RESOLUTION NO. 6864

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING VESTING TENTATIVE MAP FOR THE PROPOSED 123 INDEPENDENCE DRIVE PROJECT CONSISTING OF A 316 UNIT MULTIFAMILY RESIDENTIAL APARTMENT BUILDING WITH AN APPROXIMATELY 2,000 SQUARE FEET COMMERCIAL SPACE AND 116 TOWNHOME CONDOMINIUM UNITS AT 119 INDEPENDENCE DRIVE, 123-125 INDEPENDENCE DRIVE, 127 INDEPENDENCE DRIVE, 1205 CHRYSLER DRIVE, AND 130 CONSTITUTION DRIVE (APNS: 055-236-140, 055-236-180, 055-236-240, 055-236-300, and 055-236-280), AND ASSOCIATED OPEN SPACE AND INFRASTRUCTURE

WHEREAS, the City of Menlo Park ("City") received an application requesting environmental review, use permit, architectural control, below market rate (BMR) housing agreement, major subdivision, and heritage tree removal permits from The Sobrato Organization ("Applicant"), to redevelop the properties located at 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive (APNs 055-236-140, 055-236-180, 055-236-240, 055-236-300, and 055-236-280) ("Property"), with a bonus level development project consisting of an up to 316 unit multifamily rental apartment building with approximately 2,000 square feet of commercial space and 116 for-sale townhome condominium units, which development is more particularly described in the Environmental Impact Report to the Project which was prepared pursuant to the California Environmental Quality Act (hereinafter the "Project"). The Project is depicted in and subject to the development plans which are attached hereto as Exhibit A ("Project Plans including colors and materials board") and incorporated herein by this reference; and

WHEREAS, the proposed Project is located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The R-MU-B zoning district allows a mixture of land uses with the purposes of providing high density housing to complement nearby employment, encouraging mixed use development with a quality living environment and neighborhood-serving retail and services on the ground floor that are oriented to the public, promoting a live/work/play environment with pedestrian activity, and blending with and complementing existing neighborhoods through site regulations and design standards that minimize impacts to adjacent uses; and

WHEREAS, a phased vesting tentative map would merge the existing five legal parcels within the approximately 8.5-acre project site and re-subdivide the project site to create a 316 multifamily apartment unit building including the 2,000 square feet commercial space within one of the legal parcels, 116 townhome condominium units to be sold individually on three legal parcels, and create one legal parcel to accommodate the publicly accessible paseo, emergency vehicle access, and publicly accessible park; and

WHEREAS, the project proposes to execute the vesting tentative map in two phases. First phase would merge all the parcels and create four lots consisting of one lot (lot A) to receive the apartment building fronting Constitution Drive, the publicly accessible paseo/publicly accessible park lot (lot 1) and third and fourth lots (lot B and lot C) would merge the parcels to create the lot to receive the townhomes. The second phase would further subdivide lots B and C to create a third lot, Lot D, for the 116 townhome condominiums; and

WHEREAS, notwithstanding the anticipated phasing plan and, included hereto as Exhibit B, and incorporated herein by this reference, the applicant may elect to develop the project in a single phase or modify the project phasing as permitted by the Subdivision Map Act; and

WHEREAS, staff has determined that the proposed vesting tentative map, included hereto as Exhibit C, and incorporated herein by this reference, includes the required data and statements listed in the Subdivision Ordinance, and all information is complete and accurate; and

WHEREAS, after notice having been lawfully given, a duly noticed public hearing was held before the City Planning Commission on August 28, 2023 at which all persons interested had the opportunity to appear and comment; and

WHEREAS, after closing the public hearing, the Planning Commission considered all public and written comments, pertinent information, documents and plans and all other evidence in the public record on the Project; and

WHEREAS, on August 28, 2023, the Planning Commission fully reviewed, considered, evaluated the whole of the record including all public and written comments, pertinent information, document and plans, and by Resolution No. 2023-40 certifying the Final EIR, adopting findings of fact in accordance with the CEQA, and adopting a Mitigation Monitoring and Reporting Program, prior to adopting Resolution No. 2023-41 approving the requested use permit and architectural control including all the requested concessions and waivers, and adopted Resolution No. 2023-42 recommending of approval to City Council for the vesting tentative map for the 123 Independence Drive Project; and

WHEREAS, all required public notices and public hearings were duly given and help according to law; and

WHEREAS, after notice having been lawfully given, a duly noticed public hearing was held before the City Council on September 26, 2023 at which all persons interested had the opportunity to appear and comment; and

WHEREAS, after closing the public hearing, the City Council considered all public and written comments, pertinent information, documents and plans and all other evidence in the public record on the Project; and

WHEREAS, on September 26, 2023, the City Council fully review, considered, evaluated the whole of the record including all public and written comments, pertinent information, documents, and approved the Vesting Tentative Map, attached herein as Exhibit C, subject to conditions included hereto as Exhibit D, and incorporated herein by this reference for the 123 Independence Drive Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park finds that the above recitals together with the staff report and the application materials, including without limitation, the previously certified EIR, and all other documents, reports, studies, maps, oral and written testimony, and materials in the City's file for the applications and the Project, and all adopted and applicable City planning documents related to the Project and the Project Site and all associated evidentiary basis for the approval set forth in this resolution.

BE IT FURTHER RESOLVED that the City Council make the following findings and recommendations:

- 1. CEQA Finding. The City, as lead agency, prepared an Environmental Impact Report ("EIR") (SCH: 2021010076) pursuant to the California Environmental Quality Act ("CEQA") that examined the environmental impacts of the redevelopment of the Project site consisting of an up to 316 unit multifamily rental apartment building with approximately 2,000 square feet of commercial space and 116 for-sale townhome condominium units (hereinafter the "Project"). On August 28, 2023, by Resolution No [include number], the Planning Commission certified the EIR, made certain findings, and adopted a Mitigation Monitoring and Reporting Program, which Resolution together with the EIR are incorporated herein by reference. The City Council finds that the vesting tentative map was analyzed as part of the EIR is within the scope of the certified EIR.
- 2. Vesting Tentative Map. The City Council find that the approval of the Vesting Tentative Map is consistent with the requirements of the Subdivision Map Act and City of Menlo Park Municipal Code Section 15.22.020 for the following reasons:
 - a. The proposed Vesting Tentative Map for the Project Site is technically correct and in compliance with all applicable State regulations, City General Plan, Zoning and Subdivision Ordinances, and the State Subdivision Map Act.
 - b. The proposed Vesting Tentative Map for the project Site, including the contemplated design and improvements, is consistent with the applicable General Plan goals and policies, in particular that goals for the Bayfront Area set forth in the General Plan. The project is consistent with the land use designations described in the General Plan and would be consistent with the City General Plan policies as well as City Zoning Ordinance requirements for bonus level development projects at the proposed density and for the types of uses.
 - c. The project Site is physically suitable for the proposed development, including the proposed density of development, and the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The project is consistent with the density and uses for the site set forth in the General Plan. The project Site is in an urbanized area of the City currently occupied by office/warehouse development, landscaped, and hardscaped areas that include various urban uses and does not include any aquatic habitat. The project would not cause substantial environmental damage to the already disturbed Project Site and would not substantially injure the limited wildlife that access the site or their habitat.
 - d. The design of the subdivision or types of improvements is not likely to cause serious public health or safety problems. The project would comply with the General Plan's goals and policies, City Zoning and Subdivision Ordinances, and other applicable regulations designed to prevent serious health and safety problems.
 - e. The design of the subdivision or the type of improvements does not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision because alternate easements for access or use will be provided that are substantially equivalent to ones previously acquired by the public.
 - f. The project is subject to flood and inundation hazards and is not located within a slide area. The Project Site is located within the 100-year flood hazard zone. However, the contemplated Project design and improvements will be elevated so as to mitigate flood hazards, and the Project would comply with the applicable requirements designed in mitigate flood hazards as well as address future sea level rise. Based on the above findings, the City Council approves the vesting tentative map in form substantially consistent with Exhibit C, subject to conditions of approval attached herein as Exhibit D.

SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Judi A. Herren, City Clerk of Menlo Park, do hereby certify that the above and foregoing City Council Resolution was duly and regularly passed and adopted at a meeting by said City Council on the twenty-sixth day of September, 2023, by the following votes:

AYES: Combs, Doerr, Nash, Taylor, Wolosin

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twenty-ninth day of September, 2023.

— Docusigned by:

39280A20D0BE491...

Judi A. Herren, City Clerk

Exhibits

- A. Project Plans including materials and color board and vesting tentative map
- B. Vesting Tentative Map phasing narrative
- C. Vesting Tentative Map
- D. Vesting Tentative Map conditions of approval



123 INDEPENDENCE: MIXED-USE RESIDENTIAL

MENLO PARK, CA PLANNING RESUBMITTAL 06/12/2023















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PROJECT NARRATIVE

Resolution No. 6864

The Sobrato Org. Pigritis (1760) 5g/leased to propose a revised version of 123 Independence. Originally, the project included 67 townhomes, 316 residential apartments, and 88,750 SF of office space. After feedback from Planning Commissioners and community members, TSO decided to remove the office and add 49 additional townhomes. 123 Independence will now deliver 116 townhomes, 316 residential apartment units, and 2,000 SF commercial space to the R-MU (Residential Mixed-use) Zoning District within the ConnectMenio General Plan.

123 Independence spans over five existing connected parcels at Highway 101 and Highway 84, bounded by Chrysler, Independence, and Constitution Drives. The project proposes to demolish five existing office/industrial buildings (approximately 103,000 SF) to create five new Lots. 1 & A, B, C, and D. Lot 1 is a publicly accessible pased running north to south, as well as east to west, a cross the project. Lot A is a 5-story mixed-use apartment building with stoops along public streets and pedestrian walkways. Per Mento Park Municipal Code Section 16.45.080, parking spaces for the apartment units will be unbundled. Lots B, C, and D are 3-story townhome communities that will be subdivided via condominium mapping and will be priented to public streets, the neighborhood park, the pased, and other common green spaces. The proposed site design accommodates see-level rise, and all proposed ground-level residential units are raised 2 feet above the 5-foot FEMA floodplain.

123 Independence includes an on-site public connection, Parcel 1, that establishes a pedestrian walkway to the greater neighborhood network. This pased leads to a central lybocated neighborhood park, which provides a central recreation and gathering space. Public frontages on Independence Drive. Constitution Drive, and Chrysler Drive are activated with residential stoops, lobbies, leasing effice, and residential amenities.

The architectural language of the apartments and lownhomes is warm and modern to meet both residential use and fit within the context of the surrounding commercial buildings. The building composition creates a very urban relationship to the street, as envisioned in the Goneral Plan, with over 60% of built-to area for all street frontages. Lot A is Type V-A/i-A construction over podium parking, and Lots B, C, and D are designed as Type V-A construction with private tuck-under 1- and 2-cre garages.

In compliance with Municipal Code Ordinance No. 1026. Bonus-level development is being proposed. Maximum height of the apartments is no more than 85-ft above existing grade, and the average height of all buildings is well below 82.5-ft. Seventeen percent (17%) of the total units onsite will be affordable housing units for Low income households.

ZONING COMPLIANCE

COMPLIANT	COMPLIANT	COMPLIANT, SEE SHEET AIDS	COMPLIANT, SEE SHEET A101	COMPLIANT. SEE SHEET A101	COMPLIANT SEE TAB GRADIENT ON SHEET		2.900 SF < 25% OF LOT AREA	COMPLIANT.	COMPLIANT SEE SHEET ANS
35,300 EF	100 FEET	OFEET	20 FEET	10 FEET	+ 80% 10 225%	>30 BUNCRE TO 100 DUNCRE	20% OF LOT AREA	MERAGE HEIGHT SEEFT MAXIMUM HEIGHT 85 FT	25% OF LOT AREA
NMINDU LOT AREA	MINIMUM LOT DIMENSION	NIMBADA SETBACK AT STREET	MAJORUM SETBACK AT STREET	MIN INTERIOR SIDE A REAR SETBACKS	MAIR RESIDENTIAL FLOOR AREA RATIO	DEMORTY	MARINIM NON-RESIDENTIAL FARE	HEIGHT	MIN-OPEN SPACE REQUIPEMENT

PROJECT TEAM

APPLICANT

The Sobrato Organization Peter Tsai 599 Castro Street, Suite 400 Mountain View, CA 94041 (550) 695-1067 www.sobrato.com

ARCHITECT

StudioT-SQ, Inc. Chek F. Tang 1970 Broadway, Suite 615 Cakland, CA 94612 (510) 451-2850 www.studiot-sq.com

LANDSCAPE ARCHITECT

The Guzzardo Partnership, Inc. Nicholas Samuelson 181 Greenwich Street San Francisco. CA 94111 (415) 433-4672 www.tgp-inc.com

CIVIL ENGINEER

Kier & Wright Nektarious Matheou 3350 Scott Blvd, #22 Santa Clara, CA 95054 (408) 727-5665 www.kierwright.com

JOINT TRENCH

Radius Design Scott Hardester 1460 Maria Ln, #420 Walnut Creek (925) 269-4575 www.radius[t.com

M.E.P. ENGINEER

PAE Engineers Grant Craig 48 Golden Gate Ave Sen Francisco, CA 94102 (415) 767-2736 www.pae-engineers.com

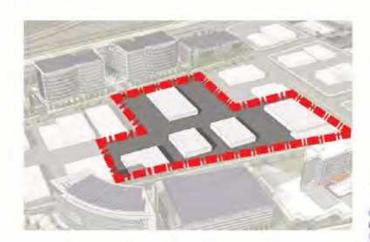
WASTE MANAGEMENT

American Trash Management Steve Settzer 1900 Powell St, Suite 890 Emeryville, CA 94608 (415) 292-5402 www.trashmanage.com

PARKING CONSULTANT

Watry Design David LoCoco 2099 Gateway Pl, Suite 550 San Jose, CA 95110 (408) 392-7900 www.watrydesign.com

SITE CONTEXT





STUDIO T SQUARE

: Architecture : Planning : Urban Design

#875 Descrivery, Suite 613 Obstanci, Colfilence (HE12) (S15) 401 - 2850

The Sobrato Organization

123 Independence

PROJECT NARRATIVE AND SITE CONTEXT

July Tel: 00004
Date: 6/12/2020
South: 1" + 1"-0"
Othern By: Author

Sheet No.

BELOW MARKET RATE HOUSING SUMMARY - APARTMENT

APARTMENT UNIT Resolution No. 6864 BMR UNITS REQUIPAGE 7 01 150

ADDITIONAL BMR UNITS PROVIDED = 8 UNITS***

UNIT MEX PROVIDED: 16 STUDIOS (29%)* 33 ONE-BEDROOMS (58%)* 7 TWO-BEDROOMS (13%)*

*UNIT MIX IS PROPORTIONAL TO PROVIDED MARKET RATE UNIT MIX.
** BIME UNITS TO BE DISTRIBUTED EQUALLY ACROSS THE APARTMENT BUILDING ON ALL FLOORS
****WITH THE ADDITIONAL BIME UNITS, 36 UNITS WILL BE PROVIDED.

BELOW MARKET RATE HOUSING SUMMARY - TOWNHOMES

TOWNHOME UNITS PROVIDED = 116 UNITS

BMR UNITS REQUIRED (15%) = 18 UNITS"

UNIT MIX PROVIDED: 3 TWO-BEDROOMS (17%) 6 THREE-BEDROOMS (33%) 6 FOUR-BEDROOMS (33%) 3 FOUR-BEDROOMS MOBILITY COMPLIANT (17%)

* PROPOSED BMR UNITS ARE IN LOTIC, CENTER OF THE SITE WITH STREET FRONTAGE AND PARK ADJACENT.

APARTMENTS	FOR PURPO	DSE OF FAR	CALCULA	TIONS BASED	ON MP 18.0	4.325	
UNIT TYPE	BDRM	ВАТН	AVG SF	UNIT	BUILDING GSF	UNIT	% TOTAL
STUDIO	1	1	539 SF	47,411 SF		88	27.9 %
1 BDRM	1	1	725 SF	134,206 SF		185	68.5 %
2 BDRM	2	2	1,006 SF	43,246 SF		.43	13,6.%
TOTAL/AVG	350	359	712 SF	224,863 SF	267,432 SF	316	100.0 %
COMMERCIAL							
COMMERCIAL	JBE						2,000 8
FARKING PROV	/IDED		000	BUILDING IN	FORMATION		, 100
RESIDENT PAR	KING		330	CONSTRUCT	TON TYPE		V-A
GUEST PARKIN	iG		6	SITE AREA (ACRES)		2.55
COMMERCIAL F	PARKING		0.	FAR			261%
TOTAL PARKIN	G		336	DU / ACRE			123.8
PARKING / DU			1.06				
PARKING / BDR	M.		794				-

UNIT TYPE	BORM	BATH	AVG SE	UNIT TOTAL GSF	BUILDING GSF	COUNT	% TOTAL
TH.1	3	3.5	1,749.5	F 13,990 SF		8	30,8 %
TH 2	2	2.5	1,199.9	F 9,591 SF	. T	. 8	30.8 %
TH3	3	3.5	2,052 5	F 10,262 SF		5	19.2 %
TH 3.1	3	3.5	2,052.5	F 10,262 SF	-	5	19.2 %
TOTALIAVG	70	83	1,696 5	F 44,102 SF	44,249 SF	26	100.0 %
PARKING PRO	VIDED			BUILDING IN	FORMATION		
RESIDENT PAR	IKING *1		.44	CONSTRUCT	TON TYPE		V-A
GUEST PARKIN	IG .		21	SITE AREA (ACRES)		1,27
TOTAL PARKIN	G		65	FAR			80%
PARKING / DU			2.50	DU / ACRE			20,4
PARKING / BDF	MS		.93				

UNIT TYPE	BDRM	BATH	AVG SF	UNIT TOTAL GSF	BUILDING GSF	COUNT	% TOTAL
TH4	3	2.5	1,480 SF	8,878 SF		6	33.3 %
TH 4.1	- 4	2.5	1,514 SF	4.542 SF		3	167%
TH 4.2	- 4	2.5	1,416 SF	4,247 SF		3	16.7 %
TH 4.3	2	1.5	958 SF	2,873 SF		3	16.7 %
THS	4	2	1,581 SF	4.742 SF		3	16.7.%
TOTALIAVG	60	40.5	1,405 SF	25,281 SF	25,369 SF	36	100.0 %
PARKING PRO	VIDED			BUILDING IN	FORMATION	1	
RESIDENT PAR	KING		18	CONSTRUCT	TON TYPE		V-A
GUEST PARKIN	G		6	SITE AREA (ACRES)		.62
TOTAL PARKIN	G		24	FAR			93.5%
PARKING / DU			1.33	DU / ACRE			28.9
PARKING / BDF	M		.40				

UNIT TYPE	HDRM	BATH	AVG SF	UNIT TOTAL GSF	BUILDING GSF	COUNT	% TOTAL
TH T	3.	3.5	1,749 SF	45,466 SF		28	36.1 %
TH 2	2	2.5	1,199 SF	31,171 SF		26	36.1%
TH 3	3	3.5	2,052 SF	10,262 SF		5	6.9 %
TH 3.1	3	3.5	2,052 SF	30,785 SF		15	20.9 %
TOTAL/AVG	190	226	1,635 SF	117,685 SF	118,121 SF	.72	100,0 %
PARKING PRO	VIDED			BUILDING IN	FORMATION		
RESIDENT PAR	KING *2		118	CONSTRUCTION TYPE			V-A
GUEST PARKIN	IG.		9	SITE AREA (ACRES)			3.12
TOTAL PARKIN	G		127	FAR			87%
PARKING / DU			1.76	DU / ACRE			23.1
PARKING / BDF	PARS.		.67				

* NOTE: TANDEM PARKING SPACES ARE COUNTED AS ONLY ONE (1) SPACE PER MP ZONING CODE

PER MP ZONING CODE.

**LOT B: OUT OF THE 44 RESIDENT PARKING SPACES: 8 OF THOSE SPACES
ARE TANDEM, ACTUAL SPACES TOTAL 52.

**LOT D: OUT OF THE 118 RESIDENT PARKING SPACES: 26 OF THOSE SPACES
ARE TANDEM, ACTUAL SPACES TOTAL 144.

UNIT TYPE	BDRM	BATH	AVG SF	UNIT	UNIT GSF	BUILDING GSF	COUNT	% TOTAL
LOTA	359	359	71	2 SF	224,863 SF	267,432 SF	316	36.1%
LOTE	70	83	1,86	KI SF	44,102 SF	44,249 SF	26	36.1%
LOT C	50	40.5	1,40	6 SF	25,281 SF	25,369 SF	18	6.9.%
LOT D	190	226	1,63	5 SF	117,685 SF	118,121 SF	72	20.9 %
TOTAL/AVG	679	708.5	95	4 SF	411,931 SF	475,171 SF	432	100.0 %
PARKING PROVI	DED				PROJECT INFORM	ATION		
RESIDENT PARK	ING +3			510	TOTAL SITE AREA	(ACRES)		8.15 AC
GUEST PARKING	2			42	DENSITY (DU / AC)	£ .		5
TOTAL PARKING				552	TOTAL UNITS			43
PARKING / DU				1.28	FAR			1345
PARKING / BDRM				.81	TOTAL BUILDING	SSF		475,1713
					BUILDING GSF / UI	VIT		1:100 S

OUT OF THE 510 RESIDENT PARKING SPACES, 34 OF THOSE SPACES ARE TANDEM, ACTUAL SPACES

BICYCLE PARKING (APARTMEN	m)	BICYCLE PARKING (TOWNHOM	E)	BICYCLE PARKING (COMMERCIA	AL)
LONG-TERM PROVIDED	474	LONG-TERM PROVIDED	174	LONG-TERM PROVIDED	-1
SHORT-TERM PROVIDED	48	SHORT-TERM PROVIDED	16	SHORT-TERM PROVIDED	1
TOTAL PROVIDED	522	TOTAL PROVIDED	192	TOTAL PROVIDED	2
PARKING / DU	1.65	PARKING / DU	1.66		

R-MU ZONING FAR GRADIENT LINKED TO DENSITY				
DENSITY (DU / AC)	30	40	50	- 82
TOTAL UNITS ALLOWED (DU * SITE AREA (ACRES))	245	326	408	#32
FAR ALLOWED AT GIVEN DENSITY	90%	100%	129%	134%
TOTAL BUILDING GSF ALLOWED (AC * FAR)	319,512 SF	387,960 SF	456,447 SF	476,987 SF
BUILDING GSF / UNIT	1,307 SF	1.190 SF	1:120 SF	1.104 58

	BUILDING TYPE	LEVEL B1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	ROOF	TOTAL
	RESIDENTIAL UNITS		14.608-SF	49,004 SF	53,500 SF	55,517 SF	52,234 SF		224,883 SF
٤	COMMON AREA	378 SF	2,931 SF				-		3,309 SF
MELUDIED IN FAIR	AMENITIES		1,508 SF	4.197 SF	648.SF		588 SF		6.941 SF
CUDIE	CIRCULATION		5,909 SF	8,828 SF	8,969 SF	6,996 SF	9,121 SF	459 SF	42,283 SF
200	SUPPORT	4,043 SF	3,264 SF	1.093 SF	545 SF	545 SF	546 SF		10,036 SF
	TOTAL	4,421 SF	28.221 SF	63,121 SF	63,663 SF	65,059 SF	62,489 SF	459 SF	287,432 SF
g g	PARKING (VEHICULAR)	75,362 SF	53,401 SF						128,763 SF
NOT NOUNDED IN EAN	FARKING (BICYCLES)	4,276 SF	681 SF						4,958 SF
TO!	TRASH/FAN/SHAFTS	4,483 SF	2,425 SF	1,522 SF	1,650 SF	1,649.SF	1,637 SF		13,367 SF

TOWNHOME TYPE	COUNT	LEVEL 1	LEVEL Z	LEVEL 3	UTILITY	PER BLDG	(FAR)	DECK PER TYPE	DECK	GARAGE (NON FAR)	GARAGE TOTAL
3-PLEX	1	755 SF	2,118 SF	2,125 SP	29 SF	5,027 SF	5,027 SF	267 SF	287 SF	1,408 SF	1,408 SF
4-PLEX	5	1,140 SF	2,947 SF	2,955 SF	29 SF	7,072 SF	35,358 SF	371 SF	1,854 SF	1,850 SF	9,252 SF
5-PLEX	9	1,131 SF	3,403 SF	3.419 SF	29 SF	7,982 SF	71,842 SF	431.5F	5,876 SF	2,359 SF	21,227 SF
B-PLEX	5	1,520 SF	4.231 SF	4,248 SF	29 SF	10,029 SF	50,143 SF	534 SF	2,670 SF	2,799 SF	13,993 SF
6-PLEX AFF	1	2.338 SF	3,904 SF	2.188 SF	29 SF	8,460 SF	8,460 SF	159 SF	159 SF	1,667 SF	1,667 SF
12-PLEX AFF	4	4,664 SF	7,809 SF	4,376 SF	59 SF	16,909 SF	15,909 SF	317 SF	317 SF	3,346 SF	3,345 SF
TOTAL	22	31,240 SF	80,347 SF	75,482 SF	871 SF		167,739 58		9,143 SF		50,893 SF

GENERAL NOTE FOR ALL CHARTS: NUMBERS PRESENTED ARE USED SOLELY FOR THE PURPOSE OF F.A.R CALCULATIONS BASED ON MENLO PARK'S ZONING ORDINANCE 16.04.325

1	ī	F
ST	UD QUA	IO RE

Architecture Planning Urban Design

1970 Bromkway, Suite 615 Oskland, California 94612 (619) 461 - 2850

The Sobrato Organization
SEE Castro Struct, State 400
Mountain View, CA

123 Independence

PROJECT DATA SUMMARY

20004 Job No. 6/12/2023 1" = 1'-0" Drawn By Author

Sheet No





























1600 Deservey, Bute 913 Options, Coltonia lest 12 (\$10), 401 - 2850

The Sobrato Organization

123 Independence

SITE PHOTOS

Job No. 20004 Date: 6/12/20/ Doele: Drawn By Auftur 20004 6/12/2023

Resolution No. 6864 Page 9 of 150

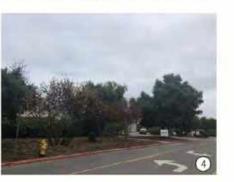
















: Architecture : Planning : Urben Design

9500 Desprisory, Dute 915 Operand, Colfornia 99812 (\$10) 401 - 2850

The Sobrato Organization 123 Independence

EXISTING BUILDING PHOTOS 119 INDEPENDENCE

Job No. 20004 Date: 6/12/20/ Boals: Drawn By Auditor

6/12/2023

Resolution No. 6864 Page 10 of 150











123









: Architecture : Planning : Urban Design

1609 Discorbery, Dute 915 Content, Coltonia 99812 (\$10), 401 - 2850

The Sobrato Organization 123 Independence

EXISTING BUILDING PHOTOS 123-125 INDEPENDENCE

Job No. 20004 Date: 5/12/20/ Doele: Drawn By Aufter 20004 6/12/2023

Resolution No. 6864 Page 11 of 150

















: Architecture : Planning : Urben Design

1600 Desprisory, Dute 915 Operand, Colfornia 99812 (\$10), 401 - 2850

The Sobrato Organization

123 Independence

Shout Yillie EXISTING BUILDING PHOTOS 127 INDEPENDENCE

Job No. 20004 Date: 5/12/200 Scale: Drawn By Auditor 20004 6/12/2023

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Resolution No. 6864 Page 12 of 150

















: Architecture : Planning : Urben Design

1609 Deservey, Dute 915 Costonic, Coltonia 91612 (\$10), 401 - 2650

The Sobrato Organization 123 Independence

Sheat Title: EXISTING BUILDING PHOTOS 130 CONSTITUTION

Job No. 20004 Date: G/12/200 Scale: Drawn By: Author 20004 6/12/2923

Resolution No. 6864 Page 13 of 150

















: Architecture : Planning : Urben Design

1609 Deservey, Dute 915 Chatseni, Caldonia 91612 (\$10) 401 - 2850

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123 Independence
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The Sobrato Organization
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Sheat Yale: EXISTING BUILDING PHOTOS 1205 CHRYSLER

Job No. 20004 Date: 912/2023 Scale: Drawn By Author

Street to



CONSTITUTION DRIVE COMPOSITE ELEVATION



CHRYSLER DRIVE COMPOSITE ELEVATION



INDEPENDENCE DRIVE COMPOSITE ELEVATION (EAST OF PASEO)



(WEST OF PASEO)



: Architecture : Planning : Urban Design

1600 Beservey, Suite 613 Contact, California 91612 (\$10) 401 - 2850

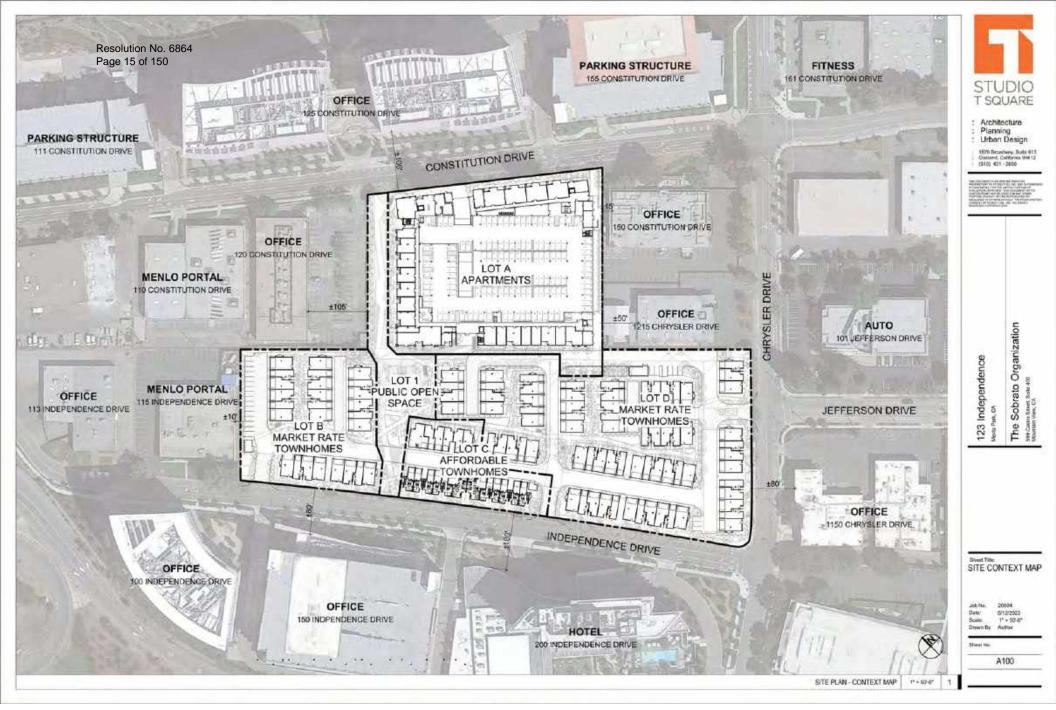
The Sobrato Organization

123 Independence

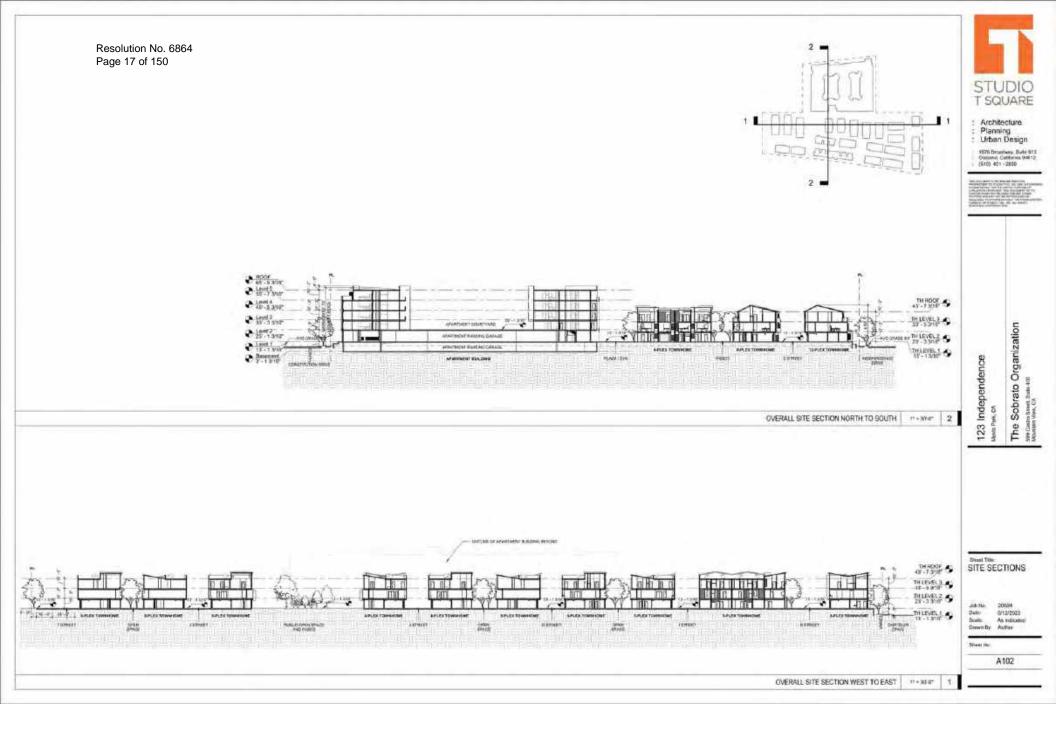
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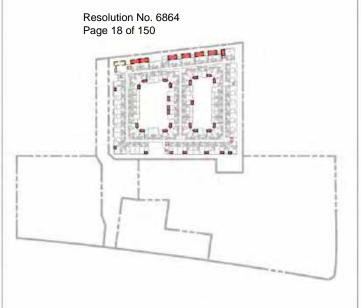
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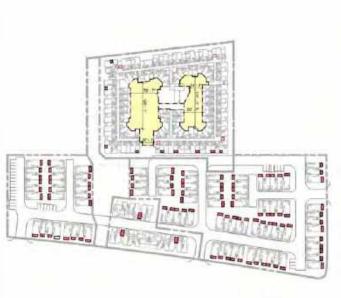


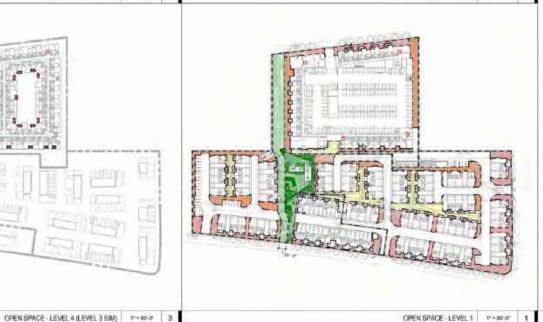






OPEN SPACE - LEVEL 5 FIRM #





OPEN SPACE - LEVEL 2

t*+80/0"

PUBLIC OPEN SPACE	The state of the s
LOT 1 PASED & PARK	LIST SIZE 20,174 SF
PMI.	11,946.95
MARCO	14,309 61
PROVIDED PUBLIC OPEN SPACE	29,164 95
REQUIRED PUBLIC OPEN SPACE	10,300 SF

LOTA APARTMENT	LOT SUTE TITU396 SF	
EANDSCAPE CONES	9,586.51	
STREET FRONTAGE	1,066 61	
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE	13,561 62	
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE*	6,940.58	
LOT S - TOWNOMES	LOT SIZE BAJIN SI	
LANDSCAPE ZONES	8.423 8	
DIRECT FRONTAGE	3,932 B	
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE	12,353.6	
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE"	3,496 58	
LOT C - TON HOMES	(OF SIZE 27,109.5	
LANDSCAPEZONES	6363	
STREET FRONTADE	2,433.9	
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE	1,070 %	
PROCESSIBLE OPEN SPACE"	1,651 53	
LCTD TOWNOMES	LOT SIZE, THUTS: N	
LANDSCAPE ZONES	0,935 \$	
STREET FRONTAGE	19,247.8	
PROVIDED PUBLICLY ACCESSIBLE OPEN INVACE.	20,182 S	
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE*	8,465.53	

COMMON & PRIVATE OPEN SPACE	Allena de la companya del companya de la companya del companya de la companya de
LOT A - APARTMENT LOT 1971	111,106.04
COMMON LANGISCAPE PODILIM COUTYARD	23.360.58
PRIVATE ALL CORES ERCHA BASICA (EL CELMIN)	A486 ST
PROVIDED COMMON & PRIVATE OPEN SPACE	21,847.32
REQUIRED COMMON & PRIVATE OPEN SPINCE (100 SF * 316)	35,000 TUP
LOT 8 - TOWNOVES LOT BE	E 94,974 SF
COMMON GREEN SPACES RETWEEN TOWNHOMES	2,148.83
HINATE BLOCKER, DUCKE PATICIER EPHIL)	1,955-61
PADVIDED COMMON & PRIVATE OPEN SPACE	5,102 57
REQUIRED COMMON & PRIVATE OPEN SPINGE (100 SF * 26)	2,000 SF
LOT C. TOWHOURS LOT BE	E 27,100 BF
COMMON, GREEN SPACES BETWEEN TOWNHOMES	1,277 ()
PRIVATE SALCONES, OTOGS PATICIDIE X E ANIA I	691.0
PROVIDED COMMON & PRIVATE OPEN SPACE	1,969.5
REQUIRED COMMON A PRIVATE OPEN SPACE (100 SF * 16)	1,800.04
LOT C - TONHOMES LOT SAY	135,752 58
COMMON, GREEN SPACES BETWEEN TOWNHOMES	17,010,57
PWWATE HALCOMES, CHOICE PARIOR IF LIE MALL	9,064.39
PROVIDED COMMON & PROVATE OPEN SPACE	21,167.62
REQUIRED COMMON & PRINATE OPEN SPACE (100 SF * 72)	7,300 %

OVERALL SITE SUMMARY	
PROVIDED TOTAL PUBLICALLY ACCESSIBLE OPEN SPACE	49,555,57
REQUIRED TOTAL PUBLICALLY ACCESSIBLE OPEN SPACE	22,396.58
PHONOED TOTAL OPEN SPACE	135.367.56
REGORRED TOTAL OPEN SPACE**	FM.754.5F

25% OF MENIAUM OPEN SPICE 25% OF TOTAL LOT AREA

: Architecture : Planning : Urban Design

1500-Drawnery, Bully STS, Oscioles, Continue 90612 (\$10), 401 - 2600

The Sobrato Organization Mattern Swetzer (Control of Control of Co

123 Independence

OPEN SPACE DIAGRAM

Job No. 20008 Date: 0/13/2003 Scale: An edicate! Down By Autra

Street No.



