

FAR CALCULATION

SIZE OF LOT: 110, 432 SQUARE FEET (SF)
NOTE THAT PURSUANT TO THE ZONING CODE, ALLOWABLE FLOOR AREA RATIO (FAR) IS 0.4:1 FOR THE DEALERSHIP AND ADDITIONAL 0.2:1 FOR THE SHWROOM SPACE

ALLOWED:
0.40:1 = 44,173 SF ALLOWED
0.20:1 = 22,086 SF ALLOWED

PROPOSED:
1ST FLOOR SF (NOT SERVICE DRIVE): 25,099 SF 2ND FLOOR SF: 5,715 SF
TRASH ENCLOSURE: 381 SF
TOTAL OF A THROUGH C: 31,195 SF
SERVICE DRIVE (THIS IS THE ONLY EXCLUDED SF ON THE SITE): 4,499 SF
TOTAL SQUARE FOOTAGE OF DEALERSHIP (EVERYTHING BUT SERVICE DRIVE AND SHOWROOM):
26,717 SF TOTAL SQUARE FOOTAGE OF SHOWROOM: 4,097 SF
TOTAL SQUARE FOOTAGE OF BUILDING FOOTPRINT PLUS TRASH ENCLOSURE
(THIS IS FOR THE MAX LOT COVERAGE): 35,313 SF

*SEE SHEET 04 FOR AREA DIAGRAMS

PROJECT SUMMARY

THIS PROJECT ENTAILS THE CONSTRUCTION OF A NEW AUTOMOTIVE DEALERSHIP WITH A SERVICE FACILITY. THE BUILDING HAS A PARAPET OF 26'-0" AND A PYLON TOWER OF 36'-0". EXTERIOR CLADDING OF THE PROPOSED FACILITY WILL CONSIST OF GLAZING, ACM PANELS, RIBBED METAL PANELS, RECLAIMED WOOD SIDING, STUCCO, AND A LANDSCAPE WALL.

THE REAR OF THE SITE CONTAINS A DRIVEWAY ALLOWING ACCESS FROM THE PROPOSED MERCEDES-BENZ DEALERSHIP TO THE EXISTING AUDI DEALERSHIP NEXT DOOR.

THIS BUILDING HAS MIXED OCCUPANCY CLASSES OF B, S-1, AND S-2.

PARKING CALCULATIONS

CUSTOMER PARKING REQUIRED - 1 SPACE PER 400 SF OF SALES, SERVICE, AND OFFICE ADMINISTRATION. 1 SPACE PER 500 SF OF EXTERIOR DISPLAY

TOTAL SALES, SERVICES AND OFFICE AREA = 30,814 SF / 400 = 77.03 SPACES
TOTAL EXTERIOR DISPLAY = 3,078 SF / 500 = 6.16 SPACES
TOTAL CUSTOMER PARKING = 85 SPACES
TOTAL INVENTORY PARKING = 42 SPACES
TOTAL DISPLAY PARKING = 19
TOTAL PARKING = 146 SPACES
BICYCLE PARKING (PAMC 18.52.040 TABLE 1) = 1 SPACE PER 10 EMPLOYEES, 40 EMPLOYEES = 4 BIKE SPACES
2 LOADING SPACES = 12' X 45'

EV CHARGING STATIONS = (PAMC 16.14430 SECTION AS.106.5.3.5) REQUIRES
86 SPACES * 5% = 5 EV CHARGERS (2 DUAL MOUNT AND 1 SINGLE).

EXISTING SITE SUMMARY

EXISTING PARCEL:	110,432 SF OR 2.535 AC
EXISTING FLOOR AREA:	15,207 SF
EXISTING PARKING:	161 SPACES

BUILDING DATA

CONCSTRUCTION TYPE:	II-B
FLOOR AREA ALLOWANCES:	B: 150, S-1: 300, S-2: 300
OCCUPANCY USE:	MIXED SEPARATED: B, S-1, S-2
OCCUPANCY LEVEL 1:	B: 99, S-1: 43, S-2: 7
OCCUPANCY LEVEL 2:	B: 10, S-1: N/A, S-2: 14
SPRINKLER TYPE:	NFPA 13
SEISMIC CATEGORY:	D

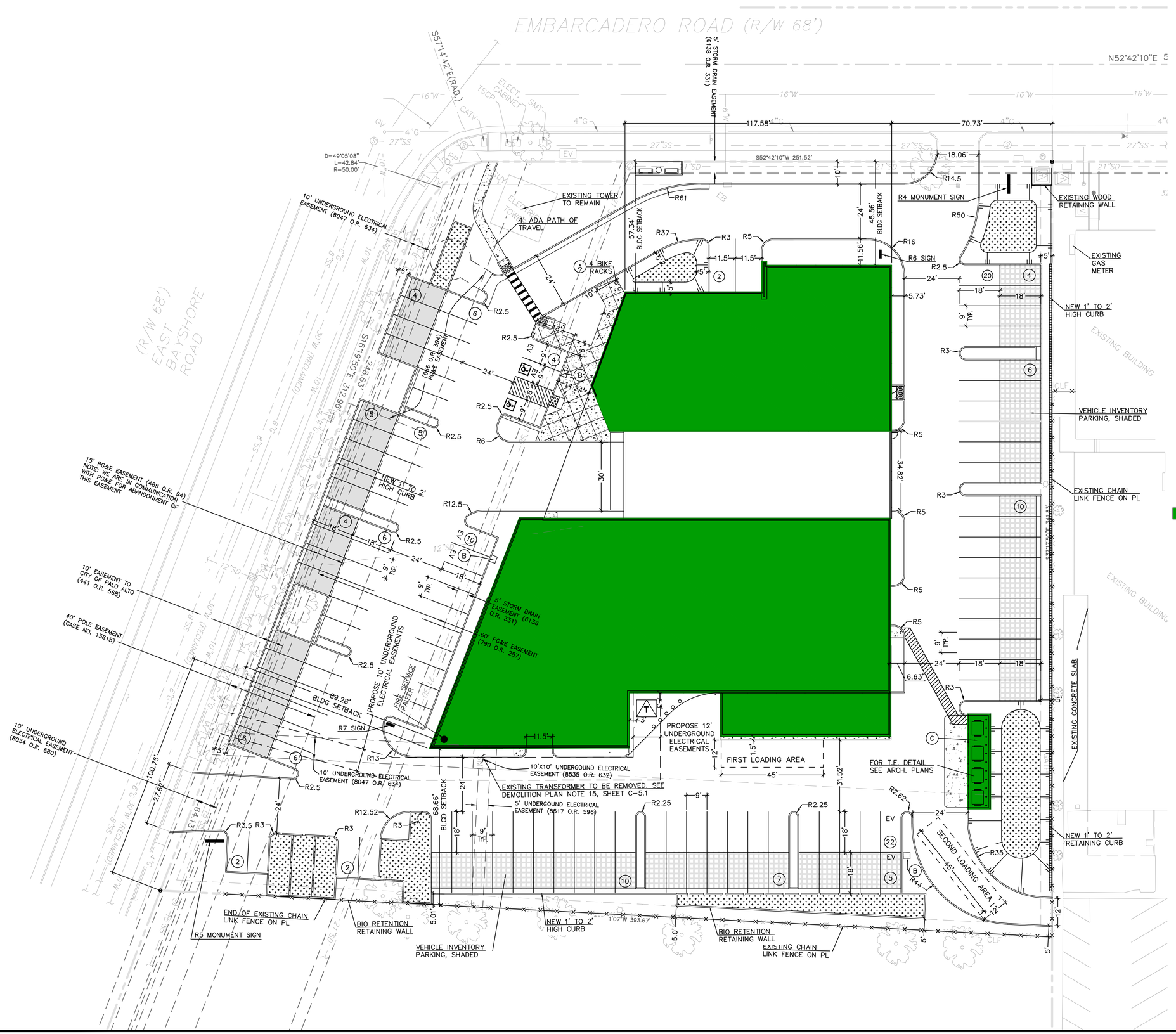
00	Cover Sheet
C-2.1	Horizontal Control Plan
C-3.1	Grading Plan
C-3.2	Plan and Profile
C-4.1	Utility Plan
C-5.1	Demo Plan
C-5.2	Demo Notes
C-6.1	Stormwater Control Plan
CT-P	Truck Movement PLan
L-1	Overall Landscape Plan
L-2	Parking Exhibit
L-3	Landscape Details
T-1	Special Tree Protection Instructions
T-2	Special Tree Protection Instructions
T-3	Special Tree Protection Instructions
T-4	Special Tree Protection Instructions
01	Architectural Site Plan
02	Floor Plan - Level 1
03	Floor Plan - Level 2
04	Area Calculation
05	Roof Plan
06	Proposed Elevations
07	Proposed Elevations
08	Dumpster Elevations
09	Sections
10	Wall Sections
11	Section Details
12	Preliminary CalGreen Checklist
13	Axonometric
14	Perspectives
15	Perspective
16	Perspective
17	Perspectives
18	Perspective
19	Streetview
20	Streetscape
21	Material board
22	Signage Details
23	Signage Details
24	Signage Details
1	1st Floor Photometric
2	1st Floor RCP
3	2nd Floor Photometric
4	2nd Floor RCP
5	Site Lighting



AERIAL VIEW



NEIGHBORHOOD CONTEXT



GRAPHIC SCALE
0 20
1"=20'

NOTES:

1. THE EASEMENT AREA, TRANSFORMER AND OTHER UTILITY LINES WILL BE SHOWN WHEN THE UTILITY LINES ARE DESIGNED AND APPROVED BY CITY. AS PART OF THE CONSTRUCTION DOCUMENTS.
2. LOCATION OF ELECTRIC METERS WILL BE SHOWN AS PART OF THE CONSTRUCTION DOCUMENT. AT THIS TIME WE DO NOT HAVE FINAL DESIGN YET.

NOTES:

(A) 4 BIKE RACKS, SEE ARCHITECTURAL PLANS.

(B) 5 EV CHARGING STATIONS, SEE ARCHITECTURAL PLANS.

(C) THE ENCLOSURE WILL BE SHARED WITH THE NEIGHBORING BUILDING, 1730 EMBARCADERO RD. IF THE TWO LOCATIONS ARE SHARING, THEN THE APPLICANT MUST PROVIDE A COVERED REFUSE ENCLOSURE LARGE ENOUGH TO HOUSE FOUR – 4CY BINS. APPLICANT IS REQUIRED TO FOLLOW THE "REFUSE ENCLOSURE GUIDELINES" AND THE "ENCLOSURE DESIGN GUIDE" WHEN DESIGNING AND BUILDING THE REFUSE ENCLOSURE.

LEGEND:

- VEHICLE INVENTORY PARKING
- VEHICLE DISPLAY PARKING
- BIO RETENTION AREAS
- EXISTING FENCE
- PROPOSED RETAINING WALL

1 ST FLOOR DEALERSHIP	25,099 SF
2 ND FLOOR DEALERSHIP	5,715 SF
SERVICE DRIVE	4,499 SF
TOTAL (EXCLUDED)	4,499 SF

EXCLUDED (SERVICE DRIVE) 4,499 SF

SIZE OF LOT: 110,432 SQUARE FEET (SF)
NOTE THAT PURSUANT TO THE ZONING CODE, ALLOWABLE FLOOR AREA RATIO (FAR) IS 0.4:1 FOR DEALERSHIP AND ADDITIONAL 0.2:1 FOR SHOWROOM SPACE.

ALLOWED:
0.40:1 = 44,173 SF ALLOWED
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PARKING CALCULATIONS:

CUSTOMER PARKING REQUIRED 1 SPACE PER 400 SF OF SALES, SERVICE, AND OFFICE ADMINISTRATION. 1 SPACE PER 500 SF OF EXTERIOR DISPLAY.

TOTAL SALES, SERVICE AND OFFICE AREA = 30,814 SF/400 = 77.03 SPACES
TOTAL EXTERIOR DISPLAY = 3078 SF/500 = 6.16 SPACES

TOTAL PARKING REQUIRED = 83 SPACES

TOTAL PARKING PROVIDED = 85
TOTAL PARKING INVENTORY = 42

PARKING SUMMARY:

CUSTOMER PARKING:	85
INVENTORY PARKING:	42
DISPLAY PARKING	19
TOTAL PARKING:	146

EXISTING SITE SUMMARY:

EXISTING PARCEL:	110,432+/–SF OR 2.535+/–AC
EXISTING FLOOR AREA:	15,207+/–SF
EXISTING PARKING:	161 SPACE

PARCEL ONE
LLA 20544106
APN: 008–03–084
AREA = 110,432 SQ.FT.
OR 2.535 ACRES±

REV #	BY	DATE	DESCRIPTION

DATE: 04–25–22
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PROJ. MGR:
FILE PATH: 20–2518 mb palo alto\latest date directory\10–05–20 entitlement\2518site.dwg

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925–943–2777 FAX 925–943–2778

HORIZONTAL CONTROL
MERCEDES–BENZ OF PALO ALTO
1700 EMBARCADERO RD
PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SHEET C–2.1
OF
PROJECT 20–2518

EMBARCADERO ROAD (R/W 68')

(R/W 68') EAST BAYSHORE ROAD

NOTE:
4" GAS LINE SHOWN HERE ARE BASED ON USA MARKINGS IN THE FIELD. HOWEVER, UTILITY MAP PROVIDED BY THE CITY INDICATES THAT THIS LINE WAS ABANDONED.

SSMH RIM=8.96
INV.(S)=-4.44
INV.(E/W)=-4.64

SSMH RIM=8.90

SSMH (SEE SEWER NOTE)

SDMH RIM=8.58 INV=0.10

MATCH EX BW (8.76)

SD INLET GR 6.66 BIO-FL 6.16 GRT (7.3±)

TW 8.50 INSTALL SHALLOW CB GRT 8.00

SD INLET GR 10.40 BIO-FL 9.90

INSTALL SHALLOW CB TC 8.50 GRT 8.00 INV 2 6"SD 7.08

RX TRANSFORMER PAD (7.69)

EX 12" WOOD RETAINING WALL GRD (8.95)

END OF RETAINING CURBS TC 9.00 GRD 8.50

SDCB GR 7.50 BIO FS 7.00 INV 2-6"SD 7.00

TW 9.36 TC 9.36 GRD (8.7±) END OF RETAINING CURB START OF 6" PLANTER CURB

TW 10.03 TW 9.36 GRD (8.7±) WALL STEPS

(EX. FF 11.50±)

TW 10.70 TW 10.03 GRD (8.7±) WALL STEPS

GRD(8.7) AT EX FENCE

EX LANDING (FS 11.45) GRD (8.5)

EX LANDING (FS 11.45) GRD (8.3±)

TW 10.7 GRD=(8.7±)

EX ELEC BOX (9.2±)

INSTALL SHALLOW CB TC 10.08 GRT 9.50 2-6"SD 8.30

TW 10.70 TW 10.03 GRD (9.0±) WALL STEPS

TW 10.03 FS 9.40

(9.02) GRD AT FENCE GATE

TW 10.03 FS 9.40

(8.67) GRD AT EX FENCE

TW 10.03 FS 9.40 18" WALL

(9.17) GRD AT EX. FENCE

GRD 9.4 END OF WALL TW 10.03 GRD (9.2±) 18" WALL

(9.21) GRD AT EX FENCE

TC 10.04 FS 9.54

SD INLET GR 8.70 BIO-FL 8.20

SD INLET GR 5.33 BIO-FL 4.68 4" PER 3.16 8" 2.79

SD INLET GR 8.65 BIO-FL 8.15 INV 4" 6.48 INV 8" 4.98

SD INLET GR 10.36

AREA DRAIN GRT 10.36

FF 11.50
PAD 10.83

FF 11.50
PAD 10.83

FF 11.50

FIRST LOADING AREA

SECOND LOADING AREA

EXISTING BUILDING

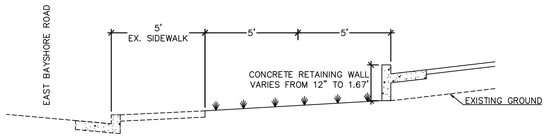
SEE STORM DRAIN NOTE

SDMH THAT CONNECTS TO THIS 21" PIPE NOT FOUND DURING FIELD INSPECTION

SSMH RIM=7.33 INV=-4.07

GRAPHIC SCALE
0 20
1"=20'

SECTION A–A
N.T.S



SECTION B–B
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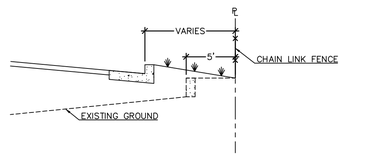

SECTION C–C
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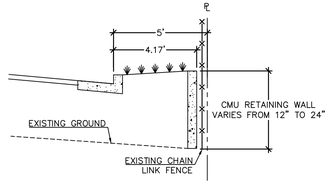

SECTION D–D
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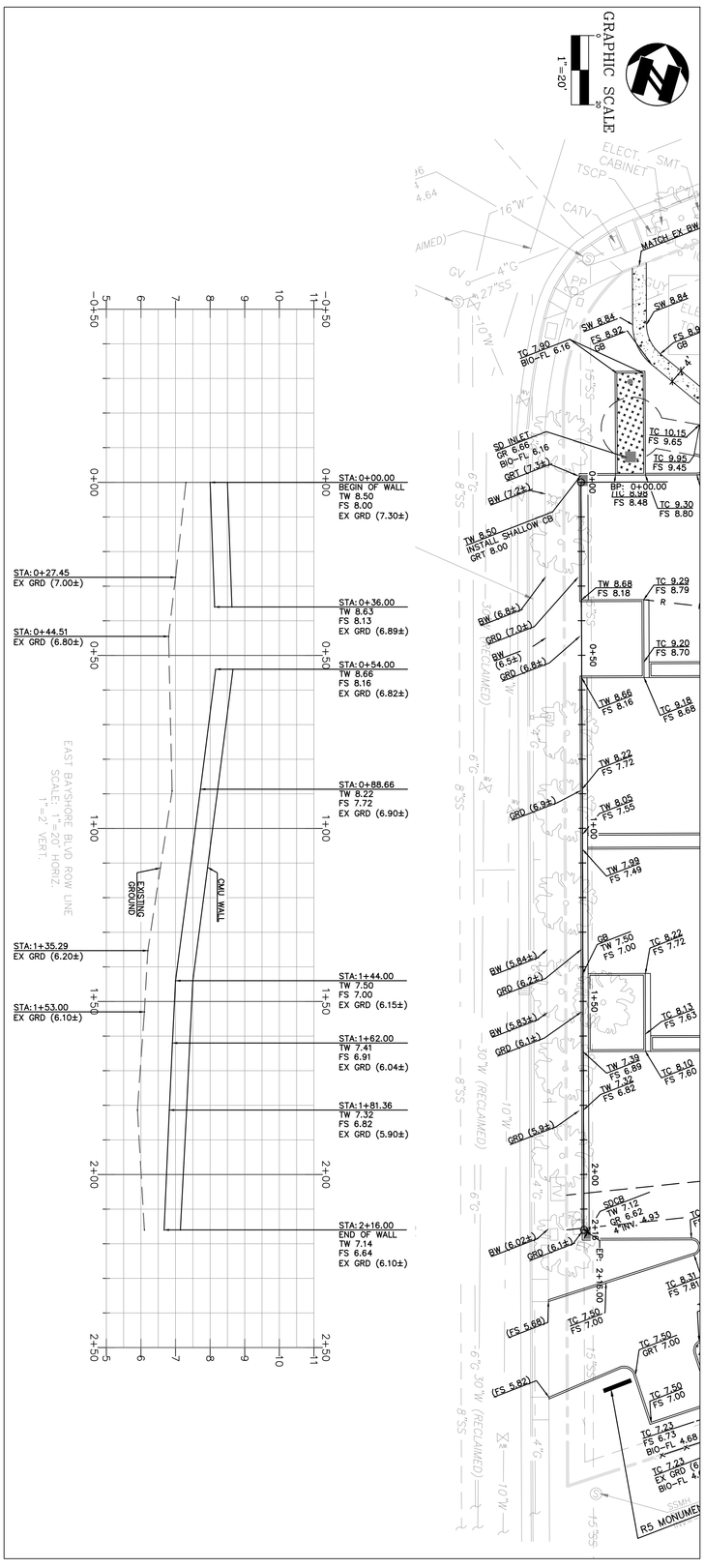
ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

GRADING PLAN
MERCEDES-BENZ OF PALO ALTO
1700 EMBARCADERO RD
PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SHEET C-3.1 OF
PROJECT 20-2518



SHEET C-3.2 OF	PLAN AND PLAN AND PROFILE MERCEDES-BENZ OF PALO ALTO 1700 EMBARCADERO RD PALO ALTO SANTA CLARA COUNTY CALIFORNIA	ams associates, inc. PLANNING ENGINEERING SURVEYING 801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	DATE: 04-25-22	REV #	BY / DATE / DESCRIPTION
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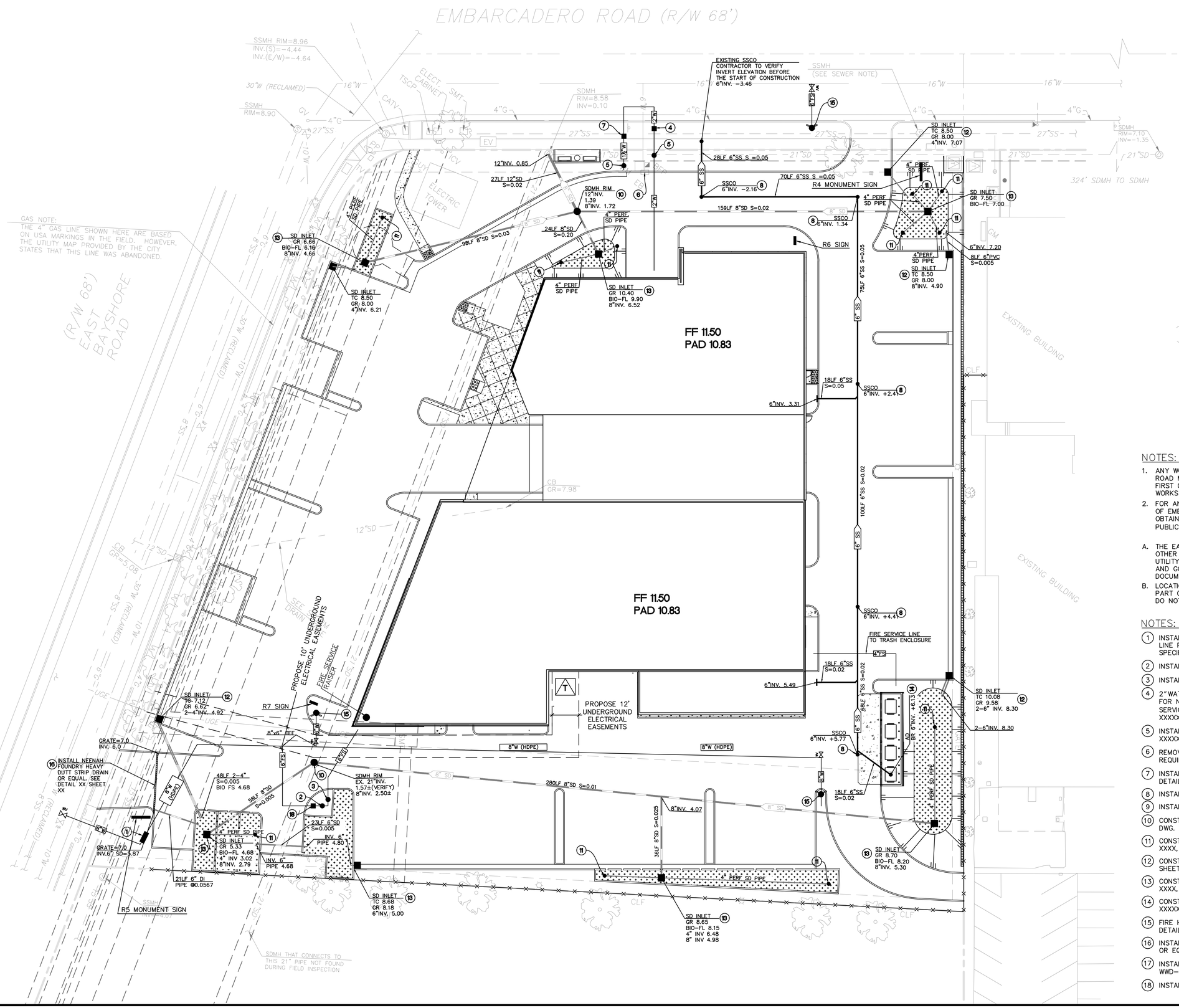

NOTES:

1. ANY WORK WITHIN THE PUBLIC R/W OF EMBARCADERO ROAD MUST BE A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE DEVELOPMENT CENTER.
2. FOR ANY STREET TREE WORK WITHIN THE PUBLIC R/W OF EMBARCADERO ROAD, THE CONTRACTOR SHALL OBTAIN A PERMIT FOR STREET TREE WORK FROM THE PUBLIC WORKS ARBORIST, (650) 496-5953.

A. THE EASEMENT AROUND THE TRANSFORMER AND OTHER NEW UTILITY LINES WILL BE SHOWN WHEN THE UTILITY LINES ARE DESIGNED AND APPROVED BY CITY AND GOVERNING AGENCIES AS PART OF CONSTRUCTION DOCUMENTS.

B. LOCATION OF ELECTRICAL METERS WILL BE SHOWN AS PART OF CONSTRUCTION DOCUMENT. AT THIS TIME WE DO NOT HAVE FINAL DESIGN YET.

NOTES:

(1) INSTALL 8" RPDA BACKFLOW ASSEMBLIES AT PROPERTY LINE PER WGW STANDARD AND CONNECTION SPECIFICATION INSTALLED BY C.P.A.U.

(2) INSTALL POST INDICATOR VALVE (PIV).

(3) INSTALL FIRE DEPARTMENT CONNECTION (FDC).

(4) 2" WATER METER, 30"x48" METER BOX AND MAIN FOLD FOR NEW METER INSTALLED BY C.P.A.U. FOR DOMESTIC SERVICES PER CITY'S DETAIL WE-09. SEE SHEET XXXXX.

(5) INSTALL RPPA PER CITY'S DETAIL WD-11C. SEE SHEET XXXXX.

(6) REMOVE EXISTING CHECK VALVE PER CITY'S REQUIREMENTS.

(7) INSTALL 1"IRRIGATION METER BY C.P.A.U. PER CITY'S DETAIL WD-09. SEE SHEET XXXXX.

(8) INSTALL SANITARY SEWER CLEANOUT.

(9) INSTALL BLOW-OFF BY C.P.A.U. WATER LINE PER WGW.

(10) CONSTRUCT STORM DRAIN MANHOLE PER CITY'S DETAIL DWG. 312. SEE SHEET XXXXX.

(11) CONSTRUCT STORM DRAIN CLEANOUT. SEE DETAIL XXXX, SHEET XXXXX.

(12) CONSTRUCT SHALLOW CATCH BASIN. SEE DETAIL XXXX, SHEET XXXXX.

(13) CONSTRUCT STORM DRAIN CATCH BASIN. SEE DETAIL XXXX, SHEET XXXXX.

(14) CONSTRUCT AREA DRAIN, SEE DETAIL XXXX, SHEET XXXXX.

(15) FIRE HYDRANT TO BE INSTALLED BY C.P.A.U.PER CITY'S DETAIL WD-15. SEE SHEET XXXXX.

(16) INSTALL NEENAH FOUNDRY HEAVY DUTY STRIP DRAIN OR EQUAL, SEE DETAIL XXXX, SHEET XXXXX.

(17) INSTALL SANITARY SEWER CLEANOUT PER CITY'S DETAIL WWD-01A. SEE SHEET XXXXX.

(18) INSTALL 18" CHECK VALVE.

