECKING AND CEILINGS AND SHALL PREPARE DRAWINGS INDICATING WHERE WOOD OR FINISH IS DAMAGED OR DETERIORATED AND SUBMIT TO THE ARCHITECT.

4. REPAIR

- a. ENTRANCES AND PORCHES SHALL BE REPAIRED AND REHABILITATED IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC BUILDINGS. WORK SHALL INCLUDE PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS.
- i. PROTECT AND MAINTAIN THE WOOD AND METALS WHICH COMPRISE THE ENTRANCES AND PORCHES THROUGHOUT THE LIFE OF THE BUILDING. TREATMENTS, SUCH AS CLEANING, PAINT REMOVAL, AND THE REAPPLICATION OF PROTECTIVE COATING SYSTEMS.
- ii. FOLLOW ALL FEDERAL, STATE AND BAY AREA QUALITY STANDARDS FOR ASBESTOS AND LEAD TESTING, HANDLING AND ABATEMENT.
- iii. REPAIR ENTRANCES AND PORCHES BY PATCHING, SPlicing, CONSOLIDATING, OR OTHERWISE REINFORCING THEM USING RECOGNIZED PRESERVATION MEASURES. REPAIRS SHALL BE THE LIMITED REPLACEMENT IN KIND (SPECIES AND DESIGN) OF THOSE EXISTINGLY DETERIORATED FEATURES OR MISSING COMPONENTS OF FEATURES WHICH ARE SURVIVING PROTOTYPES, SUCH AS BALUSTRADES, COLUMNS AND STAIRS.

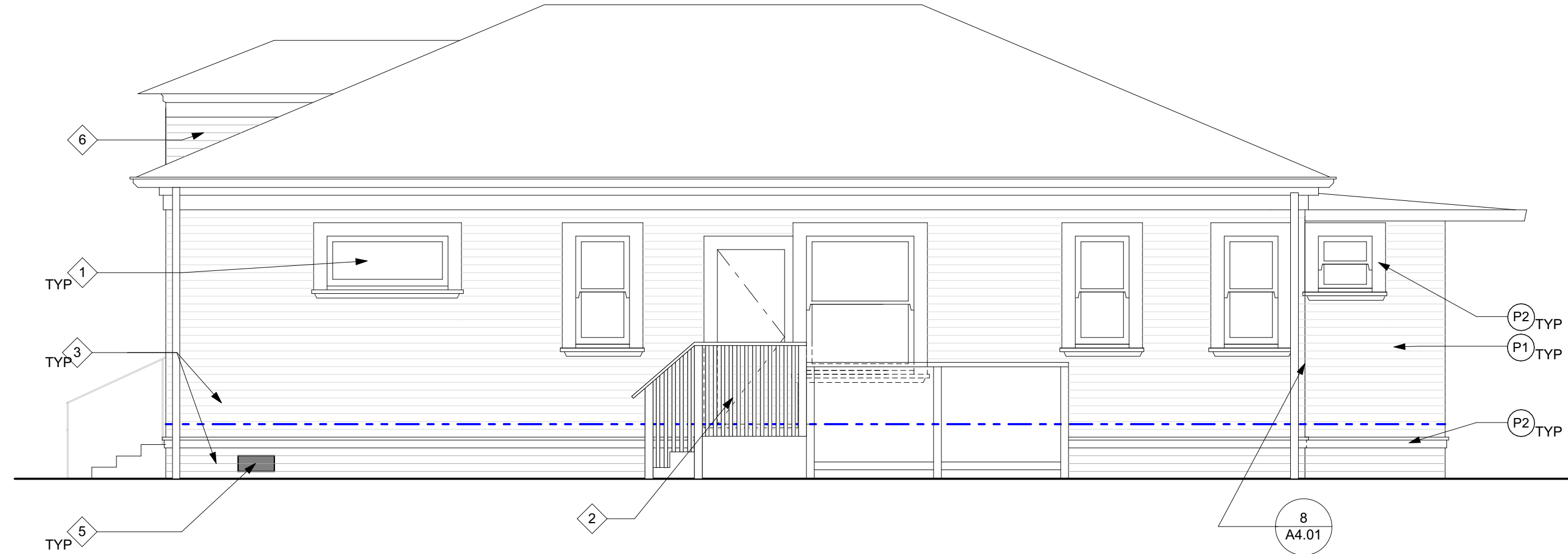
C. **WOOD: SIDING, CLAPBOARD, SHINGLES and OTHER FUNCTIONAL and DECORATIVE ELEMENTS**

