

PROJECT TEAM

OWNER/DEVELOPER BRETT ALEXANDER

SIMON PROPERTIES 228 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204 (317) 263-7106 BALEXANDER@SIMON.COM

ARCHITECT JOHN GALWAA

GH+A DESIGN STUDIO 409 E. JEFFERSON AVE, 6TH FLOOR DETROIT, MI 48226 (248) 374 - 2360JGALWAA@GHADESIGN.COM

ARCHITECT GEORGE MASIE

NELSON 6000 LOMBARDO CENTER, SUITE 500 CLEVELAND, OH 44131 (216) 830-1555 GMASIE@NELSON.COM

SURVEYOR R.E.Y. ENGINEERS, INC. 5673 WEST POSITAS BLVD PLEASANTON, CA 94588 (408) 219-3236

CIVIL ENGINEER

MIKE MOWERY, PE KIMLEY-HORN AND ASSOCIATES, INC. 4637 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94588 (925) 398-4852 MIKE.MOWERY@KIMLEY-HORN.COM

<u>LANDSCAPE</u>

MATTHEW MORGAN, PLA, ASLA KIMLEY-HORN AND ASSOCIATES, INC. 100 SAN FERNANDO STREET, SUITE 250 PLEASANTON, CA 94588 (408) 785-3518 MATTHEW.MORGAN@KIMLEY-HORN.COM

ELECTRICAL ANTHONY BASDEN GAUSMAN & MOORE 1700 HIGHWAY 36 WEST, SUITE 700 ROSEVILLE, MN 55113 (651) 604-3175

ÀBAŚDEN@GAUSMAN.COM

ARCHITECTURAL REVIEW **BOARD PLANS**

FOR

STANFORD SHOPPING CENTER

BUILDING EE 180 EL CAMINO REAL PALO ALTO, CA 94304

PROJECT INFORMATION

ADDRESS	660 STANFORD SHOPPING CENTER, PALO ALTO, CA 94304
APN	142-01-009
ZONING CLASSIFICATION	(CC) COMMUNITY COMMERCIAL
PARCEL AREA	51.72 AC
SITE AREA	0.70 AC
LOT COVERAGE	
REQUIRED	N/A
PROPOSED	0.53
FAR	
REQUIRED	N/A
PROPOSED	0.51
SETBACKS (REQUIRED)	
FRONT	N/A
REAR	N/A
SIDE	N/A

GFA For Parking

GFA For Parking	
Building	GFA
C-North	36,524
C-South	37,717
D	76,106
E	42,491
F	63,995
G	0
Н	22,059
J (to be demolished)	0
L	26,645
M	68,540
N	20,717
P	9,955
V	64,140
W	11,778
AA	29,305
ВВ	52,148
CC	16,492
DD	33,647
EE	11,799
Sub-Total	624,058
DEPARTMENT STORES AND OU	
Nordstrom	180,000
Neiman Marcus	120,000
Restoration Hardware	41,850
Macy's (K)	225,830
Bloomingdales	123,678

39,173

4,185

28,741

8,511 810,269

1,434,327

PROPOSED BUILDING SUMMARY

	CONSTRUCTION	OCCUPANCY	BUILDING	BUILDING
	TYPE	GROUP	HEIGHT	AREA
BUILDING EE	Type IIB, Unrated noncombustible construction	"R" Restaurant	36'-1.5"	11,799 (SF)

VEHICL	JLAR PARK	ING SUM	MARY			
Parking Provided by Space Type	REGULAR	ADA	DEDICATED	EV (chargers)	EV (conduit only)	TOTAL
EXISTING						
Existing parking spaces (as of 3/27/19)	5,220	101		29	96	5,446
ShakeShack (18PLN-00054) parking modification			-2			
Tesla (16PLN-00040) parking modification			-4			
Total existing parking spaces deducting the dedicated spaces						5,452
UNDER CONSTRUCTION	_		_	_	_	
Parking spaces added/(removed) as part of redevelopment	-242	10	0	0	57	
Total parking space by type post redevelopment		111	-6	29	153	5,265
Excess number of spaces						49

Stanford Shopping Center Bike Parking				
	Short		Cargo	
	Term	Long Terr	Bike	
Existing	254	97	4	
Proposed	4	0	0	
Total	258	97	4	

CITY OF PALO ALTO





DRAWING INDEX

GENERAL		
GO	COVER SHEET	
G1	ILLUSTRATIVE SITE PLAN	
G2	EXISTING CONDITIONS	
G3	PERMITTED CONDITIONS	
G4	SHOPPING CENTER LOCATION	M

ARCHITEC	CTURE
A-EE1	GROUND LEVEL FLOOR PLA
A-EE2	ROOF LEVEL PLAN
A-EE3	ELEVATIONS
A-EE4	ELEVATIONS
A-EE5	SECTION
A-EE6	BUILDING C ELEVATION
A-EE7	BUILDING PERSPECTIVE
1-FF8	RIJI DING PERSPECTIVE

A-EE7	BUILDING PERSPECTIVE
A-EE8	BUILDING PERSPECTIVE
A-EE9	BUILDING PERSPECTIVE
A-EE10	BUILDING PERSPECTIVE
A-EE11	GROSS FLOOR AREA CALCULATION

GB1.2 CALGREEN + TIER 2 CHECKLIST

LIGHTING LT-EE1 EAST & NORTH LIGHTING ELEVATIONS LT-EE2 WEST & SOUTH LIGHTING ELEVATIONS LT-EE3 PASEO LIGHTING ELEVATION AND PLAN LT-001 LIGHTING CUTSHEETS LT-002 LIGHTING CUTSHEETS LT-003 LIGHTING CUTSHEETS

<u>CIVIL</u>	
C1	SITE PLAN
C2	EROSION CONTROL PLAN
C3	GRADING AND DRAINAGE PLAN
C4	STORMWATER CONTROL PLAN
C5	STORMWATER TREATMENT DETAILS
C6	STORMWATER POLLUTION PREVENTION PLA
C7	UTILITY PLAN
C8	FIRE ACCESS PLAN
C9	DELIVERY TRUCK AND LOADING ZONE
P1	VEHICULAR PARKING PLAN
P2	BIKE PARKING PLAN

LANDSCAF	PE	
_1.0	LANDSCAPE PLAN	
L1.1	PLANTING PALETTE	-
L1.2	SITE MATERIALS	
T1	TREE PROTECTION	PLAN
T2	TREE PROTECTION	PLAN
T3	TREE DISPOSITION	PLAN

<u>ELECTRICAL & PHOTOMETRICS</u>
ES-101 OVERALL SITE LIGHTING CALCULATIONS PLAN ES-102 SITE LIGHTING LOCATIONS PLAN

HARDSCAPE PLAN

REVISIONS DATE BY

4637 CHABOT DRIVE, SUITE 300

PLEASANTON, CA 94588

PHONE: 925-398-4840

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The Container Store

Crate and Barrel Bank of America

Wilkes Bashford

Total GFA For Parking

Sub-Total

Flemings (including outdoor patio gfa)



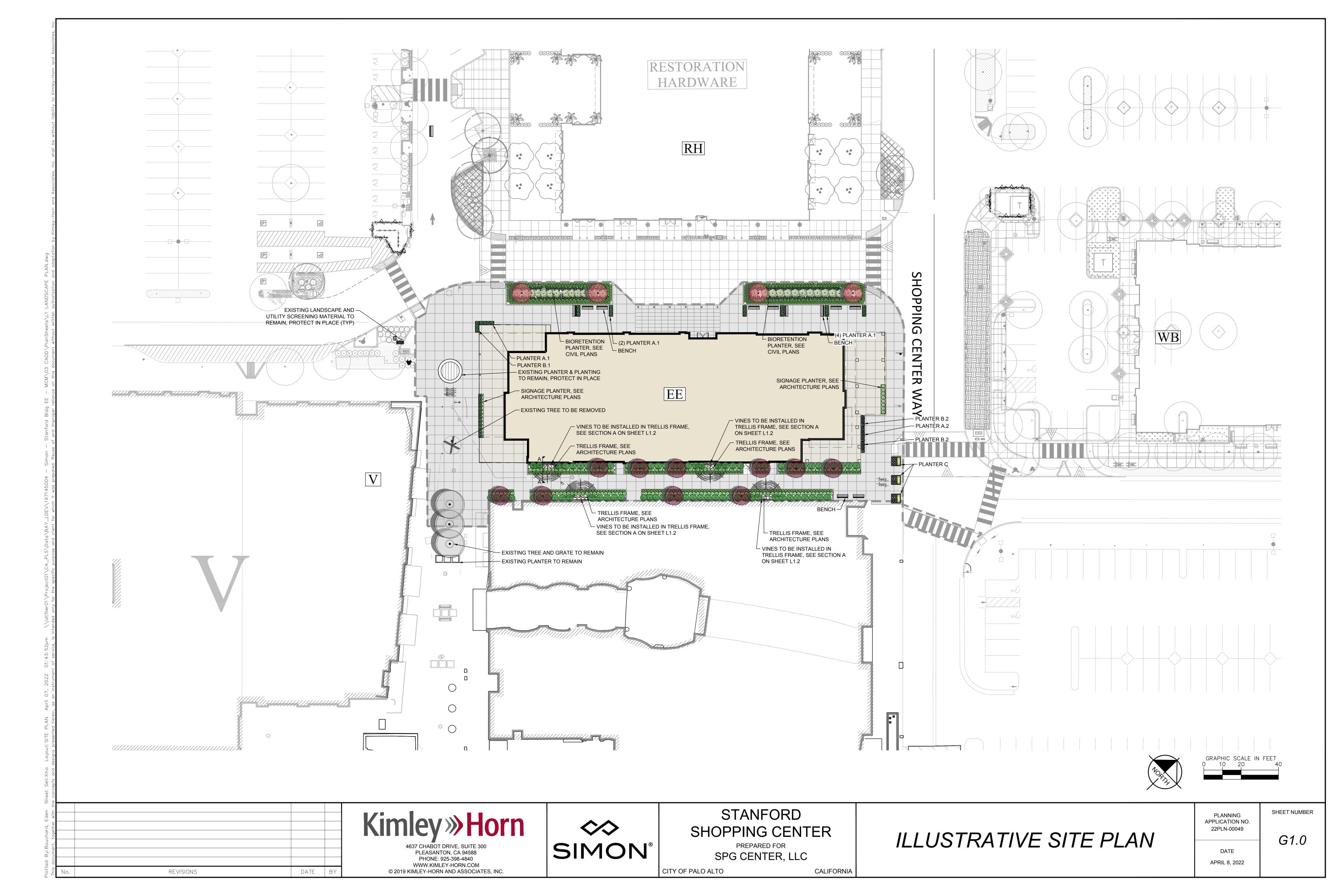
STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

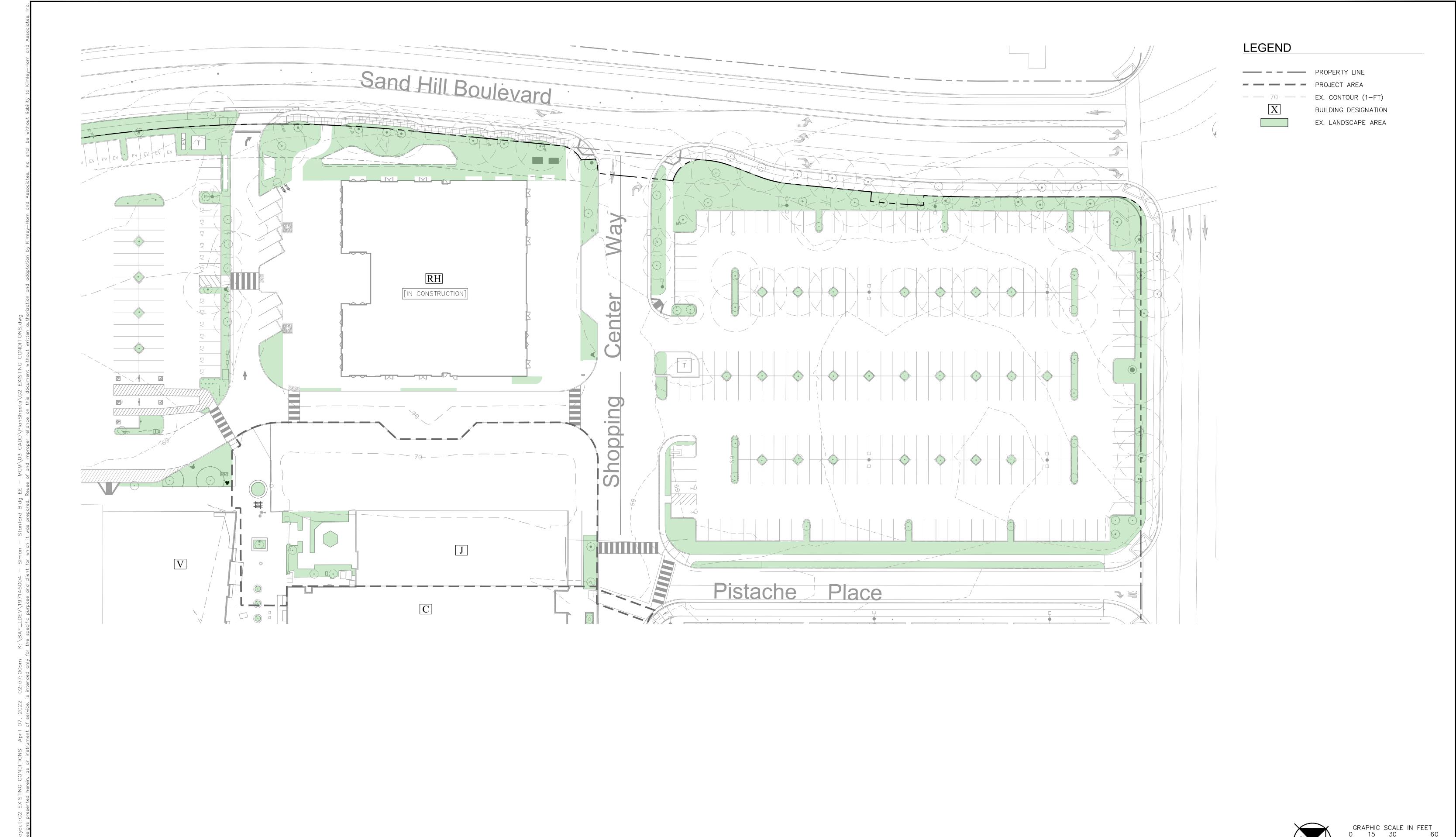
CALIFORNIA

COVER SHEET

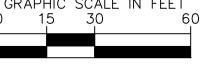
PLANNING APPLICATION NO. 22PLN-00049

SHEET NUMBER









SHEET NUMBER

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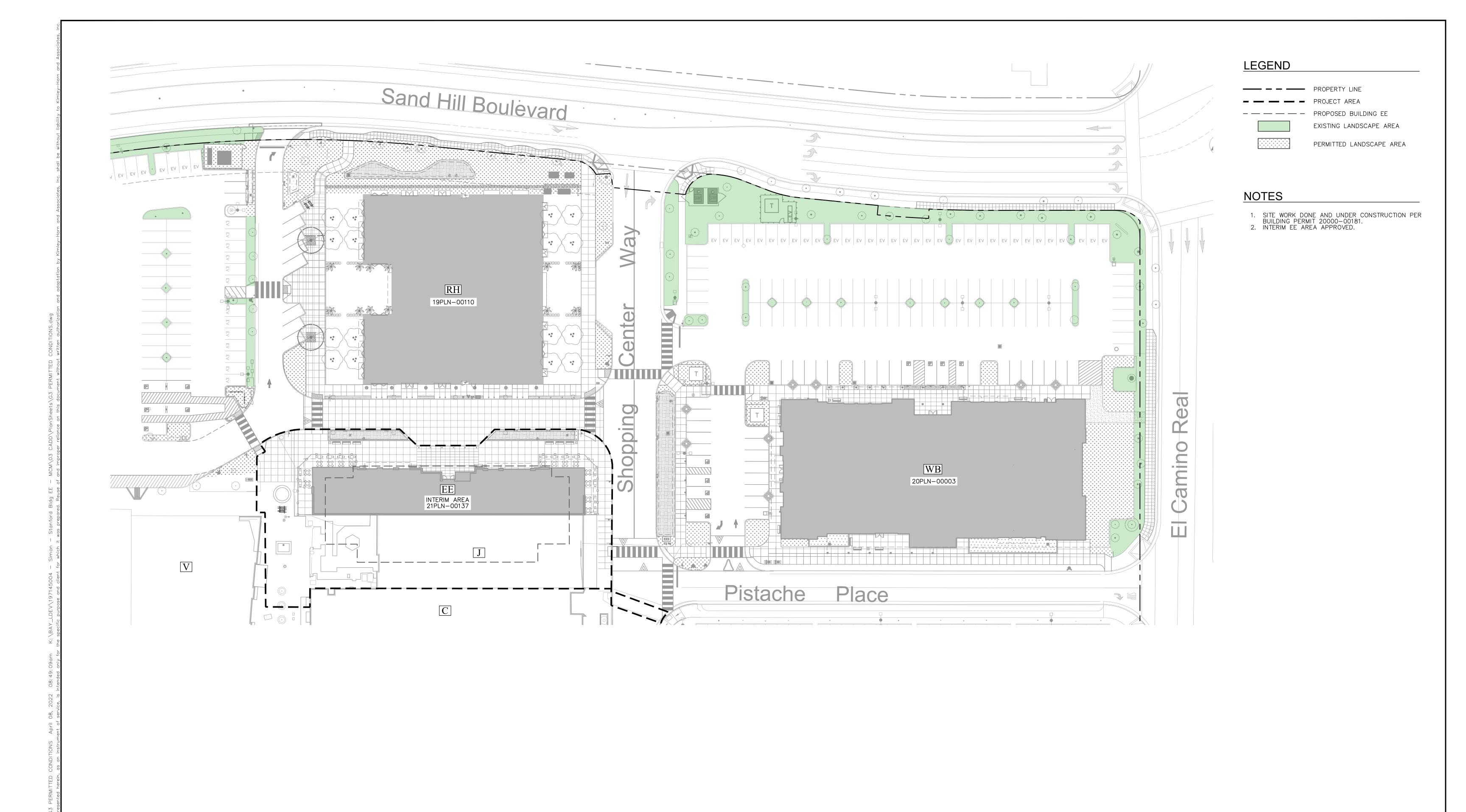




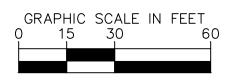
STANFORD
SHOPPING CENTER
PREPARED FOR
SPG CENTER, LLC
CITY OF PALO ALTO
CALIFORNIA

EXISTING CONDITIONS

PLANNING APPLICATION NO.
22PLN-00049







DATE B REVISIONS





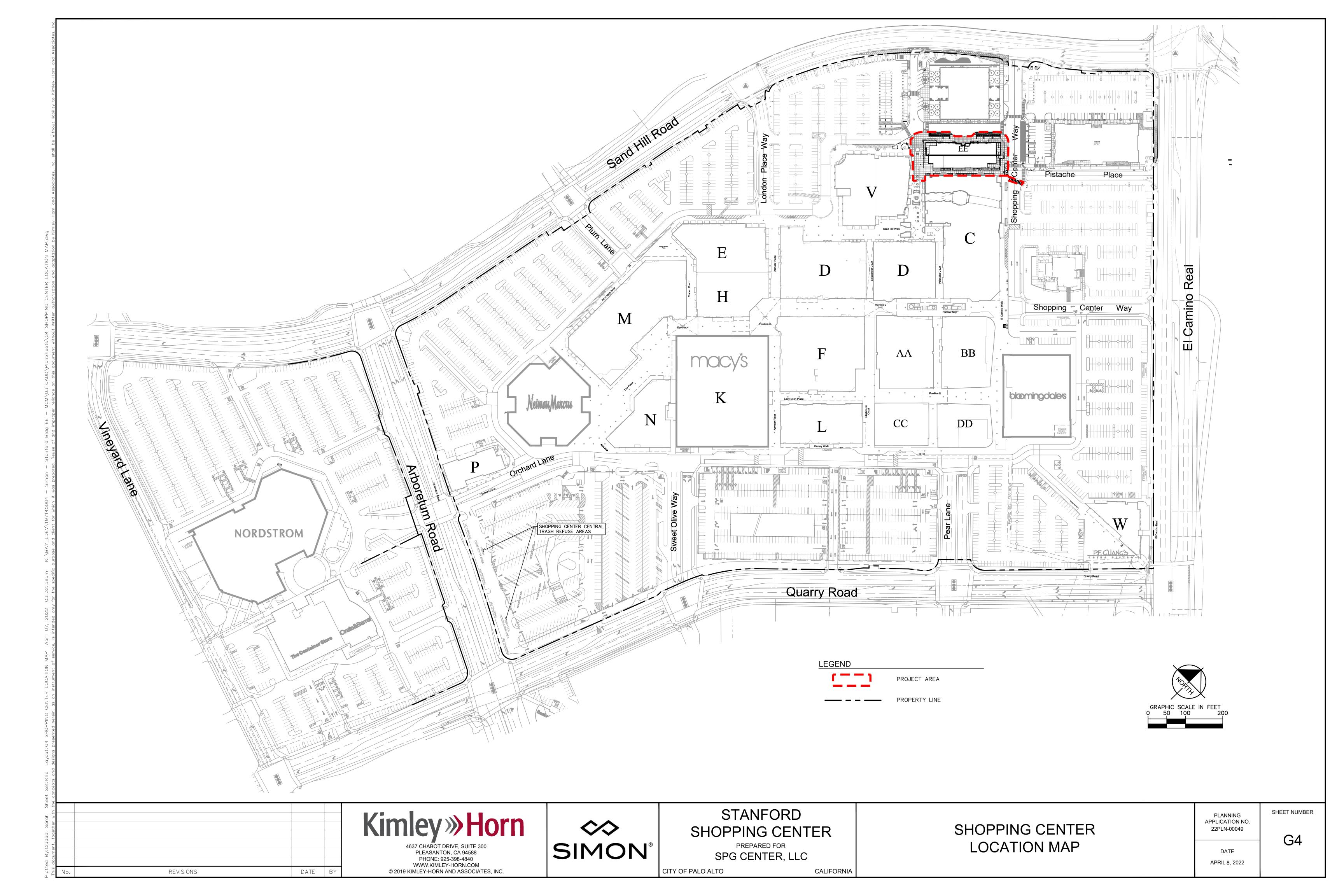
STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC CITY OF PALO ALTO CALIFORNIA

