

Plotted By: Brennon, Kaitlin Sheet Set: KHA Layout: G0.2 COVER SHEET May 23, 2022 04:30:02pm K:\BAY_LDEV\197145004 - Simon - Stanford Bldg EE - MCM\03 CADD\PlanSheets\G0 COVER SHEET.dwg
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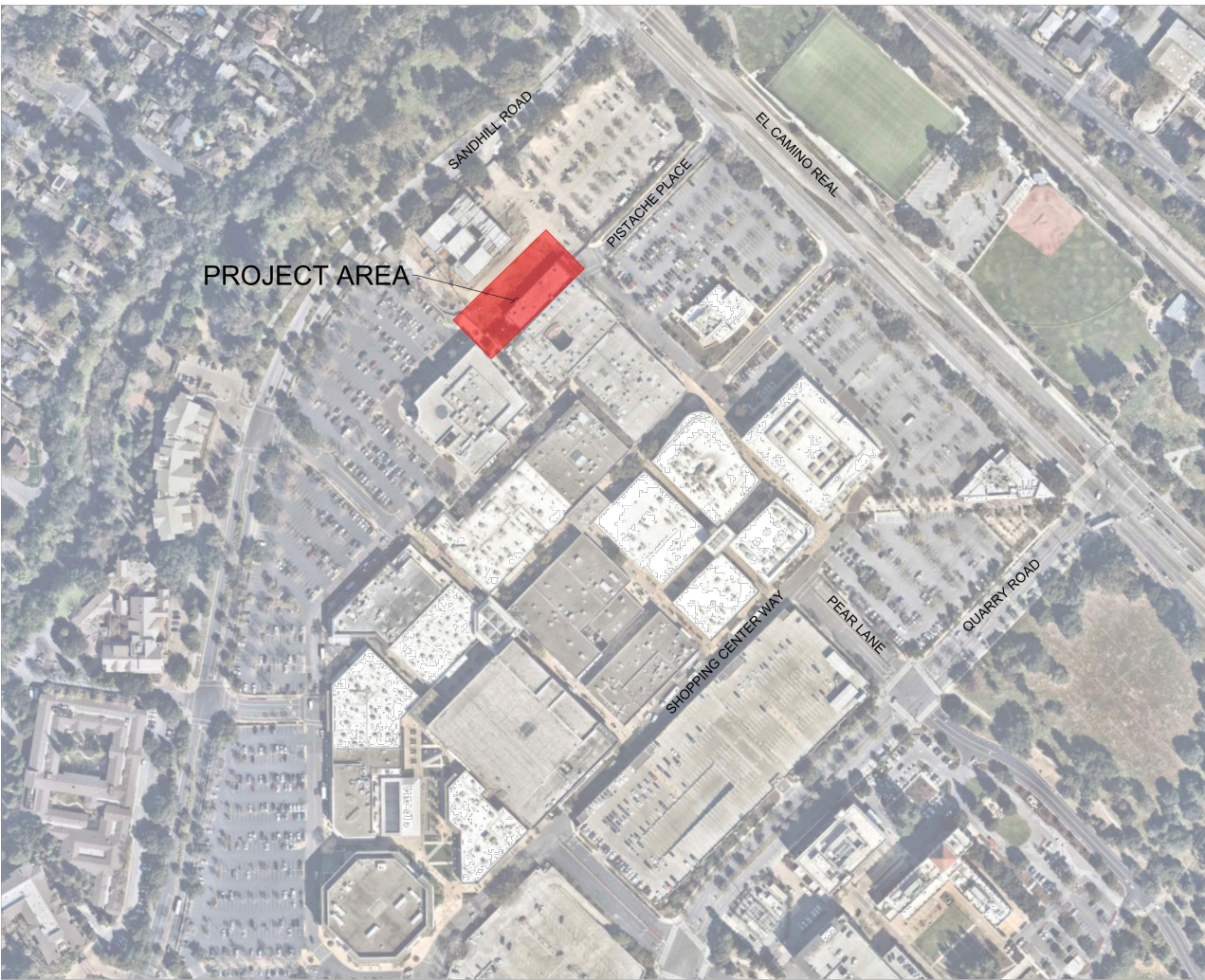


ARCHITECTURAL REVIEW BOARD PLANS

FOR

STANFORD SHOPPING CENTER

BUILDING EE
180 EL CAMINO REAL
PALO ALTO, CA 94304



VICINITY MAP
SCALE: NTS



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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

PROPOSED BUILDING SUMMARY

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

Parking Provided by Space Type	Notes	Regular	ADA	EVSE	EV (Ready)	ADA EVSE/Ready***	x2 PK EVSE	Dedicated Parking	TOTAL
Required Parking Spaces 1/275 GFA	5212	5,212							
Existing Parking Spaces	As of 3/27/2019	5,218	101	29	96				
Proposed Parking Spaces	Macy's Mens Project		10	0	49				
Dedicated Parking - Tesla	16PLN-00040							-6	
Loss of Physical Parking Spaces	Macy's Mens Project	-240							
Loss of Physical Parking Spaces	Building EE	-1							
Total Parking Spaces		4,977	111	29	153			-6	5,264
Excess number of spaces (Proposed - Required and Dedicated Spaces)									52

Per AB1100: EVSE & EV Ready Van accessible & accessible spaces adjacent to an accessible path of travel are counted x2 towards the parking total

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

PROJECT TEAM

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

ARCHITECT
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GH+A DESIGN STUDIO
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ARCHITECT
GEORGE MASIE
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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
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(925) 398-4852
MIKE.MOWERY@KIMLEY-HORN.COM

LANDSCAPE
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
ABASDEN@GAUSMAN.COM

GFA For Parking

Building	GFA
C-North	36,524
C-South	37,717
D	76,106
E	42,491
F	63,995
G	0
H	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
BB	52,148
CC	16,492
DD	33,647
EE	11,799
Sub-Total	624,058
DEPARTMENT STORES AND OUTPARCELS	
Nordstrom	180,000
Neiman Marcus	120,000
Restoration Hardware	41,850
Macy's (K)	225,830
Bloomingdales	123,678
The Container Store	38,301
Crate and Barrel	39,173
Bank of America	4,185
Wilkes Bashford	28,741
Flemings (including outdoor patio gfa)	8,511
Sub-Total	810,269
Total GFA For Parking	1,434,327

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PREPARED FOR
SPG CENTER, LLC

CITY OF PALO ALTO

CALIFORNIA

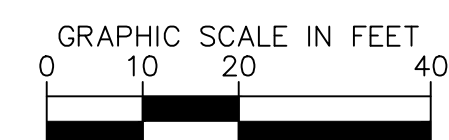
COVER SHEET

PLANNING
APPLICATION NO.
22PLN-00049

DATE
MAY 19, 2022

SHEET NUMBER

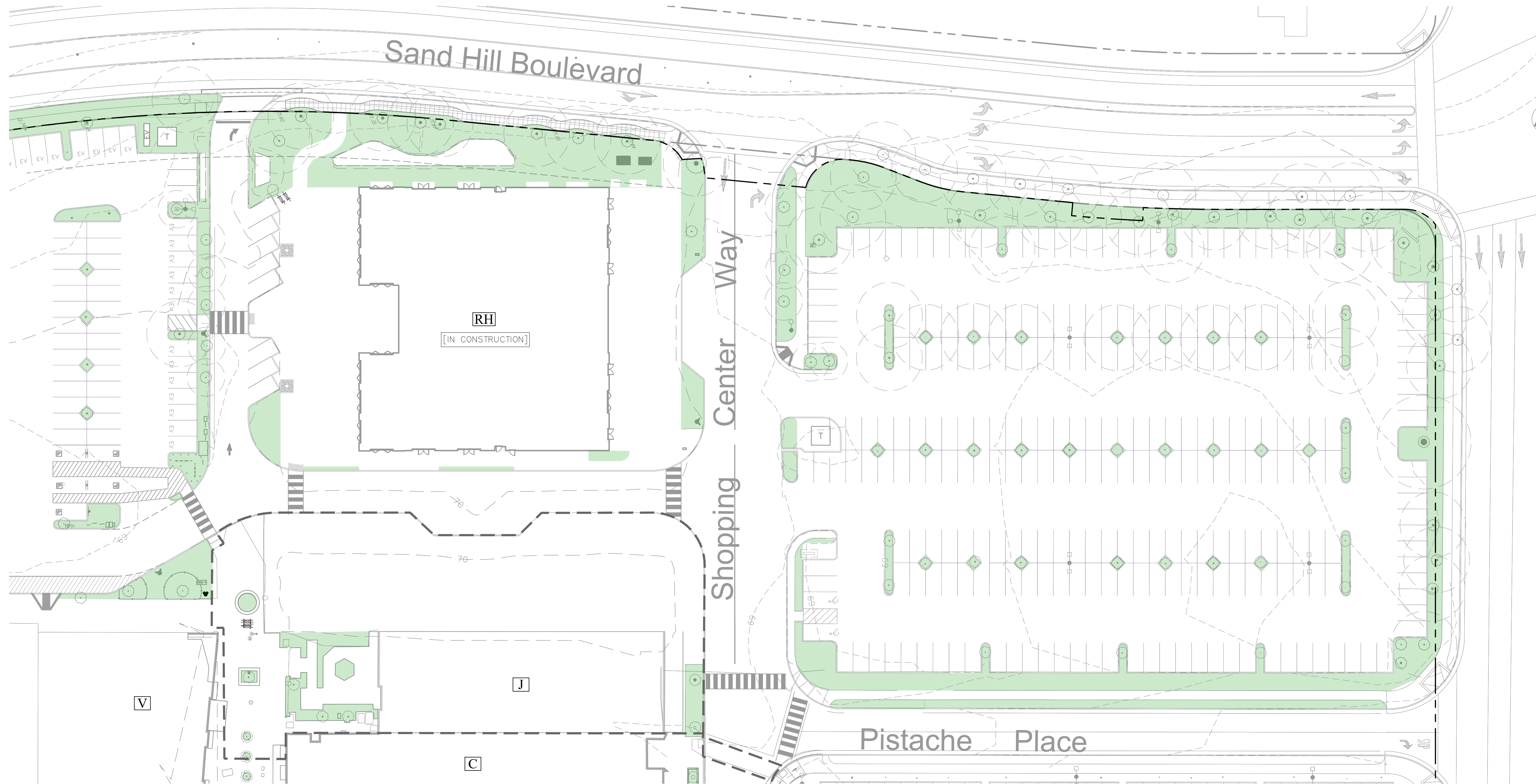
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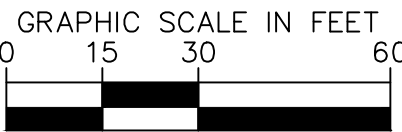
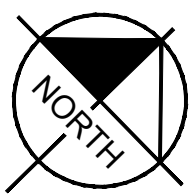
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G1.0

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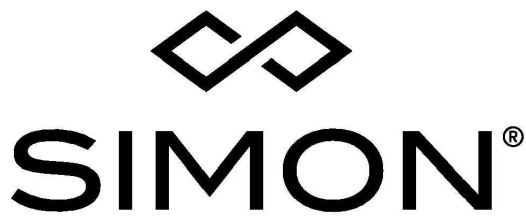


- LEGEND**
- — — — — PROPERTY LINE
 - - - - - PROJECT AREA
 - - - - - 70 - - - - - EX. CONTOUR (1-FT)
 - [X] BUILDING DESIGNATION
 - [Green Fill] EX. LANDSCAPE AREA



No.	REVISIONS	DATE	BY

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EXISTING CONDITIONS

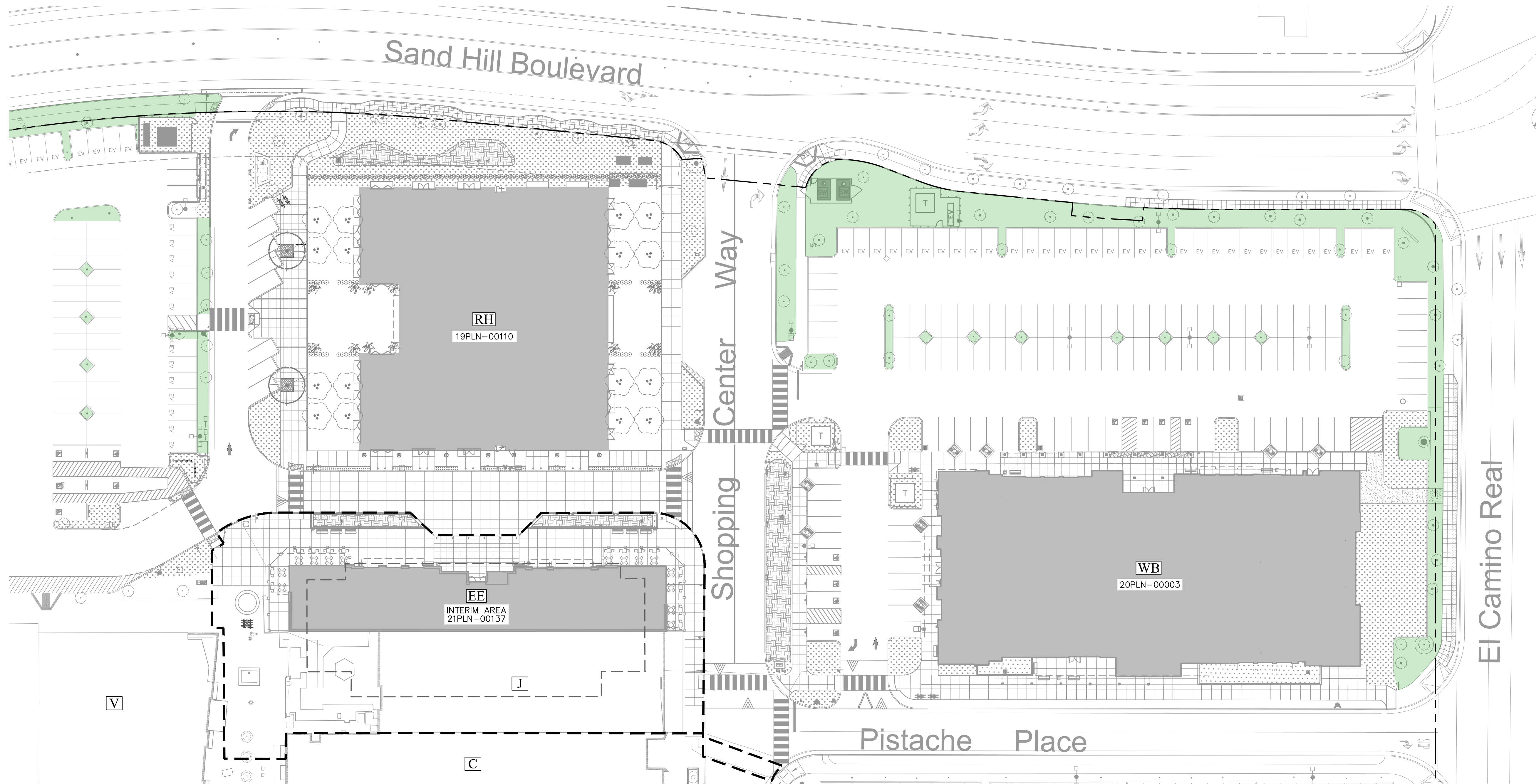
PLANNING
APPLICATION NO.
22PLN-00049

DATE
APRIL 8, 2022

SHEET NUMBER

G2

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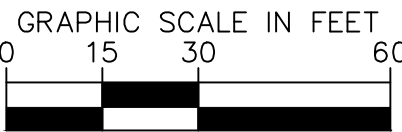
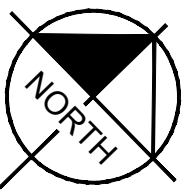


LEGEND

- PROPERTY LINE
- PROJECT AREA
- PROPOSED BUILDING EE
- EXISTING LANDSCAPE AREA
- PERMITTED LANDSCAPE AREA

NOTES

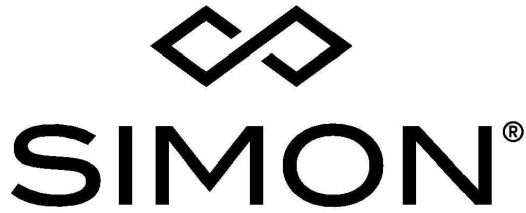
- SITE WORK DONE AND UNDER CONSTRUCTION PER BUILDING PERMIT 20000-00181.
- INTERIM EE AREA APPROVED.



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PERMITTED CONDITIONS

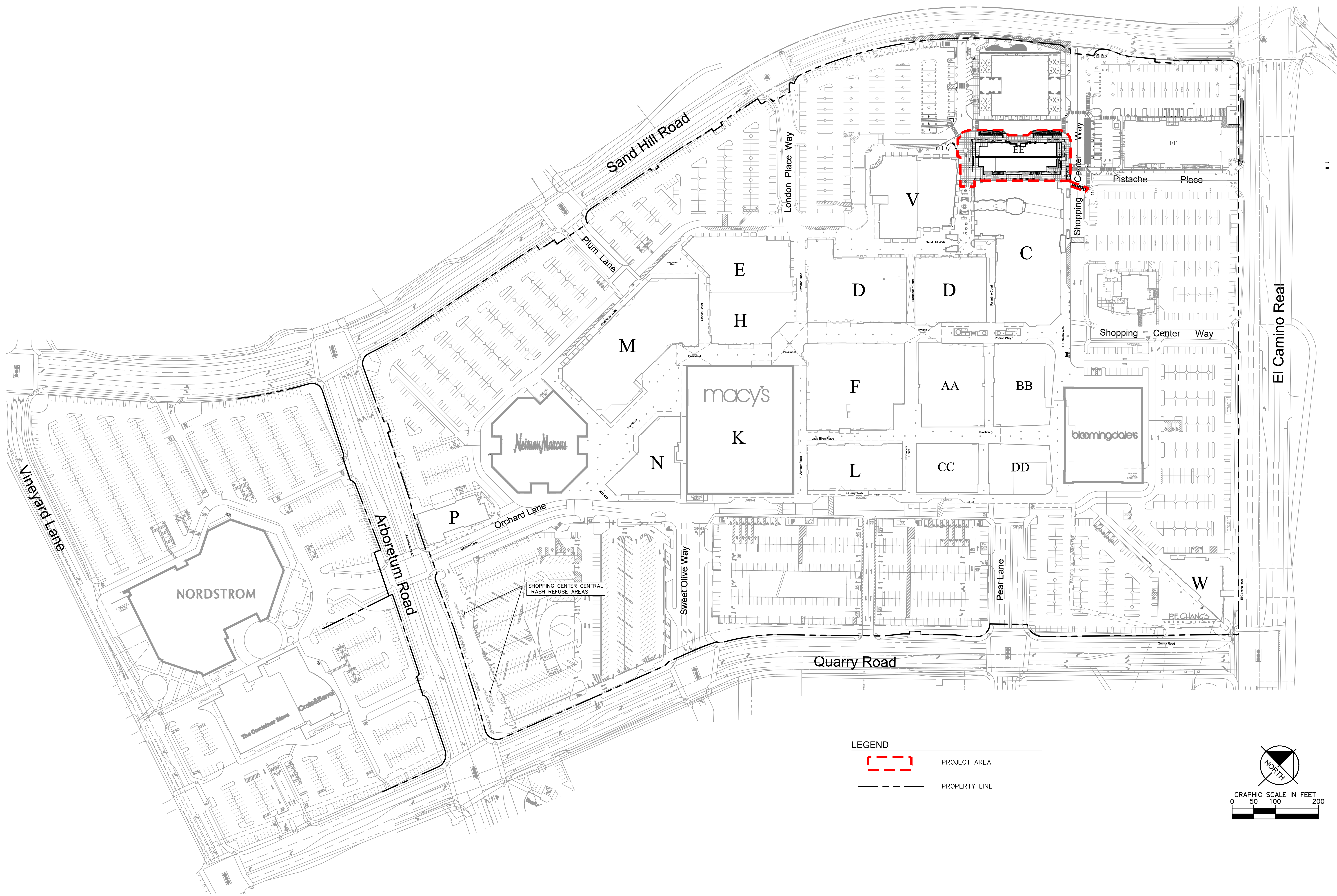
PLANNING
APPLICATION NO.
22PLN-00049

DATE
APRIL 8, 2022

SHEET NUMBER

G3

Plotted By: Ciudad, Sarah Sheet Set: KHA Layout: G4 SHOPPING CENTER LOCATION MAP April 07, 2022 03:32:58pm K:\BAY_LDEV\197145004 - Simon - Stanford Bldg EE - MCM\03 CADD\PlanSheets\G4 SHOPPING CENTER LOCATION MAP.dwg
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SHOPPING CENTER
LOCATION MAP

PLANNING
APPLICATION NO.
22PLN-00049

DATE
APRIL 9, 2022

SHEET NUMBER

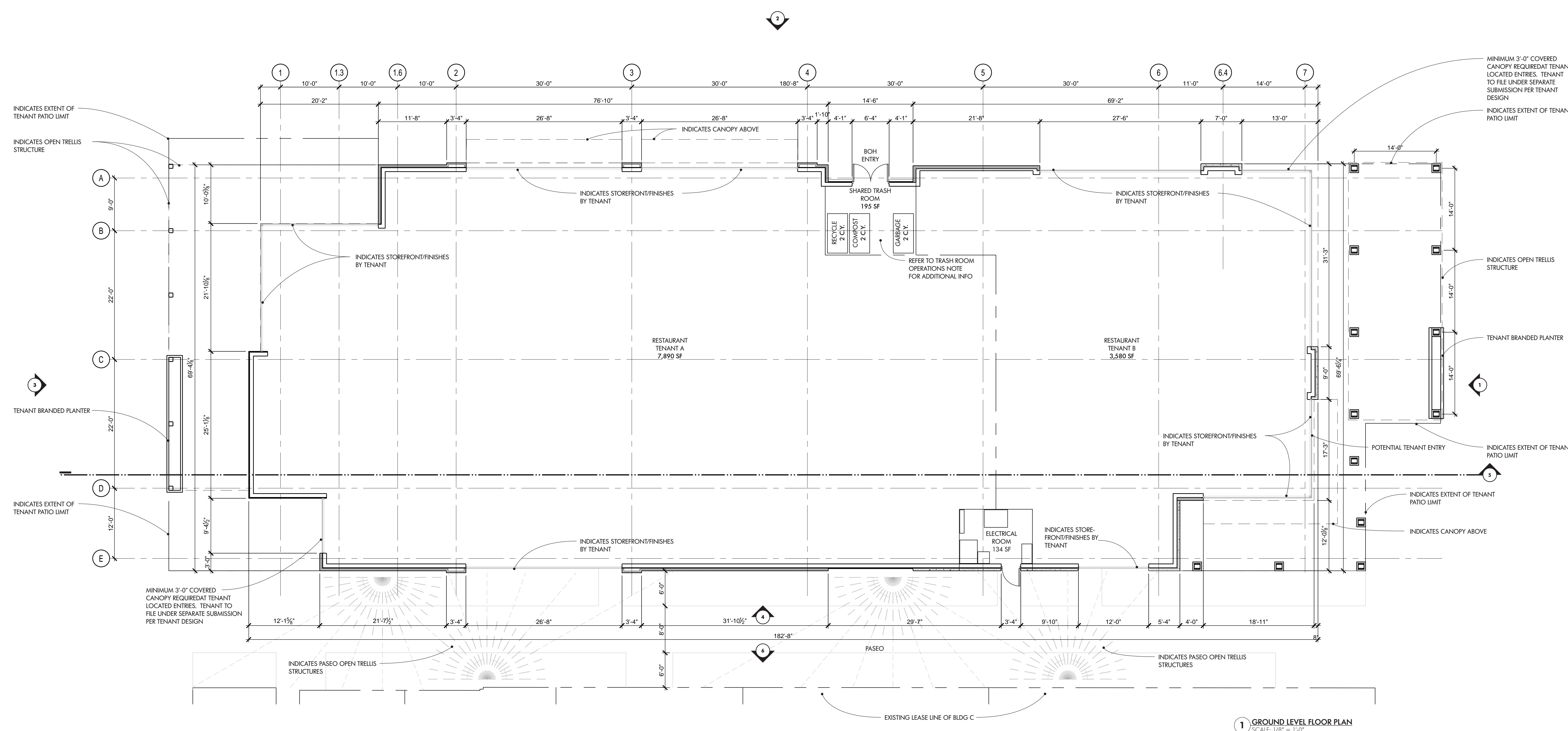
G4

Plotted By: John Colanoe Sheet Set: ktho Layout: FP_24x36 May 24, 2022 03:06:03pm P:\Projects\Folders\Development\Simon Property Group - 250\Stanford Shopping Center\21982.001_Bldg EE_Restaurants\01_CAD\SSC_Bldg EE_FP.dwg
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BUILDING PERMIT PLAN SET:
STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPs INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.

TRASH ROOM OPERATIONS:
IN ACCORDANCE TO PALO ALTO MUNICIPAL CODE 5.20.108, OPERATIONS PROCEDURES ON THE PROPERTY IT IS THE INTENTION THAT THE HOUSEKEEPING TEAM WILL PICK-UP THE COMPOST BINS, 3 TIMES PER DAY STARTING AT 5AM UNTIL 10PM. THE COMPOST BINS ARE PULLED TO THE CENTRAL COMPACTOR AREA, EMPTIED AND RETURNED TO THE TRASH ROOM. THE HOUSEKEEPING TEAM WILL ALSO PICK-UP THE RECYCLING BINS THROUGHOUT THE DAY AS NEEDED FROM 7:30AM UNTIL 10PM. THE RECYCLING BINS ARE PULLED TO THE CENTRAL COMPACTOR AREA WHERE MATERIALS ARE COMPACTED AND THE BINS RETURNED TO THE TRASH ROOMS.

IF THE APPLICANT CHOOSES TO USE GREENWASTE OF PALO ALTO'S REFUSE SERVICES, THEN THE REFUSE ENCLOSURE MUST BE UPDATED TO BE LARGE ENOUGH TO HOUSE THREE - 3CY BINS AND ADHERE TO THE REFUSE ENCLOSURE AND ENCLOSURE DESIGN GUIDELINES.



