



# City of Palo Alto

## City Council Staff Report

(ID # 8612)

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**Report Type: Action Items**

**Meeting Date: 12/11/2017**

**Summary Title: Roth Building Lease Option Extension**

**Title: Status Update and Discussion of the Roth Building Rehabilitation, 300 Homer Avenue; Recommendation to Approve a One-Year Extension of the Option to Lease the Roth Building Between the City of Palo Alto and the Palo Alto History Museum**

**From: City Manager**

**Lead Department: Administrative Services**

### **RECOMMENDATION**

Staff provides this update regarding fundraising and planning for rehabilitation of the Roth Building at 300 Homer Avenue, and requests that Council approve the following recommendations:

- 1) Discuss the status of the Roth Building rehabilitation and provide any direction to staff; and
- 2) Approve a one year extension of the Option to Lease the Roth Building between City of Palo Alto and the Palo Alto History Museum.

### **EXECUTIVE SUMMARY**

Over the past ten years, the Palo Alto History Museum (PAHM) has engaged in various strategies and activities to raise funds from private and public sources to undertake a seismic and historical rehabilitation of the Roth Building and to operate a historical museum at this location.

After several past presentations to Council requesting public funding, on December 15, 2015, City Council passed a motion instructing staff to identify \$1.0 million to fund rehabilitation costs for the Roth building. All potential sources were examined and staff recommends that the Budget Stabilization be drawn down to provide the \$1.0 million. The Museum representatives asserted that with this contribution and the sale of Transportation Development Rights (TDRs), further fundraising would gain traction.

Prior to this action, Council approved the designation of the Roth Building as a "Sender Site" in the TDRs program. The TDRs were put to bid and sold. This raised \$2.88 million. On June 29,

2015, the Council approved a budget amendment in the capital improvement to establish a Roth Building rehabilitation reserve in the fund in the amount of \$3.88 million.

PAHM has hired a new executive director with strong local ties to the City to spearhead the fund raising efforts. As of now the total amount raised by PAHM including the City and TDR funding, new pledges, restricted and unrestricted donations since the beginning of the year stands at \$5.7 million. PAHM continues to work on fundraising, and has an expectation of other donations in the very near future.

The Conditional Use Permit (CUP) and Architectural Plan Review for the historical Museum expired at the end of December of 2014. PAHM applied again for City's customary planning reviews to update the expired Condition Use Permit (CUP) and was granted approval on February 18, 2016 which was effective until March 3, 2017. City granted a one-time extension pursuant to Palo Alto Municipal Code (PAMC) Ch.18.77.090 to extend the approved entitlement to March 3, 2018. The proposed project will be resubmitted (ARB) in November of 2017 for final review regarding landscaping and some minor changes. Once ARB has given its final approval, PAHM can apply for the building permit.

The Option to Lease between the City and PAHM will expire on December 31, 2017. It will need to be extended to allow for the museum project to move forward. Staff requests that Council review and approve the History Museum's request (Attachment A) for another one year extension of the option to lease agreement on the Roth building to allow PAHM to continue its fund raising effort to reach \$9.2 million that is needed to cover the cost of the rehabilitation of the building. Including the City contribution of \$4.3 million the total raised by PAHM is \$5.7 million.

### **BACKGROUND**

Background information on the development of the Roth Building since the City's acquisition in April 2000 is extensive. Since 2007, Museum personnel and City staff have examined a variety of proposals to fund the capital and operating needs of the Roth Building historical museum. Additional background information can be found by referring to CMRs: [2197](#), [2891](#), [4703](#), [5365](#), [5551](#) and [5879](#).

In April 2000, the City Council approved the \$1,957,000 purchase of the Roth Building and its 0.41 acre site for potential development as a "public facility or alternative use if a public facility is not feasible," in conjunction with the South of Forest Avenue Coordinated Area Plan (SOFA CAP). The Palo Alto Historical Museum (PAHM) proposed project is to renovate the existing 19,059 square feet building and add 582 square feet to the existing square feet (Attachment B) to the Roth Building. This would accommodate: a basement egress stairway; additional first floor level area for additional gallery space; new second floor space for exhibits and archives; and add space at roof level to have an open roof area (Attachment C). For an additional detailed description of rehabilitation plans, please note Report to Historical Resource Board & Architectural Review Board (ARB) on February 16, & 17, 2011.

In 2014, The Museum board hired a professional executive director, Myron Freedman to explore strategic alternatives and direction and to raise funds for the museum. An experienced executive director with a strong career in history museums statewide, Myron brought a new vision to the project, expanding on what it means to be a museum in the modern age, and--by defining possible exhibit scenarios to develop what the new Palo Alto History Museum would become. New board members joined the team to help advance the cause. Today (2017), City historian Steve Staiger and Beth Bunnenberg from the beginning of the project remain active on the board. Currently there are eleven board members of whom seven have joined the Board in last three to four years. In April of 2017, executive director Myron Freedman left to take the helm of Nevada State Museum. The board appointed its development director Laura Bajuk to take his place. She is a seasoned executive director and a long-time Palo Alto resident with extensive experience in history museums in Los Gatos and Los Altos, and is bringing new energy and ideas to PAHM. The goal is to strengthen the Museum in order to make it financially stable, well-governed, programming effectively, and engaging actively in the community. According to Laura Bajuk, today, the best history museums are centers of heritage. They are places where people gather: for fellowship, as safe places to study after school, or meet friends. On exhibits, the visitors see their many, diverse, stories told from various points of view and they see themselves making history come alive, and relevant. "Inspired learning" happens in museums – education that is personal, unique to each visitor, and enriching for all ages and abilities. In short, museums build community.

The PAHM board (eleven members) has gained a better understanding of these principles. In the past two years, the Board and community stakeholders participated in a design summit at Stanford's Design School which followed a board retreat featuring design-thinking. A branding workshop led by Katherine Wurzburg educated the board on conveying key messages, bringing their diverse approaches to sharper focus.

Due to rising construction costs, the funding goal for rehabilitation of the Roth Building has increased dramatically, from about \$6 million in 2005 to \$9.2 million today. PAHM is also working to raise an additional \$10.2 million in order to subsequently provide a top-quality museum experience, adding state-of-the-art exhibits and collections and archives care, among other museum fittings. Operations funds were also added to the goal, to insure that the new museum will have access to resources to hire professional staff and develop new exhibits.

## **DISCUSSION**

### **City Activity on Funding**

Over the past few meetings between the Historical Museum and the City Council, the Council directed staff to take two actions to support the capital needs for the Roth Building: 1) the sale of TDRs and 2) the identification of \$1.0 million from available City resources. Staff has completed these assignments.

Since the Roth Building has historical designation, staff followed the provisions for eligible City-owned buildings to participate in the TDR program as outlined in Chapters 18.18.080 and 18.28.060 of the Palo Alto Municipal Code (PAMC). The program allows a Category 2 resource, (the Roth Building) to be eligible as a “sender site” for a 9,592 square foot floor area bonus. City staff prepared and issued a request for bids (RFB) to market the Roth Building TDRs on Monday April 20<sup>th</sup> 2015 and closed the bidding on Tuesday May 5, 2015. The minimum price set was \$200 per square foot and the highest bid received was for \$300.25 per square foot. This resulted in a sale for \$2.88 million. The proceeds of the sale in funds totaling \$2.88 million were deposited in a special fund to be used toward the rehabilitation of the Roth Building. The funds plus interest earnings will be eligible for release in increments when PAHM has fulfilled its fund raising goal for the construction phase of the project from other potential sources.

In addition to the sale of TDRs, staff identified \$1.0 million in funding for Roth Building capital costs. All potential sources were examined and the Budget Stabilization was drawn down to provide the \$1.0 million. Historical Museum representatives asserted that with this contribution and the sale of Transportation Development Rights (TDRs), further fundraising would gain traction

**PAHM Activity on Funding**

PAHM has focused on moving this project forward by raising funds from private donors and applying for grants from various sources. Under the direction of Laura Bajuk, PAHM has been developing new strategies for fundraising and for program development at the Museum. A summary on the fund raising update and capital budget for Roth Building renovation can be found in following table. The projected capital cost is \$9.2 million. The TDR sale and \$1.0 million previously funded from the GF Budget Stabilization Reserve provides \$3.88 million of capital funds. PAHM has spent an additional \$600,000 on initial Capital project investment (architectural, arborist, City and contractor fees, not shown in the table).

**Budget Table: Phase One – Calendar Year 2018 Rehabilitation of the Roth Building**

Item Description	Other Funding Sources Identified & Projected	Projected cost
Building Project Total Rehabilitation Cost		\$9.2 million
City’s contribution: TDR + rehabilitation of back wall + Library Impact Fee + Interest	\$4.3 million	
Museum raised up to date (cash & pledges)	\$1.4 million	
<b>Phase One – Present Capital Shortfall</b>	(\$3.5 million)	

Staff requests that Council review the History Museum’s request for another one year extension of the option to lease agreement on the Roth building.

### **TIMELINE**

Staff will return to Council in the future with periodic updates, In the meantime, the Palo Alto Historical Museum will continue its effort for fund raising until it is ready to exercise its option to enter into lease with City for Roth Building and to begin the rehabilitation of the Roth Building. Under the term of the option, the staff must verify that all funds are available to start and complete the rehabilitation of the Building.

### **RESOURCE IMPACT**

TDRs from the Roth Building sold for \$2.88 million, plus an additional \$1.0 million is available for Roth Building capital costs. This totals to \$3.88 million in resources. These funds plus interest earned and library impact fee will be released in increments upon receipt of invoices for capital costs incurred for rehabilitation of the Roth Building.

### **POLICY IMPLICATIONS**

This recommendation is consistent with existing City policies.

