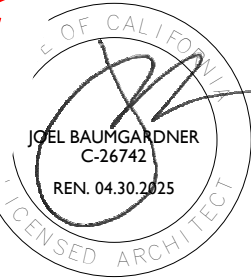


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SYMBOLS		ABBREVIATIONS		GENERAL NOTES		PROJECT DESCRIPTION																																																											
<div>GRID SYMBOL</div> <div><div>GRID DESIGNATION</div><div>GRID LINE</div></div> <div><div>ROOM IDENTIFIER</div><div>ROOM NAME</div><div>ROOM NUMBER</div><div>ADD (E) IF ROOM IS EXISTING</div><div>PROGRAMMED ROOM AREA</div><div>ACTUAL ROOM AREA</div></div> <div><div>CEILING HEIGHT</div><div>CEILING HEIGHT</div></div> <div><div>DETAIL SYMBOL</div><div>DETAIL NUMBER</div><div>SHEET LOCATION</div></div> <div><div>ELEVATION/SECTION SYMBOL</div><div>DETAIL NUMBER</div><div>SHEET LOCATION</div><div>ARROW INDICATES DIRECTION OF ELEVATION OR SECTION CUT</div></div> <div><div>DETAIL REFERENCE</div><div>DETAIL REFERENCE</div></div> <div><div>DETAIL SECTION</div><div>DETAIL SECTION</div></div> <div><div>WALL/BUILDING SECTION</div><div>WALL/BUILDING SECTION</div></div> <div><div>INTERIOR ELEVATION</div><div>DETAIL NUMBER</div><div>SHEET NUMBER</div></div> <div><div>HEIGHT/ELEVATION DATUM</div><div>INDICATES HEIGHT FROM GIVEN POINT</div></div> <div><div>DOOR SYMBOL</div><div>DOOR MARK (DOOR NUMBER) DESIGNATION</div></div> <div><div>EQUIPMENT/FURNITURE KEY</div><div>EQUIPMENT NUMBER, SEE EQUIPMENT LIST</div></div> <div><div>PARTITION TYPE SYMBOL</div><div>PARTITION TYPE DESIGNATION</div><div>SEE INTERIOR PARTITION SCHEDULE</div></div> <div><div>WINDOW TYPE SYMBOL</div><div>WINDOW TYPE DESIGNATION</div><div>SEE WINDOW SCHEDULE</div></div> <div><div>REVISION SYMBOL</div><div>REVISION NUMBER</div><div>CLOUD INDICATES AREA OF REVISION</div></div> <div><div>MATCHLINE</div><div>DRAWING / SHEET REFERENCE FOR PARTIAL PLAN</div></div>		<div><div>ff? & (or +)</div><div><</div><div>∅</div><div>L</div><div>#</div><div><</div><div>></div><div>⊥</div></div> <div><div>SQUARE FEET</div><div>AND</div><div>ANGLE</div><div>DIAMETER</div><div>PERPENDICULAR</div><div>POUND OR NUMBER</div><div>LESS THAN</div><div>GREATER THAN</div><div>CENTERLINE</div></div> <div><div>ABV</div><div>AP</div><div>APN</div><div>ACOUS</div><div>AD</div><div>ADJ</div><div>AFF</div><div>AGGR</div><div>AL</div><div>APPROX</div><div>ARCH</div><div>AC</div></div> <div><div>ABOVE</div><div>ACCESS PANEL</div><div>ASSESSOR'S PARCEL #</div><div>ACOUSTICAL</div><div>AREA DRAIN</div><div>ADJACENT</div><div>ABOVE FINISHED FLOOR</div><div>AGGREGATE</div><div>ALUMINUM</div><div>APPROXIMATE</div><div>ARCHITECT</div><div>ASPHALTIC CONC (ASPHALT)</div></div> <div><div>BD</div><div>BKG</div><div>BLDG</div><div>BLK</div><div>BM</div><div>BO</div><div>BUR</div></div> <div><div>BOARD</div><div>BACKING</div><div>BUILDING</div><div>BLOCKING</div><div>BEAM</div><div>BOTTOM OF</div><div>BUILT-UP ROOFING</div></div> <div><div>CAB</div><div>CB</div><div>CEM</div><div>CER</div><div>CI</div><div>CJ</div><div>CLG</div><div>CLKG</div><div>CLO</div><div>CLR</div><div>CNTR</div><div>CMU</div><div>CO</div><div>COL</div><div>CONC</div><div>CONT</div><div>CPT</div><div>CSWK</div><div>CT</div><div>CTR</div><div>CTSK</div></div> <div><div>CABINET</div><div>CATCH BASIN</div><div>CEMENT</div><div>CERAMIC</div><div>CAST IRON</div><div>CONTROL JOINT</div><div>CEILING</div><div>CAULKING</div><div>CLOSET</div><div>CLEAR</div><div>COUNTER</div><div>CONCRETE MASONRY UNIT</div><div>CLEANOUT</div><div>COLUMN</div><div>CONCRETE</div><div>CONTINUOUS</div><div>CARPET</div><div>CASEWORK</div><div>CERAMIC TILE</div><div>CENTER</div><div>COUNTERSUNK</div></div> <div><div>DBL</div><div>DET</div><div>DIA</div><div>DIM</div><div>DN</div><div>DO</div><div>DR</div><div>DWR</div><div>DS</div><div>DWG</div></div> <div><div>DOUBLE</div><div>DETAIL</div><div>DIAMETER</div><div>DIMENSION</div><div>DOWN</div><div>DOOR OPENING</div><div>DOOR</div><div>DRAWER</div><div>DOWNSPOUT</div><div>DRAWING</div></div> <div><div>(E)</div><div>E</div><div>EA</div><div>EB</div><div>EJ</div><div>ELEC</div><div>ELEV</div><div>ENCL</div><div>EQ</div><div>EQUIP</div><div>EXP</div><div>EXT</div></div> <div><div>EXISTING</div><div>EAST</div><div>EACH</div><div>EXPANSION BOLT</div><div>EXPANSION JOINT</div><div>ELECTRICAL</div><div>ELEVATION</div><div>ENCLOSURE</div><div>EQUAL</div><div>EQUIPMENT</div><div>EXPANSION</div><div>EXTERIOR</div></div> <div><div>(F)</div><div>FAU</div><div>FD</div><div>FDN</div><div>FF</div><div>FIN</div><div>FLR</div><div>FLSHG</div><div>FLUOR</div><div>FO</div><div>FOC</div><div>FOF</div><div>FOS</div><div>FP</div><div>FT</div><div>FTG</div><div>FUR</div><div>FUT (OR Ff)</div></div> <div><div>FUTURE</div><div>FORCED AIR UNIT</div><div>FLOOR DRAIN</div><div>FOUNDATION</div><div>FINISH FLOOR</div><div>FINISH</div><div>FLOOR</div><div>FLASHING</div><div>FLUORESCENT</div><div>FACE OF</div><div>FACE OF CONCRETE</div><div>FACE OF FINISH</div><div>FACE OF STUD</div><div>FIREPROOF</div><div>FOOT OR FEET</div><div>FOOTING</div><div>FURRING</div><div>FUTURE</div></div> <div><div>GA</div><div>GALV</div><div>GB</div><div>GL</div><div>GFCI</div><div>GND</div><div>GR</div><div>GYP</div><div>GI</div><div>GWB</div></div> <div><div>GAUGE</div><div>GALVANIZED</div><div>GRAB BAR</div><div>GLASS</div><div>GROUND FAULT CIRCUIT</div><div>INTERRUPT</div><div>GROUND</div><div>GRADE</div><div>GYPSUM</div><div>GALVANIZED IRON</div><div>GYPSUM WALLBOARD</div></div> <div><div>HB</div><div>HC</div><div>HDWD</div><div>HDWE</div><div>HDR</div><div>HM</div><div>HORIZ</div><div>HP</div><div>HR</div><div>HT</div><div>HWW</div></div> <div><div>HOSE BIB</div><div>HOLLOW CORE</div><div>HARDWOOD</div><div>HARDWARE</div><div>HANDRAIL</div><div>HOLLOW METAL</div><div>HORIZONTAL</div><div>HIGH POINT</div><div>HOUR</div><div>HEIGHT</div><div>HOT WATER HEATER</div></div> <div><div>ID</div><div>INFO</div><div>INSUL</div><div>INT</div><div>JT</div><div>KIT</div><div>LAM</div><div>LAV</div><div>LP</div><div>LT</div></div> <div><div>INSIDE DIAMETER</div><div>INFORMATION</div><div>INSULATION</div><div>INTERIOR</div><div>JOINT</div><div>KITCHEN</div><div>LAMINATE</div><div>LAVATORY</div><div>LOW POINT</div><div>LIGHT</div></div> <div><div>MAX</div><div>MC</div><div>MECH</div><div>MEMB</div><div>MET</div><div>MFR</div><div>MIN</div><div>MISC</div><div>MO</div><div>MUL</div></div> <div><div>MAXIMUM</div><div>MEDICINE CAB</div><div>MECHANICAL</div><div>MEMBRANE</div><div>METAL</div><div>MANUFACTURER</div><div>MINIMUM</div><div>MISCELLANEOUS</div><div>MASONRY OPENING</div><div>MULLION</div></div> <div><div>(N)</div><div>N</div><div>NIC</div><div>NLB</div><div>NOM</div><div>NTS</div></div> <div><div>NEW</div><div>NORTH</div><div>NOT IN CONTRACT</div><div>NON LOAD BEARING</div><div>NOMINAL</div><div>NOT TO SCALE</div></div> <div><div>OA</div><div>OC</div><div>OD</div><div>OPNG</div><div>OPP</div><div>OH</div></div> <div><div>OVERALL</div><div>ON CENTER</div><div>OUTSIDE DIAMETER</div><div>OPENING</div><div>OPPOSITE</div><div>OPPOSITE HAND</div></div> <div><div>PERP</div><div>PL</div><div>PLAS</div><div>PLYWD</div><div>PNL</div><div>PT</div><div>PR</div><div>PTD</div><div>PIN</div><div>PT</div><div>PVC</div></div> <div><div>PERPENDICULAR</div><div>PROPERTY LINE OR PLATE</div><div>PLASTIC OR PLASTER</div><div>PLYWOOD</div><div>PANEL</div><div>POINT</div><div>PAIR</div><div>PAINTED</div><div>PARTITION</div><div>PRESSURE TREATED</div><div>POLYVINYL CHLORIDE</div></div> <div><div>R</div><div>RD</div><div>REINF</div><div>REQ</div><div>RESIL</div><div>RETG</div><div>RO</div><div>RDW</div><div>RWL</div></div> <div><div>RISE OR RADIUS</div><div>ROOF DRAIN</div><div>REINFORCING</div><div>REQUIRED</div><div>RESILIENT</div><div>RETAINING</div><div>ROUGH OPENING</div><div>REDWOOD</div><div>RAIN WATER LEADER</div></div> <div><div>S</div><div>SC</div><div>SCHED</div><div>SH</div><div>SHR</div><div>SHT</div><div>S&P</div><div>SIM</div><div>SPEC</div><div>SQ</div><div>SS</div><div>SSD</div><div>STD</div><div>STL</div><div>STOR</div><div>STRL</div><div>SYM</div></div> <div><div>SOUTH</div><div>SOLID CORE</div><div>SCHEDULE</div><div>SHELF</div><div>SHOWER</div><div>SHEET</div><div>SHELF & POLE</div><div>SIMILAR</div><div>SPECIFICATION</div><div>SQUARE</div><div>STAINLESS STEEL</div><div>SEE STRUCTURAL DWGS</div><div>STANDARD</div><div>STEEL</div><div>STORAGE</div><div>STRUCTURAL</div><div>SYMMETRICAL</div></div> <div><div>T</div><div>TB</div><div>TEL</div><div>TEMP</div><div>T&G</div><div>TH</div><div>THK</div><div>TO</div><div>TOC</div><div>TPD</div><div>TV</div><div>TOW</div><div>TS</div><div>TYP</div></div> <div><div>TREAD</div><div>TOWEL BAR</div><div>TELEPHONE</div><div>TEMPERED</div><div>TONGUE & GROOVE</div><div>THRESHOLD</div><div>THICK</div><div>TOP OF</div><div>TOP OF CONCRETE</div><div>TOILET PAPER DISP.</div><div>TELEVISION</div><div>TOP OF WALL</div><div>TUBE STEEL</div><div>TYPICAL</div></div> <div><div>UNF</div><div>UON</div></div> <div><div>UNFINISHED</div><div>UNLESS OTHERWISE NOTED</div></div> <div><div>VEN</div><div>VERT</div><div>VEST</div><div>VT</div><div>VIF</div></div> <div><div>VENEER</div><div>VERTICAL</div><div>VESTIBULE</div><div>VINYL TILE</div><div>VERIFY IN FIELD</div></div> <div><div>W</div><div>W/</div><div>W/D</div><div>WD</div><div>WDW</div><div>WO</div><div>W/O</div><div>WP</div><div>WR</div><div>WT</div></div> <div><div>WEST</div><div>WITH</div><div>WASHER/DRYER</div><div>WOOD</div><div>WINDOW</div><div>WHERE OCCURS</div><div>WITHOUT</div><div>WATERPROOF</div><div>WATER RESISTANT</div><div>WEIGHT</div></div>		<div>1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS, WHICH RELATE TO THIS PROJECT.</div> <div>2. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY BIDS.</div> <div>3. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL ITEMS NECESSARY FOR A COMPLETE JOB. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS SHOWN IN THESE DRAWINGS AND SPECIFICATIONS WHETHER OR NOT SHOWN, BUT INTENDED.</div> <div>4. THE CONTRACTOR IS FULLY & SOLELY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS, AND THEIR EMPLOYEES FROM AND AGAINST ANY CLAIMS FOR DAMAGES, INCLUDING ANY INJURY CLAIMS BY THE CONTRACTOR, ITS EMPLOYEES, SUB-CONTRACTORS OR ANYONE ALLOWED ON THE CONSTRUCTION SITE, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.</div> <div>5. THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKER'S COMPENSATION AND LIABILITY INSURANCE AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS PROJECT, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE.</div> <div>6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF ALL EXISTING UTILITIES, AMENITIES AND SITE IMPROVEMENTS DURING CONSTRUCTION, WHETHER OR NOT SHOWN ON DRAWINGS OR UNCOVERED DURING WORK.</div> <div>7. THE CONTRACTOR SHALL AT ALL TIMES, KEEP THE CONSTRUCTION SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS.</div> <div>8. CONTRACTOR SHALL PROVIDE AND UTILIZE FACILITIES NECESSARY TO CONTROL DUST.</div> <div>9. CONTRACTOR SHALL PROVIDE FOR TRAFFIC CONTROL AS REQUIRED.</div> <div>10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.</div> <div>11. THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS, FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS, PRODUCT SUBMITTALS AND/OR SAMPLES OF MATERIALS AND PRODUCTS, WHICH WERE NOT IDENTIFIED, AS WELL AS ANY MATERIAL, PRODUCTS OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.</div> <div>12. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY THE SUBCONTRACTORS AND THEIR COMPLIANCE WITH THESE GENERAL CONDITIONS. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORK OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.</div> <div>13. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN EXISTING CONDITIONS, THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT.</div> <div>14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN EXISTING CONDITIONS, THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT.</div> <div>15. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING FROM THE ARCHITECT AND OWNER, AND ONLY PROCEED WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT.</div> <div>16. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN ALL SURFACES.</div> <div>17. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE SECTION 4906, CALIFORNIA PUBLIC RESOURCES CODE 4291, AND CALIFORNIA GOVERNMENT CODE 51182.</div>		<div>A NEW RESIDENTIAL ACCESSORY BUILDING. THE PROPOSED BUILDING INCLUDES A GARAGE & SHOP ON THE FIRST FLOOR WITH AN ART STUDIO & ACCESSORY DWELLING UNIT (ADU) ON THE SECOND FLOOR.</div> <div>THE PROPOSED ACCESSORY BUILDING IS TWO STORIES. (FOR THE PURPOSES OF BUILDING CODE THE LOWER LEVEL IS CONSIDERED A BASEMENT.)</div> <div>ZONING: OS OCCUPANCY TYPE: R-3 (SINGLE-FAMILY RESIDENCE) / U (GARAGE) CONSTRUCTION TYPE: V-B, SPRINKLED WUI ZONE: YES</div> <div>LOT SIZE: 463,351 SF (10.64 ACRES)</div> <div><div>IMPERVIOUS SITE AREA:</div><div>ALLOWABLE IMPERVIOUS SITE AREA: 10,803 SF 463,351 SF TOTAL LOT AREA 0.035 X 463,351 = 16,217 SF MAX. ALLOWABLE IMPERVIOUS SITE AREA</div><div>EXISTING IMPERVIOUS SITE AREA: 10,803 SF SEE G012 MAIN HOUSE AREA REFERENCE SHEET (A0.0 TITLE SHEET, DATED 5/15/12, REVISED 9/5/2013, DELTA 5)</div><div>PROPOSED NEW IMPERVIOUS SITE AREA: 5,007 SF SEE AS100 PLOT PLAN</div><div>TOTAL PROPOSED IMPERVIOUS SITE AREA: 5,007 SF (PROPOSED) + 10,803 SF (EXISTING) = 15,810 < 16,217 SF, THEREFORE OK</div></div> <div><div>GROSS FLOOR AREA (PLANNING CODE DEFINITION):</div><div>ALLOWABLE GROSS FLOOR AREA: 463,351 SF TOTAL LOT AREA 0.035 X 463,351 = 16,217 SF ALLOWABLE MAX. GROSS FLOOR AREA</div><div>EXISTING GROSS FLOOR AREA: 8,435 SF SEE MAIN HOUSE BLOCK DIAGRAM ON G012 MAIN HOUSE AREA REFERENCE SHEET (A0.0 TITLE SHEET, DATED 5/15/12, REVISED 9/5/2013, DELTA 5)</div><div>PROPOSED ADDITIONAL GROSS FLOOR AREA: 4,119 SF SEE BLOCK DIAGRAM ON SHEET G011 - GROSS FLOOR AREA PLANS</div><div>TOTAL PROPOSED FLOOR AREA: 4,119 SF (PROPOSED) + 8,435 SF (EXISTING) = 12,554 < 16,217 SF, THEREFORE OK</div></div> <div><div>FLOOR AREA (BUILDING CODE DEFINITION):</div><div><table><tr><th>FIRST FLOOR (BASEMENT)</th><th>1,831.15 SF</th><th>ADDITIONAL AREAS:</th></tr><tr><td>GARAGE/SHOP</td><td>227.81</td><td>PATIO / WALKWAYS (UNCOVERED)</td></tr><tr><td>STAIR LEVEL 1</td><td>2,058.96 SF</td><td>WALKWAY 98.19 SF</td></tr><tr><td>FIRST FLOOR SUBTOTAL</td><td></td><td>SOUTH PATIO 833.78 SF</td></tr><tr><td></td><td></td><td>TOTAL PATIO/WALKWAYS: 931.97 SF = 932 SF</td></tr><tr><td>SECOND FLOOR</td><td></td><td>DECKS (UNCOVERED)</td></tr><tr><td>STAIR LEVEL 2</td><td>227.81 SF</td><td>STUDIO DECK 202.31 SF</td></tr><tr><td>LANDING</td><td>49.99</td><td>ADU DECK 202.31 SF</td></tr><tr><td>ART STUDIO</td><td>890.99</td><td>TOTAL DECKS: 404.62 SF = 405 SF</td></tr><tr><td>ACCESSORY DWELLING UNIT</td><td>890.99</td><td></td></tr><tr><td>SECOND FLOOR SUBTOTAL</td><td>2,059.78 SF</td><td></td></tr><tr><td>GRAND TOTAL</td><td>4,118.74 = 4,119 SF</td><td></td></tr></table></div></div> <div><div>CODES</div><div><table><tr><td>2022</td><td>PALO ALTO PLANNING CODE</td></tr><tr><td>2022</td><td>CALIFORNIA ADMINISTRATIVE CODE (TITLE 24, PART 1)</td></tr><tr><td>2022</td><td>CALIFORNIA BUILDING CODE (TITLE 24, PART 2)</td></tr><tr><td>2022</td><td>CALIFORNIA RESIDENTIAL CODE (TITLE 24, PART 2.5)</td></tr><tr><td>2022</td><td>CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3)</td></tr><tr><td>2022</td><td>CALIFORNIA MECHANICAL CODE (TITLE 24, PART 4)</td></tr><tr><td>2022</td><td>CALIFORNIA PLUMBING CODE (TITLE 24, PART 5)</td></tr><tr><td>2022</td><td>CALIFORNIA ENERGY CODE (TITLE 24, PART 6)</td></tr><tr><td>2022</td><td>CALIFORNIA FIRE CODE (TITLE 24, PART 9), INCLUDING NFPA 13R</td></tr><tr><td>2022</td><td>CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24, PART 11)</td></tr></table></div></div> <div><div>DEFERRED APPROVALS</div><div>1. NONE</div></div> <div><div>VICINITY MAP</div><div></div></div>		FIRST FLOOR (BASEMENT)	1,831.15 SF	ADDITIONAL AREAS:	GARAGE/SHOP	227.81	PATIO / WALKWAYS (UNCOVERED)	STAIR LEVEL 1	2,058.96 SF	WALKWAY 98.19 SF	FIRST FLOOR SUBTOTAL		SOUTH PATIO 833.78 SF			TOTAL PATIO/WALKWAYS: 931.97 SF = 932 SF	SECOND FLOOR		DECKS (UNCOVERED)	STAIR LEVEL 2	227.81 SF	STUDIO DECK 202.31 SF	LANDING	49.99	ADU DECK 202.31 SF	ART STUDIO	890.99	TOTAL DECKS: 404.62 SF = 405 SF	ACCESSORY DWELLING UNIT	890.99		SECOND FLOOR SUBTOTAL	2,059.78 SF		GRAND TOTAL	4,118.74 = 4,119 SF		2022	PALO ALTO PLANNING CODE	2022	CALIFORNIA ADMINISTRATIVE CODE (TITLE 24, PART 1)	2022	CALIFORNIA BUILDING CODE (TITLE 24, PART 2)	2022	CALIFORNIA RESIDENTIAL CODE (TITLE 24, PART 2.5)	2022	CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3)	2022	CALIFORNIA MECHANICAL CODE (TITLE 24, PART 4)	2022	CALIFORNIA PLUMBING CODE (TITLE 24, PART 5)	2022	CALIFORNIA ENERGY CODE (TITLE 24, PART 6)	2022	CALIFORNIA FIRE CODE (TITLE 24, PART 9), INCLUDING NFPA 13R	2022	CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24, PART 11)	<div>PRELIMINARY NOT FOR CONSTRUCTION</div> <div><div>BAUMGARDNER ARCHITECTURE</div><div>675 South High Street Palo Alto, CA 94302 707.827.8201 joel@baumarch.com www.baumarch.com</div></div> <div><div>PROJECT DESCRIPTION, DIRECTORY, VICINITY MAP, CODES & ZONING, DEFERRED APPROVALS, SYMBOLS, ABBREVIATIONS, GENERAL NOTES</div></div> <div><div>BOWER/SHAW ACCESSORY BUILDING</div><div>830 LOS TRANCOS ROAD</div><div>PALO ALTO, CA 94028</div><div>APN 182-36-047</div></div> <div><div>Proj. # 2302</div><div>Date 6.18.2024</div><div>Drawn JEB</div><div>Scale 12" = 1'-0"</div></div> <div><div>G000</div></div>	
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ART STUDIO	890.99	TOTAL DECKS: 404.62 SF = 405 SF																																																															
ACCESSORY DWELLING UNIT	890.99																																																																
SECOND FLOOR SUBTOTAL	2,059.78 SF																																																																
GRAND TOTAL	4,118.74 = 4,119 SF																																																																
2022	PALO ALTO PLANNING CODE																																																																
2022	CALIFORNIA ADMINISTRATIVE CODE (TITLE 24, PART 1)																																																																
2022	CALIFORNIA BUILDING CODE (TITLE 24, PART 2)																																																																
2022	CALIFORNIA RESIDENTIAL CODE (TITLE 24, PART 2.5)																																																																
2022	CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3)																																																																
2022	CALIFORNIA MECHANICAL CODE (TITLE 24, PART 4)																																																																
2022	CALIFORNIA PLUMBING CODE (TITLE 24, PART 5)																																																																
2022	CALIFORNIA ENERGY CODE (TITLE 24, PART 6)																																																																
2022	CALIFORNIA FIRE CODE (TITLE 24, PART 9), INCLUDING NFPA 13R																																																																
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24, PART 11)																																																																