1 GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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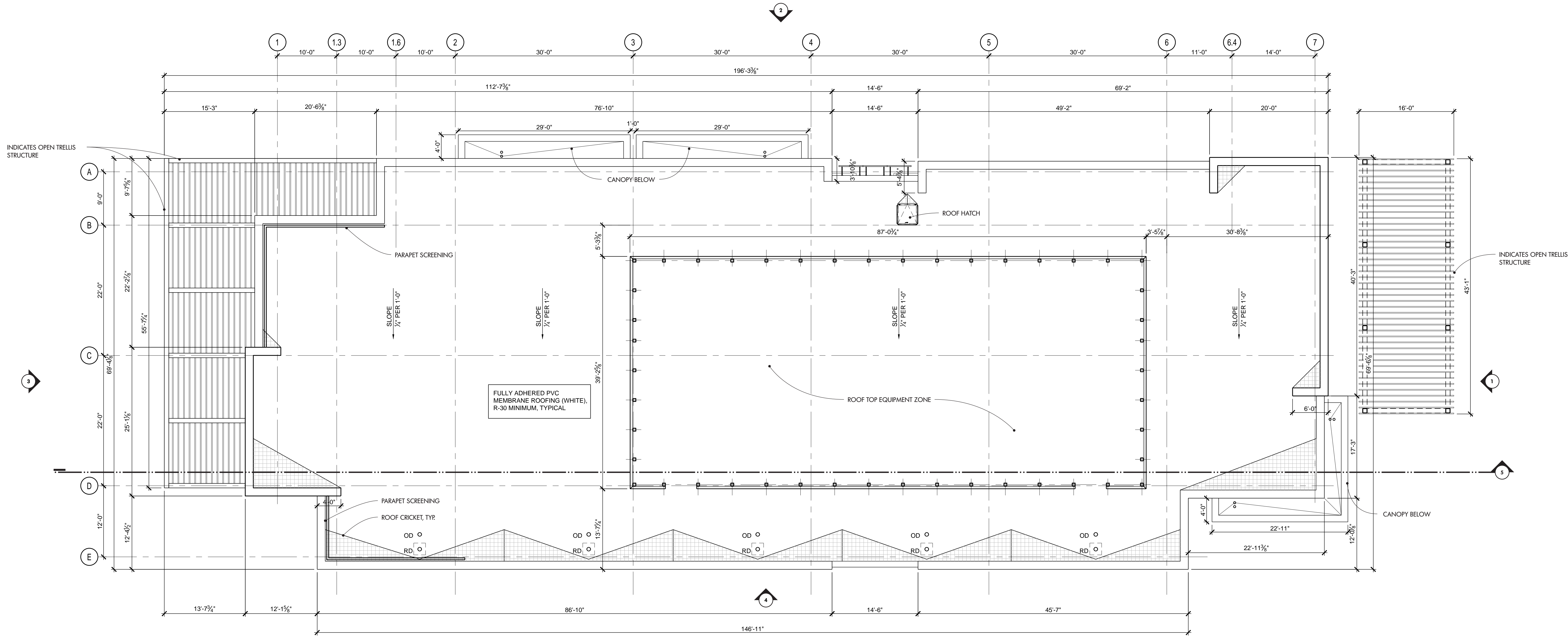
CITY OF PALO ALTO CALIFORNIA

BUILDING EE

GROULD LEVEL FLOOR PLAN

PLANNING APPLICATION NO. PAB-XXXX-XXXXX	SHEET NUMBER A-EE1
DATE MAY 24, 2022	

Plotted By: John Colanoe Sheet Set: ktho Layout: RP_24x36 January 26, 2022 03:32:06pm P:\Projects\Folders\Development\Simon Property Group - 280\Stanford Shopping Center\121982.001_Bldg EE_Restaurant\01_CAD\SSC_Bldg EE_RP.dwg
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"



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BUILDING EE

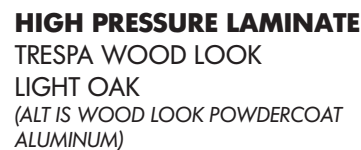
ROOF LEVEL PLAN

PLANNING
APPLICATION NO.
PAB-XXXX-XXXXX

DATE
APRIL 7, 2022

SHEET NUMBER

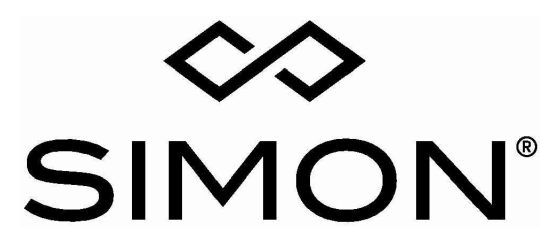
A-EE2



TENANT SIGNAGE TO BE SUBMITTED AND REVIEWED UNDER FUTURE
ARB REVIEW BY TENANT. SIGNAGE INDICATION IS REFERENCE ONLY
ON LANDLORD PREFERRED LOCATIONS



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BUILDING EE ELEVATIONS

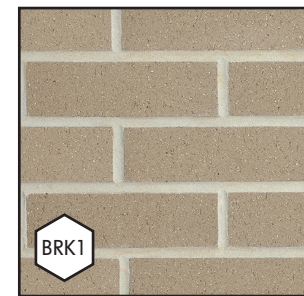
PLANNING
APPLICATION NO.
PAB-XXXX-XXXXX

DATE
MAY 18, 2022

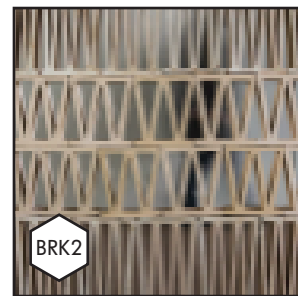
SHEET NUMBER

A-EE3

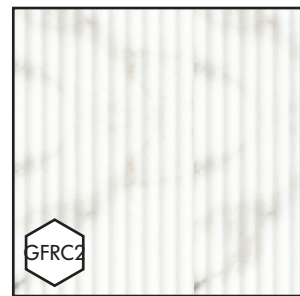
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BRICK
TAUPE/BROWN BRICK



BRICK
DECOR BRICK



FLUTED CONCRETE
FLUTED WHITE CONCRETE



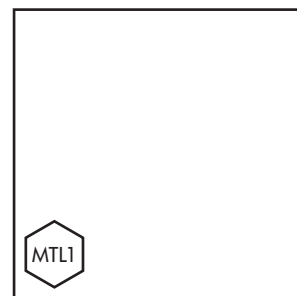
GREEN WALL
TBD
TBD



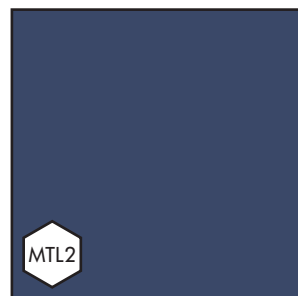
HIGH PRESSURE LAMINATE
TRESPA WOOD LOOK
LIGHT OAK
(ALT IS WOOD LOOK POWDERCOAT ALUMINUM)



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



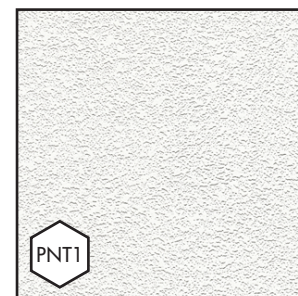
METAL
MATCH SAMPLE
WHITE POWDERCOAT



METAL
MATCH SAMPLE
DARK BLUE POWDERCOAT



METAL
MATCH SAMPLE
DARK BRONZE POWDERCOAT



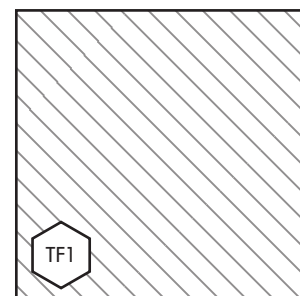
STUCCO
SHERWIN WILLIAMS
LIGHT STUCCO FINISH



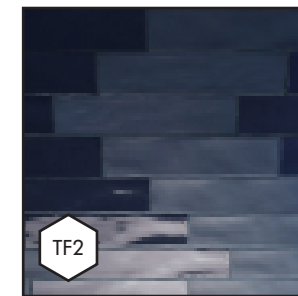
CAST STONE
BROWN STONE



STOREFRONT SYSTEM
BY TENANT



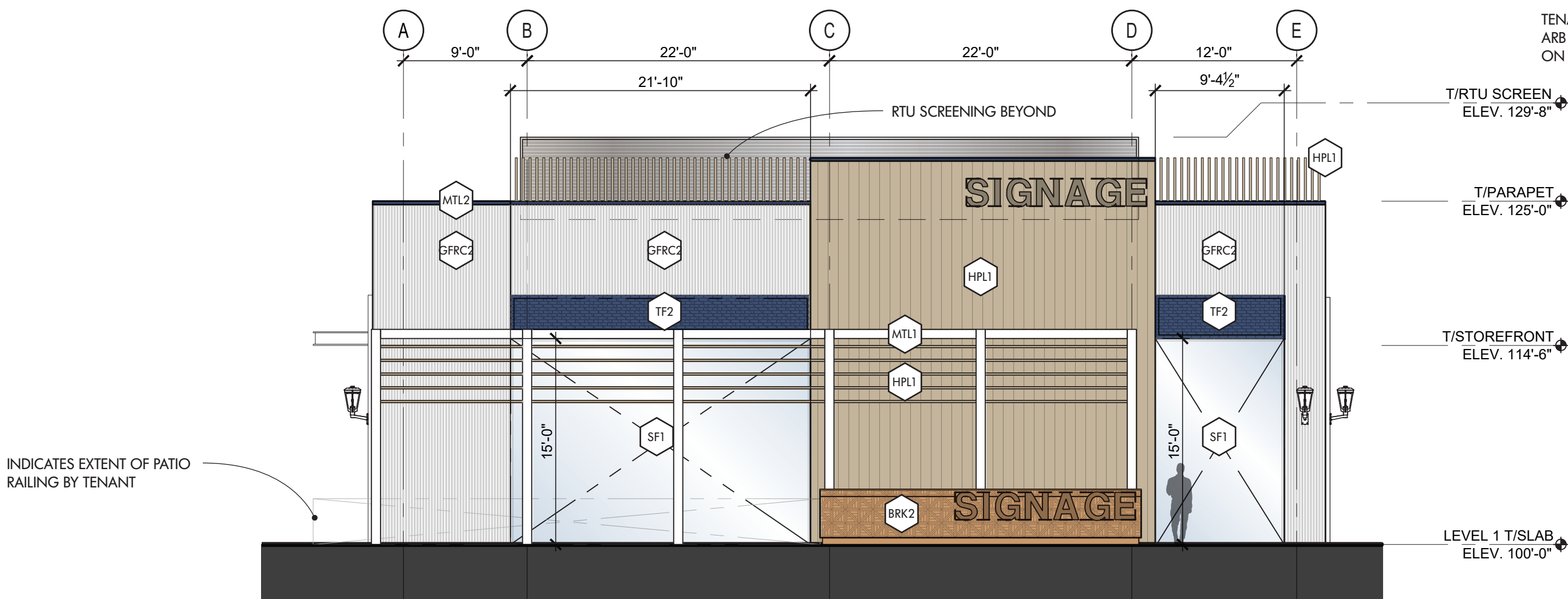
STOREFRONT FINISH
BY TENANT TBD



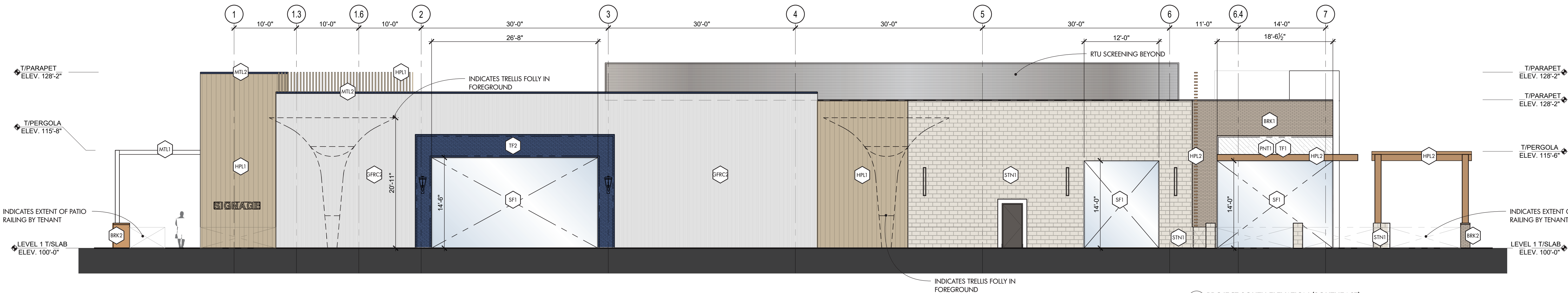
FACADE FINISH
BY TENANT TBD

TENANT FACADE GENERAL NOTES
STOREFRONT SYSTEM (SF1) AND STOREFRONT FINISH (TF1) ARE TENANT SPECIFIC FINISH MATERIALS INTENDED FOR 2 SEPARATE TENANTS TO OCCUPY EACH END OF BUILDING EE. FACADE FINISH (TF2) IS PRELIMINARY DIRECTIVE FROM TENANT INTENT BUT ONLY ALLOUDED 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.

TENANT SIGNAGE TO BE SUBMITTED AND REVIEWED UNDER FUTURE ARB REVIEW BY TENANT. SIGNAGE INDICATION IS REFERENCE ONLY ON LANDLORD PREFERRED LOCATIONS



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



4 PROJECT SOUTH ELEVATION (SOUTHEAST)
SCALE: 1/8" = 1'-0"



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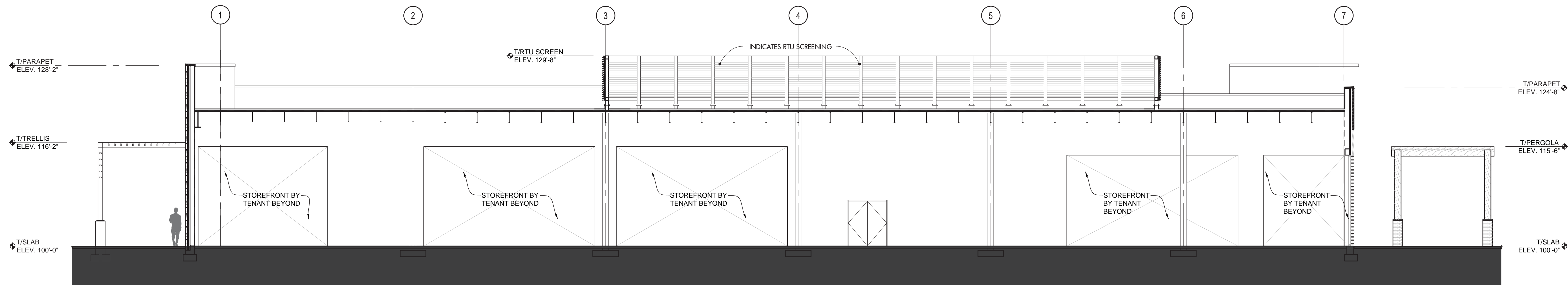
**BUILDING EE
ELEVATIONS**

PLANNING
APPLICATION NO.
PAB-XXXX-XXXXX
PROJECT NO.

DATE
MAY 18, 2022
P1 11:16 11.2.2022

SHEET NUMBER
A-EE4

Plotted By: John Colaneri Sheet Set: khs Layout: BS_24+36 January 26, 2022 02:57:32pm P:\Projects\Folders\Development\Simon Property Group - 280\Stanford Shopping Center\121982.001_Bldg EE_Restaurants\01_CAD\SSC_BLDG EE_BS.dwg
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5 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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BUILDING EE
SECTION

PLANNING
APPLICATION NO.
PAB-XXXX-XXXXX


DATE
APRIL 7, 2022

SHEET NUMBER


A-EE5

Plotted By: Kate Sheet Set: kha Layout: ELEV_24x36 (3) April 04, 2022 11:54:50am P:\Projects\Folders\Development\Simon Property Group - 280\Stanford Shopping Center\121982.001_Bldg EE_Restaurant\01_CAD\SSC_BLDG EE_Elev.dwg

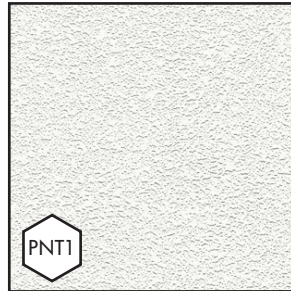
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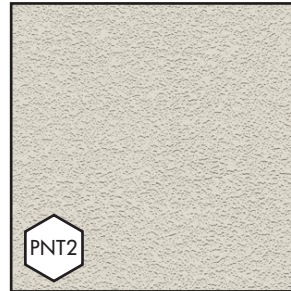
GFRF
CEMENT FIBER BOARD




METAL
MATCH SAMPLE
DARK BRONZE POWDERCOAT



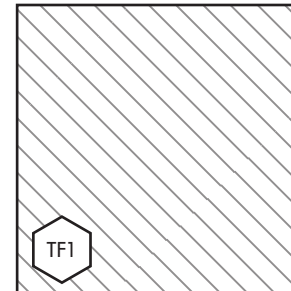
STUCCO
SHERWIN WILLIAMS
LIGHT STUCCO FINISH



STUCCO
SHERWIN WILLIAMS
BROWN STUCCO FINISH

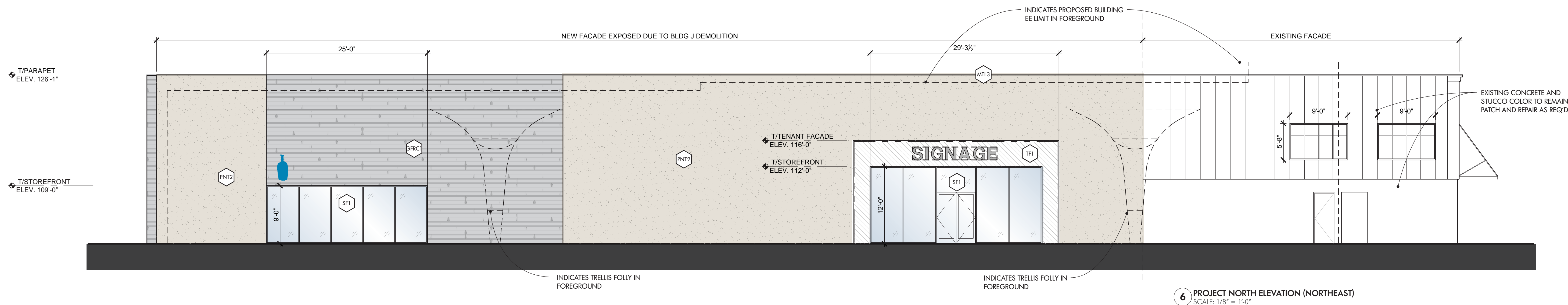
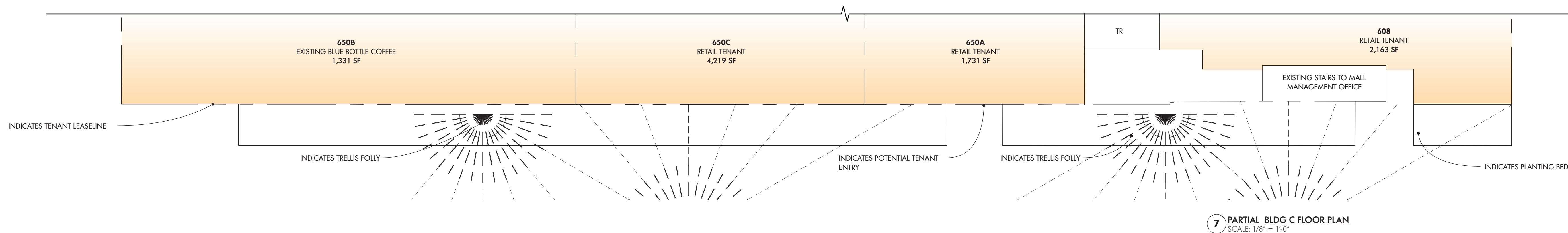


STOREFRONT SYSTEM
BY TENANT TBD



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



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BUILDING C
ELEVATION

PLANNING
APPLICATION NO.
PAB-XXXX-XXXXX

DATE
APRIL 7, 2022

SHEET NUMBER
A-EE6

Plotted By: John Colaneri Sheet Set: ktho Layout: FP_24x36 March 21, 2019 10:11:56am P:\0 PROJECTS FOLDERS\Development\Simon Property Group - 290\Stanford Shopping Center\21137.005 - Wines Bashford Study\01_CAD\SSC_WB_FP.dwg
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1 VIEW OF RESTAURANT B
SCALE: NTS

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BUILDING PERSPECTIVE

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APPLICATION NO.
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DATE
APRIL 7, 2022

SHEET NUMBER

A-EE7

Plotted By: John Colaneri Sheet Set: kmo Layout: FP_24x36 March 21, 2019 10:11:56am P:\0 PROJECTS FOLDERS\Development\Simon Property Group - 290\Stanford Shopping Center\12137.005 - Wines Bashford Study\01_CAD\SSC_WB_FP.dwg
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PLANNING
APPLICATION NO.
PAB-XXXX-XXXXX

DATE
APRIL 7, 2022

SHEET NUMBER
A-EE8

Plotted By: John Colaneri Sheet Set: ktho Layout: FP_24x36 March 21, 2019 10:11:56am P:\0 PROJECTS FOLDERS\Development\Simon Property Group - 290\Stanford Shopping Center\121137.005 - Wines Bashford Study\01_CAD\SSC_MB_FP.dwg
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1 VIEW OF RESTAURANT A
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PLANNING
APPLICATION NO.
PAB-XXXX-XXXXX

DATE
APRIL 7, 2022

SHEET NUMBER

A-EE9

Plotted By: John Colaneri Sheet Set: ktho Layout: FP_24x36 March 21, 2019 10:11:56am P:\0 PROJECTS FOLDERS\Development\Simon Property Group - 290\Stanford Shopping Center\121137.005 - Wines Bashford Study\01_CAD\SSC_WB_FP.dwg
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1 VIEW OF RESTAURANT A
SCALE: NTS

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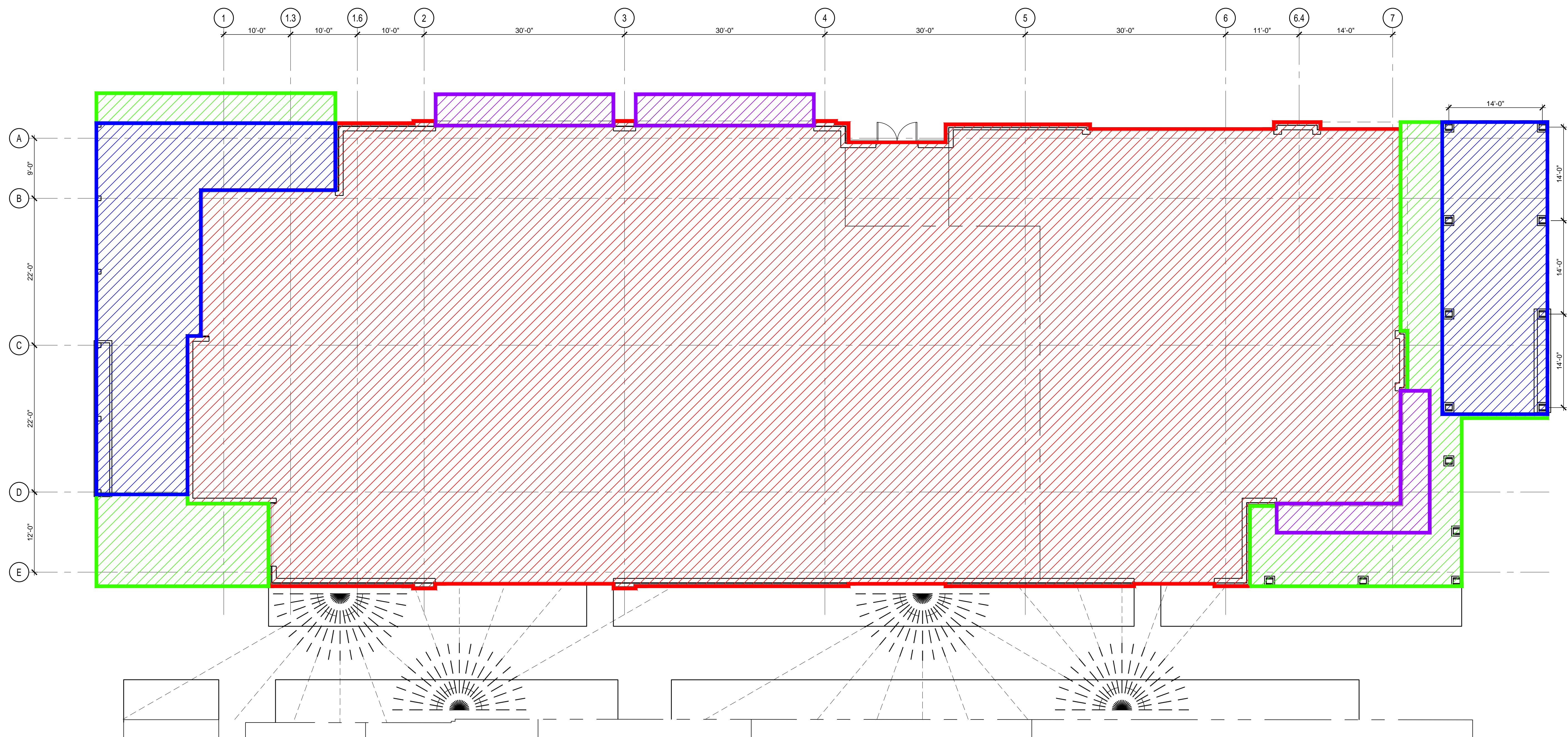
PLANNING
APPLICATION NO.
PAB-XXXX-XXXXX

DATE
APRIL 7, 2022

SHEET NUMBER
A-EE10

Plotted By: John Colanoe Sheet Set: kko Layout: CFA_24X36 January 26, 2022 03:27:56pm P:\Projects\Folders\Development\Simon Property Group - 290\Stanford Shopping Center\121982.001_Bldg EE_Restaurants\01_CAD\SSC_Bldg EE_FP.dwg

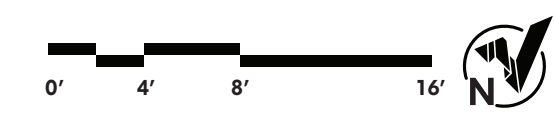
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<div></div>	PROPOSED BUILDING FLOOR AREA	
	GROUND LEVEL	11,799 SF
TOTAL BUILDING FLOOR AREA		11,799 SF
<div></div>	PROPOSED HARD-LID CANOPY	
	HARD LID CANOPY (TENANT A)	250 SF
	HARD LID CANOPY (TENANT B)	174 SF
TOTAL HARD-LID CANOPY AREA		424 SF
<div></div>	PROPOSED DINING PATIO AREA	
	COVERED* WEST PATIO	1,024 SF
	COVERED* EAST PATIO	689 SF
<div></div>	OPEN AIR WEST PATIO	528 SF
	OPEN AIR EAST PATIO	539 SF
TOTAL DINING PATIO AREA		2,780 SF