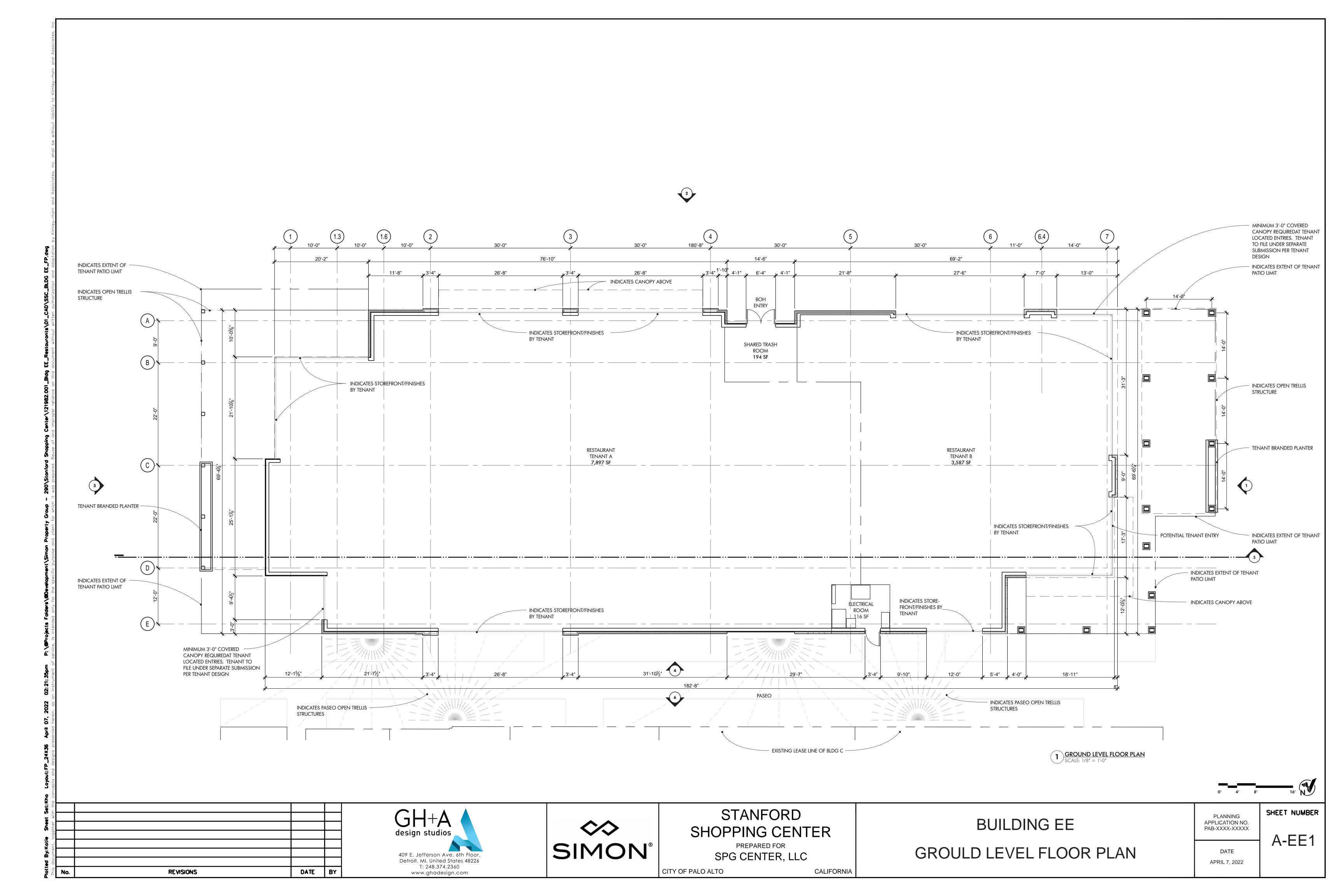
PERMITTED CONDITIONS

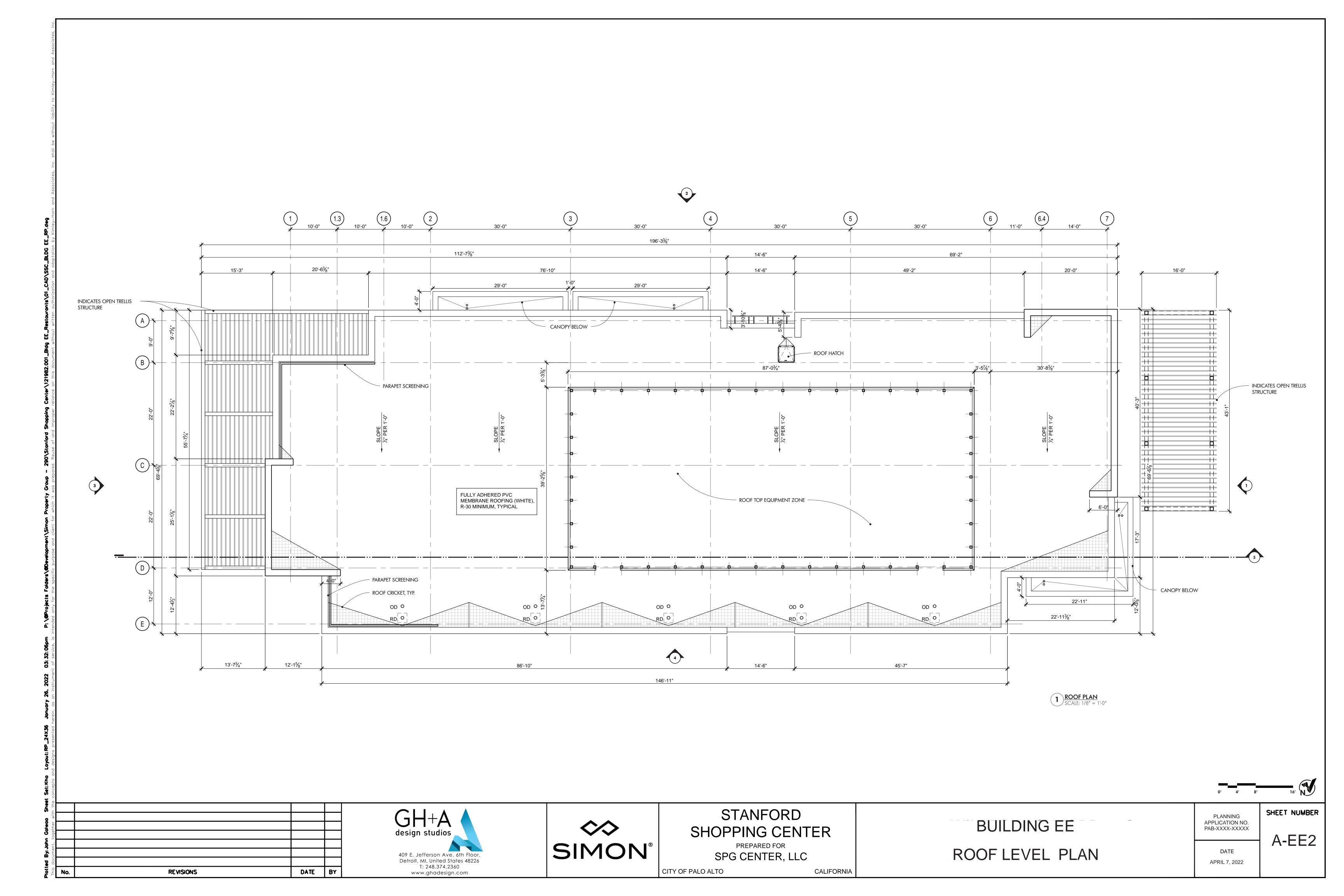
PLANNING
APPLICATION NO.
22PLN-00049

DATE

G3 APRIL 8, 2022









TAUPE/BROWN BRICK

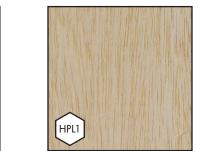


DECOR BRICK

FLUTED CONCRETE FLUTED WHITE CONCRETE



GREEN WALL TBD TBD



LIGHT OAK

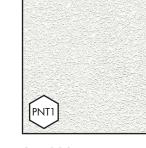
HIGH PRESSURE LAMINATE HIGH PRESSURE LAMINATE METAL TRESPA WOOD LOOK TRESPA WOOD LOOK DARK WALNUT (ALT IS WOOD LOOK POWDERCOAT (ALT IS WOOD LOOK POWDERCOAT ALUMINUM)



MATCH SAMPLE WHITE POWDERCOAT



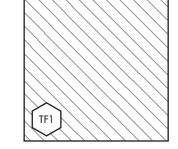
METAL MATCH SAMPLE MATCH SAMPLE DARK BLUE POWDERCOAT DARK BRONZE POWDERCOAT LIGHT STUCCO FINISH



STUCCO SHERWIN WILLIAMS



CAST STONE STOREFRONT SYSTEM **BROWN STONE** BY TENANT TBD



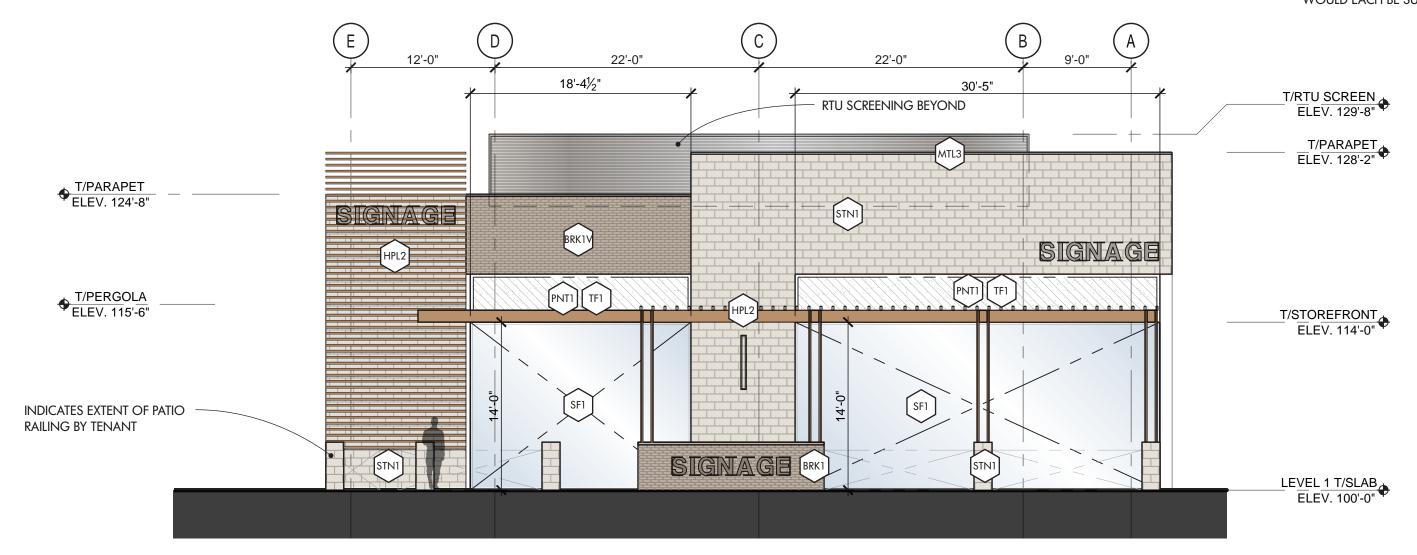
STOREFRONT FINISH

BY TENANT TBD

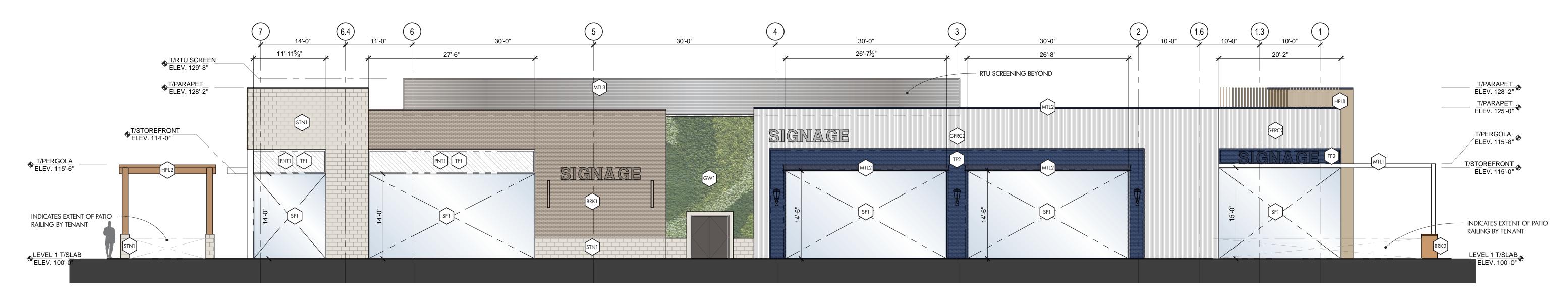
FACADE FINISH BY TENANT TBD

TENANT FACADE GENERAL NOTES

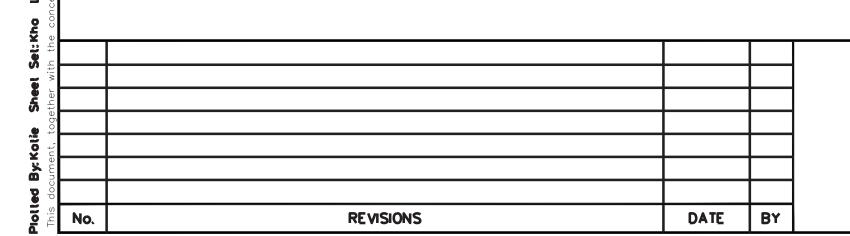
STOREFRONT SYSTEM (SF1) AND STOREFRONT FINISH (TF1) ARE TENANT SPECIFIC FINISH MATERIALS INTENDED FOR 2 SEPERATE TENANTS TO OCCUPY EACH END OF BUILDING EE. FACADE FINISH (TF2) IS PRELIMINARY DIRECTIVE FROM TENANT INTENT BUT ONLY ALLUDED TO IN THIS PACKAGE AS A POSSIBLE FINISH. THE TENANTS WOULD DESIGN THE AREAS DENOTED WITH SF1, TF1 AND TF2 AND WOULD EACH BE SUBJECT TO FUTURE ARB REVIEW.



PROJECT EAST ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



PROJECT NORTH ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



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STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

BUILDING EE ELEVATIONS

PLANNING APPLICATION NO. PAB-XXXXX DATE

APRIL 7, 2022

A-EE3



TAUPE/BROWN BRICK

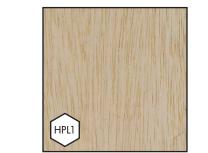


DECOR BRICK

FLUTED CONCRETE FLUTED WHITE CONCRETE



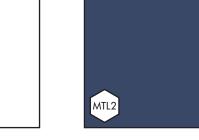
GREEN WALL TBD TBD



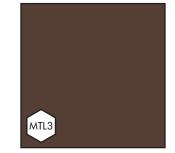
TRESPA WOOD LOOK LIGHT OAK (ALT IS WOOD LOOK POWDERCOAT ALUMINUM)



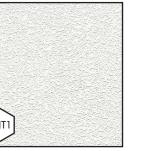
HIGH PRESSURE LAMINATE HIGH PRESSURE LAMINATE METAL TRESPA WOOD LOOK MATCH SAMPLE DARK WALNUT WHITE POWDERCOAT (ALT IS WOOD LOOK POWDERCOAT



MATCH SAMPLE DARK BLUE POWDERCOAT



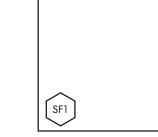
METAL MATCH SAMPLE DARK BRONZE POWDERCOAT LIGHT STUCCO FINISH



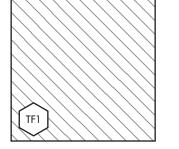
CAST STONE

BROWN STONE

STUCCO SHERWIN WILLIAMS



STOREFRONT SYSTEM BY TENANT

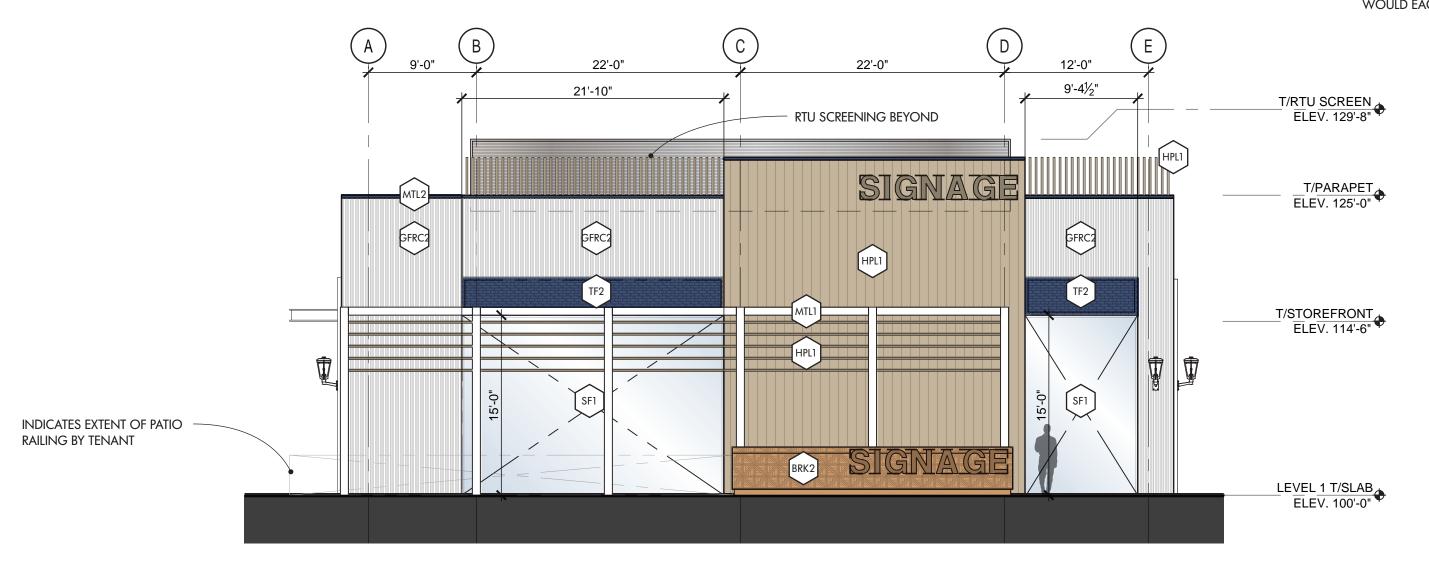


FACADE FINISH STOREFRONT FINISH BY TENANT TBD

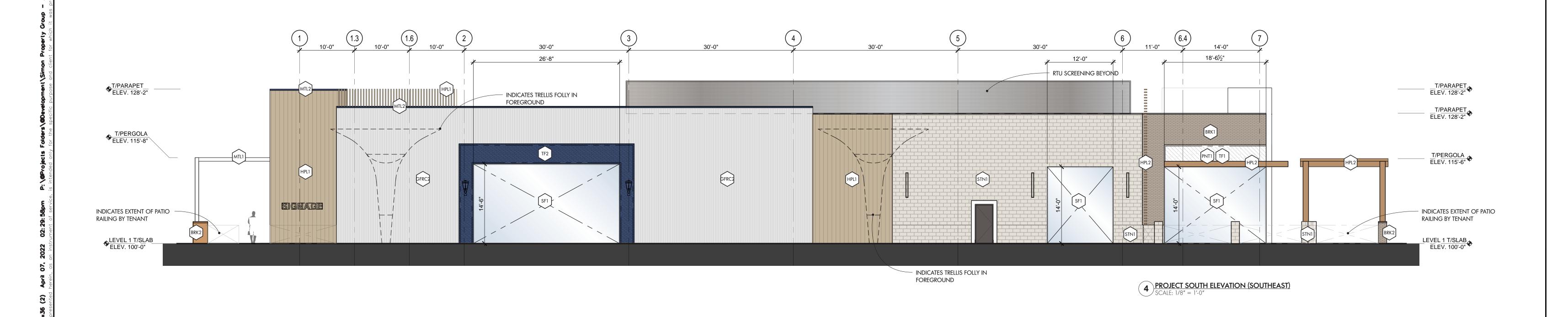
TENANT FACADE GENERAL NOTES

BY TENANT TBD

STOREFRONT SYSTEM (SF1) AND STOREFRONT FINISH (TF1) ARE TENANT SPECIFIC FINISH MATERIALS INTENDED FOR 2 SEPERATE TENANTS TO OCCUPY EACH END OF BUILDING EE. FACADE FINISH (TF2) IS PRELIMINARY DIRECTIVE FROM TENANT INTENT BUT ONLY ALLUDED TO IN THIS PACKAGE AS A POSSIBLE FINISH. THE TENANTS WOULD DESIGN THE AREAS DENOTED WITH SF1, TF1 AND TF2 AND WOULD EACH BE SUBJECT TO FUTURE ARB REVIEW.



PROJECT WEST ELEVATION (SOUTHWEST)
SCALE: 1/8" = 1'-0"



DATE BY REVISIONS

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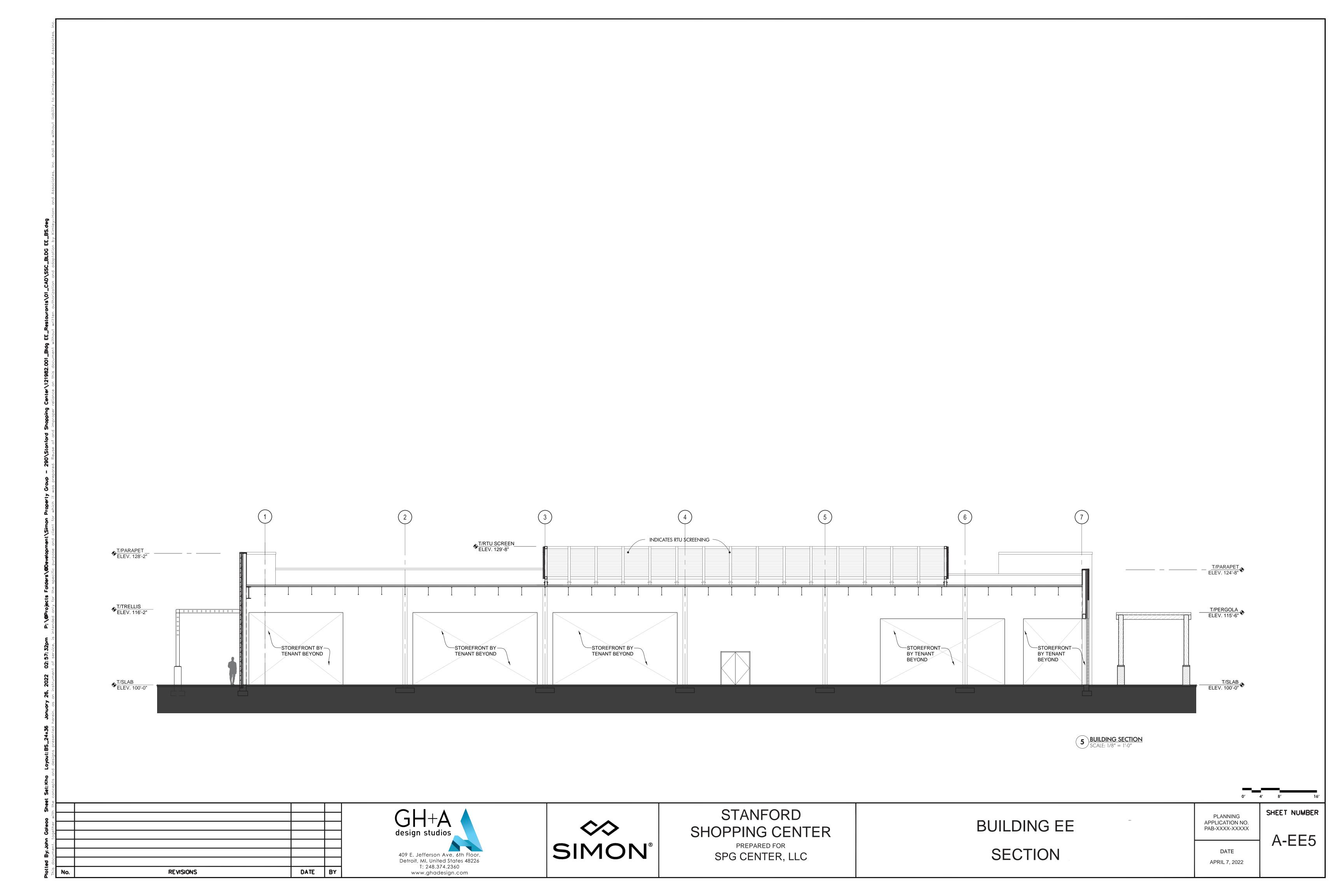


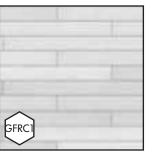
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BUILDING EE ELEVATIONS

SHEET NUMBER PLANNING APPLICATION NO. PAB-XXXX-XXXXX DATE

A-EE4 APRIL 7, 2022



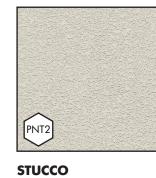






MATCH SAMPLE

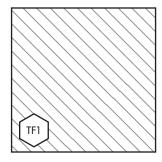
STUCCO SHERWIN WILLIAMS DARK BRONZE POWDERCOAT LIGHT STUCCO FINISH



SHERWIN WILLIAMS

BROWN STUCCO FINISH

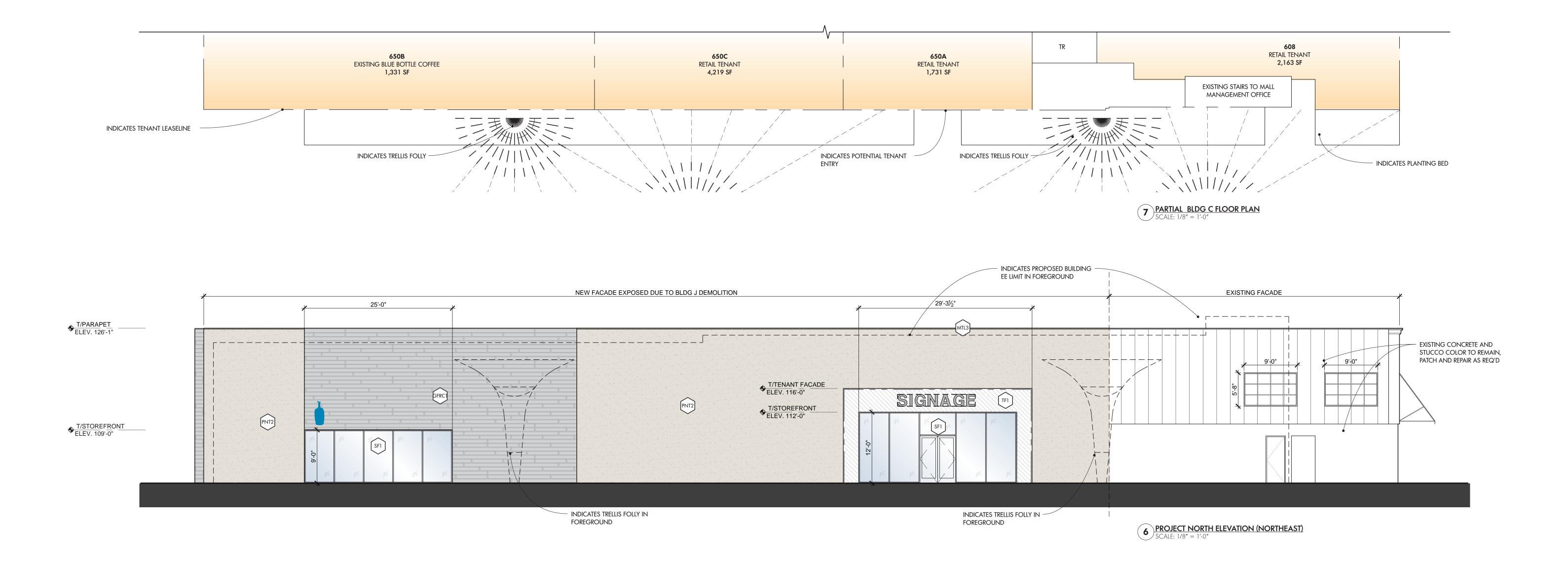
STOREFRONT SYSTEM BY TENANT TBD

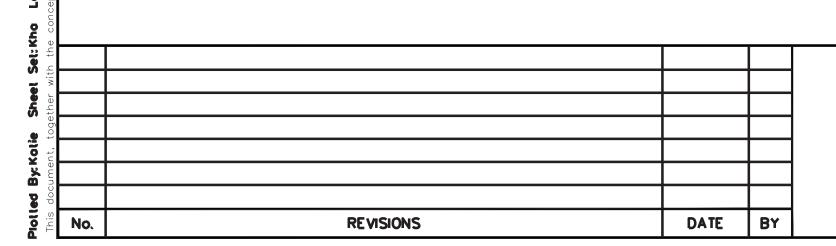


STOREFRONT FINISH BY TENANT TBD

TENANT FACADE GENERAL NOTES

STOREFRONT SYSTEM (SF1) AND STOREFRONT FINISH (TF1) ARE TENANT SPECIFIC FINISH MATERIALS INTENDED FOR TENANT TO SPECIFY ON NEW EXTERIOR FACADE ON BUILDING C. THE TENANTS WOULD DESIGN THE AREAS DENOTED WITH SF1 AND TF1 AND WOULD EACH BE SUBJECT TO FUTURE ARB REVIEW









STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

BUILDING C ELEVATION

PLANNING APPLICATION NO. PAB-XXXX-XXXXX DATE

A-EE6 APRIL 7, 2022



VIEW OF RESTAURANT B SCALE: NTS

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BUILDING EE BUILDING PERSPECTIVE PLANNING APPLICATION NO. PAB-XXXX-XXXXX

DATE APRIL 7, 2022

A-EE7



VIEW OF RESTAURANT B SCALE: NTS

No. REVISIONS DATE BY





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BUILDING EE
BUILDING PERSPECTIVE

PLANNING APPLICATION NO. PAB-XXXX-XXXXX

DATE
APRIL 7, 2022

A-EE8



VIEW OF RESTAURANT A
SCALE: NTS

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BUILDING EE BUILDING PERSPECTIVE PLANNING APPLICATION NO. PAB-XXXX-XXXXX

DATE APRIL 7, 2022 A-EE9



VIEW OF RESTAURANT A
SCALE: NTS

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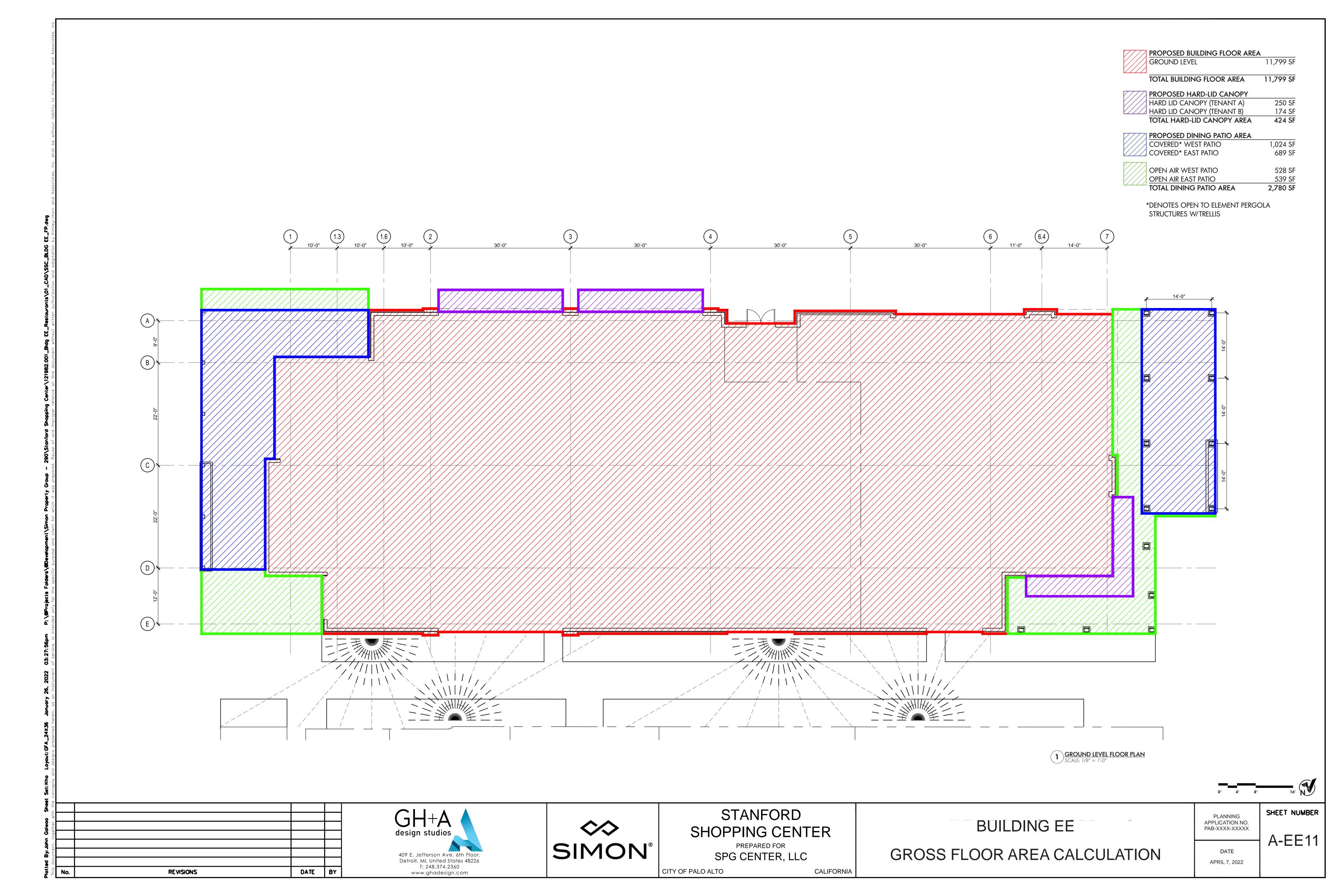
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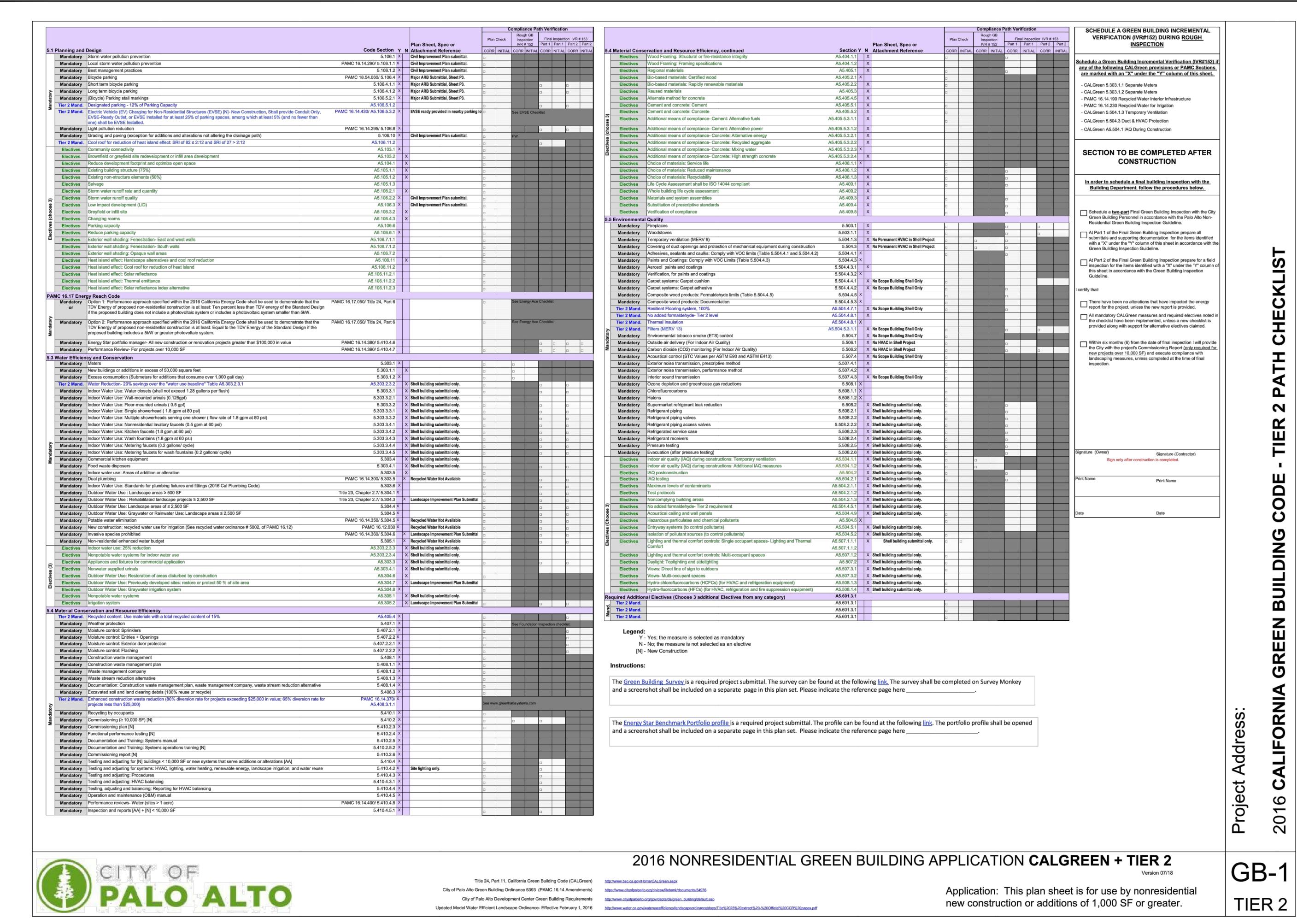


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BUILDING EE BUILDING PERSPECTIVE PLANNING APPLICATION NO. PAB-XXXX-XXXXX

A-EE10 DATE APRIL 7, 2022





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CITY OF PALO ALTO

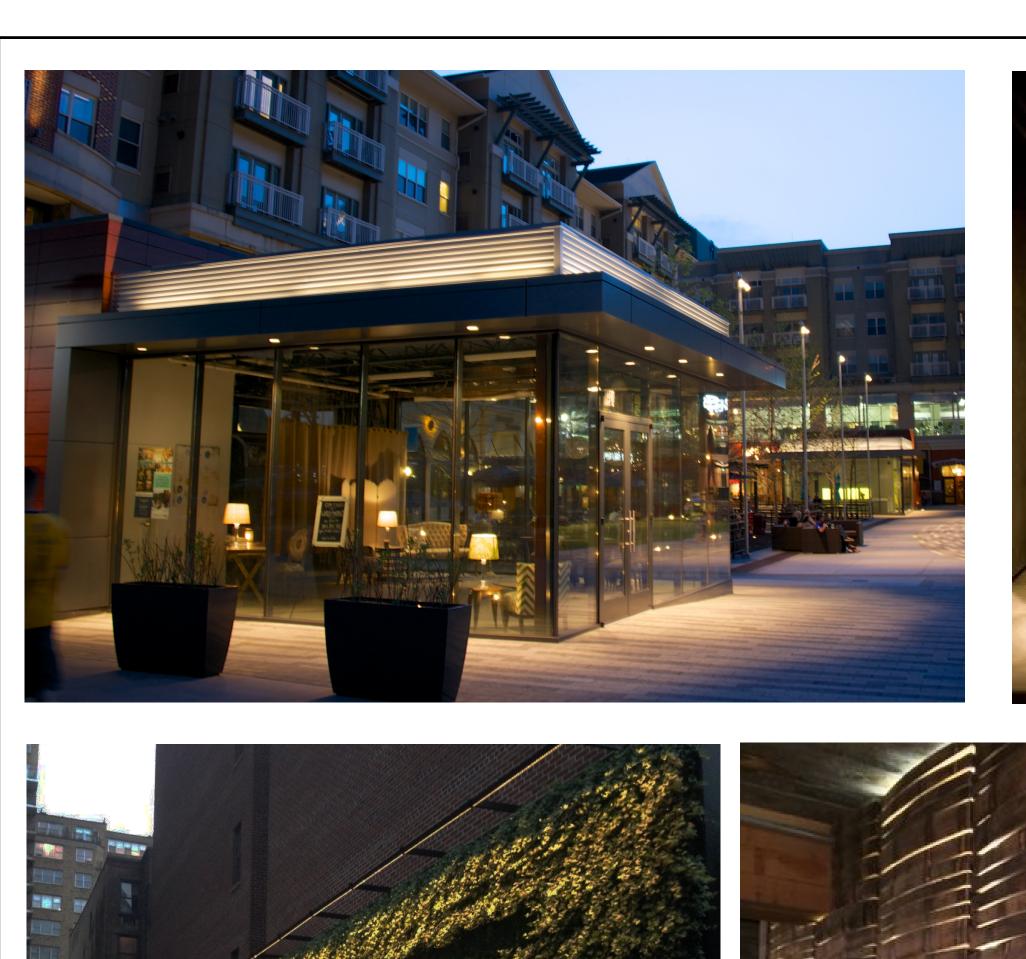
CALIFORNIA

CALGREEN+TIER 2 CHECKLIST

PLANNING APPLICATION NO. 22PLN-00049

GB1.2

SHEET NUMBER









TYPE L2



TYPE L4





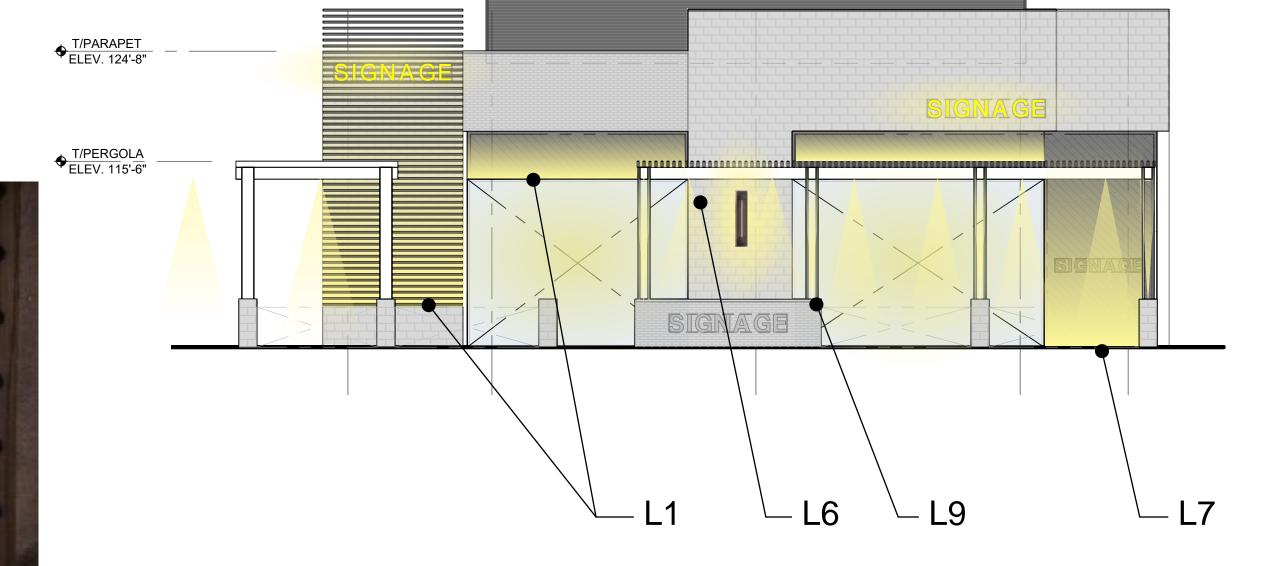




TYPE L6

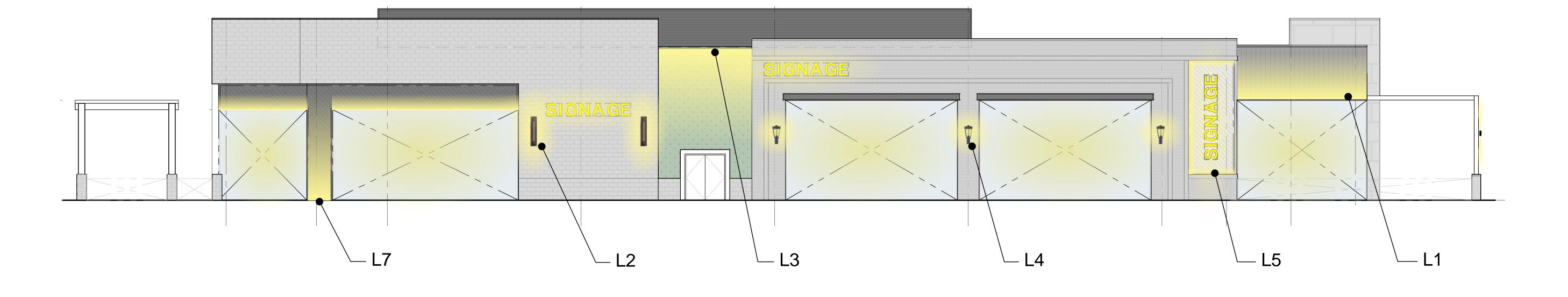


TYPE L9



TYPE L3





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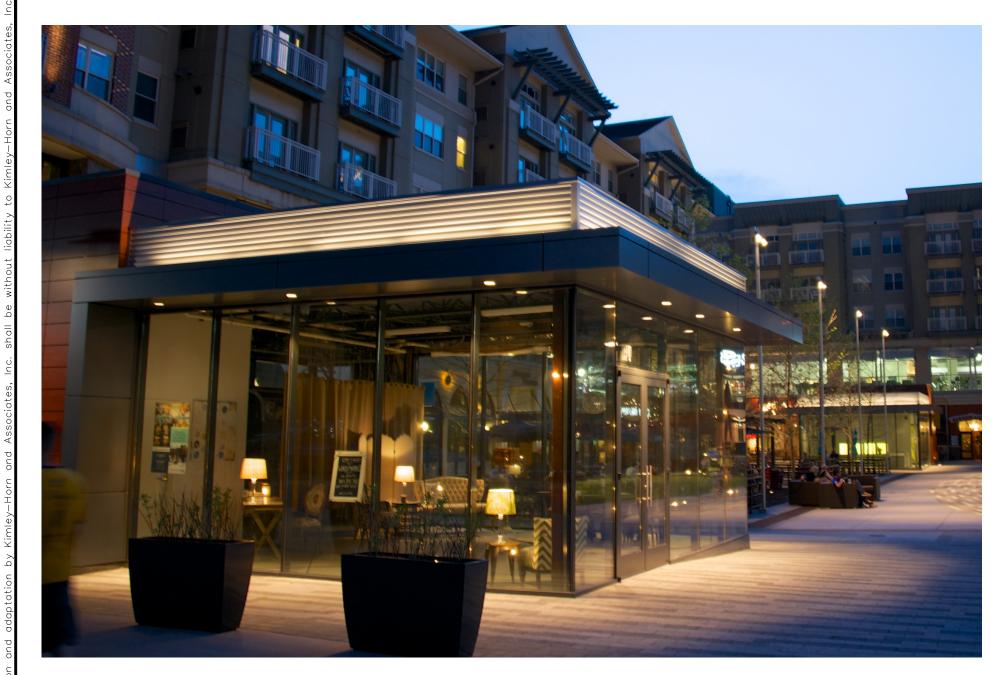
BUILDING EE EAST & NORTH LIGHTING ELEVATIONS

SHEET NUMBER PROJECT NO. PROJECT NO.

DATE

JANUARY 6, 2022

LT-EE1











TYPE L4



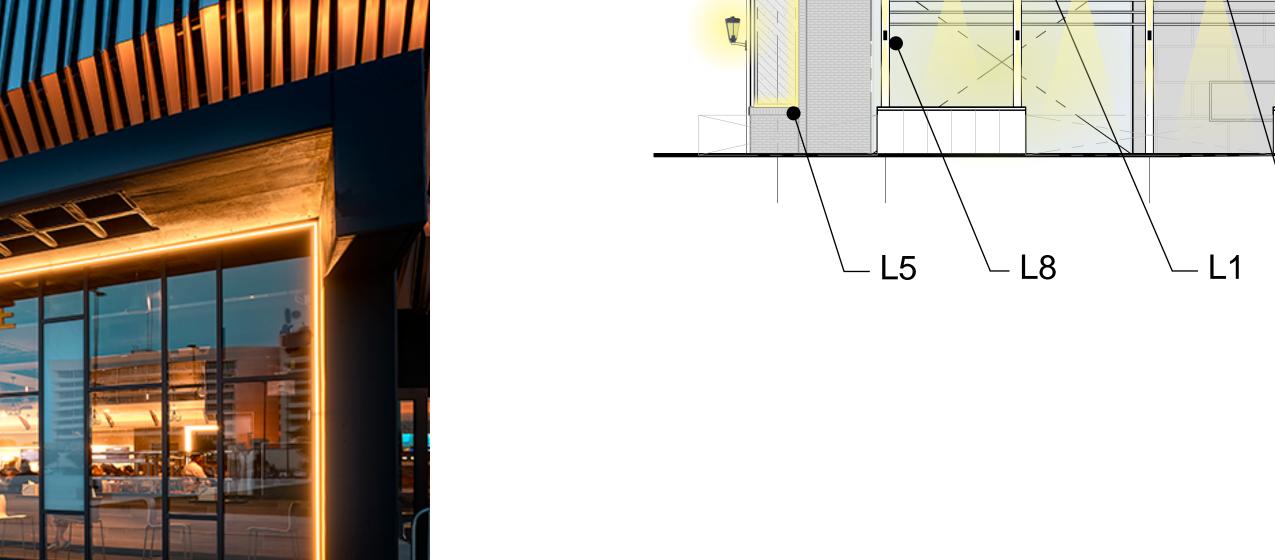


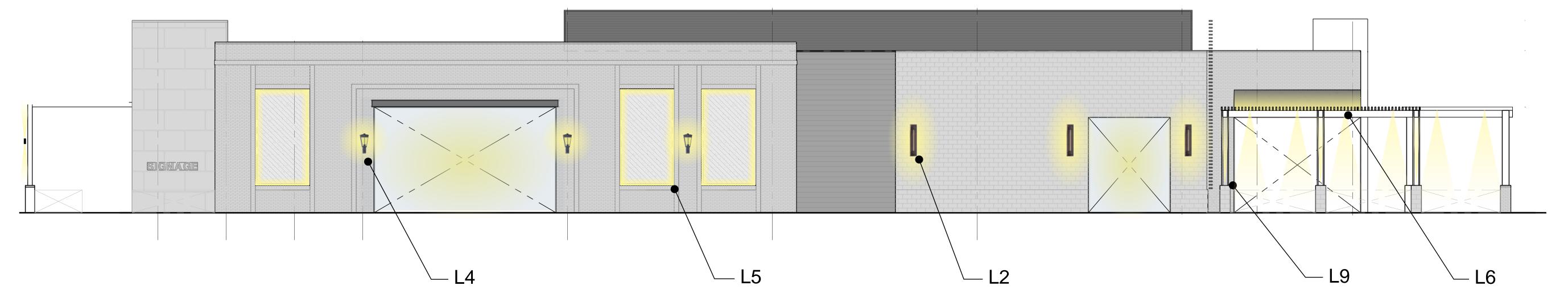
TYPE L6





TYPE L9





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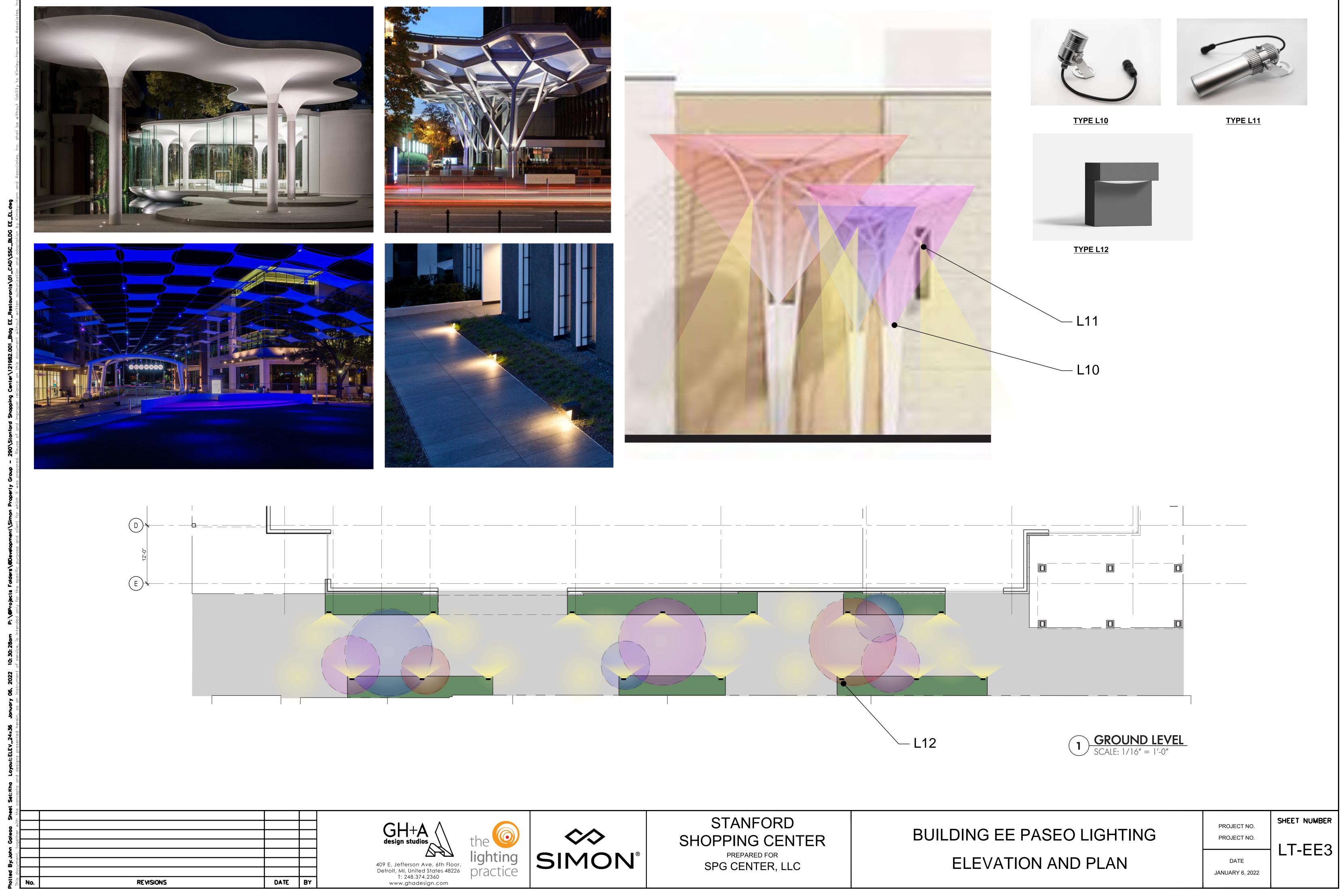


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BUILDING EE WEST & SOUTH LIGHTING ELEVATIONS

PROJECT NO. PROJECT NO.