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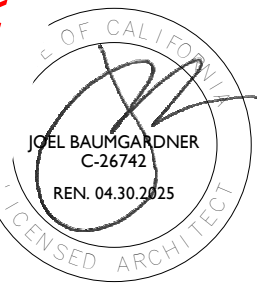
PROJECT DESCRIPTION,
DIRECTORY, VICINITY MAP, CODES
& ZONING, DEFERRED APPROVALS,
SYMBOLS, ABBREVIATIONS,
GENERAL NOTES

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. # 2302
Date 6.18.2024
Drawn JEB
Scale 12" = 1'-0"

G000

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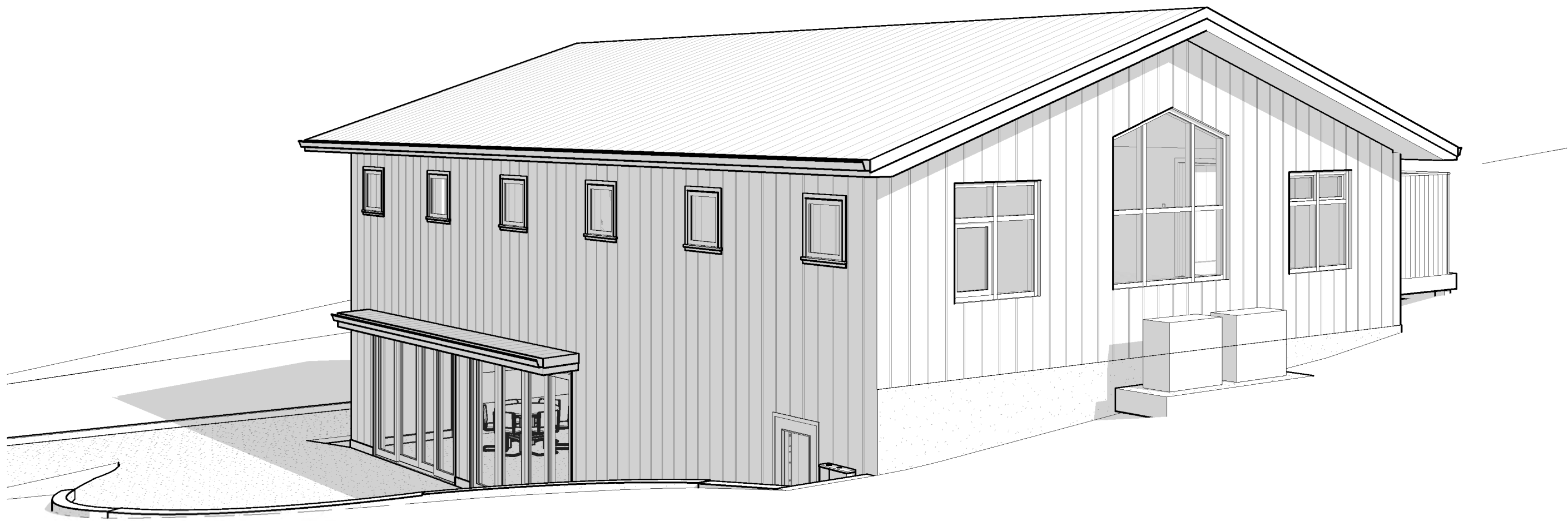
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3D VIEWS

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. #	2302
Date	6.18.2024
Drawn	JEB
Scale	

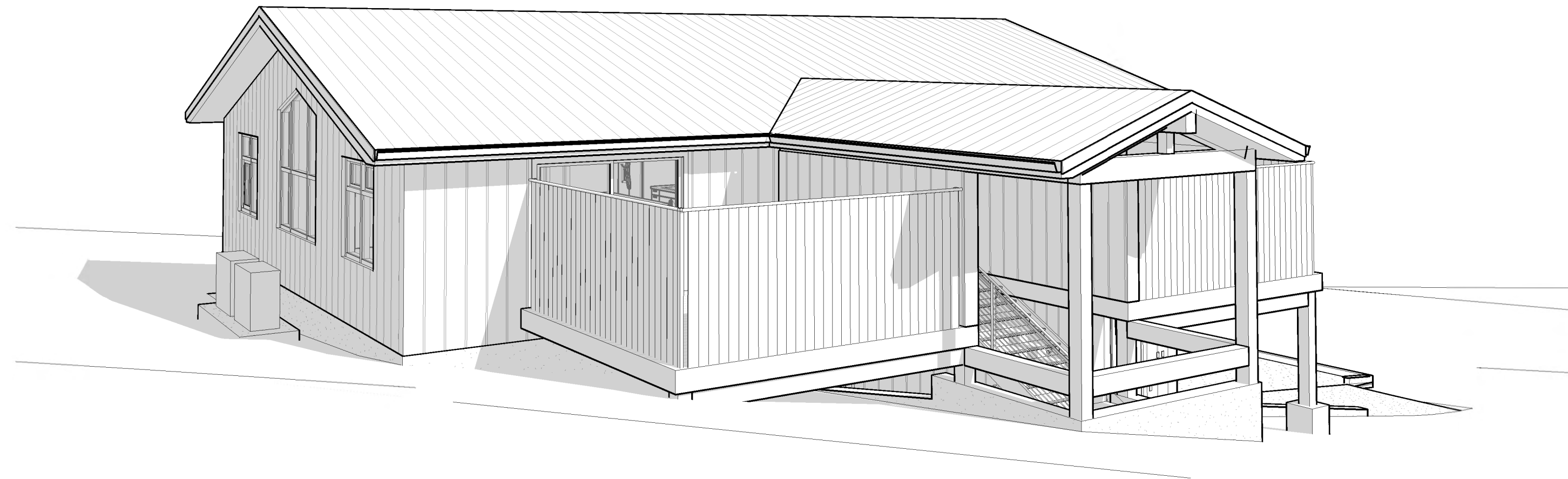
G001



④ VIEW FROM SOUTHEAST



② VIEW FROM NORTHWEST

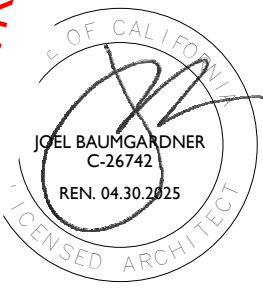


③ VIEW FROM NORTHEAST



① VIEW FROM SOUTHWEST

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GROSS FLOOR AREA PLANS
(PLANNING CODE)

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. #	2302
Date	6.18.2024
Drawn	JEB
Scale	1/8" = 1'-0"

G011

EXISTING + PROPOSED GROSS FLOOR AREA (PLANNING CODE):

ALLOWABLE GROSS FLOOR AREA:
463,351 SF TOTAL LOT AREA
0.035 X 463,351 = 16,217 SF ALLOWABLE MAX. GROSS FLOOR AREA

EXISTING GROSS FLOOR AREA: 8,435 SF
SEE MAIN HOUSE BLOCK DIAGRAM ON G012 MAIN HOUSE AREA
REFERENCE SHEET (A0.0 TITLE SHEET, DATED 5/15/12, REVISED 9/5/2013, DELTA 5)

PROPOSED ADDITIONAL GROSS FLOOR AREA BLOCKS:

NAME	HEIGHT	WIDTH	
A - GARAGE/SHOP	35.33'	51.83'	1,831.15
B - STAIR 1	20.25'	11.25'	227.81

1ST FLOOR: = 2,058.96 SF

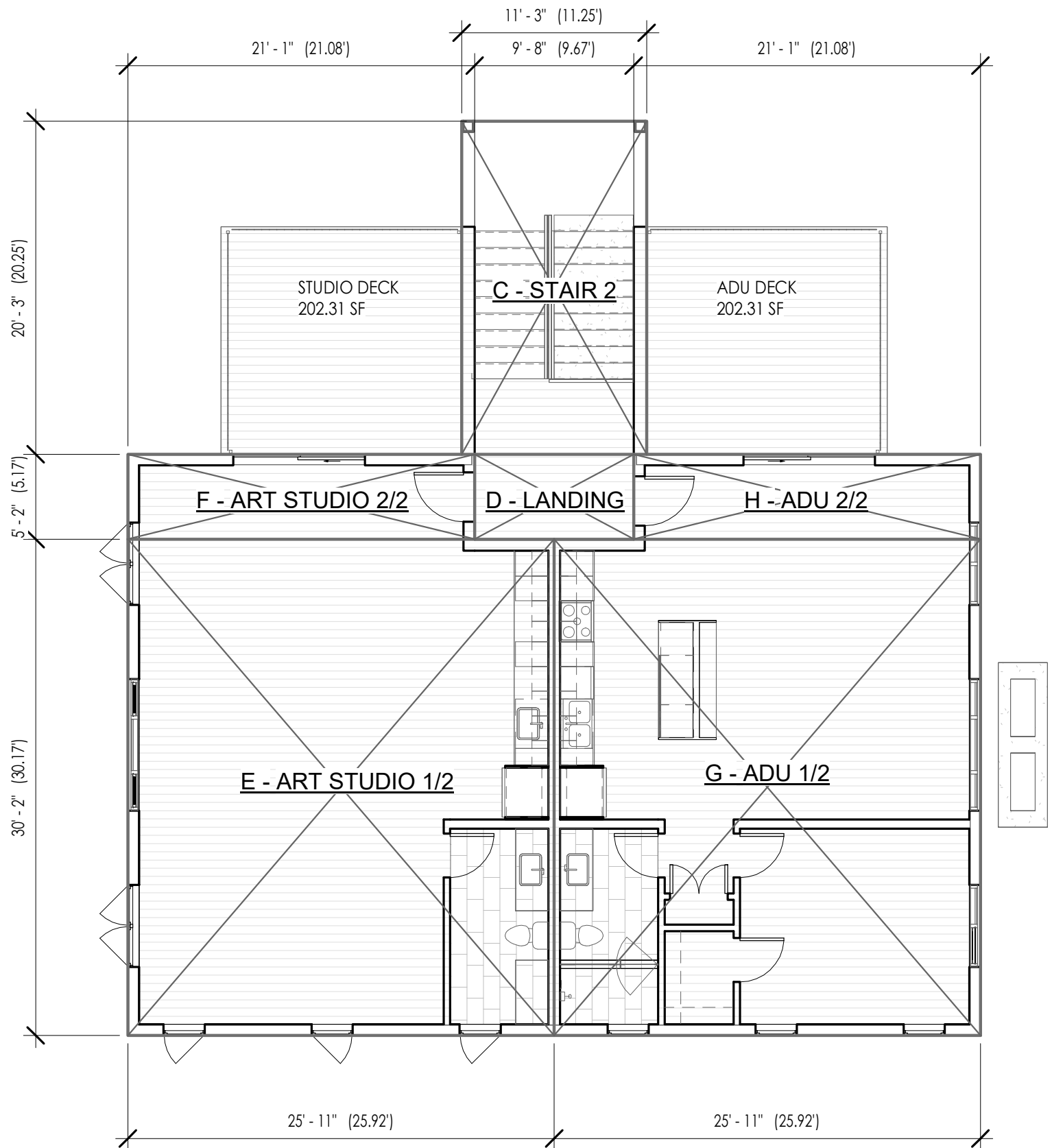
C - STAIR 2	20.25'	11.25'	227.81
D - LANDING	5.17'	9.67'	49.99
E - ART STUDIO 1/2	30.17'	25.92'	782.01
F - ART STUDIO 2/2	5.17'	21.08'	108.98
G - ADU 1/2	30.17'	25.92'	782.01
H - ADU 2/2	5.17'	21.08'	108.98