*DENOTES OPEN TO ELEMENT PERGOLA STRUCTURES W/TRELLIS

1 GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



No.	REVISIONS	DATE	BY

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CITY OF PALO ALTO
CALIFORNIA

BUILDING EE
GROSS FLOOR AREA CALCULATION

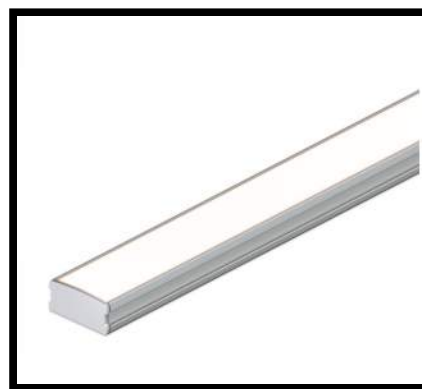
PLANNING APPLICATION NO. PAB-XXXX-XXXXX	SHEET NUMBER A-EE11
DATE APRIL 7, 2022	

Plotted By: Ciudad, Sarah Sheet Set: KHA Layout: GB1.2 CALGREEN + TIER 2 CHECKLIST (BUILDING EE) April 07, 2022 03:59:53pm K:\BAY_LDEV\197145004 - Simon - Stanford Bldg EE - MCM\03 CAD\Drawings\GB1.2 CALGREEN + TIER 2 CHECKLIST (BUILDING EE).dwg
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				Compliance Path Verification									
				Plan Check	Rough GB Inspection (VR # 153)	Final Inspection (VR # 153)	Part 1	Part 1	Part 1	Part 2	Part 2	Part 2	Part 2
				CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
5.1 Planning and Design	Code Section		Y N	Plan Sheet, Spec or Attachment Reference									
Mandatory	Mandatory	Storm water pollution prevention	5.106.1	X									
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X									
Mandatory	Mandatory	Best management practices	5.106.1.2	X									
	Mandatory	Bicycle parking	PAMC 16.14.060/ 5.106.4	X									
Mandatory	Mandatory	Short term bicycle parking	5.106.4.1.1	X									
	Mandatory	Long term bicycle parking	5.106.4.1.2	X									
Mandatory	Mandatory	(Bicycle) Parking stall markings	5.106.5.2.1	X									
	Mandatory	Designated parking - 12% of Parking Capacity	AS.106.5.1.2	X									
Tier 2 Mand.	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/ AS.106.5.3.2	X									
	Tier 2 Mand.	EVSE ready provided in nearby parking lot											
Mandatory	Mandatory	Light pollution reduction	PAMC 16.14.295/ 5.106.8	X									
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X									
Tier 2 Mand.	Tier 2 Mand.	Cool roof for reduction of heat island effect: SRI of 82 <= 12 and SRI of 27 > 212	AS.106.11.2	X									
	Electives	Community connectivity	AS.103.1	X									
Electives	Electives	Brownfield or greyfield site redevelopment or infill area development	AS.103.2	X									
	Electives	Reduce development footprint and optimize open space	AS.104.1	X									
Electives	Electives	Existing building structure (75%)	AS.105.1	X									
	Electives	Existing non-structure elements (50%)	AS.105.1.2	X									
Electives	Electives	Salvage	AS.105.1.3	X									
	Electives	Storm water runoff rate and quantity	AS.106.2.1	X									
Electives	Electives	Storm water runoff quality	AS.106.2.2	X									
	Electives	Low impact development (LID)	AS.106.3	X									
Electives	Electives	Greyfield or infill site	AS.106.3.2	X									
	Electives	Changing rooms	AS.106.4.3	X									
Electives	Electives	Parking capacity	AS.106.6	X									
	Electives	Reduce parking capacity	AS.106.6.1	X									
Electives	Electives	Exterior wall shading: Fenestration- East and west walls	AS.106.7.1.1	X									
	Electives	Exterior wall shading: Fenestration- South walls	AS.106.7.1.2	X									
Electives	Electives	Exterior wall shading: Opaque wall areas	AS.106.7.2	X									
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	AS.106.11	X									
Electives	Electives	Heat island effect: Cool roof for reduction of heat island	AS.106.11.2	X									
	Electives	Heat island effect: Solar reflectance	AS.106.11.2.1	X									
Electives	Electives	Heat island effect: Thermal emittance	AS.106.11.2.2	X									
	Electives	Heat island effect: Solar reflectance index alternative	AS.106.11.2.3	X									
PAMC 16.17 Energy Reach Code						New Energy Ace Checklist							
Mandatory	Mandatory	Option 1: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Ten percent less than TDV energy of the Standard Design if the proposed building does not include a photovoltaic system or includes a photovoltaic system smaller than 5kW.	PAMC 16.17.050/ Title 24, Part 6										
	Mandatory	Option 2: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Equal to the TDV Energy of the Standard Design if the proposed building includes a 5kW or greater photovoltaic system.	PAMC 16.17.050/ Title 24, Part 6										
Mandatory	Mandatory	Energy Star portfolio manager- All new construction or renovation projects greater than \$100,000 in value	PAMC 16.14.380/ 5.410.4.6										
	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.380/ 5.410.4.7										
5.3 Water Efficiency and Conservation													
Mandatory	Mandatory	Meters	5.303.1	X									
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1	X									
Mandatory	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gpd day)	5.303.1.2	X									
	Tier 2 Mand.	Water Reduction- 20% savings over the "water use baseline" Table AS.303.2.3.1	AS.303.2.3.2	X									
Mandatory	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X									
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	X									
Mandatory	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2	X									
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	X									
Mandatory	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X									
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X									
Mandatory	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X									
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X									
Mandatory	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	X									
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X									
Mandatory	Mandatory	Commercial kitchen equipment	5.303.4	X									
	Mandatory	Food waste disposers	5.303.4.1	X									
Mandatory	Mandatory	Indoor water use: Areas of addition or alteration	5.303.5	X									
	Mandatory	Dual plumbing	PAMC 16.14.300/ 5.303.5	X									
Mandatory	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2016 Cal Plumbing Code)	5.303.6	X									
	Mandatory	Outdoor Water Use: Landscape areas > 500 SF	Title 24, Chapter 2.7/ 5.304.1	X									
Mandatory	Mandatory	Outdoor Water Use: Rehabilitated landscape projects > 2,500 SF	Title 24, Chapter 2.7/ 5.304.3	X									
	Mandatory	Outdoor Water Use: Landscape areas < 2,500 SF	5.304.4	X									
Mandatory	Mandatory	Outdoor Water Use: Graywater or Rainwater Use: Landscape areas < 2,500 SF	5.304.5	X									
	Mandatory	Potable water elimination	PAMC 16.14.350/ 5.304.5	X									
Mandatory	Mandatory	New construction: recycled water use for irrigation (See recycled water ordinance # 5002, of PAMC 16.12)	PAMC 16.12.050/ 5.304.6	X									
	Mandatory	Invasive species prohibited	PAMC 16.14.360/ 5.304.6	X									
Mandatory	Mandatory	Non-residential enhanced water budget	5.305.1	X									
	Electives	Indoor water use: 25% reduction	AS.303.2.3.3	X									
Electives	Electives	Nonpotable water systems for indoor water use	AS.303.2.3.4	X									
	Electives	Appliances and fixtures for commercial application	AS.303.3	X									
Electives	Electives	Nonwater supplied urinals	AS.303.4.1	X									
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	AS.304.6	X									
Electives	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	AS.304.7	X									
	Electives	Outdoor Water Use: Graywater irrigation system	AS.304.8	X									
Electives	Electives	Nonpotable water systems	AS.305.1	X									
	Electives	Irrigation system	AS.305.2	X									
5.4 Material Conservation and Resource Efficiency													
Tier 2 Mand.	Tier 2 Mand.	Recycled content: Use materials with a total recycled content of 15%	AS.408.4	X									
	Mandatory	Weather protection	5.407.1	X									
Mandatory	Mandatory	Moisture control: Sprinklers	5.407.2.1	X									
	Mandatory	Moisture control: Entries + Openings	5.407.2.2	X									
Mandatory	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X									
	Mandatory	Moisture control: Flashing	5.407.2.2.2	X									
Mandatory	Mandatory	Construction waste management	5.408.1	X									
	Mandatory	Construction waste management plan	5.408.1.1	X									
Mandatory	Mandatory	Waste management company	5.408.1.2	X									
	Mandatory	Waste stream reduction alternative	5.408.1.3	X									
Mandatory	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X									
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X									
Tier 2 Mand.	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/ AS.408.3.1.1	X									
	Mandatory	Recycling by occupants	5.410.1	X									
Mandatory	Mandatory	Commissioning (at 10,000 SF) [N]	5.410.2	X									
	Mandatory	Commissioning plan [N]	5.410.2.3	X									
Mandatory	Mandatory	Functional performance testing [N]	5.410.2.4	X									
	Mandatory	Documentation and Training: Systems manual	5.410.2.5	X									
Mandatory	Mandatory	Documentation and Training: Systems operations training [N]	5.410.2.5.2	X									
	Mandatory	Commissioning report [N]	5.410.2.6	X									
Mandatory	Mandatory	Testing and adjusting for [N] buildings < 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4	X									
	Mandatory	Testing and adjusting for systems: HVAC, lighting, water heating, renewable energy, landscape irrigation, and water reuse	5.410.4.2	X									
Mandatory	Mandatory	Testing and adjusting: Procedures	5.410.4.3	X									
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	X									
Mandatory	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X									
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	X									
Mandatory	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.400/ 5.410.4.8	X									
	Mandatory	Inspection and reports [AA] + [N] < 10,000 SF	5.410.4.5.1	X									

					Compliance Path Verification									
					Plan Check	Rough GB Inspection (VR # 153)	Final Inspection (VR # 153)							
					CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL		
5.4 Material Conservation and Resource Efficiency, continued					Section Y N	Plan Sheet, Spec or Attachment Reference								
Electives (Choose 3)	Electives	Wood Framing: Structural or fire-resistance integrity	AS.404.1.1	X										
	Electives	Wood Framing: Framing specifications	AS.404.1.2	X										
	Electives	Regional materials	AS.405.1	X										
	Electives	Bio-based materials: Certified wood	AS.405.2.1	X										
	Electives	Bio-based materials: Rapidly renewable materials	AS.405.2.2	X										
	Electives	Reused materials	AS.405.3	X										
	Electives	Alternate method for concrete	AS.405.4.6	X										
	Electives	Cement and concrete: Cement	AS.405.5.1	X										
	Electives	Cement and concrete: Concrete	AS.405.5.2	X										
	Electives	Additional means of compliance: Cement: Alternative fuels	AS.405.5.3.1	X										
	Electives	Additional means of compliance: Cement: Alternative power	AS.405.5.3.2	X										
	Electives	Additional means of compliance: Concrete: Alternative energy	AS.405.5.3.2.1	X										
	Electives	Additional means of compliance: Concrete: Recycled aggregate	AS.405.5.3.2.2	X										
	Electives	Additional means of compliance: Concrete: Mixing water	AS.405.5.3.2.3	X										
	Electives	Additional means of compliance: Concrete: High strength concrete	AS.405.5.3.2.4	X										
	Electives	Choice of materials: Service life	AS.406.1	X										
	Electives	Choice of materials: Reduced maintenance	AS.406.1.2	X										
	Electives	Choice of materials: Recyclability	AS.406.1.3	X										
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	AS.406.1	X										
	Electives	Whole building life cycle assessment	AS.406.2	X										
Electives	Materials and system assemblies	AS.409.3	X											
Electives	Substitution of prescriptive standards	AS.409.4	X											
Electives	Verification of compliance	AS.409.5	X											
5.5 Environmental Quality														
Mandatory	Fireplaces		5.503.1	X										
Mandatory	Woodstoves		5.503.1.1	X										
Mandatory	Temporary ventilation (MERV 8)		5.504.1.3	X	No Permanent HVAC in Shell Project									
Mandatory	Covering of dust openings and protection of mechanical equipment during construction		5.504.3		X	No Permanent HVAC in Shell Project								
Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2)		5.504.4.1	X										
Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)		5.504.4.3	X										
Mandatory	Aerosol paints and coatings		5.504.4.3.1	X										
Mandatory	Verification, for paints and coatings		5.504.4.3.2	X										
Mandatory	Carpet systems: Carpet cushion		5.504.4.4.1	X	No Scope Building Shell Only									
Mandatory	Carpet systems: Carpet adhesive		5.504.4.4.2	X	No Scope Building Shell Only									
Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)		5.504.4.5	X										
Mandatory	Composite wood products: Documentation		5.504.4.5.3	X										
Tier 2 Mand.	Resilient Flooring system, 100%		AS.504.4.7.1	X	No Scope Building Shell Only									
Tier 2 Mand.	No added formaldehyde- Tier 2 level		AS.504.4.8.1	X										
Tier 2 Mand.	Thermal Insulation		AS.504.4.8.1	X										
Tier 2 Mand.	Filters (MERV 13)		AS.504.5.3.1.1	X	No Scope Building Shell Only									
Mandatory	Environmental tobacco smoke (ETS) control		5.504.7	X	No Scope Building Shell Only									
Mandatory	Outside air delivery (For Indoor Air Quality)		5.506.1	X	No HVAC in Shell Project									
Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)		5.506.2	X	No HVAC in Shell Project									
Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)		5.507.4	X	No Scope Building Shell Only									
Mandatory	Exterior noise transmission, prescriptive method		5.507.4.1	X										
Mandatory	Exterior noise transmission, performance method		5.507.4.2	X										
Mandatory	Interior sound transmission		5.507.4.3	X	No Scope Building Shell Only									
Mandatory	Ozone depletion and greenhouse gas reductions		5.508.1	X										
Mandatory	Chlorofluorocarbons		5.508.1.1	X										
Mandatory	Halons		5.508.1.2	X										
Mandatory	Supermarket refrigerant leak reduction		5.508.2	X	Shell building submittal only.									
Mandatory	Refrigerant piping		5.508.2.1	X	Shell building submittal only.									
Mandatory	Refrigerant piping valves		5.508.2.2	X	Shell building submittal only.									
Mandatory	Refrigerant piping access valves		5.508.2.2.2	X	Shell building submittal only.									
Mandatory	Refrigerated service case		5.508.2.3	X	Shell building submittal only.									
Mandatory	Refrigerant receivers		5.508.2.4	X	Shell building submittal only.									
Mandatory	Pressure testing		5.508.2.5	X	Shell building submittal only.									
Mandatory	Evacuation (after pressure testing)		5.508.2.6	X	Shell building submittal only.									
Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation		AS.504.1.1	X	Shell building submittal only.									
Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures		AS.504.1.2	X	Shell building submittal only.									
Electives	IAQ postconstruction		AS.504.2	X	Shell building submittal only.									
Electives	IAQ testing		AS.504.2.1	X	Shell building submittal only.									
Electives	Maximum levels of contaminants		AS.504.2.1.1	X	Shell building submittal only.									
Electives	Test protocols		AS.504.2.1.2	X	Shell building submittal only.									
Electives	Noncomplying building areas		AS.504.2.1.3	X	Shell building submittal only.									
Electives	No added formaldehyde- Tier 2 requirement		AS.504.4.5.1	X	Shell building submittal only.									
Electives	Acoustical ceiling and wall panels		AS.504.4.9	X	Shell building submittal only.									
Electives	Hazardous particulates and chemical pollutants		AS.504.6	X										
Electives	Entryway systems (to control pollutants)		AS.504.5.1	X	Shell building submittal only.									
Electives	Isolation of pollutant sources (to control pollutants)		AS.504.5.2	X	Shell building submittal only.									
Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort		AS.507.1.1.1	X	Shell building submittal only.									
Electives	Lighting and thermal comfort controls: Multi-occupant spaces		AS.507.1.2	X	Shell building submittal only.									
Electives	Daylight: Toplighting and sidelighting		AS.507.2	X	Shell building submittal only.									
Electives	Views: Direct line of sight to outdoors		AS.507.3.1	X	Shell building submittal only.									
Electives	Views- Multi-occupant spaces		AS.507.3.2	X	Shell building submittal only.									
Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)		AS.508.1.3	X	Shell building submittal only.									
Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)		AS.508.1.4	X	Shell building submittal only.									
Required Additional Electives (Choose 3 additional Electives from any category)														
Mand.	Tier 2 Mand.		AS.601.3.1											
	Tier 2 Mand.		AS.601.3.1											
	Tier 2 Mand.		AS.601.3.1											

Plotted By: John Calvo Sheet Set: ktho Layout: ELEV_24+36 January 06, 2022 10:30:28am P:\Projects\Folders\Development\Simon Property Group - 230\Stanford Shopping Center\21982.001_Bldg EE_Restaurants\01_CAD\SSC_Bldg EE_EL.dwg
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TYPE L1



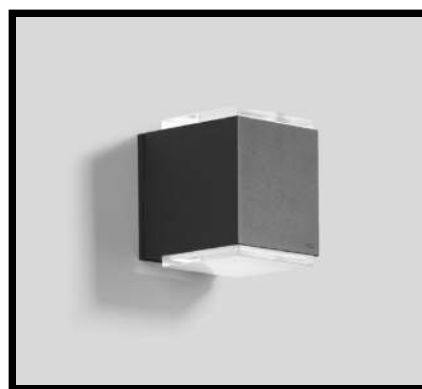
TYPE L3



TYPE L6



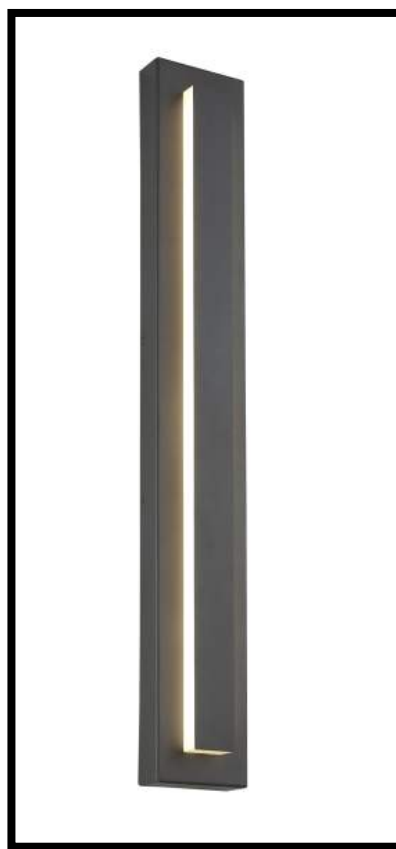
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TYPE L8



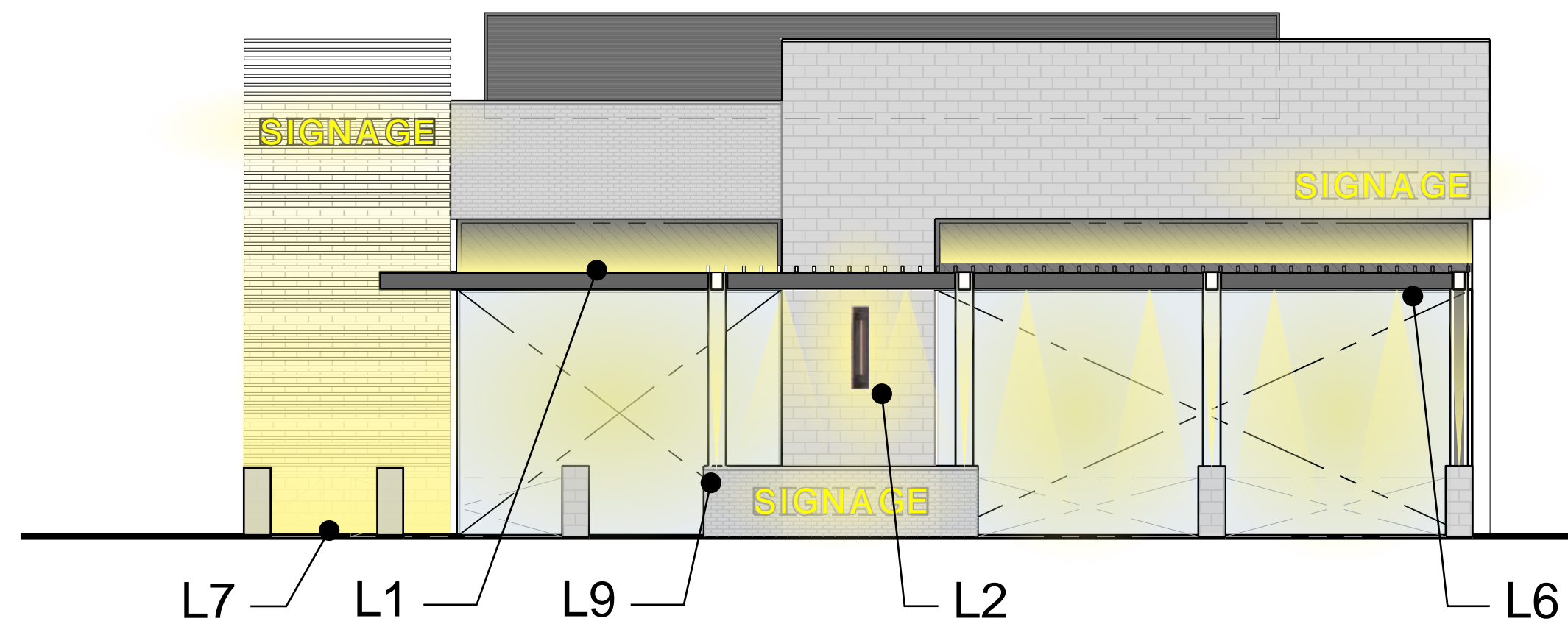
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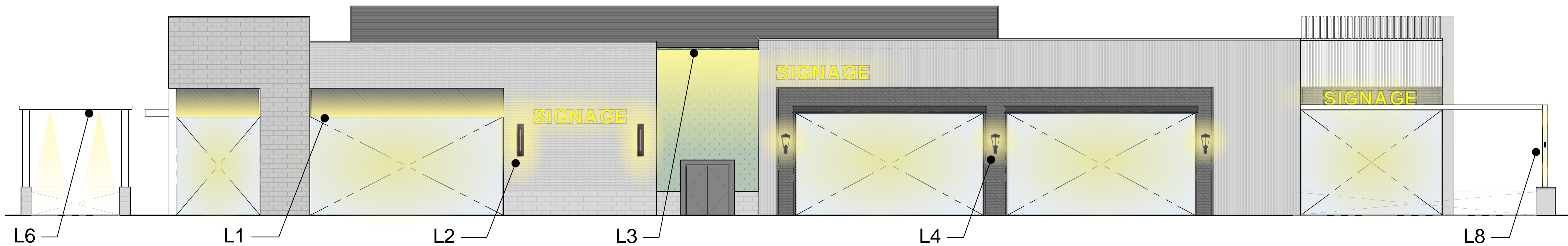
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TYPE L4

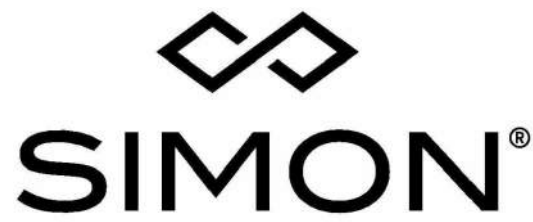


1 PROJECT EAST ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



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

No.	REVISIONS	DATE	BY



STANFORD
SHOPPING CENTER
PREPARED FOR
SPG CENTER, LLC

BUILDING EE EAST & NORTH
LIGHTING ELEVATIONS

PROJECT NO.
PROJECT NO.