COMMON & PRIVATE OPEN SPACE	and the same of the same of
LOT G - TOWHOMES	LOT SIZE, 27,109 SF
COMPON. GREEN SPACES BETWEEN TOWN-DIMES	1,277 08
PRESANCE BALCONICE, DECKS, FATIOGREEN AR MIN.)	801 06
PROVIDED COMMON A PRIVATE OFFIN SPACE	1,568 34
REQUIRED COMMON & PROVICE OPEN SPACE (100 SF	* 180 1,000 54

T SQUARE

: Architecture : Planning : Urban Design

1976 Braschery, Suite 915. Ownland, Coldonia 99512 (\$10) 401 - 2800

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123 Independence

ENLARGED LOT C OPEN SPACE DIAGRAM

Job Ma. 20004 Date: 0/13/2003 Scale: An indicated Desembly: Author

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OPEN SPACE - ENLARGED LOT C LEVEL 1 1 + 200-00 1

Resolution No. 68	AMEA
Page 20 of 150	I de la compansa del la compansa de
LOBBY, PET SPA, & CO-WORKING ADJACENT	2,547.5F
Level 2	
GOURTYARD (12,530.50
COUPTYAND 2	7,795 SF
Level I	The Section Co.
ROOF DECK	310 07
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POOF DEDS			23,360 0
		15/155	
LOT A PRIVATE COTA SEASE LOT A PRIVATE COTA SP			TH SPAC
AREA LOCATION	AHEA	AREA LOCATION	AREA
Sever f		Level 4	
UNIT IAL	130 SF	UNT 1B	46 BF
CINIT III	136 SF	UNITID	40 BF
UNIT 18	138 88	UWT IB	45 SF
UNIT 2A.	90 SF	UNIT 18.	69 SF
AMIT 2A	MOSF.	UNIT 18	60 SF
UNIT 2A	90 BF	UNIT 18	10.5F
NORT 2A	MUSF	UNIT THE	85 SF
LAVW T		UNTIC	19.35
MNIT 18.	42.5F	DWTTC	73.SF
UNIT III.	40.5F	UNITIC	TT OF
UNIT IB-	45 SF	UNITIC	73.85
UNIT III	16.5F	DMT1G	T3.SF
UNIT IB.	10 SF	UNIT 1G.	.73.6F
DIAT III.	66.64	UNITIC	40 SF
UNIT 20	40 SF	UNT 10	73.6F
UNIT ZH	81.57	UNITIG	74.5F
UNIT 20	15 SF	UNITIG	73 SF
Cave 3		UNT 1C	73.SF
UNIT 18	48.8F	UNIT IC	J# SP
UNIT 18	48 SF	UNIT IC	73.5F
UNIT 1B	45.9F	UNITIC	73.56
LINIT IB	65.5F	UNITIC	73 SF
Wat in-	MISE	UNIT IC	13 SF
UNIT 1B	66.5F	UNTZA	40 SF
UNIT IB	56 SF	UNIT 2A	65 SF
UNIT IC.	56 SF	UN128	51 65
UNIT IC	73 8F	UNTZB	51 SF
UNIT 1C	77.5F	UMT 28	55 57
UNIT IC	73 SF	Layed 5	10-0
UNIT 1C	75 SF	UNIT 18	46.57
UNIT IC	72.57	UWT 78	46 SF
WHIT IC	#B SF	UNT 18	AN BE
ONT IC	J38F	UNIT 18	NS 32
UNIT IC	24 SF	UNITHE	65 RF
MNIT SC	74.6F	USBT 1B	65 SF
UNIT IC	72.5F	UNIT 18	66.57
EDUT 4C	76 SF	UNIT IB	156 34
AINIT IC	73 SF	UNIT 1C	78 SF
MAT 10:	25.8F	UNIT 1G	74 BF
AINIT 1C	75.8F	UNT 1G	TO SF
UNIT 1C	78.65	UNIT 1G	73 BF
ABHT 2A	40.57	UW71C	73 5
UNIT 26	55.5F	UNTIC	73 51
A PROPERTY AND	64.05	TORRY TO	10.65

UNITZB	D1 dr
UNTZB	51.07
UNIT 218	56.67
Layer 5	0.000
UNIT 188	46.5F
UMT 78	46 SF
UNIT 18	AN SE
UNIT 18	NS SF
UNITHE	65 KF
UNIT 18-	65.8F
UNIT 18	66.5F
UNT IB	158 SF
UNT 1C	78 SF
DINT 1C	74 SF
UNT 1G	TS SF
DMIT 1C	.73.8F
UW71C	73 \$6
DM11C	73 51
UNT 1C	70 SF
UNIT 1C	73.52
1887 1C	78.56
UNIT IC	74.58
UMT 1C	73.5F
UNITHE	TH SP
UNT 1C	73.3F
UNITIC	T3:5F
DINT 1G	T3.5F
UNITIC	73.5F
UNITHE	277 SF
UNIT 1F	274 SF
UNITIE	274 9F
UNITHE	273 SF
UNIT 2A	49 SF
UNITEA	66 SF
UWTZA	10.35
UWT2B	51 SF
UNIT 3B	81.96
UNIT 54	254.9F
UNIT 54	254.5F
	W 444 NW

LOT 8 - COMMON OPEN SPACE	3
AREA LOCATION	AHEA
Level 1	
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FOLD - SERVITA DESHIDANE	
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TARE	70.04
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Tiet	NU UF
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ng	75 SF
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ins	103.5F
7963	10 SF
THS	63 SF
THS	93 SF
THS	93.6F
THS:	Not
91.00	Entissed
1943	100 GF
THE	93 SF
THS	93 SF
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LCT C - COMMON OPEN SPACE.	
RREALOCATION	ARDA
Level 1	
BLDG & ADMITTHE	1.277.36
	1,277.50

AREA LOCATION	AREA
Level 1	
THI4	- 36 SF
Drid	43.86
1944	36.85
344.*	36 SF
B44.2	36 SF
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Lever 2	
166	554.88
His	154.50
194	554.08
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TOT ID+ COMMON OPEN SPAI	E.
ARRIALOCATION	AREA
Local 1	
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10	7,212:37
	12,010-57

	THE RESIDE
AREA LOCATION	AREA
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Het .	79.8F
HI	#Q 8F
HI	79 SF
Ret	IN SF
HI	MI SF
HI	80 SF
(et)	10 SF
Hit	80 SF
HI	70 SF
141	At SE
HI	40.50
nit.	50.07
941	AN DE
190	10 SF
941	#USF
141	78 SF
nQ On	78 54
H2	16 SF
140	#4 SF
HJ	79 SF
H2	60.SF
140	79 SF
H2	60 SF
HZ HZ	60 SF
H2	70 SF
Hd.	54 SF
H2	60 SF
H2	80 9
H2.	80 SF
HZ HZ	70.57
HS.	100 07
HLE	90 SF
HX	WISE
HA	99 SF
HA	AL SF
H3	102.5F
H3	94 SF
HI	94 SF
HS	115 BF
H3-	NUZ BP
H3	- 83 SF
H3	42.55
evel 2	0.75
HI	70 SF
HT	10.85
HT	30.52
HT	70.5F
HI	70.5F
100	70 SF
hii	TO SE
Des	70 SF

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MEALOCATION	AREA
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8554	70.67
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1941	70 III
THE	70-01
791	70.54
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1142	76-61
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THE	76.51
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PR	75.5
THE	76.8
106	75.63
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THE	75.87
THZ	75.88
THE	75.8
THE	75.5
THE	75.87
THE	76.27
THE	75.B
11-0	75.51
THE .	78.51
THO	93.57
THS	93.51
THS	91.51
THS	93.55
THIS	93.5
PLIS	80.5
116	53.51
7758 7556	
D6	95.51
ns	33.57
THO	40.8
THO	90.51
THS	93 84
THR	93.5
THE	93.54
THIS	90.5
716	WG 64
THS	95.55
THIS	83.91
THIS	93.50
THIS	83.87
1.730	5.064



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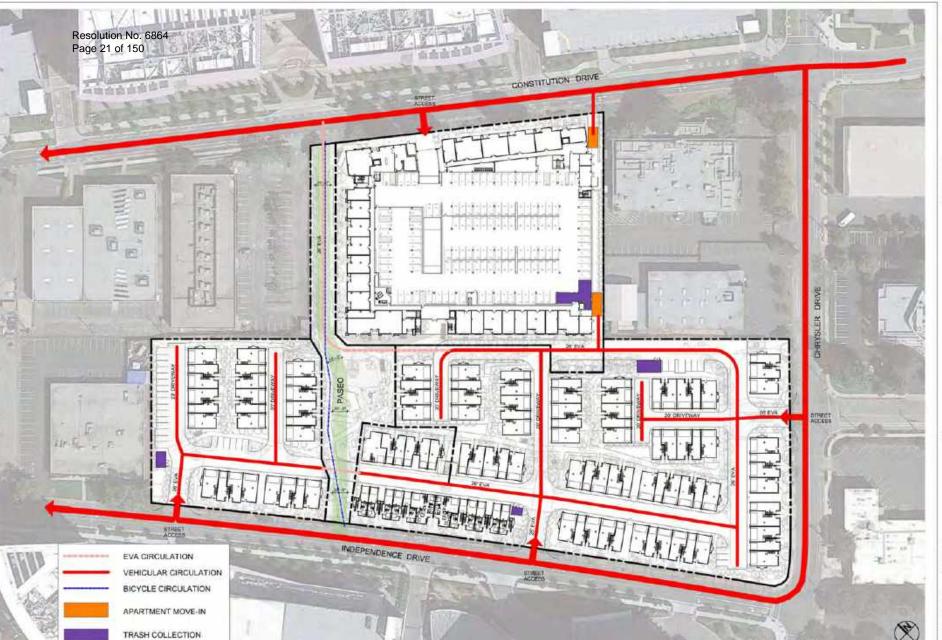
The Sobrato Organization

123 Independence

OPEN SPACE AREA SCHEDULE

John 20004 Date 0112/2023 Scale Covers by Active

Street, No.



STUDIO T SQUARE

: Architecture Planning Urban Design

1600 Beselvey, Suite 615 Costone, Colforno 946 12 (\$10) 401 - 2600

The Sobrato Organization

123 Independence

Sheet Title: CIRCULATION DIAGRAM

Job Ma. Date: Boate: 20004 6/12/2020 Scale: 1" = 40"-0" Drawn By: Author

A105

1" = 407-11"





1979 Sesumeny, Bulle 913 Commer, California 99612 (\$10) 401 - 2850

PARTER OF THE RESIDENCE OF THE PARTER OF THE

Name Park, CA The Sobrato Organization Self-cans Sent Sent 800 Montan 1004; CA

123 Independence

AREA SUMMARY FOR PLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16 01:2251 AFARTMENT TOWNHOWES (SF) TOTAL (SF) BUILDING TYPE MEDICONTHI UNITS COMMON AREA 375.52 376 SF **AMERICAN** CRICULATION SUPPORT 4,043 SF 4,043:57 4.421.55 4.421 SF POTAL IMPROVIDENCE (VEHICLEUI) 75.362 SF 75,362 SF 4.270 SF 4.270 BF 4.403.00 4.465 SF

FAR TABULATIONS LEVEL B1

Date: 912/2023 Sorty: As indicated Drawn By: Action

Street Fec

A110

LEVEL B1 FAR

97+40°0°

AREA SUMMARY





1970 Brasshamy, Suite 913 Content, Coliffering 90612 (\$10) 401 -2650

The Sobrato Organization

123 Independence

FAR TABULATIONS LEVEL 1

Job No. 6/12/2923 Down By Author

TOTAL (SF)

45,848.55

2301 SF

1,508 SF

5.909 SF

3,935 SF

82.131.02

104,294 05

BAY SF

3,428.57

2,000 SF

TOWNHOMES

31,300.38

671SF

33,330 SF

50,890 SF

1.001 SF

A111

LEVEL 1 FAR

T = 40-0"

AREA SUMMARY

AREA SUMMARY FOR FLOOR AREA CALCULATION PER MENLO PARKET ZONING ORDINANCE (6:04-325)

BUILDING TYPE PERCENTAL DIVIS

CONNION AREA

AMDRESS

SUPPORT

TOTAL

CHOKATION

PARKING (VEHICULAR)

THASHFANSHAFTS

APARTMENT

14,865.50

2.901.67

1,506 57

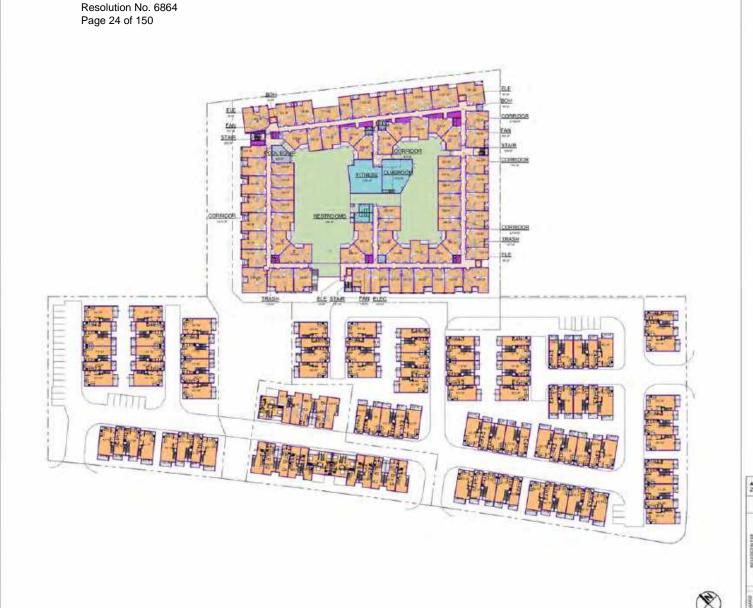
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1909-Desentery, Suite 973 Ontonia, Conturna 99612 (\$10) 401 -2850

tory of strategy list, and an additional strategy list.

123 Independence
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The Sobrato Organization
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AREA SUMMARY FOR PLOOR AREA CALCULATION FER MENLO PARK'S ZONING ORDINANCE 16 (H.125). TOTAL (SF) APARTMENT (SF) BUILDING TYPE FAR TABULATIONS REDICENTIAL UNITS 43,004 NF 60,347.5F 129,300.07 COMMON AREA LEVEL 2 **AMELITES** 4.197 SF CHRSE CROSLATION KA39-9F IJOS SE Job No. BUPPORT 1,093 SF 1,091 58

ADJMT SF

143,468.56

1,522 56

Johns. 20008
Delle: 5/12/2023
Soals: As indicated
Down By Author

Street Inc.

A112

LEVEL 2 FAR

T = 40.0" 1

AREA SUMMARY

TEASHERALEHAPSE

TOTAL

(VERCNO (VERCULAR))

63,121 SF

1,022.67





1509 Designing, Sub- 973. Contains, Contains (6012) (910) 401 -2850

The Sobrato Organization

123 Independence

AREA SUMMARY FOR FLOOR AREA CALCULATION FER MENLO PARK'S 20MING ORDINANCE 16.04.725).

	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SP)	TOTAL (SF)
MACAGINETIS ENGINEERS	PENSENTIAL UNITE	93,000 far	75,462 SF	126,042.35
	COMMON ARRA			
	SETREMA	548.5F		
	CROULATION	6,969.0F		
	SUPPORT	545 SF		
	TOTAL	63.683 3F	75,482 SF	129,144,35
	(WHICHG (VEHICULAR))			
ž	POWERING BROYCLESS			
1	TEASHERANGHAPE	1.860 SF		1,656 SF

FAR TABULATIONS LEVEL 3 Johns 20004 Deter 6/12/2023 Scale: An indicated Green By Author

Stient No.

A113

LEVEL 3 FAR

1"×40"-0"

AREA SUMMARY





1979 Desenvey, Suite 973 Content, Contents 99612 (\$10) 401 -2850

The Sobrato Organization

123 Independence

FAR TABULATIONS LEVEL 4

Job No. 6/12/2003 Scott: An edicated Down By Author

TOTAL (SF)

00,657.95

8,968.50

045.3F

65,059 SF

1.647.57

A114

LEVEL 4 FAR

T = 40°-0" 1

1,649.57 AREA SUMMARY

APARTMENT (SF)

8,999.3F

545 SF

65,000,58

BUILDING TYPE

COMMON AREA

MEDITES CROSLATION

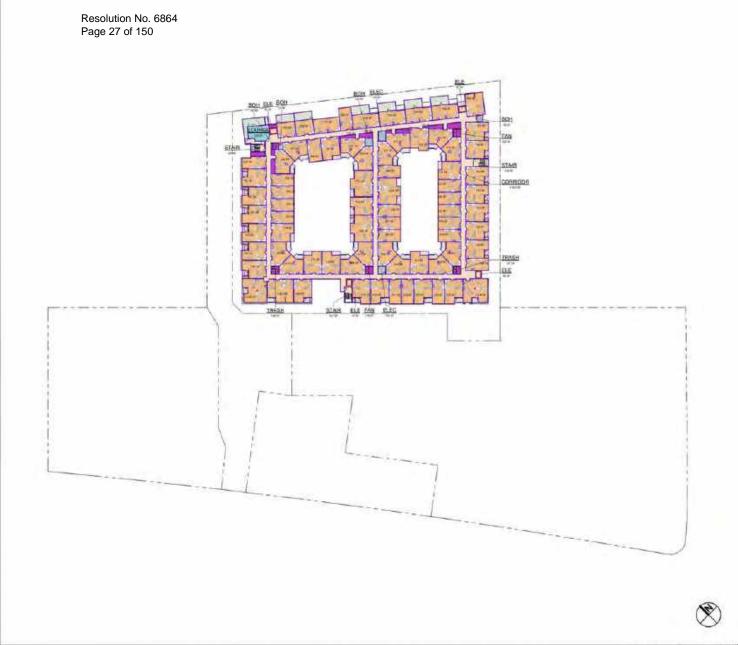
MUMPORT.

TOTAL

REDICTIVITAL UNITS

FULFRONG (VEHICULAR)

TUASHERAKEHAPTS





1000 Desamony, Suite 915 College, Colleges 966-12 (\$10) 401 -2850

The Sobrato Organization 123 Independence

AREA SUMMARY, FOR FLOOR AREA CALCULATION PER MENLO PARK'S

	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SF)	TOTAL (SF)
MCARRO BETTE	RENGENTIAL LINES.	52:204.3F		50,234 DF
	COMMON AREA			
	AMERITES	588 SF		588.9F
	CROSLATION	9,121 SF		9:121.57
	TUPPORT	546 SF		548 SF
	TOTAL	62,489.5F		62,499.58
	PARKING (VEHICULAR)			
3	PANELING BICYCLES			
	THASHEAMSHAFTS	1,637 SF		1837 SF

Street His

A115

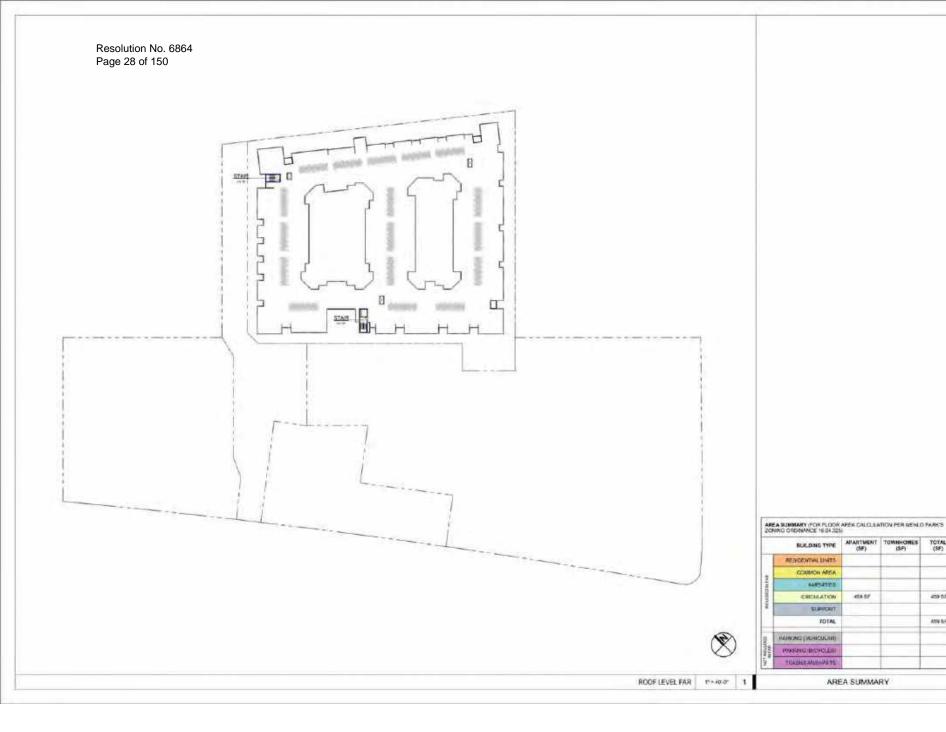
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FAR TABULATIONS LEVEL 5

LEVEL 5 FAR

T = 40.0" 1

AREA SUMMARY





1000 Disselvery, Suite 911 Contame, California 99612 (\$10) 401 - 2650

The Sobrato Organization 123 Independence

FAR TABULATIONS ROOF LEVEL

TOTAL (SF)

459.57

459 5.7

Job No. Date: Scale: 20004 6/12/2003 Sook: As indicated Down By Author

Street No.



T SQUARE

: Architecture : Planning : Urban Design

1500 Disselvey, Suite 915. Children, Coldonia 99812 (\$10): 401-2800

The Sobrato Organization

123 Independence

SHIELTISE. APARTMENT BUILDING PLAN LEVEL B1

Job No. 20004 Date: 6/12/2020 Scale: 1/16" + 1/-0" Drawn By 5175

A200

LEVEL B1 trice + rop 1



T SQUARE

: Architecture : Planning : Urban Design

1509 Deservey, Suite 915 Contains, Colifornia 99812 (\$10) 401 - 2850

The Sobrato Organization

APARTMENT

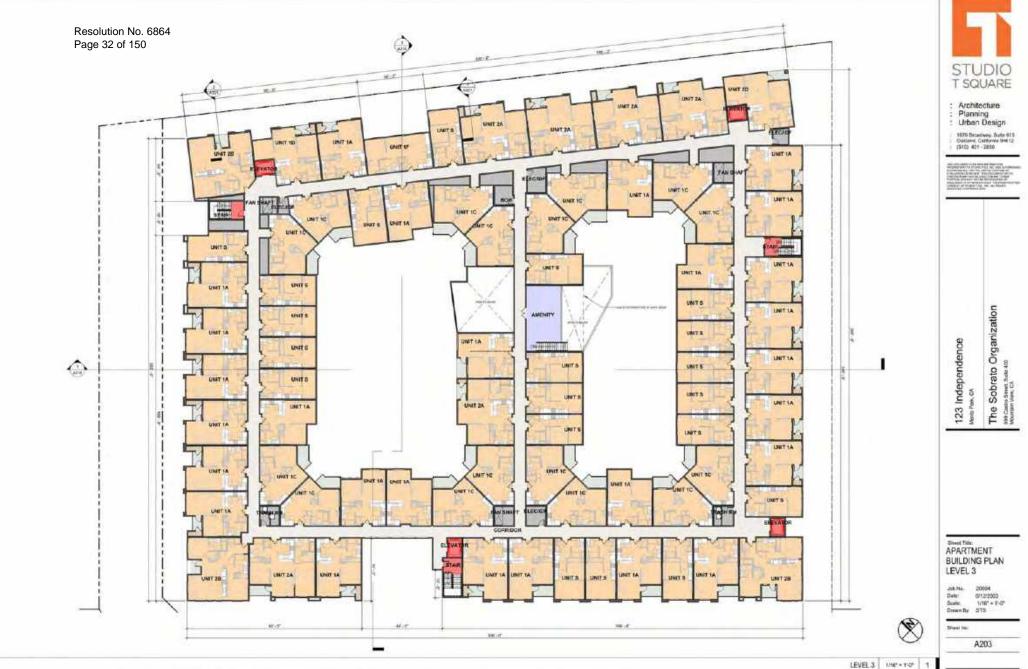
BUILDING PLAN LEVEL 1

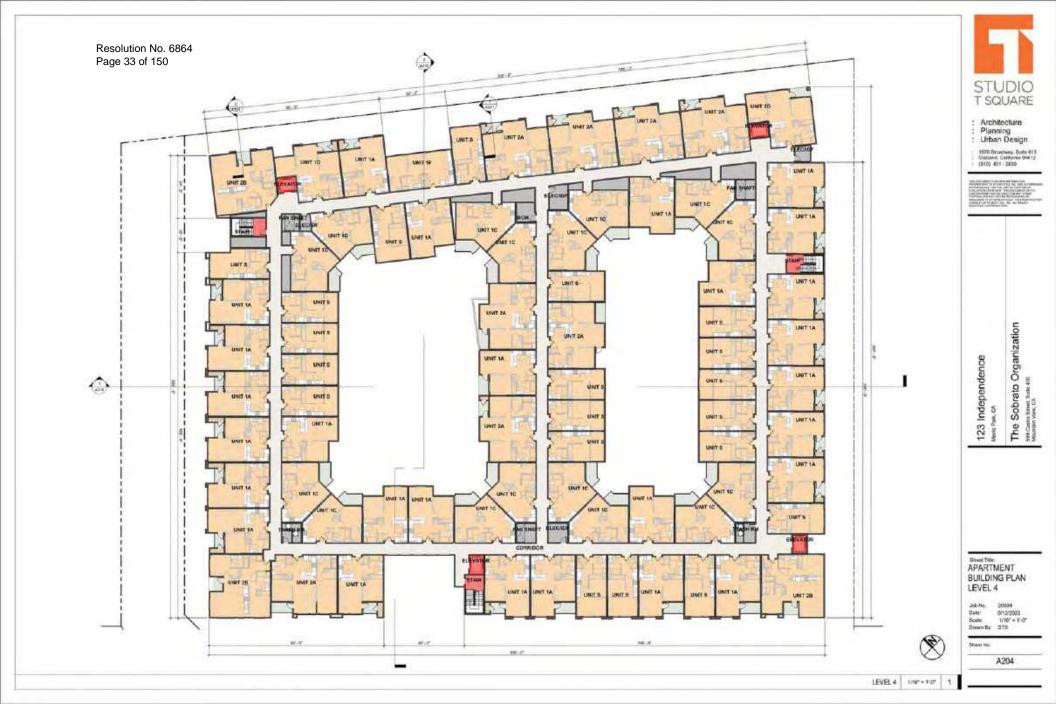
Job No. 20004 Date: 6/12/2023 Scale: 1/16" + 1'-0" Drawn By 5175

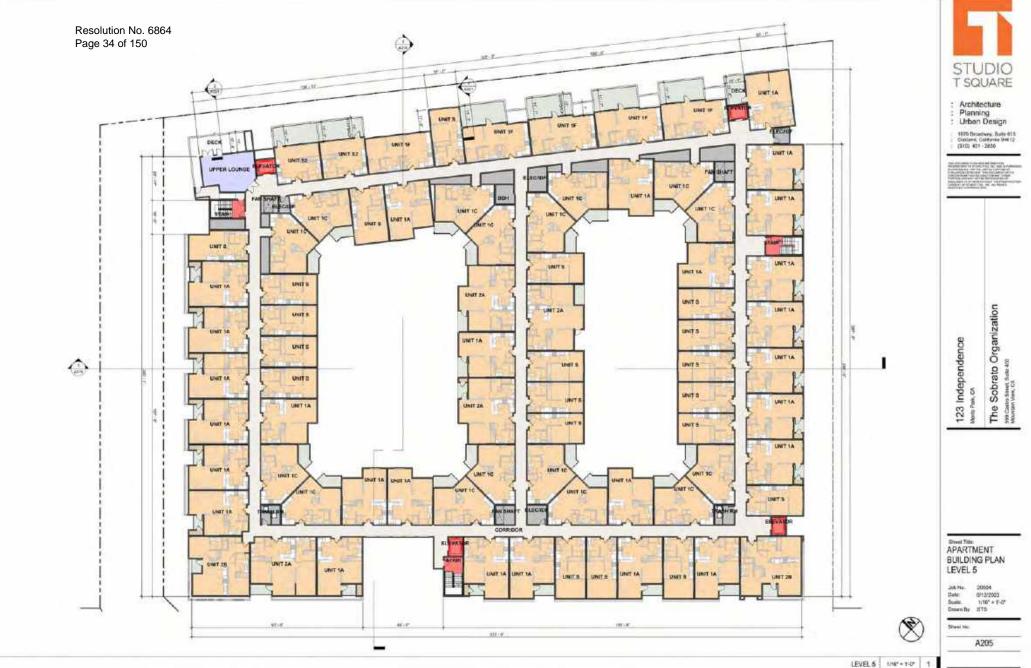
A291

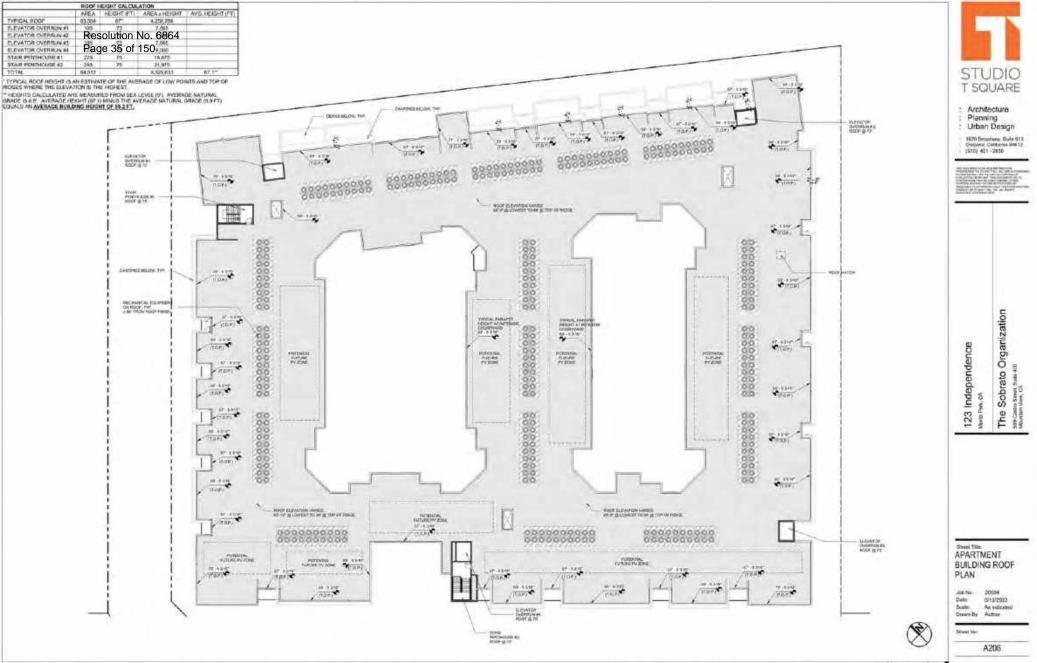
LEVEL 1 1/10" = 1'-0" 1











ROOF MENTS 1

Resolution No. 6864 Page 36 of 150



PARKING PLAN - LEVEL 1

1"+474" 2



PARKING PLAN - LEVEL B1

11-40'07 1



TWO TIERED RECYCLE RACKS \$ BICYCLES PER RACK

LONG TERM BICYCLE STORAGE INFORMATION

MENDENHAL ZN CF UNIT		
VAN ACCESSIBLE (1 IN 6).		
STANDARD ACCESSIBLE		
VISITORIUMASSIGNED EN OF INDICING		
WWACCESSHLE (1 W 9)		
STANDARD ACCESSIBLE	D	
TOTAL	8	
SWARATORY 13%	- 44	
EV WITH 8"LGADING (1 IN 25 EV) ""		
TOTAL **	51	
	WAN ACCESSIBLE (1 W 8) STANDARD ACCESSIBLE WISHTORDWASSIBLED ON OF MARKING WALACCESSIBLE (1 W 9) STANDARD ACCESSIBLE TOTAL MANDATORY 179 EV WITH B'LGADING (1 W 25 EV) ***	

* ALL REQUIRED RESIDENTIAL EV (100%) TO BE IF X 18
** AT LEAST 1 BY SPACE IN COMMON USE AREA
*** NOT REQUIRED UNTIL CHARDERS ARE INSTALLED

APARTMENT REQUIRED PARKING SUMMARY

		LEVELET	LEVEL 1	TOTAL
ABBIDENTIAL/ ASSIGNED	ACCESSELE WATER WATER	0		
	WAN ACCESSES E 07-0" X 16"-0"]?	10	1	9
	University (Forwards)	922	96	229
	STALL PERSON PALLET, (P. 0" X 16-0")	47	0	47
	STANDARD EVER (V.4" X 1E-4")	10	18	4
	EVES WITH & COLDING OF STATE OF	0.	3	. 2
VIIITORIP UNASSIGNED	WAN ACCESSIBLE (0' 0" X 18-0")	10	- 4	4
	UNRESTALL (BND'X 18-01)	1/9:	.0	1.0
	TOTAL.	204	132	330

NOTED; 10% OF BU STALLS ON DAY 1, 1 IN EVERY 25 BV SPACES IS PROVIDED WITH IF WITH AIRLE.