2ND FLOOR: = 2,059.78 SF

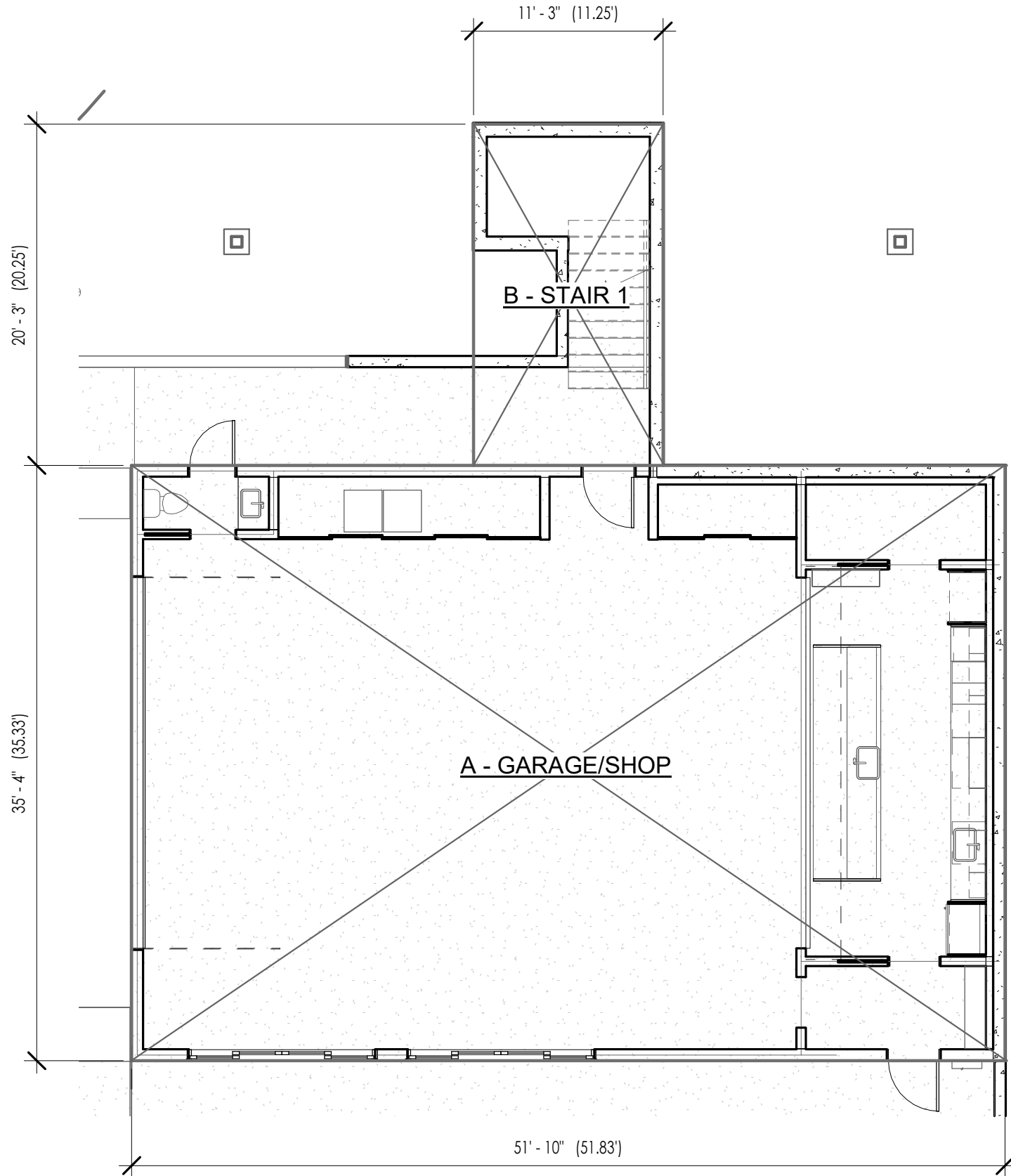
= 4,118.74 SF

= 4,119 SF

TOTAL PROPOSED FLOOR AREA:
4,119 SF (PROPOSED) + 8,435 SF (EXISTING) = 12,554 < 16,217 SF, THEREFORE OK

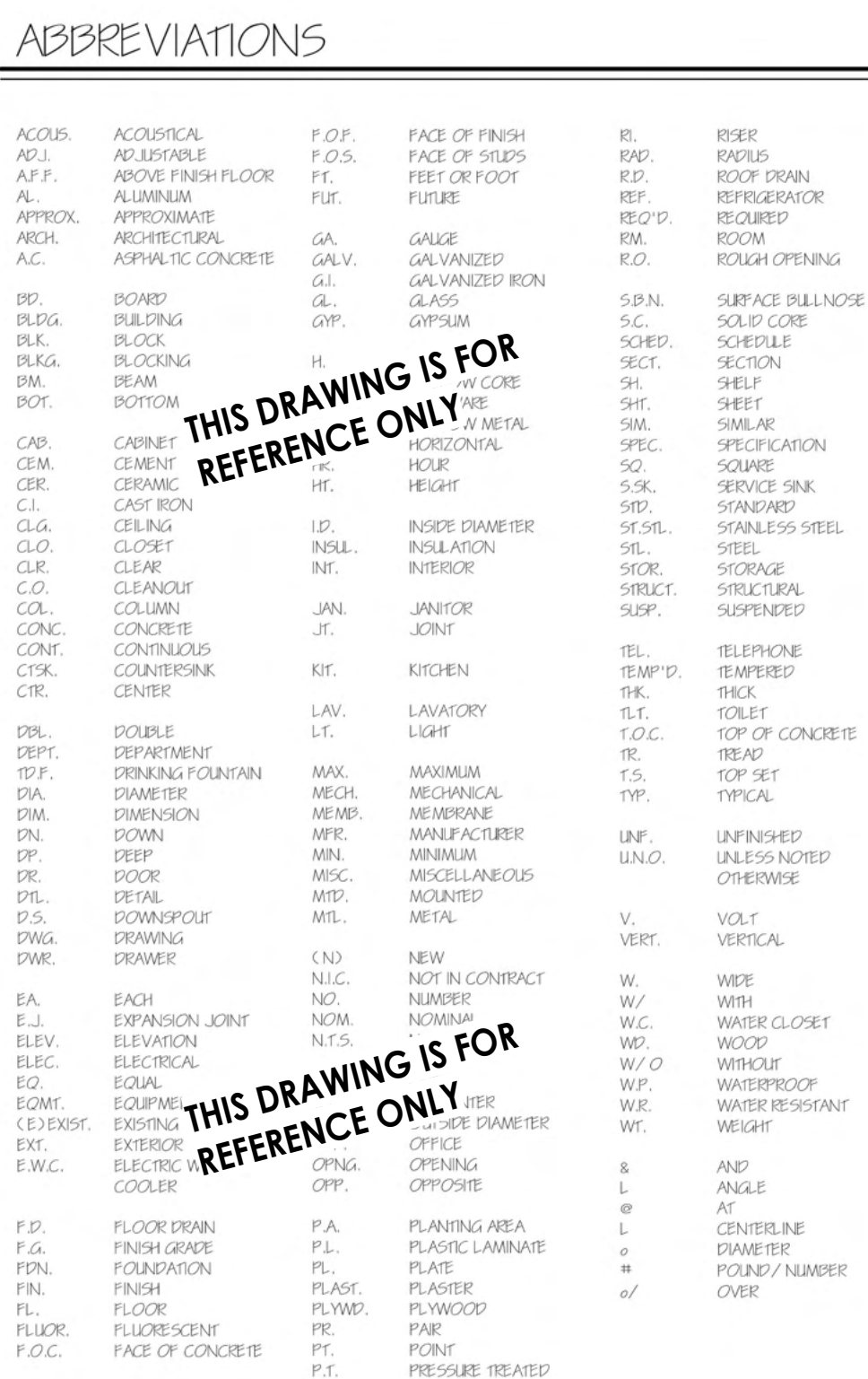


2 2ND FLOOR GROSS FLOOR AREA
1/8" = 1'-0"



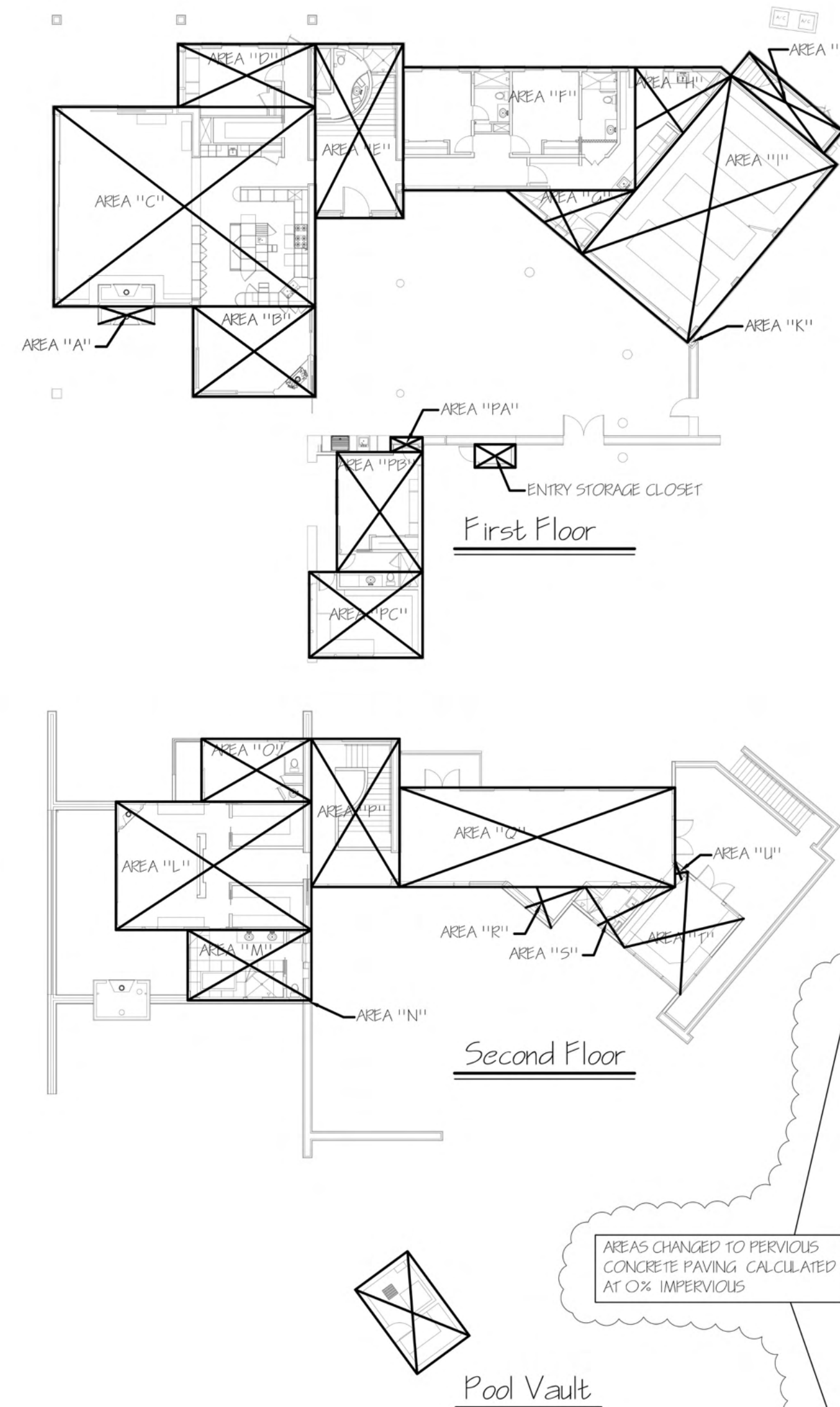
1 1ST FLOOR GROSS FLOOR AREA
1/8" = 1'-0"

830 LOS TRANCOS ROAD
PALO ALTO, CALIFORNIA



Surveyor: Arcturus
2995 Woodside Road,
Ste. 400-206
Woodside, CA

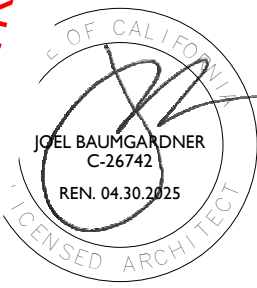
TOTAL: 8,435 sf.



1. Drawings for monitored NFPA 13 fire sprinkler system required for all structures.

REFERENCE 05/15/12

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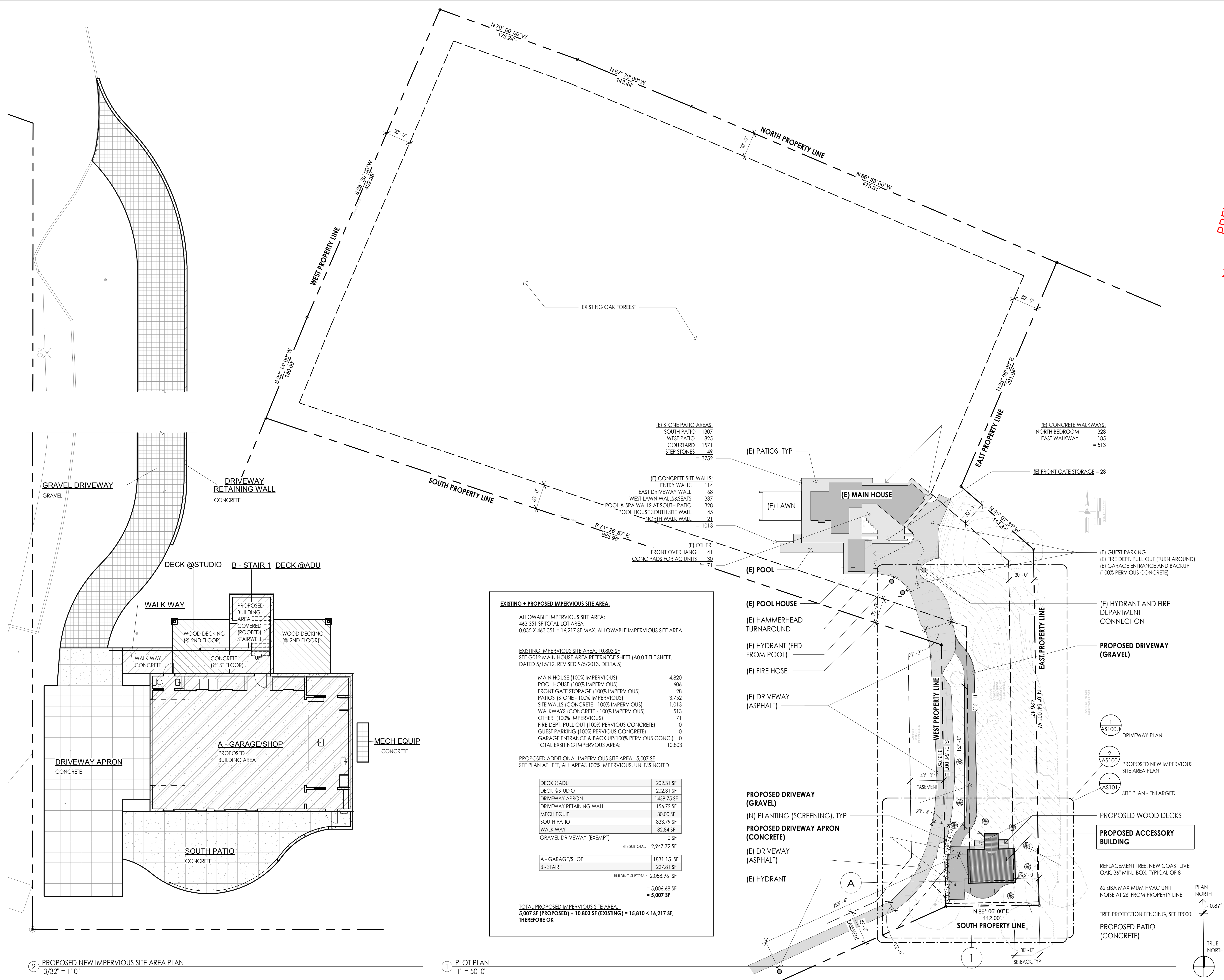
PLOT PLAN

BOWER/SHAW ACCESSORY BUILDING

830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

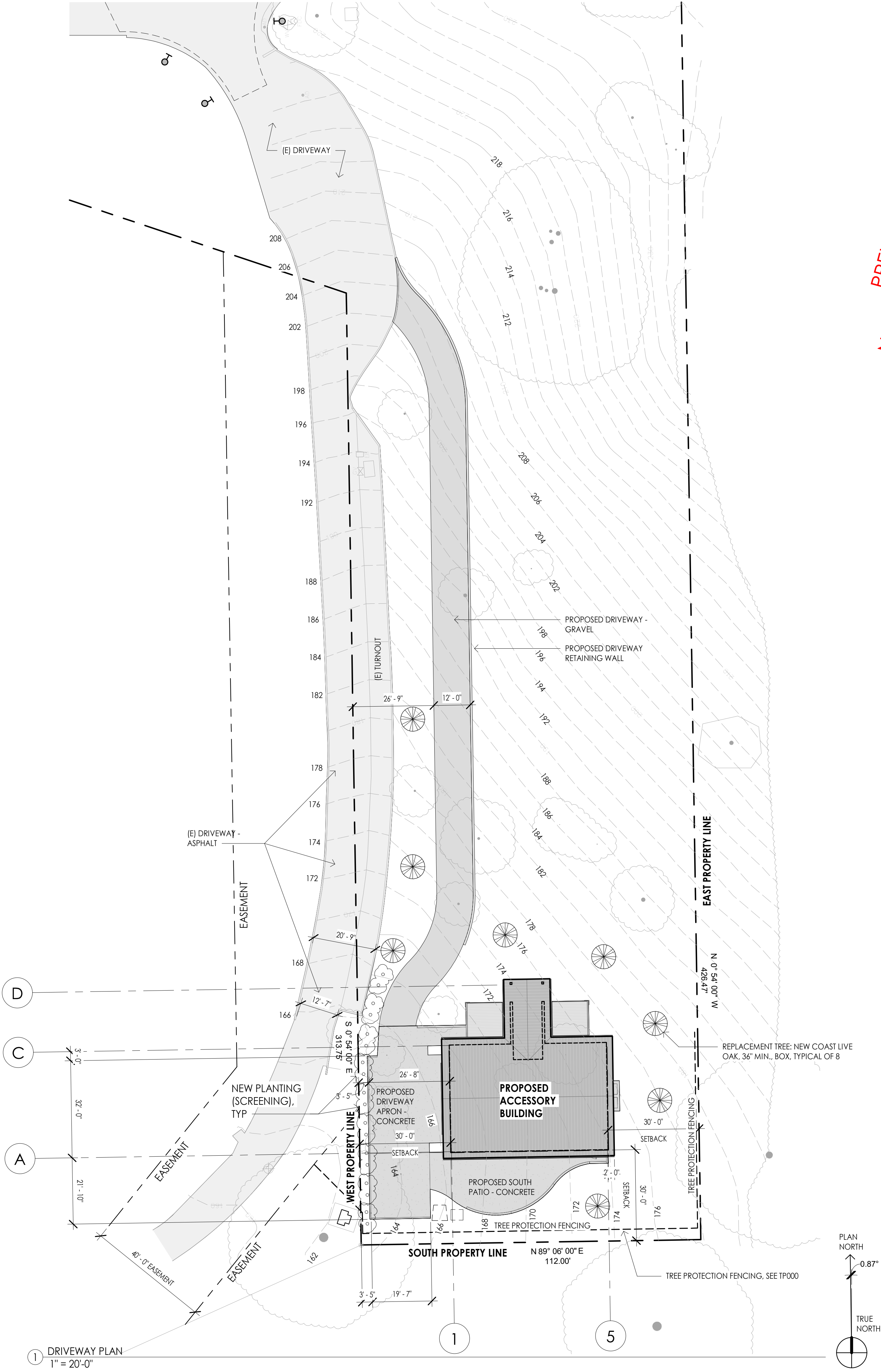
Proj. # 2302
Date 6.18.2024
Drawn JEB
Scale As indicated

AS100



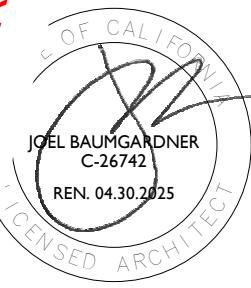
2 PROPOSED NEW IMPERVIOUS SITE AREA PLAN
3/32" = 1'-0"

1 PLOT PLAN
1" = 50'-0"



ISSUE	DATE
PLANNING APP	12.4.2023
PLANNING REV1	3.12.2024
PLANNING REV2	4.30.2024
PLANNING REV3	6.18.2024

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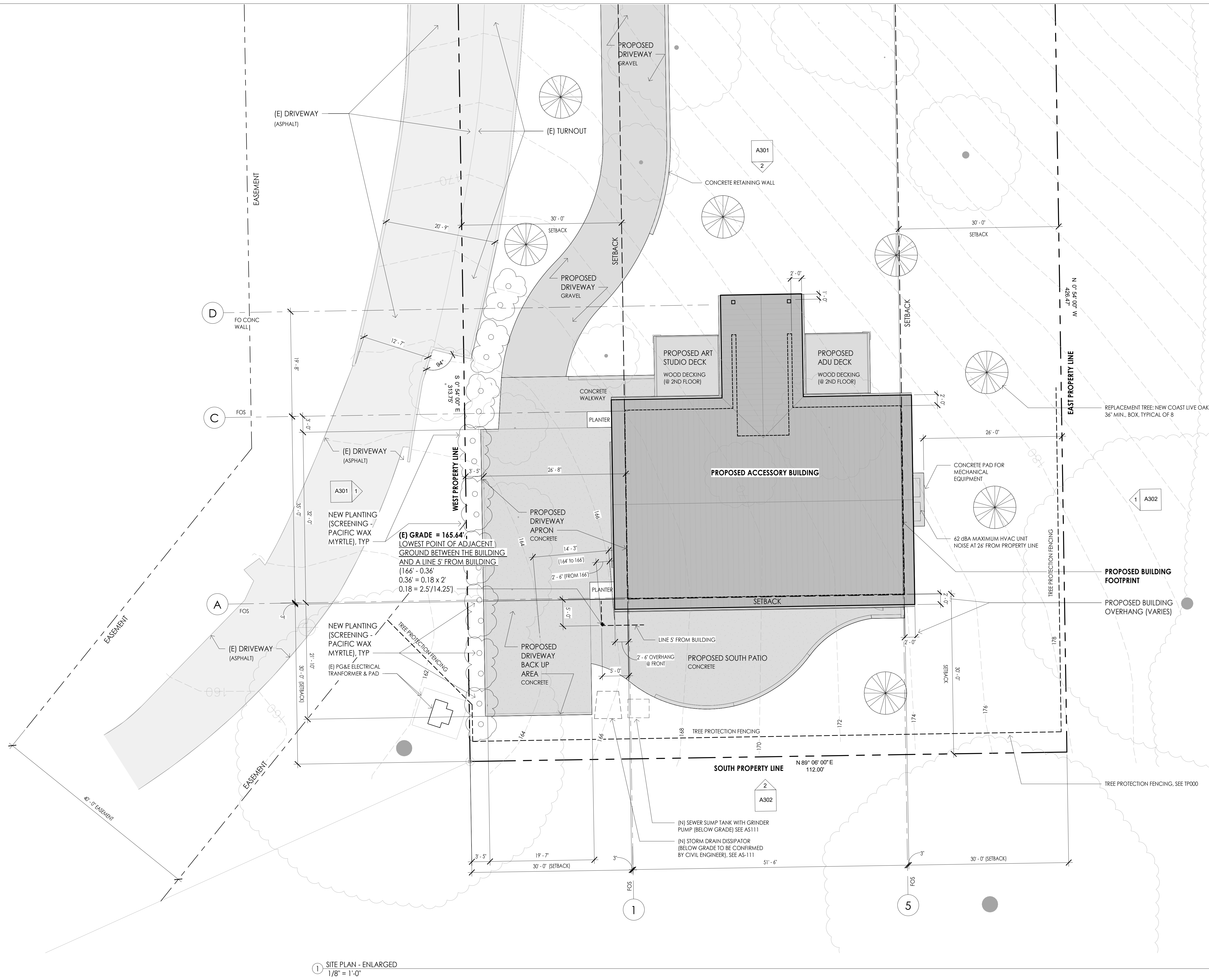
DRIVEWAY PLAN