DATE
MAY 18, 2022

SHEET NUMBER
LT-EE1

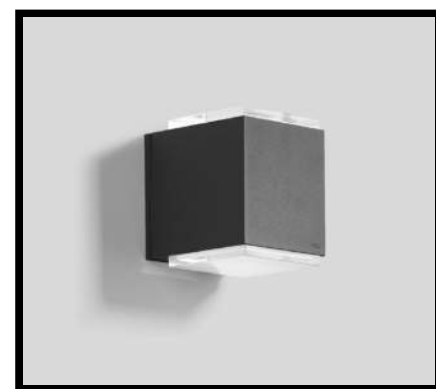
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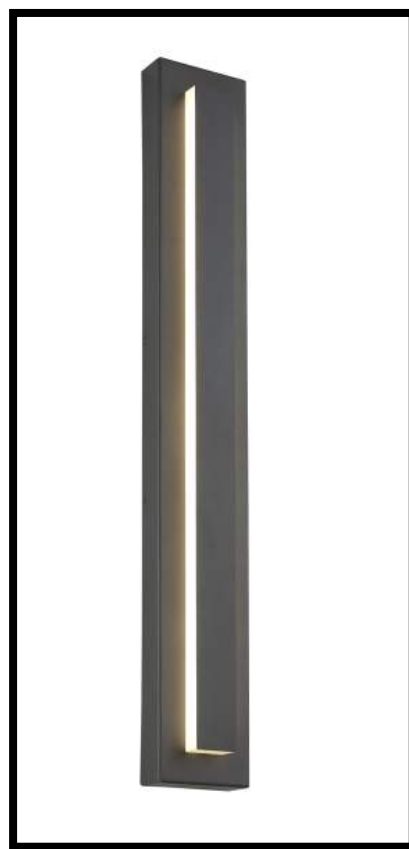
TYPE L1



TYPE L6



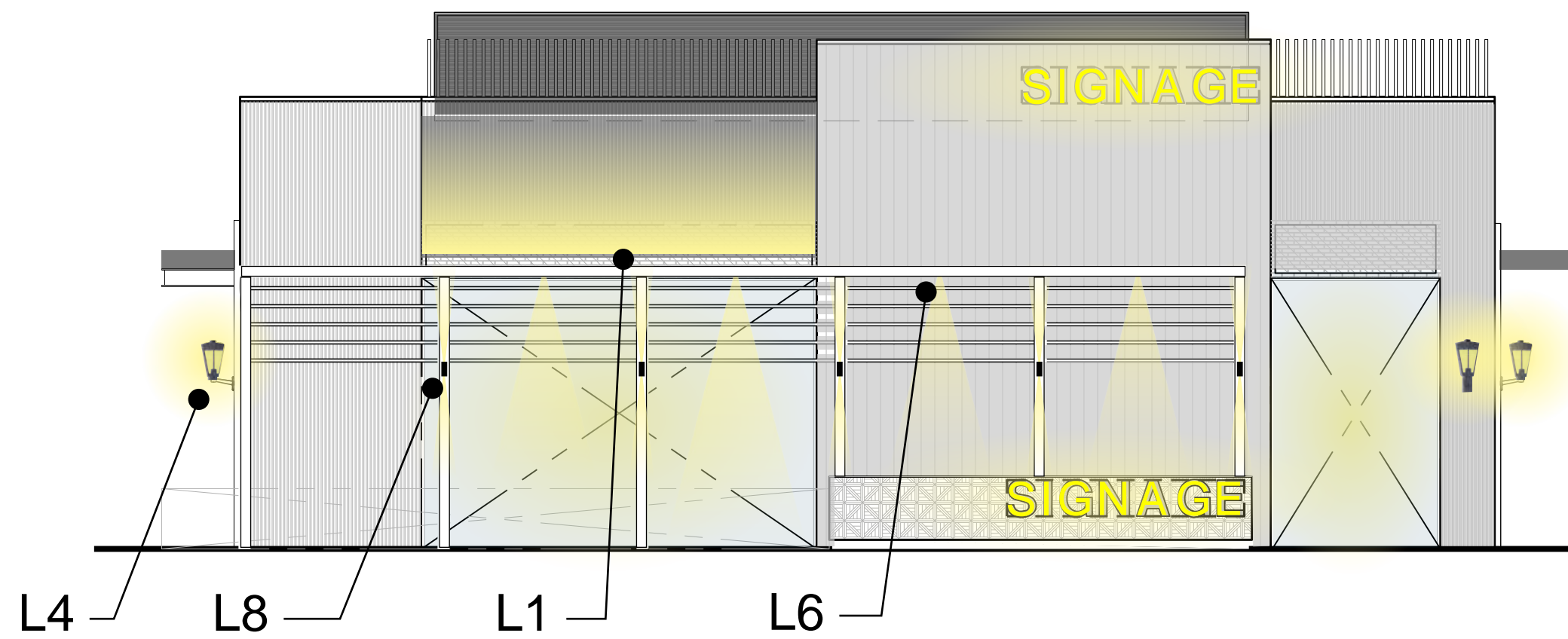
TYPE L8



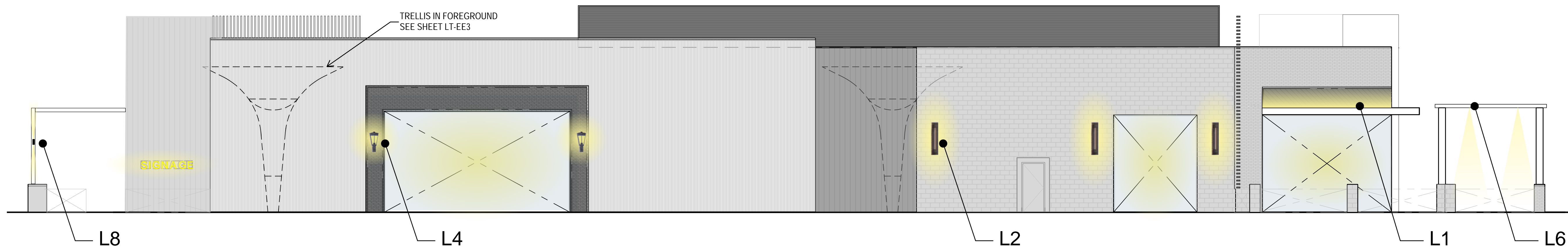
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TYPE L4

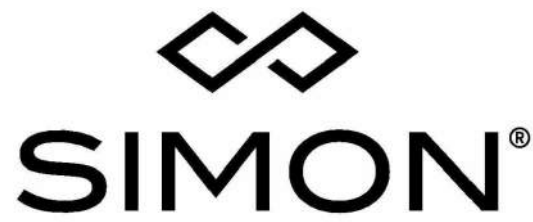


3 PROJECT WEST ELEVATION (SOUTHWEST)
SCALE: 1/8" = 1'-0"



4 PROJECT SOUTH ELEVATION (SOUTHEAST)
SCALE: 1/8" = 1'-0"

No.	REVISIONS	DATE	BY



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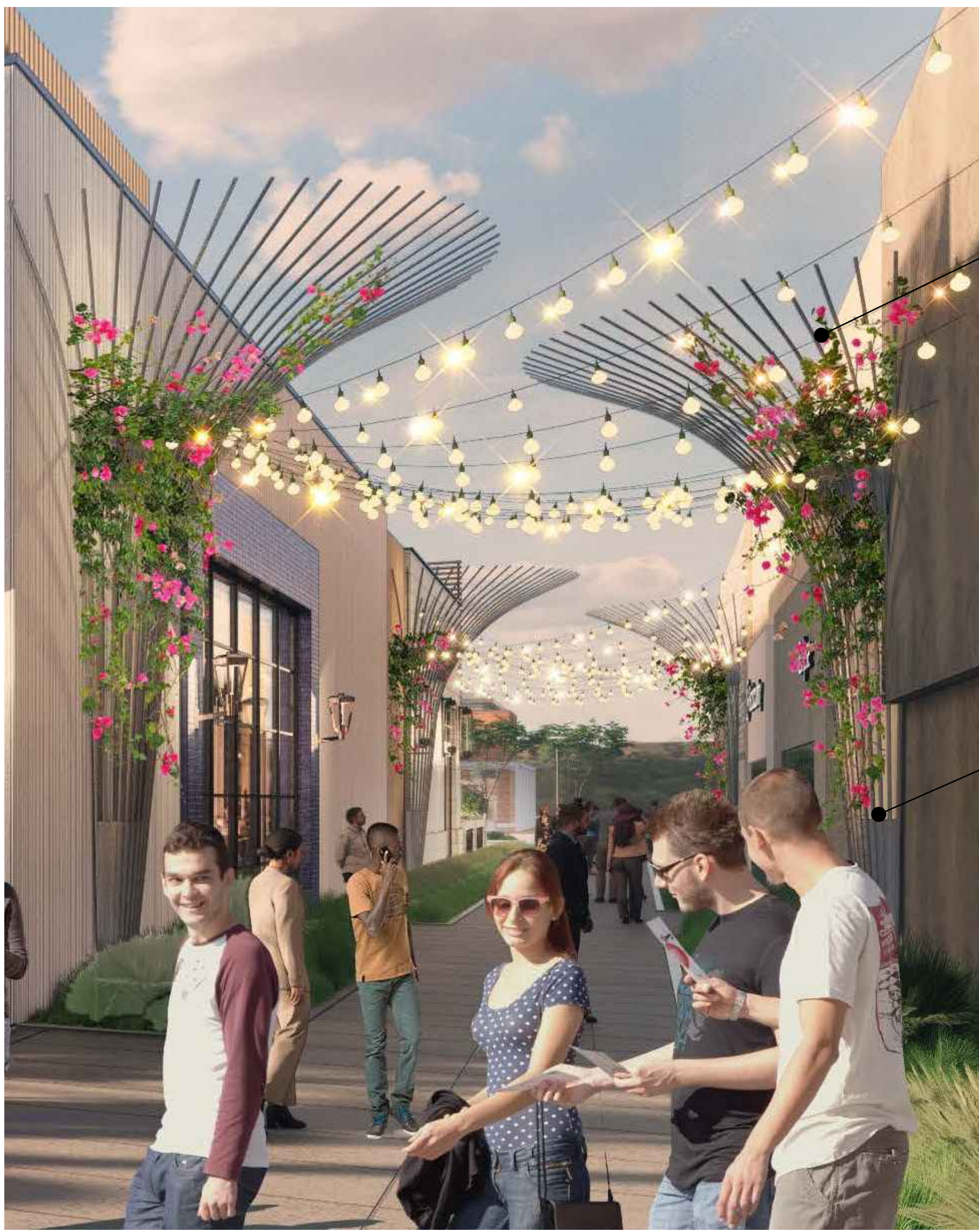
BUILDING EE WEST & SOUTH
LIGHTING ELEVATIONS

PROJECT NO.
PROJECT NO.

DATE
MAY 18, 2022

SHEET NUMBER
LT-EE2

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L11 MICRO SPOTLIGHTS INTEGRATED INTO TRELLIS TO PROVIDE GROUND ACCENT

L10 COLORED MICRO FLOODLIGHTS TUCKED INSIDE TRELLIS TO PROVIDE SPLASH OF COLOR ON WALL AND TRELLIS



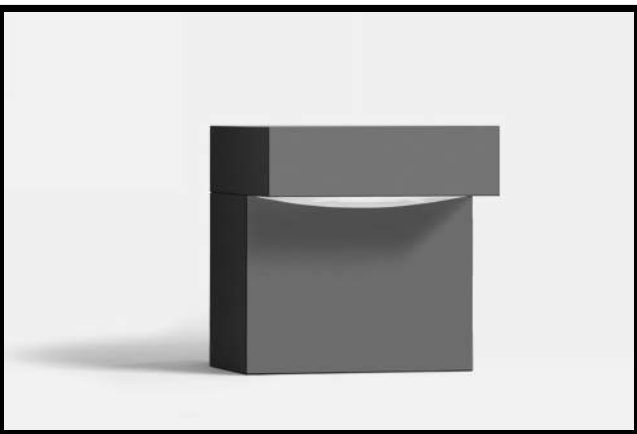
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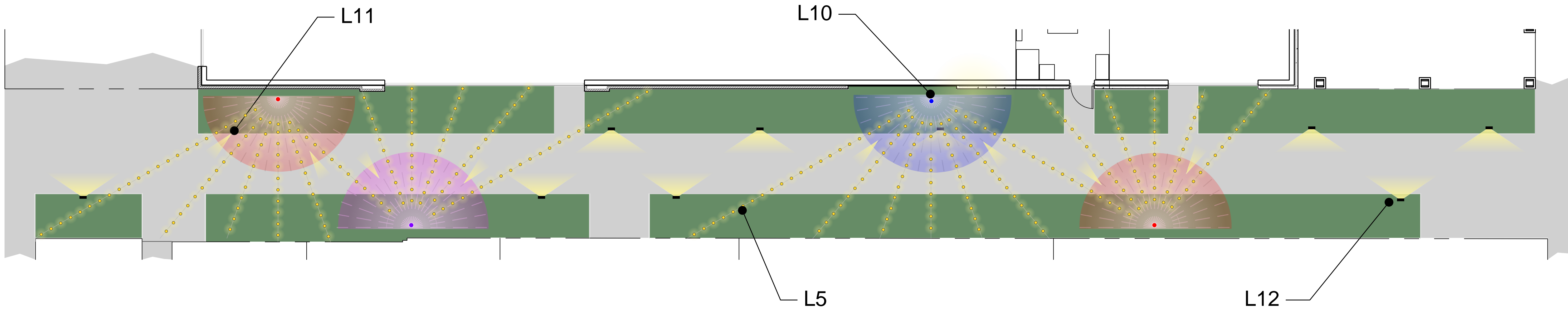
TYPE L10



TYPE L11



TYPE L12



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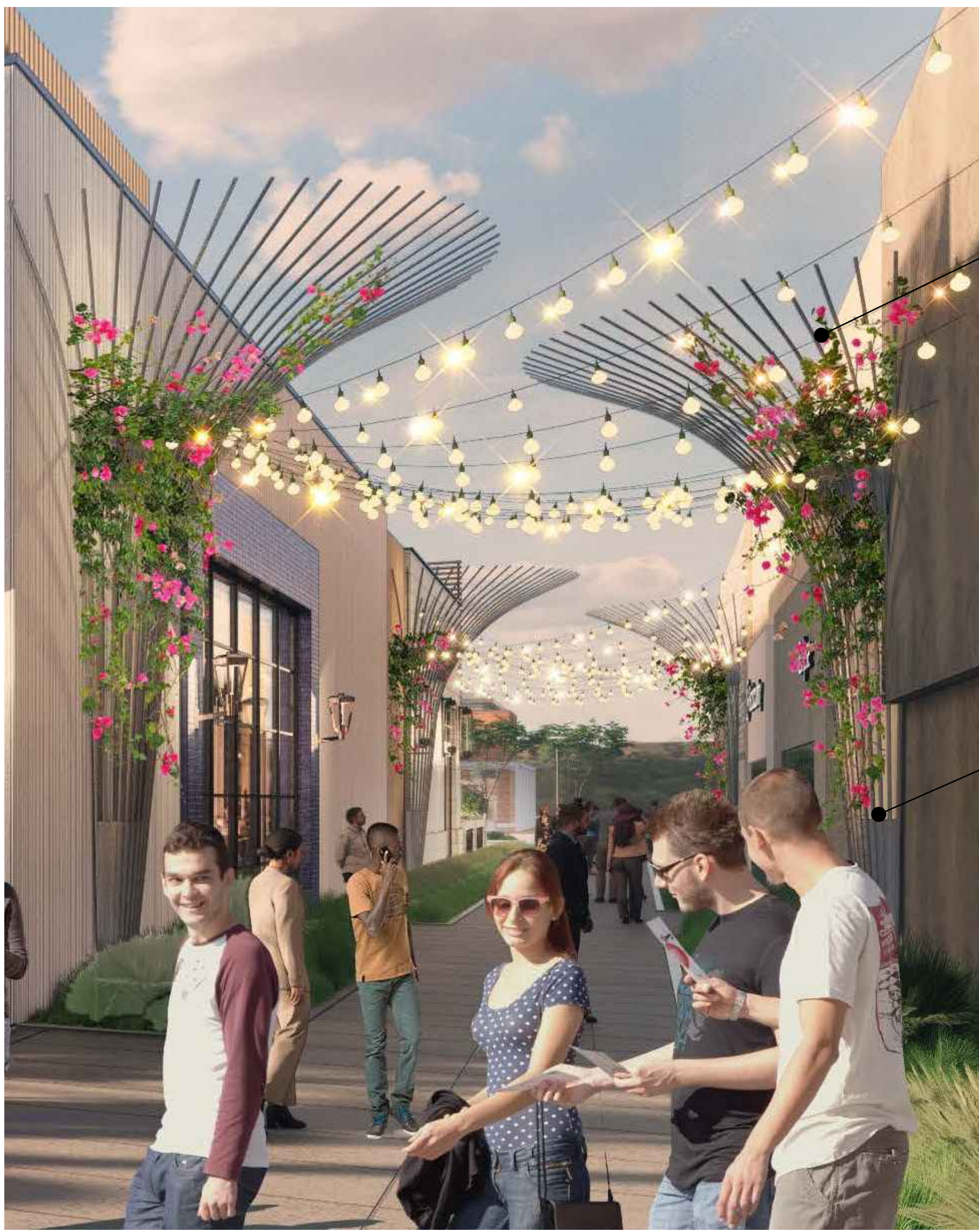
BUILDING EE PASEO LIGHTING
ELEVATION AND PLAN

PROJECT NO.
PROJECT NO.

DATE
MAY 18, 2022

SHEET NUMBER
LT-EE3

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L11 MICRO SPOTLIGHTS INTEGRATED INTO TRELLIS TO PROVIDE GROUND ACCENT

L10 COLORED MICRO FLOODLIGHTS TUCKED INSIDE TRELLIS TO PROVIDE SPLASH OF COLOR ON WALL AND TRELLIS



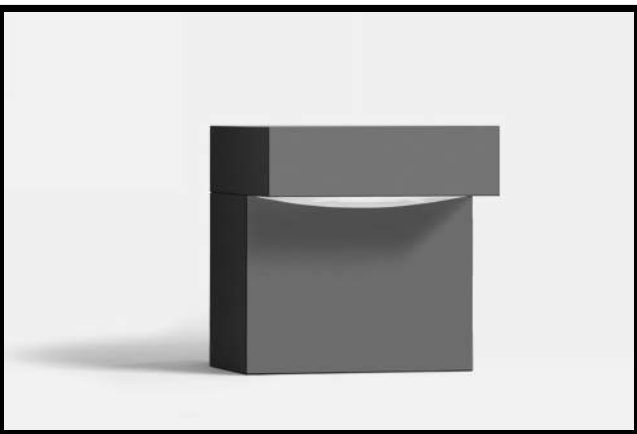
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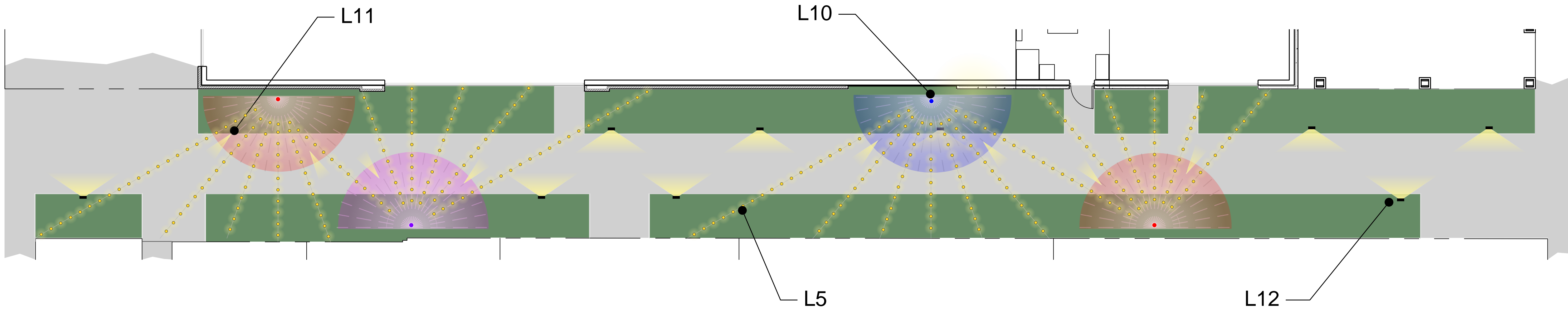
TYPE L10



TYPE L11



TYPE L12



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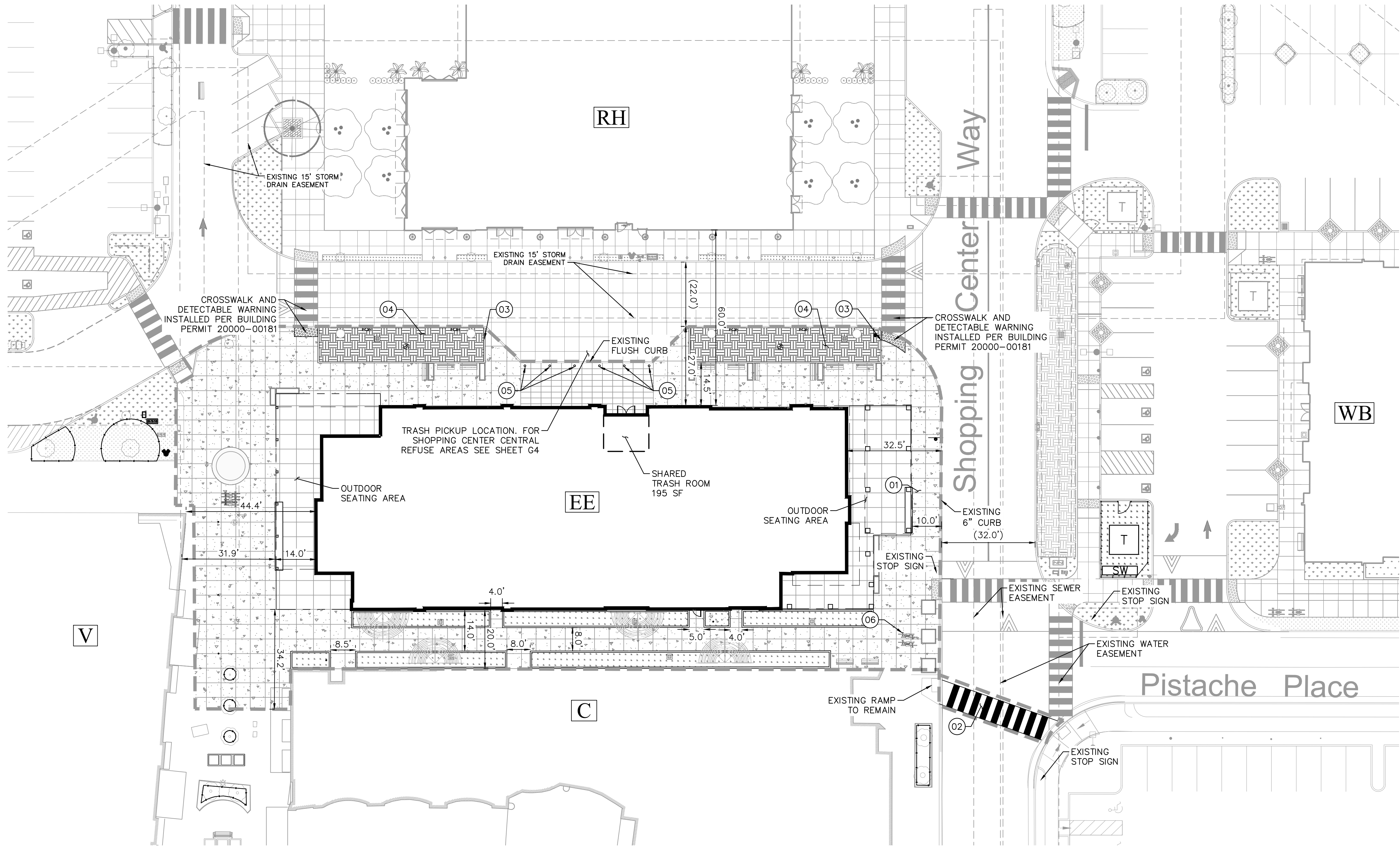
BUILDING EE PASEO LIGHTING
ELEVATION AND PLAN

PROJECT NO.
PROJECT NO.

DATE
MAY 18, 2022

SHEET NUMBER
LT-EE3

Plotted By: Brennen, Kaitlin Sheet Set: KHA Layout: C1 SITE PLAN May 24, 2022 11:10:59am K:\BAY_LODEV\197145004 - Simon - Stanford Blug EE - M04\03 CADD\PlanSheets\C1 SITE PLAN.dwg
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LEGEND

- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- PATIO AREA
- FLOOR ABOVE AREA
- 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
- BUILDING DESIGNATION

CONSTRUCTION NOTES

- 01 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 GWG-05B.
- 06 INSTALL BIKE RACKS. REFER TO SHEET P2.

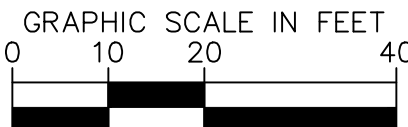
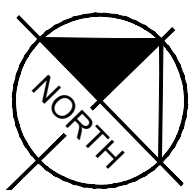
TREE NOTES

ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND CONSTRUCTION SCHEDULING SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, 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

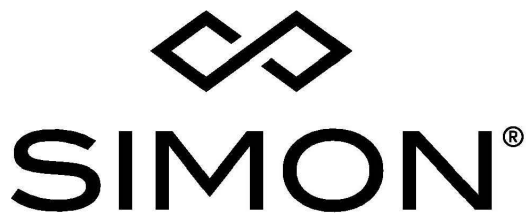
NOTES

- 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.



No.	REVISIONS	DATE	BY

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PLEASANTON, CA 94588
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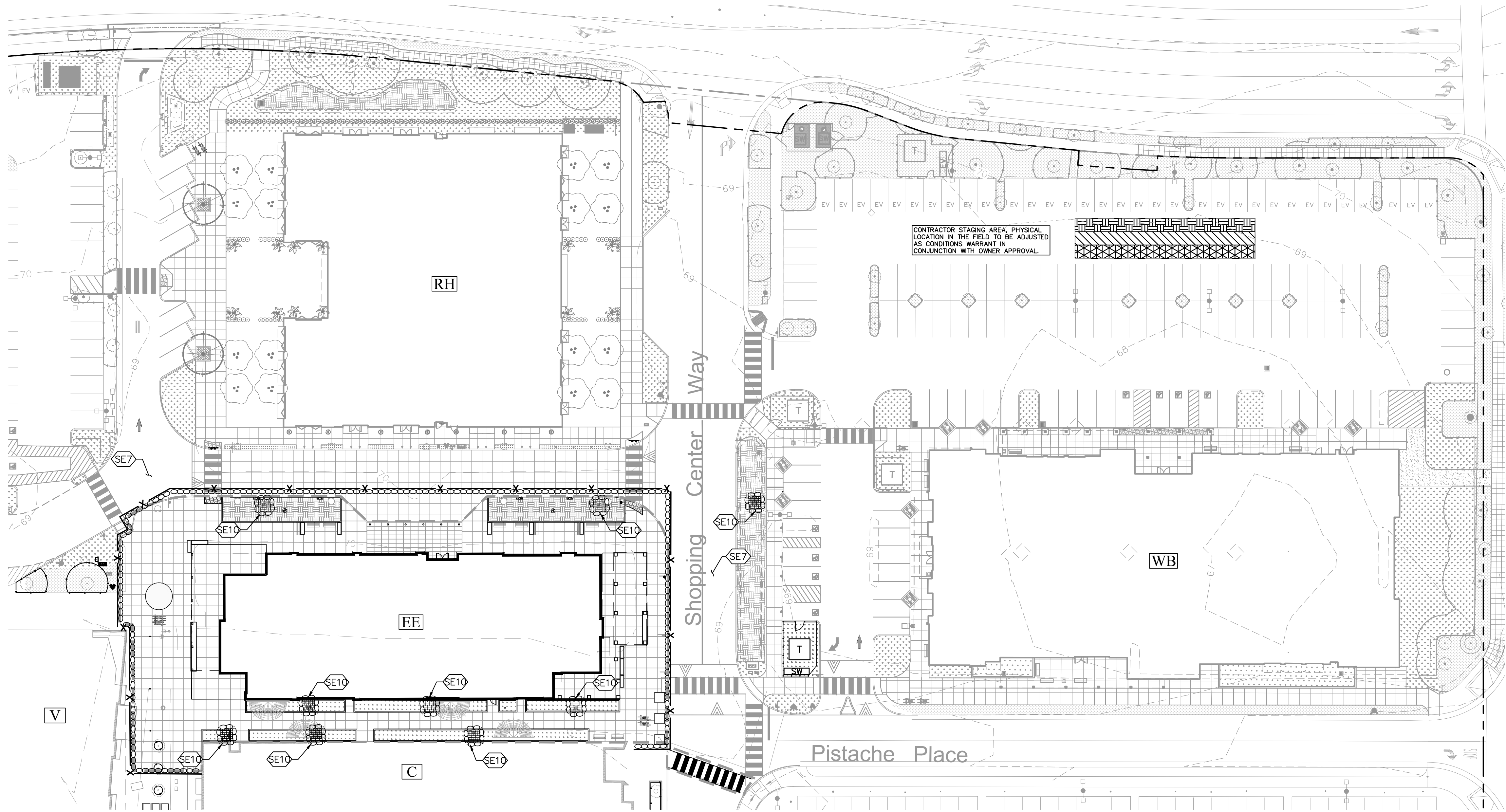


STANFORD SHOPPING CENTER
PREPARED FOR
SPG CENTER, LLC
CITY OF PALO ALTO CALIFORNIA

SITE PLAN

PLANNING APPLICATION NO. 22PLN-00049	SHEET NUMBER
DATE MAY 19, 2022	C1

Plotted By: Brennen, Kaitlin Sheet Set: KHA Layout: C2 EROSION CONTROL PLAN May 24, 2022 11:11:31am K:\BAY_LDEV\197145004 - Simon - Stanford Bldg EE - MCM\03 CADD PlanSheets\C2 EROSION CONTROL PLAN.dwg
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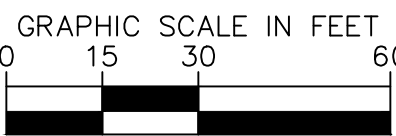
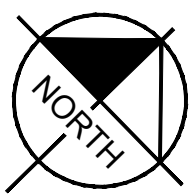
LEGEND

- PROPERTY LINE
- EX. CONTOUR (1'-FT)
- TEMPORARY CONSTRUCTION FENCE
- GRAVEL BAG BARRIER
- INLET PROTECTION
- CONSTRUCTION DETOUR SIGN
- PATIO AREA
- FLOOR ABOVE AREA
- TREE PROTECTION ZONE (TPZ) FENCING (PER CITY OF PALO ALTO STREET TREE PROTECTION SPECIFICATIONS, SEE SHEETS T1-T4 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 CASQA MANUAL SHALL BE IMPLEMENTED AT A MINIMUM:
- EC-1, SCHEDULING
 - EC-7, GEOTEXTILES AND MATS
 - NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-16, TEMPORARY BATCH PLANT
 - SD-32, TRASH STORAGE AREA
 - SE-1, SILT FENCE
 - SE-5, FIBER ROLLS
 - SE-7, STREET SWEEPING
 - 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-7, CONTAMINATED SOIL MANAGEMENT
 - WM-8, CONCRETE WASTE MANAGEMENT
 - WM-9, SANITARY-SEPTIC WASTE MANAGEMENT
 - WM-10, LIQUID WASTE MANAGEMENT

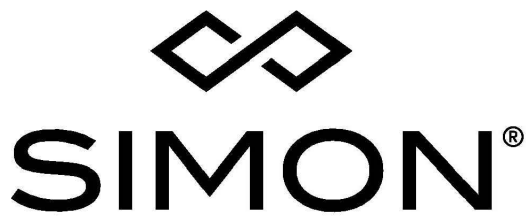
EROSION CONTROL NOTES

- SE7 STREET SWEEPING.
- SE10 STORM DRAIN INLET PROTECTION. REFER TO DETAIL 2, PER CIVIL DETAIL SHEET C5.



