MENLO PORTAL

MULTI-FAMILY HOUSING & OFFICE
MENLO PARK, CA

UPDATED ENTITLEMENT SUBMITTAL TO THE CITY OF MENLO PARK

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MENLO PORTAL
104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

UPDATED ENTITLEMENT SUBMITTAL TO THE CITY OF MENLO PARK

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GENERAL PROJECT INFORMATION

PROJECT SUMMARY:
THE PROJECT CONSISTS OF TWO BUILDINGS:

1. AN ALL NEW THREE-STORY COMMERCIAL BUILDING, INCLUDING OFFICE SPACE ON THE THIRD FLOOR, AND PARKING, COMMERCIAL AND AMENITY SPACES ON THE FIRST AND SECOND FLOORS.

2. AN ALL-NEW FIVE-STORY MULTI-FAMILY APARTMENT BUILDING, WITH AMENITY AND SUPPORT SPACES, OVER TWO STORIES OF STRUCTURED PARKING, RESIDENTIAL APARTMENTS AND SUPPORTIVE SPACES. THE HIGHEST OCCUPIED FLOOR, THE 7TH FLOOR WILL BE LESS THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS AND THEREFORE THE BUILDING IS NOT A HIGH-RISE STRUCTURE.

COMMERCIAL OFFICE BUILDING (OB-1)
PROJECT ADDRESS: 104 CONSTITUTION DRIVE, MENLO PARK, CA
LOT: PARCEL A
LOT AREA: 38,143 SF
APN: 055-230-010
ZONING: R-MU-B
HEIGHT: 40'-1" (55'-0" INCLUDING STAIR ENCLOSURE)
NUMBER OF STORIES: 3

MULTI - FAMILY BUILDING (MF-1)
PROJECT ADDRESS: 172 CONSTITUTION DRIVE, MENLO PARK, CA
LOT: PARCEL B
LOT AREA: 101,425 SF
APN: 110 CONSTITUTION DR 055-230-020 AND 115 INDEPENDENCE DR 055-230-190
ZONING: R-MU-B
HEIGHT: 83'-1" (92'-0" INCLUDING STAIR ENCLOSURE)
NUMBER OF STORIES: 7

CODE INFORMATION:

REFER SHEET A-001c TO A-001i FOR THE COMMERCIAL OFFICE BUILDING PROJECT CODE INFORMATION.

REFER AOR DOCUMENTS IN APPEDIX B FOR THE MULTIFAMILY PROJECT CODE INFORMATION.

Project Map

San Mateo County TRANSIT DISTRICT

CROSS BAY TRANSIT PARTNERS

BAYFRONT EXPRESSWAY

CONSTITUTION DRIVE

INDEPENDENCE DRIVE

PROPOSED OFFICE

PROPOSED MULTI-FAMILY

MARSH ROAD

US HIGHWAY 101

- PROPOSED PATHS WITHIN PROJECT
- PASEO - PROPOSED
- BIKE PATH - EXISTING
- BIKE PATH - PROPOSED

REFERENCE: CITY OF MENLO PARK TRANSPORTATION MASTER PLAN DRAFT STRATEGIES AND RECOMMENDATIONS, 8/30/2018,STAFF REPORT 18-004-TMP

400 ft

Google Earth

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO PORTAL
104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

URBAN CONTEXT - INTEGRATION WITH CONNECT MENLO MOBILITY NETWORK

A-001b

OFFICE BUILDING CODE SUMMARY

CHAPTER 3 - OCCUPANCY GROUPS
SECTION 30 4 - OCCUPANCY GROUP B

CHAPTER 5 - ALLOWABLE HEIGHTS AND AREAS
MAXIMUM HEIGHT:
B OCCUPANCY / 75'
A-2 OCCUPANCY / 75'
S-2 OCCUPANCY / 75'

MAXIMUM # OF STORIES:
B OCCUPANCY ___4__

ALLOWABLE BUILDING AREA PER LEVEL:
B OCCUPANCY - 57,000 SF
S-2 OCCUPANCY - 78,000 SF

REQUIRED SEPARATION OF OCCUPANCIES:
B TO S-2: 1-HR

CHAPTER 6 - TYPES OF CONSTRUCTION
TYPE III-B CONSTRUCTION
PRIMARY STRUCTURAL FRAME: 0 HRS
BEARING WALLS (EXT): 2 HRS
BEARING WALLS (INT): 0 HRS
NON-BEARING EXT WALLS: 0 HR> 30', 1 HR <30'*
NON-BEARING INT WALLS: 0 HRS
FLOOR CONSTRUCTION: 0 HRS
ROOF CONSTRUCTION: 0 HRS
*Open Parking Garages complying with Section 406 shall not be required to have a fire resistant rating.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
OPENINGS: PER TABLE 705.8. THE MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS FOR SPRINKLERED BUILDINGS, BASED ON DISTANCE FROM A SHARED PROPERTY LINE, IS AS NOTED:

3' TO 5'	15% OF WALL ALLOWED TO BE OPEN (WINDOWS + DOORS)
5' TO 10'	25%
10' TO 15'	45%
15' TO 20'	75%
OVER 20'	NO LIMIT

SECTION 705.11 PARAPETS SHALL BE PROVIDED WHERE EXTERIOR WALL HAS TO BE RATED.

SECTION 713.4 SHAFT ENCLOSURES. SHAFTS SHALL BE 1-HR WHERE CONNECTING LESS THAN FOUR STORIES.

SECTION 716. PROTECTION FOR DOORS IN FIRE RATED ASSEMBLIES SHALL COMPLY WITH TABLE 716.5

CHAPTER 9-FIRE PROTECTION SYSTEMS
FIRE SPRINKLER SYSTEM TO BE NFPA 13.
CLASS I WET COMBINATION SPRINKLER SYSTEM THROUGHOUT.

CHAPTER 10 - MEANS OF EGRESS
TABLE 1004.1.2 OCCUPANT LOADS FOR EACH SPACE ARE AS NOTED BELOW:
STORAGE AREAS: 300 SF/PERSON
ROOF DECKS (ASSEMBLY W/OUT FIXED SEATING: 15 SF/PERSON
LEASING OFFICE (BUSINESS AREAS): 100 SF/PERSON
PARKING GARAGES: 200 SF/PERSON

SECTION 1005 MEANS OF EGRESS SIZING:
STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.3"
DOORS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.2"

TABLE 1006.2.1 TWO OR MORE EXITS ARE REQUIRED FOR SPACES BASED ON THE FOLLOWING:
B OCCUPANCIES: > 49 PERSONS (2 EXITS)
S OCCUPANCIES: > 29 PERSONS (2 EXITS)

MAXIMUM COMMON PATH OF TRAVEL:
B OCCUPANCIES: 100 FEET
S OCCUPANCIES: 100 FEET

SECTION 1009.1 ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED EITHER BY MEANS OF AN ELEVATOR PROVIDED WITH EMERGENCY POWER PER SECTION 1009.4, OR BY MEANS OF A HORIZONTAL EXIT SUCH AS AN AREA SEPARATION WALL. IF A HORIZONTAL EXIT IS USED, THE STAIRS SHALL COMPLY WITH SECTION 1009.3, PROVIDING AN AREA OF REFUGE.

DOORS SHALL COMPLY WITH SECTION 1010
STAIRWAYS SHALL COMPLY WITH SECTION 1011
RAMPS SHALL COMPLY WITH SECTION 1012

SECTION 1017 EXIT ACCESS DISTANCE: 300' MAXIMUM IN 'B' OCCUPANCIES WHERE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM; 400' FOR S OCCUPANCIES.

CHAPTER 11B-ACCESSIBILITY FOR COMMERCIAL BUILDINGS
- ALL COMMERCIAL AREAS SHALL BE SERVED BY AN ACCESSIBLE ROUTE
- ALL COMMON SPACES SHALL BE FULLY ACCESSIBLE

PROJECT SUMMARY

COMMERCIAL OFFICE BUILDING (OB-1)

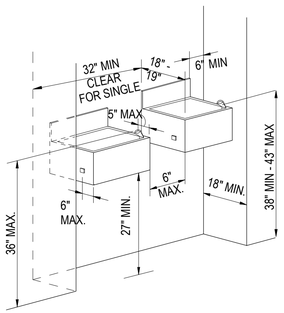
PROJECT ADDRESS:	104 CONSTITUTION DRIVE
APN:	055-230-010
LOT:	PARCEL A
LOT AREA:	38,143 SF
ZONING DISTRICT:	R-MU-B
PROPOSED USE:	B OFFICE; AND S2 STORAGE (PARKING)
TYPE OF BUILDING:	COMMERCIAL OFFICE BUILDING
BUILDING HEIGHT:	40'-1" (55'-0" INCLUDING STAIR ENCLOSURE)
NUMBER OF STORIES:	3

CODES USED

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE (CBC)
LIFE SAFETY CODE:	NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2019 ED.
FIRE CODES:	2019 CALIFORNIA FIRE CODE NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2019 ED. NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2019 ED. NFPA 20 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2019 ED. NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2019 ED. NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2019 ED. CA STATE FIRE MARSHAL REQUIREMENTS
ACCESSIBILITY CODE:	2019 CALIFORNIA BULDING CODE (CBC), SECTIONS 10,11, 30
ENERGY CODE:	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CA ENERGY CODE
STRUCTURAL CODE:	2019 CA BUILDING CODE
MECHANICAL CODE:	2019 CA MECHANCIAL CODE
ELECTRICAL CODE:	2019 CA ELECTRICAL CODE
PLUMBING CODE:	2019 CA PLUMBING CODE
PLANNING CODE:	MENLO PARK MUNICPAL CODE
ELEVATOR CODE:	CCR-TITLE 6-ELEVATOR SAFETY ORDERS WITH ASME A17,1-2004 FOR GROUP-4 ELEVATORS
OTHER MISC. CODES:	MENLO PARK MUNICPAL CODE PG&E GREEN BOOK REQUIREMENTS

PROJECT SUMMARY

AN ALL NEW THREE-STORY COMMERCIAL BUILDING, INCLUDING OFFICE SPACE OF THE THIRD FLOOR, AND PARKING, COMMERCIAL AND AMENITY SPACES ON THE FIRST AND SECOND FLOORS.



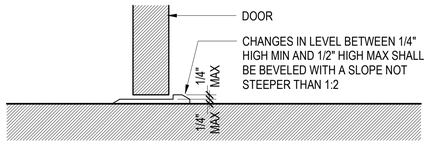
RECESSED FOUNTAINS
NOTE:

- WITHIN ALCOVES MINIMUM 18" DEEP AND 32" MIN. CLR. WHEN A SINGLE FOUNTAIN IS PERMITTED.
- IF ALCOVE DEPTH > 24" THEN ALCOVE WIDTH MUST BE 36" MIN
- PROVIDE MANEUVERING CLEARANCE PER 11B-305.7
- CONTRACTOR SHALL COORDINATE WITH SIZE OF WATER FOUNTAIN TO BE USED AND SIZE ALCOVE ACCORDINGLY COMPLYING WITH REQUIREMENTS AND RECOMMENDATIONS AND COORDINATING WITH THE ARCHITECT.

REFER TO CBC 2019 11B-211, 11B-602

ACCESSIBILITY DIAGRAM - DRINKING FOUNTAINS

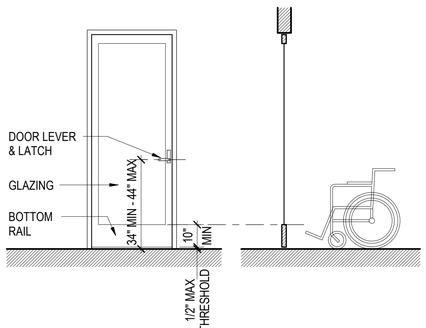
7



REFER TO CBC 2019 11B-302, 11B-303, 11B-404.2.5

ACCESSIBILITY DIAGRAM - DOOR THRESHOLDS

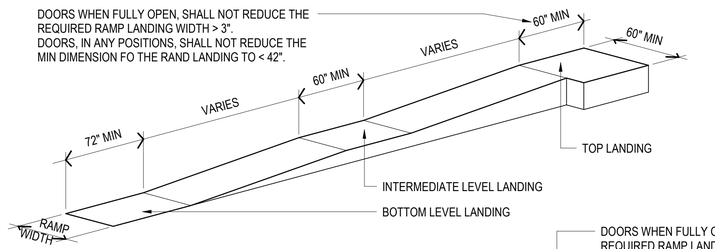
6



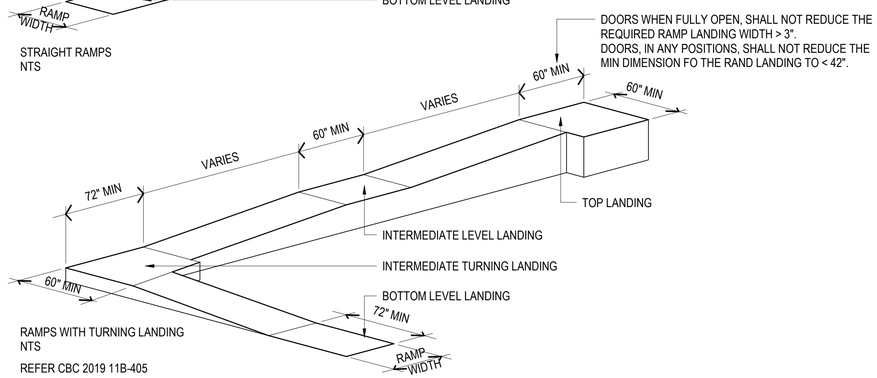
NOTE:
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEG.
THE FLOOR WITHIN THE MIN MANEUVERING CLEARANCE EACH SIDE OF DOORS SHALL BE LEVEL.
THE BOTTOM 10" OF SWINGING DOORS AND GATES SURFACES (EXCEPT AUTOMATIC AND SLIDING DOORS) SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.
FOR DOOR LEVER & LATCHES ALSO REFER TO CBC 2019 11B-309.4
REFER CBC 2019 11B-404

ACCESSIBILITY DIAGRAM - DOORS & THRESHOLDS

5



STRAIGHT RAMPS
NTS

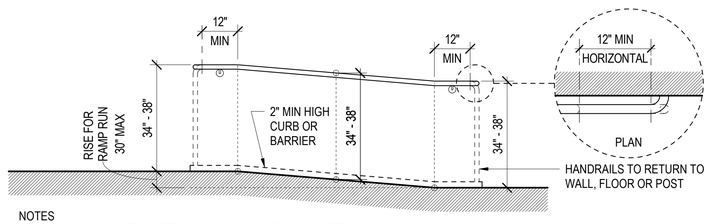


RAMPS WITH TURNING LANDING
NTS

REFER CBC 2019 11B-405

ACCESSIBILITY DIAGRAMS - RAMP DIMENSIONS

3

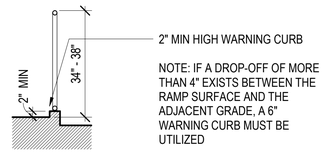


NOTES

- MAXIMUM RAMP SLOPE IS 1:12. MAXIMUM CROSS SLOPE IS 1:48.
- MINIMUM CLEAR WIDTH IS 48", EXCEPT RAMPS IN RESIDENTIAL USES WHERE MINIMUM CLEAR WIDTH IS 36" WHEN THE OCCUPANT LOAD IS LESS THAN 50.
- HANDRAILS MAY PROJECT INTO REQUIRED CLEAR WIDTH OF RAMP AT EACH SIDE 3 1/2" MAX AT THE HANDRAIL HEIGHT.
- SHALL BE A STABLE, FIRM, AND SLIP RESISTANT SURFACE.
- AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS < 6" IN RISE OR 72" IN LENGTH
- A CURB, 2" HIGH MIN, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIA SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4" OF THE FINISH FLOOR OR GROUND SURFACE
- PROVIDE SECOND SET OF HANDRAILS AT 24" ABOVE NOSING WHEN CHILDREN ARE THE PRIMARY USERS

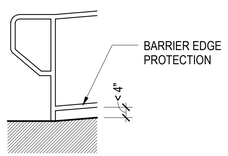
REFER TO CBC 2019 11B-405

RAMP & HANDRAILS



NOTE: IF A DROP-OFF OF MORE THAN 4" EXISTS BETWEEN THE RAMP SURFACE AND THE ADJACENT GRADE, A 6" WARNING CURB MUST BE UTILIZED

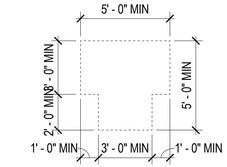
CURB EDGE PROTECTION
REFER TO CBC 2019 11B-405.9



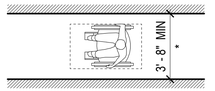
BARRIER EDGE PROTECTION
REFER TO CBC 2019 11B-405.9.2

ACCESSIBILITY DIAGRAM - RAMPS & HANDRAILS

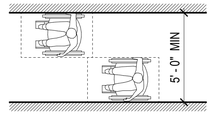
2



T-SHAPED TURNING SPACE



MIN CORRIDOR WIDTH

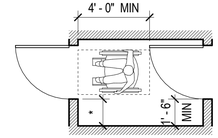


CORRIDOR PASSING SPACES AT INTERVALS OF 200' MAX FOR 60" MIN

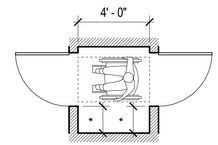
NOTE:
* 36" MIN IF CORRIDORS & HALLWAYS SERVE AN OCCUPANT LOAD LESS THAN 10

REFER TO CBC 2019 11B-304.3.2, 11B-403.5

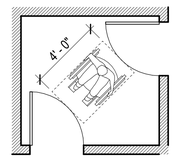
CORRIDOR & HALLWAY WIDTHS



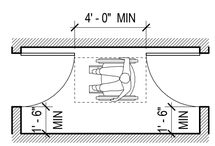
DOORS IN SERIES



BOTH DOORS OPEN OUT



DOORS AT ADJACENT WALLS

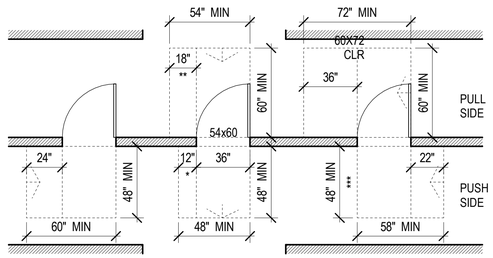


DOORS AT OPPOSITE WALLS

NOTE:
* 12" MIN SIDE CLEARANCE REQUIRED IF DOORS HAVE LATCHES & CLOSERS

REFER TO CBC 2019 11B-404.2.6

MANEUVERING CLEARNACES AT MANUAL SWINGING DOORS AND GATES



LATCH APPROACH FRONT APPROACH HINGE APPROACH

NOTE:
MINIMUM CLEAR DOOR OPENING IS 32".
DIAGRAMS ASSUME DOORS WITH LATCHES & CLOSERS.
* FRONT APPROACH PUSH SIDE DOES NOT REQUIRE 12" SIDE CLEARANCE WITHOUT LATCH & CLOSER.
** FRONT APPROACH PULL SIDE REQUIRES 24" SIDE CLEARANCE AT EXTERIOR DOORS.
*** HINGE APPROACH PUSH SIDE REQUIRES ONLY REQUIRES 44" WIDTH WITHOUT LATCH & CLOSER.
ALL DOORS IN ALCOVES SHALL COMPLY WITH THE FRONT APPROACH CLEARANCES
FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTIONS: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 11B-404.2.5 SHALL BE PERMITTED.

REFER TO CBC 2019 11B-302, 11B-403.3, 11B-404.2.4,
MANEUVERING CLEARANCES AT DOORS

ACCESSIBILITY DIAGRAM - DOOR CLEARANCES

1

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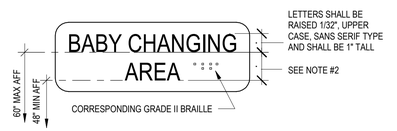
06-25-2021

OFFICE ACCESSIBILITY COMPLIANCE DETAILS

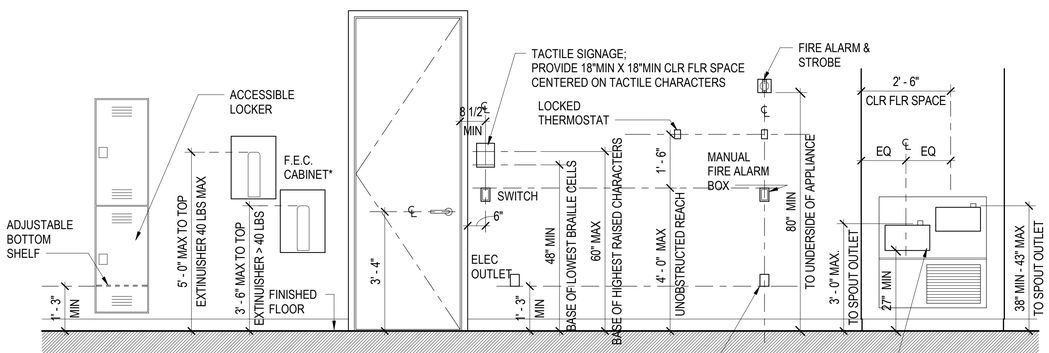
A-001d



NOTE 1: LITERARY BRAILLE STANDARD DIMENSIONS
DOT DIAMETER .059 INCHES
INTER-DOT SPACING .090 INCHES
HORIZONTAL SEPARATION BETWEEN CELLS .241 INCHES
VERTICAL SEPARATION BETWEEN CELLS .395 INCHES

NOTE 2: BRAILLE SHALL BE LOCATED 48" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAX. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR

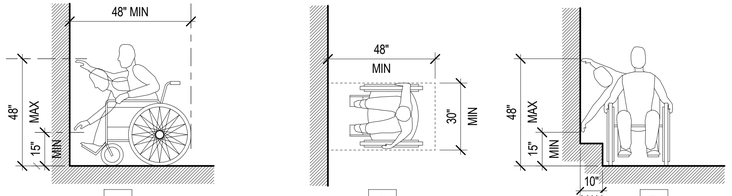
7 BABY CHANGING STATION SIGN



*NOTE: MOUNT LEADING BOTTOM EDGE NO MORE THAN 27" A.F.F. IF F.E.C. CABINET PROTRUDES > 4"

REFER TO CBC 2019 11B-305.7 (MANEUVERING CLEARANCE IN ALCOVE), 11B-306.3 (KNEE CLEARANCE), 11B-308.1.1 (ELEC OUTLET), 11B-404.2.7 (DOOR HANDLE), 11B-602.4 & 11B-602.7 (DRINKING FOUNTAIN SPOUT HEIGHT), 11B-703.4.1 & 11B-703.4.2 (TACTILE SIGNAGE), 9-906.9 (FIRE EXTINGUISHER), 9-907.4.26 (MANUAL FIRE ALARM BOX)

6 ACCESSIBILITY DIAGRAM - TYPICAL MOUNTING HEIGHTS



UNOBSTRUCTED FORWARD REACH LIMIT

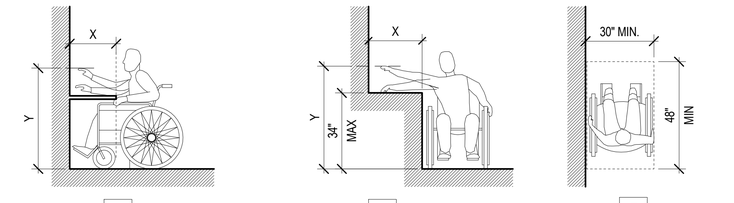
REFER TO CBC 2019 11B-308.2.1

POSITION OF CLEAR FLOOR OR GROUND SPACE - FORWARD APPROACH

REFER TO CBC 2019 11B-305.5

UNOBSTRUCTED SIDE REACH

REFER TO CBC 2019 11B-308.3.1



OBSTRUCTED HIGH FORWARD REACH

REFER TO CBC 2019 11B-308.2.2

OBSTRUCTED HIGH SIDE REACH

REFER TO CBC 2019 11B-308.3.2

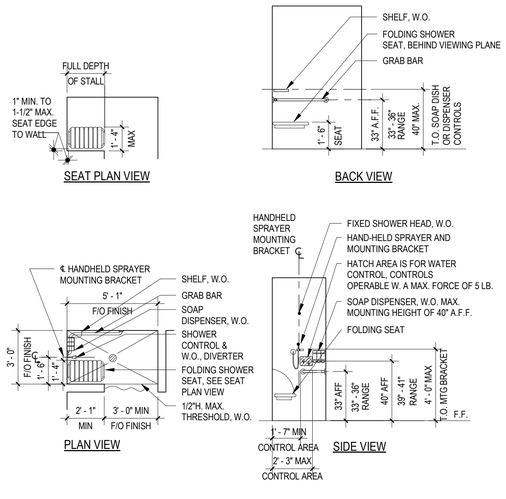
POSITION OF CLEAR FLOOR OR GROUND SPACE - PARALLEL APPROACH

REFER TO CBC 2019 11B-305.5

NOTES:
- CLEAR FLOOR SPACE BENEATH SHALL EXTEND NOT < X
- WHEN X IS 20 INCHES MAX, THEN Y SHALL BE 48 INCHES MAX
- WHEN X > 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAX

NOTES:
- X SHALL BE 24 INCHES MAX
- WHEN X IS 10 INCHES MAX, THEN Y SHALL BE 48 INCHES MAX
- WHEN X > 10 TO 24 INCHES, THEN Y SHALL BE 46 INCHES MAX

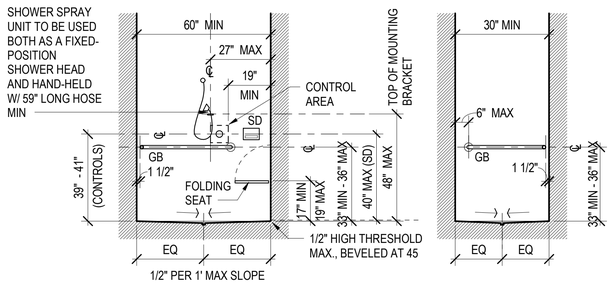
5 ACCESSIBILITY DIAGRAM - REACH REQUIREMENTS



PLAN - ACCESSIBLE SHOWER COMPARTMENT - ALTERNATE ROLL - IN SHOWER WITH OPTIONAL ENCLOSURE

NOTE:
HAND - HELD SPRAYERS UNIT SHALL BE MOUNTED NO MORE THAN 27" FROM SEAT MOUNTING WALL
WATER CONTROLS SHALL BE MOUNTED BETWEEN 19"-27" FROM SEAT MOUNTING WALL MAX FLOOR SLOPE 1:50.
REFER CBC 2019 - SEC. 11B - 608

3 ACCESSIBLE SHOWER COMPARTMENT



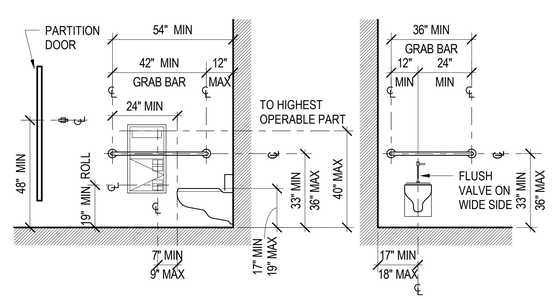
ELEVATION - BACK CONTROL WALL

ELEVATION - SIDE WALL

NOTE:
1. CONTROLS, FAUCETS AND SHOWER SPRAY UNIT SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
2. SHOWER CURTAIN SHALL BE MOUNTED 80 INCHES HIGH MINIMUM FROM FINISHED FLOOR, AND BE COMPLIED WITH CBC 11B-307

REFER TO CBC 2019 11B-309.4, 11B-608, 11B-609

4 ACCESSIBILITY DIAGRAM - SHOWER



ELEVATION - SIDE

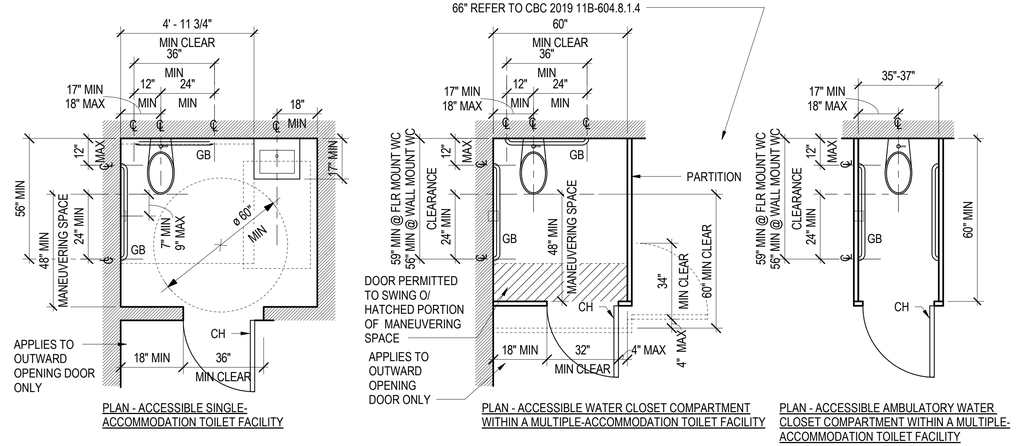
ELEVATION - REAR

NOTE:
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. FLUSH CONTROLS SHALL BE LOCATED 44" MAX ABOVE THE FLOOR.

REFER TO CBC 2019 11B-309, 11B-604, 11B-609

2 ACCESSIBILITY DIAGRAM - WATER CLOSETS

AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9" MIN AFF AND 6" DEEP MIN BEYOND COMPARTMENT-SIDE FACE OF THE PARTITION
EXCEPTION: COMPARTMENT WIDTH OF GREATER THAN 66" REFER TO CBC 2019 11B-604.8.1.4



NOTE:
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING SPACE DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WC. MAX FLOOR SLOPE IS 1:48

REFER TO CBC 2019 11B-603, 11B-604

1 ACCESSIBILITY DIAGRAM - WATER CLOSET ROOMS

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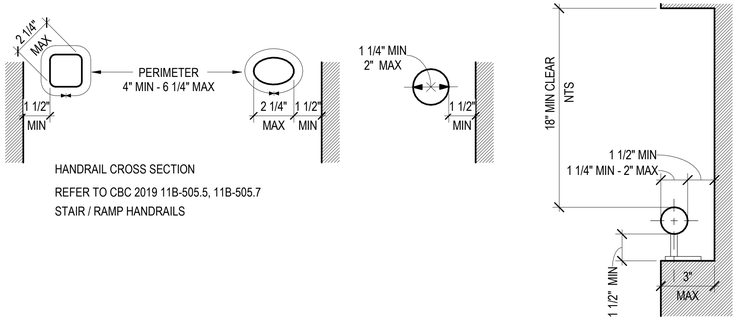
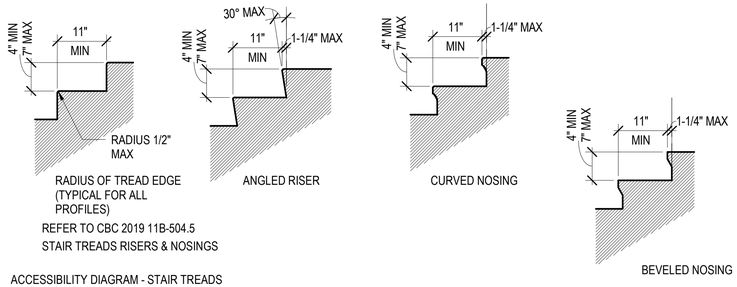


HANDRAIL CROSS SECTION

REFER TO CBC 2019 11B-505.5, 11B-505.7

STAIR / RAMP HANDRAILS

11 ACCESSIBILITY DIAGRAM - STAIR HANDRAILS



RADIUS OF TREAD EDGE (TYPICAL FOR ALL PROFILES)

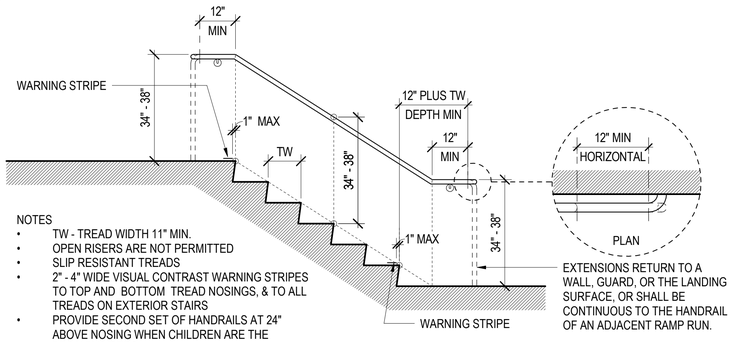
ANGLED RISER

CURVED NOSING

REFER TO CBC 2019 11B-504.5

STAIR TREADS RISERS & NOSINGS

10 ACCESSIBILITY DIAGRAM - STAIR TREADS RISERS & NOSINGS



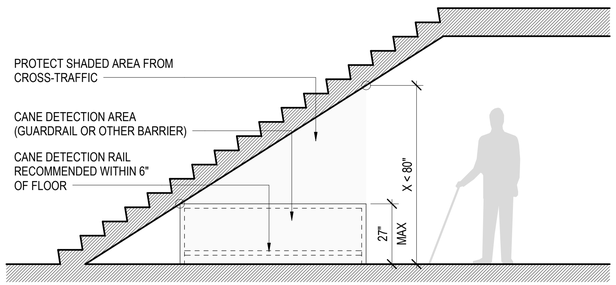
NOTES

- TW - TREAD WIDTH 11" MIN.
- OPEN RISERS ARE NOT PERMITTED
- SLIP RESISTANT TREADS
- 2" - 4" WIDE VISUAL CONTRAST WARNING STRIPES TO TOP AND BOTTOM TREAD NOSINGS, & TO ALL TREADS ON EXTERIOR STAIRS
- PROVIDE SECOND SET OF HANDRAILS AT 24" ABOVE NOSING WHEN CHILDREN ARE THE PRIMARY USERS

REFER TO CBC 2019 11B-504, 11B-505

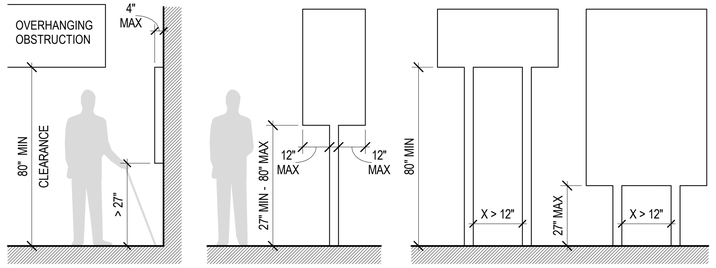
EXTENSIONS RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

9 ACCESSIBILITY DIAGRAM - STAIRS & HANDRAILS



REFER TO CBC 2019 11B-307.4

8 ACCESSIBILITY DIAGRAM - VERTICAL CLEARANCE

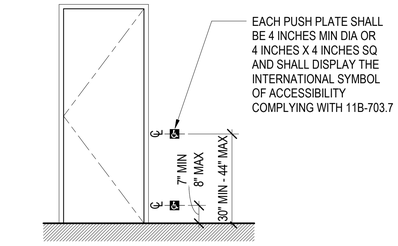


LIMITS OF PROTRUDING OBJECTS

REFER TO CBC 2019 11B-307.2, 11B-307.3

POST-MOUNTED PROTRUDING OBJECTS

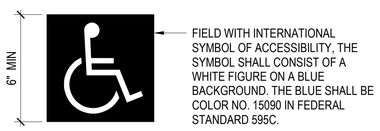
7 ACCESSIBILITY DIAGRAM - PROTRUDING OBJECTS

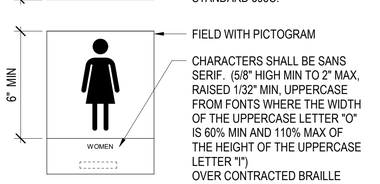


AT EACH LOCATION WHERE PUSH PLATES ARE PROVIDED THERE SHALL BE TWO PUSH PLATES

REFER CBC 2019 11B-404.2.9

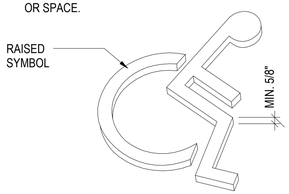
3 ACCESSIBILITY DIAGRAM - PUSH PLATE MOUNTING HEIGHTS





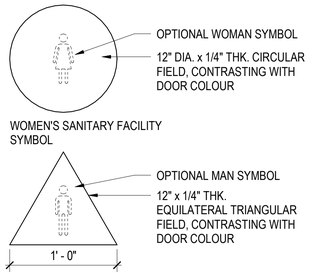
WHERE BOTH VISUAL AND TACTILE CHARACTER ARE REQUIRED EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAX OF THE HEIGHT OF THE CHARACTER.

WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXISTS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.



REFER TO CBC 2019 11B-703.1, 11B-703.2

6 ACCESSIBILITY DIAGRAM - ADA SIGNAGE

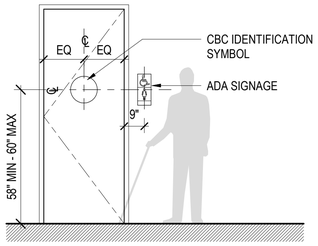


NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE

REFER TO CBC 2019 11B-703.7.2.6

CBC IDENTIFICATION SYMBOLS

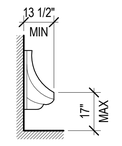
5 ACCESSIBILITY DIAGRAM - CBC IDENTIFICATION SYMBOLS



REFER CBC 2019 11B-703.7.2.6

RESTROOM DOOR SIGNAGE

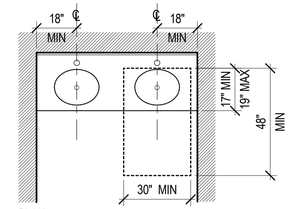
4 ACCESSIBILITY DIAGRAM - SIGNAGE LOCATION

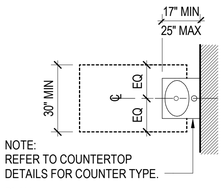


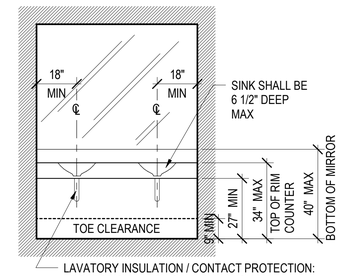
NOTE: A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 2019 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC . HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH CBC 2019 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAX HEIGHT OF 44" AFF.

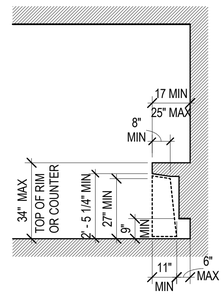
REFER TO CBC 2019 11B-605

2 ACCESSIBILITY DIAGRAM - URINAL









NOTE:
LAVATORY FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. HAND-OPREATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SEC MIN

REFER TO CBC 2019 11B-305.2, 11B-306.2, 11B-306.3, 11B-606.1, 11B-606.5, 11B-606.2.2, 11B-606.7

1 ACCESSIBILITY DIAGRAM - LAVATORY COUNTERS

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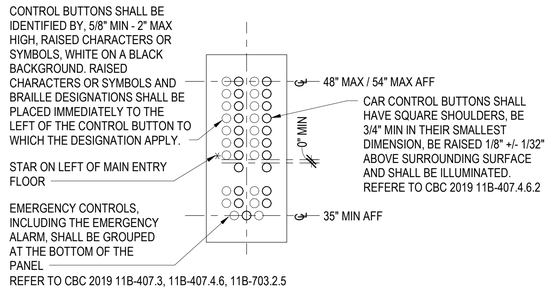
104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

OFFICE ACCESSIBILITY COMPLIANCE DETAILS

A-001f

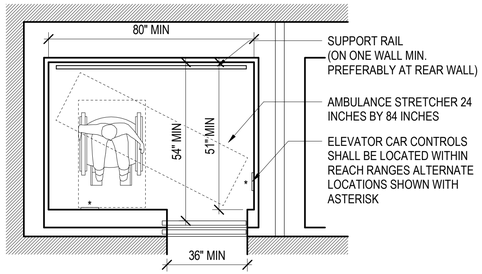


REFER TO CBC 2019 11B-407.3, 11B-407.4.6, 11B-703.2.5

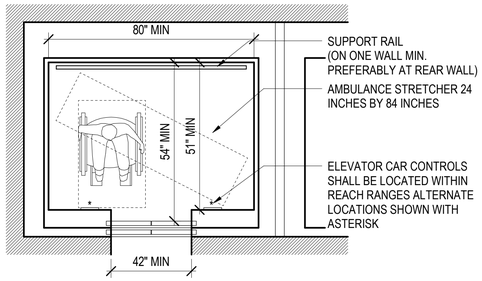
ELEVATOR CONTROL PANEL

ACCESSIBILITY DIAGRAM - ELEVATOR CONTROL PANEL

6



SIDE (OFF-CENTERED) DOOR



CENTER OPENING DOOR

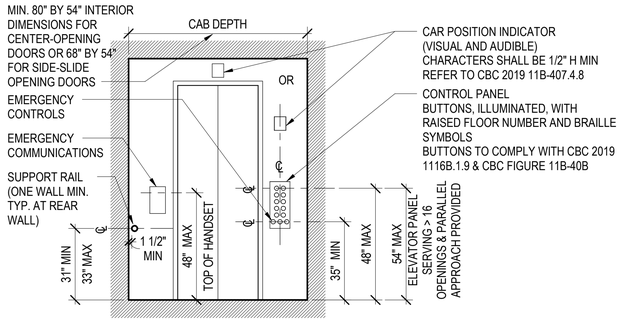
NOTE:
- FOR ELEVATOR CAR TO ACCOMODATE AMBULANCE STRETCHER: THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMODATE AN AMBULANCE STRETCHER 24 INCHES BY 84 INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION, AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE).

REFER TO CBC 2019 11B-407.4.1, 11B-407.4.6

ELEVATOR CAR PLAN DIMENSIONS

ACCESSIBILITY DIAGRAM - ELEVATOR CAB PLANS

5

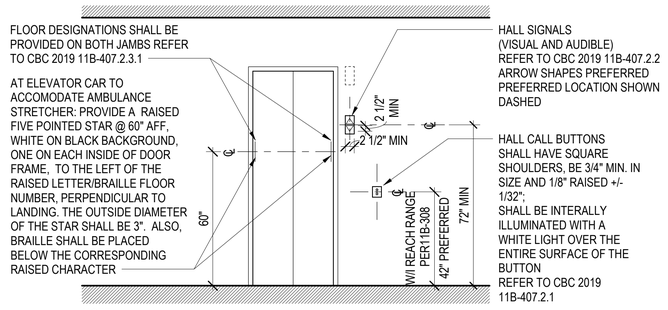


REFER TO CBC 2019 11B-407.4, 11B-408.4

ELEVATOR CAR INTERIOR

ACCESSIBILITY DIAGRAM - ELEVATOR CAB INTERIOR

4



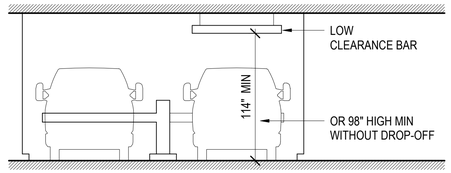
NOTE:
- ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE COMPLYING WITH 11B-407.3.3 THAT SHALL STOP AND REOPEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED BY AN OBJECT OR PERSON
- ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 5 SECONDS MIN TO COMPLY 11B-407.3.5
- OBJECTS ADJACENT TO OR BELOW THE CALL BUTTONS SHALL NOT PROJECT MORE THAN 4" FROM THE WALL
- AN AUDIBLE SIGNAL OR VERBAL ANNOUNCEMENT MUST SOUND AS THE ELEVATOR CAR PASSES OR STOPS AT A FLOORSERVED BY THE ELEVATOR

REFER TO CBC 2019 11B-407

ELEVATOR ENTRANCES

ACCESSIBILITY DIAGRAM - ELEVATORS

3



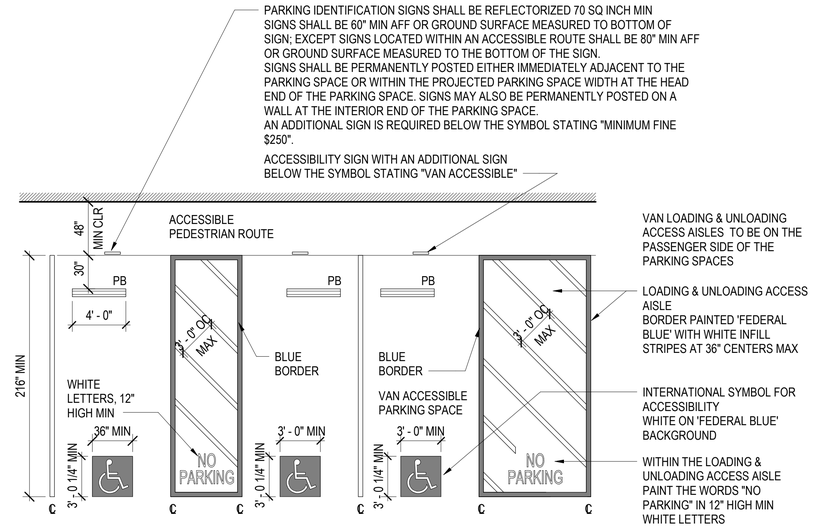
AT ENTRANCE TO ACCESSIBLE PARKING FACILITY

NOTE:
- VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL CLEARANCE OF 114" MIN.
- PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MIN.
- SIGNAGE SHALL BE POSTED EITHER IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE SHALL STATE "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT.... OR BY TELEPHONING ...."

REFER TO CBC 2019 11B-502, 11B-503

ACCESSIBILITY DIAGRAM - PARKING VERTICAL CLEARANCE

2



NOTE:
- 1 OF EVERY 25 PARKING SPACES SHALL BE "ACCESSBLE" WITH A 60" WIDE MIN. LOADING & UNLOADING ACCESS AISLE.
- 1 OUT OF EVERY 6 ACCESSIBLE SPACES SHALL BE "VAN ACCESSIBLE" WITH AN 96" WIDE MIN. LOADING & UNLOADING ACCESS AISLE.
- ALL LINE / STRIPE MARKING TO BE 4" WIDE
- MAXIMUM PERMITTED SLOPE OF ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION. (CBC 11B-502.4)

REFER TO CBC 2019 11B-502

ACCESSIBILITY DIAGRAM - PARKING

1

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104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

OFFICE ACCESSIBILITY COMPLIANCE DETAILS

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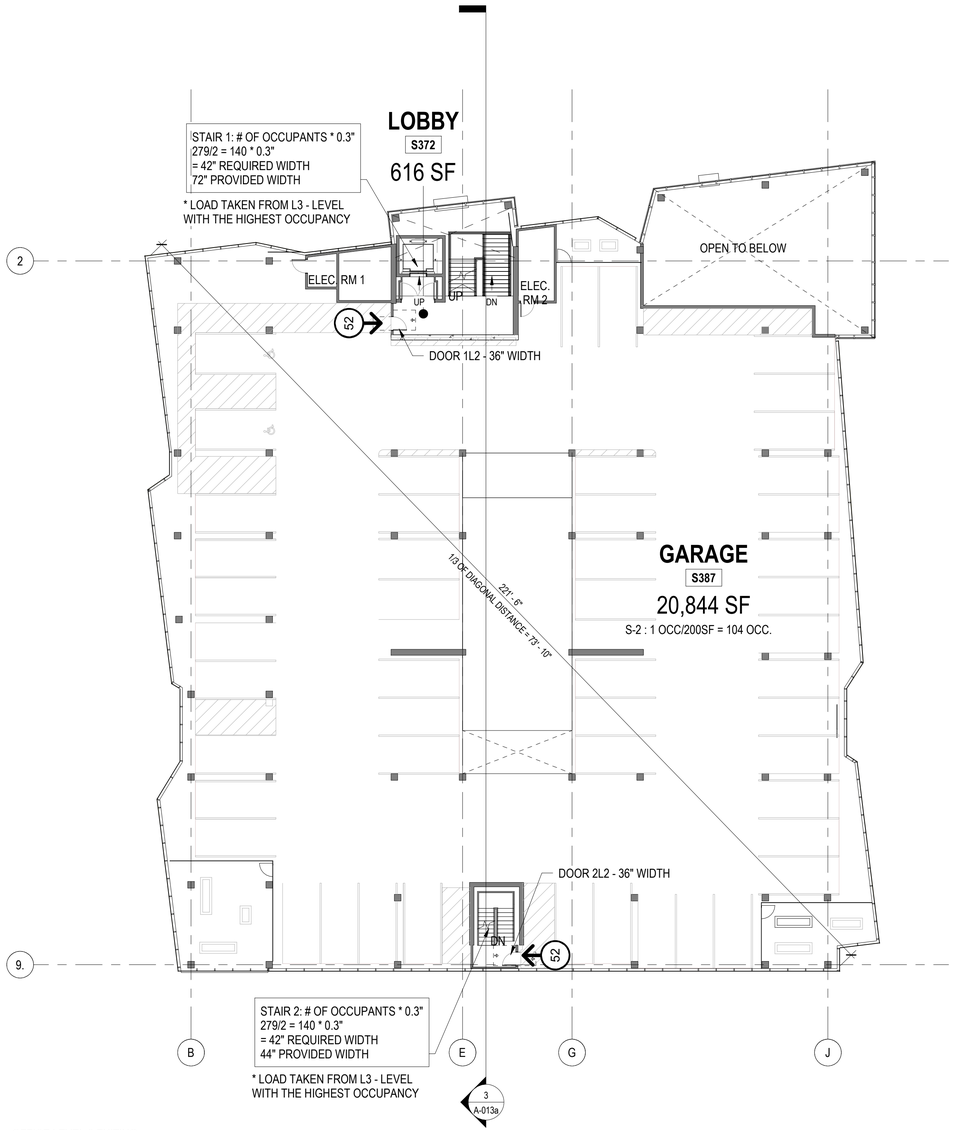
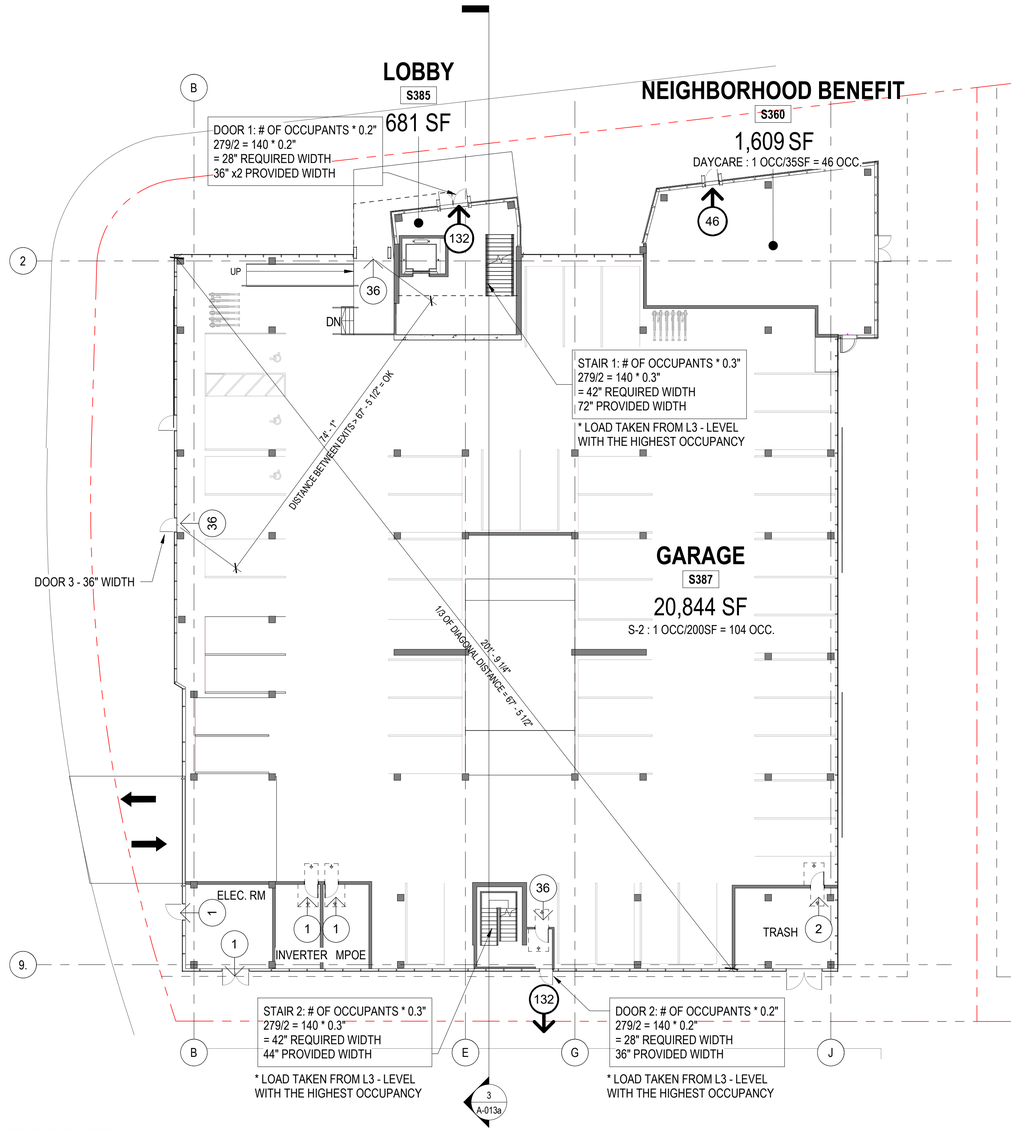
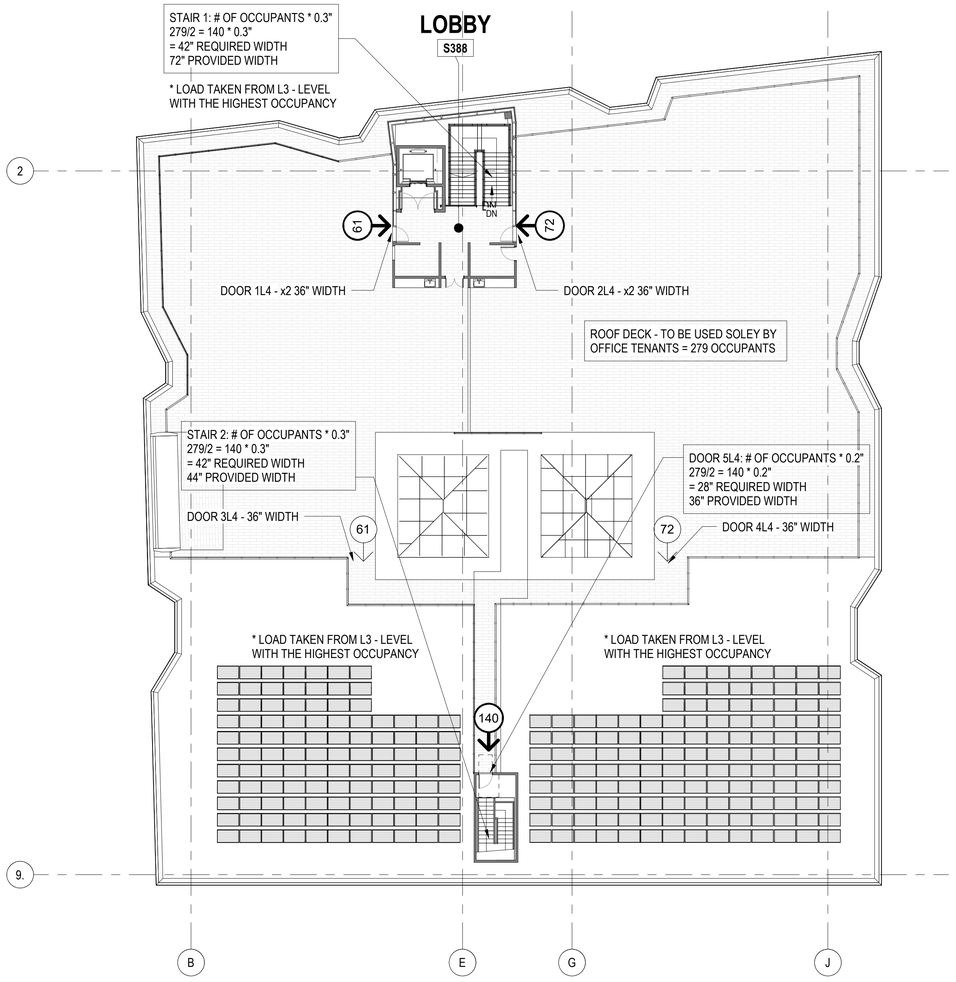