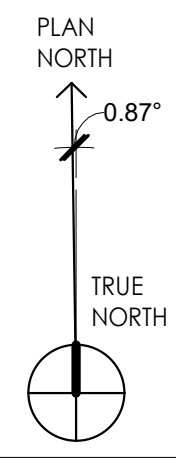
BOWER/SHAW ACCESSORY BUILDING

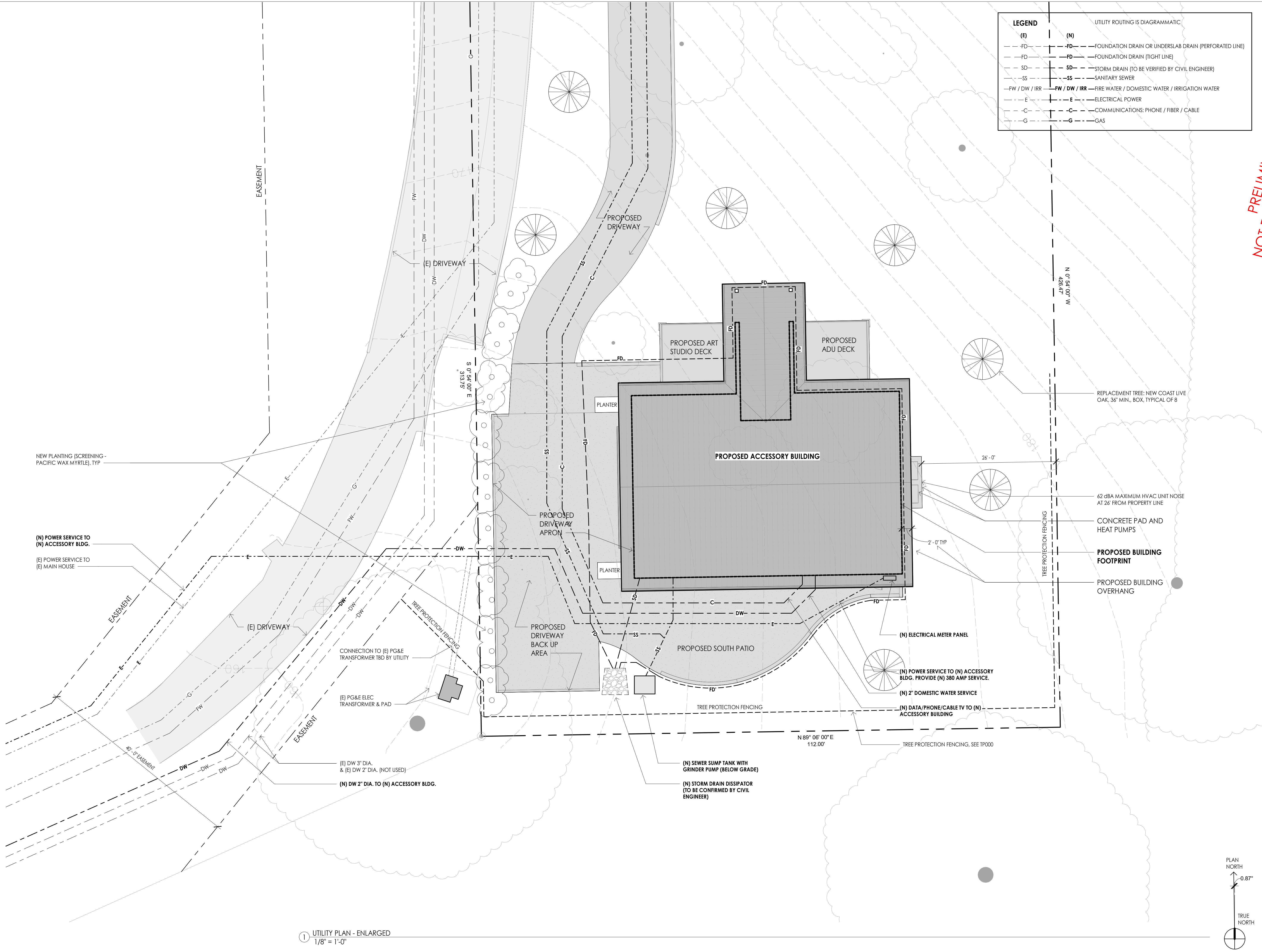
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. #	2302
Date	6.18.2024
Drawn	JEB
Scale	1" = 20'-0"

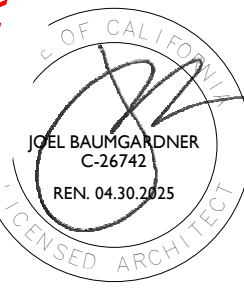
AS100.1







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SITE UTILITY PLAN - ENLARGED

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

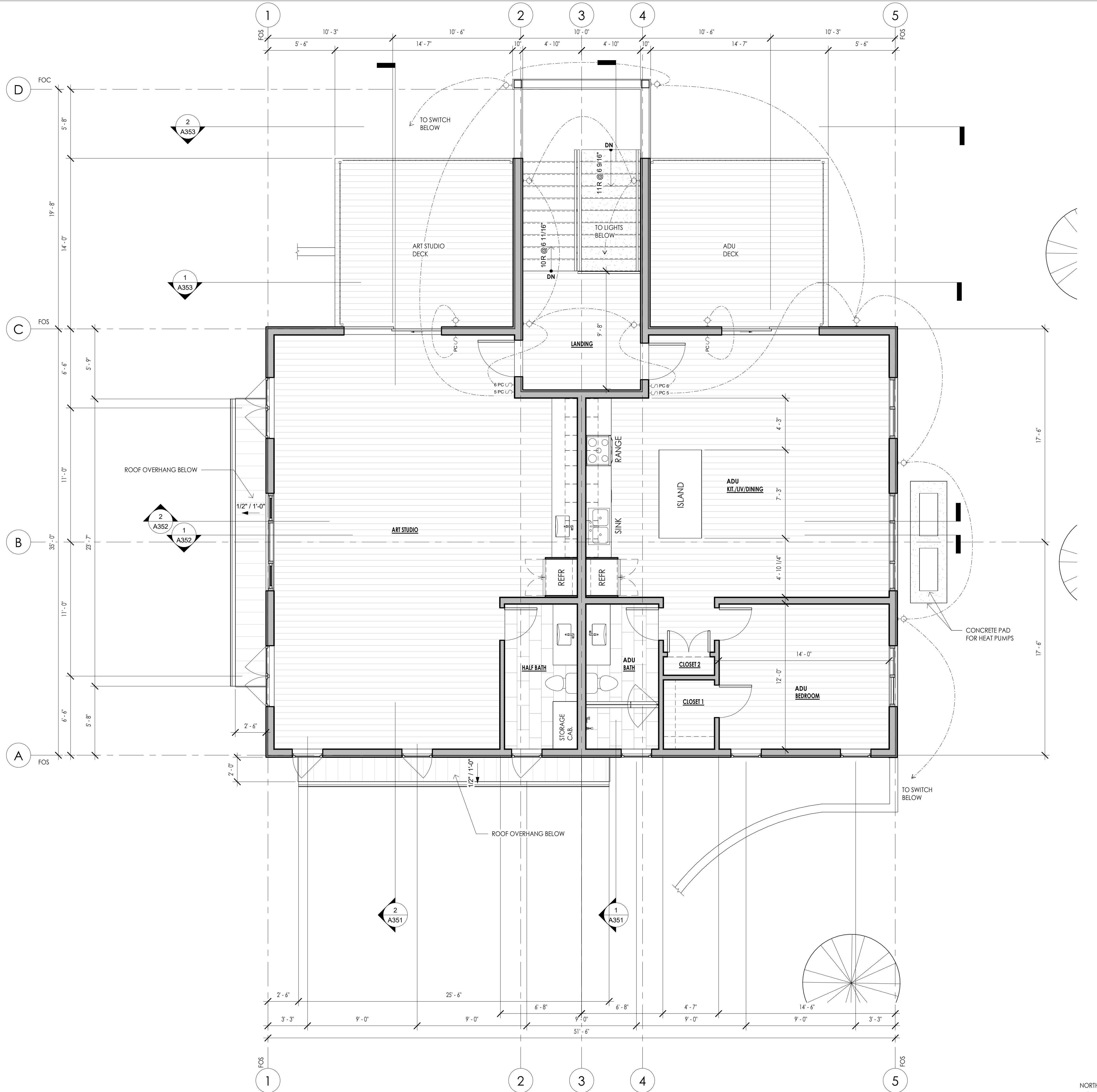
Proj. # 2302
Date 6.18.2024
Drawn JEB
Scale As indicated

AS111

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

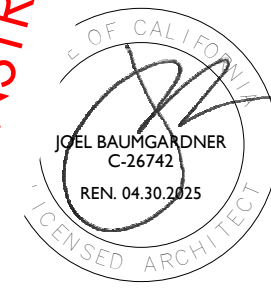


1 2ND FLOOR PLAN
1/4" = 1'-0"



ISSUE	DATE
PLANNING APP	12.4.2023
PLANNING REV1	3.12.2024
PLANNING REV2	4.30.2024
PLANNING REV3	6.18.2024

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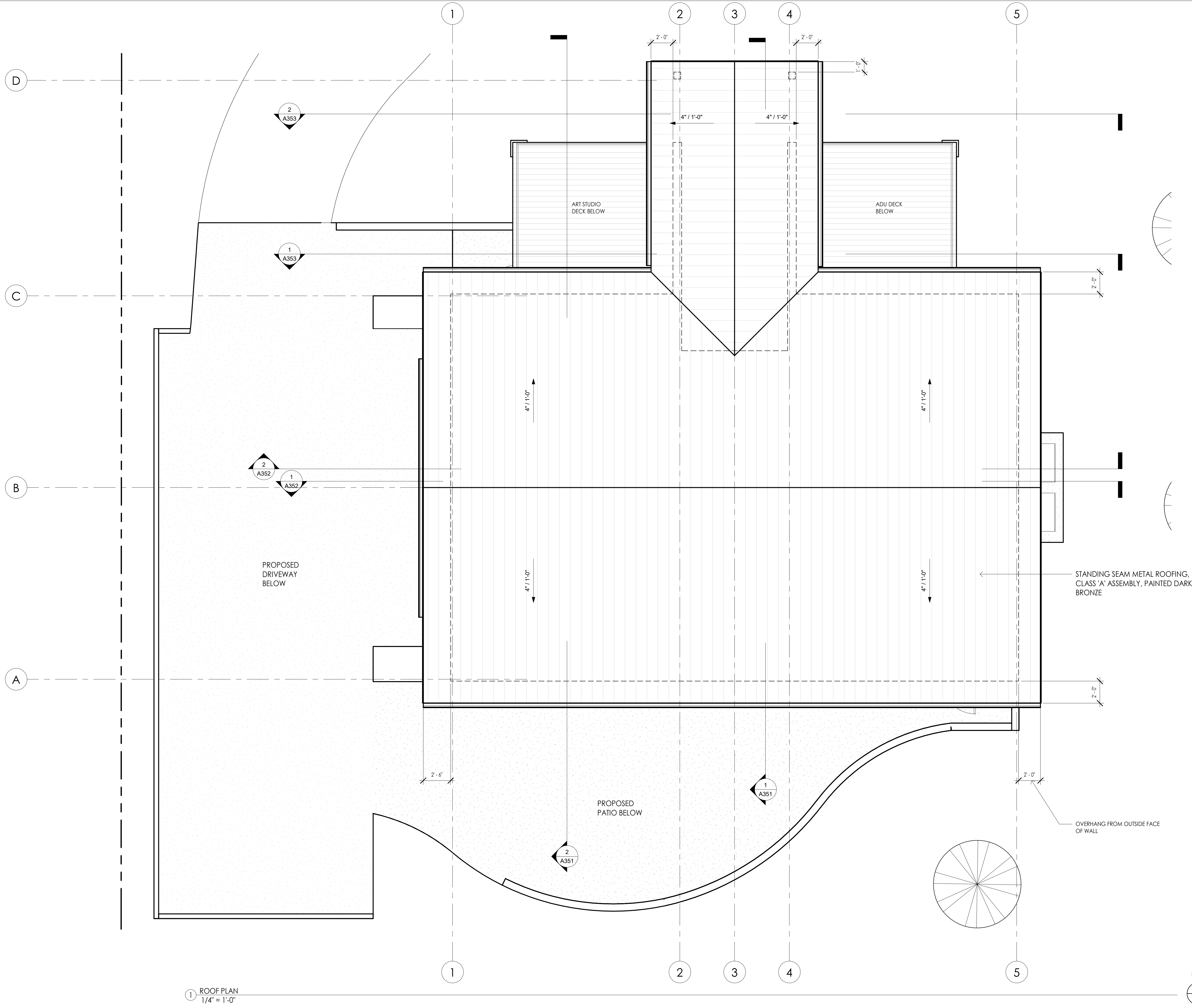
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SECOND FLOOR PLAN

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

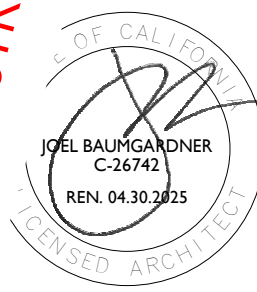
Proj. #	2302
Date	6.18.2024
Drawn	JEB
Scale	1/4" = 1'-0"

A102



1 ROOF PLAN
1/4" = 1'-0"

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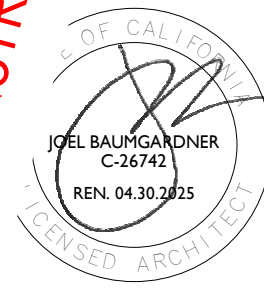
ROOF PLAN

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. # 2302
Date 6.18.2024
Drawn JEB
Scale 1/4" = 1'-0"

A105

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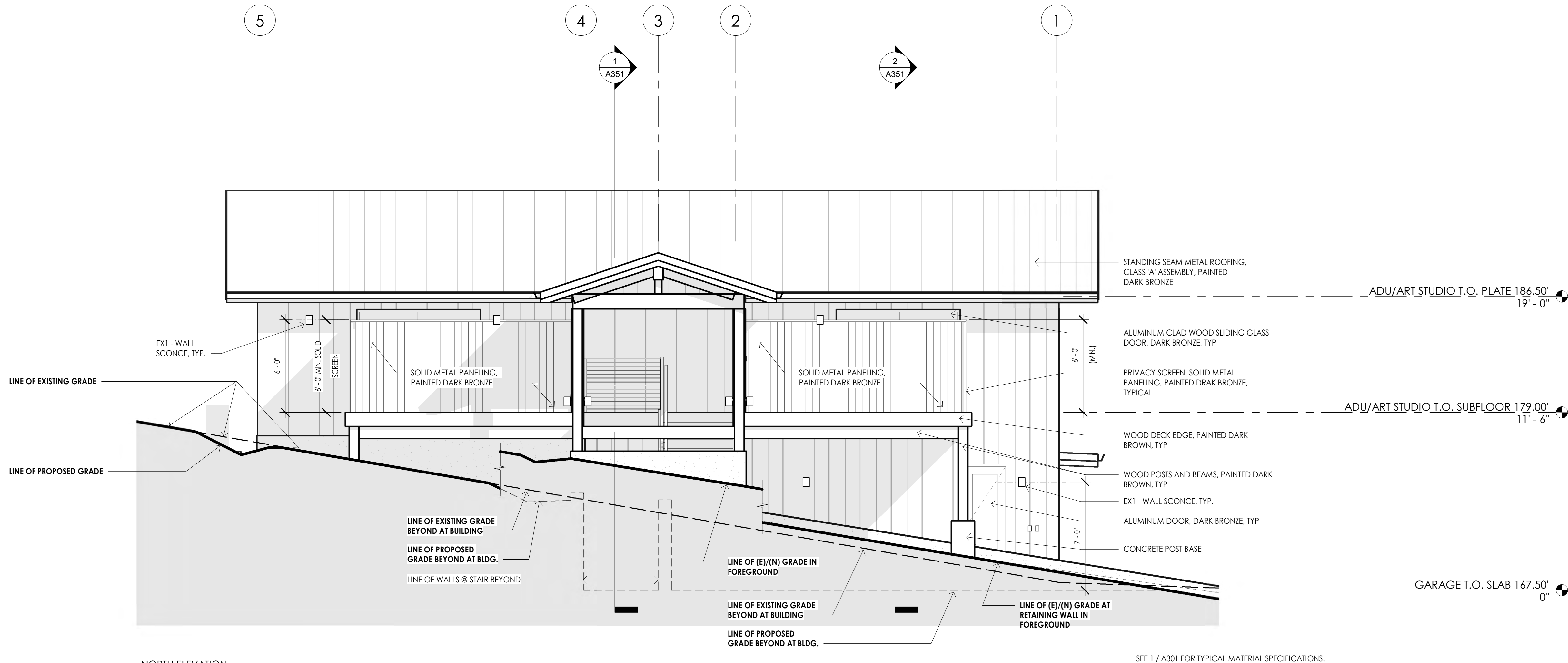
EXTERIOR ELEVATIONS

BOWER/SHAW ACCESSORY BUILDING

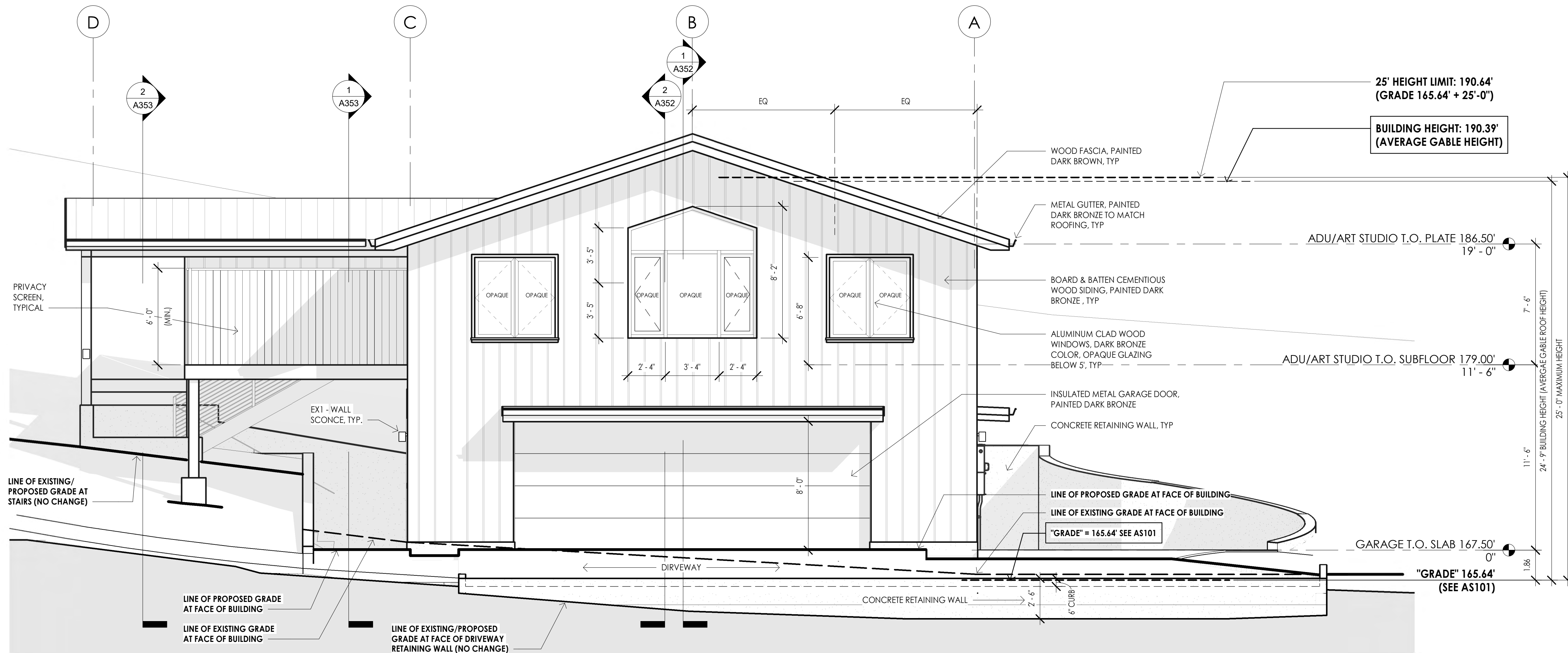
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. # 2302
Date 6.18.2024
Drawn JEB
Scale 1/4" = 1'-0"

A301



2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

EX1 - EXTERIOR WALL SCONCE

BALLARD DESIGNS



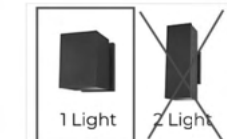
Jett Outdoor Wall Sconce

★★★★★ 4.7 (3) Write a review

SKU#: LO474

[view product overview & specifications](#)

Select Style:



Style: Make Selections
Availability: Make Selections

Our sleek Jett Outdoor Wall Sconces bathe pathways, driveways and exterior walls in warm inviting light. The clean modern silhouettes are made of matte black, powder-coated aluminum for a soft glow that illuminates without appearing harsh. The sophisticated look is especially striking in multiples for deck and patio lighting. 1-Light style casts down light only; 2-Light casts light up and down.