### **ENVIRONMENTAL REVIEW**

Designation of the Roth Building site as an eligible TDR “sender” site is Categorically Exempt from California Environmental Quality Act (CEQA) review under CEQA guidelines section 15305, Minor Alterations in Land Use Limitation. The rehabilitation project is Categorically Exempt from CEQA review pursuant to CEQA guidelines section 15331, Historical Resource Restoration/Rehabilitation, as a project limited to maintenance, repair, and rehabilitation in accordance with the secretary of interior standards for historic preservation.

#### **Attachments:**

- Attachment A: PAHM Letter requesting extension 10.17.17
- Attachment B: Roth Bldg Footage Areas
- Attachment C: Roth Bldg Plans

October 17, 2017

James Keene  
City Manager, City of Palo Alto  
250 Hamilton Avenue  
Palo Alto, CA 94301

HONORARY CHAIR

Dean Clark

Dear Jim:

I am pleased to send this letter to gratefully request a one-year extension of the current lease option for the Roth Building which will expire on December 31, 2017.

We are making progress on our immediate fundraising goal (which was \$3.7 million as of our last communication) to bridge the gap needed to begin construction. We have validated our financial standing in a six-month financial review while continuing to actively fundraise using both new and established methods.

Anticipating our appearance at the November 27 Council meeting, we are preparing updated financial statements, and a summary of our progress to share with staff and Council. Hamid Ghaemmaghami has been very helpful in advising us on procedure.

We appreciate the City of Palo Alto's patience as we work to complete our fundraising to start construction. We have much to build on with our recent funding success in the coming months, and would greatly appreciate you considering a 12-month extension on our lease option so that we can reach our goal.

Thank you for continued support and your consideration of our request.

Best regards,



Rich Green  
President, Palo Alto History Museum  
rich@richgreenink.com

BOARD OF  
DIRECTORS

Rich Green  
President

Patricia Sanders  
Vice President

Barbara Wallace  
Secretary

Katie Seedman  
Treasurer

Susan Beall

Beth Bunnenberg

Kevin Curry

Doug Kreitz

Nancy L. Peters

Nancy Shepherd

Steve Staiger

Lanie Wheeler

STAFF

Laura Bajuk  
Interim Director

Crystal Taylor  
Assistant to the  
Director

Kitzi Tanner  
Construction Project  
Manager

cc: *City of Palo Alto:*  
Hamid Ghaemmaghami  
Lalo Perez  
Molly Stump  
*Palo Alto History Museum:*  
Laura Bajuk, Interim Director  
Kitzi Tanner, Construction Project Manager

Tax ID 77-0634933

PS: Please note that, unlike our last appearance before Council, we are not asking for additional funding, only for an extension to the lease option.

Attachment B

**PROJECT DATA SUMMARY:**

NET LOT AREA: 500'-0" x 210'-0" =	105,000 SF
EXISTING BUILDING FOOTPRINT AREA:	9,974 SF
PROPOSED BUILDING FOOTPRINT AREA:	10,161 SF
LOT COVERAGE:	9.6 %
ALLOWABLE LOT COVERAGE:	30 %
SITE COVERAGE LIMITED TO	
LEASED AREA OF: 140'-0" x 125'-0" =	17,500 SF

GROSS FLOOR AREA (SF):

	<u>EXISTING</u>	<u>ADDT'L PROPOSED</u>	<u>TOTAL</u>
BASEMENT	3,575	0	3,575
FIRST FLR.	9,920	194	10,114
SECOND FLR.	5,267	388	5,655
PENTHOUSE	150	0	150
STAIR	147	0	147
ROOF	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	19,059	582	19,641

**ELEVATION KEY NOTES**

- 1 REMOVE AREAS OF EXTERIOR ROT; REPAIR WITH MATCHING MATERIALS; PRIME AND PAINT, STUCCO AND WOOD TO BE MIN 6" ABOVE GROUND TO AVOID CONTACT W/ SOIL
- 2 (E) SALVAGED COPPER GUTTERS AND RAIN WATER LEADERS TO BE INSTALLED WHERE REQUIRED, REPLACE DAMAGED, MISSING OF GALVANIZED SHEET METAL. PROVIDE GUTTER SCREENS FOR ALL GUTTERS
- 3 REPAIR (E) GUTTERS AND RAIN WATER LEADERS WHERE REQUIRED, IF NECESSARY REPLACE w/ (E) SALVAGED.
- 4 REMOVE AREAS OF WOOD FASCIA WHERE ROTTEN OR DAMAGED. REPAIR WITH MATCHING WOOD; PRIME AND PAINT.
- 5 REINSTALL WOOD CORNICE TRIM WHERE REMOVED. REPLACE TRIM AT AREAS WHERE MISSING OR DAMAGED. USE IN KIND SPECIES, STYLE, PATTERN AND FINISH.
- 6 REINSTALL SALVAGED (E) CLAY TILE THROUGHOUT

**P.A. HISTORY MUSEUM**

REHABILITATION OF

ROTH BUILDING

FOR THE

PALO ALTO

HISTORY MUSEUM

LOCATED AT

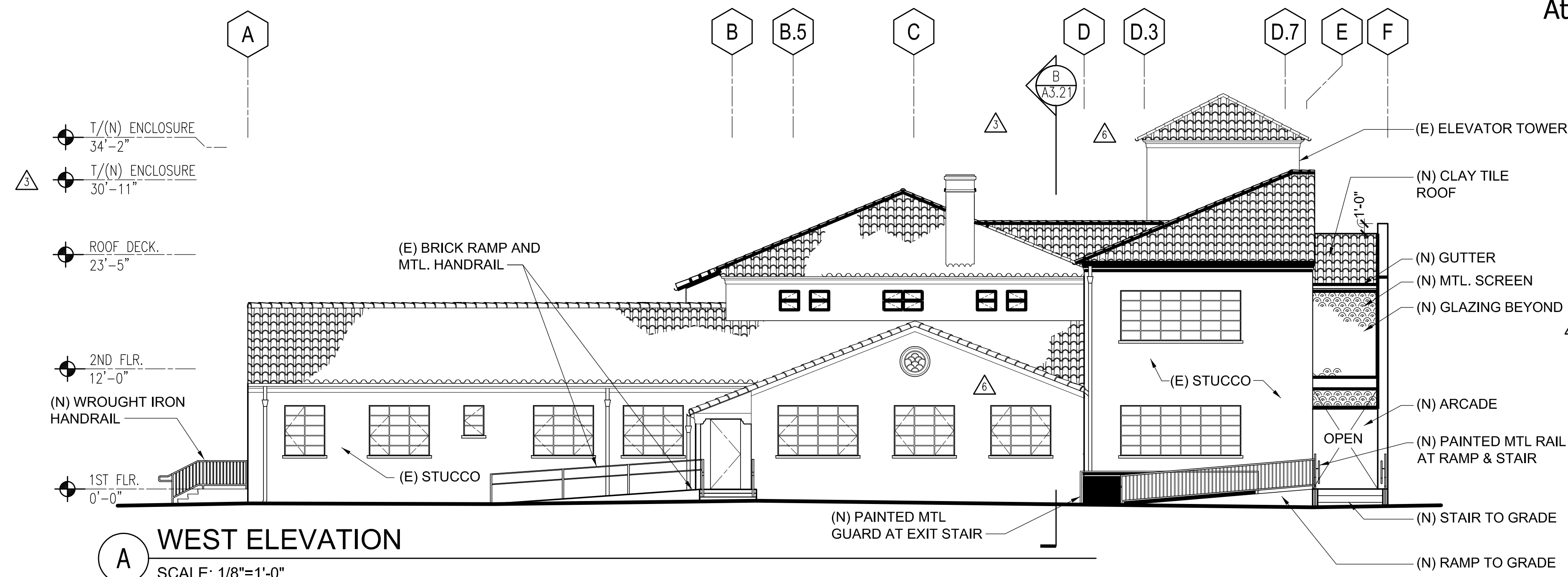
300 HOMER AVE.