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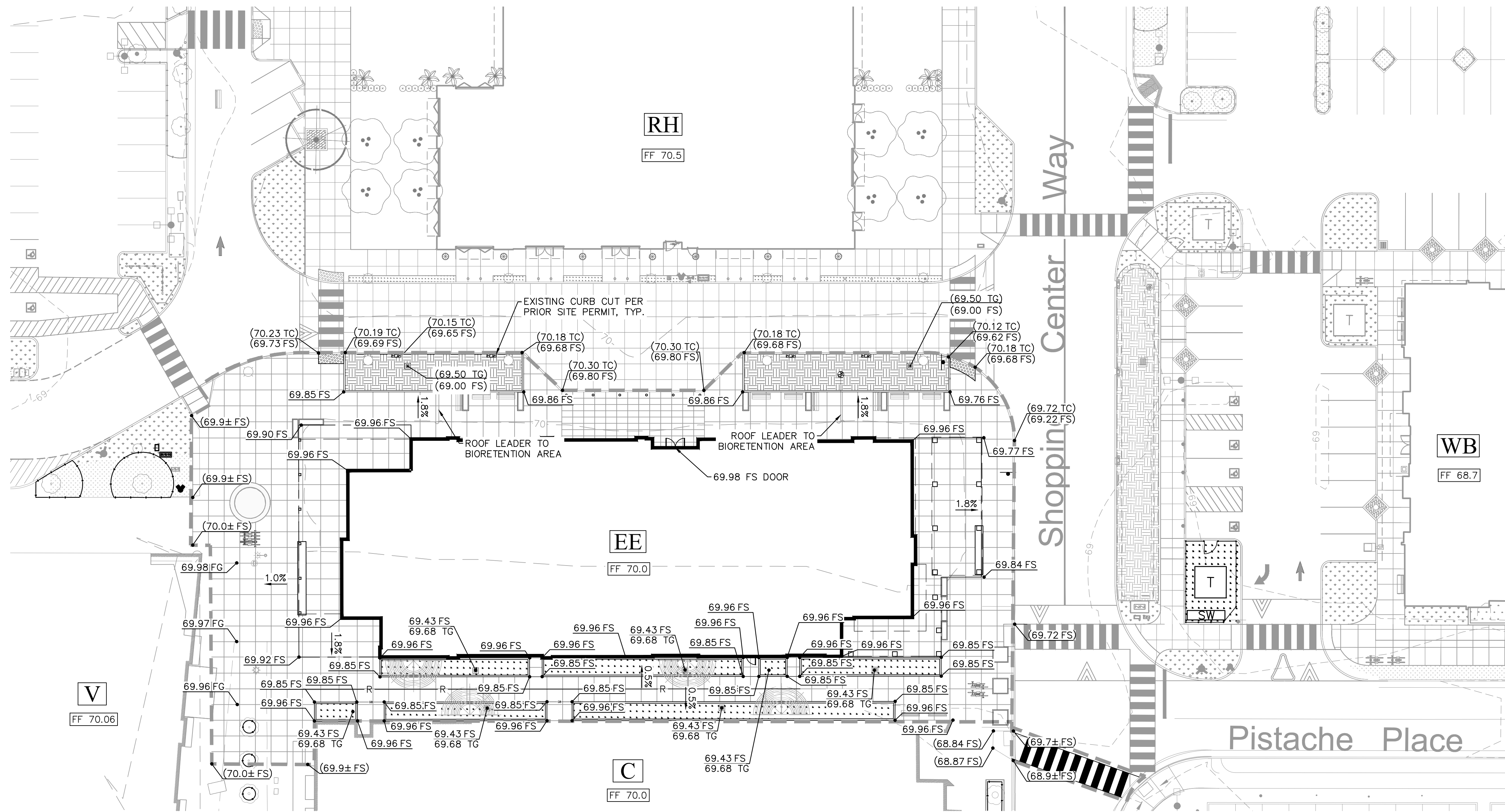
EROSION CONTROL PLAN

PLANNING
APPLICATION NO.
22PLN-00049

DATE
MAY 19, 2022

SHEET NUMBER
C2

Plotted By: Brennon, Kaitlin Sheet Set: KHA Layout: C3 GRADING & DRAINAGE PLAN May 24, 2022 11:12:03am K:\BAY_LDEV\197145004 - Simon - Stanford Bldg EE - MCM\03 CADD\PlanSheets\C3 GRADING & DRAINAGE PLAN.dwg
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LEGEND

- PROJECT AREA
- PATIO AREA
- FLOOR ABOVE AREA
- EX. CONTOUR (1-FT)
- PROP. CONTOUR (1-FT)
- PROP. GRADE BREAK
- PROP. RIDGE LINE
- PROP. DRAIN INLET
- PROP. STORM MH
- PROP. SLOPE
- 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
- PROP. PAVEMENT ELEVATION
- EX. PAVEMENT ELEVATION
- PROP. LANDSCAPE
- PROP. BIORETENTION
- EX. BIORETENTION
- EX. LANDSCAPE

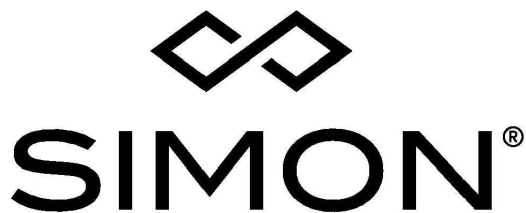
TREE NOTES

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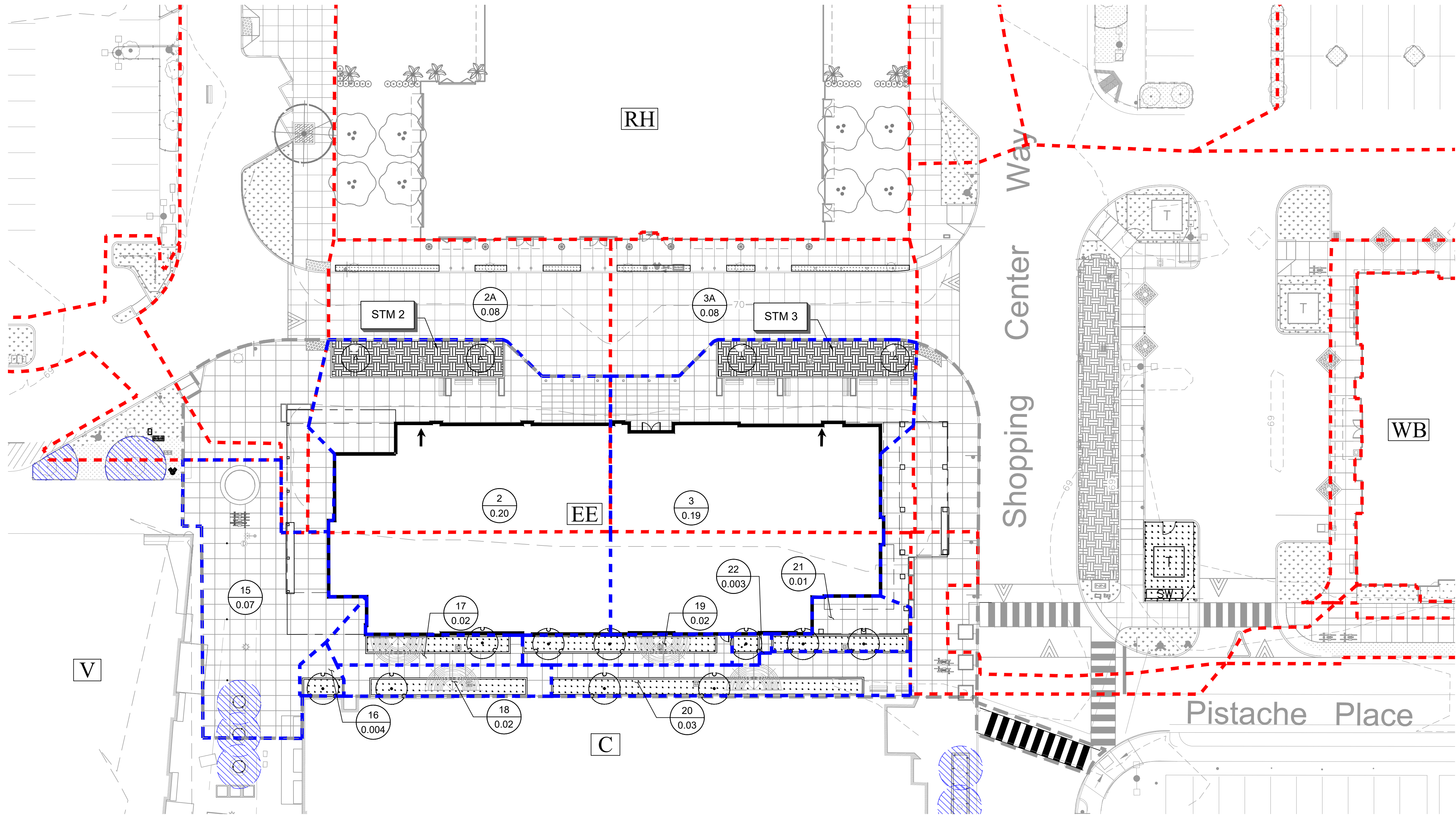
STANFORD
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PREPARED FOR
SPG CENTER, LLC
CITY OF PALO ALTO CALIFORNIA

GRADING & DRAINAGE
PLAN

PLANNING
APPLICATION NO.
22PLN-00049
DATE
MAY 19, 2022

SHEET NUMBER
C3

Plotted By: Brennon, Kaitlin Sheet Set: KHA Layout: C4 STORMWATER CONTROL PLAN May 24, 2022 12:08:10pm K:\BAY_LDEV\197145004 - Simon - Stanford Blug EE - MCM 03 CADD\PlanSheets\C4 STORMWATER CONTROL PLAN.dwg
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LEGEND

DRAINAGE MANAGEMENT AREA (PROPOSED)

DRAINAGE MANAGEMENT AREA (AS PERMITTED)

PROJECT AREA

PATIO AREA

FLOOR ABOVE AREA

70 EX. CONTOUR (1-FT)

70 PROP. CONTOUR (0.2-FT)

EV ELECTRIC VEHICLE STALL

SD STORM DRAIN LINE

BACKFLOW PREVENTER

PROP. FIRE HYDRANT (FH)

PROP. FIRE DEPARTMENT CONNECTION (FDC)

PROP. DRAIN INLET

PROP. STORM MH

ROOF DRAIN CONNECTION TO LID

TREE PROTECTION ZONE (TPZ) FENCING (PER CITY OF PALO ALTO STREET TREE PROTECTION SPECIFICATIONS, SEE SHEETS T1-T4 FOR DETAILS); PROTECTED TREE- BEFORE WORKING IN THIS AREA CONTACT THE PROJECT SITE ARBORIST

PROPOSED BIORETENTION AREA

PROPOSED LANDSCAPE AREA

EXISTING LANDSCAPE AREA

DMA NUMBER
*INDICATES IN-LIEU AREA
DMA ACREAGE

STM # STORMWATER TREATMENT MEASURE

EXISTING PRESERVED TREE
CANOPY (DBH>12")

PROPOSED DECIDUOUS TREES

T TRANSFORMER PAD

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 SAW

Tree Interceptor Credit Summary

DMA#	New Evergreen Trees	New Deciduous Trees	New Tree Credits (sf)	Existing Tree (sf)	Total Tree Credits (sf)
2	0	4	400	-	400
2A	0	0	-	-	-
3	0	0	-	-	-
3A	0	0	-	-	-
15	0	0	-	440	440
16	0	1	100	-	100
17	0	1	100	-	100
18	0	1	100	-	100
19	0	2	200	-	200
20	0	2	200	-	200
21	0	2	200	-	200
22	0	1	100	-	100
Total	-	14	1,400	440	1,840

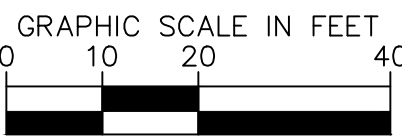
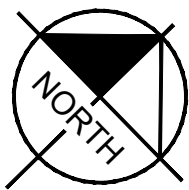
NOTE:

STAFF FROM STORMWATER PROGRAM (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.

Project Area Treatment Areas

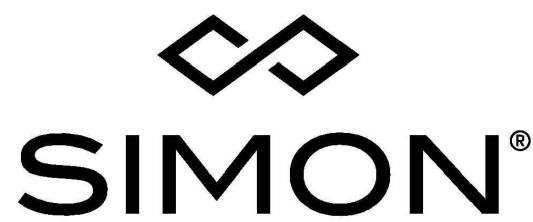
DMA #	DMA Area (AC)	DMA Area (SF)	Total Impervious Area (SF)	Pervious Landscape Area (SF)	Tree Credits (SF)	Adjusted Impervious Area (SF)	Required Treatment Area (SF)	Proposed Facility Area (SF)	Self Retaining Area (SF)	Treatment Location
2	0.20	8,580	7,933	647	400	7,533	301	647		STM 2
2A*	0.08	3,388	3,273	115	-	3,273	131			STM 2
3	0.19	8,361	7,615	746	-	7,615	305	746		STM 3
3A*	0.08	3,669	3,525	144	-	3,525	141			STM 3
15	0.08	3,403	3,275	128	440	2,835	113			IN-LIEU AREA
16	0.004	187	124	63	100	24			63	SELF RET
17	0.02	697	464	233	100	364			233	SELF RET
18	0.02	705	451	254	100	351			254	SELF RET
19	0.02	692	307	385	200	107			385	SELF RET
20	0.03	1,413	904	509	200	704			509	SELF RET
21	0.01	647	427	220	200	227			220	SELF RET
22	0.003	118	78	40	100	0			40	SELF RET
Total	0.73	31,860	28,376	3,484			991	1,393		

*DMA is area that is outside of project limits that generates run-on onto the site



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CALIFORNIA

STORMWATER CONTROL
PLAN

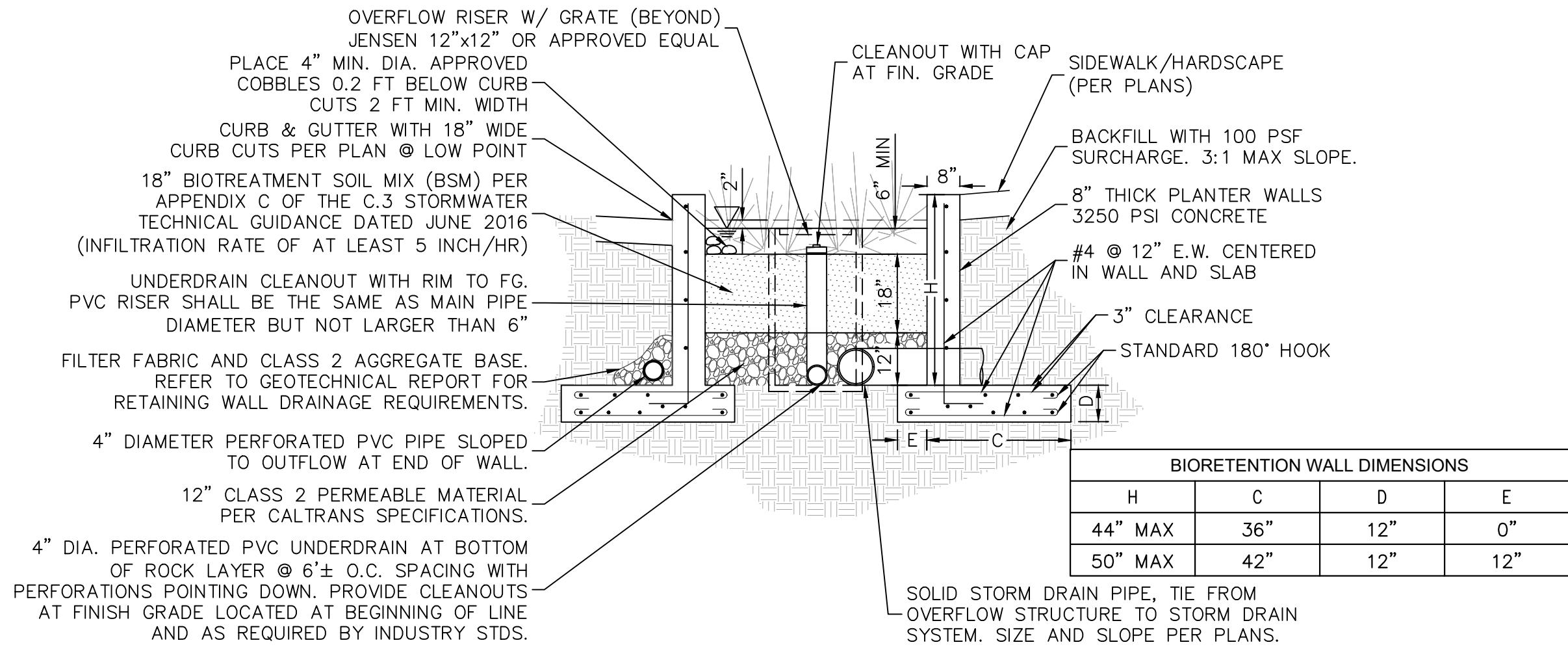
PLANNING
APPLICATION NO.
22PLN-00049

DATE
MAY 19, 2022

SHEET NUMBER

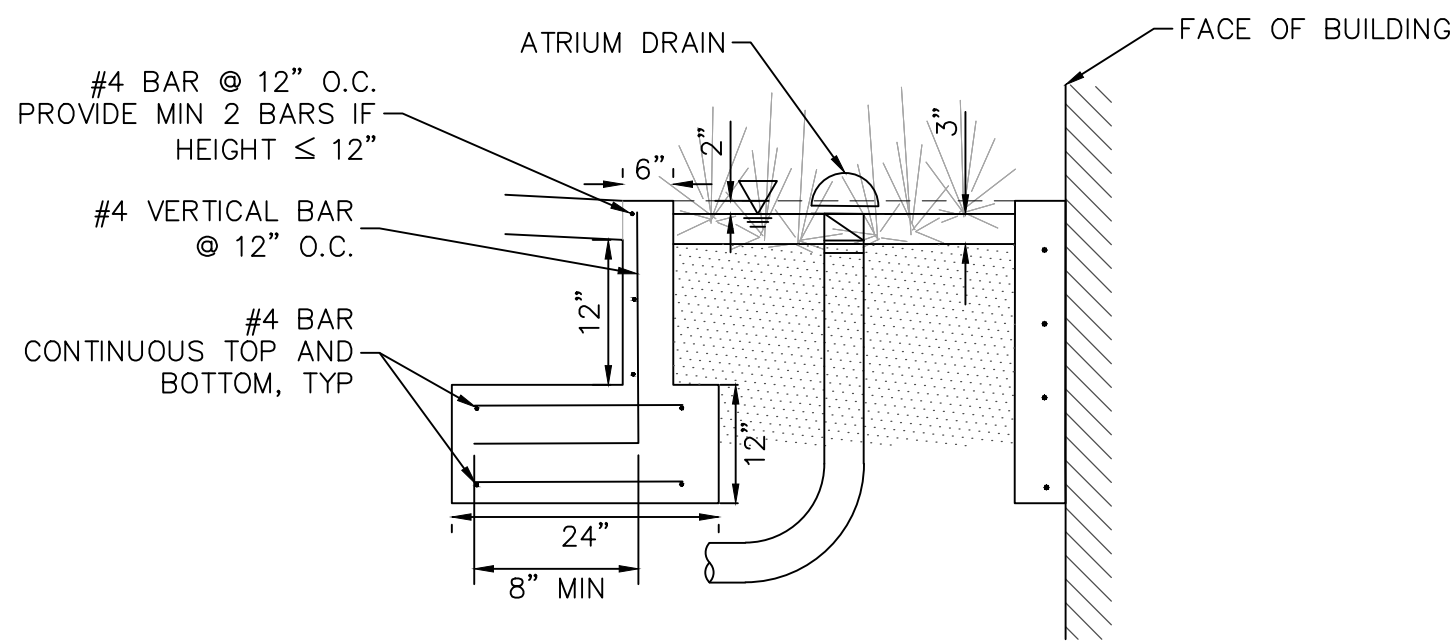
C4

Plotted By: Brennon, Kaitlin Sheet Set: KHA Layout: C5 STORMWATER TREATMENT DETAILS May 19, 2022 09:01:52am K:\BAY_LDEV\19745004 - Simon - Stanford Bldg EE - MCM\03 CADD\PlanSheets\C5 STORMWATER TREATMENT DETAILS.dwg
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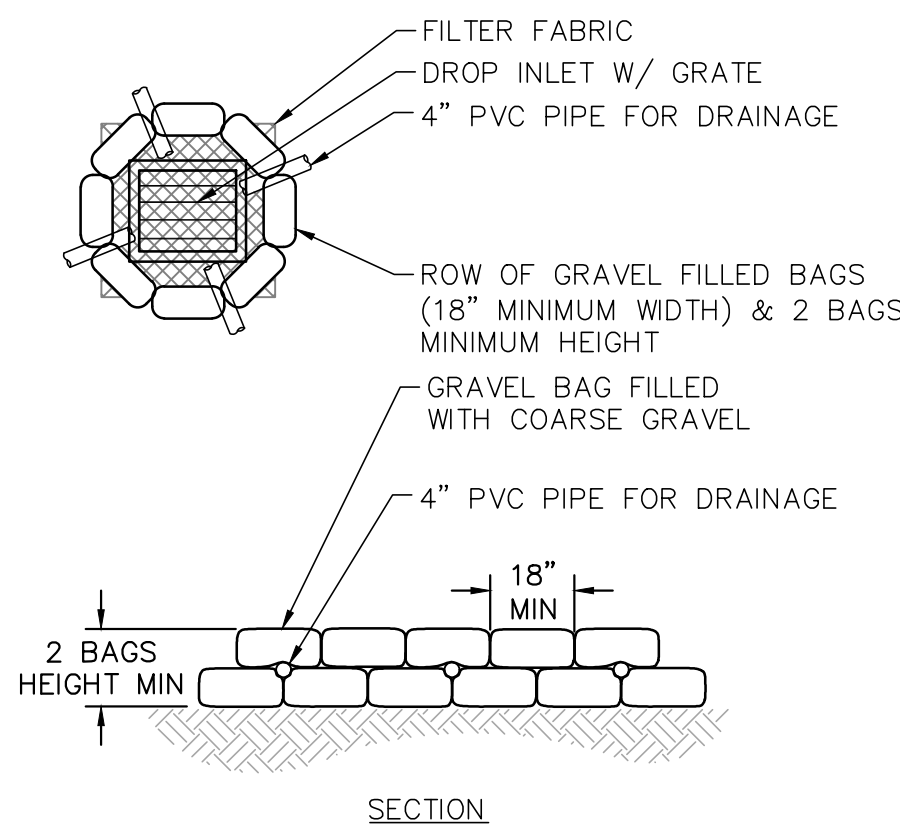
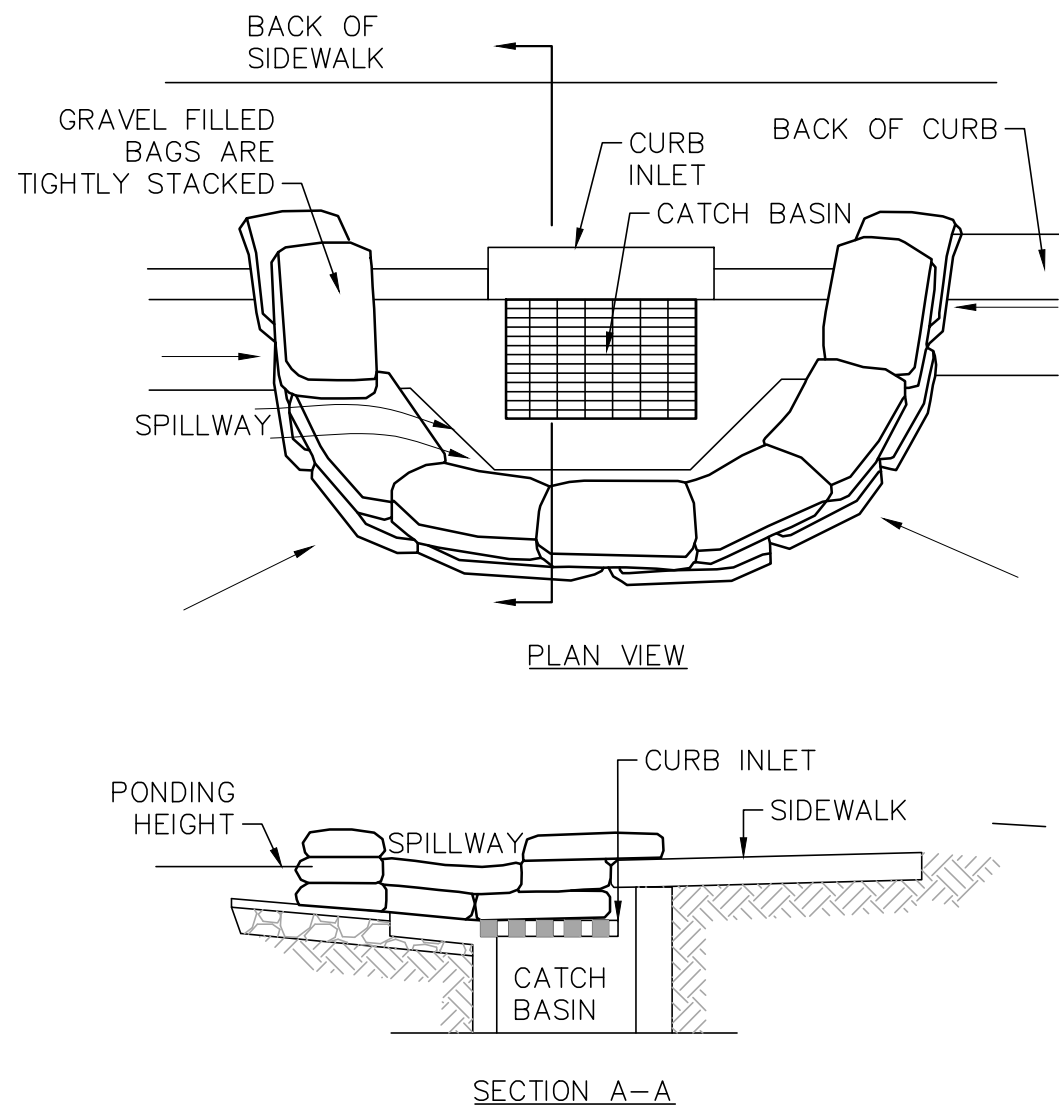
BIORETENTION AREA
N.T.S.