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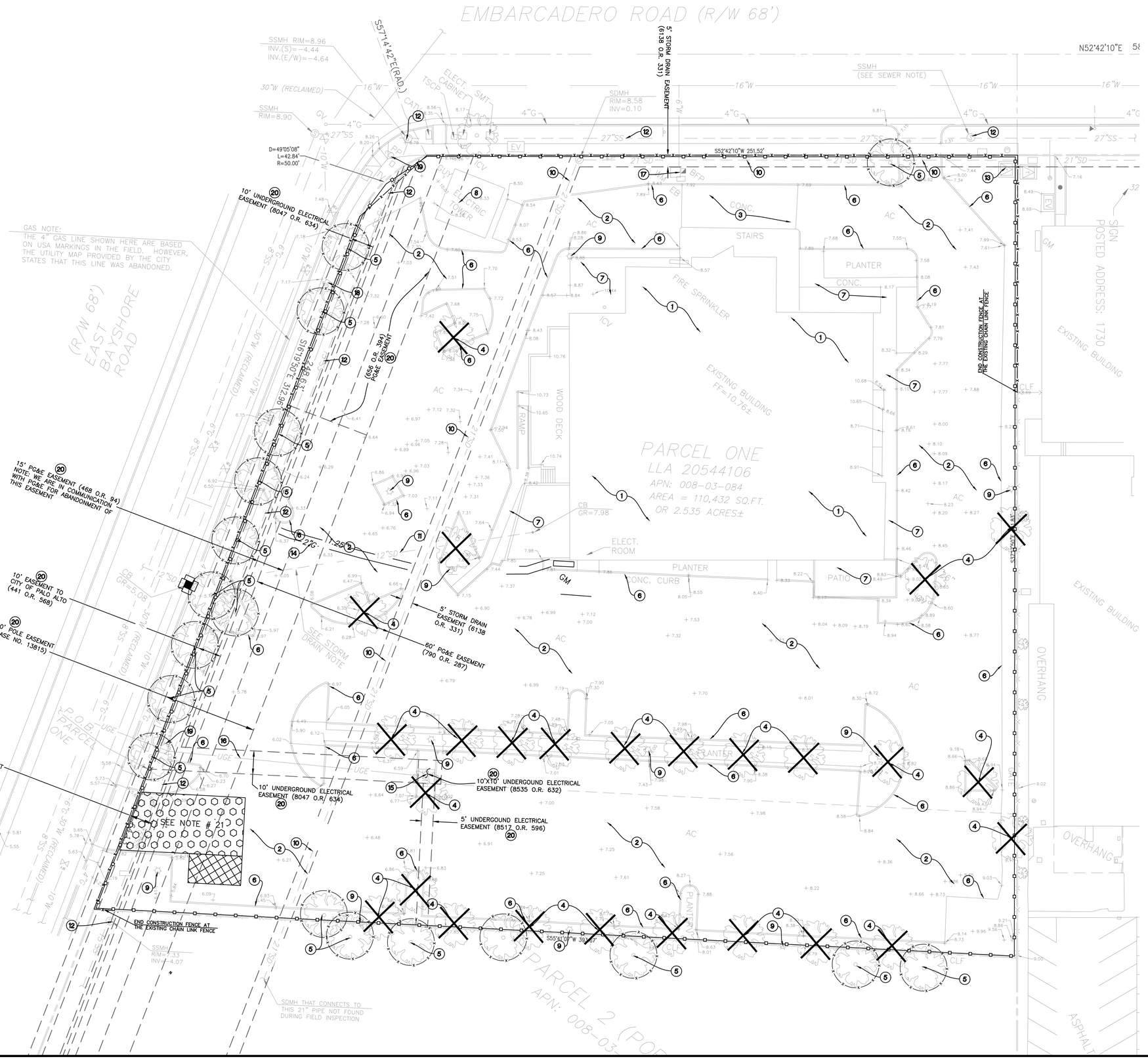
ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

UTILITY PLAN
MERCEDES-BENZ OF PALO ALTO
1700 EMBARCADERO RD
PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SHEET C-4.1 OF
PROJECT 20-2518



GRAPHIC SCALE

0 20

1"=20'

REFERENCE NOTES:

1. DEMOLISH THE EXISTING BUILDING. THIS INCLUDES CONCRETE SLAB, COLUMNS AND UTILITIES. DEMOLITION OF THE BUILDING SHALL BE PART OF THE BUILDING DEMOLITION PERMIT.
2. REMOVE EXISTING ASPHALT.
3. REMOVE EXISTING CONCRETE PAVEMENT.
4. REMOVE EXISTING TREES.
5. EXISTING TREES TO REMAIN. THE CONTRACTOR IS TO INSTALL TREE PROTECTION AROUND THE TREES. SEE "T" SHEETS FOR SPECIAL TREE PROTECTION INSTRUCTION.
6. REMOVE EXISTING CONCRETE CURB AND PLANTERS.
7. REMOVE EXISTING CONCRETE SIDEWALK.
8. EXISTING ELECTRIC TOWER TO REMAIN.
9. REMOVE EXISTING YARD LIGHTS.
10. EXISTING STORM DRAIN LINE TO REMAIN.
11. REMOVE EXISTING STORM DRAIN LINE.
12. EXISTING SANITARY SEWER LINE TO REMAIN.
13. EXISTING TRANSFORMER TO REMAIN.
14. EXISTING GAS METER AND GAS LINE TO BE REMOVED. THE CONTRACTOR IS TO COORDINATE WITH PG&E.
15. EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED. THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF PALO ALTO ELECTRIC.
16. EXISTING ELECTRIC LINES ARE TO BE PROTECTED UNTIL SUCH TIME THE ELECTRIC LINES ARE REROUTED TO THE NEW TRANSFORMER.
17. EXISTING METERS AND BACK FLOWS TO REMAIN.
18. EXISTING FIRE HYDRANT TO REMAIN.
19. EXISTING POWER POLE AND ELECTRIC VAULTS ARE TO REMAIN AND BE PROTECTED.
20. ALL OVERHEAD AND UNDERGROUND UTILITIES WITHIN THE EXISTING 40 FT. POLE EASEMENT, 15 FT. PG&E EASEMENT AND 10 FT. ELECTRICAL EASEMENTS SHOWN SHALL BE PROTECTED AT ALL TIMES. THE CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANIES.
21. A PORTION OF THE EXISTING ASPHALTIC DRIVEWAY WOULD REMAIN (ALT#1) DURING THE DEMOLITION OF REMOVE THE EXISTING ASPHALT AND INSTALL STABILIZED CONSTRUCTION ENTRANCE.

LEGEND:

- INSTALL FIBER ROLLS (SEE DETAIL 000 SHEET C-000)
- X — INSTALL TEMPORARY CHAIN LINK FENCE WITH GATE
- INLET PROTECTION (SEE DETAIL 000 SHEET C-000)
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE REMAIN
- CONCRETE WASH OUT AREA

BENCHMARK:

SANTA CLARA VALLEY WATER DISTRICT BM607 BRASS DISK SET IN TOP OF CURB, EAST CORNER OF THE INTERSECTION OF E. BAYSHORE WITH EMBARCADERO ROAD.

ELEVATION = 8.91 FEET, NAVD88 DATUM.

UTILITY NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE SIZES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

CITY UTILITIES VERIFIED CALL BEFORE YOU DIG USA 800-227-2600 P.G.&E. CABLE TV.

DATE:	04-25-22
SCALE:	1"=20'
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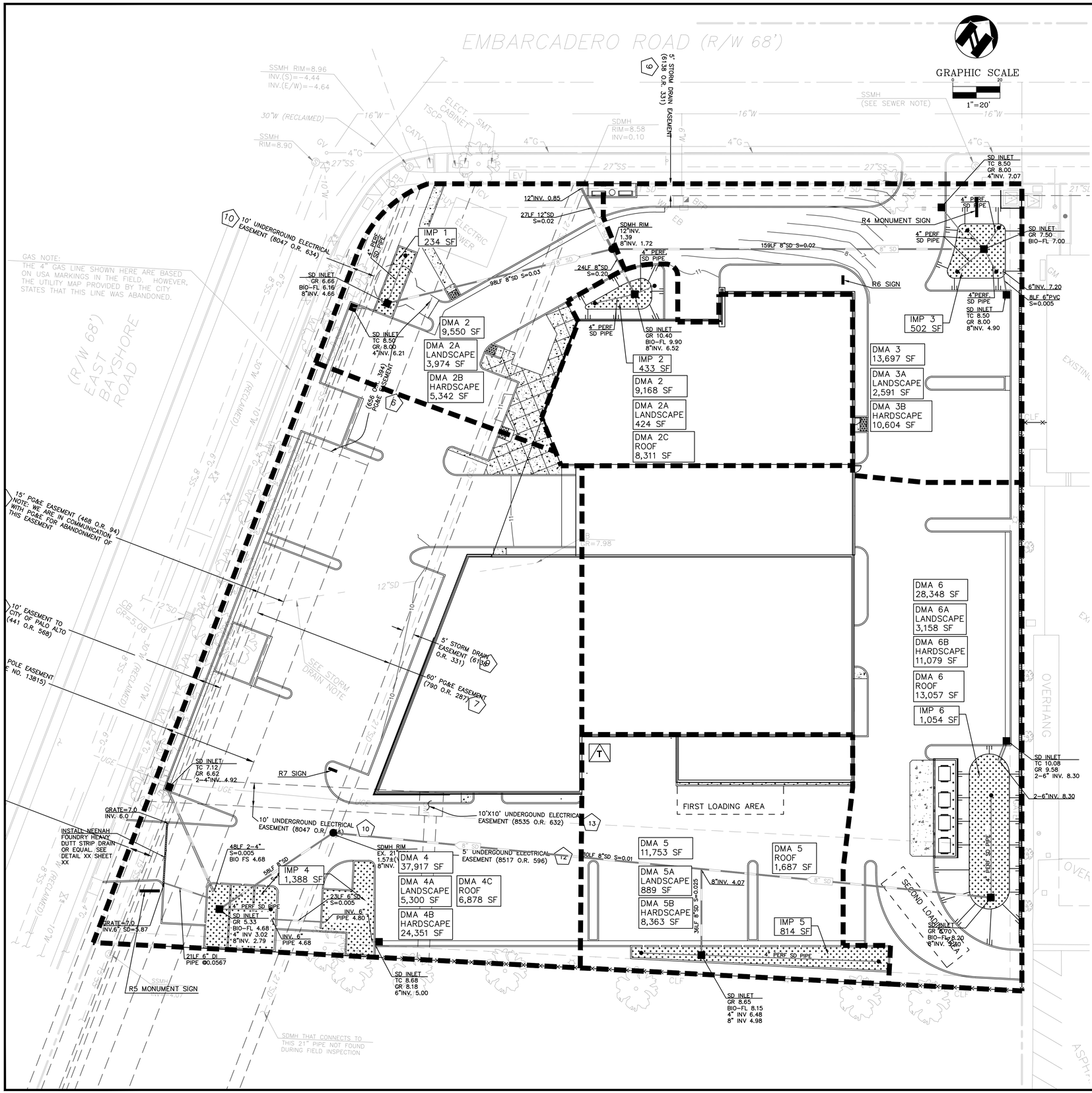
ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

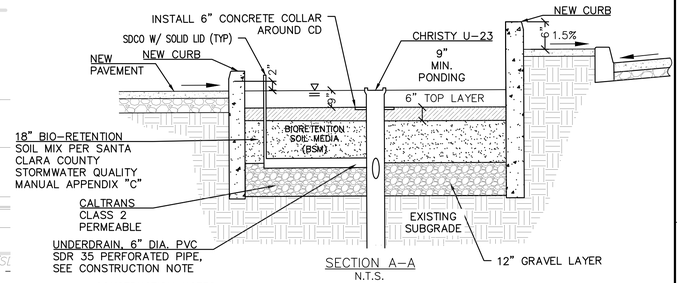
DEMOLITION PLAN
MERCEDES-BENZ OF PALO ALTO

1700 EMBARCADERO RD
PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SHEET C-5.1 OF

PROJECT 20-2518





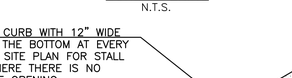
SECTION A–A
N.T.S.

CONSTRUCTION NOTES

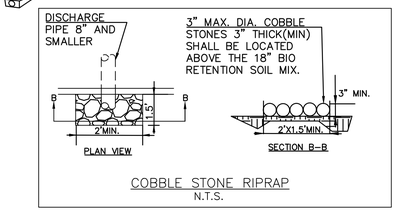
1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BSM.
2. FACILITY EXCAVATION TO ALLOW FOR SPECIFIED SOIL AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS ON CIVIL PLANS.
3. INSTALL UNDERDRAIN WITH HOLES FACING DOWN. UNDERDRAIN DISCHARGE ELEVATION SHALL BE NEAR TOP OF AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
4. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
5. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
6. ALL MULCH IN BIORETENTION CELLS SHOULD BE 2–3 INCHES OF COMPOSTED, NON–FLOATABLE MATERIAL IN AREAS BETWEEN PLANTINGS.
7. THE BIO–RETENTION MEDIA SHALL BE 65% SAND OF VOLUME, 20% SANDY LOAM BY VOLUME (ITS SELF NO MORE THAT 10% MAX BY WEIGHT PF SILT AND 3% BY WEIGHT OF CLAY), AND 15% BY VOLUME AS COMPOST. THE PRODUCT TAG SHALL BE PROVIDED TO THE CONSTRUCTION INSPECTOR PRIOR TO PLACEMENT.
8. CONTRACTOR TO TEST THE INFILTRATION RATE OF THE BIO RETENTION MEDIA AND PROVIDE THE TEST REPORT TO THE CONSTRUCTION INSPECTOR PRIOR TO INSTALLATION. BIO RETENTION INFILTRATION IS TO BE NO LESS THAN 5 INCHES PER HOUR.

OPTIONAL MOUNDING PARAMETERS:
PLANTING MOUNDS CONSTRUCTED OF BSM MAY BE PROVIDED SUBJECT TO APPROVAL. TOP OF MOUNDS AT LEAST 2" BELOW CREST OF OVERFLOW RISER, LOW POINTS NO MORE THAN 12" BELOW CREST OF OVERFLOW RISER

1. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH BETWEEN BSM AND AGGREGATE.
2. MAINTAIN BGL. TGL, TSL THROUGHOUT FACILITY AREA AT ELEVATIONS TO BE SPECIFIED IN PLAN.
3. CLASS 2 PERMEABLE MATERIAL LAYER MAY EXTEND BELOW AND UNDERNEATH INLET.
4. ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.



CURB OPENING
N.T.S.



COBBLE STONE RIPRAP
N.T.S.

BIORETENTION FACILITY
NOT TO SCALE

DATE:	04-25-22
SCALE:	
DESIGNED:	
DRAWN:	
CHECKED:	
PROJ. MGR:	
FILE PATH:	20-2518 mb pdo dto\latest date directory\10-05-20 entitlement\2518sw.dwg

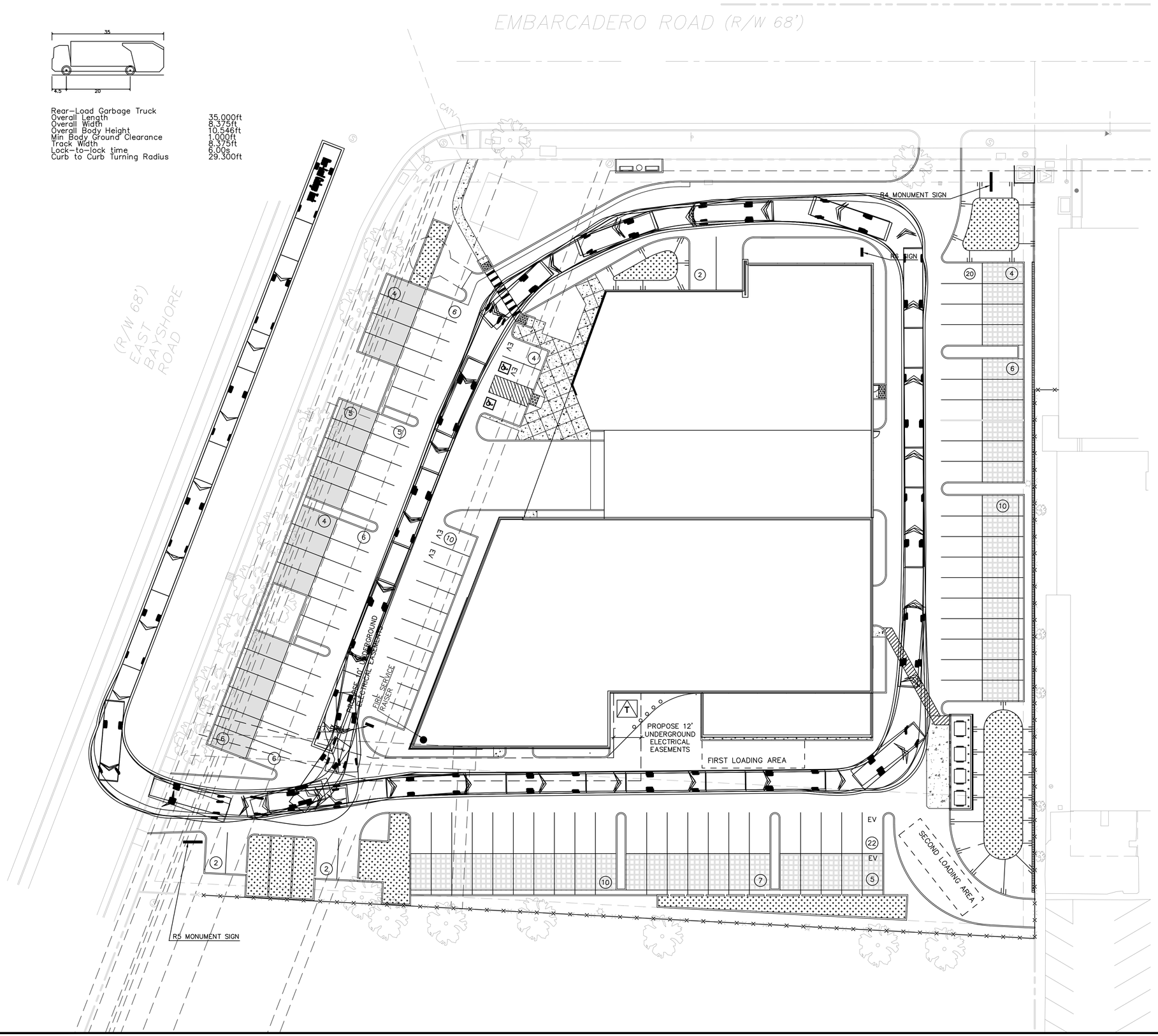
REV #	BY	DATE	DESCRIPTION
1			
2			
3			

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

STORMWATER CONTROL PLAN
MERCEDES-BENZ OF PALO ALTO
1700 EMBARCADERO RD
PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SHEET C-6.1 OF
PROJECT 20-2518

Rear–Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock–to–lock time	6.00s
Curb to Curb Turning Radius	29.300ft



GRAPHIC SCALE
0 20
1"=20'

DATE:	04–25–22	REV #	BY	DATE	DESCRIPTION
SCALE:	1"=20'	△			
DESIGNED:		△			
DRAWN:		△			
CHECKED:		△			
PROJ. MGR:		△			

FILE PATH: 20–2518 mb palo alto\latest date directory\10–05–20 entitlement\2518site.dwg

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925–943–2777 FAX 925–943–2778
PLANNING ENGINEERING SURVEYING

TRUCK MOVEMENT PLAN
MERCEDES-BENZ OF PALO ALTO
1700 EMBARCADERO RD
PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SHEET C–TP OF

PROJECT 20–2518



CONTEXT MAP

FAR CALCULATION

SIZE OF LOT: 110, 432 SQUARE FEET (SF)
NOTE THAT PURSUANT TO THE ZONING CODE, ALLOWABLE FLOOR AREA RATIO (FAR) IS 0.4:1 FOR THE DEALERSHIP AND ADDITIONAL 0.2:1 FOR THE SHWROOM SPACE

ALLOWED:
0.40:1 = 44,173 SF ALLOWED
0.20:1 = 22,086 SF ALLOWED

PROPOSED:
1ST FLOOR SF (NOT SERVICE DRIVE): 25,099 SF 2ND FLOOR SF: 5,715 SF
TRASH ENCLOSURE: 381 SF
TOTAL OF A THROUGH C: 31,195 SF
SERVICE DRIVE (THIS IS THE ONLY EXCLUDED SF ON THE SITE): 4,499 SF
TOTAL SQUARE FOOTAGE OF DEALERSHIP (EVERYTHING BUT SERVICE DRIVE AND SHOWROOM): 26,717 SF TOTAL SQUARE FOOTAGE OF SHOWROOM: 4,097 SF
TOTAL SQUARE FOOTAGE OF BUILDING FOOTPRINT PLUS TRASH ENCLOSURE (THIS IS FOR THE MAX LOT COVERAGE): 35,313 SF

*SEE SHEET 04 FOR AREA DIAGRAMS

PROJECT SUMMARY

THIS PROJECT ENTAILS THE CONSTRUCTION OF A NEW AUTOMOTIVE DEALERSHIP WITH A SERVICE FACILITY. THE BUILDING HAS A PARAPET OF 26'-0" AND A PYLON TOWER OF 36'-0". EXTERIOR CLADDING OF THE PROPOSED FACILITY WILL CONSIST OF GLAZING, ACM PANELS, RIBBED METAL PANELS, RECLAIMED WOOD SIDING, STUCCO, AND A LANDSCAPE WALL.

THE REAR OF THE SITE CONTAINS A DRIVEWAY ALLOWING ACCESS FROM THE PROPOSED MERCEDES-BENZ DEALERSHIP TO THE EXISTING AUDI DEALERSHIP NEXT DOOR.

THIS BUILDING HAS MIXED OCCUPANCY CLASSES OF B, S-1, AND S-2.

PARKING CALCULATIONS

CUSTOMER PARKING REQUIRED - 1 SPACE PER 400 SF OF SALES, SERVICE, AND OFFICE ADMINISTRATION. 1 SPACE PER 500 SF OF EXTERIOR DISPLAY

TOTAL SALES, SERVICES AND OFFICE AREA = 30,814 SF / 400 = 77.03 SPACES
TOTAL EXTERIOR DISPLAY = 3,078 SF / 500 = 6.16 SPACES
TOTAL CUSTOMER PARKING = 85 SPACES
TOTAL INVENTORY PARKING = 42 SPACES
TOTAL DISPLAY PARKING = 19
TOTAL PARKING = 146 SPACES
BICYCLE PARKING (PAMC 18.52.040 TABLE 1) = 1 SPACE PER 10 EMPLOYEES, 40 EMPLOYEES = 4 BIKE SPACES
2 LOADING SPACES = 12' X 45'

EV CHARGING STATIONS = (PAMC 16.14430 SECTION A5.106.5.3.5) REQUIRES
86 SPACES * 5% = 5 EV CHARGERS (2 DUAL MOUNT AND 1 SINGLE).

EXISTING SITE SUMMARY

EXISTING PARCEL:	110,432 SF OR 2.535 AC
EXISTING FLOOR AREA:	15,207 SF
EXISTING PARKING:	161 SPACES

BUILDING DATA

CONCSTRUCTION TYPE:	II-B
FLOOR AREA ALLOWANCES:	B: 150, S-1: 300, S-2: 300
OCCUPANCY USE:	MIXED SEPARATED: B, S-1, S-2
OCCUPANCY LEVEL 1:	B: 99, S-1: 43, S-2: 7
OCCUPANCY LEVEL 2:	B: 10, S-1: N/A, S-2: 14
SPRINKLER TYPE:	NFPA 13
SEISMIC CATEGORY:	D

SEE LANDSCAPE SHEETS FOR EXACT TREE LOCATIONS AND LANDSCAPE INFORMATION



N

1 | Architectural Site Plan
1" = 20'-0"

0' 30' 60' 120' 240'

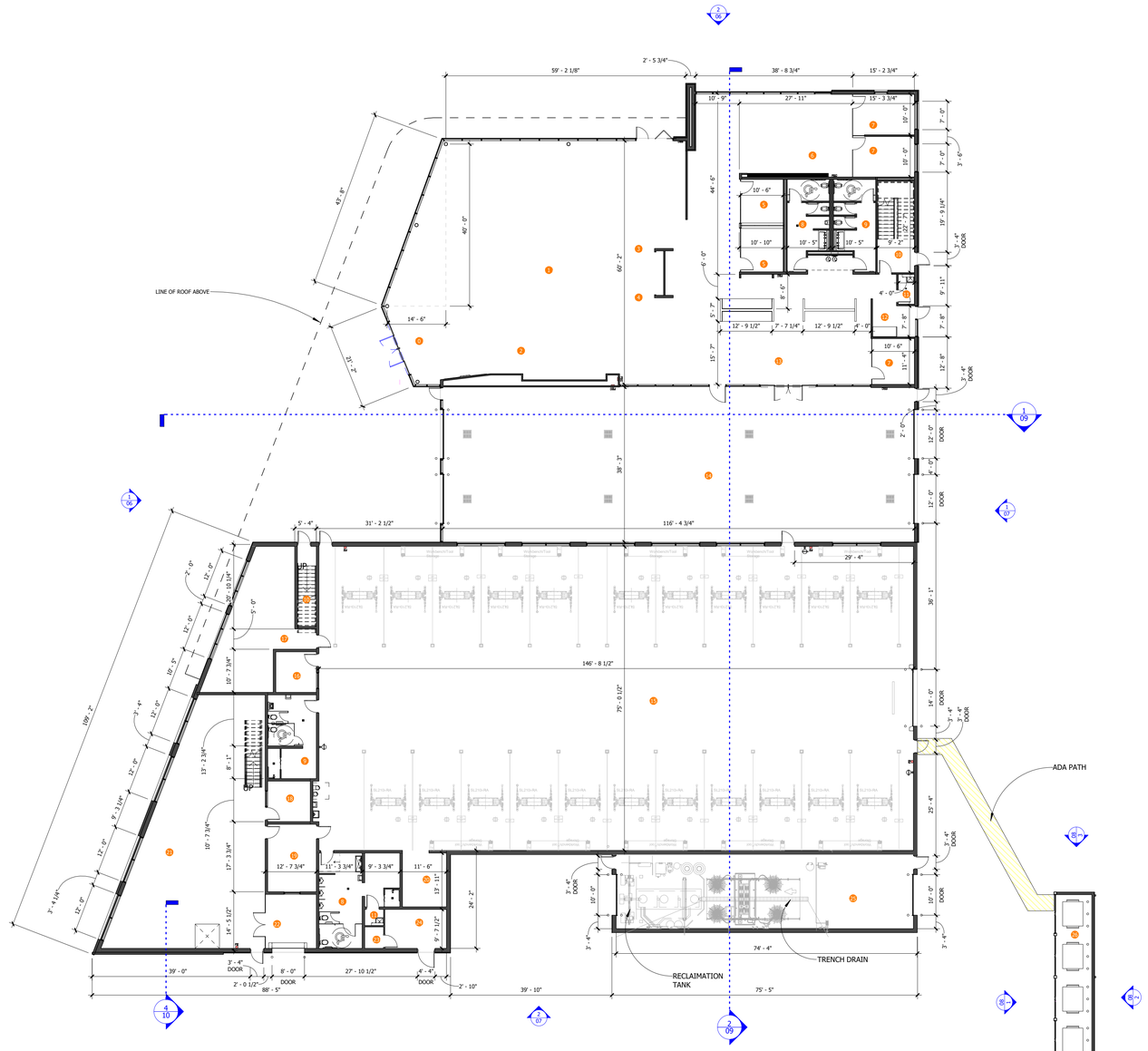
MERCEDES-BENZ PROGRAM

SHOWROOM

1. ENTRY
2. DEALERSHIP
3. FOCAL CAR
4. HOSPITALITY
5. MERCHANDISE
6. CONSULTING
7. AMG STUDIO
8. OFFICE
9. MEN'S RESTROOM
10. WOMEN'S RESTROOM
11. STAIR
12. JANITOR
13. PRINT
14. SERVICE ADVISORS
15. SERVICE DRIVE
16. TRAINING / BREAK
17. CORRIDOR
18. I.T.
19. FILES

SERVICE

1. MEN'S RESTROOM
2. WOMEN'S RESTROOM
3. STAIR
4. JANITOR
5. SERVICE DRIVE
6. SERVICE SHOP
7. FOREMAN
8. TRAINING / BREAK
9. PARTS MANAGER
10. TECH PARTS
11. TIRE EQUIP. / TOOLS
12. PARTS STORAGE
13. PARTS RECEIVING
14. ELECTRICAL
15. COMPRESSOR
16. CARWASH
17. DUMPSTER ENCLOSURE


LINE OF ROOF ABOVE
ADA PATH
RECLAIMATION TANK
TRENCH DRAIN
59' - 2 1/8"
38' - 8 3/4"
15' - 2 3/4"
2' - 5 3/4"
146' - 8 1/2"
116' - 4 3/4"
88' - 5"
75' - 5"
109' - 7"
60' - 2"
40' - 0"
43' - 8"
31' - 2"
14' - 6"
38' - 3"
75' - 0 1/2"
74' - 4"
29' - 4"
39' - 10"
27' - 10 1/2"
2' - 10"
39' - 0"
2' - 0 1/2"
31' - 2 1/2"
5' - 4"
DOOR
3'-4" DOOR
12'-0" DOOR
4'-0" DOOR
3'-6" DOOR
5'-4" DOOR
3'-4" DOOR
3'-4" DOOR
3