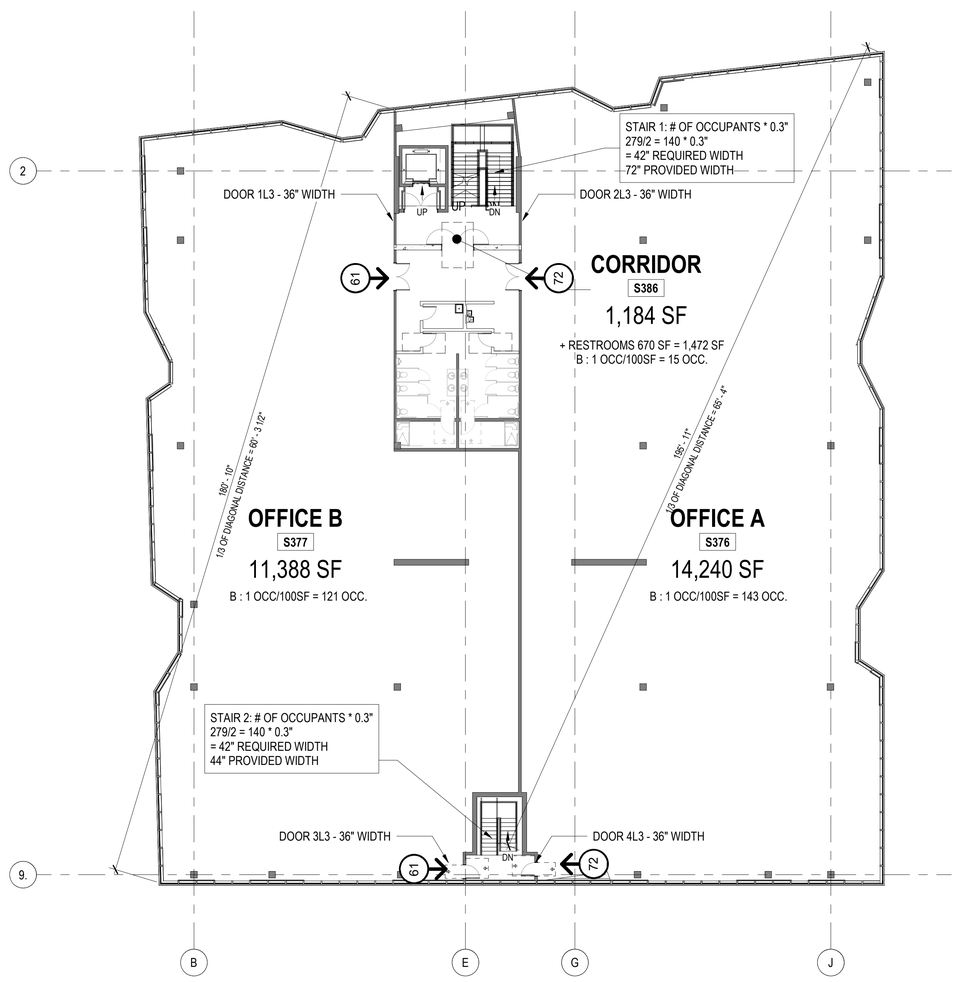
2 OFFICE LEVEL 2 EXITING



1 OFFICE LEVEL 1 EXITING



2 OFFICE ROOF LEVEL EXITING



1 OFFICE LEVEL 3 EXITING

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MENLO PORTAL
104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

OFFICE LIFE SAFETY DIAGRAMS

N

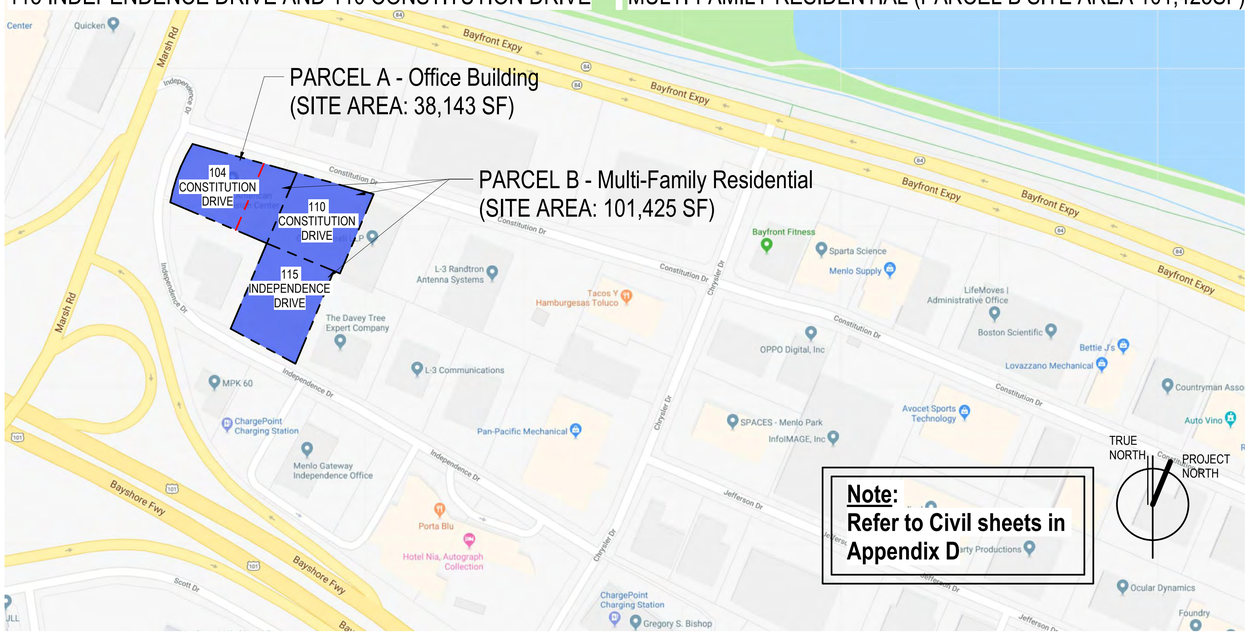
0 8' 16'

A-001i

PROJECT ADDRESSES

104 CONSTITUTION DRIVE - COMMERCIAL (PARCEL A SITE AREA 38,143 SF)

115 INDEPENDENCE DRIVE AND 110 CONSTITUTION DRIVE - MULTI-FAMILY RESIDENTIAL (PARCEL B SITE AREA 101,425SF)



ZONING: R-MU-B Zoning District (Bonus level development)

SITE AREA: 3.20 Acres i.e., 139,568 SF (Parcel A 38,143 SF + Parcel B 101,425SF)

COMMERCIAL FLOOR AREA SUMMARY:

MAX. ALLOWED FAR % = 25% of the Total Site Area

MAX. ALLOWED FLOOR AREA (139,568 SF X 0.25) = **34,892.0 SF**

OFFICE GSF = **34,499.2 SF**

(Office Total Built Area includes "NEIGHBORHOOD BENEFIT" of 1,609.2 SF at Level 01. Excludes Parking, Trash Enclosure and Noise Generating Utility Rooms in Level 2; Outdoor Non-FAR space for Neighborhood Benefit 2,190 SF is excluded from the open space calculations)

MULTI-FAMILY FLOOR AREA SUMMARY:

MAX. ALLOWED FAR % 225% of the Total Site Area

MAX. ALLOWED FLOOR AREA (139,568 SF X 2.25) = 314,028.0 SF* (For 100 units/ Acre)

MULTIFAMILY GSF = **326,816.1 SF***

(Residential Total Built Area excludes Parking, Trash & Utility shafts and Noise Generating Rooms in Levels 1 and 2)

*** MAX. FAR BASED ON INCREASED UNIT COUNT:** (BMR DENSITY & FAR BONUSES)

320 Units on net lot area of 3.20 acres (100 dwelling units/acre)+15 units (BMR Bonus Density) = 335 total units

Max. FAR per unit =314,028.0 / 320 = 981.33SF (~981SF)

Additional FAR for the 15 additional units = 981 x 15 = 14,715 SF

Max. FAR for 335 units = 314,028.0 + 14,715 = **328,743.0 SF**

TOTAL NOISE GENERATING EQUIPMENT ROOMS (Not included in FAR) = 2,984.4 SF

(Resi. Noise generating Rm SF: 670.3 SF Generator Rm (Level 1)+380.21 SF Water Recycling Equip. Rm+865.1 SF Garage Exhaust Fan Rm (Level2) = 1,915.6 SF
Office Noise generating Rooms SF (Level 2): 549.61 SF Mech. Equip. Rm + 350.37 SF Mech. Equip. Rm + 168.82 SF Mech. Equip. Rm = 1,068.8 SF)

Maximum allowed Gross area of the lot = 328,743 (Resi FAR max.)+34,892 (Office FAR max.) = 363,635 sf
Max. Exemption allowed for enclosure of Noise Generating Equipment (1% of allowed max. FAR) = 3,636.3 sf
Noise Generating Rooms SF < 1% max. allowed exemption under MPMC Section 16.04.325

MULTI FAMILY HOUSING (320 UNITS) AND OFFICE PROJECT - AREA SUMMARY

Area Schedule (*-VIZ_UNIT TYPE AREAS - MENLO PORTAL SCHEME A) - AREA SUMMARY

LEVEL	OFFICE GSF (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITIES (INCLUDED IN FAR)	OFFICE UTILITIES (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	OFFICE TOTAL BUILT AREA	RESID. GSF	RESID. AMENITIES GSF	RESID. COMMON GSF	RESID UTILITIES (INCLUDED IN FAR)	RESID UTILTIES (NOT INCLUDED IN FAR)	RESID OPEN SPACE (NOT INCLUDED IN FAR)	RESID PARKING GSF (NOT INCLUDED IN FAR)	RESID TOTAL BUILT AREA	TOTAL BLDG GSF	TOTAL FAR (OFFICE+ RESID)
Level R-Roof	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	392.5	0.0	0.0	0.0	0.0	392.5	392.5	392.5
Level R-07	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	42,813.5	465.3	6,421.0	373.0	425.2	4,961.6	0.0	50,072.8	55,459.6	50,072.8
Level R-06	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	47,459.8	581.3	6,862.4	373.0	425.2	143.1	0.0	55,276.6	55,844.9	55,276.6
Level R-05	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	47,459.8	581.3	6,862.4	373.0	425.2	2,503.3	0.0	55,276.6	58,205.1	55,276.6
Level R-04	0.0	208.1	1,001.2	0.0	0.0	0.0	12,106.0	1,209.4	47,542.1	0.0	6,257.7	378.1	431.7	227.2	0.0	54,177.9	68,152.1	55,387.3
Level R-03	26,020.9	1,239.8	1,148.3	0.0	0.0	0.0	0.0	28,409.0	44,691.9	2,608.0	6,562.9	378.1	431.7	24,623.0	0.0	54,240.9	107,704.6	82,649.9
Level R-02	0.0	0.0	1,010.9	333.2	1,064.0	22,369.4	0.0	1,344.1	27,719.9	379.7	7,410.8	1,506.3	1,158.1	84.8	37,454.0	37,016.7	100,491.2	38,360.8
Level R-01	0.0	1,609.2	1,086.5	841.0	457.8	21,232.2	3,369.1	3,536.7	0.0	9,234.9	6,247.6	4,879.6	2,488.4	6,205.5	53,779.3	20,362.1	111,431.0	23,898.8
Grand total	26,020.9	3,057.1	4,246.9	1,174.2	1,521.8	43,601.6	15,475.0	34,499.2	257,687.1	13,850.6	47,017.3	8,261.1	5,785.6	38,748.5	91,233.2	326,816.1	557,681.0	361,315.3

NOTES :

1. TOTAL OFFICE AREAS ARE SUM OF ALL OFFICE AREAS INCLUDED IN FAR.
2. THE OFFICE AMENITY SPACE AT LEVEL 01 IN THE OFFICE BUILDING IS DESIGNATED TO BE A NEIGHBORHOOD BENEFIT (REFER TO LEVEL 01 FLOOR PLAN IN SHEET A-005).
3. TOTAL RESIDENTIAL BUILT AREAS ARE SUM OF ALL RESIDENTIAL AREAS INCLUDED IN FAR
4. TOTAL BUILDING GSF INCLUDE ALL AREAS (INCLUDED IN FAR AND NOT INCLUDED IN FAR) FOR OFFICE AND RESIDENTIAL BUILDINGS.
5. TOTAL FAR (OFFICE + RESID) IS INCLUSIVE OF THE EXTERIOR WALLS

MULTI FAMILY - UNIT COUNT AND UNIT MIX (NOTE: Includes 15 units BMR Density Bonus)

Area Schedule (*-VIZ_UNIT TYPE AREAS - MENLO PORTAL SCHEME A) - UNIT SUMMARY...						
Level	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	# UNITS
Level R-07	13	9	25	10	2	59
Level R-06	13	9	29	9	3	63
Level R-05	13	9	29	9	3	63
Level R-04	9	13	26	9	3	60
Level R-03	10	12	27	7	2	58
Level R-02	5	4	15	7	1	32
Grand total	63	56	151	51	14	335
NET TARGET TYP. UNIT SIZES	550	630	700	1000	1300	
UNIT MIX	18.81%	16.72%	45.07%	15.22%	4.18%	100.00%

PARKING SUMMARY*
(NOTE: Additional 15 units are not included in vehicular parking calculation)

OFFICE - PARKING REQUIREMENTS & PROVISIONS		
	REQUIRED	PROVIDED
Vehicular Parking	2-3 spaces/1000sf (70-105 spaces)	2.68 spaces/1000sf 94 spaces
Bike Parking	1 space per 5000sf i.e., 7 spaces (80% Long Term (6 spaces)) (20% Short Term (2 spaces))	12 spaces (10 long term spaces in Level 1 Garage; and 2 short term spaces at entry)
Motorcycle Parking	Not required	4
MULTIFAMILY - PARKING REQUIREMENTS & PROVISIONS		
	REQUIRED	PROVIDED
Vehicular Parking	1 space/unit 320 vehicular spaces	320 spaces (Parking Ratio 1 space/ unit)
Bike Parking	1.5 long term spaces/ unit Additonal 10% short term spaces For 335 units: (503 long term and 51 short term)	503 Long Term spaces: Level 1 (424) and Level 2 (79) parking garage; 65 Short Term spaces at entries/ plaza (51 Required and 14 additional)

AVERAGE BUILDING HEIGHT SUMMARY

AVERAGE BUILDING HEIGHT = 60.7' (< 62.5' Max. Avg. Height)
(NOTE: Additional 15 units are included in the Average Height calculations)

NOTE: BUILDING HEIGHTS ARE MEASURED FROM AVERAGE NATURAL GRADE. REFER A-013a FOR LEVEL HEIGHTS. ROOF HEIGHT CALCULATION DOES NOT INCLUDE PARAPET HEIGHTS.

REFER A-012 PLAN LEVEL R-ROOF FOR DETAILED CALCULATIONS.

OPEN SPACE AREA SUMMARY BY LEVELS (NOTE: Additional 15 units included in Open Space calculation)

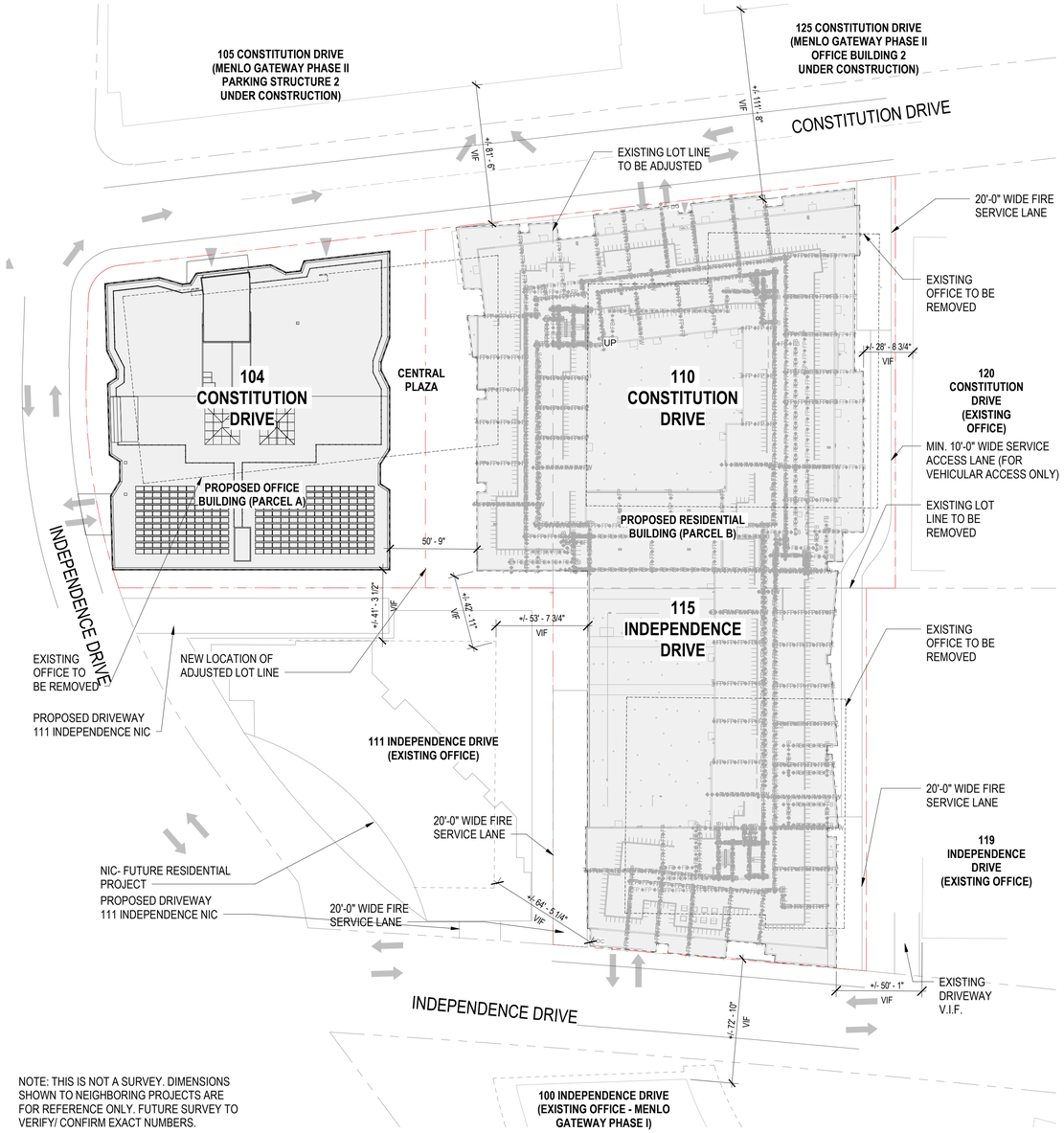
OPEN SPACE SUMMARY BY LEVEL								
Level	OFFICE PUBLIC OPEN SPACE	OFFICE COMMON OPEN SPACE	RESI PUBLIC OPEN SPACE	RESI COMMON OPEN SPACE	RESI PRIVATE OPEN SPACE	TOTAL	OFFICE TOTAL OPEN SPACE	RESID TOTAL OPEN SPACE
Level R-07	0.0	0.0	0.0	3,294.7	1,666.9	4,961.6	0.0 SF	4,961.6 SF
Level R-06	0.0	0.0	0.0	0.0	143.1	143.1	0.0 SF	143.1 SF
Level R-05	0.0	0.0	0.0	0.0	2,503.3	2,503.3	0.0 SF	2,503.3 SF
Level R-04	0.0	12,106.0	0.0	0.0	227.2	12,333.2	12,106.0 SF	227.2 SF
Level R-03	0.0	0.0	0.0	19,326.4	5,296.6	24,623.0	0.0 SF	24,623.0 SF
Level R-02	0.0	0.0	0.0	0.0	84.8	84.8	0.0 SF	84.8 SF
Level R-01	3,369.1	0.0	6,205.5	0.0	0.0	9,574.6	3,369.1 SF	6,205.5 SF
Grand total	3,369.1	12,106.0	6,205.5	22,621.1	9,921.9	54,223.5	15,475.0 SF	38,748.5 SF

OPEN SPACE SUMMARY - PROJECT SITE (Refer sheet A-014 for Zoning Compliance - Open Space Diagrams and Calculations)

MULTI-FAMILY HOUSING & OFFICE PROJECT		**SITE AREA (Parcel A+Parcel B) = 139,568 SF (Refer to Appendix D for Parcel Information)**		
CALCULATION FOR THE COMBINED PROJECT (SITE AREA 139,568 SF)		**REQUIRED (%)**	**REQUIRED (SF)**	**OPEN SPACE PROVIDED (SF)**
	OPEN SPACE	25% of Site Area	34,892.0 SF	54,223.5 SF (i.e., 38.8% of Total Site Area)
	PUBLIC OPEN SPACE	25% of Min. Open Space	8,723.0 SF	9,574.6 SF Central Plaza (i.e., 27.4% of Req. Open space)

OPEN SPACE SUMMARY - FOR INDIVIDUAL PARCELS (A & B) - Refer to sheet C-004 for Parcel Information

CALCULATION FOR OFFICE BUILDING OPEN SPACE **PARCEL A** **(SITE AREA 38,143 SF)**		**REQUIRED (%)**	**REQUIRED (SF)**	**OPEN SPACE PROVIDED (SF)**
	OPEN SPACE	25% of Site Area	9,535.8 SF	15,475.0 SF (40.5% of Site Area)
CALCULATION FOR RESIDENTIAL BUILDING OPEN SPACE **PARCEL B** **(SITE AREA 101,425 SF)**		**REQUIRED (%)**	**REQUIRED (SF)**	**OPEN SPACE PROVIDED (SF)**
	OPEN SPACE	25% of Site Area	25,356.3 SF	38,748.5 SF (38.2% of Site Area)
OPEN SPACE REQUIRED PER CHAPTER 16.45 R-MU RESIDENTIAL MIXED USE DISTRICT 16.45.120 DESIGN STANDARDS (4) (C)	**RES. PRIVATE OPEN SPACE** **TOTAL RESIDENTIAL UNITS = 335*** *** NOTE:Additional 15 units included in Open Space Calc.**	Residential Private Open Space Required (80 SF/Unit) = 26,800.0 SF Residential Private Open Space Provided = 9,921.9 SF Residential Private Open Space Not Provided = 16,878.1 SF		
		Residential Common Open Space Required for Private Open space SF not provided = 16,878.1 SF x 1.25 = 21,097.6 SF		
		Residential Common Open Space Provided = 22,621.1 SF (is > than 21,097.6 required)		



NOTE: THIS IS NOT A SURVEY. DIMENSIONS SHOWN TO NEIGHBORING PROJECTS ARE FOR REFERENCE ONLY. FUTURE SURVEY TO VERIFY/ CONFIRM EXACT NUMBERS.

PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

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MENLO PORTAL
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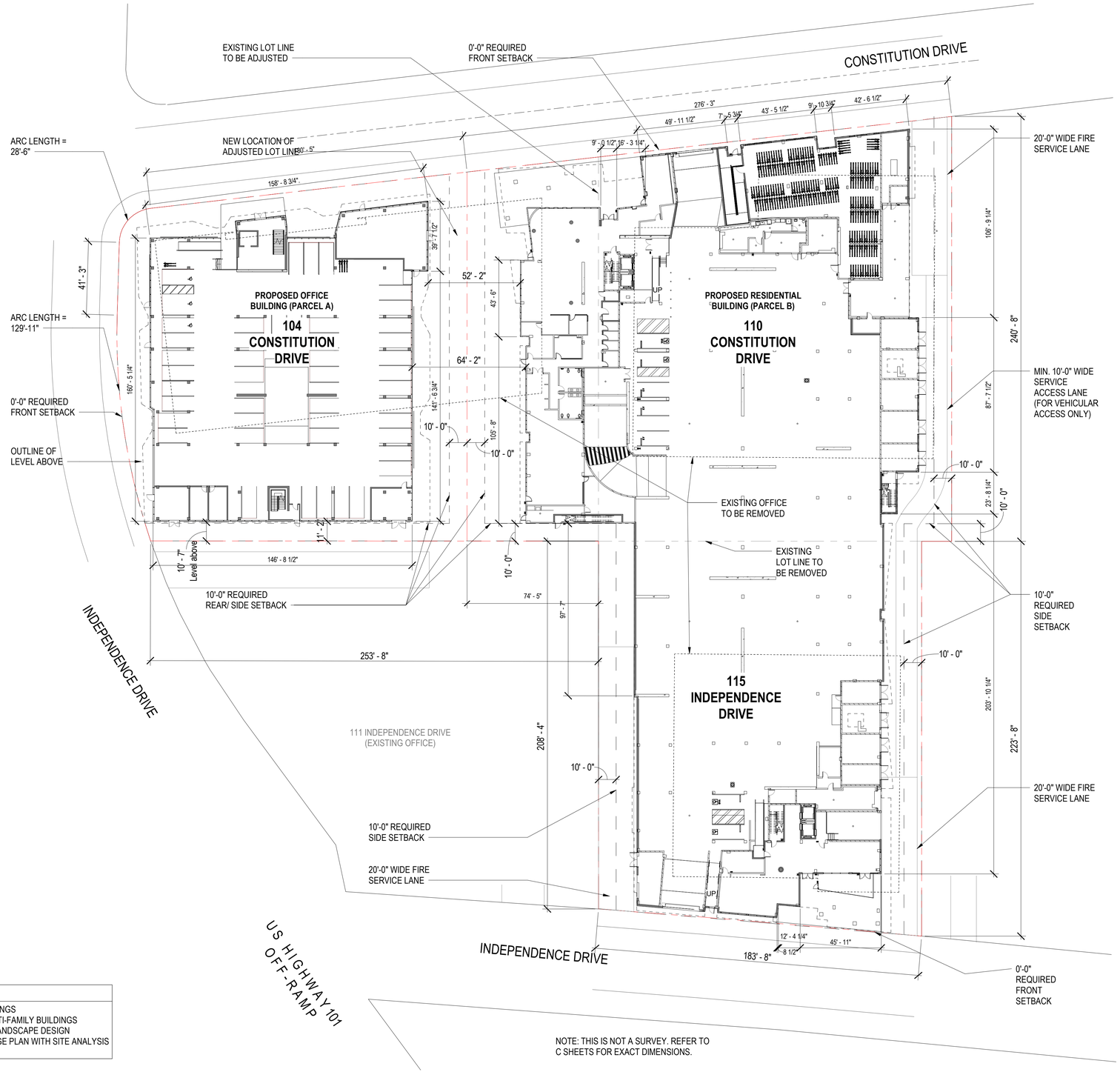
06-25-2021

AREA PLAN

N
0 20' 40'

A-003a



SITE ANALYSIS		
ZONING: R-MU-B		
LOT AREA:	139,568 SF	
	OFFICE (SF)	MULTIFAMILY (SF)
ALLOWABLE FLOOR AREA:	34,892	328,743
ALLOWABLE FLOOR AREA (TOTAL):	363,635	
PROPOSED FLOOR AREA:	34,499	326,816
PROPOSED FLOOR AREA (TOTAL):	361,315	
PROPOSED FIRST FLOOR AREA:	3,537	20,362
PROPOSED SECOND FLOOR AREA:	1,344	37,016
PROPOSED THIRD FLOOR AREA:	28,409	54,241
PROPOSED FOURTH FLOOR AREA:	1,209	54,178
PROPOSED FIFTH FLOOR AREA:	N/A	55,277
PROPOSED SIXTH FLOOR AREA:	N/A	55,277
PROPOSED SEVENTH FLOOR AREA:	N/A	50,073
PROPOSED ROOF AREA:	N/A	392
TOTAL:	34,499	326,816
TOTAL PROPOSED FLOOR AREA:	361,315	
LAND COVERED BY STRUCTURES:	77%	(107,859 SF)
LANDSCAPING:	7%	(10,198 SF)
PAVED SURFACES:	16%	(21,511 SF)
PARKING SPACES:	0	

PLAN NOTES:

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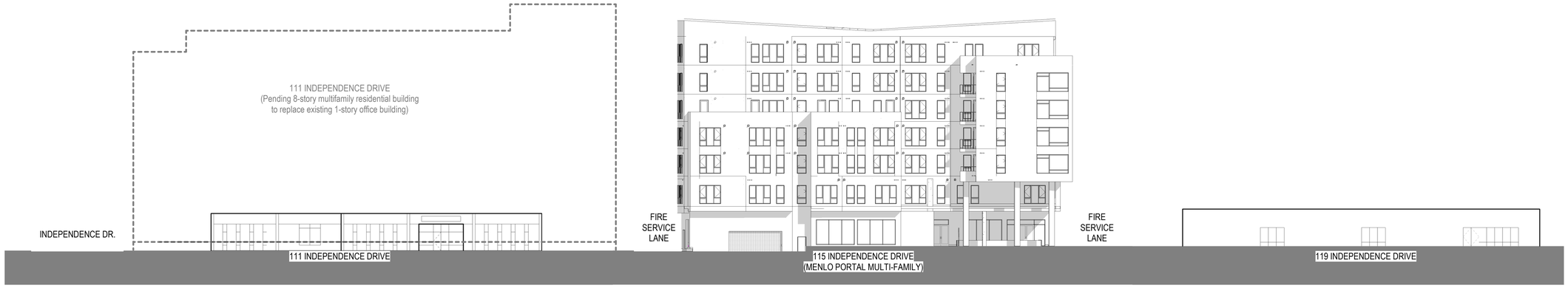
SITE PLAN

N

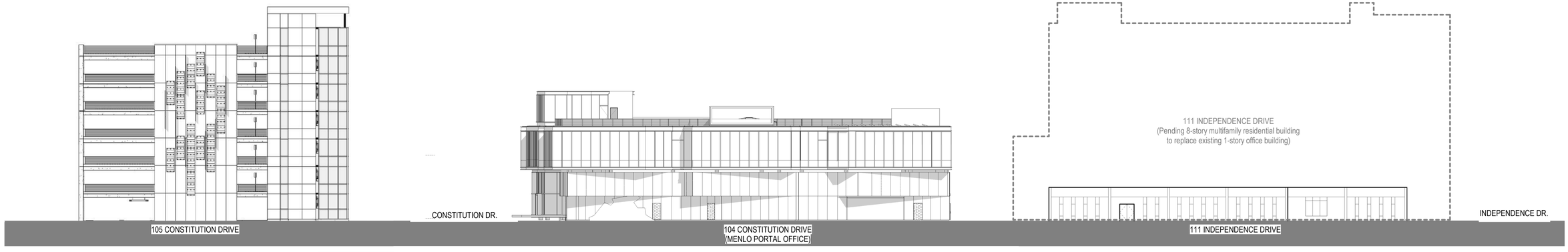
0 15' 30'

A-003b

CONSTITUTION DRIVE NORTH STREETSCAPE
1" = 20'-0"



INDEPENDENCE DRIVE SOUTH STREETSCAPE
1" = 20'-0"



INDPENDENCE DRIVE WEST STREETSCAPE
1" = 20'-0"

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STREETSCAPE

A-003c

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PROJECT VIEW - FROM MARSH ROAD

A-004a

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PROJECT VIEW - MULTI-FAMILY AND OFFICE

A-004b

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PROJECT VIEW - CENTRAL PLAZA BETWEEN MULTI-FAMILY AND OFFICE LOOKING SOUTH

A-004c

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PROJECT VIEW - CENTRAL PLAZA BETWEEN MULTI-FAMILY AND OFFICE LOOKING NORTH

A-004d

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PROJECT VIEW FROM CONSTITUTION DRIVE

A-004e

PARKING SUMMARY* (NOTE: Additional 15 units are not included in Vehicular parking calculation)

OFFICE - PARKING	
Vehicular Parking	94 spaces
Bike Parking	12 spaces (10 long term and 2 short term)
Motorcycle Parking	4
MULTIFAMILY - PARKING REQUIREMENTS & PROVISIONS	
Vehicular Parking	320 spaces
Bike Parking	503 Long Term spaces: Level 1 (424 spaces) & Level 2 (79 spaces) 65 Short Term spaces at entries/ plaza

PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 1

OFFICE (INCLUDED IN FAR)	NEIGHBORHOOD BENEFIT (INCL. IN FAR) OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	1,609.2	1,086.5	841.0	457.8	21,232.2	3,369.1	3,536.7

RESIDENTIAL AREA SUMMARY LEVEL 1

RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
0.0	9,234.9	6,247.6	4,879.6	2,488.4	53,779.3	6,205.5	20,362.1

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS
2. RESIDENTIAL LOBBY AREA INCLUDES AREA UNDER OVERHANG AND INCLUDES THE COLUMN LINE. REFER TO A-034a SF AREA CALCULATIONS FOR MORE DETAILED OVERHANG AREA EXTENTS.
3. OPEN SPACE AREA INCLUDED IN THE AREA SUMMARY INCLUDES PUBLIC OPEN SPACE IN TEH CENTRAL PLAZA ONLY. OTHER SITE LANDSCAPE FEATURES ARE NOT INCLUDED IN THE OPEN SPACE CALCULATIONS.

RESIDENTIAL UNIT TYPE LEGEND

- 0ST - STUDIO
- 1 JR - 1 BED JUNIOR
- 1 BR - 1 BEDROOM
- 2BR - 2 BEDROOM
- 3BR - 3 BEDROOM

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PLAN LEVEL R-01

N

0 15' 30'

A-005

PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 2

OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	0.0	1,010.9	333.2	1,064.0	22,369.4	0.0	1,344.1

RESIDENTIAL AREA SUMMARY LEVEL 2

RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
27,719.9	379.7	7,410.8	1,506.3	1,158.1	37,454.0	84.8	37,016.7

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS

RESIDENTIAL UNIT TYPE LEGEND

- 0ST - STUDIO
- 1 JR - 1 BED JUNIOR
- 1 BR - 1 BEDROOM
- 2BR - 2 BEDROOM
- 3BR - 3 BEDROOM

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PLAN LEVEL R-02

N

0 15' 30'

A-006

PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
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5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 3

OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
26,020.9	1,239.8	1,148.3	0.0	0.0	0.0	0.0	28,409.0

RESIDENTIAL AREA SUMMARY LEVEL 3

RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
44,691.9	2,608.0	6,562.9	378.1	431.7	0.0	24,623.0	54,240.9

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS

RESIDENTIAL UNIT TYPE LEGEND

- 0ST - STUDIO
- 1 JR - 1 BED JUNIOR
- 1 BR - 1 BEDROOM
- 2BR - 2 BEDROOM
- 3BR - 3 BEDROOM

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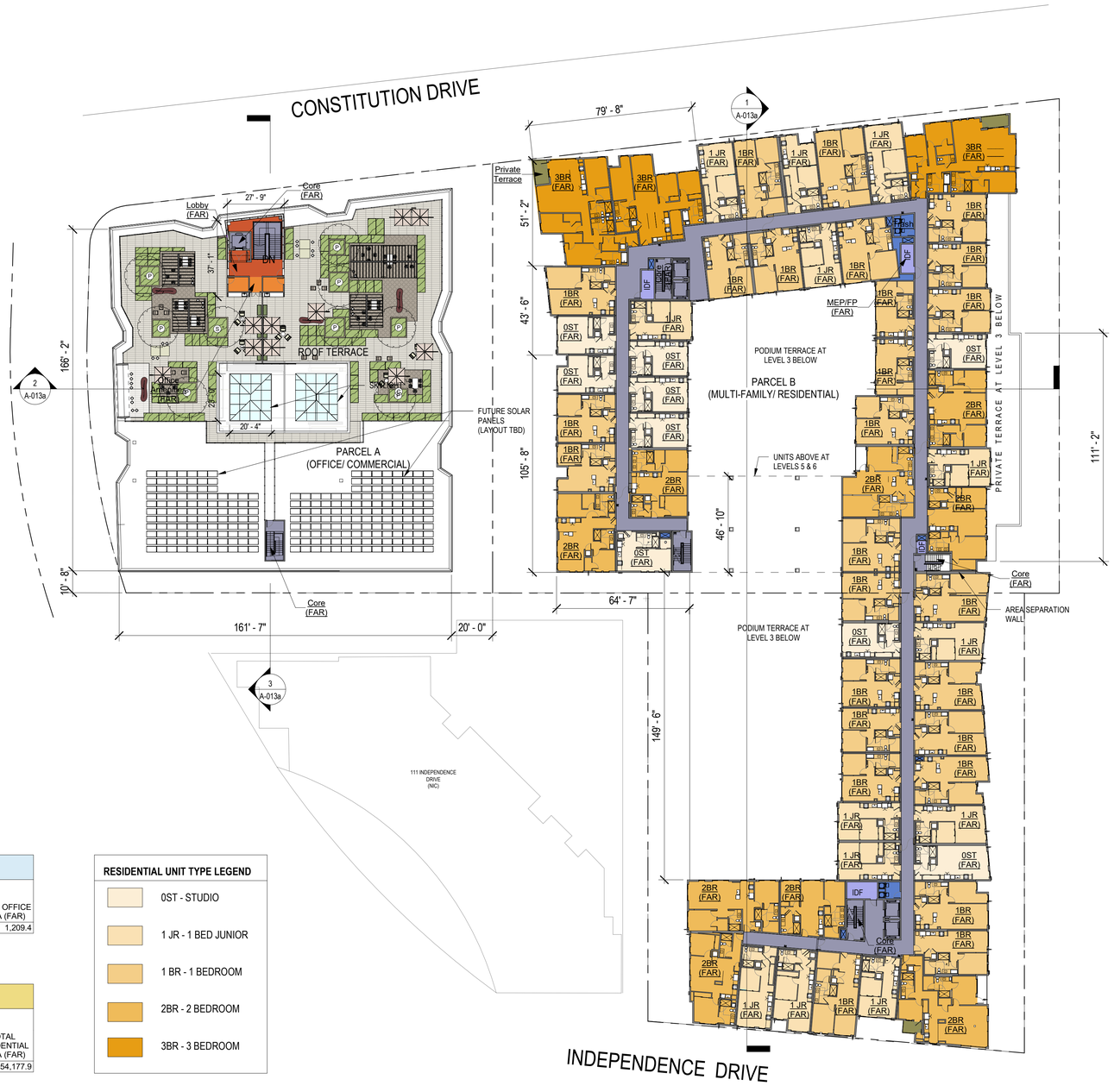
PLAN LEVEL R-03

N

0 15' 30'

A-007



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 4

OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	208.1	1,001.2	0.0	0.0	0.0	12,106.0	1,209.4

RESIDENTIAL AREA SUMMARY LEVEL 4

RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
47,542.1	0.0	6,257.7	378.1	431.7	0.0	227.2	54,177.9

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS
2. MAINTENANCE ONLY ROOF AREA IS NOT INCLUDED IN THE AREA SUMMARY TABLE

RESIDENTIAL UNIT TYPE LEGEND

- 0ST - STUDIO
- 1 JR - 1 BED JUNIOR
- 1 BR - 1 BEDROOM
- 2BR - 2 BEDROOM
- 3BR - 3 BEDROOM

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PLAN LEVEL R-04

N

0 15' 30'

A-008

PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 5

OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

RESIDENTIAL AREA SUMMARY LEVEL 5

RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
47,459.8	581.3	6,862.4	373.0	425.2	0.0	2,503.3	55,276.6

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS

RESIDENTIAL UNIT TYPE LEGEND

- 0ST - STUDIO
- 1 JR - 1 BED JUNIOR
- 1 BR - 1 BEDROOM
- 2BR - 2 BEDROOM
- 3BR - 3 BEDROOM

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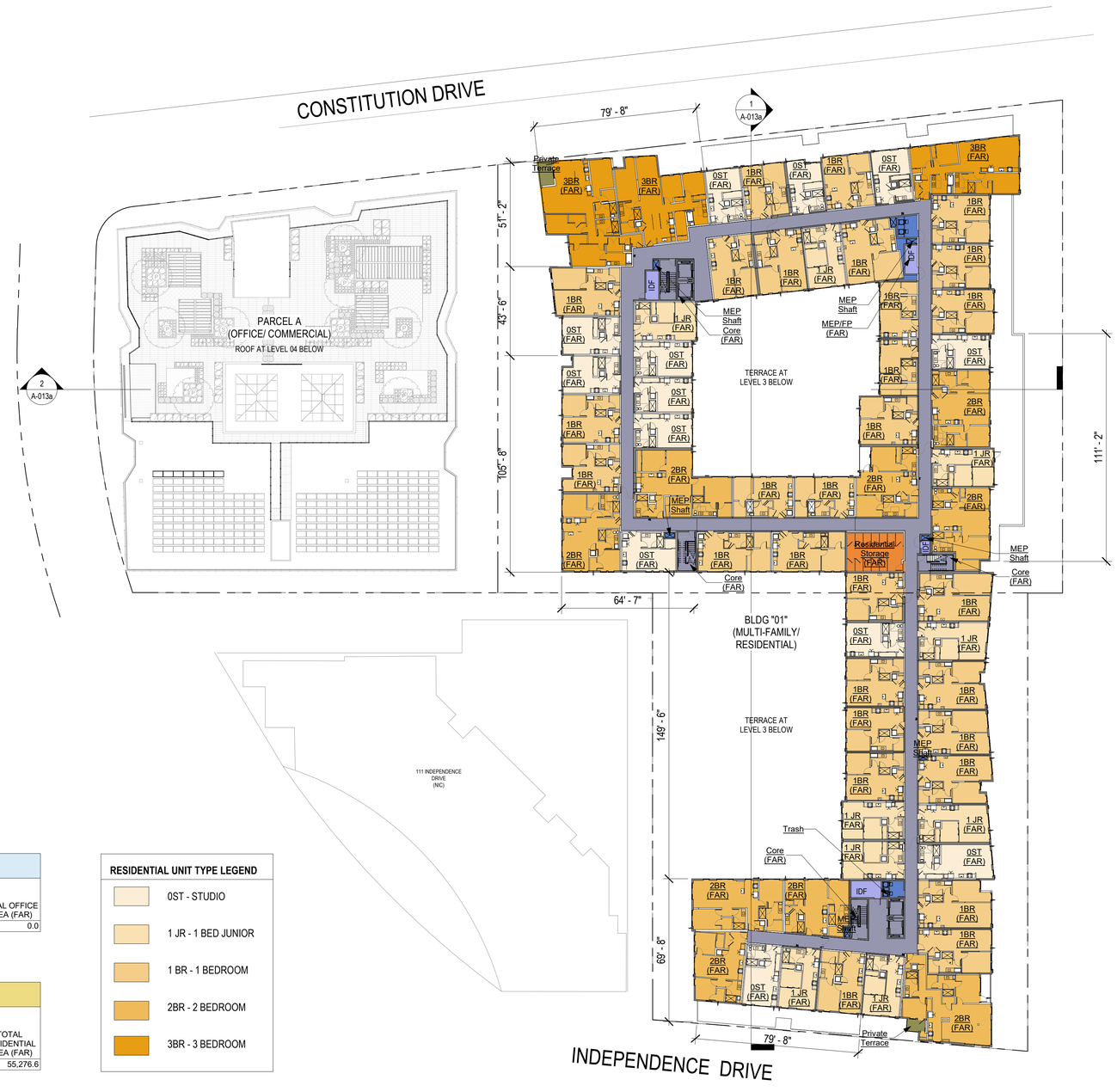
PLAN LEVEL R-05

N

0 15' 30'

A-009



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 6

OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) / OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

RESIDENTIAL AREA SUMMARY LEVEL 6

RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) / RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
47,459.8	581.3	6,862.4	373.0	425.2	0.0	143.1	55,276.6

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS

RESIDENTIAL UNIT TYPE LEGEND

- 0ST - STUDIO
- 1 JR - 1 BED JUNIOR
- 1 BR - 1 BEDROOM
- 2BR - 2 BEDROOM
- 3BR - 3 BEDROOM

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06-25-2021

PLAN LEVEL R-06

N

0 15' 30'

A-010

PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 7

OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

RESIDENTIAL AREA SUMMARY LEVEL 7

RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
42,813.5	465.3	6,421.0	373.0	425.2	0.0	4,961.6	50,072.8

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS

RESIDENTIAL UNIT TYPE LEGEND

- 0ST - STUDIO
- 1 JR - 1 BED JUNIOR
- 1 BR - 1 BEDROOM
- 2BR - 2 BEDROOM
- 3BR - 3 BEDROOM

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MENLO PORTAL

104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA

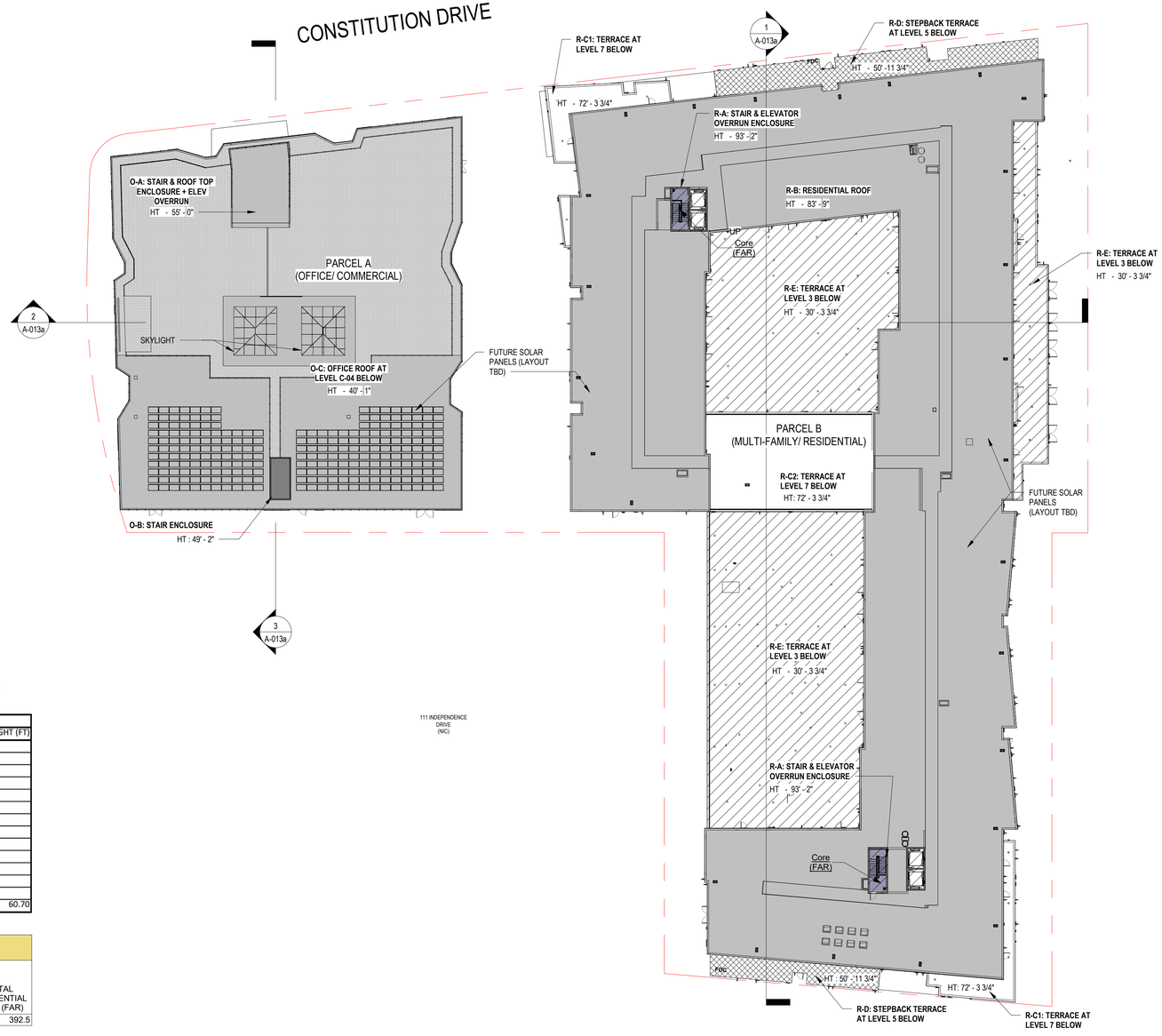
06-25-2021

PLAN LEVEL R-07

N

0 15' 30'

A-011



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDTIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

AVERAGE BUILDING HEIGHT = 60.7' (< 62.5' Max. Height)

NOTE: BUILDING HEIGHTS ARE MEASURED FROM AVERAGE NATURAL GRADE. REFER A-012 FOR LEVEL HEIGHTS. ROOF HEIGHT CALCULATION DOES NOT INCLUDE PARAPET HEIGHTS.