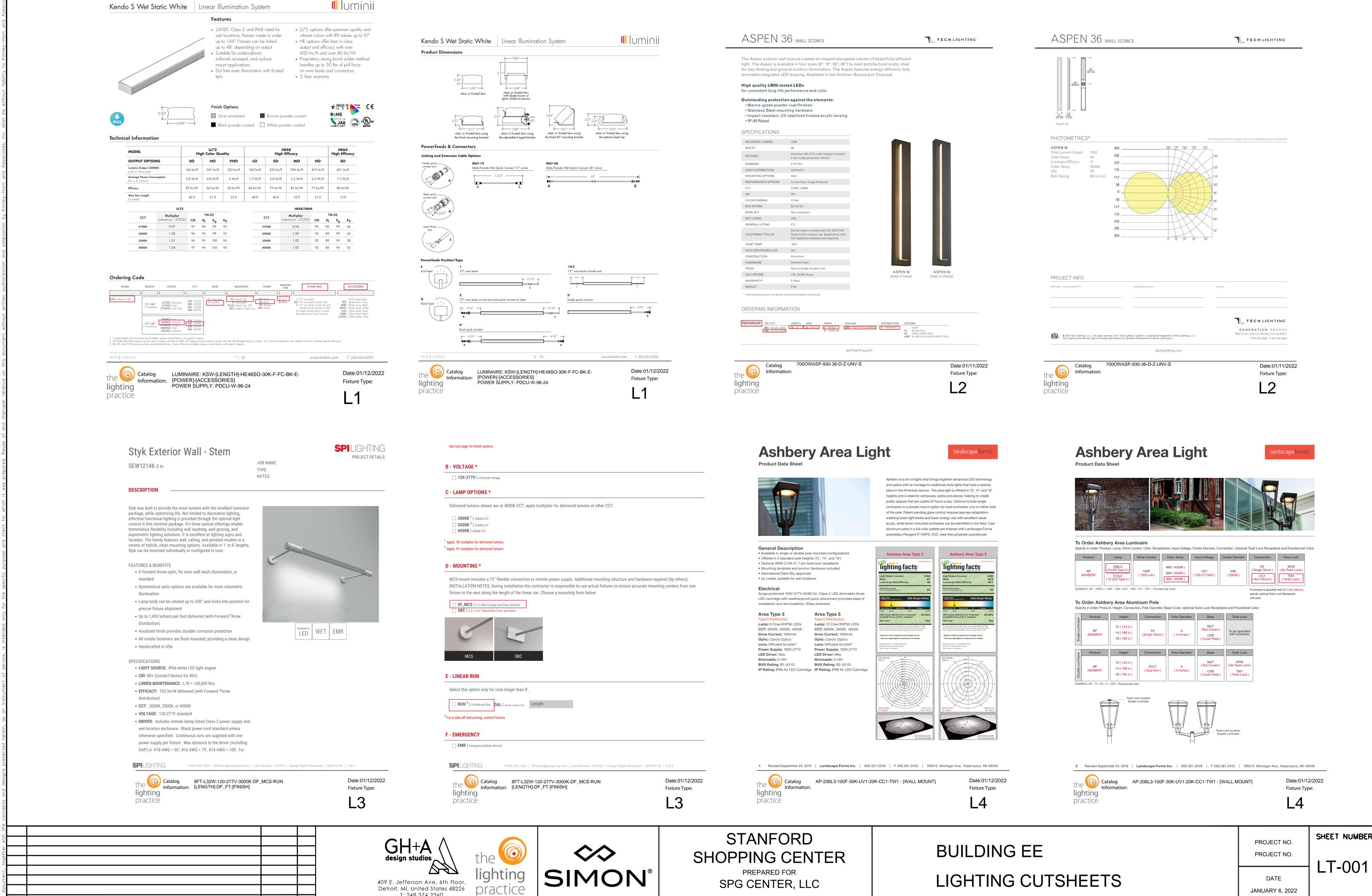
LT-EE2 DATE JANUARY 6, 2022



REVISIONS

DATE BY

JANUARY 6, 2022



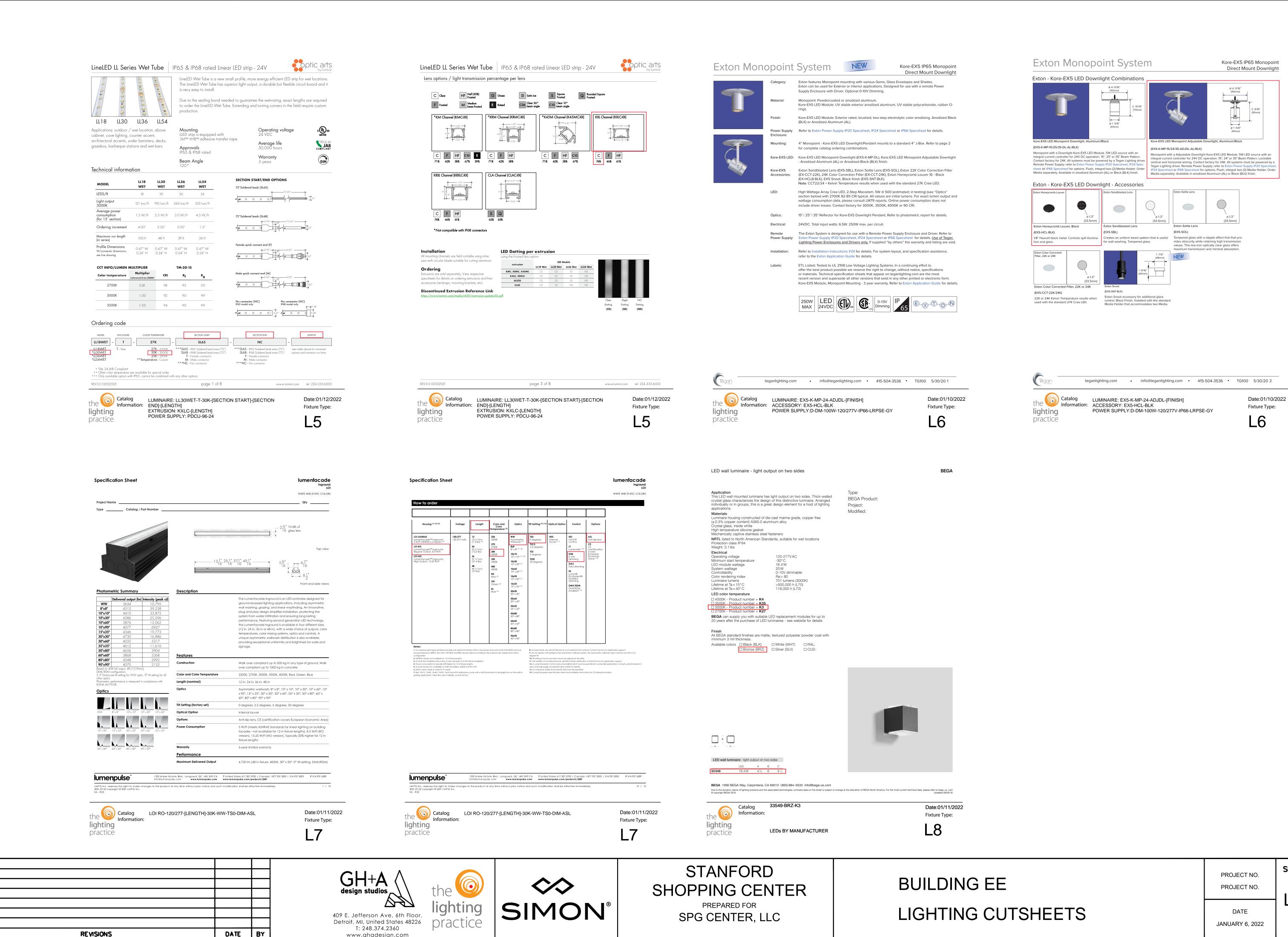
T: 248.374.2360

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JANUARY 6, 2022



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SHEET NUMBER

LT-002

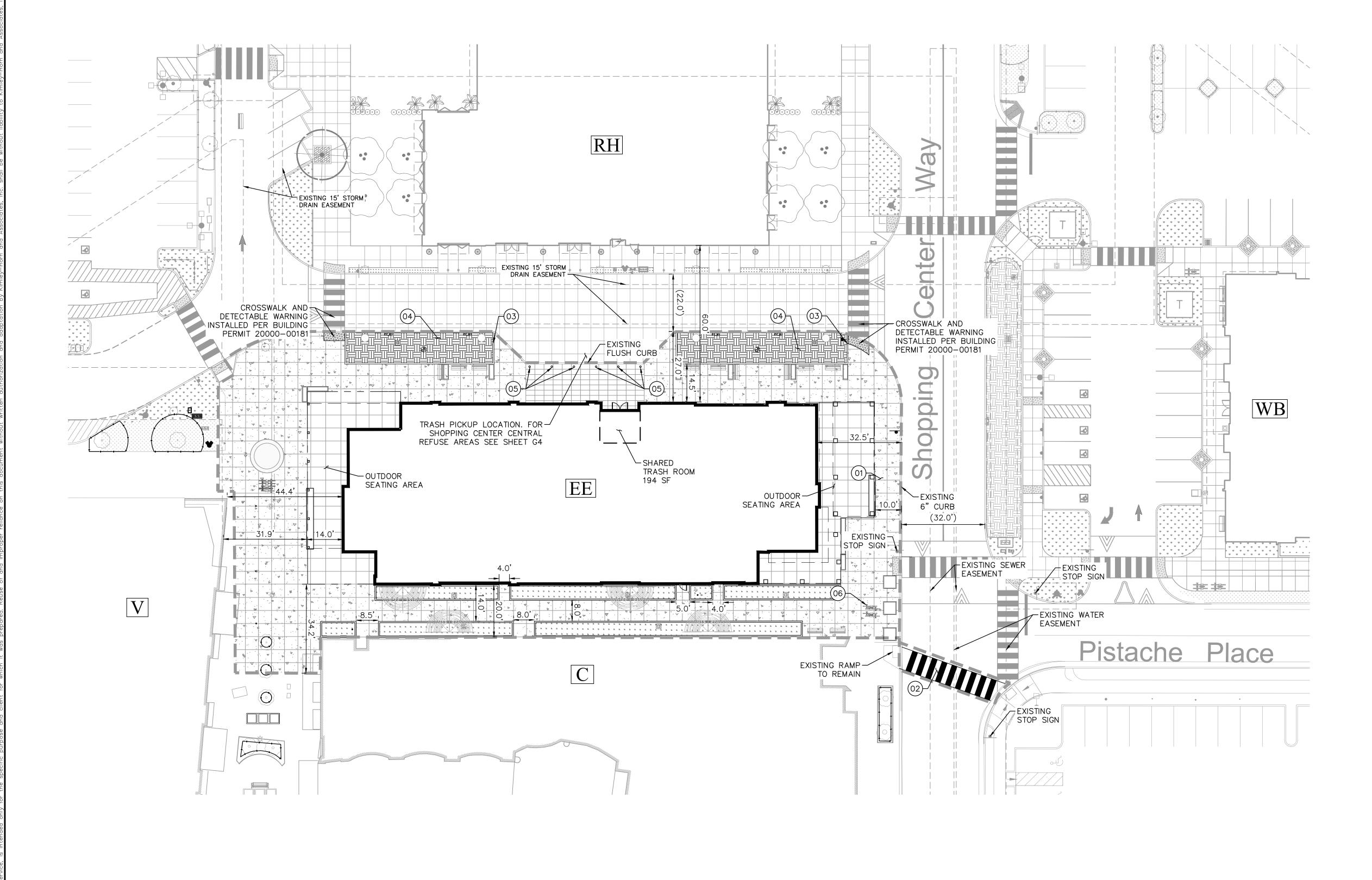


PROJECT NO.
PROJECT NO.

DATE

JANUARY 6, 2022

LT-003



LEGEND

EXISTING SITE LIGHT

TREE PROTECTION ZONE (TPZ) FENCING

(PER CITY OF PALO ALTO STREET TREE PROTECTION

SPECIFICATIONS, SEE SHEETS T1 & T2 FOR DETAILS).

PROTECTED TREE— BEFORE WORKING IN THIS AREA

CONTACT THE PROJECT SITE ARBORIST

STANDARD DUTY CONCRETE PAVEMENT. REFER TO HARDSCAPE PLANS

PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPE PLANS

PROPOSED BIORETENTION AREA

EXISTING LANDSCAPE AREA

PROJECT AREA

X BUILDING DESIGNATION

CONSTRUCTION NOTES

- O1) CONCRETE SIDEWALK. 4" CONCRETE OVER 4" AB. REFER TO SHEET HS10.04 FOR DETAILS.
- 02) STANDARD CROSSWALK.
- (03) DEEPENED CURB SURROUNDING BIORETENTION.
- 04) BIORETENTION PER DETAIL 01, SHEET C5.
- (05) INSTALL BOLLARDS PER CITY DWG WGW-05B.
- (06) INSTALL BIKE RACKS. REFER TO SHEET P2.

TREE NOTES

- ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND CONSTRUCTION SCHEDULING SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR,
- IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED ON SHEET T-1, IN THE TREE PROTECTION REPORT AND THE APPROVED PLAN.
- ALL WORK DONE WITHIN THE TPZ (10X DBH) OF AN EXISTING TREE MUST BE SUPERVISED BY THE PROJECT ARBORIST AND DONE BY HAND OR BY UTILIZING AN AIRSPADE. IF ANY ROOTS ARE TO BE CUT, IT MUST BE DONE USING LOPPERS OR A HAND SAW

NOTES

- 1. SITE WORK INSTALLED PER BUILDING PERMIT 20000-00181.
- 2. DIMENSIONS MEASURED TO FACE OF CURB AND FACE OF BUILDING.
- 3. UTILITY EQUIPMENT. REFER TO SHEET C7.
- 4. REFER TO HARDSCAPE PLANS FOR SIDEWALK SCORING AND MATERIAL.



GRAPHIC SCALE IN FEET
0 10 20 40

SHEET NUMBER

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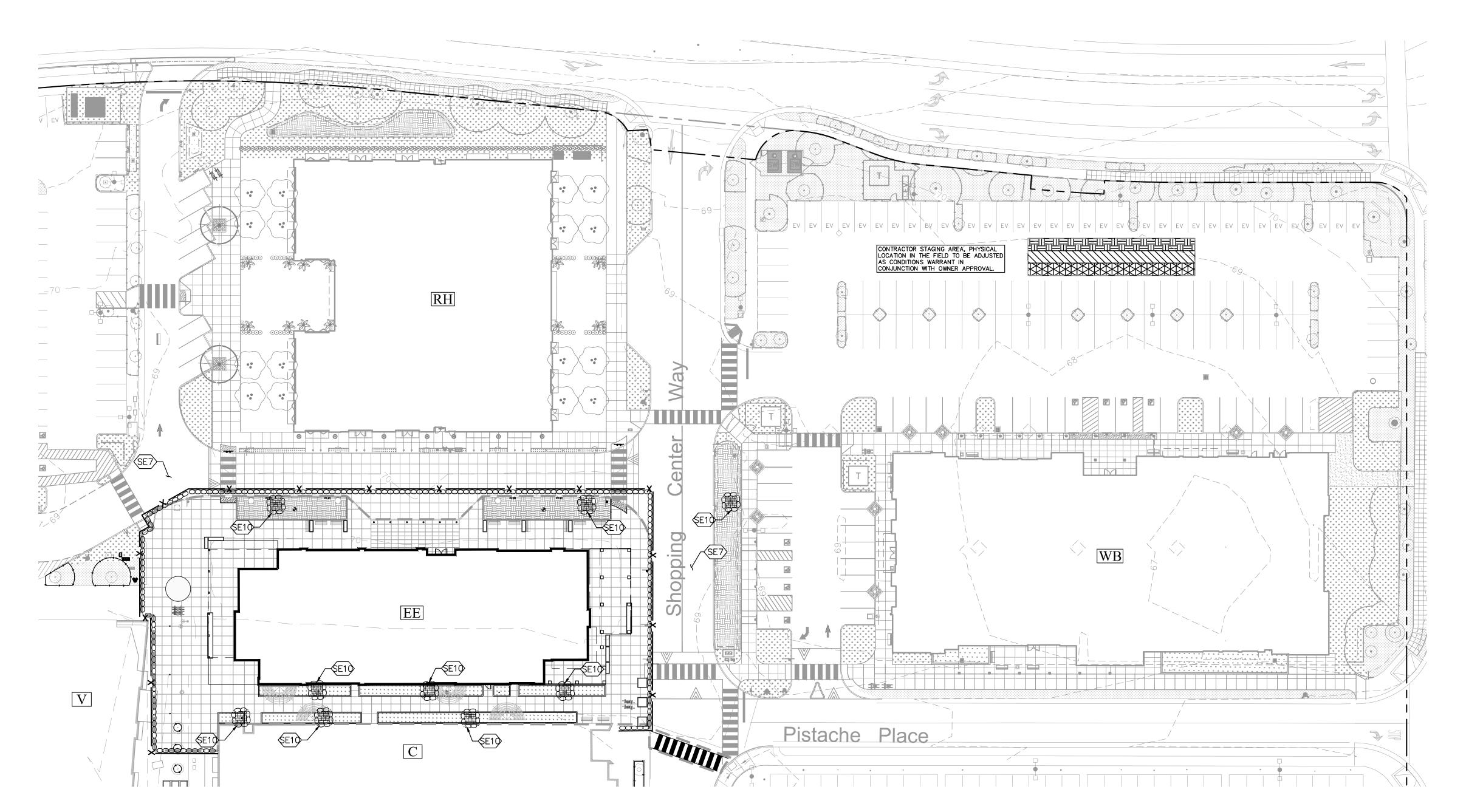
STANFORD
SHOPPING CENTER
PREPARED FOR
SPG CENTER, LLC

CITY OF PALO ALTO

CALIFORNIA

SITE PLAN

PLANNING APPLICATION NO. 22PLN-00049



LEGEND

PROPERTY LINE

PROPERTY LINE

REMPORARY CONSTRUCTION FENCE

REMPORARY AREA

REMPORARY AREA

REMPORARY FOR STREET THE PROTECTION SPECIFICATIONS, SEE SHEETS TH.—THA FOR DETAILS). PROTECTED TREE —— BEFORE WORKING IN THIS AREA CONTACT THE PROJECT SITE ARBORIST

PROJECT AREA

SAMPLE LOCATION (FIELD ADJUST AS NECESSARY)

SAMPLE LOCATION LABEL

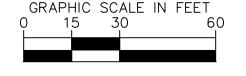
CONTRACTORS YARD, PHYSICAL LOCATION IN THE FIELD TO BE ADJUSTED AS CONDITIONS WARRANT IN CONJUNCTION WITH OWNER APPROVAL. THE FOLLOWING BMPS PER CASOA MANUAL SHALL BE IMPLEMENTED AT A MINIMUM: EC-1, SCHEDULING EC-1, SCHEDULING EC-1, SILT FENCE SE-5, FIBER ROLLS SE-1, SILT FENCE SE-8, SANDBAG BARRIER WE-1, WIND EROSION CONTROL WM-1, MATERIAL DELIVERY AND STORAGE WM-2, MATERIAL USE WM-3, STOCKPILE MANAGEMENT WM-4, SPILL PREVENTION AND CONTROL WM-5, SANITARY AREA WM-6, HAZARDOUS WASTE MANAGEMENT WM-4, SPILL PREVENTION AND CONTROL WM-6, HAZARDOUS WASTE MANAGEMENT WM-9, SANITARY ASPIC WASTE MANAGEMENT WM-9, SANITARY ASPIC WASTE MANAGEMENT WM-9, SANITARY ASPIC WASTE MANAGEMENT WM-9, SANITARY SEPTIC WASTE MANAGEMENT WM-9, SANITARY SEPTIC WASTE MANAGEMENT WM-10, LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES

SE7 STREET SWEEPING.

STORM DRAIN INLET PROTECTION. REFER TO DETAIL 2, PER CIVIL DETAIL SHEET C5.