Jett Outdoor Wall Sconce features:

- Matte black finish
- Made of aluminum
- Powder coated to resist rust
- Hardwire
- Approved for outdoor use
- Dark Sky-certified to reduce light pollution

Dimensions:

1 Light Overall: 7"H X 5" Square

2 Light Overall: 14"H X 5" Square

Backplate: 9" Square

Construction: Made of aluminum.

Lighting: Uses type A 60W max bulb. Hardwire. Cord is 6 1/2"L and black/white.

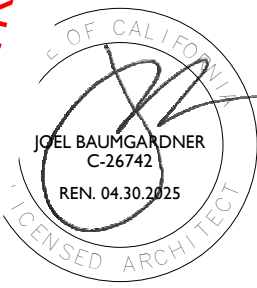
Additional Info: Simple assembly.

Dust with a clean, soft cloth.

Suitable for outdoor use.

UL Rated for wet location.

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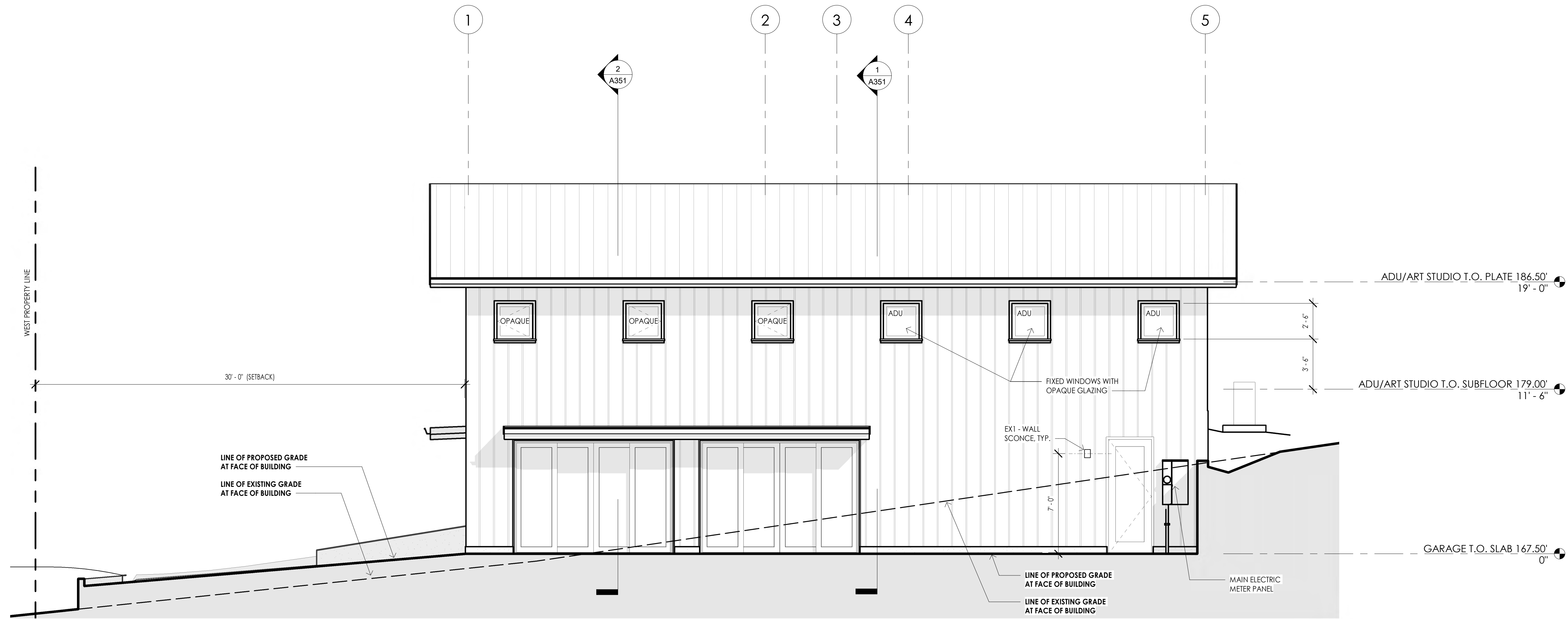
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EXTERIOR ELEVATIONS

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

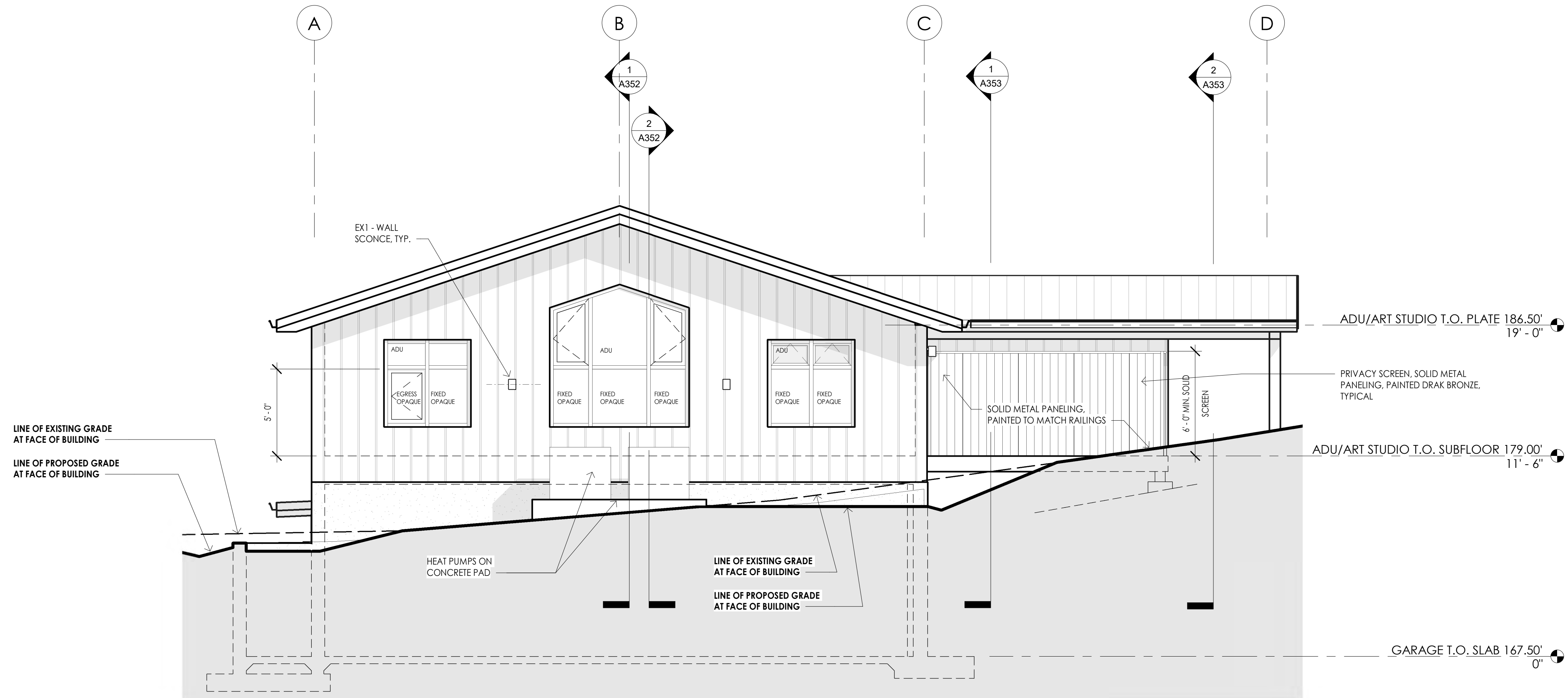
Proj. #	2302
Date	6.18.2024
Drawn	JEB
Scale	1/4" = 1'-0"

A302



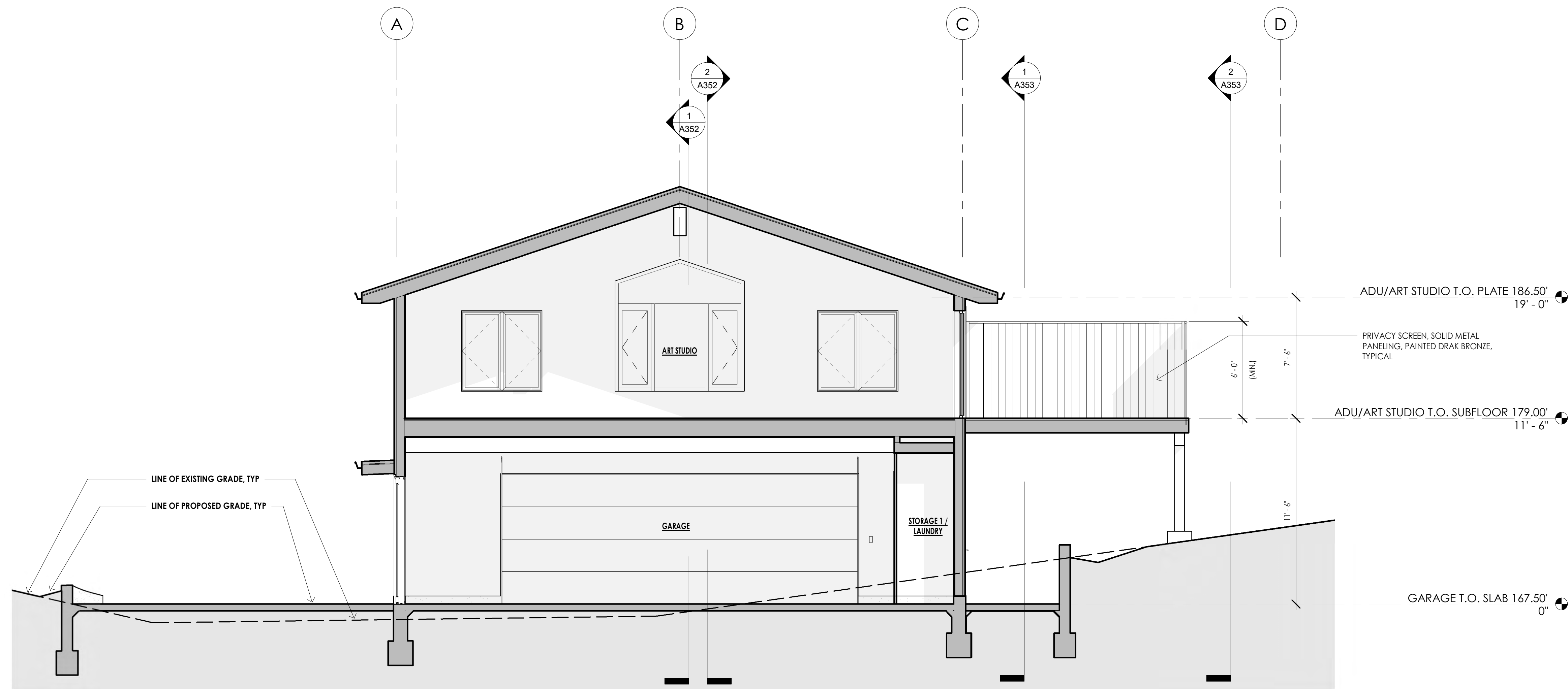
2 SOUTH ELEVATION
1/4" = 1'-0"

SEE 1 / A301 FOR TYPICAL MATERIAL SPECIFICATIONS.

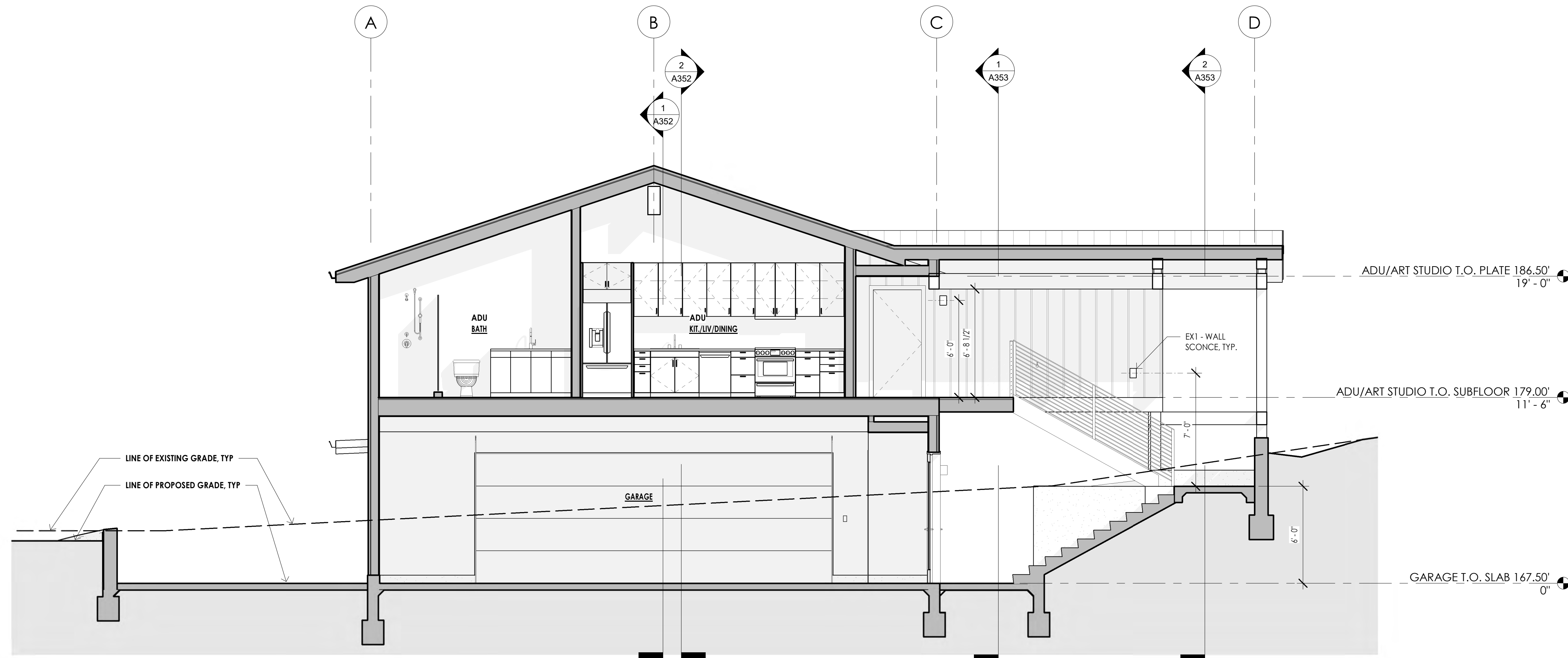


1 EAST ELEVATION
1/4" = 1'-0"

SEE 1 / A301 FOR TYPICAL MATERIAL SPECIFICATIONS.

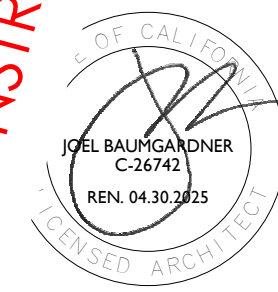


② CROSS SECTION 2 (VIEWING WEST)
1/4" = 1'-0"



① CROSS SECTION 1 (VIEWING WEST)
1/4" = 1'-0"

ISSUE	DATE
PLANNING APP	12.4.2023
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PLANNING REV2	4.30.2024
PLANNING REV3	6.18.2024



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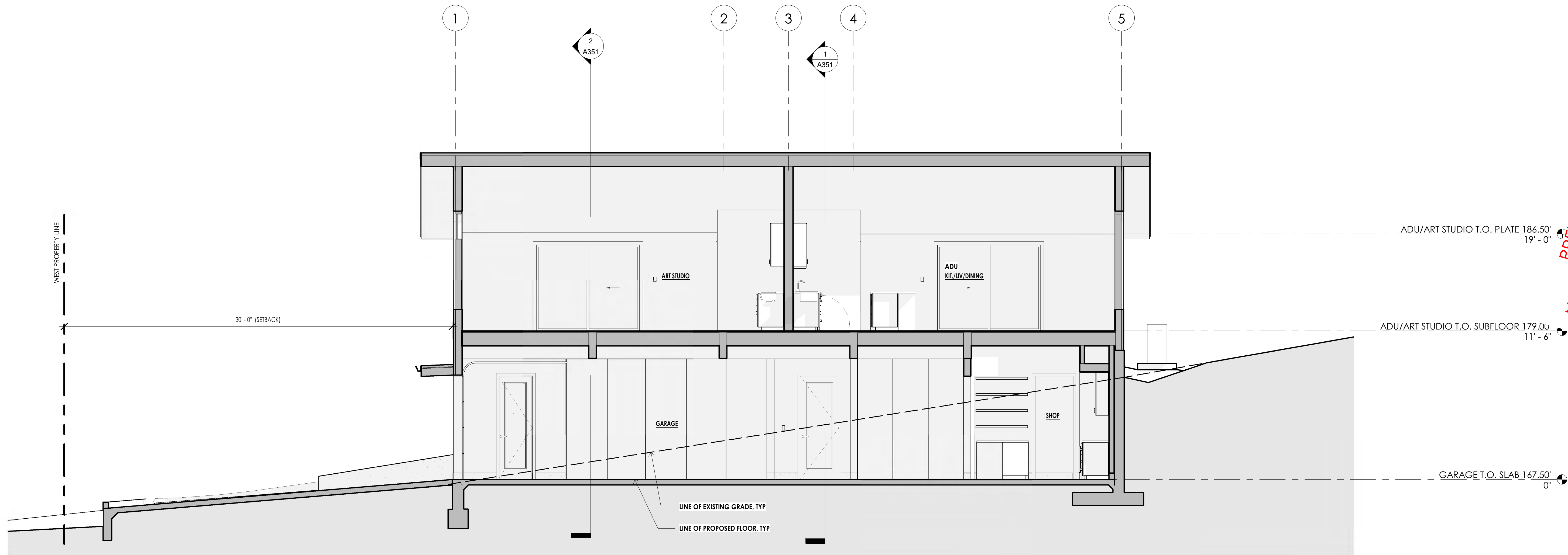
BUILDING SECTIONS

