



### A VIEW FROM THE CORNER OF MATADERO AVENUE AND THE ALLEY

### 3585 EL CAMINO REAL

CLIENT:	KSS Management 22000 ROLLING HILLS ROAD, CA 95070	CIVIL ENGINEER:	SANDIS 1700 S. WINCHESTER BLVD, CAMPBELL, CA 95008	PROJECT DESCRIPTION PROPERTY ADDRESS:	N: A MIXED USE BUILDING 3585 EL CAMINO REAL,PALO ALTO, CA	
	CONTACT: KSSMANAGEMENT2016 @GMAIL.COM		CONTACT: STEVE YAZALINA SYAZ@SANDIS.NET	APN: OWNER:	132-40-058 KSS MANAGEMENT	
ARCHITECT:	JOSEPH BELLOMO ARCHITECTS 102 UNIVERSITY AVENUE PALO ALTO, CA 94301 (650) 326 0374 PROJECT ARCHITECT: PRATIMA SHAH PRATIMA@BELLOMOARCHITECTS.	GEOTECHNICAL ENGINEER:	ROMIG ENGINEERS 1390 EL CAMINO REAL, SAN CARLOS, CA 94070 CONTACT: PAYUM VOSSOUGHI PAYUM@ROMIGENGINEERS.COM	LOT SIZE: LOT COVERAGE: FLOOR AREA: LOT ZONING: CONSTRUCTION TYPE: OCCUPANCY:	6252 SQ FT 3735 SQ FT (60%) 6691 SQ FT CN II A B. R-2 AND S-2	
SURVEYOR:	COM SANDIS 1700 S. WINCHESTER BLVD, CAMPBELL, CA 95008 CONTACT: STEVE YAZALINA SYAZ@SANDIS.NET	MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS:	INTEFACE ENGINEERING,INC 135 MAIN STREET, SUITE 400 SAN FRANCISCO, CA 94105 CONTACT: JOEL CRUZ JOELC@INTERFACEENG.COM	BUILDING CODES:	2016 CBC (BASED ON 2012 IBC) 2016 CEC (BASED ON 2011 NEC) 2016 CMC (BASED ON 2012 UMC) 2016 CPC (BASED ON 2012 UPC) 2016 CALIFORNIA ENERGY CODE 2016 CFC (BASED ON 2012 IFC) PALO ALTO ORDINANCE #4976	
STRUCTURA ENGINEER:	L HOHBACH-LEWN, INC 260 SHERIDIAN AVE,SUITE 150 PALO ALTO, CA CONTACT: DOUG HOHBACH			FIRE SPRINKLER:	2016 CALGREEN W/PALO ALTO AMMENDMENTS THIS PROJECT WILL FOLLOW THE PALO ALTO GREEN BUILDING ORDINANCE. FULLY SPRINKLERED ON SITE	
	DHOHBACH@HOHBACH-LEWIN.COM			HOLDIN REDIOLING.		



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a1.4		102 University	Avenue, Suite C
AZ.1		PaloAlto Tel 650	, CA 94301 .326.0374
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A2.3		COPYRIGHT ALL DRAWINGS AND W	2019 RITTEN MATERIAL
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T1	TREE PROTECTION PLAN		Щ
T2	TREE PROTECTION PLAN	<b>3</b> 0	Ϋ́
T3	EXITING TREES	At EL	ER
X	PARKING CALCULATIONS	<b>585</b> alo	8
X1 1	SOUTH ECR GUIDELINES SHEET1	n v a	C
X1 2	SOUTH ECR GUIDEI INES SHEET?		
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X1.0		ARB SUE	BMITTAL
	GUIDELINES SHEET 4		
X-DOC1	PROJECT DESCRIPTION	l ———	DATE
X-DOC2	ENVIRONMENTAL ASSESSMENT SHEET		02/12/2020 SCALE
X-DOC3	MATERIAL BOARD	PRINTABLE TO S	CALE FORMAT 12" X 18" Job Number
X-DOC4	TRAFFIC DEMAND MANAGEMENT PLAN	·	
X-DOC5	KLAUS PARKIN SPECIFICATIONS		
X-DOC6	SCHINDLER ELEVATOR		
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1.0000			







<b>3585 EL CAMINO REAL</b> Palo Alto, CA 94306
SITE CONTEXT PLAN

### ARB SUBMITTAL







DATE 02/12/2020
SCALE
PRINTABLE TO SCALE FORMAT 12" X 18"
Job Number





COLOR CODE	3585, El Camino Real	TOTAL AREA	COMM. OFFICE	RESIDENTIAL	PED. OVERLAY	USEABLE OPEN	LANDSC. OPEN	COVERED PARKING	PARKING	DRIVEWAY	BICYCLE	
FLOOR												11
yellow	RESIDENTIAL SPACE INCL. ACCESS PATH	2,135		2,135								
grey	SHARED STAIR/SHAFT	350		350								
green	LANDSCAPE OPEN SPACE	620					620					
beige	USEABLE OPEN	50				50						
blue	SERVICE DUCT	30	6	24								
	TOTAL 3RD FLOOR	3,185	6	2,509	0	50	620	0	0	0	0	
FLOOR												
ellow	RESIDENTIAL SPACE INCL. ACCESS PATH	1,310		1,310								
t brown	COMMERCIAL OFFICE	915	915									
grey	SHARED STAIR/SHAFT (COM 21 %, RES 79 %)	350	74	277								
reen	LANDSCAPE OPEN SPACE	467					467					
eige	USABLE OPEN SPACE	97				97						
blue	Service Duct	30	6	24								
	TOTAL 2ND FLOOR	3,169	995	1,611	0	97	467	0	0	0	0	
FLOOR												
ellow	RESIDENTIAL SPACE	na		na								
brown	COMMERCIAL OFFICE	1244	1,244									
grey	SHARED STAIR/SHAFT (COM21 % , RES 79%)	350	74	277					0-04			
rown	PEDESTRIAN OVERLAY	321			321							
eige	USABLE OPEN SPACE	318				318						
reen	LANDSCAPE OPEN SPACE	647					647					
late	PARKING UNDER BUILDING	1,055						1,055				
e green	PARKING	802							802			
rk grey	DRIVE WAY	1,230								1,230		
el green	TRASH (COM35% , RES65%)	160	56	104								
e blue	RECYCLE+ BICYCLE STORAGE	50									50	
	TRANSFORMER +SWITCHGEAR	75										75
	TOTAL 1ST FLOOR	6,252	1,374	381	321	318	647	1,055	802	1,230	50	75
	,											
	TOTAL AREA	12,606	2,374	4,500	321	465	1,734	1,055	802	1,230	50	75

COLOR CODE	3585, El Camino Real	TOTAL AREA	COMM. OFFICE	RESIDENTIAL	PED. OVERLAY	USEABLE OPEN	LANDSC. OPEN	COVERED PARKING	PARKING	DRIVEWAY	BICYCLE	
SKD FLOUR	RESIDENTIAL SPACE INCL		-				1		-	-	1	
yellow	ACCESS PATH	2,135		2,135								
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ST FLOOR				1			-				-	-
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BUILDING AREA	SUMMARY:			AREA OF BUILDING =
SITE AREA 625	2 SF			OPEN SPACE - LANDS = 12594-321
				<sub>=</sub> 6,874
F.A.R. COMME	RCIAL OFFIC	E		
237	4 SF			SITE COVERAGE= TOTA
237	4 SF :6252 SF	= 0.38 : :	L	USABLE OPEN SPACE-
	(	0.5 : 1 MA	(X.)	= 6252-321-3
F.A.R. RESIDEN	TIAL			= 3,736
<b>450</b> 450	0 SF 0SF: 6252 SF (	= 0.72 :1 1.5 : 1 MA	X.)	GROSS FLOOR AREA IN
TOTAL F.A.R. 0.384	0.72 = 1.08			= COMM. OFFI = 2374 +450
LANDSCAP USE	ABLE OPEN S	PACE		- 0,074
LANDSC.	1,73	4	1	GROSS FLOOR AREA D
USEABLE	465			FOR ALL ZONING DIST
LANDSCAPE / O	PEN SPACE C	OVERAGE	E =	RESIDENCE DISTRICTS,
LANDSCAPED OF	EN SPACE +	USEABLE	OPEN SPACE +	AREA OF ALL FLOORS (
PEDESTRIAN OV	ERLAY			SURFACES OF EXTERIO
= 2,52	20	10501		INCLUDE PARKING FAC
40.2	5%	(35% re	quired)	CONDITIONAL USE AN
PEDESTRIAN O	VERLAY			
PED. 321				

### TOTAL AREA - PED. OVERLAY - USEABLE

SCAPED OPEN SPACE - COVERED PARKING 1-465-1734-1055-802-1230-50-75

SF

### AL 1ST FLOOR - PED OVERLAY-DRIVEWAY-LANDSCAPED OPEN SPACE

318-647-1230

SF 60% < 100(Permitted)

NCL. ACCESS PATHS

### ICE + RESID. SF

### DEFINED PER P.A. 18.04.030 (65):

RICTS OTHER THAN THE R-E, R-1, R-2 AND RMD "GROSS FLOOR AREA" MEANS THE TOTAL OF A BUILDING MEASURED TO THEOUTSIDE OR WALLS. "GROSS FLOOR AREA"SHALL NOT CILITIES ACCESSORY TO A PERMITTED OR ND LOCATED ON THE SAME SITE.

OPEN SPACE PROVIDED PER RESIDENTIAL UNIT

**RESIDENCE 1: 225 SQ FT** 

RESIDENCE2: 180 SQFT

RESIDENCE 3: 490 SQFT



Palo Alto, CA 94301 Tel 650.326.0374 Fax 650.326.0484 www.bellomoarchitects.com

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3585 EL CAMINO REAL Palo Alto, CA 94306	
AREA SUMMARY	

### ARB SUBMITTAL

DATE 02/12/2020
SCALE
PRINTABLE TO SCALE FORMAT 12" X 18"
Job Number

A1.3

			ADA Bonus						
	Existing above grade	Additional Area	(not incl in max floor area)	Seismic Bonus	Historic Bonus	Permitted Floor Area	Proposes Floor Area	Permitted FAR	Proposed FAR
3585 El Camino Real	800 approx	_	0	0	0				
Commercial Totals	-	2374	-	-	-	3126	2374	0.5	0.38
Residential Area		4500				9378	4500	1.5	0.72
Total Building Area		6874			1	12504	6874	2	1.1

### PARKING REQUIREMENTS

	SF/Units	Rate	Vehicle Parking Requirement	Vehicle Parking Provided	Bike Parking Required	Bike Parking Provided
Proposed office	2374	1/250 SF	9.496	9	1	1
Proposed Residential	2-1 Bedroom Units	1 per 1 bedroom unit	2	2	2 LT	2 LT
	1- 2 Bedroom Unit	2 per Unit	2	2	1 LT	1 LT
Net Required			13	13	4	4

PLANNING CODE SUM	MARY			CTS J	SEPT
ASSESSOR'S PARCEL NUMBER	132-40-058		LOT AREA : 6252 SF	CHI	BEL
C-N COMMERCIAL NEIGHBORHC	DOD ZONE				
				Palo Alto Tel 650	, CA 9430
STANDARDS	REQUIRED	HOUSING INCENTIVE PLAN	PROPOSED	www.bellomo	.326.048 parchitects.com
MINIMUM LOT AREA, WIDTH AND DEPTH(PAMC 18.16.060	NONE REQUIRED			COPYRIGHT ALL DRAWINGS AND Y APPEARING HEREIN C AND UNPUBLISHED W ARCHITECT, AND THE DUPLICATED, USED O THE WRITTEN CONSEP ARCHITECT	2019 WRITTEN MATERIAL CONSTITUTE ORIGINAL IORK OF THE SAME MAYNOT BE DT ALTERED WITHOUT NT OF THE
MAX.SITE COVERAGE (PAMC 18.16.060)	50% SITE 35% LANDSCAPE/OPEN SPACE	100% SITE COVERAGE 150 SQ FT OPEN SPACE PER UNIT	SITE COVERAGE = 60% LANDSCAPE/OPEN SPACE= 40%		
BUILD TO LINES	50% FRONTAGE BUILT TO SETBACK 33% SIDE STREET BUILT TO SETBACK		100% FRONTAGE BUILT TO SETBACK 50%SIDE STREET BUILT TO SETBACK		
MINIMUM FRONT SETBACK/YARD (PAMC 18.16.060(B)(8)	0-10' TO CREATE AN 8'-12' EFFECTIVE SIDEWALK WIDTH 12' SIDEWALK ON EL CAMINO REAL (PAMC 18.16.060(b)(8)		12' MIN SIDEWALK PROVIDED ON EL CAMINO REAL		
MINIMUM STREET SIDE YARD SETBACK	5 FT.		5 FT. MIN SETBACK PROVIDED ON MATADERO AVE		I
MINIMUM LOT LINE SETBACK	N/A				
MINIMUM REAR /INTERIOR	N/A				1
PERMITTED SETBACK	BALCONIES AWINGS PORCHES		On El camino Real : Balcony		
ENCHROACHMENT	STAIRWAYS, AND SIMILAR ELEMENTS MAY EXTEND UP TO 6'0" INTO THE SETBACK.		extending 4 ft in setback		
Landscpe/Open Space Coverage	35%		40%		
Usable Open Space( 18.16.060, TABLE 4)	20 sq ft per unit for 5 or fewer units	150 st ft per unit	1 Bedroom Unit: 225sq ft, 1 Bedroom Unit 180 sq ft, 2 Bedroom Unit 490 sq ft		E.
MAXIMUM BUILDING HEIGHT (PAMC 18.16.60 (B)(4)	35' WITHIN 150 FT OF A RESIDENTIAL ZONE DISTRICT(OTHER THAN AN RM- 40 OR PC ZONE)ABUTTING OR LOCATED WITHIN 50 FT OF THE SIDE.		35'	<b>CA 94306</b>	MPLIANCE SHEE
Daylight Plane for lot lines abutting one or more residential zoning districts	N/A			<b>3585 EL (</b> Palo Alto,	CODE CO
Residential Density (net)	15	20	20		
Maximum Residential Floor Area Ratio (FAR)	0.5:1	1.5:1	0.67:1	ARB SU	BMITTAL
Maximum Non Residential Floor Area (FAR)	0.5:1 For CN sites on El camino Real		0.38:1		
Total Mixed Use Floor Area Ratio (FAR)	1.0:1 for CN sites on El Camino Real		1.08:1	PRINTABLE TO:	DAT 02/12/202 SCAL
Minimum Mixed Use Ground Floor Commercial FAR	18.16.050 Office Use Restrictions		Site was vacant on March 19, 2001		Job Numbe
PARKING			See Parking Calculation table		
LOADING PAMC(18.52, TABLE 3)	0-9,999 sq ft		0	a	1.4