- 1 PER UNIT SPACES WILL BE EVIDEADY SPACES. ALL STALLS ARE FIX 1N TO ALLOW FOR 1 MER UNIT FUTURE ORIFONAL SONE STALL LOSS WIGHT HOS SUBMITAL IS EXPECTED DUBLISH PUTURE ORIFICAL FOR MOREASE BE UP PERCENTION OF OR MODIFIES A ACCESS AND AS.
- STANDARD ACCESSIBLE STALLS TO HAVE AN ADJACENT ACCESS ASSECT & MINIMUM. VAN ACCESSIBLE STALLS TO HAVE AN ADJACENT ACCESS AIRLE OF 8 MINIMUM.

APARTMENT PROVIDED PARKING SUMMARY

T SQUARE : Architecture : Planning : Urban Design

160% Structury, Suite 973 October, Colfferna 99612 (\$10), 401 - 2500

The Sobrato Organization 123 Independence

APARTMENT PARKING PLANS

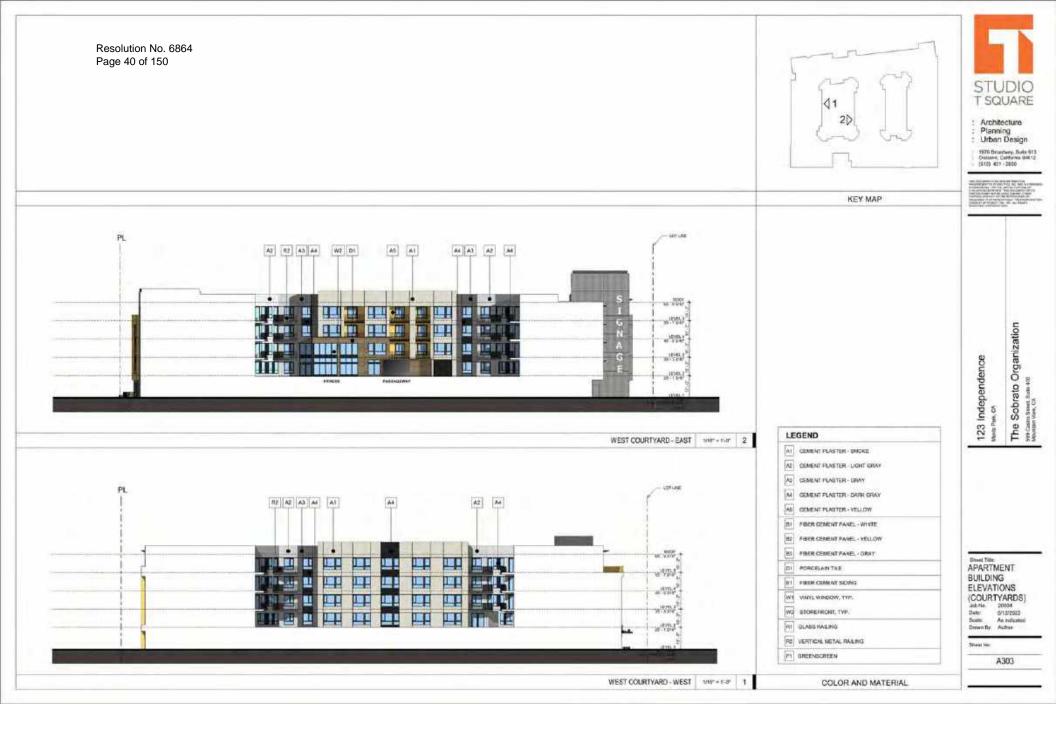
20004 6/12/2020 Delo Down By Autron

Street No.



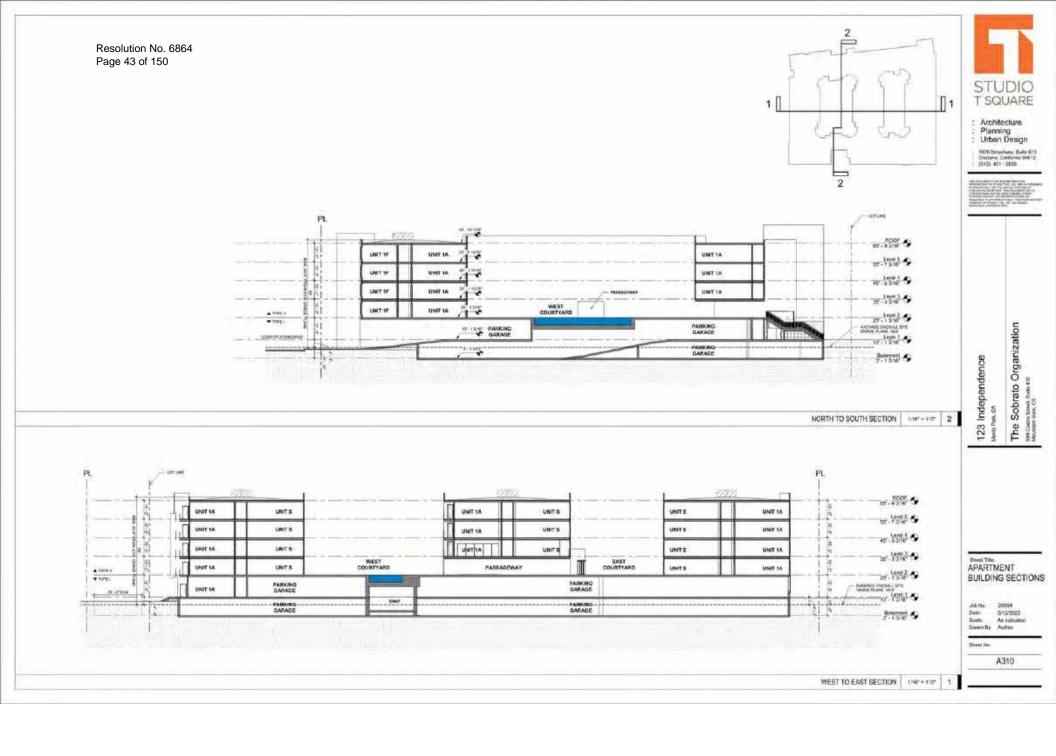
















1&2 T SQUARE : Architecture Planning : Urban Design 1970 Structury, Suite 915. Outland, Catherine 90612 (\$10), 401 - 2800

> APT ZONING DIAGRAM BASE HEIGHT

The Sobrato Organization

123 Independence

75% STEPBACK Job No. 20004 6/12/2003 Date: Drawn By Author



T SQUARE

: Architecture : Planning : Urban Design

1500 Securivey, Suite 613 Costand, California 99812 (\$10) 401 - 2800

The Sobrato Organization

APT ZONING DIAGRAM MAJOR BUILDING MODULATIONS

20004 6/12/2020 Date: Drawn By Author



T SQUARE : Architecture Planning : Urben Design

1600 Disselvey, Suite 613 Outside, California 90612 (\$10) 401 - 2800

The Sobrato Organization

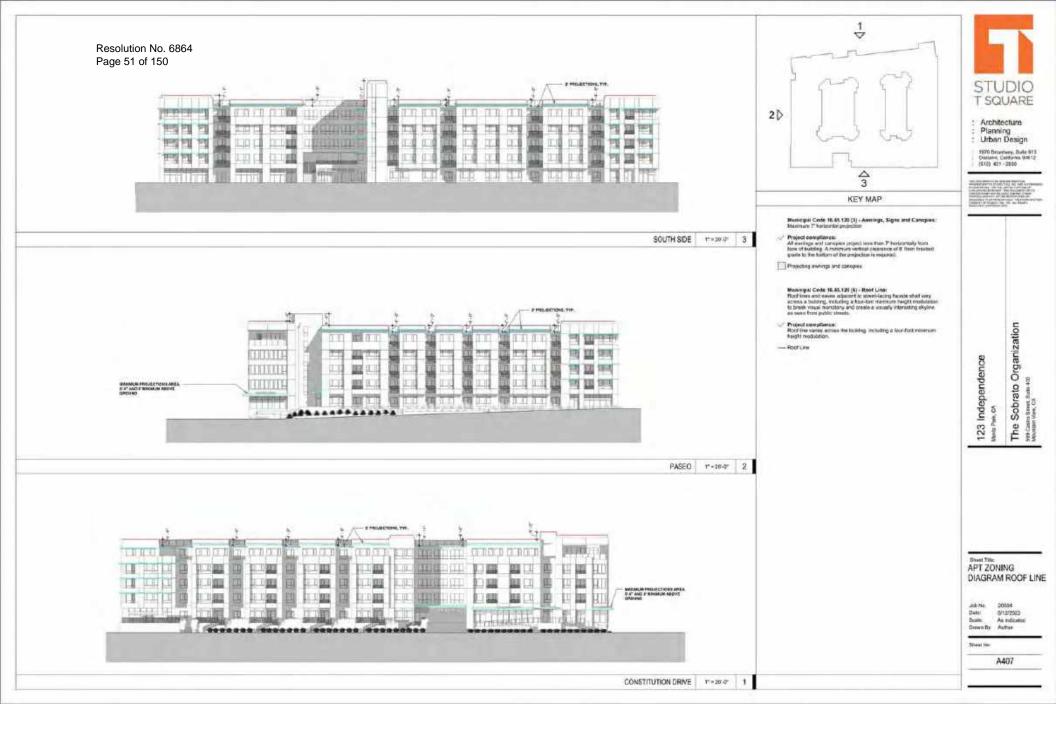
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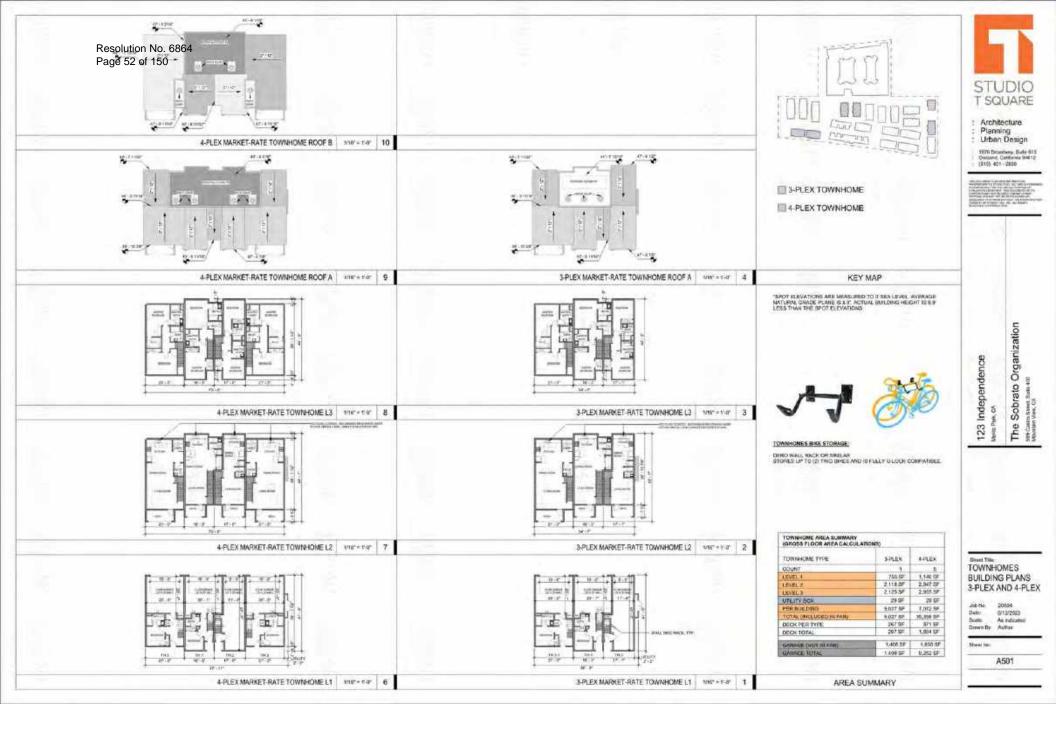
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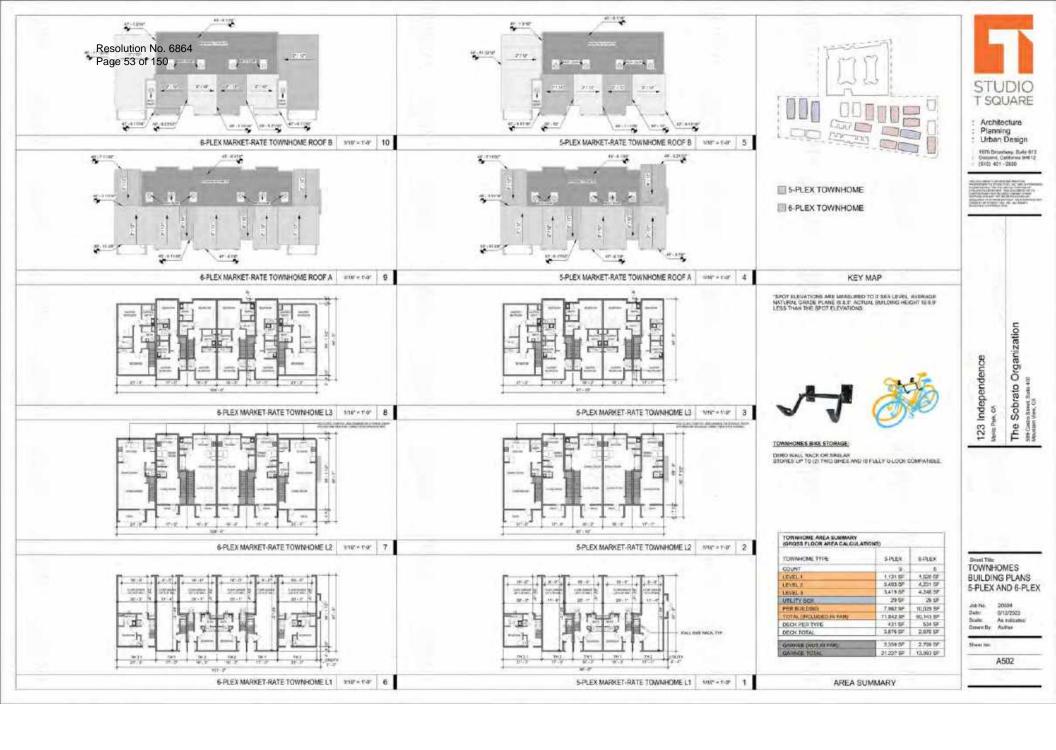


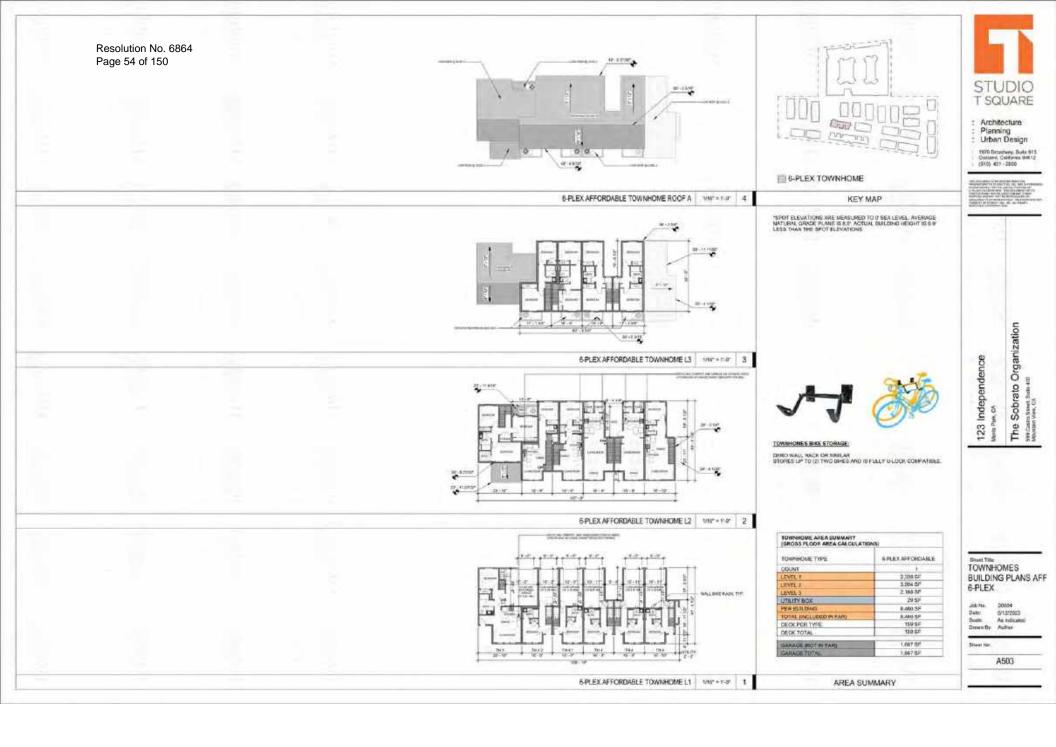














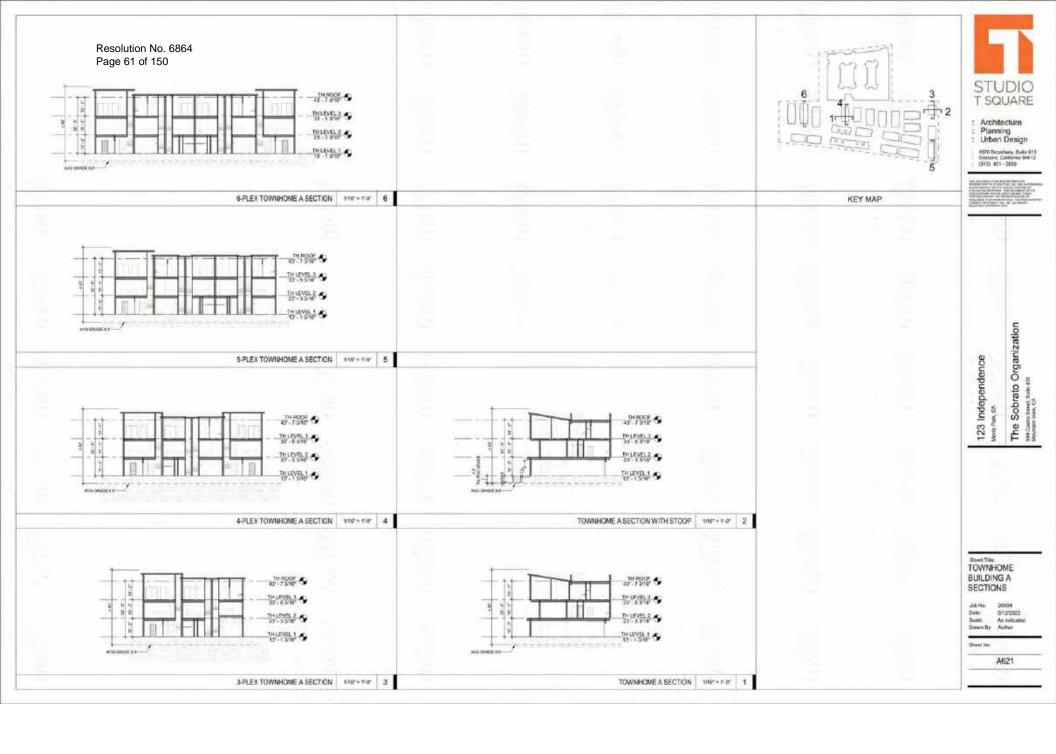


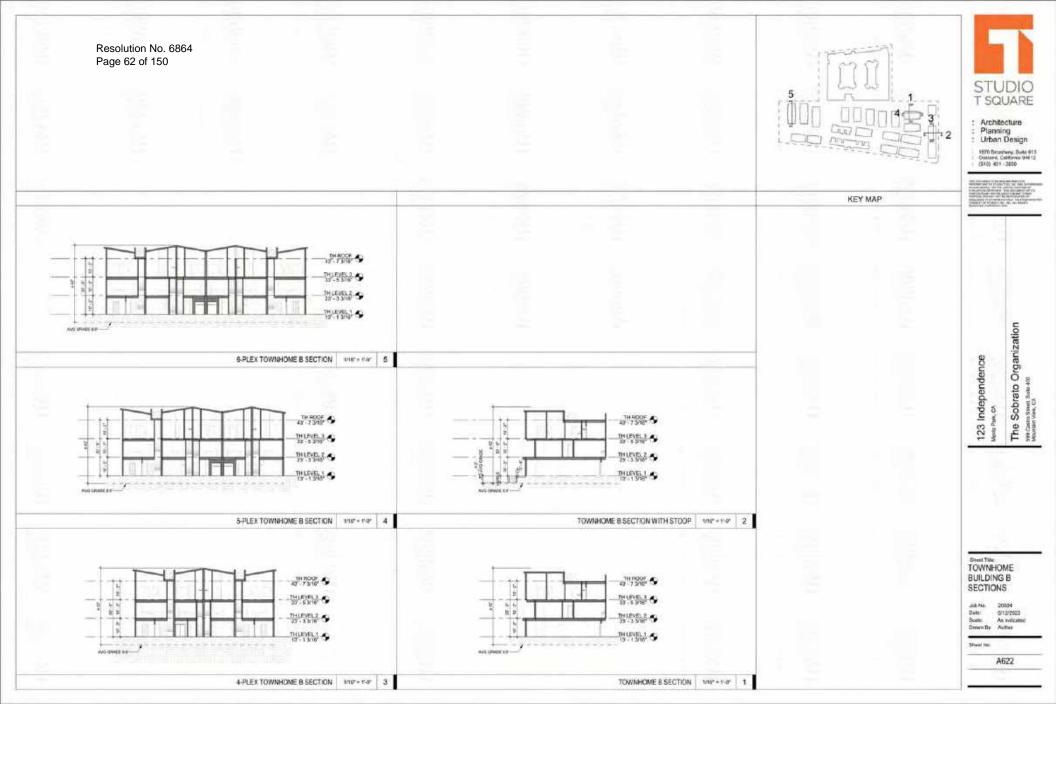


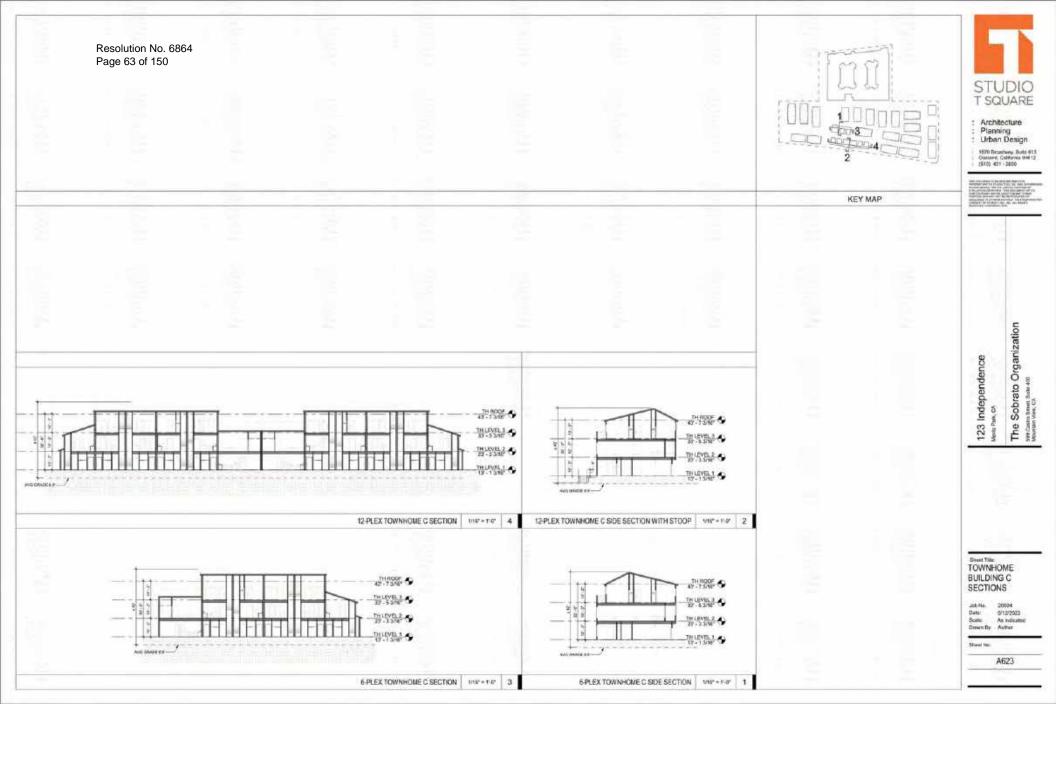


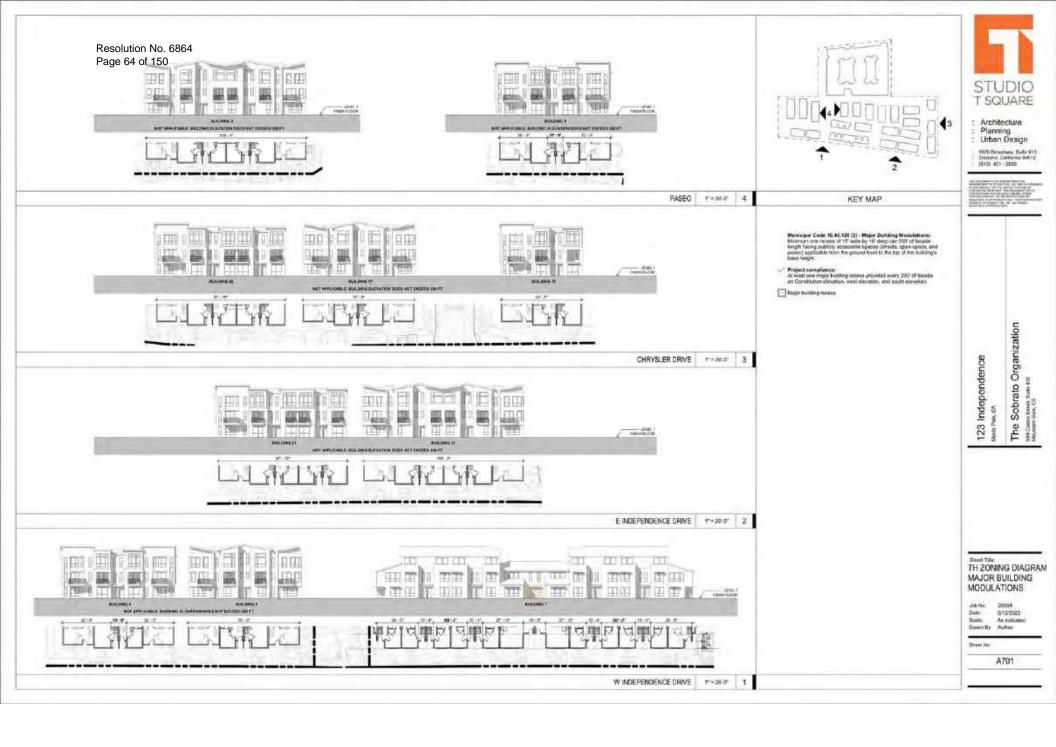


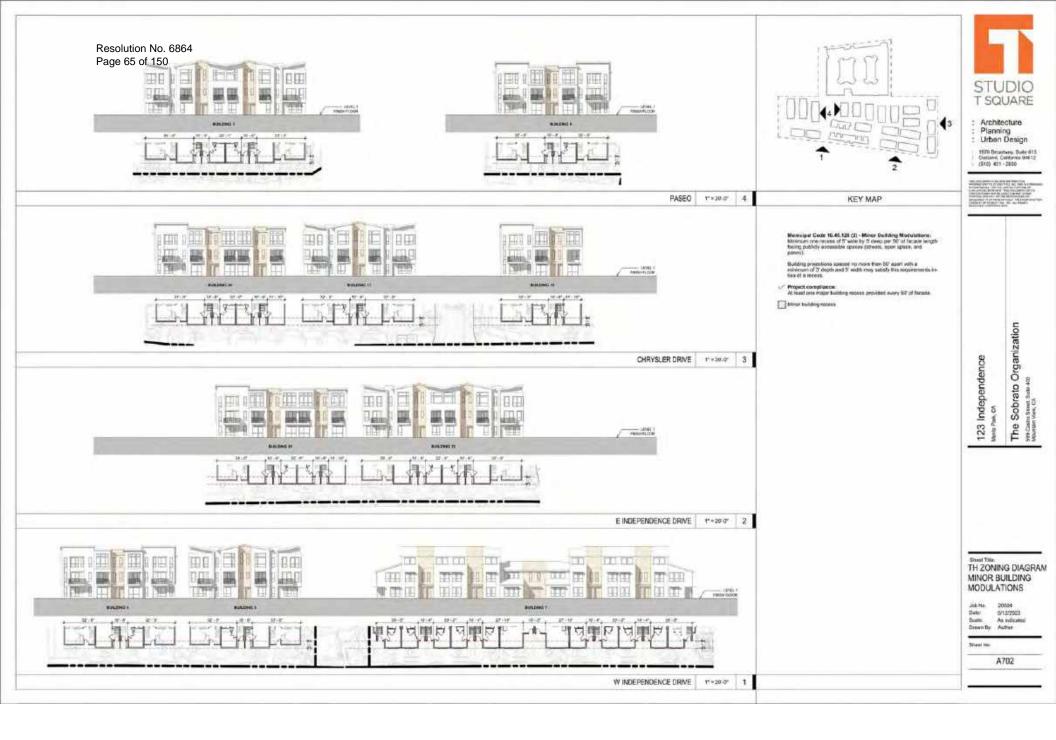






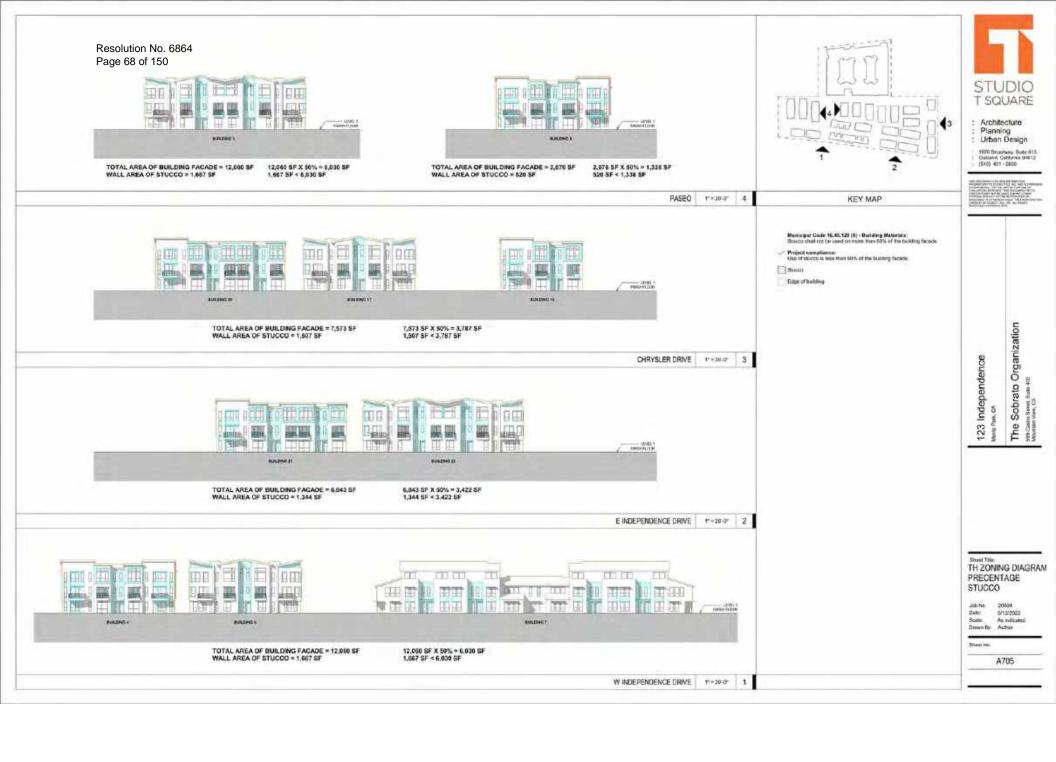


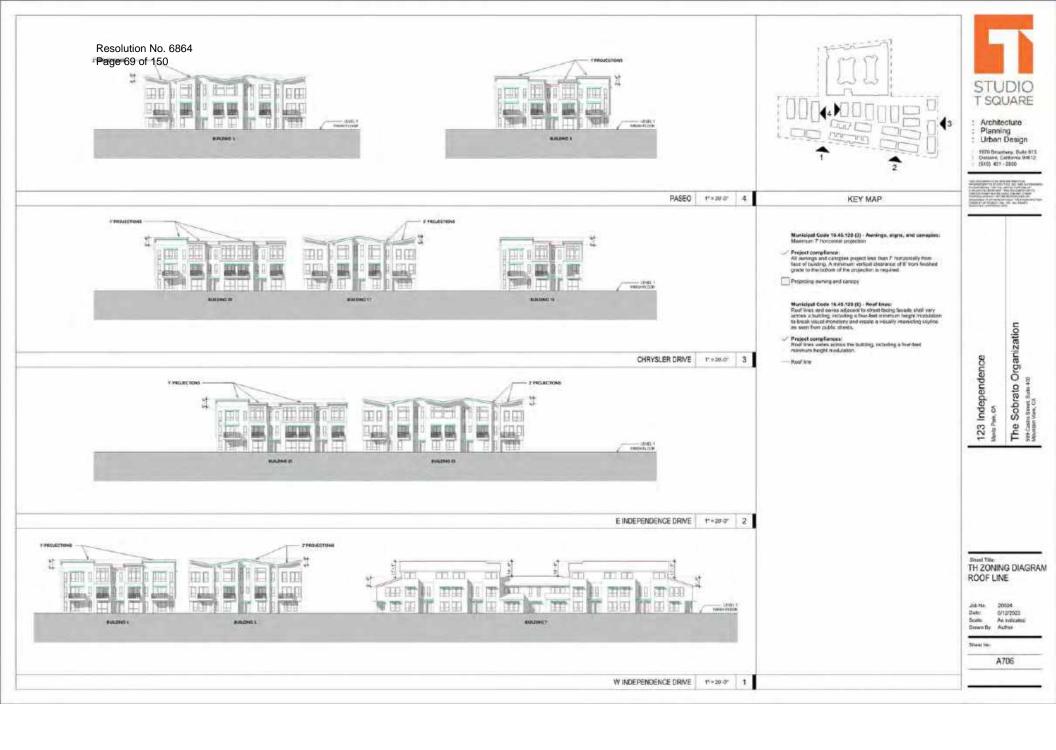












Resolution No. 6864 Page 70 of 150

A1 CEMENT PLASTER KELLY MOORE KM4724 WEDDED BLISS OR SIMILAR BY ALTERNATIVE MANUFACTURER SMOOTH TROWELED FINISH





COLOR 1



W1 VINYL WINDOW VPI QUALITY WINDOWS BLACK FRAME FINISH OR SIMILAR BY ALTERNATIVE MANUFACTURER



KELLY MOORE IQM5789-3 SHADOW CLIFF OR SIMILAR BY ALTERNATIVE MANUFACTURER SMOOTH TROWELED FINISH



B2 FIBER CEMENT PANEL JAMES HARDIE REVEAL PANEL SYSTEM HLS4205 CALIFORNIA CHAMOIS OR SIMILAR BY ALTERNATIVE MANUFACTURER



E1 FIBER CEMENT SIDING JAMES HARDIE ARTISAN V-GROOVE HLS4232 CROWN GOLD OR SIMILAR BY ALTERNATIVE MANUFACTURER



W2 STOREFRONT ALUMINIUM STOREFRONT BLACK FRAME FINISH



A3 CEMENT PLASTER KELLY MOORE KMA89-5 BLACK OAK OR SIMILAR BY ALTERNATIVE MANUFACTURER SMOOTH TROWELED FINISH



B3 FIBER CEMENT PANEL NICHIHA INDUSTRIALBLOCK OR SIMILAR BY ALTERNATIVE MANUFACTURER



F1 GREEN SCREEN STEEL FRAMED PANEL WITH STEEL WIRE GRIDS 24X 4' WIDE PANELS SPACED WITH 4" GAPS HORIZONTALLY



G1 GLASS PANEL FOR GLASS RAILINGS

BIRD SAFE FRIT WITH HORIZONTAL UNES - 1/8" SILK-SCREENED

R1 GLASS RAILING FRITTED COLORED GLASS SEE G1 FOR GLASS PANEL

A4 CEMENT PLASTER KELLY MOORE KM4883 BLACK CAT OR SIMILAR BY ALTERNATIVE MANUFACTURER SMOOTH TROWELED FINISH



KELLY MOORE KM5224 BANANA PEEL MANUFACTURER

R2 VERTICAL METAL RAILING

GALVANIZED PAINTED BLACK FINISH



A5 CEMENT PLASTER OR SIMILAR BY ALTERNATIVE SMOOTH TROWELED FINISH



: Architecture Planning Urban Design

1600 Sesativery, Suite 913. Contame, Goldonia 90612 (910) 401 - 2800

The Sobrato Organization

123 Independence

COLOR AND MATERIAL BOARD APARTMENT

Job No. Dela 6/12/2903 Drewn By Author

Street No.