1



SELF RETAINING AREA
N.T.S.

4

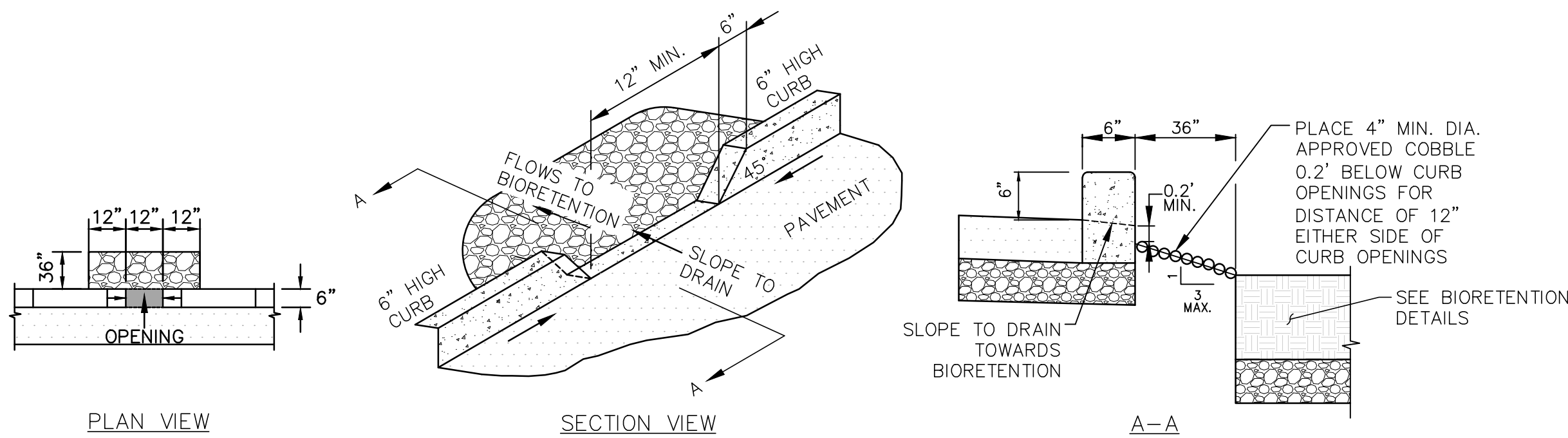


NOTES:

- GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYIMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
- GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
- PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
- LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
- PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE.
- 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.
- INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.
- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- 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.

2



CURB OPENING
N.T.S.

3

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STORMWATER
TREATMENT DETAILS

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APPLICATION NO.
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DATE
MAY 19, 2022

SHEET NUMBER
C5

Plotted By: Brennen, Kaitlin Sheet Set: KHA Layout: C6 STORMWATER POLLUTION PREVENTION May 19, 2022 09:02:14am K:\BAY_LDEV\197145004 - Simon - Stanford Blg EE - M04\03 CADD\PlanSheets\C6 STORMWATER POLLUTION PREVENTION.dwg
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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 when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

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

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.



EQUIPMENT MANAGEMENT & 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

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report any hazardous materials spills immediately! Call City of Palo Alto Communications, (650) 329-2413. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).



EARTHMOVING

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 disturbed 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 gutters.

Sawcutting & Asphalt/Concrete Removal

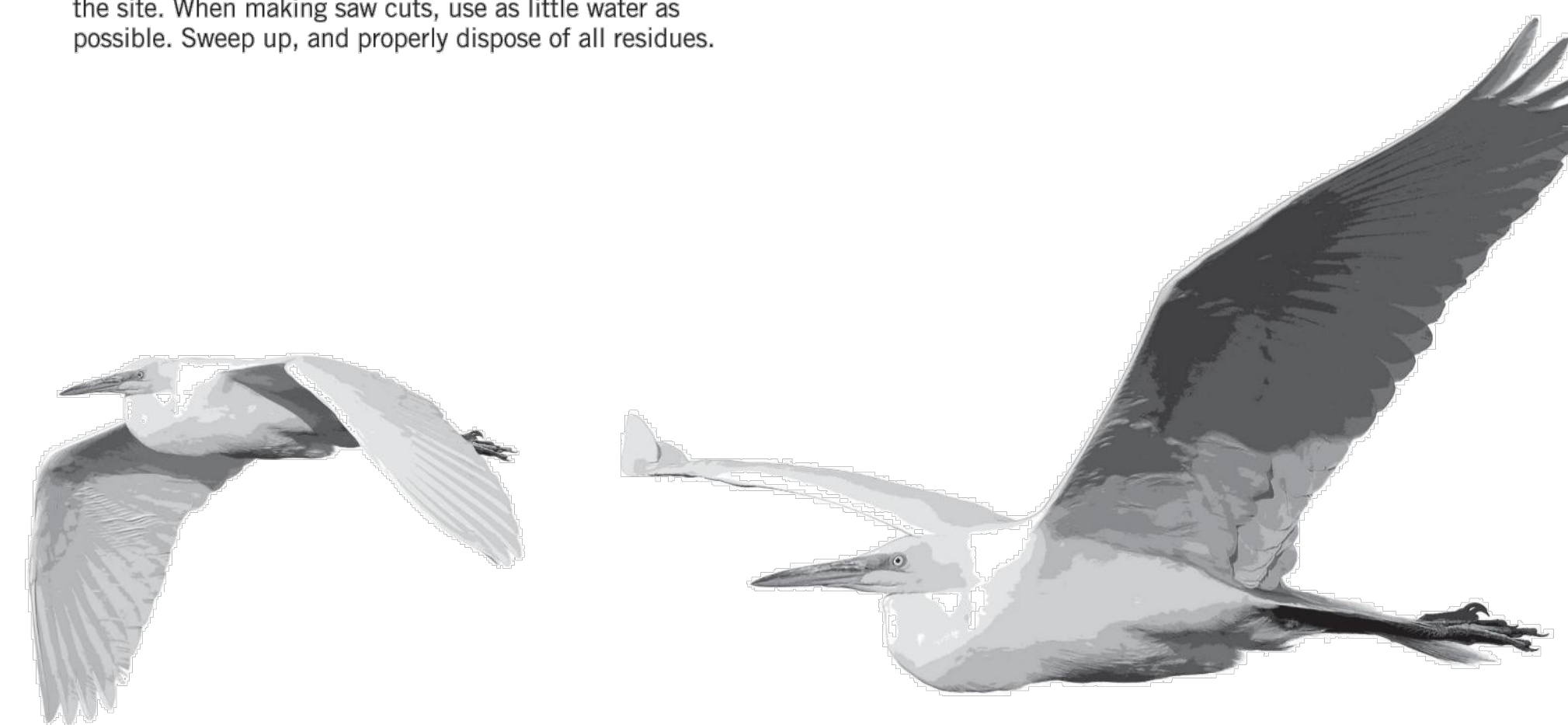
- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



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 non-hazardous dry stripping 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.
- ☐ 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.



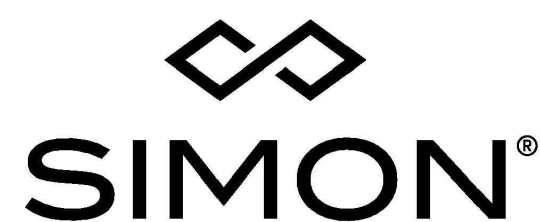
STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

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650.329.2211
cityofpaloalto.org



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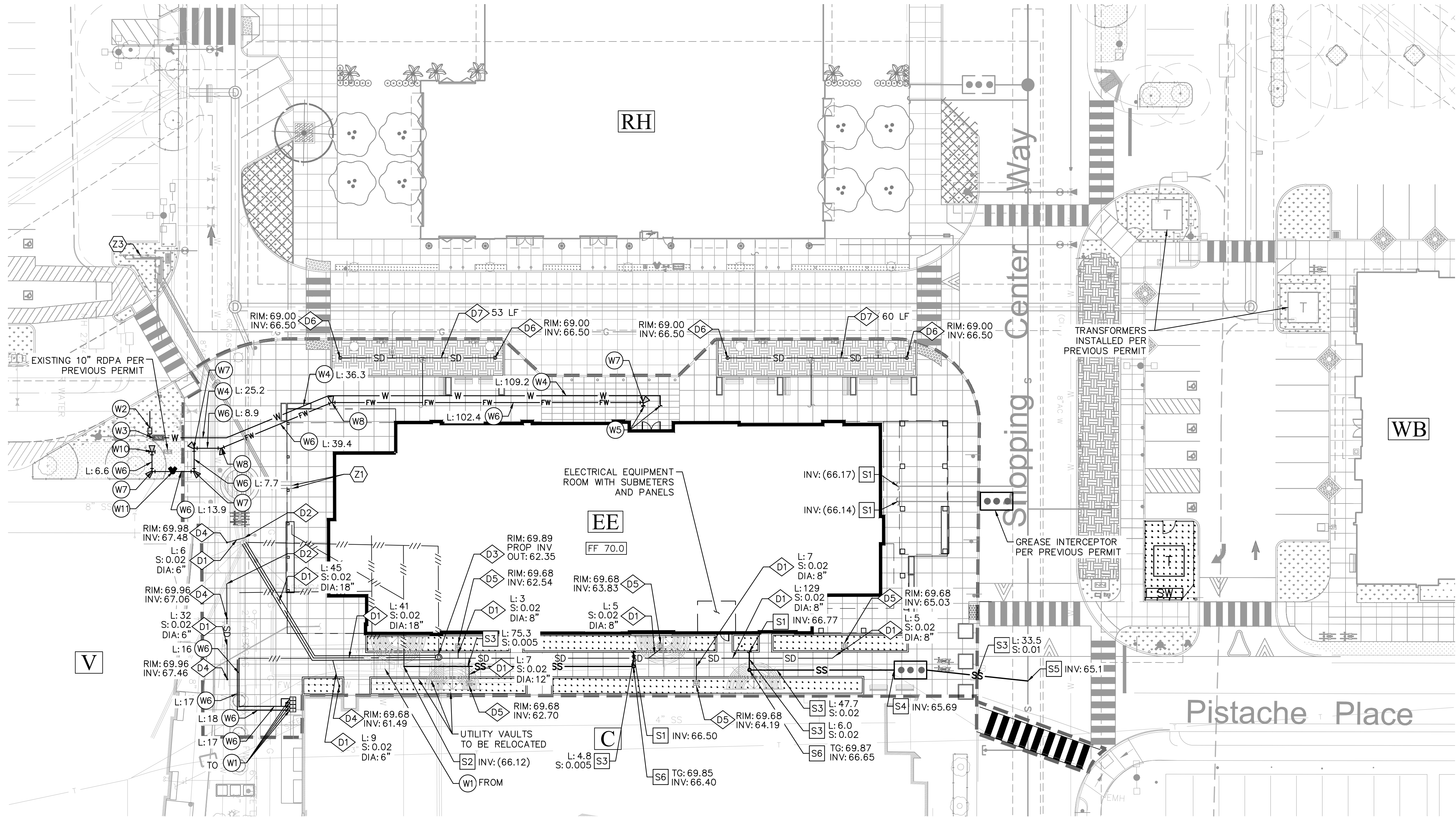
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CALIFORNIA

**STORMWATER
POLLUTION PREVENTION**

PLANNING
APPLICATION NO.
22PLN-00049
DATE
MAY 19, 2022

SHEET NUMBER
C6

Plotted By: Brennen, Kaitlin Sheet Set: Kimley-Horn Utility Plan May 24, 2022 10:59:51am K:\BAY_LDEV\197145004 - Simon - Stanford Bldg EE - MCM\03 CADD\PlanSheets\C7 UTILITY PLAN.dwg
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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
- PROP. GAS LINE
- UTILITY DEMO
- PROP. WATER LINE
- PROP. FIRE WATER LINE
- 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.

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
- W10 INSTALL 8"x6"x8" TEE CONNECTION ON EXISTING 8" PRIVATE FIRE SERVICE LINE.
- W11 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.
- Z3 NEW GAS METER ON EXISTING MANIFOLD ENCLOSURE FOR BUILDING EE.

DRAINAGE

- D1 >PVC SDR-35 STORM DRAIN PIPE SIZE PER PLAN.
- D2 >CONNECT TO EXISTING STORM DRAIN LINE WITH WYE CONNECTION.
- D3 >INSTALL STORM DRAIN MANHOLE.
- D4 >INSTALL 6" FLAT TOP AREA DRAIN.
- D5 >INSTALL 12" SQUARE AREA DRAIN.
- D6 >INSTALL STORM DRAIN CLEANOUT.
- D7 >PERFORATED PVC PIPE PER DETAIL 1, SHEET C5.

SEWER (PRIVATE FACILITIES)

- S1 BUILDING POINT OF CONNECTION (5-FT) FROM BUILDING FACE. REFER TO PLUMBING PLANS FOR CONTINUATION.
- S2 CONNECT TO EXISTING SEWER MANHOLE.
- S3 INSTALL 4" PVC SEWER PIPE. TRENCH PER DETAIL
- S4 INSTALL GREASE INTERCEPTOR.
- S5 CONNECT TO EXISTING SEWER WITH WYE CONNECTION.
- S6 INSTALL SEWER CLEANOUT, SEE PLAN FOR INVERT ELEVATION.

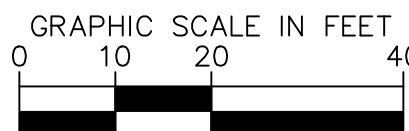
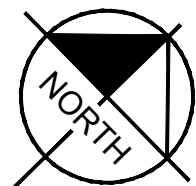
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NOTES

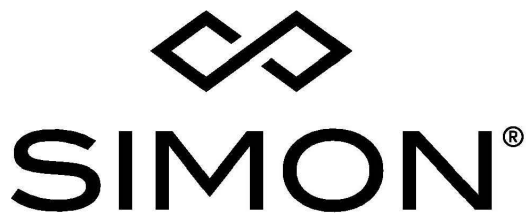
- DIMENSIONS MEASURED TO FACE OF CURB AND FACE OF BUILDING.
- REFER TO HARDSCAPE PLANS FOR SIDEWALK SCORING AND MATERIAL.
- REFER TO SHEET C1 FOR ACCESSIBLE PATH OF TRAVEL



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UTILITY PLAN

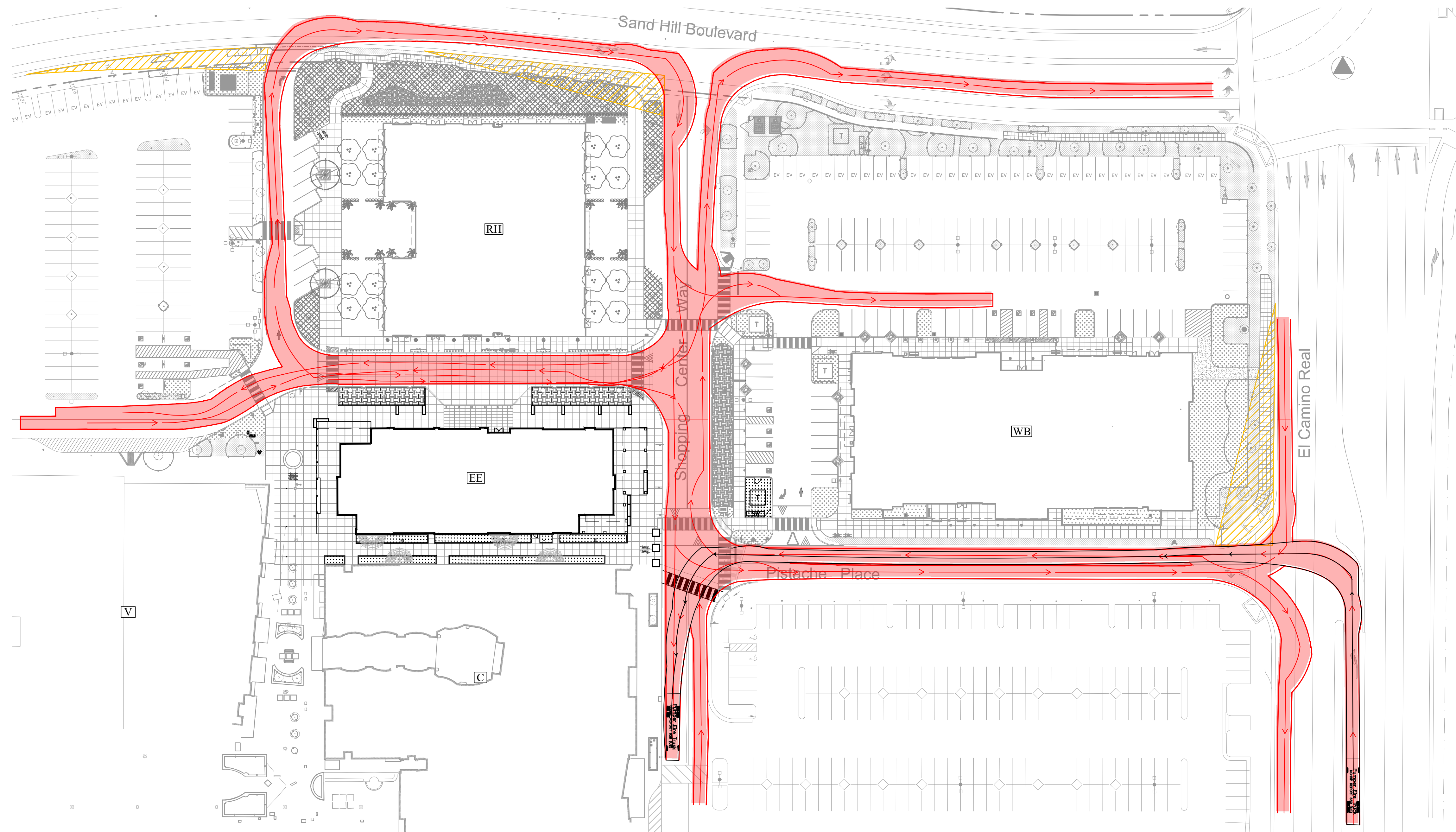
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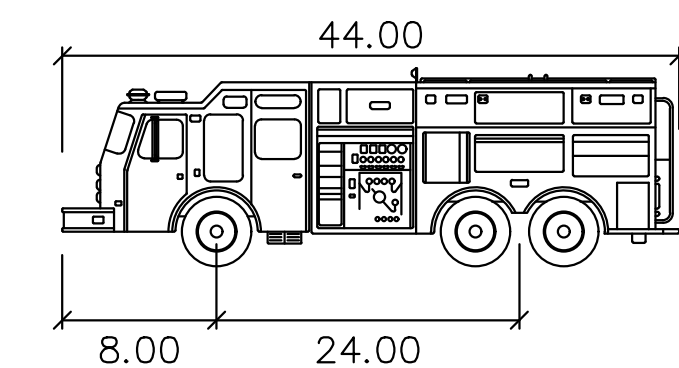
C7

Plotted By: Brennon, Kaitlin Sheet Set: KHA Layout: C8 FIRE ACCESS PLAN May 24, 2022 11:13:04am K:\BAY_LDEV\197145004 - Simon - Stanford Bldg EE - MOW\03 CAD\PlanSheets\C8 FIRE ACCESS PLAN.dwg
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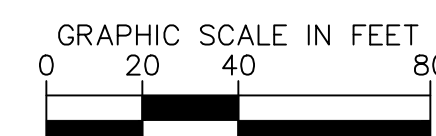
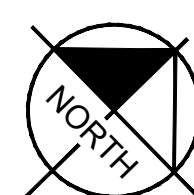
LEGEND

- TRUCK MOVEMENT
- SIGHT DISTANCE TRIANGLE



Pumper Fire Truck

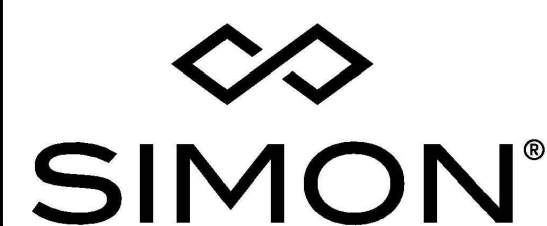
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



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

FIRE ACCESS PLAN

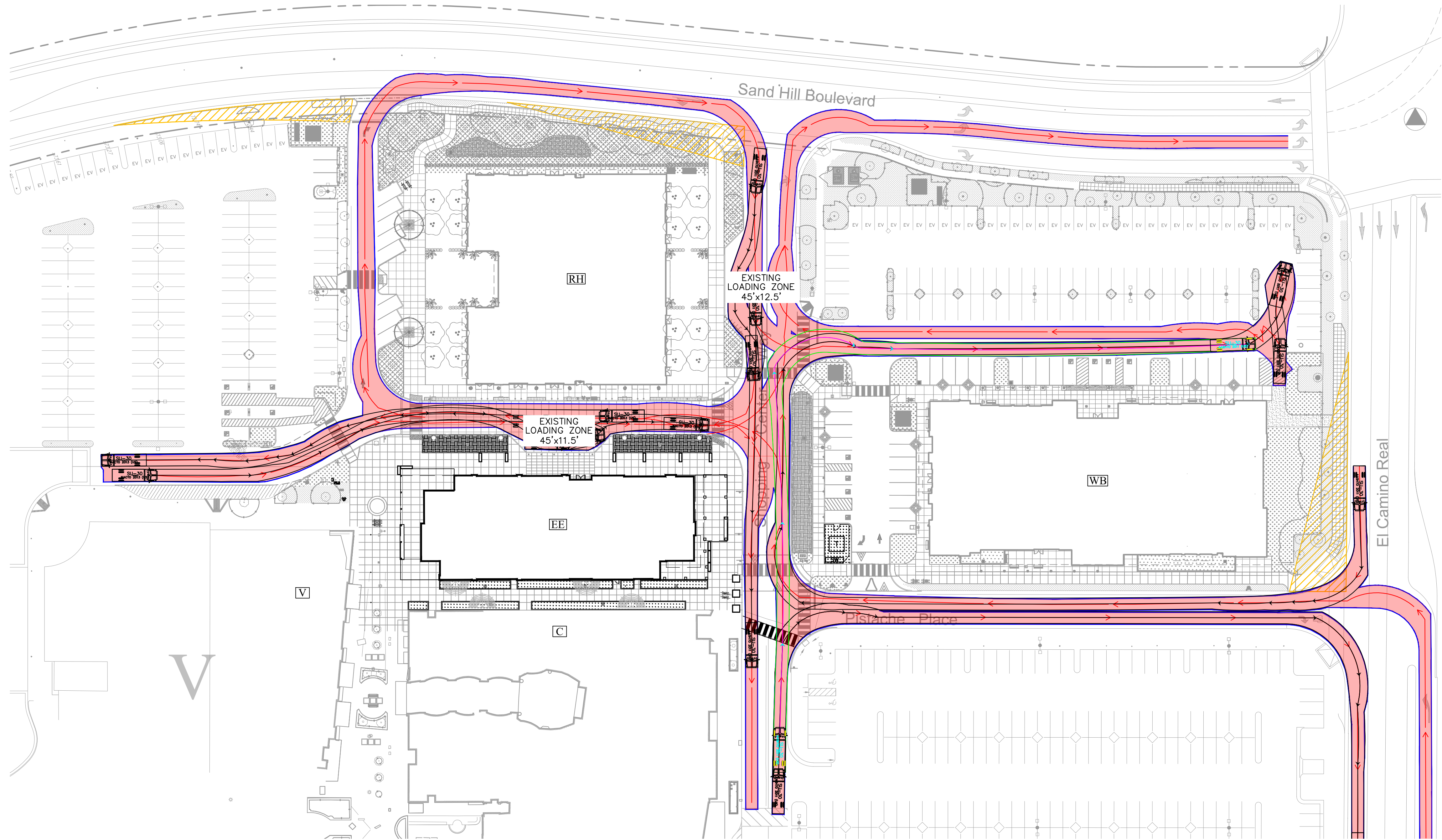
PLANNING
APPLICATION NO.
22PLN-00049

DATE
MAY 19, 2022

SHEET NUMBER

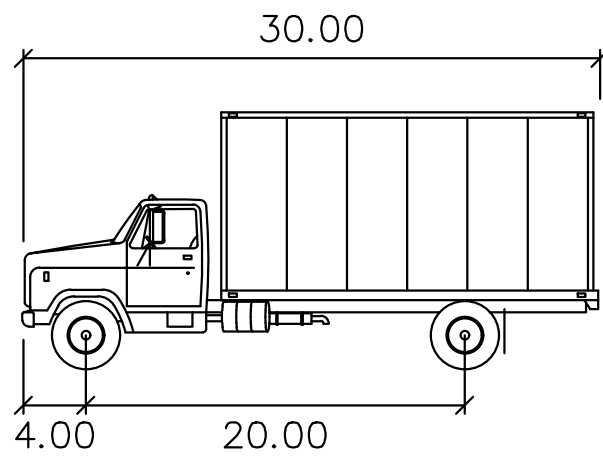
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Plotted By: Brennen, Kaitlin Sheet Set: KHA Layout: C9 DELIVERY TRUCK AND LOADING ZONE May 24, 2022 11:13:33am K:\BAY_LDEV\197145004 - Simon - Stanford Bldg EE - MCM 03 CADD\PlanSheets\C9 DELIVERY TRUCK AND LOADING ZONE.dwg
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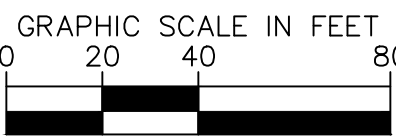
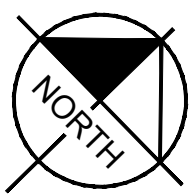
LEGEND

- TRUCK SWEEP PATH
- SIGHT DISTANCE TRIANGLE



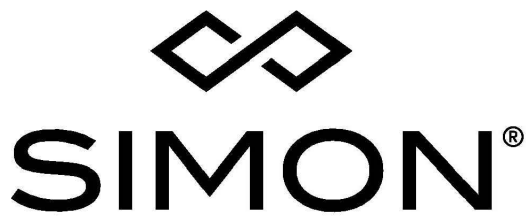
SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



No.	REVISIONS	DATE	BY

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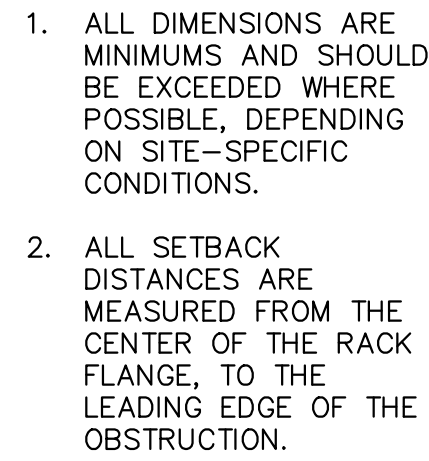
DELIVERY TRUCK AND
LOADING ZONE

PLANNING
APPLICATION NO.
22PLN-00049
DATE
MAY 19, 2022

SHEET NUMBER
C9



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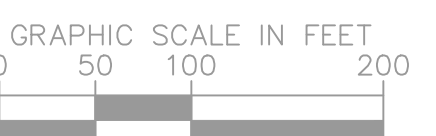
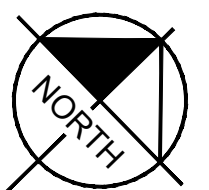


N.T.S




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

NOTE: BIKE PARKING COUNT REPRESENTS NUMBER OF BIKES. SHORT TERM ACCOUNTS FOR TWO BIKES PER RACK. LONG TERM ACCOUNTS FOR TWO BIKES PER LOCKER. REFER TO DETAILS A AND B.