1 FIRST FLOOR PLAN 1/8" = 1'-0"



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3585 EL CAMINO REA Palo Alto, CA 94306	FIRST FLOOR PLAN

ARB SUBMITTAL

DATE 02/12/2020 SCALE PRINTABLE TO SCALE FORMAT 12'X 18" Job Number







EL CAMINO REAL





MATADERO AVENUE

 $1 \frac{\text{THIRD FLOOR PLAN}}{1/8" = 1'-0"}$ 

**EL CAMINO REAL** 







Luminaire Sched	ninaire Schedule									
Symbol	Qty	Tag	Description	Lum. Lumens	LLD	LDD	UDF	LLF	Lum. Watts	Filename
$\overline{\mathbf{\cdot}}$	17	A	Meteor Atria 6 Series AS6-40-308-XXX-XX-WD-XXX-DF-OUT @ 7.5' AFG	2312	0.944	0.900	1.000	0.850	33	AS6-40-308-XXX-XXX-WD-XXX-DF-OUT.ies
	1	В	Day-Brite FluxStream Sealed Strip FSX440L840-UNV-DIM @ 9' AFG	3955	0.944	0.900	1.000	0.850	32.4	FSX440L840-UNV.ies
	4	С	Zumtobel Panos PANOSDN150RL19W840WHW - PANOSFE150DLR19WDA1 @ 13.33' AFG	2954	0.944	0.900	1.000	0.850	24.6513	Zumtobel_PANOS-DL-Low-25W-CRI80-40K-WH-5.25-Round.ies

### Calculation Summary

Label	Grid Z	CalcType	Units	Avg	Max	Mi
driveway + parking	0	Illuminance	Fc	6.31	21.1	1.(
sidewalk	0	Illuminance	Fc	5.22	20.9	0.
Trash Enclosure Floor	0	Illuminance	Fc	8.89	14.5	4.
Walkway	0	Illuminance	Fc	0.99	2.6	0.

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS. 

# Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to

					<sup>+</sup> 5.3	<sup>+</sup> 4.8	<sup>+</sup> 3.7	<sup>+</sup> 2.6	<sup>+</sup> 1.7	<sup>+</sup> 1.2	<sup>+</sup> 1.0	<sup>+</sup> 1.1	<sup>+</sup> 1.6	<sup>+</sup> 1.8	<sup>+</sup> 3.3	<sup>+</sup> 4.8	4.6	<sup>+</sup> 5.2	÷ 5.5	
					<sup>+</sup> 6.9	<sup>+</sup> 6.3	<sup>+</sup> 4.7	<sup>+</sup> 3.1	<sup>+</sup> 2.0	<sup>+</sup> 1.4	<sup>+</sup> 1.2	<sup>+</sup> 1.4	⊖ <sup>+</sup> 2.2	<sup>+</sup> 3.4	<sup>+</sup> 7.6	<sup>+</sup> 11.3	8.0	9.2	9.3	
					⊙ <sup>+</sup> 7.4 C On	<sup>+</sup> 6.7	<sup>+</sup> 5.0	<sup>+</sup> 3.4	<sup>+</sup> 2.2	<sup>+</sup> 1.5	<sup>+</sup> 1.3	<sup>+</sup> 1.6	<sup>+</sup> 2.6	<sup>+</sup> 4.6	<sup>+</sup> 10.9	<sup>1</sup> 15⊙3	11.2	12.9	<sup>†</sup> 12.1	
					<sup>+</sup> 6.7	<sup>+</sup> 6.1	<sup>+</sup> 4.7	<sup>+</sup> 3.3	<sup>+</sup> 2.2	<sup>+</sup> 1.6	<sup>+</sup> 1.4	<sup>+</sup> 1.7	⊖ <sup>+</sup> 2.6	<sup>+</sup> 4.2	<sup>+</sup> 9.3	, 13.0	)n 13.9	∐ Β Οί 14.5	ר 12.2	
					<sup>+</sup> 5.8	<sup>+</sup> 5.4	<sup>+</sup> 4.3	<sup>+</sup> 3.1	<sup>+</sup> 2.2	<sup>+</sup> 1.6	<sup>+</sup> 1.5	<sup>+</sup> 1.8	<sup>+</sup> 2.5	<sup>+</sup> 3.3	<sup>+</sup> 5.5	<sup>+</sup> 7.3	+4.4	<sup>+</sup> 5.0	<sup>†</sup> 5.3	С
					<sup>+</sup> 5.6	<sup>+</sup> 5.2	<sup>+</sup> 4.2	<sup>+</sup> 3.1	<sup>+</sup> 2.2	<sup>+</sup> 1.7	<sup>+</sup> 1.7	<sup>+</sup> 2.4	 3.8	<sup>+</sup> 5.1	C <sup>+</sup> 8.2	, <b>1</b> 4.4	÷ O 17.3	<sup>1</sup> 15.8		
					<sup>+</sup> 6.3	<sup>+</sup> 5.8	<sup>+</sup> 4.6	<sup>+</sup> 3.3	<sup>+</sup> 2.3	<sup>+</sup> 1.9	<sup>+</sup> 2.2	<sup>+</sup> 3.7	<sup>+</sup> 6.7	<sup>+</sup> 9.7	<sup>+</sup> 11.9	<sup>+</sup> 16.2	<sup>+</sup> 18.1	On <sup>+</sup> 14.6		C
					<sup>+</sup> 7.4	<sup>+</sup> 6.7	<sup>+</sup> 5.1	<sup>+</sup> 3.6	<sup>+</sup> 2.5	<sup>+</sup> 2.1	<sup>+</sup> 2.7	<sup>+</sup> 5.7	<sup>+</sup> 11.8	<sup>+</sup> 16.7	<sup>+</sup> 19.1	<sup>+</sup> 15.6	<sup>+</sup> 17.4	12.3		
					⊙ <sup>+</sup> 7.8 C	<sup>+</sup> 7.1	<sup>+</sup> 5.3	<sup>+</sup> 3.7	<sup>+</sup> 2.5	<sup>+</sup> 2.1	<sup>+</sup> 2.9	<sup>+</sup> 6.4	<sup>+</sup> 13.7	⊖∎ <sup>1</sup> 8.5 A	<sup>+</sup> 21.1	<u>0</u> 15.7	Å <sup>+</sup> 16.2	1.8		
					On <sup>†</sup> 7.1	<sup>+</sup> 6.4	<sup>+</sup> 5.0	<sup>+</sup> 3.5	<sup>+</sup> 2.4	<sup>+</sup> 2.0	<sup>+</sup> 2.6	<sup>+</sup> 5.0	<sup>+</sup> 9.9	<sup>†</sup> 13.8	<sup>+</sup> 15.1	<sup>+</sup> 14.7	<sup>+</sup> 12.6	<sup>+</sup> 7.6		-
					<sup>+</sup> 6.0	<sup>+</sup> 5.5	<sup>+</sup> 4.4	<sup>+</sup> 3.2	<sup>+</sup> 2.3	<sup>+</sup> 1.8	<sup>+</sup> 2.1	<sup>+</sup> 3.2	<sup>+</sup> 5.4	<sup>+</sup> 7.4	<sup>+</sup> 7.9	<sup>+</sup> 7.7	<sup>+</sup> 6.7	<sup>+</sup> 4.3		
					<sup>†</sup> 5.5	<sup>+</sup> 5.2	<sup>+</sup> 4.2	<sup>+</sup> 3.1	<sup>+</sup> 2.2	<sup>+</sup> 1.8	<sup>+</sup> 1.9	<sup>+</sup> 2.9	<sup>+</sup> 4.6	<sup>+</sup> 6.1	<sup>+</sup> 6.5	<sup>+</sup> 6.3	<sup>+</sup> 5.4	3.6 O	<sup>+</sup> 1.1	0.5
					<sup>+</sup> 6.0	<sup>+</sup> 5.6	<sup>+</sup> 4.4	<sup>+</sup> 3.2	<sup>+</sup> 2.2	<sup>+</sup> 1.8	<sup>+</sup> 2.3	<sup>+</sup> 4.1	<sup>+</sup> 7.7	<sup>+</sup> 11.0	<sup>+</sup> 11.5	<sup>+</sup> 11.5	<sup>+</sup> 9.8	<sup>+</sup> 5.9	<sup>+</sup> 2.3	÷0.8
					<sup>+</sup> 7.0	<sup>+</sup> 6.4	<sup>+</sup> 4.9	<sup>+</sup> 3.4	<sup>+</sup> 2.3	<sup>+</sup> 2.0	<sup>+</sup> 2.7	<sup>+</sup> 5.9	<sup>+</sup> 12.5	<sup>+</sup> 17.5	<sup>+</sup> 19.1	<sup>†</sup> 13.6	<sup>+</sup> 14.1	<sup>+</sup> 8.7	<sup>+</sup> 0.2	<sup>+</sup> 0.1
					<sup>9</sup> .4 С	<sup>+</sup> 6.7	<sup>+</sup> 5.0	<sup>+</sup> 3.4	<sup>+</sup> 2.3	<sup>+</sup> 1.9	<sup>+</sup> 2.7	<sup>+</sup> 6.1	<sup>+</sup> 13.0	<sup>+</sup> 17.9A On	<sup>+</sup> 19.9	<sup>+</sup> 14.1	<b>ု</b> 4.4 On	<sup>5</sup> 9.1	vvaik <sup>+</sup> 0.3	0.2
					On 6.5	<sup>+</sup> 5.9	<sup>+</sup> 4.4	<sup>+</sup> 3.0	<sup>+</sup> 2.1	<sup>+</sup> 1.8	<sup>+</sup> 2.3	<sup>+</sup> 4.4	<sup>+</sup> 8.5 (	LT P	<sup>+</sup> 12.9	<sup>+</sup> 12.5	<sup>+</sup> 10.8	<sup>+</sup> 6.4	<sup>+</sup> 2.1	<sup>+</sup> 0.9
					<sup>+</sup> 4.7	<sup>+</sup> 4.3	<sup>+</sup> 3.4	<sup>+</sup> 2.8	<sup>+</sup> 1.9	<sup>+</sup> 1.5	<sup>+</sup> 1.8	<sup>+</sup> 2.8	<sup>+</sup> 4.7	<sup>+</sup> 6.4	<sup>+</sup> 6.8	<sup>+</sup> 6.6	<sup>+</sup> 5.7	<b>3</b> .7	<sup>+</sup> 1.7	<sup>+</sup> 0.8
					<sup>+</sup> 3.1	<sup>+</sup> 7.8	<sup>+</sup> 4.0	<sup>+</sup> 2.3	<sup>+</sup> 1.5	<sup>+</sup> 1.4	<sup>+</sup> 1.7	<sup>+</sup> 3.0	<sup>+</sup> 5.0	<sup>+</sup> 6.7	<sup>+</sup> 7.0	<sup>+</sup> 6.9	<sup>+</sup> 5.8	<sup>+</sup> 3.7	<sup>+</sup> 1.8	±0.8
5.0	<sup>+</sup> 3.9	<sup>†</sup> 7.1	<sup>1</sup> 3.9	Ois.3 A Or	<sup>+</sup> 14.1	<sup>+</sup> 7.5	<sup>+</sup> 3.4	<sup>+</sup> 1.8	<sup>+</sup> 1.2	<sup>+</sup> 1.2	<sup>+</sup> 2.1	<sup>+</sup> 4.6	<sup>+</sup> 9.2	<sup>+</sup> 12.8	<sup>+</sup> 13.2	<sup>+</sup> 13.2	<sup>+</sup> 11.3	<sup>+</sup> 6.6	<sup>+</sup> 2.6	<sup>†</sup> 1.0
.1	3.2	5.6	11.0	<u>1</u> 3.7	<sup>+</sup> 9.7	<sup>+</sup> 5.1	<sup>+</sup> 2.3	<sup>+</sup> 1.3	<sup>+</sup> 1.0	<sup>+</sup> 1.2	<sup>+</sup> 2.4	<sup>+</sup> 6.4	<sup>+</sup> 13.3	18.2	<sup>+</sup> 19.6	<sup>+</sup> 19.1	<sup>+</sup> 16.2	<sup>+</sup> 9.7	<sup>+</sup> 0.4	<sup>+</sup> 0.2
).4	<sup>+</sup> 1.3	<sup>⁺</sup> 3.1	<sup>+</sup> 5.3	<sup>+</sup> 6.7	<sup>+</sup> 5.1	2.9	<sup>+</sup> 1.5	0.8	<sup>†</sup> 0.5	<sup>+</sup> 0.4	0.4	<sup>†</sup> 0.6		A On			A On			
.2	<sup>+</sup> 1.0	<sup>+</sup> 1.4	<sup>+</sup> 1.8	<sup>+</sup> 2.4	<sup>+</sup> 2.0	1.3	<sup>+</sup> 0.8	0.6	<sup>†</sup> 0.6	<sup>†</sup> 0.8	1.8	<sup>+</sup> 4.3								
).6	<sup>†</sup> 0.6	<sup>+</sup> 0.6	<sup>+</sup> 0.6	<sup>†</sup> 0/9	<sup>+</sup> 0.8	<sup>†</sup> 0.6	<sup>+</sup> 0.5	<sup>+</sup> 0.4	<sup>+</sup> 0.4	<sup>+</sup> 0.5	<sup>+</sup> 1.0	<sup>+</sup> 1.9								
).3	<sup>+</sup> 0.3	<sup>†</sup> 0.3	<sup>+</sup> 0.3	<sup>†</sup> 0.4	<sup>+</sup> 0.4	<sup>†</sup> 0.3	<sup>+</sup> 0.3	<sup>+</sup> 0.2	<sup>+</sup> 0.3	<sup>†</sup> 0.3	<sup>+</sup> 0.5	<sup>†</sup> 0.9								