A2 CEMENT PLASTER KELLY MOORE KM5789-3 SHADOW CLIFF OR SIMILAR BY ALTERNATIVE MANUFACTURER SMOOTH TROWELED FINISH



E1 FIBER CEMENT SIDING JAMES HARDIE ARTISAN V-GROOVE HLS4232 CROWN GOLD OR SIMILAR BY ALTERNATIVE MANUFACTURER







W1 VINYL WINDOW VPI QUALITY WINDOWS BLACK FRAME FINISH OR SIMILAR BY ALTERNATIVE MANUFACTURER



A3 CEMENT PLASTER KELLY MOORE KMA89-5 BLACK OAK OR SIMILAR BY ALTERNATIVE MANUFACTURER SMOOTH TROWELED FINISH

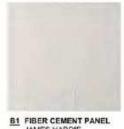


E2 FIBER CEMENT SIDING JAMES HARDIE ARTISAN V-GROOVE HLS4205 GALIFORNIA CHAMOIS OR SIMILAR BY ALTERNATIVE MANUFACTURER

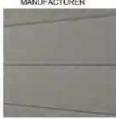


H2 ASPHALT SHINGLES ROOF

W3 PANELIZED GARAGE DOOR



JAMES HARDIE REVEAL PANEL SYSTEM KMW57-1 CLOUD WHITE OR SIMILAR BY ALTERNATIVE MANUFACTURER



E3 FIBER CEMENT SIDING JAMES HARDIE ARTISAN V-GROOVE KM5823 CITY TOWER OR SIMILAR BY ALTERNATIVE MANUFACTURER



C1 BRICK VENEER BELDEN BRICK HARVEST BLEND OR SIMILAR BY ALTERNATIVE MANUFACTURER



E4 FIBER CEMENT SIDING JAMES HARDIE ARTISAN V-GROOVE KM5826 VOLANIC ROCK OR SIMILAR BY ALTERNATIVE MANUFACTURER



R2 VERTICAL METAL RAILING GALVANIZED PAINTED BLACK FINISH



: Architecture Planning : Urben Design

1600 Sisserway, Suite 913. Costonel, California 94612 (\$10) 401 - 2800

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123 Independence

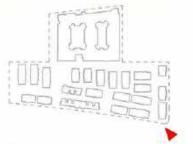
COLOR AND MATERIAL BOARD **TOWNHOMES**

Job Ma Date 6/12/2503 Drawn By Author

Sheet No.



PERSPECTIVE RENDERING



KEY PLAN



: Architecture : Planning : Urban Design

1800 Decembery, Dute 915 Owners, Coltonia 18412 (\$10) 401 - 2850

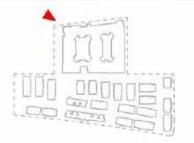
The Sobrato Organization 123 Independence

Sheet Title
PERSPECTIVE
TOWNHOMES ON
INDEPENDENCE
DRIVE
Job No. 20004
Date: 912/2020
Double: 1 - 100'-6'
Driven By. Action

Street two







KEY PLAN



: Architecture : Planning : Urban Design

1609 Disservey, Suite 613 Coatene, Coldania 84612 (\$10) 401 -2850

The Sobrato Organization

123 Independence

Other Title:
PERSPECTIVE
APARTMENT ON
CONSTITUTION
DRIVE
Job No. 20004
Date: 9712/2023
Solite: 17 = 160*-6*
Drewn By Author

Street No.

A902



PERSPECTIVE RENDERING



KEY PLAN



: Architecture : Planning : Urban Design

1609 Disselvery, Build 613 Costoner, Coldonno 1896 12 (\$10), 401 - 2050

The Sobrato Organization 123 Independence

thet Title PERSPECTIVE PASEO / CENTRAL OPEN SPACE

Job No. 20004 Date: 6/12/2023 Soute: 1" = 100"-6" Drawn By: Author

Sheet to:

A903

123 Independence

The Sobrato Organization

SCHEMATIC LANDSCAPE PLAN

Jup No. 20004 Date: 0718/2020 Shake: 1" - 40"

Street No.



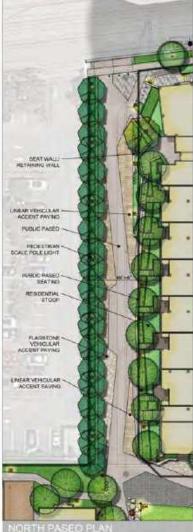












ENLARGED SCHEMATIC PASEO PLANS

The Sobrato Organization 900 care smat ten 400 900 care 500 care















123 Independence

The Sobrato Organization

ENLARGED SCHEMATIC PARK PLAN

200 to 2004 Tale 2004 Sole 2** 20































The Sobrato Organization

Guzzardo
Guzzardo
Partnership, INC.
Landscape Architects Land Plane

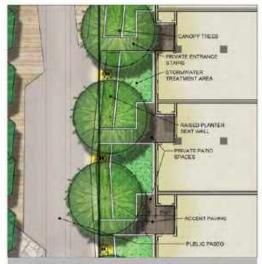
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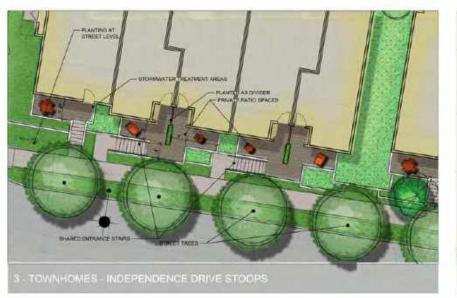
123 Independence

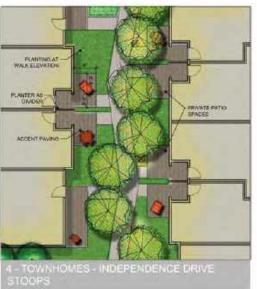


Resolution No. 6864 Page 79 of 150









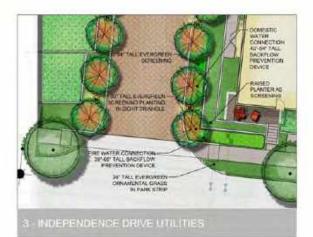


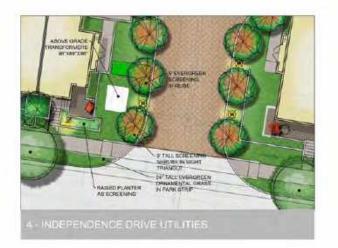
The Sobrato Organization 123 Independence

ENLARGED SCHEMATIC STOOP PLANS

Dome 104 + 1.6. Com 2/1/202223 300 per 20004











T T N

The Sobrato Organization

Guzzardo
Guzzardo
Partnership, INC.

123 Independence

UTILITY SCREENING PLANS

Job No. 20004 Cells 2719G023 Scale 2* + 10*

Street Str













SITE ELEMENTS

123 Independence

The Sobrato Organization

20004 (17/15/2023) 1" = 40'

L3.01



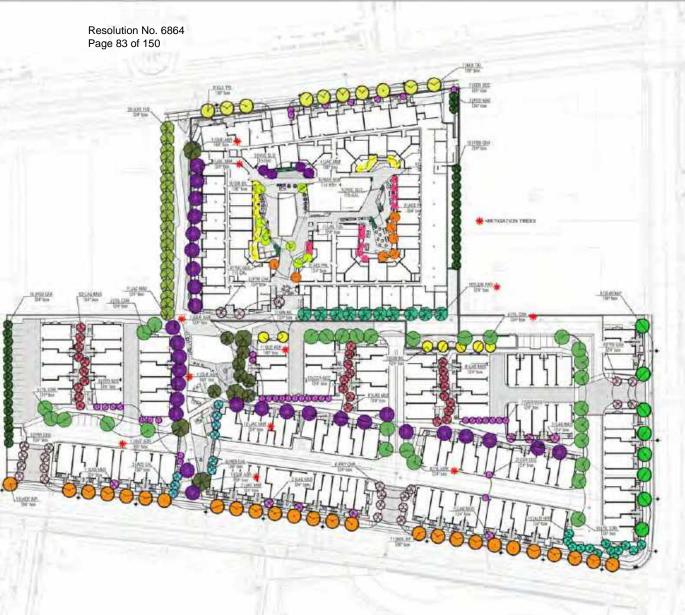
The Sobrato Organization

123 Independence

PLANTING PLAN

(17/15/2023 1" = 40°

L4.00



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The Sobrato Organization

123 Independence

TREE PLANTING PLAN

20004 (17/19/2023 1" = 40'

Sheel No.

L4.01



WATER USE LEGEND

WUCDLS CATEGORY LOW: 75.2% (47,770 ct)



Medium: 21.5% (13,640 of)

High: 3.3% (2,127 of)

*Based upon total landscape area of 63,517 sf

All planted areas are to be watered with an approved automatic underground intigation system. Purcels irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in comparisons with resolution fi251, as sequired by the State of Colifornia.

An application and detailed lendscape importion plan will be sound that with the building permit submitted package. All planting and important will be in compliance with the city's Water Efficient Londscape Ordination.

The final construction documents will provide the contractor with an understanding of the design intent for the moistenance of the planting error representing ears and pruning of the site. The ministenance contractor shall furnish all lates, equipment, materials and supervision required to properly experience required to properly the following the project moistenance specification and as described to the project moistenance specifications:

Note: All trightion within the public right of way shall comply with City Standard Betails LS-1 through LS-19 and shall be connected to the on-site water system:

THE Guzzardo Partnership, INC Landscape Architects | Land Plann

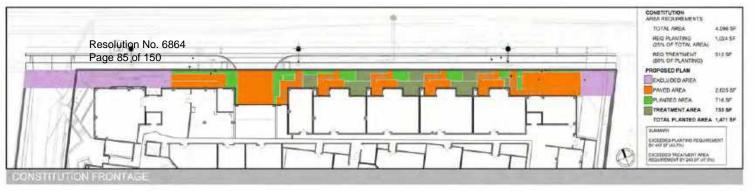
The Sobrato Organization

123 Independence

IRRIGATION HYDROZONE DIAGRAM

Debt Scale (17/16/2023 2" = 40"

L5.01





INDEPENDENCE GAST AREA RECURRENENTS TOTAL AREA 3,555.00 REGIPLANTING (25% OF TOTAL AREA) 580 SF REQ TREATMENT (SON OF PLANTING) 445 SF PROPOSED FLAN EXCLUDED AREA PAVED AREA 2,189 SF PLANTED AREA \$25.5F TREATMENT AREA 545 SF TOTAL PLANTED AREA 1,379 SF BY BEID OF WHITH ARE

NDEPENDENCE FRONTAGE EAST END

EXCHEDITION THE PROPERTY AND A MEDICAL PROPERTY THE REST AND AN AREA OF THE PERSON. 1 9 # *



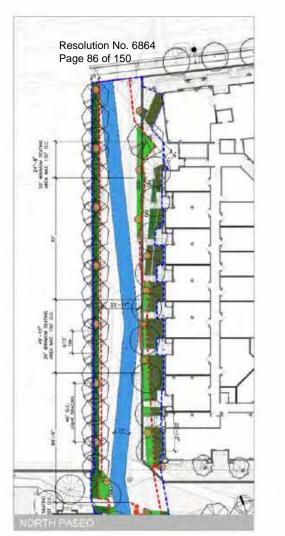
The Sobrato Organization 123 Independence

STREET FRONTAGE LANDSCAPE CALCULATIONS

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Sheet No.

L6.01





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123 Independence

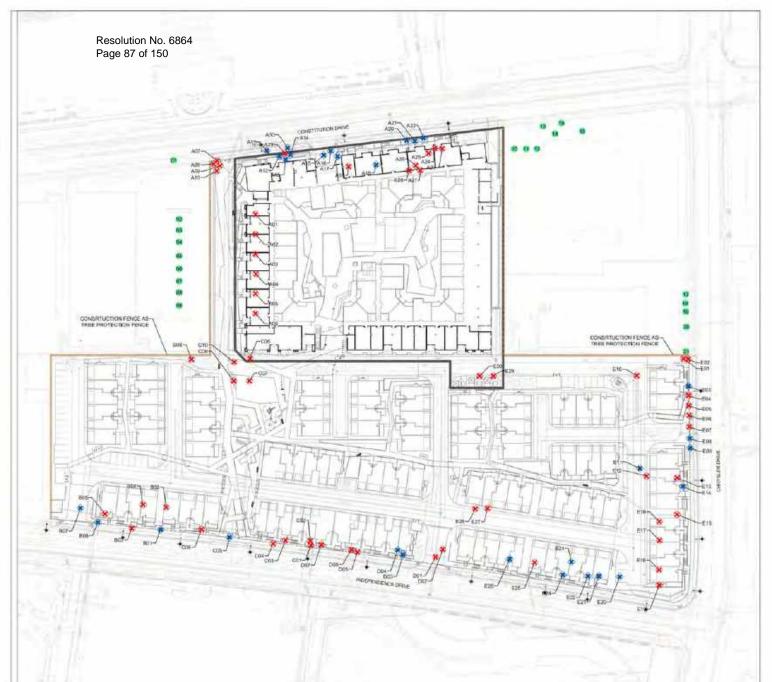
The Sobrato Organization

PASEO GUIDELINES CONFORMANCE

Job No. 20064 Date (17/35/2023 Scale (1* = 40*

Sheet No.

L7.01



TREE DISPOSITION LEGEND

KEY	DESCRIPTION	QUANTITY
A07-	ENITTING THEE TO SE NEMDVED	56
A07->	EXISTING HERITAGE THEE TO BE REMOVED	29
	GEF-LETE TROOP TO REMAIN	21

THE PROPOSED FOR REMOVAL

HERITAGE TREE METIGATION RATIO 214 (15 GALLON SON SET AMBRIDA (08) HERITAGE TREE HERCACEMENTS REQUIRED

(258) NEW TREES PROPOSED AT MINIMUM 15 GALLON SIZE.

- METIDATION REQUIREMENT EXCEPTED 57 (307)

SIZE SHEET LAZIT THEE PLANNING PLAN

Tree Obsperables Plan Notes:

1. See Artedul Report for full tree availantion notes and date.

2. Tree Discordion Flan hals both, proported based on topographic survey provided by deli segletems. See Arberjal Report proceed by RNAs Lanckage Services cause in October 15. 2021 for tree evaluation shallot The Report has been guidant as reflected in the Arberjal Arberjal Cerements Obstat Jansiery 15, 2022 based on the Silv Wall on Discordior 50, 2021.

2. Tree inventory in arberjal report is delined by purcel actions. See Key believe for the number in careful cause.

Tree # in Plan A01 - A26	Parcel Address 130 Censitution Dr. Mente Park, CA 94025
D01 - D08;	115 Independence Cr. Merilo Park, CA 94026
C05 + C10;	125-125 Independence Dr. Medie Park, CA 5402
D01 = D07:	137 Independence Dr. Menth Plats, CA 94026
#14 #15.	a little Committee Dr. Lands Bloom Classical Co.

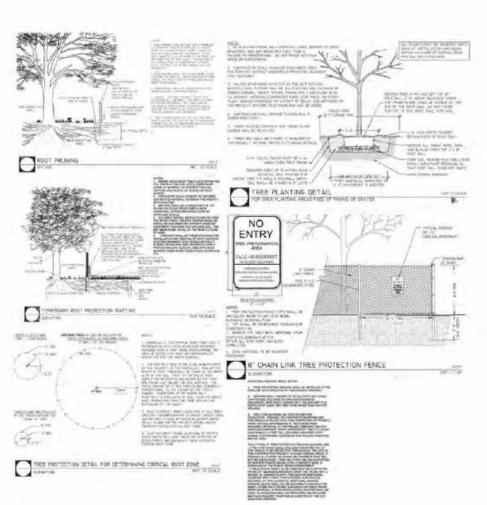
The Sobrato Organization

123 Independence

TREE DISPOSITION LANDSCAPE PLAN

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Tree protection and Preservation Plan

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TREE PROTECTION NOTES

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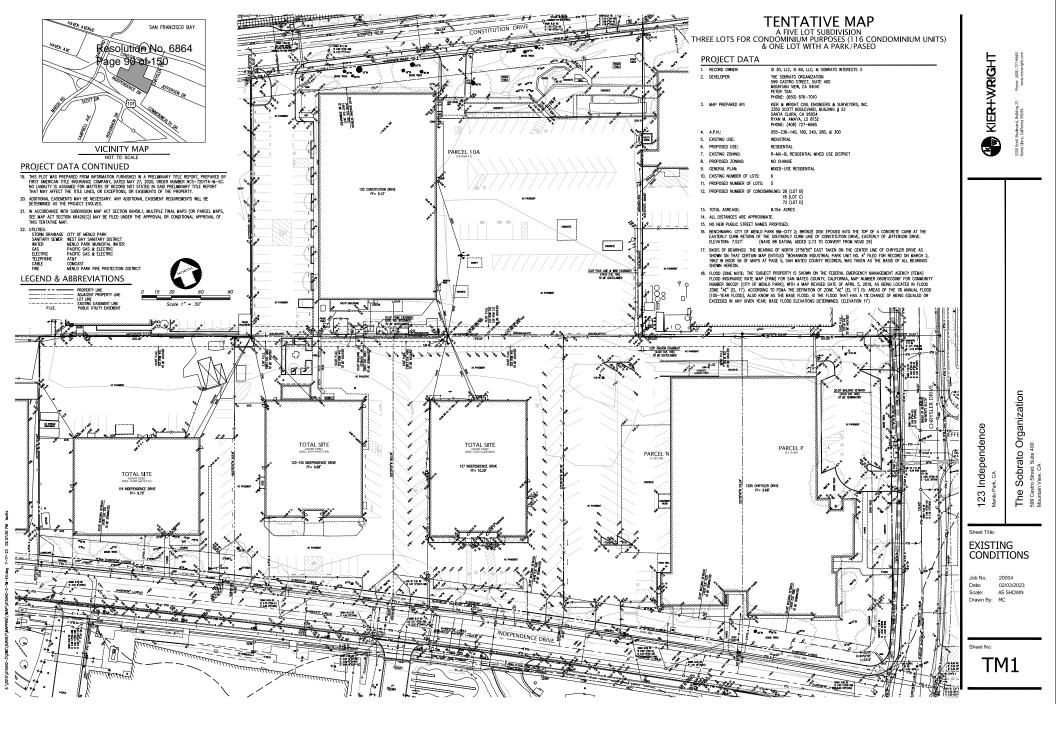
LANDSCAPE LIGHTING PLAN

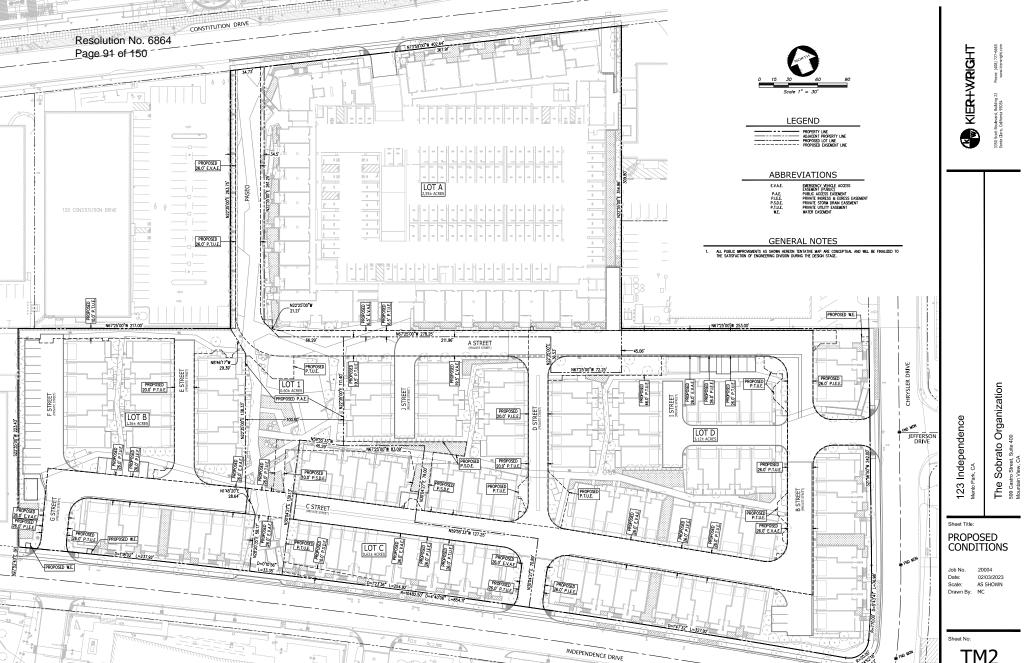
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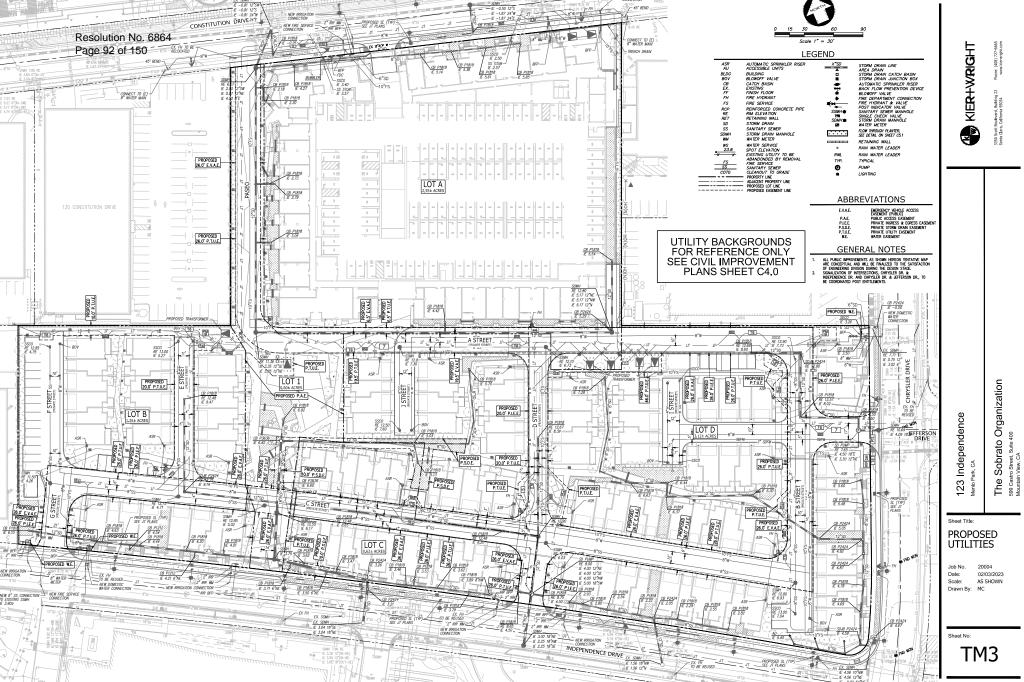
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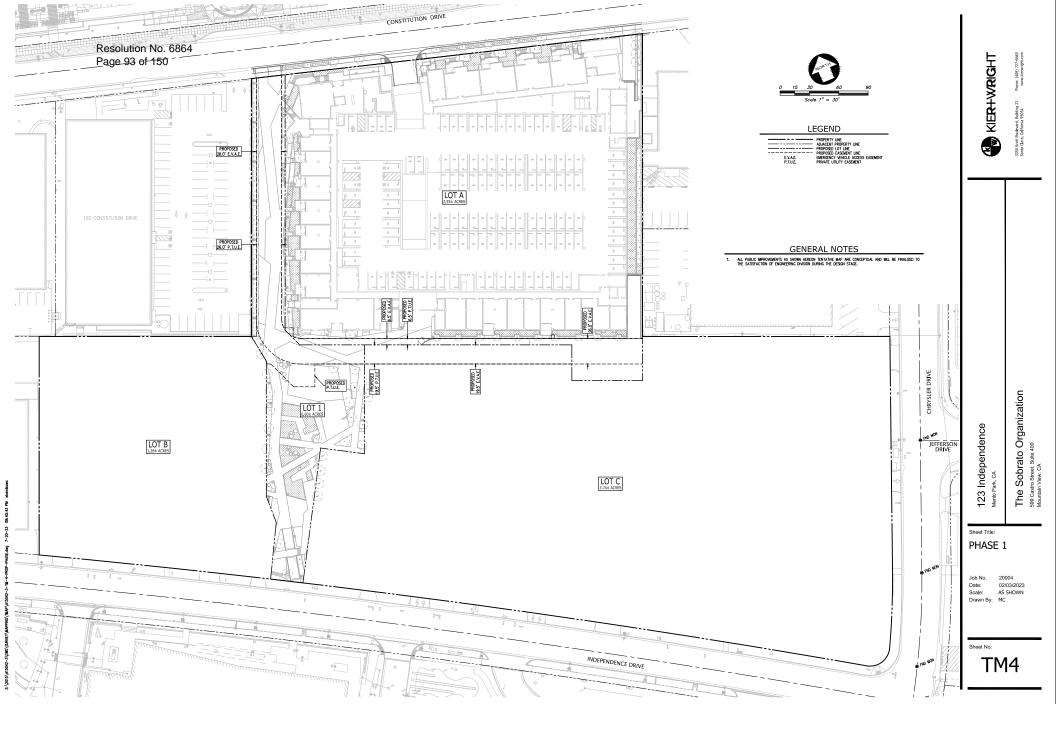


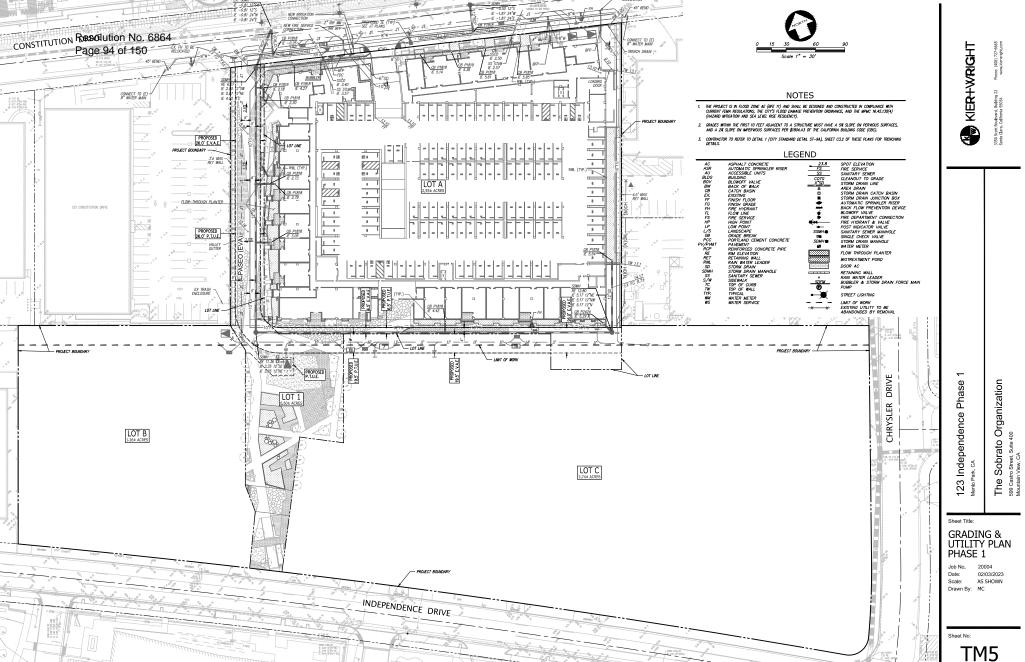


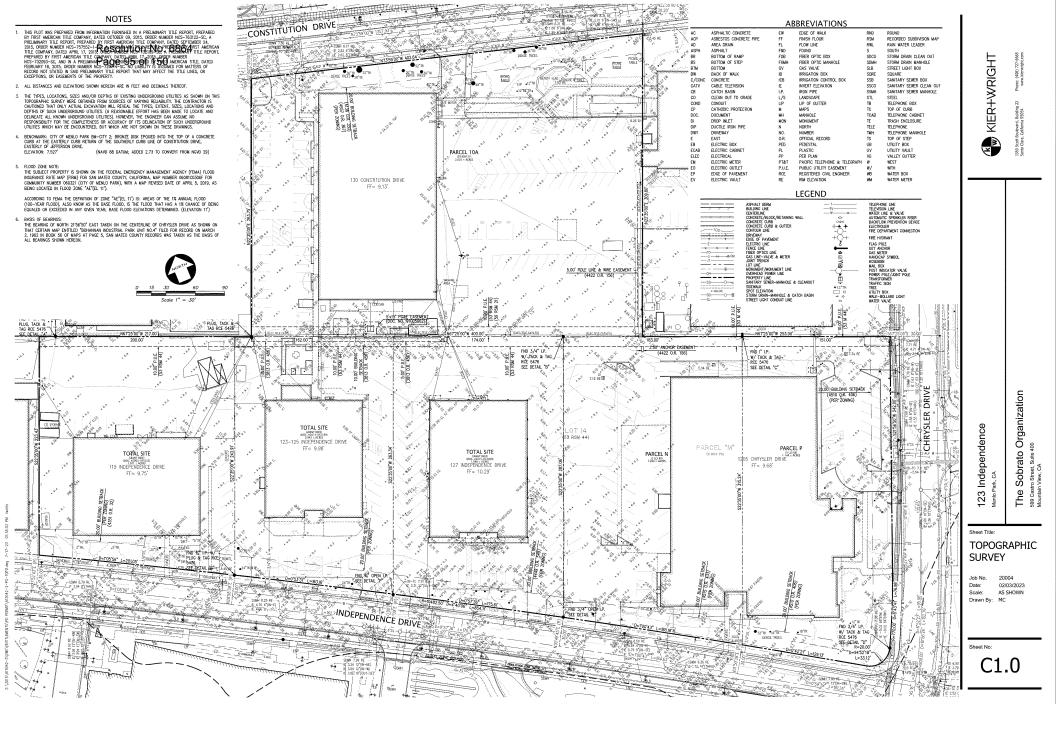
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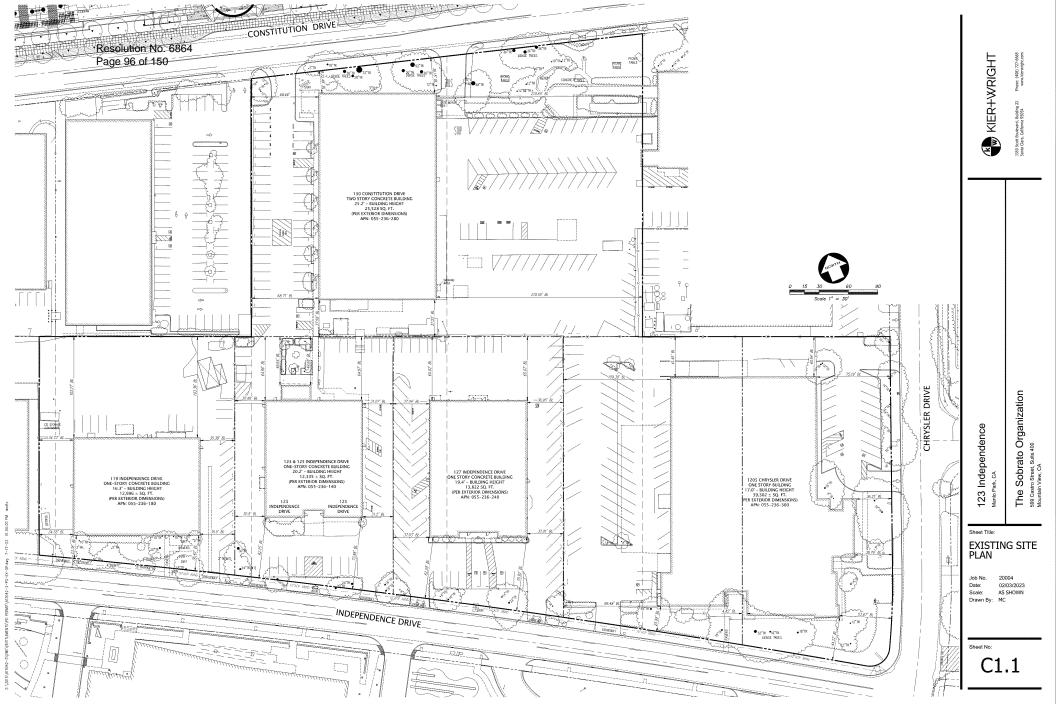