MENLO PORTAL - MULTI-FAMILY HOUSING UNITS AND COMMERCIAL OFFICE - AVERAGE BUILDING HEIGHT CALCULATION

AREA ID		AREA	HEIGHT	AREA* HEIGHT	HEIGHT (FT)
O-A	STAIR, ELEVATOR AND ROOFTOP ENCLOSURE	1,018.04	55.00	55,992.20	
O-B	SOUTH STAIR ENCLOSURE	197.95	49.17	9,733.20	
O-C	OFFICE ROOF	27,193.03	40.08	1,089,896.64	
R-A	MULTI-FAMILY HOUSING PROJECT - BUILDING ROOF STAIR AND ELEVATOR ENCLOSURE	738.87	93.17	68,840.52	
R-B	MULTI-FAMILY HOUSING PROJECT - BUILDING	49,722.60	83.75	4,164,267.75	
R-C1	MULTI-FAMILY HOUSING PROJECT - TERRACES AT LEVEL 7	1,768.13	72.31	127,853.48	
R-C2	MULTI-FAMILY HOUSING PROJECT - BRIDGE TERRACE AT LEVEL 7	3,665.85	72.31	265,077.61	
R-D	MULTI-FAMILY HOUSING PROJECT - STEPBACK TERRACES AT LEVEL 5	2,454.09	50.92	124,962.26	
R-E	MULTI-FAMILY HOUSING PROJECT - TERRACES AT LEVEL 3	21,085.76	30.31	639,109.39	
	TOTAL	107,844.32		6,545,733.05	60.70

RESIDENTIAL AREA SUMMARY ROOF LEVEL

RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR) / RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
0.0	0.0	392.5	0.0	0.0	0.0	0.0	392.5

NOTES:

1. STAIR AND CORE ENCLOSURES TO ROOF LEVEL INCLUDED IN FAR CALCULATION.

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MENLO PORTAL

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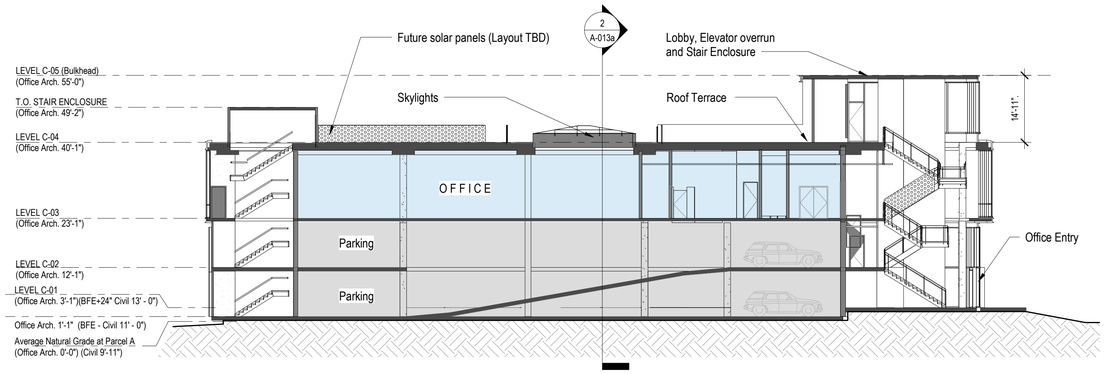
06-25-2021

PLAN LEVEL R-ROOF

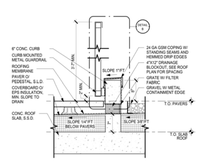
N

0 15' 30'

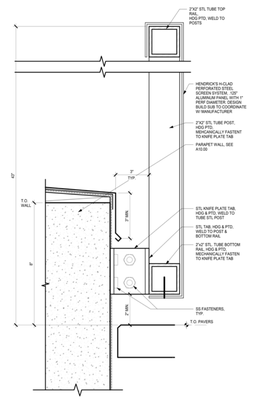
A-012



3 NORTH SOUTH BUILDING SECTION LOOKING WEST



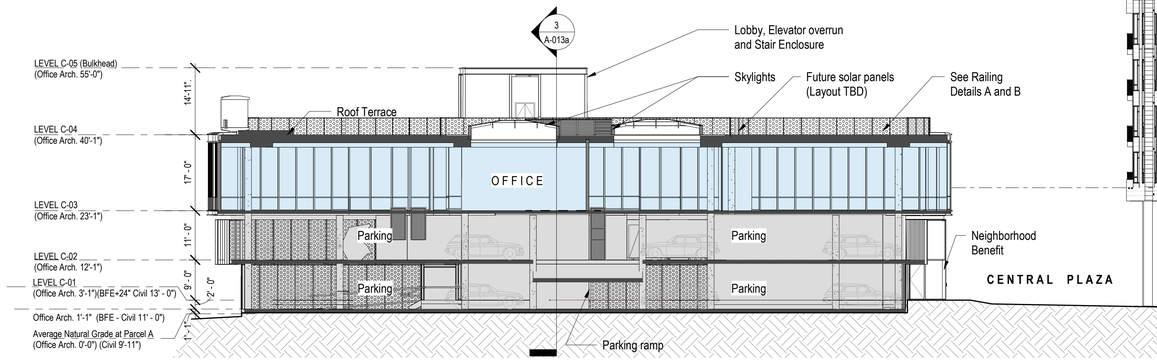
DETAIL A - OFFICE BUILDING RAILING



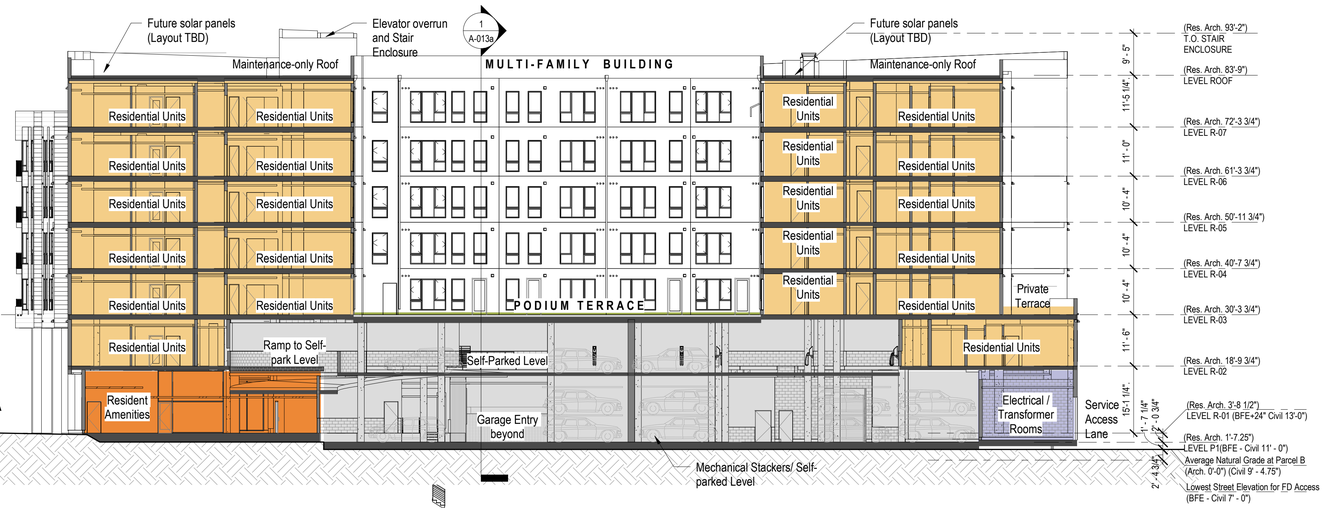
DETAIL B - OFFICE BUILDING RAILING

BUILDING SECTION NOTES:

1. BFE IS BASE FLOOD ELEVATION (CIVIL GRADE 11.0)
2. BFE+24" IS THE CODE REQUIRED MIN. FINISHED FLOOR ELEVATIONS FOR OCCUPIED LEVELS OF NEW CONSTRUCTION (CIVIL GRADE 13.0)
3. AVERAGE NATURAL GRADE OF OFFICE BUILDING IN PARCEL A IS +/-9.96' OR 9'-11"
4. AVERAGE NATURAL GRADE OF RESIDENTIAL BUILDING IN PARCEL B IS +/-9.44 OR 9'-4 3/4"
5. REFER APPENDIX B FOR ADDITIONAL INFORMATION IN THE AOR MULTIFAMILY DOCUMENTS



2 WEST EAST BUILDING SECTION LOOKING NORTH



1 NORTH SOUTH BUILDING SECTION

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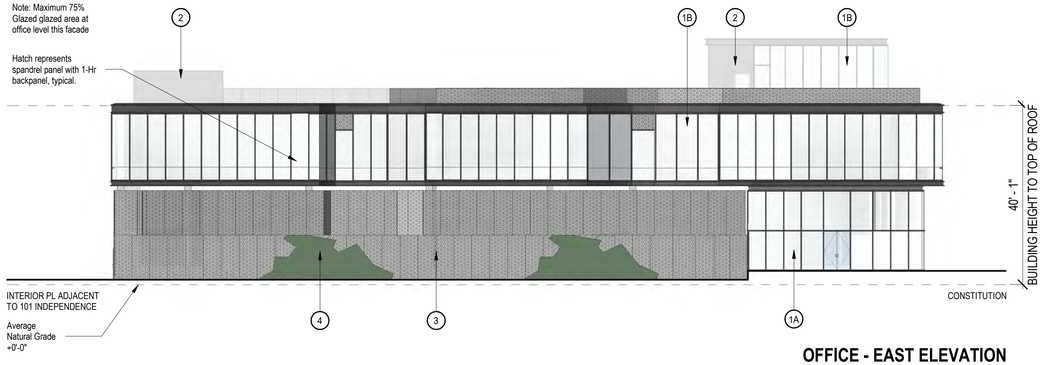
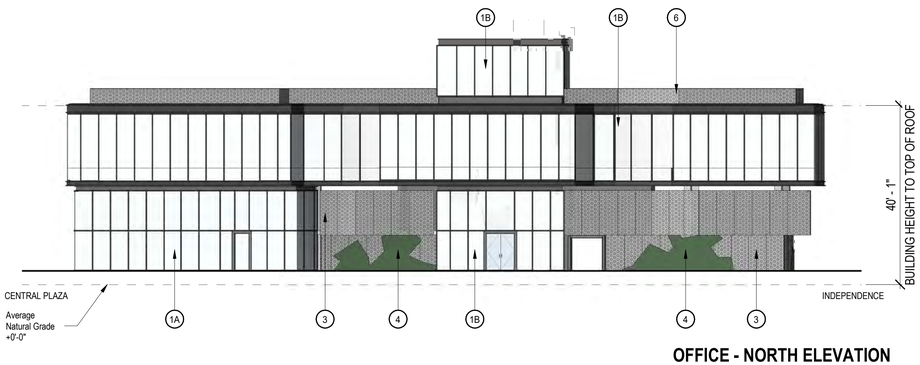
BUILDING SECTIONS

0 8' 16'

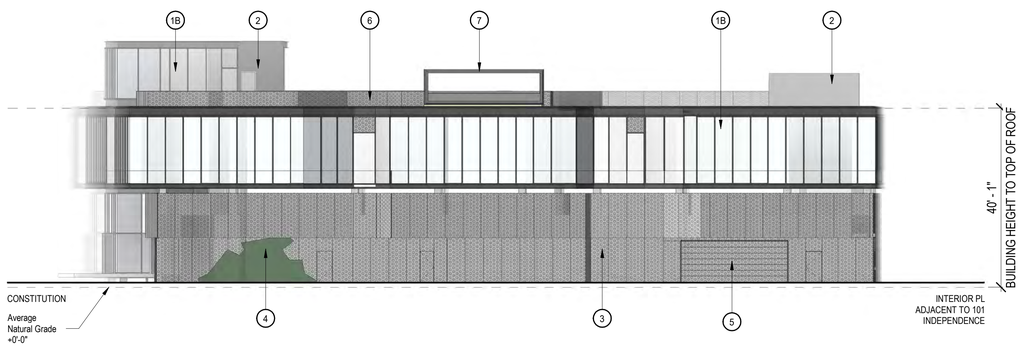
A-013a



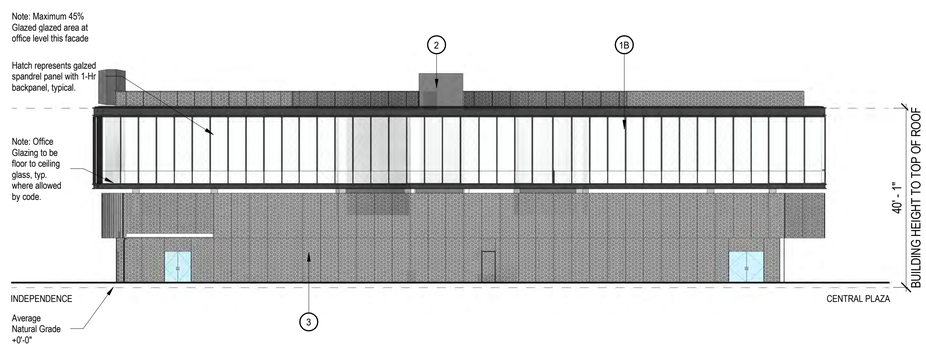
OFFICE - EAST ELEVATION



OFFICE - NORTH ELEVATION

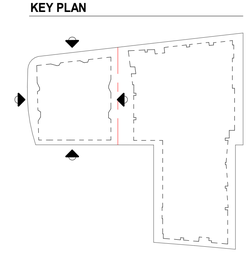


OFFICE - WEST ELEVATION



OFFICE - SOUTH ELEVATION

KEY PLAN



MATERIALS

- (1A) DARK ANODIZED STOREFRONT CLEAR GLAZING @ COMMERICAL
- (1B) DARK ANODIZED STOREFRONT SLIGHT GREY GLAZING @ OFFICE
- (2) CORRUGATED METAL PANEL - DARK ANNODIZED
- (3) PERFORATED METAL SCREEN
- (4) GARAGE PLANTING SCREEN
- (5) GARAGE DOOR; WITH PREFORATED METAL PANELS
- (6) PERFORATED METAL PANEL RAILING, WELDED TUBE GUARDRAIL; HOT TIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD; COLOR TO MATCH STOREFRONT
- (7) METAL PANEL - DARK ANNODIZED

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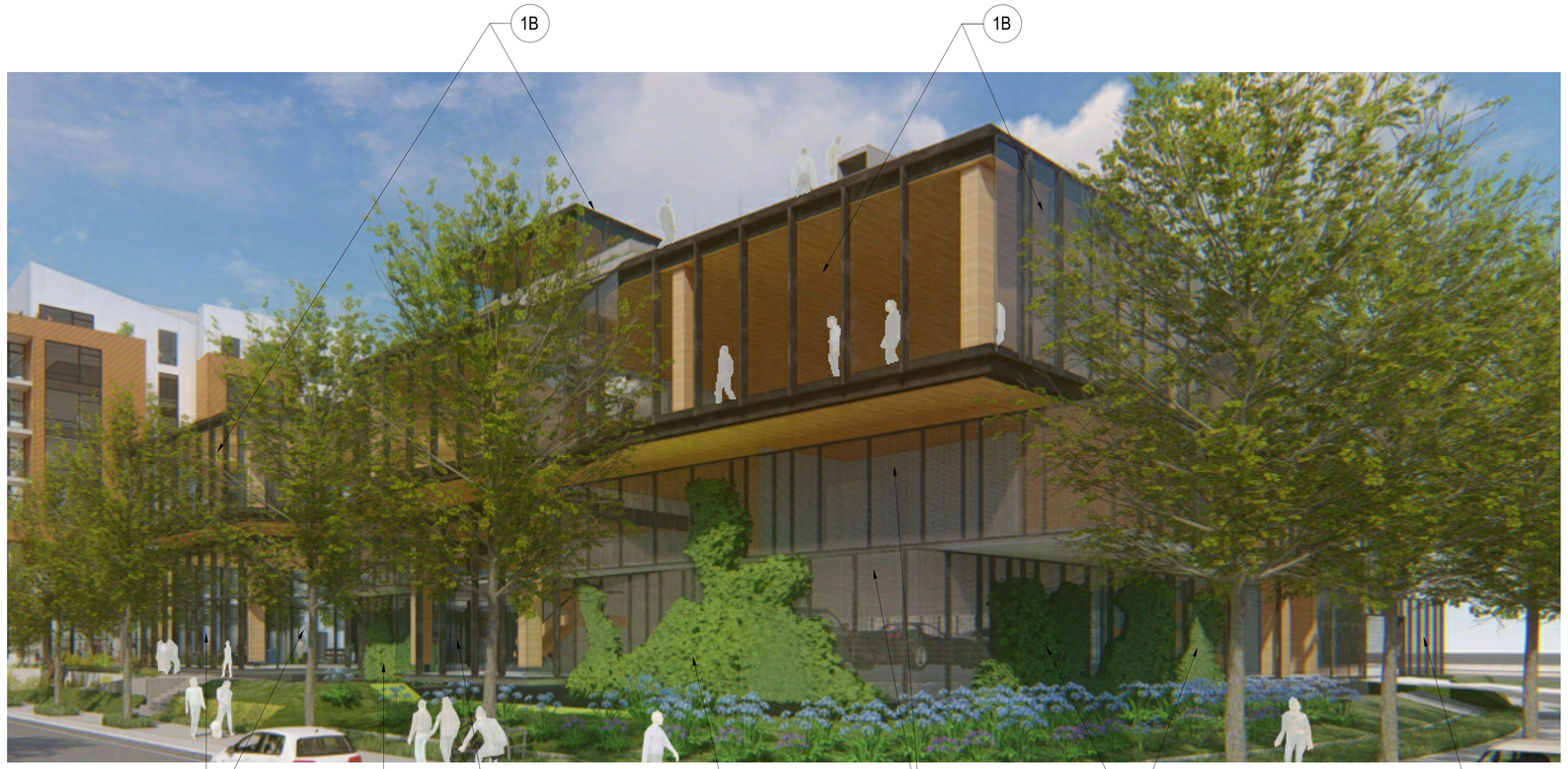
OFFICE BUILDING - ELEVATIONS & MATERIALS

A-013b



1A DARK ANODIZED STOREFRONT
CLEAR GLAZING @ COMMERICAL

1B DARK ANODIZED STOREFRONT
SLIGHT GREY GLAZING @ OFFICE

2 CORRUGATED METAL PANEL - DARK ANODIZED

3 PERFORATED METAL SCREEN - 3 screen panels (40% open, 50% open, and 60% open) to be used in a rythmic pattern to create variation of the garage screen facade.

4 GARAGE PLANTING SCREEN

4

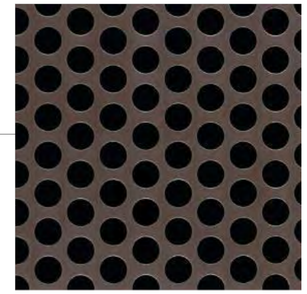
1

1A - CLEAR

1B - SLIGHT GREY

2 - SEE A-013b FOR LOCATION

3



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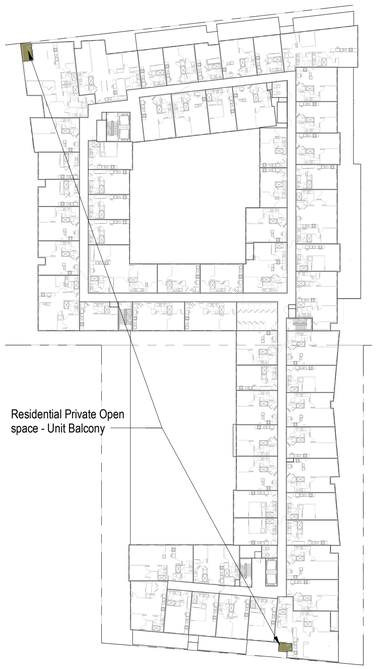
06-25-2021

OFFICE BUILDING - MATERIALS BOARD

A-013c



6 LEVEL R-06 - Open Space

4 LEVEL R-07 - Open Space
1" = 50'-0"

Municipal Code 16.45120 (4) - Open Space:
All development in the Residential-Mixed Use district shall provide a minimum amount of open space equal to 25% of the total lot area, with a minimum amount of publicly accessible open space equal to 25% of the total required open space area.

One hundred (100) square feet of open space per unit shall be created as common open space. In the case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

Project Requirements - Open Space:

25% of the Total Site Area (139,568 SF)	= 34,892.0 SF Open Space Required
25% of Required Open Space (34,892.0 SF)	= 8,723.0 SF Public Open Space Required
80 SF of Private Open Space per dwelling unit	= 335 units x 80 SF/ Unit
	= 26,800 SF

Project - Open Space Provided:

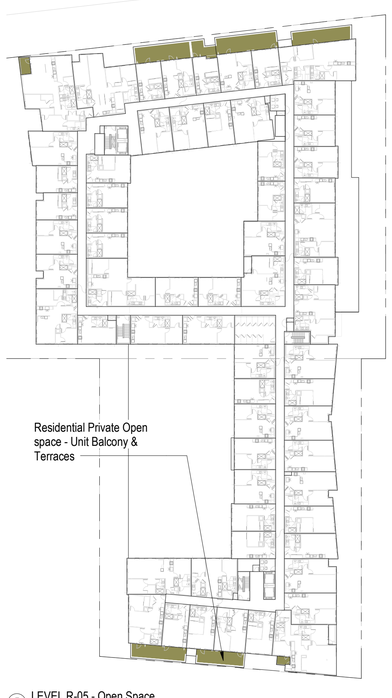
Total Project Open Space Provided	=54,223.5 SF (COMPLIANT)
Total Public Open Space Provided	= 9,574.6 SF (COMPLIANT)
Res. Private Open Space Provided	= 9,921.9 SF
Res. Open space not Provided	= 26,800 - 9,921.9 = 16,878.1 SF
Res. Common Open Space Required	= 16,878.1 x 1.25 = 21,097.6 SF
Res. Common Open Space Provided	= 22,621.1 SF (COMPLIANT)

✓ **Project Compliance - Open Space:**
54,223.5 SF of Open Space provided by design
(38.8% of Total Site Area)

Includes:

Public Open Space:	9,574.6 SF
Private & Common Open Space:	44,648.9 SF
PUBLIC OPEN SPACE	9,574.6 SF
PRIVATE OPEN SPACE	9,921.9 SF
RESI. COMMON OPEN SPACE	22,621.1 SF
OFFICE. COMMON OPEN SPACE	12,106.0 SF

Open Space Summary by Levels:
Refer to Sheet A-002b for more detailed open space schedule and calculation



5 LEVEL R-05 - Open Space

3 LEVEL R-04 - Open Space

NOTE: At Levels 2 Residential Private Open space
- North East Unit Balcony (84.8 SF)

2 LEVEL R-03 - Open Space

1 LEVEL R-01 - Open Space

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ZONING COMPLIANCE - OPEN SPACE DIAGRAMS AND CALCULATIONS

N

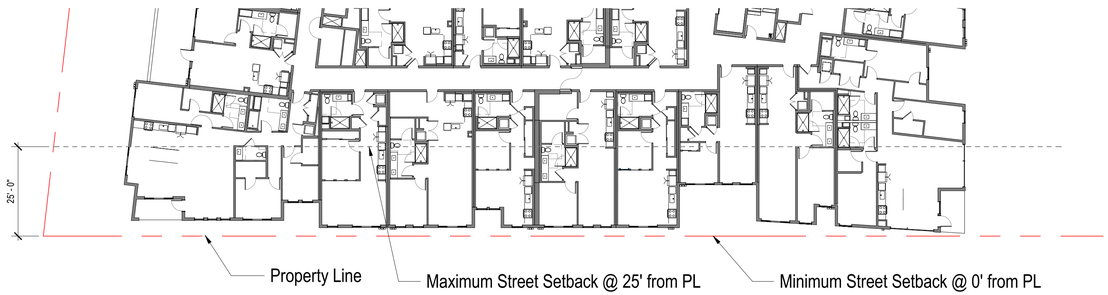
A-014

CONSTITUTION FRONTAGE ELEVATION

STREET FRONTAGE LENGTH:	281'-11"
REQUIRED MINIMUM GROUND FLOOR OR PODIUM LEVEL BUILDING FRONTAGE WITHIN SETBACKS:	281'-11" X 0.60 = 169'-2 1/2"
PROPOSED PODIUM LEVEL BUILDING FRONTAGE WITHIN SETBACKS:	235'-9" 235'-9" > 169'-2 1/2" COMPLIES

INDEPENDENCE FRONTAGE ELEVATION

STREET FRONTAGE LENGTH:	183'-8"
REQUIRED MINIMUM GROUND FLOOR/ PODIUM LEVEL BUILDING FRONTAGE WITHIN SETBACKS:	183'-8" X 0.60 = 110'-2 1/2"
PROPOSED PODIUM LEVEL BUILDING FRONTAGE WITHIN SETBACKS:	146'-11" 146'-11" > 110'-2 1/2" COMPLIES



CONSTITUTION FRONTAGE PODIUM (L3) FLOOR PLAN

INDEPENDENCE FRONTAGE PODIUM (L3) FLOOR PLAN

Municipal Code 16.45.120 (1) - Build-to Area Requirement:
Minimum 60% of building frontage at the ground floor or podium level, as a percentage of the street frontage length, must be located within the area of the lot between the minimum (0') and maximum (25') setback lines parallel to the street.

✓ **Project Compliance:**
At the podium level (Level R-03), at least 60% of the building frontage is located between the minimum and maximum setback lines.

Building frontage located between the minimum and maximum setback lines at the podium level

Podium Level (Level R-03) Height @ +30'-2"

CONSTITUTION FRONTAGE ELEVATION

LENGTH OF BUILDING FACE ABOVE BASE HEIGHT:	235'-10"
REQUIRED STEPBACK BUILDING FACE ABOVE BASE HEIGHT:	235'-10" X 75% = 176'-10 3/4"
PROVIDED STEPBACK BUILDING FACE ABOVE BASE HEIGHT:	177'-0"
	177'-0" > 176'-10 3/4" COMPLIES

INDEPENDENCE FRONTAGE ELEVATION

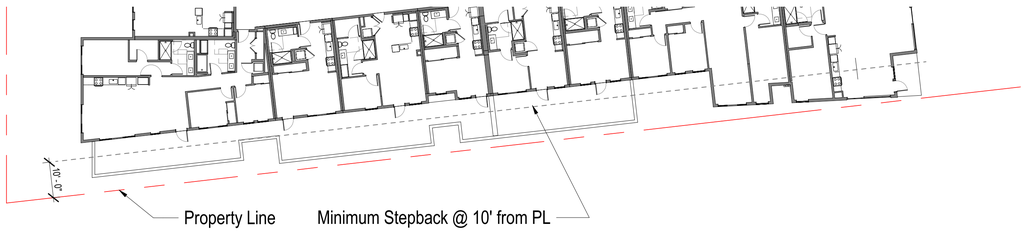
LENGTH OF BUILDING FACE ABOVE BASE HEIGHT:	146'-10 1/2"
REQUIRED STEPBACK BUILDING FACE ABOVE BASE HEIGHT:	146'-10 1/2" X 75% = 110'-2"
PROVIDED STEPBACK BUILDING FACE ABOVE BASE HEIGHT:	110'-5 1/2"
	110'-5 1/2" > 110'-2" COMPLIES

Municipal Code 16.45120 (2) - Minimum Stepback:
10' for a minimum of 75% of the building face along public streets for the building's upper stories above the base height. A maximum of 25% of the building face along public streets may be excepted from this standard in order to provide architectural variation.

✓ **Project Compliance:**
Building steps back at least 10' for 75% of the building face on the upper stories above the base height.

Stepped back building face above base height

Base Height @ +55'-0"



CONSTITUTION FRONTAGE L5 FLOOR PLAN

INDEPENDENCE FRONTAGE L5 FLOOR PLAN

Municipal Code 16.45120 (2) - Building Projections:
Maximum 6' from the required stepback for portions of the building above the ground floor

✓ **Project Compliance:**
Constitution Drive Frontage: There is no building projection from the required minimum 75% stepback of the building face into the stepback zone.

Independence Drive Frontage: There are 6' deep Balconies/ terrace projection in the required minimum 75% stepback of the building face into the stepback zone.

6' deep Balcony projection in the stepback zone

CONSTITUTION FRONTAGE ELEVATION

INDEPENDENCE FRONTAGE ELEVATION

Municipal Code 16.45120 (2) - Major Building Modulations:
Minimum one recess of 15' wide by 10' deep per 200' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the building's base height.

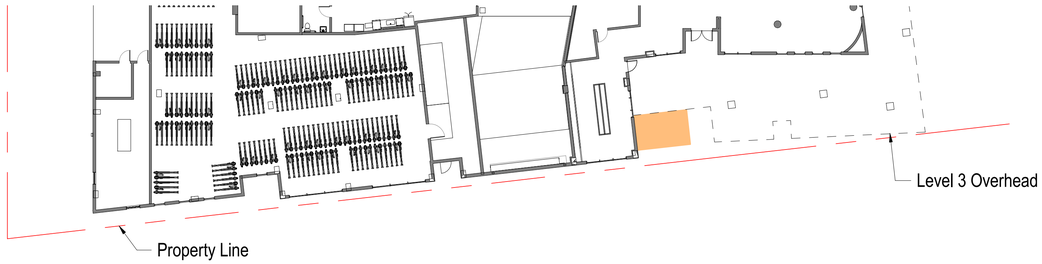
✓ **Project Compliance:**
At least one major building recess extended to the top of the building's base height provided every 200' of facade facing publicly accessible spaces.

Major building recess

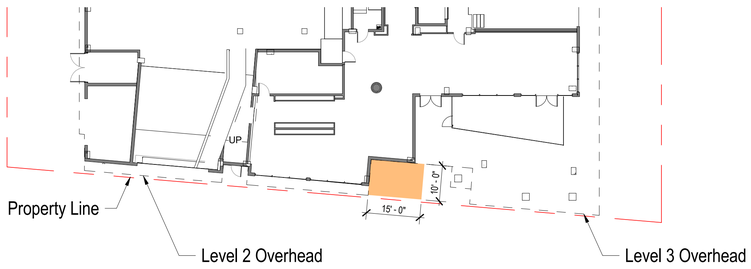
Base Height @ +50'-10"

CONSTITUTION FRONTAGE L3 FLOOR PLAN

INDEPENDENCE FRONTAGE L3 FLOOR PLAN

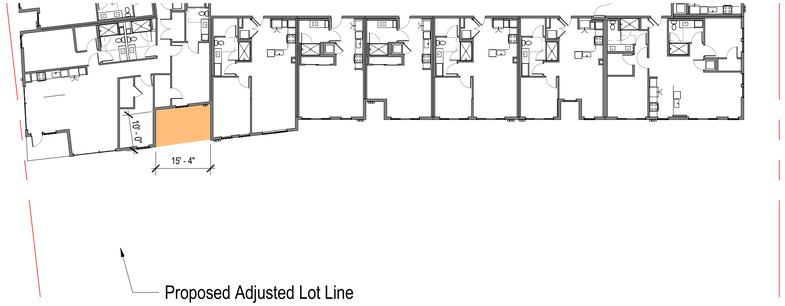


CONSTITUTION FRONTAGE GROUND FLOOR PLAN

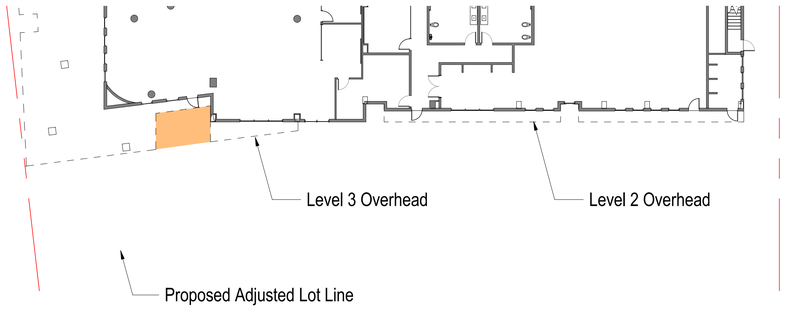


INDEPENDENCE FRONTAGE GROUND FLOOR PLAN

WEST ELEVATION FACING CENTRAL PLAZA



WEST ELEVATION L3 FLOOR PLAN



WEST ELEVATION GROUND FLOOR PLAN

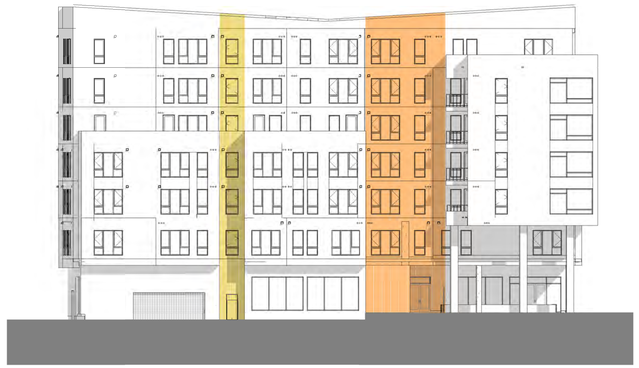
Municipal Code 16.45120 (2) - Major Building Modulations:
Minimum one recess of 15' wide by 10' deep per 200' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the building's base height.

✓ **Project Compliance:**
At least one major building recess extended to the top of the building's base height provided every 200' of facade facing publicly accessible spaces.

Major building recess

Base Height @ +50'-10"

CONSTITUTION FRONTAGE ELEVATION



INDEPENDENCE FRONTAGE ELEVATION

Municipal Code 16.45120 (2) - Minor Building Modulations:
Minimum recess of 5' wide by 5' deep per 50' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the building.

✓ **Project Compliance:**
At least one minor building recess extended to the top of the building provided every 50' of facade facing publicly accessible spaces.

Minor building recess

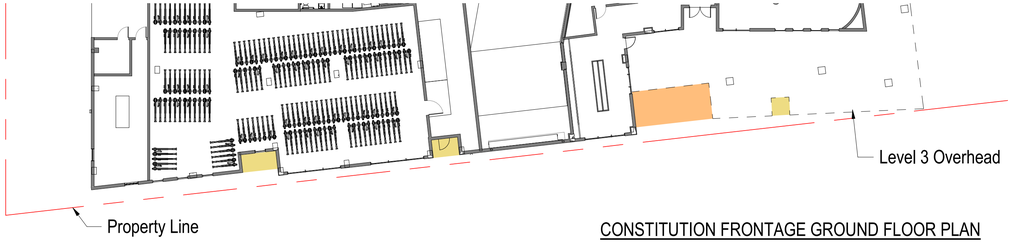
Major building recess

CONSTITUTION FRONTAGE L5 FLOOR PLAN

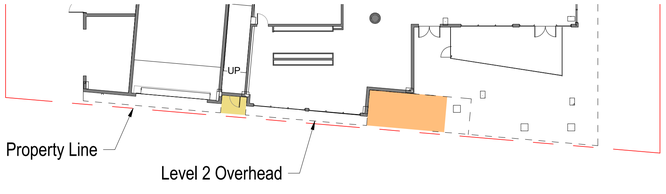
INDEPENDENCE FRONTAGE L5 FLOOR PLAN

CONSTITUTION FRONTAGE L3 FLOOR PLAN

INDEPENDENCE FRONTAGE L3 FLOOR PLAN

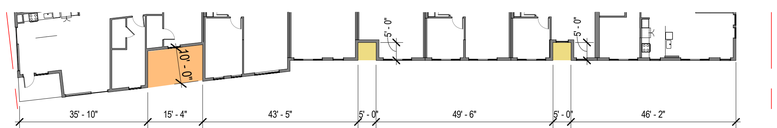


CONSTITUTION FRONTAGE GROUND FLOOR PLAN

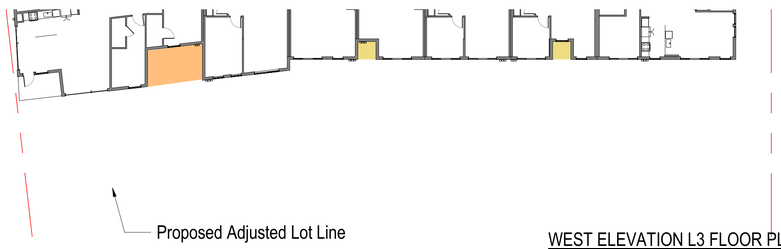


INDEPENDENCE FRONTAGE GROUND FLOOR PLAN

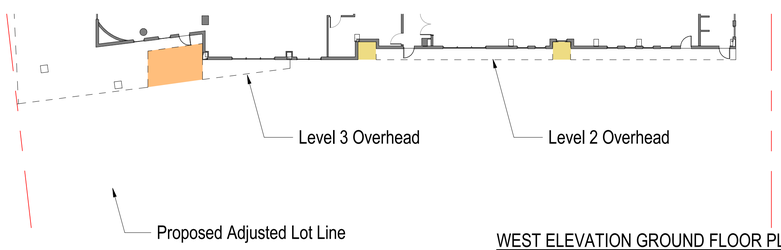
WEST ELEVATION FACING CENTRAL PLAZA



WEST ELEVATION L5 FLOOR PLAN



WEST ELEVATION L3 FLOOR PLAN



WEST ELEVATION GROUND FLOOR PLAN

Municipal Code 16.45120 (2) - Minor Building Modulations:
Minimum recess of 5' wide by 5' deep per 50' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the building.

✓ **Project Compliance:**
At least one minor building recess extended to the top of the building provided every 50' of facade facing publicly accessible spaces.

Minor building recess

Major building recess

CONSTITUTION FRONTAGE ELEVATION

INDEPENDENCE FRONTAGE ELEVATION

Municipal Code 16.45120 (3) - Minimum Ground Floor Height Along Street Frontage:
10' for residential uses

✓ **Project Compliance:**
The ground level is 15'-0".

Ground level

Ground level height

CENTRAL PLAZA FRONTAGE ELEVATION

CONSTITUTION FRONTAGE ELEVATION

GROUND LEVEL FACADE SURFACE (EXCLUDING PARKING GARAGE):	2,596 SF
MIN REQ'D TRANSPARENT GLAZING SURFACE:	2,596 SF X 30% = 779 SF
TRANSPARENT GLAZING SURFACE PROVIDED:	783 SF 783 SF > 779 SF = COMPLIES

INDEPENDENCE FRONTAGE ELEVATION

GROUND LEVEL FACADE SURFACE (EXCLUDING PARKING GARAGE):	1,412 SF
MIN REQ'D TRANSPARENT GLAZING SURFACE:	1,412 SF X 30% = 424 SF
TRANSPARENT GLAZING SURFACE PROVIDED:	697 SF 697 SF > 424 SF = COMPLIES

WEST ELEVATION FACING CENTRAL PLAZA

GROUND LEVEL FACADE SURFACE (EXCLUDING PARKING GARAGE):	2,327 SF
MIN REQ'D TRANSPARENT GLAZING SURFACE:	2,327 SF X 30% = 698 SF
TRANSPARENT GLAZING SURFACE PROVIDED:	775 SF 775 SF > 698 SF = COMPLIES

Municipal Code 16.45120 (3) - Ground Floor Transparency:
Minimum 30% for residential uses and 50% for commercial uses of the ground floor façade (finished floor to ceiling) that must provide visual transparency.

"Commercial" is defined as uses enumerated in Zoning Chapter 16.45, except office and research and development.

✓ **Project Compliance:**
Transparent glazing exceeds 30% for residential uses and 50% for commercial uses of the ground floor facade.

Ground level transparent glazing surface

Ground level height

Municipal Code 16.45.130 (6)

Project Compliance:
Glazing on the building façade surface will comply with section 16.45.130 section 6

The glass guardrails at the multifamily roof deck between the courtyards will comply with section 16.45.130 section 6

CONSTITUTION FRONTAGE ELEVATION

INDEPENDENCE FRONTAGE ELEVATION

Municipal Code 16.45120 (3) - Garage Entrances:
Maximum 24' opening for two-way entrance

✓ **Project Compliance:**
A 20' opening for two-way vehicular entrance is provided on Jefferson and Constitution.

Garage opening

CONSTITUTION FRONTAGE ELEVATION

INDEPENDENCE FRONTAGE ELEVATION

Municipal Code 16.45120 (3) - Building Entrances:
One entrance every 100' of building length along a public street or paseo.

✓ **Project Compliance:**
At least one entrance is provided every 100'.

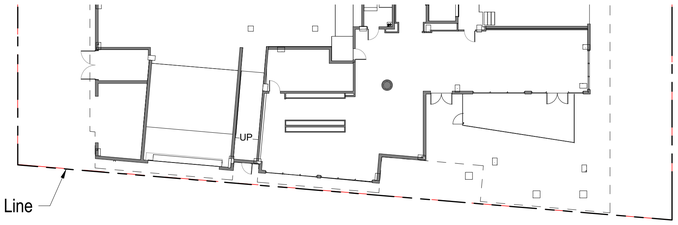
Building entrance

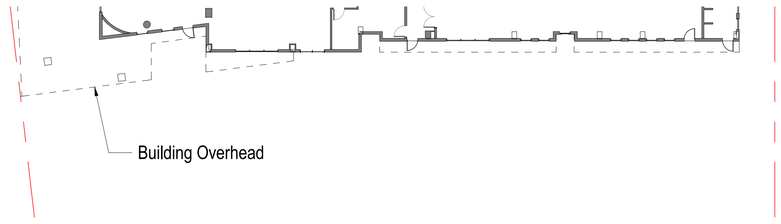
CENTRAL PLAZA FRONTAGE ELEVATION

NOTE: NO AWNINGS OR CANOPIES ALONG CONSTITUTION

NOTE: NO AWNINGS OR CANOPIES ALONG INDEPENDENCE

NOTE: NO AWNINGS OR CANOPIES ALONG CENTRAL PLAZA





Municipal Code 16.45120 (3) - Awnings, Signs, and Canopies:
Maximum 7' horizontal projection

✓ **Project Compliance:**
No awnings or canopies.

Projecting awning and canopy

CONSTITUTION FRONTAGE ELEVATION

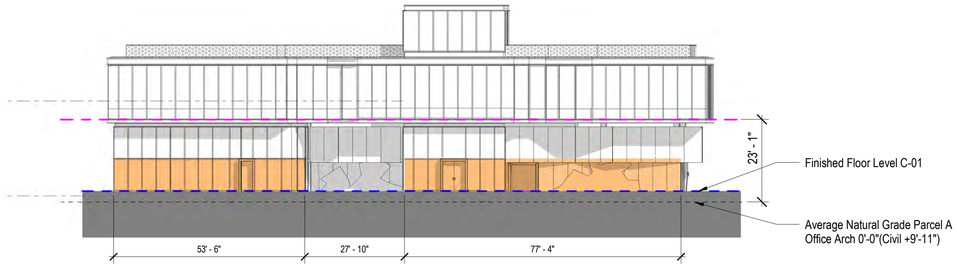
INDEPENDENCE FRONTAGE ELEVATION

Municipal Code 16.45120 (6) - Roof Line:
Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually intersting skyline as seen from public streets.

✓ **Project Compliance:**
Roof line varies across the building, including a four-foot minimum height modulation.

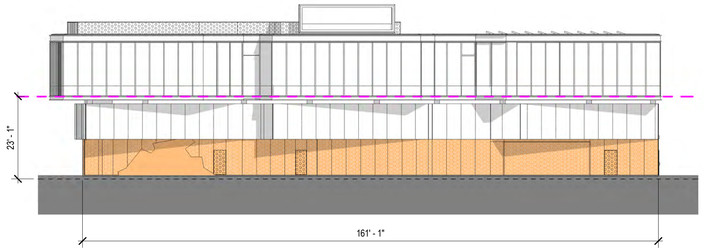
— Roof line

CENTRAL PLAZA FRONTAGE ELEVATION



LENGTH OF BUILDING FRONTAGE: 158'-8"
MIN FRONTAGE WITHIN SETBACKS: 158'-8" X 0.60 = 95'-3"

PROPOSED FRONTAGE WITHIN SETBACKS: 130'-10"
130'-10" > 95'-3" COMPLIES

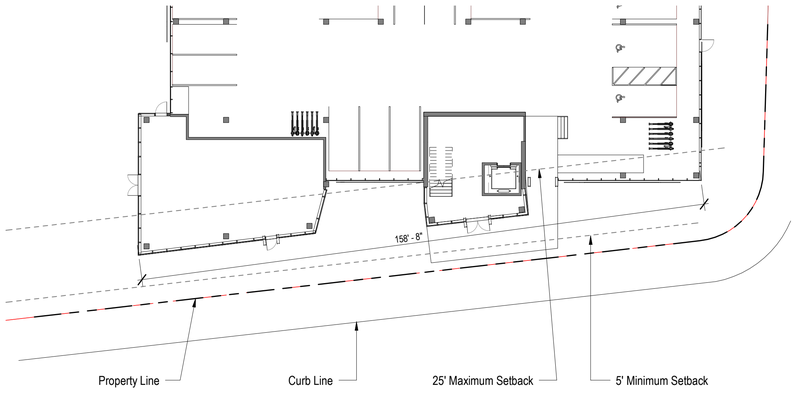


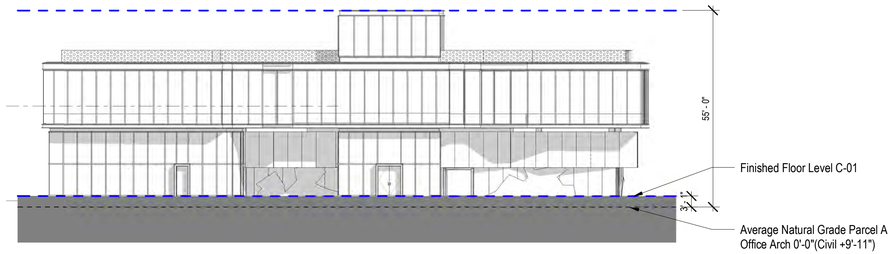
Municipal Code 16.45.120 (1) - Build-to Area Requirement:
Minimum 60% of building frontage at the ground floor, as a percentage of the street frontage length, must be located within the area of the lot between the minimum (5') and maximum (25') setback lines parallel to the street.

✓ **Project Compliance:**
At least 60% of the building frontage located between the minimum and maximum setback lines

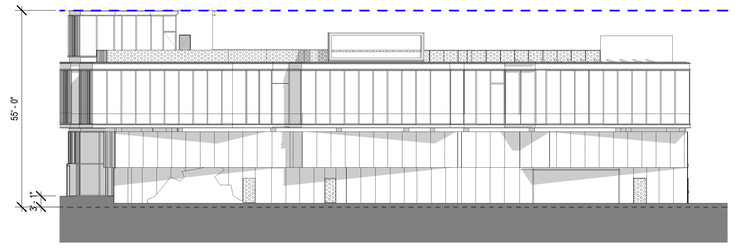
Portion of the building frontage located between the minimum and maximum setback lines

Ground Level Height of Office Uses





CONSTITUTION FRONTAGE



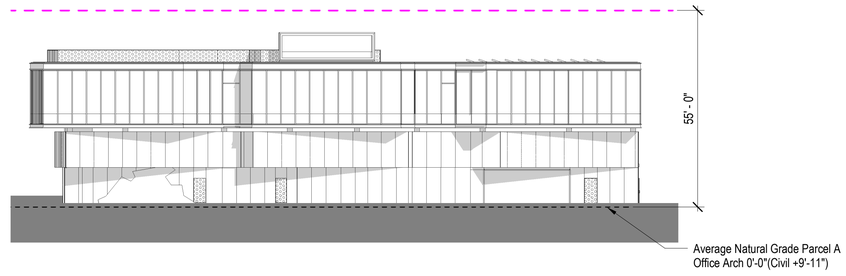
INDEPENDENCE FRONTAGE

Municipal Code 16.45.120 (2) - Base Height:
Maximum 45' height of a building at the minimum setback (0') at street. Properties within the flood zone or subject to flooding and sea level rise are allowed a 10-foot height increase.

✓ **Project Compliance:**
Maximum height of the building at the minimum setback is less than 55' (45'+10'=55')

------ Average natural grade (3'-1" below L1 finished floor)

CONSTITUTION FRONTAGE



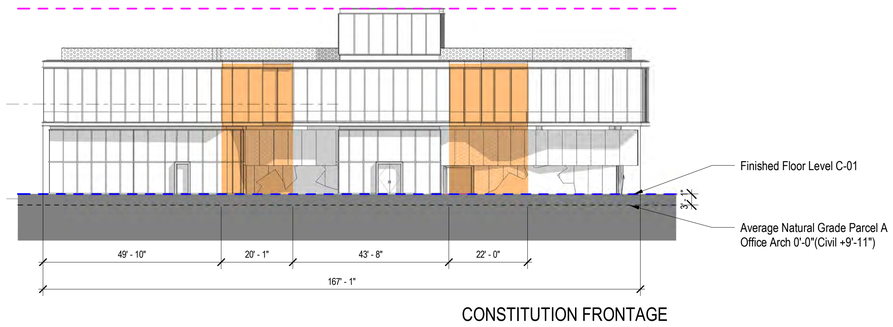
INDEPENDENCE FRONTAGE

Municipal Code 16.43.130 (2) - Building Projections:
Maximum 6' depth of allowable building projections from the required stepback for portions of the building above the ground floor.

Project Compliance:
✓ No projections above the base height.

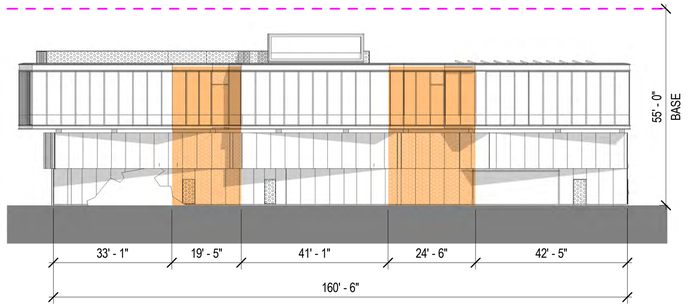
Building projections

Base Height



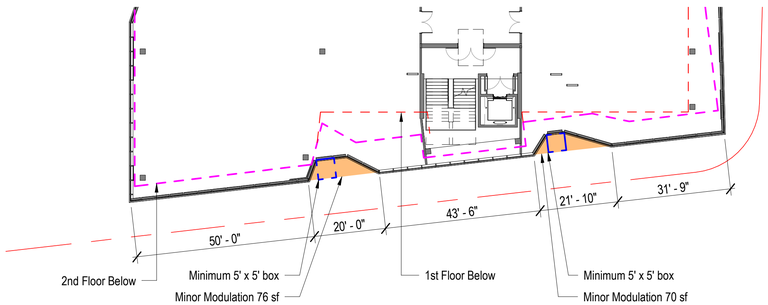
CONSTITUTION FRONTAGE

REQUIED MAJOR RECESSED AREA:	NOT REQUIRED
MAJOR RECESS PROVIDED:	
REQUIED MINOR RECESSED AREA:	5' X 5' = 25 x 2 = 50 SF
MINOR RECESS PROVIDED:	120 SF



INDEPENDENCE FRONTAGE

REQUIED MAJOR RECESSED AREA:	NOT REQUIRED
MAJOR RECESS PROVIDED:	
REQUIED MINOR RECESSED AREA:	5' X 5' = 25 SF
MINOR RECESS PROVIDED:	73 SF



Municipal Code 16.45.120 (2) - Major Building Modulations:
From ground level to the top of the building's base height, provide minimum of one recess of 15' wide by 10' deep per 200' of facade length.

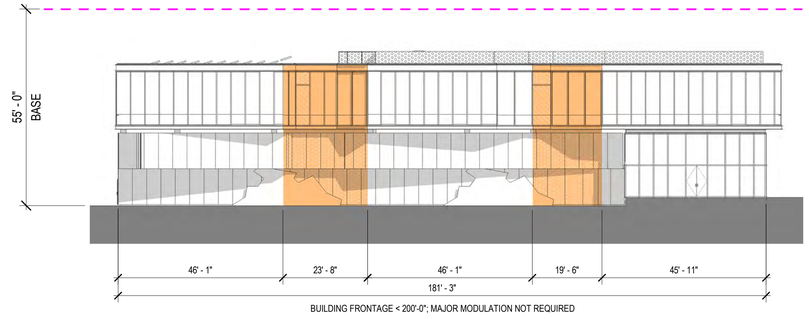
✓ **Project Compliance:**
All facades facing publicly accessible spaces are less than 200' in length, and therefore major building modulation is not required.

Minor Building Modulations:
From ground level to the top of the building's base height, provide minimum recess of 5' wide by 5' deep per 50' of facade length for building facades facing publicly accessible spaces.

Building projections spaced no more than 50 feet apart with a minimum of 3' depth and 5' width may satisfy this requirement in-lieu of a recess.

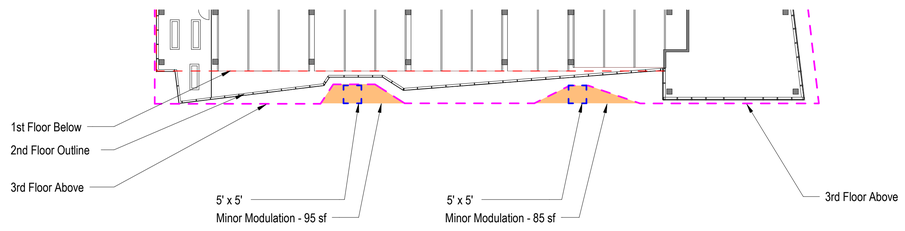
✓ **Project Compliance:**
From ground level to the top of the building's base height, the minor modulation requirements are satisfied by meeting the 5'x5' min. for each recess, per the required linear facade length.

- Base height
- Building recess for minor modulation



CENTRAL PLAZA FRONTAGE

REQUIRED MINOR RECESSED AREA: 5' X 5' = 25 SF
MINOR RECESS PROVIDED: 70 SF



Municipal Code 16.45.120 (2) - Major Building Modulations:
From ground level to the top of the building's base height, provide minimum of one recess of 15' wide by 10' deep per 200' of facade length.

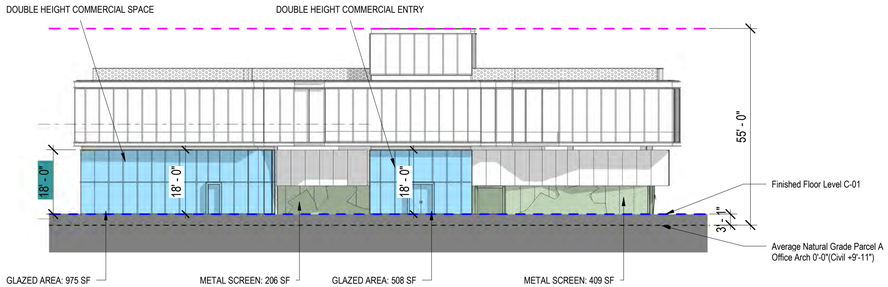
✓ **Project Compliance:**
All facades facing publicly accessible spaces are less than 200' in length, and therefore major building modulation is not required.

Minor Building Modulations:
From ground level to the top of the building's base height, provide minimum recess of 5' wide by 5' deep per 50' of facade length for building facades facing publicly accessible spaces.

Building projections spaced no more than 50 feet apart with a minimum of 3' depth and 5' width may satisfy this requirement in-lieu of a recess.

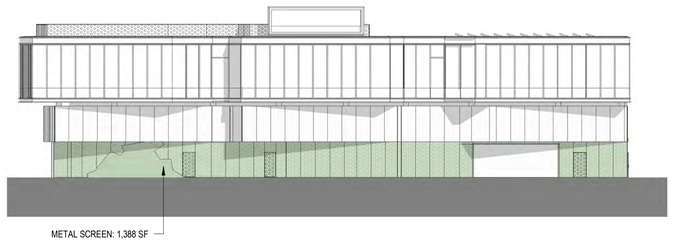
✓ **Project Compliance:**
From ground level to the top of the building's base height, the minor modulation requirements are satisfied by meeting the 5'x5' min. for each recess, per the required linear facade length.