Avg/Min	Max/Min
6.31	21.10
N.A.	N.A.
2.02	3.30
9.90	26.00

Associated Lighting Representatives, Inc.



ASSOCIATED LIGHTING REPRESENTATIVES, INC 7777 PARDEE LANE P.O. BOX 2265 OAKLAND, CA 94621 PHONE: (510) 638-0158 - FAX (510) 638-2908

tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.





	PROJECT DESCRIPTION	PROJECT DESCRIPTION					
REPORT FOR: JOSEPH BELLOMO ARCHITECTS; PRATIMA SHAH BY: APPLICATIONS ENGINEERING; ERIN COLCORD, LC, LEED GA SALES REPRESENTATIVE: ALR; JD STEPHENS, LEED AP	3585 EL CAMINO REAL - EXT PALO ALTO, CA	ER					
AGI32 VERSION 19.6 AGI (C) 1999-2019 LIGHTING ANA	DRAWING NO. / INPUT FILE 14381JDS EXTERIOR REV 2.DWG / .A32	DRAWING NO. / INPUT FILE 14381JDS EXTERIOR REV 2.DWG / .A32					
Iighting software       10268 W. CENTENNIAL RD. S         LITTLETON, CO 80127	UITE 202 SCALE SHEET 3/16" = 1'-0" 1 OF 1	م 7					



Luminaire Schedu	uminaire Schedule									
Symbol	Qty	Tag	Description	Lum. Lumens	LLD	LDD	UDF	LLF	Lum. Watts	Filename
	21	D	FINELITE HP-4-ID-4ft-B-B-835 @ 11.33' AFF	4059	0.944	0.900	1.000	0.850	36.9	HP-4-ID-4ft-B-B-835-ITL85125.002.ies
	2	E	FINELITE HP-4-WM-ID-4ft-B-S-835-ASYM @ 7' AFF	3825	0.944	0.900	1.000	0.850	32.8	HP-4-ID-4ft-B-S-835-ASY-ITL89988.010.IES

### Calculation Summary

Label	Grid Z	CalcType	Units	Avg	Max	Min	
Office_Workplane	2.5	Illuminance	Fc	36.27	54	15	
Restroom_Workplane	2.5	Illuminance	Fc	27.17	40	18	
Stairwell_Floor	0	Illuminance	Fc	13.83	17	10	

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT 2.5FT AFF UNLESS OTHERWISE NOTED.

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL

LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS. 

		Room Summary		
Avg/Min	Max/Min	Label	Wall Ht.	Reflectances
2.42	3.60	Office	13.33	80/50/20
1.51	2.22	Restroom	13.33	80/50/20
1.38	1.70	Stairwell	33.833	80/50/20

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Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the root environment canditions do not match the input data lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



REPORT FOR: JOSEPH BELLOMO ARCHITECTS; PRATIMA SHAH	PROJECT DESCRIPTION					
BY: APPLICATIONS ENGINEERING; ERIN COLCORD, LC, LEED GA	3585 EL CAMINO REAL - INTERIO					
SALES REPRESENTATIVE: ALR; JD STEPHENS, LEED AP	PALO ALTO, CA					
AGI32 VERSION 19.6	DRAWING NO. / INPUT FILE					
AGI (C) 1999-2019 LIGHTING ANALYSTS, INC.	14381JDS INTERIOR REV 2.DWG / .A32					
Iighting software       10268 W. CENTENNIAL RD. SUITE 202         LITTLETON, CO 80127	scale	sheet	DAT			
	3/16" = 1'-0"	1 OF 1	7 /			

![](_page_12_Figure_0.jpeg)

![](_page_12_Figure_1.jpeg)

![](_page_13_Figure_0.jpeg)

![](_page_13_Figure_1.jpeg)

![](_page_13_Figure_2.jpeg)

![](_page_13_Figure_3.jpeg)

![](_page_14_Figure_0.jpeg)

### ELEVATION FROM THE ALLEY (NORTHEAST SIDE) 1/8" = 1'-0"

![](_page_14_Figure_2.jpeg)

NEIGHBORING BUILDING

![](_page_14_Figure_4.jpeg)

![](_page_15_Figure_0.jpeg)

1 ELEVATION FROM NORTHWEST SIDE 1/8" = 1'-0"

![](_page_15_Figure_2.jpeg)

![](_page_16_Figure_0.jpeg)

1 Section AA 1/8" = 1'-0"

![](_page_16_Figure_2.jpeg)

![](_page_17_Figure_0.jpeg)

PARKING ROOM

![](_page_17_Figure_3.jpeg)

![](_page_18_Picture_0.jpeg)

GLASS OVERHANG

CONCRETE FRAME FOR THE FIRST AND SECOND FLOOR

![](_page_18_Picture_2.jpeg)

3 FORM CLADDING ON WALLS OF SECOND AND THIRD FLOOR

![](_page_18_Picture_4.jpeg)

STONE WALL FENCE

![](_page_18_Picture_6.jpeg)

![](_page_18_Picture_7.jpeg)

![](_page_19_Figure_0.jpeg)

![](_page_20_Picture_0.jpeg)

Streetscape : El Camino Real: Southwest side

![](_page_20_Picture_2.jpeg)

Streetscape: El Camino Real: Northeast side

3585 El Camino Real

<b>3585 EL CAMINO REAL</b> Palo Alto, CA 94306	102 University, Palo Alto Tel 650 Fax 650 Sowwebsilomo COPYRGIT ALPOINTERENC APPENRISTERENCA A
CONTEXT STUDY	Avenue, Suite C , C A 94 30 1 326 . 0 374 326 . 0 374 326 . 0 484 architects.com

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DATE 02/12/2020 SCALE PRINTABLE TO SCALE FORMAT 12\* X 18 Job Numbe

A3.9

![](_page_21_Picture_0.jpeg)

![](_page_21_Picture_1.jpeg)

![](_page_21_Picture_2.jpeg)

Neighboring Building Pictures from the Alley The Alley

![](_page_21_Picture_6.jpeg)

![](_page_21_Picture_7.jpeg)

![](_page_21_Picture_8.jpeg)

A view from the corner of El Camino Real and Matardero Avenue

Residential Apartments

Gas Station on the corner of El Camino Real and Matadero Avenue

Pictures from Matadero Avenue

**Residential Apartments** 

![](_page_21_Picture_14.jpeg)

650.326


<b>3585 EL CAMINO REAL</b> Palo Alto, CA 94306	
CONTEXT STUDY	

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Job Number

![](_page_21_Picture_21.jpeg)

![](_page_22_Picture_0.jpeg)

![](_page_22_Picture_1.jpeg)

![](_page_22_Picture_2.jpeg)

![](_page_22_Picture_3.jpeg)

![](_page_22_Picture_4.jpeg)

AERIAL PLAN VIEW

![](_page_22_Picture_6.jpeg)

![](_page_22_Picture_7.jpeg)

A

![](_page_22_Picture_8.jpeg)

LEGEND:

 $\bigotimes$ 

![](_page_22_Picture_12.jpeg)

 $\stackrel{\wedge}{\uparrow}$  shows the dirction of the camera angle

![](_page_22_Picture_14.jpeg)

Palo Alto, CA 94301 Tel 650.326.0374 Fax 650.326.0484 www.bellomoarchitects.com

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**3585 EL CAMINO REAL** Palo Alto, CA 94306 CONTEXT STUDY

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02/12/2020
SCALE
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Job Number

![](_page_22_Picture_21.jpeg)

![](_page_23_Picture_0.jpeg)

![](_page_24_Figure_0.jpeg)

					0
TREES IN PARKING LOT				CTS J	SEPT
JAPANESE MAPLE 15 YEARS SF IS 15FT= 200		S SPREAD 200 SQ FT	102 University.	Avenue, Suite C	
SHADED AREA				Faito Artto Tel 650 Fax 650 www.bellomo copyright ALL DRAWINGS AND W APPEARING HEREIN CL	2019 RTTEN MATERIAL SMSTTUTE ORGNAL SMSTTUTE ORGNAL SMSTTUTE ORGNAL
TAL SHADED EA SQ FT	PARKING LOT SHADED AREA		ARCHITECT, AND THE S DUPLICATED, USED OT THE WRITTEN CONSEN ARCHITECT	SAME MAYNOT BE TALTERED WITHOUT T OF THE	
200		100 SQ FT			
200		100 SQ	FT		
ADED AREA BY	ADED AREA BY TREES 200 SQ FT		200 SQ FT		
RKING UNDER METAL ROOF 360 SQ FT					
RKING UNDER WOOD TERLLIS 430/2=215					
IVEWAY COVERED WITH 200 SQ FT ILDING OVERHANG					
TAL SHADED AREA 1190 SQ					
TAL AREA OF THE PARING LOT = 2135 SQ FT					
TAL % COVERED= 46% (REQUIRED 50%)					
<u>G AREA CALCU</u> I'-0"	LATION			<b>3585 EL CAMINO REAL</b> Palo Alto, CA 94306	SHADING DIAGRAM

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A3.13

![](_page_25_Figure_0.jpeg)

	102 University, Palo Alto Tel 650 WWW.bellomo Conversit ALDRAWDOLENDOLOGIEN ALLORANDIESCOLOGIENT CONVERTING CO	Avenue, Suite C, C A 94301. 3266.0374. 3266.0484. architects.com
Residential : 2 Recycle Wheeled Carts 1 Compost Wheeled Carts Office: 1 Recycle Wheeled Cart 1 Compost Wheeled Cart Wheeled Cart Size: 64 Gallons: 30"x27.5"x 40" Trash Cart Shared between Residential Units and Office	<b>3585 EL CAMINO REAL</b> Palo Alto, CA 94306	DETAIL TRASH ENCLOSURE
TRASH ENCLOSURE	ARB SUE	3MITTAL DATE 02/12/2020 SCALE CALE FORMAT 12" X 18" JOB Number 14
TRASH ENCLOSURE 1/4" = 1'-0"	A3.	14

![](_page_26_Picture_0.jpeg)

![](_page_26_Picture_1.jpeg)

### SCHEMATIC VIEW

![](_page_26_Figure_3.jpeg)

PARKING PLAN (1

1/8" = 1'-0"

![](_page_26_Picture_6.jpeg)

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![](_page_26_Picture_9.jpeg)

![](_page_26_Picture_10.jpeg)

200

AS PER PAMC THE CAR LIFT SYSTEM WILL FIT A MID SIZE SUV.