MERCEDES-BENZ PROGRAM

SHOWROOM

1. ENTRY
2. DEALERSHIP
3. FOCAL CAR
3. HOSPITALITY
4. MERCHANDISE

10. STAIR
11. JANITOR
12. PRINT
13. SERVICE ADVISORS
14. SERVICE DRIVE

15. CONSULTING
16. AMG STUDIO
17. OFFICE
18. MEN'S RESTROOM
19. WOMEN'S RESTROOM

20. TRAINING / BREAK
21. CORRIDOR
22. I.T.
23. FILES

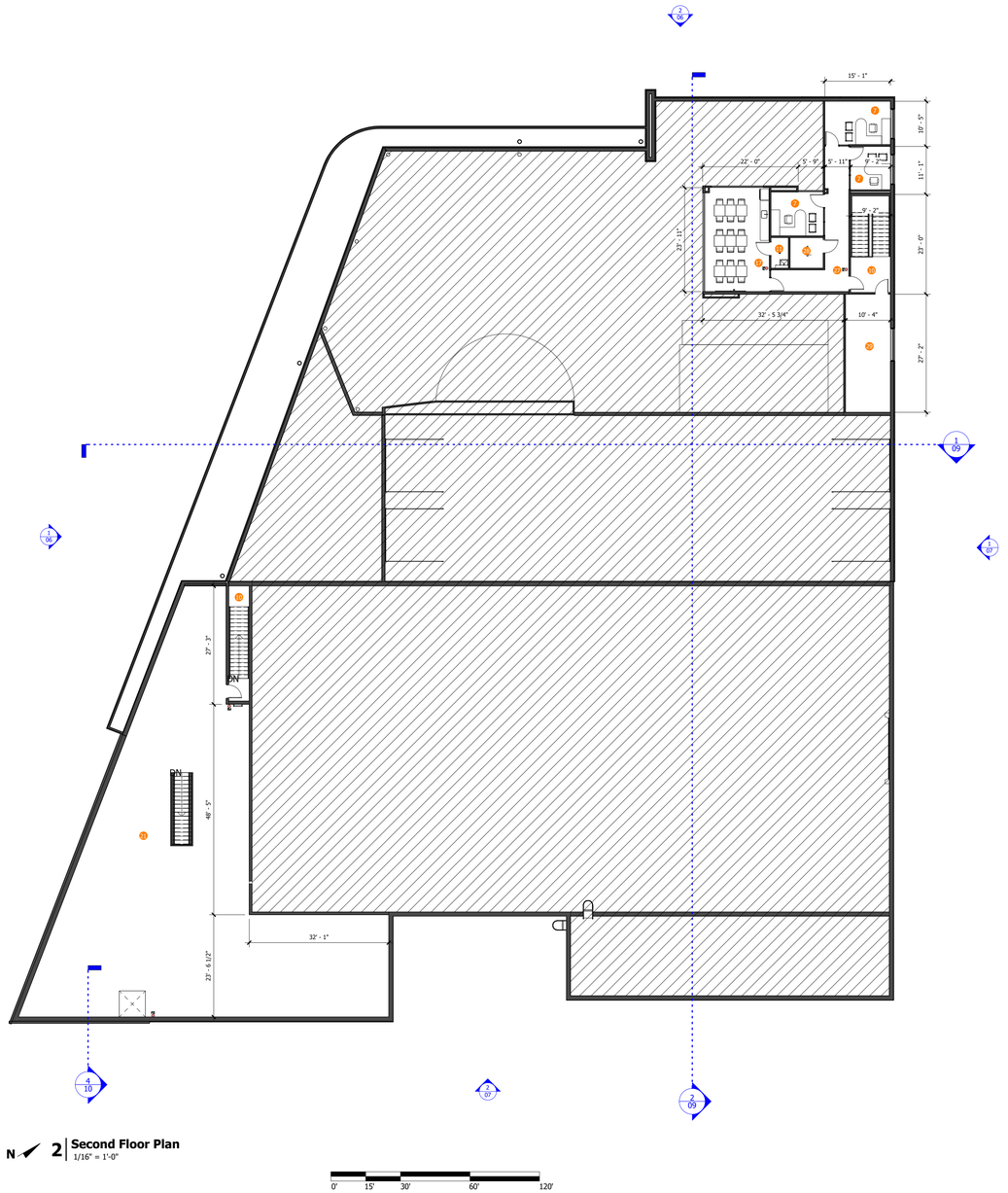
SERVICE

5. MEN'S RESTROOM
6. WOMEN'S RESTROOM
10. STAIR
11. JANITOR
14. SERVICE DRIVE

24. SERVICE SHOP
25. FOREMAN
20. TRAINING / BREAK
26. PARTS MANAGER
27. TECH PARTS

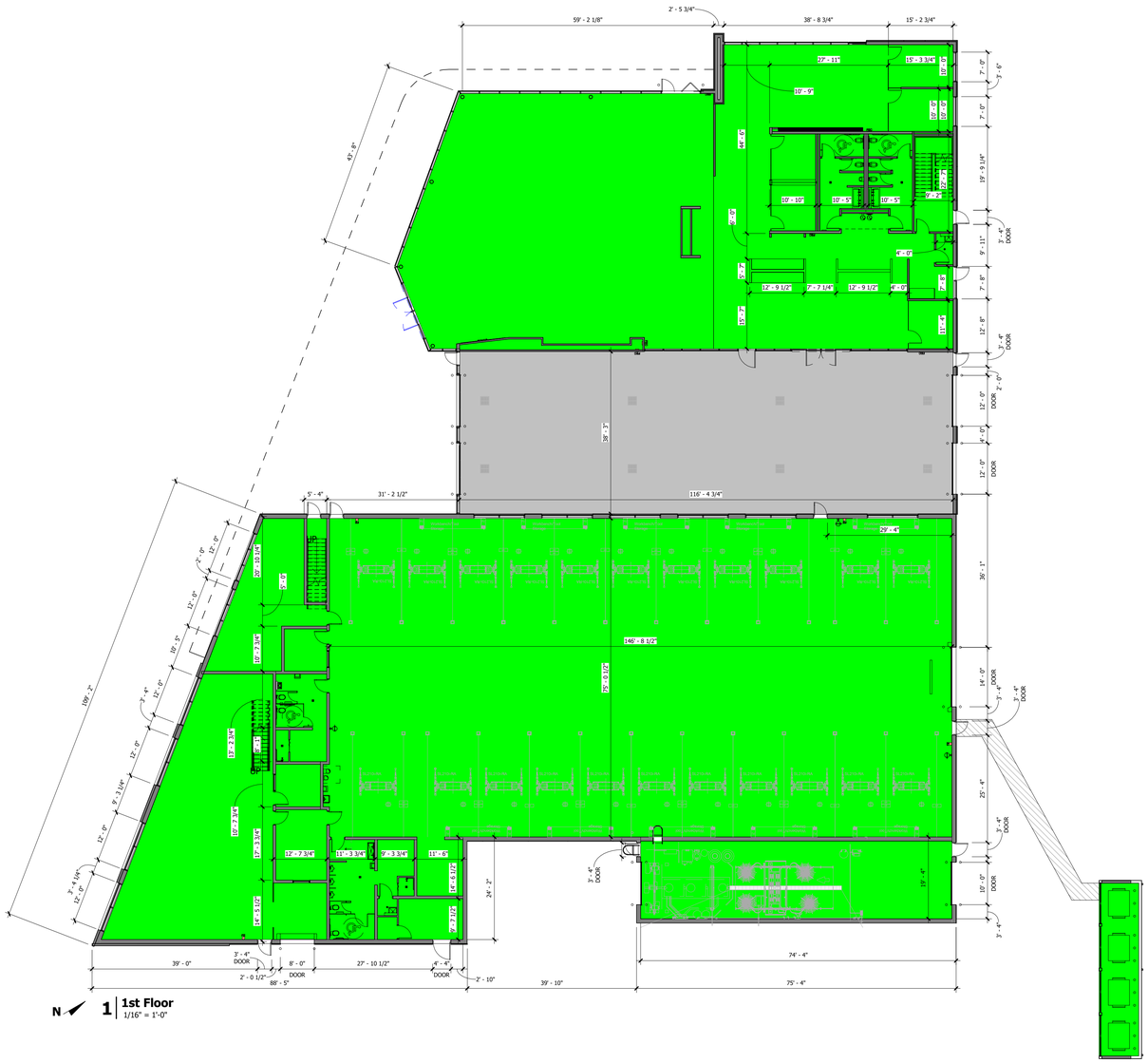
28. TIRE EQUIP. / TOOLS
29. PARTS STORAGE
30. PARTS RECEIVING
31. ELECTRICAL
32. COMPRESSOR

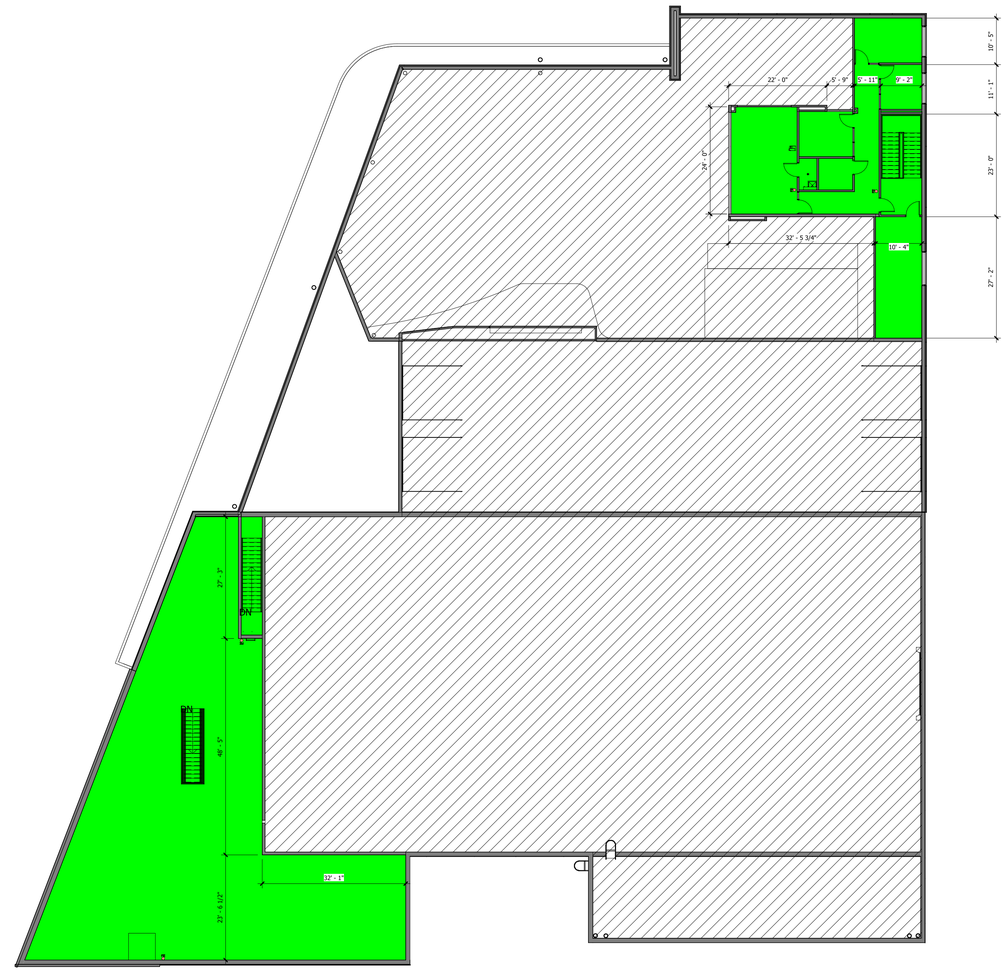
33. CARWASH
34. DUMPSTER ENCLOSURE



N **2** | **Second Floor Plan**
1/16" = 1'-0"

0' 15' 30' 60' 120'



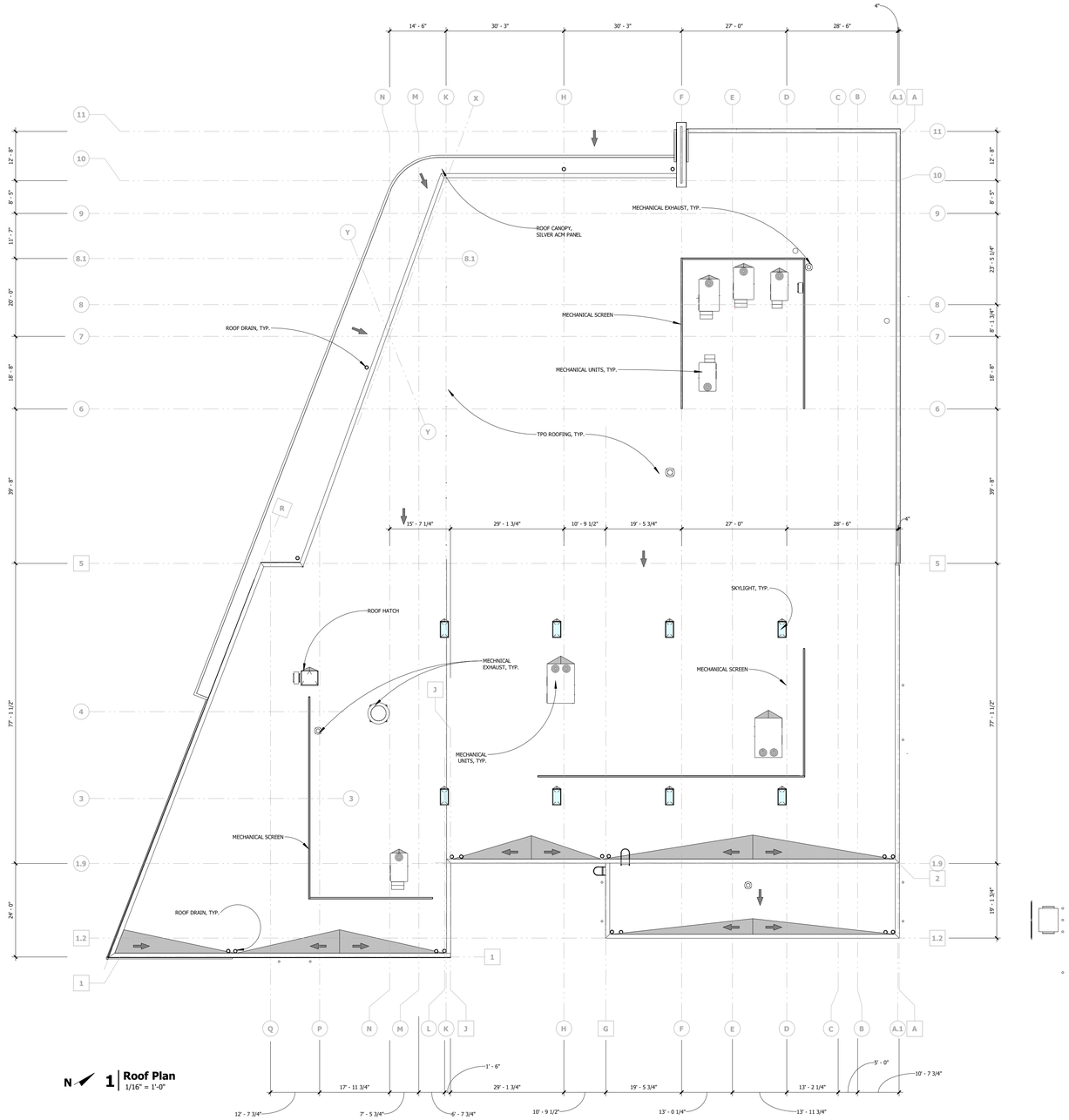


■	1ST FLOOR DEALERSHIP	25,099 SF
	2ND FLOOR DEALERSHIP	5,715 SF
	SUBTOTAL	**30,814 SF**
■	SERVICE DRIVE	4,499 SF
	SUBTOTAL (EXCLUDED)	**4,499 SF**

SIZE OF LOT: 110,432 SQUARE FEET (SF)
NOTE THAT PURSUANT TO THE ZONING CODE, ALLOWABLE FLOOR AREA RATION (FAR) IS 0.4:1 FOR DEALERSHIP AND ADDITIONAL 0.2:1 FOR SHOWROOM SPACE

ALLOWED:
0.40:1 = 44,173 SF ALLOWED
0.20:1 = 22,086 SF ALLOWED

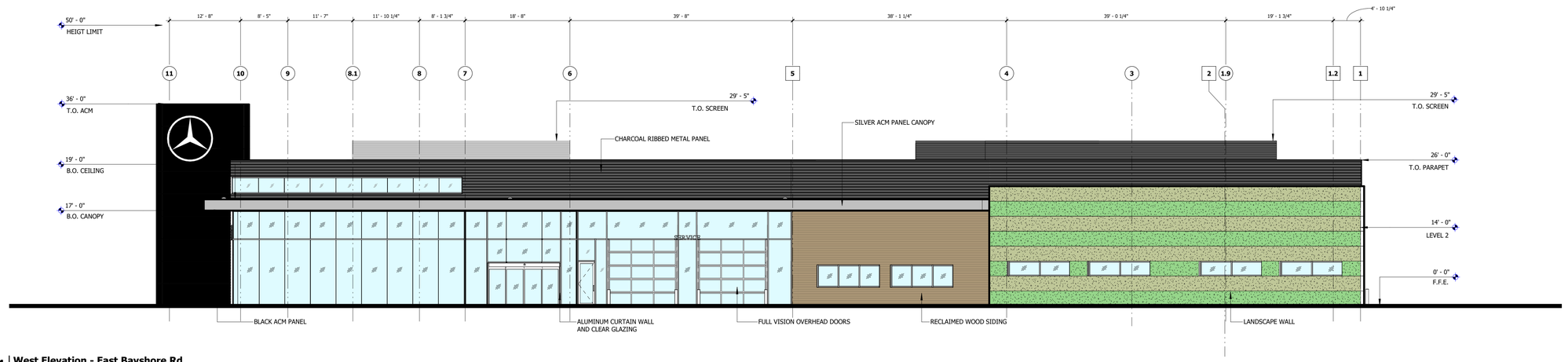
PROPOSED:
30,814 SF FOR DEALERSHIP



N

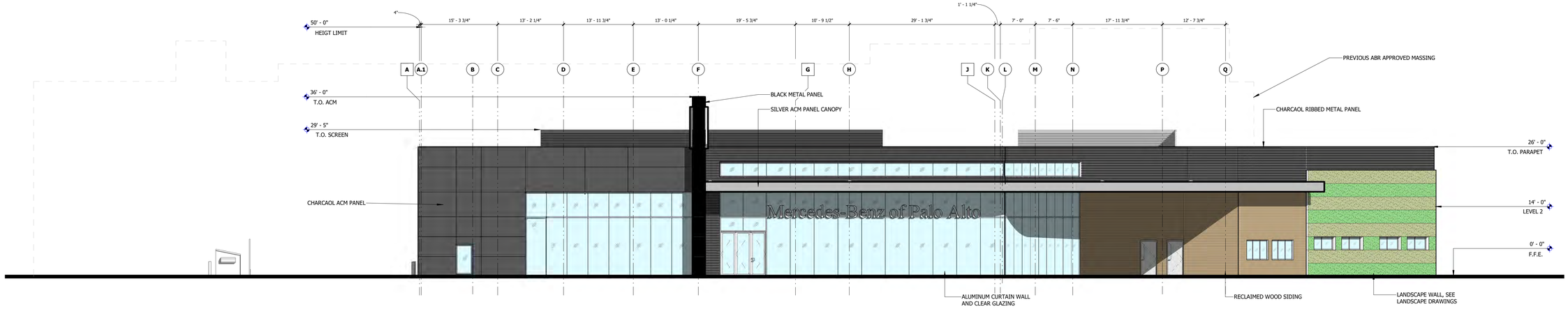
1 Roof Plan
1/16" = 1'-0"

0' 15' 30' 60' 120'



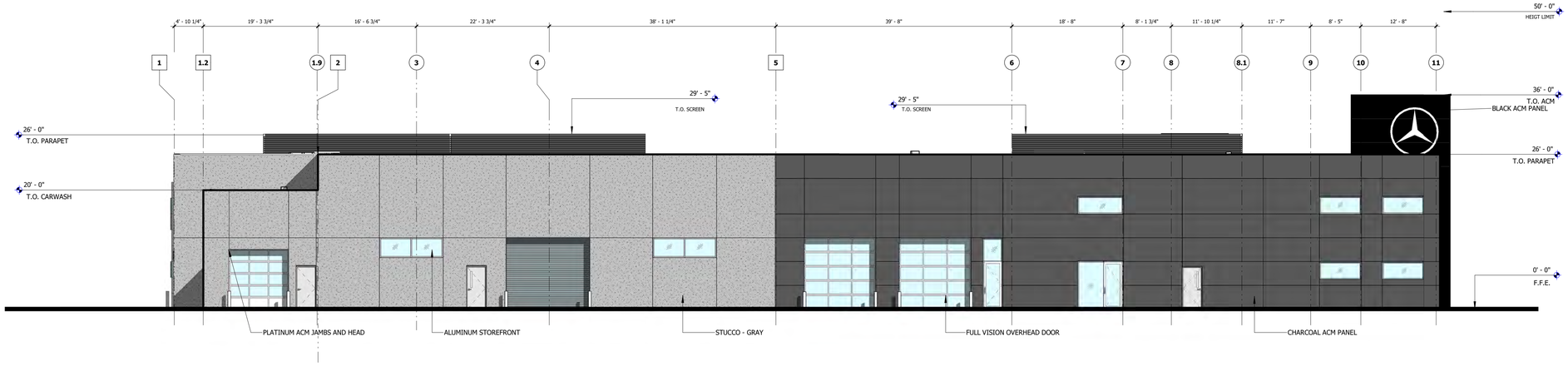
1 | **West Elevation - East Bayshore Rd.**
1" = 10'-0"

SEE MATERIAL BOARD ON SHEET 21



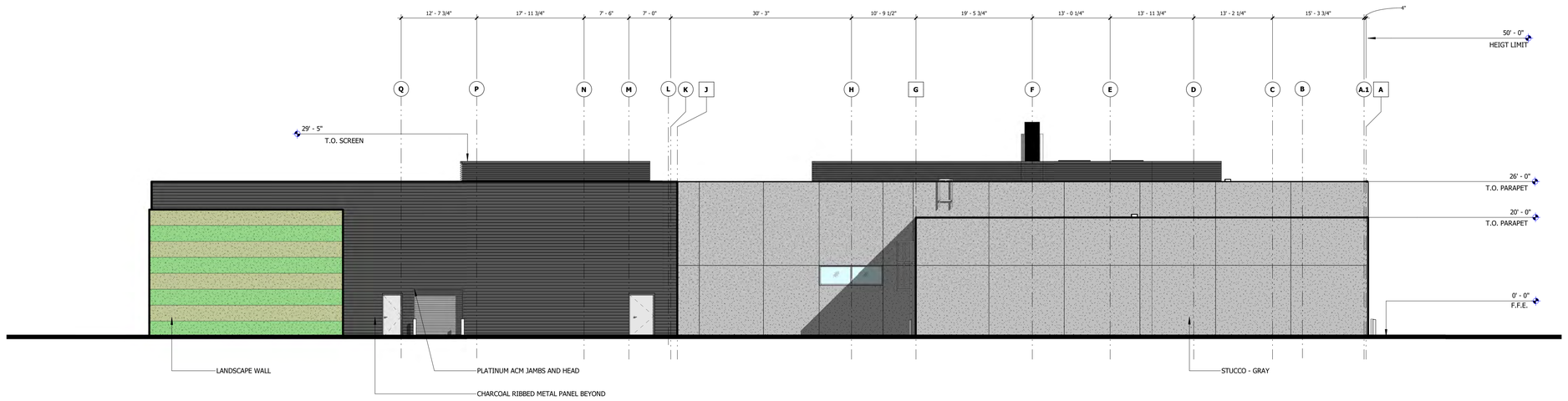
2 | **Northwest Elevation - Embarcadero Rd**
1" = 10'-0"

SEE MATERIAL BOARD ON SHEET 21



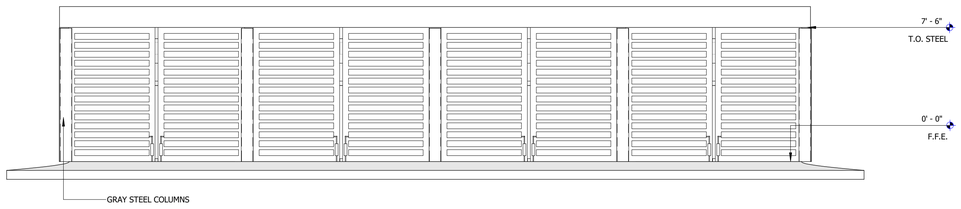
1 | **Northeast Elevation**
1" = 10'-0"

SEE MATERIAL BOARD ON SHEET 21



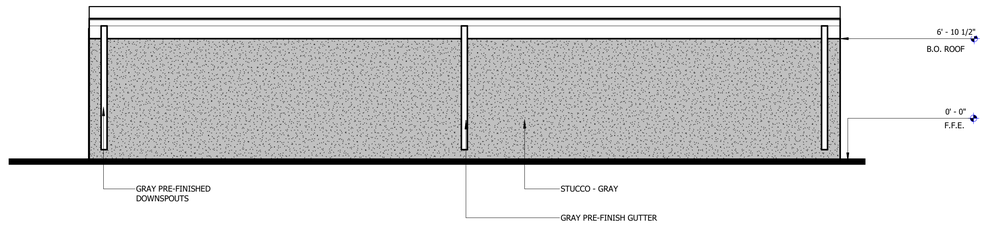
2 | **Southeast Elevation**
1" = 10'-0"

SEE MATERIAL BOARD ON SHEET 21



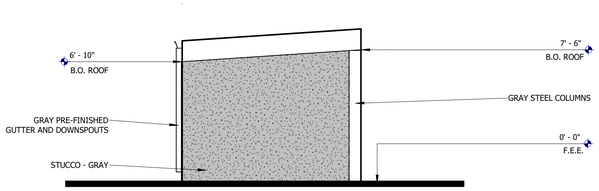
1 | **West Elevation - Front**
1/4" = 1'-0"

SEE MATERIAL BOARD ON SHEET 21



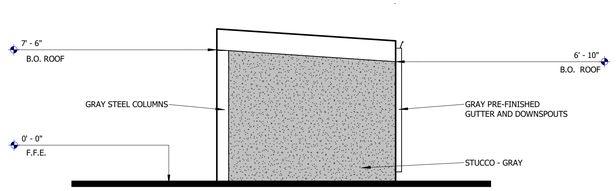
2 | **Northeast Elevation - Rear**
1/4" = 1'-0"

SEE MATERIAL BOARD ON SHEET 21



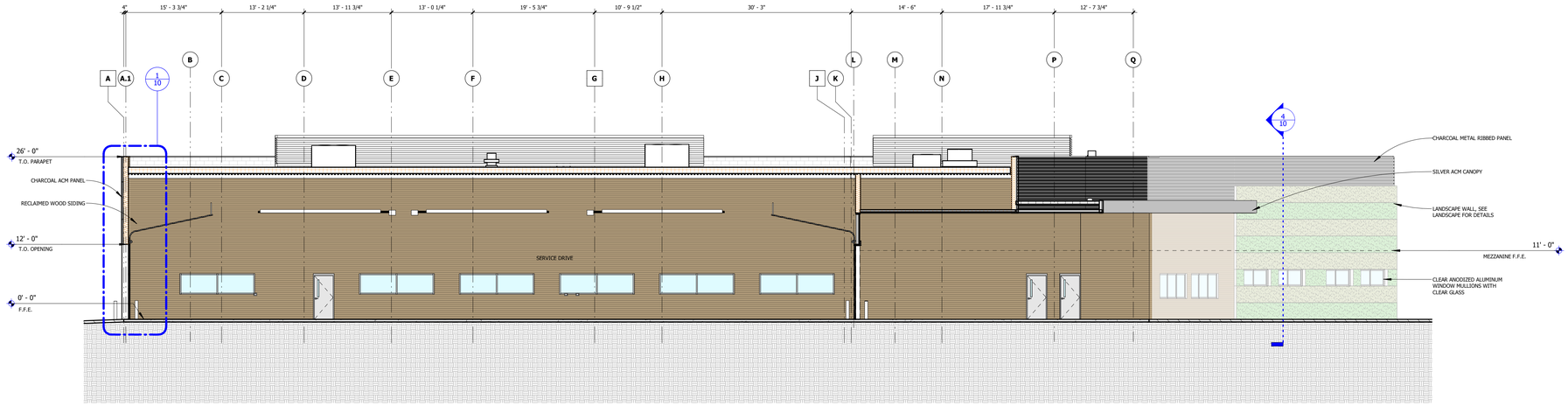
3 | **Northwest Elevation**
1/4" = 1'-0"

SEE MATERIAL BOARD ON SHEET 21

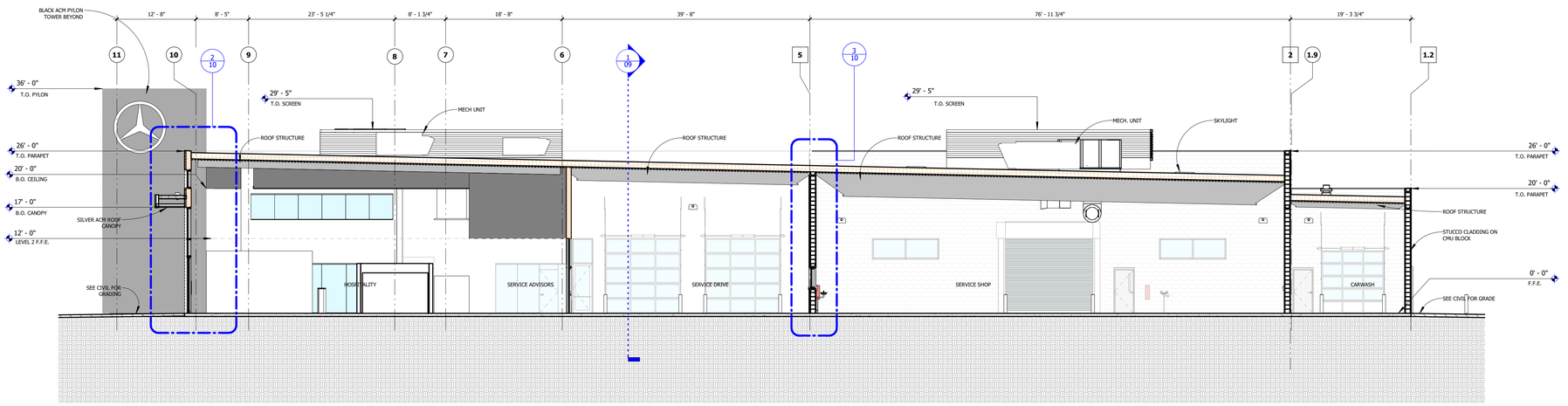


4 | **Southeast Elevation**
1/4" = 1'-0"

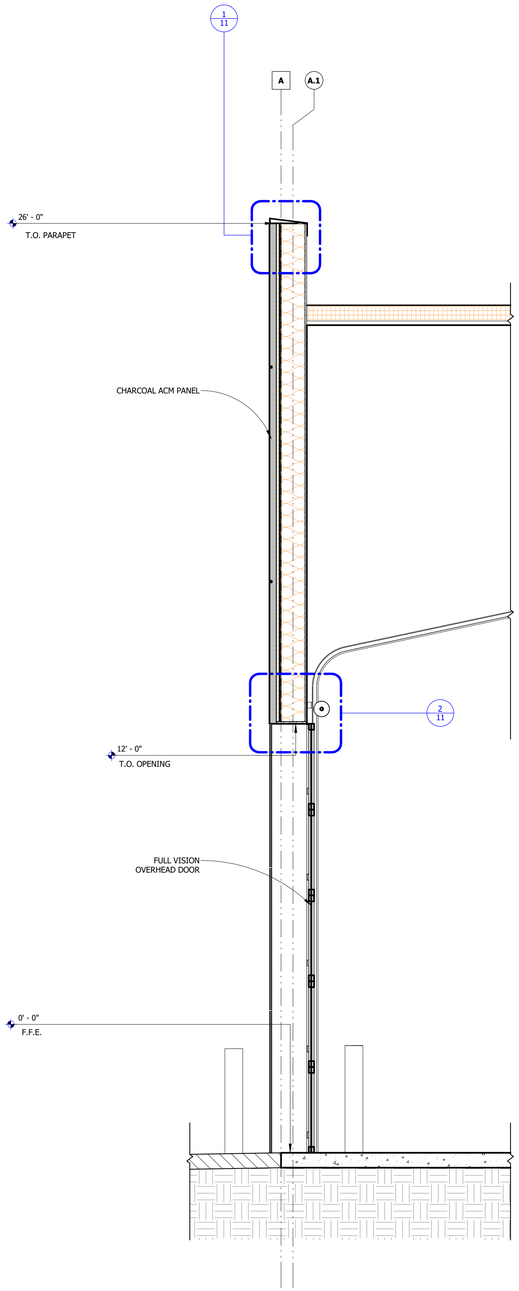
SEE MATERIAL BOARD ON SHEET 21



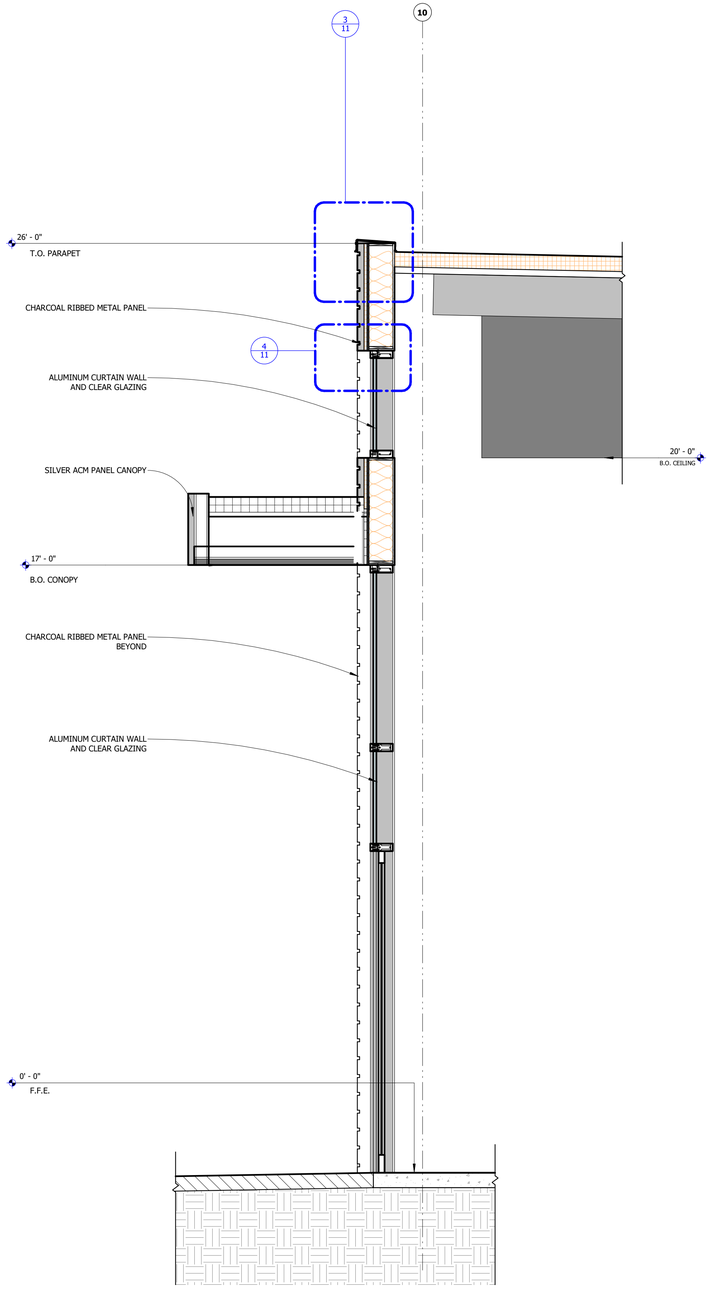
1 | **East to West Wall Section 2**
1" = 10'-0"