- Base height
- Building recess for minor modulation



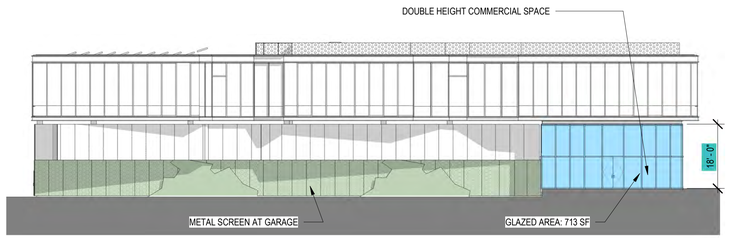
CONSTITUTION FRONTAGE

GROUND LEVEL FACADE SURFACE:	2,098 SF
MIN REQ'D TRANSPARENT GLAZING SURFACE:	2,098 SF X 50% = 1,049 SF
OPAQUE SURFACE PROVIDED:	0 SF
TRANSPARENT GLAZING SURFACE PROVIDED:	1,483 SF
METAL SCREEN SURFACE PROVIDED (50% TRANSPARANCY)	615 SF X 50% = 307 SF
	1,790 SF > 1,049 SF = COMPLIES



INDEPENDENCE FRONTAGE

ALL FRONTAGE IS GARAGE SCREEN	= NO TRANSPARENCY REQUIRED
METAL SCREEN SURFACE PROVIDED	(50% TRANSPARANCY)



ALL FRONTAGE ALONG GARAGE IS GARAGE SCREEN	= NO TRANSPARENCY REQUIRED
METAL SCREEN SURFACE PROVIDED	(50% TRANSPARANCY)
ALL FACADE AT DOUBLE HEIGHT COMMERCIAL SPACE IS GLAZED	= 713 SF

CENTRAL PLAZA FRONTAGE

Municipal Code 16.45.120 (3) - Ground Floor Transparency:
Minimum 50% of the ground floor for commercial uses that must provide visual transparency

Project Compliance:
✓ Transparent glazing exceeds 50% of the ground floor facade.

Ground level transparent glazing surface
Ground level metal screen

Base Height

Municipal Code 16.45.120 (3) - Ground Floor Height:
Minimum Ground Floor Height along a street frontage is 15' at Commercial uses (excludes parking)

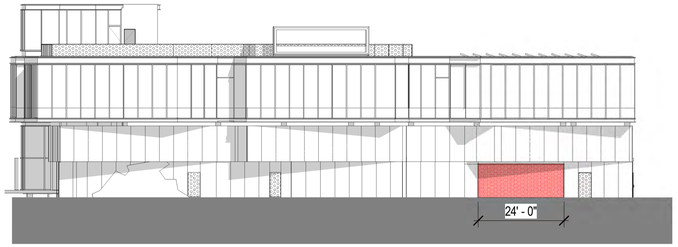
Project Compliance:
✓ Commercial uses along street frontages are over 15' tall.

Commercial Uses

Base Height

Municipal Code 16.45.130 (6)

Project Compliance:
Glazing on the building façade surface will comply with section 16.45.130 section 6



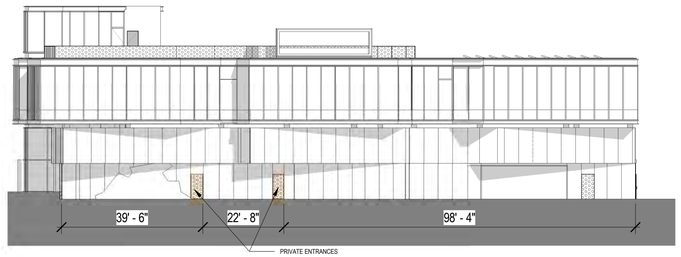
INDEPENDENCE FRONTAGE

Municipal Code 16.45.120 (3) - Garage Entrances:
Maximum 24' opening for two-way entrance

✓ **Project Compliance:**
A 24' opening for two-way vehicular entrance is provided on Independence.

Garage opening

CONSTITUTION FRONTAGE



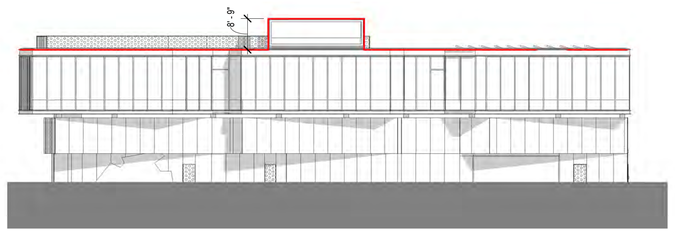
INDEPENDENCE FRONTAGE

Municipal Code 16.43.130 (3) - Building Entrances:
At least one entrance per public street frontage. One entrance is required every 100 feet along a public street.

✓ **Project Compliance:**
At least one entrance per public street frontage is provided. One entrance is provided every 100' along a public street.

Building entrance

CONSTITUTION FRONTAGE



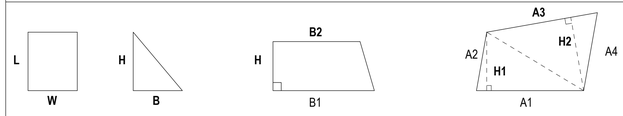
INDEPENDENCE FRONTAGE

Municipal Code 16.45.120 (6G) - Roof Line:
Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually intersting skyline as seen from public streets.

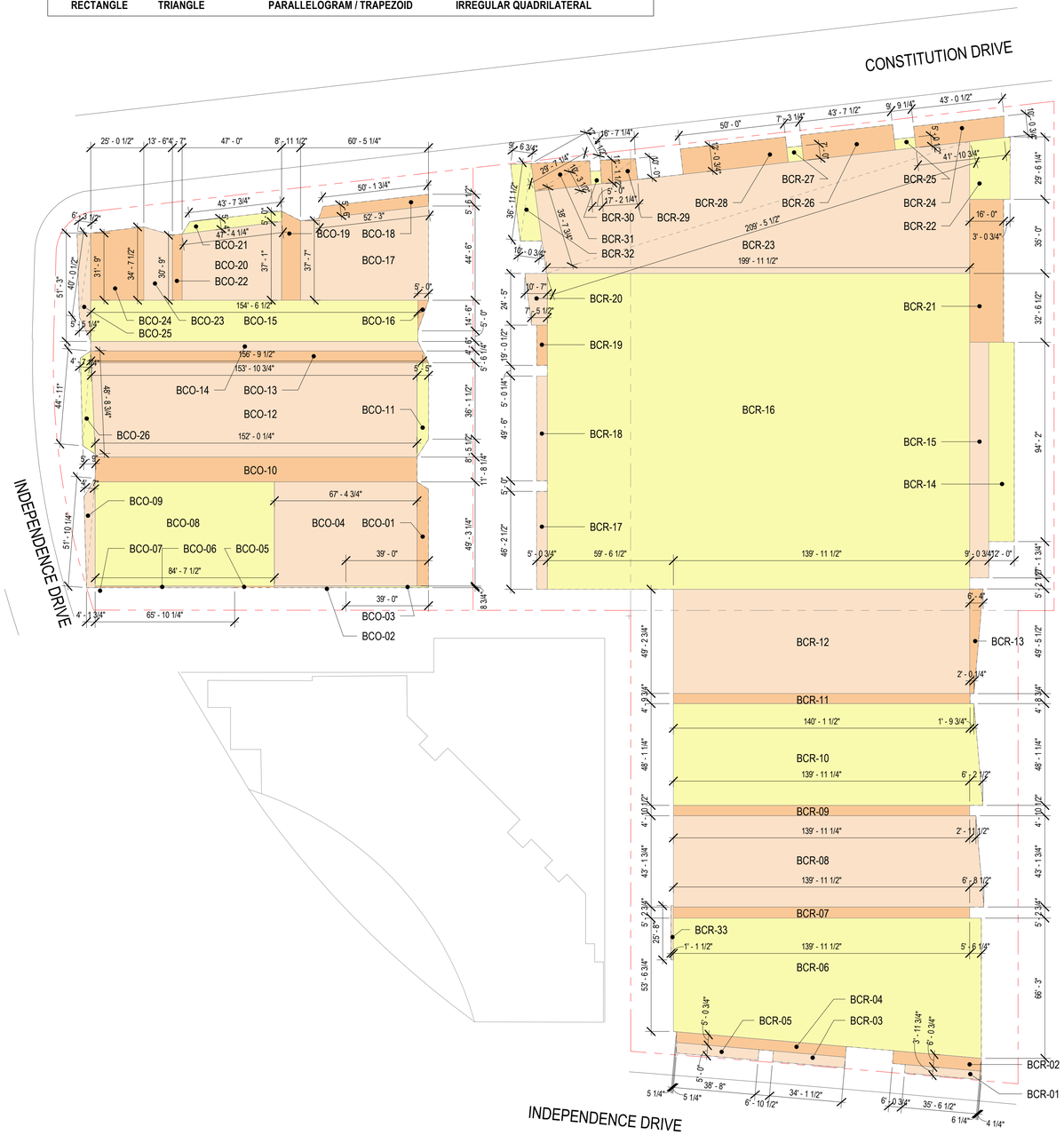
✓ **Project Compliance:**
Roof line varies across the building, including a four-foot minimum height modulation.

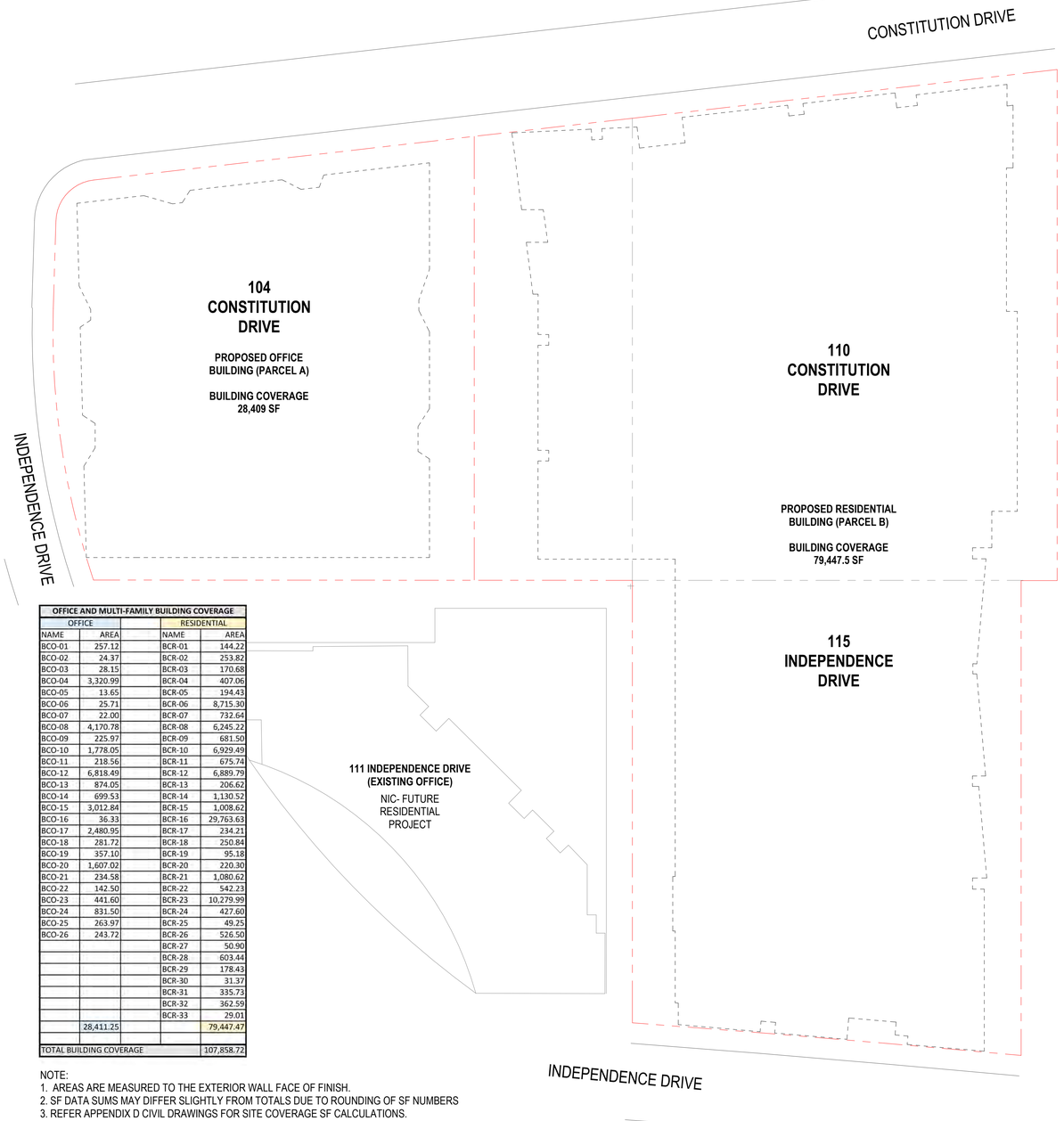
— Roof line

AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL





OFFICE AND MULTI-FAMILY BUILDING COVERAGE				
OFFICE			RESIDENTIAL	
NAME	AREA		NAME	AREA
BCO-01	257.12		BCR-01	144.22
BCO-02	24.37		BCR-02	253.82
BCO-03	28.15		BCR-03	170.68
BCO-04	3,320.99		BCR-04	407.06
BCO-05	13.65		BCR-05	194.43
BCO-06	25.71		BCR-06	8,715.30
BCO-07	22.00		BCR-07	732.64
BCO-08	4,170.78		BCR-08	6,245.22
BCO-09	225.97		BCR-09	681.50
BCO-10	1,778.05		BCR-10	6,929.49
BCO-11	218.56		BCR-11	675.74
BCO-12	6,818.49		BCR-12	6,889.79
BCO-13	874.05		BCR-13	206.62
BCO-14	699.53		BCR-14	1,130.52
BCO-15	3,012.84		BCR-15	1,008.62
BCO-16	36.33		BCR-16	29,763.63
BCO-17	2,480.95		BCR-17	234.21
BCO-18	281.72		BCR-18	250.84
BCO-19	357.10		BCR-19	95.18
BCO-20	1,607.02		BCR-20	220.30
BCO-21	234.58		BCR-21	1,080.62
BCO-22	142.50		BCR-22	542.23
BCO-23	441.60		BCR-23	10,279.99
BCO-24	831.50		BCR-24	427.60
BCO-25	263.97		BCR-25	49.25
BCO-26	243.72		BCR-26	526.50
			BCR-27	50.90
			BCR-28	603.44
			BCR-29	178.43
			BCR-30	31.37
			BCR-31	335.73
			BCR-32	362.59
			BCR-33	29.01
	28,411.25			79,447.47
TOTAL BUILDING COVERAGE				107,858.72

NOTE:
1. AREAS ARE MEASURED TO THE EXTERIOR WALL FACE OF FINISH.
2. SF DATA SUMS MAY DIFFER SLIGHTLY FROM TOTALS DUE TO ROUNDING OF SF NUMBERS
3. REFER APPENDIX D CIVIL DRAWINGS FOR SITE COVERAGE SF CALCULATIONS.

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO PORTAL
104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

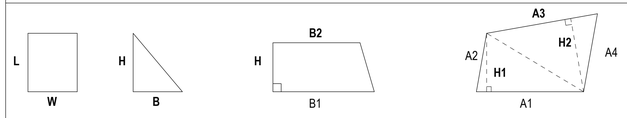
BUILDING COVERAGE SQUARE FOOTAGE CALCULATION PLAN

N

0 15' 30'

A-034

AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

SQUARE FOOTAGE AREA CALCULATIONS (MULTI -FAMILY BUILDING).

Name	Area
R-01	125.8 SF
R-02	263.3 SF
R-03	509.7 SF
R-04	193.1 SF
R-05	940.1 SF
R-06	97.7 SF
R-07	153.4 SF
R-08	1,604.4 SF
R-09	161.7 SF
R-10	739.1 SF
R-11	832.0 SF
R-12	730.0 SF
R-13	123.9 SF
R-14	264.8 SF
R-15	74.3 SF
R-16	454.3 SF
R-17	65.3 SF
R-18	908.1 SF
R-19	1,551.3 SF
R-20	198.7 SF
R-21	350.7 SF
R-22	872.5 SF
R-23	343.0 SF
R-24	150.4 SF
R-25	141.6 SF
R-26	795.5 SF
R-27	173.6 SF
R-28	83.1 SF
R-30	228.8 SF
R-Overhang 01	24.4 SF
R-Overhang 02	122.0 SF
R-Overhang 03	52.1 SF
R-Overhang 04	161.8 SF
R-Overhang 05	420.0 SF
R-Overhang 06	61.2 SF
R-Overhang 07	133.3 SF
R-Overhang 08	243.2 SF
R-Overhang 09	436.2 SF
R-Overhang 10	522.6 SF
R-Overhang 11	170.8 SF
R-Utility-02	893.5 SF
R-Utility-03	133.0 SF
R-Utility-04	201.0 SF
R-Utility-05	1,335.8 SF
R-Utility-06	1,886.4 SF
R-Utility-07	147.8 SF
R-Utility-09	128.2 SF
R-Utility-10	52.6 SF
R-Utility-11	106.0 SF
FAR: 49	20,362.1 SF

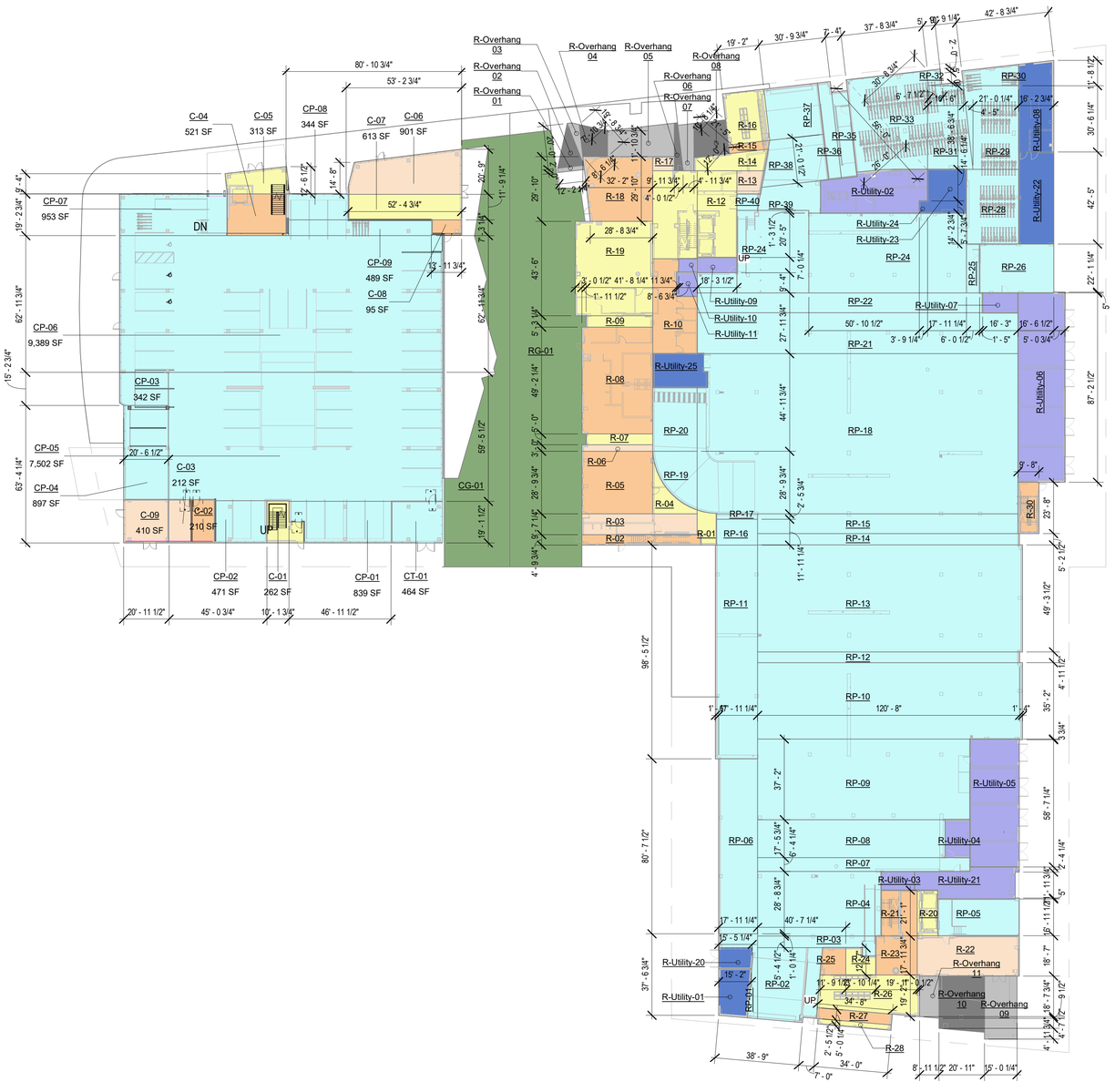
SQUARE FOOTAGE AREA CALCULATIONS (MULTI -FAMILY BUILDING).

Name	Area
R-Utility-01	312.5 SF
R-Utility-08	670.3 SF
R-Utility-20	150.3 SF
R-Utility-21	592.1 SF
R-Utility-22	684.8 SF
R-Utility-23	361.6 SF
R-Utility-24	21.3 SF
R-Utility-25	379.9 SF
RP-01	224.7 SF
RP-02	948.5 SF
RP-03	317.2 SF
RP-04	1,691.8 SF
RP-05	636.5 SF
RP-06	1,445.7 SF
RP-07	621.7 SF
RP-08	1,509.1 SF
RP-09	3,636.4 SF
RP-10	4,291.7 SF
RP-11	1,913.3 SF
RP-12	599.3 SF
RP-13	6,014.3 SF
RP-14	627.0 SF
RP-15	1,093.9 SF
RP-16	226.7 SF
RP-17	47.0 SF
RP-18	10,835.9 SF
RP-19	397.2 SF
RP-20	601.4 SF
RP-21	2,788.1 SF
RP-22	1,195.3 SF
RP-23	170.7 SF
RP-24	3,928.7 SF
RP-25	136.3 SF
RP-26	770.5 SF
RP-28	829.0 SF
RP-29	896.1 SF
RP-30	216.4 SF
RP-31	737.1 SF
RP-32	43.6 SF
RP-33	1,540.1 SF
RP-35	292.0 SF
RP-36	266.3 SF
RP-37	590.9 SF
RP-38	590.0 SF
RP-39	347.4 SF
RP-40	76.3 SF
NON-FAR: 47	56,267.1 SF
RG-01	6,205.5 SF
NON-FAR GREEN PB: 1	6,205.5 SF

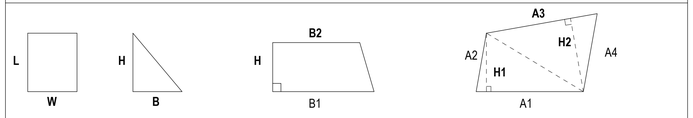
NOTE: THE COLORED FILLS IN RESIDENTIAL AND OFFICE BUILT AREAS ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.

SQUARE FOOTAGE AREA CALCULATIONS (OFFICE)

Name	Area
C-01	262.2 SF
C-02	209.7 SF
C-03	212.2 SF
C-04	520.6 SF
C-05	312.8 SF
C-06	900.8 SF
C-07	613.1 SF
C-08	94.6 SF
C-09	410.4 SF
FAR: 9	3,536.4 SF
CP-01	839.5 SF
CP-02	470.6 SF
CP-03	341.6 SF
CP-04	896.6 SF
CP-05	7,502.0 SF
CP-06	9,389.0 SF
CP-07	953.0 SF
CP-08	344.2 SF
CP-09	489.5 SF
CT-01	463.9 SF
NON-FAR: 10	21,689.8 SF
CG-01	3,369.1 SF
NON-FAR GREEN PB: 1	3,369.1 SF



AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

SQUARE FOOTAGE AREA CALCULATIONS (MULTI -FAMILY BUILDING).

Name	Area
R-01	393.7 SF
R-02	1,574.1 SF
R-03	34.8 SF
R-04	1,722.5 SF
R-05	343.7 SF
R-06	1,057.3 SF
R-07	1,752.4 SF
R-08	349.2 SF
R-09	163.0 SF
R-10	338.3 SF
R-11	1,562.3 SF
R-12	207.7 SF
R-13	177.5 SF
R-14	3,724.0 SF
R-15	196.5 SF
R-16	206.6 SF
R-17	85.0 SF
R-18	186.2 SF
R-18b	13.5 SF
R-19	107.2 SF
R-20	95.4 SF
R-21	32.6 SF
R-22	57.7 SF
R-23	21.4 SF
R-24	82.8 SF
R-25	146.9 SF
R-26	104.7 SF
R-27	24.2 SF
R-28	2,568.0 SF
R-29	1,131.3 SF
R-30	550.8 SF
R-31	2,087.1 SF
R-32	89.8 SF
R-33	368.8 SF
R-34	55.1 SF
R-35	1,229.2 SF
R-36	370.9 SF
R-37	1,964.7 SF
R-38	289.6 SF
R-39	325.4 SF
R-40	1,962.3 SF
R-41	119.7 SF
R-42	281.7 SF
R-43	334.4 SF
R-44	155.6 SF
R-45	56.9 SF
R-46	118.8 SF
R-47	136.0 SF
R-48	145.9 SF
R-49	27.7 SF
R-50	57.9 SF
R-51	175.2 SF
R-52	9.9 SF
R-53	748.7 SF
R-54	217.4 SF
R-55	3,032.5 SF
R-56	250.9 SF
R-57	94.8 SF
R-58	971.3 SF
R-59	195.7 SF
R-60	212.9 SF
R-61	32.6 SF
R-Utility-01	191.2 SF
R-Utility-02	194.4 SF
R-Utility-03	94.4 SF
R-Utility-04	160.9 SF
R-Utility-05	30.5 SF
R-Utility-06	98.7 SF
R-Utility-07	179.2 SF
R-Utility-08	163.7 SF
R-Utility-09	119.5 SF
R-Utility-10	96.5 SF
R-Utility-11	557.1 SF
FAR: 73	37,016.6 SF

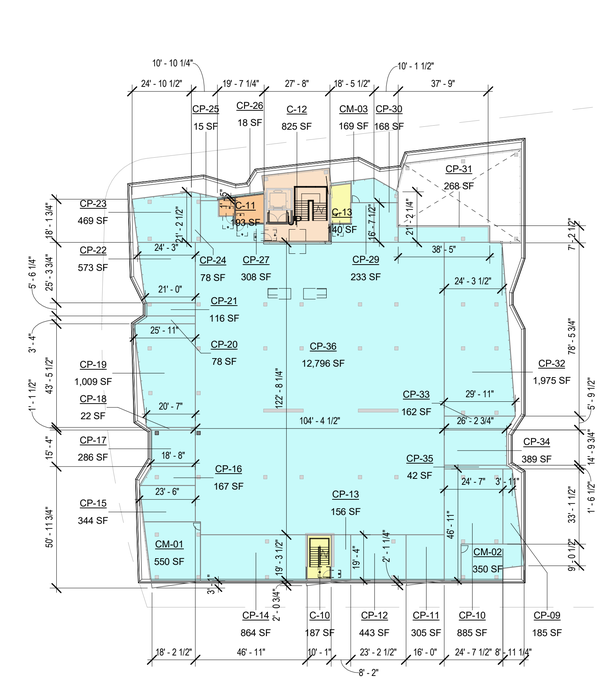
SQUARE FOOTAGE AREA CALCULATIONS (MULTI -FAMILY BUILDING).

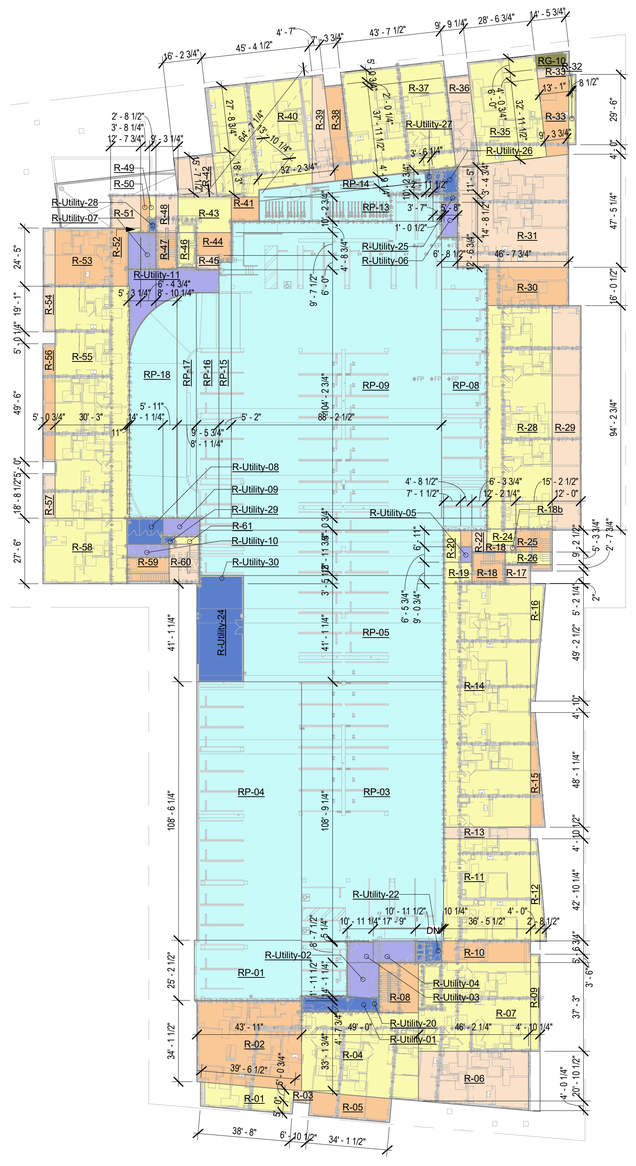
Name	Area
R-Utility-20	17.5 SF
R-Utility-22	99.3 SF
R-Utility-24	801.8 SF
R-Utility-25	19.2 SF
R-Utility-26	111.3 SF
R-Utility-27	15.5 SF
R-Utility-28	14.8 SF
R-Utility-29	15.4 SF
R-Utility-30	63.3 SF
RP-01	1,141.7 SF
RP-02	433.6 SF
RP-03	6,494.3 SF
RP-04	4,775.1 SF
RP-05	3,748.0 SF
RP-06	1,944.0 SF
RP-07	609.8 SF
RP-08	2,002.0 SF
RP-09	10,990.0 SF
RP-10	84.3 SF
RP-11	28.4 SF
RP-12	15.6 SF
RP-13	917.3 SF
RP-14	334.8 SF
RP-15	554.9 SF
RP-16	898.5 SF
RP-17	763.4 SF
RP-18	1,718.2 SF
NON-FAR: 27	38,612.1 SF
RG-10	84.8 SF
NON-FAR GREEN PR: 1	84.8 SF
	75,713.5 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL AND OFFICE BUILT AREAS ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.

SQUARE FOOTAGE AREA CALCULATIONS (OFFICE)

Name	Area
C-10	186.5 SF
C-11	192.6 SF
C-12	824.9 SF
C-13	140.1 SF
FAR: 4	1,344.2 SF
CM-01	549.6 SF
CM-02	350.4 SF
CM-03	168.8 SF
CP-09	185.2 SF
CP-10	885.2 SF
CP-11	305.4 SF
CP-12	442.6 SF
CP-13	155.9 SF
CP-14	864.1 SF
CP-15	344.4 SF
CP-16	167.0 SF
CP-17	286.5 SF
CP-18	21.9 SF
CP-19	1,008.6 SF
CP-20	78.0 SF
CP-21	116.0 SF
CP-22	573.2 SF
CP-23	468.7 SF
CP-24	78.4 SF
CP-25	15.1 SF
CP-26	18.0 SF
CP-27	308.0 SF
CP-29	232.7 SF
CP-30	168.4 SF
CP-30	9.2 SF
CP-31	267.6 SF
CP-32	1,975.0 SF
CP-33	162.3 SF
CP-34	388.6 SF
CP-35	42.1 SF
CP-36	12,796.3 SF
NON-FAR: 31	23,433.1 SF





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06-25-2021

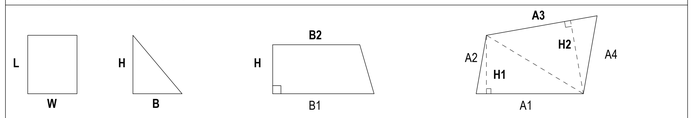
SQUARE FOOTAGE CALCULATION PLANS - LEVEL 02

N

0 15' 30'

A-034b

AREA CALCULATION - FORMULAS



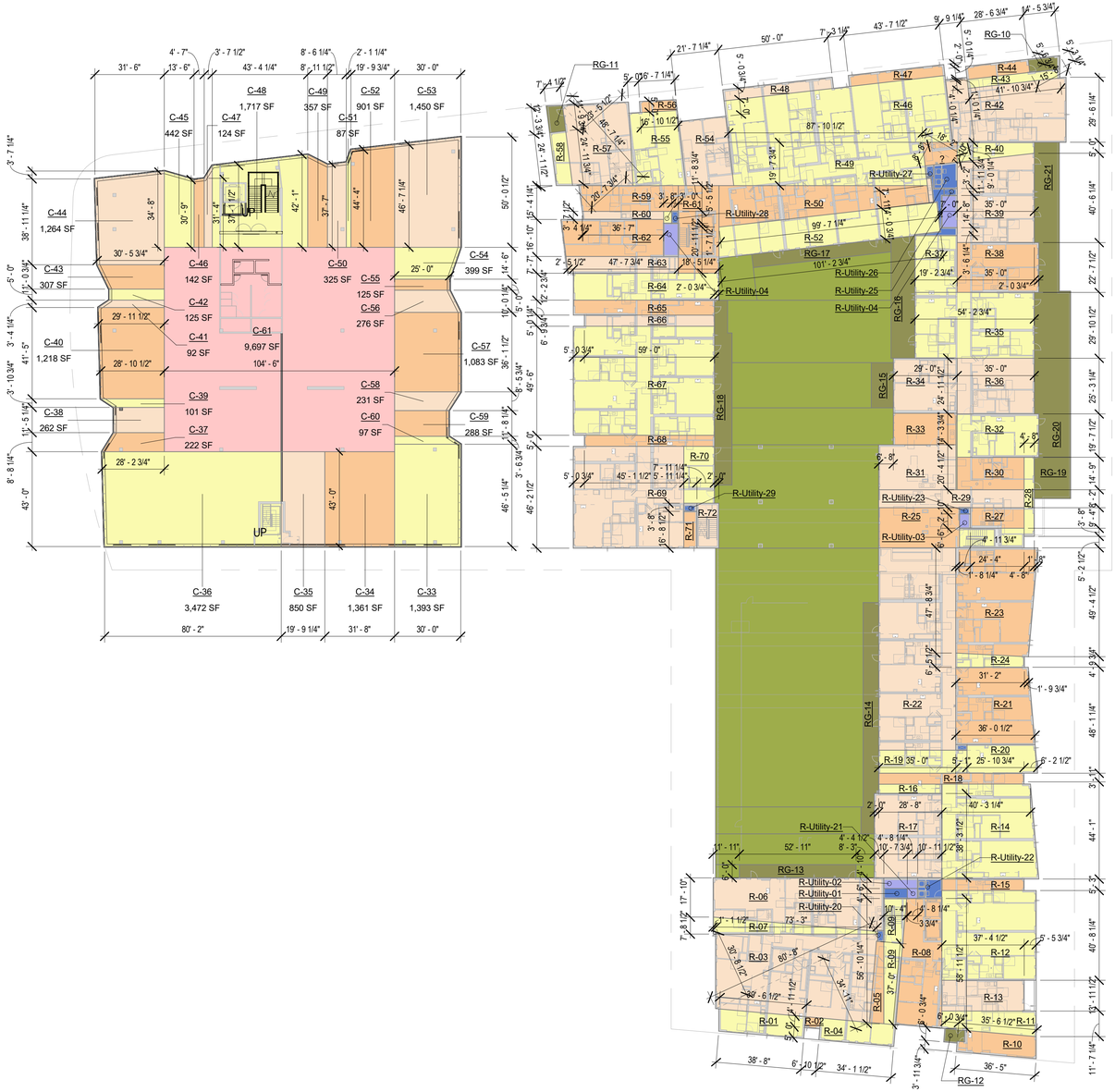
AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

SQUARE FOOTAGE AREA CALCULATIONS (MULTI -FAMILY BUILDING).	
Name	Area
R-01	391.6 SF
R-02	34.0 SF
R-03	2,648.4 SF
R-04	338.1 SF
R-05	184.7 SF
R-06	1,641.2 SF
R-07	331.8 SF
R-08	1,072.6 SF
R-09	448.1 SF
R-10	344.7 SF
R-11	417.2 SF
R-12	1,743.3 SF
R-13	521.6 SF
R-14	1,816.3 SF
R-15	195.6 SF
R-16	120.5 SF
R-17	1,174.3 SF
R-18	325.7 SF
R-19	419.1 SF
R-20	411.5 SF
R-21	1,209.8 SF
R-22	3,214.5 SF
R-23	1,711.6 SF
R-24	175.7 SF
R-25	668.3 SF
R-26	260.3 SF
R-27	227.2 SF
R-28	167.7 SF
R-29	538.7 SF
R-30	447.4 SF
R-31	716.3 SF
R-32	727.5 SF
R-33	408.5 SF
R-34	723.8 SF
R-35	1,620.0 SF
R-36	884.7 SF
R-37	496.0 SF
R-38	838.7 SF
R-39	1,347.8 SF
R-40	245.4 SF
R-41	149.8 SF
R-42	1,165.1 SF
R-43	170.4 SF
R-44	172.3 SF
R-45	284.0 SF
R-46	2,490.9 SF
R-47	221.1 SF
R-48	253.4 SF
R-49	1,726.5 SF
R-50	1,270.0 SF
R-51	22.3 SF
R-52	1,407.0 SF
R-53	733.1 SF
R-54	657.4 SF
R-55	768.6 SF
R-56	82.5 SF
R-57	1,071.4 SF
R-58	180.3 SF
R-59	520.9 SF
R-60	133.0 SF
R-61	20.0 SF
R-62	765.5 SF
R-63	383.6 SF
R-64	808.0 SF
R-65	435.6 SF
R-66	296.2 SF
R-67	3,171.4 SF
R-68	295.0 SF
R-69	2,319.8 SF
R-70	358.5 SF
R-71	99.2 SF
R-72	202.5 SF
R-73	17.1 SF
R-Utility-01	47.9 SF
R-Utility-02	74.2 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
R-Utility-21	21.1 SF
FAR: 79	54,240.7 SF

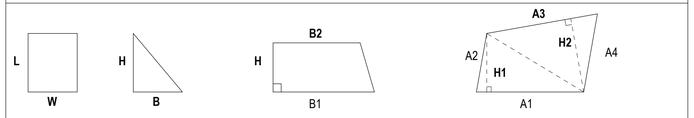
SQUARE FOOTAGE AREA CALCULATIONS (MULTI -FAMILY BUILDING).	
Name	Area
R-Utility-20	14.1 SF
R-Utility-22	102.3 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.8 SF
R-Utility-30	91.4 SF
NON-FAR: 10	431.7 SF
RG-30	64.7 SF
RG-31	49.5 SF
RG-32	1,006.8 SF
RG-33	804.1 SF
RG-34	8,035.0 SF
RG-35	3,307.7 SF
RG-36	1,227.9 SF
RG-37	1,295.5 SF
RG-38	2,075.7 SF
RG-39	1,138.0 SF
RG-40	321.5 SF
NON-FAR GREEN CM: 11	19,326.4 SF
RG-10	84.9 SF
RG-11	89.0 SF
RG-12	53.3 SF
RG-13	317.5 SF
RG-14	712.6 SF
RG-15	205.0 SF
RG-16	593.2 SF
RG-17	379.5 SF
RG-18	639.1 SF
RG-19	308.0 SF
RG-20	1,188.8 SF
RG-21	725.6 SF
NON-FAR GREEN PR: 12	5,296.6 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL AND OFFICE BUILT AREAS ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.

SQUARE FOOTAGE AREA CALCULATIONS (OFFICE).	
Name	Area
C-33	1,392.9 SF
C-34	1,361.3 SF
C-35	849.9 SF
C-36	3,471.6 SF
C-37	222.3 SF
C-38	262.4 SF
C-39	101.2 SF
C-40	1,218.4 SF
C-41	92.4 SF
C-42	125.3 SF
C-43	307.3 SF
C-44	1,263.5 SF
C-45	441.5 SF
C-46	142.4 SF
C-47	124.2 SF
C-48	1,717.2 SF
C-49	357.0 SF
C-50	324.6 SF
C-51	87.1 SF
C-52	901.0 SF
C-53	1,449.7 SF
C-54	398.6 SF
C-55	125.0 SF
C-56	275.6 SF
C-57	1,083.4 SF
C-58	231.2 SF
C-59	287.5 SF
C-60	97.4 SF
C-61	9,697.0 SF
	28,409.0 SF



AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

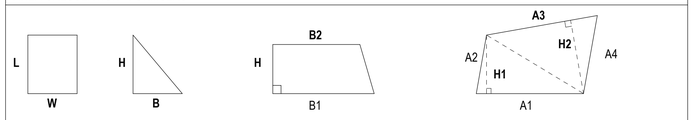
SQUARE FOOTAGE AREA CALCULATIONS (MULTI -FAMILY BUILDING).	
Name	Area
R-01	391.6 SF
R-02	34.0 SF
R-03	2,647.1 SF
R-04	338.1 SF
R-05	184.7 SF
R-06	1,642.7 SF
R-07	331.6 SF
R-08	1,072.6 SF
R-09	448.1 SF
R-10	344.7 SF
R-11	417.2 SF
R-12	1,743.3 SF
R-13	521.6 SF
R-14	1,816.3 SF
R-15	195.6 SF
R-16	120.5 SF
R-17	1,174.3 SF
R-18	325.7 SF
R-19	419.1 SF
R-20	411.5 SF
R-21	1,209.8 SF
R-22	3,214.5 SF
R-23	1,711.6 SF
R-24	175.7 SF
R-25	668.3 SF
R-26	260.3 SF
R-27	227.2 SF
R-28	167.7 SF
R-29	538.7 SF
R-30	447.4 SF
R-31	716.3 SF
R-32	727.5 SF
R-33	345.5 SF
R-34	723.8 SF
R-35	1,620.0 SF
R-36	884.7 SF
R-37	496.0 SF
R-38	838.7 SF
R-39	1,347.8 SF
R-40	245.4 SF
R-41	149.8 SF
R-42	1,165.1 SF
R-43	170.4 SF
R-44	172.3 SF
R-45	284.0 SF
R-46	2,490.9 SF
R-47	221.1 SF
R-48	253.4 SF
R-49	1,726.5 SF
R-50	1,270.0 SF
R-51	22.3 SF
R-52	1,407.0 SF
R-53	733.1 SF
R-54	657.4 SF
R-55	768.6 SF
R-56	82.5 SF
R-57	1,071.4 SF
R-58	180.3 SF
R-59	520.9 SF
R-60	133.0 SF
R-61	20.0 SF
R-62	765.5 SF
R-63	383.6 SF
R-64	808.0 SF
R-65	435.6 SF
R-66	296.2 SF
R-67	3,171.4 SF
R-68	295.0 SF
R-69	2,319.8 SF
R-70	358.5 SF
R-71	99.2 SF
R-72	202.5 SF
R-73	17.1 SF
R-Utility-01	47.9 SF
R-Utility-02	74.2 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
R-Utility-21	21.1 SF
FAR: 156	54,177.7 SF

SQUARE FOOTAGE AREA CALCULATIONS (MULTI -FAMILY BUILDING).	
Name	Area
R-Utility-20	14.1 SF
R-Utility-22	102.3 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.8 SF
R-Utility-30	91.4 SF
NON-FAR: 20	431.6 SF
RG-10	84.9 SF
RG-11	89.0 SF
RG-12	53.3 SF
NON-FAR GREEN PR: 6	227.2 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL AND OFFICE BUILT AREAS ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.

SQUARE FOOTAGE AREA CALCULATIONS (OFFICE).	
Name	Area
C-60	198.0 SF
C-61	1,011.6 SF
FAR: 2	1,209.5 SF
CG-02	763.9 SF
CG-03	68.1 SF
CG-04	164.9 SF
CG-05	227.4 SF
CG-06	158.5 SF
CG-07	742.8 SF
CG-08	399.9 SF
CG-09	330.3 SF
CG-15	1,116.8 SF
CG-16	66.9 SF
CG-17	684.3 SF
CG-18	1,090.7 SF
CG-19	333.3 SF
CG-20	139.7 SF
CG-21	222.6 SF
CG-22	827.2 SF
CG-23	4,768.7 SF
Green Area: 17	12,106.0 SF
CR-01	1,392.9 SF
CR-02	1,319.9 SF
CR-03	40.0 SF
CR-04	804.5 SF
CR-06	383.2 SF
CR-07	1,428.9 SF
CR-08	1,480.8 SF
CR-09	204.4 SF
CR-10	238.8 SF
CR-11	93.1 SF
CR-12	151.5 SF
CR-13	81.7 SF
CR-14	231.2 SF
CR-15	287.5 SF
CR-16	97.4 SF
CR-17	2,786.7 SF
NON-FAR: 16	11,022.4 SF

AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

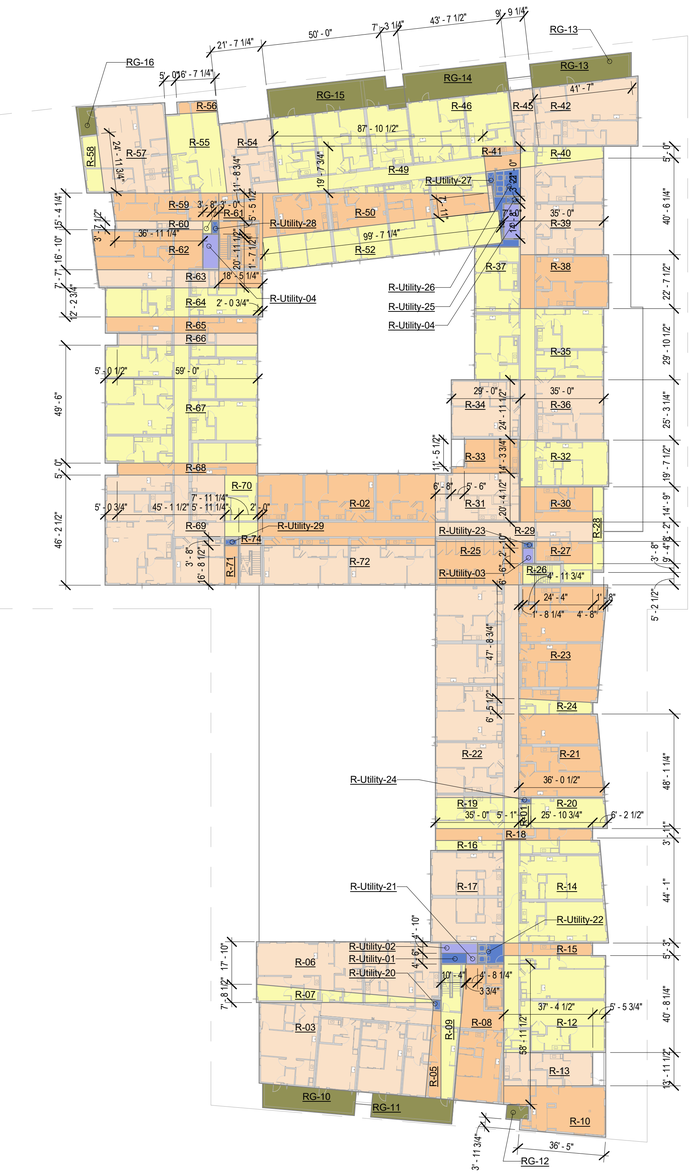
SQUARE FOOTAGE AREA CALCULATIONS (MULTI -:FAMILY BUILDING).

Name	Area
R-01	53.2 SF
R-02	2,247.1 SF
R-03	2,640.9 SF
R-05	183.5 SF
R-06	1,641.2 SF
R-07	331.6 SF
R-08	1,072.6 SF
R-09	447.1 SF
R-10	761.9 SF
R-12	1,744.0 SF
R-13	521.6 SF
R-14	1,816.4 SF
R-15	195.6 SF
R-16	120.5 SF
R-17	1,184.5 SF
R-18	325.7 SF
R-19	456.8 SF
R-20	411.5 SF
R-21	1,209.8 SF
R-22	3,123.5 SF
R-23	1,711.6 SF
R-24	175.7 SF
R-25	668.3 SF
R-26	260.3 SF
R-27	227.2 SF
R-28	167.7 SF
R-29	538.7 SF
R-30	447.4 SF
R-31	716.1 SF
R-32	727.5 SF
R-33	345.5 SF
R-34	723.8 SF
R-35	1,620.4 SF
R-36	884.7 SF
R-37	498.9 SF
R-38	838.7 SF
R-39	1,347.8 SF
R-40	245.4 SF
R-41	149.8 SF
R-42	1,165.0 SF
R-45	234.8 SF
R-46	1,770.0 SF
R-49	1,726.5 SF
R-50	1,270.0 SF
R-51	22.3 SF
R-52	1,407.4 SF
R-53	733.1 SF
R-54	657.4 SF
R-55	768.6 SF
R-56	82.5 SF
R-57	1,070.6 SF
R-58	180.3 SF
R-59	521.0 SF
R-60	133.0 SF
R-61	20.0 SF
R-62	765.5 SF
R-63	383.6 SF
R-64	808.0 SF
R-65	435.6 SF
R-66	296.2 SF
R-67	3,171.3 SF
R-68	295.0 SF
R-69	2,319.8 SF
R-70	358.5 SF
R-71	99.2 SF
R-72	1,377.8 SF
R-73	17.1 SF
R-74	29.1 SF
R-Utility-01	47.9 SF
R-Utility-02	69.1 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
R-Utility-21	21.1 SF
FAR: 74	55,276.9 SF

SQUARE FOOTAGE AREA CALCULATIONS (MULTI -:FAMILY BUILDING).

Name	Area
R-Utility-20	14.1 SF
R-Utility-22	98.7 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.8 SF
R-Utility-30	88.9 SF
NON-FAR: 10	425.5 SF
RG-10	393.7 SF
RG-11	343.7 SF
RG-12	53.4 SF
RG-13	427.5 SF
RG-14	526.5 SF
RG-15	668.8 SF
RG-16	89.0 SF
NON-FAR GREEN PR: 7	2,502.5 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.



1 Level R-05_Built Area
1" = 30'-0"

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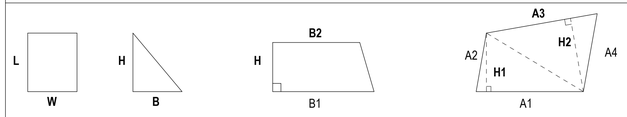
MENLO PORTAL
104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

SQUARE FOOTAGE CALCULATION PLANS - LEVEL 05

N
0 15' 30'

A-034e

AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

SQUARE FOOTAGE AREA CALCULATIONS (MULTI -:FAMILY BUILDING).