KLAUS TRENDVARIO 4200 CAR PARKING SYSTEM

Our semi-automatic parking systems The mobile parking spaces can be shifted both horizontally

10 parking spaces per system horizontal and vertical movement behind manual or electric

direct access to each grid required

<b>3585 EL CAMINO REAL</b> Palo Alto, CA 94306	VEHICULAR LIFT SYSTEM
ARB SUI	BMITTAL

DATE 02/12/2020
SCALE PRINTABLE TO SCALE FORMAT 12" X 18"
Job Number

![](_page_26_Picture_19.jpeg)

![](_page_27_Figure_0.jpeg)

![](_page_27_Picture_1.jpeg)

SHORT TERM BICYCLE RAC: BIKE ARC PRODUCT

![](_page_27_Picture_3.jpeg)

### VIEW OF LONG TERM BICYCLE PARKING ENCLOSURE

![](_page_27_Picture_5.jpeg)

![](_page_27_Picture_6.jpeg)

PICTURES OF LONG TERM BICYCLE PARKING ENCLOSURE

BIKE PARKING RACKS BY COMPANY "BIKE ARC"

MADE UP OF GALVANIZED STEEL RACKS

COVERED WITH 8 MM MULTIWALL POLYCARBONATE ROOF, FRONT/ RARE/UPPERSDEWALLS

16 GA PERFORATED ROUND HOLE STAINLESS STEEL SIDE WALL PANELS.

![](_page_27_Picture_12.jpeg)

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3585 EL CAMINO REAL Palo Alto, CA 94306	
LONG TERM BICYCLE PARKING	

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Job Number

![](_page_27_Picture_19.jpeg)

![](_page_28_Picture_0.jpeg)

A VIEW FROM THE CORNER MATADERO AVENUE AND THE ALLEY

![](_page_28_Picture_2.jpeg)

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3969 EL CAMINU REAL	VIEW FROM THE CORNER OF MATADERO AVE
Palo Alto, CA 94306	AND THE ALLEY
с Ра	AN

ΔPR	SLIE	NAIT	
	JUL	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

DATE
02/12/2020
SCALE
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Job Numbor

A8.1

![](_page_29_Picture_0.jpeg)

A VIEW FROM EL CAMINO REAL LOOKING SOUTH WITH TREES

![](_page_29_Picture_2.jpeg)

A VIEW FROM EL CAMINO REAL LOOKING SOUTH

![](_page_29_Picture_4.jpeg)

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![](_page_29_Picture_7.jpeg)

![](_page_29_Picture_8.jpeg)

DATE
02/12/2020
SCALE
PRINTABLE TO SCALE FORMAT 12" X 18"

A8.2

![](_page_30_Figure_0.jpeg)

![](_page_30_Figure_2.jpeg)

# SURVEY NOTES

- 1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756. DATES OF FIELD SURVEY: 04/26/2017-05/04/2017.
- 2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
- 3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
- 4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.

# BASIS OF BEARINGS

THE BEARING OF NORTH 33°33'00" EAST BETWEEN FOUND MONUMENTS ON THE SOUTHEASTERLY LINE OF THE PARCEL SHOWN ON THE RECORD OF SURVEY FILED SEPTEMBER 11, 1962 ON BOOK 151 OF MAPS, AT PAGE 54, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

# **BENCHMARK**

THE VERTICAL DATUM FOR THIS SURVEY IS A SANTA CLARA VALLEY WATER DISTRICT BENCHMARK, ID 046, DESCRIBED AS BRASS DISK ON THE TOP AND CENTER OF SOUTHWESTERLY HEADWALL AT EL CAMINO REAL AND MATADERO CREEK. CITY OF PALO ALTO.

### ELEVATION = 40.39 FEET (NGVD 88 DATUM) UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

	995-9-9046377262993-623447.3vg
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COPYRIGHT ALL DRAWINGS AND WRITTEN APPEARING HEREIN CONSTITU AND UNPUBLISHED WORK OF 1 ARCHITECT, AND THE SAME M/ DUPLICATED, USED OT ALTERE THE WRITTEN CONSENT OF TH ARCHITECT	2019 MATERIAL ITE ORIGINAL ITE AY NOT BE D WITHOUT E

Palo Alto, CA 94306
TOPOGRAPHIC SURVEY

### ARB SUBMITTAL

DATE 05/07/2020 SCALE 1"=10' Job Number

C-1.0

![](_page_31_Figure_0.jpeg)

![](_page_31_Picture_2.jpeg)

CONTOURS

AC PAVEMENT

DEEP LIFT

PLANTING

STREET RESURFACING

CONCRETE SIDEWALK

\_\_\_\_\_195\_\_\_\_\_

4

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 $\psi$   $\psi$   $\psi$   $\psi$ ~ ~ ~ ~ ~

![](_page_31_Picture_3.jpeg)

2019

# GENERAL NOTES

1. THIS PROJECT CREATES/REPLACES LESS TAN 10,000 SOFT OF IMPERVIOUS SURFACE AND THUS IS NOT A C.3 REGULATED PROJECT PER THE SANTA CLARA COUNTY C.3 STORMWATER HANDBOOK.

> AN Ц **GRADING AND DRAINGE 3585 EL CAMINO REAL** Palo Alto, CA 94306

ARB SUBMITTAL

**DATE** 05/07/2020 **SCALE** 1"=10' Job Number

C-2.0

![](_page_32_Figure_0.jpeg)

PROPERTY LINE

## SANITARY SEWER NOTES

\_\_\_\_

- 1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
- 2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45°. ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- 3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
- 4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

# WATER SYSTEM NOTES

- 1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
- 2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- 3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
- 4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- 5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

Diservited Residentificant		2009ecc++y-405-¥5+43970	2943-43447.jpg
102 Unive PaloA Tel 6 Fax 6 www.bel	rsity Ave 1 t o , C 5 5 0 . 3 2 5 5 0 . 3 2 lomoarc	enue, S A 94 26.0 26.0 chitects	uite C 3 0 1 3 7 4 4 8 4 com
COPYRIGHT ALL DRAWING APPEARING H AND UNPUBLI ARCHITECT, A UUPLICATED, THE WRITTEN ARCHITECT	IS AND WRIT IEREIN CONS SHED WORK ND THE SAM USED OT AL CONSENT C	TEN MATE STITUTE OF OF THE ME MAY NC TERED WI DF THE	2019 RIAL RIGINAL T BE THOUT

 3585 EL CAMINO REAL
 Palo Alto, CA 94306
UTILITY PLAN

ARB SUBMITTAL

DATE 05/07/2020 SCALE 1"=10' Job Number

C-3.0

![](_page_33_Figure_0.jpeg)

![](_page_33_Figure_2.jpeg)

![](_page_33_Picture_3.jpeg)