PALO ALTO, CA 94301

**EXTERIOR ELEVATIONS**

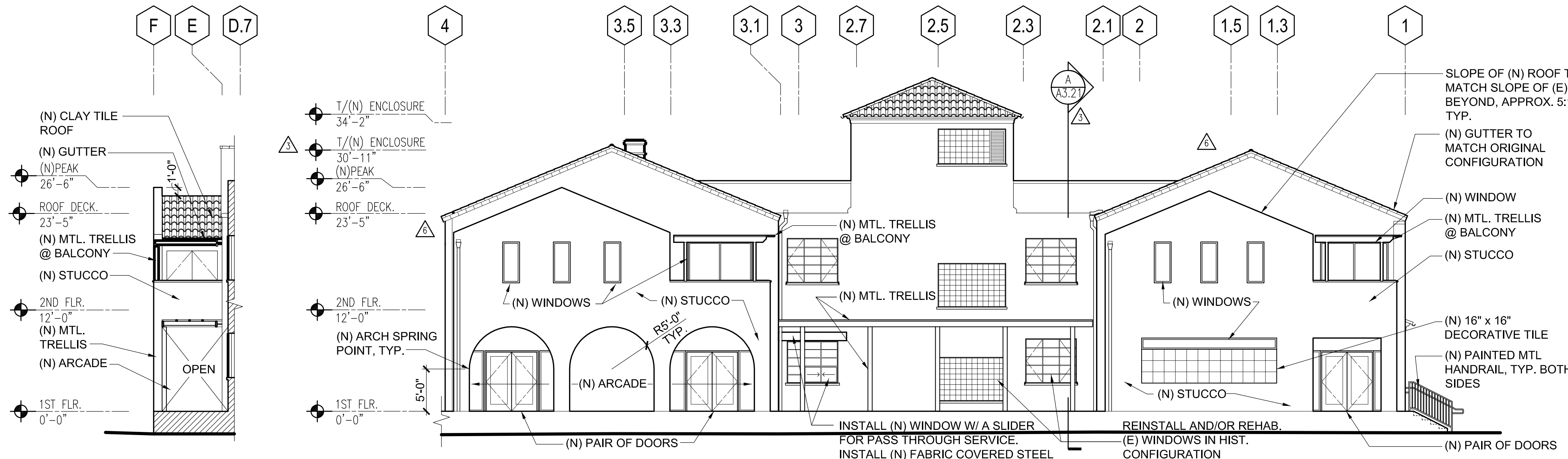
PROPOSED WEST, SOUTH

AND EAST



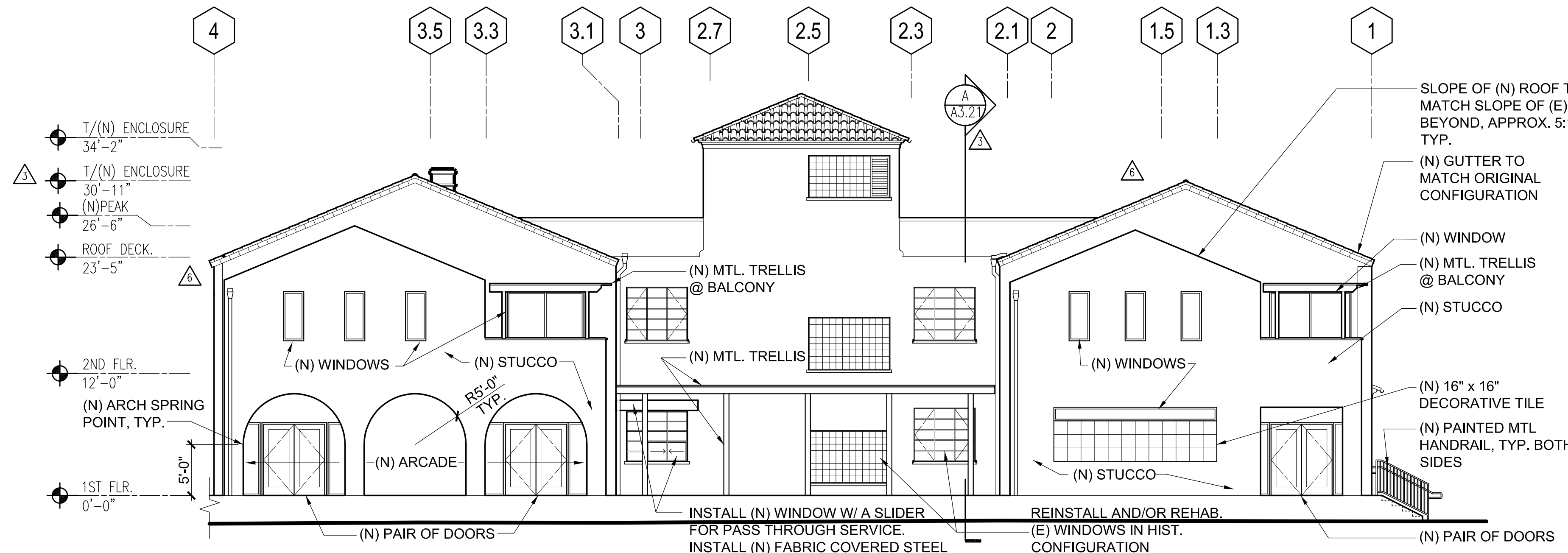
**A WEST ELEVATION**

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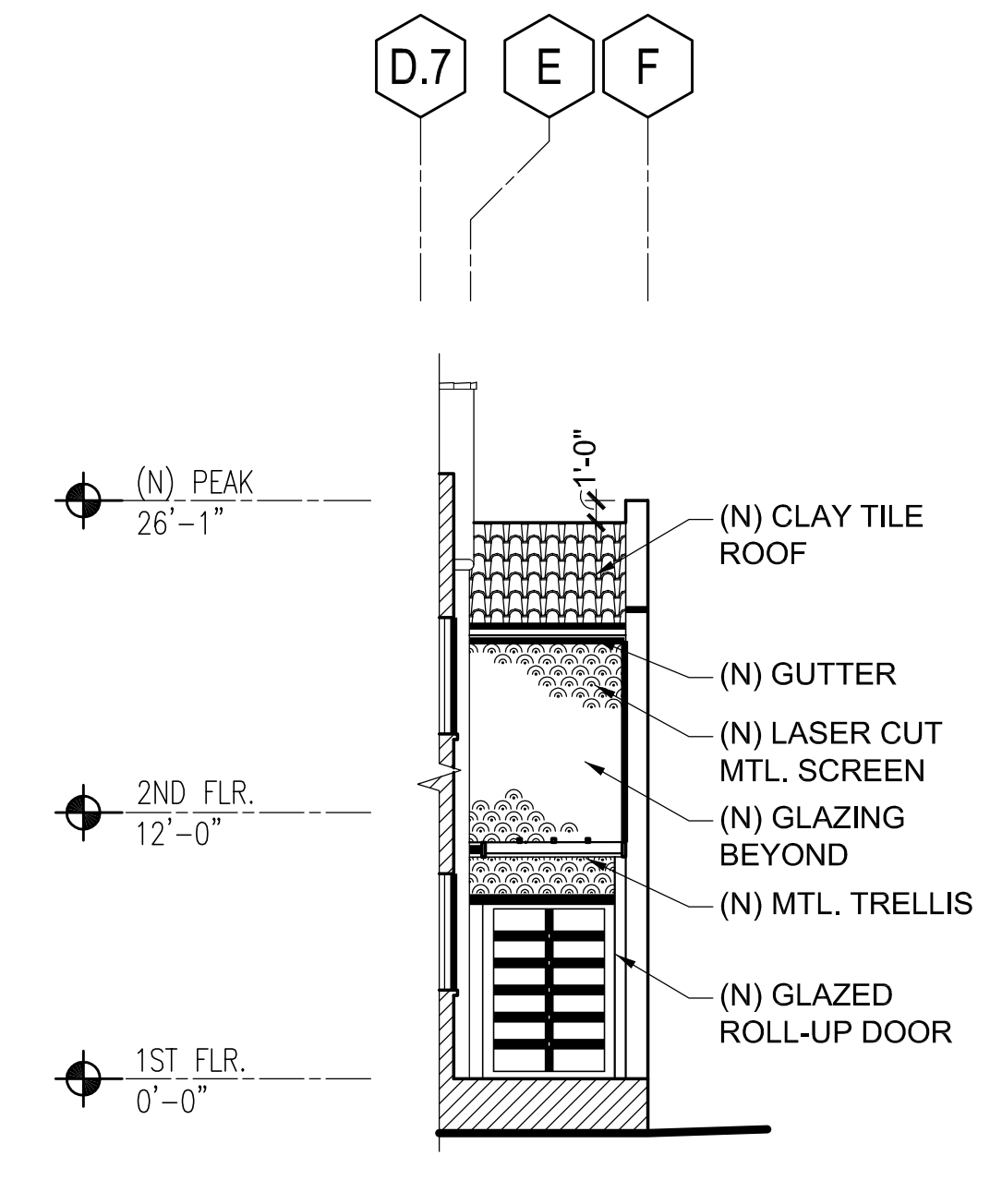
**B HIDDEN EAST ELEVATION**

SCALE: 1/8"=1'-0"



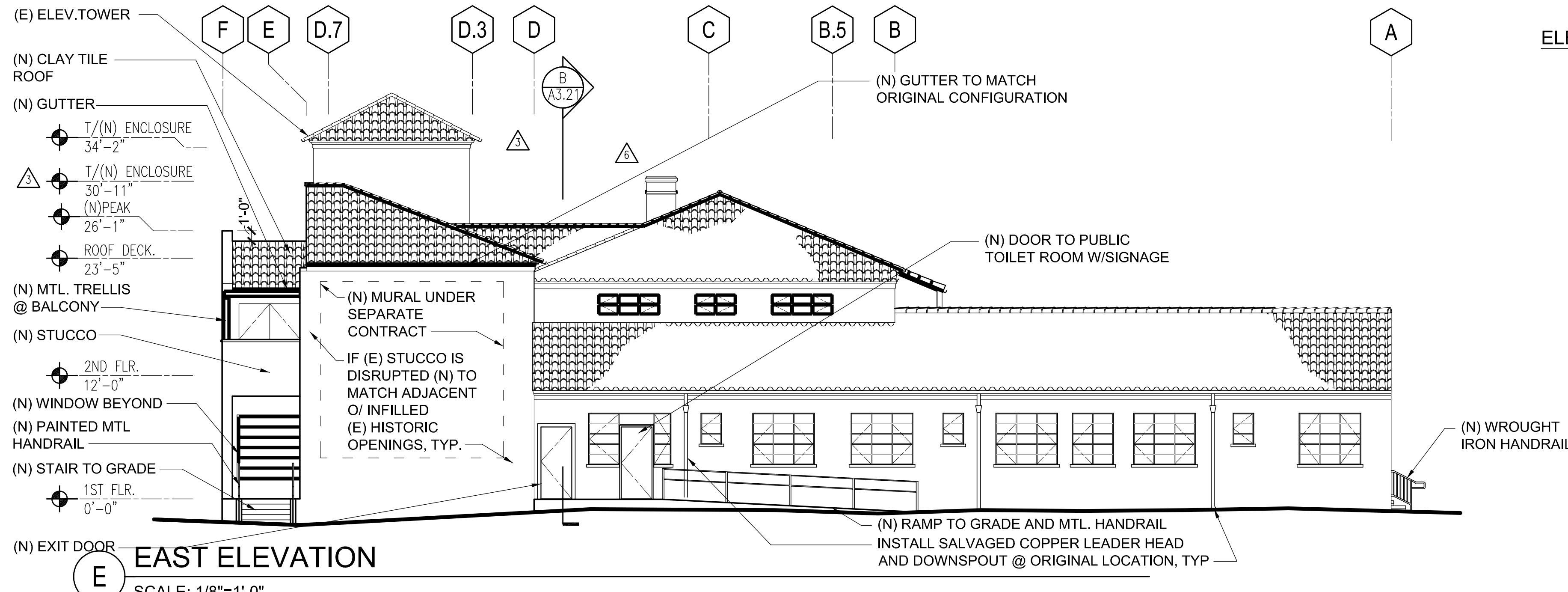
**C SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



**D HIDDEN WEST ELEVATION**

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**E EAST ELEVATION**

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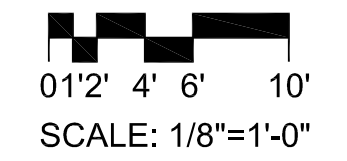
**ELEVATION NOTES:**

1. (E) TREES AND SHRUBS NOT SHOWN, FOR CLARITY.
2. REPAINT ALL AREAS OF DAMAGE OR WEAR. REMOVE SURROUNDING PAINT DOWN TO A SOUND BASE LAYER. FOR WOOD SURFACES (WINDOWS & SIDING) USE GENTLE SCRAPING AND SANDING w/ A NON-METALLIC TOOL. DO NOT USE CHEMICAL OR ABRASIVE MATERIALS. PAINT COLOR SHOULD MATCH (E).
3. SEE FLOOR PLAN AND WINDOW SCHEDULE FOR REQUIRED WINDOW TREATMENT.