Name	Area
R-01	53.2 SF
R-02	2,247.1 SF
R-03	2,640.9 SF
R-05	183.5 SF
R-06	1,641.2 SF
R-07	331.6 SF
R-08	1,072.6 SF
R-09	447.1 SF
R-10	761.9 SF
R-12	1,744.0 SF
R-13	521.6 SF
R-14	1,816.4 SF
R-15	195.6 SF
R-16	120.5 SF
R-17	1,184.5 SF
R-18	325.7 SF
R-19	456.8 SF
R-20	411.5 SF
R-21	1,209.8 SF
R-22	3,123.5 SF
R-23	1,711.6 SF
R-24	175.7 SF
R-25	668.3 SF
R-26	260.3 SF
R-27	227.2 SF
R-28	167.7 SF
R-29	538.7 SF
R-30	447.4 SF
R-31	716.1 SF
R-32	727.5 SF
R-33	345.5 SF
R-34	723.8 SF
R-35	1,620.4 SF
R-36	884.7 SF
R-37	498.9 SF
R-38	838.7 SF
R-39	1,347.8 SF
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R-42	1,165.0 SF
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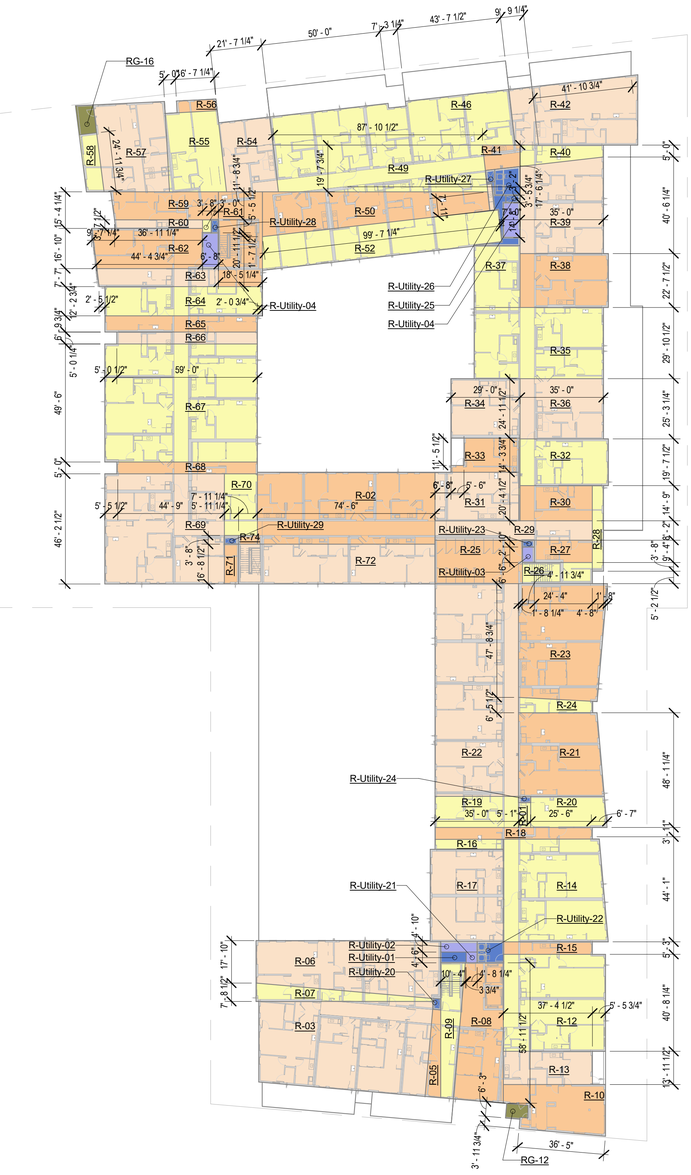
R-46	1,770.0 SF
R-49	1,726.5 SF
R-50	1,270.0 SF
R-51	22.3 SF
R-52	1,407.4 SF
R-53	733.1 SF
R-54	657.4 SF
R-55	768.6 SF
R-56	82.5 SF
R-57	1,070.6 SF
R-58	180.3 SF
R-59	521.0 SF
R-60	133.0 SF
R-61	20.0 SF
R-62	765.5 SF
R-63	383.6 SF
R-64	808.0 SF
R-65	435.6 SF
R-66	296.2 SF
R-67	3,171.3 SF
R-68	295.0 SF
R-69	2,319.8 SF
R-70	358.5 SF
R-71	99.2 SF
R-72	1,377.8 SF
R-73	17.1 SF
R-74	29.1 SF
R-Utility-01	47.9 SF
R-Utility-02	69.1 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
R-Utility-21	21.1 SF
FAR: 74	55,276.9 SF

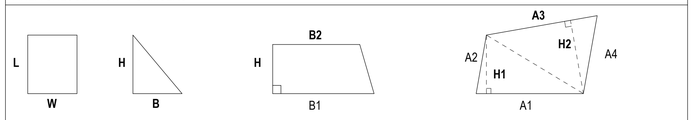
SQUARE FOOTAGE AREA CALCULATIONS (MULTI -:FAMILY BUILDING).

Name	Area
R-Utility-20	14.1 SF
R-Utility-22	98.7 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.8 SF
R-Utility-30	88.9 SF
NON-FAR: 10	425.5 SF
RG-12	53.4 SF
RG-16	89.0 SF
NON-FAR GREEN PR: 2	142.3 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.



AREA CALCULATION - FORMULAS



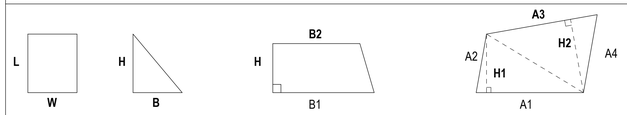
AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

SQUARE FOOTAGE AREA CALCULATIONS (MULTI -:FAMILY BUILDING).	
Name	Area
R-01	195.4 SF
R-02	1,816.7 SF
R-03	2,641.0 SF
R-04	1,184.5 SF
R-05	183.5 SF
R-06	1,641.2 SF
R-07	331.6 SF
R-08	1,076.0 SF
R-09	2,838.5 SF
R-10	520.9 SF
R-11	183.1 SF
R-12	2,675.4 SF
R-13	647.9 SF
R-14	53.2 SF
R-15	411.5 SF
R-16	1,209.8 SF
R-17	175.7 SF
R-18	1,711.6 SF
R-19	60.7 SF
R-20	487.6 SF
R-21	583.3 SF
R-22	1,960.6 SF
R-23	801.9 SF
R-24	727.5 SF
R-25	1,930.1 SF
R-26	1,073.9 SF
R-27	1,593.2 SF
R-28	838.7 SF
R-29	1,165.3 SF
R-30	235.2 SF
R-31	914.6 SF
R-32	149.8 SF
R-33	1,407.4 SF
R-34	1,273.6 SF
R-35	1,722.5 SF
R-36	116.5 SF
R-37	738.1 SF
R-38	657.9 SF
R-39	640.9 SF
R-40	642.4 SF
R-41	632.3 SF
R-42	35.3 SF
R-43	733.4 SF
R-44	808.0 SF
R-45	361.2 SF
R-46	614.5 SF
R-47	81.8 SF
R-48	435.6 SF
R-49	296.2 SF
R-50	3,171.3 SF
R-51	295.0 SF
R-52	2,319.8 SF
R-53	265.7 SF
R-54	106.2 SF
R-55	36.7 SF
R-56	265.3 SF
R-57	22.3 SF
R-Utility-01	47.9 SF
R-Utility-02	69.1 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
R-Utility-21	21.1 SF
FAR: 64	50,072.7 SF

SQUARE FOOTAGE AREA CALCULATIONS (MULTI -:FAMILY BUILDING).	
Name	Area
R-Utility-20	14.1 SF
R-Utility-22	98.7 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.5 SF
R-Utility-30	88.9 SF
NON-FAR: 10	425.2 SF
RG-30	1,122.5 SF
RG-31	2,172.2 SF
NON-FAR GREEN CM: 2	3,294.7 SF
RG-10	398.0 SF
RG-11	209.8 SF
RG-12	698.3 SF
RG-13	181.3 SF
RG-14	139.8 SF
RG-15	39.6 SF
NON-FAR GREEN PR: 6	1,666.9 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.

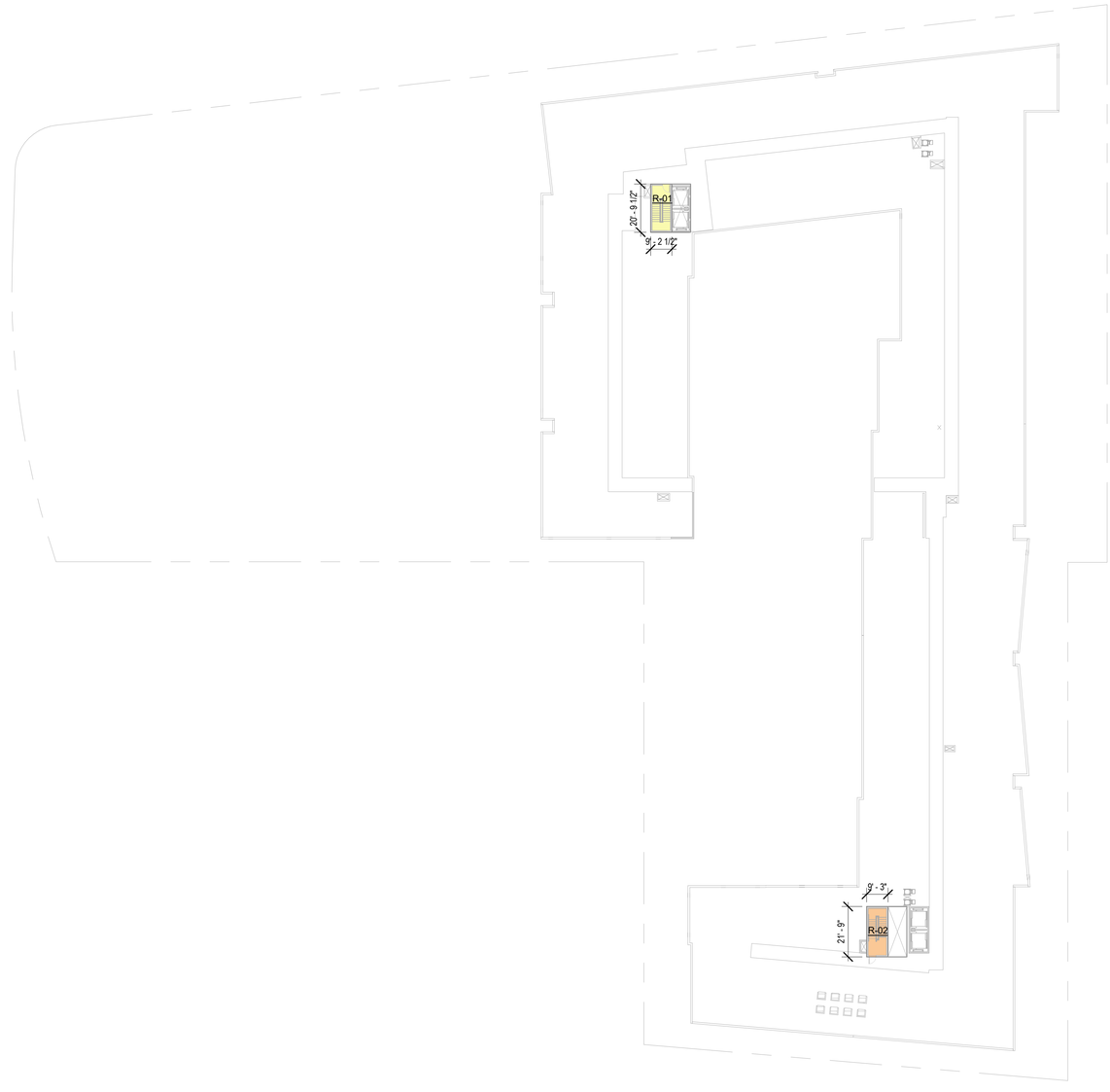
AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

SQUARE FOOTAGE AREA CALCULATIONS (MULTI - FAMILY BUILDING)	
Name	Area
R-01	191.2 SF
R-02	201.3 SF
FAR: 2	392.5 SF
	392.5 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.



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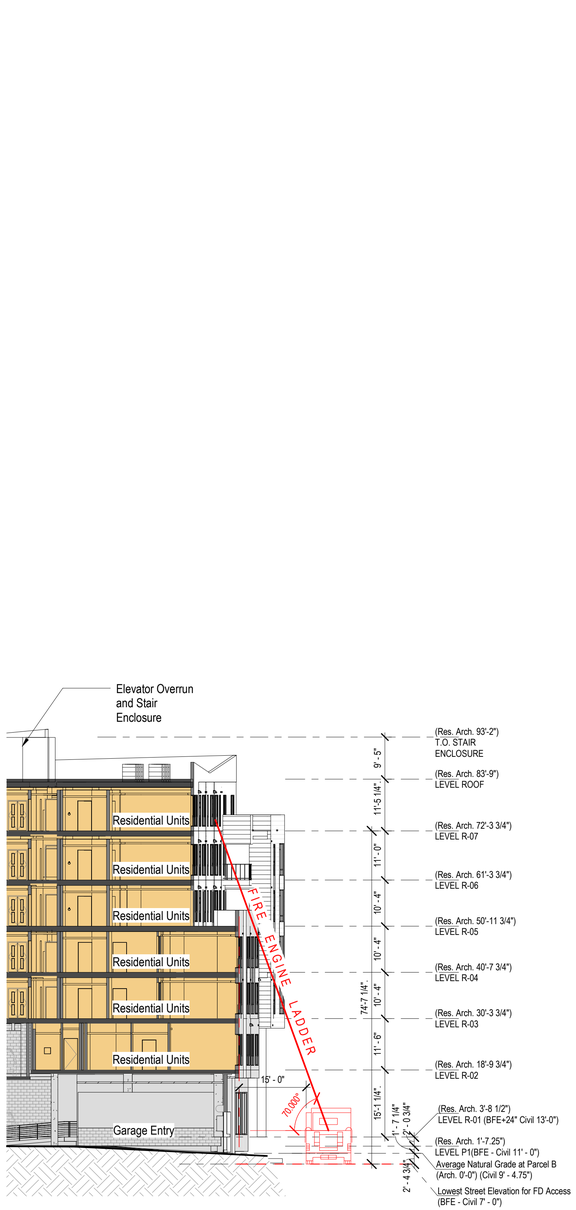
104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

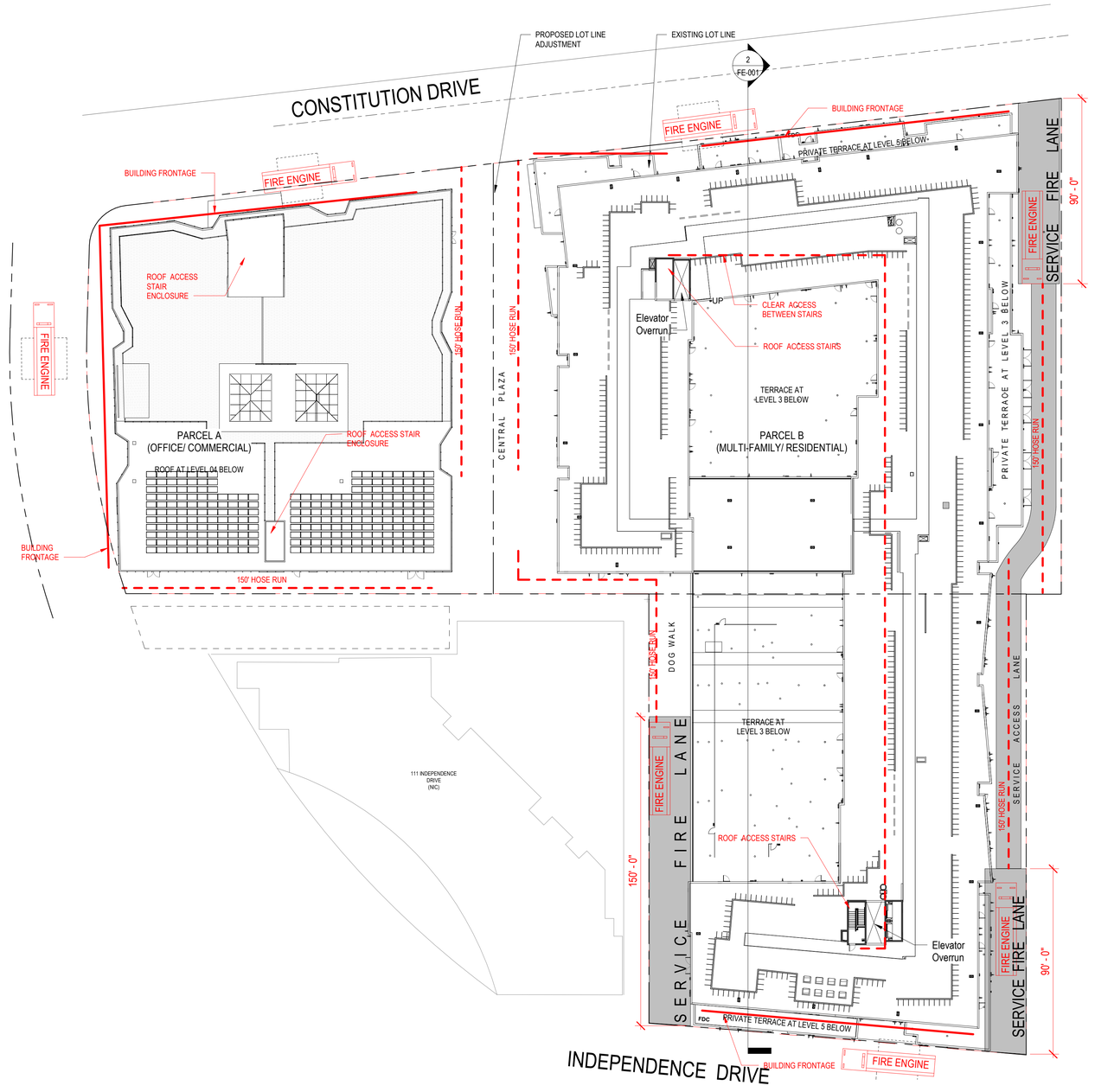
SQUARE FOOTAGE CALCULATION PLANS - LEVEL ROOF

N

0 15' 30'

A-034h





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104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA

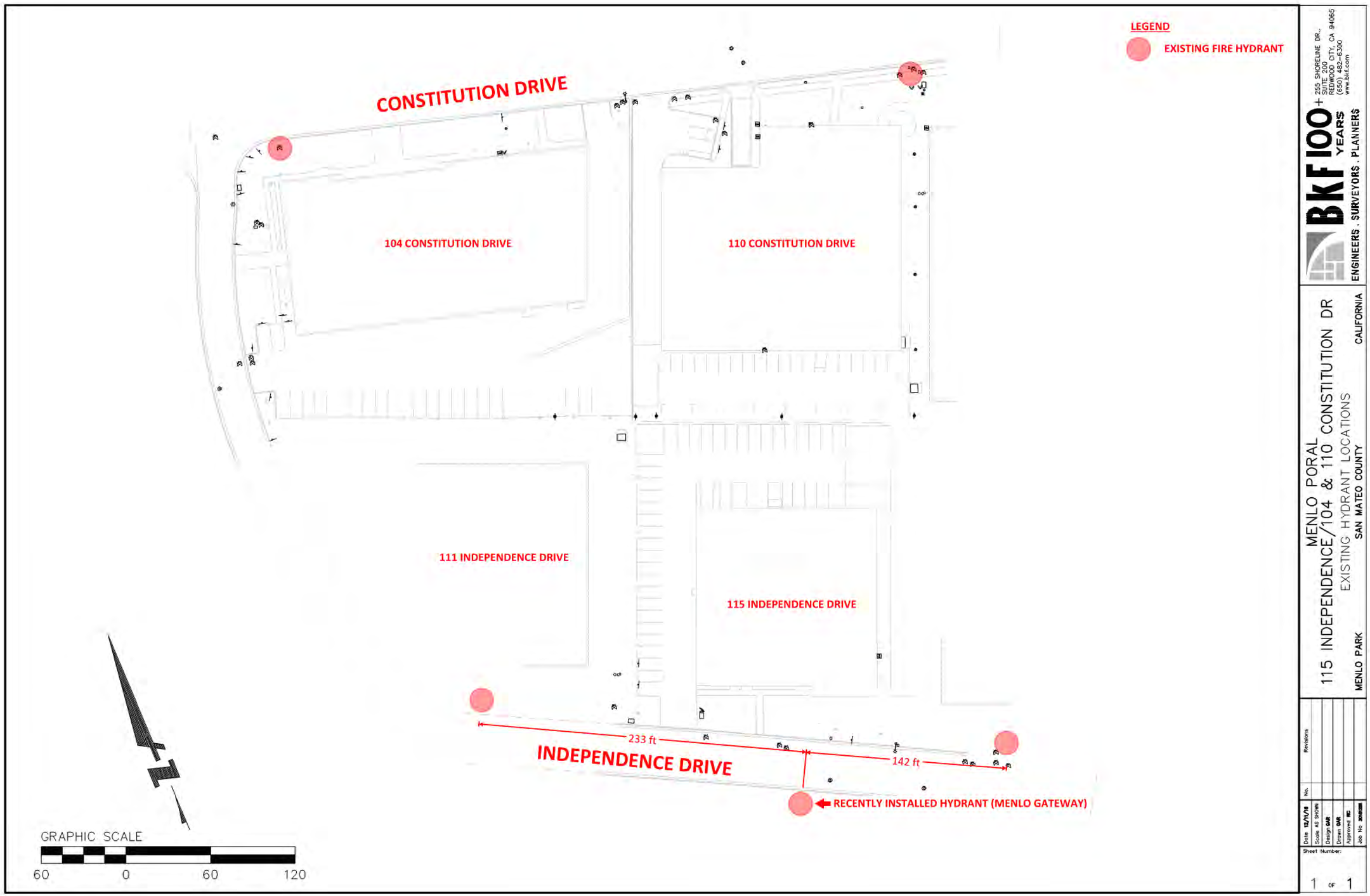
06-25-2021

FIRE EXHIBIT

N

0 15' 30'

FE-001



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115 INDEPENDENCE/104 & 110 CONSTITUTION DR
EXISTING HYDRANT LOCATIONS
MENLO PARK
SAN MATEO COUNTY
CALIFORNIA

Revisions
No.

Date 12/7/18
Scale AS SHOWN
Design GAR
Drawn GAR
Approved MC
Job No 2018188

Sheet Number:
1 OF 1

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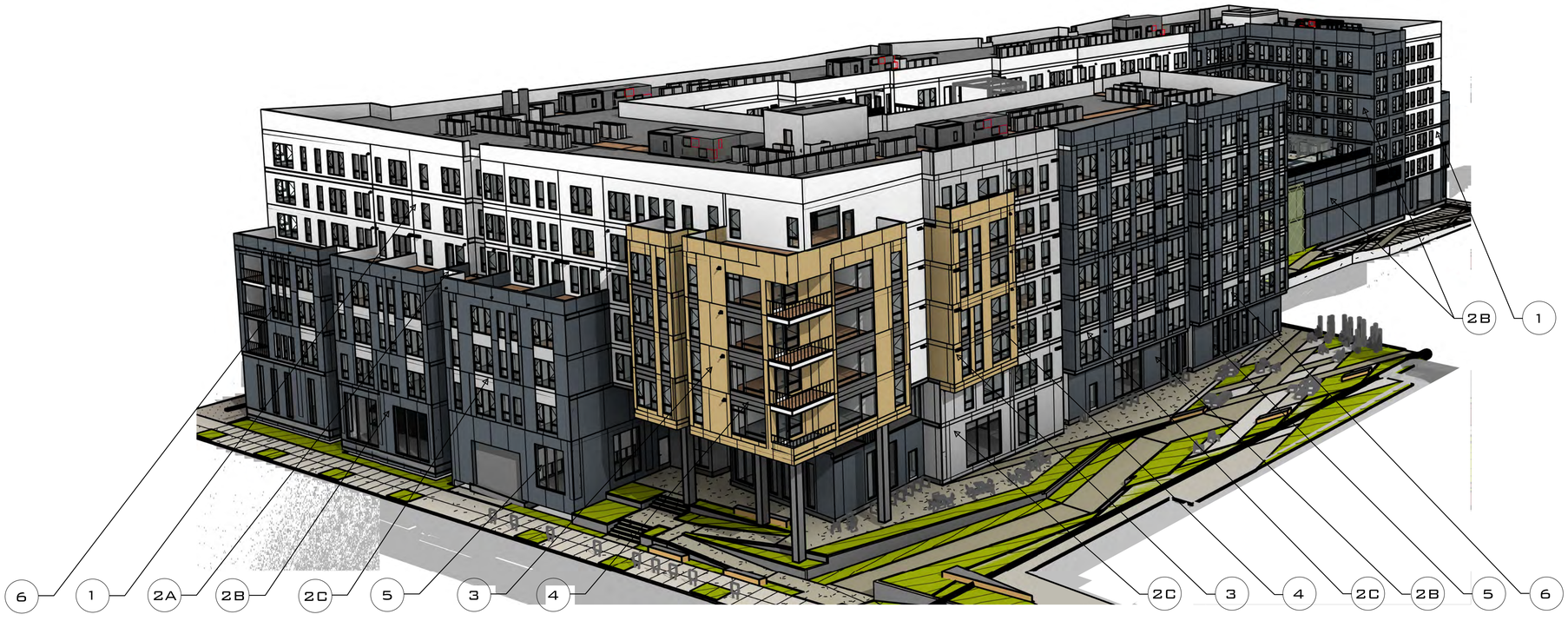
MENLO PORTAL
104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
06-25-2021

EXISTING HYDRANT LOCATIONS

N
0 15' 30'

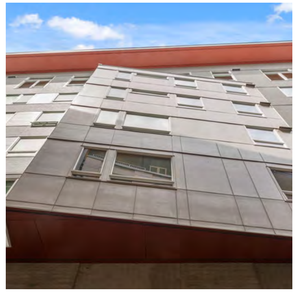
FE-002



1 STUCCO - SMooth troweled finish

3 ALUMINUM SIDING

4 ALUMINUM SIDING



2

2A
CAST STRIPE - PEARL

2B
MODERN STRIPE - CHARCOAL

2C
ZEN GARDEN - GREY

FIBER CEMENT PANEL

6

VINYL WINDOW

5

ALUMINUM STOREFRONT SYSTEM

BDE ARCHITECTURE

HELLER MANUS ARCHITECTS

GREYSTAR®

MENLO PORTAL

MATERIAL BOARD

110 & 115 CONSTITUTION DRIVE, MENLO PARK, CA

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MATERIAL COLOR BUILDING ELEVATION - NORTH OVERALL 4

1/16" = 1'-0"

MATERIAL COLOR BUILDING ELEVATION - EAST OVERALL 3

1/16" = 1'-0"

MATERIAL COLOR BUILDING ELEVATION - SOUTH OVERALL 2

1/16" = 1'-0"

MATERIAL COLOR BUILDING ELEVATION - WEST OVERALL 1

1/16" = 1'-0"

WEST FACADE AREA = 17,370 SF

STUCCO =1,228 SF

7.1% STUCCO

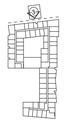
92.9% RAINSCREEN

NORTH FACADE AREA = 20,324 SF

STUCCO = 7,046 SF

34.7% STUCCO

65.3% RAINSCREEN



EAST FACADE AREA = 38,398 SF

STUCCO = 14,531 SF

37.8% STUCCO

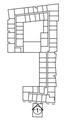
62.2% RAINSCREEN

SOUTH OVERALL FACADE AREA = 12,642 SF

STUCCO = 5,090 SF

40.3% STUCCO

59.7% RAINSCREEN

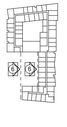


WEST C COURTYARD FACING STREET AREA = 18,838 SF

STUCCO AT WEST ELEV COURTYARD C AND PODIUM EXTENSION FACING STREET AREA =5,788 SF

30.7% STUCCO

69.3% RAINSCREEN



MATERIAL LEGEND

1 - STUCCO- COLOR 1

2A - FIBER CEMENT PANEL RIDGED- COLOR 1

2B - FIBER CEMENT PANEL RIDGED- COLOR 2

2C - FIBER CEMENT PANEL RIDGED- COLOR 2

3 - ALUMINUM SIDING

4 - METAL PANEL

5- STOREFRONT SYSTEM

6 - VINYL WINDOW

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.•EET.

1. STUCCO - COLOR 1
2A. FIBER CEMENT PANEL - COLOR 1
2B. FIBER CEMENT PANEL -COLOR 2
2C. FIBER CEMENT PANEL -COLOR 3
3. ALUMINUM SIDING
4. METAL PANEL
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW
7. DESIGN-BUILD HOT DIPPED GALVANIZED PTD 43" HIGH GUARDRAIL
8. FIBER GLASS DOOR
9. ROLL UP GARAGE DOOR
10. HM DOOR
11A. MECHANICAL INTAKE LOUVER
11B. MECHANICAL LOUVER
12. SCUPPER DRAIN AND DOWNSPOUT
13. ROLL UP TRASHROOM DOOR
14. GLASS GUARDRAIL 43" HIGH
15. MECHANICAL SCREEN
16. POTENTIAL LANDSCAPED OR ACCENT WALL
17. CONTROL/EXPANSION JOINTS, SEE DETAILS ON A8.15

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

STAMP

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BUILDING MATERIAL ELEVATION

SHEET TITLE **OVERALL**

SCALE

PROJ #. 1919 DRAWN BY VD

SHEET SIZE: 36 x 48

A3.00M

0' 16' 32'

4/9/2021 4:46:31 PM

BUILDING MATERIAL IDENTIFICATION ELEVATION - NORTH OVERALL 4

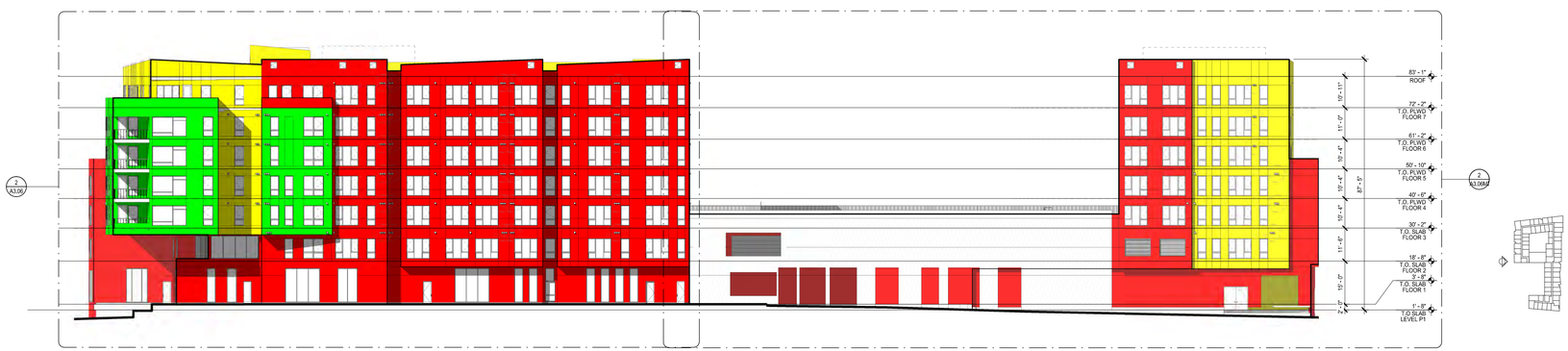
1/16" = 1'-0"

BUILDING MATERIAL IDENTIFICATION ELEVATION - EAST OVERALL 3

1/16" = 1'-0"

BUILDING MATERIAL IDENTIFICATION ELEVATION - SOUTH OVERALL 2

1/16" = 1'-0"



BUILDING ELEVATION - WEST OVERALL 1

1/16" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR WOOD-FRAMED BUILDINGS) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF 9'-4" = 0'-0" DATUM.

C. SEE A0.20 AND A0.22 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.00 AND A10.01 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

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SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

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Rev.	Issue	Date
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT — No. C28511 — REN. 8.31.21 — STATE OF CALIFORNIA

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BUILDING MATERIAL IDENTIFICATION ELEVATION OVERALL

Sheet Title

Scale

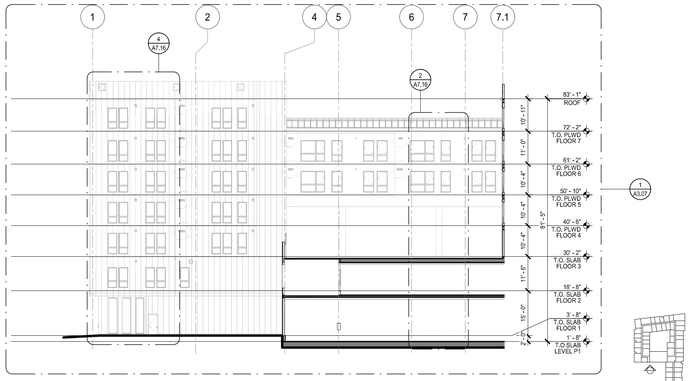
Proj. # 1919 Drawn by VD

Sheet Size 36 x 48

A3.00MI

0' 16' 32'

2/5/2021 12:31:00 PM



COURTYARD BRIDGE SOUTH ELEVATION OVERALL 6

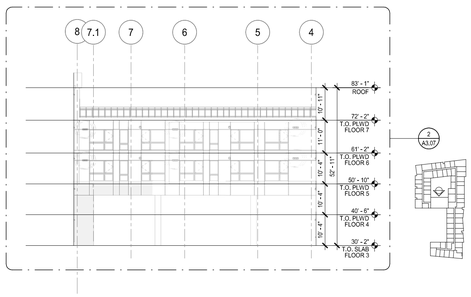
1/16" = 1'-0"

COURTYARD ELEVATION - SOUTH OVERALL 4

1/16" = 1'-0"

COURTYARD ELEVATION - WEST OVERALL 3

1/16" = 1'-0"



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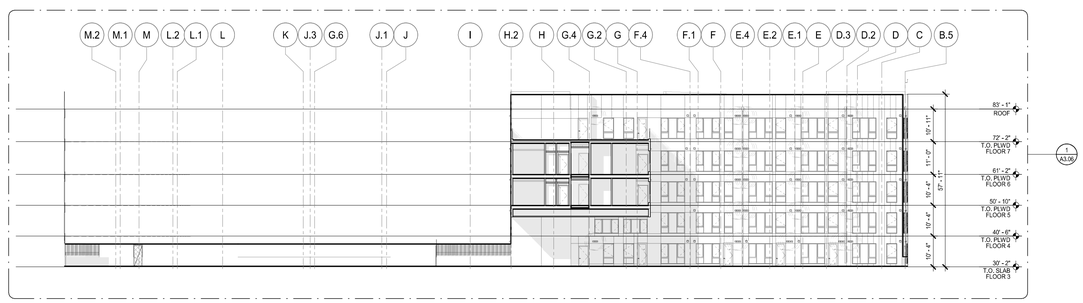
COURTYARD ELEVATION -NORTH OVERALL 2

1/16" = 1'-0"



COURTYARD ELEVATION - EAST OVERALL 1

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Rev	Issue	Date
1	DD-2	03.12.20
2	CD-1	05.14.20
3	CD-2	08.13.20
4	GMP	02.18.21
5	FOUNCIATION TO PODIUM PERMIT	03.04.21
6	SUPERSTRUCTURE PERMIT	03.25.21

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BUILDING COURTYARD ELEVATION

Sheet Title **OVERALL**

Scale

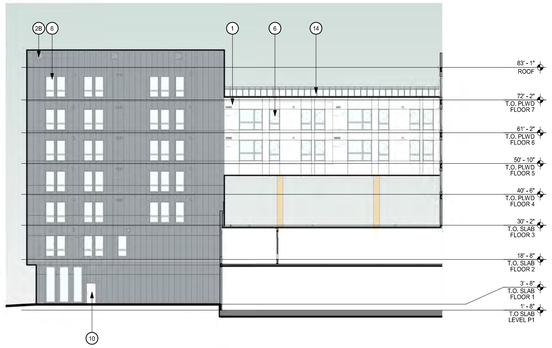
Proj. # 1919 Drawn by VD

Sheet Size 36 x 48

0' 16' 32'

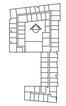
A3.01

2020.04.17 4:38:30 PM

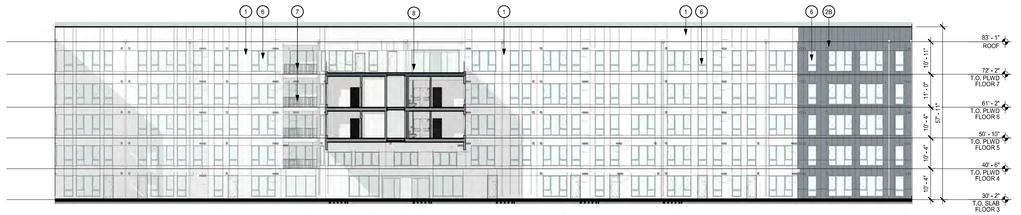


STUCCO = 1,713 SF
22.8% STUCCO
77.2% RAINSCREEN

COURTYARD BRIDGE SOUTH MATERIAL ELEVATION OVERALL 6
1/16" = 1'-0"

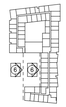


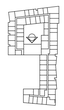
MATERIAL COLOR COURTYARD ELEVATION - SOUTH OVERALL 1
1/16" = 1'-0"



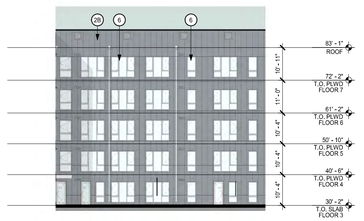
MATERIAL COLOR COURTYARD ELEVATION - WEST OVERALL 2
1/16" = 1'-0"

WEST C COURTYARD FACING STREET AREA = 18,838 SF
STUCCO AT WEST ELEV COURTYARD C AND PODIUM EXTENSION FACING STREET AREA =5,788 SF
30.7% STUCCO
69.3% RAINSCREEN

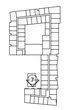




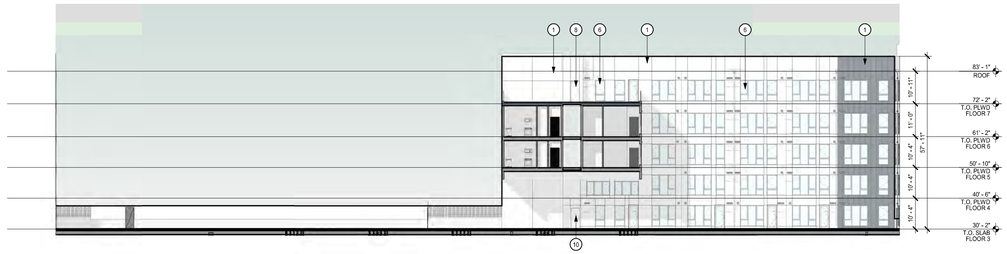
COURTYARD BRIDGE NORTH MATERIAL ELEVATION OVERALL 5
1/16" = 1'-0"

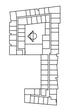


COURTYARD NORTH FACADE AREA =4,280 SF
STUCCO = 1,922 SF
44.9% STUCCO
55.1% RAINSCREEN



MATERIAL COLOR COURTYARD ELEVATION NORTH OVERALL 3
1/16" = 1'-0"





MATERIAL COLOR COURTYARD ELEVATION - EAST OVERALL 4
1/16" = 1'-0"

MATERIAL LEGEND

1 - STUCCO- COLOR 1

2A - FIBER CEMENT PANEL RIDGED- COLOR 1

2B - FIBER CEMENT PANEL RIDGED- COLOR 2

2C - FIBER CEMENT PANEL RIDGED- COLOR 2

3 - ALUMINUM SIDING

4 - METAL PANEL

5- STOREFRONT SYSTEM

6 - VINYL WINDOW

SHEET NOTES

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2A. FIBER CEMENT PANEL - COLOR 1
2B. FIBER CEMENT PANEL -COLOR 2
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REV.	ISSUE	DATE
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0' 16' 32'

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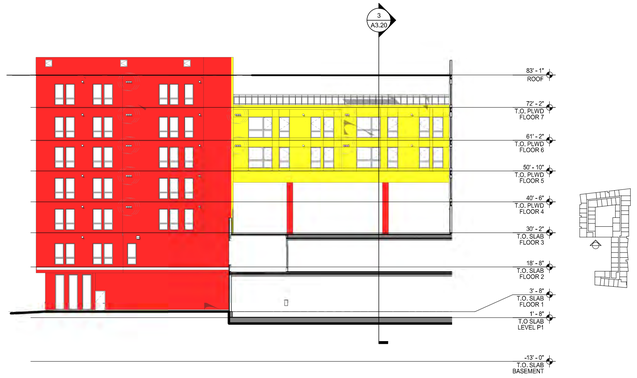
BUILDING MATERIAL COURTYARD ELEVATION

SHEET TYPE ELEVATION
SCALE OVERALL
PROJ #: 1919 DRAWN BY: VD
SHEET SIZE: 36 x 48

A3.01M

8/20/2021 2:16:56 PM



COURTYARD BRIDGE SOUTH MATERIAL IDENTIFICATION ELEVATION OVERALL 6

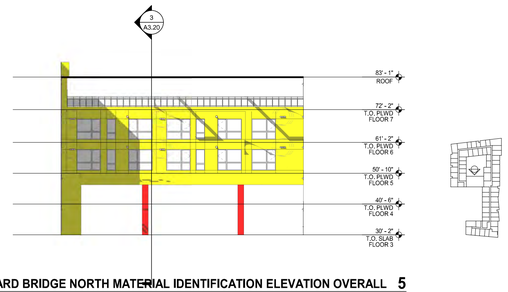
1/16" = 1'-0"

COURTYARD MATERIAL IDENTIFICATION COURTYARD ELEVATION - SOUTH 2

1/16" = 1'-0"

COURTYARD MATERIAL IDENTIFICATION ELEVATION - WEST. 1

1/16" = 1'-0"



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COURTYARD MATERIAL IDENTIFICATION ELEVATION - SOUTH 4

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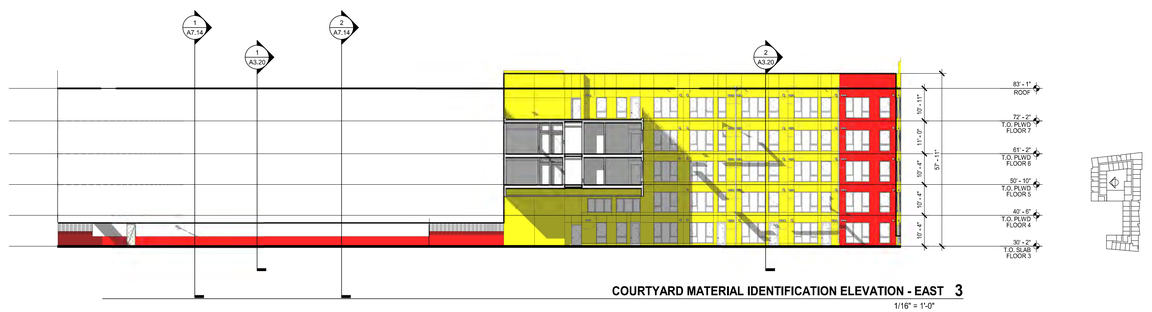

COURTYARD MATERIAL IDENTIFICATION ELEVATION - EAST 3

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17. 24" x 24" ACCESS HATCH FOR EBM EQUIPMENT. HATCH TO BE LOCATED ALIGNED W/ OUTRIGGERS. SEE EBM DRAWINGS.
18. METAL PLANK CLADDING AT SOFFIT
19. CONTROL/EXPANSION JOINTS. SEE DETAILS ON A8.15

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
3	GMP	02.18.21
4	FOUNDATION TO PODIUM PERMIT	03.04.21
5	SUPERSTRUCTURE PERMIT	03.25.21

STAMP

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BUILDING MATERIAL IDENTIFICATION

SHEET COURTYARD ELEVATION

SCALE 1/8"=1'-0"

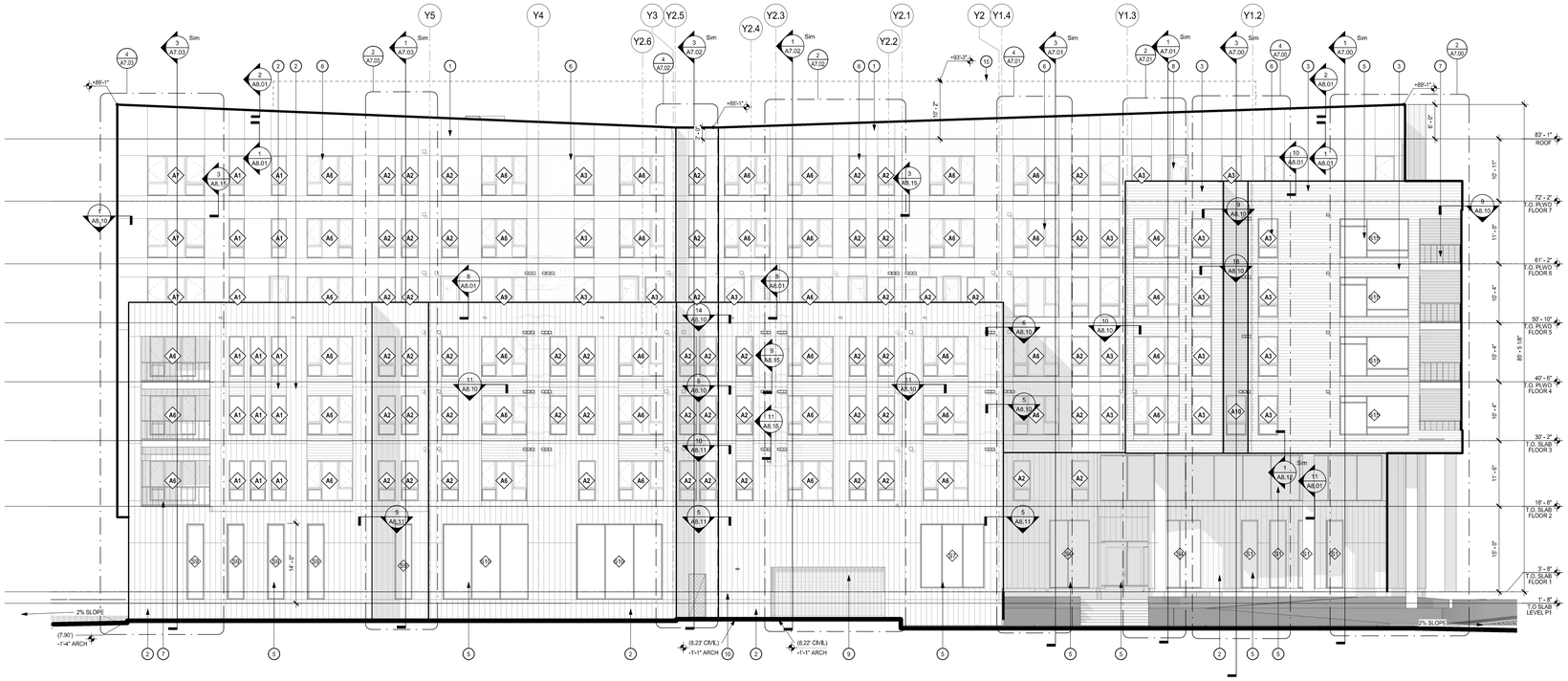
PROJ #. 19OVERALL

SHEET SIZE: 36 x 48

9' 16' 32'

A3.01MI

2020.04.17 03:43 PM



BUILDING ELEVATION - NORTH 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR WOOD-FRAMED BUILDINGS) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

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SEE SHEET A10.00 AND A10.01 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

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SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
3. ALUMINUM SIDING
4. METAL PANEL
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW
7. DESIGN-BUILD HOT DIPPED GALVANIZED PTD 43" HIGH GUARDRAIL
8. FIBER GLASS DOOR
9. GARAGE ROLL UP-DOOR
10. HM DOOR
11. MECHANICAL INTAKE/EXHAUST LOUVERS
12. SCUPPER DRAIN AND DOWNSPOUT
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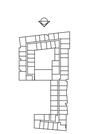

0' 8' 16'

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Client

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Entitlement Architect

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1919-MENLO-PORTAL

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	SD-2	11.21.19
	SD-3	12.19.19
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LICENSED ARCHITECT Brian Mello No. C27511 REGISTERED STATE OF CALIFORNIA

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BUILDING ELEVATIONS NORTH

Sheet Title

Scale

Proj. # 1919 Drawn by XX

Sheet Size 36 x 48

A3.02

2/2/2021 12:03:53 PM

BUILDING MATERIAL COLOR ELEVATION - NORTH 1

1/8" = 1'-0"

MATERIAL LEGEND

1 - STUCCO- COLOR 1

2A - FIBER CEMENT PANEL RIDGED- COLOR 1

2B - FIBER CEMENT PANEL RIDGED- COLOR 2

2C - FIBER CEMENT PANEL RIDGED- COLOR 2

3 - ALUMINUM SIDING

4 - METAL PANEL

5- STOREFRONT SYSTEM

6 - VINYL WINDOW

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET,4EET,

1. STUCCO - COLOR 1
2A. FIBER CEMENT PANEL - COLOR 1
2B. FIBER CEMENT PANEL -COLOR 2
2C. FIBER CEMENT PANEL -COLOR 3
3. ALUMINUM SIDING
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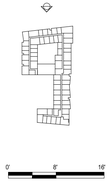

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BUILDING MATERIAL COLOR ELEVATIONS

SHEET NORTH

PROJ #: 1919 DRAWN BY: XX

SHEET SIZE: 36 x 48

A3.02M

8/6/2021 4:29:43 PM

BUILDING MATERIAL IDENTIFICATION ELEVATION - NORTH. 1

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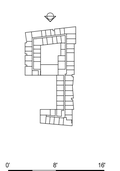

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1919-MENLO-PORTAL

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Rev.	Issue	Date
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LICENSED ARCHITECT Brian Mello No. C27511 REN. 8.31.21 STATE OF CALIFORNIA

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BUILDING MATERIAL IDENTIFICATION

Sheet **ELEVATIONS**

Scale **NORTH**

Proj. # 1919 Drawn by XX

Sheet Size 36 x 48

A3.02MI

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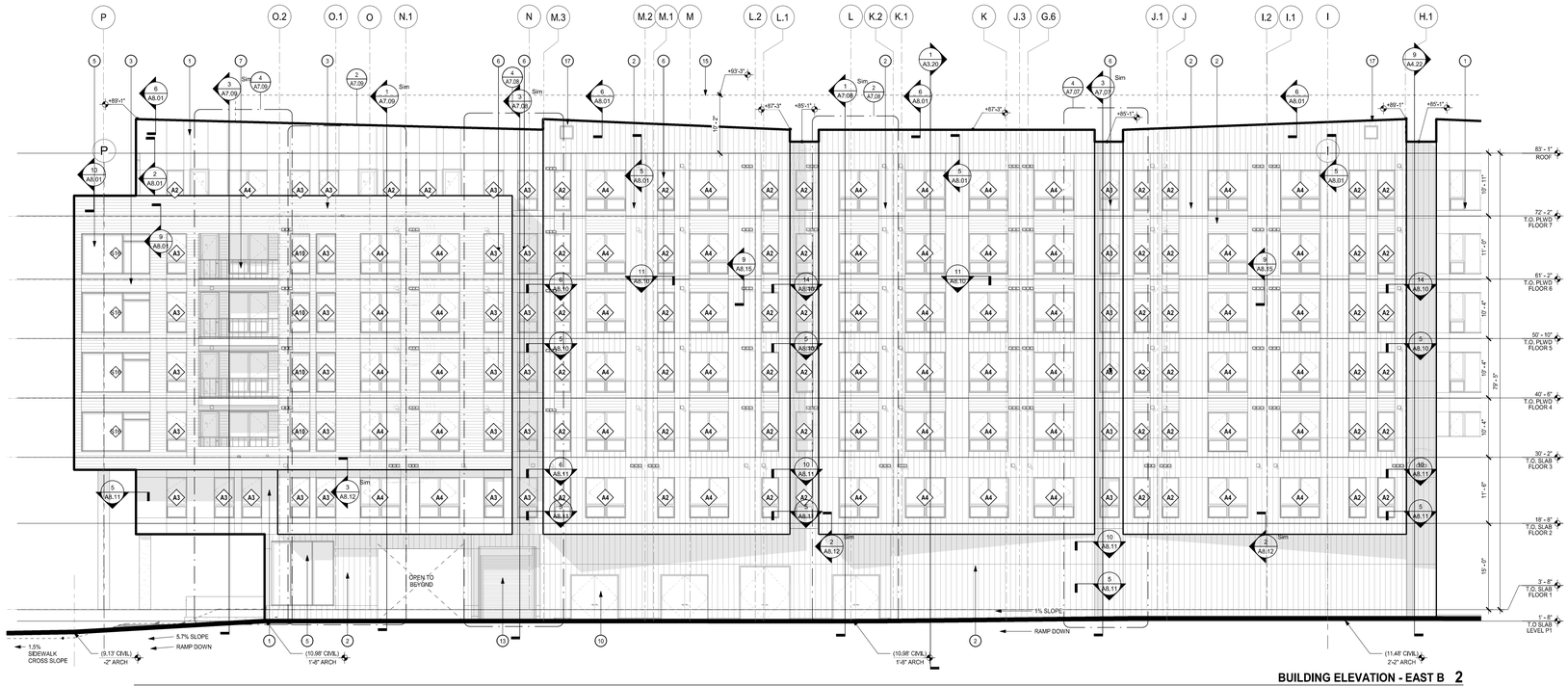
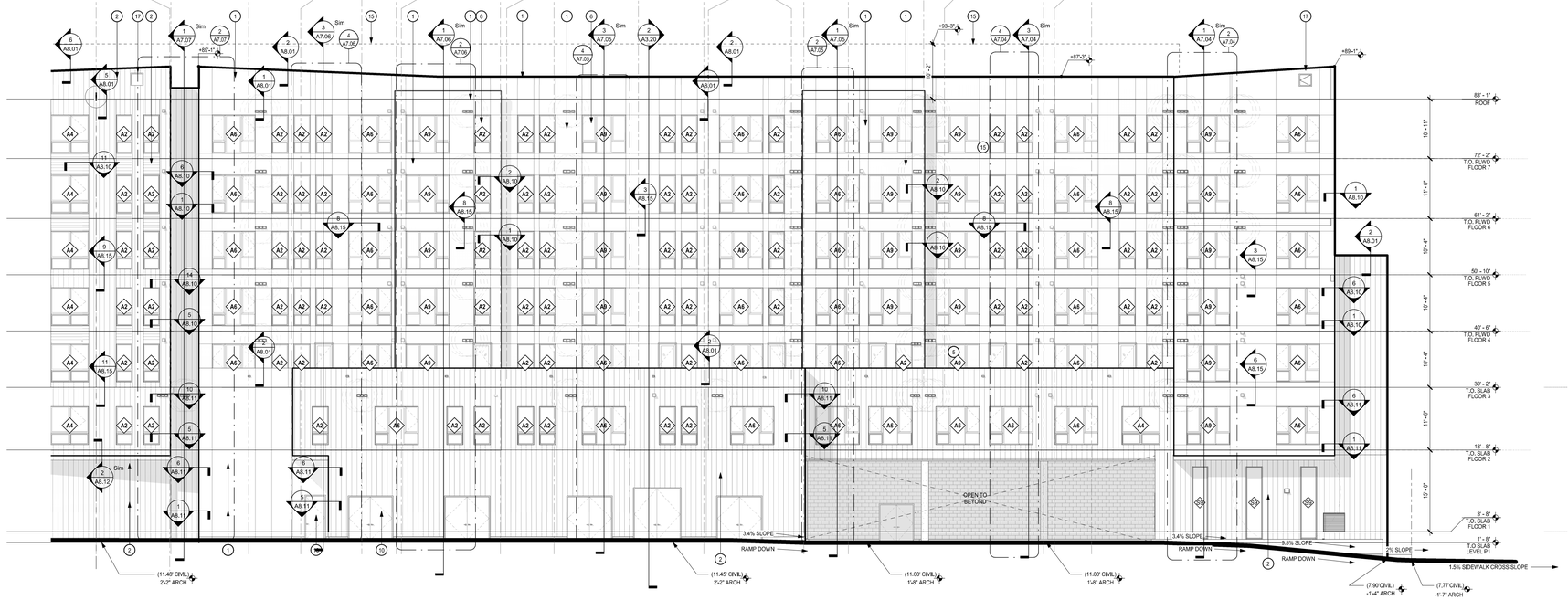


BUILDING ELEVATION - EAST B 2

1/8" = 1'-0"



BUILDING ELEVATION EAST -A 1

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BUILDING ELEVATIONS EAST

SHEET TITLE

SCALE

PROJ #. 1919 DRAWN BY SP

SHEET SIZE: 36 x 48

A3.03

AS2020 11:26:14 PM

BUILDING MATERIAL COLOR ELEVATION - EAST A 2

1/8" = 1'-0"

BUILDING MATERIAL COLOR ELEVATION - EAST B 1

1/8" = 1'-0"

MATERIAL LEGEND

1 - STUCCO- COLOR 1

2A - FIBER CEMENT PANEL RIDGED- COLOR 1

2B - FIBER CEMENT PANEL RIDGED- COLOR 2

2C - FIBER CEMENT PANEL RIDGED- COLOR 2

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0' 8' 16'

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LICENSED ARCHITECT — Kevin Mau — Reg. No. C-30... — STATE OF CALIFORNIA

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BUILDING MATERIAL COLOR

Sheet **ELEVATIONS**

Scale **EAST**

Proj #: 1919 Drawn by: SP

Sheet Size: 36 x 48

A3.03M

4/6/2021 4:26:39 PM

BUILDING MATERIAL IDENTIFICATION ELEVATION - EAST A 2

1/8" = 1'-0"

BUILDING MATERIAL IDENTIFICATION ELEVATION - EAST B 1

1/8" = 1'-0"

GENERAL NOTES

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Client

GREYSTAR

Entitlement Architect

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
3	GMP	02.18.21
4	FOUNDATION TO PODIUM PERMIT	03.04.21
5	SUPERSTRUCTURE PERMIT	03.25.21

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BUILDING MATERIAL IDENTIFICATION ELEVATIONS

Sheet EAST

Scale

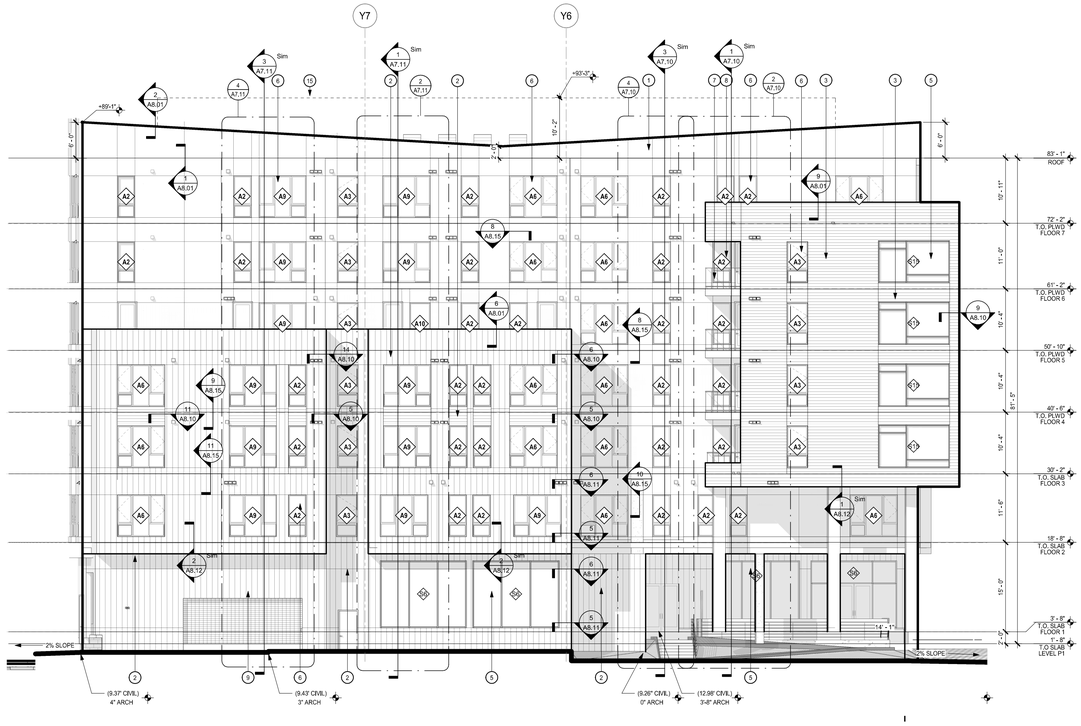
Proj. # 1919 Drawn by SP

Sheet Size 36 x 48

A3.03MI

9' 0" 18'

2020.12.23 2:30 PM



BUILDING ELEVATION - SOUTH 1

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ENTITLEMENT ARCHITECT

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Rev	Issue	Date
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BUILDING ELEVATIONS SOUTH

Sheet Title

Scale

Proj. # 1919 Drawn by SP

Sheet Size 36 x 48

A3.04

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BUILDING MATERIAL COLOR ELEVATION - SOUTH 1

1/8" = 1'-0"

MATERIAL LEGEND

1 - STUCCO- COLOR 1

2A - FIBER CEMENT PANEL RIDGED- COLOR 1

2B - FIBER CEMENT PANEL RIDGED- COLOR 2

2C - FIBER CEMENT PANEL RIDGED- COLOR 2

3 - ALUMINUM SIDING

4 - METAL PANEL

5- STOREFRONT SYSTEM

6 - VINYL WINDOW

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.SEET.