2019

ARB SUBMITTAL

**DATE** 05/07/2020 **SCALE** 1"=10' Job Number

C-4.0

			1	6	nollance Path Verification					sendiases Path Varification		
			Plan Sheat Sner or	Plan Check	Rough GB Inspection AR# 153 AR# 152 Pat1 Pat2 Pat2			Plan Sheet Sner or	Plan Check	Rough GB Inspection MR # 153 Are # 152 Part 1 Part 1 Part 2 Part	VERIFICATION (IVR#152) DURING ROUGH	
5.1 Planning an Mandatory	d Design Storm water pollution prevention	Code Section Y  5.106.1 X	Attachment Reference	CORR NTAL	CORR NTAL CORR NTAL CORR NTAL	5.4 Material Conservation and Resource Efficiency, continued Electives Wood Framing: Structural or fre-excitations integrity	Section Y A5.404.1.1	N Attachment Reference	CORR NTAL C	ORR NTAL CORR NTAL CORR NTA		
Mandatory	Local storm water pollution prevention Beat management practices	PANC 16.14.290/5.105.1.1 X 5.106.1.2 X	C2 Grading and Drainage Plan	0		Electives Wood Framing: Framing specifications Electives Regional materials	A5.404.1.2 A5.405.1	x x	10	2	Schedule a Green Building Incremental Ventication (IVKFIS2) If any of the following CAL Green provisions or PAMC Sections are marked with an "X" under the "X" entern of this cherd	
Mandatory	Bicycle parking Short lerm bicycle parking	PAMC 18:54.060/ 5:106.4 × 5:106.4.1.1 ×	A12SitePlan A12SitePlan			Electives Bio-based materials: Certified wood Electives Bio-based materials: Rapidy enewable materials	A5.405.2.1 A5.405.2.2	x x			CALGreen 5.303.1.1 Separate Meters	
Mandatory Mandatory	Long term bicycle parking (Bicycle) Parking stall markings	5.106.4.1.2 × 5.106.5.2.1 ×	A12SitePlan A12SitePlan			Electives Reused materials Electives Aliemals method for concrete	A5.405.3 X A5.405.4.5 X				CALGreen 5.303.1.2 Separate Meters     PANC 16.14.190 Recycled Water Interior Infrastructure	
Tier 2 Mand	Designated parking - 12% of Parking Capacity Electric Welder (EV) Charging for Non-Residential Structures (EVSE) (N- New Construction, Shall provide Conduit Only, Electric Welder (EV) Charging for Non-Residential Structures (EVSE) (N- New Construction, Shall provide Conduit Only,	A5.106.5.1.2 X PAMC 16.14.430/ A5.106.5.3.2 X	A125te Plan	0	iee Evidie Checklet	Electives Cement and concrete: Cement  Cement and concrete: Concrete  Cement and concrete: Concrete	A5.405.5.1 X A5.405.5.2 X		0		PAMC 16.14.230 Recycled Water for Imigation     CALGreen 5.504.1.3 Temporary Ventilation	
Mandalan	EVGE-Handy Used, of EVSE intellection of an ease 25% of perking spaces, among which as least 5% (and no rewer than one) shall be EVSE intellect.	DAMES OF 14 STREET OF B	13 C Destaurbie Desta		President Resident Privateria Sciences	Electives     Additional means of compliance-Cement: Alternative fuels	A5.405.5.3.1.1	x	10		CALGreen 5:504:3 Duct & MVAC Protection     CALGreen 45:504:3 MO Ductor Construction	
Mandatory	Gran parameter resolution in additions and alterations not altering the drainage path) Deciring frequency of beat joined effect. Still of 82 52-12 and Still of 22 to 2-12	5.105.10 ×	417		·**	Electives Additional means of compliance-Concrete: Alernative energy     Electives     Additional means of compliance-Concrete: Alernative energy	A54055321	x				
Electives	Community connectivity Brownfield or crewfield alte redevelocment or infil area development	A5.103.1 A5.103.2 X	City of Santa Clara Sol Report	6		Electives Additional means of compliance- Concrete: Moing water Electives Additional means of compliance- Concrete: High strength concrete	A54055323 A54055324				SECTION TO BE COMPLETED AFTER	
Electives	Reduce development footprint and optimize open space Existing building structure (75%)	A5.104.1 3 A5.105.1.1 3		8		Electives Choice of materials: Service life Electives Choice of materials: Reduced maintenance	A5.406.1.1 A5.406.1.2		8		CONSTRUCTION	
Electives	Existing non-structure elements (50%) Salvage	A5.105.1.2 3 A5.105.1.3 3		8 20		Electives Choice of materials: Recyclability Electives Life Cycle Assessment shall be ISO 14044 complant	A5.406.1.3 A5.409.1 X		8		In order to schedule a final building inspection with the	
Electives @ Electives	Storm water runoff rate and quantity Storm water runoff quality	A5 105 2.1 3 A5 105 2.2 3		a		Electives Whole building life cycle assessment Electives Materials and system assemblies	A5.409.2 A5.409.3 X		a		Starting copie anim, follow are processes below.	
8 Electives	Low impact development (LD) Greyfield or infil site	A5.106.3 3 A5.106.3.2 3		4		Electives Substitution of prescriptive standards Electives Verification of compliance	A5.409.4 A5.409.5		8		Schedule a two-part Final Green Building Inspection with the City	
Electives	Changing rooms Parking capacity	A5.106.4.3 3 A5.106.6 3				5.5 Environmental Quality Mandatory Propisons	5.503.1	x			Green Building Personnel in accordance with the Palo Alto Non- Residential Green Building Inspection Guideline.	
Electives	Reduce parking capacity Exterior wall shading: Fenestorion- East and west walls	A5.106.6.1 3 A5.106.7.1.1 3				Mandatory Woodstoves Mandatory Temporary ventilation (MERV8)	5.503.1.1 5.504.1.3 X				A Part 1 of the Final Green Building Inspection prepare all submittals and supporting documentation for the items identified	
Electives	Exterior wall shading: Fenestration- South walls Exterior wall shading: Opaque wall areas	A5.106.7.1.2 X A5.106.7.2 3		8		Mandatory Covering of duct openings and protection of mechanical equipment during construction Mandatory Adhesives, sealants and caulta: Comply with VOC limits (Table 5 504.4.1 and 5 504.4.2)	5.504.3 X 5.504.4.1 ×		8		with a 'A' under the 'T' courts or this sheet in accordance with the Green Building Inspection Guideline.	
Electives	Heat island effect: Hardscape alternatives and cool roof reduction Heat island effect: Cool roof for reduction of heat island	A5.105.11 3 A5.106.11.2 X				Mandatory Paints and Costings: Comply with VOC Limits (Table 5:504.4:3) Mandatory Aerosol paints and coatings	5.504.4.3 5.504.4.3.1 ×				At Part 2 of the Final Green Building Inspection prepare for a field inspection for the items identified with a 'X' under the 'Y' column of this sheet is according to the item of the ite	
Electives	Heat laterd effect: Solar reflectance Heat laterd effect: Thermal emittance	A5.106.11.2.1 3 A5.106.11.2.2 3		0		Mandatory Verification, for paints and coatings Mandatory Carpet systems: Carpet cushion	5.504.4.3.2 × 5.504.4.4.1 ×				Guideline.	
PAMC 16.17 En	Heat island effect: Solar reflectance index alternative argy Reach Code	A5.106.11.2.3 3	K			Mandatory Carpel systems: Carpel achesive Mandatory Composite wood products: Formaldehyde limits (Table 5:504.4.5)	5.504.4.2 × 5.504.4.5 ×	-	0		I certify that:	
Mandatory	Option 1: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least. Ten percent less than TDV energy of the Standard Design if the proposed building does not include a behaviolation as aboviolation as aboviolatic statem armalier than 25W.	PANC 16.17.050/ Title 24, Part 6 ×	Palo Allo Building Inspector will verify Title 24 Energy Complian the Field.	ce in <sup>20</sup>	ee Long Ace Checket	Mandatory Composite wood products: Documentation Tier 2 Mand. Resilient Flooring system, 100%	5.504.4.5.3 × A5.504.4.7.1		0		There have been no alterations that have impacted the energy report for the project, unless the new report is provided.	
Mandatory	Option 2: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TVU/Energy of emergence and emission of the second state of the sec	PAMC 16.17.050/ Title 24, Part 6	Palo Alto Building Inspector will		ise Energy Ace Checklat	Tier 2 Mand. Thermal Insulation	A5.504.4.5.1 X				<ul> <li>resumcatory CALureen measures and required electives noted in the checklast have been implemented, unless a new checklast is provided along with support for alternative electives claimed.</li> </ul>	1
andstor	To or summing or proposed non-related that construction is at same cigual to the LLV chargy of the Standard Design if the proposed building includes a SKW or greater photovoltaic system.		the Field.			Tier 2 Mand. Files (MERV 13) Mandatory Environmental lobacco amoke (ETS) control	A5 504 5 3 1.1 X 5.504.7 X					
> Mandatory	ve userspice userspice. Non-residential construction designed to be all-electric shall be exempt from the Local Energy Efficiency Reach Code. Electricity shall be the only permanent source of energy for water-beating, space-beating, cooking and cichten drying. Compliance to all other requirements of the 2016 California Energy Code shall not be releved.	PAMC 16 17 060 Section 100 4 / Title 24, Part 6	valo Alto Building Inspector will werify Title 24 Energy Complian the Field.	ce in		Mandatory Dubide air delivery (For Indoor Air Quality) Mandatory Carbon dioxide (CD2) monitoring (For Indoor Air Quality)	5.506.1 X 5.506.2 X				Within six months (6) from the date of final impection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SP) and execute compliance with	
Mandatory	Energy Star portfolio manager- All new construction or renovation projects greater than \$100,000 in value	PAMC 16.14.380/ 5.410.4.6		8		Mandatory Acoustical control (STC Values per ASTM ES0 and ASTM E413)     Mandatory Exterior noise transmission, prescriptive method	5.507.4 X 5.507.4.1 X				landscaping measures, unless completed at the time of final inspection.	
Mandatory 5.3 Water Effici	Partomance Review-For projects over 10,000 5P ancy and Conservation	PAMC 16.14.390/ 5.410.4.7				Mandatory Editrior noise transmission, performance method Mandatory Interior acund transmission	5.507.4.2 5.507.4.3 X	x				
Mandatory	Meters New buildings or additions in escess of 50,000 square feet	5.303.1 ×	ĸ	8		Mandatory Ozore depletion and generihouse gas reductions. Mandatory Chiorofucrocarbons	5.508.1 X 5.508.1.1 X					
Mandatory Tier 2 Mano	Eccess consumption (Submeters for additions that consume over 1,000 galf day) Water Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	5.303.1.2 3 A5.303.2.3.2 X	K	8		Mandatory Halons Mandatory Supermarket refrigerant leak reduction	5.508.1.2 X 5.508.2	x	4			
Mandatory	Indoor Water Line: Water closels (shall not exceed 1.28 gallons per flush) Indoor Water Line: Watercounted urinals (0.125gpf)	5.303.3.1 × 5.303.3.2.1 ×		5		Mandatory Refrormant pping Mandatory Refrormant piping valves	5.508.2.1	x				
Mandatory	Indoor Water Use: Hoor-moureed unreals (U.S.go) Indoor Water Use: Single showshould (1.8 gpm at 80 pai) Marker Water Use: Single showshould (1.8 gpm at 80 pai)	5303331 ×		12		Mandatory Potroprate por access vision Mandatory Refrigerated service case	5.508.2.3	x	8			
Mandatory	Indoor Yalan Case, Hospite Anovember and young classifier and the control of the game of pay Indoor Waler Use: Normal dential lawadow faceba (0.5 gpm at 60 pa) Indoor Waler Use: Normal Case and RD mil	530334.1 ×				Mandatory Presignation (Incernet) Mandatory Pressure biology Mandatory Pressure for researce basing	5.508.2.5	x				
Mandatory	Indoor Water Uas: Wash fourtains (1.8 gpm at 60 ps) Indoor Water Uas: Wash fourtains (1.8 gpm at 60 ps) Indoor Water Uas: Materia Fourtain (1.7 cnthread runtin)	5.303.3.4.3 ×				Electives Indoor air quality (HQ) during constructions: Temporary ventilation Electives Indoor air quality (HQ) during constructions: Temporary ventilation	A5.504.1.1 X					
Mandatory Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallors/ cycle) Commercial kitchen esuioment	5.303.3.4.5 3				Electives V/O postconstruction Electives V/O butins Electives	A5.504.2 X				Signature (Center) Kinneskine (Center/Signature) Sign only after construction is corrected.	
Mandatory	Food waste daposers Indoor water use: Areas of addition or alteration	5.303.4.1		-		Electives Mastman levels of contentinants Electives Test protocols	A5.504.2.1.1 X A5.504.2.1.2					
Mandatory Mandatory	Dual plumbing Indoor Water Use: Standards for plumbing fixtures and fittings (2016 Cal Plumbing Code)	PAMC 16.14.300/ 5.303.5 X 5.303.6 X				Electives Noncomplying building areas Electives No added formaldehyde-Tier 2 requirement	A5.504.2.1.3 X A5.504.4.5.1				Prist Name Dvird Name	
Mandatory	Outdoor Water Use : Landscape areas 2 500 SF Outdoor Water Use : Rehabilitated landscape projects 2 2,500 SF	Title 23, Chapter 2.7/ 5.304.1 X Title 23, Chapter 2.7/ 5.304.3		8		Electives Acoustical celling and wall panels Electives Hazardous particulates and chemical polulants	A5.504.4.9 A5.504.5					
Mandatory	Outdoor Water Use: Landscape areas of \$2,500 SF Outdoor Water Use: Graywater or Rainwater Use: Landscape areas \$2,500 SF	5.304.4 X 5.304.5 X				Electives Entryway systems (to control pollutants) Electives Isolation of pollutant sources (to control pollutants)	A5.504.5.1 X A5.504.5.2				Date Date	
Mandatory Mandatory	Potable water elimination New construction; recycled water use for irrigation (See recycled water ordinance # 5002; of PAMC 15.12)	PAMC 16.14.350 5.304.5 X PAMC 16.12.030		46		Electives Lighting and thermal controls: Single occupant spaces-Lighting and Thermal	A5.507.1.1.1 A5.507.1.1.2		e 9			
Mandatory	Invasive species prohibited Non-residential enhanced water budget	PAINC 16.14.360 5.304.6 × 5.305.1 ×				Electives Lighting and hermal control controls: Mult-occupant spaces Electives Daylight: Toplighting and sidelighting	A5.507.1.2 A5.507.2 X					
Electives	Indoor water use: 25% reduction Norpotable water systems for indoor water use	A6.303.2.3.3 A A6.303.2.3.4 3				Electives Wew-Multi-ocupant spaces Electives Wew-Multi-ocupant spaces Electives Electi	A5.507.3.1 X					
Electives	Apparatols and touries for commercial application Norwater supplied urinals	A5.303.4 1 X				Electives Hydro-fluorocarbons (HCA) (for HWC and Hingerador expression equipment) Electives Hydro-fluorocarbons (HCA) (for HWC, refrigeration and fire suppression equipment)	A5.508.1.4		6			
Electives	Dutdoor Water Use: Previously developed allow terror protect 50 % of site area Dutdoor Water Use: Previously developed allow reported to 0% of site area Dutdoor Water Use: Creater invisitors outer:	A5304.7 3				View Control and Control	A5.601.3.1					
Electives	Norpolable water ayatema Initiation water	A5.305.1 3 A5.305.2 3		2		2 Tier 2 Mand.	A5.601.3.1					
5.4 Material Con Tier 2 Marc	iservation and Resource Efficiency Recycled content: Use materials with a total recycled content of 15%	AG 405 4 X	1									
Mandatory	Weather protection Moisture control: Sprividers	5.407.1 × 5.407.2.1 ×		8	iee Foundation Inspection checklist	Leaend: Y - Yes; the measure is selected as mandatory						
Mandatory	Moisture control: Entries + Openings Moisture control: Enterior door protection	5.407.2.2 × 5.407.2.2.1 ×		0		N - No; the measure is not selected as an elective [N] - New Construction						
Mandatory	Molature control: Plashing Construction waste management	5.407.2.2.2 3 5.406.1 ×		0		Instructions:						
Mandatory	Construction waste management plan Waste management company	5.408.1.1 × 5.408.1.2 ×		4								
Mandatory	Waste almam reduction alternative Documentation: Construction waste management plan, waste management company, waste almam reduction alternative	5.408.1.3 × 3 5.408.1.4 3		8		The Green Building Survey is a required project submittal. The survey can be for a screenshot shall be included on a separate page in this plan set. Please indicate	und at the follow te the reference	ring link. The survey shall be page here	completed on S	iurvey Monkey and		
Tier 2 Manual	Excavated and and land clearing debris (100% neure or recycle) Enhanced construction waste reduction (80% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$35,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects less \$26,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65% diversion rate for projects exceeding \$25,000 in value; 65\% div	5408.3 A PAMC 16.14.370 X		See www.greental	eystems.com							
Mandatory	Recycling by occupants	5.410.1 ×										ŝ
2 Mandatory	Commanduming (c 10,000 Gr/ph) Commandom grademente Institute IM	5.410.2.3 × 3				The Energy Star Benchmark Portfolio profile is a required project submittal. The and a screenshot shall be included on a separate page in this plan set. Please in	dicate the refere	und at the following <u>link</u> . The nce page here	e portfolio prof	ile shall be opened		ë
Mandatory	Functional partormance staring [M] Documentation and Taining: Systems manual Decumentation and Taining: Systems manual	5410.25 × 3										5
Mandatory	Commissioning of the Pranting Systems operations that may per- Commissioning of the Pranting Systems of 10,000 PE or once and one field entry additions on electricity (A1	5410.2.6										ð
Mandatory	Teating and adjusting for systems: HVAC, lighting, water heating, renewable energy, landscape inightion, and water reuse Teating and exclusion: Development water reuse	5410.4.2 ×		8								∢
Mandatory Mandatory	Testing and adjusting: HVAC balancing Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.3.1 × 5.410.4.4 ×		8								ъ
Mandatory	Operation and maintenance (OMM) manual Performance reviews- Water (sites > 1 acre)	5.410.4.5 × PANC 16.14.400/5.410.4.8										<u>e</u>
Mandatory	Inspection and reports (A4) + (N) + 10,000 SF	5.410.4.5.1 ×		5								5
												٩
	CITY OF					2016 NONRESIDENTIAL GR	REENE	UILDING A	PPLIC	ATION CALC	GREEN + TIER 2	
	CITY OF										Version 03/19	
12	DALO ALTO								Applica	tion: This plan she	et is for use by	
J	FALO ALIO			Title 24, Part 11, Ca	Ifornia Green Building Code (CALGreen)	the fease for an anti-terminic difference and			nonresi	dential new constru	ction or additions of	
			City of Palo A	to Green Building Ord	nance 5393 (PAMC 16 14 Amendmenta)	Https://www.chivdaalaatio.org/chicauffabare/documents/56/N0			1,000 S	F or greater.		-

2016 CALIFORNIA GREEN BUILDING CODE - TIER 2 PATH CHECKLIST 3-1

TIER 2

Title 24, Part 11, California Green Building Code (CALGreen) City of Palo Alto Green Building Ordinance 5393 (PANC 16 14 Amendmenta) City of Palo Alto Development Center Green Building Requirements Lidy of Palo Alto Development Center Green Building Requirements Liddated Model Water Efficient Landscape Ordinance- Effective February 1 2016 http:

![](_page_35_Figure_0.jpeg)

![](_page_36_Figure_0.jpeg)

LANDSCAPE SITE PLAN 1/16" = 1'-0" (1)

> PLANT LEGEND 1/16" = 1'-0"

![](_page_36_Picture_3.jpeg)

LONDON PLANTREE

![](_page_36_Picture_5.jpeg)

JAPANESE MAPLE

![](_page_36_Picture_7.jpeg)

BAMBOO

![](_page_36_Picture_9.jpeg)

ROCKWALL CLOSER VIEW

STREET TREES ON EL CAMINO REAL AND MATADERO AVENUE

TREES ON THE ALLEY SIDE

PLANTERS ON THE FIRST FLOOR

	QTY.	SIZE AT PLANTING	WATERING LEVEL	TYPE
	7	25 GALLONS	MEDIUM	INDIGEN OUS
Ξ	4	25 GALLONS	MEDIUM	
s				
<u> </u>				
	10			

![](_page_36_Picture_16.jpeg)

Palo Alto, CA 94301 Tel 650.326.0374 Fax 650.326.0484 www.bellomoarchitects.com

AMINO REAL 3A 94306	PE DRAWING FOR SITE PLAN
<b>3585 EL CAMINO RE</b> Palo Alto, CA 94306	LANDSCAPE DRAWI

### ARB SUBMITTAL

DATE 02/12/2020 SCALE

L1.1

![](_page_36_Picture_24.jpeg)

![](_page_37_Figure_0.jpeg)

![](_page_37_Figure_1.jpeg)

### Vertical Garden Screen

- Façade greening is an efficient and cost-effective measure for upgrading urban spaces and a versatile architectural design elements
- Use of Jakob System: Cable and rope wire systems consist of a kit of parts that includes high-tensile steel cables, wire trellises, anchors, spacers, and supplementary equipment. Vertical and horizontal wires can be connected through cross clamps to form a flexible trellis system in various sizes and patterns.