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Kimley» Horn

4637 CHABOT DRIVE, SUITE 300
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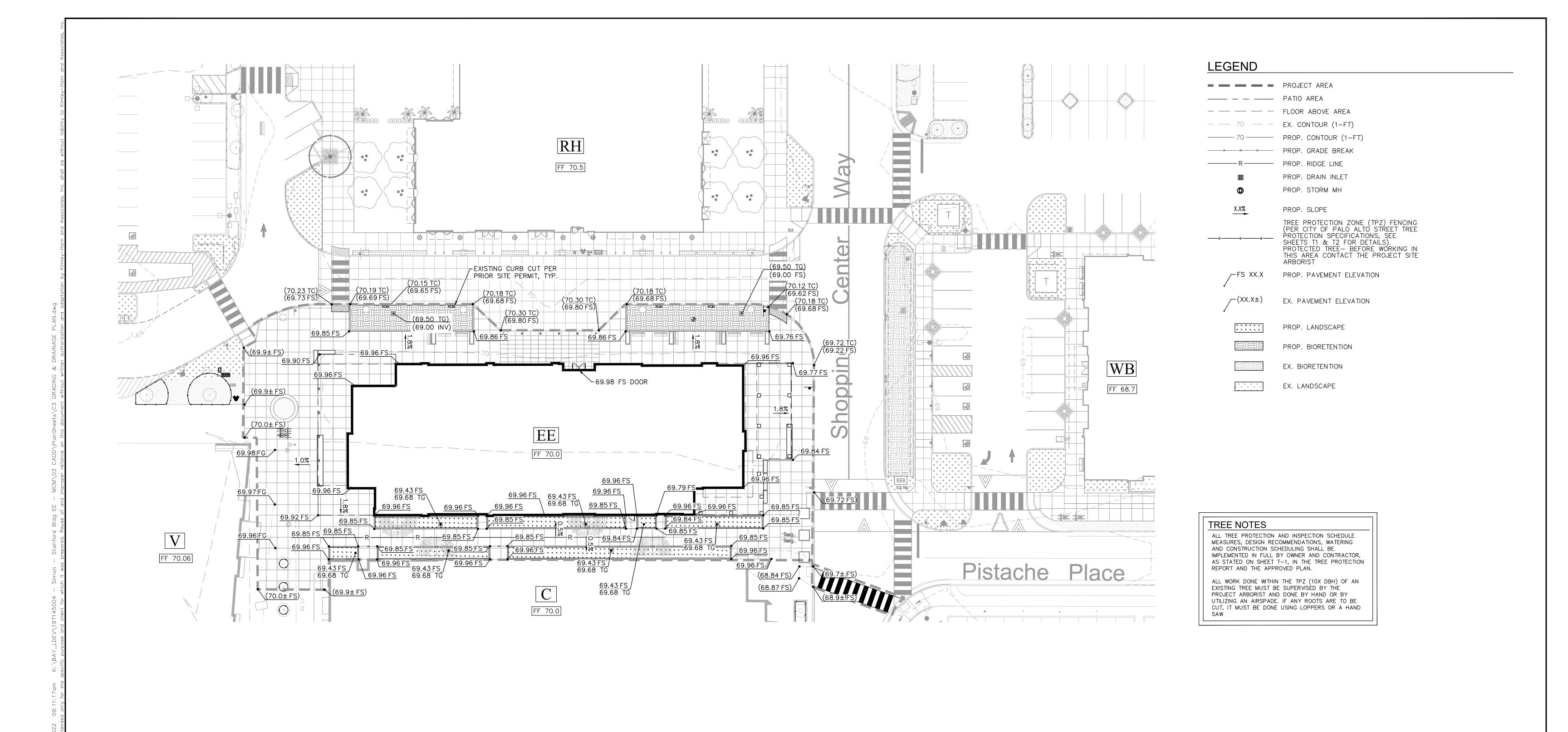
CITY OF PALO ALTO

EROSION CONTROL PLAN

PLANNING
APPLICATION NO.
22PLN-00049

DATE

APRIL 8, 2022







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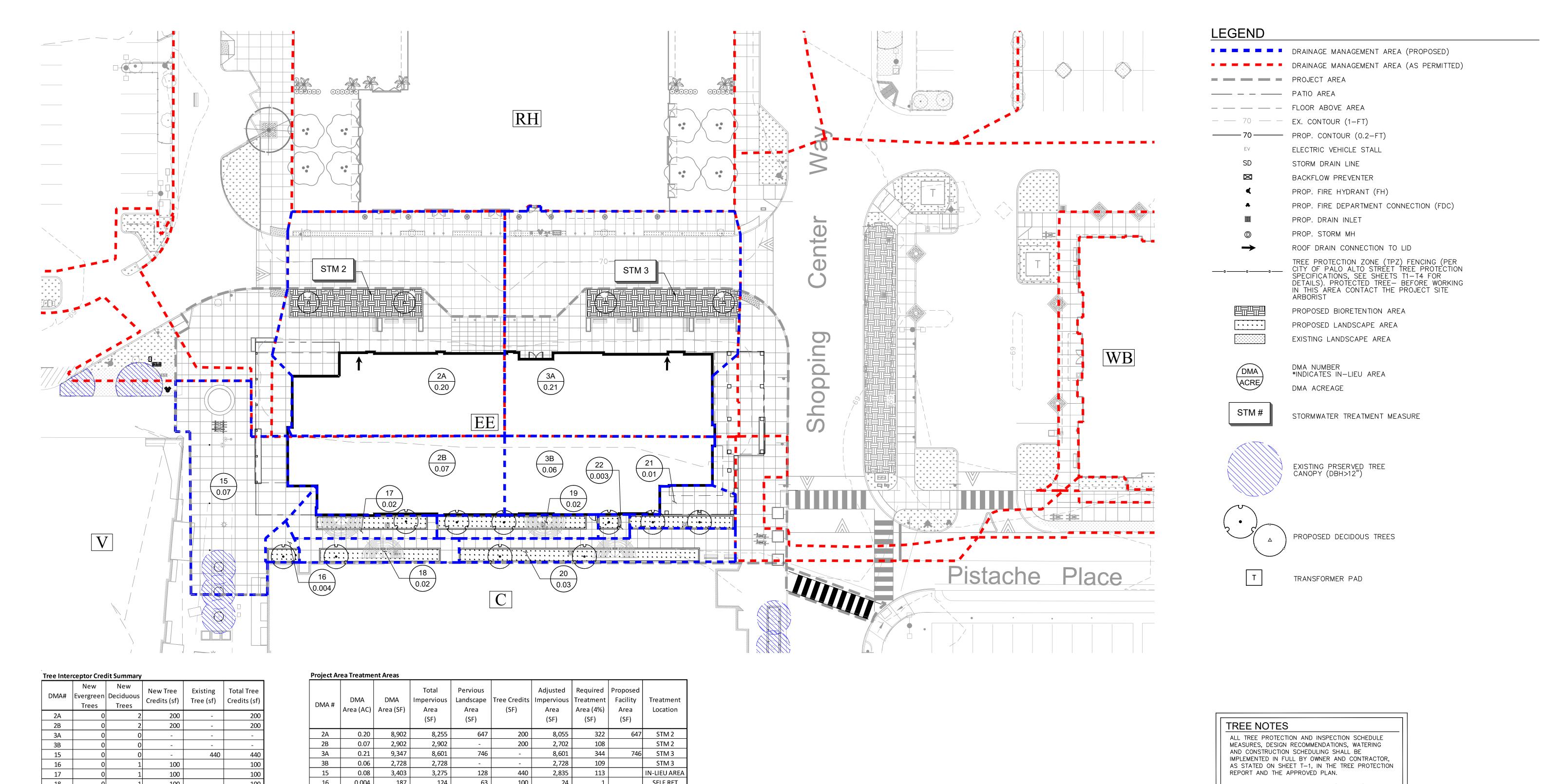
GRADING & DRAINAGE
PLAN

PLANNING
APPLICATION NO.
22PLN-00049

DATE

APRIL 8, 2022

C3



NOTE:

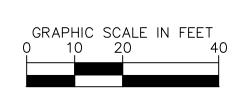
19

STAFF FROM STORMWATER PROJGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.

Total	0.75	32,736.00	31,115.00	1,621.00			1,251.08	1,493.00	_
Total	0.75	32,736	31,115	1,621			1251	1,493	
22	0.003	139	99	40	100	-	-		SELF RET
21	0.01	650	430	220	200	230	9		SELF RET
20	0.03	1,389	880	509	200	680	27		SELF RET
19	0.02	692	307	385	200	107	4		SELF RET
18	0.02	705	451	254	100	351	14		SELF RET
17	0.02	697	464	233	100	364	15		SELF RET
16	0.004	187	124	63	100	24	1		SELF RET
15	0.08	3,403	3,275	128	440	2,835	113		IN-LIEU AR
3B	0.06	2,728	2,728	-	-	2,728	109		STM 3
3A	0.21	9,347	8,601	746	_	8,601	344	746	STM 3
2B	0.07	2,902	2,902	-	200	2,702	108		STM 2
2A	0.20	8,902	8,255	647	200	8,055	322	647	STM 2
DMA #	DMA Area (AC)	DMA Area (SF)	Total Impervious Area (SF)	Pervious Landscape Area (SF)	Tree Credits (SF)	Adjusted Impervious Area (SF)	Required Treatment Area (4%) (SF)	Proposed Facility Area (SF)	Treatmer Location

ALL WORK DONE WITHIN THE TPZ (10X DBH) OF AN EXISTING TREE MUST BE SUPERVISED BY THE PROJECT ARBORIST AND DONE BY HAND OR BY UTILIZING AN AIRSPADE. IF ANY ROOTS ARE TO BE CUT, IT MUST BE DONE USING LOPPERS OR A HAND





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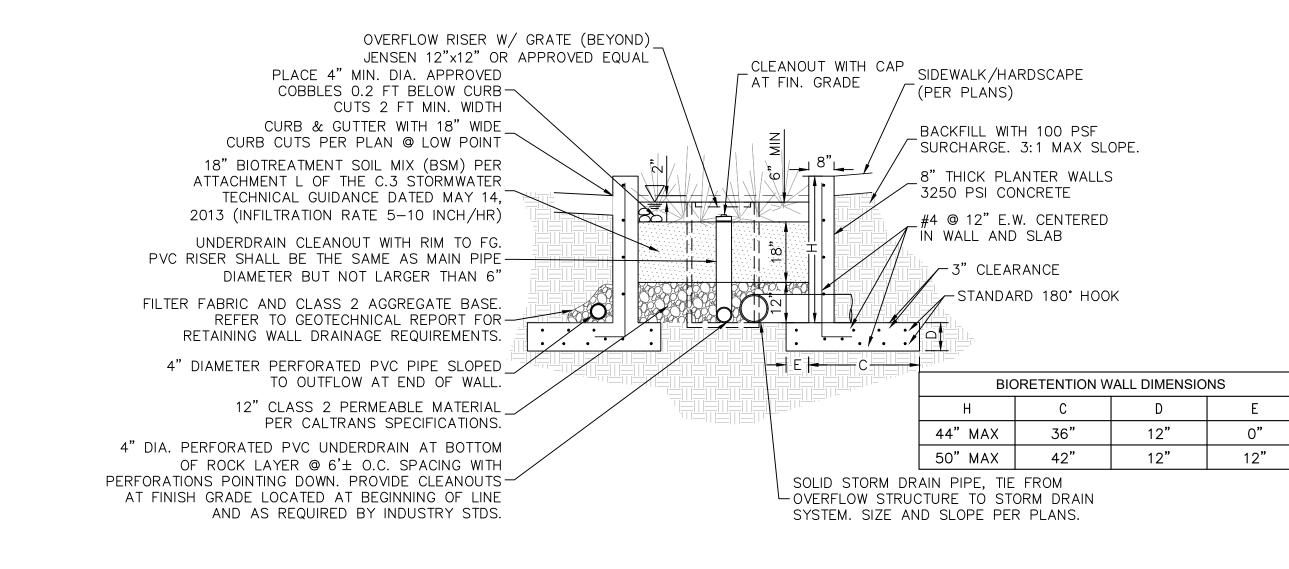
CITY OF PALO ALTO

CALIFORNIA

STORMWATER CONTROL PLAN

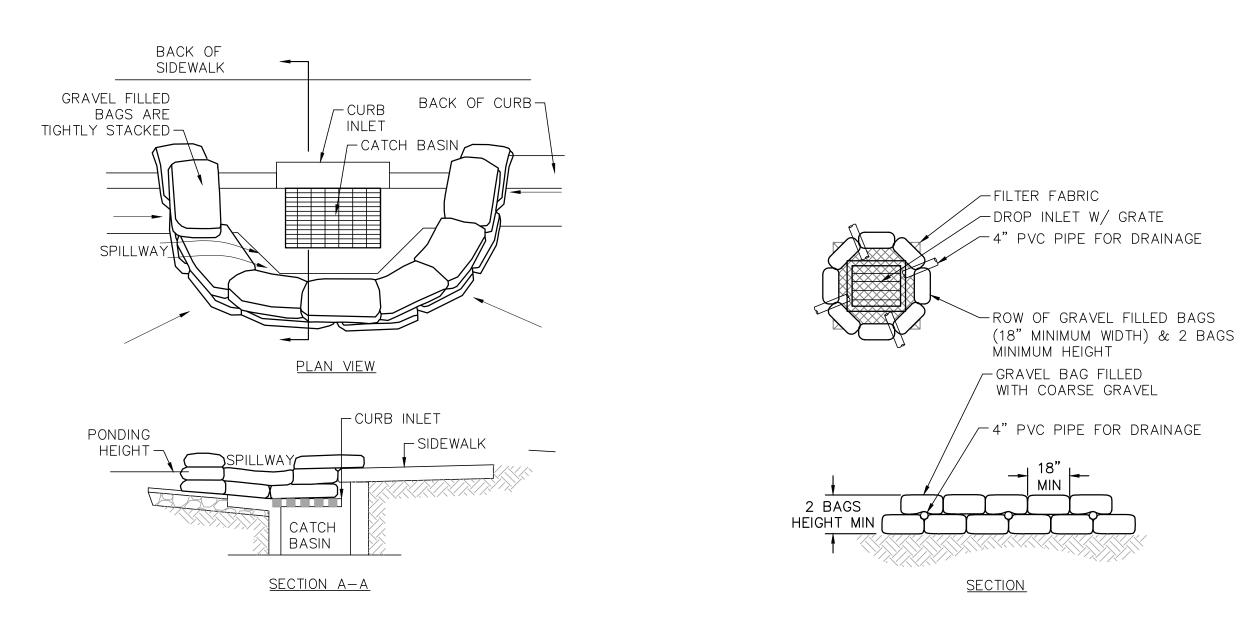
PLANNING
APPLICATION NO.
22PLN-00049

DATE APRIL 8, 2022



BIORETENTION AREA

N.T.S.



NOTES:

- 1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
- 2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
- 3. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
- 4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
- 5. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE.
- 6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
- 7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.
- 8. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- 9. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

STORM DRAIN INLET PROTECTION N.T.S.

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PLEASANTON, CA 94588

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SECTION VIEW

<u>PLAN VIEW</u>

CURB OPENING



SLOPE TO DRAIN

BIORETENTION

TOWARDS

A - A

STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

0.2' BELOW CURB

DISTANCE OF 12" EITHER SIDE OF

-SEE BIORETENTION

DETAILS

OPENINGS FOR

CURB OPENINGS

STORMWATER TREATMENT DETAILS

SHEET NUMBER PLANNING APPLICATION NO. 22PLN-00049

DATE APRIL 8, 2022

CITY OF PALO ALTO

CALIFORNIA

POLLUTION PREVENTION—IT'S PART OF THE PLAN

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

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













MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

REVISIONS

EQUIPMENT MANAGEMENT EARTHMOVING & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

disposing of contaminated soil.

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- to "wash them away" with water, or bury them. ☐ Clean up spills on dirt areas by digging up and properly

☐ Sweep up spilled dry materials immediately. Never attempt

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

Grading and Earthwork

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

Contaminated Soils

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

Landscaping

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

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

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

Dewatering

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

PAVING/ASPHALT WORK

Paving

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

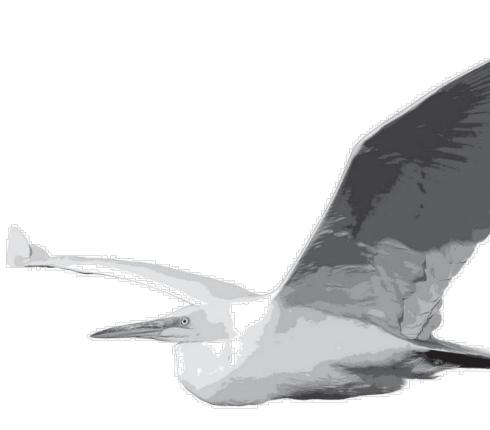
Sawcutting & Asphalt/Concrete Removal

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

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

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



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

CITY OF PALO ALTO

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



DATE BY

Kimley» Horn

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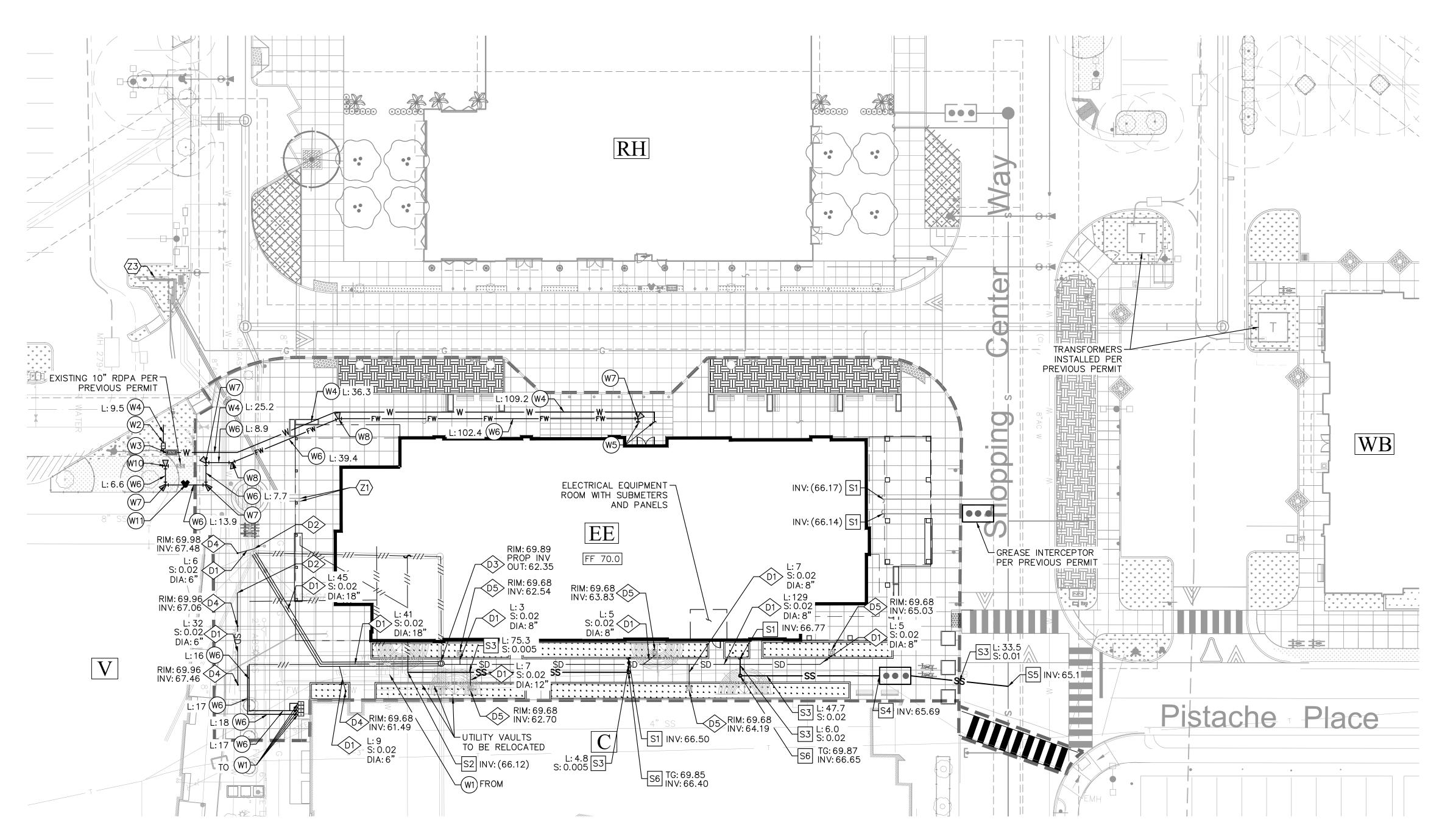
STANFORD SHOPPING CENTER PREPARED FOR

> SPG CENTER, LLC **CALIFORNIA**

STORMWATER POLLUTION PREVENTION

PLANNING APPLICATION NO. 22PLN-00049

SHEET NUMBER



WATER

- (W1) RELOCATE PRIVATE WATER SUBMETERS.
- W2) CITY OF PALO ALTO TO INSTALL 2" HDPE WATER SERVICE CONNECTED TO 8" CITY MAIN AND 2" MASTER METER. INSTALLATION PER CPAU STANDARDS.
- (W3) INSTALL 2" BACKFLOW DEVICE
- (W4) INSTALL 2" PVC WATERLINE.
- W5) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- (W6) INSTALL 6" PVC SCH40 WATER LATERAL.
- (W7) INSTALL 90 DEGREE BEND WITH THRUST BLOCK
- (W8) INSTALL 22.5 DEGREE BEND WITH THRUST BLOCK

REVISIONS

- (W19) INSTALL 8"x6"x8" TEE CONNECTION ON EXISTING 8" PRIVATE FIRE SERVICE LINE.
- (W1) INSTALL FIRE DEPARTMENT CONNECTION. POTTER ROEMER MODEL NO. 5763, OR APPROVED EQUAL.

DRY UTILITIES

- Z1 BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- $\overline{\langle Z3 \rangle}$ NEW GAS METER ON EXISTING MANIFOLD ENCLOSURE FOR BUILDING EE.

DRAINAGE

- D1 PVC SDR-35 STORM DRAIN PIPE SIZE PER PLAN. TRENCH PER DETAIL 07, SHEET C-601.
- (D2) CONNECT TO EXISTING STORM DRAIN LINE WITH WYE CONNECTION.
- D3 INSTALL STORM DRAIN MANHOLE PER CITY DRAWINGS 311, 312, AND 313, SHEET C-611.
- 04 INSTALL 6" FLAT TOP AREA DRAIN.
- (D5) INSTALL 12" SQUARE AREA DRAIN.

SEWER (PRIVATE FACILITIES)

S1 BUILDING POINT OF CONNECTION (5-FT) FROM BUILDING FACE. REFER TO PLUMBING PLANS FOR CONTINUATION.

CALIFORNIA

- S2 CONNECT TO EXISTING SEWER MANHOLE.
- S3 INSTALL 4" PVC SEWER PIPE. TRENCH PER CITY DETAIL WGW-02.
- S4 INSTALL GREASE INTERCEPTOR.
- S5 CONNECT TO EXISTING SEWER WITH WYE CONNECTION.
- S6 INSTALL SEWER CLEANOUT, SEE PLAN FOR INVERT ELEVATION.

LEGEND

PATIO AREA FLOOR ABOVE AREA BACKFLOW PREVENTER METER PROP. FIRE HYDRANT (FH) PROP. FIRE DEPARTMENT CONNECTION (FDC) PROP. DRAIN INLET PROP. SEWER MH PROP. STORM MH PROP. GREASE INTERCEPTOR 000 ----///---- UTILITY DEMO PROP. WATER LINE PROP. FIRE WATER LINE —— SS — PROP. SANITARY SEWER PROP. STORM DRAIN >12" — PROP. STORM DRAIN <12" PROP. BIORETENTION PROP. LANDSCAPE TREE PROTECTION ZONE (TPZ) FENCING
(PER CITY OF PALO ALTO STREET TREE
PROTECTION SPECIFICATIONS, SEE SHEETS T1 &
T2 FOR DETAILS). PROTECTED TREE— BEFORE
WORKING IN THIS AREA CONTACT THE PROJECT
SITE ARBORIST

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

TREE NOTES

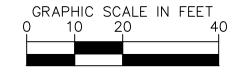
ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND CONSTRUCTION SCHEDULING SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED ON SHEET T-1, IN THE TREE PROTECTION REPORT AND THE APPROVED PLAN.

ALL WORK DONE WITHIN THE TPZ (10X DBH) OF AN EXISTING TREE MUST BE SUPERVISED BY THE PROJECT ARBORIST AND DONE BY HAND OR BY UTILIZING AN AIRSPADE. IF ANY ROOTS ARE TO BE CUT, IT MUST BE DONE USING LOPPERS OR A HAND

NOTES

- 1. DIMENSIONS MEASURED TO FACE OF CURB AND FACE OF BUILDING.
- 2. REFER TO HARDSCAPE PLANS FOR SIDEWALK SCORING AND MATERIAL.
- 3. REFER TO SHEET C1 FOR ACCESSIBLE PATH OF