5. EVALUATION

- GUTTERS, BRACKETS, BELT COURSES, EXPOSED RAFTER TAILS AND BARGE
RAFTERS, WINDOW AND DOOR CASINGS AND SURROUNDS TO DETERMINE THEIR
CONDITION AND FINISH AND SHALL PREPARE DRAWINGS INDICATING WHERE
WOOD OR FINISH IS DAMAGED OR DETERIORATED AND SUBMIT TO THE
ARCHITECT.

6. REPAIR

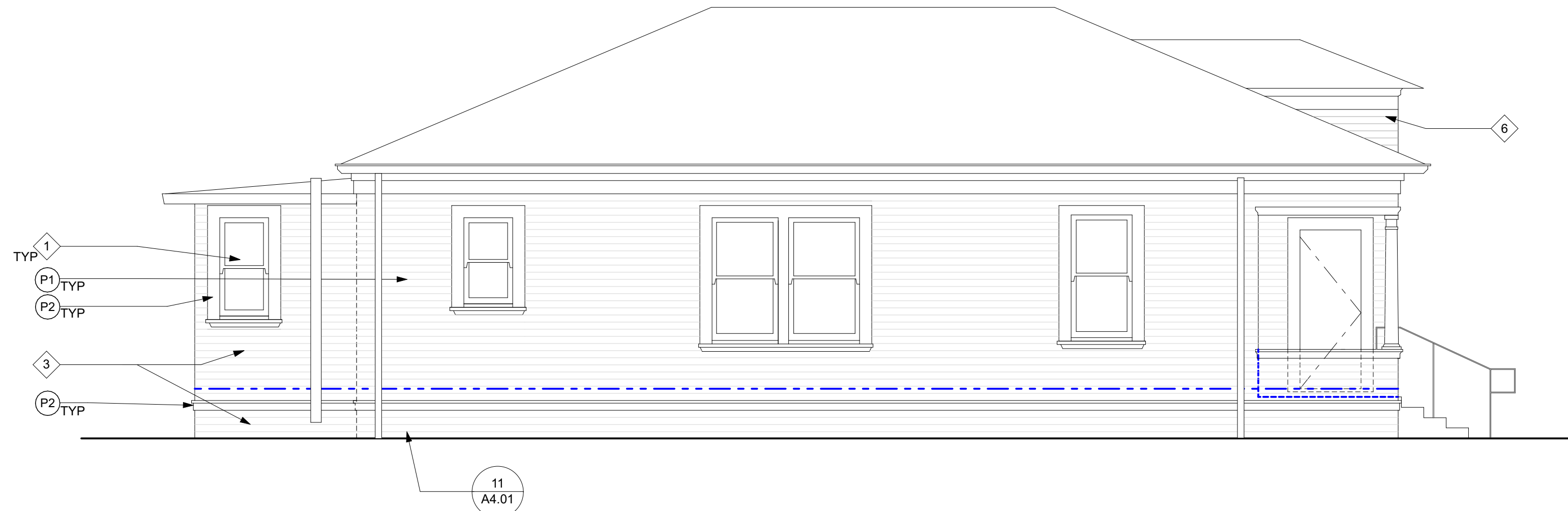
- COURSES, EXPOSED RAFTER TAILS AND BARGE RAFTERS, WINDOW AND DOOR CASINGS AND SURROUNDINGS SHALL BE REPAIRED AND REHABILITATED IN ACCORDANCE WITH THE WORKING DRAWINGS AND THE FOLLOWING RECOMMENDED TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS.
- F. PROTECT THE INTERIOR OF THE BUILDING FROM APPROPRIATE SURFACE TREATMENTS, SUCH AS CLEANING, PAINT REMOVAL, AND THE REAPPLICATION OF COATING SYSTEMS. REMOVE DAMAGED OR DETERIORATED MATERIALS TO THE NEXT SOUND LAYER, USING THE MOST METHOD POSSIBLE (HAND SCRAPPING AND HAND SANDING PRIOR TO REPAINTING. USE CHEMICAL STRIPPERS PRIMARILY TO SUPPLEMENT OTHER METHODS SUCH AS SANDING AND SCRAPING). REMOVE ALL THERMAL DEVICES. USE BIODEGRADABLE OR ENVIRONMENTALLY SAFE CLEANING OR PAINT REMOVAL PRODUCTS.
- ABIDE ALL FEDERAL, STATE AND LOCAL AREA AIR QUALITY STANDARDS FOR ASBESTOS AND LEAD THROUGHOUT THE HANDLING AND ABATEMENT.
- REPAIR WOOD ELEMENTS BY PATCHING, SPLICING, CONSOLIDATING, AND OTHERWISE REINFORCING THEM USING RECOGNIZED PRESERVATION MEASURES. REPAIR MAY INCLUDE THE LIMITED REPLACEMENT OF INDIVIDUAL BOARD OR STUDS. REPAIR MISSING FEATURES OR MISSING COMPONENTS OF FEATURES WHEN THERE ARE SURVIVING PROTOTYPES SUCH AS BRACKETS, MOLDING OR SECTIONS OF SIDING OR WHEN REPLACEMENT CAN BE BASED ON THE NEW WORK. MATCH THE OLD IN MATERIAL, DESIGN, COLOR AND FINISH.