(2

- Greening brings nature back to the city and makes urban spaces more livable.
- Reduces noise due to sound reflection and absorption
- Additional greened surfaces promotes oxygen generation while trapping dust and pollutants.

![](_page_37_Picture_8.jpeg)

![](_page_37_Figure_9.jpeg)

![](_page_37_Picture_10.jpeg)

ARB SUBMITTAL

DATE
02/12/2020
SCALE
PRINTABLE TO SCALE FORMAT 12" X 18"
Job Number

L1.2

### 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/.

	]		
	written specifications associated with illustrations below, see Public Works Specifications Section 31		City of Palo Alto Tree Technical Manual ADDENDUM 11 Arborist Firm Data Here enail
TREE DISCLOSURE STATEMENT CITY OF PALO ALTO Planning Division, 250 Hamilton Avenue	alled specifications are found in the Paio Atto Tree Technical Manual (TTM) (www.cnyonpaiouno.org/reces/	Table 2-2 Palo Alto Tree Technical Manual	ECA/ISA Cettified Arborin #WE-000 Counter Cell #:
Paio Alto, CA 94301 (Resm (650) 329-2441	otection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater), red activity area see Tree Technical Manual Sec 2, 15(E).	CONTRACTOR & ARBORIST INSPECTION SCHEDULE	Monthly Tree Activity Report- Construction Site
http://www.cityofpaloalto.org	ted trenching area see Tree Technical Manual See 2.20(C-D), any proposed trenen or form work TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953,		Date: address: Contact Email
Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public	For all Ordinance Protected and Designated	Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/	Information Job site Officer
perty, and that they be shown on approved site plans. A completed disclosure statement must accompany an outlong permit lications that include exterior work, all demolition or grading permit applications, or other development activity.	Type I Tree Protection trees, as detailed in the site specific tree preservation experiment as the specific tree preservation experiment as the date of the specific tree preservation and tree pre	ALL CHECKED ITEMS APPLY TO THIS PROJECT:	# Vince.
PPERTY ADDRESS: 3585 El Camino Real, Palo Alto, CA		<ol> <li>Inspection of Protective Fee Pencing, For Public Frees, the Successful receivement of the State of the State</li></ol>	India.
	Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist	Monthly Tree Activity Report form with a photograph verifying that ne has conducted a neid inspection of the trees and that the correct type of protective fencing is in place around the	present: •
there Regulated trees on or adjacent to the property? (TES) NO (If no, proceed to Section 4)	written verification Type I is installed correctly according to the plans and Tree Preservation Report	designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).	Distribution: 1. City of Palo Alto Attn: Dave Dave.dockter@cityofpaloalto.org
ctions 1- 4 MUST be completed by the applicant. Please circle and/or check where applicable.]	2523	2 M Br- C-networks Masting Drive to approximate of construction the applicant or contractor shall	2. Others 650-329-2440
Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)	Warsing Signs 6-Boot Ingh than link fence, the provided A	<ol> <li>Pre-Construction Meeting. Frior to commencement or construction, are appreciate or construction meeting conduct a pre-construction meeting to discuss tree protection with the job site superintendent.</li> </ol>	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
□ On the property	TPZ Any inselventant sidewalk or s Tree Diameter	grading operators, project site arborist, City Arborist, and, it a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).	ueeded.
□ On adjacent property overhanging the project site	techever is greater	3 M Inspection of Rough Grading or Trenching. Contractor shall ensure the project site arborist	<ol> <li>Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)         <ul> <li>Pre-construction meeting requirement with sub-contractors</li> </ul> </li> </ol>
ceet trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide	many SC-S	performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to accurate the instant by compacting, cut or fill drainage and trenching and if	<ul> <li>Inspect to verify that tree protection measures are in place</li> <li>Determine if field adjustments, watering or plan revisions may be needed</li> </ul>
authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5955 for inspection of required type I, II or III cing (see attached Detail #605).	Fonce distance to either branches or TPZ	required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide	Didd (thearmion (manard cita.uida and liet bu individual tree number)
Are there any Protected or Designated Trees? VFS (Check where applicable)	Type II Tree Protection	the project aroonist at least 24 nouts auvance nouce or such acuvity.	A. Tree Protection Fences (TPF) are     Tree Protection Fences (TPF) are
Protected Tree (s)		<ol> <li>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,</li> </ol>	<ol> <li>trenching has will occur</li> </ol>
Designated Tree (s)     On or overhanging the property		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.	<ol> <li>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)     </li> </ol>
e there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? YES (NO)	Part way	landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-	<ul> <li>b. Root zone buffer material (wood chips) can be installed next</li> <li>c. Schedule sewer trench, foundation dig with</li> </ul>
es, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.25).	Yard Fencing must provide public passage	2134. (see 1100, Montally Tree Activity inspection report, Ausenbount 11 or section 1.17).	4 Photographs (use often)
h this report to Sheet T-1,: Tree Protection, its Part of the Plan!", per Site Plan Requirements.	while protecting all other land in TPZ	<ol> <li>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 &amp;</li> </ol>	<ul> <li>Tree London Man (mandatory &amp; S v 11 sheet)</li> </ul>
re the Site Plan Requirements** completed? YES NO	Orange Plastic Fencing Any proposed tranch everhaid with in TPZ remains antroval	Equipment, Section 2.20 C).	5. Free Location Map (mandatory 0.5 X 11 succes)
Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy plane: (2) Plans must denote as a hold dashed line, a fenced enclosure area out to the dripling, per Sheet T-1 and Detail #605 -	sh Thick Wooden Stats     See TTM 2.20 C-D     for instructions     Public Works Operations inspection and signed	6. Landscape Architect Inspection. For discretionary development projects, prior to temporary or	<ol> <li>Recommendations, notes or monitor items for project/stata/schequie</li> </ol>
p://www.cityofpaloalto.org/trees/forms.htm (See also TTM, Section 2.15 for area to be fenced)	approval on the Street Tree Verification (STV) form provided.	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	·
the undersigned, agree to the conditions of this disclosure. Lunderstand that knowingly or pegligently providing false or	dricted use for dewalk eutopt	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	<ol><li>Past visits (list carry-over items satisfied/still outstanding)</li></ol>
sleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section	Type III Tree Protection	verification of Landscape Architect approval prior to scheduling the final inspection, unless	
Destina Ohal	(to be used only with approval of Public Works Operations)	outer wise approved.	Passasthilly submitted
gnature: Pratima Snan Print: Date: May 5th 2019	e fencing is required and shall be erected before demolition, grading or construction begins.	7. LIst Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)	Keyet tituly suomineu,
otective Fencing	Approved by: APProved by: Date Approved by: Date Approved by: Date	*	Project site arbonst Consultant contact information (Include email, cell#, and mailing)
ections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit).	D. 05/04/04 During Construction PE No.	*	Cc:
Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that	City of Palo Alto Standard Dwg 605		Enter Date CPA Monthly Tree Activity Report: Type site address here Page #1 of 1
A if there are no protected trees, check here □)	City of falo Alto Standard No. 005		
Street Trees. A signed Public Works Street Tree Protection Verification form is attached. YES NO			
/A if there are no street trees, check here □).	APPENDIX J	City of Palo Alto	WARNING
egulated 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 ducads which are 15" in diameter or larger, when measured 54" above estimation and e and Horizan trees are trees docimented by City Council: and e)	PALO ALTO	Public Works Operations Public Works Operations Description of Street Tree Protection	
signated Trees – commercial or non-residential property trees, which are part of an approved landscape plan.	-SECTION 31-	650/466-5953 FAX: 650/652 9289 treeprotection@CityetPaloAtto.org	Tree Protection Zone
alo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityo/paloalto.org/planning-community/tree_technical-manual.html 31-1	ceneral Tree protection has three primary functions. [] to keep the foliage canony and branching structure clear	Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree	
	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	APPLICATION DATE:	
Parl/PladwArborist/Tree Protection Info/Tree Disclosure Statement Revised 06/06	permitted and activities are restricted, unless otherwise approved. 5. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times	ADDRESSILOCATION OF STREET	This fencing shall not be removed without
	the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.	APPLICANT'S NAME:	City Arborist approval (650-496-5953)
31-2	eference Documents . Detail 605 – Illustration of situations described below.	APPLICANT'S ADDRESS:	
City of Palo Alto	<ul> <li>Tree Technical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/)</li> <li>Trenching Restriction Zones (TTM, Section 2.20(C))</li> </ul>	APPLICANT'S TELEPHONE	
	<ol> <li>Arborist Reporting Protocol (<u>TTM, Section 6.30</u>)</li> <li>Site Plan Requirements (<u>TTM, Section 6.35</u>)</li> </ol>	& FAX NUMBERS: This section to be filled out by City Tree Staff	Removal without permission is
Search:	Tree Disclosure Statement ( <u>TTM</u> , <u>Appendix J</u> )     Street Tree Verification (STV) Form ( <u>http://www.cityofpalealto.org/trees/forms</u> )	1 The Street Trees at the shour	subject to a \$500 fine per day*
Tree Technical Menual 31-3	/xecution	address(es) are adequately YES NO*	Subject to a wood fille per day
Acra Tree Technical Manual	J. 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	used is: * If NO, go to #2 below	*Palo Alto Municipal Code Section 8.10.110
To purchase the Tree Technical Manual	be demotisticad, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.	Inspected by:	City of Dala Alta Tran Destantion Instructions are located at http://www.sity.no.la.alta.ar.us/transhashninal.memual.html
	5. 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 the tree for which the sidewalk and t	Date of Inspection:	City of Palo And Tree Protection Instructions are located at <u>http://www.city.palo-and.ca.us/trees/technical-manual.html</u>
PROCRAMS June, 2001 First Edition	<ul> <li>street open tor public use.</li> <li>Type III Tree Protection: To be used only with approval of Public Works Operations. Trees situated in a trees used are identified abate after the labor protection of the public of another of another form the around to </li></ul>		
Home View by section:	the well of subservative planter plus shall be wrapped with 2-inches of orange plastic electricity 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 back). Deriving installation of the albedie forcing a matter shall be used in a mail damaging any	2. The Street Trees at the above	SPECIAL INSPECTIONS PLANNING DEPARTMENT
City-owned Trees Table of Contents (PDF, 87KB) Privately-owned Trees Intent and Purpose (PDF 105MB)	branches. Major limbs may also require plastic fencing as directed by the City Arborist.	address are <u>NOT</u> adequately protected. The following	TREE PROTECTION INSPECTIONS MANDATORY
About the Tree   Introduction - Use of Manual (PDF, 1.05MB)  Section 1.0 - Definitions (ADF, 260, 260, 260, 260, 260, 260, 260, 260	link forces. Fences are to be mounted on two-inch diameter galvanized into posts, driven into the ground to a deeth of at less 2.5eet at no more than 10.5eet sources for a deeth of at less 2.5eet at no more than 10.5eet sources can be at the source branching unless	modifications are required:	PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY
Section 2.0 - Perfection of Trees During Construction (PDF, 259KB)     Section 2.0 - Protection of Trees During Construction (PDF, 259KB)     Section 3.0 - Removed Realisement & Planting of Trees (PDF, 117/PB)	specifically approved on the STV Form.  • 'Warning' signs. A warning sign shall be weather proof and prominently displayed on each fonce at 20-foot	Indicate how the required modifications were communicated	REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.
Heritage Trees Section 5.0 - Kentovar, Kepacement & Heritage (PDF, 117KB) Section 5.0 - Hzardous Trees (PDF, 105KB)	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	to the applicant.	BUILDING PERMIT DATE:
Forms Section 5.0 - Tree Plaintenance Guideline's (PDF, 110KB) • Section 6.0 - Tree Reports (PDF, 84KB)	PAMC Section 8.10.110."  f. Duration. Tree fencing shall be erected before demolition; grading or construction begins and remain in	Subsequent Inspection	DATE OF 1 <sup>ST</sup> TREE ACTIVITY REPORT:
FAQs View ALL sections:	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 at above address were found YES NO*	CITY STAFE
	Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.	* If NO, indicate in "Notes" below the disposition of case.	
Contact Us  Tree Technical Manual - Full (PDF 1.84MB)		Inneeded by:	KEPUKTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT.
Centact Us  • Tree Technical Manual - Full (PDP, 1.84MB) Resources	g. During construction	Inpsected by: Date of Inspection:	VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED AND WILL INCLUDE ALL CONTRACTOR
Contact Us Resources Performance Provide Appendices A. Paio Alto Municipal Code Chapter 8.10, Tree Preservation & Management	g. During construction  1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.  2. The application shall be responsible for the repair or replacement plus penalty of any publicly owned trees	Insected by: Date of Inspection:	VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAME \$10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL.
Contact Us Resources Performance Appendices A, Paio Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations B: Tree City - USA	g. During construction <ol> <li>All meighbors' trees that overhang the project site shall be protected from impact of any kind.</li> <li>The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are duranged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.</li> </ol>	Insected by: Date of Insection: Notes: List City street trees by species, site, condition and true of tree protection	VERIFYTHAT ALL TREE PROTECTION MEASURES ARE IMPLINENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVIT, 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.
Contact Us Resources • Tree Technical Manual - Full (PDF, 1.84MB)  APPENDICES A. Paio Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations B: Tree Cty - USA C: ISA Hazard Evaluation Form D: List of Inherent Failure Patterns for Selected Species (Reference source)	<ol> <li>During construction</li> <li>All neighbors trees that overhang the project site shall be protected from impact of any kind.</li> <li>The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are duranged during the course of construction, pursuant to Section 8.04.070 of the Palo Alio Municipal Code.</li> <li>The following tree preservation measures apply to all trees to be retained:         <ul> <li>No storage of matarial, logoid, which can core applients that the permitted within the TPZ.</li> </ul> </li> </ol>	Insected by: Date of Inspection:  Notes: List City street trees by species, sile, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	VEREY THAT ALL TREE PROTECTION MEASURES ARE IMPLINENTED 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.
Contact Us Resources • Tree Technical Manual - Full (PDF, 1.84MB)  APPENDICES A. Paio Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations B: Tree Cty - USA C: ISA Hazard Evaluation Form D: List of Inherent Failure Patterns for Selected Species (Reference source) E: ISA Tree Pruning Guidelines (PDF, 1.85MB) F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)	<ol> <li>During construction</li> <li>All neighbors' trees that overhang the project site shall be protected from impact of any kind.</li> <li>The applicant shall be responsible for the repair or replacement plus peakly of any publicly owned trees Multiplication and the course of construction, pursuant 50 science 80.4070 of the Pub Abh Multiplication.</li> <li>The following tree preservation measure apply to all trees to be retained:         <ul> <li>No storage of measurial, loppidl, vehicles or equipment shall be permitted within the TPZ.</li> <li>The good under and around the tree cancey areas shall not be altered.</li> <li>These to be retained shall be trigingled, altered and maintained as necessary to ensure survival.</li> </ul> </li> </ol>	Insected by: Date of Inspection: Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPUTANCE 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
Contact Us Resources • Tree Technical Manual - Full (PDF, 1.84MB) APPENDICES A. Paio Alto Municipal Code Chapter 8.10, Tree Preservation 8. Management Resoulations B: Tree City - USA C: ISA Mazard Evaluation Form D: E: ISA Transmit Painting Foundation Form D: E: ISA Transmit Painting Foundation Form D: E: ISA Form Painting Foundation Form C: ISA Hazard Evaluation Form D: D: ISA Form Painting Foundation Form C: ISA Form Painting Foundation Form D: D: ISA Form Painting Foundation Form D: D: ISA Form Painting Foundation Form D: D: D: First Care Safety Standards, AMSI A300-1995 (Reference source) F: Tree Care Safety Standards, AMSI A300-1995 (Reference source) H: Tree Planting Details, Diagram S04 & S05	<ol> <li>During construction</li> <li>All neighbors' trees that overhang the project site shall be protected from impact of any kind.</li> <li>The applicant shall be responsible for the repair or replacement plus peaaly of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.0.0700 of the Pako Aha</li> <li>The following tree preservation measure apply to all trees to be retained:         <ul> <li>No storage of maximit, lupsoil, victions or equipment shall be permitted within the TPZ.</li> <li>The ground under and around the tree cancoy area shall not be altered.</li> <li>Three statiand shall be implicated and maintained as necessary to ensure survival.</li> </ul> </li> <li>END OF SECTION</li> </ol>	Insected by: Date of Inspection: Date of Inspection: Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIANTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHOLLED, 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