PROJ. NO.	2016 - 074	
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CHECKED	CL	
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08	DEC 2010	CUP/ARB/HRB SUBMITTAL
17	DEC 2010	PART 2 SUBMITTAL
17	AUG 2011	PERMIT SUBMITTAL
3	9 DEC 2011	RESPONSE TO COMMENTS
6	11 JAN 2016	ADDITIONAL CUP COMMENTS
28	JAN 2016	HRB HEARING
21	DEC 2016	PERMIT SUBMITTAL

SHEET NO.  
**A-3.12**

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**P.A. HISTORY MUSEUM**

REHABILITATION OF  
 ROTH BUILDING  
 FOR THE  
 PALO ALTO  
 HISTORY MUSEUM  
 LOCATED AT  
 300 HOMER AVE.  
 PALO ALTO, CA 94301

**EXTERIOR ELEVATIONS**

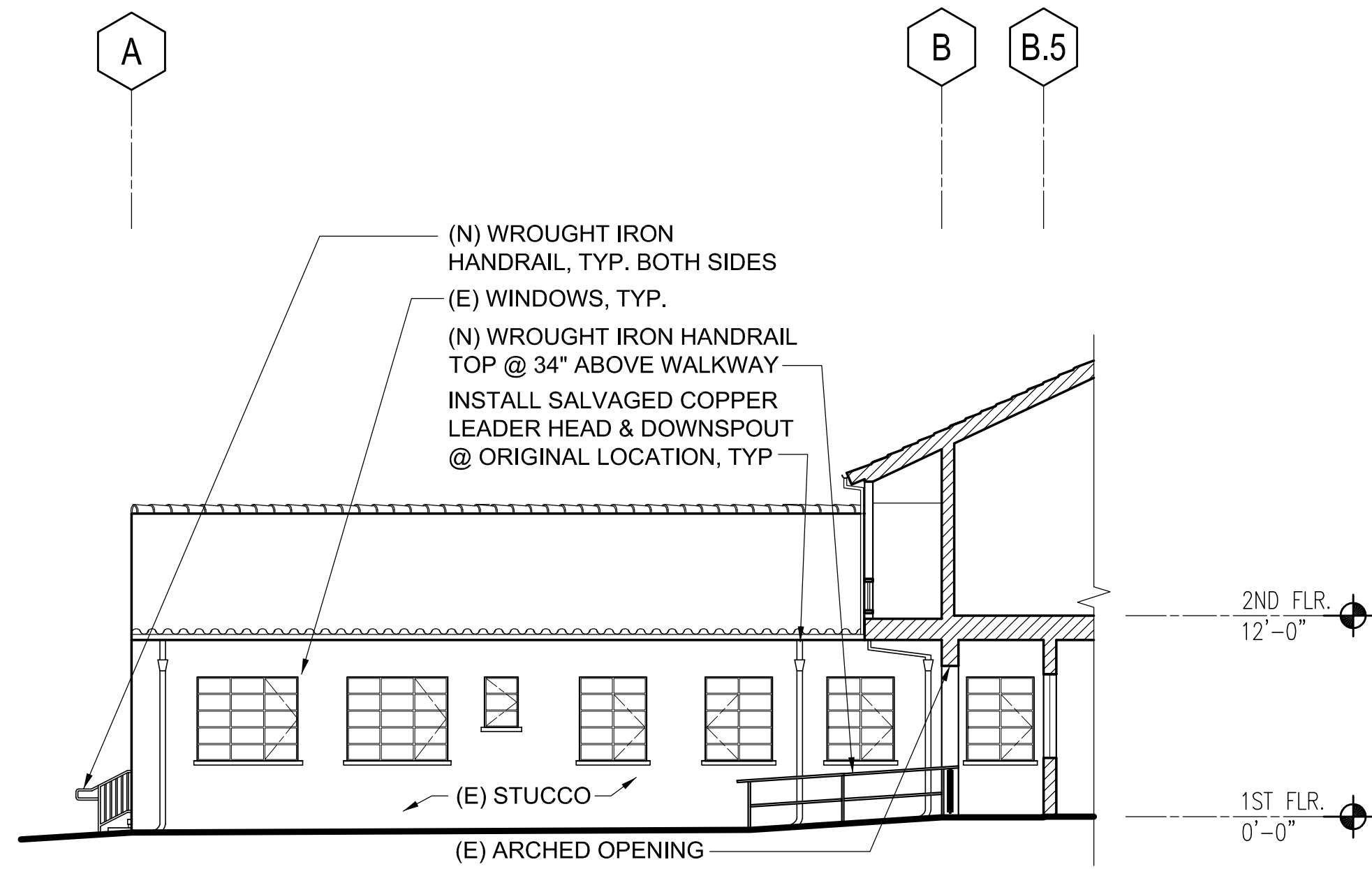
PROPOSED NORTH  
 AND COURTYARD



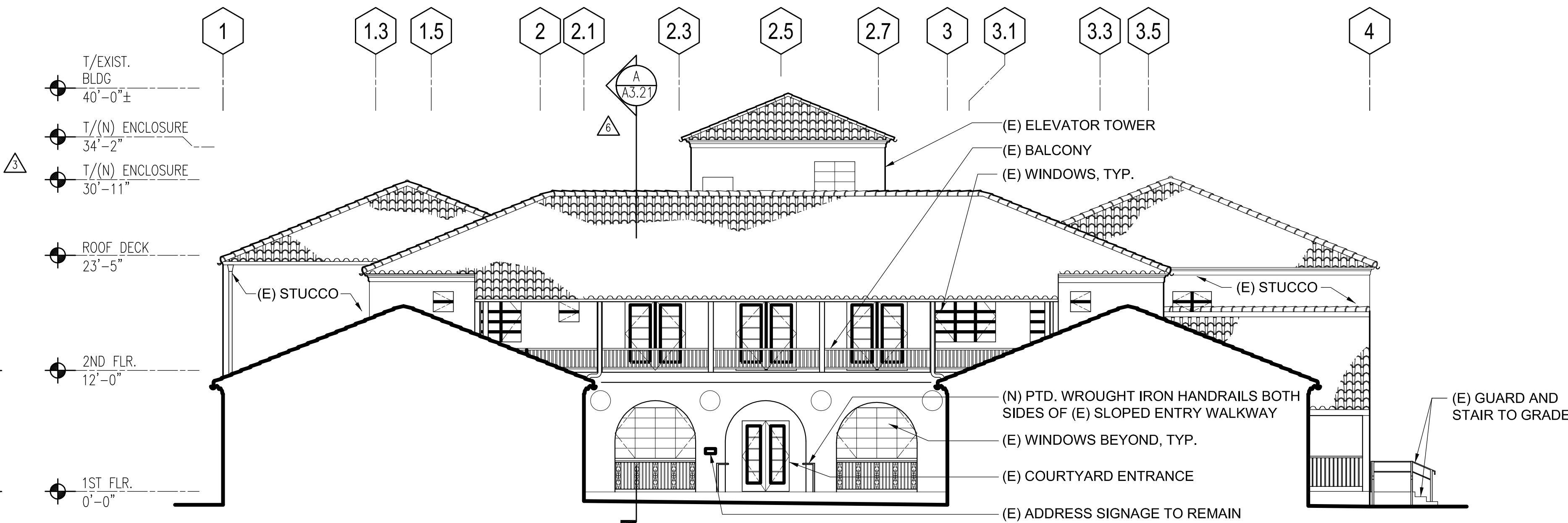
**A NORTH ELEVATION**  
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**B COURTYARD - WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