BOWER/SHAW ACCESSORY BUILDING

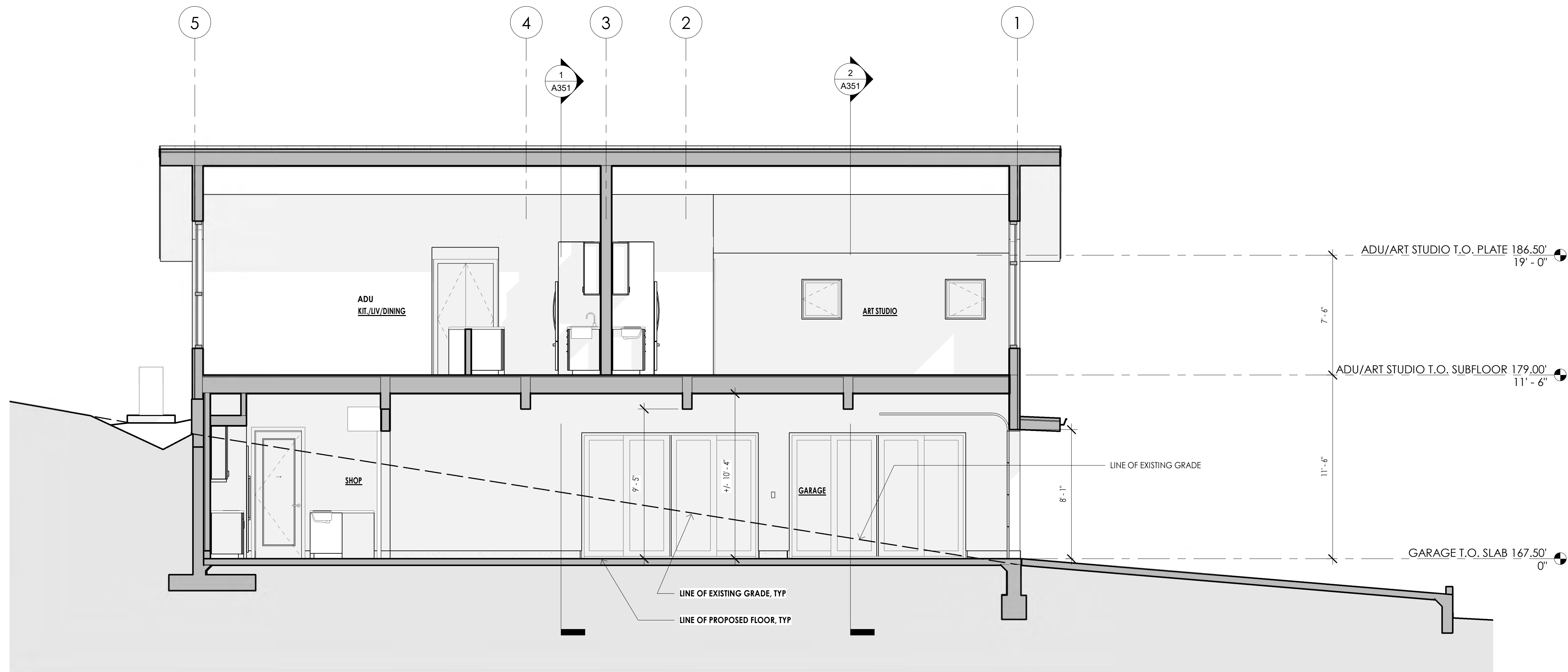
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. #	2302
Date	6.18.2024
Drawn	JEB
Scale	1/4" = 1'-0"

A351

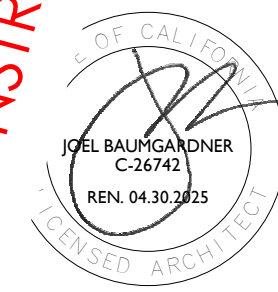


② LONGITUDINAL SECTION 2 (VIEWING NORTH)
1/4" = 1'-0"



① LONGITUDINAL SECTION 1 (VIEWING SOUTH)
1/4" = 1'-0"

ISSUE	DATE
PLANNING APP	12.4.2023
PLANNING REV1	3.12.2024
PLANNING REV2	4.30.2024
PLANNING REV3	6.18.2024



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BUILDING SECTIONS

BOWER/SHAW ACCESSORY BUILDING

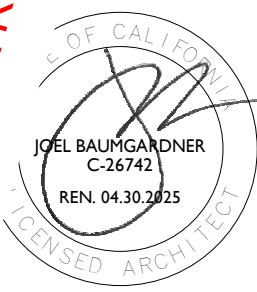
830 LOS TRANCOS ROAD

PALO ALTO, CA 94028

APN 182-36-047

Proj. #	2302
Date	6.18.2024
Drawn	JEB
Scale	1/4" = 1'-0"

A352



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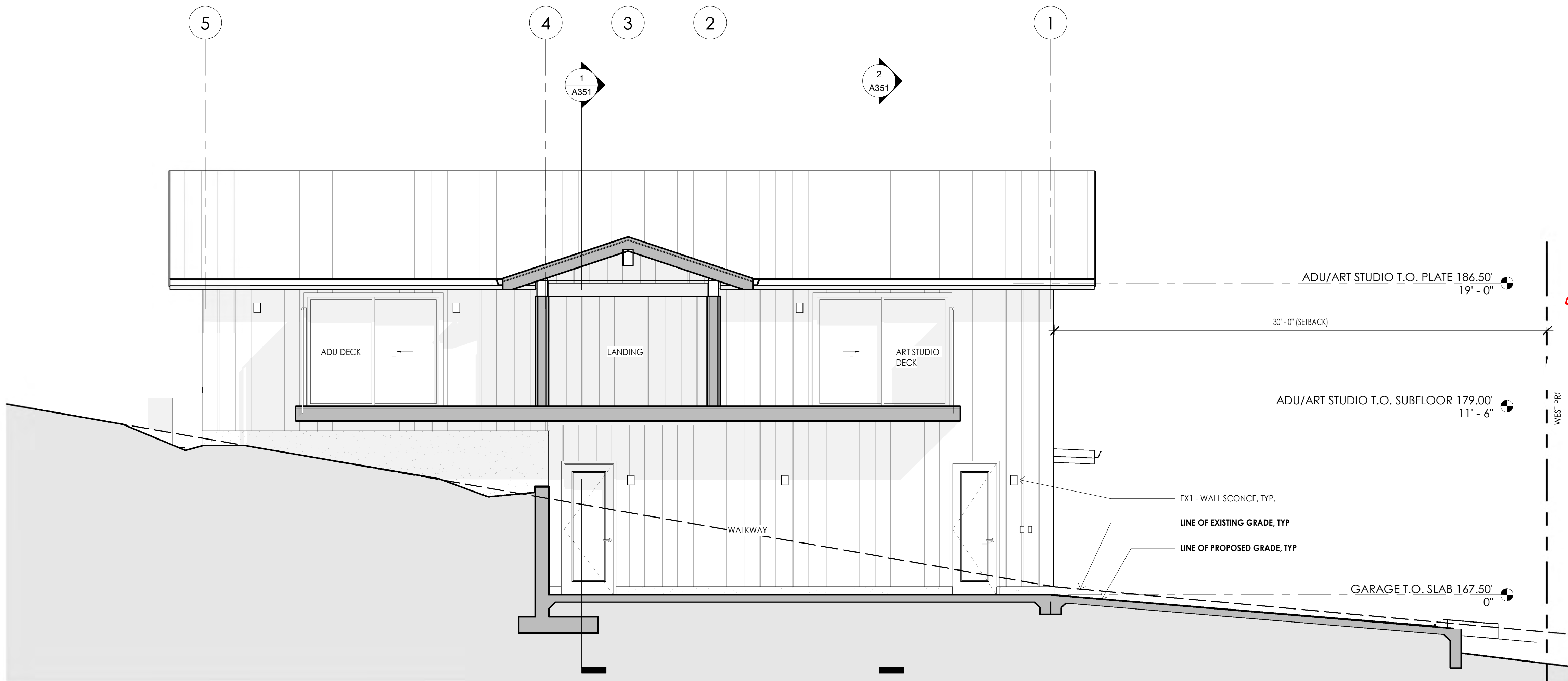
**PRELIMINARY
NOT FOR CONSTRUCTION**

BUILDING SECTIONS

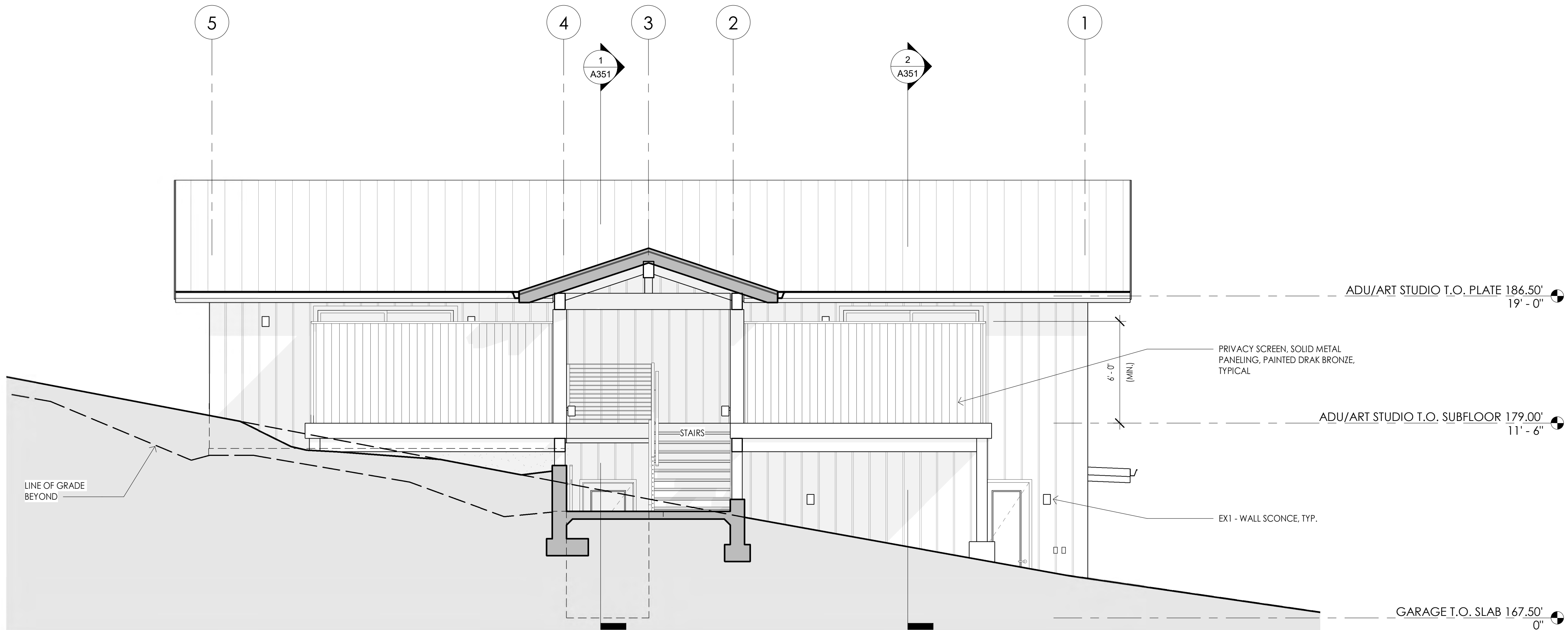
BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. #	2302
Date	6.18.2024
Drawn	JEB
Scale	1/4" = 1'-0"

A353



① LONGITUDINAL SECTION 4 (VIEWING SOUTH)
1/4" = 1'-0"




② LONGITUDINAL SECTION 3 (VIEWING SOUTH)
1/4" = 1'-0"

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

Make sure your crews and subs do the job right!

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

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



TREE DISCLOSURE STATEMENT

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

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

PROPERTY ADDRESS: 830 Los Trancos Road

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 493-5953 for inspection of required 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 6.23). Attach this report to Sheet T-1, Tree Protection, in 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: m Scott Stringer (Prop. Owner or Agent) Print: Scott Stringer Date: 3/11/24

FOR STAFF USE:
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 ☐)

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.
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/Pladv/Arborist/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(E).
• Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

Type I Tree Protection
For all Ordinance Protected and Designated trees, as detailed in the site-specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.
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
8.5x11-inch Warning Signs one each side
6-foot high chain link fence, typical
TPZ either 10 x Tree Diameter or 10-feet, whichever is greater
Warning
Any inadvertent sidewalk or curb replacement or trenching requires approval
Fence distance to outer branches or TPZ
Sidewalk
Parkway
Strip
Warning
Yard
Fencing must provide public passage while protecting all other land in TPZ

Type II Tree Protection
2-inches of Orange Plastic Fencing overlaid with 2-inch Thick Wooden Slats
Any proposed trench in TPZ requires approval See TTM 2.20(C-D) for instructions
Restricted use for trees in sidewalk, watering, tree wells only
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
(to be used only with approval of Public Works Operations)
Tree fencing is required and shall be erected before demolition, grading or construction begins.

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

Tree Protection During Construction
City of Palo Alto Standard
Approved by: Dave Dockter
PE No. _____
Date 2006
Dwg No. 605
Scale: NTS



**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 root 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. Trenching Restriction Zones (TTM, Section 2.20(C))
2. Arborist Reporting Protocol (TTM, Section 6.23)
3. Site Plan Requirements (TTM, Section 6.23)
4. Tree Disclosure Statement (TTM, Appendix J)
c. Street Tree Verification (STV) Form (<http://www.cityofpaloalto.org/trees/forms>)

31-3 Execution
a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link 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 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
f. **Duration.** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
g. **During construction**
1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
3. The following tree preservation measures apply to all trees to be retained:
a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
b. The ground under and around the tree canopy area shall not be altered.
c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

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

5/1706

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 operators, 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, damage and trenching, and if required, inspect aeration 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 revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format 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 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 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.)

* _____
* _____



**City of Palo Alto
Tree Department**
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/652-9289
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.

S:\PWO\Ops\Tree\DS\B1TreeProtect

5/1706

City of Palo Alto Tree Technical Manual ADDENDUM 11

Arborist Firm Data Here

Monthly Tree Activity Report- Construction Site

Inspection Date:
Inspection #:
Site address:
Palo Alto, CA
Contractor- Main Site Contact Information
Also present:
Distribution: 1 City of Palo Alto
2 Others

Contractor- Main Site Contact Information
#1: Job site superintendent
Company:
Email:
Job site Office:
Cell:
Mail:
Attn: Dave Dockter
Dave.dockter@cityofpaloalto.org
650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation list relevant visits)
a. Pre-construction meeting requirement with sub-contractors
b. Inspect to verify that tree protection measures are in place
c. Determine if field adjustments, watering or plan revisions may be needed

2. Field Observations (general site-wide and list by individual tree number)
a. Tree Protection Fences (TPF) are ...
b. Trenching has/will occur ...

3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
a. Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
b. Root zone buffer material (wood chips) can be installed next
c. Schedule sewer trench, foundation dig with ...

4. Photographs (use often)

5. Tree Location Map (mandatory 8.5 x 11 sheet)

6. Recommendations, notes or monitor items for project/staff/schedule
•
•

7. Past visits (list carry-over items satisfied/still outstanding)
•
•

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

---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
GREEN 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 #1 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.

PLANNING DEPARTMENT

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

Use additional "T" sheets as needed

PRELIMINARY
NOT FOR CONSTRUCTION

BOWER/SHAW ACCESSORY BUILDING

830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

PRELIMINARY
NOT FOR CONSTRUCTION

BOWER/SHAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047



T-2

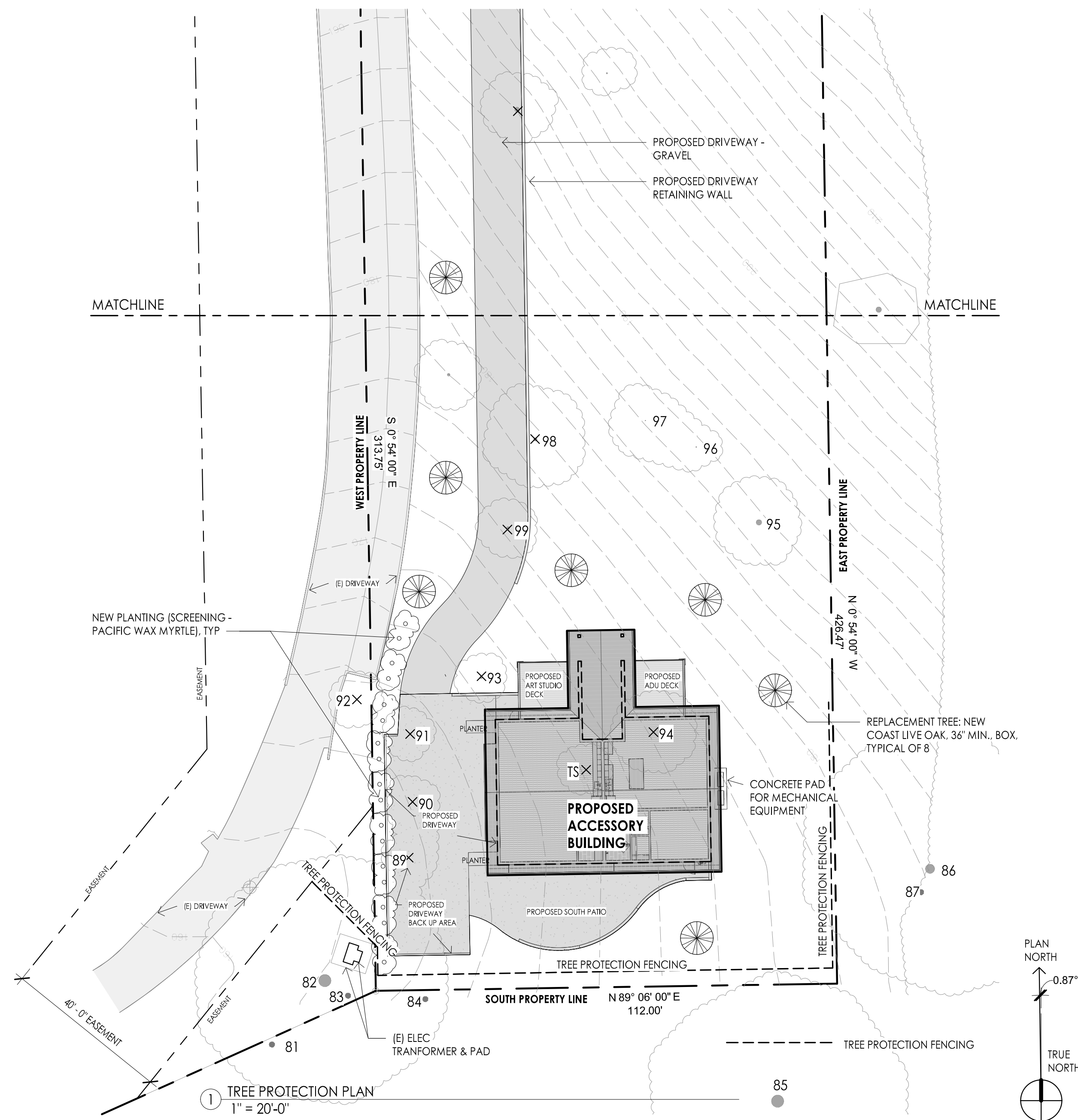
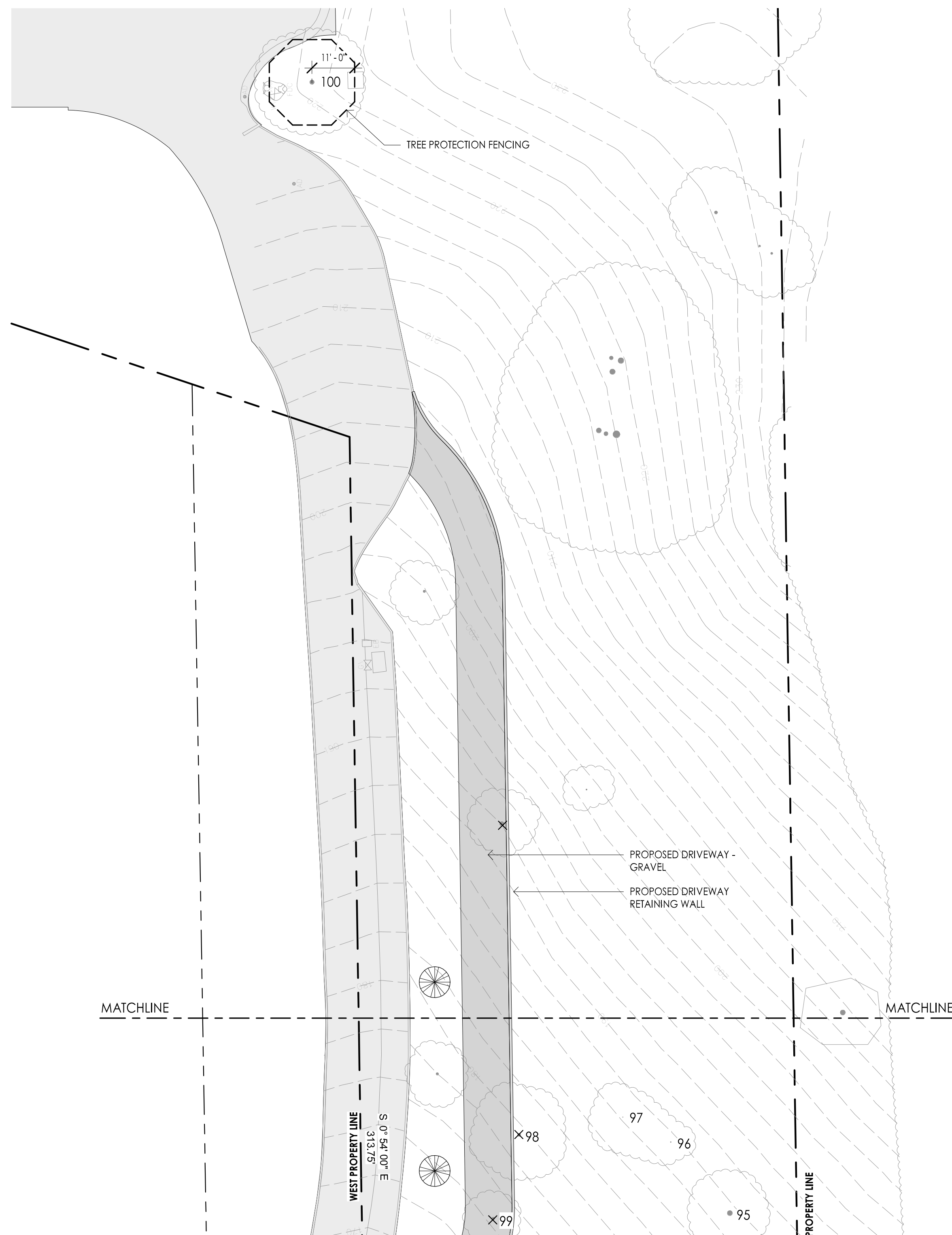
T-2