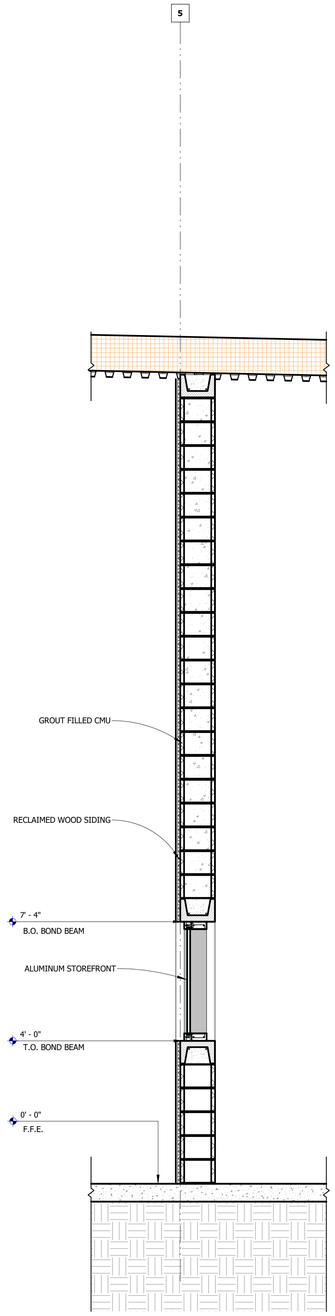
2 | **N-S Building Section**
1" = 10'-0"



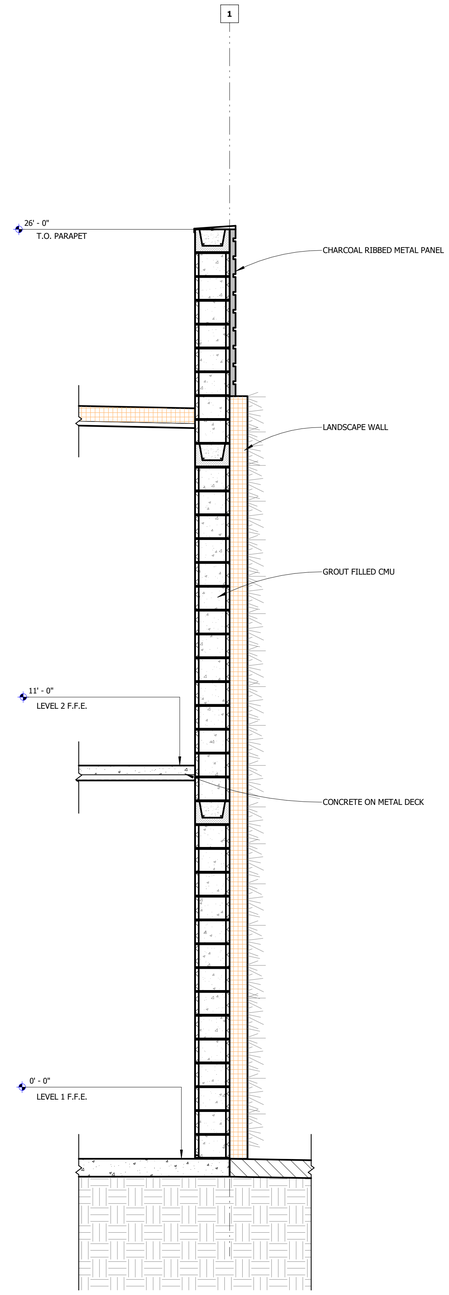
1 | **E-W Wall Section 1**
1/2" = 1'-0"



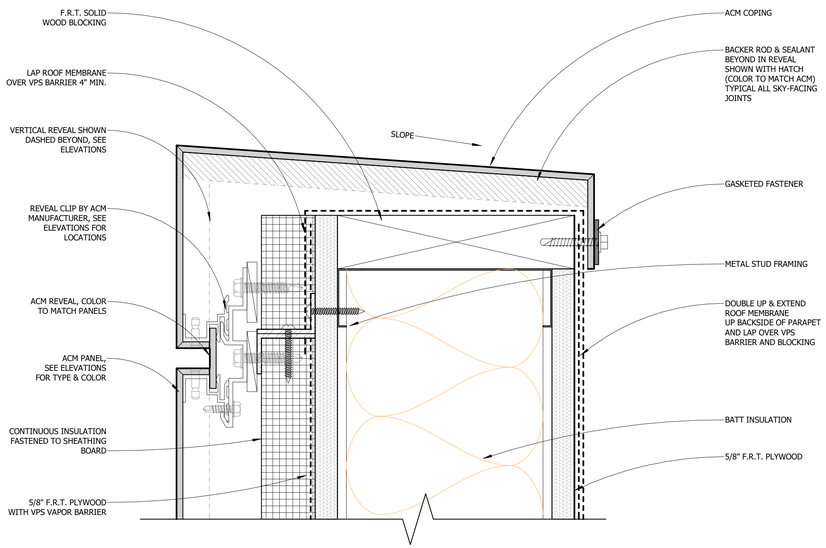
2 | **N-S Wall Section 1**
1/2" = 1'-0"



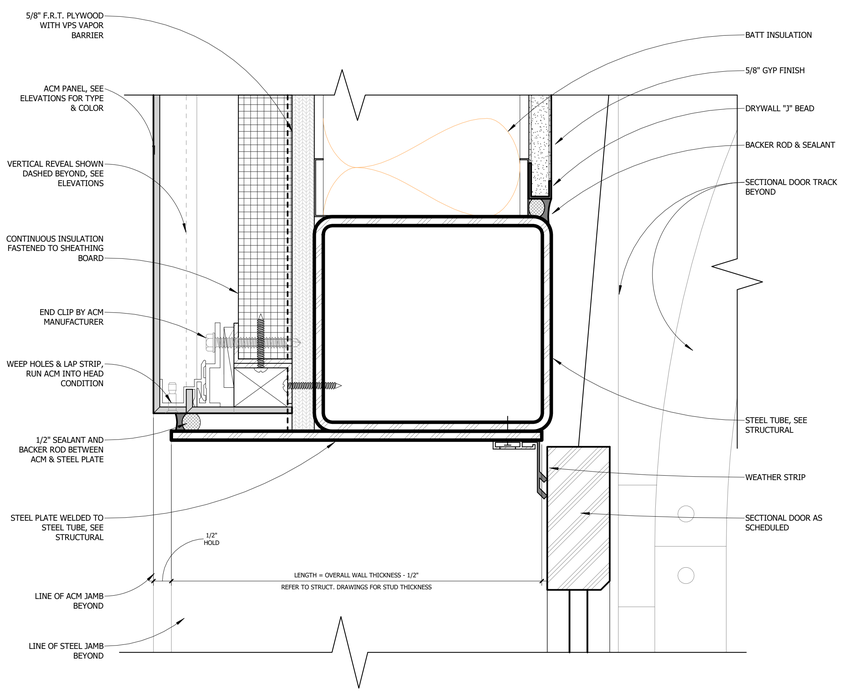
3 | **N-S Wall Section 2**
1/2" = 1'-0"



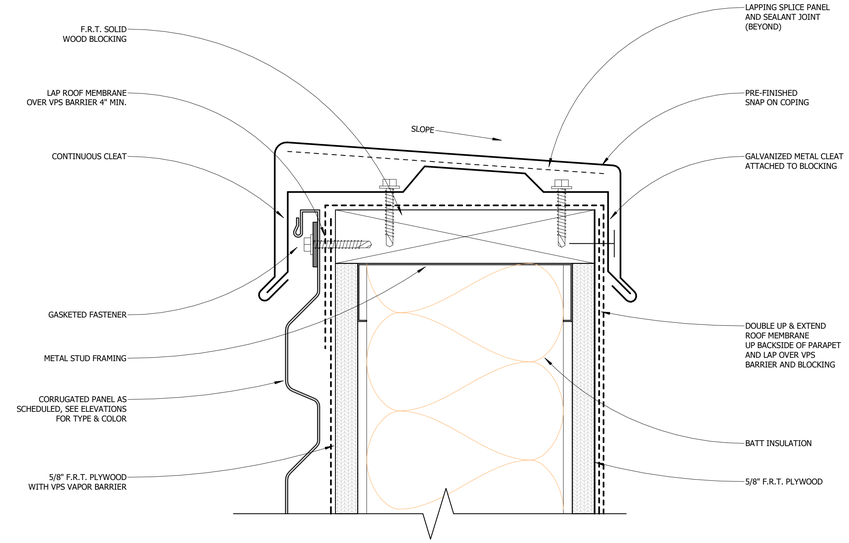
4 | **N-S Wall Section 3**
1/2" = 1'-0"



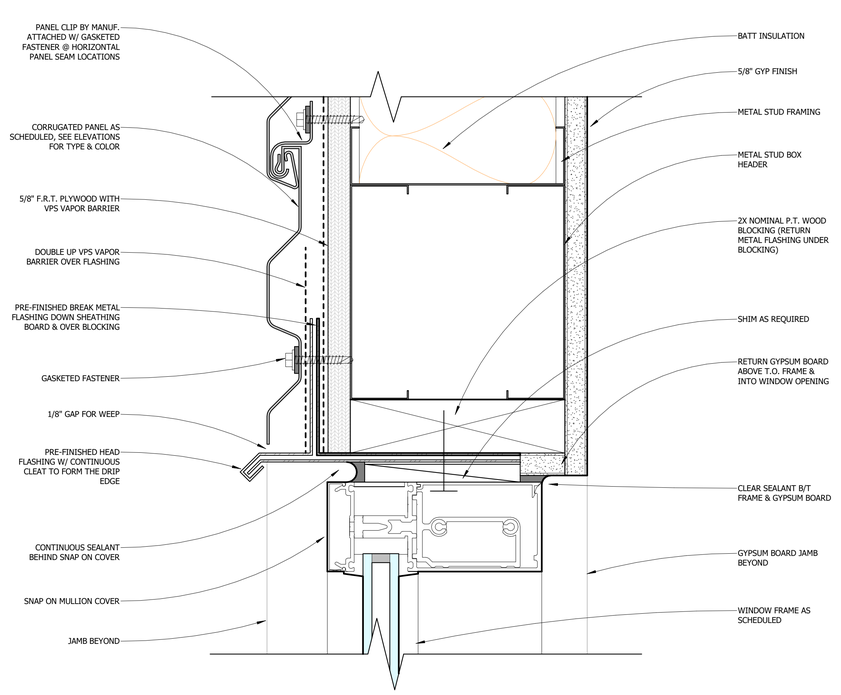
1 | **ACM Coping**
6" = 1'-0"



2 | **ACM Head @ Sectional Door**
6" = 1'-0"



3 | **CORR. Coping**
6" = 1'-0"



4 | **CORR. Head @ Window - Metal Stud**
6" = 1'-0"

5.1 Planning and Design		Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1										
Mandatory	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1										
Mandatory	Mandatory	Best management practices	5.106.1.2										
Mandatory	Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4										
Mandatory	Mandatory	Short term bicycle parking	5.106.4.1.1										
Mandatory	Mandatory	Long term bicycle parking	5.106.4.1.2										
Mandatory	Mandatory	Parking stall markings	5.106.5.2.1										
Mandatory	Tier 2 Mand.	Designated parking - 12% of Parking Capacity	A5.106.5.1.2										
Mandatory	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) [N]- New Construction, Shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for at least 25% of parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed.	PAMC 16.14.430/ A5.106.5.3					See EVSE Checklist					
Mandatory	Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8										
Mandatory	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10					PW					
Electives (choose 3)	Tier 2 Mand.	Cool roof for reduction of heat island effect	A5.106.11.2										
Electives (choose 3)	Electives	Community connectivity	A5.103.1										
Electives (choose 3)	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2										
Electives (choose 3)	Electives	Reduce development footprint and optimize open space	A5.104.1										
Electives (choose 3)	Electives	Existing building structure (75%)	A5.105.1.1										
Electives (choose 3)	Electives	Existing non-structure elements (50%)	A5.105.1.2										
Electives (choose 3)	Electives	Salvage	A5.105.1.3										
Electives (choose 3)	Electives	Storm water design	A5.106.2										
Electives (choose 3)	Electives	Low impact development (LID)	A5.106.3										
Electives (choose 3)	Electives	Greyfield or infill site	A5.106.3.2										
Electives (choose 3)	Electives	Changing rooms	A5.105.4.3										
Electives (choose 3)	Electives	Parking capacity	A5.106.6										
Electives (choose 3)	Electives	Reduce parking capacity	A5.106.6.1										
Electives (choose 3)	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1										
Electives (choose 3)	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2										
Electives (choose 3)	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2										
Electives (choose 3)	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	A5.106.11										
PAMC 16.17 Energy Reach Code													
Mandatory	Mandatory or	**Effective April 1, 2020:** Option 1: All-electric design - Performance approach specified within the 2019 California Energy Code shall be used to demonstrate the energy budget calculated for the proposed design building is no greater than the energy budget calculated for the Standard Design Building.	PAMC 16.17.080/ Title 24, Part 6		Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.			See Energy Acs Checklist					
Mandatory	Mandatory	**Effective April 1, 2020:** Option 2: Mixed-fuel design -Performance approach specified within the 2019 California Energy Code shall be used to demonstrate the energy budget calculated for the proposed design building under has a compliance margin, relative to the energy budget calculated for the Standard Design Building under, of at least the value specified for the corresponding occupancy type in Table 140.1-A.	PAMC 16.17.080/ Title 24, Part 6		Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.			See Energy Acs Checklist					
Mandatory	Mandatory	Energy Star portfolio manager- All new construction or renovation projects greater than $100,000 in value	PAMC 16.14.380 Sect 5.410.4.6										
Mandatory	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.390 Sect 5.410.4.7										
Mandatory	Mandatory	Performance Review (For sites > 1 acre)	PAMC16.14.400 Sect 5.410.4.8										
5.3 Water Efficiency and Conservation													
Mandatory	Mandatory	Meters, separate submeters or metering devices installed as follows:	5.303.1										
Mandatory	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1										
Mandatory	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2										
Mandatory	Tier 2 Mand.	Water Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3.2										
Mandatory	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1										
Mandatory	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1										
Mandatory	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2										
Mandatory	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1										
Mandatory	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2										
Mandatory	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1										
Mandatory	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2										
Mandatory	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3										
Mandatory	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4										
Mandatory	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5										
Mandatory	Mandatory	Commercial kitchen equipment	5.303.4										
Mandatory	Mandatory	Food waste disposers	5.303.4.1										
Mandatory	Mandatory	Indoor water use: Areas of addition or alteration	5.303.5										
Mandatory	Mandatory	Dual plumbing required when > 50,000 s.f. or ≥ 50 toilets or urinals proposed	PAMC 16.14.300/ 5.306										
Mandatory	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2019 Cal Plumbing Code)	5.303.6										
Mandatory	Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1										
Mandatory	Mandatory	Recycled water supply systems	PAMC 16.12.030										
Mandatory	Mandatory	Invasive species prohibited	PAMC 16.14.360 Section 5.304.2										
Mandatory	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.365 Section 5.306										
Electives (3)	Electives	Indoor water use: 25% reduction	A5.303.2.3.3										
Electives (3)	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4										
Electives (3)	Electives	Appliances and fixtures for commercial application	A5.303.3										
Electives (3)	Electives	Nonwater supplied urinals	A5.303.4.1										
Electives (3)	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6										
Electives (3)	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7										
Electives (3)	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8										
Electives (3)	Electives	Nonpotable water systems	A5.305.1										
Electives (3)	Electives	Irrigation system: Recycled water	A5.305.2										
5.4 Material Conservation and Resource Efficiency													
Mandatory	Tier 2 Mand.	Recycled content: 15%	A5.405.4										
Mandatory	Mandatory	Weather protection	5.407.1					See Foundation inspection checklist.					
Mandatory	Mandatory	Moisture control: Sprinklers	5.407.2.1										
Mandatory	Mandatory	Moisture control: Entries + Openings	5.407.2.2										
Mandatory	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1										
Mandatory	Mandatory	Moisture control: Flashing	5.407.2.2.2										
Mandatory	Mandatory	Construction waste management	5.408.1										
Mandatory	Mandatory	Construction waste management plan	5.408.1.1										
Mandatory	Mandatory	Waste management company	5.408.1.2										
Mandatory	Mandatory	Waste stream reduction alternative	5.408.1.3										
Mandatory	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4										
Mandatory	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3										
Mandatory	Tier 2 Mand.	Enhanced construction waste reduction (80% diversion rate for projects exceeding $25,000 in value; 65% diversion rate for projects less than $25,000)	PAMC 16.14.370/ A5.408.3.1.1					See www.greenalcosystems.com					
Mandatory	Mandatory	Recycling by occupants (with exceptions)	5.410.1										
Mandatory	Mandatory	Commissioning (≥ 10,000 SF) [N]	5.410.2										
Mandatory	Mandatory	Commissioning plan [N]	5.410.2.3										
Mandatory	Mandatory	Functional performance testing [N]	5.410.2.4										
Mandatory	Mandatory	Documentation and Training: Systems manual	5.410.2.5.1										
Mandatory	Mandatory	Documentation and Training: Systems operations training [N]	5.410.2.5.2										
Mandatory	Mandatory	Commissioning report [N]	5.410.2.6										
Mandatory	Mandatory	Testing and adjusting for [N] buildings < 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4										
Mandatory	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2										
Mandatory	Mandatory	Testing and adjusting: Procedures	5.410.4.3										
Mandatory	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1										
Mandatory	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4										
Mandatory	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5										
Mandatory	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.400 Sect 5.410.4.8										
Mandatory	Mandatory	Inspection and reports [AA] + [N] < 10,000 SF	5.410.4.5.1										

5.4 Material Conservation and Resource Efficiency, continued		Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Electives (choose 3)	Electives	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1										
Electives (choose 3)	Electives	Wood Framing: Framing specifications	A5.404.1.2										
Electives (choose 3)	Electives	Regional materials	A5.405.1										
Electives (choose 3)	Electives	Bio-based materials: Certified wood	A5.405.2.1										
Electives (choose 3)	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2										
Electives (choose 3)	Electives	Reused materials	A5.405.3										
Electives (choose 3)	Electives	Alternate method for concrete	A5.405.4.5										
Electives (choose 3)	Electives	Cement and concrete: Cement	A5.405.5.1										
Electives (choose 3)	Electives	Cement and concrete: Concrete	A5.405.5.2										
Electives (choose 3)	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1										
Electives (choose 3)	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2										
Electives (choose 3)	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1										
Electives (choose 3)	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2										
Electives (choose 3)	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3										
Electives (choose 3)	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4										
Electives (choose 3)	Electives	Choice of materials: Service life	A5.406.1.1										
Electives (choose 3)	Electives	Choice of materials: Reduced maintenance	A5.406.1.2										
Electives (choose 3)	Electives	Choice of materials: Recyclability	A5.406.1.3										
Electives (choose 3)	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1										
Electives (choose 3)	Electives	Whole building life cycle assessment	A5.409.2										
Electives (choose 3)	Electives	Materials and system assemblies	A5.409.3										
Electives (choose 3)	Electives	Substitution of prescriptive standards	A5.409.4										
5.5 Environmental Quality													
Mandatory	Mandatory	Fireplaces	5.503.1										
Mandatory	Mandatory	Temporary ventilation (MERV 8)	5.504.1										
Mandatory	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3										
Mandatory	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC limits)	5.504.4.1										
Mandatory	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3										
Mandatory	Mandatory	Aerosol paints and coatings	5.504.4.3.1										
Mandatory	Mandatory	Verification, for paints and coatings	5.504.4.3.2										
Mandatory	Mandatory	Carpet systems	5.504.4.4										
Mandatory	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1										
Mandatory	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2										
Mandatory	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5										
Mandatory	Mandatory	Composite wood products: Documentation	5.504.4.5.3										
Mandatory	Tier 2 Mand.	Resilient Flooring system. 100%	PAMC 16.14.070/ A5.504.4.7.1										
Mandatory	Mandatory	Resilient flooring verification of compliance	5.504.4.6.1										
Mandatory	Tier 2 Mand.	Thermal Insulation: No added formaldehyde	A5.504.4.8.1										
Mandatory	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7										
Mandatory	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1										
Mandatory	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2										
Mandatory	Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.410										
Mandatory	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4										
Mandatory	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1										
Mandatory	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1										
Mandatory	Mandatory	Exterior noise transmission, performance method	5.507.4.2										
Mandatory	Mandatory	Site features	5.507.4.2.1										
Mandatory	Mandatory	Documentation of compliance	5.507.4.2.2										
Mandatory	Mandatory	Interior sound transmission (with note)	5.507.4.3										
Mandatory	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1										
Mandatory	Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1										
Mandatory	Mandatory	Halons	5.508.1.2										
Mandatory	Mandatory	Supermarket refrigerant leak reduction	5.508.2										
Mandatory	Mandatory	Refrigerant piping	5.508.2.1										
Mandatory	Mandatory	Refrigerant piping valves	5.508.2.2										
Mandatory	Mandatory	Refrigerant piping access valves	5.508.2.2.2										
Mandatory	Mandatory	Refrigerated service case	5.508.2.3										
Mandatory	Mandatory	Refrigerant receivers	5.508.2.4										
Mandatory	Mandatory	Pressure testing	5.508.2.5										
Mandatory	Mandatory	Evacuation (after pressure testing)	5.508.2.6										
Electives (choose 3)	Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation	A5.504.1.1										
Electives (choose 3)	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2										
Electives (choose 3)	Electives	IAQ postconstruction	A5.504.2										
Electives (choose 3)	Electives	IAQ testing	A5.504.2.1										
Electives (choose 3)	Electives	Maximum levels of contaminants	A5.504.2.1.1										
Electives (choose 3)	Electives	Test protocols	A5.504.2.1.2										
Electives (choose 3)	Electives	Noncomptying building areas	A5.504.2.1.3										
Electives (choose 3)	Electives	Acoustical ceiling and wall panels	A5.504.4.9										
Electives (choose 3)	Electives	Hazardous particulates and chemical pollutants	A5.504.5										
Electives (choose 3)	Electives	Entryway systems (to control pollutants)	A5.504.5.1										
Electives (choose 3)	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2										
Electives (choose 3)	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/A5.507.1.2										
Electives (choose 3)	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2										
Electives (choose 3)	Electives	Daylight: Toplighting and sidelighting	A5.507.2										
Electives (choose 3)	Electives	Views: Direct line of sign to outdoors: interior office spaces	A5.507.3.1										
Electives (choose 3)	Electives	Views- Multi-occupant spaces	A5.507.3.2										
Electives (choose 3)	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3										
Electives (choose 3)	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4										
Required Additional Electives (Choose 3 additional Electives from any category)			**A5.601.3.1**										
Mand.	Tier 2 Mand.		A5.601.3.4										
Mand.	Tier 2 Mand.		A5.601.3.4										
Mand.	Tier 2 Mand.		A5.601.3.4										

Legend:

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations
[HR] - High-rise building

The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here _____.

The Energy Star Benchmark Portfolio profile is a required project submittal. The profile can be found at the following link. The portfolio profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here _____.

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE ON APRIL 1, 2020

The Certificate of Compliance shall be prepared and signed by a Certified Energy Analyst and the energy budget for the Proposed Design shall be no greater than the Standard Design Building.

I am a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10-103 of the Building Energy Efficiency Standards for Residential and Non-Residential Buildings.

Signature (Certified Energy Analyst)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

In order to schedule a final building inspection with the Building Department, follow the procedures below.

☐ Schedule a two-part Final Green Building Inspection with the City Green Building Personnel in accordance with the Palo Alto Non-Residential Green Building Inspection Guideline.

☐ At Part 1 of the Final Green Building Inspection prepare all submittals and supporting documentation for the items identified with an "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.

☐ At Part 2 of the Final Green Building Inspection prepare for a field inspection for the items identified with an "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.

I certify that:

☐ There have been no alterations that have impacted the energy report for the project, unless the new report is provided.

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

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

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

Print Name

CITY STAMPS ONLY

Project Address:

2019 NONRESIDENTIAL CHECKLIST - CALGREEN TIER 2

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Development Center Green Building Requirements
y of Palo Alto Green Building Ordinance 5481 (PAMC 16.14 Amendments)

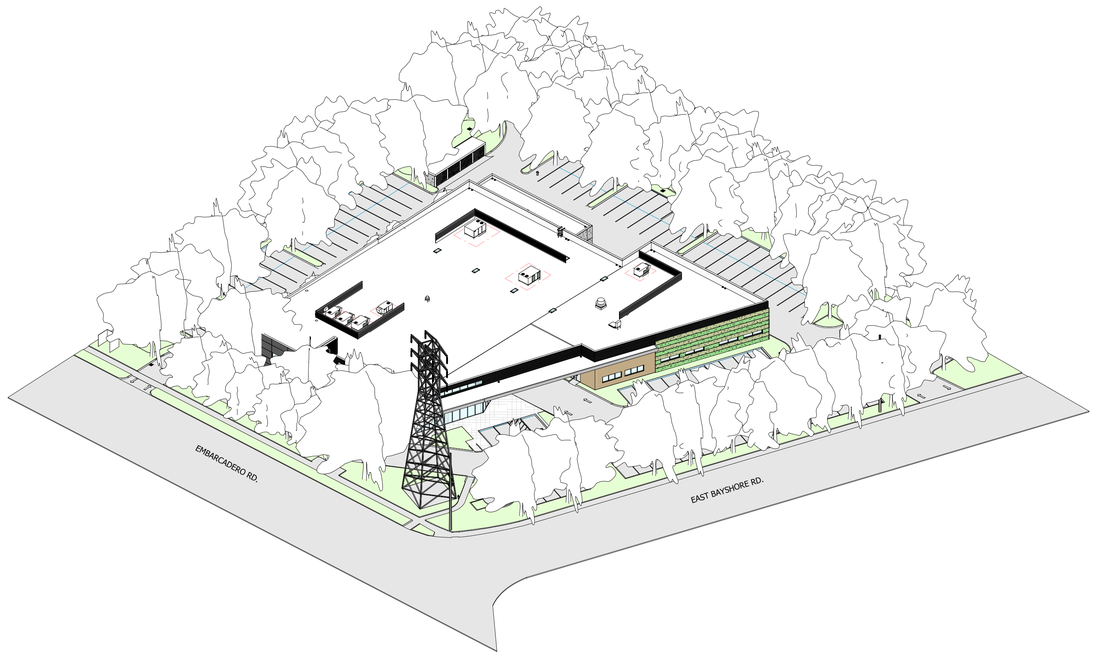
http://www.bsc.ca.gov/Home/CALGreen.aspx
https://www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp
http://library.amlegal.com/nxt/gateway.dll/California/paloalto_ca/paloaltomunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:paloalto_ca

Application: This plan sheet is for nonresidential new construction or additions of 1,000 SF or greater.