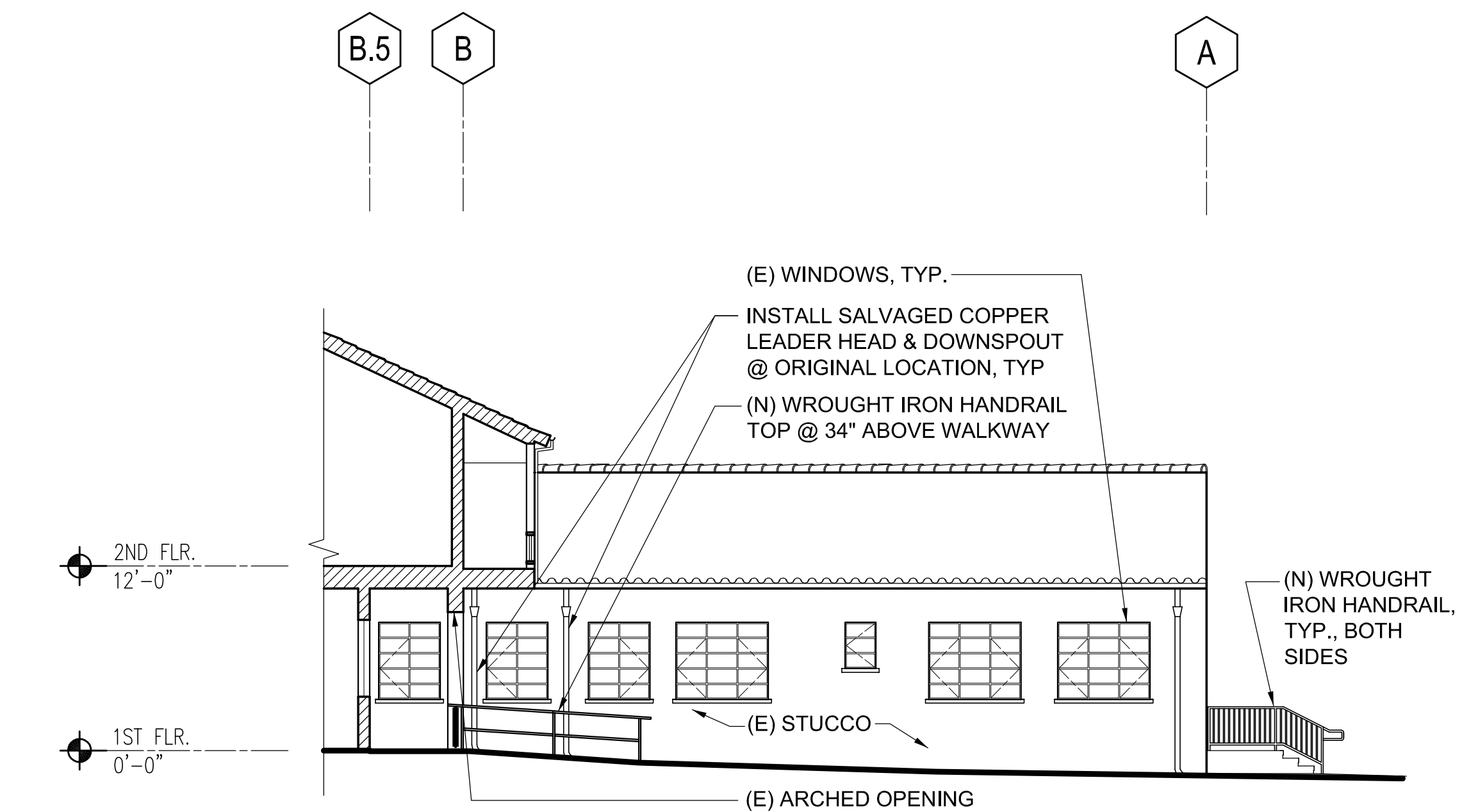
**C COURTYARD - NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"

**ELEVATION NOTES:**

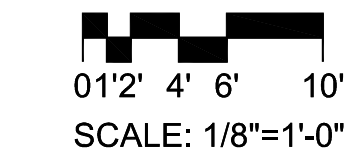
1. (E) TREES AND SHRUBS NOT SHOWN, FOR CLARITY.
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PROJ. NO. 2016 - 074  
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 DATE 27 APR 2010  
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NO.	DATE	REVISION
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17	DEC 2010	PART 2 SUBMITTAL
17	AUG 2011	PERMIT SUBMITTAL
3	9 DEC 2011	RESPONSE TO COMMENTS
6	11 JAN 2016	ADDITIONAL CUP COMMENTS
7	21 DEC 2016	PERMIT SUBMITTAL



**D COURTYARD - EAST ELEVATION**  
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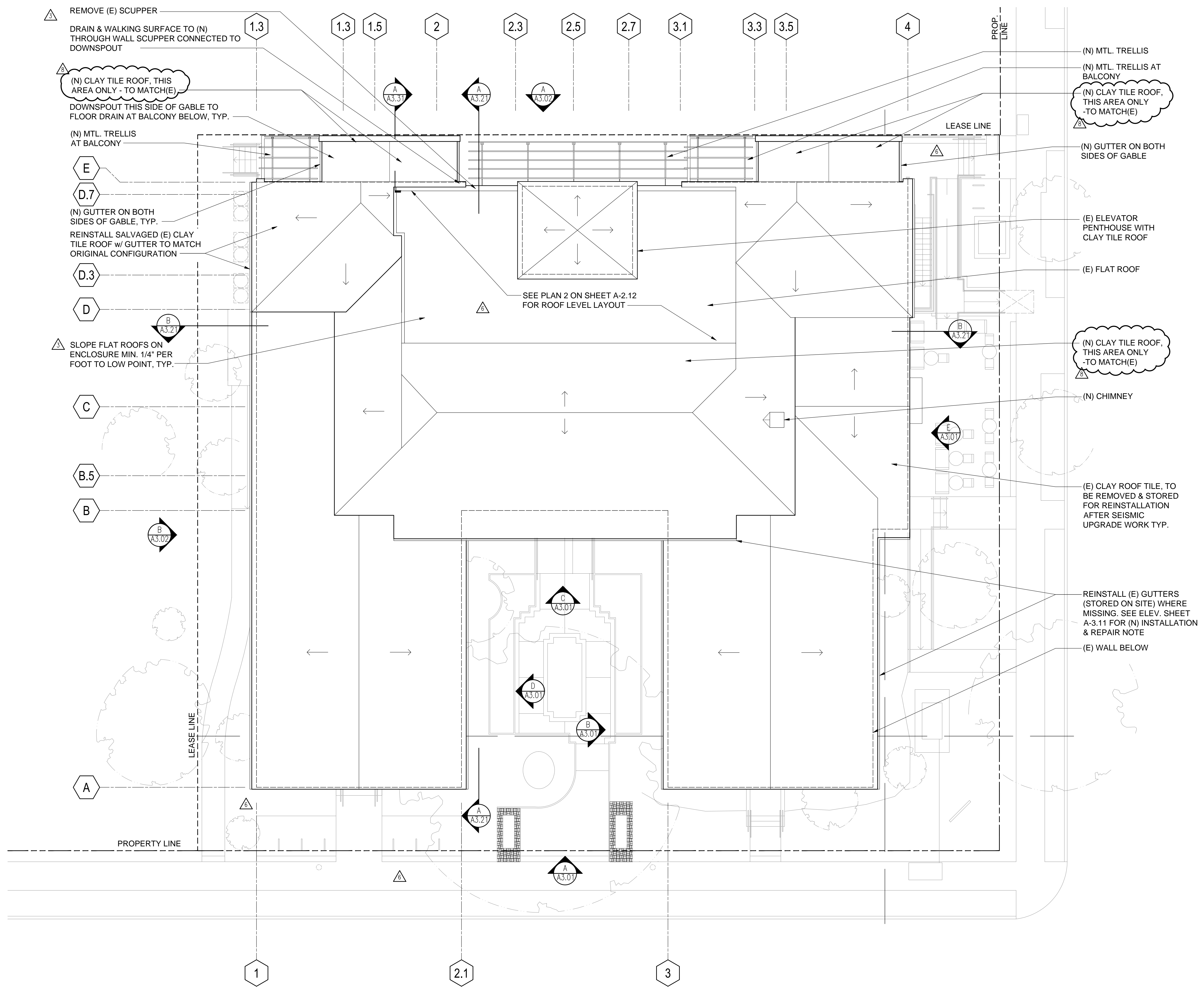
**P.A. HISTORY MUSEUM**  
 REHABILITATION OF  
 ROTH BUILDING  
 FOR THE  
 PALO ALTO  
 HISTORY MUSEUM  
 LOCATED AT  
 300 HOMER AVE.  
 PALO ALTO, CA 94301

**ROOF PLAN**  
 PROPOSED

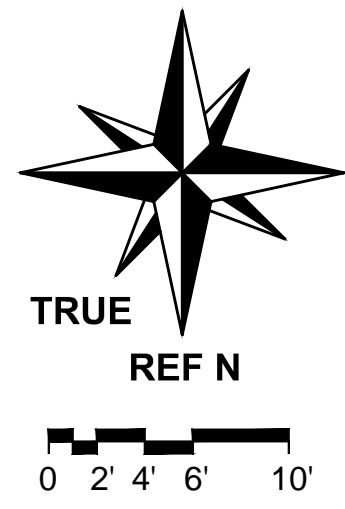
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	17 AUG 2011	PERMIT SUBMITTAL
	14 SEPT 2011	RESPONSE TO COMMENTS
	9 DEC 2011	RESPONSE TO COMMENTS
	11 JAN 2016	ADDITIONAL CUP COMMENTS
	21 DEC 2016	PERMIT SUBMITTAL
		RESPONSE TO COMMENTS

SHEET NO.  
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**1 ROOF PLAN**  
 SCALE: 1/8"=1'-0"



**P.A. HISTORY MUSEUM**  
 REHABILITATION OF  
 ROTH BUILDING  
 FOR THE  
 PALO ALTO  
 HISTORY MUSEUM  
 LOCATED AT  
 300 HOMER AVE.  
 PALO ALTO, CA 94301

**FLOOR PLAN KEY NOTES:**

- 1 PROTECT THE (E) ENTRY FRESCO MURALS AND LOGGIA MEDALLIONS
- 2 PROVIDE (N) 8'-0" HIGH CASED OPENING U.O.N.
- 3 CLEAN, RESTORE AND PROTECT RADIATOR AND COVER
- 4 CLEAN, RESTORE AND PROTECT FLEXWOOD WALL CLADDING. REPAIR AND ONLY REPLACE IF ABSOLUTELY REQUIRED.
- 5 INVESTIGATE WATERPROOFING AND ROOFING UNDER WALKING SURFACE. REPAIR IF NEEDED.
- 6 PROVIDE EXIT SIGN READING "EXIT" AND TACTILE EXIT SIGNAGE
- 7 PROVIDE PANIC HARDWARE AS REQUIRED BY CODE
- 8 PROVIDE 1 HOUR FIRE-RATED DOOR IN EXIT ENCLOSURE
- 9 PROVIDE 1 HOUR FIRE-RATED DOOR IN FIRE BARRIER WALL
- 10 AUTOMATIC DOOR REQUIRED AT LIFT; PROVIDE ACCESSIBLE CONTROLS AND TACTILE SIGNAGE
- 11 INSTALL OWNER-SUPPLIED RECEPTION DESK; ADD (N) FREESTANDING ACCESSIBLE COUNTER WITH TOP SURFACE AT 34" A.F.F. ADJACENT TO DESK
- 12 PROVIDE SIGNAGE @ (E) NON-ACCESSIBLE TOILETS TO STATE, "THIS IS NOT AN ACCESSIBLE TOILET ROOM". PROVIDE CODE REQ'D SIGNAGE w/ UNIVERSAL SYMBOL OF ACCESSIBILITY & CONTRASTING, TACTILE LETTERING & ARROW INDICATING DIRECTION OF ACCESSIBLE TOILETS AS SHOWN IN DETAIL 10/A-9.10. TO BE LOCATED @ HISTORIC TOILET ROOMS AS SHOWN IN DETAIL 4/A-9.10.
- 13 OWNER TO PROVIDE 4' WIDE x 6' LONG WALK-OFF MATS AT BUILDING ENTRIES.