EAST ELEVATION (RIGHT)

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

2



WEST ELEVATION (LEFT)

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

1

1	SEE REHABILITATION REQUIREMENTS A , WINDOW AND DOORS, TYPE
2	SEE REHABILITATION REQUIREMENT B , PORCHES AND ENTRANCES, TYPE
3	SEE REHABILITATION REQUIREMENT C , WOOD SIDING, CLAPBOARD AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS, TYPE
4	NEW METAL HANDRAIL, SEE SHEET A0.04 FOR DETAILS & REQUIREMENTS, POWDER COAT FINISH, COLOR T.B.D.
5	REMOVE EXISTING METAL VENT AND REPLACE IN KIND
6	REPLACE EXISTING SIDING ON SIDEWALLS, SEE REHABILITATION REQUIREMENT C

FINISH SCHEDULE

- P1** PAINT MANUFACTURE: **BENJAMIN MOORE**
COLOR: TO MATCH EXISTING COLOR
FINISH: TO MATCH EXISTING FINISH
NOTES: MAIN BUILDING COLOR

P2 PAINT MANUFACTURE: **BENJAMIN MOORE**
COLOR: TO MATCH EXISTING COLOR
FINISH: TO MATCH EXISTING FINISH
NOTES: ACCENT COLOR @ TRIM / DETAIL

P3 PAINT MANUFACTURE: **BENJAMIN MOORE**
PRODUCT: LATEX FLOOR AND PATIO PAINT
COLOR: TO MATCH EXISTING COLOR
FINISH: LOW SHEEN, N122
NOTES: AT DECKS OF PORCHES, TREADS
GC TO PROVIDE PRODUCT SUBMITTAL
FOR COLOR SELECTION, GC TO PROVIDE
PRIMER COAT PER MANUFACTURE'S
RECOMMENDATIONS

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ISSUANCE:	
HRB PLANNING SUBMISSION	01.26.202
PLANNING SUBMISSION	08.15.202

SHEET REVISIONS:

[illegible]

DRAWING CONTENT
ELEVATIONS &
REQUIREMENTS; LEFT &
RIGHT

STAMP

JOB NUMBER:
2314.03

SCALE:
AS NOTED

DRAWN BY:
DH

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DRAWING NUMBER

A3.02

ISSUANCE:	
HRB PLANNING SUBMISSION	01.26.2024
PLANNING SUBMISSION	08.15.2024

NO	DESCRIPTION	DATE
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