1 STUCCO - COLOR 1
2A FIBER CEMENT PANEL - COLOR 1
2B FIBER CEMENT PANEL -COLOR 2
2C FIBER CEMENT PANEL -COLOR 3
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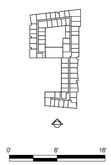

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BUILDING MATERIAL COLOR ELEVATIONS SOUTH

Sheet

Scale

Proj #. 1919 Drawn by SP

Sheet Size: 36 x 48

A3.04M

4/30/2021 12:30:57 PM

BUILDING MATERIAL IDENTIFICATION ELEVATION - SOUTH 1

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0' 8' 16'

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BUILDING MATERIAL IDENTIFICATION ELEVATIONS

Sheet: SOUTH

Proj. #: 1919 Drawn by: SP

Sheet Size: 36 x 48

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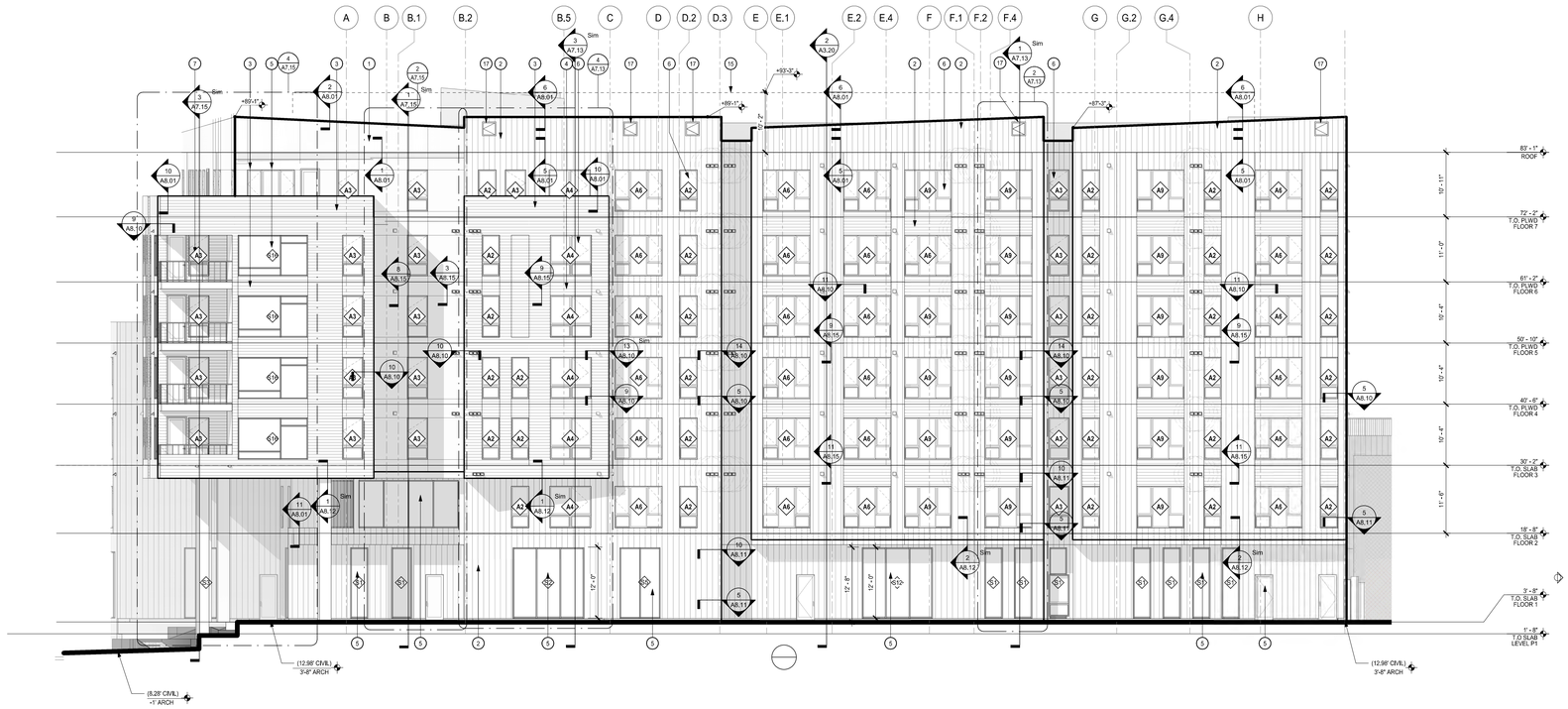
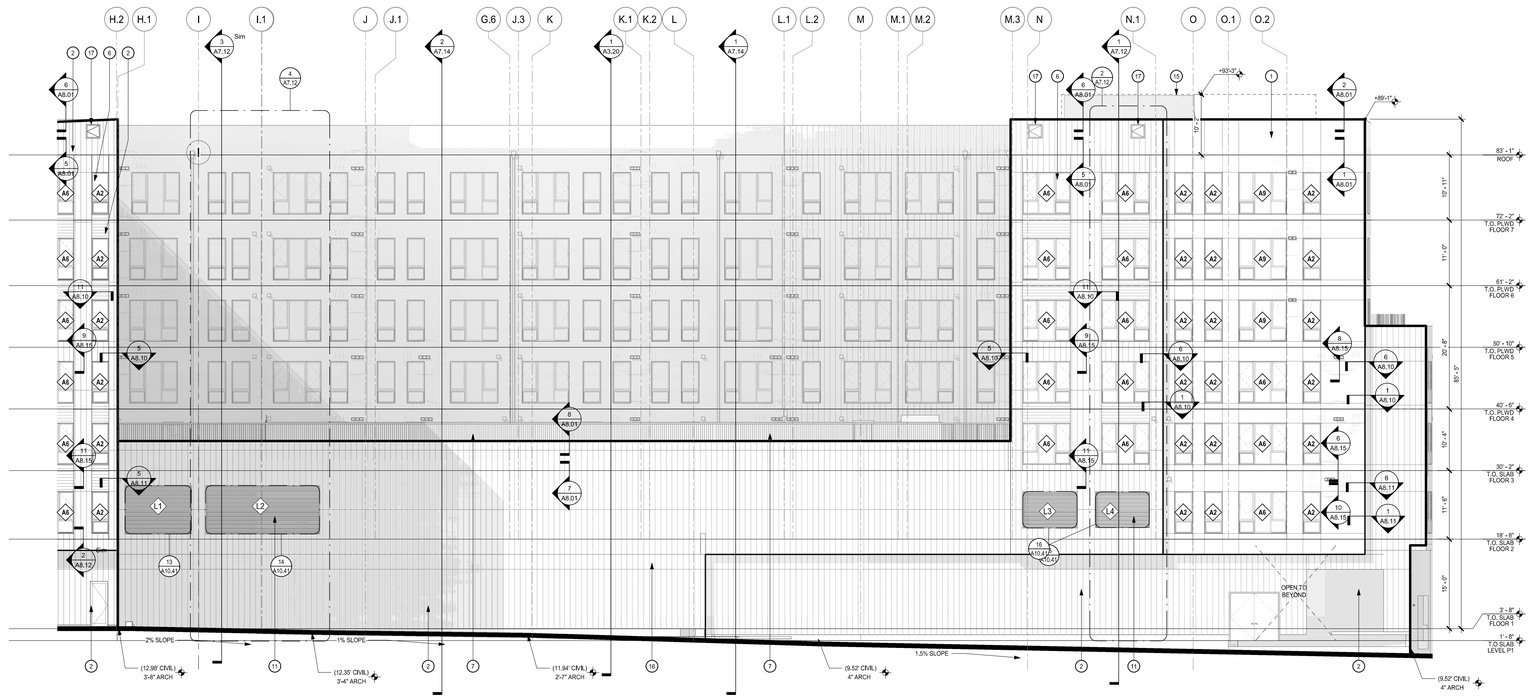
2/5/2021 12:31:17 PM



BUILDING ELEVATION - WEST 2

1/8" = 1'-0"



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LICENSED ARCHITECT — Brian Mark — No. C31181 — REN. 8.31.20 — STATE OF CALIFORNIA

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING ELEVATIONS WEST

Sheet Title

Scale

Proj. # 1919 Drawn by SP

Sheet Size: 36 x 48

A3.05

2020.04.17 2:43:53 PM

BUILDING ELEVATION - WEST A 2

1/8" = 1'-0"

BUILDING ELEVATION - WEST B 1

1/8" = 1'-0"

MATERIAL LEGEND

1 - STUCCO- COLOR 1

2A - FIBER CEMENT PANEL RIDGED- COLOR 1

2B - FIBER CEMENT PANEL RIDGED- COLOR 2

2C - FIBER CEMENT PANEL RIDGED- COLOR 2

3 - ALUMINUM SIDING

4 - METAL PANEL

5- STOREFRONT SYSTEM

6 - VINYL WINDOW

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.4EET.

1. STUCCO - COLOR 1
2A. FIBER CEMENT PANEL - COLOR 1
2B. FIBER CEMENT PANEL -COLOR 2
2C. FIBER CEMENT PANEL -COLOR 3
3. ALUMINUM SIDING
4. METAL PANEL
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW
7. DESIGN-BUILD HOT DIPPED GALVANIZED PTD 43" HIGH GUARDRAIL
8. FIBER GLASS DOOR
9. ROLL UP GARAGE DOOR
10. HM DOOR
11A. MECHANICAL INTAKE LOUVER
11B. MECHANICAL LOUVER
12. SCUPPER DRAIN AND DOWNSPOUT
13. ROLL UP TRASHROOM DOOR
14. GLASS GUARDRAIL 43" HIGH
15. MECHANICAL SCREEN
16. POTENTIAL LANDSCAPED OR ACCENT WALL
17. CONTROL/EXPANSION JOINTS, SEE DETAILS ON A8.15

BDE ARCHITECTURE
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San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Entitlement Architect

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
	GMP	02.18.21
3	FOUNDATION TO PODIUM PERMIT	03.04.21
4	SUPERSTRUCTURE PERMIT	03.25.21

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BUILDING MATERIAL COLOR

SHEET **ELEVATIONS**

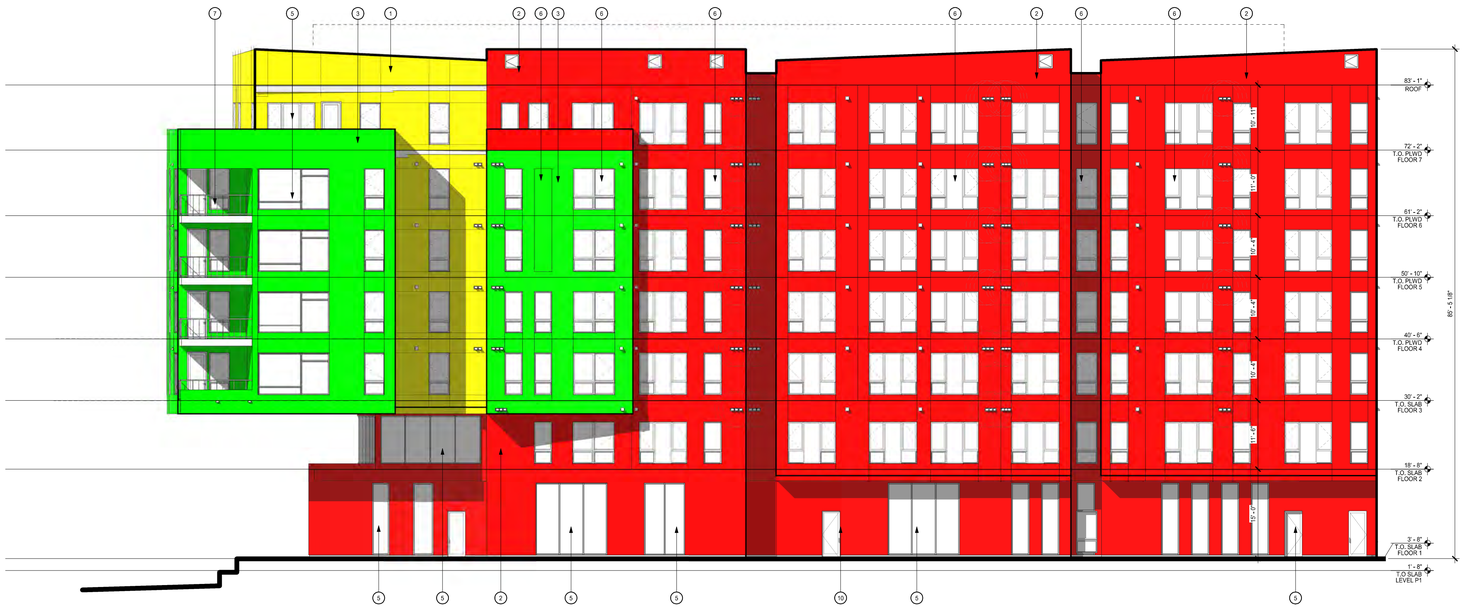
SCALE **WEST**

PROJ #: 1919 DRAWN BY: SP

SHEET SIZE: 36 x 48

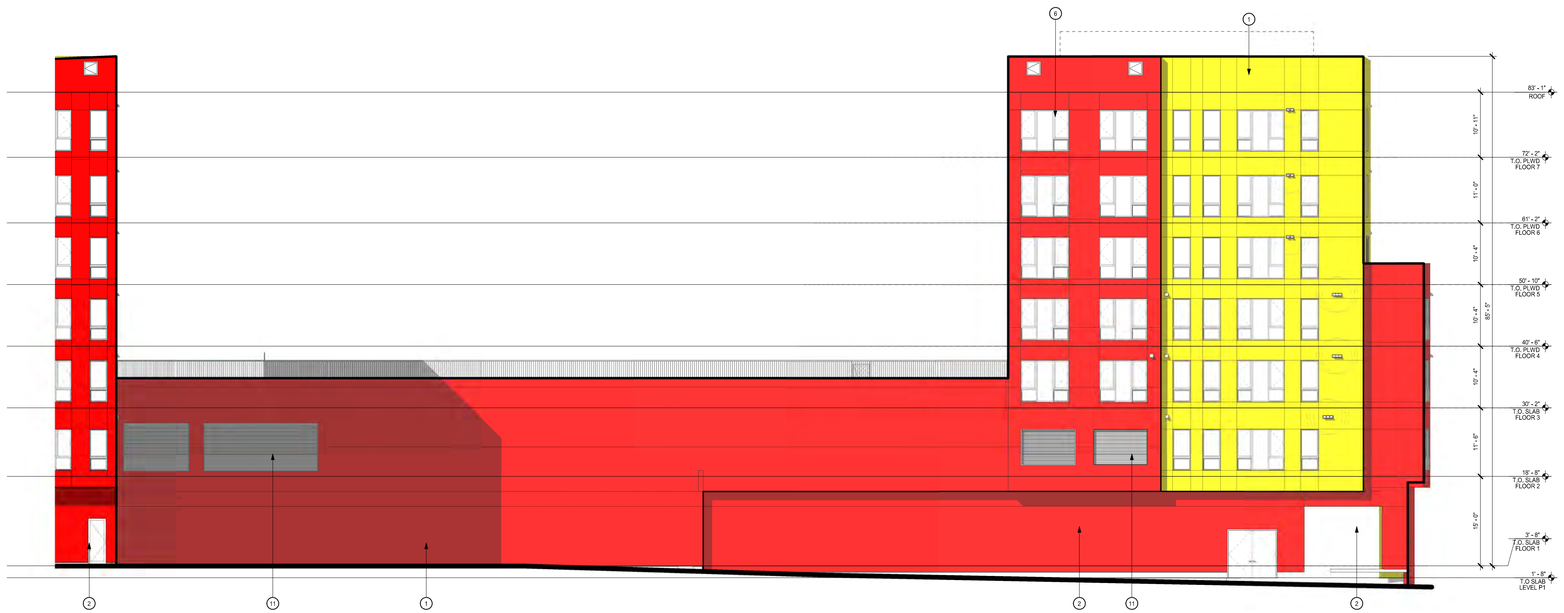
A3.05M

8/6/2021 4:24:08 PM



BUILDING MATERIAL IDENTIFICATION ELEVATION - WEST 2

1/8" = 1'-0"



BUILDING MATERIAL IDENTIFICATION ELEVATION - WEST 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR WOOD-FRAMED BUILDINGS) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF 9'-4" = 0'-0" DATUM.

C. SEE A0.20 AND A0.22 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.00 AND A10.01 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

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J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

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P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 502.1

SHEET NOTES

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CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

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BUILDING MATERIAL IDENTIFICATION ELEVATIONS

SHEET: WEST

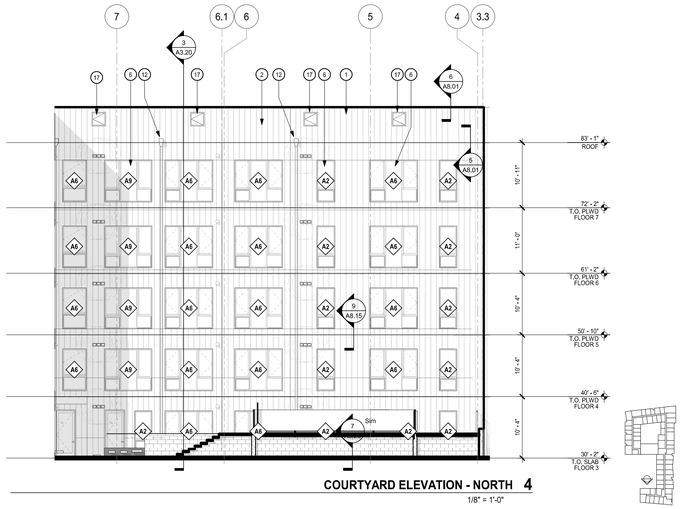
SCALE:

PROJ #: 1919 DRAWN BY: SP

SHEET SIZE: 36 x 48

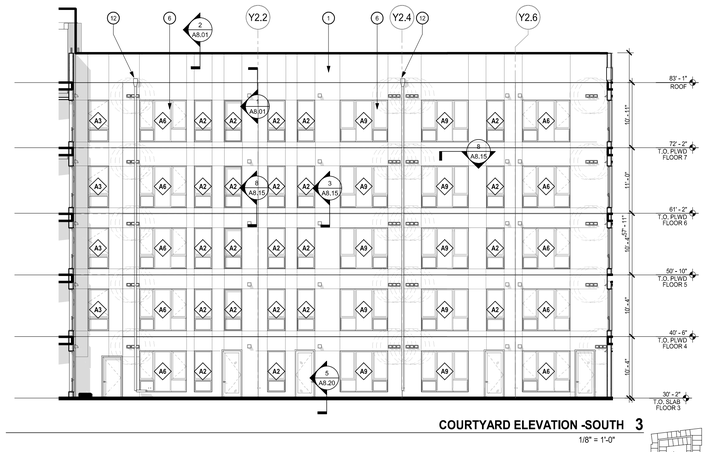
A3.05MI

2/5/2021 12:43:47 PM



COURTYARD ELEVATION - NORTH 4

1/8" = 1'-0"



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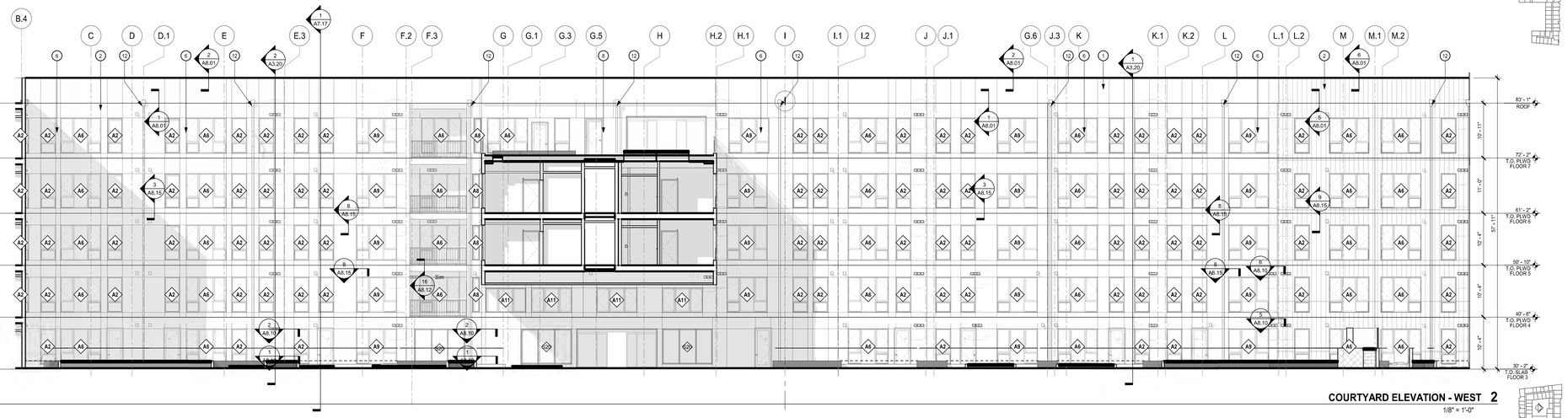

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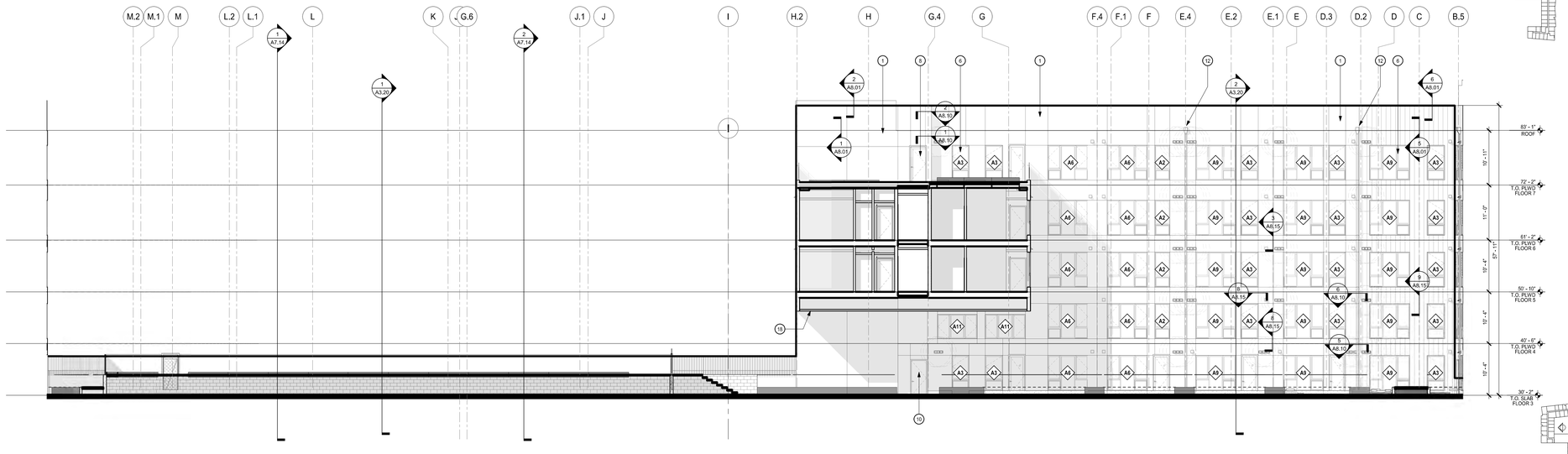

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1919-MENLO-PORTAL

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REV.	ISSUE	DATE
	SD-1	10.03.19
	SD-2	11.21.19
	SD-3	12.19.19
	DD-1	01.23.20
	DD-2	03.12.20
	CD-1	05.14.20
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BUILDING COURTYARD ELEVATION

Sheet Title

Scale

Proj #: 1919 Drawn by: VD

Sheet Size: 36 x 48

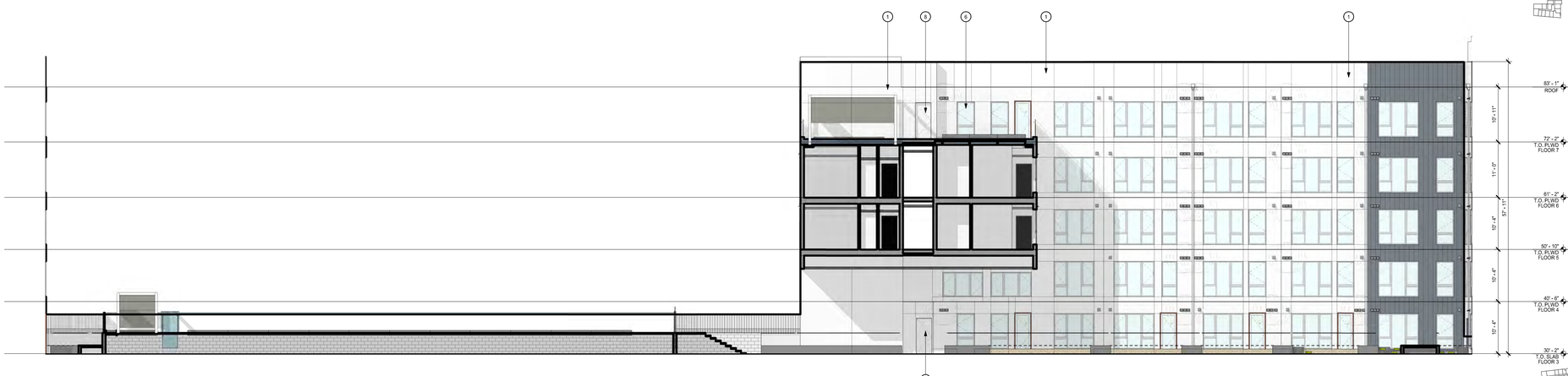
A3.06

2/9/2021 4:26:45 PM

MATERIAL COURTYARD ELEVATION - SOUTH 4
1/8" = 1'-0"

MATERIALCOURTYARD ELEVATION - NORTH 3
1/8" = 1'-0"

MATERIAL COURTYARD ELEVATION -WEST 2
1/8" = 1'-0"



MATERIAL COURTYARD ELEVATION - EAST 1
1/8" = 1'-0"

MATERIAL LEGEND

1 - STUCCO- COLOR 1

2A - FIBER CEMENT PANEL RIDGED- COLOR 1

2B - FIBER CEMENT PANEL RIDGED- COLOR 2

2C - FIBER CEMENT PANEL RIDGED- COLOR 2

3 - ALUMINUM SIDING

4 - METAL PANEL

5- STOREFRONT SYSTEM

6 - VINYL WINDOW

SHEET NOTES

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No. C27221
Exp. 5-31-19
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BUILDING MATERIAL COLOR

Sheet COURTYARD

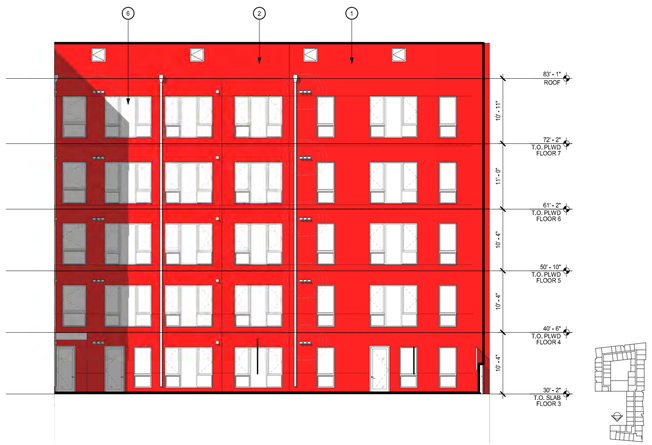
Scale ELEVATION

Proj #. 1919 Drawn by VD

Sheet Size: 36 x 48

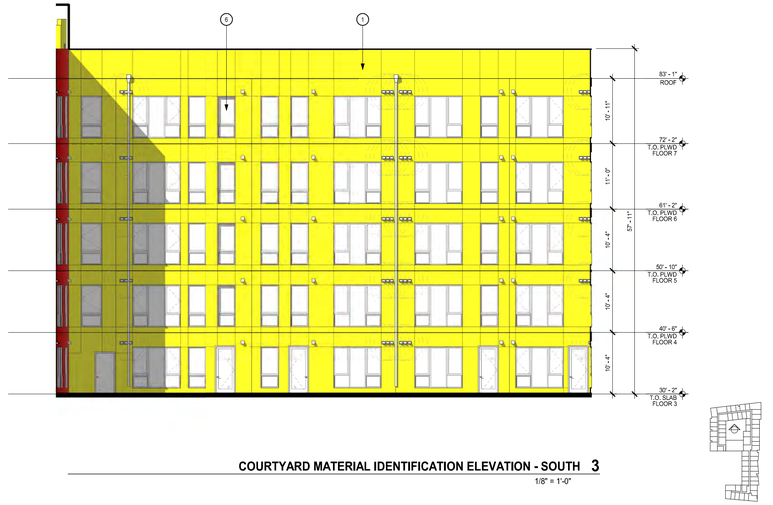
A3.06M

4/30/2021 12:56:14 PM



COURTYARD MATERIAL IDENTIFICATION ELEVATION - NORTH **4**

1/8" = 1'-0"



COURTYARD MATERIAL IDENTIFICATION ELEVATION - SOUTH **3**

1/8" = 1'-0"

COURTYARD MATERIAL IDENTIFICATION ELEVATION - WEST **2**

1/8" = 1'-0"

COURTYARD MATERIAL IDENTIFICATION ELEVATION -EAST **1**

1/8" = 1'-0"

0' 8' 16'

GENERAL NOTES

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P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
3	GMP	02.18.21
4	FOUNDATION TO PODIUM PERMIT	03.04.21
5	SUPERSTRUCTURE PERMIT	03.25.21

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT B E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING MATERIAL IDENTIFICATION

SHEET **COURTYARD ELEVATION**

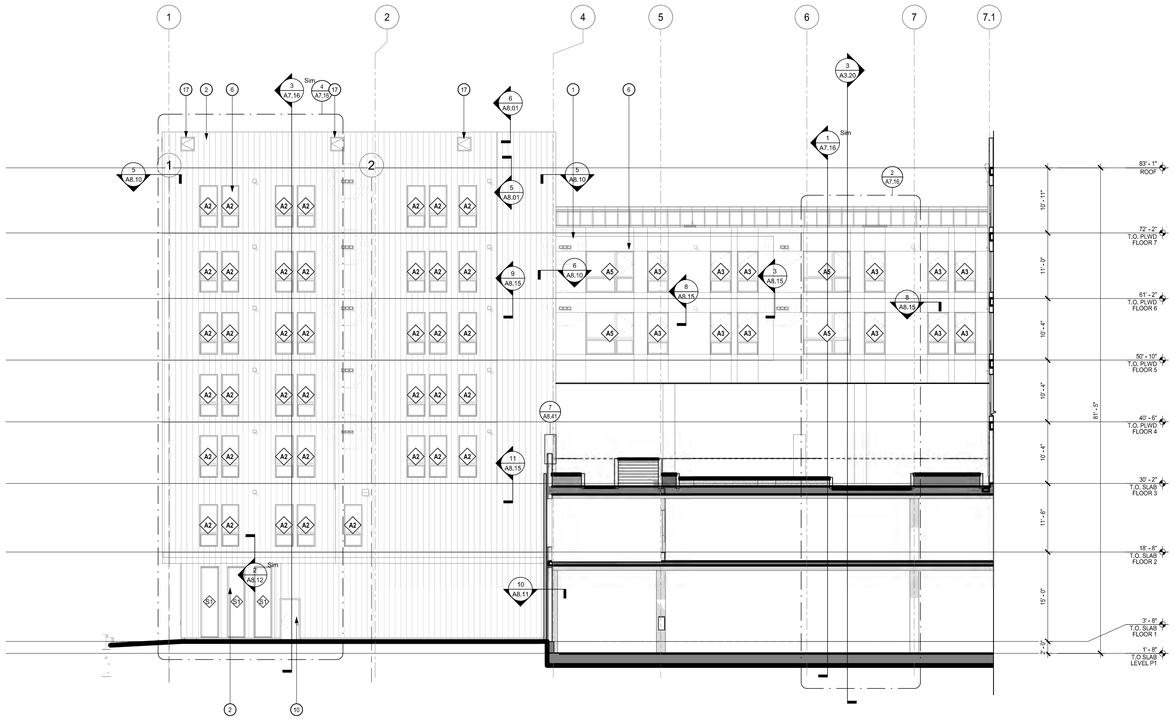
SCALE

PROJ #. 1919 DRAWN BY VD

SHEET SIZE: 36 X 48

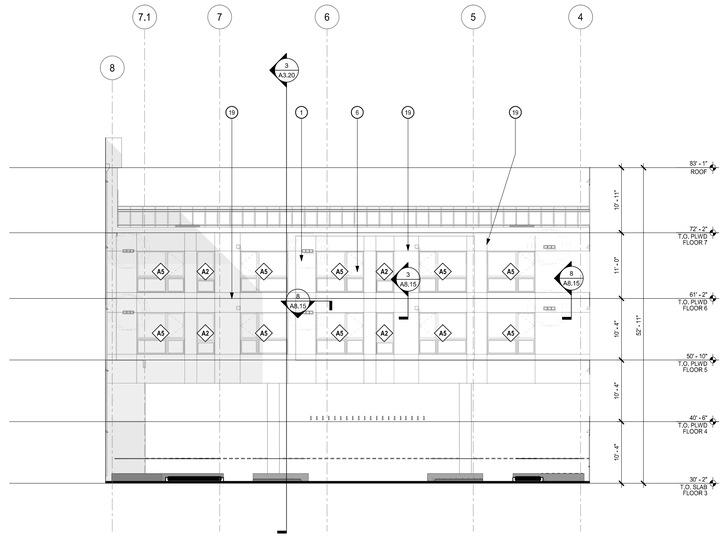
A3.06MI

2/9/2021 4:42:41 PM



COURTYARD BRIDGE SOUTH ELEVATION 1

1/8" = 1'-0"



A3 COURTYARD BRIDGE NORTH ELEV 2

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR WOOD-FRAMED BUILDINGS) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF 9'-4" = 0'-0" DATUM.

C. SEE A0.20 AND A0.22 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.00 AND A10.01 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0",TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT FRAMED DECKS AS REQ'D TO PROVIDE LEVEL DRAINABLE SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. G.C. TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 502.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
3. ALUMINUM SIDING
4. METAL PANEL
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW
7. DESIGN-BUILD HOT DIPPED GALVANIZED PTD 43" HIGH GUARDRAIL
8. FIBER GLASS DOOR
9. GARAGE ROLL UP-DOOR
10. HM DOOR
11. MECHANICAL INTAKE/EXHAUST LOUVERS
12. SCUPPER DRAIN AND DOWNSPOUT
13. ROLL-UP TRASH RM DOOR
14. GLASS GUARDRAIL 43" HIGH
15. MECHANICAL SCREEN
16. POTENTIAL LANDSCAPED OR ACCENT WALL
17. 24" x 24" ACCESS HATCH FOR EBM EQUIPMENT. HATCH TO BE LOCATED ALIGNED W/ OUTRIGGERS. SEE EBM DRAWINGS.
18. METAL PLANK CLADDING AT SOFFIT
19. CONTROL/EXPANSION JOINTS, SEE DETAILS ON A8.15

BDE ARCHITECTURE
934 Howard Street
San Francisco
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Client

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Entitlement Architect

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BUILDING COURTYARD BRIDGE ELEVATION

Sheet To:
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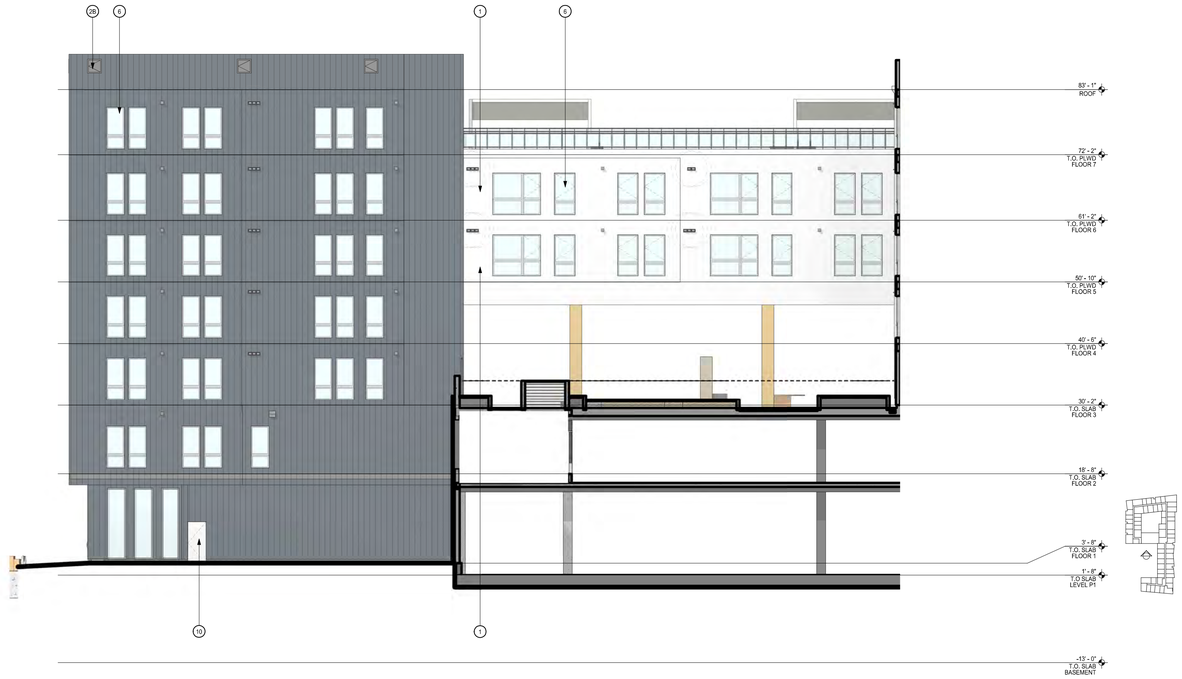
Proj #: 1919 Drawn by: VD
Sheet Size: 36 x 48

A3.07

0' 8' 16'

8/6/2021 4:24:30 PM



COURTYARD BRIDGE SOUTH MATERIAL ELEVATION 2

1/8" = 1'-0"

A3 COURTYARD BRIDGE NORTH MATERIAL ELEVATION 1

1/8" = 1'-0"

MATERIAL LEGEND

1 - STUCCO- COLOR 1

2A - FIBER CEMENT PANEL RIDGED- COLOR 1

2B - FIBER CEMENT PANEL RIDGED- COLOR 2

2C - FIBER CEMENT PANEL RIDGED- COLOR 2

3 - ALUMINUM SIDING

4 - METAL PANEL

5- STOREFRONT SYSTEM

6 - VINYL WINDOW

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.4EET.

1. STUCCO - COLOR 1
2A. FIBER CEMENT PANEL - COLOR 1
2B. FIBER CEMENT PANEL -COLOR 2
2C. FIBER CEMENT PANEL -COLOR 3
3. ALUMINUM SIDING
4. METAL PANEL
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW
7. DESIGN-BUILD HOT DIPPED GALVANIZED PTD 43" HIGH GUARDRAIL
8. FIBER GLASS DOOR
9. ROLL UP GARAGE DOOR
10. HM DOOR
11. MECHANICAL INTAKE LOUVER
11B. MECHANICAL LOUVER
12. SCUPPER DRAIN AND DOWNSPOUT
13. ROLL UP TRASHROOM DOOR
14. GLASS GUARDRAIL 43" HIGH
15. MECHANICAL SCREEN
16. POTENTIAL LANDSCAPED OR ACCENT WALL
19. CONTROL/EXPANSION JOINTS, SEE DETAILS ON A8.15

0' 8' 16'

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LICENSED ARCHITECT Timothy Hultquist Re. Date 08.31.21 STATE OF CALIFORNIA

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BUILDING COURTYARD BRIDGE

SHEET TITLE **MATERIAL COLOR ELEVATION**

SCALE

PROJ #

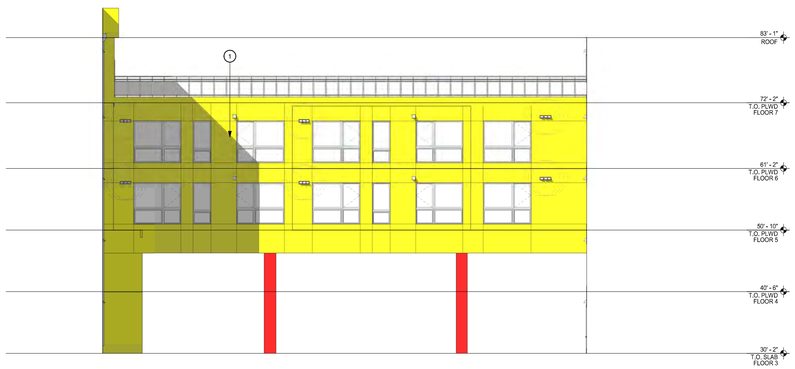
SHEET SIZE 30 x 42

A3.07M

8/6/2021 4:26:30 PM

COURTYARD BRIDGE SOUTH MATERIAL IDENTIFICATION ELEVATION 2

1/8" = 1'-0"



A3 COURTYARD BRIDGE NORTH MATERIAL IDENTIFICATION ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

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P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 502.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

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18. METAL PLANK CLADDING AT SOFFIT
19. CONTROL/EXPANSION JOINTS. SEE DETAILS ON A8.15

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LICENSED ARCHITECT Brian Mello No. C27751 REG. EXP. 8.31.21 STATE OF CALIFORNIA

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BUILDING COURTYARD BRIDGE

Sheet Title **ELEVATION MATERIAL IDENTIFICATION**

Sheet Size: 36 x 48

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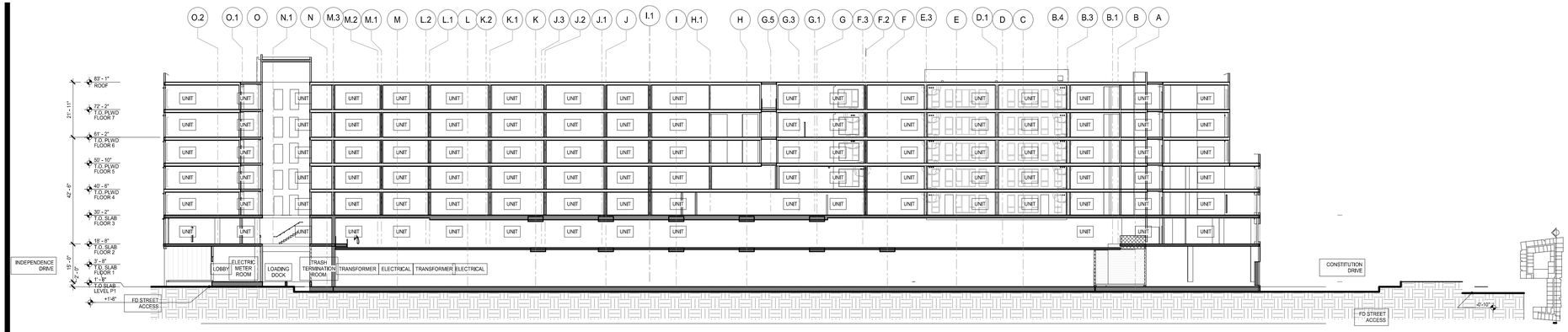
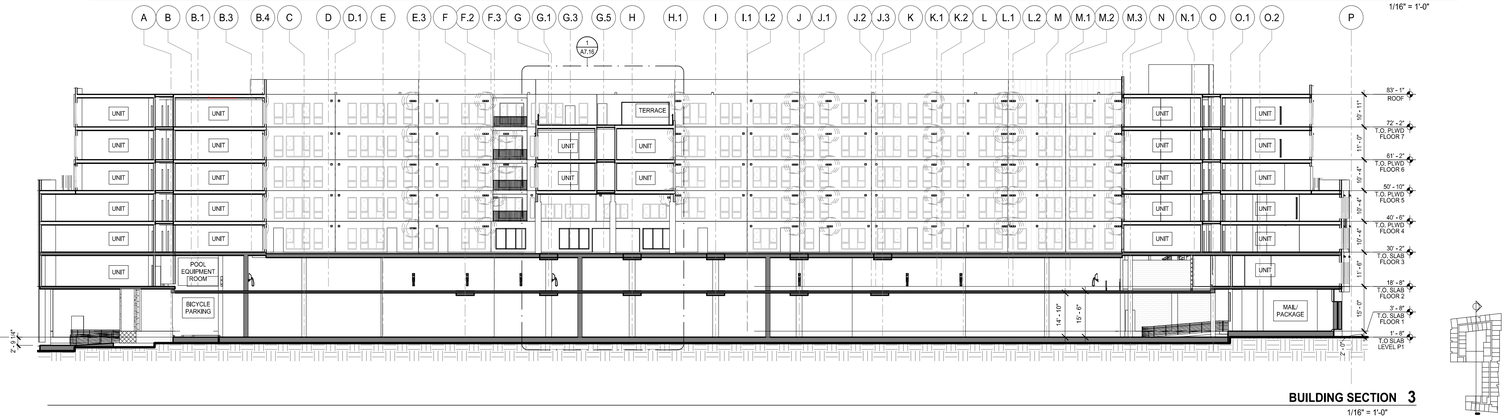
2/9/2021 12:02:43 PM



BUILDING SECTION 4
1/16" = 1'-0"



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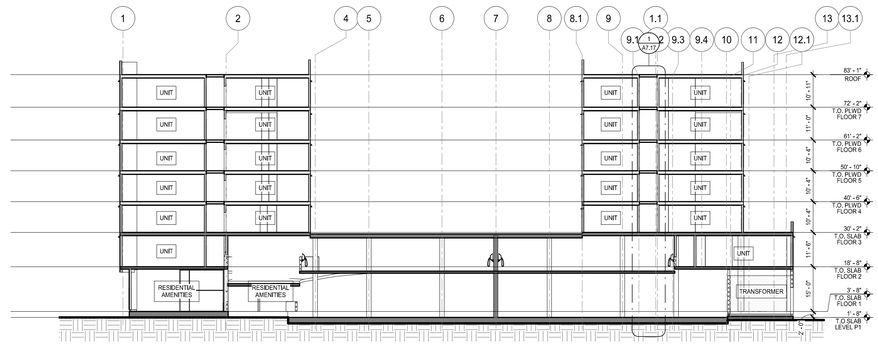
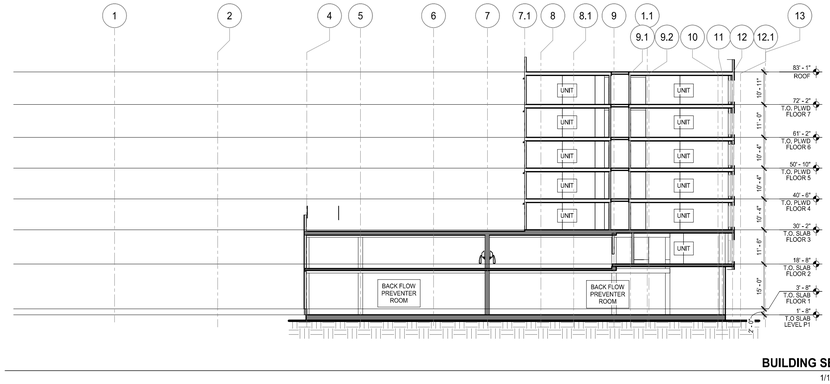
1/16" = 1'-0"



BUILDING SECTION 2
1/16" = 1'-0"



BUILDING SECTION 1
1/16" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. CIVIL ELEVATION HEIGHT OF 9'-4" = 0'-0" ARCHITECTURAL DATUM.

C. SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/A1 STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

F. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

G. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTRA METAL FRAMED VOIDS.

H. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 3/8"/FT TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

I. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

J. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

K. CONCRETE CURBS SHALL BE INCLUDED WHETHER INDICATED OR NOT AT ALL LOCATIONS FOR EXT. WATER BREAK.

L. THRESHOLDS MUST BE ADA COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE , WETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.

N. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

O. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

P. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB . GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

Q. ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE, INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE WALL, S.S.D.
2. BELOW GRADE WATERPROOFING, SEE B.E. DRAWINGS
3. CONCRETE SIDEWALK, TYP
4. DOOR, SEE DOOR SCHEDULE
5. ALUMINUM STOREFRONT SYSTEM, SEE WINDOW SCHEDULE
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. RAINSCREEN FINISH SYSTEM
8. FACE OF FINISH, BEYOND
9. STAIR
10. RAMP
11. SOFFIT
12. DESIGN-BUILD HOT DIPPED GALVANIZED PTD GUARDRAIL
13. RAISED LANDCSCAPE PLANTER - S.L.D.
14. GLASS GUARDRAIL 43" HIGH
15. GATE / FENCE, S.L.D.
16. CLEARANCE BAR AT GARAGE ENTRY
17. BEAM, S.S.D.
18. EXTRUDED ALUMINUM LOUVER SYSTEM
19. RAISED LANDCSCAPE PLANTER - S.L.D.
20. GATE / FENCE, S.L.D.
21. TRENCH DRAIN, S.P.D.

0' 16' 32'

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REV.	ISSUE	DATE
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	SD-2	11.21.19
	SD-3	12.19.19
	DD-1	01.23.20
	DD-2	03.12.20
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LICENSED ARCHITECT — REGISTRATION EXPIRES — REG. C27127 — STATE OF CALIFORNIA

STAMP

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BUILDING SECTIONS

Sheet Title

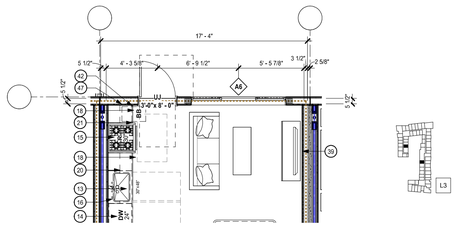
Scale

Proj #. 1919 Drawn by SP

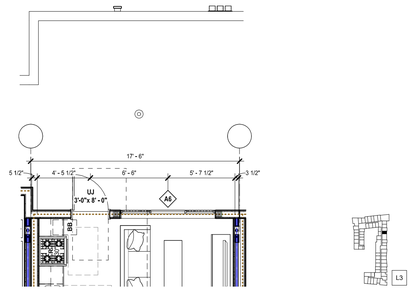
Sheet Size: 36 x 48

A3.20

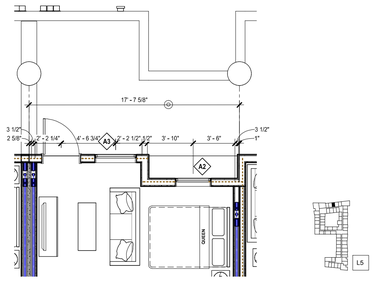
2021-01-21 4:12:18 PM



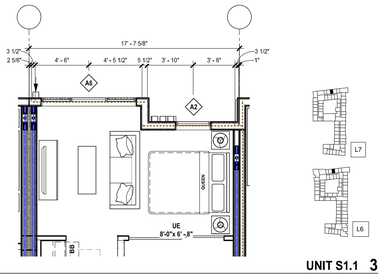
UNIT S2.0-d 11
1/4" = 1'-0"



UNIT S2.0-e 8
1/4" = 1'-0"



UNIT S1.1-a 4
1/4" = 1'-0"



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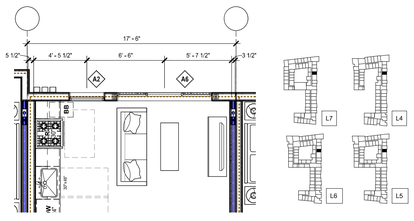

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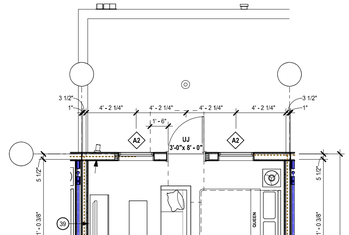

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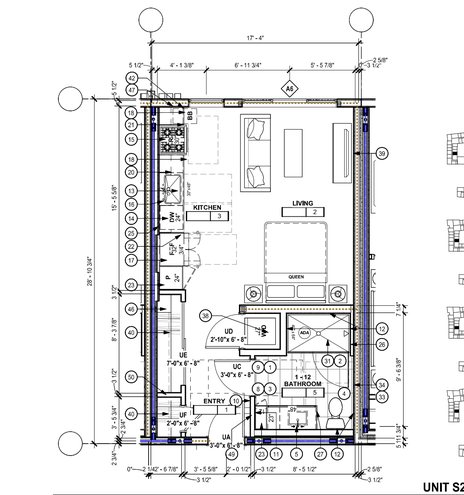

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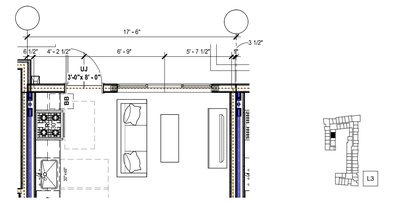

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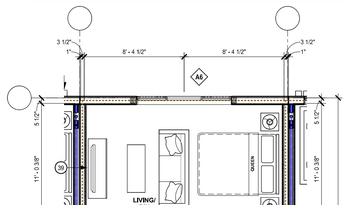

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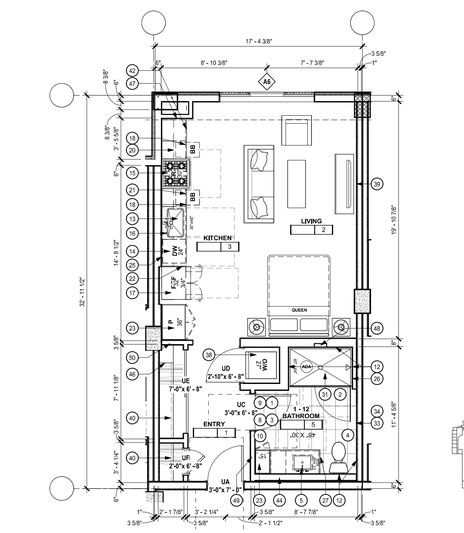

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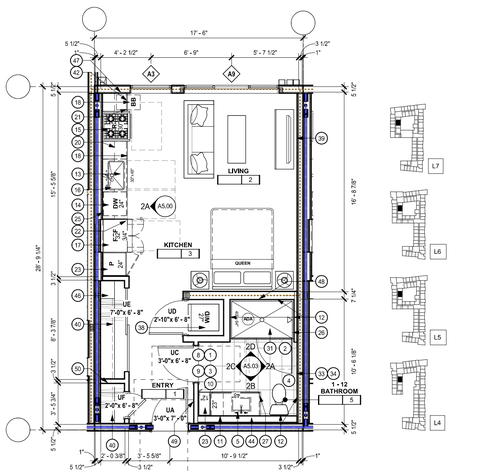

UNIT S2.0 5
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1133A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1IA0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IIA AND B11.2 @ TYPE IIBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12.1@ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR. MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 30"X30" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-4JP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS A7 SHEET A10.00.
45. WALL MOUNTED MIRROR. SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING. SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP; SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
3	GMP	02.18.21
4	FOUNDATION TO PODIUM PERMIT	03.04.21
5	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT — Matthew Dyer — No. 031139 — REGISTERED CALIFORNIA

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

SHEET TITLE

SCALE

PROJ #: 1919 DRAWN BY: XX

SHEET SIZE: 36 x 48

A4.00

TRUE NORTH / PROJECT NORTH

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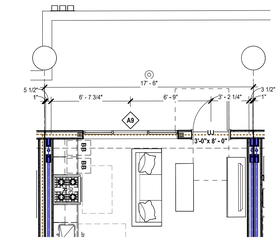
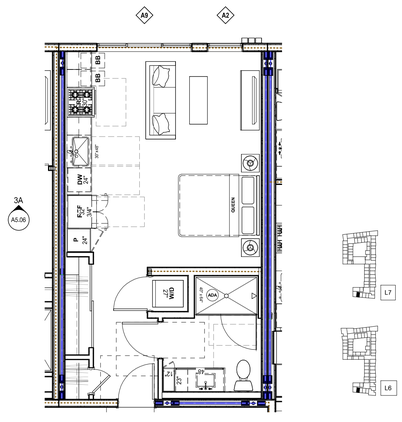
3/4/2021 11:11:10 AM



UNIT S2.7-a **5**
1/4" = 1'-0"



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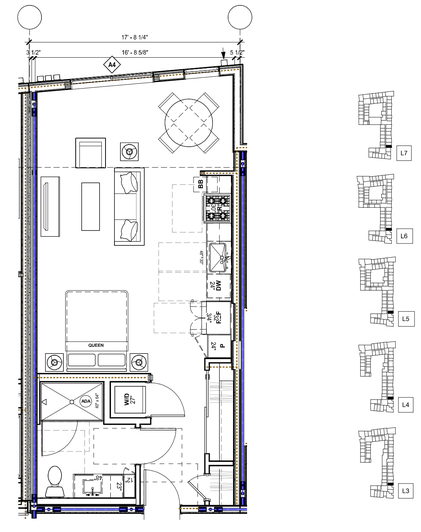

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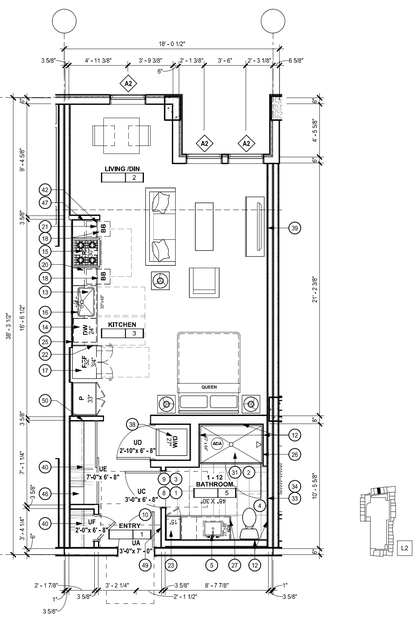

UNIT S2.5_MTL **3**
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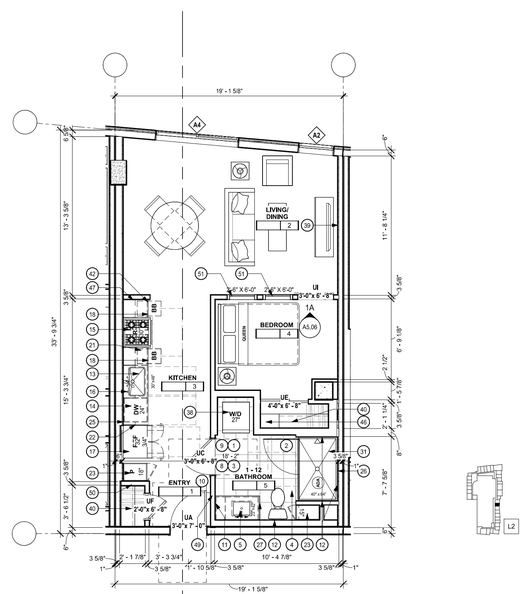

UNIT S2.3_MTL **1**
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/I8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS. SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES AREPROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1134A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12 .1 @ TYPE IIBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IIBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IIBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4: PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 113A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC: RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 12" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11.33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE. TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH, SEE FINISH SCHEDULE.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A, AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 38" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2, AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB. MINIMUM OF 8 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2, AT BACK WALL OF BATHTUB. MAXIMUM OF 8 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 9" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP. SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
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CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT — CHRISTIAN ENGLE — No. C31721 — REG. 5/31/21 — STATE OF CALIFORNIA

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

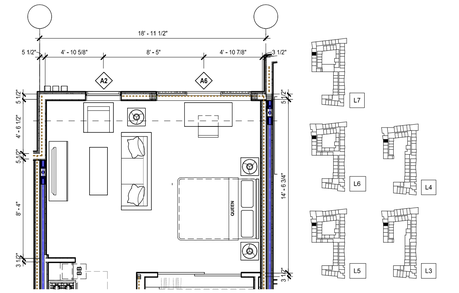
UNIT PLANS

SHEET TITLE
SCALE
PROJ #. 1919 DRAWN BY
SHEET SIZE: 36 x 48

TRUE NORTH / PROJECT NORTH

A4.00a

2020-11-19 9:20 AM



UNIT S5.2 6

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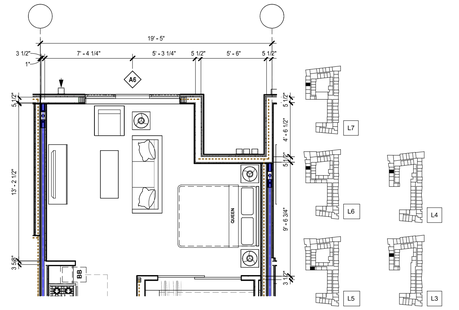

UNIT S5.1 5

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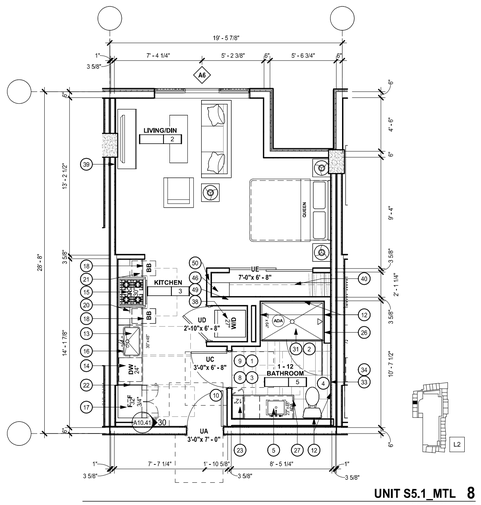

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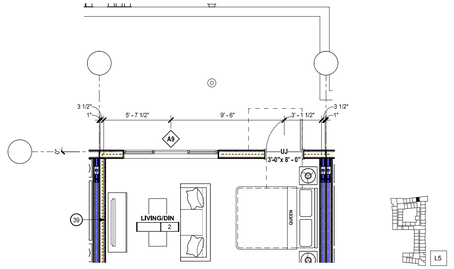

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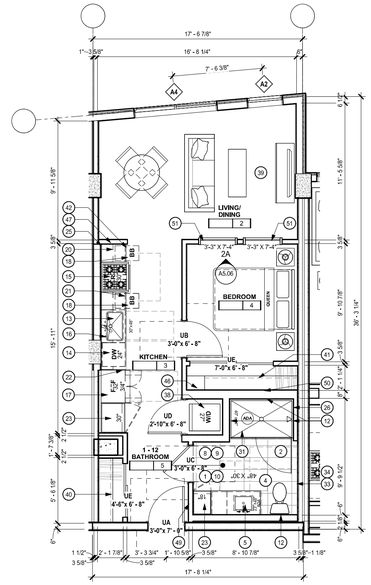
1/4" = 1'-0"



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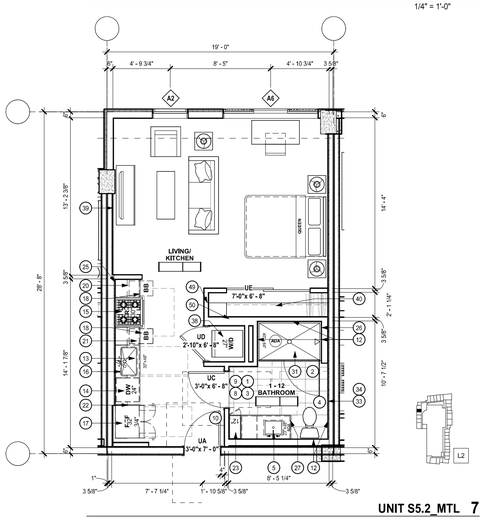

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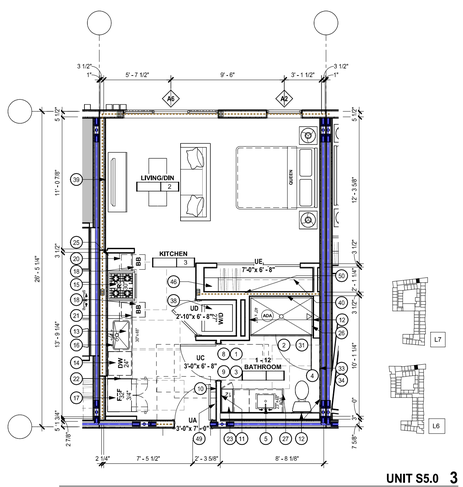
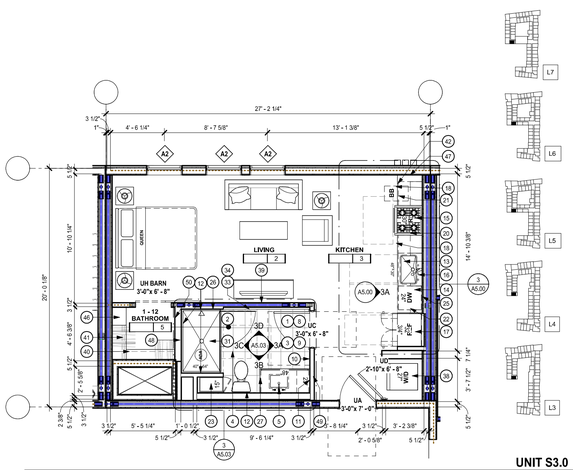
1/4" = 1'-0"



UNIT S5.0 3

1/4" = 1'-0"



UNIT S3.0 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IIA AND B11.2 @ TYPE IIBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12.1@ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS A7 SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP; SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
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CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

REGISTERED ARCHITECT JONATHAN PAUL DOE No. C31129 STATE OF CALIFORNIA

STAMP

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UNIT PLANS

SHEET TITLE

SCALE

PROJ #: 1919 DRAWN BY: XX

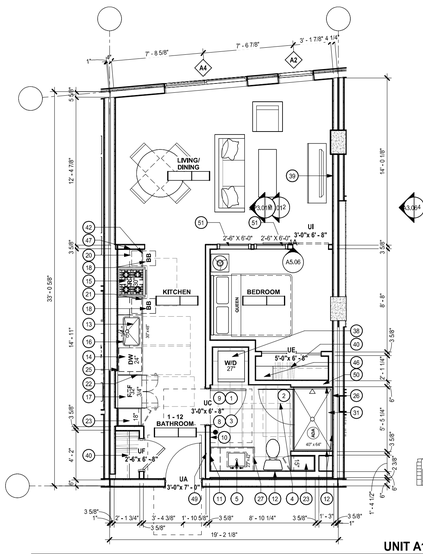
SHEET SIZE: 36 x 48

A4.01

TRUE NORTH / PROJECT NORTH

0' 4' 8'

3/4/2021 8:11:15 PM



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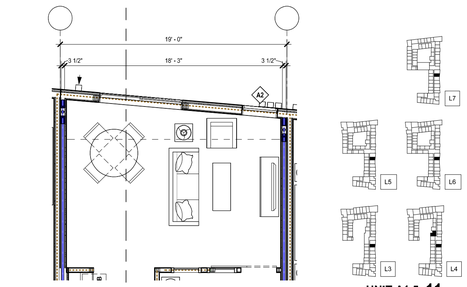

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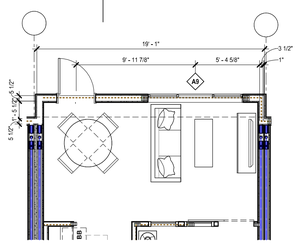

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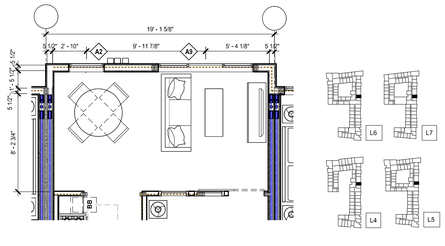

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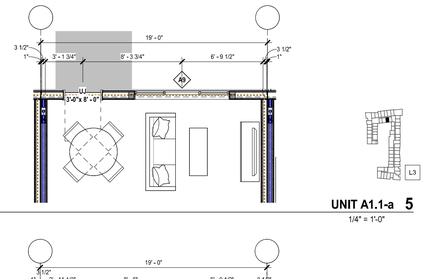

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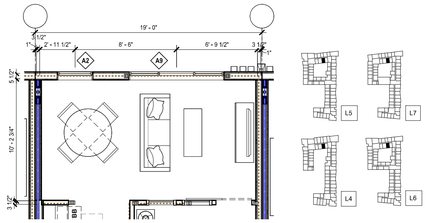

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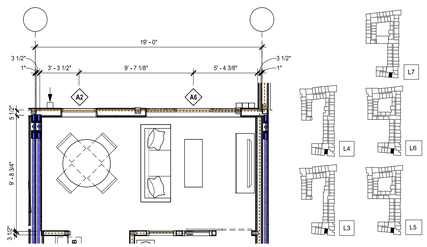

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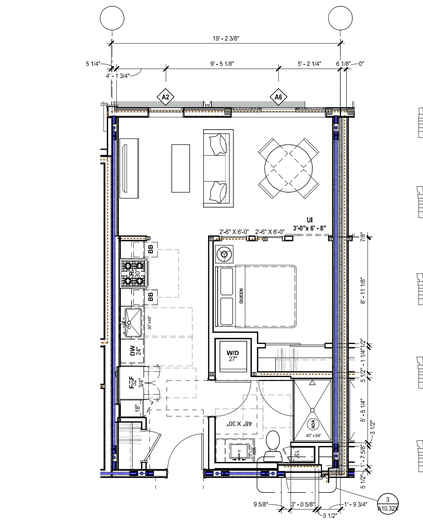

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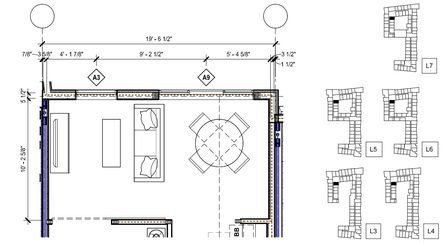

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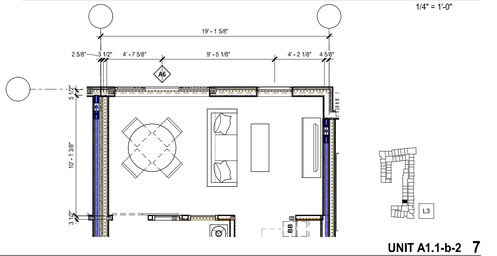

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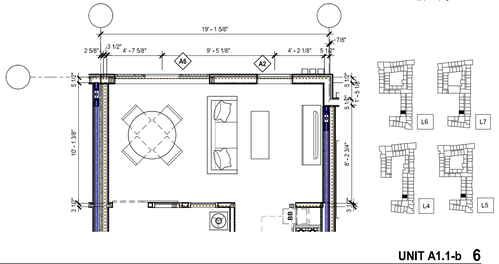

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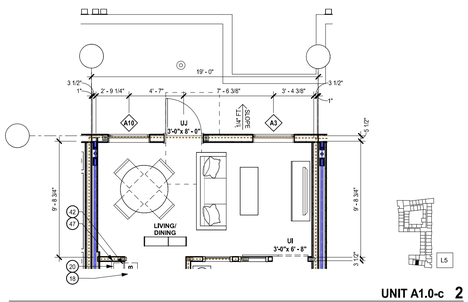

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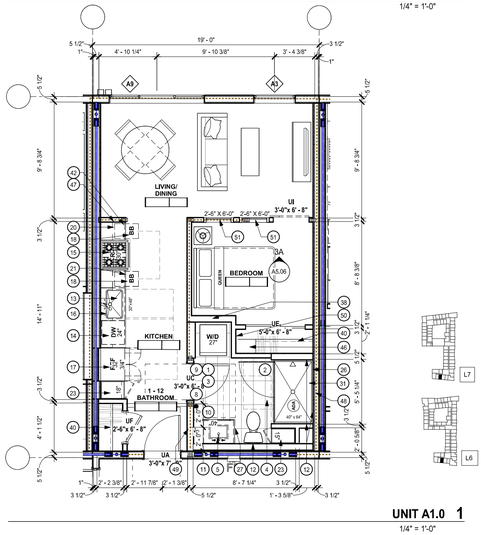


UNIT A1.0 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N. TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12.1@ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

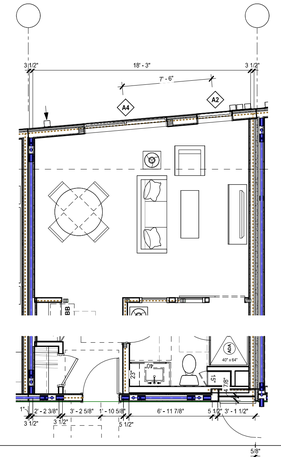
I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATH/TUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED METERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A.AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 38" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A5.2, AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2, AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 36 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER. PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 30"X30" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS A7 SHEET A10.00.
45. WALL MOUNTED MIRROR. SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP. SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM



UNIT A1.3 12
1/4" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
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P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
1	CD-1	05.14.20
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3	GMP	02.18.21
4	FOUNDATION TO PODIUM PERMIT	03.04.21
5	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT JONATHAN DAVID HELLER No. C31725 REG. 5.31.2021 STATE OF CALIFORNIA

STAMP

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UNIT PLANS

SHEET TITLE

SCALE

PROJ. #. 1919 DRAWN BY XX

SHEET SIZE: 30 X 42

TRUE NORTH | PROJECT NORTH

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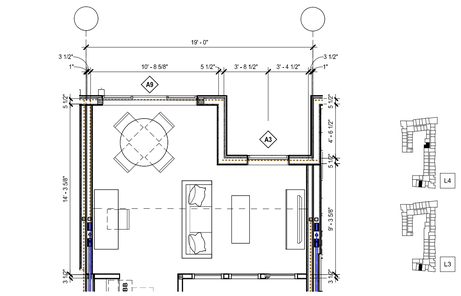
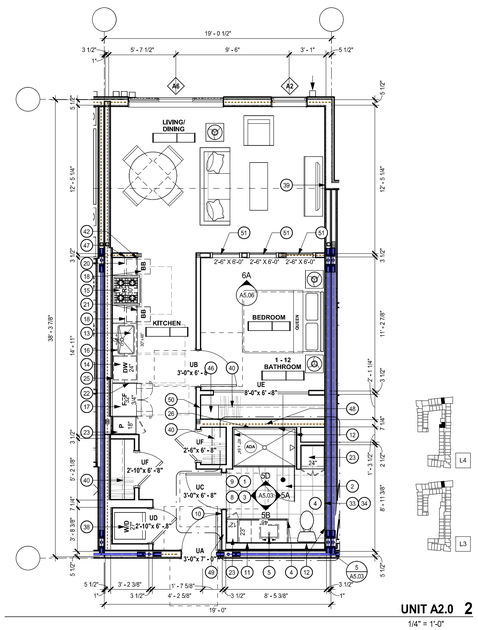
2/5/2021 11:11:17 AM



UNIT A2.1 3

1/4" = 1'-0"



UNIT A2.0 2

1/4" = 1'-0"

GENERAL NOTES

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B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

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H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

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M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1133A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N. TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIIA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIIA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12.1@ TYPE IIIA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IIIA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IIIA, U.N.O.

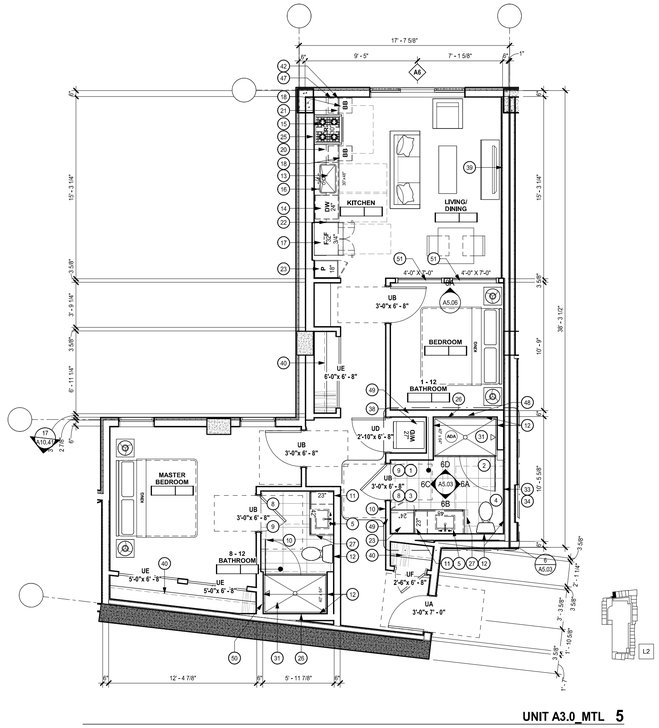
I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

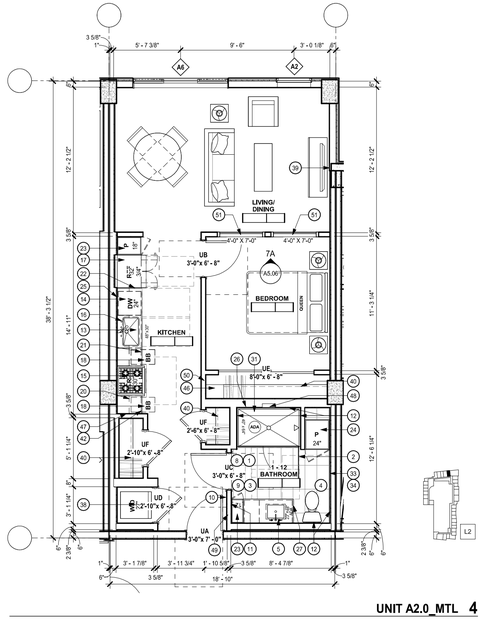
FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36", SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH, SEE FINISH SCHEDULE.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 38" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB. MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 8" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP, SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM



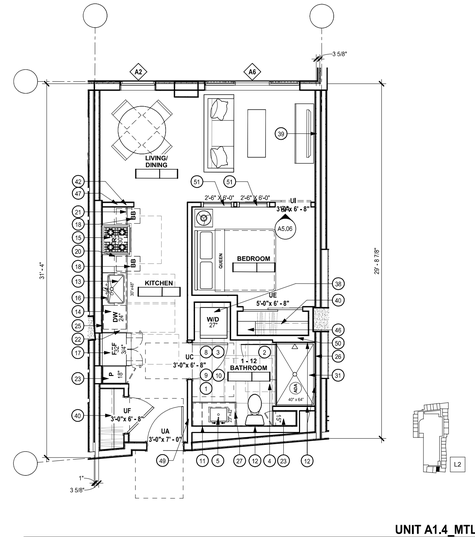
UNIT A3.0_MTL 5

1/4" = 1'-0"



UNIT A2.0_MTL 4

1/4" = 1'-0"



UNIT A1.4_MTL 1

1/4" = 1'-0"

0' 4" 8"

TRUE NORTH PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
3	GMP	02.18.21
4	FOUNDATION TO PODIUM PERMIT	03.04.21
5	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT
JONATHAN CHRISTOPHER LEE
REG. C27127
REG. 5-31-2021
STATE OF CALIFORNIA

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

SHEET TITLE

SCALE

PROJ #. 1919 DRAWN BY XX

SHEET SIZE: 36 x 48

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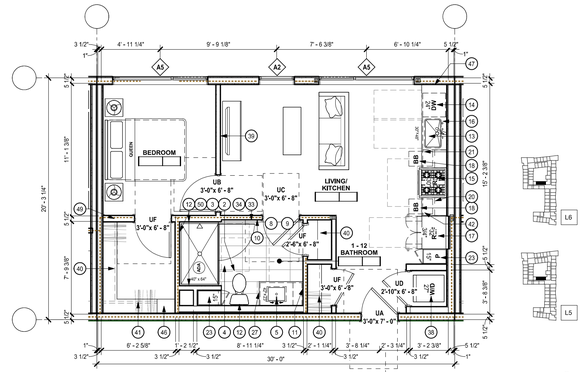
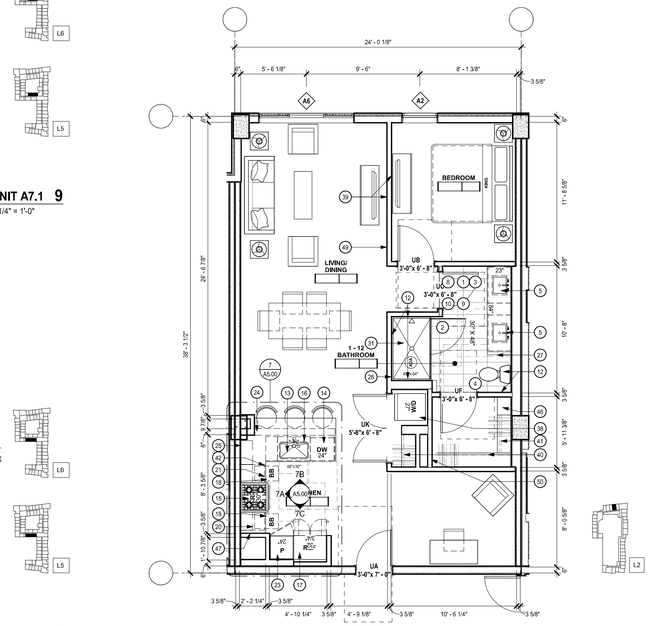
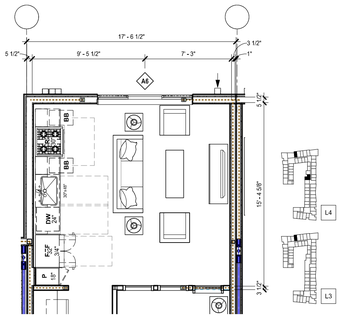
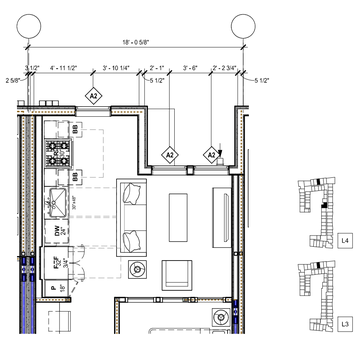
2/5/2021 11:12:19 AM









UNIT A7.1 9
1/4" = 1'-0"

UNIT A7.0 8
1/4" = 1'-0"

UNIT A6.0_MTL 5
1/4" = 1'-0"

UNIT A5.2 3
1/4" = 1'-0"

UNIT A6.2_MTL 7
1/4" = 1'-0"

UNIT A6.0 4
1/4" = 1'-0"

UNIT A5.1 2
1/4" = 1'-0"

UNIT A5.0 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 113A4.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 9A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12. 1@ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.9, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2, AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2, AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 36 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER, S.E.D.
50. SMART PANEL IN WALL TYP, SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
	DD-1	01.23.20
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNCIATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT
JONATHAN EMERY HELLER
REG. NO. C27251
RENEWAL 8.31.21
STATE OF CALIFORNIA

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

SHEET TITLE

SCALE

PROJ #: 1919 DRAWN BY XX

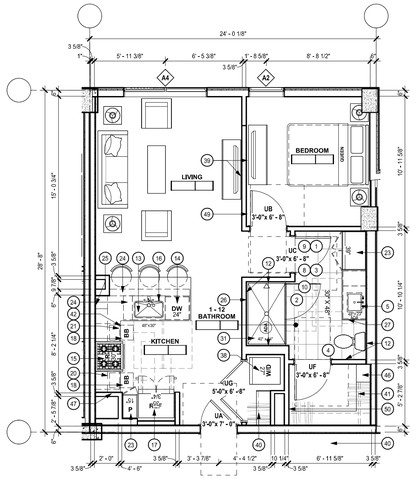
SHEET SIZE: 36 x 48

A4.04

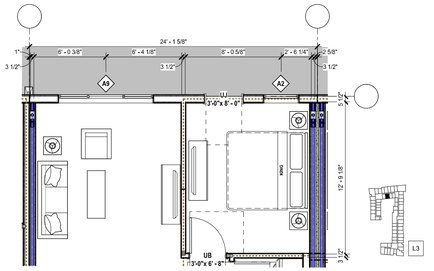
0' 4' 8'

TRUE NORTH / PROJECT NORTH

2020/21 11:57:27 AM



UNIT A9.1-f_MTL 14
1/4" = 1'-0"



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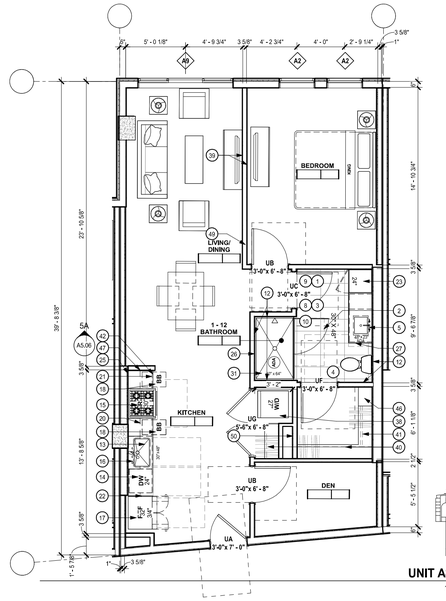

UNIT A8.1_MTL 2
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES AREPROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS, SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, UON., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIIA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIIA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12 .1@ TYPE IIIA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IIIA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IIIA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.5, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 30". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 15" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET, SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11.33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
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32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
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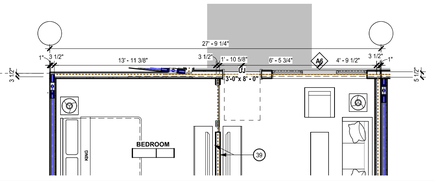
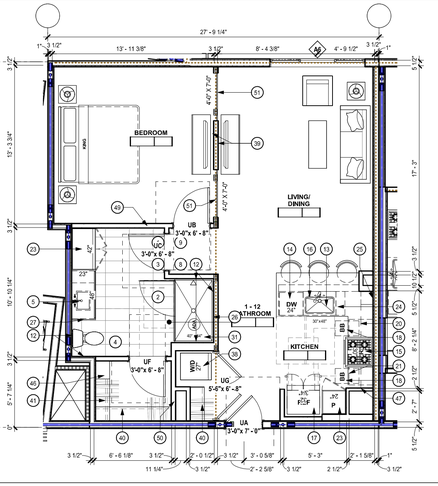
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AT REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 38" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A.7. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A.5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A3.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 30"X30" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP. SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

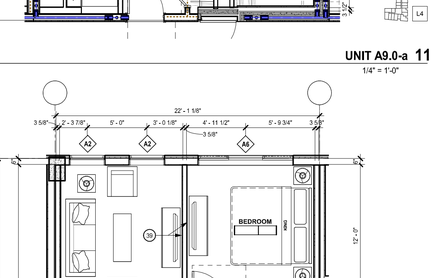


UNIT A9.0-c 7
1/4" = 1'-0"



UNIT A9.0-b 12
1/4" = 1'-0"

UNIT A9.1-d_MTL 13
1/4" = 1'-0"



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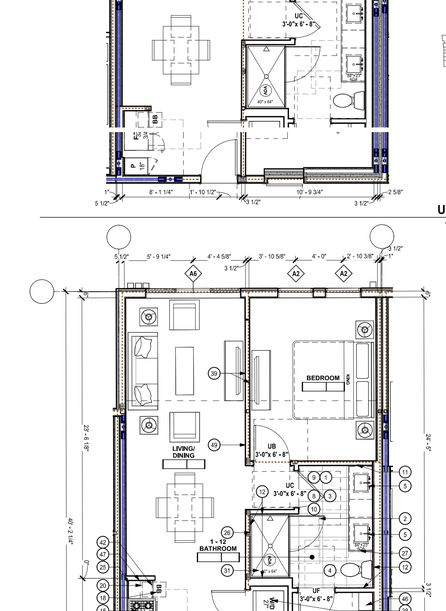

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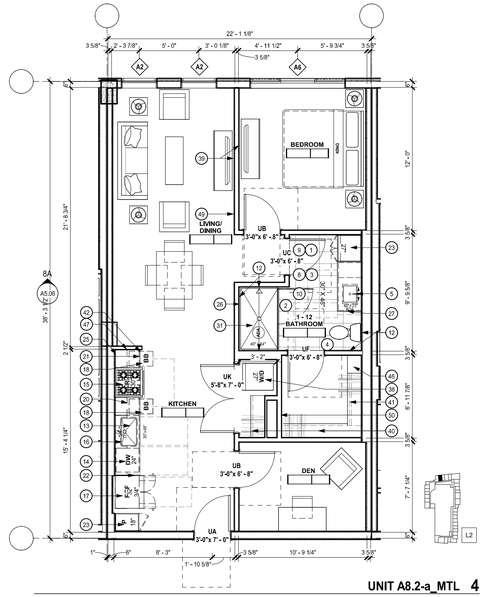

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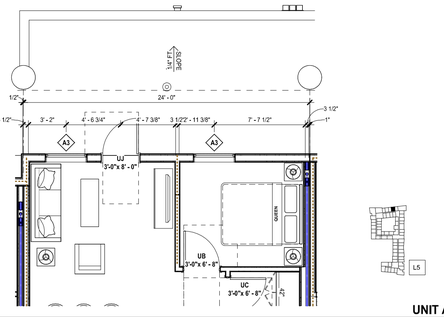
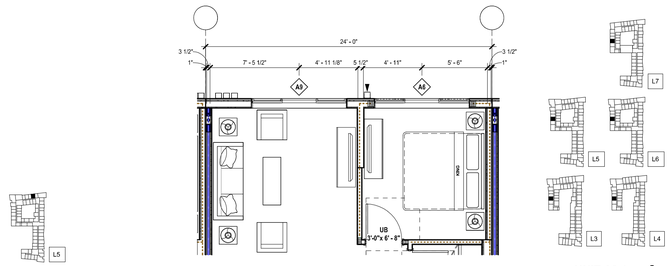
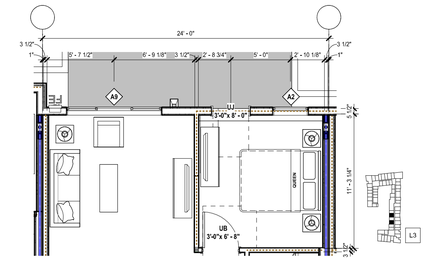
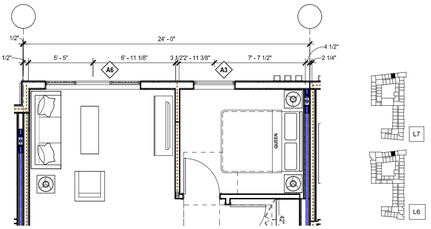
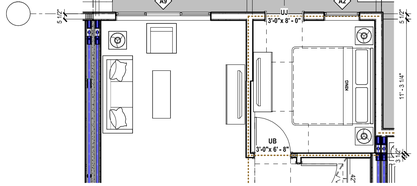
UNIT A8.0 1
1/4" = 1'-0"

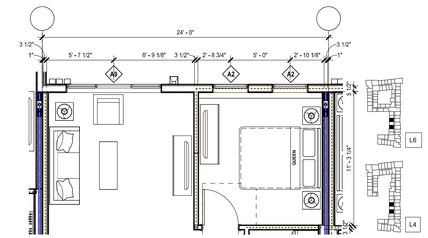


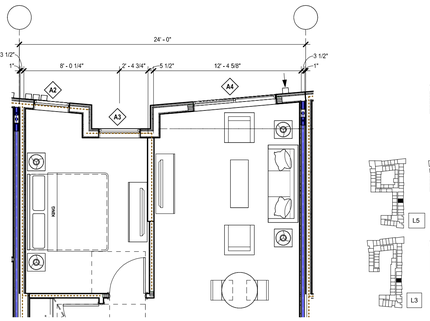


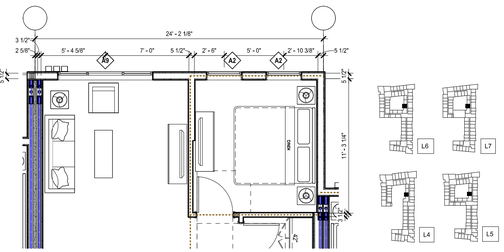


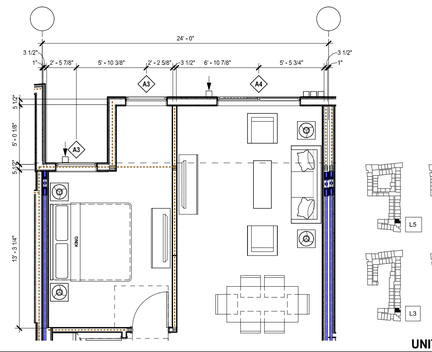


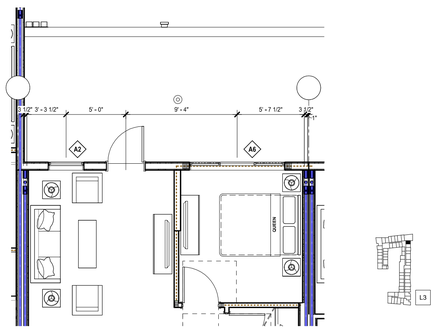


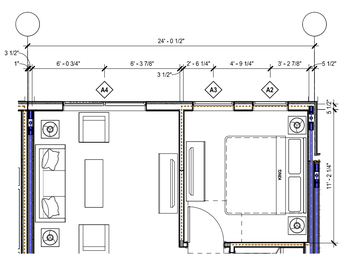


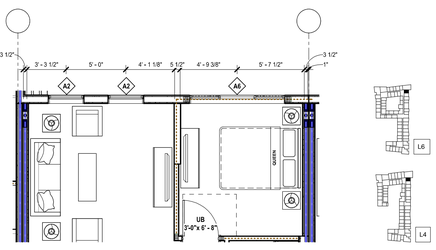


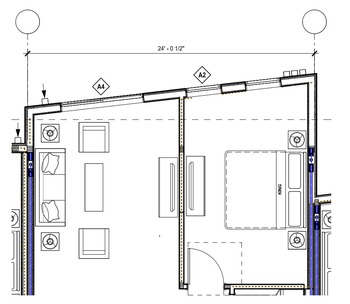


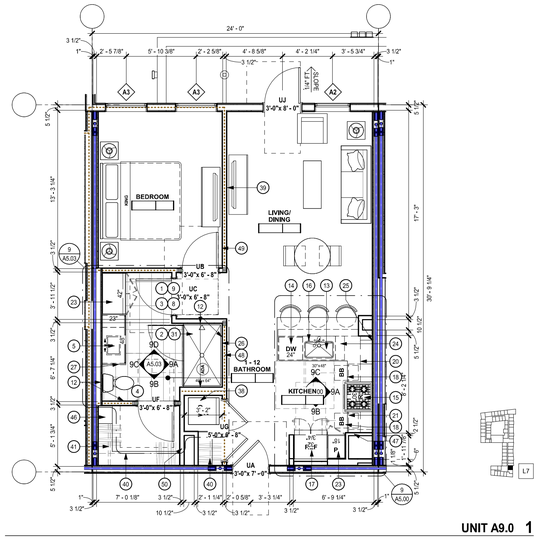












UNIT A9.13-a 14
1/4" = 1'-0"

UNIT A9.13 13
1/4" = 1'-0"

UNIT A9.7 12
1/4" = 1'-0"

UNIT A9.1-g 11
1/4" = 1'-0"

UNIT A9.1-e 10
1/4" = 1'-0"

UNIT A9.1-c 9
1/4" = 1'-0"

UNIT A9.1-f 8
1/4" = 1'-0"

UNIT A 9.1-b 7
1/4" = 1'-0"

UNIT A9.1-a 6
1/4" = 1'-0"

UNIT A9.6 5
1/4" = 1'-0"

UNIT A9.1-d 4
1/4" = 1'-0"

UNIT A9.1 3
1/4" = 1'-0"

UNIT A9.9 2
1/4" = 1'-0"

UNIT A9.0 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE PIPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1133A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 9A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B1.2 @ TYPE IIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12..1@ TYPE IIA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IIA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IIA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6., A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.9, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A, AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2, AT END OF BATHTUB, 32 INCHES TO 36 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2, AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 36 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH, TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER, S.E.D.
50. SMART PANEL IN WALL TYP, SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT Christian Emmert No. C37251 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

STAMP
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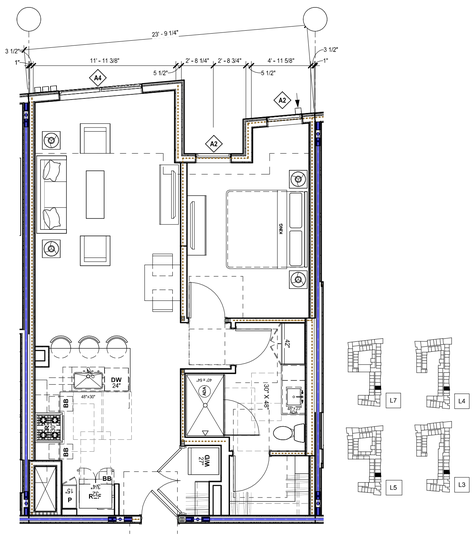
UNIT PLANS

SHEET TITLE
SCALE
PROJ. # 1919 DRAWN BY XX
SHEET SIZE: 36 x 48

TRUE NORTH / PROJECT NORTH

A4.06

2/5/2021 11:53:37 AM



L7 L4 L5 L3

UNIT A9.10 7
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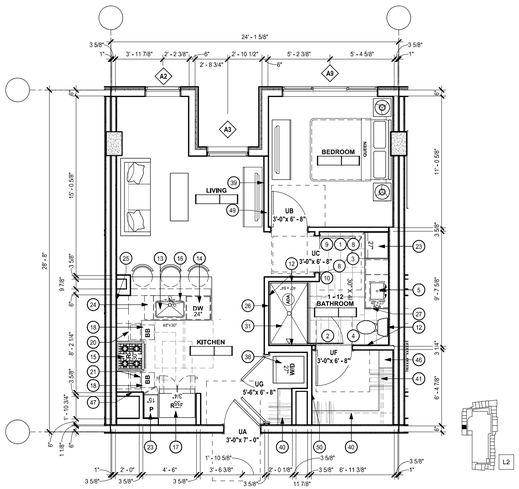

L7 L6 L5 L4 L3 L2

UNIT A9.3-a_MTL 5
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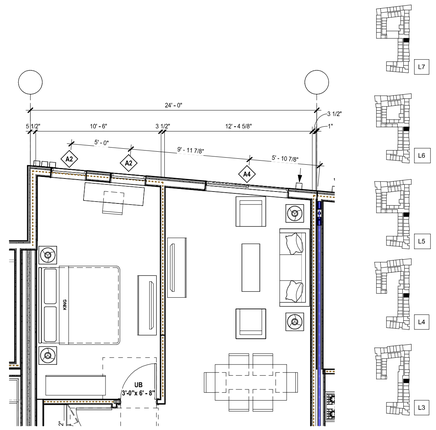

L7 L6 L5 L4 L3

UNIT A9.12 3
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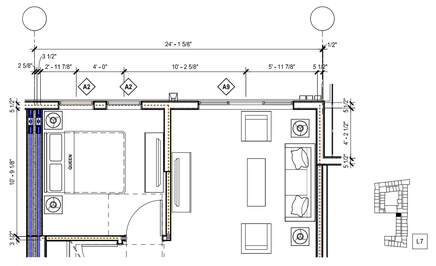
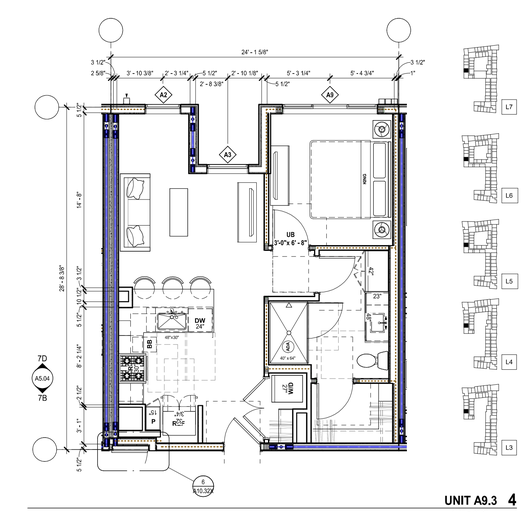


L7

UNIT A9.2-a 2
1/4" = 1'-0"

L2

UNIT A9.4_MTL 6
1/4" = 1'-0"



L7 L6 L5 L4 L3

UNIT A9.3 4
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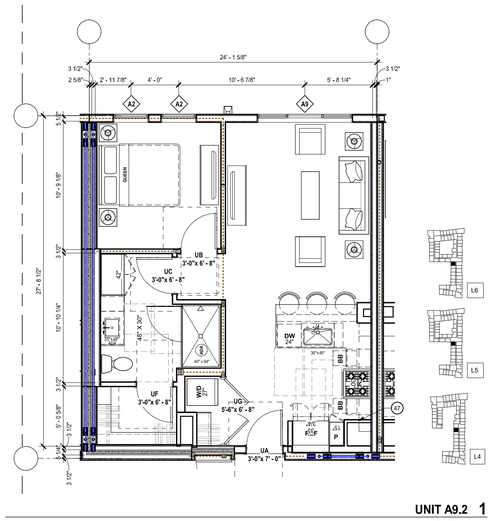

L6 L5 L4

UNIT A9.2 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS. SEE ALSO A15.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES AREPROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 15-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE W1.1 @ TYPE IA AND B11.2 @ TYPE IBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12. 1@ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6., A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36", SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH; FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A. ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS. S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS, FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH, SEE FINISH SCHEDULE.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 38" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2, AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2, AT BACK WALL OF BATHTUB, MAXIMUM OF 9 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 9 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 30"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW, COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP., ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 48" A.F.F. TO TOP OF CIRCUIT BREAKER, S.E.D.
50. SMART PANEL IN WALL TYP, SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

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Entitlement Architect

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REV.	ISSUE	DATE
	GMP FOUNDATION TO PODIUM PERMIT	02.18.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT Matthew Dyer No. C31721 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

STAMP

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UNIT PLANS

Sheet Title

Scale

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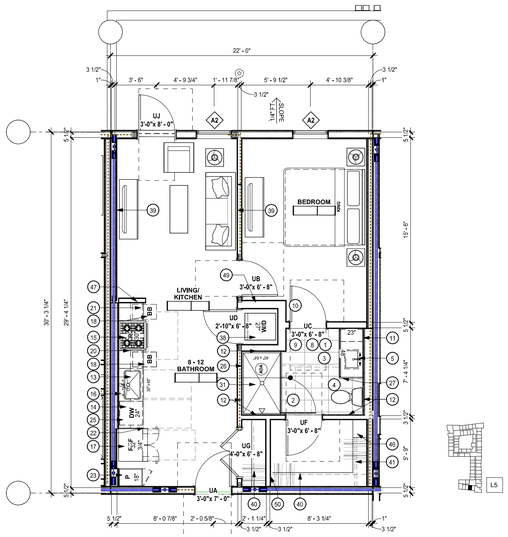

L5

UNIT A11.1-a 7
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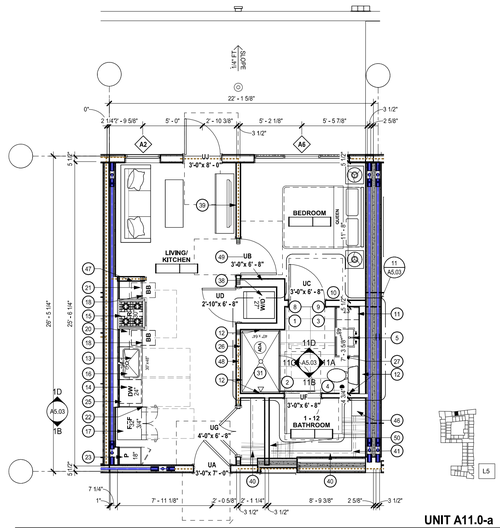

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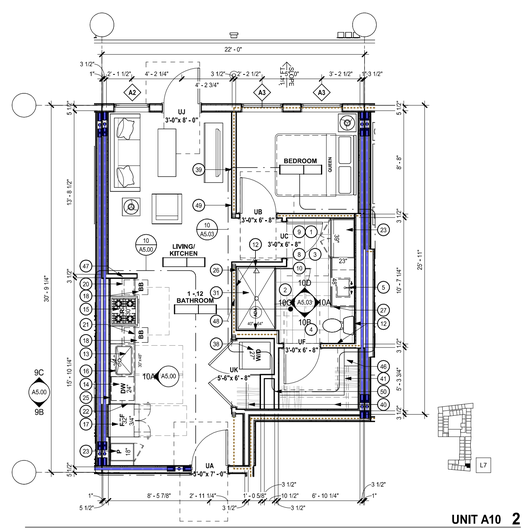

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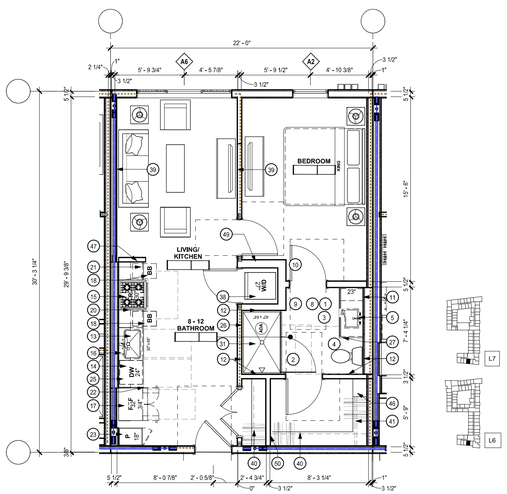

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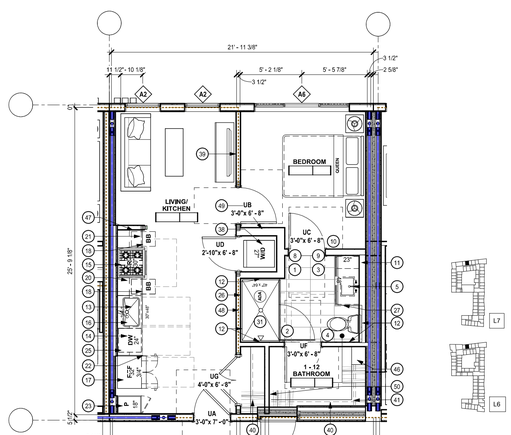

L7 L6

UNIT A11.0 4
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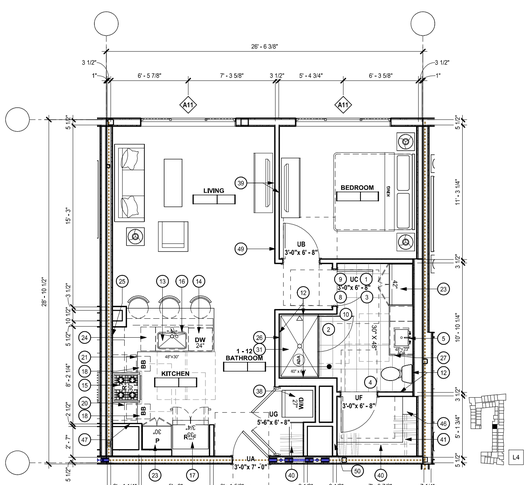

L4

UNIT A9.14 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 9A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B1.2 @ TYPE IBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N..