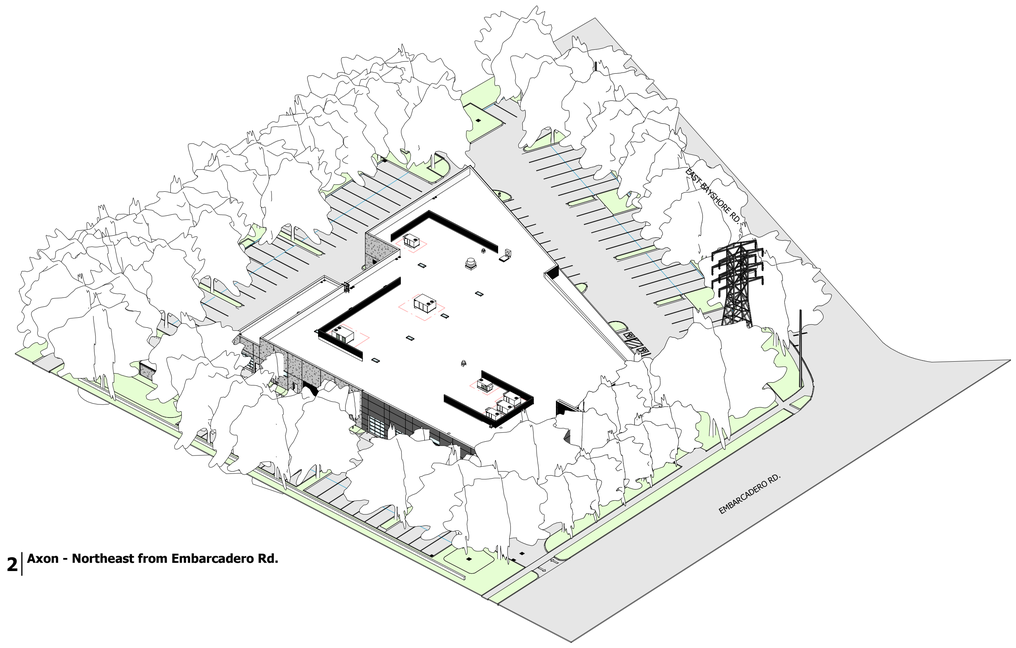
2019 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN + TIER 2**

Version 05/20

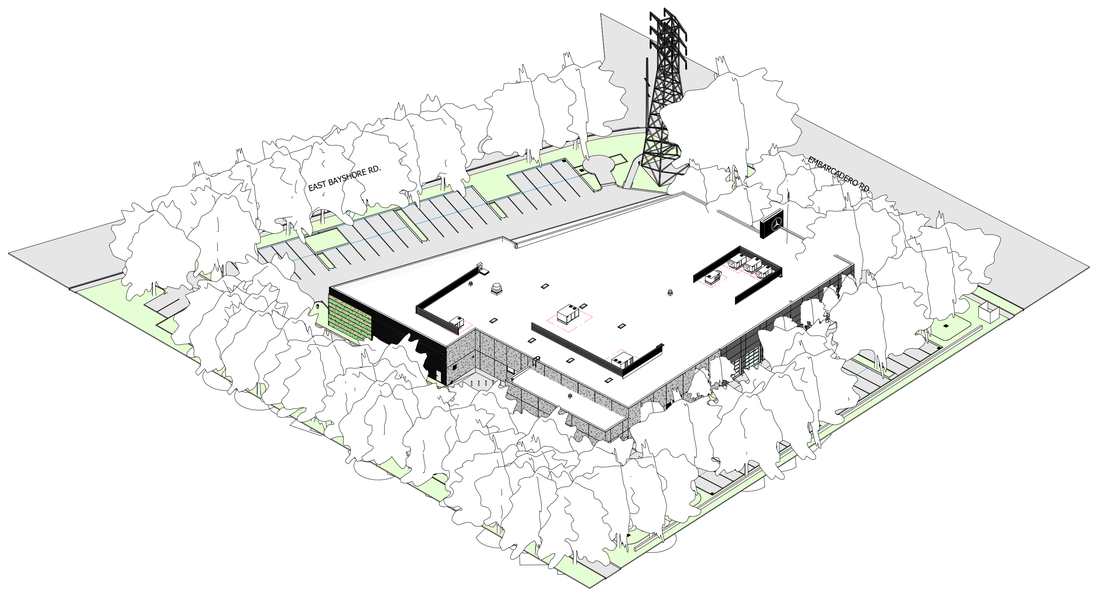
GB-1
Tier 2



1 | **Axon - East bayshore Rd. @ Embarcadero Rd.**

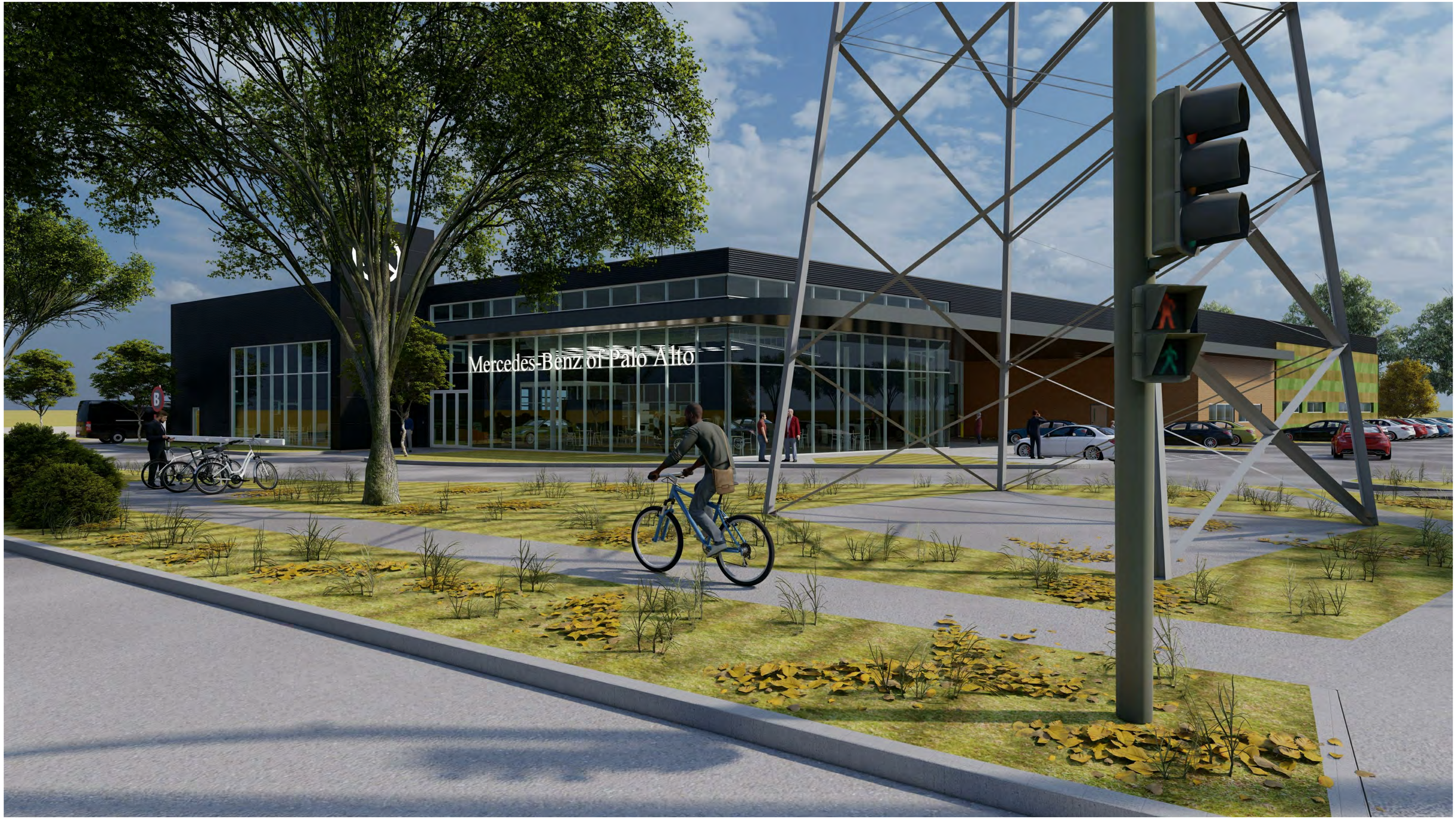


2 | **Axon - Northeast from Embarcadero Rd.**



3 | **Axon - Southwest Opposite East Bayshore Rd.**




Mercedes-Benz of Palo Alto








PROJECT SITE


PROJECT SITE


Mercedes-Benz of Palo Alto
E Bayshore

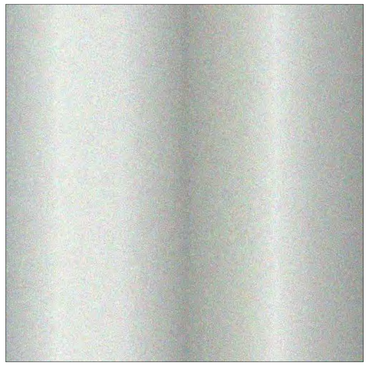

Mercedes-Benz of Palo Alto
E Bayshore

ACM PANEL



ALPOLIC
FRONT ELEVATION
CHARCOAL

ACM PANEL



ALPOLIC
FRONT CANOPY
SILVER

ACM PANEL



ALPOLIC
PYLON TOWER
BLACK

STUCCO



KADEX
NE, SE ELEV. & DUMPSTER
GRAY

RECLAIMED WOOD



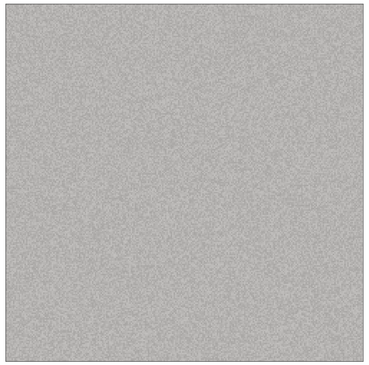
TERRA MAI
SERVICE DRIVE
ANGELIQUE

RIBBED METAL PANEL



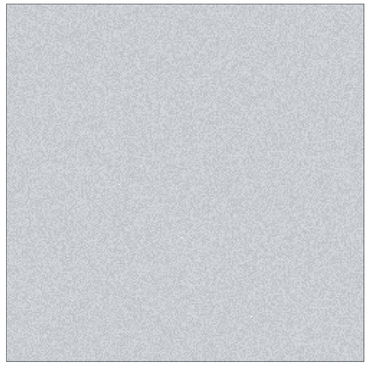
CENTRIA
W & NW ELEVATIONS
CHARCOAL

ACM PANEL



CENTRIA
BACK OF HOUSE
PLATINUM

ACM PANEL



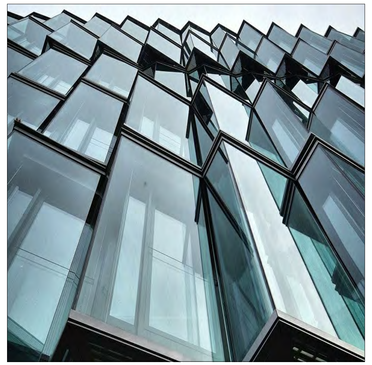
CENTRIA
BACK OF HOUSE
SILVERSMITH

WINDOW MULLION

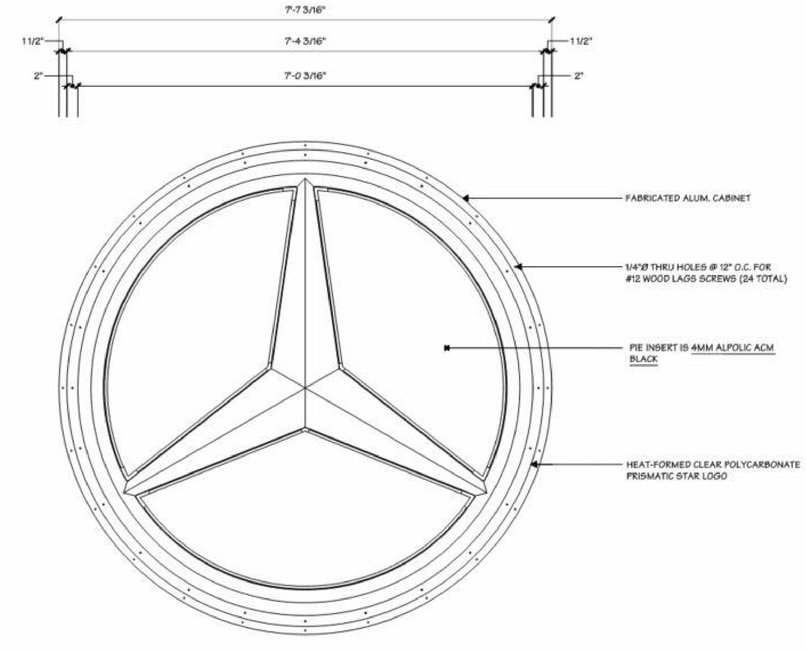


OLD CASTLE
EXTERIOR WINDOWS
CLEAR ANODIZED

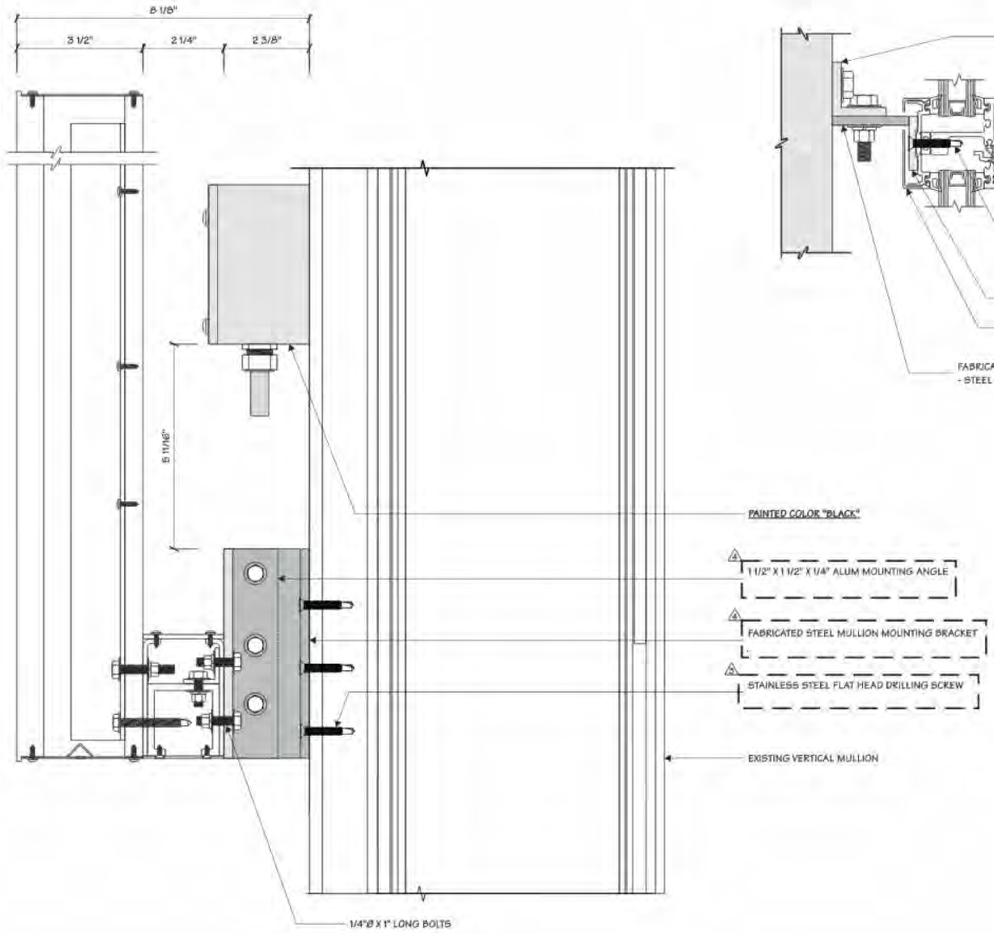
EXTERIOR GLAZING

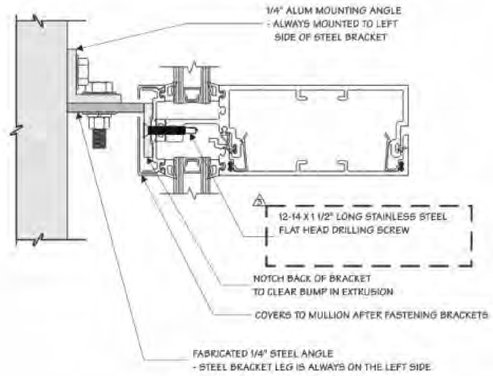


VITRO
ALL ELEVATIONS
CLEAR









SIGNAGE NOTES

BUILDING SIGNAGE WILL BE PERMITTED VIA DEFERRED SUBMITTAL.

THE WALL SIGNS SHOWN ABOVE ARE ATTACHED TO THE BUILDING.

SIGN PACKAGE IS FOR REFERENCE ONLY.

AGI

BRAND BOOK

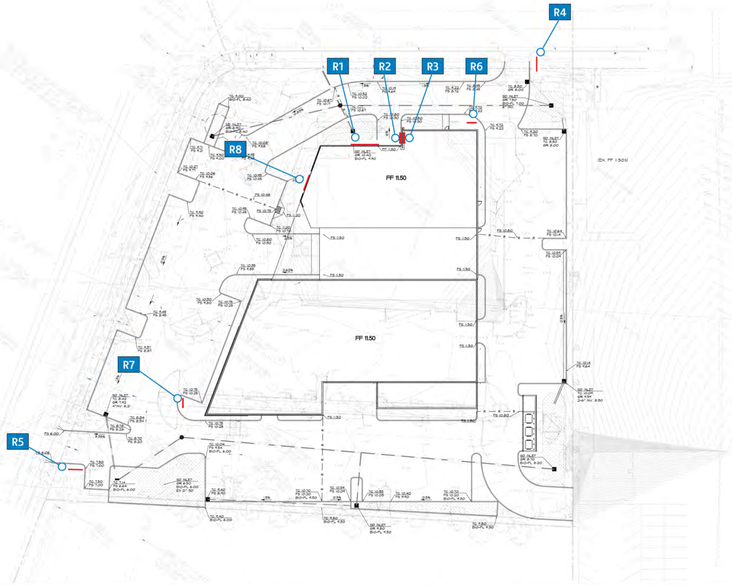
Mercedes-Benz

Mercedes-Benz of Palo Alto
1700 Embarcadero Rd.
Palo Alto, CA 94303
03/10/2022

SIGN PACKAGE IS FOR REFERENCE ONLY.

SITE PLAN

Scale: 3/64"=1'



SIGN LIST	QTY	MODEL	DESCRIPTION
R1	1	MER-W-30-MRD	White Town Identifier
R2	1	MER-AI-7-STAR	#7 Integrated Star
R3	1	MER-AI-7-STAR	#7 Integrated Star
R4	1	MER-151-B	Monument
R5	1	MER-151-B	Monument
R6	1	6215N	Free Stnd. Non-Illum. Directional
R7	1	6215N	Free Stnd. Non-Illum. Directional
R8	1	MER-W-15-S	White Channel Letters - "SERVICE"

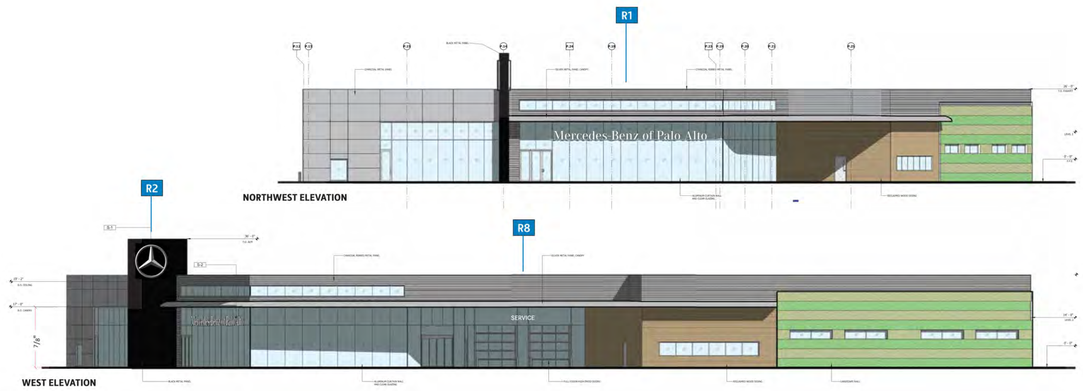
Mercedes-Benz | Mercedes-Benz of Palo Alto | AGI
Project #: 210215 | Project Manager: L. Claiborne

The dealer is responsible for ensuring unfettered behind the wall access so the letters can be properly installed. All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.

ELEVATIONS

Scale: 1/16"= 1.25'

SIGN LIST	QTY	MODEL	DESCRIPTION
R1	1	MER-W-30-MRD	White Town Identifier
R2	1	MER-AI-7-STAR	#7 Integrated Star
R8	1	MER-W-15-S	White Channel Letters - "SERVICE"



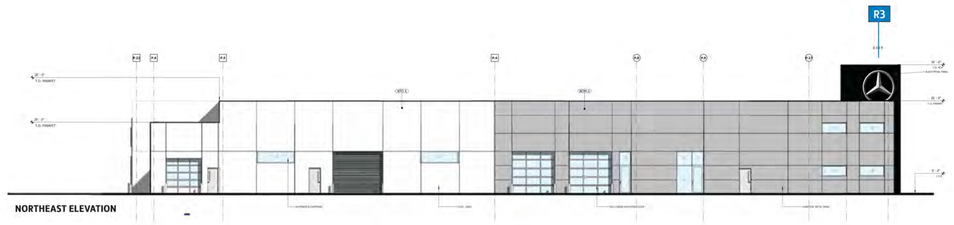
Mercedes-Benz | Mercedes-Benz of Palo Alto | AGI
Project #: 210215 | Project Manager: L. Claiborne

The dealer is responsible for ensuring unfettered behind the wall access so the letters can be properly installed. All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.

ELEVATIONS

Scale: 1/16"= 1.25'

SIGN LIST	QTY	MODEL	DESCRIPTION
R3	1	MER-AI-7-STAR	#7 Integrated Star



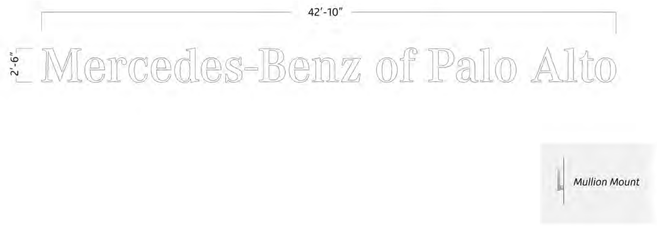
Mercedes-Benz | Mercedes-Benz of Palo Alto | AGI
S.O. #: 200315 | Project Manager: L. Claiborne

The dealer is responsible for ensuring unfettered behind the wall access so the letters can be properly installed. All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.

R1 MER-W-30-MBD — MB TOWN IDENTIFIER

Scale: 3/16"=1'

DEALER APPROVAL



SIGN SPECS	SIGN PROPOSAL
- Illuminated - Power Requirements: 120V/20A Circuit Required - Mounting Method: Mullion Mount - Sign Colors: Letters: #2447 Translucent White Acrylic Returns: Prefinished Anodized Bright Clear Aluminum	- Mullion Mount , centered above entry doors.

Mercedes-Benz | Mercedes-Benz of Palo Alto | Project #: 210215 | Project Manager: L. Claiborne | AGI

The dealer is responsible for ensuring unfettered behind the wall access so the letters can be properly installed. All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.

R2 Size 7 Star — Exterior Integrated Wall Star

R3

Scale: 1/4"=1'

DEALER APPROVAL



SIGN SPECS	SIGN PROPOSAL
- Illuminated - Power Requirements: 120V/20A Circuit Required - Mounting Method: Wall Mounted - Sign Colors: Polycarbonate logo with 2nd surface applied spray chrome finish and 3M #7225-12 Black Vinyl on Border Flange	

Mercedes-Benz | Mercedes-Benz of Palo Alto | Project #: 210215 | Project Manager: L. Claiborne | AGI

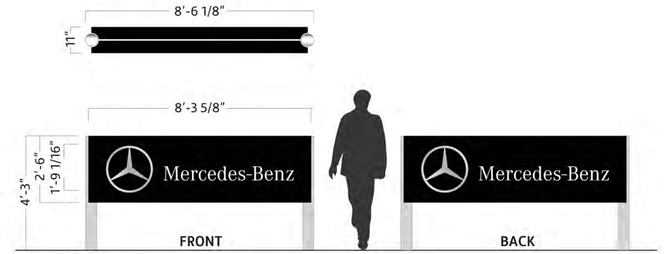
The dealer is responsible for ensuring unfettered behind the wall access so the letters can be properly installed. All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.

R4 MER-151B — MONUMENT SIGN

R5

Scale: 3/8"=1'

DEALER APPROVAL



SIGN SPECS	SIGN PROPOSAL
- Illuminated - Power Requirements: 120V/20A Circuit Required - Mounting Method: Rebar Foundation - Sign Colors: Alpolic ACM TBL Black with 3M #7225-10 White Vinyl Copy - Paint: Akzonobel #5IGN91723 GGBC Arrow Silver	

Mercedes-Benz | Mercedes-Benz of Palo Alto | Project #: 210215 | Project Manager: L. Claiborne | AGI

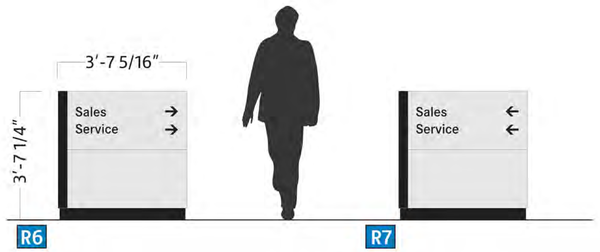
The dealer is responsible for ensuring unfettered behind the wall access so the letters can be properly installed. All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.

R6 621SN — FREESTANDING NON-ILLUM. DIRECTIONAL

R7

Scale: 1/2"=1'

DEALER APPROVAL



SIGN SPECS	SIGN PROPOSAL
- Single-Sided - Non-Illuminated - Mounting Method: Direct Bury - Sign Colors: Cabinet: 4MM ACM Alpolic HYU-Silver Accents: 4MM ACM Alpolic TBL Black Non-Illuminated Copy: Surface Applied Opaque Vinyl 3M #7725-12 Black	

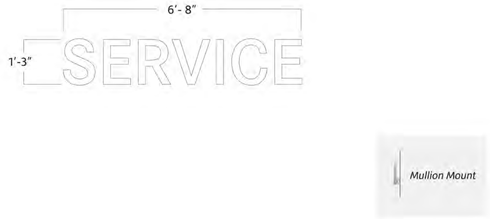
Mercedes-Benz | Mercedes-Benz of Palo Alto | Project #: 210215 | Project Manager: L. Claiborne | AGI

The dealer is responsible for ensuring unfettered behind the wall access so the letters can be properly installed. All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning

R8 MER W-15-S — CHANNEL LETTERS (SERVICE)

Scale: 3/8"=1'

DEALER APPROVAL



SIGN SPECS	SIGN PROPOSAL
- Illuminated - Power Requirements: 120V/20A Circuit Required - Mounting Method: Wall Mounted - Sign Colors: Prefinished Anodized Bright Clear Aluminum Returns - Letter Faces: #2447 Translucent White Acrylic with Color Option 3M #3635-22 Dual Color Black Vinyl	

Mercedes-Benz | Mercedes-Benz of Palo Alto | Project #: 210215 | Project Manager: L. Claiborne | AGI

The dealer is responsible for ensuring unfettered behind the wall access so the letters can be properly installed. All signage and locations are as prescribed by Mercedes-Benz USA, LLC. Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.

SIGN PACKAGE IS FOR REFERENCE ONLY.



0 30' 60' 120'

Scale: 1"=30'

NORTH

OVERALL LANDSCAPE PLAN

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

Swickard Auto Group

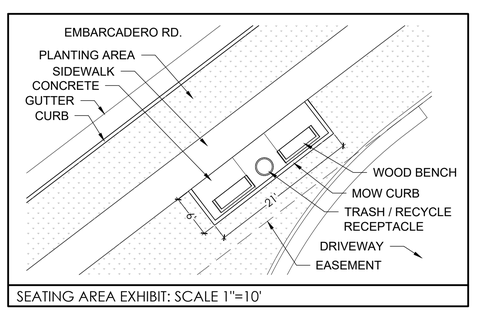
DESIGN STATEMENT:

THE LANDSCAPE DESIGN FOR THIS PROJECT WILL TAKE THE BAYLANDS NATURAL PRESERVE STYLE AND INTERTWINE THE MODERN LOOK OF THE FLETCHER JONES BRAND.

THE LANDSCAPE SURROUNDING THE BUILDING WILL BE DESIGNED TO FRAME THE WINDOWS, PROVIDE ACCENTS AT FOCAL AREAS, AND ADDRESS ALL SIDES OF THE BUILDING.

REFER TO THE GRADING PLANS FOR DRAINAGE AND WATER QUALITY INFORMATION

IRRIGATION STATEMENT:
THE IRRIGATION SYSTEM WILL BE DESIGNED TO COMPLY WITH THE WATER CONSERVATION LANDSCAPE ORDINANCE. THE EQUIPMENT SHALL UTILIZE THE MOST UP TO DATE WATER CONSERVATION METHODS INCLUDING, DRIP IRRIGATION AND AN ET WEATHER MONITORING CONTROLLER.

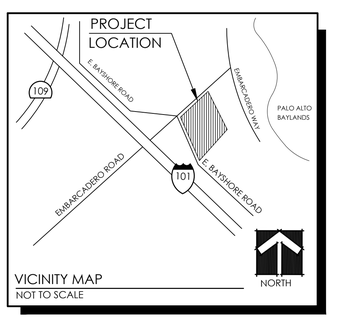


SEATING AREA EXHIBIT: SCALE 1"=10'

CONCEPTUAL PLANT LEGEND

	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT WATER USE	PLANT NATIVE
	EXISTING OFF-SITE TREES					
	VARIOUS EUCALYPTUS SPECIES	EUCALYPTUS				
	EXISTING OFF-SITE TREES					
	ULMUS PARVIFOLIA	CHINESE ELM				
	INTERIOR ACCENT TREE					
	GINKGO BILOBA	MAIDENHAIR TREE	48" BOX	AS SHOWN	MEDIUM	NON NATIVE
	PARKING SHADE TREE					
	PLATANUS ACERIFOLIA "YARWOOD"	LONDON PLANE TREE	48" BOX	AS SHOWN	LOW	NON NATIVE
	PERIMETER TREE / SCREEN TREE					
	FREMONTODENDRON CALIFORNICA	FLANNEL BUSH	36" BOX	AS SHOWN	MEDIUM	NATIVE
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	36" BOX	AS SHOWN	MEDIUM	NATIVE
	VERTICAL FOUNDATION TREES					
	PINUS ELDARICA	AFGHAN PINE	48" BOX	AS SHOWN	MEDIUM	NON NATIVE
	FOUNDATION SHRUBS AND PERENNIALS					
	ARCTOSTAPHYLLOS HYBRIDS	MANZANITA HYBRIDS	5 GALLON	2' - 4' O.C.	LOW	NATIVE
	CALLISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
	DIETES BICOLOR (MORAEA)	FORTNIGHT LILY	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
	RHAMNUS CALIFORNICA "ED HOLM"	COFFEEBERRY	5 GALLON	2' - 4' O.C.	LOW	NATIVE
	GARRYA ELLIPTICA	SILK TASSEL BUSH	5 GALLON	4' - 6' O.C.	LOW	NATIVE
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	4' - 6' O.C.	LOW	NATIVE
	MAHONIA "GOLDEN ABUNDANCE"	HYBRID "GOLDEN ABUNDANCE	5 GALLON	2' - 4' O.C.	LOW	NATIVE
	JASMINUM NITIDUM	ANGELWING JASMINE	5 GALLON	2' - 4' O.C.	LOW	NON NATIVE
	RIBES AUREUM	GOLDEN CURRANT	5 GALLON	2' - 4' O.C.	LOW	NATIVE
	LIRIOPE "MONROE WHITE"	WHITE LILY TURF	5 GALLON	4' - 6' O.C.	MEDIUM	NON NATIVE
	RIBES SANGUINEUM "CLAREMONT"	PINK WINTER CURRANT	5 GALLON	2' - 4' O.C.	LOW	NATIVE
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIA HAWTHORN	5 GALLON	4' - 6' O.C.	LOW	NON NATIVE
	ROSA "ICEBERG"	WHITE SHRUB ROSE	5 GALLON	2' - 4' O.C.	MEDIUM	NON NATIVE
	GROUNDCOVERS					
	ARCTOSTAPHYLOS "EMERALD CARPET"	GROUNDCOVER MANZANITA	1 GALLON	3' O.C.	LOW	NATIVE
	MAHONIA REPENS	CREEPING MAHONIA	1 GALLON	3' O.C.	LOW	NATIVE
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GALLON	3' O.C.	LOW	NATIVE
	SANTOLINA VIRENS	GREEN LAVENDER COTTON	1 GALLON	3' O.C.	LOW	NON NATIVE
	3"-8" ROCK COBBLE - MINIMUM 8" DEPTH					
	VINES					
	DISTICTUS BUCCINATORIA	RED TRUMPET VINE	5 GALLON	3' O.C.	MEDIUM	NON NATIVE
	BIO-SWALE GROUNDCOVER					
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	LINERS	12" O.C.	MEDIUM	NATIVE
	ORNAMENTAL GRASSES					
	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GALLON	3' O.C.	LOW	NATIVE
	CHONDROPETALUM TECTORUM	CAPE RUSH	15 GALLON	3' O.C.	LOW	NON NATIVE
	CHONDROPETALUM ELEPHANTINES	LARGE CAPE RUSH	15 GALLON	3' O.C.	LOW	NON NATIVE
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	3' O.C.	LOW	NATIVE
	NASSELLA CERNUA	NODDING NEEDLE GRASS	1 GALLON	3' O.C.	LOW	NATIVE
	MUHLENBERGIA RIGENS.	DEER GRASS	1 GALLON	3' O.C.	LOW	NATIVE
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	3' O.C.	LOW	NON NATIVE

TOTAL LANDSCAPE AREA: 26,868 S.F.