No.	REVISIONS	DATE	BY



CITY OF PALO ALTO

CALIFORNIA

BICYCLE PARKING PLAN

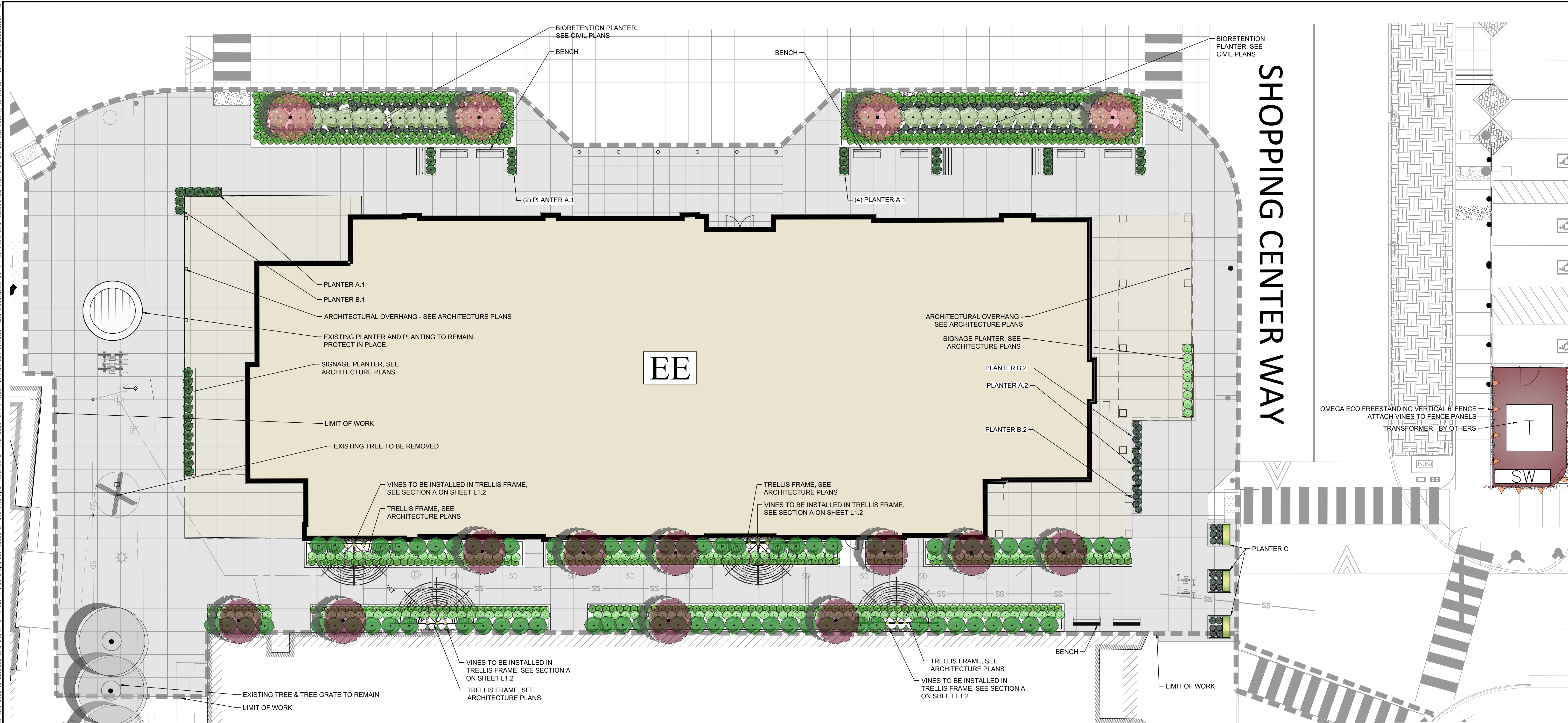
PLANNING
APPLICATION NO.
22PLN-00049

DATE
MAY 19, 2022

SHEET NUMBER

P2

Plotted By: Bouchard, Eden Sheet Set: Kim Layout: LANDSCAPE PLAN May 18, 2022 05:19:29pm
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CONCEPTUAL PLANT SCHEDULE

TREES		CODE	BOTANICAL / COMMON NAME	WUCOLS	SIZE AT MATURITY		CE	CHONDROPETALUM ELEPHANTINUM LARGE CAPE RUSH	LOW	4' HT. X 4' SPR.		GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS			
	AB		ACER PALMATUM 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE	MODERATE	20' HT. X 15' SPR.		JP	JUNCUS PATENS CALIFORNIA GRAY RUSH	LOW	2' HT. X 2' SPR.		CH		CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS' CALIFORNIA LILAC	5 GAL.	3' O.C.	MODERATE 2' HT. X			
	CO		CERCIS OCCIDENTALIS WESTERN REDBUD	LOW	20' HT. X 15' SPR.		LI	LOMANDRA LONGIFOLIA 'BREEZE' TM BREEZE MAT RUSH	LOW	2' HT. X 3' SPR.		INERT MATERIAL	CODE	BOTANICAL / COMMON NAME						
	EP		EXISTING TREE TO REMAIN - PROTECT IN PLACE	-			MC2	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	LOW	3' HT. X 4' SPR.		CS		ROCK MULCH 1"-4" CRUSHED STONE ROCK MULCH						
	ER		EXISTING TREE TO BE REMOVED	-			VINES		CODE	BOTANICAL / COMMON NAME	WUCOLS	MATURE SIZE	<div>I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER, IN THE LANDSCAPE DESIGN PLAN.</div> <div> MATTHEW J. MORGAN, PLA 6256</div> <div>NOTE: ALL QUANTITIES ARE APPROXIMATE, FINAL QUANTITIES TO BE DETERMINED DURING FINAL CONSTRUCTION DOCUMENT PHASE</div> <div></div>							
SHRUBS		CODE	BOTANICAL / COMMON NAME	WUCOLS	MATURE SIZE		BS3	BOUGAINVILLEA X 'SAN DIEGO RED' SAN DIEGO RED BOUGAINVILLEA	LOW	10'-15' HT.										
	BS2		BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD	MODERATE	3' HT. X 3' SPR.		TS	TRACHELOSPERMUM JASMINOIDES 'STAR' STAR JASMINE	MODERATE	10'-15' HT.										
	CD		CAREX DIVULSA BERKELEY SEDGE	LOW	1.5' HT. X 1.5' SPR.		VC	VITIS CALIFORNICA CALIFORNIA WILD GRAPE	LOW	10'-15' HT.										

No.	REVISIONS	DATE	BY

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STANFORD
SHOPPING CENTER

PREPARED FOR
SPG CENTER, LLC

CITY OF PALO ALTO CALIFORNIA

LANDSCAPE PLAN

PLANNING APPLICATION NO. 22PLN-00049	SHEET NUMBER L1.0
DATE APRIL 8, 2022	

Plotted By: Bouchard, Eden Sheet: Set1:Kha Layout: LANDSCAPE PLAN (2) May 18, 2022 04:46:41pm \\idtfiler01\Project01\CA_PL\5\Drawings\17145004 - Simon - Stanford Bldg EE - MCM\03 CAD\PlanSheets\1 LANDSCAPE PLAN.dwg
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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 'SAN DIEGO RED'
SAN DIEGO BOUGAINVILLEA

MATURE SIZE:
10-15' HT



'STAR'
STAR JASMINE

MATURE SIZE:
10-15' HT

STATEMENT OF DESIGN INTENT

THE SELECTION OF PLANT MATERIAL IS BASED ON EXISTING LANDSCAPE WITHIN THE SITE, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL RECEIVE SIMILAR LANDSCAPE TREATMENT AS THOSE SURROUNDING AREAS AND BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. WOOD MULCH LOCALLY SUPPLIED SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALO ALTO MUNICIPAL CODE.


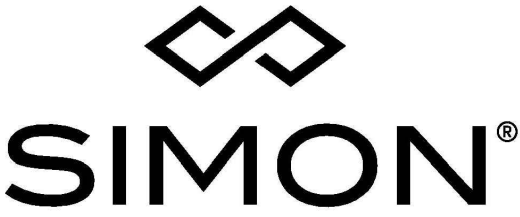
IRRIGATION NOTE

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION FROM AN EXISTING DEDICATED IRRIGATION METER. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALO ALTO MUNICIPAL CODE.

LANDSCAPE NOTE

1. THE DESIGN SHALL MEET ALL ADA AND APPLICABLE STATE AND LOCAL CODES..
2. PLANT SCHEDULE QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE ENGINEER IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY ENGINEER BEFORE PLANTING CAN BEGIN.
4. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY REPAIRS REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE ENGINEER.
5. PROTECT EXISTING TREES AND PLANTS TO REMAIN.
6. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
7. CONTRACTOR SHALL REPAIR ANY DAMAGES TO EXISTING IRRIGATION LINES NOT SPECIFICALLY CALLED OUT ON LANDSCAPE AND IRRIGATION PLANS FOR REMOVAL AT NO ADDITIONAL COST TO THE OWNER.
8. MULCH: 3" DEPTH WOOD MULCH (SEE SPECIAL PROVISIONS) IN ALL LANDSCAPE BED AREAS.
9. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOWING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
10. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CITY.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING DISTURBED OR INSTALLED BY THE PROJECT FROM THE TIME THE LANDSCAPING IS DISTURBED OR MATERIAL IS BROUGHT ON SITE THROUGH END OF PLANT ESTABLISHMENT PERIOD ACCEPTANCE BY ENGINEER.

No.	REVISIONS	DATE	BY

<div><p>4637 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94588 PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM © 2019 KIMLEY-HORN AND ASSOCIATES, INC.</p></div>	<div></div>	<div>STANFORD SHOPPING CENTER PREPARED FOR SPG CENTER, LLC CITY OF PALO ALTO CALIFORNIA</div>	<div><i>PLANTING PALETTE AND NOTES</i></div>	<div>PLANNING APPLICATION NO. 22PLN-00049</div>	<div>SHEET NUMBER <i>L1.1</i></div>
				<div>DATE APRIL 8, 2022</div>	

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MATERIAL PALETTE



PLANTER A.1
MANUFACTURER: QCP
COLOR: MISSION WHITE
DIMENSIONS: 2' H X 2' W X 8' L



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



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



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



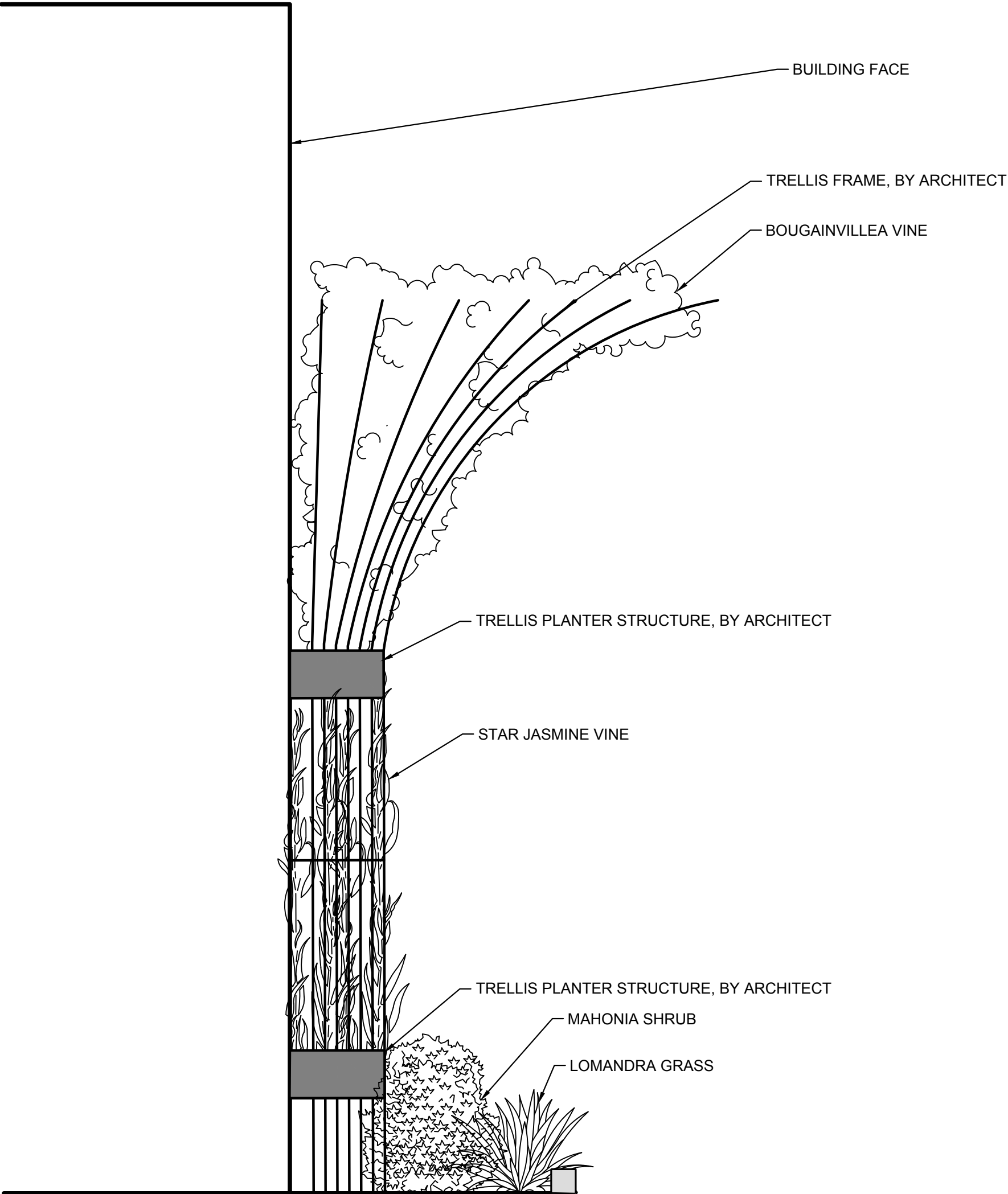
PLANTER C
MANUFACTURER: QCP
COLOR: HARVEST
DIMENSIONS: 3.5' H X 5' W X 5' L



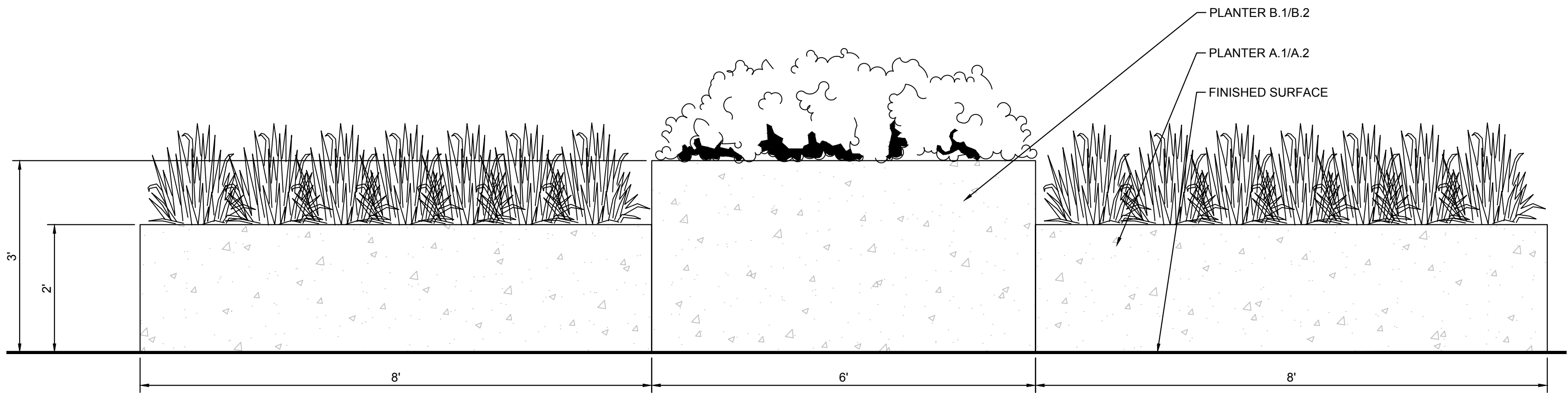
BENCH
MANUFACTURER: LANDSCAPE FORMS
TO MATCH EXISTING BENCH ONSITE



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



2 TYPICAL VINE PLANTING ON TRELLIS STRUCTURE (BY OTHERS) SECTION ELEVATION- A
NTS



1 TYPICAL PLANTER ELEVATION
NTS

No.	REVISIONS	DATE	BY

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM
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SIMON®

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

SITE MATERIALS

PLANNING
APPLICATION NO.
22PLN-00049

DATE
APRIL 8, 2022

SHEET NUMBER

L1.2

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

Make sure your crews and subs do the job right!

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

TREE DISCLOSURE STATEMENT

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

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

PROPERTY ADDRESS: 180 El Camino Real

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

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

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

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

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected or Designated Trees? ☒ YES (Check where applicable) ☐ NO

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

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? ☐ YES ☒ NO

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

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

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

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

Signature: _____ 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. ☐ YES ☐ NO
(N/A if there are no protected trees, check here ☐)

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

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

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

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

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

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

- Restricted activity area - see Tree Technical Manual Sec 2.1(1C).
- Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

Type I Tree Protection For all Ordinance Protected and Designated trees, as described in the specific tree protection report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

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

Type II Tree Protection Any inadvertent sidewalk or curb replacement or trenching requires approval.

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

Type III Tree Protection (to be used only with approval of Public Works Operations)

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

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

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

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

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 650-496-6992).

3. ☒ Inspection of Rough Grading or Trenching. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, damage and trenching, and if required, inspect irrigation system, 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 Inspection. 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 areas (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 Technical Manual ADDENDUM 11
email: RCA/TSA Certified Arborist #08-000
Contract C&E # _____

Arborist Firm Data Here

Monthly Tree Activity Report- Construction Site

Inspection Date:	Site address:	Contractor- Main Site Contact Information	#1 Job site superintendent Company: Email: Job site Office: Cell: Mail:
_____	Palo Alto, CA	_____	_____
Inspection # _____	_____	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 #s, s, s)

b. Root zone buffer material (wood chips) can be installed next

c. Schedule sewer trench, foundation dig with ...

4. Photographs (use often)

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

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

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

Respectfully submitted,

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

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

---WARNING---

Tree Protection Zone

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

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

***Palo Alto Municipal Code Section 8.10.110**

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

SPECIAL INSPECTIONS

PLANNING DEPARTMENT

TREE PROTECTION INSPECTIONS MANDATORY

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

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.20 AND ADDENDUM 11.

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

Use additional "T" sheets as needed

Project
Data

T-1



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

Special Tree Protection Instruction Sheet
City of Palo Alto

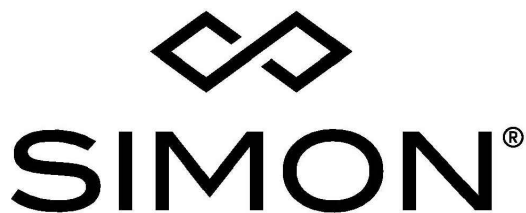


T-1

No.	REVISIONS	DATE	BY

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM
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STANFORD
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SPG CENTER, LLC

CITY OF PALO ALTO

CALIFORNIA

TREE PROTECTION
PLAN

PLANNING
APPLICATION NO.
22PLN-00049

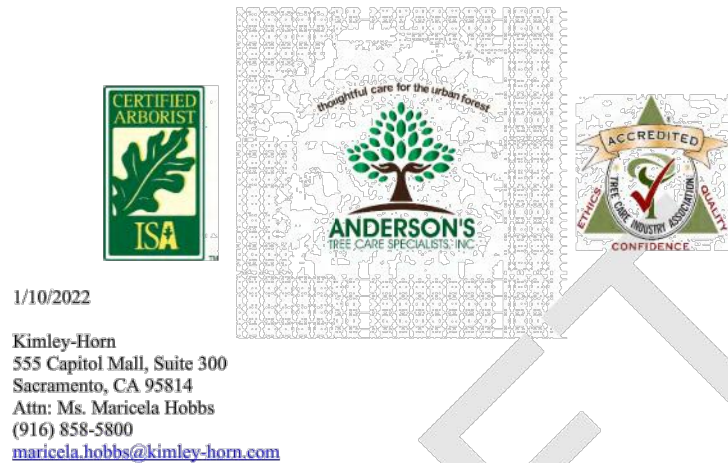
DATE
APRIL 8, 2022

SHEET NUMBER

T1

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/.



1/10/2022
Kimley-Horn
555 Capitol Mall, Suite 300
Sacramento, CA 95814
Attn: Ms. Mariela Hobbs
(916) 855-5800
mariela.hobbs@kimley-horn.com

RE: Initial report to survey and inventory existing trees.
KHA Project Number: 197145004
KHA Project Manager: Mike Moriarty
Project: 660 Stanford Shopping Center, Building EE
Palo Alto, CA 94304

Greetings Mariela,
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 re-develop the property. This letter will serve to summarize my observations and recommendations.

SUMMARY
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 chinensis*), 14 Flowering Pear (*Pyrus calleryana* "Bradford"), 12 Purple Leaf Plum (*Prunus coccinea* "Kramer Viewers"), 6 Southern Magnolia (*Magnolia grandiflora* "Little Gem"), 3 Chinese Hackberry (*Celtis sinensis*), 2 Tulip Tree (*Liriodendron tulipifera*), 1 Evergreen Pear (*Pyrus calleryana* "Kawakami"), 1 Crabapple (*Malus spp.*), 1 Victorian Box Pittosporum (*Pittosporum undulatum*), and 1 Dogwood (*Cornus spp.*)

Prepared for Kimley-Horn by Dave Laczko

ASSIGNMENT
Make site visit, evaluate tree protection, and site conditions, take photos, make recommendations 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 (Kimley-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.
LIMITS OF ASSIGNMENT
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 SKEG Area" provided to Anderson's Tree Care Specialists, Inc. by Kimley-Horn. See Appendix B: Site Map.
PURPOSE & USE OF REPORT
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 area 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 size annotated tree tags to each tree at approximately 54 inches above level grade on the northeastern aspect of each tree. Four of the 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.
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 #279-283).
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 southeastern 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).

Prepared for Kimley-Horn by Dave Laczko

Trees at Risk of Impacts.
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. All twenty-two pistache trees will likely require Type I tree protection fencing (Trees #236-242, #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 shot-hole borer (*Scolytus rugipennis*) 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 weevils aphids (*Shivaphis celtis*). The trees will likely require Type I protection fencing (Trees #242B, #243B, 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 #260-261).
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 #279-283).
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 southeastern 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).

Prepared for Kimley-Horn by Dave Laczko

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 tree's suitability for preservation:
• Tree Health
• Tree Structure
• Tree Species
• Tree Age and Potential Longevity
• Proximity to proposed infrastructure
Determining a Tree's Health and Structural Condition based on a scale of 1-4:
1-A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
2-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 shielded.
1-Tree in severe decline, die-back of scaffold branches and/or trunk, most of foliage from epicormic, extensive structural defects that cannot be shielded.