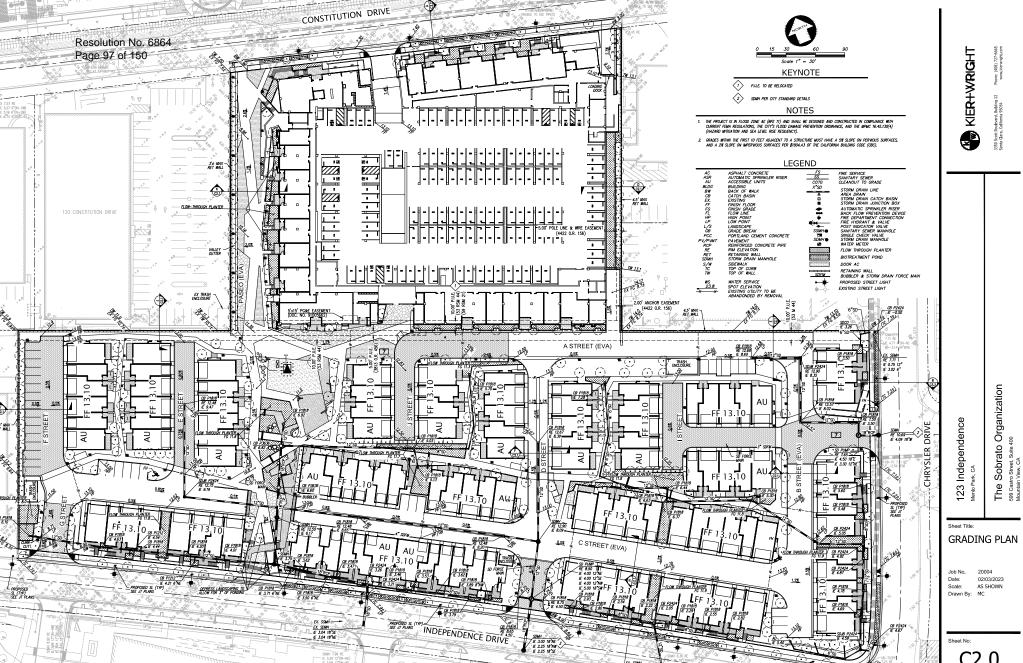
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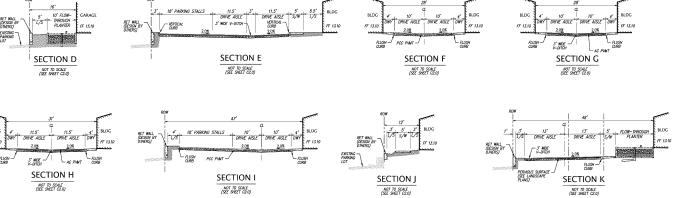








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599 Castro Street, Sulle 400
Mountain View, CA 123 Independence

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GRADING SECTIONS

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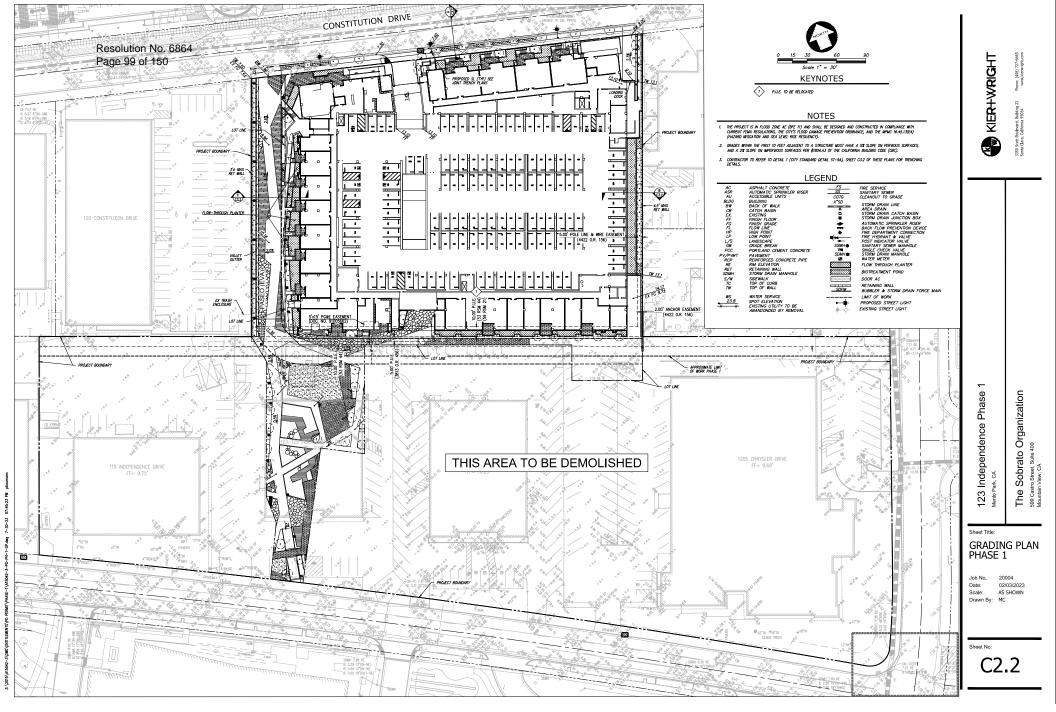
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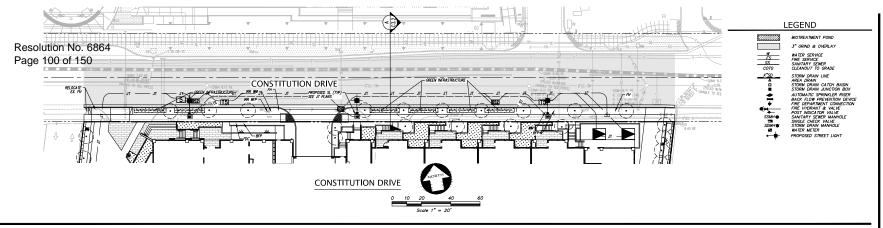
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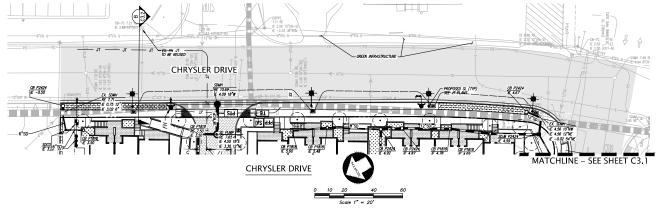


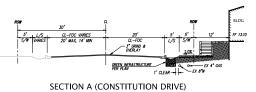
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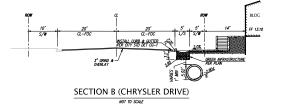
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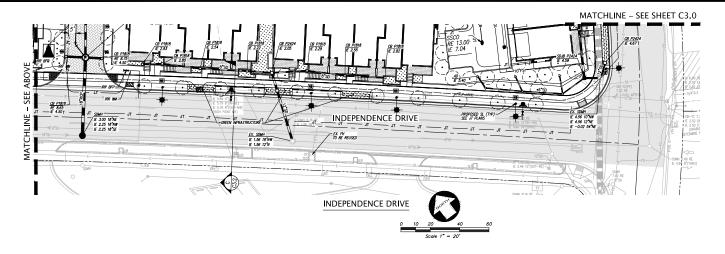


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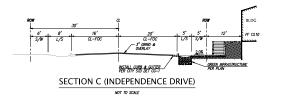
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INDEPENDENCE DRIVE



123 Independence

The Sobrato Organization 599 Castro Street, Suite 400 Mountain View, CA

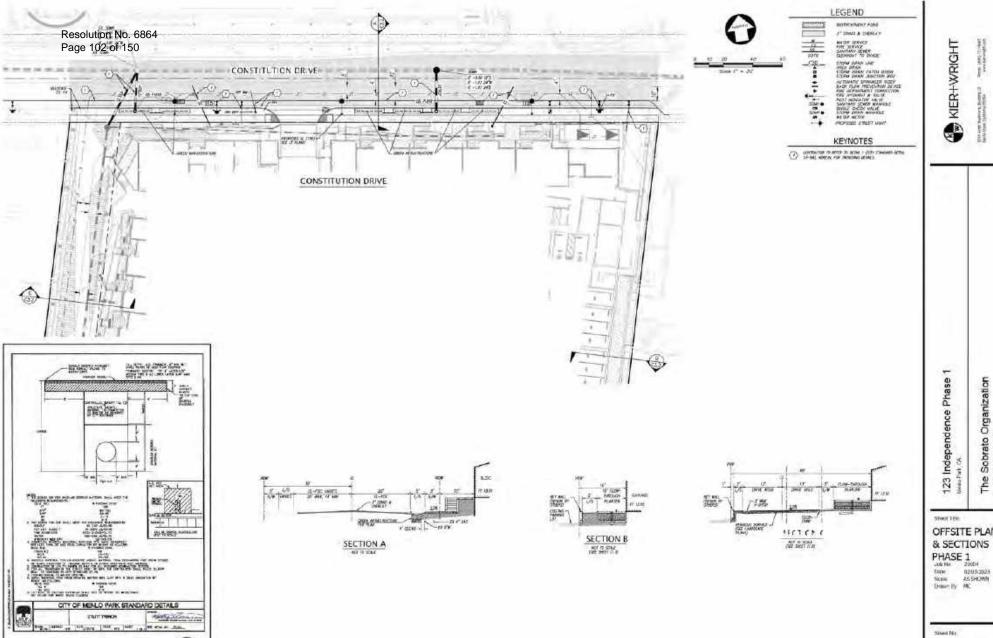
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OFFSITE PLANS & SECTIONS

Job No. 20004 Date: 02/03/2023 Scale: AS SHOWN Drawn By: MC

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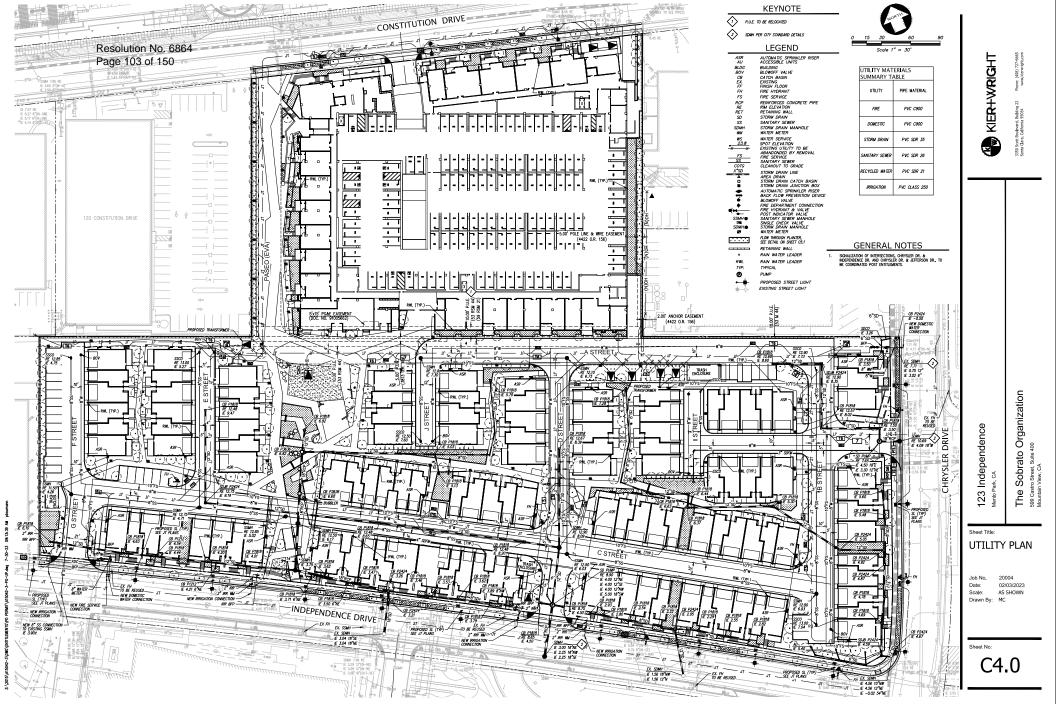


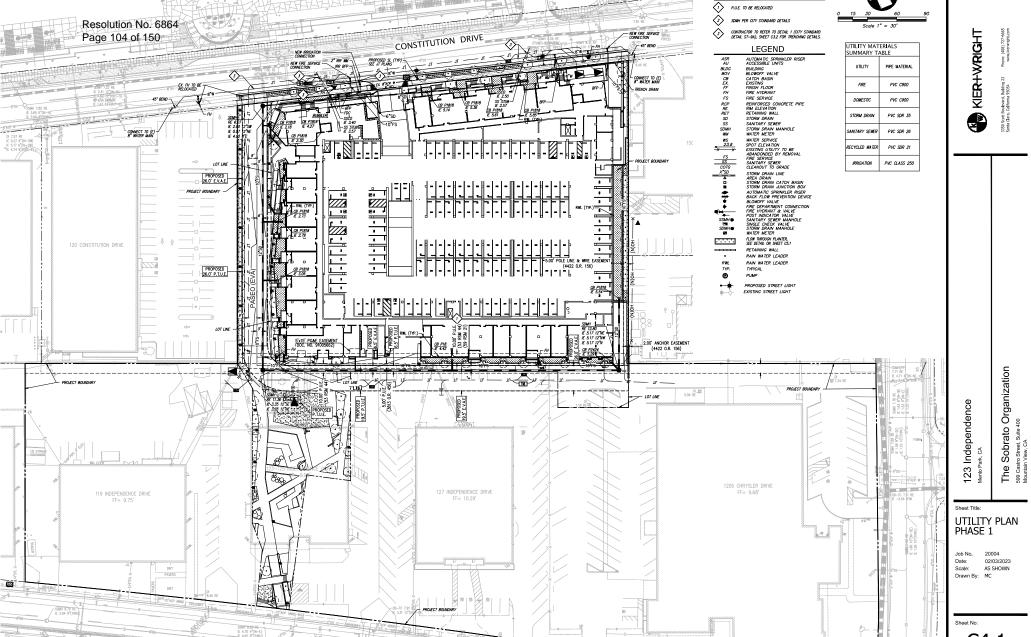
UTILITY TRENCH

The Sobrato Organization

OFFSITE PLAN & SECTIONS

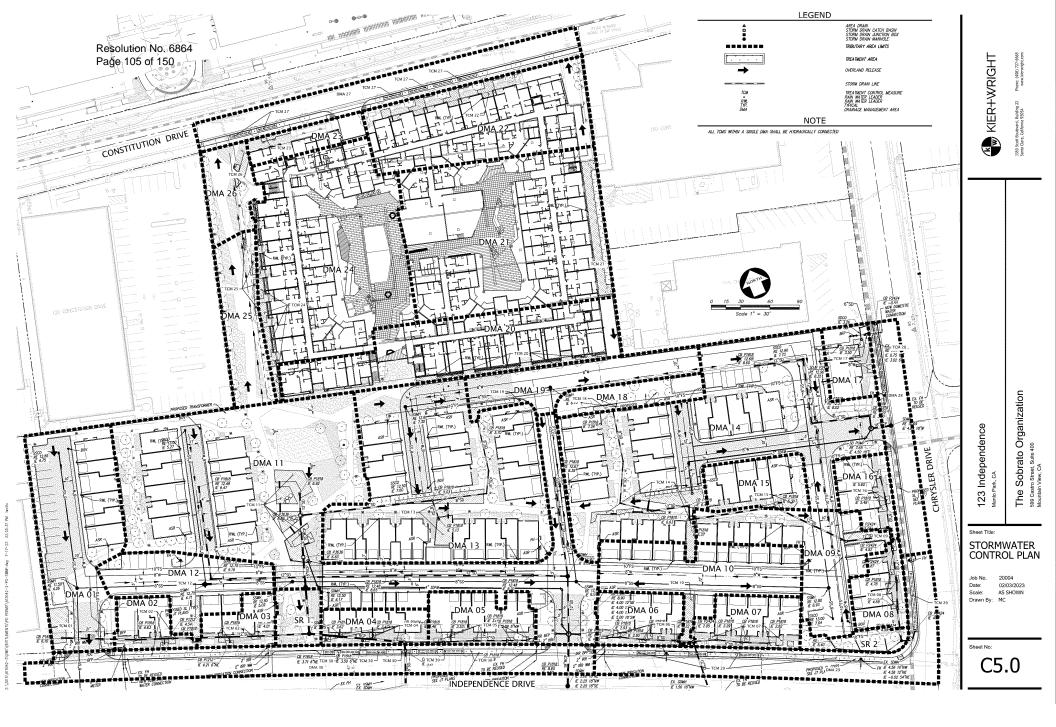
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KEYNOTE

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STORMWATER

123 Independence

CONTROL DETAILS Job No. 20004

Date 02/09/2023 Base, AS SHOWN Drawn by: MC

Street No.

C5.1

Resolution No. 6864 Page 106 of 150

WENN-1 Triton Bioflex Drop Inlef Trash Goord Calchballe litter Intert





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I PLACONISH OF BIOTHER THE CHEEK/HOOK OF THE SIGNA CHARGES.

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DROP INLET TRASH GUARD DETAIL

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SELF RETAINING AREA

Austinot Education Unit Lig-

ANDA	THATHEATTIN	101AL-000 90-953	000000000 0000000000	HEADMING AMARICO 60 FLA
MI	SELF-RETARKED ANDA	2168	7.69	
18.2	TELT-RETURNING AREA	3(21)	146	- 5
TOTAL		4.607	1,607	76

BIOTREATMENT SUMMARY TABLE ONSITE

AREA	TCH	THE PARKET THE	TITIVE BREA	MATERIALISMS	ARIA HIG. SEL.	MEATHER STATES	ODERHOUSE.
17904,00	1	NOW THROUGH BLANTON	17,00%	TERM	126	586	
THAT	-2	NOW THROUGH PLANTER	1300	2.016	109.	106	- 1
15864-69	1.	BOW TOROLOG BLANTIE	3.70	5,946	107	346	
1285.51		HDW1HROUGH PLANTS	2,991	3,396	146	134	
1986.05	1	REDW CHROCOGNIR, AND IA	386	5.196	/ex	806	
-286 SA	1	BOWTHRINGH & ARTIS	4394	4.88	162	362	
13440	.+	RETWATERCECCH PLANTER	5,000	<.86	100	348	
SHARE.	4	NAME THE COOK PLANTS	1381	5.88	1888	345	
TMART.	9	NOW THROUGH IN ANTIN	11,909	11.198	448	518	
1086A.16	18	DOWNHOODCH (NAME)	11/000	1.340	120	446	1.
spen ti	11	NOW THOUSANDANTIN	54,604	19.999	5,000	17994	. *
SWAZ!	15	REDWYTHROUGH PLANTER	9,310	0,699	138	329	
*CMR / F	TT	HOW THROUGH MARTIN	94,670	2000	1,000	1,967	
CMA-18	14	FLOW THREE/CHIP, ANTEA	10.40	32,600	1,400	1,02	18.
-046.05	-11	FLOW THRESHIELD BLANTON	5.246	4,573	161	4/1	
CHA/A	14.	INDW/THROUGH PLANTER	3.362	5,142	fan.	166	
TOWN AT	W.	ROWTHROUGH PLANTS	290	2,0%	97	310	
12460	18	REWTHEOLOGIC RUNNINGS	- Yets	2300	iga	N/T	
CAN IN	34	NAW THE COCK (ALSO THE	1,811	7,001	381	900	
секте	36	BOWTHOUGH BARTON	79,000	78344	794	36	
1964.2	21	NOW THIS CHICK PLANTS.	25,773	20,755	- tarris	1.1,221	
1560(7)	335	ISOWTHOUGH INAVIOR	18,000	45120	647	741	
TOMEST.	77	TERM THREE CHIS ANTER	3.363	1,965	128	3.00	
108624	24	PLOW THROUGH PLANTER.	16,000	19249	3.00	1,816	
Alma 11	311	BOW THROUGH BAYTER	7,610	1,015	(43)	ρï	
1286(2)	26	PLEW THROUGH PLANTS	4,642	3,364	140	104	.4:
THITAL	-		110314	198290	17.154	310.000	1 -

NUT PLATERY LIDER, WAITE THE DE TERMS, LIGHTON AND RIVER WITH SIZE.

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CREEN INFRASTRUCTURE SUMMARY TABLE

AREA	TEM	1006/1000/7779		THREWOOL ANA DIG 175	PHATHOUT AMER KIG (AG) (FE)	THEATHERNY AREA PROMODED SIGNEYA	PONTRIK; DIFTORON;
1586.77	22	FEOM THROUGH MANTER	DAN	16.170	418	479	
11044 ES	-276	THE THROUGH BANTO	139	8.394	199	371	1.
TIME 29	29	HIM THEOGRAPHIC	11,345	11.00	198	548	
TOMA SE	.83	FLOAT THROUGH BANKER	12,499	15,350	+21	477	- 14

BOTHER PRODUCTIONS BASED ON COUNTY SAFERON INTO STAMPS ON THE STANDARD SAFERON STONE BASED ON COUNTY VISIONAL COMMITTANCES.

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FLOW THROUGH PLANTER PROFILE VIEW

SUPPLACE AREA OF THE BRITTERS MADE SON, SMALL EULAL WHICH THE AREA OF THE ATTENDED ANALYSIS THE ATTENDED MADERS, INC. ALL SUPPLACE CANDIDATIONS ARE SUBMITTED DESCRIPTION THAT HAS DON'T MADERIAL BY A STREET SUPPLACEMENT AND SHITTED AND SHITTED AND ARE SUBMITTED AND AREA OF A STREET AND ADMINISTRATION OF ANY PRODUCTION C.2. STREET AND ADMINISTRATION OF ANY PRODUCTION OF A STREET AND ADMINISTRATION OF ANY PRODUCTION OF

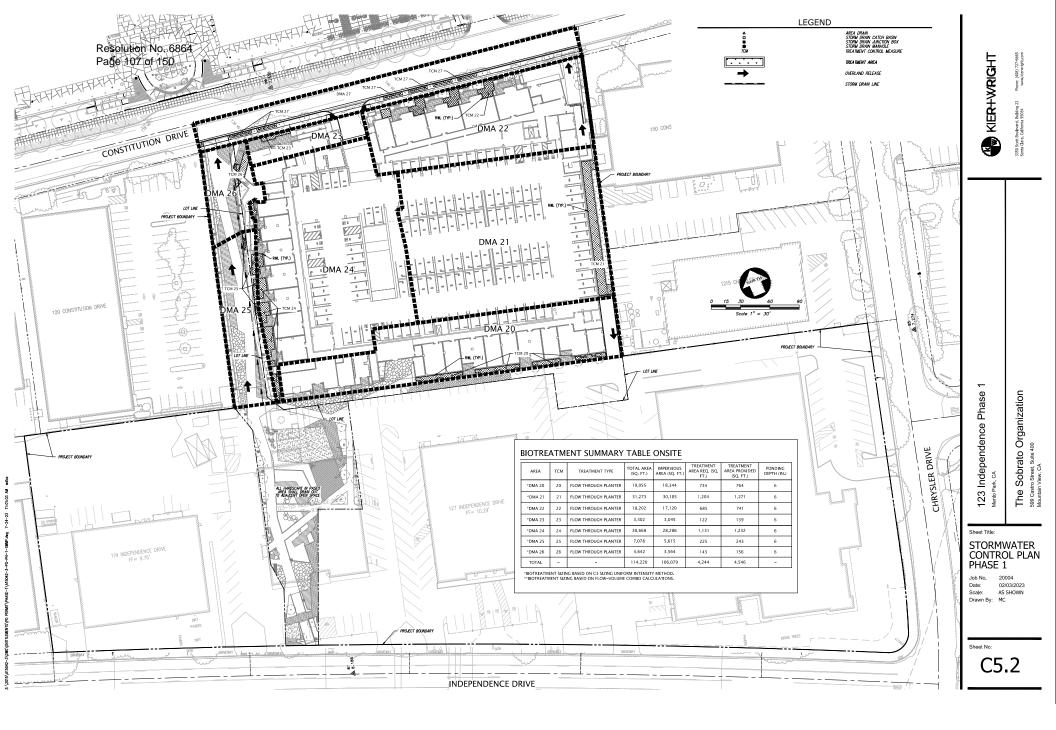
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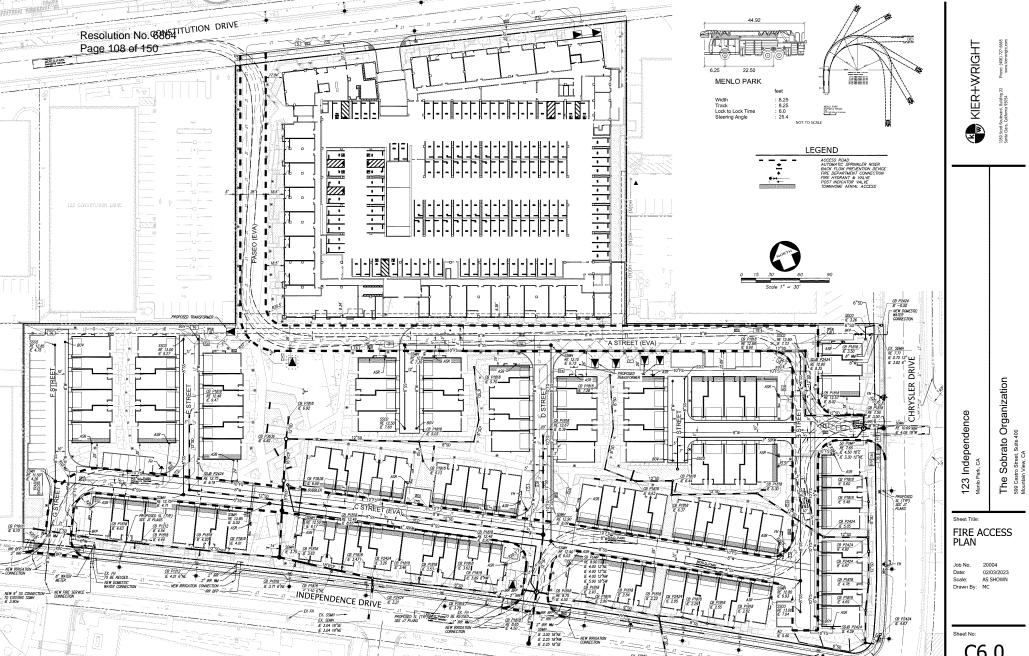
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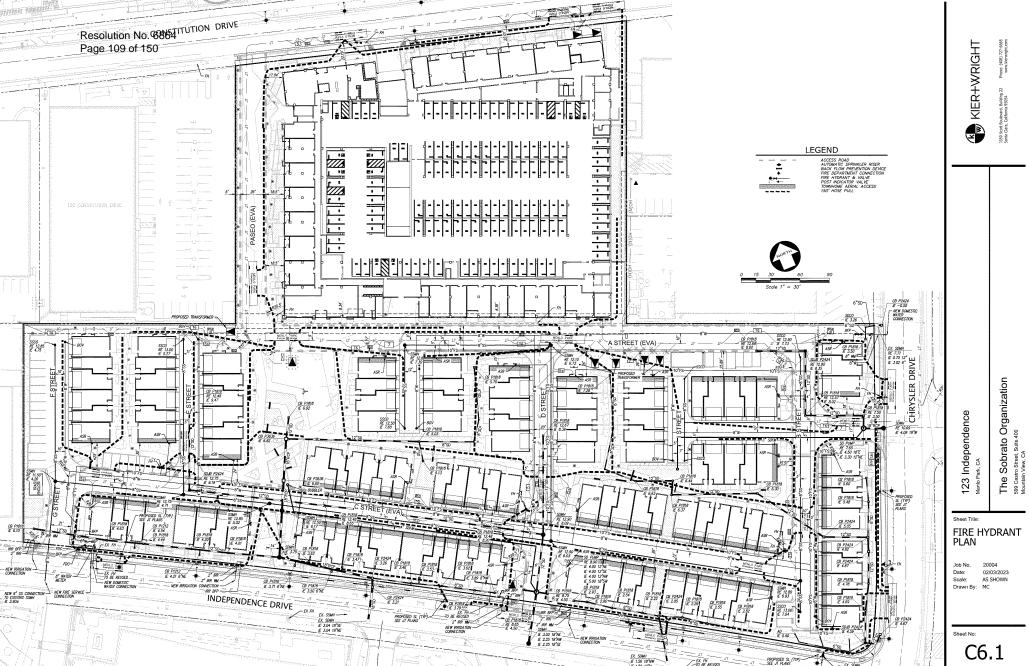
OVERALL TREATMENT AREA TOTALS ONSITE

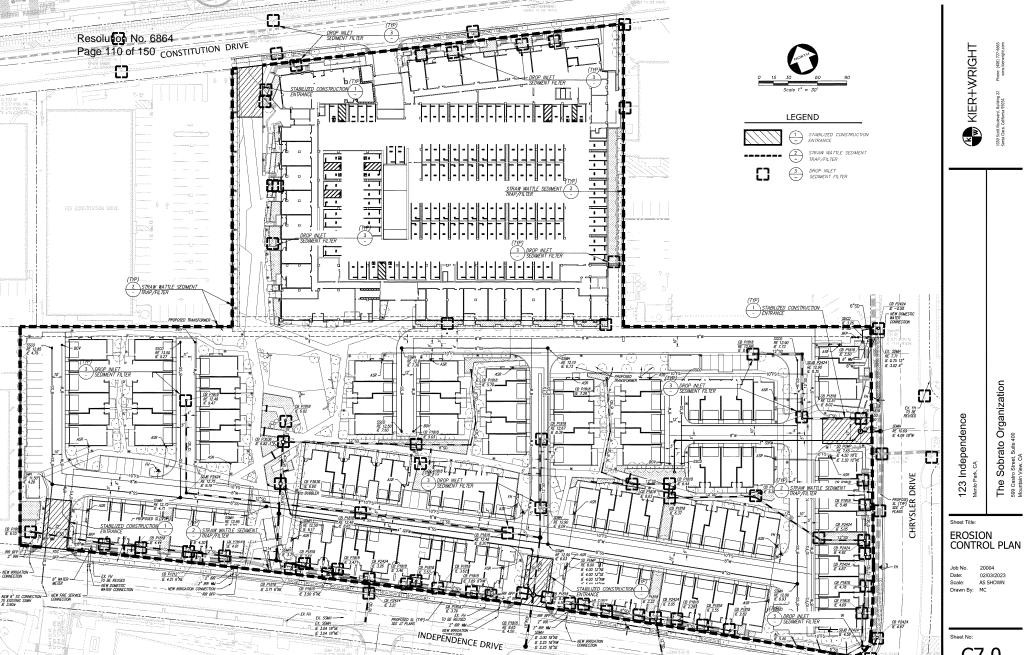
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MENNOS BURNES	Legistra construit or construit			
	790,0	WPUED:	SER	
ANESNE POSTNAF	FOLDES	10,1463	67,575	
ZMER # /HING	765,794	15,404	- 4	
CAR ENTRY, PRINT EXC	9,550	8.000	MAG	
CAMBEL START		.0	4.	
(Death Websit)			- 4	
DOM WITHOUT DOWNERS	3053W	174.889	122,301	
PENRODE SAFACES				
LANSTICATES AREAS	47,634	XODE	6379	
PETYNES PANNE	- 1		4.00	
SOUT PETHONS INVIVADE (SHEEN ASK, ETC.)	- 1		- 2	
TOTAL PROPERTY SUPPRICES	+7,850	4589	6739	
DEAL PROPERTY APPLACED + NEW WATHOUT SHEAD	Dir.		. HG367	
WAL PROPOND HER KIND + NEW PRINCIPS SWINCES			54.180	





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C7.0

E3

SAN MATER COUNTYWING Water Pollution Prevention Program

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Clean Water, Honishy Community.

Materials & Waste Management

Resolution No. 6864

Page 111 of 150



Non-Harardees Materials

- Them and cover stockpiles of sand, this or other construction national with turps when twic is directed or if not actively being used within
- ☐ Use that don't oversule not leased water for door control.

Hazordous Materials

- or draw) cooper and nearly bee electron comment the belot. C. pesticides, parets, thirtners, advents, foel, aid, and antifraped in accordance with city, county, statu and federal regulations
- Store flurardous materials and Waster in water fight containers, store in appropriate recordary exertainment, and onver them at the end of every work day or during wet weather or when min to forecast.
- Fellow minufactors's application instructions for becardoss. materials and he careful not to use more than necessary. Do not apply elements outdoors when rain is forecast within 24 tunes.
- A transc for appropriate disposed of all hurardons wastes.

Wante Management

- 2 Cover wante disposal amusiners assurely with turps at the erst of every work day and thirting wat weather
- Check waste disposal containers frequency for leaks and to mobe menthry an not overfilled. Never how down a diencyster in the
- Clean or seplace portable toilets, and respect them bequestly list
- Dopose of all wristers and delives properly. Recycle mannals and wastes that one he necyclist (such as rephalt, siescents, agregate have materials; wood, gyp board, pipe, out i
- Q Dispose of limid residues from casions thinners, solvents, alors, and clearing Bolds in horandons wants.