VICINITY MAP
NOT TO SCALE

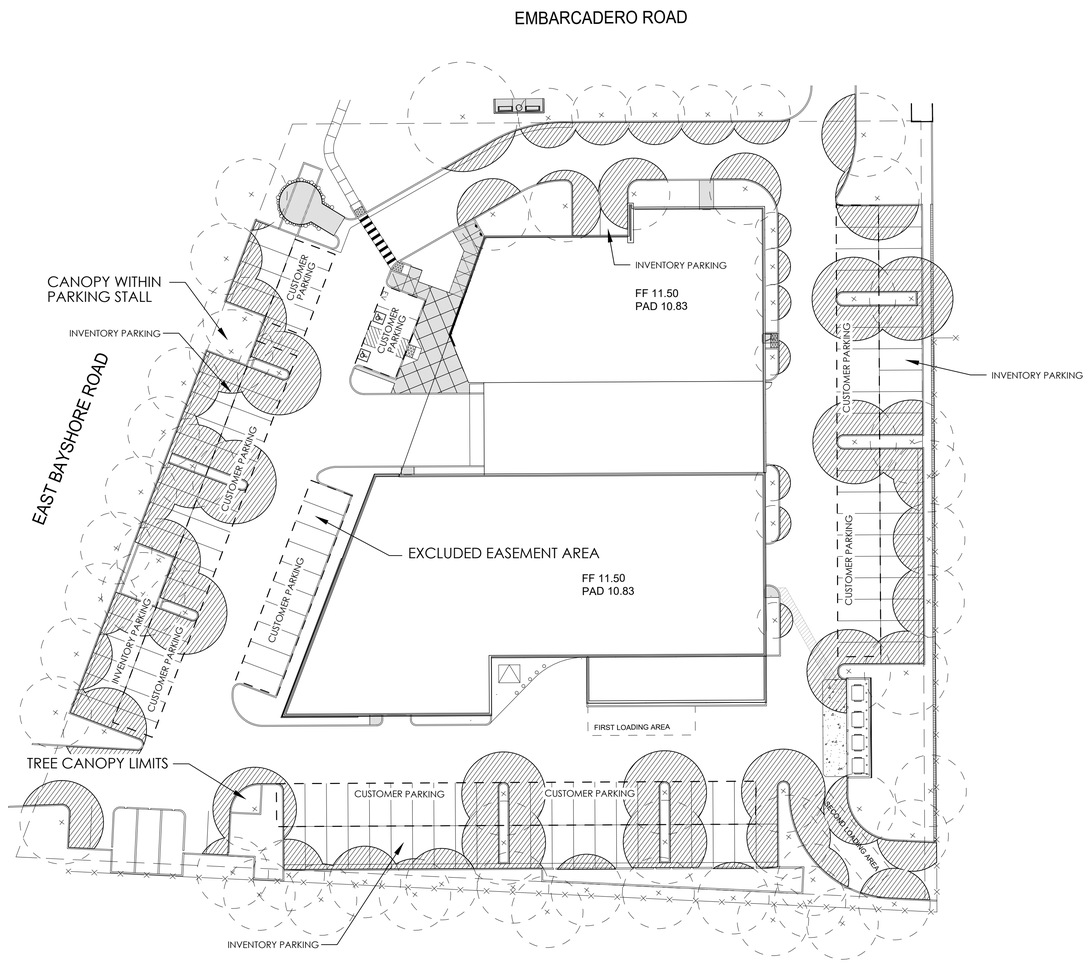
LICENSED LANDSCAPE ARCHITECT
DAVID S. NEAULT C.A. #2584
Signature
06-30-2022
Renewal Date
03-03-22
Date
STATE OF CALIFORNIA

L-1

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
www.dnassociates.com

03-03-22

SHADING EXHIBIT



SHADE CALCS

TREE CANOPY
(EXISTING OR PROPOSED)

SHADED AREA

AREA OF PAVEMENT - 54,728 S.F.
AREA OF TREE SHADE - 20,745 S.F.

TOTAL PERCENTAGE OF SHADE - 38%

0 30' 60' 120'

Scale: 1"=30'

NORTH

PARKING EXHIBIT

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

Swickard Auto Group

L-2

LICENSED LANDSCAPE ARCHITECT
DAVID S. NEAULT LA-2484
Signature
06-30-2022
Renewal Date
03-03-22
Date
STATE OF CALIFORNIA

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
www.dnassociates.com

03-03-22



TRASH / RECYCLING RECEPTACLE

FORMS+SURFACES SLURB-36SS SIDE OPENING WITH INTEGRATED RECYCLE BIN, COLOR TO BE: "DARK CORTEN TEXTURE"



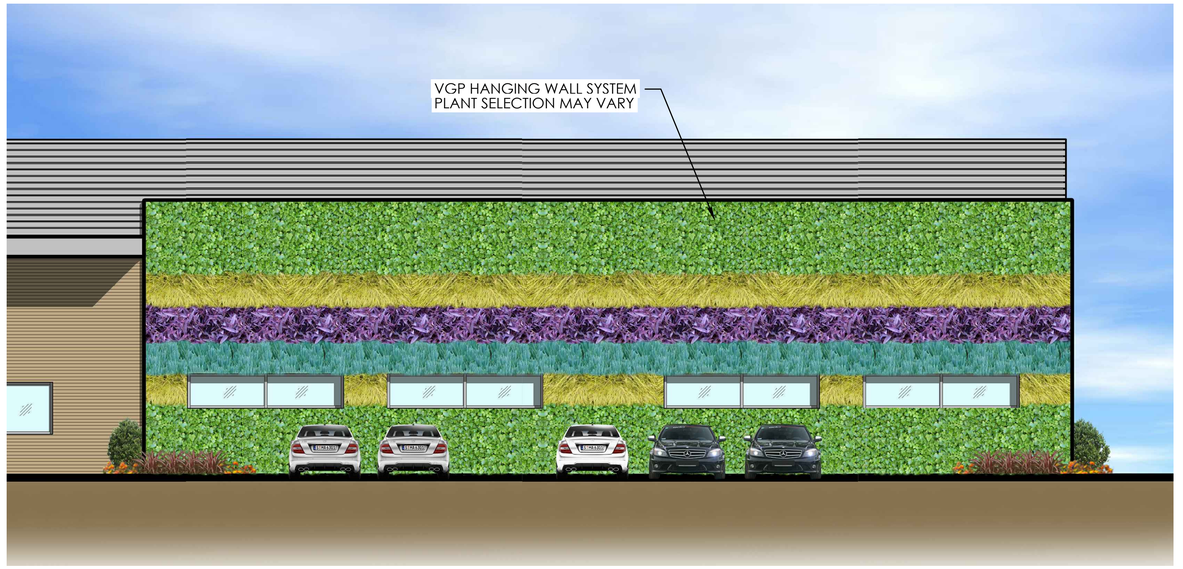
WOOD BENCH

FORMS+SURFACES SBHUD-72S "HUDSON BENCH", SURFACE MOUNT



BIKE RACK

BELSON OUTDOOR BOL450-2R-SF-ES



CONCEPTUAL GREEN WALL DESIGN

WEST ELEVATION

N.T.S.

WATER EFFICIENT LANDSCAPE WORKSHEET

This w orksheet is filled out by the project applicant and it is a required element of the Landscape Documentation

Reference Evapotranspiration (ETo) 43.90

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
HZ 1- Low Sumb	0.2	In-line Drip	0.81	0.25	18815	4646	126446
HZ 2 - Green Wall	0.5	Point Source Drip	0.9	0.56	2710	1506	40978
HZ 3- Mod Shrub	0.5	In-line Drip	0.81	0.62	5343	3298	0
HZ 4 - Water	0.9	-	0.9	1.00	0	0	0
				Totals	**26868**	**9449**	**167424**
Special Landscape Areas							
HZ5 - Rec. Turf		Rotor		1	0	0	0
				1		0	0
				1		0	0
				Totals	**0**	**0**	**0**
						ETWU Total	**167424**
			Maximum Allowed Water Allowance (MAWA)*				**459016**

*** Hydrozone #/Planting Description***

E.g

1.) front lawn

2.) low water use plantings

3.) medium water use planting

*** Irrigation Method*** — *** Irrigation Efficiency***

overhead spray — 0.75 for spray head

or drip — 0.81 for drip

WATER EFFICIENT LANDSCAPE WORKSHEET

eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)+ ((1-ETAF) x SLA)]

Where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas.

Eto x 0.62 x ETAF x Area

Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	9449.38
Total Area	26868.00
Average ETAF	**0.35**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	9449.38
Total Area	26868.00
Sitewide ETAF	**0.35**

VGP® Hanging Wall System

Versatile, Easy-to-Install Planting System for Interior and Exterior Use

Few living wall systems offer the versatility of the VGP hanging wall. At the heart of the system is the VGP planting tray. Made of 100% recycled polypropylene, it fits either two plants in 4" nursery pots for interior applications, or a direct planted pot for the exteriors. It can be hung on the VGP recycled mounting panel, standard 2" x 3" welded mesh, or along rods or steel rope. Each tray incorporates an anti-lift arm to prevent removal, but requires no other bolts or clips. The trays can be hung at 6" or 9" vertical intervals, depending on the plant size and the project budget.

The VGP is designed with a sub-irrigation reservoir using simple felt wicking, and incorporates an overflow drain that can be direct plumbed or cascade to a central drainage point. Drip irrigation and fertilizer dosing is recommended, but not required.



- Range of mounting options allows for living walls at a variety of price points
- Water-efficient sub-irrigation reservoir means healthy, low maintenance plants
- Interior and exterior solution for applications large and small
- Both tray and molded support panel are 100% post-consumer recycled plastic



LIVING WALL SUGGESTED PLANT LIST

CAREX OSHIMENSIS 'EVERGOLD'
HEDERA HELIX
MYOPORUM PARVIFLORA
PELARGONIUM PELTATUM
SEDUM SPECIES
SENECIO SPECIES

Tournesol SITEWORKS tournesolsiteworks.com 800.542.2282

VGP Hanging Wall Products

Part No.	Overall Part Size	Nominal Part Size	Description	Empty Weight
VGP-01	7-5/8"W x 8-1/8"H x 7-1/2"D	7-7/8"W x 6"H x 7-5/8"D	Planting Tray, black recycled polypropylene. Planting volume 110 cu. in. or .47 gal	1 lbs
VGP-1636	16-1/2"W x 36-3/8"H x 7/8"D	15-3/4"W x 35-1/2"H x 7/8"D	Mounting Panel, black recycled polypropylene. Fits 12 pots (close spacing) or 6 pots (expanded spacing)	2 lbs.

Specification Details

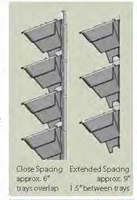
Approx. Planting Weight:
Close Spacing (2 trays psf) - 19 lbs/sq. ft
Extended Spacing (1.5 trays psf) - 12.7 lbs/sq. ft

Irrigation lines can be run between the trays, attached to the mounting panel or the 2"x3" mesh. Individual irrigation lines run to the back of each tray. The bottom of the tray serves as a sub-irrigation reservoir.

Overflow drains to the tray below, behind the baffle plate. Alternately, drain plugs are available if required.

Interior applications will typically use two 4" plants in their nursery pots per tray, with capillary wicks running from pot to the tray reservoir.

Exterior applications will typically use flats or plugs directly planted into the tray.









L-3

LANDSCAPE DETAILS

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

Swickard Auto Group

LICENSED LANDSCAPE ARCHITECT DAVID S. NEAULT LA 4384 Signature 06-30-2022 Renewal Date 03-03-22 Date STATE OF CALIFORNIA

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
www.dnassociates.com

03-03-22

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.** For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT

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

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

PROPERTY ADDRESS: 1700 Embarcadero Road

Are there Regulated[1] trees on or adjacent to the property? (YES) **NO** (If no, proceed to Section 4)

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

1. Where are the trees? Check those that apply. **(Plans must be submitted showing all trees over 4" diameter)**
   - ☑ On the property
   - ☑ On adjacent property overhanging the project site
   - ☑ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees[1] **require special protection by a fenced enclosure**, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form. Contact Public Works Operations at (650) 496-5953 for inspection of type I, II or III fencing (see attached Detail #605) required for all street trees.

2. Are there any Protected[1] or Designated[1] Trees? (YES) (Check where applicable) **NO**
   - ☑ Protected Tree (s)
   - ☐ Designated Tree (s)
   - ☑ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? (YES[2]) **NO**

*If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.25). Attach this report to Sheet T-1,:Tree Protection, its Part of the Plan!", per Site Plan Requirements.*

4. Are the Site Plan Requirements** completed? **YES** (**NO**)

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

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

Signature: ____________ Print: ____________ Date: ________
(Prop. Owner or Agent)

FOR STAFF USE:

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

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

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

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

[2] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at www.cityofpaloalto.org/trees/technical-manual.html

S:\PLAN\PLADIV\Advance Planning\Arborist\Tree Program Information\Tree Disclosure Statement(TDS)\Tree Disclosure StatementFinal_3'07.doc Revised 03/04/07

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

Search: Advanced | Browse By Topic
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Home
City-owned Trees
Privately-owned Trees
About the Tree Ordinance
Title 8.10
Heritage Trees
Forms
Tree Technical Manual
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Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 96KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 105KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

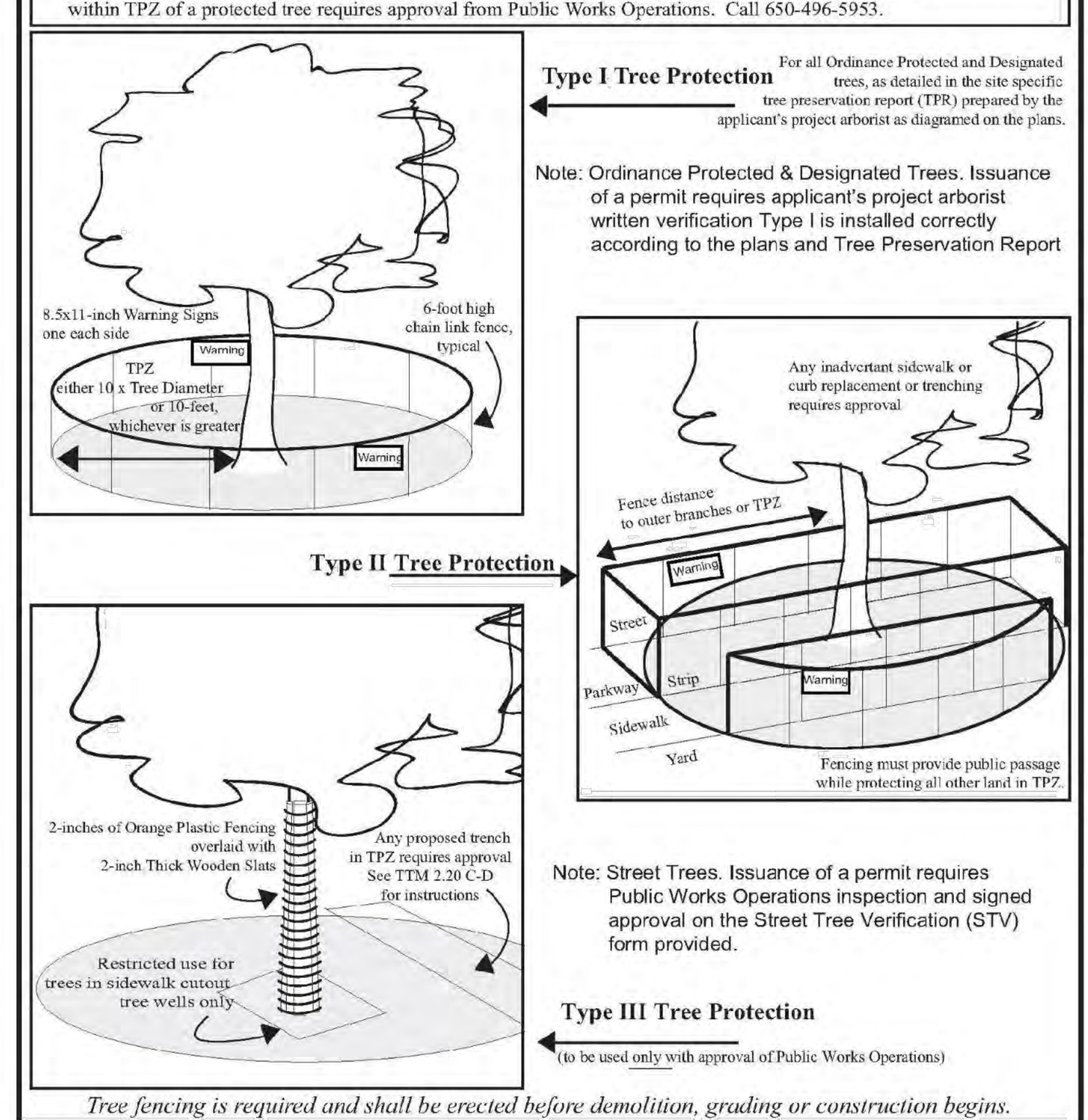
View ALL sections:

- Tree Technical Manual - Full (PDF, 1.84MB)

APPENDICES
A. Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
B: Tree City - USA
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)
G: Pruning Performance Standards, ANSI A300-1995 (Reference source) H: Tree Planting Details, Diagram 504 & 505
I: Tree Disclosure Statement
J: Palo Alto Standard Tree Protection Instructions

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

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area -- see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.



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

Rev	By	Date		
0	DWH	12/14/92	Tree Protection During Construction	Approved by: Dave Dockter
01	D.D.	08/04/04		PE No. ________
02	D.D.	08/10/06		Date 2006
Scale: NTS			City of Palo Alto Standard	Dwg No. 605

APPENDIX J

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

31-1 General
a. **Tree protection has three primary functions**, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 Reference Documents
a. **Detail 605** – Illustration of situations described below.
b. **Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
   1. Trenching Restriction Zones (TTM, Section 2.20(C))
   2. Arborist Reporting Protocol (TTM, Section 6.30)
   3. Site Plan Requirements (TTM, Section 6.35)
   4. Tree Disclosure Statement (TTM, Appendix J)
c. **Street Tree Verification (STV) Form** (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution
a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
e. **'Warning' signs.** A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
f. **Duration.** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
g. **During construction**
   1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
   2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
   3. The following tree preservation measures apply to all trees to be retained:
      a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
      b. The ground under and around the tree canopy area shall not be altered.
      c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

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

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☑ **Inspection of Protective Tree Fencing**. For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).
2. ☑ **Pre-Construction Meeting**. Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).
3. ☑ **Inspection of Rough Grading or Trenching**. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
4. ☑ **Monthly Tree Activity Report Inspections**. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are *any revisions* to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
5. ☑ **Special activity within the Tree Protection Zone**. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
6. ☐ **Landscape Architect Inspection**. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7. ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)
   - * ____________
   - * ____________

City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-9289
treeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

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

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	

This section to be filled out by City Tree Staff

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

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

Subsequent Inspection

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

Return approved sheet to Applicant for demolition or building permit issuance.
S:PWD/OPS/Tree/DS/St.TreeProtect 5/1706

Arborist Firm Data Here City of Palo Alto Tree Technical Manual ADDENDUM 11
email:
RCA/ISA Certified Arborist #WE-000
Contact Cell #:

Monthly Tree Activity Report- *Construction Site*

Inspection Date: ________ **Inspection #**______	**Site address:** ________ Palo Alto, CA	**Contractor-Main Site Contact Information**	#1: Job site superintendent Company: Email: Job site Office: Cell: Mail:
		Also present:	• ________ • ________
Distribution:	1. City of Palo Alto 2. Others	**Attn: Dave Dockter**	Dave.dockter@cityofpaloalto.org 650-329-2440

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

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)
   a. Pre-construction meeting requirement with sub-contractors
   b. Inspect to verify that tree protection measures are in place
   c. Determine if field adjustments, watering or plan revisions may be needed
2. Field Observations (general site-wide and list by individual tree number)
   a. Tree Protection Fences (TPF) are …
   b. Trenching has/will occur …
3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
   a. Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
   b. Root zone buffer material (wood chips) can be installed next
   c. Schedule sewer trench, foundation dig with …
4. Photographs (use often)
5. Tree Location Map (mandatory 8.5 x 11 sheet)
6. Recommendations, notes or monitor items for project/staff/schedule
   •
7. Past visits (list carry-over items satisfied/still outstanding)
   •

Respectfully submitted,

Project site arborist
Consultant contact information (Include email, cell#, and mailing)
Cc:

Enter Date CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

SPECIAL INSPECTIONS **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: ____________

DATE OF 1ST TREE ACTIVITY REPORT: ____________

CITY STAFF: ____________

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED 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.

Warning
Tree Protection Zone

This Fence Shall Not Be Removed
Without City Arborist Approval

(650) 496-5953

Removal Without Permission is Subject to a
$500.00 Fine Per Day

Palo Alto Municipal Code Section 8.10.110

Cuidado
Zona De Arbol Pretejido

Esta valla no podrán ser sacados
Sin City Arborist Aprobación

(650) 496-5953

Extracción sin permiso está sujeta a una
Multa de $ 500.00 por día

Palo Alto Municipal Code Section 8.10.110

TREE PROTECTION SIGNS

SPECIAL TREE PROTECTION INSTRUCTIONS

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

Swickard Auto Group

T-1

LICENSED LANDSCAPE ARCHITECT
DAVID S. NEAULT LA-2884
Signature
06-30-2022
Renewal Date
03-03-22
Date
STATE OF CALIFORNIA

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
www.dnassociates.com

03-03-22

Tree Inventory, Assessment,
And
Protection

1700 Embarcadero Road
Palo Alto, CA 94303

Prepared for:

Skender Construction

December 23, 2015

Prepared By:

Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified

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Summary

The site is located at the corner of East Bayshore Road and Embarcadero Road in Palo Alto. There is an old restaurant building centrally located on the property. The site is now used to house Audi vehicles throughout the parking lot.

The inventory consists of 63 trees comprised of 13 different species and includes those directly adjacent. Forty-one percent are Chinese elms with twenty-six specimens on the site. Thirteen trees, ten Chinese elms (*Ulmus parvifolia*) and three privets (*Ligustrum lucidum*), are protected street trees. Eleven additional eucalyptus (*Eucalyptus spp.*) are located on adjacent to the site requiring protection.

Thirty-nine trees are in fair condition and seventeen are in poor shape. Six are in good condition and one pine (*Pinus radiata*) is dead.

Thirty-four trees have poor suitability for preservation including all the crape myrtles (*Lagerstoemia indica*) and Chinese elms around the interior. Among the poorly suited trees are three protected privet street trees along Embarcadero Road. These three street trees are in poor condition and are considered an invasive species. Considerations for removal and replacement should be made for the three privet.

Thirty-eight trees will be highly affected by the project and will need to be removed. None of these 38 are protected by the ordinance. Thirteen trees will be moderately influenced which are all the eucalyptus along the adjacent southern sites and Chinese elm number 1 near utility hookups. All the moderately affected trees are protected. Twelve trees are not expected to impacted including all the protected street trees with the exception of Chinese elm number 1.

The street trees will require Type II protection and fence placed along the sidewalk and parking lot edge while the eucalyptus will need Type I protection onto the site. The three privet (Ligustrum lucidum) along Embarcadero Road are to be removed and replaced with flax-leaved paperbark (*Melaleuca Linarifolias*).

In total there are thirteen protected street trees comprised of ten Chinese elms and three privet. In addition to the protected street trees there are eleven eucalyptus growing on adjacent sites that will also require preservation.

Introduction

Background

Thomas Behringer at Skender Construction asked me to assess the site, trees, and proposed plans to provide a report with my findings and recommendations to help satisfy the City of Palo Alto planning requirements.

Assignment

1. Provide an arborist's report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health and structure), suitability for preservation ratings, and disposition.
2. Provide tree protection specifications and influence ratings for the trees that will be affected by the project. Include Palo Alto required practices.

Limits of the assignment

1. The information in this report is limited to the condition of the trees during my inspection on December 23, 2015. No tree risk assessments were performed.
2. Tree tagging, trunk diameter measurements, and tree locations were taken from the Bay Area Tree Specialists report dated August 3, 2015 with permission and verified by Monarch Consulting Arborists LLC on December 22, 2015.
3. The plans reviewed for this assignment were as follows: Demo Plan C01.00, Utility Plan C05.00 , Grading Plan GR03.00, Storm Water Plan GR03.02 dated November 5, 2015 provided by Gensler.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, their agents, and the City of Palo Alto as a reference for existing tree conditions to help satisfy the City of Palo Alto planning requirements.

Observations

Site and Trees

The site is located at the corner of East Bayshore Road and Embarcadero Road in Palo Alto. The property has eleven on trees adjacent sites with crowns extending over the boundary which are as follows: one red gum (*Eucalyptus camaldulensis*), two silver dollar gum (*Eucalyptus polyanthemos*), and eight red ironbark (*Eucalyptus sideroxylon*). Along East Bayshore Road there are ten street trees all comprised of Chinese elms (*Ulmus parvifolia*) adjacent to the sidewalk with no park strip. Along Embarcadero Road are three additional privet (*Ligustrum lucidum*) street trees growing in the park strip between the sidewalk and curb. In total there are thirteen street trees and eleven trees growing on adjacent sites which are require protection based on their locations. The interior of the property contains thirty-nine specimens none of which are oaks (Quercus sep.) or redwoods (*Sequoia sempervirens*) or protected by the municipal ordinance.

Trees and Plans

All the trees located in the interior of the property are to be demolished (C01.00) except for Chinese elm number 12 located near the corner of Embarcadero Road and East Bayshore Road.

There are five areas where the storm drains are located near existing protected trees which are as follows:

- Two along the west side of the site along East Bayshore Road near street trees.
- One along the south side near at least one neighboring red ironbark.
- Two near the southeast corner around the two silver dollar gums, one red gum, and one red ironbark 60, 61, 62, and 63.

Trenching for the drains will occur in these areas but appears far from the trees or at least outside of ten times their trunk diameter. Grading will occur in these areas to allow for the proper drainage toward the surface drains but again is far enough from the trees it should not be a problem.

The construction of the "Car Wash" will also be under some red ironbarks located on the adjacent site.

Water connections will be near Chinese elm number 1 and there are several other utilities in the general area. Protection around that tree will be required and monitoring advised.

Street trees 11, 38, and 40 are to be removed and replaced.

Discussion

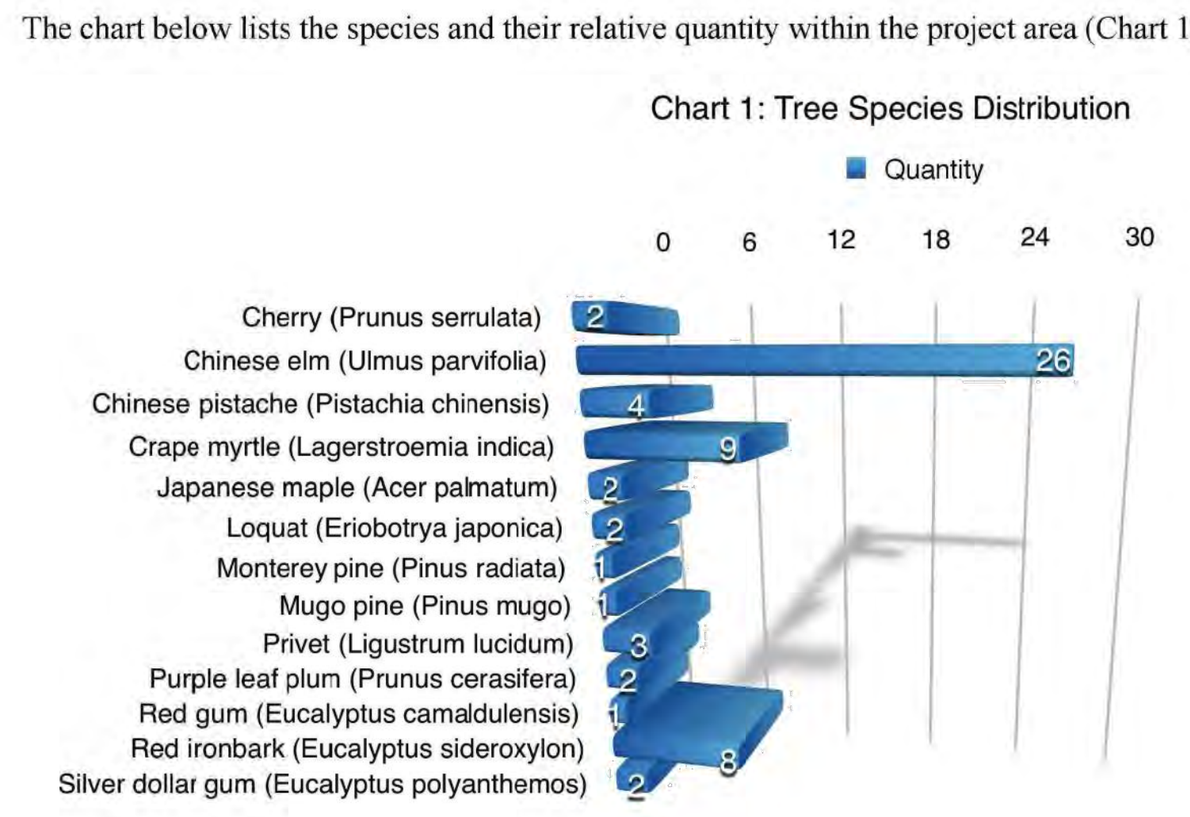
Tree Inventory

The tree inventory consists of all the trees on the property and those directly adjacent with crowns that extend over the boundary. The City of Palo Alto municipal ordinance protects oaks (*Quercus spp.*) and redwoods (*Sequoia sempervirens*) of certain sizes and street trees along public roadways. Trees on adjacent sites are to be protected regardless of size or species because it is illegal to compromise a neighboring tree.