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

**T-1** 

Special Tree Protection Instruction Sheet City of Palo Alto

![](_page_38_Picture_6.jpeg)

ARB SUBMITTAL

TREE PROTECTION PLAN

**3585 EL CAMINO REAL** Pajo Alto, CA 94306

Tel 650.326 Fax 650.326

![](_page_39_Figure_3.jpeg)

T-2

![](_page_40_Picture_0.jpeg)

REGULATED TREE ON SIDE WALK ON EL CAMINO REAL SIDE PROTECTION: TYPE III TREE PROTECTION ZONE: 10' 0" DIA METER.

![](_page_40_Picture_2.jpeg)

![](_page_40_Picture_3.jpeg)

![](_page_40_Picture_4.jpeg)

AVOCADO TREE AND LEMON TREE ON PRIVATE PROPERTY ALONG THE ALLEY PROTECTION: TYPE III TREE PROTECTION ZONE: 10'-0" DIAMETER EACH.

### TREES WITHIN 30'-0" OF THE PROPERTY LINE.

![](_page_40_Picture_7.jpeg)

Palo Alto, CA 94301 Tel 650.326.0374 Fax 650.326.0484 www.bellomoarchitects.com

![](_page_40_Picture_11.jpeg)

ARB SUBMITTAL

DATE 2/12/2020 SCALE

COMPLIANCE TO SOUTH EL CAMINO REAL DESIGN GUIDELINES::

		Compl	
	Guiding Principles	aince	Explanation
1	Create a pattern of pedestrian oriented node linked by corridors	Y	
2	Create a pedestrain oriented 12 ft sidewalk along El Camino Real featuring trees, planters and seating	Y	12 ft wide side walk provided on El Camino F the building.
3	Bring buildings upto the sidewalk to reinforce the defination and importance of the street.	Y	The building is proposed upto the 12 ft side v
4	Public amenities like wider sidewalks, outdoor seatingor outdoor dining is encouraged where appropriate	Y	A 12 ft wide sidewalk and a bench is propose
5	Buildings should have a minimum height of twenty five feet in order to provide a presence in scale with El Camino Real. Two and three-story buildings are strongly encouraged.	Y	The proposed building is 3 story high with 35
6	All buildings should be oriented towards the street with entries facing El Camino Real	Y/N	Ground floor entry to the building is from El
7	Corners should be addressed with special features such as prominent entries, massing and architectural elements	Y	Corner has a special features like entry on gr interesting architectural composition.
2	CITE DI ANNING AND DECICAL		Disease refer Cite Dise #1.0
3	SITE PLANNING AND DESIGN		The proposed building is set bask 4' 0" from
3.1.1	EFFECTIVE SIDEWALK WIDTH: create a 12-foot effective sidewalk width along El Camino Real	Y	feet of effective sidewalk width.
	SIDEWALK SETBACK DESIGN : The design of the sidewalk setback should create an urban "downtown"		12 Ft side walk is continuously paved from cu
3.1.2	character. Buildings should be built up to the sidewalk to reinforce the definition and importance of the street.	Y	are provided
3.1.3	BUILD-TO LINES	Y	The building is built up to the sidewalk to rei
	CORNER PARCELS: For corner parcels, the building should be built up to the setback line in order to		The building is built up to the setback line to
3.1.4	define the corner. a. In node areas, the building should continue at the side street setback line for a minimum of fifty percent of the side street property frontage.	Y	50% of the side street.
3.1.5	MINIMUM HEIGHT : Buildings should have a minimum height of twenty-five	Y	The height of the building is 35 ft
3.1.6	ENTRIES. :All buildings should have entries facing El Camino Real.	Y	Ground floor retail have entry on El Camino a
3.1.7	INCREASED SETBACK		Not Applicable
3.1.8	RELATIONSHIP TO CONTEXT :New buildings should relate to and compliment surround-ing buildings and street frontages.	Y	The new building relates to the surrounding s storefront matching the adjacent street fronta
3.2	PARKING LOTS		
3.2.1	LIMITED DRIVEWAY ACCESS FROM EL CAMINO REAL: Minimize driveway and curb cut on ECR	Y	The design eliminates the existing curb cut a
3.2.2	SHARED DRIVEWAYS :	N/A	
3.2.3	SIDE STREET' DRIVEWAY ACCESS	Y	Driveway access to the property is provided :
3.2.4	ALLEY ACCESS : Properties with rear alleys are strongly encouraged to have all vehicle accessfrom alley	Y	Alley access is used for the services like tras
3.2.5	LIMITATION ON PARKING LOT FRONTAGE on ECR	Y	Surface parking lot does not have any frontag
3.2.6	LANDSCAPE TREATMENT OF PARKING SETBACK	N/A	
3.2.7	AMPLE LANDSCAPING	Y	6 trees and planters with plants are porposed
3.2.8	ARCHITECTURAL ELEMENTS: Architectural elements such as pergolas, arcades and low fences can further	Y	The on grade parking lot is covered with a pe enclosed parking system. Beautiful stone peb
220	ennance the function and appearance of parking areas.	v	lot enhances its appearance.
3.2.9	DEDESTRIAN DASSACEWAYS	I V	Pedestrian passageways leading from rear pa
3.2.10	SHARED USE AGREEMENTS: for parking spaces	I N/A	Pedestrian passageways leading from fear pa
0.2.11			
3.3	LANDSCAPE AND HARDSCAPE	0	Please refer to landscape Plans: L1.1 and L1.2
3.3.1	<b>USABLE AMENITIES</b> : Landscape and hardscape features should not just be visu-ally appealing, but also	Y	The proposed design has usable landscaped
220	Innction as open space amenities_ to be used and enjoyed.	v	
3.3.4	PROPERTY EDGES Property edges and spaces between buildings should be designed with the same care	1	Beautiful fence wall planters and trees docar
3.3.3	that is given to prominent areas	Y	beaufiniti tence wait, planters and trees decar
3.3.4	SCREENING :All mechanical equipment should be screened from view from all public right-of-ways,	Y	The equipmet is screened with perforated all
	pedestrian paths and adja-cent residences.		the building architecture in form, material an

![](_page_41_Picture_2.jpeg)

Palo Alto, CA 94301 Tel 650.326.0374 Fax 650.326.0484 www.bellomoarchitects.com

Real. Proposing two trees on the side walk and planters along

walk

ed.

5 ft height.

Camino Real and Matadero Avenue

round floor, terracs on the second and third floor creating

the El Camino Real property line sufficient to maintain 12

urb to the building face. Street trees with tree grates, planters

nforce the definition and importance of the street. define the corner and continues at the side street for the

and upper floors have entry on Matadero Ave

story building. On ground floor the building has a rhythamic age.

and provides a continuous streetscape

from side street h collection and electric services. ge on ECR

d in the parking area. No existing tree on the property. ergola and metal roof. Majority of parking (10 cars)is in oble wall , trees and planters on the perimeter of the parking

their ways easily arking areas to the El Camino Real sidewalk is provided.

and partially covered terraces.

rmate the edges of the property.

uminum sheets. Screens are designed to be consistent with ad detail, as well as the site's landscape elements.