Construction Entrances and Perimeter

- 2 I subjekt and maintain effective germeter comply and subject all constructions entranges and exits to sufficiently control presion and sediment discharges from site and tracking off site.
- 2 Sweep or vacuum one street teaching immediately and secure solliness source to present firstler tracking. Never hose down stransto elean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ☐ Designate in area, final well appropriate IIMPs, for whick and equipment parking and stream
- Derliens major mointanance, regain jobs, and vehicle and equipment washing off rite
- 12 Eigheing or vehicle maintenance must be desccause, work is a factoral area away from storm drawn and ever a drip partor they cloths big energh to collect fleats. Recycle or dispose of fluids in Issuardinar wast.
- If which or againment electing must be done in site. close with water only in a berned area that will not allow ninc water to not into gatters, arrests, storm death, or surface waters
- ☐ Do not clean vehicle or ogapment owine using mops. schonts, degressers, or stam chaning equipment

Spill Prevention and Control

- (2) Keep spill clearup materials (c.g., rups, absorbarts and cat fitters available at the emutraction site at all times.
- Di Inspect cettades and easterment fromantly for and nepair leaks prorapily. Use drip pure to earth leaks testif repairs are made.
- Character on the fire feature proceedings by and distribute of elegation interestable propertie.
- Do not have down surfaces where thirds have spilled. Use dry elegates methods jobiothest materials, and litter, and/or raps).
- Sweep up spilled day muscaids immediately. Do not my in wash there may with water, in bury thors.
- [2] Clean up spills on dim areas by digging or and properly dispoong of communications
- (2) Report significant splits intractionely. You are required by law to report all significent raimses of hazardons nucerols, including oil. To report a spoil: (1) Ded 91) or your local emergency response number, 2) Call the Curamow's Office of Europeacy Services Wanney. Contac (800) 882-7550 (24 hours)

Earthmoving



- ☐ Schedule grading and excavation work during dry weather.
- Stabilize all demoded arrow, metall and maintain temporary granion controls (such as arrows costrol fabric or bonded fiber nows) until vegetarion is established.
- If there've existing vary taken only when absolutely necessary, and seed or plant ergennion the creation costnil on slopes or orbane construction to not immediately
- 2) Prevent sediment from ringuing office. and pertect more drain talets, gatters. disches, and draining courses by irotalling and maintaining appropriate BMPs, such as fiber rolls, still femore, undersore beaters. gravel legs, berrin, etc.
- "If Keep exception and an after and units for it to dump tracks on site, not in the streets.

Contractioned Softs:

- D. Wary of the following conditions are observed, test for numerication and cornect the Regional Water Quality Count Brand
- Unusual soil conditions, discoloration. or odor.
- Abstracted underground tasks.
- Aboutoned walte
- Chined harrels, define, or spok.

Paving/Asphalt Work

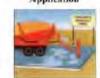


- 24 Avoid paying and seal country to wer forms somewhat that have not creed From emporting stummwater rusoff.
- Cover scores draint infets and manhales. when applying wal oute rock out, slurry send, first year, etc.
- D Collect and respele or appropriately dispose of excess already gravel or said. Div NOT sugger or your it into meters.
- Do but use water to wash down frests. explicit presents prevenent.

Sawcetting & Asphalt/Concrete Removal

- Thought months storm drain talets when naw outting. Use filter fairne, eateh basin inlet filters, or gravel haps to keep shory out of the steem door weaton.
- Shovel, abounds or voccum sine-out shory and dispuse of all winte as some as you are finished in one becation or at the end of each week day (whichever is
- If in wood aftery errors a cwith brain, ulam or any arremodisately.

Concrete, Grout & Mortar Application



- Stove common great, and morter ower from elemi draini or waterways, and expallets under cover to project them from leaw less Tieron area
- Wash out concrete contemport/inschaoffsite or in a designated windows. area, where the water will flow into a temporary whate pill, and in a resease that will prevent learning into the underlying will or one terrounding more Let concurte harden and discose of or-
- Whos working expressed aggregate; prevent washingser floor enteriors stone drains. Block any inlets and cursion entrers, hose washingter onto dirt areas, or drain onto a benood surface to be pamped and disposed of properly.

Landscaping



- D Protect stockpiled bridginging materials from wind and rain by storing them unite: targe all year-count.
- Stack begged numerial on politers and unifer enver
- Cl Discontinue application of any modifile handwaps meterial within 2 days before a forecast rate event or during wet weather.



Painting & Paint Removal

Painting Cleanup and Renoval

- 2 Never clean brinbes or none paint anninences rate a about, gutter, atours
- A For natur-based paints, paint out trustess to the extent possible, and rinse into a dram that goes to the smithry activity. Never pour paint deves a stone done
- 23 For will-based patent, patent our brankes to the exsest possible and clean with thinner or solvent to a proper container. Pilter and rease thanters and solvents. Dispute of excess liquids as harmfolio senste.
- 2 Paint chips and doct from morhografions dry stripping and sand blasting may be owent up or coffeeted in plastic drop clotts and disposed of as mob.
- Chamical paint surpping residue and staps and they freez marries paints to practic containing lead, mercury, or inhursticwhat he disposed iff an hizzardous maste. Lead based point removal requires a statesolutions barriess



Dewatering

- rundl' from dewarring operations must be properly managed and disposed. When towards a send developing discriming to lenthosped area or samplery server. If discharging to the santary score call your local wasteware memoral plus
- 13 Dieget run-on water from offsite away. from all distribed areas
- 24 When dewatering, north and obtain approval from the local municipality before discharging water to a cover patter or does drain. Filtration or deversion through a basin, tank, or sediment may may be remired.
- In man of known or suspected continuousline, call your local agency to describe whether the ground water must he tested. Pumped groundwater stare need to be collected and haded off-site for treatment and proper disposal

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Sobrato Organization

Sheet Tear BEST MANAGEMENT

123 Independence

PRACTICES Joh No. 9299/2003 Drawn by: MC

C7.1

WORK RESPONSIBILITY JOINT TRENCH ELECTR GAS HONE V. PG&E PG&E TELEPI CONTRA TRENCHING EXCAVATE & BACKFILL *PG&E ELECTRIC CABLE 0000 ELECTRIC CONDUIT -0000 ELECTRIC BOXES EXCAVATION, ELECTRIC PADS SUPPLY & INSTALL EXCAVATION. 8888 ELECTRIC TRANSFORMERS .0000 ELECTRIC INTERRUPTERS •0000 PG&E ELECTRIC SWITCHES .00000 TELEPHONE CONDUIT 00000 TELEPHONE CABLE 00000 TELEPHONE SPLICE BOXES EXCAVATION TELEPHONE S.A.I. PADS EXCAVATION C.A.T.V. CONDUIT 00000 C.A.T.V. SPLICE BOXES 00000 C.L.E.C. FIBER CONDUIT X ACCEPTED ___DECLINED .0000. C.L.E.C. FIBER SPUCE BOXES X ACCEPTED ___DECLINED .0000

● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES

- ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
 NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
- * PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
- NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIS

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

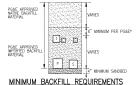
	RECEIVED.	AFFRUVEU
CIVIL IMPROVEMENT PLANS/GRADING PLANS	09-06-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	06-06-2023	PRELIMINARY
APPLICANT DESIGN (ELECTRIC) APARTMENTS	07-08-2022	PRELIMINARY
APPLICANT DESIGN (ELECTRIC) TOWNHOMES	06-06-2022	PRELIMINARY
TELEPHONE	07-05-2022	PRELIMINARY
C.A.T.V.	07-06-2022	PRELIMINARY
C.L.E.C.	07-05-2022	
LANDSCAPE	06-06-2022	
LIGHT LOCATIONS	08-25-2022	PRELIMINARY

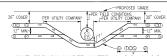
RADIUS DESIGN is not responsible for any subsequent changes or revisions.

OTHER UTILITIES SHOWN MEE APPROXIMATE MOD BASED ON FIELD SURVEY MAD AMALABLE UTILITY MEGNANTION. IT IS THE CONTINCTOR'S RESPONSIBILITY TO YEARLY VERIFY THE ACTUAL LOCATION MAD EXTENT OF UTILITIES PROBED TO THE COMMENDMENT OF WORK, PHYSICAL VERPICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DUCKING IN ACCORDANCE WITH ARROLES OF THE CAL/OPASH CONSTRUCTION SPEETF ORDERS.



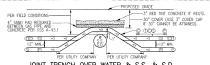






JOINT TRENCH UNDER WATER & S.S. & S.D.

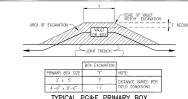
MADDIN PER SIZE & NUMBER OF EACH LITHTIN



JOINT TRENCH OVER WATER & S.S. & S.D.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED

TRENDRING CONTRACTOR SHALL NOT ASSUME THAT ETHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO POAC YOU ARE REQUIRED TO CONTRACT THE LOCAL POAC REMONETERNO OFFICE WITH ANY ESSUE RELIATION TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SKNOWN, CONCRETE CAPPAIN IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSUE AND ONLY WHERE CERTAIN CHITEMA ARE MET AND ONLY WITH POSSUE APPOYEN.



111	TUAL	760	CE		WAR	\circ	١.	
		EXCAV	ATION	DETAI				
						 	_	7

CONDIJIT EXAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36*
3*	24*	36"
4"	36"	36*
5"	36"	60°

TYPICAL GAS METER REQUIREMENTS*

	METER TYPE	LOAD (SCFH)	PRESSURE** (PSIG)	PAD SIZE (INCHES)	FOR METER "X" (INCHES)	TO FINISHED WALL (INCHES)	STUB OUT (INCHES)
	TYPICAL RESIDENTIAL	0-350	2	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
l	400 TO 1000 CLASS	351-1,400 601-2,400	0.25	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
	1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
	5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
	11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

MEDIUM, METTER-SET COMPRISATIONE MAY DETER DEFENDING ON BEID COMPRISAD AND RESTRICTIONS.

FOR GAS METER BETEM, SET SECTION 2 OF DUMBRING RECEIVER GAS SERVICE REQUIREMENTS (GENEBOOK PER PORCE, PORCE SHANDARD METER SHANDAR SCHOLDEN OF TO MORE TO RECEIVE AUTORS ON DETECT 17—18. **DELIVERY PRESSURE TO BE CONFERNED WAS BUILDING PULMBING AND MICHARDAL PLANS, FORE MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

GENERAL NOTES:

- JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
- ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
- COVER CLEARANCES, AND SEMANTION SHALL BE AS GREAT AS FRACTIONATE INDIFF THE CIRCLESTANCES, BUT UNDER NO EXCOLUSIONATES SHALL BE LESS THAN THE MINIMAL COVER, CLEARANCE, AND SEPARATION FROUDERCHIST SET FORM WICKERED BE 1927-PROSE TO COMPANDIA, OR OTHER MEMORS SHALL EXTERNED LESSUES BUSINESS OF THE FACULTIES. DUBLISHOUN, REQUIREMENTS TOR SHADING, LEPLINGS, MAD BACKFLING SHALL BE DETERMEND SUBSECUENT TO COMPACION.
- TREADS DUDICIONE SHARIN ARE THEOL. TREADS SUES AND COMPUNENTIES MAY MAY EXPENDING UPON DOCUMENT.

 MAYOR FIELD CONDITION. ESSAIS A SEN DOMINISTATION MUST AT ALL MESS ES CONSTRUCTION ON A MARIEST THAT DESIGNED PROPER CLEARANCES AND COMES REQUIREMENTS ARE MLT, AND "CHARLES" TO THE TENION WIDTH AND CONTRIBUTIONS AS SAVONIN IN THIS DOTHER MLST ESTAIS TO THE TENION WIDTH AND THAT AND AND THE TENION WIDTH AND THE TENION WITH A TH
- MON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.C., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
- WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES, EXCEPTION, WITH MUTUAL, AGREEMENT, WHEN 4-INCH DIMMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 BOCHS.
- PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- MANUAL PROPERS SEPARATION BETWEEN PROE FACILITIES AND "NET" UTILITY LIES AS DESCREED IN 100 STANDARD
 SS453. THE MANUAL ALLOWAGE HORIZONIAL SEPARATION BETWEEN COMMANY FACILITIES AND "NET" FACILITIES OF
 SS452. THE MANUAL ALLOWAGE HORIZONIAL SEPARATION BETWEEN COMMANY FACILITIES AND "NET" FACILITIES OF
 SS452. THE MANUAL SEPARATION SEPARATION OF THE SESSLANDARY OF A SOTHER DESCRIPTION FEMALES. THE PROPERTY OF A SOTHER DESCRIPTION SEPARATION
 MAY BE PROPOSED BY THE LOCAL REFERENCIAL SEPARATION OF THE SERVICE AND WILL HOT BE ALLOWED.
 THE COMMAN MAY MAKE TO MANUAL THE MANUAL ST SEPARATION RECOVERED AT THE REGULEST OF AN APPLICANT IS
 MAKENETICAL DISTRICT OF APPLICAL SEPARATION SEPAR
- SE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE
- PROJECT, CECARTY DESCRIBE THE CONDITIONS INCRESSIATING THE WAVER, INCLUDE A PROPOSED DESGIN, AND INCLUDE A DESIGN FOR A BARBER BETWEEN THE "WET" UTULIES AND COMPANY DAY FACILIES IN THE EVENT IT OF UNDSTRUBED PARTH CANNOT BE MAINTARED, NOTE: DRAIN LIVES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTULITY FOR THE PURPOSES OF THIS STANDARD.
- D. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
- O. SPEARIONG SHALL BE MARTINED AT AROUS CRICIOND TERMINITOR FORITS.

 IN PROCEIDED SE ON PROPONION, NAME BEROFILL FOR SHADING OF POEC OS FACILITÉS.

 IN MODIO SOL SAMPLES SHALL BE TARRIH FROM A MINIMAN OF 3 LOCATIONS FIRE 1,000 OF TRENCH. 100X OF THE SAMPLE MIST THE STEEL MODION ALL YES OF AND TAX MIST THESE THROUGH ALL YES OF AND THE SAME WIST TO COMMANDAY FOR SHADING PUBLIC SHADING MIST OF HER FACE OF THE SAME WIST TO COMMAND CLOSE VARIOR HIS 1/2" IF DIE CLOSE DAS SHADING, BELDONG, OR LECELING THE SAME WIST THROUGH ALL YES OF AND THE SAME WIST THROUGH ALL YES OF AND THE SAME WIST THROUGH AND THE SAME WIST THROUGH AND THE SAME WIST THROUGH AND THROUGH A

- A SURVEY O DIMERLEY OF ZUELY, SHARELY OR SHAREN AT PORCE ELECTRIC FACULTIES.

 PROCEDURES FOR PROFOUNDE NAME BASCHLE FOR SHARENA AT PORCE ELECTRIC FACULTIES.

 PROCEDURES FOR USE TABLES SHALE IS TABLE FOR AN ANIMALM OF A LOCATION FOR THE DOOR OF THE DOOR OF THE PROFESSION OF THE SHARE SHAR
- COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH
- 13. COMPATION NAMES SOUS ARE PRETENED TO SE LISES FOR SHARMAN, BEDONING, AND BOOKSTILLING THROUGHOUT THE WHERE MAINS SUIS DECEDE 1/2" WANNES SOUS SOURCES FOR SEPERATED AND THE BOTTOM OF A TREME IN SOURCESSEED TO CONSISTE THE AREA THAT DOCEDE 1/2" WANNES SOURCESSEED TO CONSISTE THE AREA THAT DOCEDE 1/2" WANNES SOURCESSEED TO CONSISTE THE AREA THAT DOCEDE 1/4" AND THAT DOCED 1/4

- 14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
- 15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
- 5. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT, ALL PROJECTS WILL BE DESCRIED AND ESTIMATED USING SERVICE SADDLES, HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPRATION, AND COVERNER FROMEREMENTS ARE WAINTAINED.
- Confector to modece better spacog as recessory when earnounce waves or other additional safety edupatent are record. Carthologic valves are reduced in some areas and are not part of pode/agour socie—this information can be found on building undersidae, engager's plans, pode standard writer spacing requirements to not include clearance for betterounce valves. Proc. Pode standard writer.

ELECTRIC VERTICAL CLEARANCE REQUIREMENTS:

- ABOVE ANY THREE-PHASE PAD-MOUNTED TRANSFORMER/EQUIPMENT LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30' MINIMUM LINDISTRUCTED OVERHEAD CLEARANCE OVER PAD.
- ABOVE ANY OTHER TRANSFORMER/EQUIPMENT LOCATION, MAINTAIN 20' MINIMUM UNDESTRUCTED OVERHEAD CLEARANCE OVER MAINT/PAID

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

A WARRAN THE ES TO BE RESILLED AN OPEN THEN HIS MALADIN OF BE AS THE MEN HOPEN TRANSPORT AND DESCRIPTION FOR THE PARTY OF THE WARRAND THE SERVICES, BUT AND THE SERVICES FOR THE SERVICES, BUT AND THE SERVICES FOR THE SERVICE WITH THE SERVICE FOR THE SERVICE SERVICES AND THE SERVICES WITH EXCLASIVE WHITH THE WHICH THE WARRAND THE ES EXPOSED AND CHARGE WHITE EXCLASIVES WITH EXCLASIVE WHITH THE WHITH THE WARRAND THE SERVICES WE DECLARATED AND THE SERVICES WITH EXCLASIVE WITH THE WARRAND THE SERVICES WITH THE SERVICES WITH THE SERVICE WITH THE WARRAND THE SERVICES WITH THE SERVICE WARRAND THE SERVICES WITH THE SERVICES WITH THE SERVICE WARRAND THE SERVICES WITH THE SERVICES WE SERVICES WITH THE SERVICES WE SERVICES WITH THE SERVICES WITH THE SERVICES WE SERVICES WITH THE SERVICES WE SERVICES WITH THE SERVICES WE SERVICES WE SERVICES WITH THE SERVICES WITH THE SERVICES WE SERVICES WE SERVICES WE WARRAND THE SERVICES WE SERVICES WE WARRAND THE SERVICES WE SERVICES WE WARRAND THE SERVICES WE WARRAND THE SERVICES WE WERE SERVICED WITH THE SERVICES WE WARRAND THE SERVICES WE



WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.

WARNING TAPE SHALL BE STORED IN SLICH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE

PG&E PM#S: FLECTRIC: 35299547 (TOWNHOMES) 35299689 (APARTMENTS) ASSOCIATED WITH RULE 20 PM# 32555076



FINISHED GRADE

WARNING TAPE

DESIGN CHANGE COMPONENT ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

CONSTRUCTION NOTES:

- ALL TRENCHINS, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UP STANDARD S5453 (FFFFCTOR DATE 7-8-2006)
- All spec MISS (Puedry Win) PRESENT TILLIFINESS OF CHANGES AND PRACTICES, ALL WINDS AND FAIR SPECIAL PROPERTY OF CHANGES AND PRACTICES OF CHANGES OF CHANGES
- BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
- IF SOIL IS NOT ROOK FREE ADD 4" DEPTH OF TRENCH FOR SAND REDDING
- VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
- THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION, THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
- CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
- IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
- RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRIWINGS WERE PREPARED USING DATA SUPPLIED BY PORE, TELEPHONE, CALTY, IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILL" INFORMATION IT SHALL BE THE CONTRICTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PROP TO SUBMITTION HIS BUILD.
- CONTROLOGY WILL COMEN WITH JELL LARS, GEODMANES AND REQUESTIONS, CONTROLTOR SHELL SET PAREAUS WITH OS HAI, INLUSTRED, SETEM CORES, MOS SHALL CONDUCT HE WORK ACCORDINATY. MEN'S MORNON TAKE REPORT OF HOST COURTEMENT, THE UTILITY CHARGE SHALL SE NOTIFIED TO SUPPLY THE APPROPRIATE MAIN POWER. PURLIC SHETT AND TRACT CONTROL MESSIES ARE THE CONTROLTOR'S RESPONSEBILITY.
- THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CYNL FRIGHNETER
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRICE TO START OF WORK
- 3. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
- THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DISCING THE JOINT TRENCH. SEE POAC, ATRY, AND COMOAST PLANS TO THE TRENCH SEE POAC TRENCH THE TRENC
- NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
- WATER, SEMER, DRAINS, SANTARY WISTE, PLEIS (NOLLUDING DESEL AND GASOLINE), OIL PROPANE AND OTHER VOLATILE HEAVER THAN AN GASE. SPRINKER, REGILITION, STEAL AND OTHER "NET" REQUITES SHALL MANDAIN A MINIMAN OF THEE FEET FROM THE MEARST QUIES SHEARED OF PORE FECULES WITH NO LESS THAN ONE FOOT OF PARTY (SOULDES WITH NO LESS THAN ONE FOOT OF PARTY (SOULDES WITH NO LESS THAN ONE FOOT OF PARTY (SOULD BARRIER) BETWEEN THE ADJACENT SIDES OF THE MONIDUAL TRENCHES.
- IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CAMOUT BE ATTAINED BETWEEN "WET" UTLITIES AND COMPANY DRY FACILITIES, A WARANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERFYSOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROPERM ANAMAGE TORS APPROVAL
- ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER-ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED
- RECOM.

 A RESILL, DWA AND MANDAM A SCHWAFT, NORMAL, 2-HEAT DOWNTRY CONDUCT WITH PULL THEY ROSE. THE

 AREA RESILL, DWA AND MANDAM A SCHWAFT, ROSMAL, 2-HEAT DOWNTRY CONDUCT WITH PULL THEY ROSE. THE

 THEY REPORT OF SWITHSHOOD AT HE TOP OF THE METER SCHOOL

 BERNING THE 2-HEAT DOWNTRY CONTINUED AND PULL THEY SHE THE CONDUCT HAVE SULMAD A MANDAM OF FITTH

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 CO. DO NOT USE IT THEOREM CORE OF THE MOTHER CONDUCT HAM IS EXPOSED TO USE CONTINUED.

 CO. DO NOT USE IT TO WORLD THE PROBLEM PORTROL PROBLEM SOURCEMENT.
- THIS JOINT TREBICH PLAN MAS PREPARED BASED ON TOPOLOGICAL SURVEY SUPPLIES OF THE OWNER. THE CONTRIBUTE IS CAUTIONED HAVE DEPENDED BY A DM. DIOMEER, THE CONTRIBUTE IS CAUTIONED HAVE DEPENDENT MORK IS RESEARCH TO GETENME. THE ATTIME LOCATION OF ANY THE CONTRIBUTE SURVEY SURVEY SUBSTRICT WOOD AND THE HAVE THE SERVEY SURVEY SUBSTRICT WOOD AND THE HAVE THE SERVEY OF THE WORK. SUBSTRICTURE LOCATIONS MAY REQUIRE FELD ADJUSTMENT TO COMPRISED FOR ACTUAL ESTIMA UTILITY COLOTIONS.
- EXCAVATION DIMENSIONS FOR TIE-IN TO EXISTING ELECTRIC COMDUITS ARE AT THE DISCRETION OF THE PGIGE FIELD INSPECTOR, CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20° OR MORE OF EXISTING CONDUITS WITH INSPECTOR.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER PLEASE NOTE AND SIGN THANK YOU DATE

UTI	LITY APPROVALS					
UTILITY	APPROVED BY	DATE				
AT&T (PHONE)				FOR I	QA REVI	JSE_ONLY EW
COMCAST (CATV)			1		INITIALS	REVIEW DATE
COMCAST (CATV)				INTENT	KIS	06-22-2021
				COMPOSITE		
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1				PRE-CON		
		1				
		/				

DEVELOPER:

THE SOBRATO ORGANIZATION 599 CASTRO ST, SUITE 400 MOUNTAIN VIEW, CA 94041 PETER TSAI T: 650-695-1067 E: PTSAI@SOBRATO.COM

INDFX

JOINT TRENCH TITLE SHEET **OVERALL** JT-3,4,5 JOINT TRENCH COMPOSITE JT-6 JOINT TRENCH SECTIONS

No. 26429 Exp. 03-31-24 1

UTILITY DESIGN CONSULTANTS & MARIA LANE, SUITE 420, WALNUT Tel (925) 269-4575

Organization

Sobrato

The Sobrato
599 Castro Street, Sulte 4
Mountain View, CA 23 Sheet Title: JOINT TRENCH

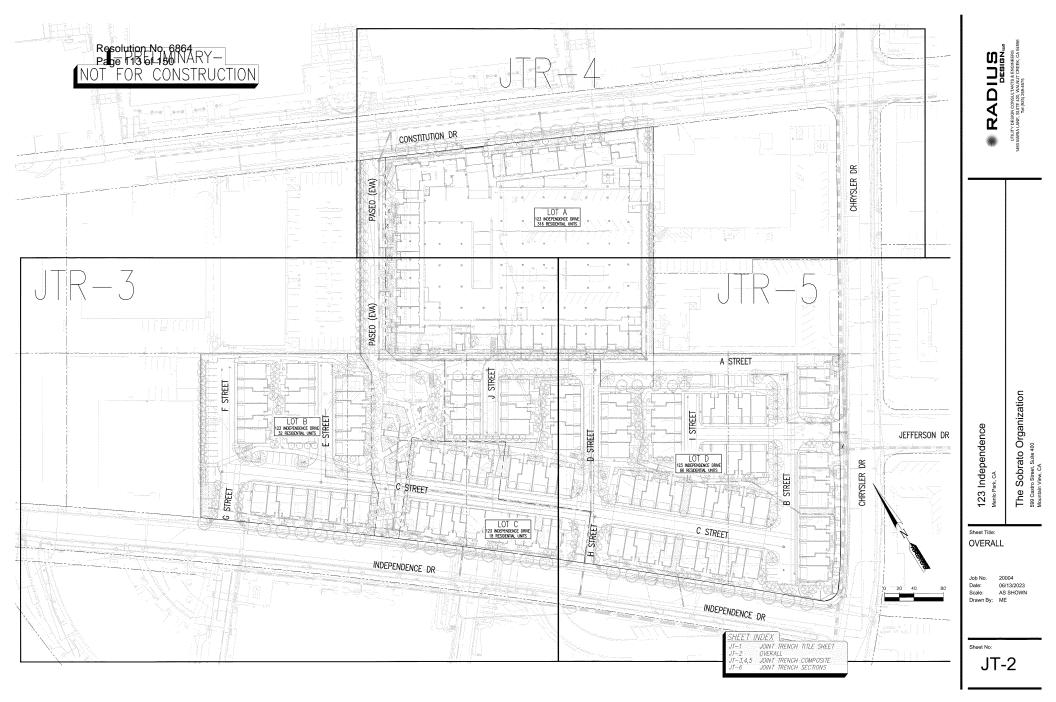
Independence

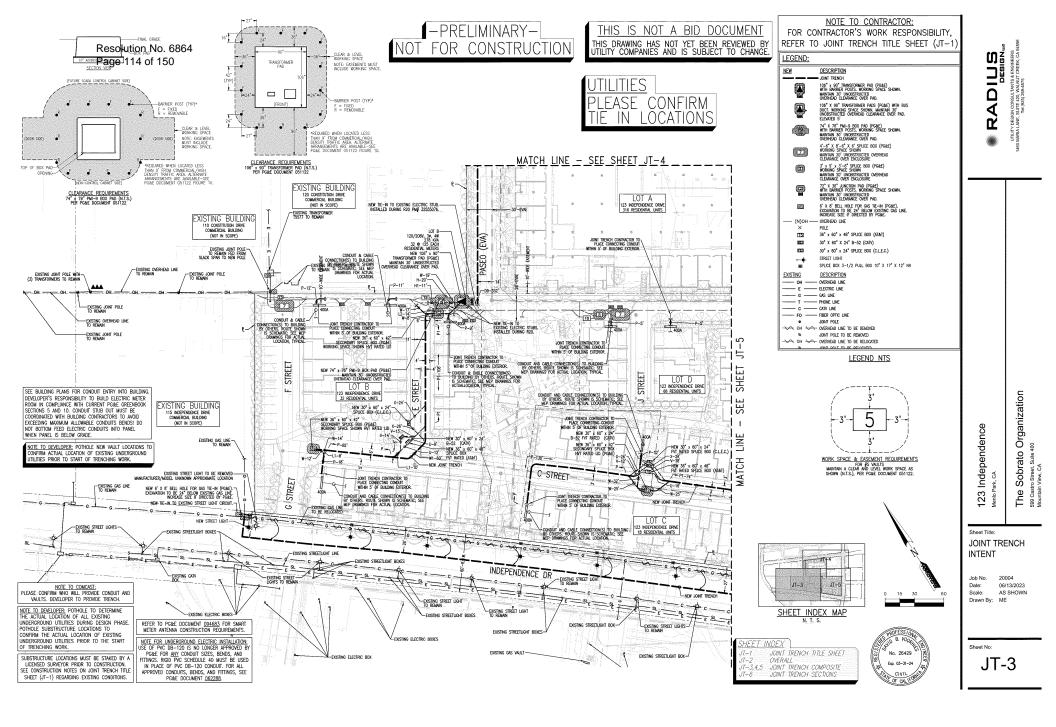
Job No. 20004 06/13/2023 Date: Scale: AS SHOWN Drawn By: MF

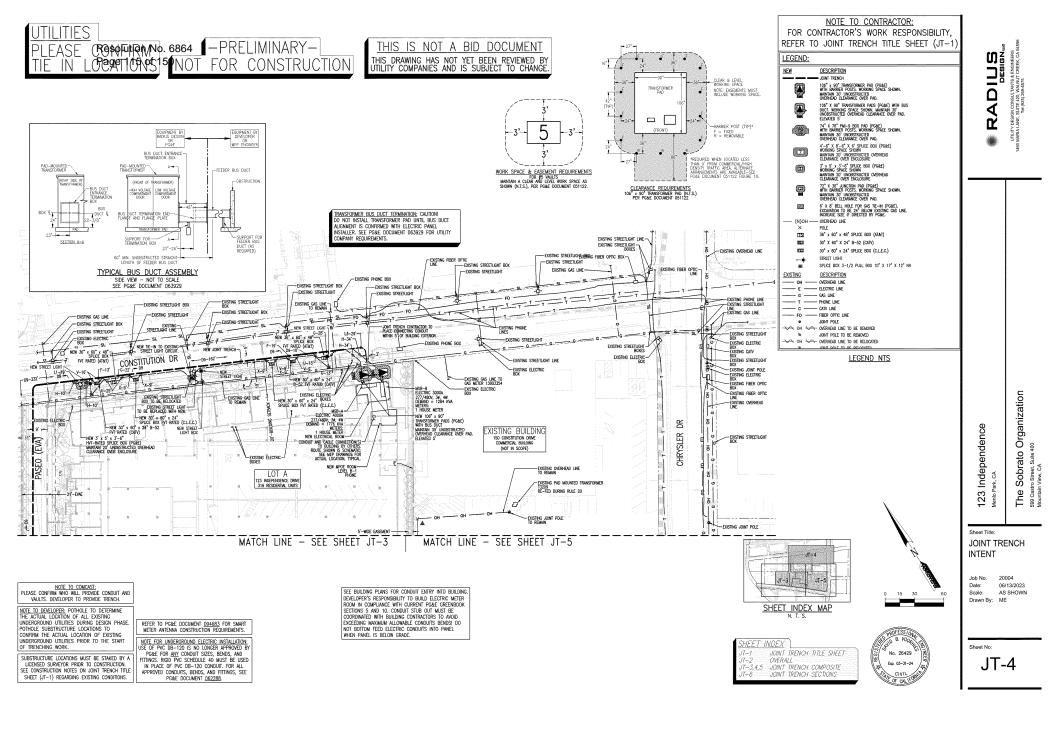
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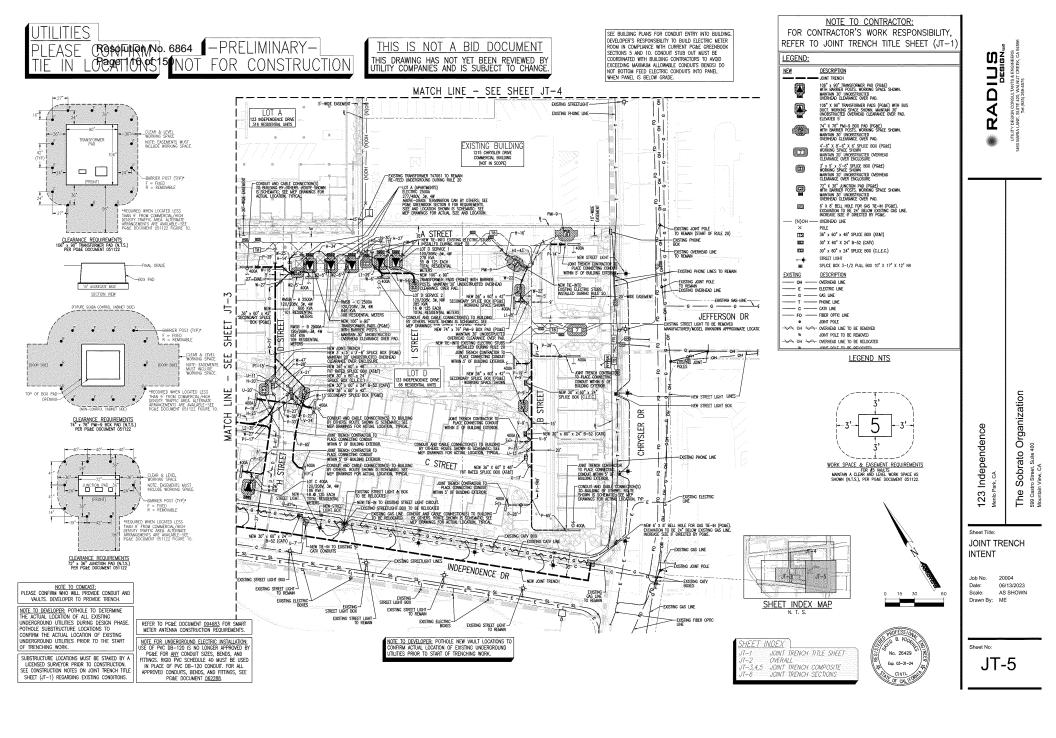
Sheet No:

JT-1









15 S

SECTION W

TRENCH		000		AN		GUIDE
SECTION	Ġ.	T	C	S	P.	OTHER
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B*±	X	X		X	X.	
Č*	Х		X	X-	Х	
D#t		X	X	X	X	
E*-	Х			X	X	
F*+		X		i X	X	
G*			X	X	X	
H*				X	X	
1 †	X	X	X	1_		
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K	Χ	_	X	_	_	
L†		X	X	1	_	
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CONTRACTOR NOTES:

1. THE SYMBOLS [P.] [S] [T] [C] [FO] INDICATE OCCUPANCY ONLY SEE ELECTRIC, GAS, CATV, TELEPHONE, AND FIBER OPTIC PLANS FOR EAACT SIZE AND NUMBER OF CONDUITS.

- THIS PLAN IS TO BE USED AS A GUIDE FOR TRENCHING WIDTH AND DEPTH AND NOT CONDUIT INSTALLATION.
- . CONTRACTOR TO PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- . CONTRACTOR TO INCLUDE INCIDENTAL TRENCHING IN SPLICE BOX, VAULT, OR TRANSFORMER EXCAVATION IN AREAS WHERE NO ENTRANCE OR EXIT OF TRENCH IS SHOWN.
- . UTILITY COMPANIES RESERVE THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY.

SOILS NOTES

41" IN DIRT 41" IN STREET

S 24" IN DIRT

©FO T

SECTION P

46" IN DIRT

RADIUS IS NOT RESPONSIBLE FOR ANY SOILS ENGINEERING TO DETERMINE THE ABILITY TO CONSTRUCT OR THE PROJECT CONDITIONS.

S

SECTION P1

- . RADIUS ASSUMES NO RESPONSIBILITY FOR ADDITIONAL WORK DUE TO ADVERSE JOB SITE CONDITIONS.
- . PG&E WILL REQUIRE SOILS ANALYSIS FOR SUBSURFACE TRANSFORMER (IF APPLICABLE).