All trunk diameters were taken from the Bay Area Tree Specialists report and heights and crown diameters are estimates. Aluminum tree tags are affixed to all trees listed in the inventory while trees on the adjacent sites have tags on the nearby fence.

The inventory contains 63 trees comprised of 13 different species. Chinese elm accounts for 41 percent of all trees while crape myrtle and red ironbark comprise 14 and 13 percent respectively as the next most abundant species. Thirteen trees, ten Chinese elms and three privets, are protected street trees. Eleven additional eucalyptus are located on adjacent properties requiring protection.

The chart below lists the species and their relative quantity within the project area (Chart 1).



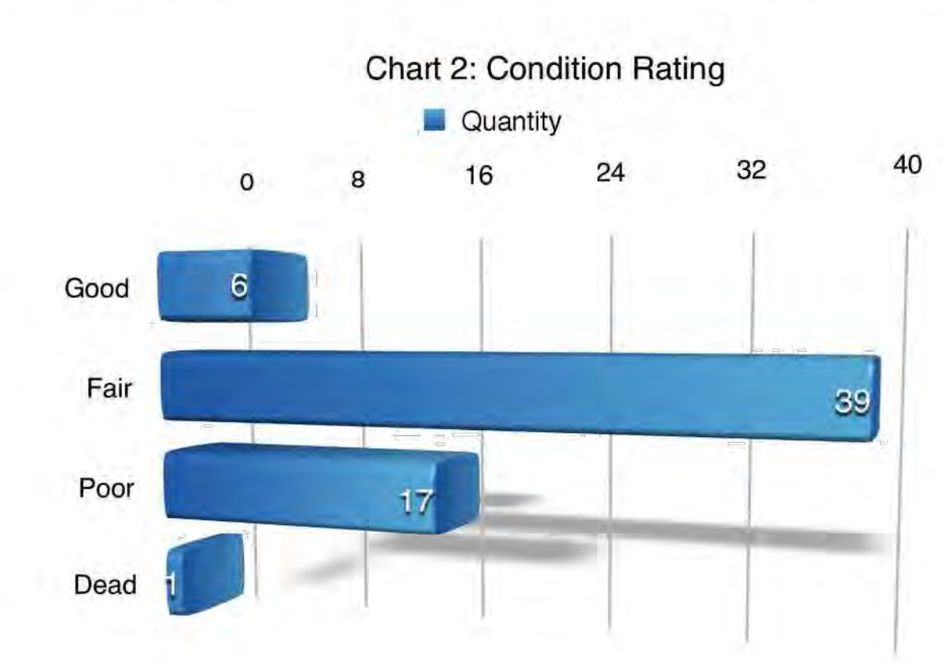
Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

Most trees are in fair condition with 39 specimens while 17 more are in poor shape. Trees in poor shape are primarily comprised of Chinese elms around the interior perimeter suppressed by the eucalyptus. Six trees are in good condition which include the three Chinese pistache in the interior parking lot. The Monterey pine 36 is dead and located in the northeast corner along Embarcadero Road.

The chart below list the condition ratings and the relative quantity of each category (Chart 2).



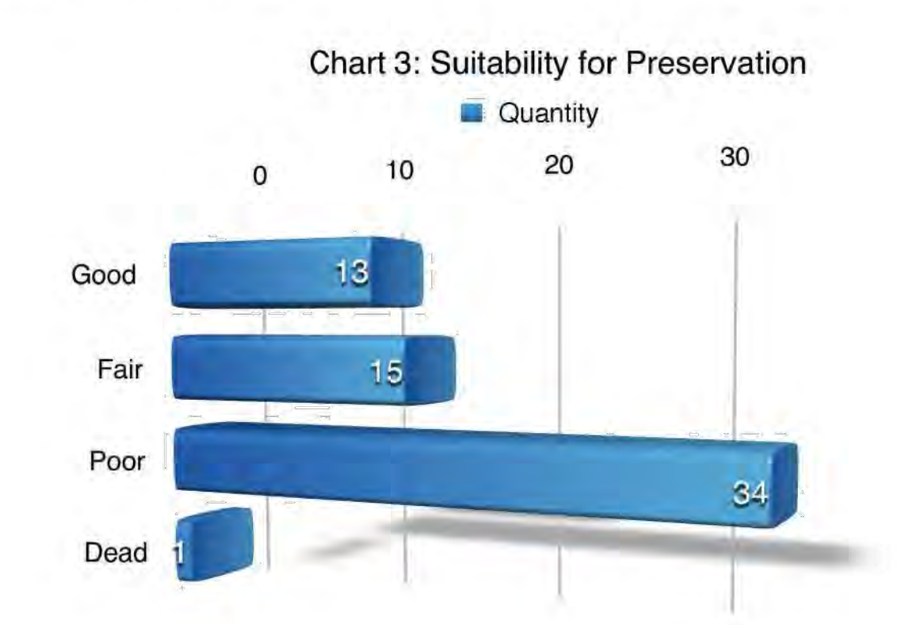
Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. The following list defines the rating scale (Tree Care Industry Association, 2012):

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Thirty-four trees have poor suitability for preservation including all the crape myrtles and Chinese elms around the interior. Among those poorly suited are three protected privet street trees along Embarcadero Road. Thirteen trees have good suitability for preservation including the ten protected Chinese elms along East Bayshore Road and two Chinese pistache in the interior. Fifteen have fair suitability including the red ironbarks on the adjacent site. One Monterey pine number 36 is dead.

The chart below list the condition ratings and the relative quantity of each category (Chart 3).



Influence Level

Influence level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating (Matheny, N. and Clark, J. 1998):

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Thirty-eight trees will be highly affected by the project and need to be removed (Appendix B1). None of the 38 are protected by the ordinance. Thirteen trees will be moderately influenced which are all the eucalyptus along the adjacent sites and Chinese elm number 1 along E. Bayshore Road. All the moderately affected trees are protected and there will be some grading and drainage nearby and the car wash construction close by. The plans do not indicate the locations of these trees relative to the grading, drainage, and utility improvements and it is difficult to determine just how close the trees are to the disturbances. Twelve trees will not be expected to impacted which include all the protected street trees with the exception of Chinese elm number 1.

The chart below lists the trees and the development influence rating (Chart 4).



Tree Protection

Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D).

The TPZ is defined by the City of Palo Alto as the following: "unless otherwise specified by a project arborist or City Arborist, the area of temporary fenced tree enclosure. Within the TPZ, roots that are critical for tree survival are typically found in the upper three foot soil horizon, and may extend beyond the dripline area. Protecting the roots in the TPZ is necessary to ensure the tree's survival. The TPZ is a restricted activity zone where no soil disturbance is permitted, unless otherwise approved. TPZ must be identified for each tree and shown on all applicable improvement plans for a development project."

The City of Palo Alto has two different tree protection requirements that apply to this project which are called Type I and Type II (Figures 1 and 2). The eucalyptus would need to have tree protection fence placed at the maximum encroachment distance of ten times their trunk diameter onto the site using Type I tree protection (Appendix B2). The street trees will require Type II protection and fence to be placed along the sidewalk enclosing the trees within the planted area between the sidewalk and parking lot or sidewalk and curb.

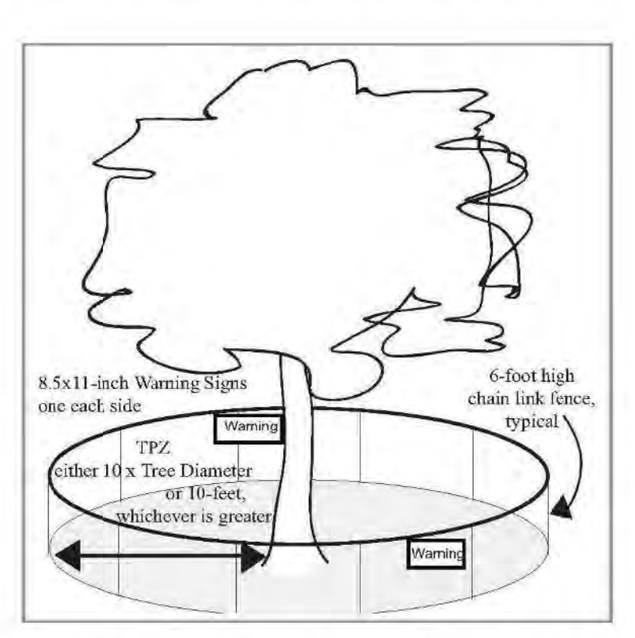


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

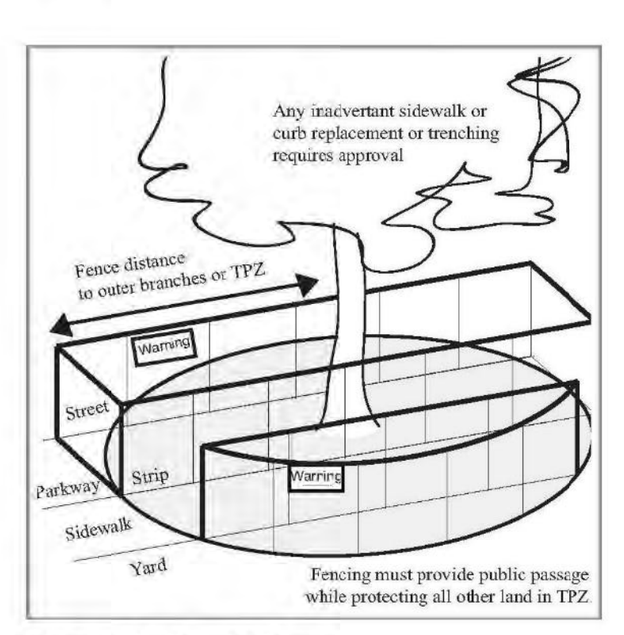


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

Palo Alto Required Practices

Activities prohibited within the TPZ include

In addition to the tree protection guidelines stipulated in Appendix D the following is prohibited within the tree protection zone and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001).

Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health.

The use of tree trunks as a winch support, anchorage, as a temporary power pole, sign posts or other similar function.

Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the City Arborist.

Soil disturbance or grade change (see Grade Changes and Trenching, Section 2.20).

Drainage changes.

Grading Limitations within the Tree Protection Zone

The following changes in grade are prohibited within the tree protection zone and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001).

Grade changes outside of the TPZ shall not significantly alter drainage to the tree.

Grade changes within the TPZ are not permitted.

Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated.

Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.

Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

Trenching or Tunneling for Utilities Near Street Trees

When trenching near the street tree the following shall be followed and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001):

Notification: Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

Root Severance: Roots that are encountered shall be cut to sound wood and repaired. Roots 2-inches and greater must remain injury free.

Root injury (Root Injury, Section 2.25 A-1): If trenches are cut and tree roots 2-inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band, or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper 3-feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.

Excavation: Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather.

If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater.

Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation.

The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.

Tunneling & Directional Drilling: If trenching or pipe installation has been approved within the TPZ, then the trench shall be either cut by hand, air-spade, hydraulic vac-on excavation or, by mechanically boring the tunnel under the roots with a horizontal directional drill and hydraulic or pneumatic air excavation technology. In all cases, install the utility pipe immediately, backfill with soil and soak within the same day. Installation of private utility improvements shall be tunnel bored beneath the tree and roots.

Root Zone Protection Around the Protected Trees

The following measures should be taken when designing the car wash station and required by the Palo Alto Municipal Code (Copied from the Tree Technical Manual, City of Palo Alto 2001):

Heavy Equipment: Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the City Arborist. If allowed, a protective root buffer (see Root Buffer and Damage to Trees, Section 2.25.A-1) is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.

Structural design: If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to City Arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

Hardscape installation: When designing hardscape areas near trees, the project architect or engineer should consider the use of recommended base course material such as an engineered structural soil mix. The Palo Alto approved structural soil mix will allow a long term cost effective tree and infrastructure compatibility that is particularly suited for the following types development projects: repair or replacement of sidewalk greater than 40-feet in length; subdivisions with new street tree plantings; planting areas that are designed over structures or parking garages; confined parking lot medians and islands or other specialized conditions as warranted. (see City of Palo Alto Public Works Improvement Specifications Standards and; www.amereq.com/cuintro)

Tree Pruning, Surgery, and Removal

Minimum Pruning: If the project arborist recommends that trees be pruned, and the type of pruning is left unspecified, the standard pruning shall consist of 'crown cleaning' as defined by ISA Best Management Practices: Pruning 2008 with the objective to reduce risk and/or improve structure.

Maximum Pruning: Maximum pruning should only occur in the rarest situation approved by the City Arborist. No more than one fourth (25 percent) of the functioning leaf and stem area may be removed within one calendar year of any protected or designated tree, or removal of foliage so as to cause the unbalancing of the tree.

Tree Workers: Pruning shall not be attempted by construction or contractor personnel, but shall be performed by a qualified tree care specialist or certified tree worker, according to specifications written according to ANSI A300 (Part 1) *Pruning* with measurable criteria outlining the objective, method (type), amount or quantity of live foliage to be removed, the size range of branches indicated in diameter, and the location within the tree where the pruning is to be performed.

Surgery: Prior to construction, if it is necessary to promote health and prolong useful life or the structural characteristics, then trees shall be provided the appropriate treatments (e.g. cavity screening, bark tracing, wound treatment, cables, rods or pole supports) as specified by the project arborist.

Tree Removal Procedure: When Regulated Trees are removed and adjacent trees that are to be preserved (as shown on the approved site plans) must be protected, then the following tree removal practices apply:

- **Tree Removal:** Removal of trees that extend into the branches or roots of Regulated Trees shall not be attempted by demolition or construction personnel, grading or other heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that remain.

- **Stump Removal:** Before performing stump extraction, the developer shall first consider whether or not roots may be entangled with trees that are to remain. If so, these stumps shall have their roots severed before extracting the stump. Removal shall include the grinding of stump and roots to a minimum depth of 24-inches but expose soil beneath stump to provide drainage. In sidewalk or small planter areas to be replanted with a new tree, the entire stump shall be removed and the planting pit dug to a depth of 30- inches. If dug below 30-inches, compact the backfill to prevent settling. Large surface roots three feet from the outside circumference shall be removed, including the spoils and backfilled with City approved topsoil to grade, and the area tamped to settle the soil.

Damage to Trees

Reporting: Any damage or injury to trees shall be reported within 6-hours to the project arborist and job superintendent or City Arborist so that mitigation can take place. All mechanical or chemical injury to branches, trunk or to Required Practices notes: roots over 2-inches in diameter shall be reported in the monthly inspection report.

Penalty for damage to street trees: In the event that street trees or their roots have been damaged, the contractor or property owner shall be subject to the penalty rate of $100.00 per inch of damage.

SPECIAL TREE PROTECTION INSTRUCTIONS

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

Swickard Auto Group

T-2

LICENSED LANDSCAPE ARCHITECT
DAVID S. NEAULT LA-2884
Signature
06-30-2022
Renewal Date
03-03-22
Date
STATE OF CALIFORNIA

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
www.dnassociates.com

03-03-22

Conclusion

The site is located at the corner of East Bayshore Road and Embarcadero Road. The inventory consists of 63 trees comprised of 13 different species and includes those on the property and directly adjacent. Forty-one percent of all trees are Chinese elms with twenty-six specimens. Thirteen trees, ten Chinese elms and three privets, are protected street trees. Eleven additional eucalyptus are located on adjacent properties also requiring protection.

Thirty-nine trees are in fair condition while seventeen are in poor shape. Six are in good condition which include the three Chinese pistache in the interior parking lot. Pine number 36 is dead along Embarcadero Road.

Thirty-four trees have poor suitability for preservation including all the crape myrtles and Chinese elms around the interior. Among those poorly suited are three protected privet street trees along Embarcadero Road and consideration for removal and replacement should be made. Thirteen trees have good suitability for preservation including the ten protected Chinese elms along East Bayshore Road. Fifteen have fair suitability including the red ironbarks on the adjacent site.

Thirty-eight trees will be highly affected by the project and require removal (Appendix B1). None of those 38 are protected by the ordinance. Thirteen trees will be moderately influenced which are all the eucalyptus along the adjacent sites and Chinese elm number 1. All the moderately affected trees are protected and it appears there will be grading and drainage along with the car wash construction nearby. The plans do not indicate the locations of the adjacent trees relative to the grading, drainage, and utility improvements and it is difficult to determine just how close they are to the disturbances. Twelve trees will not be expected to impacted which include all the protected street trees with the exception of Chinese elm number 1.

The eucalyptus numbers 53 through 63 will need to have tree protection fence placed at their maximum encroachment distances of ten times their trunk diameter onto the site using Type I tree protection (Appendix B2). The street trees will require Type II protection and fence placed along the sidewalk and parking lot and between the sidewalk and curb.

In total there are thirteen protected street trees comprised of ten Chinese elms and three privets. In addition to the protected street trees are eleven eucalyptus growing on adjacent sites requiring preservation. No trees of oak or redwood species are on the site or directly adjacent. A tree disposition table is located in Appendix B1 indicating those to be removed or retained, protected on adjacent sites, and their protection status of either street tree or adjacent tree.

Care will be required while working around the street trees for utility hook ups and grading near the south boundary where the eucalyptus are located. Tree protection radii are located in Appendix B2 indicating ten times the trunk diameter distances for each tree to be protected.

Appendix A: Tree Inventory Map



Tree inventory map procuced and provided by Bay Area Tree Specialists, August 8, 2015.

Recommendations

Pre-Construction Phase

1. Locate all trees to be retained on all plans and indicate their required tree protection zones/ drip line distances of ten times their trunk diameters as required. Place all tree protection fence and locations on all plans including civil and construction documents.
2. Protect the street trees 1 through 10 as a group along East Bayshore Road by placing fence along the edge of the parking lot and sidewalk to enclose a rectangular fenced area as specified for "Type II" fence protection.
3. Remove street trees 11, 38, and 40 and replant with flax-leaved paperbark (*Melaleuca Linariifolia*).
4. Protect eucalyptus trees 53 through 63 by placing tree protection fence at a distance of ten times their trunk diameters as per the City of Palo Alto tree protection zone recommendations (Appendix B2).
5. Place straw wattle at the base of the tree protection on the construction side to help prevent soils from sloughing into the tree protection zone as an erosion control measure.
6. Remove all trees to be demolished after obtaining all necessary permits from the City of Palo Alto.
7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
8. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.
9. Arrange for the project arborist or landscape architect to monitor and document initial grading activity and no grading is to occur within any tree protection zone.
10. Provide a monthly monitoring schedule to planning expected to be every four weeks and when activity is expected within the TPZ.
11. Refer to Appendix D for general tree protection guidelines.

Appendix B: Tree Inventory and Disposition Tables

Table 1: Tree Inventory and Assessment

Tree Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level
Chinese elm (*Ulmus parvifolia*)	1	13.5	20	30	Fair	Good	Moderate
Chinese elm (*Ulmus parvifolia*)	2	8.5	20	20	Fair	Good	Low
Chinese elm (*Ulmus parvifolia*)	3	10	20	30	Fair	Poor	Low
Chinese elm (*Ulmus parvifolia*)	4	10	20	25	Fair	Good	Low
Chinese elm (*Ulmus parvifolia*)	5	11	20	25	Fair	Good	Low
Chinese elm (*Ulmus parvifolia*)	6	9.5	20	25	Fair	Good	Low
Chinese elm (*Ulmus parvifolia*)	7	9.5	20	25	Fair	Good	Low
Chinese elm (*Ulmus parvifolia*)	8	8.5	20	25	Fair	Good	Low
Chinese elm (*Ulmus parvifolia*)	9	11	20	25	Fair	Good	Low
Chinese elm (*Ulmus parvifolia*)	10	17	20	40	Fair	Good	Low
Privet (*Ligustrum lucidum*)	11	7.5	10	8	Poor	Poor	Low
Chinese elm (*Ulmus parvifolia*)	12	23.5	30	50	Fair	Fair	Moderate
Cherry (*Prunus serrulata*)	13	5	8	8	Fair	Poor	High
Japanese maple (*Acer palmatum*)	14	18	12	12	Good	Fair	High
Crape myrtle (*Lagerstroemia indica*)	15	6	10	8	Fair	Poor	High
Chinese pistache (*Pistachia chinensis*)	16	13	25	35	Good	Good	High

Construction Phase

1. Place irrigation or soaker hoses on the existing grade under the within the drip line area or within the tree protection zone or automatic irrigation under trees 1 through 10, 11, 12, 38, and 40.
2. Place two to four inches of organic mulch, course woody debris, chips from tree care operations under the trees and over the soaker hoses within the tree protection zone.
3. If construction is to take place between June and October the trees should be watered to help mitigate any root loss and reduce stress. Ten gallons per inch of trunk diameter of water should be used to irrigate the root zones once a week with a deep soaking.
4. If roots are expected to be cut the work shall be supervised and documented by the project arborist. If tree roots 2 inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band, or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper 3-feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.
5. Trenching or boring for utilities within the tree protection zone of the street trees or within shall be monitored and documented by the project arborist.
6. Provide monthly monitoring documentation to planning as required at least once every four weeks.

Post-Construction Phase

1. Monitor the health and structure of all trees for any changes in condition.
2. Manage soil moisture and maintain mulch.
3. Perform any other mitigation measures to help ensure long term survival.

Tree Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level
Purple leaf plum (*Prunus cerasifera*)	17	4.5	10	8	Fair	Poor	High
Chinese pistache (*Pistachia chinensis*)	18	12	25	35	Good	Good	High
Crape myrtle (*Lagerstroemia indica*)	19	4.5	20	10	Fair	Fair	High
Chinese elm (*Ulmus parvifolia*)	20	8.5	20	10	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	21	6.5	20	10	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	22	9.5	20	10	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	23	5.5	20	10	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	24	6	20	10	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	25	6	20	10	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	26	9	20	15	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	27	9.5	25	25	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	28	8.5	25	25	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	29	5.5	20	15	Fair	Poor	High
Chinese elm (*Ulmus parvifolia*)	30	9	30	25	Fair	Fair	High
Chinese elm (*Ulmus parvifolia*)	31	8	25	25	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	32	7.5	25	20	Poor	Poor	High
Chinese elm (*Ulmus parvifolia*)	33	6	25	15	Fair	Fair	High
Chinese elm (*Ulmus parvifolia*)	34	7.5	25	15	Poor	Poor	High

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American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2012. Print.

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ISA. *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture, 2011. Print.

Matheny, Nelda P. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture, 1998.

Tree Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level
Mugo pine (*Pinus mugo*)	35	4.5	5	6	Poor	Poor	High
Monterey pine (*Pinus radiata*)	36	17	15	10	Dead	Dead	High
Loquat (*Eriobotrya japonica*)	37	21	25	25	Fair	Good	High
Privet (*Ligustrum lucidum*)	38	5.5	8	8	Poor	Poor	Low
Cherry (*Prunus serrulata*)	39	6	8	8	Fair	Poor	High
Privet (*Ligustrum lucidum*)	40	18	35	30	Poor	Poor	Low
Japanese maple (*Acer palmatum*)	41	9	12	12	Good	Fair	High
Chinese pistache (*Pistachia chinensis*)	42	20	35	40	Good	Fair	High
Chinese pistache (*Pistachia chinensis*)	43	12.5	25	30	Fair	Fair	High
Crape myrtle (*Lagerstroemia indica*)	44	4	20	10	Fair	Poor	High
Crape myrtle (*Lagerstroemia indica*)	45	4	20	10	Fair	Poor	High
Crape myrtle (*Lagerstroemia indica*)	46	4	20	10	Fair	Poor	High
Crape myrtle (*Lagerstroemia indica*)	47	4.5	20	10	Fair	Poor	High
Crape myrtle (*Lagerstroemia indica*)	48	5.5	20	10	Fair	Poor	High
Crape myrtle (*Lagerstroemia indica*)	49	4	20	10	Fair	Poor	High
Crape myrtle (*Lagerstroemia indica*)	50	4	20	10	Fair	Poor	High

Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line (as defined by the City of Palo Alto): Means the area within X distance from the trunk of a tree, measured from the perimeter of the trunk of the tree at 54-inches above natural grade, where X equals a distance ten times the diameter of the trunk at 54-inches above natural grade.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Street Tree: Means any publicly owned tree, shrub or plant growing within the street right-of-way, outside of private property. In some cases, property lines lie several feet behind the sidewalks. A permit from the Public Works Department is required prior to any work on or around these trees. Check with the Public Works Department to verify prior to any work near a street tree (see Introduction - Use of The Manual, Regulated Trees)

Tree Protection Zone or (TPZ) (as defined by the City of Palo Alto): means, unless otherwise specified by a project arborist or City Arborist, the area of temporary fenced tree enclosure. Within the TPZ, roots that are critical for tree survival are typically found in the upper three foot soil horizon, and may extend beyond the dripline area. Protecting the roots in the TPZ is necessary to ensure the tree's survival. The TPZ is a restricted activity zone where no soil disturbance is permitted, unless otherwise approved. TPZ must be identified for each tree and shown on all applicable improvement plans for a development project.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.

This Glossary of terms was adapted from the Glossary of Arboricultural Terms (ISA, 2011) and the Palo Alto Tree Technical Manual, 2001.

Tree Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level
Purple leaf plum (*Prunus cerasifera*)	51	4	20	12	Fair	Poor	High
Loquat (*Eriobotrya japonica*)	52	8	20	18	Fair	Poor	High
Red ironbark (*Eucalyptus sideroxylon*)	53	14	50	40	Fair	Fair	Moderate
Red ironbark (*Eucalyptus sideroxylon*)	54	18	50	40	Fair	Fair	Moderate
Red ironbark (*Eucalyptus sideroxylon*)	55	13	50	40	Fair	Fair	Moderate
Red ironbark (*Eucalyptus sideroxylon*)	56	14	50	40	Fair	Fair	Moderate
Red ironbark (*Eucalyptus sideroxylon*)	57	15	50	40	Fair	Fair	Moderate
Red ironbark (*Eucalyptus sideroxylon*)	58	17	50	40	Fair	Fair	Moderate
Red ironbark (*Eucalyptus sideroxylon*)	59	13	50	40	Fair	Fair	Moderate
Red gum (*Eucalyptus camaldulensis*)	60	14	50	40	Poor	Poor	Moderate
Red ironbark (*Eucalyptus sideroxylon*)	61	14	55	40	Good	Good	Moderate
Silver dollar gum (*Eucalyptus polyanthemos*)	62	15	45	25	Fair	Poor	Moderate
Silver dollar gum (*Eucalyptus polyanthemos*)	63	18	45	25	Fair	Poor	Moderate

Appendix B1: Tree Disposition Table

Table 2: Tree Disposition Table

Tree Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Protected	Type	Remove/ Retain
Chinese elm (*Ulmus parvifolia*)	1	13.5	20	30	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	2	8.5	20	20	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	3	10	20	30	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	4	10	20	25	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	5	11	20	25	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	6	9.5	20	25	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	7	9.5	20	25	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	8	8.5	20	25	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	9	11	20	25	**Yes**	**Street Tree**	**Retain**
Chinese elm (*Ulmus parvifolia*)	10	17	20	40	**Yes**	**Street Tree**	**Retain**
Privet (*Ligustrum lucidum*)	11	7.5	10	8	**Yes**	**Street Tree**	**Remove**
Chinese elm (*Ulmus parvifolia*)	12	23.5	30	50	No	Interior	**Retain**
Cherry (*Prunus serrulata*)	13	5	8	8	No	Interior	Remove
Japanese maple (*Acer palmatum*)	14	18	12	12	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	15	6	10	8	No	Interior	Remove
Chinese pistache (*Pistachia chinensis*)	16	13	25	35	No	Interior	Remove
Purple leaf plum (*Prunus cerasifera*)	17	4.5	10	8	No	Interior	Remove

Tree Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Protected	Type	Remove/ Retain
Chinese pistache (*Pistachia chinensis*)	18	12	25	35	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	19	4.5	20	10	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	20	8.5	20	10	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	21	6.5	20	10	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	22	9.5	20	10	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	23	5.5	20	10	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	24	6	20	10	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	25	6	20	10	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	26	9	20	15	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	27	9.5	25	25	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	28	8.5	25	25	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	29	5.5	20	15	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	30	9	30	25	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	31	8	25	25	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	32	7.5	25	20	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	33	6	25	15	No	Interior	Remove
Chinese elm (*Ulmus parvifolia*)	34	7.5	25	15	No	Interior	Remove
Mugo pine (*Pinus mugo*)	35	4.5	5	6	No	Interior	Remove

Tree Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Protected	Type	Remove/ Retain
Monterey pine (*Pinus radiata*)	36	17	15	10	No	Interior	Remove
Loquat (*Eriobotrya japonica*)	37	21	25	25	No	Interior	Remove
Privet (*Ligustrum lucidum*)	38	5.5	8	8	**Yes**	**Street Tree**	**Remove**
Cherry (*Prunus serrulata*)	39	6	8	8	No	Interior	Remove
Privet (*Ligustrum lucidum*)	40	18	35	30	**Yes**	**Street Tree**	**Remove**
Japanese maple (*Acer palmatum*)	41	9	12	12	No	Interior	Remove
Chinese pistache (*Pistachia chinensis*)	42	20	35	40	No	Interior	Remove
Chinese pistache (*Pistachia chinensis*)	43	12.5	25	30	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	44	4	20	10	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	45	4	20	10	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	46	4	20	10	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	47	4.5	20	10	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	48	5.5	20	10	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	49	4	20	10	No	Interior	Remove
Crape myrtle (*Lagerstroemia indica*)	50	4	20	10	No	Interior	Remove
Purple leaf plum (*Prunus cerasifera*)	51	4	20	12	No	Interior	Remove