Preservation Rankings:
• High: Tree with good health and structural stability that has the potential for longevity at the site.
• Moderate: Tree with fair health and/or structural defects that can be shielded 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.

Prepared for Kimley-Horn by Dave Laczko

Palo Alto Tree Protection Requirements
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 Statement.

Pre-Construction Requirements
A. Site Plan:
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 personnel 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, contacts, watering, etc.
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 impact damage by construction activities, equipment, or personnel.

Arborist Inspection Schedule
• 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,

Prepared for Kimley-Horn by Dave Laczko

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

drainage, and trenching, and if required, inspect aeration systems, tree wells, drains and notice of such activity.
• Monthly inspection: 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 changes to the approved plans or protection measures (see Monthly Inspection Report, Section 1.17, TTM).
• Special activity within the TPZ: Work in this area (TPZ) requires the direct onsite supervision of the project arborist (see Treeing, Excavation and Equipment, Section 2.20 C, TTM).

Type I Tree Protection Zone Fence
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 no more than 16 feet apart.

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 Protection Fence. Trees situated in a small tree well or sidewalk planter pit, shall be wrapped 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 wattles may be used instead of the 2 x 4's.

The TPZ's shall be shown on all site plans for the project. Improvements or activities such as paving, 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.

Durability: Tree fencing shall be observed 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 trees) must be consulted.

Prepared for Kimley-Horn by Dave Laczko

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:
• 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 autocure 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, signposts, 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 or trenching.
• Drainage changes.

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 improve the lot, minimizing soil compaction and mechanical root damage, these include:
• Applying 6 to 12 inches (15 to 30 cm) of wood chip mulch to the area.
• Laying 1/2 inch (2cm) minimum thickness plywood, board, commercial logging, or road mats over a 4-inch (10-cm) thick layer of wood chip mulch.
• Applying a 1/4 inch (10 to 15 cm) layer of 1/2 inch, attached, 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. (File fig. 13)

Tree Pruning Specifications
When required, all tree pruning activities shall be performed prior to beginning development activities by a qualified Arborist with a C-61-D-40 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard (ANSI) for Tree Operations: Tree, Shrub and Other woody Plant Management: Standard Practices parts 1 through 10, adhering to ANSI Z333.1 safety standards and local regulations. Work shall be performed according to the most recent edition of the International Society of Arboriculture's 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.

Root Pruning Specifications
Root pruning is the process of cleanly cutting roots prior to mechanical excavation to minimize damage 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

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the arborist to examine the roots and determine the best places to make cuts, preferably beyond sinker roots or outside root branch unions. (File fig. 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 compartmentalizers. 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 branches is no longer an acceptable practice, a pruning cut that removes a root at the 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. (Consult file fig. 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.
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-site.
3. A new unused Arborist hand saw will also be allowed i.e. Fimco™ TS-Edge Blade Hand Saw.
4. Back-fill immediately or cover exposed roots with wet burlap and keep moist until areas are back-filled.

Pests & Pathogens Observed On-Site
Orygia retusa - Western tussock moth caterpillars feed on foliage and young fruit, devouring large portions of leaves or entire leaves, and making irregular holes in the fruit. Insecticide treatments are available.
**Shivaphis celtis - Asian weevils/lackberry aphid produces copious honeydew excretions upon which blackish sooty mold grows creating a sticky mass 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 owners.
**Scolytus rugipennis - shot-hole 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 affected 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****

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excess nitrogen fertilization and heavy pruning, which promote such growth, should be avoided. Trees 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 spread.

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

RECOMMENDATIONS
1. 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.

BIBLIOGRAPHY
-Costello, Larry, Ph.D., Guy Watson, Ph.D., et al. Best Management Practices. Best Management 2017. Champaign, IL: International Society of Arboriculture.
-Jiro, Kathy, Ph. D. and E. Thomas Snoddy, Ph. D. Best Management Practices. Managing Trees During Construction. Second Edition 2016, Champaign, IL: International Society of Arboriculture, 1998.

Prepared for Kimley-Horn by Dave Laczko



Prepared for Kimley-Horn by Dave Laczko

Project
Data

T-2



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

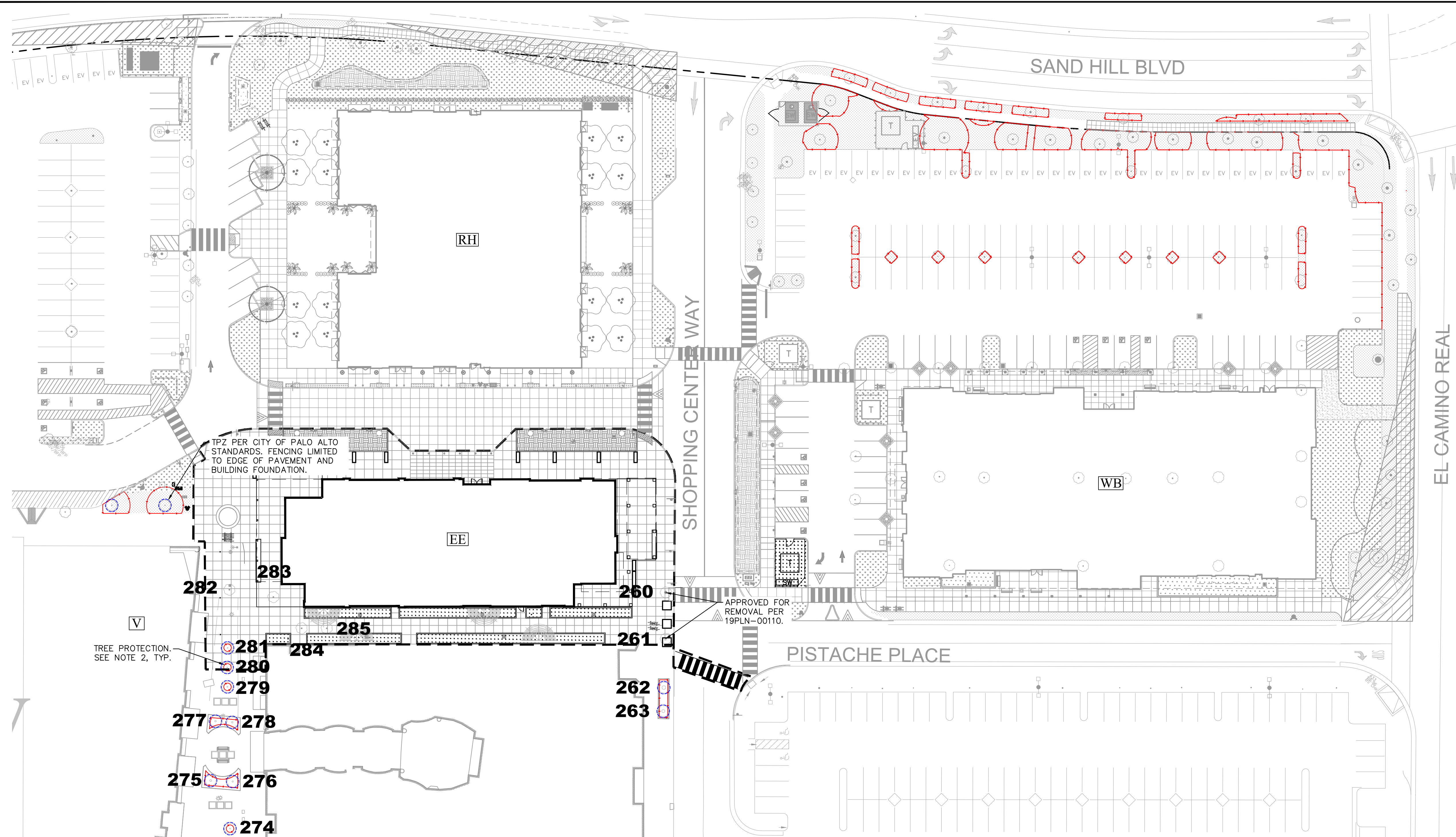
Special Tree Protection Instruction Sheet
City of Palo Alto



T-2

Plotted By: Ciudad, Sarah Sheet Set: KHA Layout: T2 TREE PROTECTION PLAN April 07, 2022 03:05:55pm K:\BAY_LOE\197145004 - Simon - Stanford Bldg EE - MCM\03 CAD\Drawings\PlanSheets\T4 TREE PROTECTION PLAN.dwg
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REVISIONS				DATE		BY	
No.							



LEGEND

-
- Diagram illustrating tree removal and protection specifications:
- TREE TO BE REMOVED DUE TO CONSTRUCTION
 - TREE TO BE REMOVED DUE TO CONSTRUCTION, PREVIOUSLY APPROVED
 - TREE PROTECTION ZONE (TPZ) FENCING (PER CITY OF PALO ALTO STREET TREE PROTECTION SPECIFICATIONS)
 - FULL GROWTH CANOPY
 - TPZ FENCING LIMITED TO EDGE OF CURB OR PAVEMENT APPLICATION
 - TPZ PER CITY STANDARD
 - TRUNK LOCATION PER SURVEY
 - TREE IDENTIFICATION PER ARBORIST REPORT. REFER TO LIST ON SHEET T4
- TOTAL TREES FOR REMOVAL: 4 TREES

Tree No.	Common Name	Botanical Name	Trunk Diameter (in.)	Canopy Spread (ft.)	Condition	Protected Tree?	Suitability for Preservation	Comments	Tree Protection Type (SIZE)
260	Tulip Tree	<i>Liriodendron tulipifera</i>	12.6	35	5	Yes	Low	Invasive roots.	Tree protection types and sizes to be determined after site plan is reviewed.
261	Tulip Tree	<i>Liriodendron tulipifera</i>	18.3	40	5	Yes	Low	Invasive roots.	
262	Flowering Pear	<i>Pyrus calleryana</i>	21.3	40	3	Yes	Low	Fire blight, previous failures, over-extended limbs.	
263	Flowering Pear	<i>Pyrus calleryana</i>	18	35	3	Yes	Low	Fire blight, previous failures, over-extended limbs.	
264	Flowering Pear	<i>Pyrus calleryana</i>	16.1	20	3	Yes	Low	Fire blight, previous failures, over-extended limbs.	
270	Flowering Pear	<i>Pyrus calleryana</i>	12.5	30	3	Yes	Moderate	Fire blight, over-extended limbs, located in elevated planting bed.	
274	Southern Magnolia	<i>Magnolia grandiflora</i>	4.2	7	5	Yes	High	Located in a tree well.	
275	Flowering Pear	<i>Pyrus calleryana</i>	9.3	15	3	Yes	Moderate	Fire blight, over-extended limbs, located in elevated planting bed.	
276	Flowering Pear	<i>Pyrus calleryana</i>	14.1	30	3	Yes	Moderate	Fire blight, over-extended limbs, located in elevated planting bed.	
278	Flowering Pear	<i>Pyrus calleryana</i>	3.3	5	5	Yes	High	Fire blight. Located in elevated planting bed.	
279	Southern Magnolia	<i>Magnolia grandiflora</i>	7.6	15	5	Yes	High	Located in a tree well.	
280	Southern Magnolia	<i>Magnolia grandiflora</i>	5.6	15	5	Yes	High	Located in a tree well.	
281	Southern Magnolia	<i>Magnolia grandiflora</i>	4.4	10	5	Yes	High	Located in a tree well.	
282	Victorian Box	<i>Pittosporum undulatum</i>	9.1	20	5	Yes	High	Located in elevated planting bed.	
283	Crapeapple	<i>Malus</i> spp.	9.7	20	3	Yes	High	Located in patio area.	Located in patio area.
284	Evergreen Pear	<i>Pyrus calleryana</i> 'Kawakami'	18.2	35	3	Yes	Moderate	Fire blight, over-extended limbs.	

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 SAW

NOTE: HAND AND PNEUMATIC EXCAVATION SHALL BE UTILIZED WHEN WORKING WITHIN THE TPZ OF ANY TREES ON SITE AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

NOTES

1. TREES LOCATED IN TREE WELLS TO BE PROTECTED PER CITY OF PALO ALTO STREET TREE PROTECTION SPECIFICATIONS.
2. SEE SHEET T1 FOR TREE PROTECTION ZONE (TPZ) DETAILS.
3. ARBORIST TO BE PRESENT FOR CONSTRUCTION WITHIN THE TPZ, SPECIFICALLY FOR SIDEWALK CONSTRUCTION ALONG EL CAMINO REAL.
4. SITE WORK INSTALLED PER BUILDING PERMIT 20000-00181.
5. DIMENSIONS MEASURED TO FACE OF CURB AND FACE OF BUILDING.

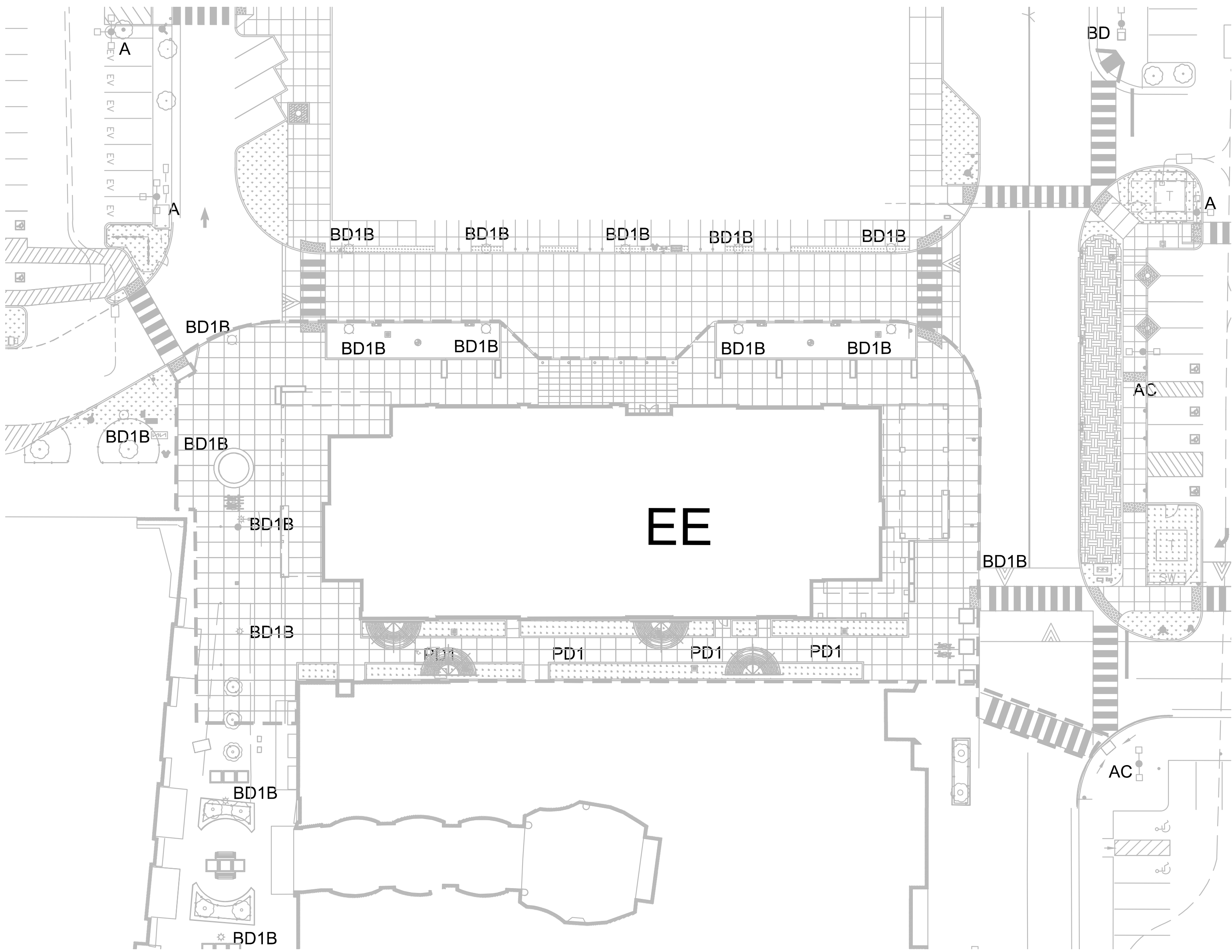


GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 15, 30, and 60 feet. The segments between 0 and 15, 15 and 30, and 30 and 60 are shaded black. The segment between 0 and 15 is divided into three equal parts by two small tick marks. The segment between 15 and 30 is divided into two equal parts by one small tick mark. The segment between 30 and 60 is divided into four equal parts by three small tick marks.

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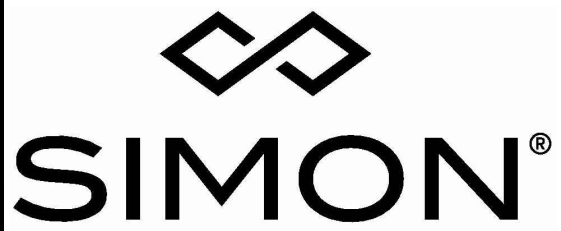
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1 SITE LIGHTING LOCATIONS PLAN
SCALE: 0' 25'

No.	REVISIONS	DATE	BY

Gausman & Moore
A Division of
AVES
Mechanical and Electrical Engineers
1700 West Highway 35 - Suite 700
Rooseville, Minnesota 55113
(651) 639-9606 FAX 639-9618
Project No. 81-0361



STANFORD
SHOPPING CENTER
PREPARED FOR
SPG CENTER, LLC

SITE LIGHTING LOCATIONS PLAN

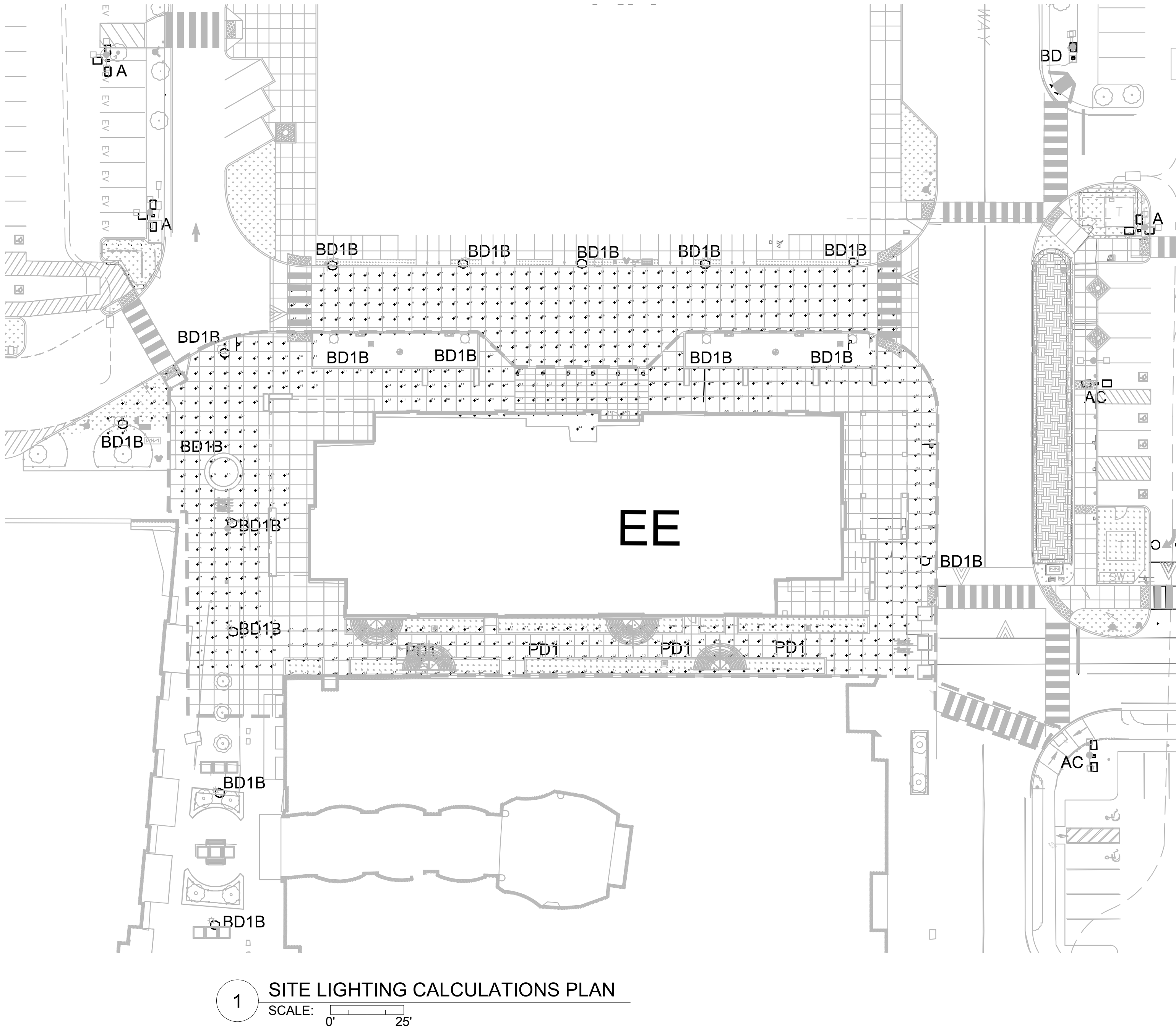
PLANNING
APPLICATION NO.
SSPLN-00049

DATE
APRIL 9, 2022





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ES-101

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1 SITE LIGHTING CALCULATIONS PLAN
SCALE: 0' 25'

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 TSM MVOLT	DSX2 LED P4 30K TSM MVOLT	LED	1	AC_DSX2_LED_P4_30K_TSM_MVOLT.i	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 121288 1300 mA White Warm 3000K	1	BD1B_S3983LED_002.i	2446.246	0.85	42.3
	A	1	Lithonia Lighting	DSX2 LED P4 30K TSM MVOLT	DSX2 LED P4 30K TSM MVOLT	LED	1	A_DSX2_LED_P4_30K_TSM_MVOLT.i	32178.22	0.9	810
	BD	5	Lithonia Lighting	DSX2 LED P4 30K TSM MVOLT	DSX2 LED P4 30K TSM MVOLT	LED	1	AC_DSX2_LED_P4_30K_TSM_MVOLT.i	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

Gausman & Moore
A Division of
AVRES
Mechanical and Electrical Engineers
1700 West Highway 35 - Suite 700
Roseville, Minnesota 55112
(651) 639-9606 FAX 639-9618
Project No. 81-0361

SIMON

STANFORD
SHOPPING CENTER
PREPARED FOR
SPG CENTER, LLC

SITE LIGHTING CALCULATIONS PLAN

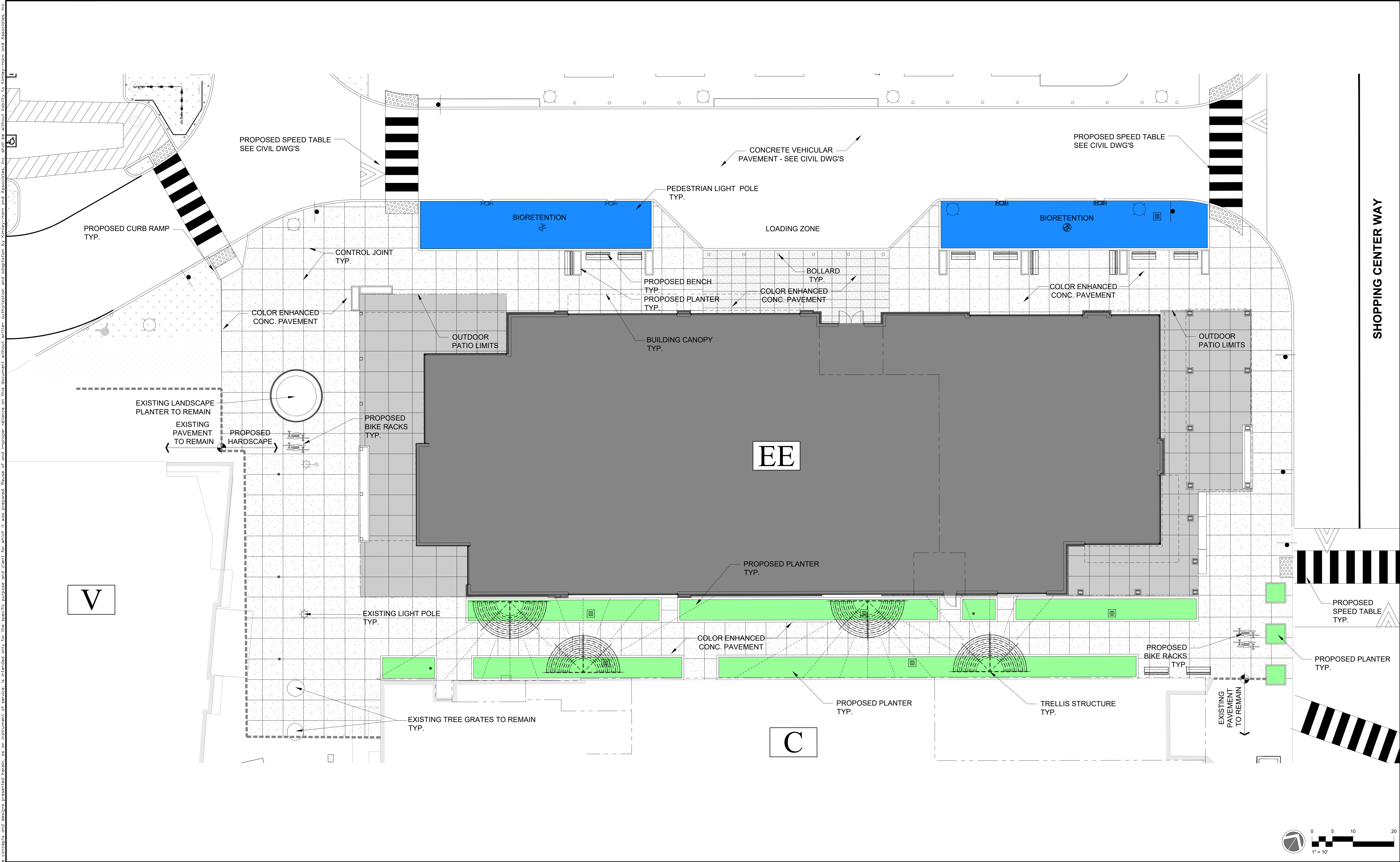
PLANNING
APPLICATION NO.
SSPLN-00049

DATE
APRIL 9, 2022

SHEET NUMBER

ES-102

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No.	REVISIONS	DATE	BY

STANFORD
SHOPPING CENTER

PREPARED FOR
SPG CENTER, LLC

BUILDING EE

HARDSCAPE PLAN

PLANNING
APPLICATION NO.
xxxxxxxx

DATE
APRIL 08, 2022

SHEET NUMBER

HS - EE