**FLOOR PLAN NOTES:**

1. REPAIR, PATCH AND PAINT AREAS OF WALL AND CEILING PLASTER DAMAGE, AND SURFACES DISTURBED BY DEMOLITION AND (N) CONSTRUCTION, WITH DIAMOND LATH AND THREE-COAT PLASTER
2. [FE] - PORTABLE FIRE EXTINGUISHER TO BE AFFIXED ON A MOUNTING BRACKET
3. ALL DISPLAYS AND WORK IN ENTRANCE ARCADE 101, ELEVATOR, STAIR #1, ROOMS 117, 134, 136A, 136B, 138, 139, 140 AND 141 TO BE SELF-SUPPORTING OR REMOVABLE AND NOT ATTACHED TO WALLS OR CEILING.
4. PROVIDE SHEET MTL. FLASHING AT ALL ROOF PENETRATIONS AS RECOMMENDED BY THE MOST CURRENT VERSION OF THE ARCHITECTURAL SHEET METAL MANUAL BY S.M.A.C.N.A. SEE SPECIFICATIONS FOR REQUIRED SEALANTS.
5. PROTECT THE (E) ENTRY FRESCO MURALS AND LOGGIA MEDALLIONS. RESTORATION AND CONSERVATION OF MURALS BY OTHERS
6. REPAIR ALL (E) STEEL FRAMED WINDOWS. REPLACE BROKEN OR CRACKED GLASS IN KIND. REPAIR AND RESTORE HARDWARE. REPAIR MISSING TRIM, REPLACE IF NEEDED. SEE WINDOW SCHEDULE FOR ADDITIONAL INFO.
7. REPAIR OR REPLACE IN KIND DAMAGED OR STAINED GLUED IN PLACE ACOUSTIC CEILING TILES.
8. INSTALL PAINTED WOOD TRIM BASE. SEE SCHEDULE FOR LOCATIONS
9. ALL NEW AND EXISTING ENTRY/EXIT DOORS TO RECEIVE (N) ACCESSIBLE THRESHOLDS. SEE SHEET A-8.10 DETAIL 4. FIELD VERIFY THAT ALL (E) THRESHOLDS TO REMAIN MEET ACCESSIBLE REQUIREMENTS PER DETAIL. REPLACE IF NECESSARY.
10. SEE DETAIL 4 ON SHEET A-9.10 FOR CODE REQUIRED SIGNAGE ON ACCESSIBLE PATHS, FOR ACCESSIBLE TOILET ROOMS AND IDENTIFICATION SIGNAGE. SEE SHEET A-1.11 FOR LOCATION
11. ACCESSIBLE DOORS REQUIRING BOTH STRIKE SIDE CLEARANCE HAVE CLEARANCES NOTED. DOORS NOT HAVING BOTH LATCH & CLOSER DO NOT REQUIRE PUSH SIDE CLEARANCE. OTHER DOORS ARE NOTED IN DOOR SCHEDULE TO BE HELD OR FIXED IN OPEN POSITION.

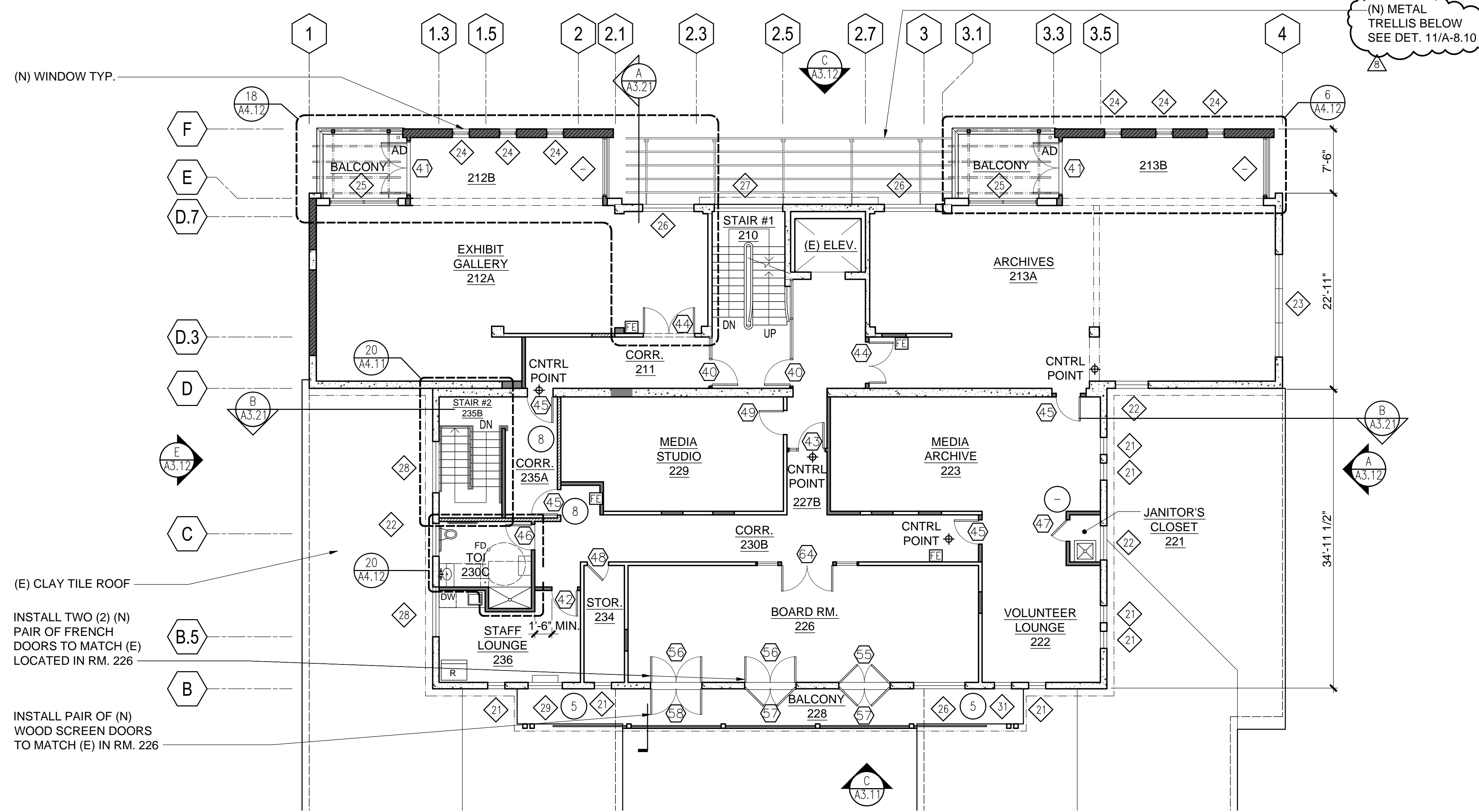
**FLOOR PLAN**  
 PROPOSED SECOND  
 AND ROOF PLAN