ALL DRAWINGS AND WRITTEN MA APPEARING HEREIN CONSTITUTE AND LIAPUEARING HEREIN CONSTITUTE ARCHITECT, AND THE SAME MAY! DUPLICATED, USED OT ALTERED THE WRITTEN CONSENT OF THE ARCHITECT	TERIAL ORIGINAL NOT BE WITHOUT

85 EL CAMINO REAL	alo Alto, CA 94306	DUTH ECR GUIDELINES SHEET1
3585	Palo	SOU

ARB SUBMITTAL

DATE 02/12/2020 SCALE RNTABLE TO SCALE FORMAT 12" X 18" Job Number

1/4	
XI	1

3.3.5	LOW WALLS : Low walls should be used for screening parking areas and mechanical equipment, for		Low walls composed of stone pebble and st
3.3.6	MATERIALS :Wall materials should be consistent and compatible with building materials.	Y	High quality, durable materials such as conc
3.3.7	PAVING :Accent paving at plazas, seating areas, driveway entries and pedestrian pathways is strongly	Y	The driveway and perdestrian pathways are
3.3.8	COOPERATIVE DESIGN APPROACH: A cooperative, rather than defensive, design approach is encouraged when adjacent uses are compatible.	Y	Trees and planters with plants creat verticle
3.3.9	PRIVACY OF ADJACENT RESIDENTIAL USES	Y	A row of 4 trees and planters are proposed a of the easement for overhear electrical lines
3.3.10	PODIUM DESIGN	N/A	
3.4	SITE LIGHTING	•	Photometric Plan
3.4.1	VARIETY OF LIGHT FIXTURE TYPES	Y	A variety of light fixtures are used which em
3.4.2	INTEGRATE INTO PROJECT DESIGN	Y	Exterior lighting fixtures are integrated in th
3.4.3	MINIMIZE GLARE	Y	All exterior lighting, including those in park
3.5	ALLEYS		
3.5.1	MINIMUM. ALLEY SETBACK : Buildings and landscaping should be set back to create a 20-foot minimum Where alleys intersect with streets, adequate sight distances and building setbacks should be provided	Y	Building is set back 42 ft from the alley abut
352	ORIENTATION TO ALLEY Buildings should have windows and doors oriented towards the alley	Y	The residential portion of the building have
0.0.1	SERVICE FACILITIES : Service facilities such as trash enclosures and mechanical equipment should be	-	The trash enclosure provided at the north of
353	screened with enclosures and devices consistent with the building architecture in form material and	v	standing seem metal sheet roof with a over
0.0.0	detail	•	consistent with the building
	SERVICE BAYS AND GARAGE DOORS : To enhance the appearance of the alley, entry doors garage doors		Only Trash enclosure has an entry on the all
3.5.4	and windows should be attractive and durable	Y	
0.0.0	PAVING: Surface parking areas, driveways, aprons and loading areas are encouraged to have accent		Impervious paving is provided wherever po
3.5.5	paving and impervi-ous paving where appropriate.	Y	
3.5.6	SECURITY DEVICES : Where security devices are desired or warranted, designs should be artful.	Y	
3.5.7	ALLEY LIGHTING :Lighting from alley should be designed so as not to impact adjacent properties	Y	Lights are directed away from adjacent resid
	Building Design		
4.1	Massing and Articulation		
4.1.1	Rear Daylight Plane	N/A	The property is not abutting a residential a
4.1.2	Side and Front Daylight planes -No requirement	N/A	No requirement
4.1.3	Reinforce the definaton of the street	Y	Reinforces the defination of street by creating
4.1.4	Building Composition:Bulding mass should be articulated to reflect a human scale both horizontally and	Y	The building has a human apple that matche
-	Vertically.		The building has a numan scale that matche
4.1.5	ahould be artigulated with a building base, body and reaf or parapet edge		Plage geo detailed explanation on sheet no
	Orientation: the buildings facing El Camino Real should be oriented parallel to El Camino Real right of		Flease see detailed explanation on sheet no
4.1.6	way to create a cohesive, well-defined streetscape		The building is oriented parallel to El Cami
	Corners: Corners should be addressed with special features such as prominent entries, massing and	-	The building has aprominent corpor entry a
4.1.7	architectural elements.		The building has aptoninheric corner entry a
4.1.8	Building form should be articulated as an expression of the building use	Y	Please see detailed explanation on sheet no
4.2.1	Relationship of Entrees to the streets	Y	Building has entries directly accessible and
4.2.2	ARCHITECTURAL EXPRESSION OF BUILDING ENTRIES	Y	Entries are marked by architectural features
10			
4.3	FACADE DESIGN	v	
4.3.1	TRUCADE TRANSPAREINOT : Building facades should animate the street, providing visu-al interest	Y	Ground floor storefronts, overhanging terrad
4.3.2	WALL OPENINGS Transparent doors and windows must extend at least 15% of ground floor facades	Y	Ground floor Façade: More tha 75% transpa
1.10.10.2	lacing Li Camino Real or side streets, and 50% of second floor lacades.		

eel mesh planters are provided to screen the parking areas.

crete block masonary and stone pebble wall fence is

e accentuated with colored concrete. Permeable paving is

e screen between residential area and the proposed building

along the alley. Permanent fence wall is not permitted because s.

nphasis on pedestrian path and safety he building design

king areas are positioned to minimize glare.

tting the residential area. Appropriate sight triangle provided.

windows, terraces and balconies on the alleyside. orner of the property conceret block walls and covered with a head rolling shutter. The material and form of the enclosure is

ley with a overhead rolling shutter.

ossible.

dential properties.

rea, still maintains the daylight plane

ng consistent streetwall

es with the surrounding buildings.

4.

no Real. and architectural massing on the corner

4

visible from El Camino Real.

s like recessed corner eantry and concrete frame staircase.

ces and covered terraces provide visual interest. rent, Second Floor: More than 50% transparent.

![](_page_42_Picture_22.jpeg)

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<b>3585 EL CAMINO REAL</b> Palo Alto, CA 94306	SOUTH ECR GUIDELINES SHEET2
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Job Number

	GLAZING: Glazing should not prevent one from seeing inside a build-ing. The use of reflective or dark-		Ground floor office space will not have dar
4.3.3	tinted glass is discouraged, especially at ground level, because it prohibits transparency and lacks the		
	visual interest of clear window openings.		
121	SOLAR CONTROL DEVICES :Solar control devices should not interfere with the trans-parency of a building	· · · · · · · · ·	Glass overhangs and terraces provide shad
4.5.4	facade.		openings
40.5	EXPRESSION OF HABITATION :Residential or mixed-use projects should incor-porate elements that signal		The building has well demarcated entrancy
4.3.5	habitation such as entrances, stairs, porches, and balconies that are visible to people on street.	Y	windows, terraces and balconies express t
	DESIGN CONSISTENCY ON ALL FACADES: All exposed sides of a building should be designed with the		
4.3.6	same level of care and integrity. Buildings should be attrac-tive and visually engaging from all sides,	Y	
	unless in a zero lot-line condition.		
107	ARCHITECTURALLY VALID DETAILS: Architectural details and features should be architecturally valid, not		
4.3.7	just decorative.	Y	
100	ARTICULATION AND DEPTH :Building elevations should have variation and depth, rather than a false front	37	The building has a play of recesses and ov
4.3.8	treatment.	Y	
100	RHYTHM AND SCALE :Building facades should be designed to have a rhythm and pattern measured	37	The building follows a structural grid of 10
4.3.9	according to human movement and scale.	ĭ	
	STREET FRONTAGE CHARACTER : The street frontage should have continuous ground floor com-mercial		The ground floor frontage has a rhythamic
4 2 10	uses characterized by display windows, recessed entries, and amenities such as arcades, awnings and	v	terraces create interesting shadows, provid
4.3.10	seating areas. Grade-level and partially subgrade parking should be fronted with habitable building	I	a strong visual rhythm. Interesting structur
	space such as storefront and building lobbies.		
4.4	AMENITIES & FUNCTIONAL REQUIREMENTS		
4.4.1	AMENITIES : Building design should offer amenities to users and the public such as protection from the	N	Puilding overhange protect people wallring
4.4.1	elements and places for people to gather or retreat.	и	Building overhangs protect people warking
4.4.3	DISABLED ACCESS : Disabled access should be seamlessly incorporated into the building design.	Y	Facilities should be designed to provide in
111	INTEGRAL TO BUILDING STRUCTURE AND USE : Amenities and functional requirements and amenities		Amenities like landscaped private terraces
4.4.4	should be integrated into the overall project design.		vehicular lift system instead of stackers are
445	SCREENING OF SERVICE TRASH AND. UTILITY AREAS	v	Trash area is enclosed in structures that is
4.4.5	SOREENING OF SERVICE, TRASIT AND OTHER FAREAS	1	detailing.It is covered with a metal roof for
4.5	ROOFS AND PARAPETS		
4.5.1	FLAT ROOFS AND PARAPETS ENCOURAGED: Flat roofs with parapets are strongly encouraged.	Y/N	Flat roof is provided. The proposed design
4.5.2	PARAPET DESIGN: Parapets should be provided to articulate flat roofs and hide roof mounted equipment.	N	The rooftop equipment is screened with a
453	FUNCTIONAL INTEGRITY OF ROOFLINE : Roofs and architectural elements should have functional integrity	v	
1.0.0	and should not be used primarily to create a style or "image."		
454	ROOF LINES CONSISTENT WITH BUILDING AND CONTEXT	Y	Roof lines and roof shapes are consistent w
		-	roof lines of adjacent buildings.
4.5.5	ROOF FORMS REFLECT FAÇADE ARTICULATION	Y	
4.5.6	ROOF MATERIALS: Roof materials should reflect the character and use of the buildings.	Y	
4.5.7	SCREENING OF ROOFTOP MECHANICAL EQUIPMENT	Y	Rooftop mechanical equipment is screened
4.8			
4.8.1	MATERIALS INTEGRITY AND DURABILITY :Exterior building material and finishes should convey a sense	Y	Concrete, Glass , Steel and 3 form are dura
	of integrity, permanence and durability.		
4.8.2	MIX OF MATERIALS : Juxtaposition of contrasting materials, such as masonry and glass, can create interest	Y	Justaposition of exposed concrete structura
	When carefully integrated.		
	WATERIALD REFLECT ARTICULATION OF BUILDING ELEMENTS : Change in materials should be used to		Materials: Conceret: Exposed columns and
4.8.3	articulate building ele-ments such as base, body, parapets caps, bays, arcades and structural elements.	Y	required transparancy. 3 form cladded resi
	Change in materials should be integral with building facade and structure, rather than an application.		intergral with building façade.
<u> </u>	iviaterials should not change at outside corners or in the same plane of the facade.		
<u> </u>			

k	tinted	glass.	
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ding without obstructiong views or obscuring patterns of

e, staircase with floor to ceiling glass .Operable doors and he habitation of the building.

erhangs articulating the façade.

' 6" creating a pattern appropriate for human scale.

storefronts and recessed entry. Glass overhangs, balconies and de comfort for users. Exposed structural grid of columns create al composition at the corner enhances the building facade.

g on the sidewalk from rain and sun.

witing access that all users will want to use.

s for each user, enclosed staircases, Advanced mechanical e integrated into project design.

consistent with the building design, in terms of materials and screening of views from above.

does not have an articulated parapet. perforated metal sheet 3 ft 6inches highwhich acts as a parapet.

with the design and structure of the building itself as well as with

d with perforated aluminum sheets.

ble materials.

al frame and glass; 3 Form and glass create visual interest.

I the slab articulates the building structure. Glass: Provided the idential third floor demarcates the top. The materials are

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X1.3

![](_page_44_Picture_0.jpeg)

![](_page_44_Figure_1.jpeg)

![](_page_44_Figure_2.jpeg)

![](_page_44_Figure_3.jpeg)

The mechanical equipment on the roof top is screened with 3'6" high perforated

Structural Expression: 3 Form Cladded Walls and Operable Doors and windows. No structural frame or slab is revealed. Setback: Walls are setback 8 ft from the property line with a 4 ft overhang of the terrace to reduce the massing of the building which is surrounded by two story

From a perstrian view, the glass railing will act as a paratpet wall forming the commomn reference that relates to the other buildings

Structural Expression: Exposed Concrete Frame. Overhanging balcony with steel cable

Solar screening with a landscape element; verticle garden cable trellis

Structural Expression: Exposed concrete column frame and concrete slab with glass walls.Maintain the rhythm and scale of adjucent storefronts.

4.1.5 ARTICULATED FACADES: BASE ,BODY AND ROOF:

In order to create cohesive streetscape, building facades should be articulated with a

This creates a shared point of reference that allows different buildings to relate to each other, regardless of indivisual architectural styles or approaches.

Building forms should be articulated as an expression of the building use.

For example, the various uses in a mixed use building should be apparent through the pattern or scale of entries and windows, and through building elements such as arcades,

![](_page_44_Picture_17.jpeg)

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![](_page_44_Picture_21.jpeg)

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### Multi-family and Non-Residential EVSE Parking Requirements Calculator

City of Palo Alto - EVSE Ordinance No. 5263

Note: This tool is provided for compliance assistance and is not a required submittal. For mixed-use projects, the EVSE parking requirements shall be individually applied to spaces designated for residential and non-residential construction. The percentage calculation shall be applied separately for accessible parking spaces. For location, circuit capacity, and definitions, see Ordinance 5263. Requirements in Ordinance 5263 are in addition to those requirements identified in CGBC 5.106.5.2 for Designated Parking for Low Emitting Vehicles/Carpools/Vanpools/EV.

### Multi-Family New Construction

Enter # of Residential units without indiv Residential spaces that must supply EVSE F Enter # of Residential units with indiv Residential units with tuck-under garages that must supply at least one (1) EVSE F Enter # of Parking Spa

> Guest spaces that must be EVSE Installed (minimum of 1) Required # of EVSE Ready, or EVSE Installed (Guest + Resident) Required # EVSE Installed (Guest Only)

**Non-Residential New Construction** 

Enter total n

Non-residential spaces that must supply Conduit Only, EVSE Ready, or EVSE Non-residential spaces that must supply EVSE Ins Required # of Conduit Only, EVSE Ready, or EVSE Insta

Required # EVSE Inst

Hotel New Construction

Non-residential spaces that must supply Conduit Only, EVSE Ready, or EVSE Installed (30% of Spaces

Enter total number of # Parking Spaces Non-residential spaces that must supply EVSE Installed (5%, minimum of 1 Required # of Conduit Only, EVSE Ready, or EVSE Installed **Required # EVSE Installed** 

![](_page_45_Picture_16.jpeg)

Enter project data in yellow fields Calculated data Total Required parking

vidual attached parking	
Ready, or EVSE Installed	
vidual attached parking	
Ready, or EVSE Installed	
ces Provided for Guests	

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umber of # Parking Spaces
E Installed (25% of Spaces)
stalled (5%, minimum of 1)
alled (Non-Residential)
alled (Non-Residential)

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