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



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

Special Tree Protection Instruction Sheet

City of Palo Alto



T-2

LEGEND AND NOTES

- BOUNDARY LINE
--- EASEMENT
--- E E ELECTRICAL LINE (PAINT MARKINGS)
• AD AREA DRAIN
⊕ EB BENCHMARK
⊗ GV GAS VALVE
⊗ FDC FIRE DEPARTMENT CONNECTION
⊗ ICV IRRIGATION CONTROL VALVE
FL FLOW LINE
M- MULTI-TRUNK TREE
TC TOP OF CURB
WM WATER METER
⊗ WV WATER VALVE
XXX.XX SPOTGRADE

ASPHALT
CONCRETE

• SITE BENCHMARK

SURVEY CONTROL POINT
MAG NAIL SET IN ASPHALT
ELEVATION = 161.01' (ASSUMED)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 463,351± SQUARE FEET / 10.64± ACRES

EASEMENT NOTE

EASEMENTS ARE SHOWN PER CONDITION OF TITLE GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY
GUARANTEE NO. 5026900-69975787
DATED MAY 31, 2023

FEMA FLOOD NOTE

FLOOD ZONE: X (SHADED)

AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE

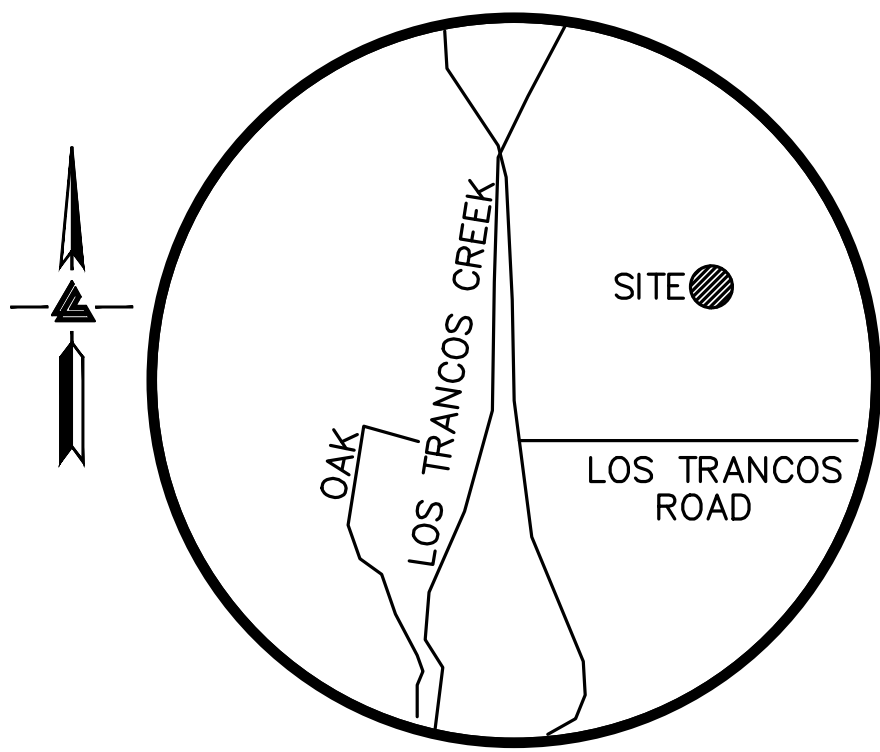
FLOOD INSURANCE RATE MAP
NO.: 06085C0180H
EFFECTIVE DATE: MAY 18, 2009

TREE NOTE

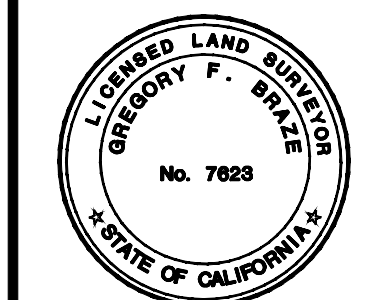
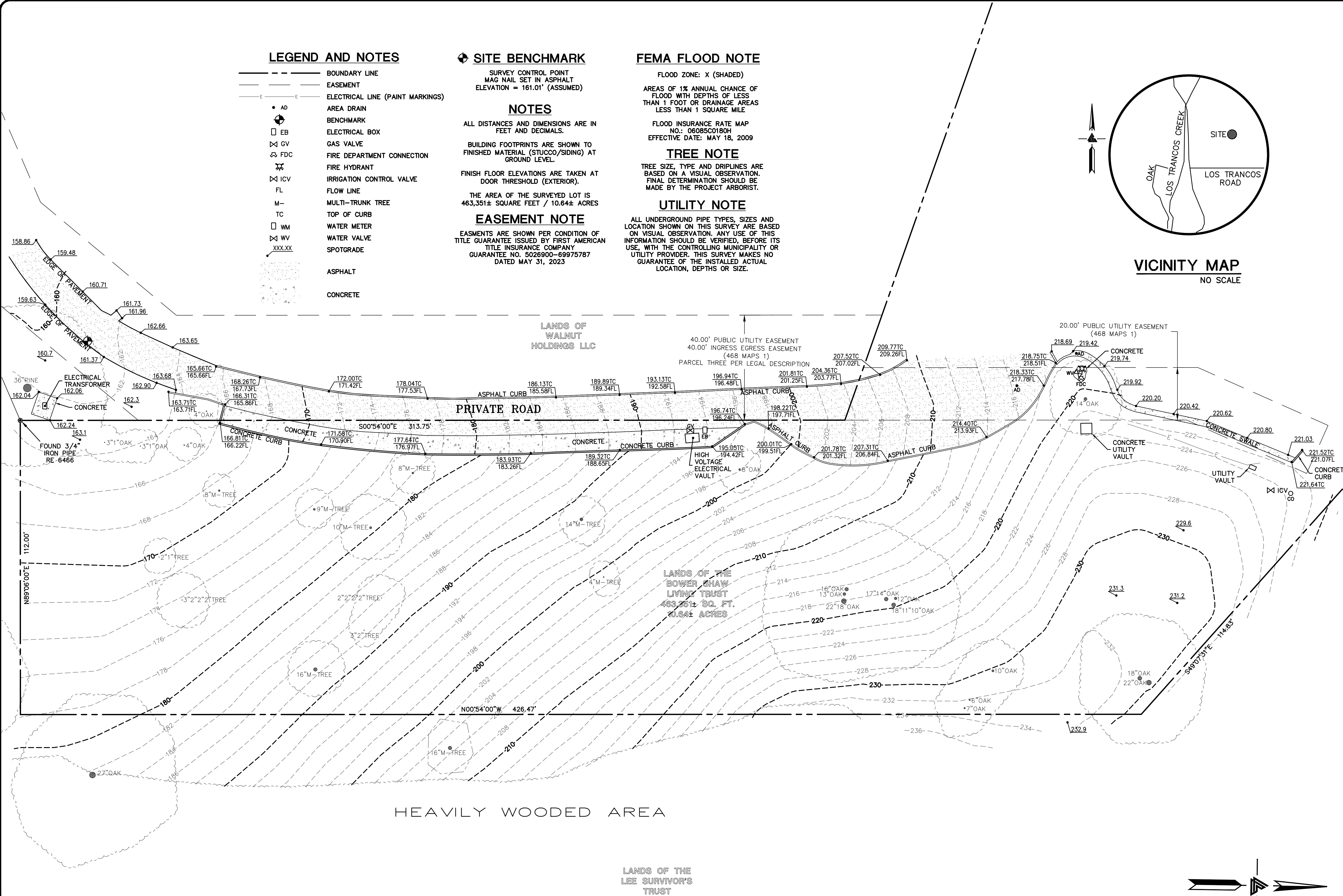
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.



VICINITY MAP
NO SCALE



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-5019
WWW.LEABRAZE.COM

830 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA

PARTIAL
TOPOGRAPHIC
SURVEY

REVISIONS	BY
JOB NO:	2231061
DATE:	7-17-23
SCALE:	1" = 16'
DRAWN BY:	NT
SHEET NO:	