PROJ. NO. 2016-074  
 SCALE 1/8" = 1'-0"  
 DATE 10 OCT 2008  
 PHASE CD  
 DRAWN MS, CL  
 CHECKED CL

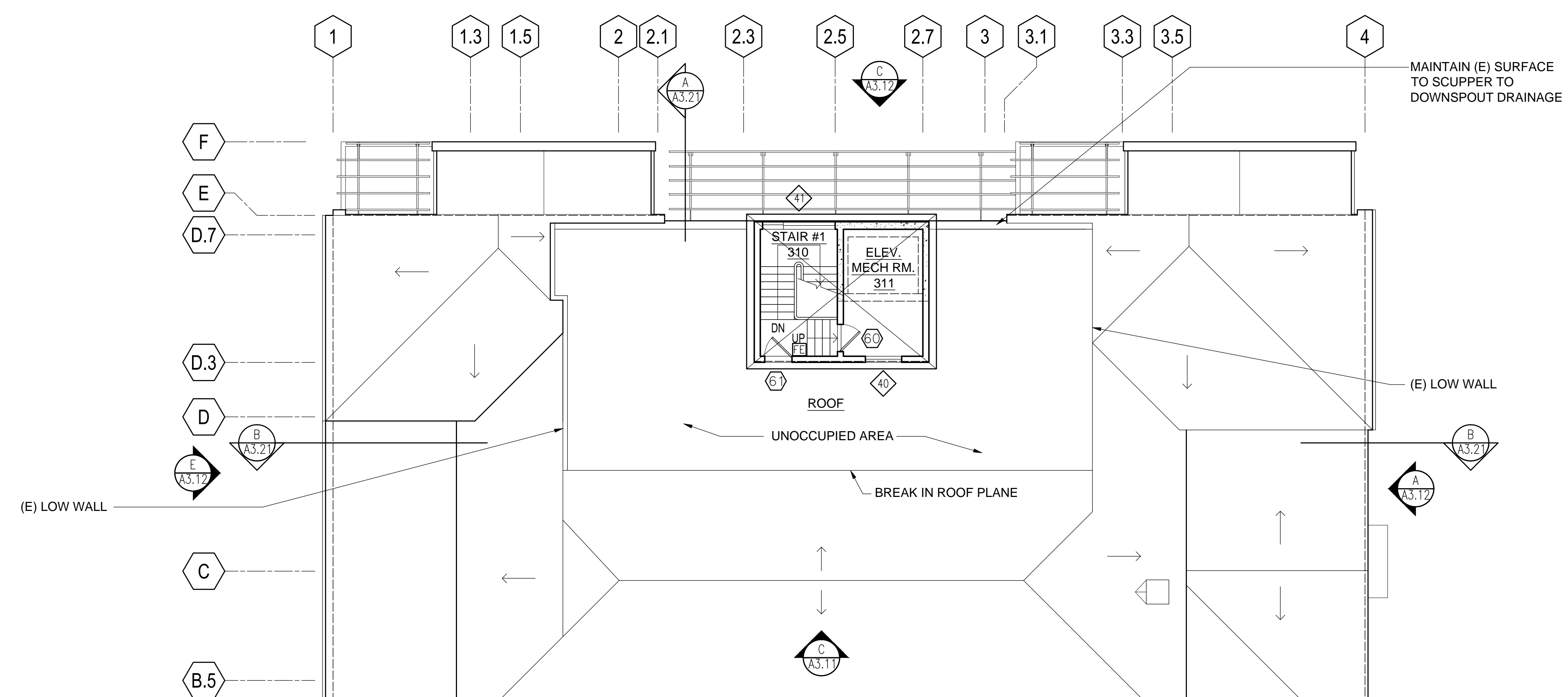
NO.	DATE	REVISION
7	MAY 2010	PLANNING SUBMITTAL
8	DEC 2010	CUP/ARB/HRB SUBMITTAL
17	DEC 2010	PART 2 SUBMITTAL
17	AUG 2011	PERMIT SUBMITTAL
14	SEPT 2011	RESPONSE TO COMMENTS
9	DEC 2011	RESPONSE TO COMMENTS
30	OCT 2015	RESPONSE TO CUP COMMENTS
11	JAN 2016	ADDITIONAL CUP COMMENTS
7	21 DEC 2016	PERMIT SUBMITTAL
8		RESPONSE TO COMMENTS

SHEET NO.  
**A-2.12**

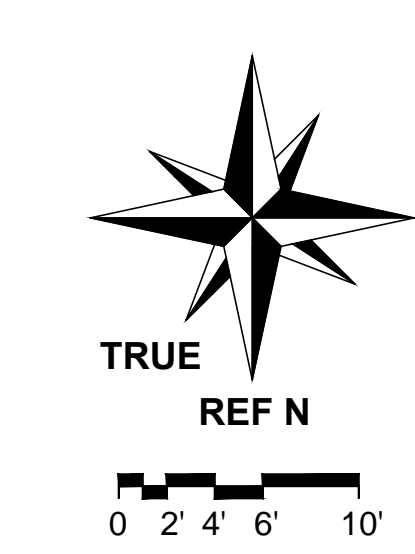
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**1 SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



**2 ROOF PLAN (PARTIAL)**  
 SCALE: 1/8"=1'-0"



**P.A. HISTORY MUSEUM**  
 REHABILITATION OF  
 ROTH BUILDING  
 FOR THE  
 PALO ALTO  
 HISTORY MUSEUM  
 LOCATED AT  
 300 HOMER AVE.  
 PALO ALTO, CA 94301

**FLOOR PLAN**  
 PROPOSED FIRST

PROJ. NO. 2016-074  
 SCALE 1/8" = 1'-0"  
 DATE 10 OCT 2008  
 PHASE CD  
 DRAWN MS, CL  
 CHECKED CL

NO.	DATE	REVISION
7	MAY 2010	PLANNING SUBMITTAL
8	DEC 2010	CUP/ARB/HRB SUBMITTAL
17	DEC 2010	PART 2 SUBMITTAL
17	AUG 2011	PERMIT SUBMITTAL
14	SEPT 2011	RESPONSE TO COMMENTS
9	DEC 2011	RESPONSE TO COMMENTS
29	JUN 2012	LEED CLARIFICATION
30	OCT 2015	RESPONSE TO CUP COMMENTS
21	DEC 2016	PERMIT SUBMITTAL
		RESPONSE TO COMMENTS

SHEET NO.  
**A-2.11**  
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**FLOOR PLAN KEY NOTES:**

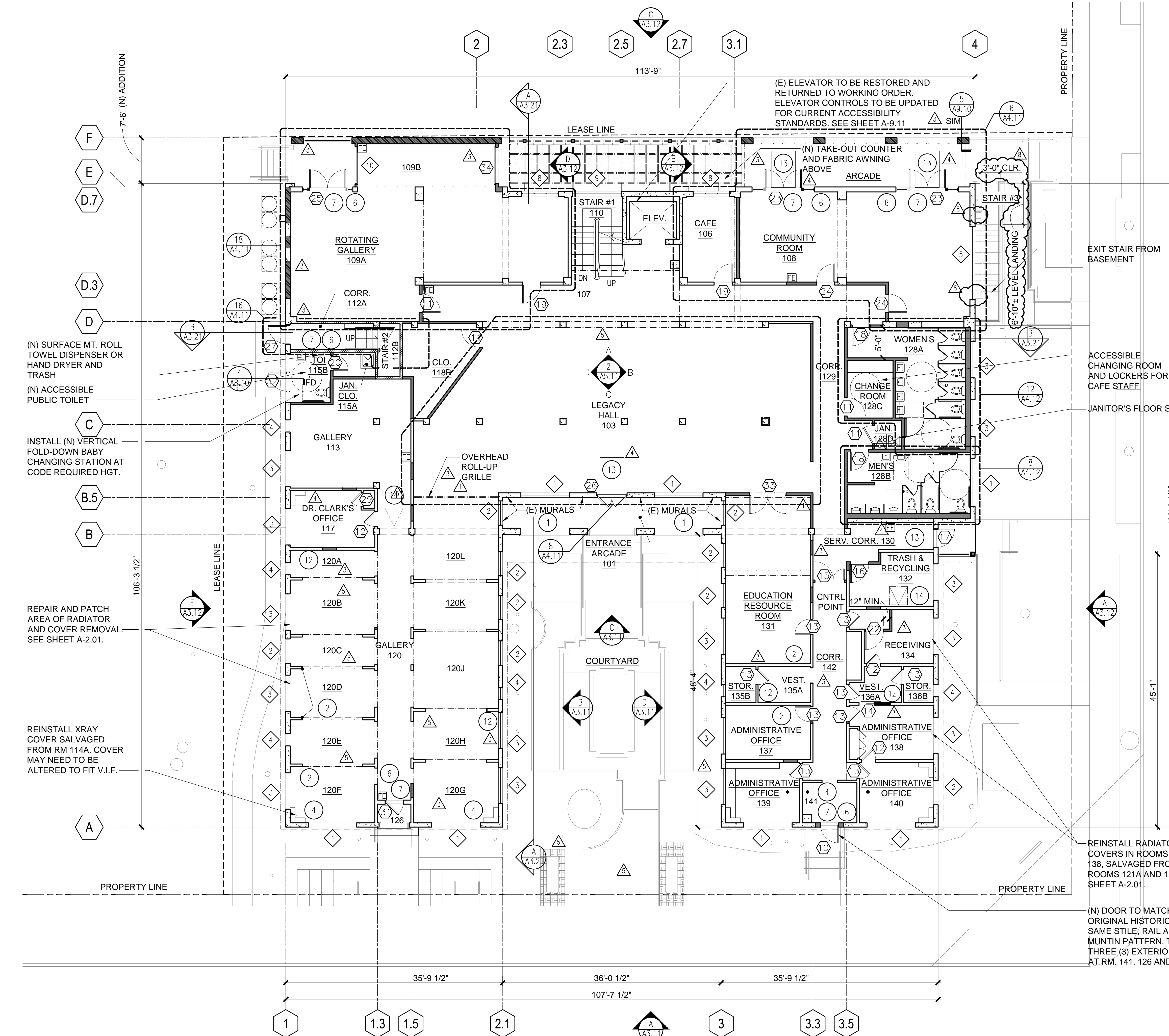
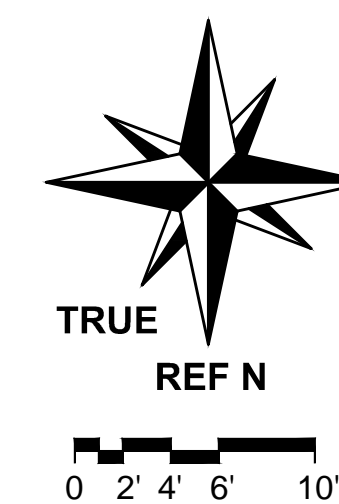
- PROTECT THE (E) ENTRY FRESCO MURALS AND LOGGIA MEDALLIONS
- PROVIDE (N) 8'-0" HIGH CASED OPENING U.O.N.
- CLEAN, RESTORE AND PROTECT RADIATOR AND COVER
- CLEAN, RESTORE AND PROTECT FLEXWOOD WALL CLADDING. REPAIR AND ONLY REPLACE IF ABSOLUTELY REQUIRED.
- INVESTIGATE WATERPROOFING AND ROOFING UNDER WALKING SURFACE. REPAIR IF NEEDED.
- PROVIDE EXIT SIGN READING "EXIT" AND TACTILE EXIT SIGNAGE
- PROVIDE PANIC HARDWARE AS REQUIRED BY CODE
- PROVIDE 1 HOUR FIRE-RATED DOOR IN EXIT ENCLOSURE
- PROVIDE 1 HOUR FIRE-RATED DOOR IN FIRE BARRIER WALL
- AUTOMATIC DOOR REQUIRED AT LIFT; PROVIDE ACCESSIBLE CONTROLS AND TACTILE SIGNAGE
- INSTALL OWNER-SUPPLIED RECEPTION DESK; ADD (N) FREESTANDING ACCESSIBLE COUNTER WITH TOP SURFACE AT 34" A.F.F. ADJACENT TO DESK
- PROVIDE SIGNAGE @ (E) NON-ACCESSIBLE TOILETS TO STATE, "THIS IS NOT AN ACCESSIBLE TOILET ROOM". PROVIDE CODE REQ'D SIGNAGE w/ UNIVERSAL SYMBOL OF ACCESSIBILITY & CONTRASTING, TACTILE LETTERING & ARROW INDICATING DIRECTION OF ACCESSIBLE TOILETS AS SHOWN IN DETAIL 10/A-9.10. TO BE LOCATED @ HISTORIC TOILET ROOMS AS SHOWN IN DETAIL 4/A-9.10.
- OWNER TO PROVIDE 4' WIDE x 6' LONG WALK-OFF MATS AT BUILDING ENTRIES.
- (N) ATTIC ACCESS HATCH