Kimley» Horn 4637 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94588

DATE BY

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CITY OF PALO ALTO

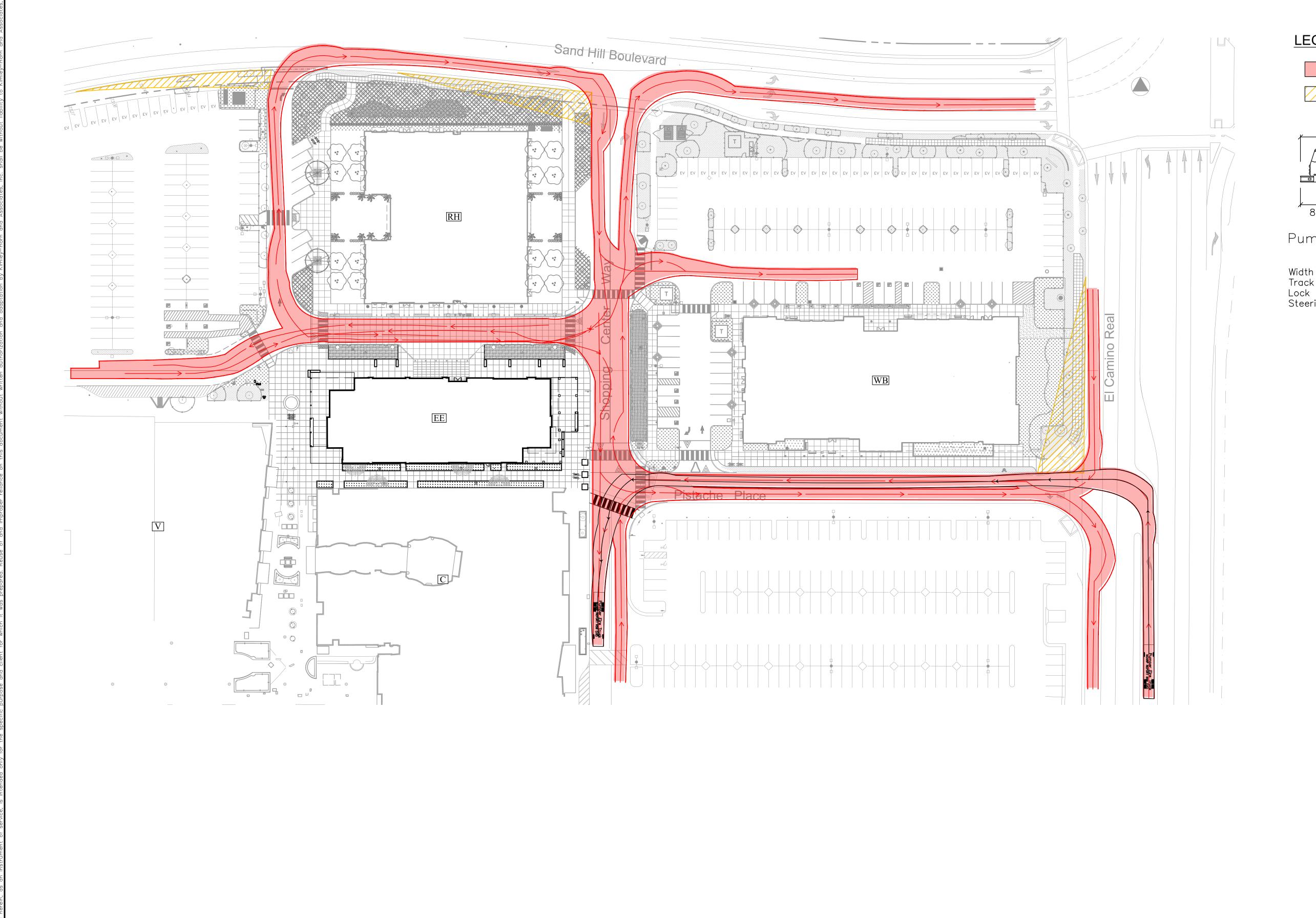
UTILITY PLAN

PLANNING APPLICATION NO. 22PLN-00049

DATE

SHEET NUMBER

APRIL 8, 2022

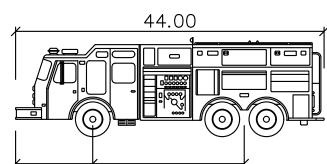


LEGEND

TRUCK MOVEMENT



SIGHT DISTANCE TRIANGLE



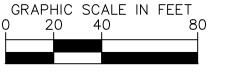
8.00 24.00

Pumper Fire Truck

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SHEET NUMBER

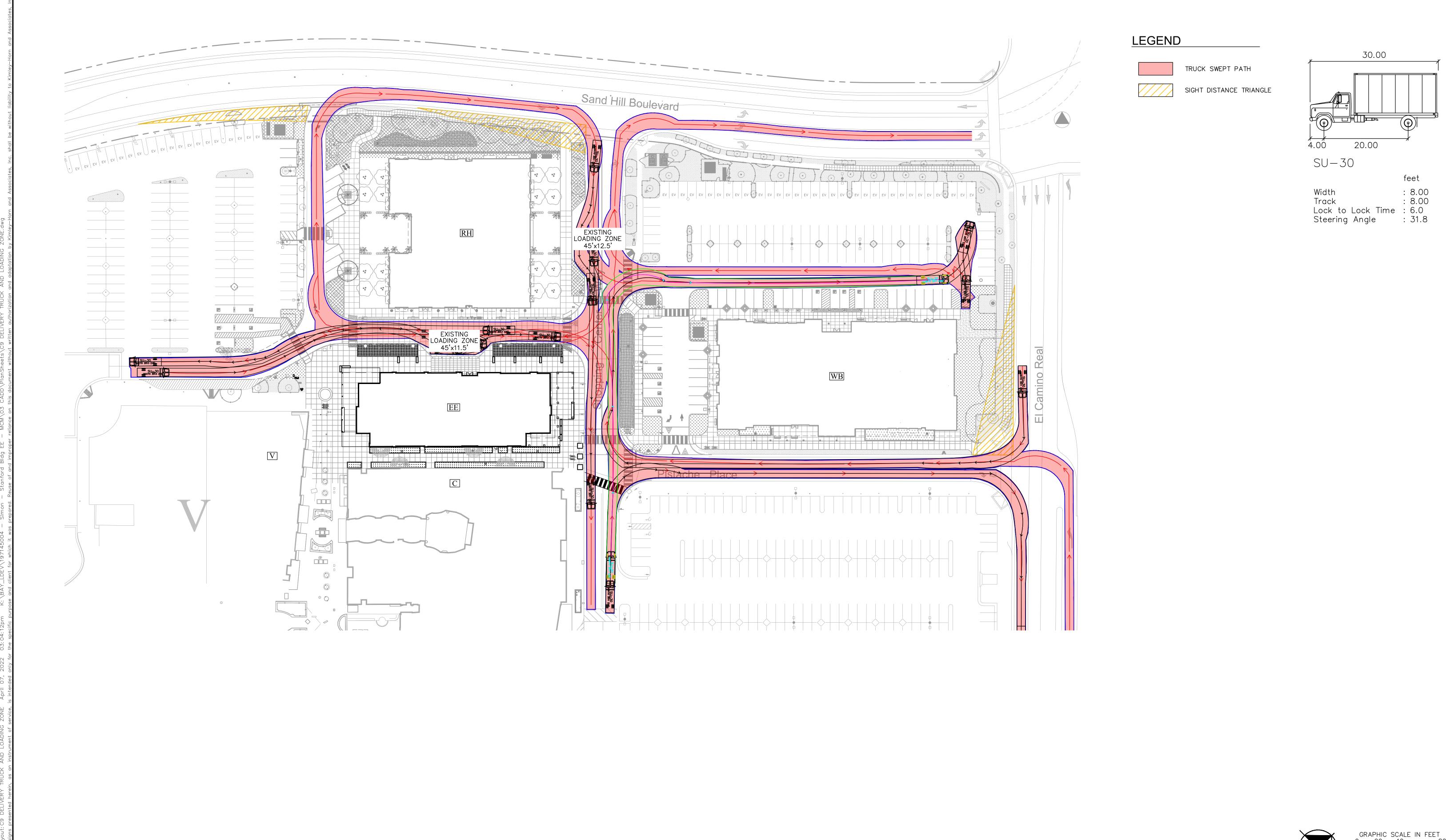
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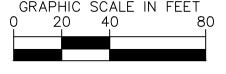
STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC CITY OF PALO ALTO

FIRE ACCESS PLAN

PLANNING
APPLICATION NO.
22PLN-00049







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STANFORD
SHOPPING CENTER

PREPARED FOR
SPG CENTER, LLC

CITY OF PALO ALTO

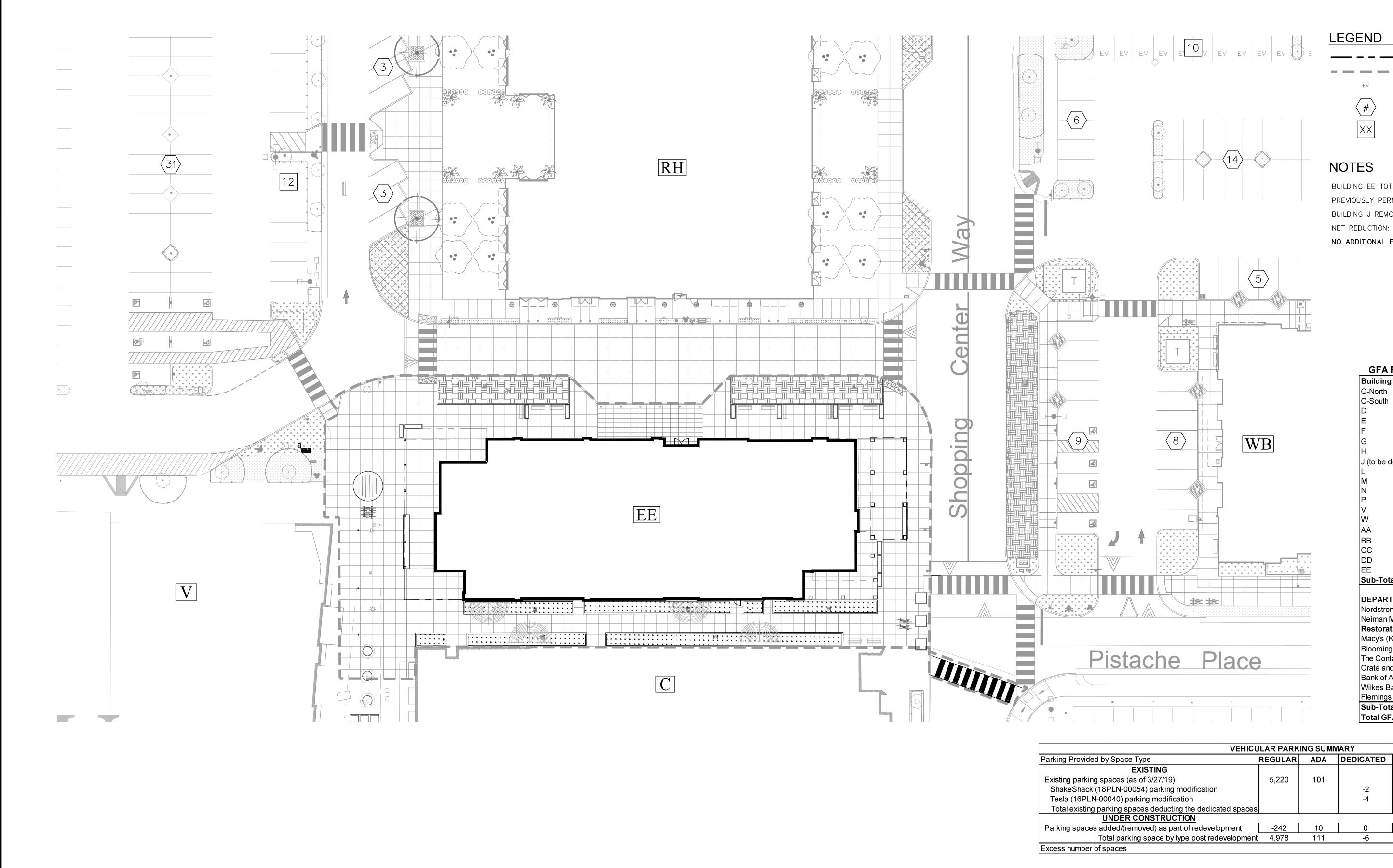
CALIFORN

DELIVERY TRUCK AND LOADING ZONE

PLANNING APPLICATION NO. 22PLN-00049
DATE

APRIL 8, 2022

C9



PROPERTY LINE PROJECT AREA ELECTRIC VEHICLE READY

PARKING COUNT EV PARKING COUNT

BUILDING EE TOTAL GFA: 11799 SF PREVIOUSLY PERMITTED BUILDING EE GFA: 6749 SF BUILDING J REMOVAL: 9943 SF 4893 SF

NO ADDITIONAL PARKING REQUIRED.

GFA For Parking

Building	GFA
C-North	36,52
C-South	37,71
D	76,10
E	42,49
F	63,99
G	33,33
H	22,05
J (to be demolished)	,
L	26,64
М	68,54
N	20,71
P	9,95
V	64,14
W	11,77
AA	29,30
ВВ	52,14
cc	16,49
DD	33,64
EE	11,79
Sub-Total	624,05

DEPARTMENT STORES AND OUTP	ARCELS
Nordstrom	180,00
Neiman Marcus	120,00
Restoration Hardware	41,85
Macy's (K)	225,83
Bloomingdales	123,67
The Container Store	38,30
Crate and Barrel	39,17
Bank of America	4,18
Wilkes Bashford	28,74
Flemings (including outdoor patio gfa)	8,51
Sub-Total	810,26
Total GFA For Parking	1.434.32

VEHICULAR PARKING SUMMARY							
arking Provided by Space Type	REGULAR	ADA	DEDICATED	EV (chargers)	EV (conduit only)	TOTAL	
EXISTING							
Existing parking spaces (as of 3/27/19)	5,220	101		29	96	5,446	
ShakeShack (18PLN-00054) parking modification			-2			ĺ	
Tesla (16PLN-00040) parking modification			-4			l	
Total existing parking spaces deducting the dedicated spaces	s					5,452	
UNDER CONSTRUCTION	•		•	-			
Parking spaces added/(removed) as part of redevelopment	-242	10	0	0	57	ĺ	
Total parking space by type post redevelopmen	t 4,978	111	-6	29	153	5,265	
veges number of snaces						10	





SHEET NUMBER

REVISIONS DATE B

PLEASANTON, CA 94588 PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM



STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

CITY OF PALO ALTO

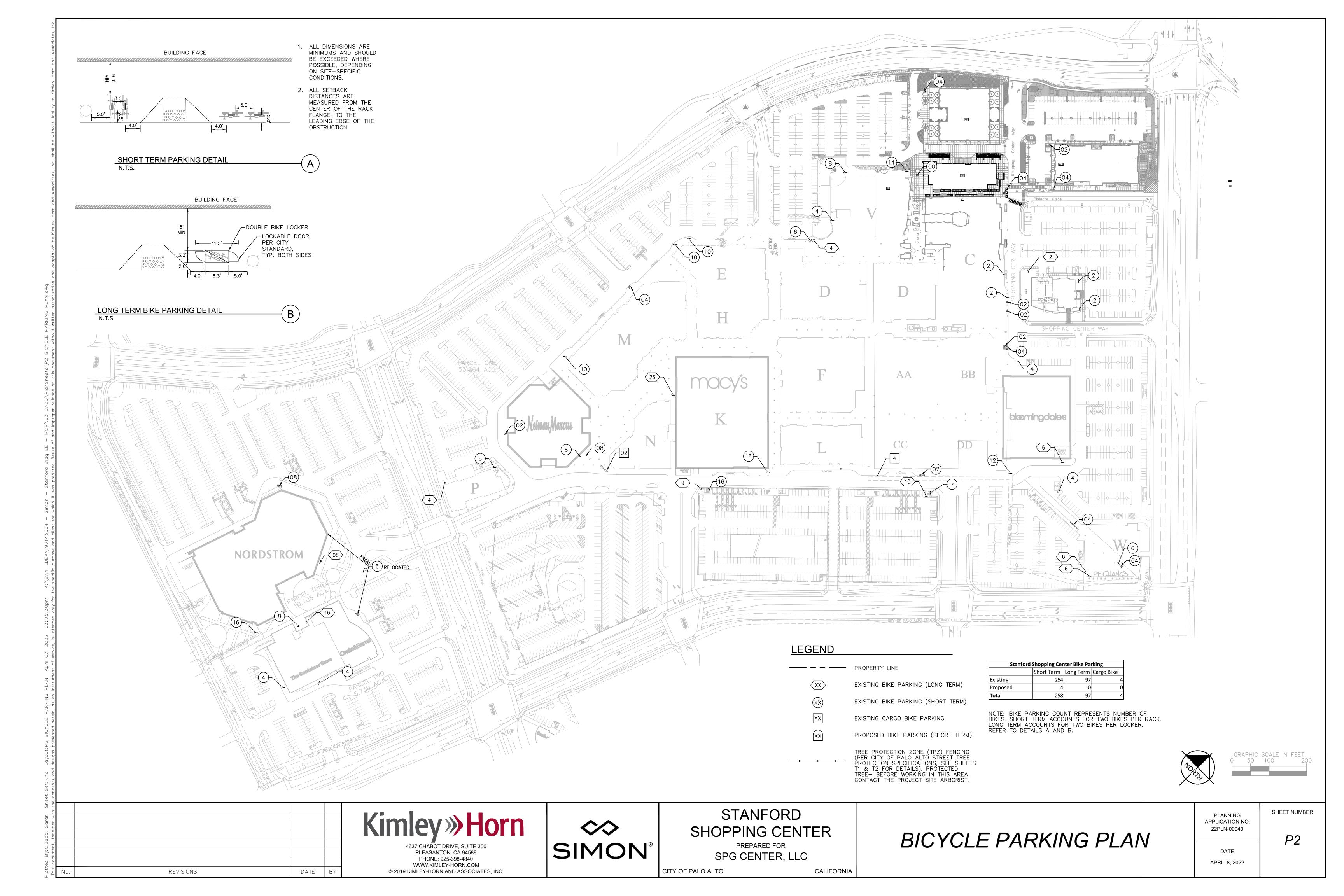
CALIFORNIA

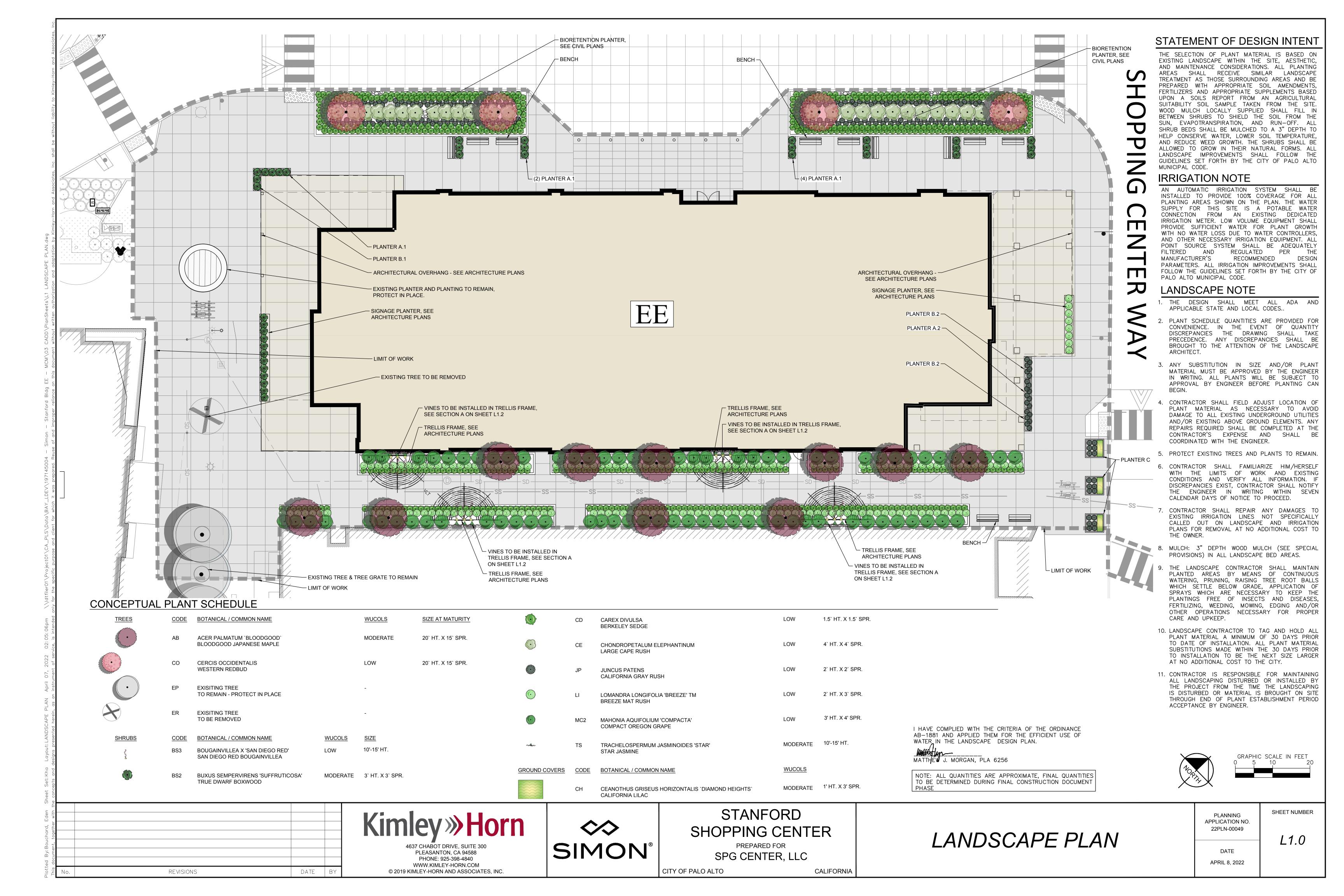
VEHICULAR PARKING PLAN

PLANNING APPLICATION NO. 22PLN-00049

DATE

APRIL 8, 2022





PLANT PALETTE



ACER PALMATUM 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE MATURE SIZE: 20' H X 15' W



LOMANDRA LONGIFOLIA 'BREEZE' MAT RUSH MATURE SIZE:

2' H X 3' W



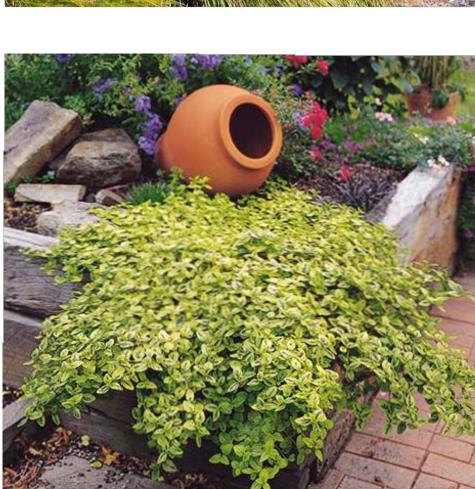
JUNCUS PATENS CALIFORNIA GRAY RUSH MATURE SIZE: 2' H X 2' W



CHONDROPETALUM ELEPHANTINUM LARGE CAPE RUSH MATURE SIZE: 4' H X 4' W



CERCIS OCCIDENTALIS WESTERN REDBUD MATURE SIZE: 20' H X 15' W



CEANOTHUS GRISEUS 'DIAMOND HEIGHTS' DIAMONDS HEIGHTS CARMEL CREEPER

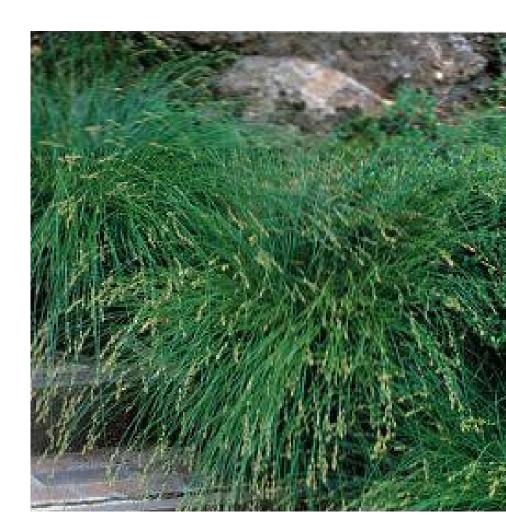
MATURE SIZE:

1' H X 3' W

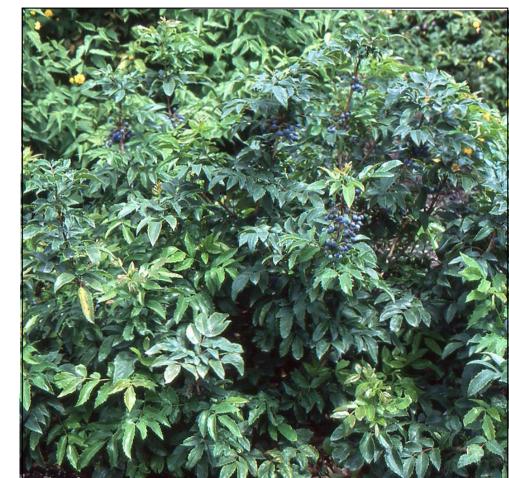


BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD MATURE SIZE:

3' H X 3' W



CAREX DIVULSA BERKELEY SEDGE MATURE SIZE: 1.5' H X 1.5' W



MAHONIA AQUIFOLIUM 'COMPACTA' OREGON GRAPE MATURE SIZE: 3' H X 4' W



BOUGAINVILLEA X 'SAN DIEGO RED' SAN DIEGO BOUGAINVILLEA MATURE SIZE: 10-15' HT



CALIFORNIA

TRACHELOSPERMUM JASMINOIDES 'STAR' STAR JASMINE MATURE SIZE: 10-15' HT



Kimley» Horn 4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.



STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

CITY OF PALO ALTO

PLANTING PALETTE

PLANNING
APPLICATION NO.
22PLN-00049

SHEET NUMBER

MATERIAL PALETTE



PLANTER A.1 MANUFACTURER: QCP COLOR: MISSION WHITE



PLANTER B.2 MANUFACTURER: QCP COLOR: HARVEST DIMENSIONS: 3' H X 2' W X 6' L



5'X5' TREE GRATE MANUFACTURER: URBAN ACCESSORIES TO MATCH EXISTING TREE GRATE ONSITE

REVISIONS



PLANTER A.2 MANUFACTURER: QCP COLOR: HARVEST DIMENSIONS: 2' H X 2' W X 8' L



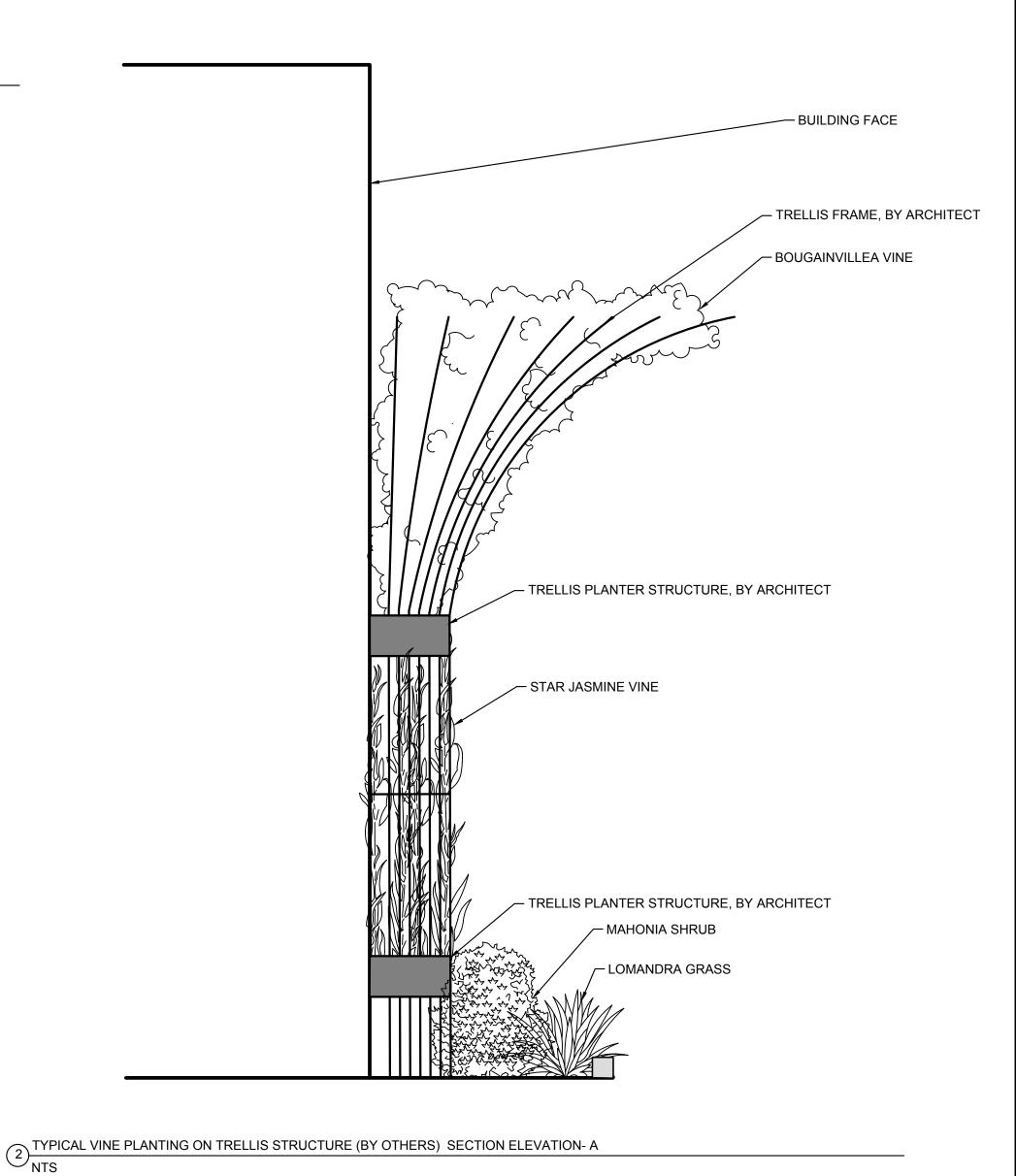
PLANTER C MANUFACTURER: QCP COLOR: HARVEST DIMENSIONS: 3.5' H X 5' W X 5' L

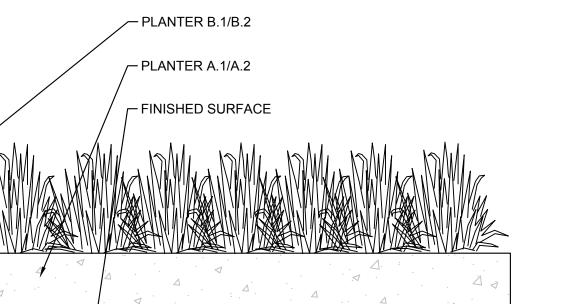


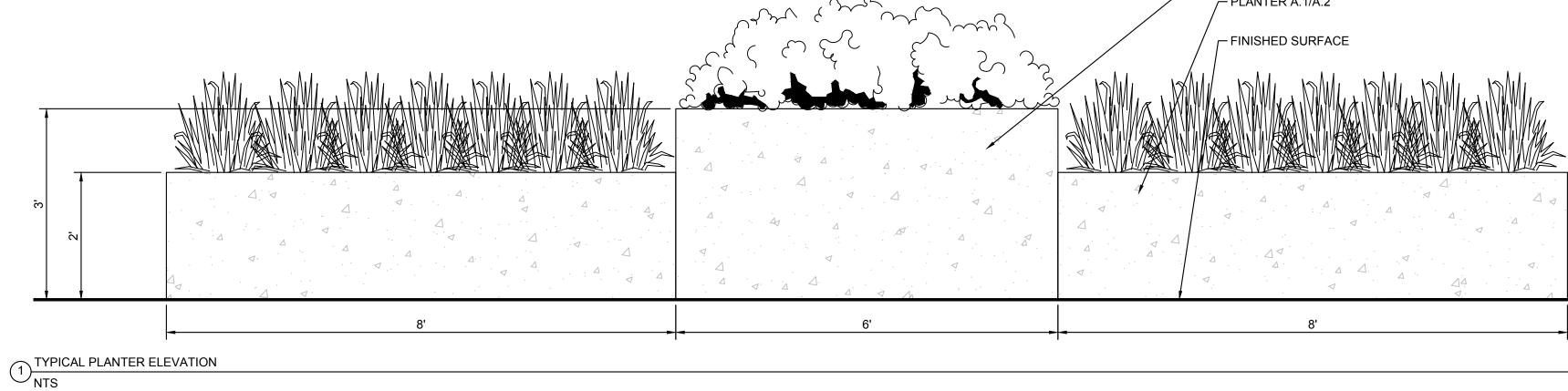
PLANTER B.1 MANUFACTURER: QCP COLOR: MISSION WHITE DIMENSIONS: 3' H X 2' W X 6' L



MANUFACTURER: LANDSCAPE FORMS TO MATCH EXISTING BENCH ONSITE







DATE BY

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
PHONE: 925-398-4840
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STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC CITY OF PALO ALTO CALIFORNIA

SITE MATERIALS

22PLN-00049

L1.2

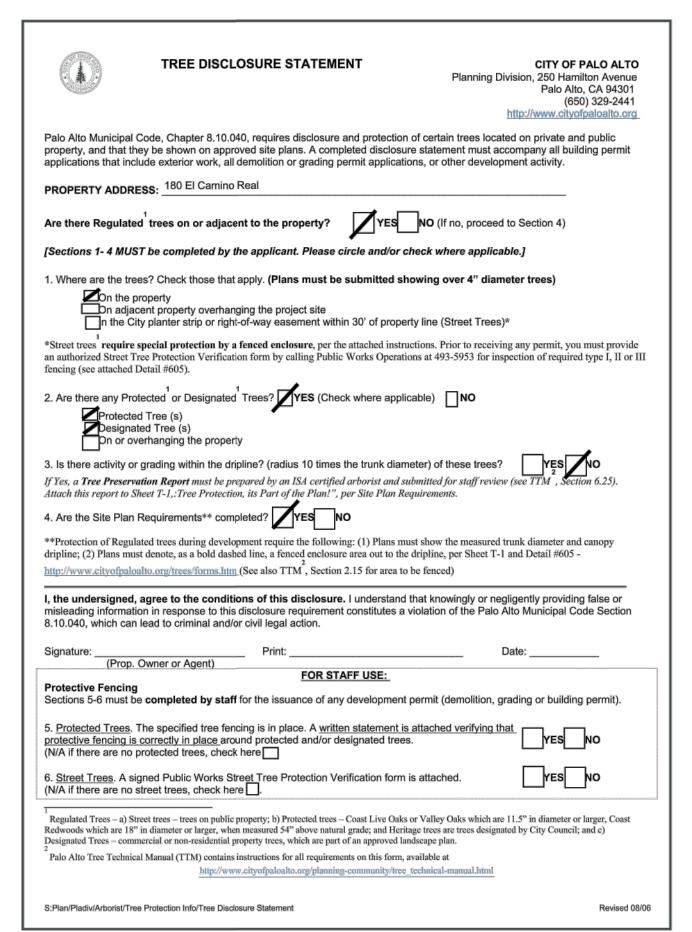
SHEET NUMBER

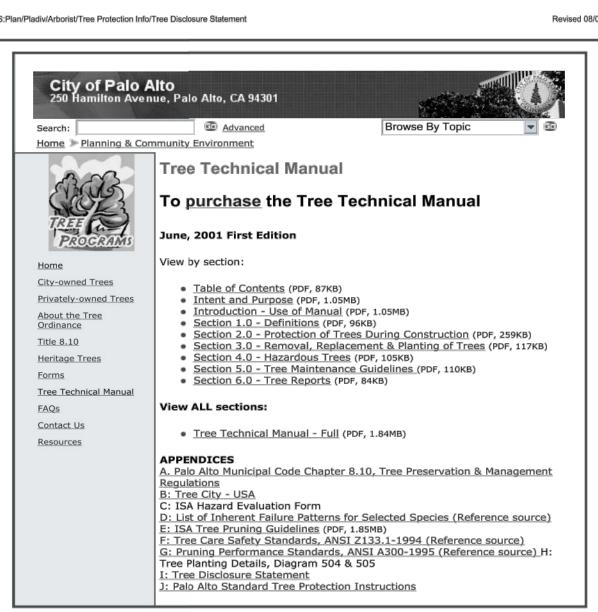
City of Palo Alto

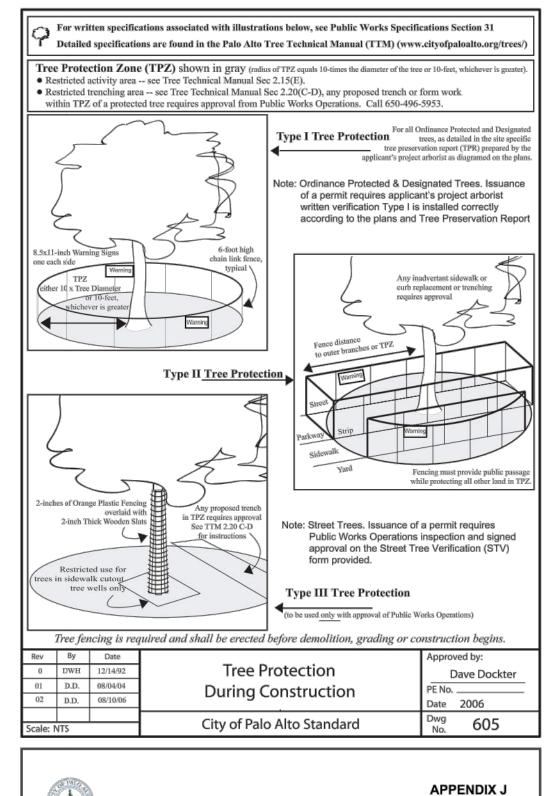
Tree Protection - It's Part of the Plan!

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/.







	APPENI PALO ALTO STREET TREE PROTECTION INSTRUCTIONSSECTION 31	DIX J
Genera	ral	1
a.	Tree protection has three primary functions, 1) to keep the foliage canopy and branching structus from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an innon-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturb permitted and activities are restricted, unless otherwise approved.	tact and
b.	The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of to the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.	:n-times
	ence Documents	
a, b.	Detail 605 – Illustration of situations described below. Tree Technical Manual (TTM) Forms (http://www.citvofnaloalto.org/trees/)	
D.	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)	
Executi		
a.	Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected through life of the construction project. In some parking areas, if fencing is located on paving or concrete that be demolished, then the posts may be supported by an appropriate grade level concrete base, if approve Public Works Operations.	will not
b.	Type II Tree Protection: For trees situated within a planting strip, only the planting strip and yard si the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewall street open for public use.	
с.	Type III Tree Protection: To be used only with approval of Public Works Operations. Trees situate tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the graph the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed 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.	ound to I to dig
d.	Size, type and area to be fenced. All trees to be preserved shall be protected with six (6') foot high or link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, specifically approved on the STV Form.	ound to
e.	'Warning' signs. A warning sign shall be weather proof and prominently displayed on each fence at 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 PAMC Section 8.10.110."	
f.	Duration. Tree fencing shall be erected before demolition; grading or construction begins and remain place until final inspection of the project, except for work specifically allowed in the TPZ. Work or s disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work a Street Trees). Excavations within the public right of way require a Street Work Permit from Public W	oil around
g.	During construction	
	1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.	
	The applicant shall be responsible for the repair or replacement plus penalty of any publicly own 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, acrated and maintained as necessary to ensure sur 	
	END OF SECTION	
	to 2004 Standard Drawings and Specifications	
et Tree Verit	ification of Protection, PWF, Section 31 Revised 08/06	

Table 2-2	Palo Alto Tree Technical Manual
	CONTRACTOR & ARBORIST INSPECTION SCHEDULE
Refer	rence: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/
ALL CHECKE	ID ITEMS APPLY TO THIS PROJECT:
Inspessioned Month inspections design	ection of Protective Tree Fencing. For Public Trees, the Street Tree Verification Form shall be d by the City Arborist. For Protected Trees, the project site arborist shall provide an initial hly Tree Activity Report form with a photograph verifying that he has conducted a field ction of the trees and that the correct type of protective fencing is in place around the nated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. ITM, Verification of Tree Protection, Section 1.39).
condu gradii	onstruction Meeting. Prior to commencement of construction, the applicant or contractor shall not a pre-construction meeting to discuss tree protection with the job site superintendent, and operators, project site arborist, City Arborist, and, if a city maintained irrigation system is used, the Parks Manager (Contact 650-496-6962).
perfor TPZ t requir	ction of Rough Grading or Trenching. Contractor shall ensure the project site arborist rms an inspection during the course of rough grading or trenching adjacent to or within the o ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if red, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide oject arborist at least 24 hours advance notice of such activity.
montl imme Techr landso	thly Tree Activity Report Inspections. The project site arborist shall perform a minimum ally activity inspection to monitor and advise on conditions, tree health and retention or, diately if there are any revisions to the approved plans or protection measures. The Tree hical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. cape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-(See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
requir	al activity within the Tree Protection Zone. Work in the TPZ area (see also #7 below) sets the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Martin (Section 2.20 C).
final on site Quali consti verific	scape Architect Inspection. For discretionary development projects, prior to temporary or occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an e inspection of all plant stock, quality of the materials and planting (see TTM, Planting ty, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved nuction plans. The Planning Dept. landscape review staff shall be in receipt of written cation of Landscape Architect approval prior to scheduling the final inspection, unless wise approved.
List C	Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)
*	<u> </u>
*	

*	City of Palo Al Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 650/496-5953 FAX: 650/85/ treeprotection@CityofPaloAl	A 94303 2-9289	Verification of Street Tree Protection
			m. Mail or FAX this form along with signed Tree is Tree Staff will inspect and notify applicant.
APPLICATION	DATE:		
ADDRESS/LOG TREES TO BE	CATION OF STREET PROTECTED:		
APPLICANT'S	NAME:		
APPLICANT'S	ADDRESS:		
APPLICANT'S & FAX NUMBE	_		
This section to	be filled out by City Tree Sta	aff	
address(es	Trees at the above) are adequately		YES □ NO* □
protected. 7 used is:	The type of protection		* If NO, go to #2 below
Inspected by	r:		
Date of Inspe	ection:		
address are protected. I modification	Trees at the above a NOT adequately The following as are required: w the required as were communicated cant.		
	spection		
Subsequent Ins	above address were found		YES NO* NO* NO, indicate in "Notes" below the disposition of case.
Street trees at a	y protected:	* If	1 and 11 and 11 and 12
Street trees at a to be adequated inpsected by:		* 16	
Subsequent Ins Street trees at a to be adequated Inpsected by: Date of Inspec		* If	
Street trees at a to be adequated Inpsected by: Date of Inspec Notes: List Cit site, condition a installed. Also		* 15	

_	M	onthly Tree A	ctivity Pano	ort- Construction Site
In		Site	Contractor-	#1: Job site superintendent
200	spection ate:	address:	Main Site	Company:
	uto.	dudiess.	Contact	Email:
-			Information	Job site
In	spection	Palo Alto, CA		Office:
#_				Cell:
				Mail:
-			Also	-
			present:	
Di	istribution:	City of Palo Alto	Attn: Dave	Dave.dockter@cityofpaloalto.org
		2 0#	Dockter	650-329-2440
D.	rouida tha room	2. Others	on with each report	ustomize as necessary. To be completed by pro
				ustomize as necessary. To be completed by pro l project completion. Use additional sheets as
	eeded.	a meaning to entry mooning	uuures uuu	project completion. Our manifold sheets as
1.	Assignment	Activity (Demolition/g	rading/sewer/trench	ing/foundation/list relevant visits)
	a. Pre-co	nstruction meeting requ	irement with sub-co	ntractors
		t to verify that tree prot		
	 c. Determ 	nine if field adjustments	s, watering or plan re	evisions may be needed
~				
	T LIO			1 1
2.		vations (general site-wi		dual tree number)
2.	a. Tree P	rotection Fences (TPF)		dual tree number)
2.	a. Tree P			dual tree number)
	a. Tree P b. Trench	rotection Fences (TPF) sing has/will occur	are	
	a. Tree P. b. Trench Action Item	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree	are number and date to	be satisfied) and Date Due
	a. Tree P. b. Trench Action Item a. Tree P.	rotection Fences (TPF) sing has/will occur	number and date to needs adjusting (tree	be satisfied) and Date Due # x, x, x)
	a. Tree P b. Trench Action Item a. Tree P b. Root z	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) r	number and date to needs adjusting (tree tood chips) can be ins	be satisfied) and Date Due # x, x, x)
3.	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schedu	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) rone buffer material (wo ale sewer trench, founds	number and date to needs adjusting (tree tood chips) can be ins	be satisfied) and Date Due # x, x, x)
3. 4.	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schedi	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) rone buffer material (wo ale sewer trench, founds s (use often)	number and date to needs adjusting (tree sod chips) can be ins ation dig with	be satisfied) and Date Due # x, x, x)
 4. 5. 	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schede Photographs	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) rone buffer material (wo ale sewer trench, founds s (use often)	number and date to needs adjusting (tree tood chips) can be instation dig with	be satisfied) and Date Due # x, x, x) talled next
 4. 5. 	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schede Photographs	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) rone buffer material (wo ale sewer trench, founds s (use often)	number and date to needs adjusting (tree tood chips) can be instation dig with	be satisfied) and Date Due # x, x, x) talled next
 4. 5. 	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schede Photographs	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) rone buffer material (wo ale sewer trench, founds s (use often)	number and date to needs adjusting (tree tood chips) can be instation dig with	be satisfied) and Date Due # x, x, x) talled next
3.4.5.6.	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schedu Photographs Tree Location Recommend	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) rone buffer material (wo ale sewer trench, founds s (use often)	number and date to needs adjusting (tree lood chips) can be instation dig with x 11 sheet)	be satisfied) and Date Due # x, x, x) talled next
3.4.5.6.	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schedu Photographs Tree Location Recommend	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) r one buffer material (wo ale sewer trench, founds s (use often) on Map (mandatory 8.5 lations, notes or monito	number and date to needs adjusting (tree lood chips) can be instation dig with x 11 sheet)	be satisfied) and Date Due # x, x, x) talled next
3.4.5.6.	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schedu Photographs Tree Location Recommend	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) r one buffer material (wo ale sewer trench, founds s (use often) on Map (mandatory 8.5 lations, notes or monito	number and date to needs adjusting (tree lood chips) can be instation dig with x 11 sheet)	be satisfied) and Date Due # x, x, x) talled next
3.4.5.6.7.	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schedu Photographs Tree Location Recommend	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) r one buffer material (wo ale sewer trench, founds s (use often) on Map (mandatory 8.5 lations, notes or monito sist carry-over items sati	number and date to needs adjusting (tree lood chips) can be instation dig with x 11 sheet)	be satisfied) and Date Due # x, x, x) talled next
3. 4. 5. 6.	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schedt Photographs Tree Location Recommend Past visits (I	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) r one buffer material (wo ale sewer trench, founds s (use often) on Map (mandatory 8.5 lations, notes or monito sist carry-over items sati	number and date to needs adjusting (tree lood chips) can be instation dig with x 11 sheet)	be satisfied) and Date Due # x, x, x) talled next
3. 4. 5. 6. 7. Re	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schede Photographs Tree Location Recommend Past visits (I	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) r one buffer material (wo ale sewer trench, founds s (use often) on Map (mandatory 8.5 dations, notes or monito sist carry-over items sati	number and date to needs adjusting (tree od chips) can be ins ation dig with x 11 sheet) r items for project/st	be satisfied) and Date Due # x, x, x) talled next taff/schedule
3. 4. 5. 6. 7. Ro	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schede Photographs Tree Locatio Recommend Past visits (I espectfully su roject site arb consultant con	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) r one buffer material (wo ale sewer trench, founds s (use often) on Map (mandatory 8.5 lations, notes or monito sist carry-over items sati	number and date to needs adjusting (tree od chips) can be ins ation dig with x 11 sheet) r items for project/st	be satisfied) and Date Due # x, x, x) talled next taff/schedule
3. 4. 5. 6. 7. Ro	a. Tree P b. Trench Action Item a. Tree P b. Root z c. Schede Photographs Tree Location Recommend Past visits (I	rotection Fences (TPF) sing has/will occur s (list site-wide, by tree rotection Fence (TPF) r one buffer material (wo ale sewer trench, founds s (use often) on Map (mandatory 8.5 dations, notes or monito sist carry-over items sati	number and date to needs adjusting (tree od chips) can be ins ation dig with x 11 sheet) r items for project/st	be satisfied) and Date Due # x, x, x) talled next taff/schedule

---WARNING---Tree Protection Zone

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

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

*Palo Alto Municipal Code Section 8.10.110 City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html

SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPECTIONS M	ANDATORY
PAMC 8.10 PROTECTED TREES, CONTRACTOR SHALL ENSURE PROJE REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRIT REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STA BUILDING PERMIT ISSUANCE.	ITEN MONTHLY TREE ACTIVITY
BUILDING PERMIT DATE:	
DATE OF 1 ST TREE ACTIVITY REPORT:	
CITY STAFF:	
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHAVERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTIS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALSECTION 2.00 AND ADDENDUM 11.	AND WILL INCLUDE ALL CONTRACTOR CTION ROOT ZONE. NON-COMPLIANCE

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

Use addtional "T" sheets as needed

Project

T-1



All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page.

A copy of T-1 can be downloaded at http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460 Special Tree Protection Instruction Sheet City of Palo Alto



T-]

DATE REVISIONS



WWW.KIMLEY-HORN.COM



STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

CITY OF PALO ALTO

TREE PROTECTION PLAN

PLANNING APPLICATION NO. 22PLN-00049

SHEET NUMBER

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 appoved 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/.







555 Capitol Mall, Suite 300 Sacramento, CA 95814 Attn: Ms. Maricela Hobbs (916) 858-5800 maricela.hobbs@kimley-horn.com

RE: Initial report to survey and inventory existing trees. KHA Project Number: 197145004 KHA Project Manager: Mike Mowery Project: 660 Stanford Shopping Center, Building EE

Palo Alto, CA 94304

Dogwood (Cornus spp.)

Prepared for Kimley-Horn by Dave Laczko

Thank you for the opportunity to become involved with your tree related issue. Per your request I have visited the above referenced address to collect tree related data pertinent to your plans to redevelop the property. This letter will serve to summarize my observations and recommendations

Based on my review of the overhead view with overlay (site plan) provided by Kimley-Horn, various types of tree protection implementations will be required for most trees. A small percentage of trees appear to be proper candidates for removal. See Appendix A: Tree Table. There are 63 trees located within the document depicting the "arborist study area" that are at risk of impacts, they include: 22 Chinese Pistache (Pistacia chinesis), 14 Flowering Pear (Pyrus calleryana 'Bradford'), 12 Purple Leaf Plum (Prunus cerasifera 'Krauter Vesuvius'), 6 Southern Magnolia (Magnolia grandiflora 'Little Gem'), 3 Chinese Hackberry (Celtis sinensis), 2 Tulip Tree (Liriodendron tulipifera), 1 Evergreen Pear (Pyrus calleryana 'Kawakamii'), 1 Crabapple (Malus spp.), 1 Victorian Box Pittosporum (Pittosporum undulatum), and 1

Make site visit, evaluate tree protection, and site conditions, take photos, make recommendation to optimize tree health during property development. Ensure tree protection measures recommended by the Project Arborist are current and in place. Present findings in written format to contractor (Kimely-Horn), property owner, and Municipal representative.

Act as Project Arborist for the proposed development at "Stanford Shopping Center Building EE" (the property); craft an initial report inventorying trees on and directly adjacent to the property; provide recommendations for their care and protection before, during, and after construction, based on the plan sets provided; craft additional reports and addenda as needed (fee based); liaise with contractors, subcontractors, and municipalities as directed by Kimley-Horn.

All observations were made from the ground. No root collar excavations were performed. I did not review any sheets or drawings depicting the proposed project in detail (topographical, architectural drawings, grading and drainage, et al.) All observations were made from the ground and were based on a document titled "Phase II Stanford Shopping Center SK63 Area" provided to Anderson's Tree Care Specialists, Inc. by Kimley-Horn. See Appendix B: Site Map.

The purpose of this report is to provide an initial report surveying and inventorying trees that will be submitted for review to the City of Palo Alto for the project located 660 Stanford Shopping Center, Palo Alto, CA 94304, Building EE,

OBSERVATIONS

The project site is an existing commercial property consisting of one structure and a paved entrance from El Camino Real.

I began my inspection of the site and trees on Tuesday, January 4, 2022, and I concluded my inspection on Wednesday, January 5, 2022.

I identified 63 trees and I attached 1 inch round, numbered, and blue anodized tree tags to each tree at approximately 54 inches above level grade on the northeastern aspect of each tree. Four of he sixty-three trees are located behind an existing construction-site safety fence (Trees #286-289), I did not enter the construction site to measure or tag these trees. All four are currently protected with a combination of tree protection fencing and trunk wrap

Twenty-two pistache trees are in planting beds along either side of the paved entrance from El Camino Real. The trees appear to be in a good state of structural and physiological well-being. A small number of the trees exhibit a light infestation of Tussock Moth (Orygia vetusta). All twenty-two pistache trees will likely require Type I tree protection fencing (Trees #230-242, #243-245, #246-247, and #248-251).