		DUCT	Dβ	76		D	50	MM CONED
G TGAS	0.	1 12*	12"	12"	6*	12"	12"	124": 30" IN SIRE
T TELEPHONE (DUCT)	12"	0	1	1"	12*	12	1"	24": 30" IN STREE
T TELEPHONE (DIRECT BURY)	12"	11	0"	1"	12"	12"	11	24": 30" N STRE
C CATV.	12*	1	1	0,	12*	12"	1"	24° 30° IN STRE
S ELECTRIC SECONDARY	6	12"	12"	12"	1.5	3"	12	124": 30" IN STRE
P ELECTRIC PRIMARY	12"	12	12"	12"	3*	3"	12°	36 36 IN STRE
FO FRIBER OPTIC	12"	11	1"	1"	12*	12"	0	24": 30" IN STRE

MINIMUM SEPARATION AND CLEARANCE

C

SECTION V

Т

SECTION U

ABBREVIATIONS:

SECTION W1

P PRIMARY (PG&E)

S SECONDARY (PG&E)

C CATV (COMCAST)

T PHONE (AT&T) FO FIBER OPTIC (C.L.E.C.)

JOINT TRENCH TITLE SHEET OVERALL JT-3,4,5 JOINT TRENCH COMPOSITE JT-6 JOINT TRENCH SECTIONS

SHEET INDEX

S

SECTION W2

F0

SECTION X



RADIUS DEBIGN.

The Sobrato Organization 599 Castro Street, Sulte 400 Mountain View, CA

Sheet Title: JOINT TRENCH INTENT

123 Independence

Job No. 20004 06/13/2023 Date: Scale: AS SHOWN Drawn By: ME

Sheet No:

JT-6

WORK RESPONSIBILITY JOINT TRENCH ELECTR GAS HONE V. PG&E PG&E TELEPI CCATIV TRENCHING EXCAVATE & BACKFILL *PG&E ELECTRIC CABLE •0000 ELECTRIC CONDUIT -0000 ELECTRIC BOXES EXCAVATION, ELECTRIC PADS SUPPLY & INSTALL EXCAVATION. 8888 ELECTRIC TRANSFORMERS 00000 ELECTRIC INTERRUPTERS 00000 PG&E ELECTRIC SWITCHES 00000 TELEPHONE CONDUIT 00000 TELEPHONE CABLE 00000 TELEPHONE SPLICE BOXES EXCAVATION TELEPHONE S.A.I. PADS EXCAVATION C.A.T.V. CONDUIT -00000 C.A.T.V. SPLICE BOXES 00000 C.L.E.C. FIBER CONDUIT X ACCEPTED ___DECLINED .0000. C.L.E.C. FIBER SPUCE BOXES X ACCEPTED ___DECLINED .0000

● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
 NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

* PG&F TO PULL CARLE INTO ENERGIZED ENGLOSURES

NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

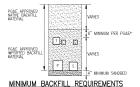
RECEIVED.	APPROVED
01-11-2022	PRELIMINARY
06-06-2023	PRELIMINARY
N/A	N/A
07-01-2022	PRELIMINARY
07-06-2022	PRELIMINARY
07-06-2022	PRELIMINARY
07-05-2022	PRELIMINARY
03-17-2022	PRELIMINARY
08-25-2022	PRELIMINARY
	01-11-2022 06-06-2023 N/A 07-01-2022 07-06-2022

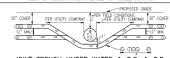
RADIUS DESIGN is not responsible for any subsequent changes or revisions.

OTHER UTILITIES SHOWN MEE APPROXIMATE MOD BASED ON FIELD SURVEY MAD AMALABLE UTILITY MEGNANTION. IT IS THE CONTINCTOR'S RESPONSIBILITY TO YEARLY VERIFY THE ACTUAL LOCATION MAD EXTENT OF UTILITIES PROBED TO THE COMMENDMENT OF WORK, PHYSICAL VERPICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DUCKING IN ACCORDANCE WITH ARROLES OF THE CAL/OPASH CONSTRUCTION SPEETF ORDERS.









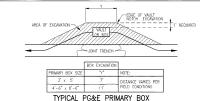
JOINT TRENCH UNDER WATER & S.S. & S.D.

MADDIN PER SIZE & NUMBER OF EACH UTILITY



NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR, IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED

TRENDRING CORRECTOR SHALL NOT ASSUME THAT ETHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO POAC YOU ARE REQUIRED TO CORRECT THE LOCAL POAC RENNEEMED OFFICE WITH ANY SIGLI RELIATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORMS, CONCRETE CAPPAIG IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSURE AND ONLY WHEN POAC ACCEPTABLE WHERE NO OTHER SOLUTION IS



	ELECTRIC CON	IDUIT MINIMUM	BEND RADIUS
1	CONDIJIT EXAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
[2*	24"	36*
- 1	3"	24*	36"
- }	4"	36" 36"	36"
- income	7477 1441 074100		
NU	300' MAX BENDS	IN ANY SECUNDARY COM	CONDUIT RUN 200' OR LESS. (DUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

	METER TYPE	(SUFH)	PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
П	TYPICAL RESIDENTIAL	0-350 0-600	2	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
	400 TO 1000 CLASS	351-1,400 601-2,400	0.25	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
П	1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
П	5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
П	11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

MEDIUM LETTE-SET CONFEDENCIONE MAY DETER DEFENDING ON FIELD CONDITIONS AND RESTRICTIONS.

FOR GAM METER PERLAS, SET SECTION 2 OF DUMBRING RECEIVER GAME SECRET RECOVERED FOR THE SECTION OF THE SECTION O **DELIVERY PRESSURE TO BE CONFERNED WAS BUILDING PULMBING AND MICHARDAL PLANS, FORE MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

GENERAL NOTES:

- JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
- ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
- COVER CLEARANCES, AND SEMANTION SHALL BE AS GREAT AS FRACTIONATE INDIRECT THE ORGUNISTANCES, BUT UNDER NO EXCOLUSIONATES SHALL BE LESS THAN THE MINIOUN COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORM WORKERED BE 1500 FROM TO COMPACTION, OR OTHER MEMORISES BE 1500 FROM TO COMPACTION, OR OTHER MEMORISES BEST LEST MORE TO LEGISLES ON MOTHOR OF THE FACURES DUBISIONAL REQUIREMENTS FOR SHADING, INDIVIDING, MOD BOOFFLING SHALL BE DETERMEND SUBSECUENT TO COMPACTION.

- MON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY: TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
- WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12° RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL ASREEMENT, WHEN 4-INCH DUMMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 MONTAS.
- PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- MANUAL PROPER SEPARATION BETWEEN POOR FROURISTS AND "NET" UTILITY LISTS AS DESCREED IN U.O. STADUAGO SSAS3, THE MANUAL ALLOWER FORCIONAL SEPARATION BETWEEN COMMON FACULTIES AND "NET" PACULTIES IN STADUAGO SSAS3, THE MANUAL ALLOWER FOR THE STATUS AND THE PACULTIES IN THE PACULTIES IN THE PACULTIES AND THE PACULT OF THE
- SE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE
- PROJECT,

 CLEARLY DESCRIBE THE CONDITIONS INCRESSITATING THE WAIMER,

 NUCLULE A PROPOSED DESIGN, AND INACLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTLITIES AND COMPANY

 BOY FACILLIES IN THE EVENT I" OF UNDSTRUBED EARTH CAMONT GE WANTARED, NOTE: DRAW LIKES CONNECTED TO

 DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WEIT" UTLITY FOR THE PURPOSES OF THIS STANDARD.
- . SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
- O. SPEARINGS SHALL BE WARRARD AN ARMY COLORING TERMINATION FORTS.

 HORCLINES FOR REPROVING NAME BEROFILL FOR SHAMES OF FORE CAS FACILITIES.

 HORCLINES FOR REPROVING NAME BEROFILL FOR SHAMES OF FORE CAS FACILITIES.

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- A SURVEY O DIMENTER OF LIVERY SHARED STEEL WEST SHARED WEST STEEL SHARED STEEL SHARED STEEL SHARED S

- COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH
- 13. COMPATION NAMES SOUS ARE PRETENDED TO BE USED FOR SHARINA, BEDDING, AND BASCHLINGS THROUGHOUT THE WHERE MAINS SUSD SCHOOL PLANS AND/OR WHERE CASES OF DE PLACED. AT HE DITTOR OF A TERRICH IS CONCRETED TO ZOUS AND A THE COTTON OF A TERRICH IS CONCRETED TO ZOUS AND A THE COTTON OF A TERRICH IS CONCRETED TO ZOUS AND A TERRICH TO ZOUS

- 14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
- 15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
- S. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT, ALL PROJECTS WILL BE DESCRIED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERNER ROOMERBUST SER WANTAMED.
- CONTRICTOR TO INFOSESE METER SPACIOS AS MECESSARY WHEN EARTHCOMET VALVES OR OTHER ADDITIONAL SMETY EQUIPMENT ARE REQUIRED, DETRIBUTANCE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PROJECTIONS SOME. THIS INFORMATION CAN SE FLOUD ON BUILDING MECHANICAL ENGREETS FLAWS. PORE STANDARD METER SPACING REQUIRENTS SO NOT TRUCKE CLEARANCE FOR ENTRIPORT AND ASSOCIATION.

TRANSFORMER CLEARANCE REQUIREMENTS:

- ABOVE ANY THREE PHASE PAD-MOUNTED TRANSFORMER LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30' MINIMUM UNDESTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER PAD.
- ABOVE ANY OTHER TRANSFORMER LOCATION, MAINTAIN 20' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

A WARRAN THE E. S. TO. BE TREATLESS IN OPEN THRESH INSTALLABIL OF EACH PLANE. IN POPH TRANSPACE AND DESCRIPTION PLANES. THE WARRANT SERVICES AND CARBON THE SERVICES AND CARBON SERVICES SERVICE



WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURBED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.

WARNING TAPE SHALL BE STORED IN SLICH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE

PG&E PM#S: ELECTRIC: 32555076 ASSOCIATED WITH NEW BUSINESS PM#S 35299547 (TOWNHOMES) 35299689 (APARTMENTS)



GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION (N.T.S.)

DESIGN CHANGE COMPONENT ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

CONSTRUCTION NOTES:

- ALL TRENCHINS, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UP STANDARD \$5453 (FFFFCTOR DATE 7-5-2006).
- ALL MORN MISS THE REPORT WITH P.S. & E., TELEPHONE, CATV. SEMONROS AND PRACTICES. ALL WORK MISST BE TOPICED AND APPRINCIPLE OF REPORTING FROM A MINIMUM OF TOPICED AND APPRINCIPLE OF RESPECTIVE PROPERTY. AND APPRINCIPLE AND APPRINCIPLE OF THE APPRINCIPLE AND APPRINCIPLE OF THE APPRINCIPLE AND APPRINCIPLE OF THE RESPECTATION OF THE POSSE FROM A PROPERTY AND A PROPERTY OF THE POSSE FROM A POSSE FROM A PROPERTY OF THE POSSE FROM A POSSE FROM A
- BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
- VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
- THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION, THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
- CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK
- IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
- RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWNICS WERE PREPARED USING DATA SUPPLIED BY PORE, TELEPHONE, CATIV, IMPROVEMENT PLANS AND THE CITY'S AVAIOUS "AS BUILT' INFORMATION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTAIN THE
- CONTROTOR WILL COMEY, WITH ALL LARS, CODUMNED AND REQULATIONS, CONTROTOR SHALL BE FRAMEN WITH DISHA, INDUSTRIEL SETTY PORDERS, AND SHALL CONDICATE HE WORK ACCORDINALY. WHICH WORKING SHARE TRAVEL OF NOTIFICATION OF NOTIFIC
- THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL FRIGHTER.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
- THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PCAYE, ATAT, AND CON PLANS FOR PLACE SIZE AND MAJASER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTO RESPONDIBILITY TO DIGJIECT THE CONSECT MAJASER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
- NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
- WATER, SEMER, DRAINS, SANDARY WASTE, FLEIS (INCLUDING DESEL AND GASCLINE), OIL, PROPANE AND OTHER VICABILE HAVER THAN AR GASES, SPRINKER, REGISTION, STEAN AND OTHER "NET "FACULTES SHALL MANDAIN A MINIMAN OF THEE FET FROM THE HORSEST OUTER SHAPEC OF POLE FACILIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ALMACENT SIDES OF THE NOWIDUAL TRENCHES.
- IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONIAL SEPARATION CANNOT BE ATTAINED BETWEEN "MET" UTLITIES AND COMPARY DRY FACILITIES, A WARRANGE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVING.
- ALL METER PANELS: INDIVIDUAL RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED HISDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED
- A DISTALL THAN AND MARIAN AS SERVER, HOMMA, 2-HOND DWITTER CORDIT WITH PULL THE RISDE. THE A DISTALL THAN AND MARIAN AS SERVER TO BE THE MARIAN STATE OF THE MARIAN ST
- THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A DML. BINS CONTRACTOR IS CAUTIONED THAT DEPOCRATION WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION LOCATION. AROUS STRONGY EXOMMENDS THAT ALL UTUILITIES BE PRISOLALLY LOCATION OF THE STREWORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FRED ADJUSTMENT TO COMPENSANE FOR DESTRUCTURE CONTROL STRUCTURE OF THE WORK.



UTIL	JTY APPROVALS	
UTILITY	APPROVED BY	DATE
PG&E ELECTRIC		
PG&E GAS		
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

SIGNED

1 OR 1	QA REV	JSE ONLY IEW
	INITIALS	REVIEW DATE
INTENT	KTS	06-22-2021
COMPOSITE		
PRE-CON		
PRE-COM		

DEVELOPER: THE SOBRATO ORGANIZATION 599 CASTRO ST, SUITE 400 MOUNTAIN VIEW, CA 94041 PETER TSAI T: 650-695-1067 E: PTSAI@SOBRATO.COM

ITR-1 JOINT TRENCH TITLE SHEET (R20) OVFRALL JTR-3,4,5 JOINT TRENCH COMPOSITE (R20)

JOINT TRENCH SECTIONS (R20)



ADIUS ď

UTILITY DESIGN CONSULTANTS & MARIA LANE, SUITE 420, WALNUT Tel (925) 269-4575

Organization Sobrato The Sobrato
599 Castro Street, Sulte 4
Mountain View, CA

Sheet Title: JOINT TRENCH TITLE SHEET (R20)

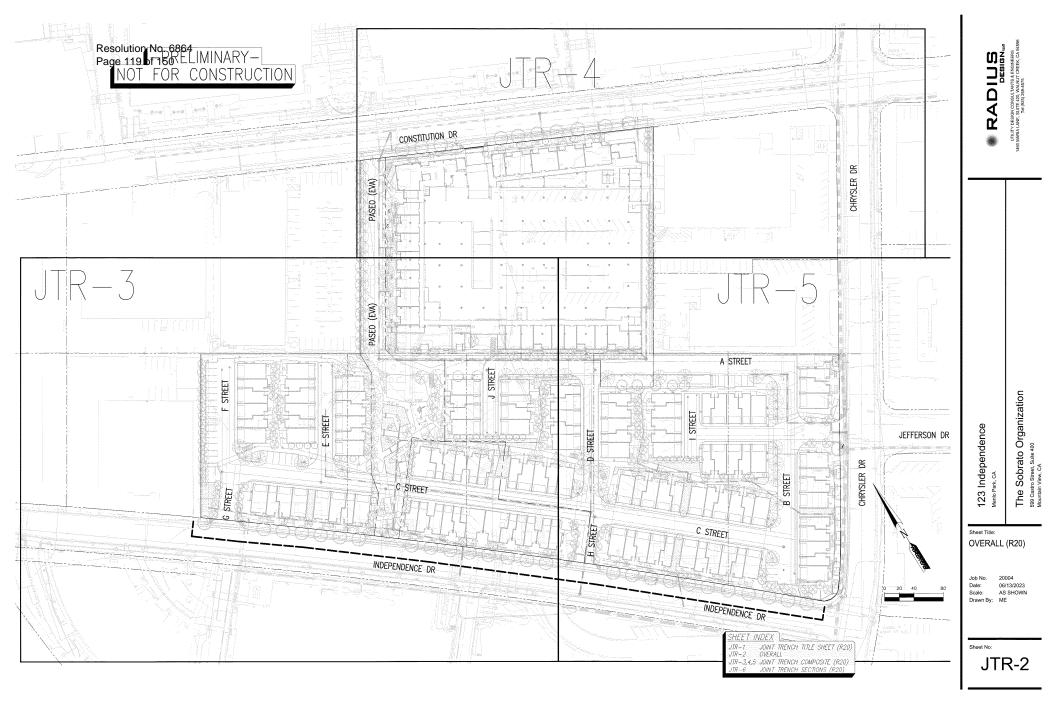
Independence

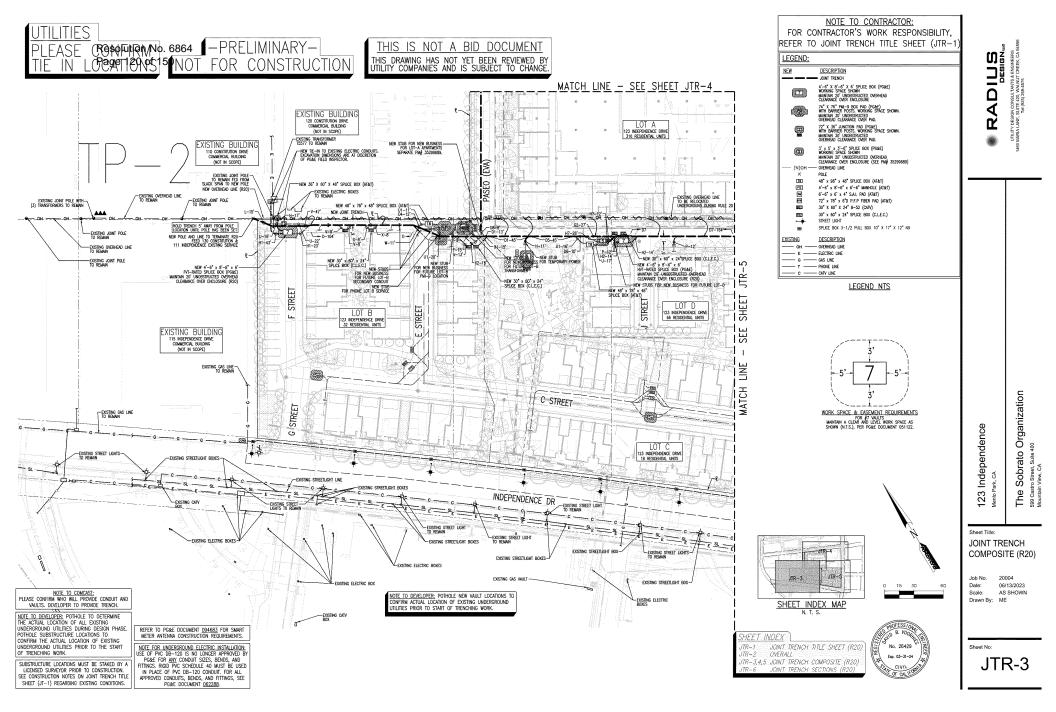
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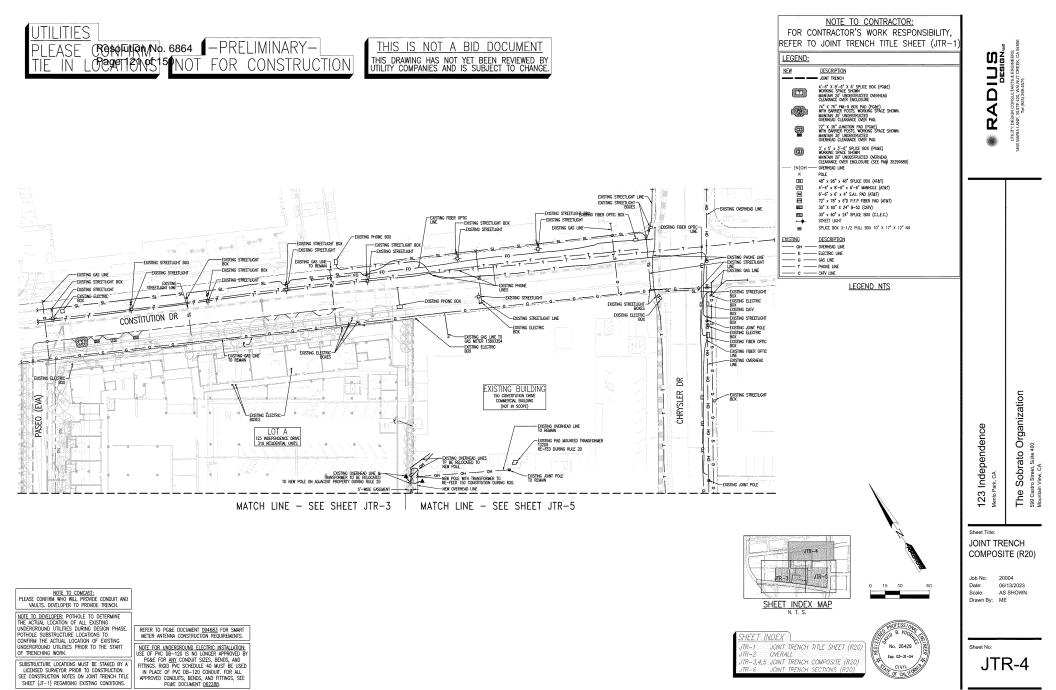
Job No. 20004 06/13/2023 Scale: AS SHOWN Drawn By: MF

Sheet No:

JTR-1







NOTE TO COMCAST: PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO

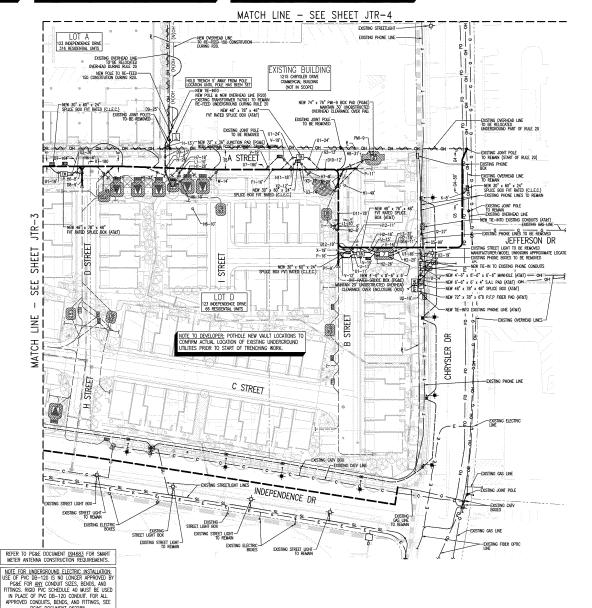
CONFIRM THE ACTUAL LOCATION OF EXISTING

UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.

PG&E DOCUMENT 062288.

THIS IS NOT A BID DOCUMENT THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.



NOTE TO CONTRACTOR: FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JTR-

NEW DESCRIPTION JOINT TRENCH 4'-6" x 8'-6" x 6' splice box (pg&e) working space shown maintain 20' unobstructed overhead clearance over enclosure (77)

74" X 76" PMI-9 BOX PAD (PG&E) WITH BARRIER POSTS, WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.

72" X 36" JUNCTION PAD (PG&E)
WITH BURRIER POSTS, WORKING SPACE SHOWN,
MAINTAIN 30" UNDESTRUCTED
OVERHEAD CLEARANCE OVER PAD.

3' x 5' x 3'-6" Splice Box (PG&E) Working Space Shown Maintain 20' Unobstructed Overhead Clearance Over Enclosure (SEE PM# 35299689) (N)OH

OVERHEAD LINE 48" x 96" x 48" SPLICE BOX (ATAT) 183

4'-6" x 8'-6" x 6'-6" MANHOLE (AT&T) 6'-6" x 6' x 4" S.A.I. PAD (AT&T) 72" x 78" x 6"D P.F.P FIBER PAD (AT&T) 30" X 60" X 24" B-52 (CATV) 30" x 60" x 24" SPLICE BOX (C.L.E.C.) STREET LIGHT

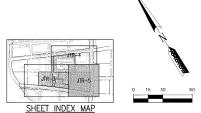
SPLICE BOX 3-1/2 PULL BOX 10" X 17" X 12" N9

EXISTING DESCRIPTION — OVERHEAD LINE — ELECTRIC LINE

- CAS LINE - CATV LINE



WORK SPACE & EASEMENT REQUIREMENTS
FOR \$7 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS
SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



HEET INDEX JOINT TRENCH TITLE SHEET (R20) OVFRAIT. JTR-3,4,5 JOINT TRENCH COMPOSITE (R20)



RADIUS

Sobrato Organization or Street, Sulte 400 The Sobrato (599 Castro Street, Sulte 40 Mountain View, CA

Sheet Title: JOINT TRENCH COMPOSITE (R20)

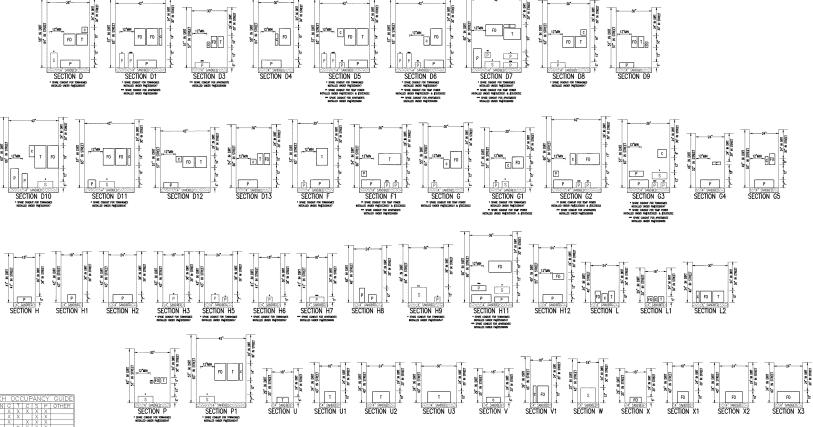
Independence

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Job No. 20004 06/13/2023 Scale AS SHOWN Drawn Rv: MF

Sheet No:

JTR-5



THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY CONTAIN THESE SECTIONS MAY OR MAY NOT CONTAIN ...L.E.C. FIBER CONDUIT

CONTRACTOR NOTES:

1. THE SYMBOLS [P. IS] [T] [C. IFO] INDICATE OCCUPANCY ONLY, SEE ELECTRIC, CATV, TELEPHONE, AND FIBER OPTIC PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS.

- CONTRACTOR TO PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- CONTRACTOR TO INCLUDE INCIDENTAL TRENCHING IN SPLICE BOX, VAULT, OR TRANSFORMER EXCAVATION IN AREAS WHERE NO ENTRANCE OR EXIT OF TRENCH IS SHOWN.
- UTILITY COMPANIES RESERVE THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY.

SOILS NOTES

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- . RADIUS ASSUMES NO RESPONSIBILITY FOR ADDITIONAL WORK DUE TO ADVERSE JOB SITE CONDITIONS.
- PG&E WILL REQUIRE SOILS ANALYSIS FOR SUBSURFACE TRANSFORMER (IF APPLICABLE).

REQU		ENTS		JOIN		ENCH	ES		
	G	DUCT	DB	C	S	Р	FO	М	IN. COVER
G GAS	0,	1 12"	12"	12"	6.	12"	12"	24 3	O" IN STREET
T TELEPHONE (DUCT)	12"	0	1	1.	12*	12"	1"	24: 3	O" IN STREET
T TELEPHONE (DIRECT BURY)	12"	11	0"	1"	12"	12"	11	24": 3	O" W STREET
C CATV.	12*	1	1	0,	12*	12"	T.	24 3	O" IN STREET
S ELECTRIC SECONDARY	6	12"	12"	12"	1.5	3"	12"	241.3	O" IN STREET
P ELECTRIC PRIMARY	12"	12	12"	12*	3*	3"	12°	36 3	6" IN STREET
FO FIBER OPTIC	12"	1,	1"	1"	12"	12"	0"	24"; 3	O" IN STREET

MINIMUM SEPARATION AND CLEARANCE

ABBREVIATIONS:

- P PRIMARY (PG&E)
- S SECONDARY (PG&E)
- C CATV (COMCAST)
- T PHONE (AT&T)
- FO FIBER OPTIC (C.L.E.C.)

JOINT TRENCH TITLE SHEET (R20)

JTR-2 OVERALL JTR-3,4,5 JOINT TRENCH COMPOSITE (R20)



RADIUS DEBIGNA

The Sobrato Organization
S99 Castro Street, Sulte 400
Mountain View, CA

Sheet Title: JOINT TRENCH SECTIONS (R20)

Job No. 20004

123 Independence

06/13/2023 Date: Scale AS SHOWN Drawn By: ME

Sheet No:

JTR-6

The Sobrato Organization

123 Independence

Short Title:

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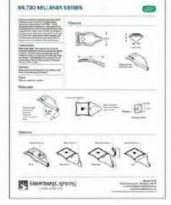
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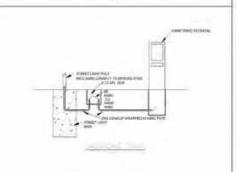
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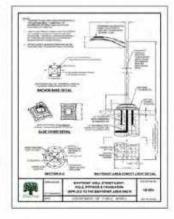
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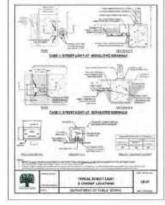
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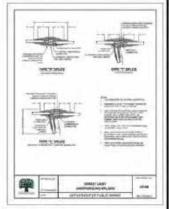
Page 124 of 150

PROJECT















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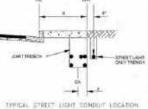
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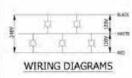
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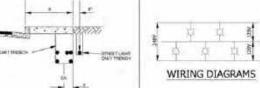


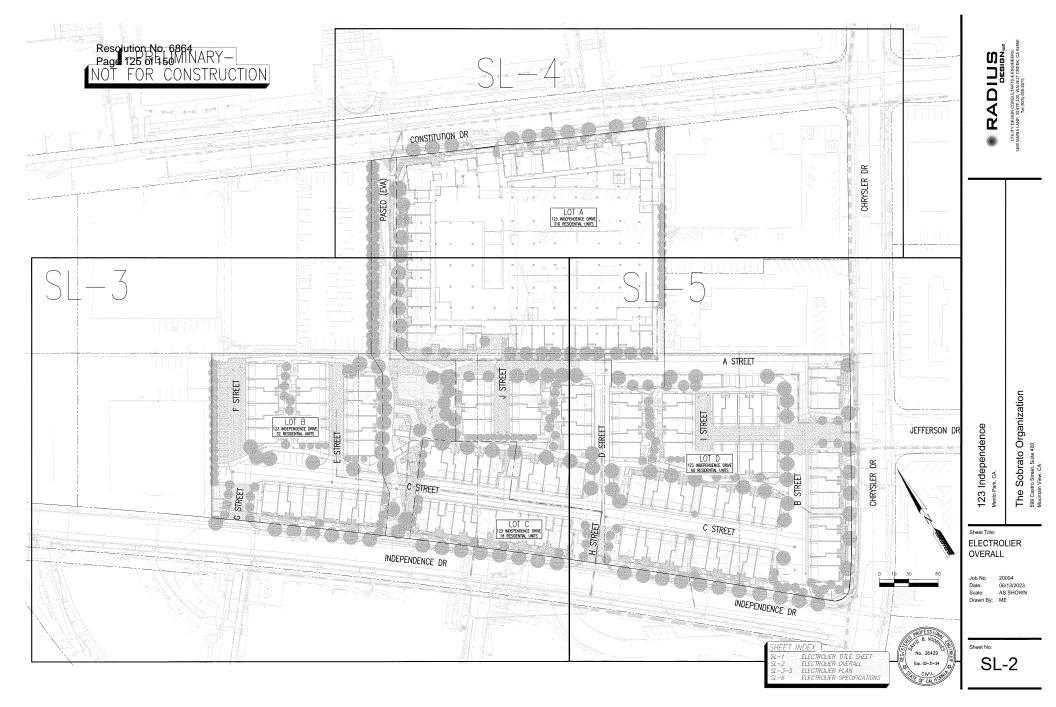














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LEGEND: NEW

DESCRIPTION



NOTE CITY IS NOW REQUESTING ALL PROJECTS:

1.) TO ENSURE NEW STERNBERG LIGHTS HAVE DIMMING DRIVERS (SEE SL-6).

2.) UPGRADE EXISTING STERNBERG LIGHTS ACROSS THE PROJECT FRONTAGE WITH A DIMMER KIT TO ADD ROTARY DIMMER OPTION. FOR SPECIFICATIONS AND INSTALLATION/USAGE INSTRUCTION (SEE SL-6).