**FLOOR PLAN NOTES:**

- REPAIR, PATCH AND PAINT AREAS OF WALL AND CEILING PLASTER DAMAGE, AND SURFACES DISTURBED BY DEMOLITION AND (N) CONSTRUCTION, WITH DIAMOND LATH AND THREE-COAT PLASTER
- [FE] - PORTABLE FIRE EXTINGUISHER TO BE AFFIXED ON A MOUNTING BRACKET
- ALL DISPLAYS AND WORK IN ENTRANCE ARCADE 101, ELEVATOR, STAIR #1, ROOMS 117, 134, 136A, 136B, 138, 139, 140 AND 141 TO BE SELF-SUPPORTING OR REMOVABLE AND NOT ATTACHED TO WALLS OR CEILING
- PROVIDE SHEET MTL. FLASHING AT ALL ROOF PENETRATIONS AS RECOMMENDED BY THE MOST CURRENT VERSION OF THE ARCHITECTURAL SHEET METAL MANUAL BY S.M.A.C.N.A. SEE SPECIFICATIONS FOR REQUIRED SEALANTS.
- PROTECT THE (E) ENTRY FRESCO MURALS AND LOGGIA MEDALLIONS. RESTORATION AND CONSERVATION OF MURALS BY OTHERS
- REPAIR ALL (E) STEEL FRAMED WINDOWS. REPLACE BROKEN OR CRACKED GLASS IN KIND. REPAIR AND RESTORE HARDWARE. REPAIR MISSING TRIM, REPLACE IF NEEDED. SEE WINDOW SCHEDULE FOR ADDITIONAL INFO.
- REPAIR OR REPLACE IN KIND DAMAGED OR STAINED GLUED IN PLACE ACOUSTIC CEILING TILES.
- INSTALL PAINTED WOOD TRIM BASE. SEE SCHEDULE FOR LOCATIONS
- ALL NEW AND EXISTING ENTRY/EXIT DOORS TO RECEIVE (N) ACCESSIBLE THRESHOLDS. SEE SHEET A-8.10 DETAIL 4. FIELD VERIFY THAT ALL (E) THRESHOLDS TO REMAIN MEET ACCESSIBLE REQUIREMENTS PER DETAIL. REPLACE IF NECESSARY.
- SEE DETAIL 4 ON SHEET A-9.10 FOR CODE REQUIRED SIGNAGE ON ACCESSIBLE PATHS, FOR ACCESSIBLE TOILET ROOMS AND IDENTIFICATION SIGNAGE. SEE SHEET A-1.11 FOR LOCATION
- ACCESSIBLE DOORS REQUIRING BOTH STRIKE SIDE CLEARANCE HAVE CLEARANCES NOTED. DOORS NOT HAVING BOTH LATCH & CLOSER DO NOT REQUIRE PUSH SIDE CLEARANCE. OTHER DOORS ARE NOTED IN DOOR SCHEDULE TO BE HELD OR FIXED IN OPEN POSITION.

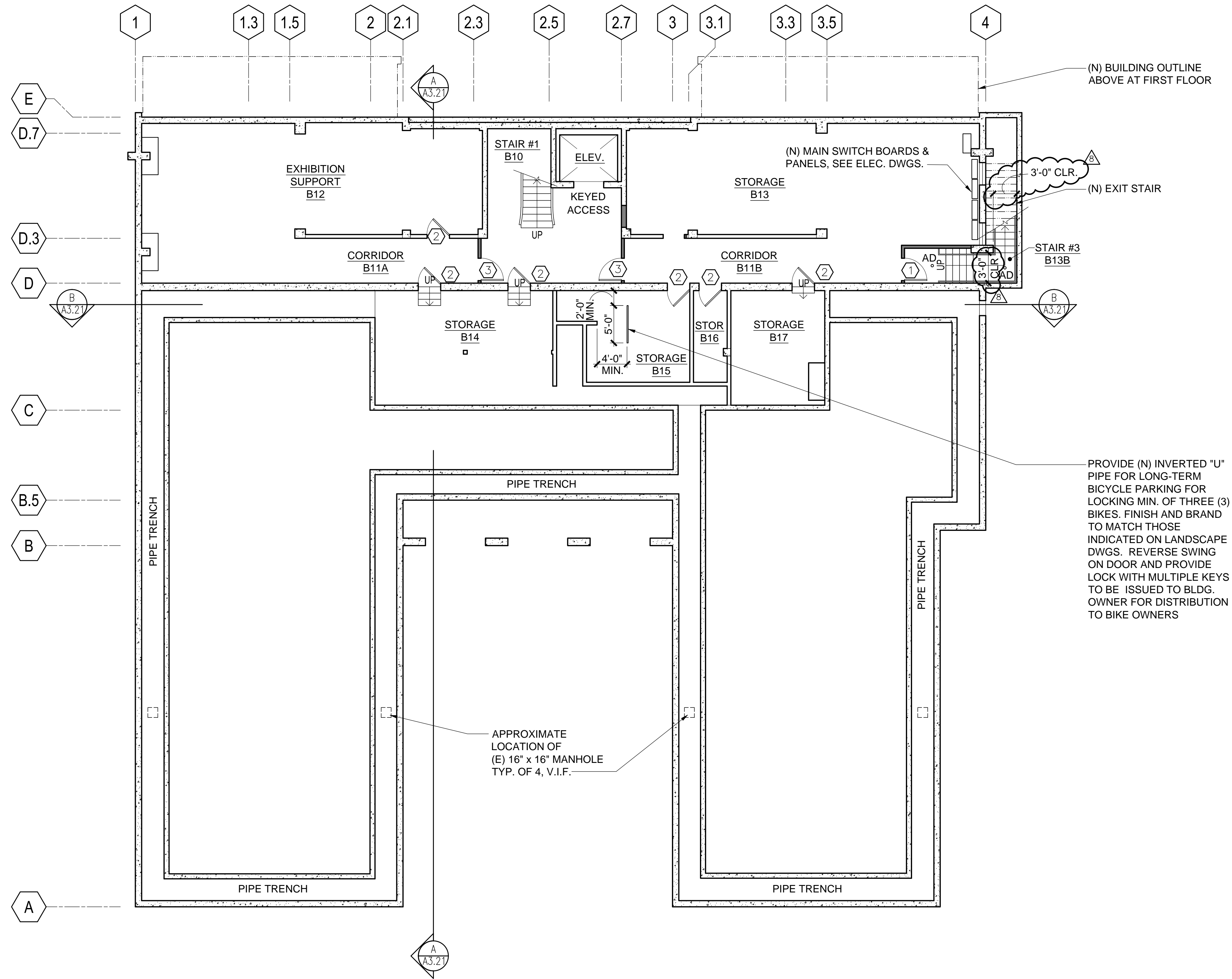
**WALL LEGEND**

- (N) PROPOSED WALL
- (E) CONCRETE WALL
- (E) WALL OR MATERIAL TO BE REMOVED
- 1 HR FIRE-RATED ASSEMBLY; SEE DTL 2 OR 3 ON SHEET A-9.10
- 2 HR FIRE-RATED ASSEMBLY; SEE DTL 5 ON SHEET A-9.10



**1 FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**P.A. HISTORY MUSEUM**  
 REHABILITATION OF  
 ROTH BUILDING  
 FOR THE  
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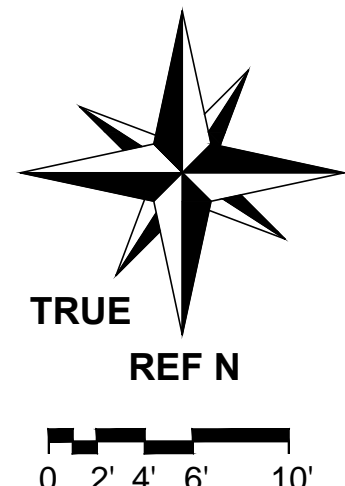


**FLOOR PLAN**  
**PROPOSED BASEMENT**

PROJ. NO. 2016 - 074  
 SCALE 1/8" = 1'-0"  
 DATE 10 OCT 2008  
 PHASE CD  
 DRAWN MS, CL  
 CHECKED CL

NO.	DATE	REVISION
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9	DEC 2011	RESPONSE TO COMMENTS
21	DEC 2016	PERMIT SUBMITTAL
21	DEC 2016	RESPONSE TO COMMENTS

- WALL LEGEND**
- (N) PROPOSED WALL
  - (E) CONCRETE WALL
  - (E) WALL OR MATERIAL TO BE REMOVED
  - 1 HR FIRE-RATED ASSEMBLY; SEE DTL 2 OR 3 ON SHEET A-9,10
  - 2 HR FIRE-RATED ASSEMBLY; SEE DTL 5 ON SHEET A-9,10



**1 BASEMENT PLAN**  
 SCALE: 1/8"=1'-0"