Eight flowering plum trees are in parking island planting beds at the southeastern end of the parking lot adjacent to the El Camino Real entrance. There is evidence of Tussock Moth and shothole borer (Scolytus rugulosus) in one of the specimens (Tree #259). The trees will likely require Type I protection fencing (Trees #252-258).

Three hackberry trees are in parking lot islands in the parking lot east of the El Camino Real

entrance. All three trees appear water distressed and show signs of a minor infestation of woolly aphids (Shivaphis celti). The trees will likely require Type I protection fencing (Treess#242B, #245B, and #247B).

Two tulip trees are in planting beds directly in front of the project site Building EE. The trees appear to be in a good state of structural and physiological well-being (likely removals trees

There are fourteen flowering pears surrounding the project site; 4 located in the front planting beds adjacent to the 2 tulip trees (likely removals trees #262-265), 10 pears are located in raised planting beds at the rear of the project site. There is visible evidence of large limb failures in pear #265. All fourteen flowering pears within the development area suffer a moderate infestation of fire blight (Erwinia amylovora). Most of the pears are in a fair to good state of structural and physiological well-being. The 10 pears in raised planting beds will likely require Type I tree protection fencing (Trees #266-271, and #275-278).

There are six magnolia trees growing in planting wells with steel grates at the rear of the project site. All six appear to be in a good state of structural and physiological well-being. All six will require some form of tree protection, either fence or wrap (Trees #272-274, and #279-281). One pittosporum is in a raised planting bed at the southeastern corner of the project site. The tree appears to be in a good state of structural and physiological well-being. The tree will require Type I tree protection (Tree #282).

One crabapple, one evergreen pear, and one dogwood are in the patio area planting bed at the outheastern corner of the project site. All three trees appear to be in a good state of structural and physiological well-being; all 3 trees are likely removals (Trees #283-285).

Four additional flowering plum trees are located behind an existing construction site safety fence for the project west of and adjacent to this proposed project site. The trees are protected with a combination of trunk wrap and protective fencing (Trees #286-289; no tree tags affixed). Additionally, there are 9 azalea plants growing in individual planting pots located at the rear of

the project site.

TESTING & ANALYSIS All measurements were taken from the ground. No root crown excavations were performed.

DISCUSSION Determining a Tree's Suitability for Preservation

The following factors are evaluated when determining a trees suitability for preservation

- Tree Structure
- Tree Genus/species Tree Age and Potential Longevity Proximity to proposed infrastructure

Determining a Tree's Health and Structural Condition based on a scale of 1-5:

5-A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species. 4-Tree with slight decline in vigor, small amount of twig die-back, minor structural defects that could be corrected.

3-Tree with moderate vigor, moderate twig and small branch die-back, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care. 2-Tree in decline, epicormic growth, extensive die-back of medium to large branches, significant structural defects that cannot be abated. 1-Tree in severe decline, die-back of scaffold branches and/or trunk, most of foliage from epicormics; extensive structural defects that cannot be abated.

- . High: Tree with good health and structural stability that has the potential for longevity at
- Moderate: Tree with fair health and/or structural defects that can be abated with treatment; tree will require more intense management and monitoring and may have a shorter life-span than those in the "good" category. • Low: Tree in poor health or with significant defects that cannot be mitigated; tree is expected to continue to decline, regardless of treatment; the species or individual may have characteristics undesirable for landscapes and is generally unsuitable for use areas.

Palo Alto Municipal Code Chapter 8.10.040, requires disclosure and protection of certain trees on private and public property, and that they be shown on submitted and approved plans. A complete tree disclosure statement must accompany all permit applications that include exterior work, all demolition or grading applications, or other development activity. Project plans that are submitted must show all trees over 4 inches in diameter. See Attachment 1: Tree Disclosure

Pre-Construction Requirements

On all improvement plans for the project, plot accurate trunk locations and the 'drip-line areas' of all trees or groups of trees to be preserved within the development area. In addition, for Protected and Street Trees (oaks, redwoods, heritage or street trees) the plans shall accurately show the trunk diameter, drip-line and clearly indicate the tree protection zone to be enclosed with the specified tree fencing as a bold dashed line. B. Verification of Tree Protection:

The project arborist or contractor shall verify, in writing, that all pre-construction conditions have been met (tree fencing, erosion control, pruning, etc.) and is in place. Written verification must be submitted to and approved by the Planning Department prior to demolition, grading or building permit issuance.

C. Pre-Construction Meeting: The demolition, grading and underground contractors, construction superintendent and other pertinent personnel are required to meet with the Project Arborist at the site prior to beginning work to review procedures, tree protection measures and to establish haul routes, staging areas,

mpact-damage by construction activities, equipment, or personnel.

D. Tree Protection Zone A tree protection zone (TPZ) is erected around the entire circumference of the protected tree or group of protected trees prior to beginning any demolition, grading, or construction activities to protect the roots and soil from compaction, and to keep the trunk and branches clear from direct

Arborist Inspection Schedule

contacts, watering, etc.

· Inspection of the tree protection fencing: the City Arborist shall be in receipt of a written statement from the applicant or project arborist verifying that he has conducted a field inspection of the trees and that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit, unless otherwise approved (see Verification of Tree Protection, Section 1.39, TTM).

· Inspection of rough grading: the project arborist shall perform an inspection during rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill,

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Apply Tree Protection Report on sheet(s) T-2 Use addtional "T" sheets as needed

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drainage, and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 48 hours advance

- notice of such activity. · Monthly inspections: the project arborist shall perform monthly inspections to monitor changing conditions and tree health. The City Arborist shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any
- Special activity within the TPZ: Work in this area (TPZ) requires the direct onsite supervision of the project arborist (see Trenching, Excavation and Equipment, Section

Type I Tree Protection Zone Fence

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A TPZ fence in Palo Alto consists of a five- to six-foot-high chained link fence that is mounted on 2 inch in diameter galvanized iron posts driven into the ground 24 inches or more and spaced Type II Tree Protection Zone Fence

For trees situated in a narrow planting strip, only the planting strip shall be enclosed with the required chain link protection fencing to keep a sidewalk and street open for public use. Type III Tree Protection Zone (Trunk Wrap)

An alternate type of tree protection when there is insufficient room to erect a Type I Tree ion Fence. Trees situated in a small tree well or sidewalk planter pit, shall be wrappe with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2 inch-thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist. Straw wattle may be used instead of the 2

The TPZ's shall be shown on all site plans for the project. Improvements or activities such as paying, utility and irrigation trenching and other ancillary activities shall occur outside the TPZ unless authorized by the City Arborist, or by project approval. Unless otherwise specified, the protective fencing shall serve as the TPZ,

Duration: Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project permit, except for work specifically required in the approved plans in which case the project arborist or City Arborist (in the case of street

Warning Sign: A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5 x 11-inches and clearly state: WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a penalty according to PAMC Section 8.10.110.9.

Activities prohibited within the TPZ include:

material which may be deleterious to tree health.

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- 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 imited to, paint, petroleum products, concrete or stucco mix, dirty water or any other
- The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts, or other similar function
- · Cutting of tree roots by utility trenching, foundation digging, placement of curbs and Soil disturbance or grade change or trenching.

If foot or vehicular traffic or construction activities cannot be kept outside of the TPZ for the entire duration of the construction, actions can be taken to disperse the load, minimizing soil

- Applying 6 to 12 inches (15 to 30 cm) of wood chip mulch to the area.
- mats over a 4+ inch (10+cm) thick layer of wood chip mulch Applying 4 to 6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric. Stone, geotextile, and mulch exceeding 4 inches (10 cm) thick must be removed from the TPZ once the threat of soil or root damage is passed. (Fite pg. 13)

When required, all tree pruning activities shall be performed prior to beginning development activities by a qualified Arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard (ANSI) for Tree Care Operations: Tree, Shrub and Other woody Plant Management: Standard Practices parts 1 through 10, adhering to ANSI Z133.1 safety standards and local regulations. Work shall be performed according to the most recent edition of the International Society of Arboriculture@ Best Management Practices for each subject matter (Tree Pruning etc.) The use of spikes and/or gaffs when climbing is strictly prohibited unless the tree is being removed.

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

DATE

Root pruning is the process of cleanly cutting roots prior to mechanical excavation to minimize mage to the tree's root system. Root pruning and root damage from excavation can cause great harm to a tree, especially if structural roots are affected. Damage to these roots can reduce tree health and/or structural stability...Air, water, [or hand excavation] prior to root pruning allows

the arborist to examine the roots and determine the best places to make cuts, preferably beyond sinker roots or outside root branch unions. (Fite pg. 17)

The principles of compartmentalization of decay in trees apply to roots as well as to stems. Because root injuries are common in nature, roots have evolved to be strong compartmentalize Small root cuts do not usually lead to extensive decay. Decay development as a result of root cutting can take years or decades to develop in temperate climates. Just as flush cutting branche is no longer an acceptable practice, a pruning cut that removes a root at its point of origin should not cut into the parent root. The final cut should result in a flat surface with adjacent bark firmly attached. Smaller pruning cuts are preferred. (Costello pg. 17)

1. In the event roots 2" in diameter or greater are encountered during excavation, they should be left intact. A determination will be made on site by the project arborist whether or not the root can be pruned.

back to a lateral root, much like when reducing the length of a stem or branch.

- 2. Pruning roots 2" in diameter or greater requires the use of a commercial grade 15-amp. reciprocating saw with at least 3 new and unused wood cutting blades available while on-3. Cleanly sever the root without ripping or tearing the root tissue. It is preferable to cut
- 4. A new unused Arborist hand saw will also be allowed i.e. Fanno™ Tri-Edge Blade Hand 5. Back-fill immediately or cover exposed roots with wet burlap and keep moist until areas are back-filled.

Pests & Pathogens Observed On-Site

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Orveia vetutsa - Western tussock moth caterpillars feed on foliage and youg fruit, devouring large portions of leaves or entire leave, and making irregular holes in the fruit. Insecticide

Shivaphis celti - Asian woolly hackberry aphid produces copious honeydew excretions upon which blackish sooty mold grows creating a sticky mess on leaves and surfaces beneath infested trees. However, no long term or serious damage to hackberry trees has been found after years of aphid infestations, Insecticides are applied when honeydew excretions are intolerable to property

Scolytus rugulosus - shothole borers invade trees that have been previously damaged or weakened from disease. Remove severely infested trees. Do not leave pruned limbs or stumps on site as populations can emerge from these materials before they dry out and migrate to other trees in the area. There are no insecticide treatments. Remove affects limbs or dead trees. Erwinia amylovora - fire blight development is influenced primarily by seasonal weather. When temperatures of 75° to 85°F are accompanied by intermittent rain or hail, conditions are ideal for disease development. The succulent tissue of rapidly growing trees is especially vulnerable; thus

Frees shouldn't be irrigated during bloom. Monitor trees regularly and remove and destroy fire blight infections. Horticultural oils and/or copper products can be used in the attempt to slow the

Conclusions regarding tree protection requirements and possible tree removals will be provided after the final set of site plans are reviewed by me.

RECOMMENDATIONS Provide final set of site plans for my review. 2. Submit the final draft of this report with the final set of site plans to the City of Palo Alto.

-Costello, Larry, Ph.D., Gary Watson, Ph.D., et al. Best Management Practices. Root Management 2017.

Prepared for Kimley-Horn by Dave Laczko

Prepared for Kimley-Horn by Dave Laczko

-Fite, Kelby, Ph. D. and E. Thomas Smiley, Ph. D. Best Management Practices, Managing Trees During





Trees #286-289 behind existing construction site safety fence and all four are protected with trunk wrap and fences Prepared for Kimley-Horn by Dave Laczko



All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page. A copy of T-1 can be downloaded at

Special Tree Protection Instruction Sheet City of Palo Alto







STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

TREE PROTECTION **PLAN**

PLANNING APPLICATION NO. 22PLN-00049

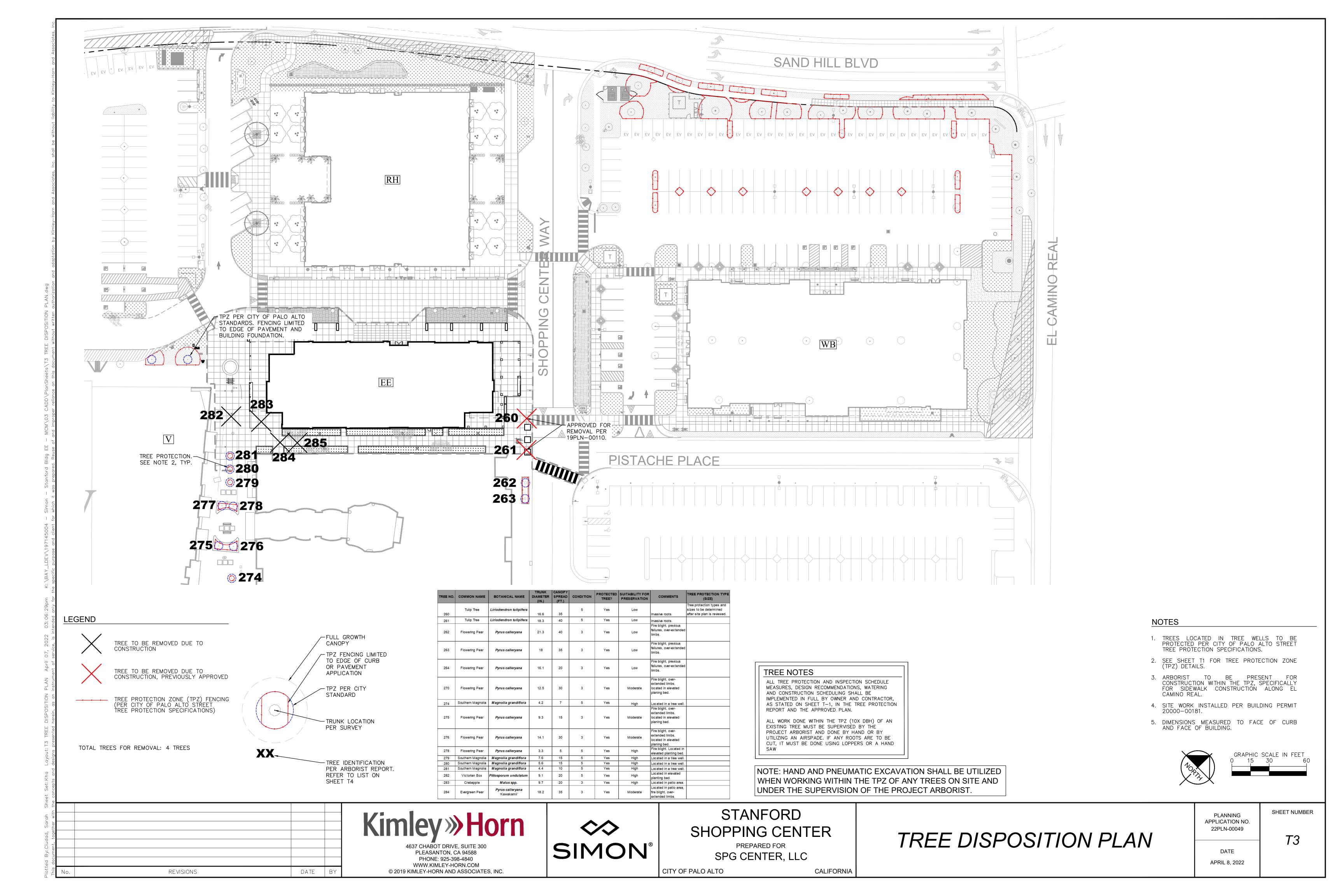
> DATE APRIL 8, 2022

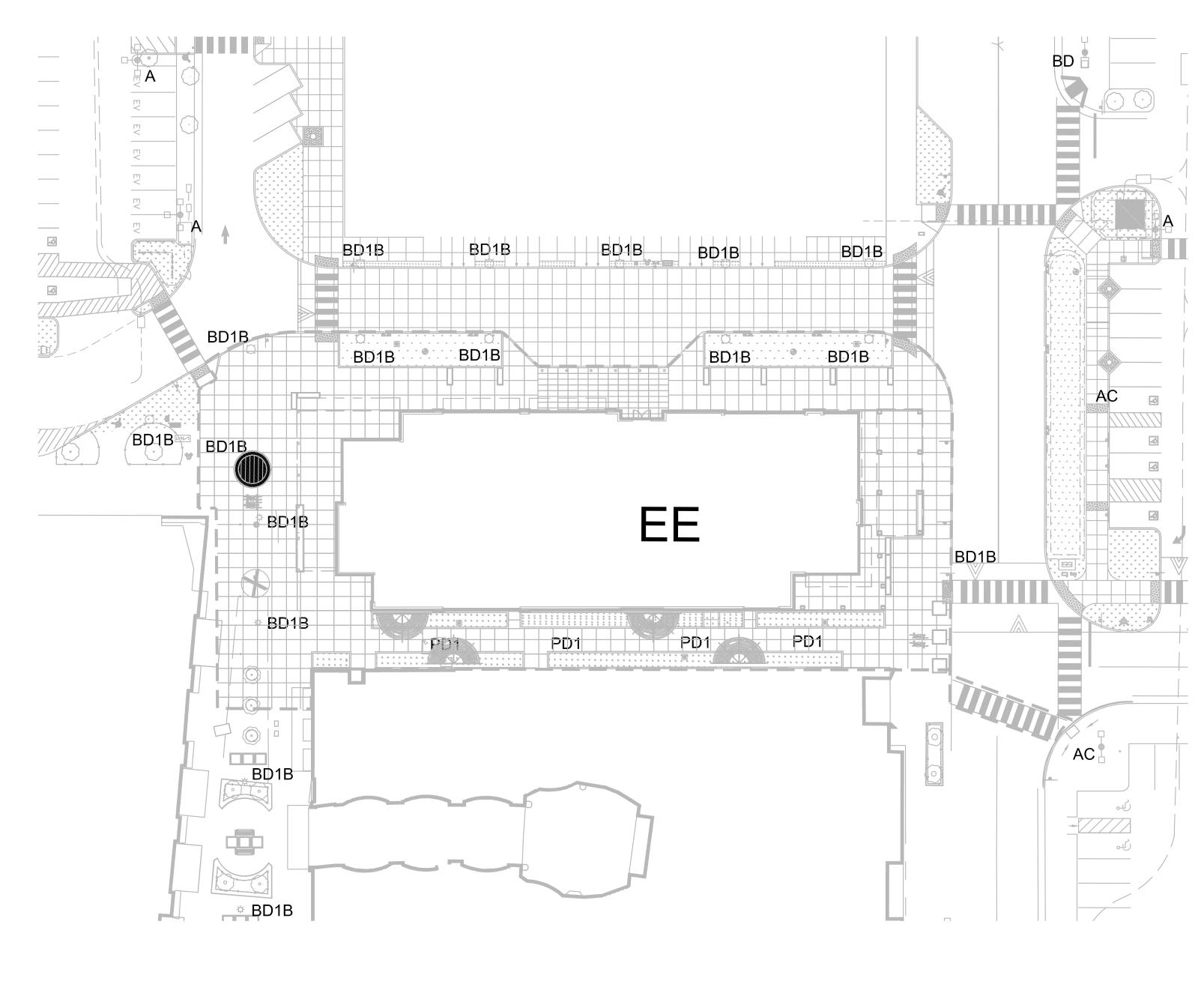
SHEET NUMBER

SIMON® PLEASANTON, CA 94588 PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM © 2019 KIMLEY-HORN AND ASSOCIATES, INC

CITY OF PALO ALTO

CALIFORNIA





1 SITE LIGHTING LOCATIONS PLAN
SCALE: 0' 25'

DATE BY REVISIONS



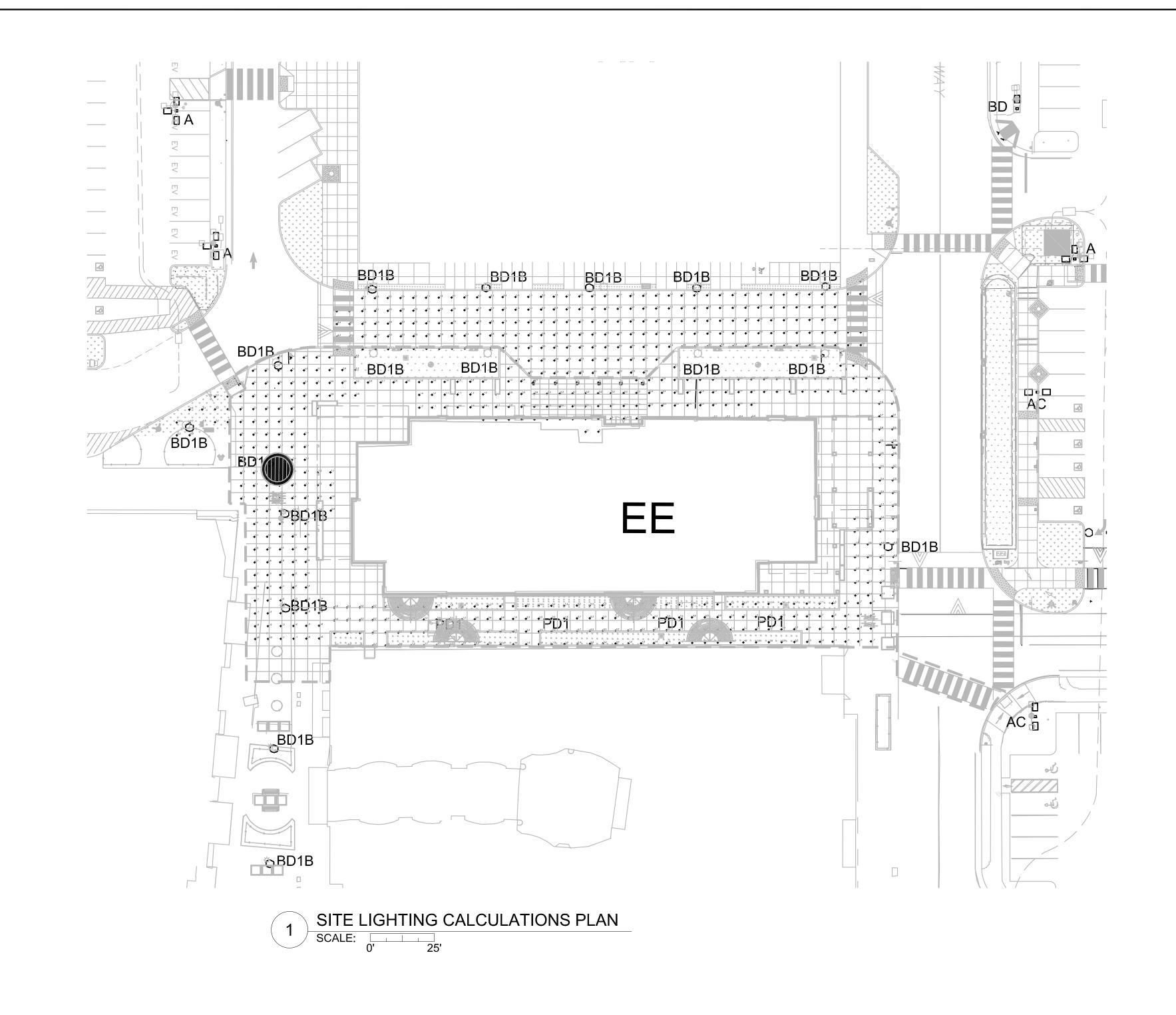


STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC

SITE LIGHTING LOCATIONS PLAN

SHEET NUMBER PLANNING APPLICATION NO. SSPLN-00049 DATE

ES-101 APRIL 9, 2022



Luminaire	Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	AC	11	Lithonia Lighting	DSX2 LED P4 30K T5M MVOLT	DSX2 LED P4 30K T5M MVOLT	LED	1	AC_DSX2_LED_P4_30 K_T5M_MVOLT.ies	32178.22	0.9	540
	BD1B	8	Simes S.p.A.	S3983LED.14	MINISLOT DISK LED Citizen CLU044 1300 mA White Warm 3000K	LED Citizen CLU044 1212B8 1300 mA White Warm 3000K	1	BD1B_S3983LED_002.i es	2446.246	0.85	42.3
□ ◇° ◊	A	1	Lithonia Lighting	DSX2 LED P4 30K T5M MVOLT	DSX2 LED P4 30K T5M MVOLT	LED	1	A_DSX2_LED_P4_30K_ T5M_MVOLT.ies	32178.22	0.9	810
	BD	5	Lithonia Lighting	DSX2 LED P4 30K T5M MVOLT	DSX2 LED P4 30K T5M MVOLT	LED	1	AC_DSX2_LED_P4_30 K_T5M_MVOLT.ies	32178.22	0.9	270

BUILDING EE WALK AROUND

Average	2.0 fc
Maximum	6.8 fc
Minimum	0.1 fc
Max/Min	68.0:1
Average/Min	20.0:1

EE/C PASSEO

Average	1.2 fc
Maximum	2.6 fc
Minimum	0.1 fc
Max/Min	26.0:1
Average/Min	12.0:1

EE/RH STREET

Average	2.1	fc
Maximum	6.1	fc
Minimum	0.2	fc
Max/Min	30.5	:1
Average/Min	10.5	:1

No. REVISIONS DATE BY





STANFORD
SHOPPING CENTER
PREPARED FOR
SPG CENTER, LLC

SITE LIGHTING CALCULATIONS PLAN

PLANNING APPLICATION NO. SSPLN-00049
DATE

APRIL 9, 2022

ES-102