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SHEET INDEX MAP

SI.-5

ELECTROLIER TITLE SHEET ELECTROLIER OVERALL ELECTROLIER PLAN ELECTROLIER SPECIFICATIONS

No. 26429 Exp. 03-31-24 RADIUS DEBIEN

The Sobrato Organization 599 Castro Street. Sulte 400 Mountain View, CA

Sheet Title: **ELECTROLIER** PLAN

123 Independence

Job No. 20004 06/13/2023 Date: Scale: AS SHOWN Drawn By: ME

Sheet No:

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SL-5 SHEET INDEX MAP

ELECTROLIER TITLE SHEET

ELECTROLIER OVERALL -3-5 ELECTROLIER PLAN ELECTROLIER SPECIFICATIONS

No. 26429

Sheet Title: **ELECTROLIER** PLAN

123 Independence

The Sobrato Organization 599 Castro Street. Sulte 400 Mountain View, CA

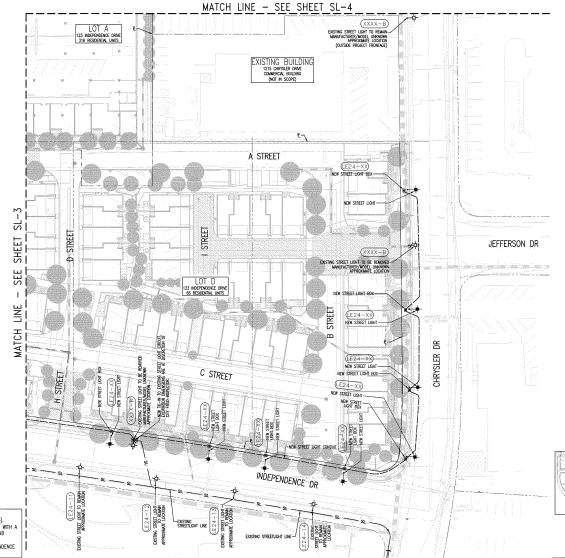
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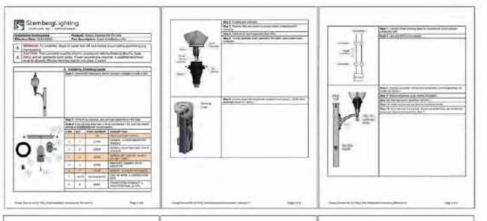
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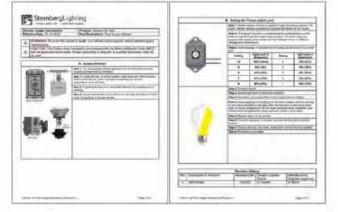
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The Sobrato Organization

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123 Independence

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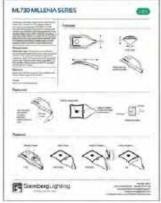
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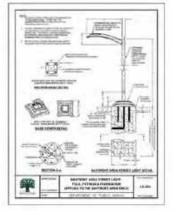


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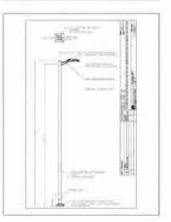


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Sheet No. PM-1

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AS SHOWN Drawn By ME

The Sobrato Organization

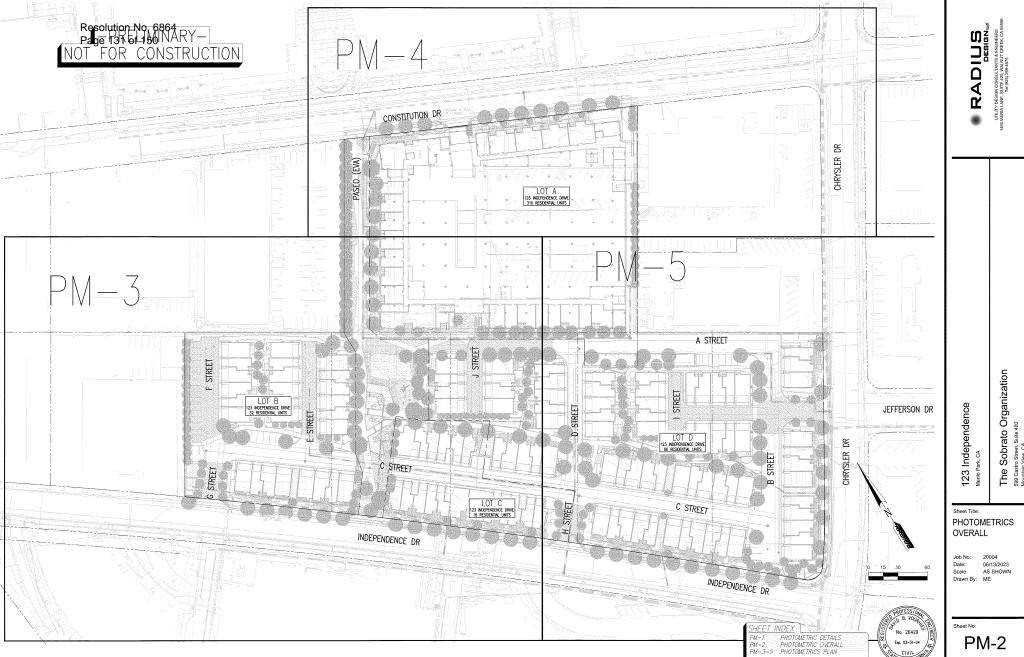
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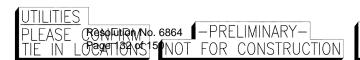
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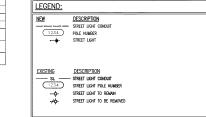
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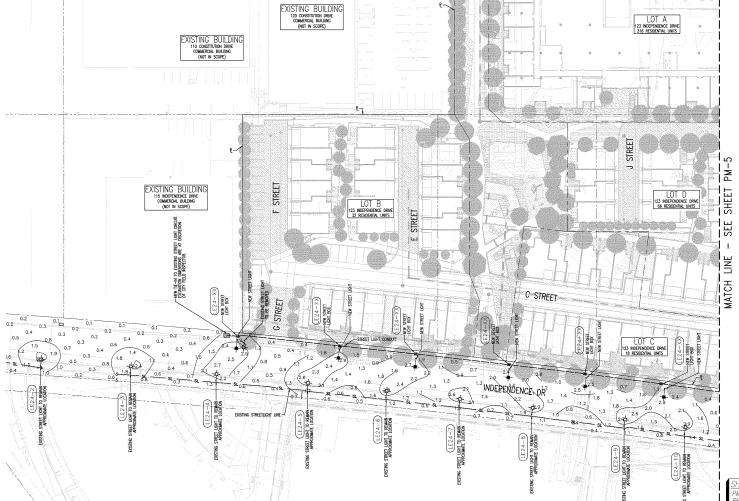
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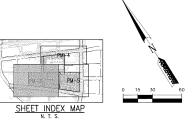
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SHEE 7	INDEX]
PM-1	PHOTOMETRIC DETAILS
PM-2	PHOTOMETRIC OVERALL
PM-3-	5 PHOTOMETRICS PLAN



Scale: Drawn By: ME Sheet No: PM-3

RADIUS DEBIGN. UTILITY DESIGN CONSULTANTS & ENGINEERS MARIÀ LANE, SUITE 420, WALNUT CREEK, CA TAI (925) 269-4575

The Sobrato Organization 599 Castro Street. Sulte 400 Mountain View, CA

123 Independence

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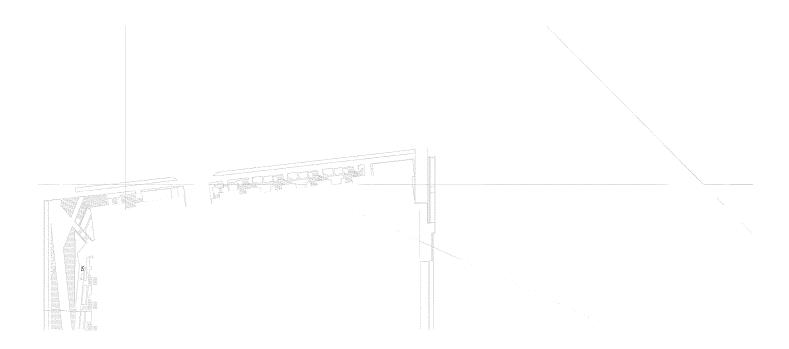
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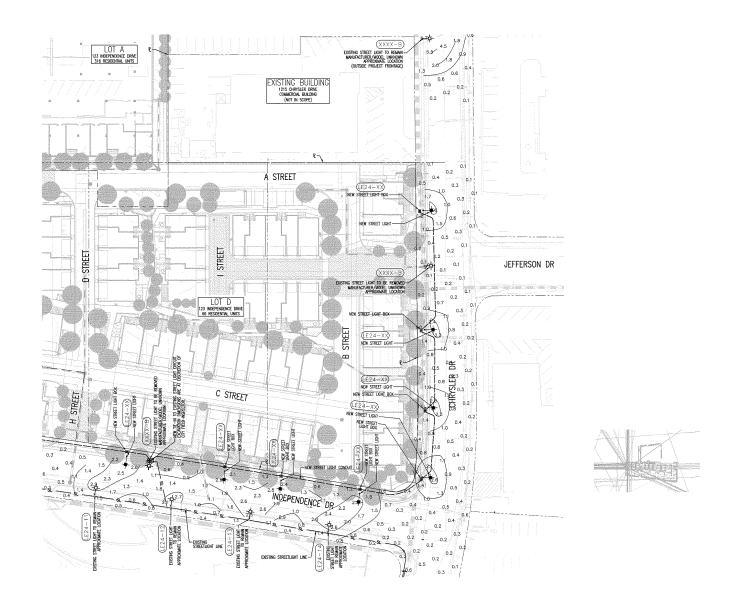
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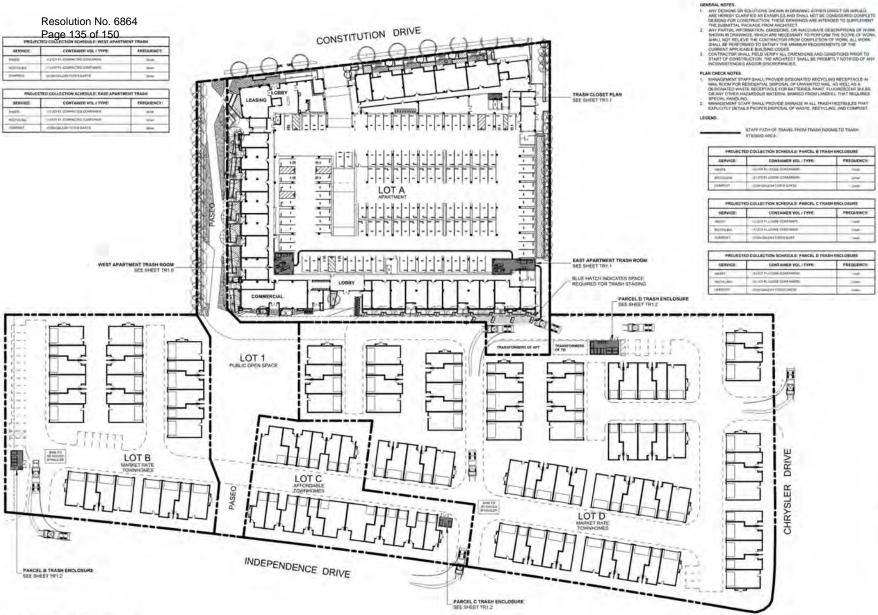
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GENERAL NOTES

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1970 Broadway, Suise 500 Oakland, California 94812 (510) 451 - 2850

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TRASH ROUTE STAGING PLAN

123 Independence

Job No. 20004 06/13/23 As indicated

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WEST APARTMENT TRASH ROOM PLAN

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Architecture Planning Urban Design

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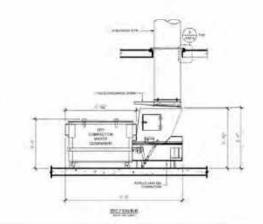
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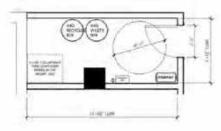
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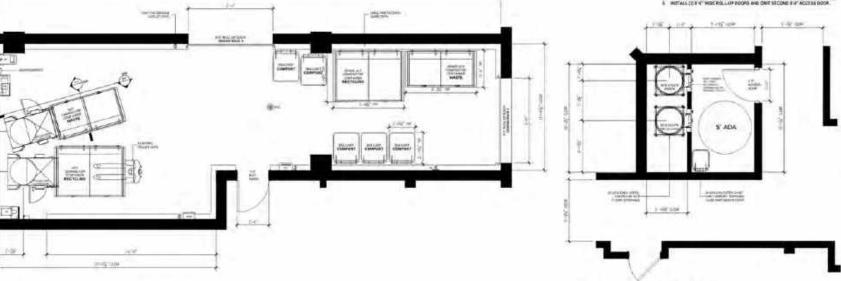
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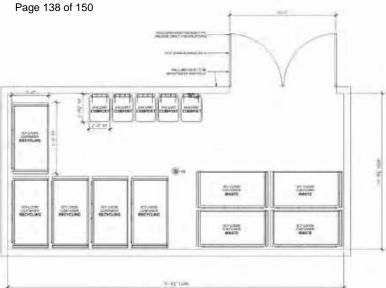
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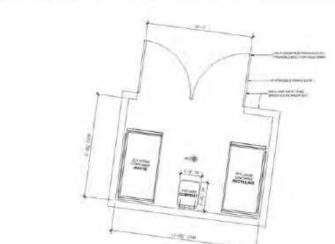
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PARCEL C TRASH ENCLOSURE PLAN

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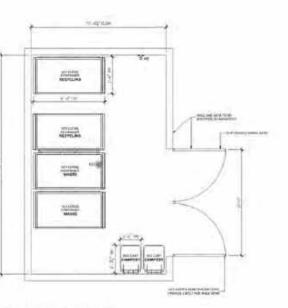
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PARCEL B TRASH ENCLOSURE PLAN

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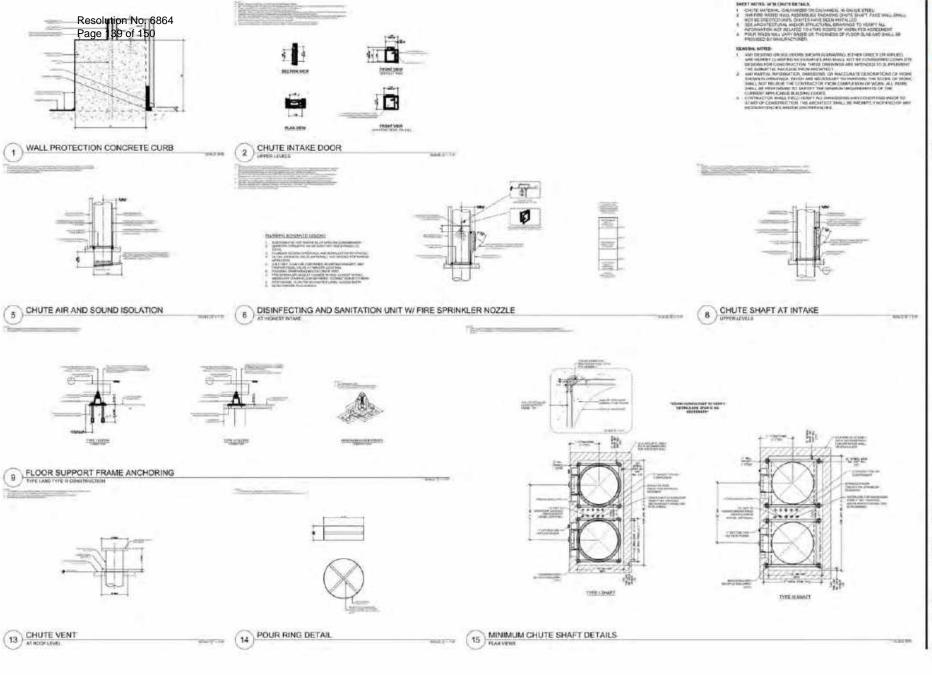
The Sobrato Organization 123 Independence

STYLE THE TOWNHOME TRASH ENCLOSURES

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EMERT MOTES, WORLDHOTE ENGINEER.

Architecture Planning Urban Design

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July 26, 2023

Menlo Park Planning Division 701 Laurel Street Menlo Park, CA 94025 RE: 123 Independence Project | Menlo Park, CA

Dear Payal,

TSO is proposing to phase the subdivision at 123 Independence Drive, to allow for flexibility of the development, which complements the phased construction approached we have all discussed during the entitlement stage. TSO is proposing two (2) mapping phases for the development by filing two (2) final maps.

The first phase/map would consist of merging all the existing parcels, see Exhibit A and creating four (4) lots, as shown in Exhibit B. Lot A will be for the apartment building, and Lot 1 includes the paseo and public park. The other lots, Lot B and C, will be the remainder of the site to create the townhome lots.

The second phase/map would be to further subdivide Lot B and Lot C for condominium purposes and Lot C into two (2) Lots (Lot C, Lot D), see Exhibit B. Lots B, C and D will also be used for condominium purposes when the townhome structures are built.

This phased approach allows us to begin the PG&E Rule 20 work, utility undergrounding, which will allow for the pre-construction / horizontal work to begin sooner and as a result, bring much needed homes to the area faster. In addition, with the uncertainty in the real estate and financial markets, it would be beneficial to be able to phase the mapping to coincide with construction. This will allow for construction financing to encumber only the portion of the property being constructed in that phase. Given there will be more than one developer of this development, TSO and an affordable housing developer, with different construction schedules, the construction starts will vary and a phased map, enabling the development to be constructed and permitted separately, will allow for the needed flexibility for each developer to optimize its financing strategy. A phased approach and the impact on the tentative map are stated in the Subdivision Map Act section 66452.6 and section 66456.1.

If you have any questions or want to discuss further, please do not hesitate to give us a call.

Sincerely,



Peter Tsai
Senior Vice President, Real Estate Development
The Sobrato Organization



Exhibit A - Existing Conditions

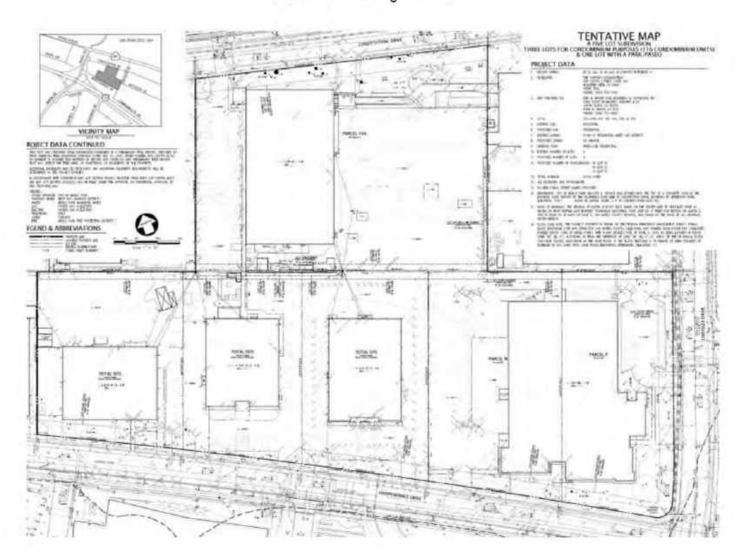


Exhibit B - Phase 1

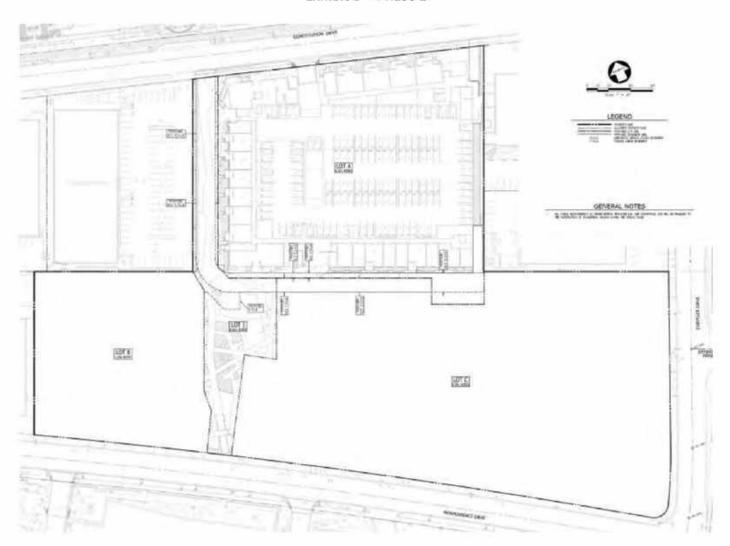
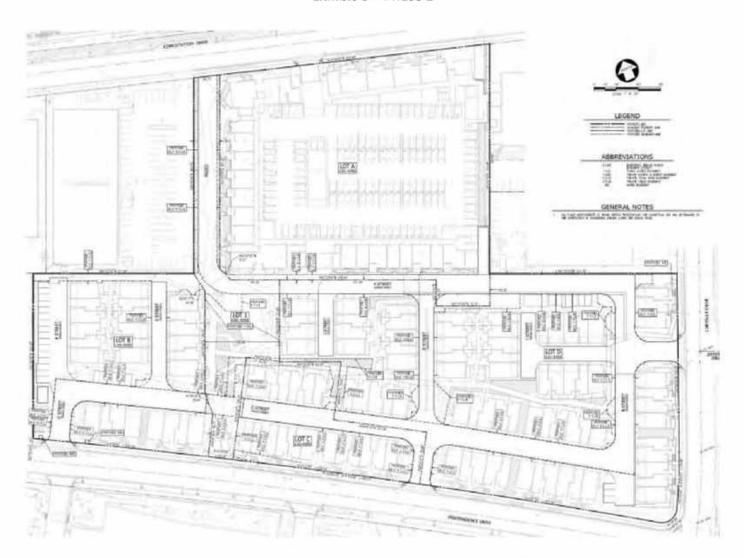
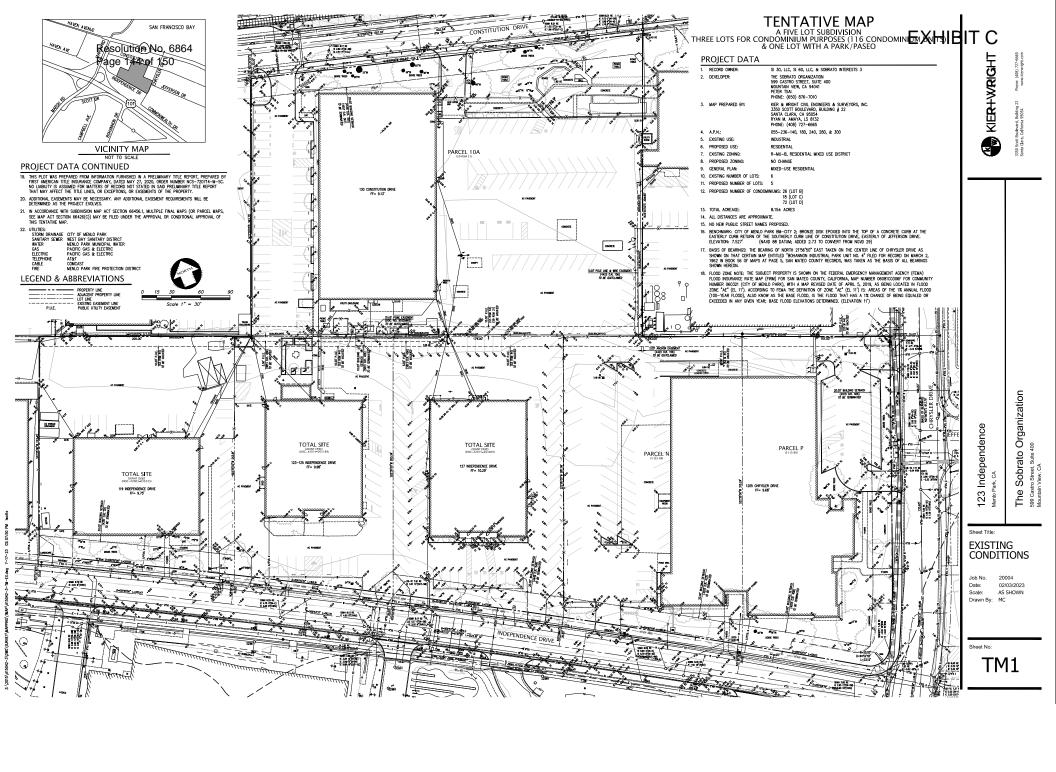
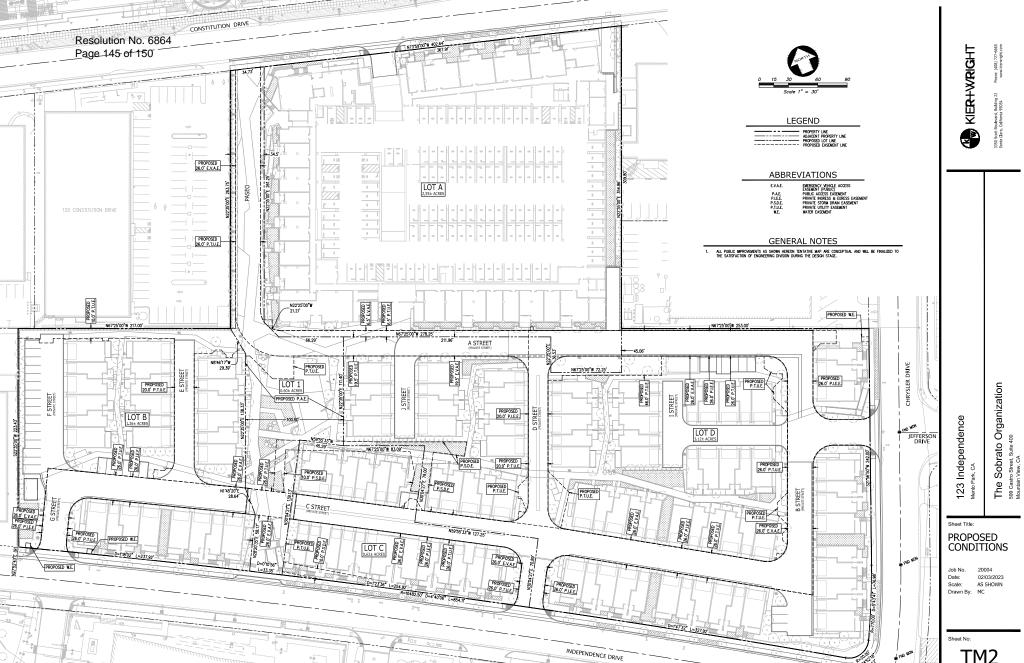


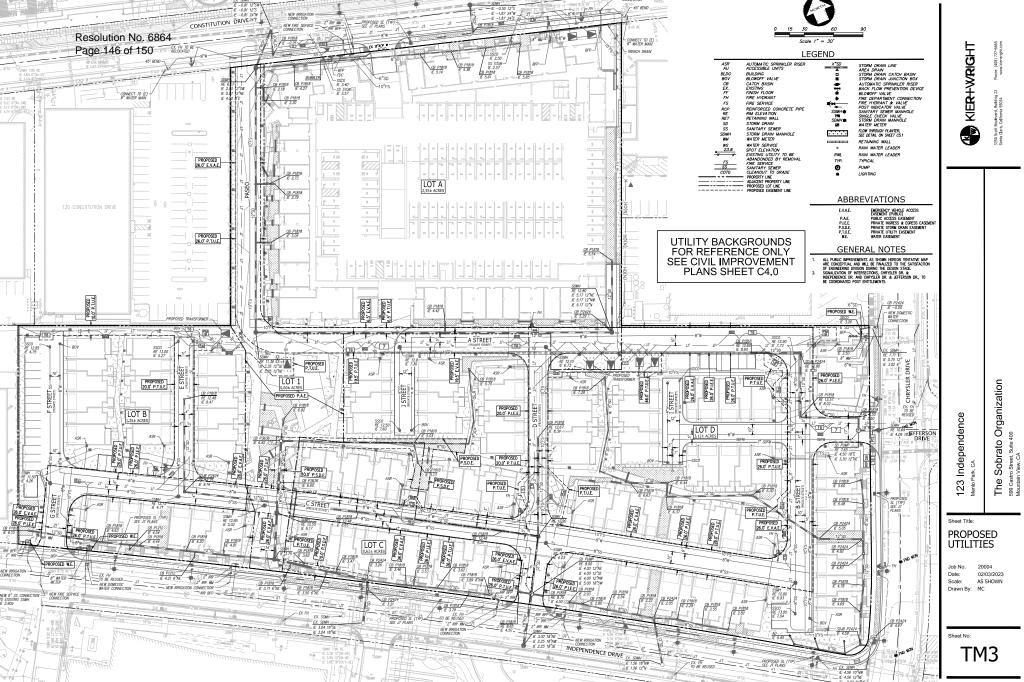
Exhibit C - Phase 2



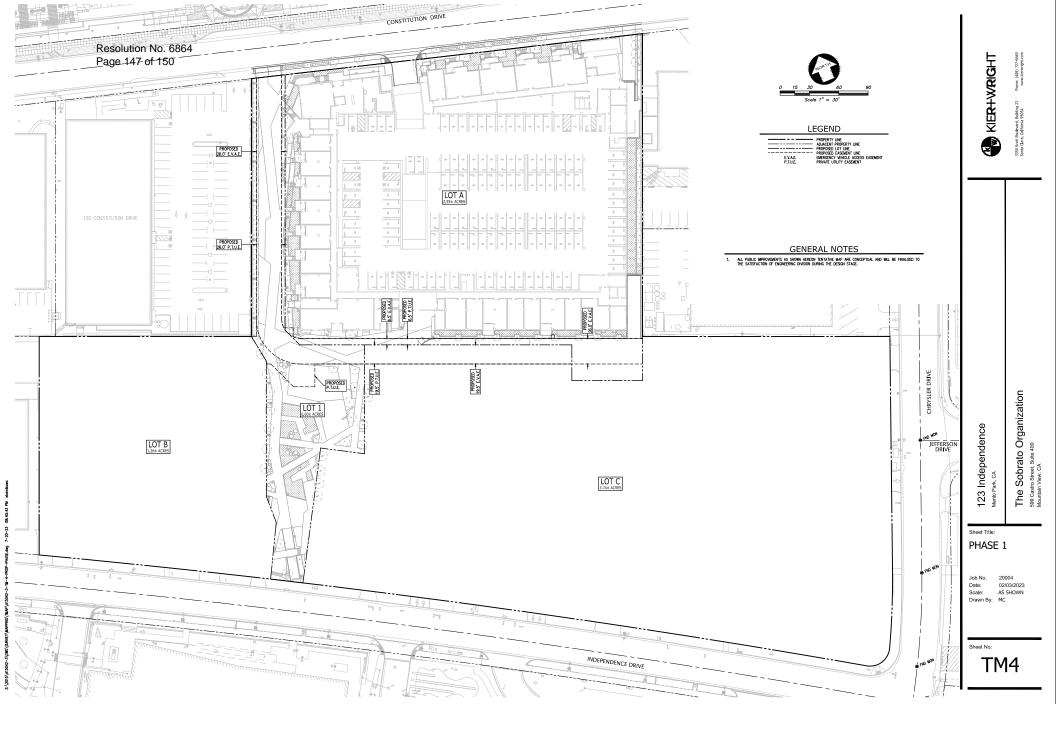




TM2



TM3



Resolution No. 6864 Page 148 of 150

123 Independence Drive Project – Attachment B, Exhibit G – Conditions of Approval

Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130	PROJECT NUMBER: PLN2020-00020	APPLICANT: Peter Tsai, The Sobrato Organization	OWNER: SI 60, LLC
Constitution Drive			

PROJECT MAP CONDITIONS:

- 1. The tentative map shall be subject to the following **standard** conditions:
 - a. Project Proponent shall adhere to the Subdivision Map Act and Chapter 15 of the City's Municipal Code in effect on the date the Project Proponent submitted its SB 330 preliminary application containing all the information required by Government Code section 65941.1(a) (here, January 29, 2020) ("SB 330 Date").
 - b. Within two years from the date of approval of the tentative map, the Project Proponent shall submit a Final Map or Phased Final Map for City approval.
 - c. Prior to Final Map or Phased Final Map approval, Project Proponent shall submit plans to remove and replace any damaged and significantly worn sections of frontage improvements within the area of the Final Map or Phased Final Map. The plans shall be submitted for the review and approval of the Engineering Division.
 - d. The project is required to construct frontage improvements as shown on tentative map Improvement Plans to include but not limited to:
 - 1. 5' Green Infrastructure
 - 2. 3" of grind and AC overlay (curb to curb) along entire frontages.
 - 3. Lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench.
 - 4. Existing sidewalk shall be removed and replaced along the entire project frontages per approved project plans.
 - 5. Any frontage improvements which are damaged as a result of construction shall be replaced.
 - e. The Final Map or Phased Final Map shall dedicate the Public Access Easements (PAE), Public Utility Easements (PUE), Right of Way Dedications, and any and all other necessary easements within the map area.
 - f. The Project has the option to create multiple final maps in accordance with the subdivision map act and the city subdivision ordinance. The city will determine the public improvements for each phase, ensuring they meet the satisfaction of the Director of the Public Works Department. The completion of the paseo, and any additional open space required to meet the minimum open space for that phase pursuant to the requirements of the City of Menlo Park Municipal Code Section 16.45.120(4), unless modified pursuant to State Density Bonus Law concessions and waivers, is required as part of the improvements associated with the first phase of the Project. Publicly accessible private open space shall be subject to an irrevocable easement agreement for public use of the publicly accessible private open space, including the publicly accessible paseo, to the satisfaction of the Public Works Director and City Attorney. The easement agreement shall be recorded at the time of the recordation of the Phased Final Map or Final Map that includes the publicly accessible private open space subject to the easement.
 - g. Prior to Final Map or Phased Final Map approval, Project Proponent shall submit plans for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6)

123 Independence Drive Project – Attachment B, Exhibit G – Conditions of Approval

construction vehicle parking for the map area. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.

- h. Prior to Final Map or first Phased Final Map approval, Project Proponent shall submit an updated Storm Water Management plan with review of 3rd party engineer's certification.
- Prior to Final Map or first Phased Final Map approval, Project Proponent shall provide documentation indicating the amount of irrigated landscaping. If the Project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44).
- j. Prior to Final Map or Phased Final Map approval, Project Proponent shall submit a plan for any new utility installations or upgrades for the area covered by the map for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that are installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
- k. Prior to Final Map or Phased Final Map approval, Project Proponent shall submit a heritage street tree preservation plan for the map area, detailing the location of and methods for all tree protection measures.
- Prior to Final Map or Phased Final Map approval, Project Proponent shall pay all applicable Public Works fees for the phase. Refer to City of Menlo Park Master Fee Schedule in effect on the SB 330 Date. Fee inflaters in that fee schedule apply.
- m. Prior to Final Map or Phased Final Map approval, Project Proponent shall pay all applicable engineering fees for that phase in accordance with City requirements and the Master Fee Schedule in effect on the SB 330 Date. Fee inflaters in that fee schedule apply. This residential subdivision is subject to the City's Recreation In-Lieu Fee requirements (Municipal Code 15.16.020). The recreation in-lieu fee is \$78,400.00 per unit. Based on total 116 townhomes that have been proposed, the total Recreation In-Lieu Fee is \$9,094,400.
- n. Prior to Final Map or the last Phased Final Map approval, Project Proponent shall submit draft Covenants, Conditions and Restrictions (CC&Rs) to the City for review and approval. The CC&Rs shall provide for the maintenance of all infrastructure and utilities within the Project site or constructed to serve the Project. This shall include, but not be limited to, the private open spaces, shared parking spaces, common walkways, common landscaping, and the stormwater drainage and sewer collection systems.
- o. Prior to Final Map or first Phased Final Map approval, the Project Proponent shall submit engineered Off-Site Improvement Plans (including specifications & engineers cost estimates), for approval by the Engineering Division, showing the infrastructure necessary to serve the Project. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining walls, sanitary sewers, and storm drains, pump/lift stations, street lightings, common area landscaping and other project improvements. All public improvements shall be designed and constructed to the satisfaction of the Engineering Division.
- p. Prior to Final Map or first Phased Final Map approval, the Project Proponent shall enter into a Subdivision Improvement Agreement and provide a performance bond for the completion of the offsite improvements as shown on the approved project improvement plans. The Project Proponent shall obtain an encroachment permit, from the appropriate reviewing jurisdiction, prior to commencing any work within the right-of-way or public easements.

PAGE: 2 of 3

123 Independence Drive Project – Attachment B, Exhibit G – Conditions of Approval

- q. Prior to Final Map or first Phased Final Map approval, Project Proponent shall submit plans for street light design per City standards and PG&E at locations approved by the City.
- r. Prior to Final Map or first Phased Final Map approval, the Project Proponent shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. The property owner will be responsible for the operation and maintenance of stormwater treatment measures for the Project. The agreement shall also include operation and maintenance of the stormwater treatment facility on Garwood Way including curb gutter and retaining walls. This agreement shall run with the land and shall be recorded with the San Mateo County Recorder's Office prior to building permit final inspection.

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