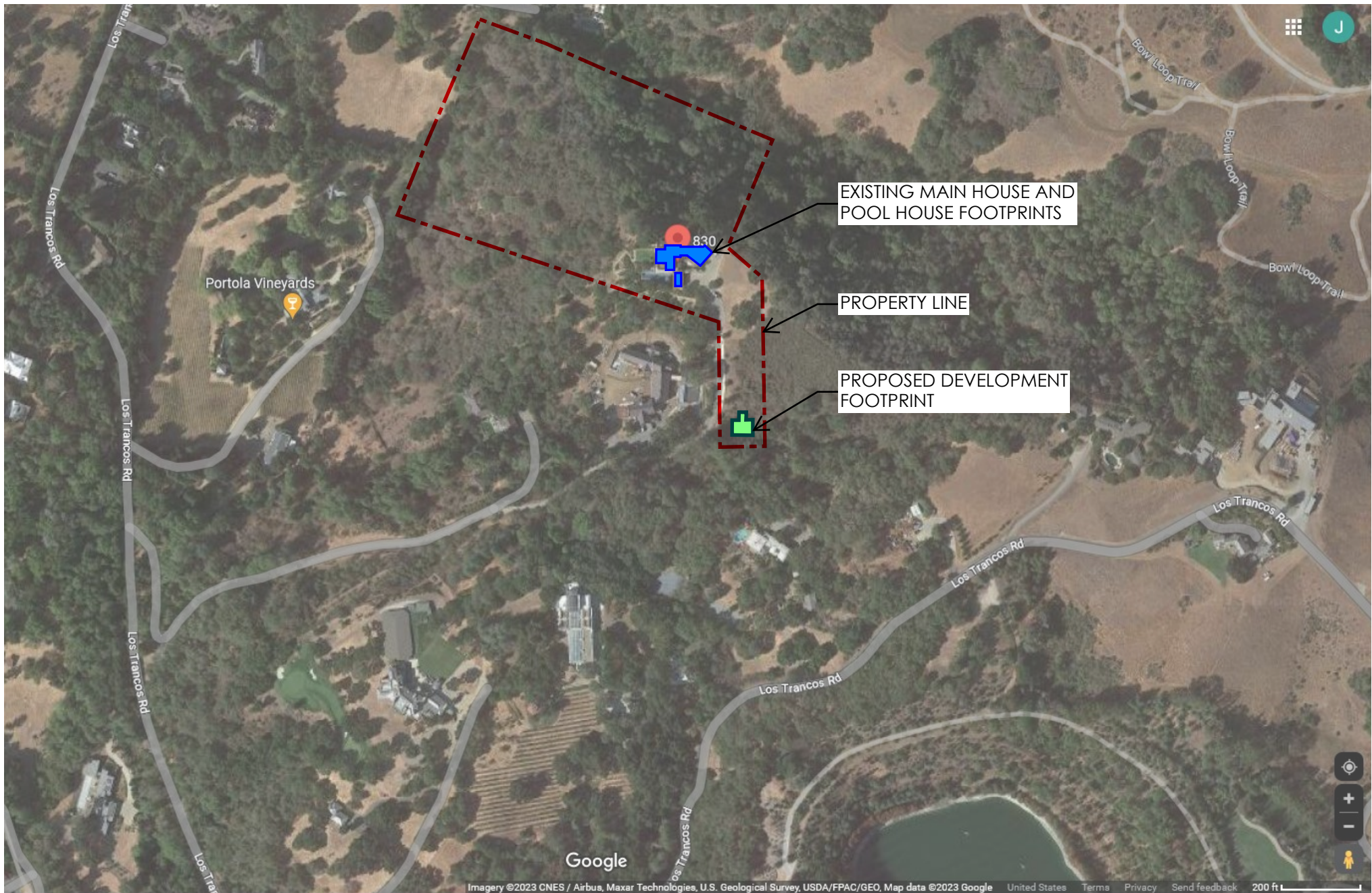
SU1
01 OF 01 SHEETS

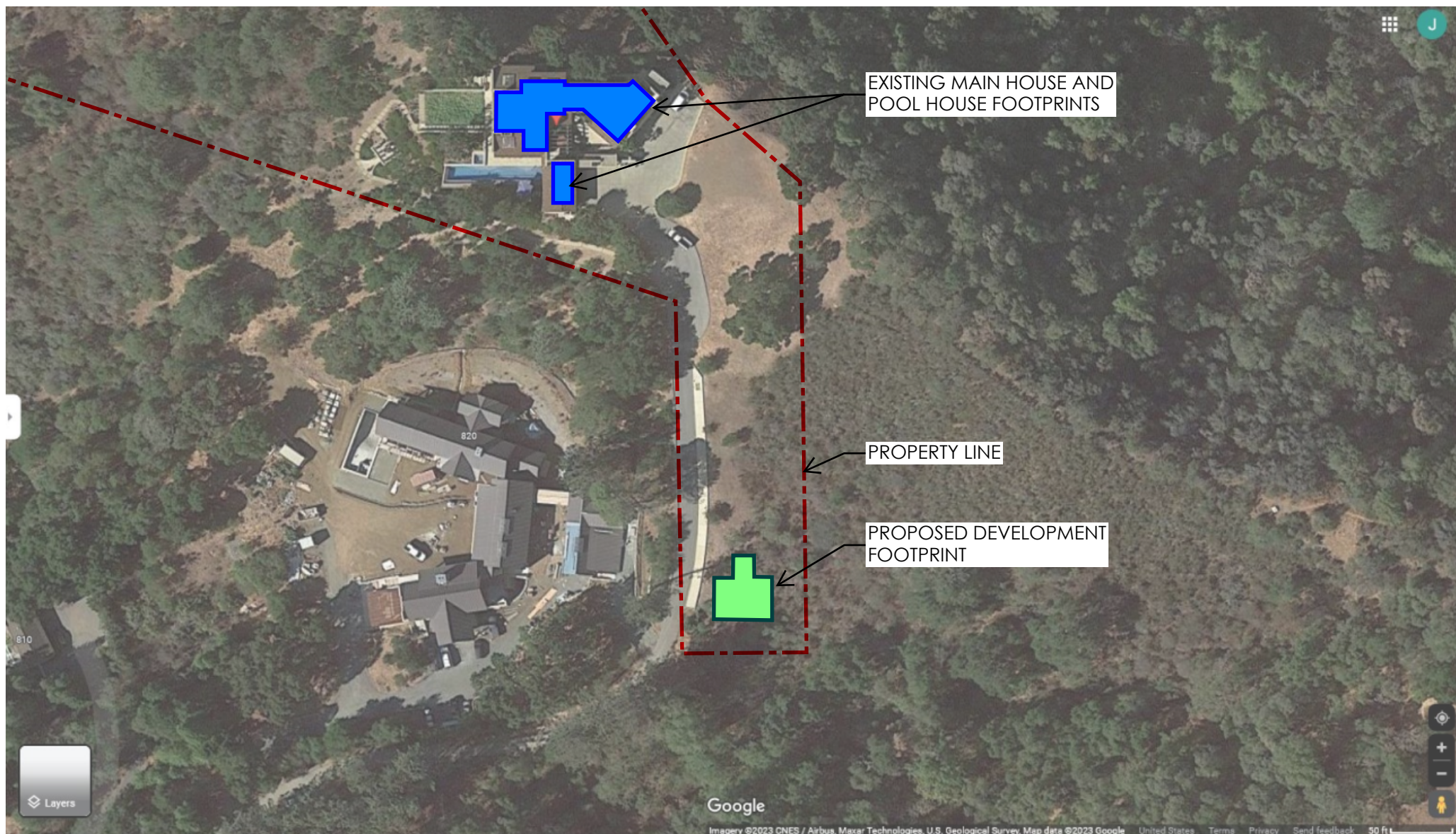


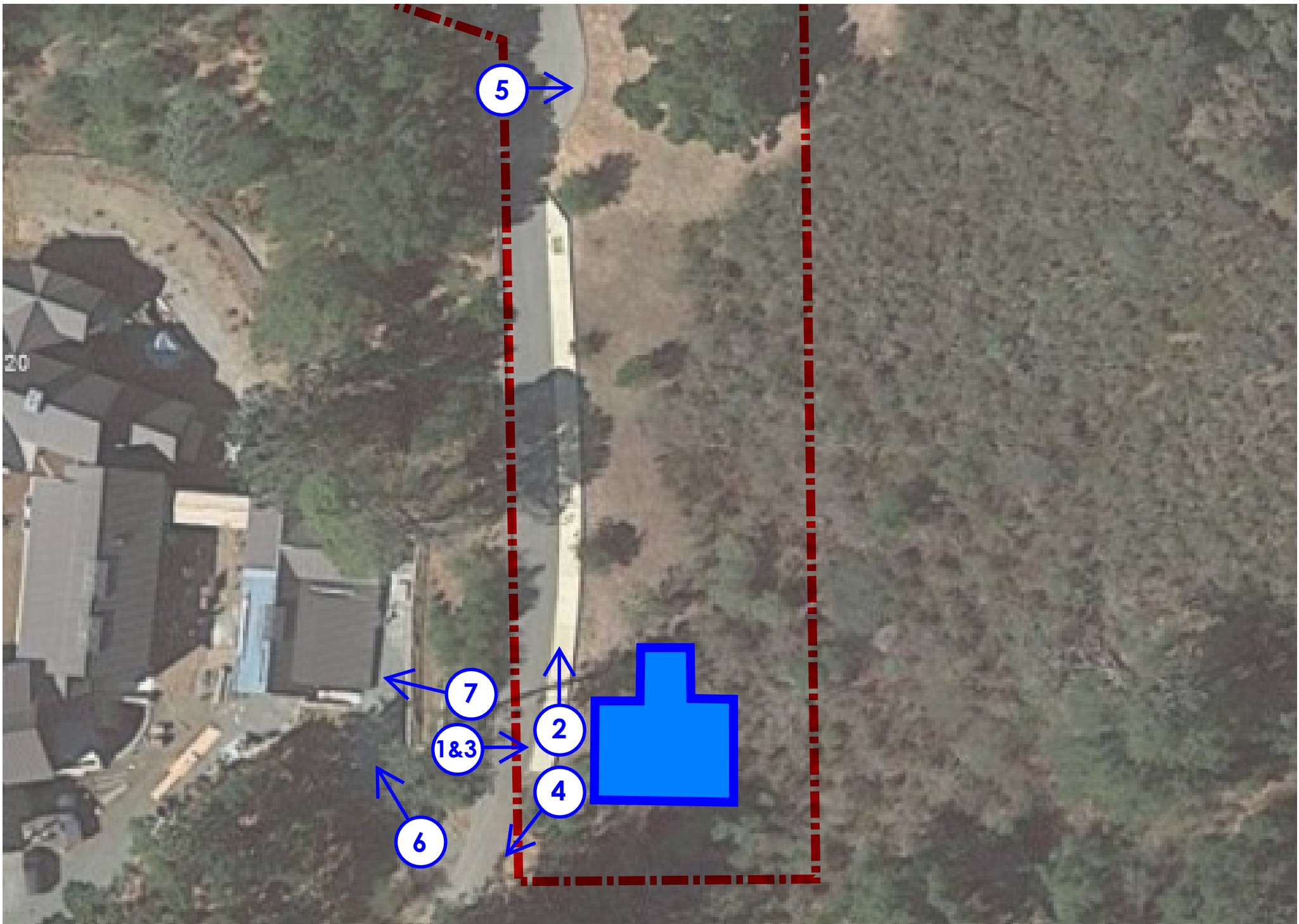




























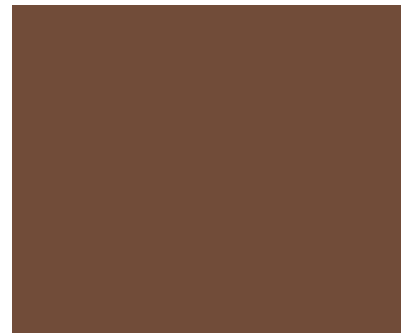
ROOFING

STANDING SEAM METAL ROOFING
AEP SPAN COOL ZINC GREY
SRI 39 LRV 20



DOORS & WINDOWS

DOOR & WINDOW ALUMINUM CLADDING
MARVIN ALUMINUM CLAD BRONZE COLOR



WOOD SIDING, TRIM

HARDIE BOARD AND BATTEN, PAINTED
(STATE FIRE MARSHAL LISTED, WUI APPROVED)
BENJAMIN MOORE SEED BROWN 2096-10



CONCRETE

RETAINING WALLS
REGULAR GREY CONCRETE



BAUMGARDNER
ARCHITECTURE

675 South High Street
Sebastopol, CA 95472
707.827.8201
joel@baumarch.com

BOWER/ShAW ACCESSORY BUILDING
830 LOS TRANCOS ROAD
PALO ALTO, CA 94028
APN 182-36-047

Proj. #	2302
Date	12.4.2023
Drawn	JEB
Scale	n/a

M1



Jett Outdoor Wall Sconce



4.7 (3) [Write a review](#)

SKU#: LO474

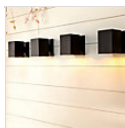
[view product overview & specifications](#)

Select Style:



Style: Make Selections

Availability: Make Selections



Our sleek Jett Outdoor Wall Sconces bathe pathways, driveways and exterior walls in warm inviting light. The clean modern silhouettes are made of matte black, powder-coated aluminum for a soft glow that illuminates without appearing harsh. The sophisticated look is especially striking in multiples for deck and patio lighting. 1-Light style casts down light only; 2-Light casts light up and down.

Jett Outdoor Wall Sconce features:

- Matte black finish
- Made of aluminum
- Powder coated to resist rust
- Hardwire
- Approved for outdoor use
- Dark Sky-certified to reduce light pollution

Dimensions:

1 Light Overall: 7"H X 5" Square
2 Light Overall: 14"H X 5" Square
Backplate: 5" Square

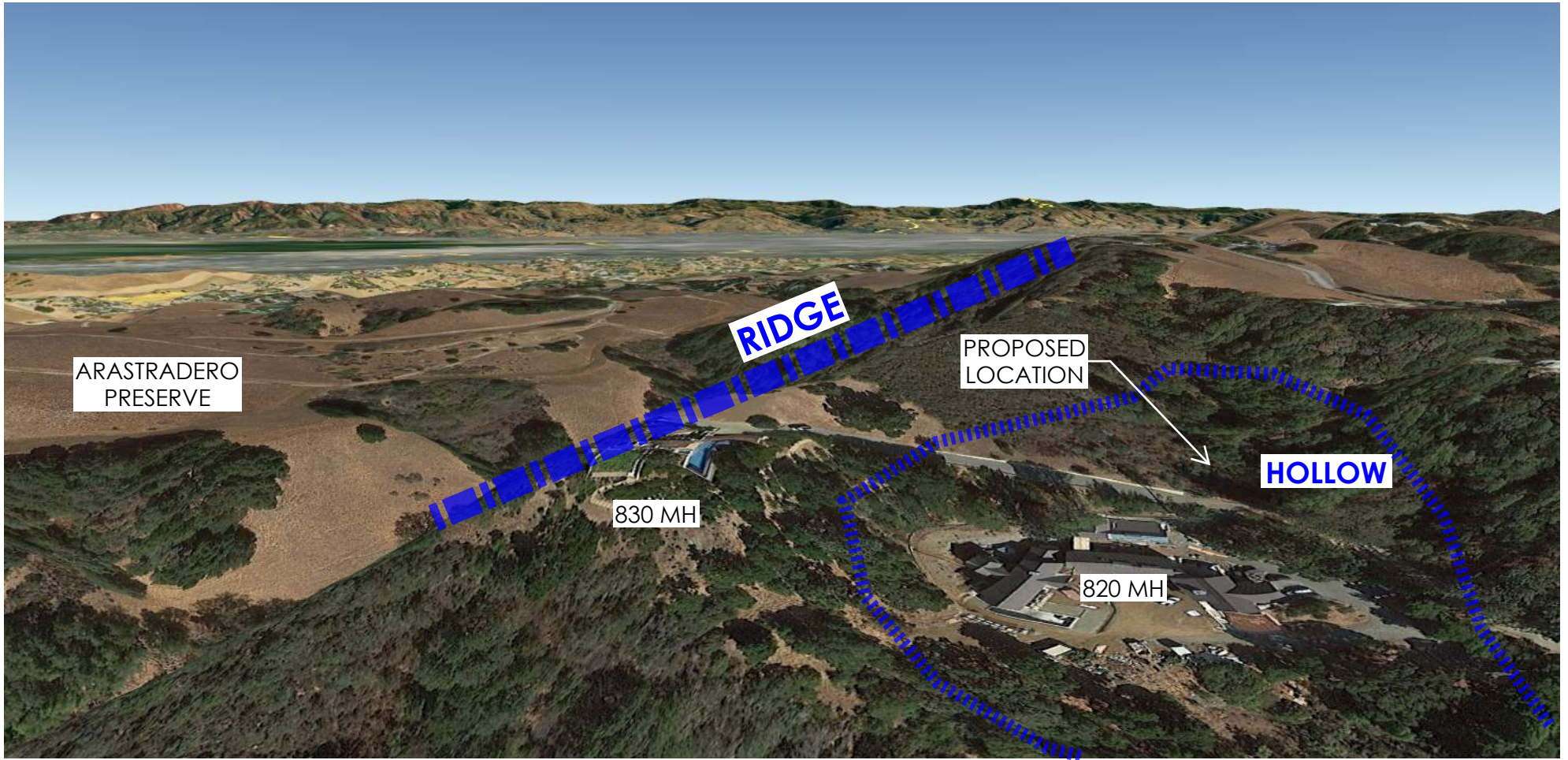
Construction: Made of aluminum.

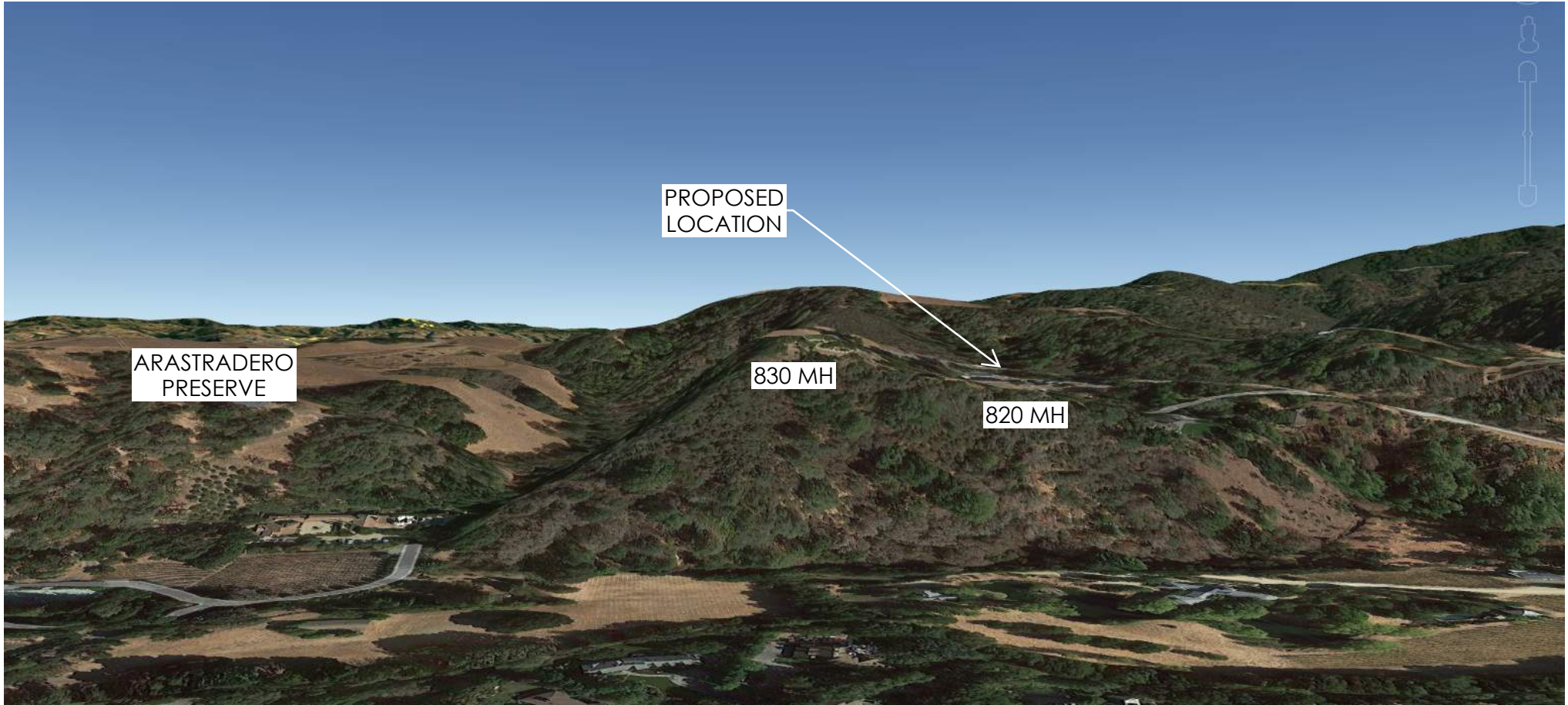
Lighting: Uses type A 65W max bulb. Hardwire. Cord is 6 1/2"L and black/white.

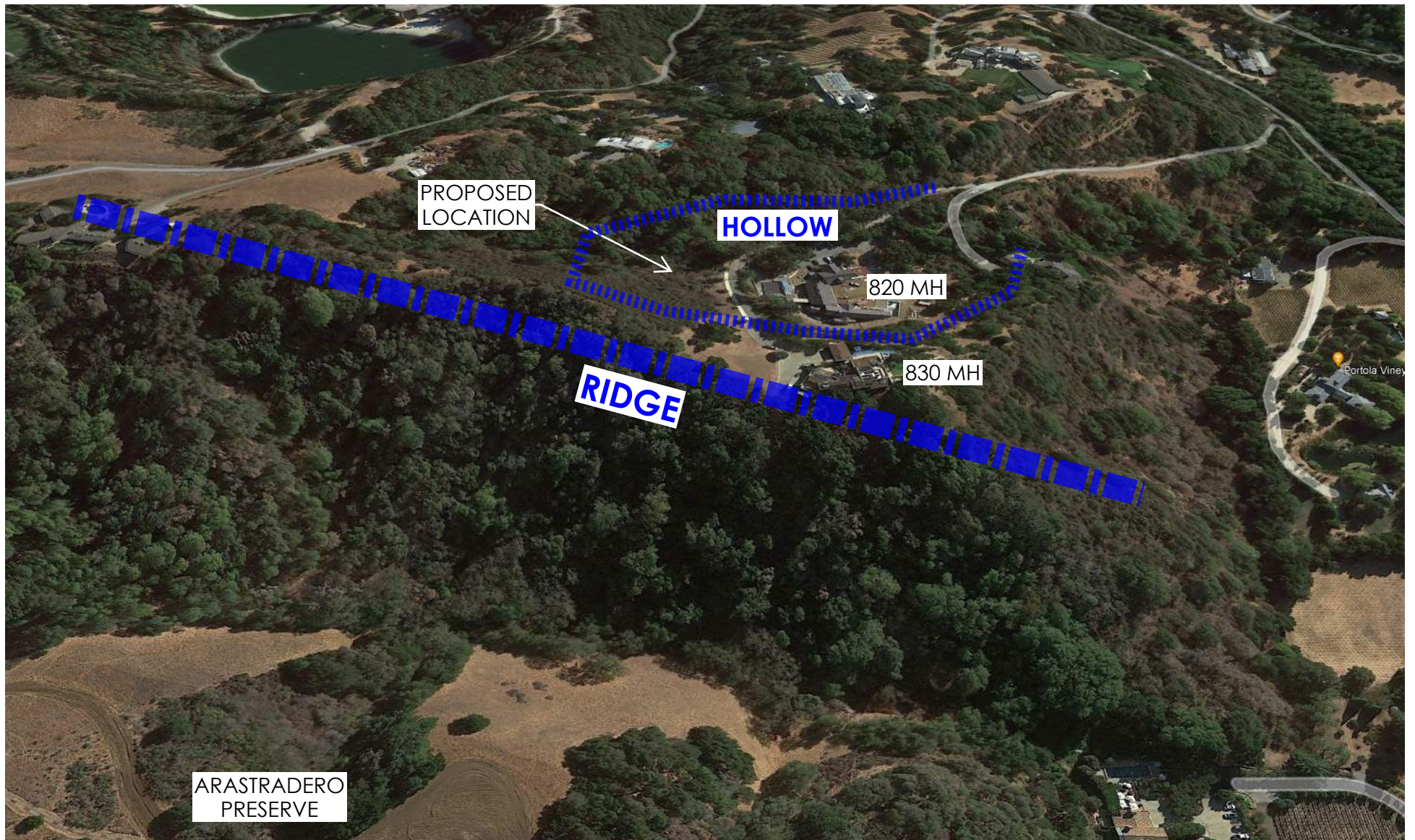
Additional Info: Simple assembly.

Dust with a clean, soft cloth.
Suitable for outdoor use.
UL Rated for wet location.

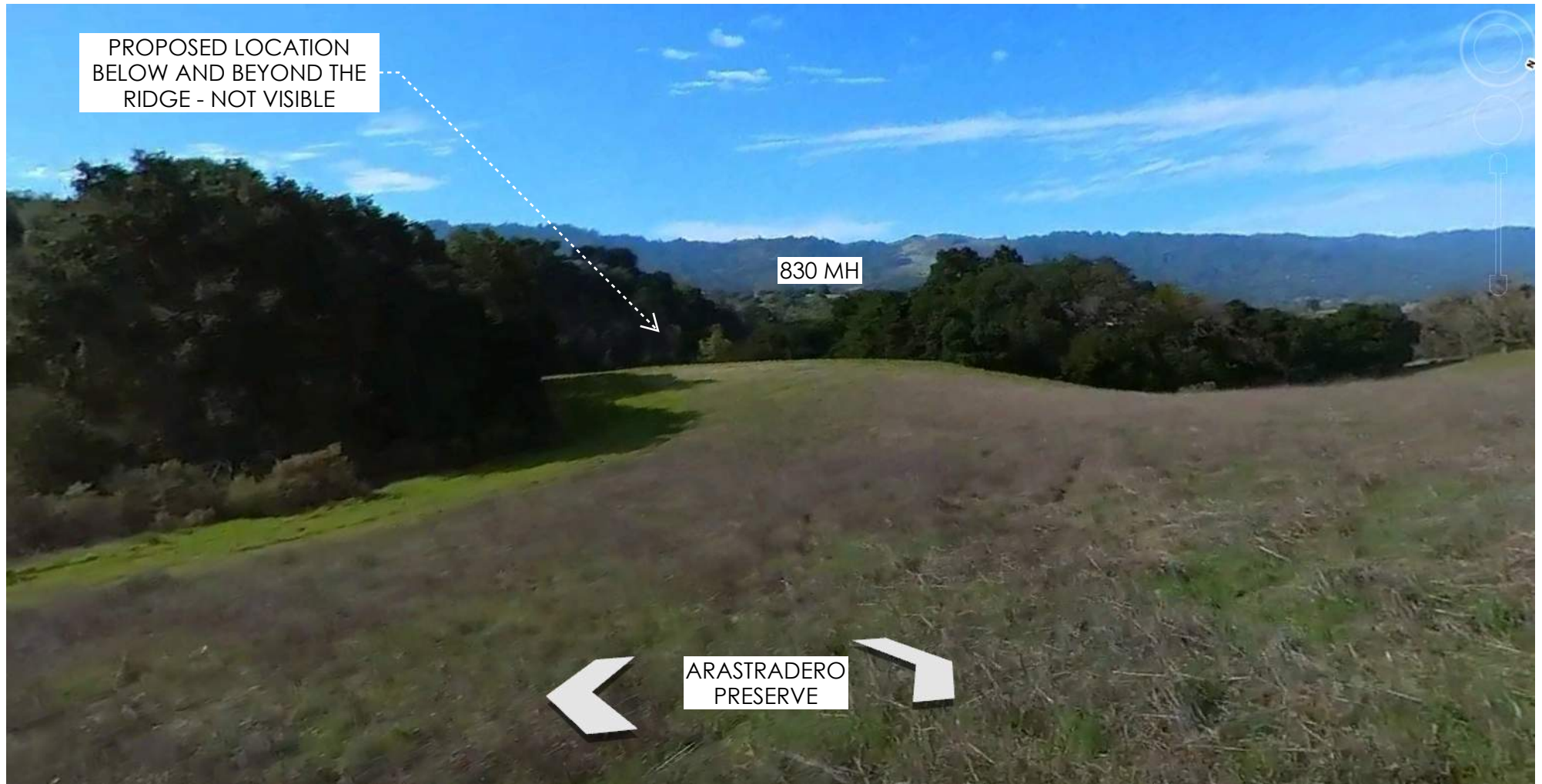












PROPOSED LOCATION
BELOW AND BEYOND THE
RIDGE - NOT VISIBLE

830 MH

ARASTRADERO
PRESERVE