Tree Species	#	Trunk Diameter	~ Height	~ Crown Diameter	Protected	Type	Remove/ Retain
Loquat (*Eriobotrya japonica*)	52	8	20	18	No	Interior	Remove
Red ironbark (*Eucalyptus sideroxylon*)	53	14	50	40	**Yes**	**Adjacent Site Tree**	**Retain**
Red ironbark (*Eucalyptus sideroxylon*)	54	18	50	40	**Yes**	**Adjacent Site Tree**	**Retain**
Red ironbark (*Eucalyptus sideroxylon*)	55	13	50	40	**Yes**	**Adjacent Site Tree**	**Retain**
Red ironbark (*Eucalyptus sideroxylon*)	56	14	50	40	**Yes**	**Adjacent Site Tree**	**Retain**
Red ironbark (*Eucalyptus sideroxylon*)	57	15	50	40	**Yes**	**Adjacent Site Tree**	**Retain**
Red ironbark (*Eucalyptus sideroxylon*)	58	17	50	40	**Yes**	**Adjacent Site Tree**	**Retain**
Red ironbark (*Eucalyptus sideroxylon*)	59	13	50	40	**Yes**	**Adjacent Site Tree**	**Retain**
Red gum (*Eucalyptus camaldulensis*)	60	14	50	40	**Yes**	**Adjacent Site Tree**	**Retain**
Red ironbark (*Eucalyptus sideroxylon*)	61	14	55	40	**Yes**	**Adjacent Site Tree**	**Retain**
Silver dollar gum (*Eucalyptus polyanthemos*)	62	15	45	25	**Yes**	**Adjacent Site Tree**	**Retain**
Silver dollar gum (*Eucalyptus polyanthemos*)	63	18	45	25	**Yes**	**Adjacent Site Tree**	**Retain**

Appendix B2: Tree Protection Distances Table

Table 3: Tree Protection Distance Table

Tree Species	#	Trunk Diameter	~ Crown Diameter	Protected	Type	Remove/ Retain	TPZ 10X DBH (ft. radius)
Chinese elm (*Ulmus parvifolia*)	1	13.5	30	Yes	Street Tree	Retain	11
Chinese elm (*Ulmus parvifolia*)	2	8.5	20	Yes	Street Tree	Retain	7
Chinese elm (*Ulmus parvifolia*)	3	10	30	Yes	Street Tree	Retain	8
Chinese elm (*Ulmus parvifolia*)	4	10	25	Yes	Street Tree	Retain	8
Chinese elm (*Ulmus parvifolia*)	5	11	25	Yes	Street Tree	Retain	9
Chinese elm (*Ulmus parvifolia*)	6	9.5	25	Yes	Street Tree	Retain	8
Chinese elm (*Ulmus parvifolia*)	7	9.5	25	Yes	Street Tree	Retain	8
Chinese elm (*Ulmus parvifolia*)	8	8.5	25	Yes	Street Tree	Retain	7
Chinese elm (*Ulmus parvifolia*)	9	11	25	Yes	Street Tree	Retain	9
Chinese elm (*Ulmus parvifolia*)	10	17	40	Yes	Street Tree	Retain	14
Privet (*Ligustrum lucidum*)	11	7.5	8	Yes	Street Tree	Retain	6
Privet (*Ligustrum lucidum*)	38	5.5	8	Yes	Street Tree	Retain	5
Privet (*Ligustrum lucidum*)	40	18	30	Yes	Street Tree	Retain	15
Red ironbark (*Eucalyptus sideroxylon*)	53	14	40	Yes	Adjacent Site Tree	Retain	12
Red ironbark (*Eucalyptus sideroxylon*)	54	18	40	Yes	Adjacent Site Tree	Retain	15
Red ironbark (*Eucalyptus sideroxylon*)	55	13	40	Yes	Adjacent Site Tree	Retain	11

T-3

SPECIAL TREE PROTECTION INSTRUCTIONS

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

Swickard Auto Group

LICENSED LANDSCAPE ARCHITECT
DAVID S. NEAULT LA-2594
Signature
06-30-2022
Renewal Date
03-03-22
Date
STATE OF CALIFORNIA

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
www.dnassociates.com

03-03-22

Tree Species	#	Trunk Diameter	~ Crown Diameter	Protected	Type	Remove/ Retain	TPZ 10X DBH (ft. radius)
Red ironbark (*Eucalyptus sideroxylon*)	56	14	40	Yes	Adjacent Site Tree	Retain	12
Red ironbark (*Eucalyptus sideroxylon*)	57	15	40	Yes	Adjacent Site Tree	Retain	13
Red ironbark (*Eucalyptus sideroxylon*)	58	17	40	Yes	Adjacent Site Tree	Retain	14
Red ironbark (*Eucalyptus sideroxylon*)	59	13	40	Yes	Adjacent Site Tree	Retain	11
Red gum (*Eucalyptus camaldulensis*)	60	14	40	Yes	Adjacent Site Tree	Retain	12
Red ironbark (*Eucalyptus sideroxylon*)	61	14	40	Yes	Adjacent Site Tree	Retain	12
Silver dollar gum (Eucalyptus polyanthemos)	62	15	25	Yes	Adjacent Site Tree	Retain	13
Silver dollar gum (Eucalyptus polyanthemos)	63	18	25	Yes	Adjacent Site Tree	Retain	15
Chinese elm (*Ulmus parvifolia*)	12	23.5	50	No	Interior	Retain	20

Appendix C: Photographs

C1: Chinese elms #1 through #10 along E. Bayshore Road



C2: Privet #11



C3: Privet #38



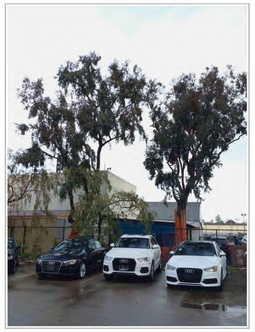
C4: Privet #40



C5: Adjacent Eucalyptus #53 through #61



C6: Adjacent Eucalyptus #62 and #63



Appendix D: Tree protection specifications

Tree protection locations should be marked before any fencing contractor arrives.

Pre-Construction Meeting with the Project Arborist

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

A final inspection by the city arborist at the end of the project will be required prior to removing any tree protection fence and replacement tree shall be planted at this time.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk-through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

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NOTES:

1. THIS SITE CONTAINS REGULATED TREES, INCLUDING NEIGHBORING TREES THAT OVERHANG THE PROJECT SITE.

2. LANDSCAPE MODIFICATIONS, CHANGES IN IRRIGATION, ADDING PLANT MATERIAL OR ANY EXCAVATION WITHIN 10-]FEET OF STREET TREES MUST BE APPROVED IN ADVANCE BY THE URBAN FORESTRY SECTION AT (650) 496-5953.

3. TREE REMOVAL: CONTRACTOR SHALL OBTAIN A COMPLETED URBAN FORESTRY TREE CARE PERMIT # _____ SEPARATE FROM THE BUILDING OR STREET WORK PERMIT. PERMIT NOTICE HANGER AND CONDITIONS APPLY. CONTACT (650) 496-5953

THE TREE CARE PERMIT FOR TREE REMOVAL REQUESTS AVAILABLE FROM THE URBAN FORESTRY WEBPAGE:
HTTP://WWW.CITYOFPALOALTO.ORG/GOV/DEPTS/PWD/TREES/DEFAULT.ASP

4. THE CITY REQUIRES ADEQUATE ROOTABLE SOIL VOLUME AREAS FOR HEALTHY TREES. THE VOLUME OF ROOTABLE SOIL TO BE PROVIDED PER TREE IS BASED ON THE SIZE OF THE TREE AT MATURITY:
-600 CUBIC FEET OF ROOTABLE SOIL VOLUME SHALL BE INSTALLED PER SMALL TREE.
-900 CUBIC FEET PER MEDIUM-SIZED TREE AND
-1200 CUBIC FEET PER LARGE-]SIZED TREE
THE ABOVE SOIL VOLUME IS REQUIRED FOR ALL TREES PLANTED IN PARKING LOT ISLANDS LESS THAN 5' WIDE, USING ADJACENT AREA WITH PERVIOUS SURFACE ABOVE (E.G. PAVERS.) ALL IMPORTED SOILS SHALL BE TESTED AND THE RESULTS PROVIDED TO THE CITY FOR APPROVAL BEFORE IMPORT. IMPORT SOIL SHALL BE AMENDED WITH COMPOST PER CITY STANDARDS IN PLACE OF OTHER SOIL AMENDMENTS. STREET TREES REQUIRE AN AUTOMATIC IRRIGATION/BUBBLER SYSTEM AND MAY REQUIRE TREE GRATES.

5. SOIL ANALYSIS FOR PLANTING, SOIL ANALYSIS SHALL BE REQUIRED FOR ANY PROJECT WHERE GRADING DISTURBS MORE THAN 2,500 SQUARE FEET OF LAND AREA. A SOIL ANALYSIS REPORT SHALL DOCUMENT THE VARIOUS CHARACTERISTICS OF THE SOIL (E.G. TEXTURE, INFILTRATION RATE, PH, SOLUBLE SALT CONTENT, PERCENT ORGANIC MATTER, ETC.), AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS AS APPROPRIATE FOR
c) THE IMPROVED HEALTH OF NATIVE AND NATURALIZED TREES PROTECTED ON THE SITE;
d) SPECIFICALLY FOR THE NEW TREE, SHRUB & GROUND COVER SPECIES PLANTED ON SITE AND,
e) TO OPTIMIZE THE PRODUCTIVITY AND WATER-EFFICIENCY OF THE SOIL.
THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE TO THE PROFESSIONALS PREPARING THE TREE ASSESSMENT OR PROTECTION REPORT, LANDSCAPE AND IRRIGATION DESIGN PLANS IN A TIMELY MANNER EITHER BEFORE OR DURING THE DESIGN PROCESS. A COPY OF THE SOILS ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE. THE PLANNING AND/OR PUBLIC WORKS DEPARTMENTS SHALL HAVE DISCRETION TO REQUIRE SOIL ANALYSIS AND TREATMENTS AS A CONDITION OF APPROVAL FOR ANY GRADING PERMIT, BUILDING SITE APPROVAL, ARCHITECTURE AND SITE APPROVAL, USE PERMIT OR DESIGN REVIEW; WHERE A LANDSCAPE PROJECT SUBMITTAL IS REQUIRED.

6. BASE UNDER SIDEWALK, PLAZA, ROAD OR COMPACTED SURFACES, ENGINEERED SOIL MIX, SUCH AS STRUCTURAL SOIL OR OTHER ENGINEERED SOIL, SILVA CELLS OR OTHER PRODUCTS IN CONSULTATION WITH THE CONSULTING PROJECT ARBORIST.

CITY OF PALO ALTO

Project Arborist Certification Letter

Prior to demolition, building, or grading permit issuance, the project arborist must sign this certification letter. By signing, the arborist certifies that the following items have been met:

- Reviewed the entire building permit plan set submittal, and all updated Tree Protection Report (TPR) measures and changes are incorporated in the plan set.
- Affirms that the T-1 (Tree Protection - it's Part of the Plan!) is included in the plan set with the Tree Disclosure Statement complete/signed by the Property Owner or Agent.
- Reviewed the Urban Forestry Conditions of Approval, and required items (e.g. specific plan notes and standard drawings) have been included in all relevant permit sheets.
- Confirms that ongoing Contractor/Project Arborist site monitoring inspections and reporting have been arranged with the contractor or owner.
- If protected oaks, redwoods, or designated trees are located on or next to the property, an itemized list of any activity impacts has been quantified and mitigated in the Tree Protection Zone for each tree.
- Confirms that changes to plans before or during construction shall be reviewed by the project arborist and responded to with a written letter of acceptance before submitting the revision to the Building Department for review by Planning, Public Works, or Urban Forestry.

Project Address: 1700 Embarcadero Road

I, Richard Gessner, certify that the items listed have been addressed and are in accordance with City of Palo Alto standards and Building Permit stipulations.

Project Arborist Signature	Date	Certification Number
	March 31, 2016	ISA BCM A WE-4341 B ASCA RCA #496

Palo Alto Tree Technical Manual: http://www.cityofpaloalto.org/civicax/filebank/documents/6436

Public Works Urban Forestry Operations Phone: (650) 496-5953

SPECIAL TREE PROTECTION INSTRUCTIONS

LANDSCAPE CONCEPT PLAN FOR:

Mercedes-Benz of Palo Alto

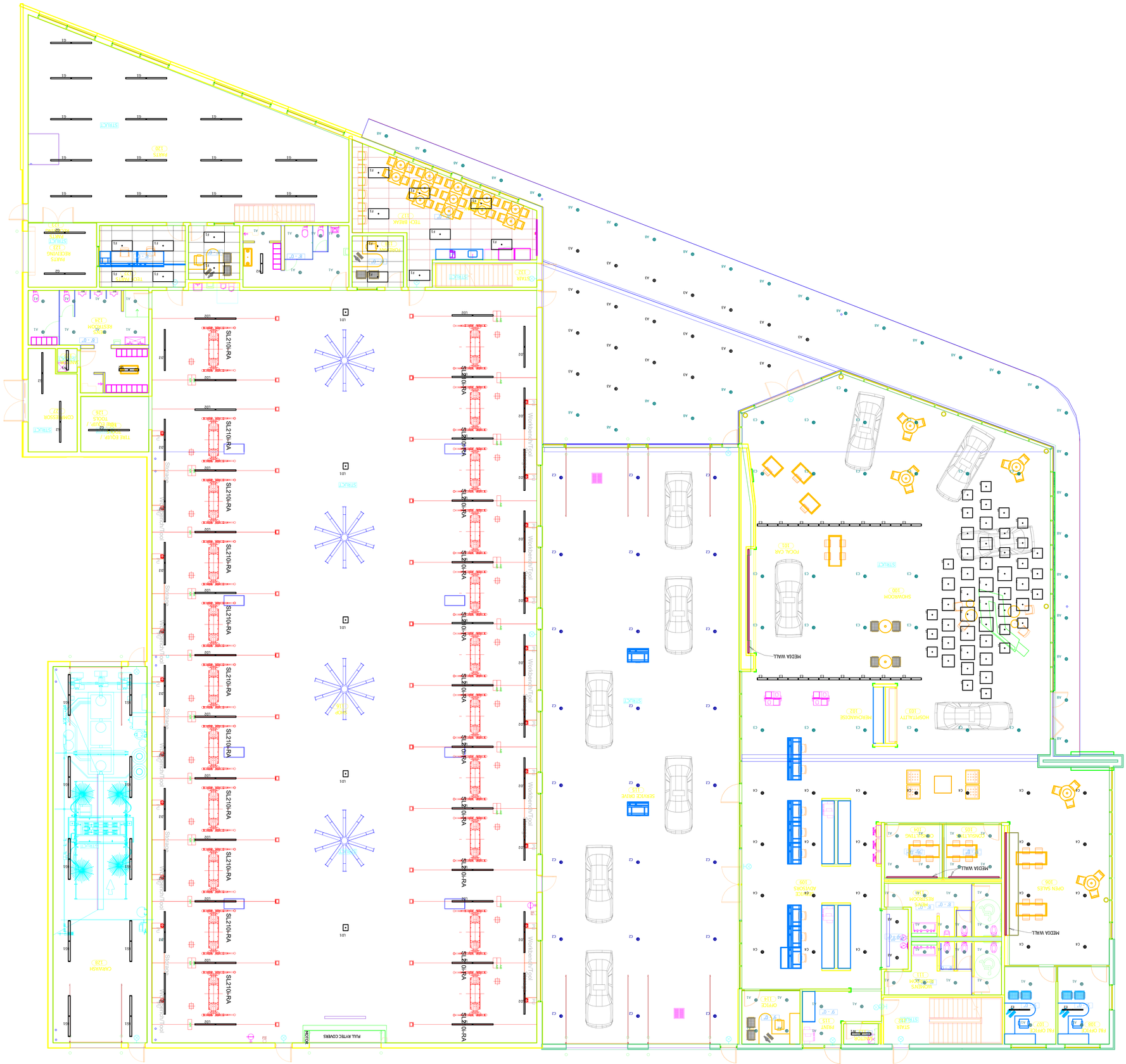
Swickard Auto Group

T-4

LICENSED LANDSCAPE ARCHITECT
DAVID S. NEAULT LA 3484
Signature
06-30-2022
Renewal Date
03-03-22
Date
STATE OF CALIFORNIA

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
www.dnassociates.com

03-03-22



Page 1

Mercedes [Palo Alto]

Interior Lighting

Drawn By:	Eric Perkins
REPRESENTING:	PACIFIC ENERGY CONCEPTS
Date:	11/3/2021
INTELLECTUAL PROPERTY RIGHTS OWNED BY: PACIFIC ENERGY CONCEPTS	
ERIC.PERKINS@PECNW.COM	

SWICKARD AUTO GROUP

Revisions

#	Date	Comments

PEC

Fixture Schedule	Count	Lamps	Watts	Description / Mfg Catalog #	Finish
A1	8	1	1	6" Round LED Downlight (Lightolier Calculite 6" Round LED Downlight)	White
A2	5	1	1	6" Round LED Downlight (Lightolier Calculite 6" Round LED Downlight)	White
A3	32	1	1	6" Round LED Downlight (Lightolier Calculite 6" Round LED Downlight)	White
A4	5	1	1	6" Round LED Downlight (Lightolier Calculite 6" Round LED Downlight)	White
A5	101	1	1	6" Round LED Downlight (Lightolier Calculite 6" Round LED Downlight)	White
A6	47	1	1	6" Round LED Downlight (Lightolier Calculite 6" Round LED Downlight)	White
A7	15	1	1	6" Round LED Downlight (Lightolier Calculite 6" Round LED Downlight)	White
A8	35	1	1	6" Round LED Downlight (Lightolier Calculite 6" Round LED Downlight)	White
B1	27	1	1	4" Round LED Downlight (Lightolier Calculite 4" Round LED Downlight)	White
B2	43	1	1	4" Round LED Downlight (Lightolier Calculite 4" Round LED Downlight)	White
B3	43	1	1	4" Round LED Downlight (Lightolier Calculite 4" Round LED Downlight)	White
C1	25	1	1	4" Round LED Downlight (Lightolier Calculite 4" Round LED Downlight)	White
C2	36	1	1	4" Round LED Downlight (Lightolier Calculite 4" Round LED Downlight)	White
C3	43	1	1	4" Round LED Downlight (Lightolier Calculite 4" Round LED Downlight)	White
C4	43	1	1	4" Round LED Downlight (Lightolier Calculite 4" Round LED Downlight)	White
D1	15	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
D2	15	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
E1	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
E2	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
E3	83	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
F1	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
F2	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
F3	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
G1	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
G2	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
H1	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
H2	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
H3	5	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
W1	8	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White
W2	8	1	1	4" Square LED Downlight (Lightolier Calculite 4" Square LED Downlight)	White

Mercedes [Palo Alto]

Interior Lighting

Drawn By: Eric Perkins

REPRESENTING: PACIFIC ENERGY CONCEPTS

Date:11/3/2021

INTELLECTUAL PROPERTY RIGHTS OWNED BY: PACIFIC ENERGY CONCEPTS

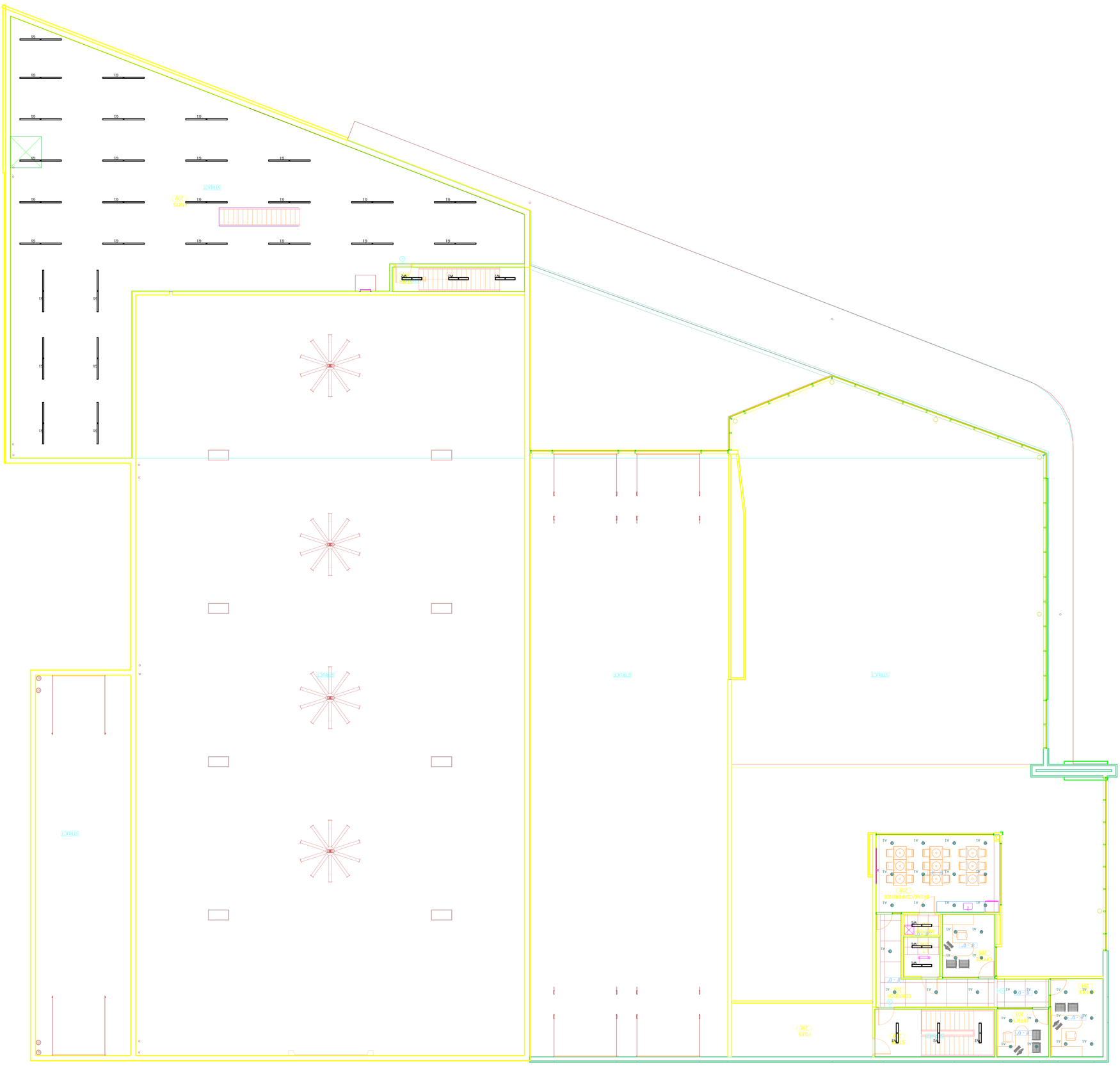
ERIC.PERKINS@PECNW.COM

SWICKARD AUTO GROUP

Revisions

#	Date	Comments

PEC



Page 3

Mercedes [Palo Alto]

Interior Lighting

Drawn By: Eric Perkins

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Date:11/3/2021

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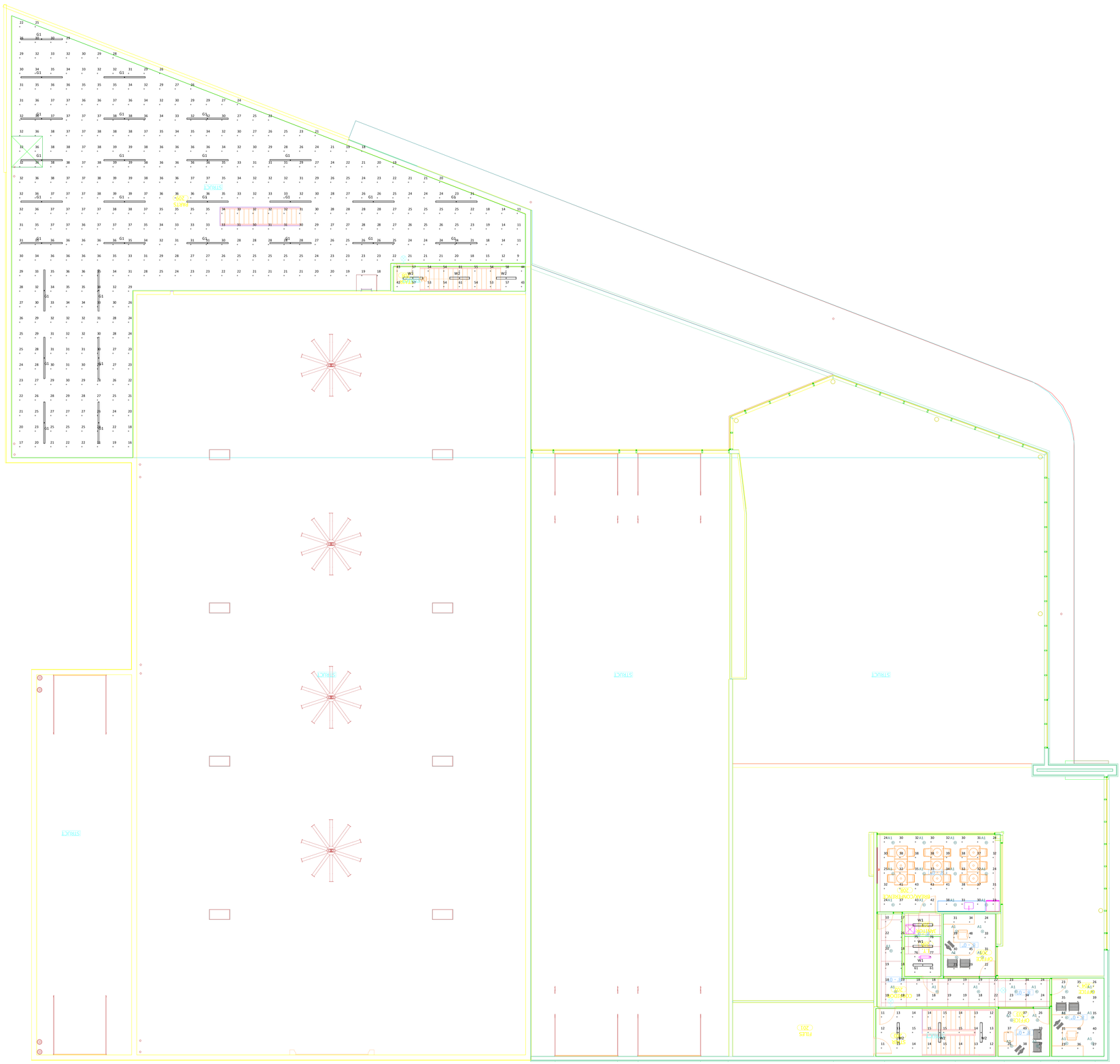
Revisions

#	Date	Comments

PEC



Mercedes [Palo Alto]

Interior Lighting

Drawn By: Eric Perkins

REPRESENTING: PACIFIC ENERGY CONCEPTS

Date:11/3/2021

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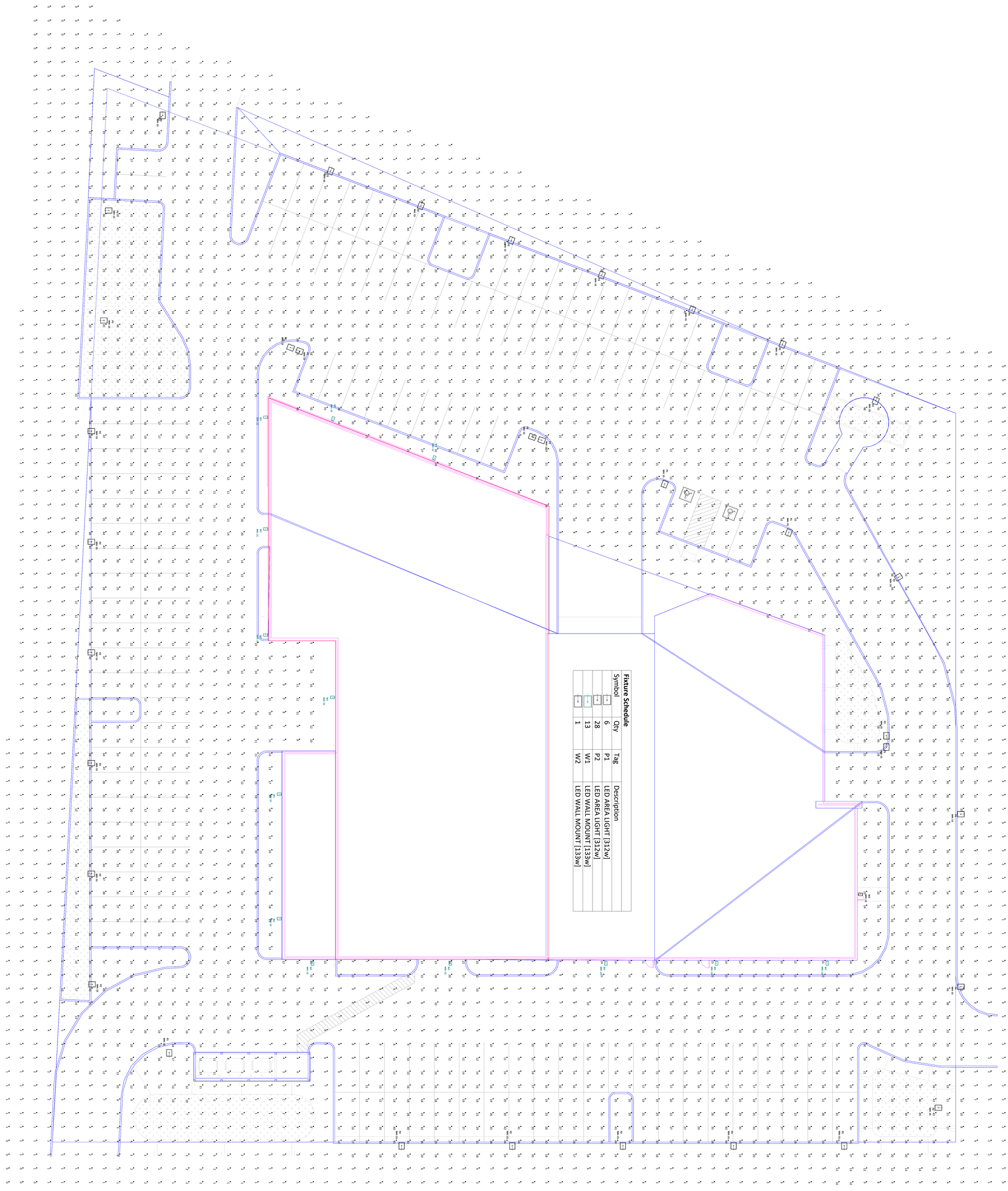
ERIC.PERKINS@PECNW.COM

SWICKARD AUTO GROUP

Revisions

#	Date	Comments

PEC



Mercedes of Palo Alto

Site Lighting

Drawn By: Eric Perkins
REPRESENTING: PACIFIC ENERGY CONCEPTS
Date:5/3/2021
INTELLECTUAL PROPERTY RIGHTS OWNED BY: PACIFIC ENERGY CONCEPTS
ERIC.PERKINS@PECNW.COM

SWICKARD AUTO GROUP

Revisions

#	Date	Comments

PEC