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12 .1@ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36", SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
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9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
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13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
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17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
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21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
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26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
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28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
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30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE, TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A, AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 38" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A2.2; AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2; AT BACK WALL OF BATHTUB, MAXIMUM OF 8 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 8 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW, COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
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41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
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47. ADA OUTLETS, SEE SHEET 9A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER, S.E.D.
50. SMART PANEL IN WALL TYP, SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
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P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
3	GMP	02.18.21
4	FOUNDATION TO PODIUM PERMIT	03.04.21
5	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT — Jeffrey Heller — No. C27227 — Exp. 5.31.21 — STATE OF CALIFORNIA

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

SHEET TITLE

SCALE

PROJ #. 1919 DRAWN BY XX

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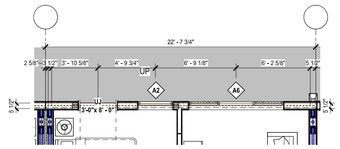
A4.07

0' 4' 8'

TRUE NORTH — PROJECT NORTH

2020.11.19 3:30 AM



UNIT A14.9-a 10

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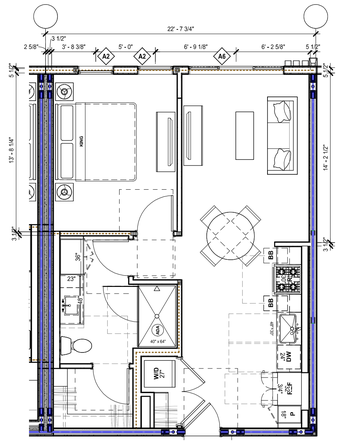

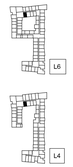

UNIT A14.9 11

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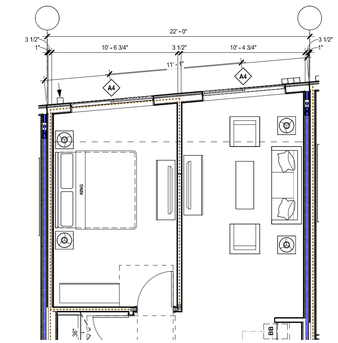

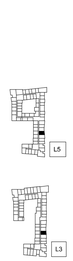

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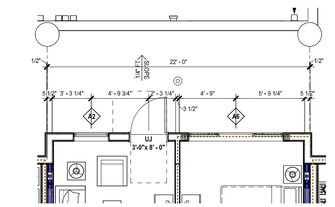

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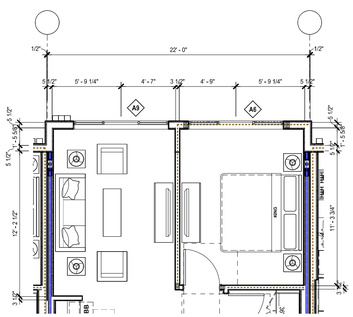

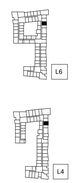

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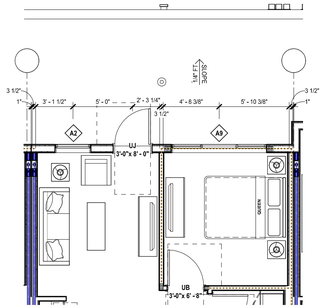

UNIT A14.0-b 6

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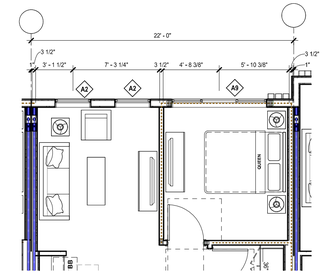

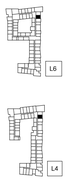

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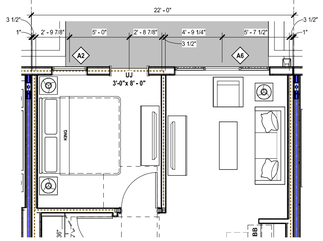

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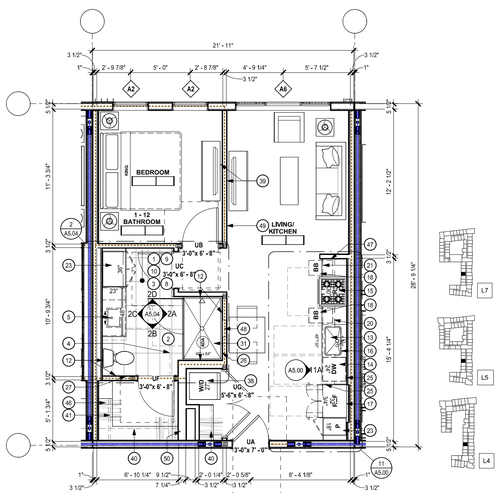

UNIT A14.0 3

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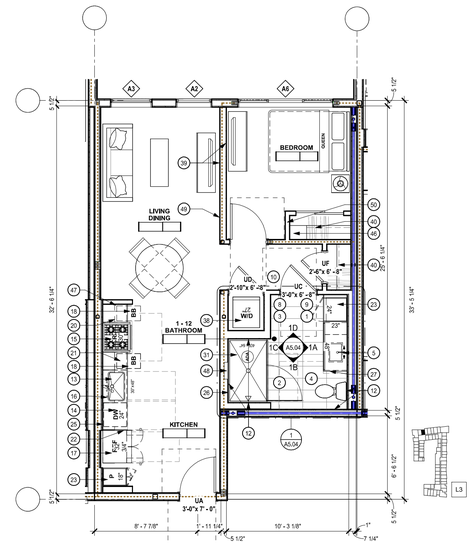

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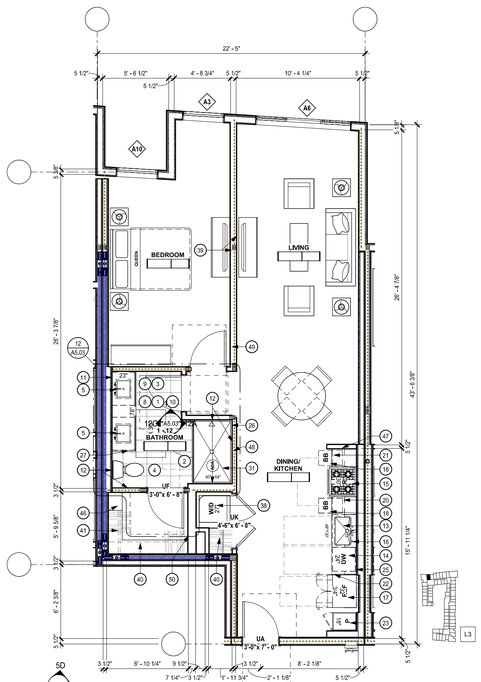

UNIT A12.0 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 6-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 113A.5 FOR BATHTUBS, OR SECTION 113A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1IA0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N. TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12.1@ TYPE IIA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IIA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IIA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 6-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 6-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 113A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC113AA7.2; AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 113AA5.2; AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 113AA5.2.
38. WASHER & DRYER. PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 30"X30" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS A7 SHEET A10.00.
45. WALL MOUNTED MIRROR. SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP. SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

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HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

REGISTERED ARCHITECT — MATTHEW DAVID HELLER — No. C31725 — STATE OF CALIFORNIA

STAMP
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UNIT PLANS

SHEET TITLE

SCALE

PROJ. #: 1919 DRAWN BY: XX

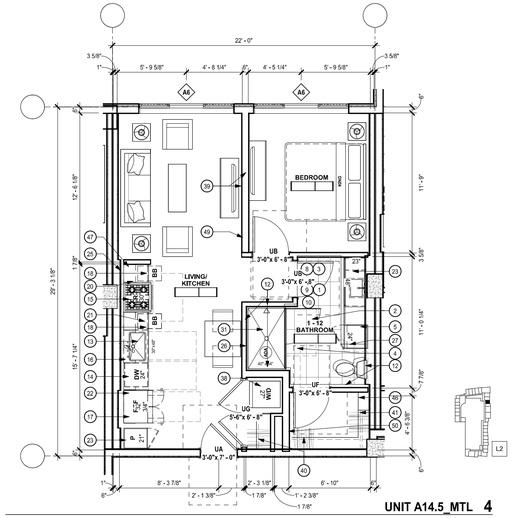
SHEET SIZE: 30 X 42

0' 4' 8'

TRUE NORTH / PROJECT NORTH

A4.08

2/5/2021 11:13:12 AM



UNIT A14.5_MTL 4
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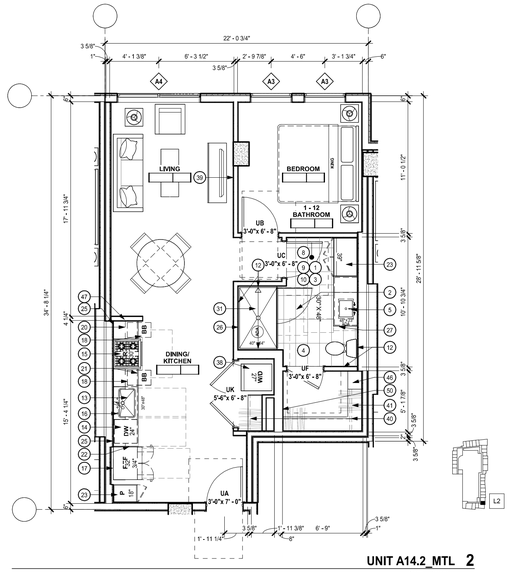

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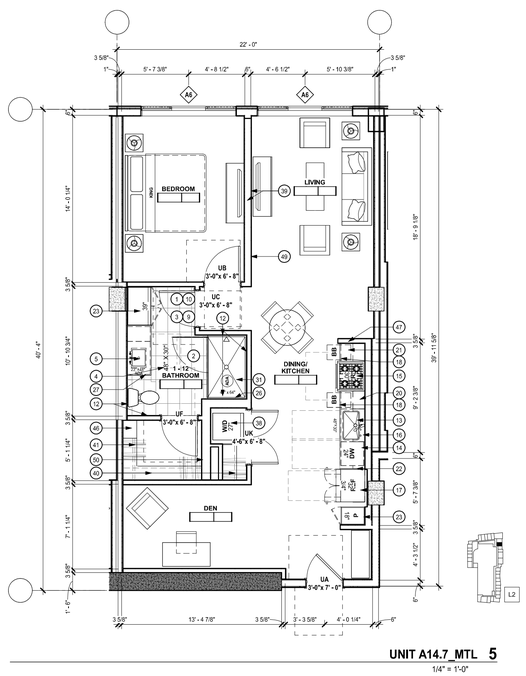

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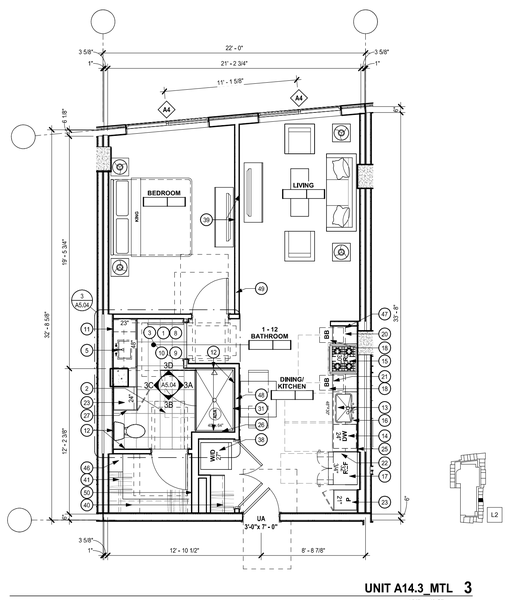

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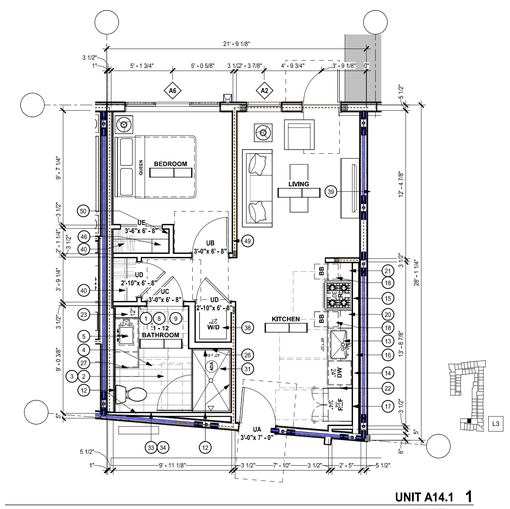

UNIT A14.1 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IIA AND B11.2 @ TYPE IIBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12..1@ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A, AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2, AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 36 INCHES ABOVE THE FINISH FLOOR. INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS. MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER, S.E.D.
50. SMART PANEL IN WALL TYP, SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

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Rev	Issue	Date
1	CD-1	05.14.20
2	CD-2	08.13.20
3	GMP	02.18.21
4	FOUNDATION TO PODIUM PERMIT	03.04.21
5	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT — KRISTIAN ENGELSTAD — No. C31725 — Exp. 08.31.21 — STATE OF CALIFORNIA

STAMP

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UNIT PLANS

Sheet Title
Scale
Proj. # 1919 Drawn by XX
Sheet Size 36 x 48

TRUE NORTH — PROJECT NORTH

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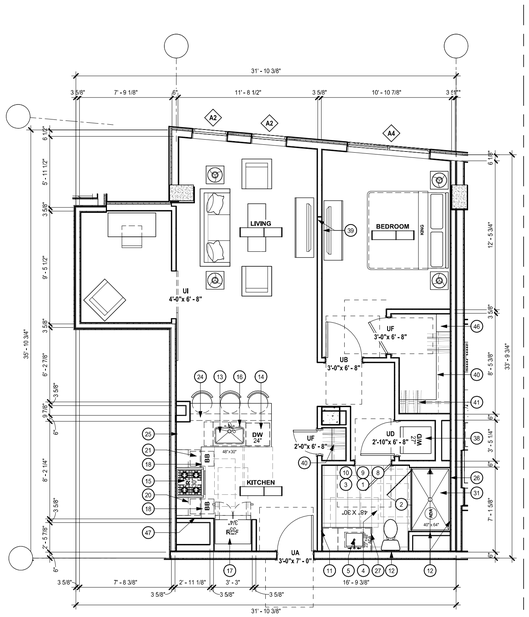
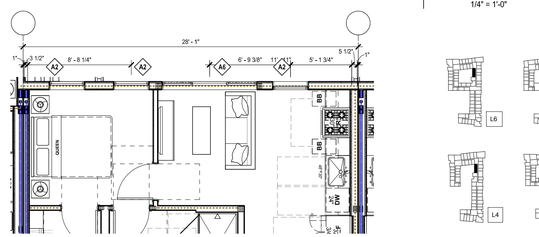
A4.09

2/6/2024 11:14:07 AM



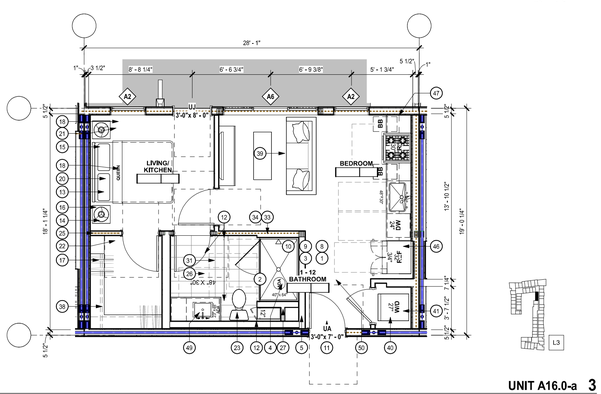
UNIT A17.0_MTL 4

1/4" = 1'-0"



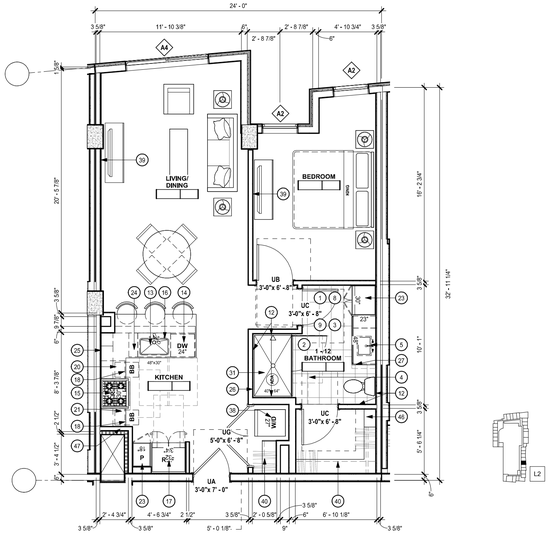
UNIT A16.0 5

1/4" = 1'-0"



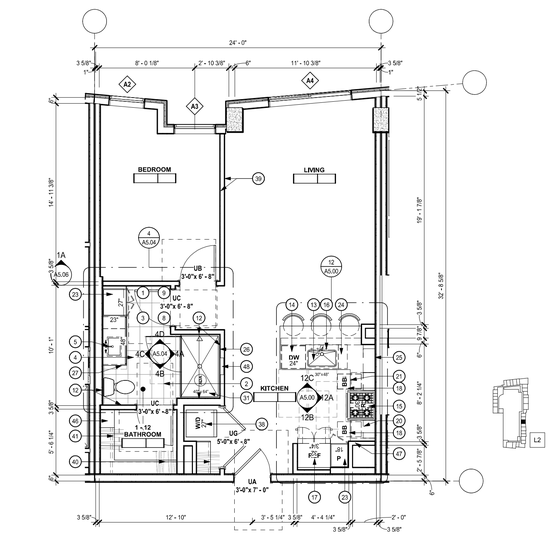
UNIT A16.0-a 3

1/4" = 1'-0"



UNIT A15.1_MTL 2

1/4" = 1'-0"



UNIT A15.0_MTL 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B11.@ TYPE IIA AND B11.2 @ TYPE IIBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N. TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE 1A AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12..1@ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36", SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
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8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A, AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR. MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB. MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 8 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR. SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET S/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP. SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

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Entitlement Architect

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1919-MENLO-PORTAL

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REV.	ISSUE	DATE
	GMP FOUNDATION TO PODIUM PERMIT	02.18.21
	SUPERSTRUCTURE PERMIT	03.04.21
		03.25.21

LICENSED ARCHITECT Jonathan Emery Heller REG. NO. C-32121 STATE OF CALIFORNIA

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UNIT PLANS

Sheet Title

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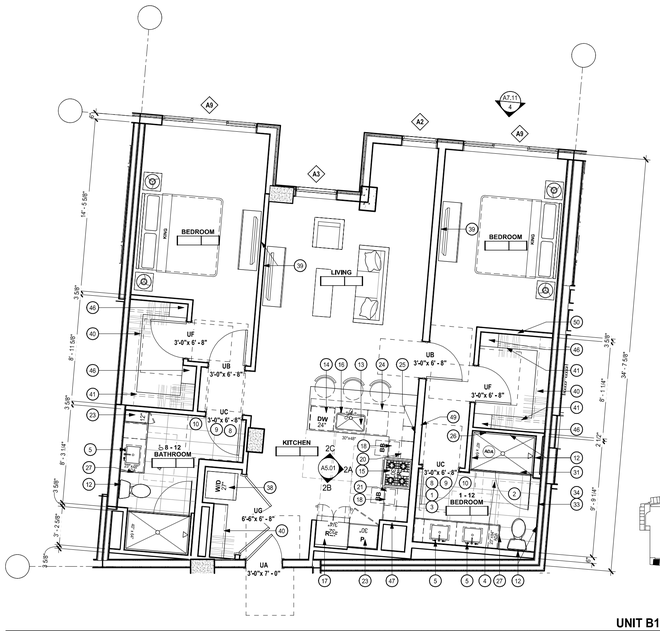

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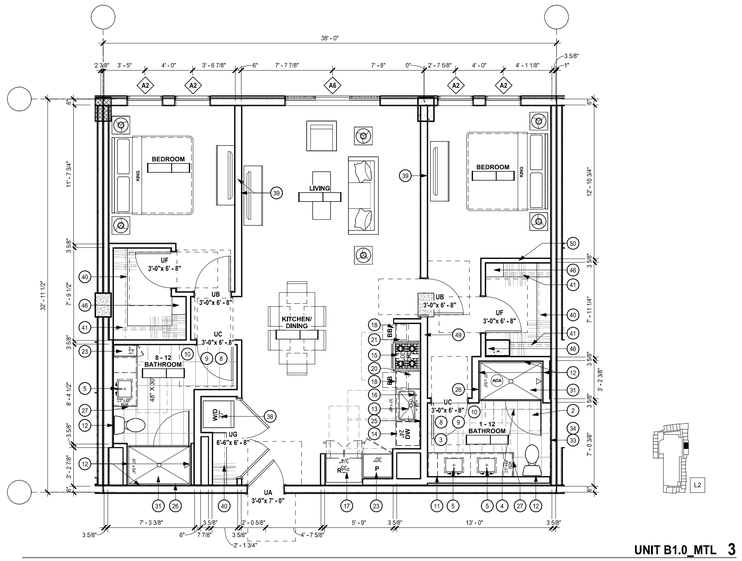

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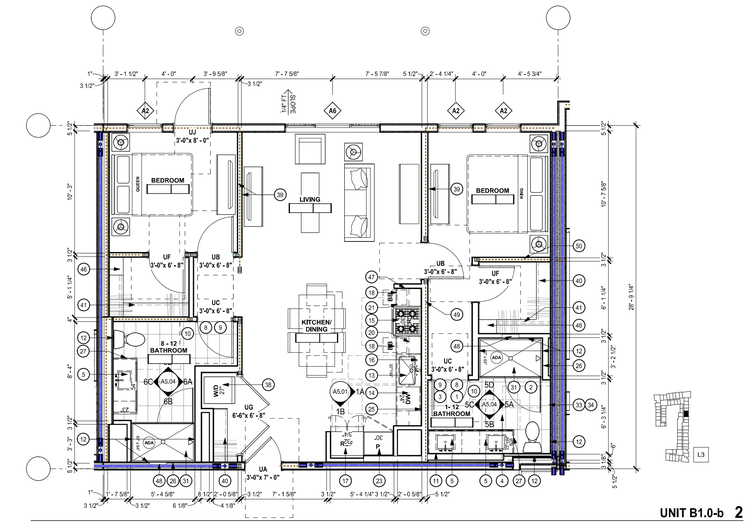

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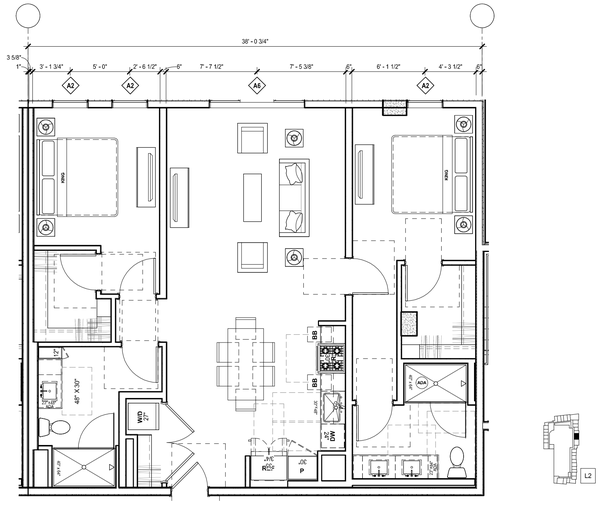

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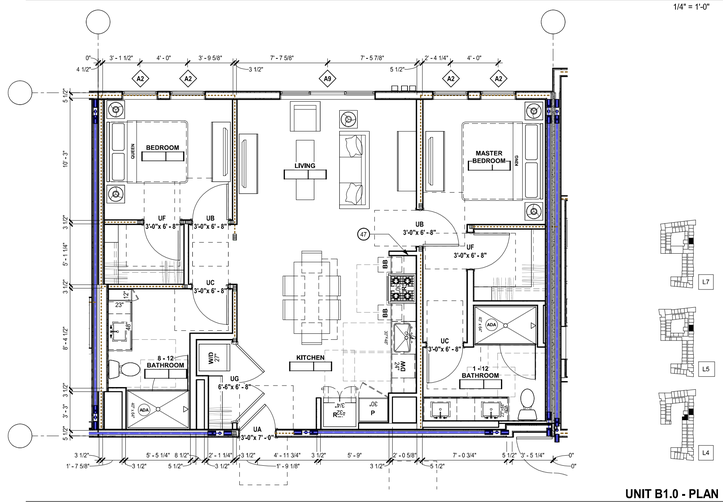

UNIT B1.0 - PLAN 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE 9A AND B11.2 @ TYPE 8A

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE 8A, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE 9A AND TYPE D11.1 @ TYPE 8A U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE 9A AND TYPE E11.1/E12 .1@ TYPE 8A, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE 9A AND E11.2 & E12.3.AT TYPE 8A, U.O.N.

H. TYPICAL 3-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE 8A, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11.33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
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CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

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UNIT PLANS

SHEET TITLE

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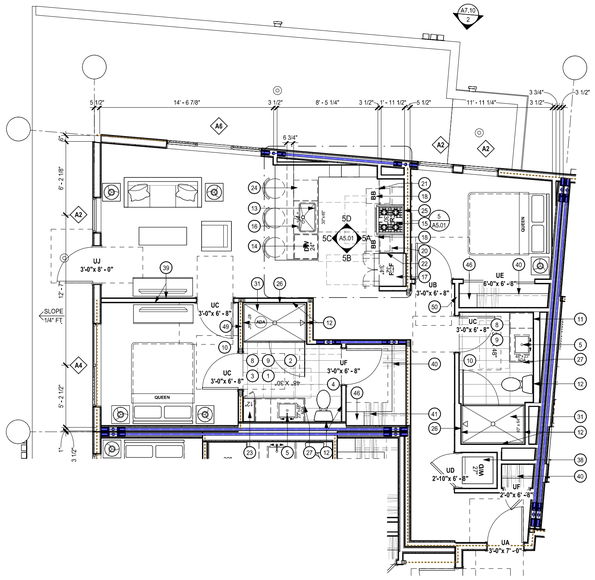
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5' - 3 1/2"
3 1/2"
SLOPE 1/4" FT
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UC 3'-0"x 6' - 8"
UF 3'-0"x 6' - 8"
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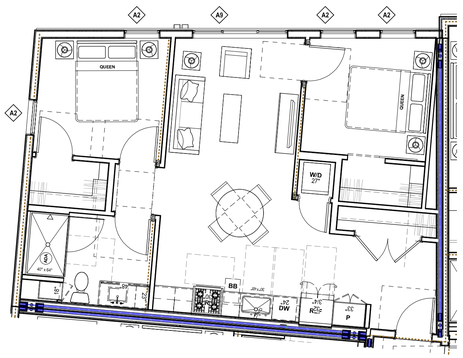
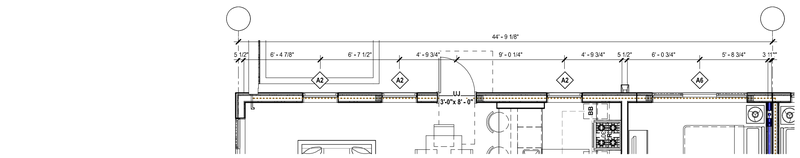
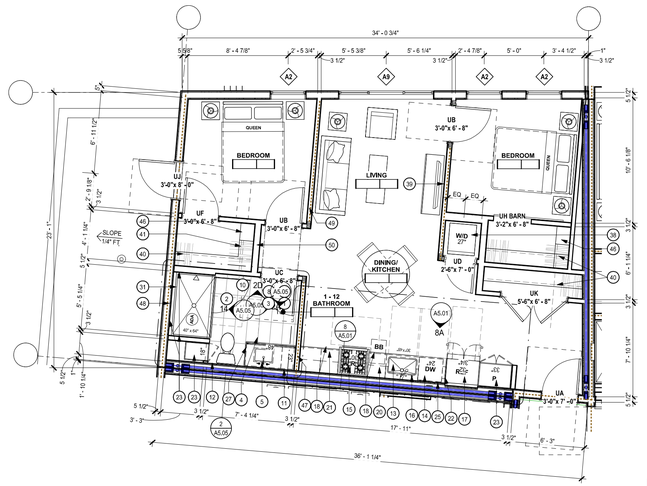
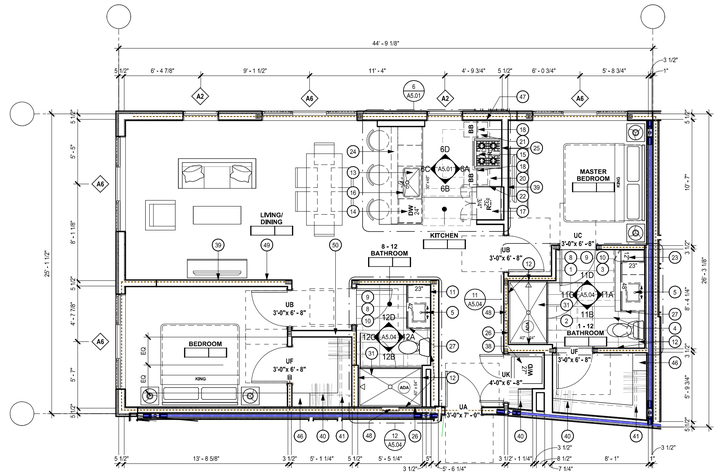
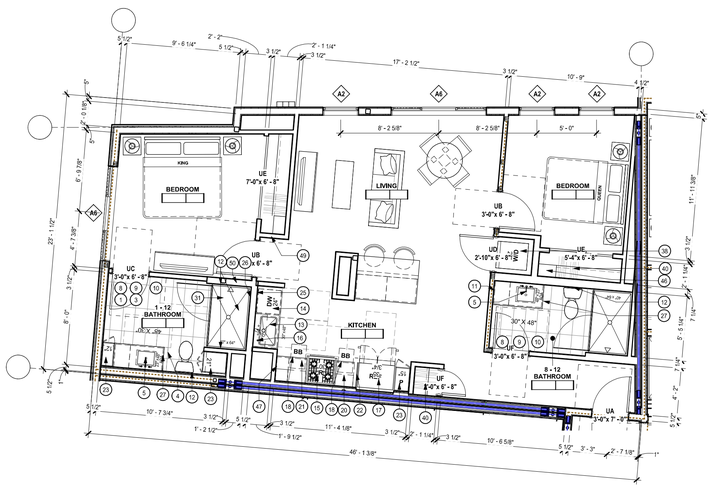
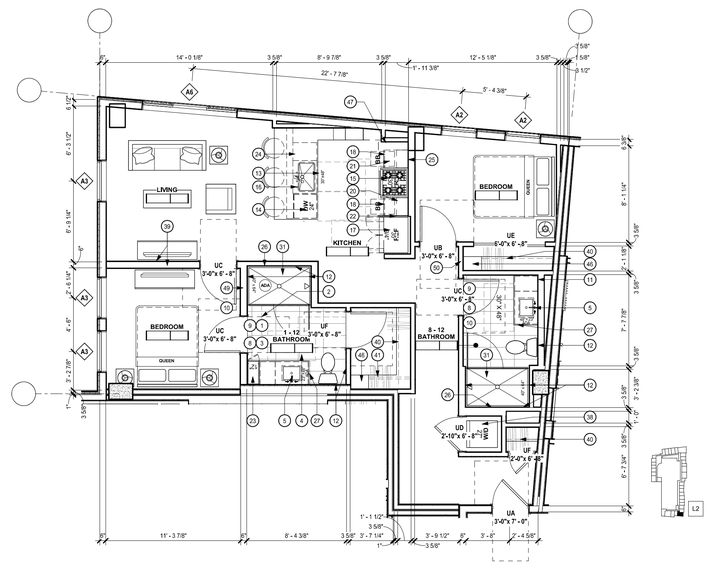












GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1IA0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N. TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12.1@ TYPE IIBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E1.2 & E12.3 AT TYPE IBA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IBA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.9, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A, AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR. INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER. PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 30"X30" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS A7 SHEET A10.00.
45. WALL MOUNTED MIRROR. SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP. SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT
GREYSTAR

ENTITLEMENT ARCHITECT
HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

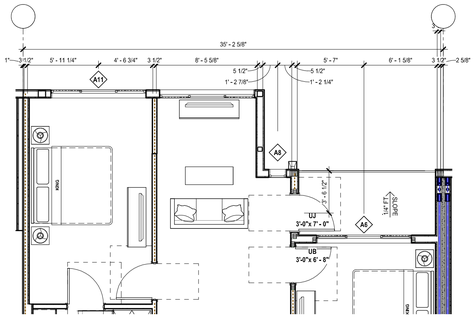
UNIT PLANS

SHEET TITLE
SCALE
PROJ. #: 1919 DRAWN BY: XX
SHEET SIZE: 30 X 42

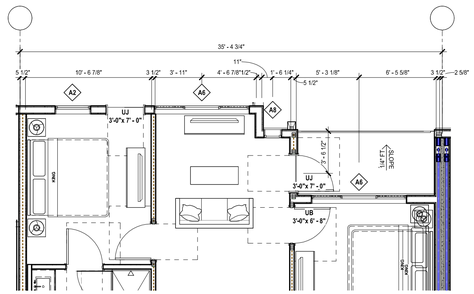
TRUE NORTH / PROJECT NORTH
0' 4' 8'

A4.12

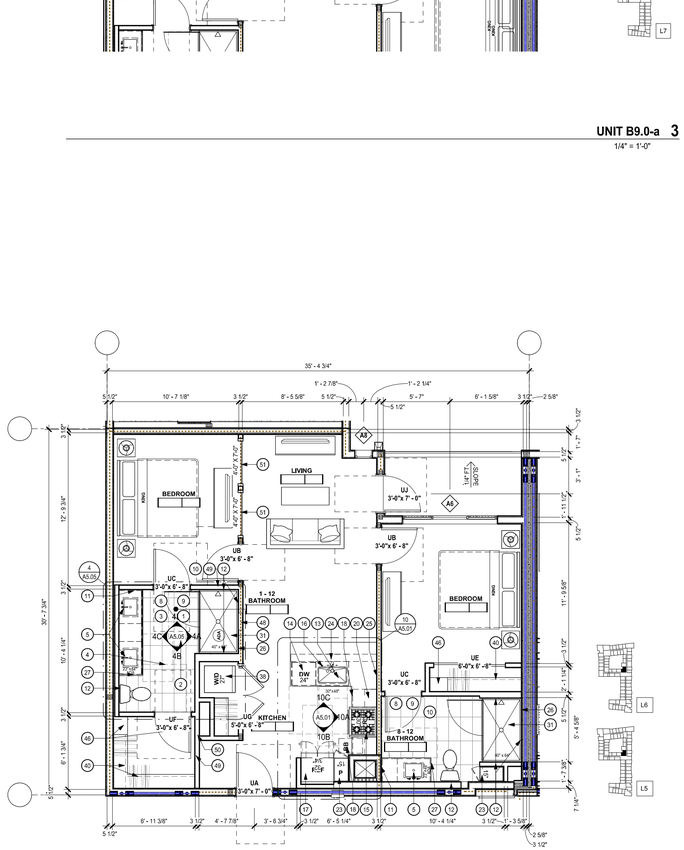
2020.11.14 8:53:01 AM



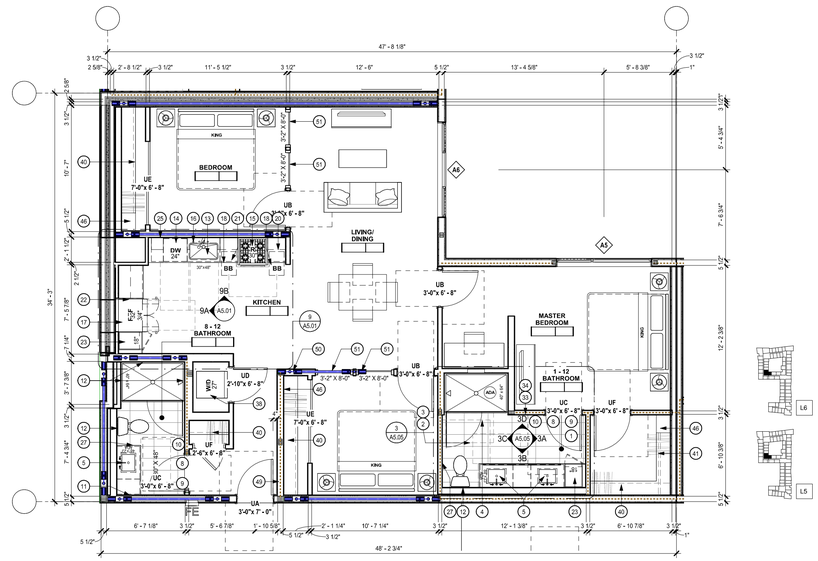
UNIT B9.1 **4**
1/4" = 1'-0"



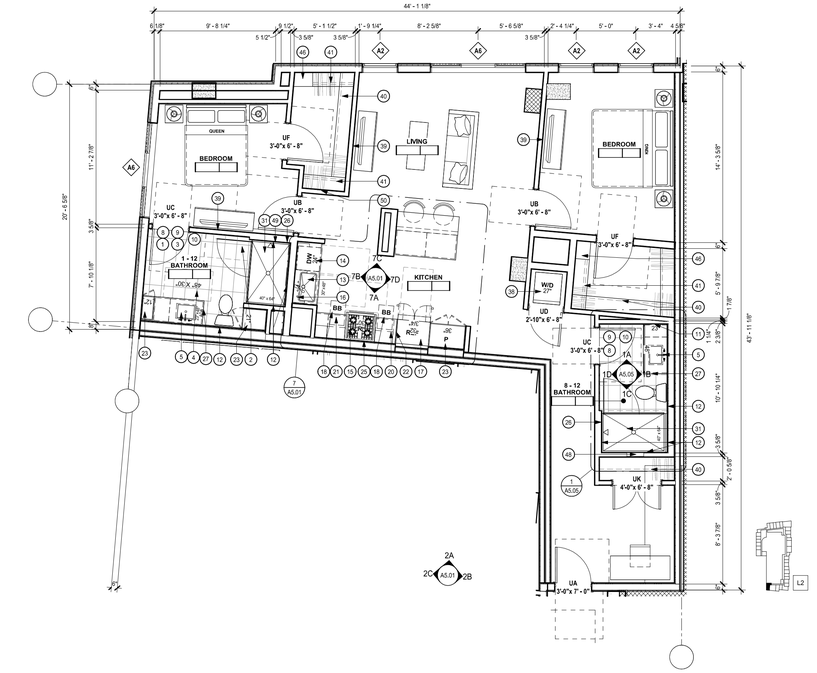
UNIT B9.0-a **3**
1/4" = 1'-0"



UNIT B9.0 **2**
1/4" = 1'-0"



UNIT B8.0 **1**
1/4" = 1'-0"



UNIT B5.0_MTL **5**
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE **IA** AND B11.2 @ TYPE **IIA**

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE **IIA**, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE 1A AND TYPE D11.1 @ TYPE **IIA** U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE **IA** AND TYPE E11.1/E12..1@ TYPE **IIA**, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE **IA** AND E1.2 & E12.3 AT TYPE **IIA**, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE **IIA**, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.9, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A, AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR. MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB. MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
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39. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
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41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS A7 SHEET A10.00.
45. WALL MOUNTED MIRROR. SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
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50. SMART PANEL IN WALL TYP, SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

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CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
1	CD-1	05.14.20
2	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT
JONATHAN KNELL
REG. NO. C31721
STATE OF CALIFORNIA

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UNIT PLANS

SHEET TITLE

SCALE

PROJ #: 1919 DRAWN BY: XX

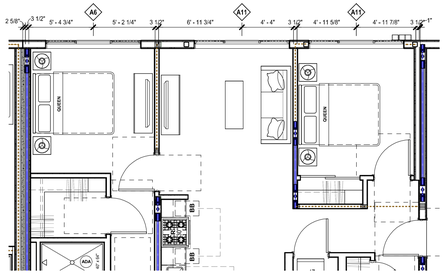
SHEET SIZE: 36 x 48

A4.13

9' 4' 8'

TRUE NORTH PROJECT NORTH

06/2021 11:10:8 AM



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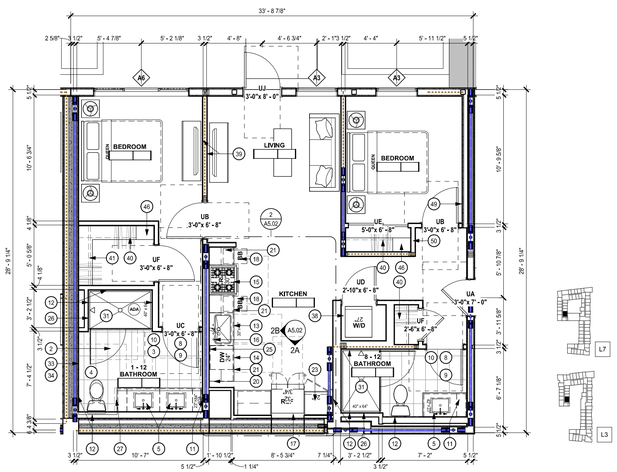

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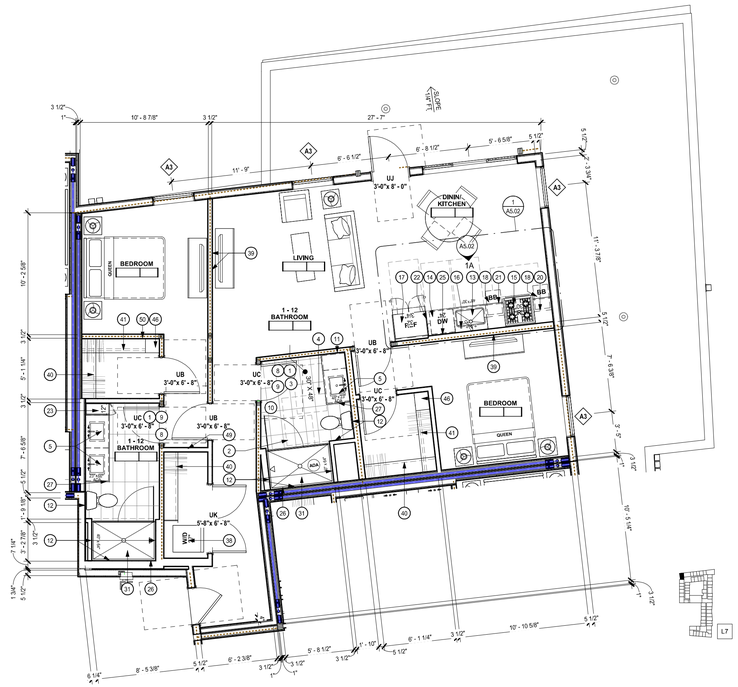
3 1/2"
1"
10' - 8 7/8"
3 1/2"
27' - 7"
5 1/2"
A1
A3
A1
11' - 9"
6' - 6 1/2"
6' - 6 1/2"
5' - 6 5/8"
5 1/2"
2 1/2"
UJ
3'-0"x 8' - 0"
DINING
KITCHEN
A5.02
1
A5.02
1A
BEDROOM
QUEEN
LIVING
1 - 1/2
BATHROOM
UB
3'-0"x 6' - 8"
UB
3'-0"x 6' - 8"
UC
3'-0"x 6' - 8"
UC
3'-0"x 6' - 8"
UB
3'-0"x 6' - 8"
UC
3'-0"x 6' - 8"
UC
3'-0"x 6' - 8"
1 - 1/2
BATHROOM
UK
5'-4"x 6' - 8"
W/D
BEDROOM
QUEEN
A2
A1
L7
10' - 2 5/8"
8' - 1 1/4"
3 1/2"
7' - 4 5/8"
5 1/2"
5' - 1 1/8"
3 1/2"
2' - 2 7/8"
3 1/2"
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1"
3 1/2"
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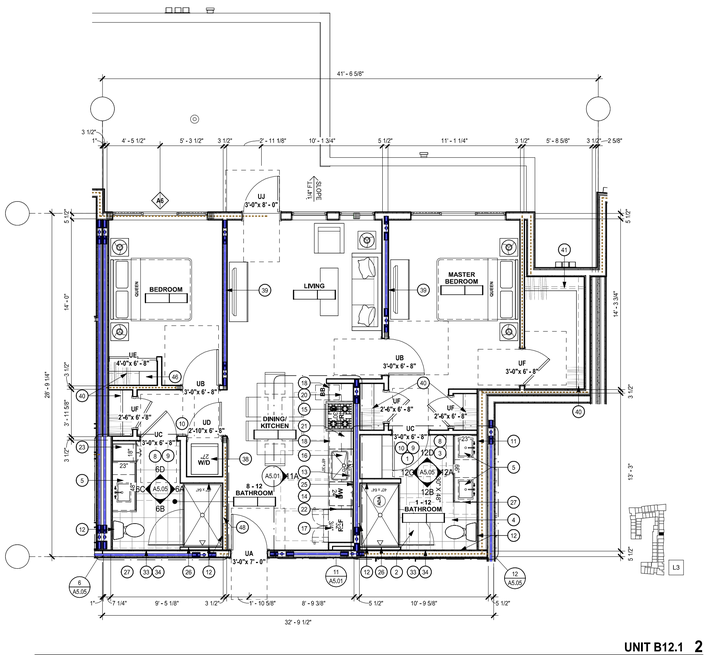

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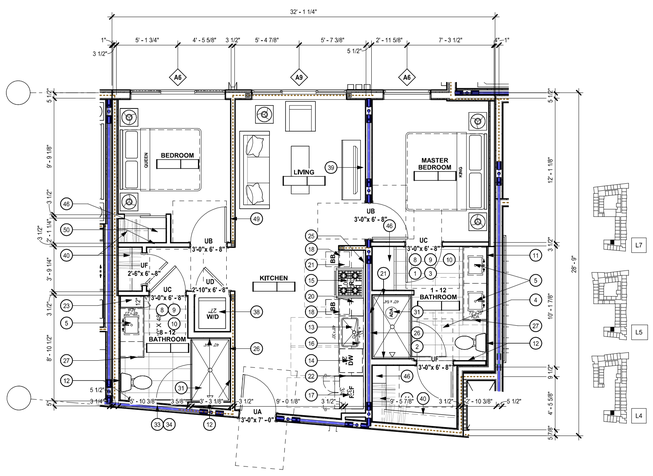

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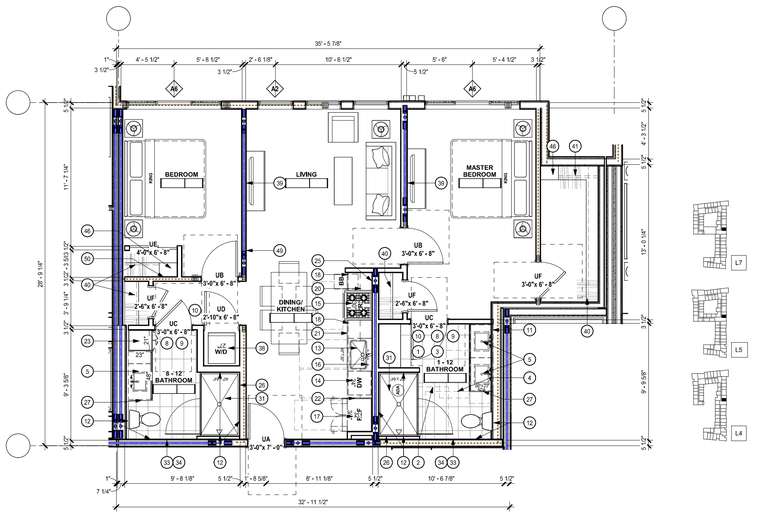

UNIT B12.0 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1133A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE **IA** AND B11.2 @ TYPE **IIA**

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE **IIA**, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE 1A AND TYPE D11.1 @ TYPE **IIA** U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE 1A AND TYPE E11.1/E12..1@ TYPE **IIA**, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE **IA** AND E11.2 & E12.3 AT TYPE **IIA**, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE **IIA**, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
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Client

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Entitlement Architect

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1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

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Stamp

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UNIT PLANS

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Scale

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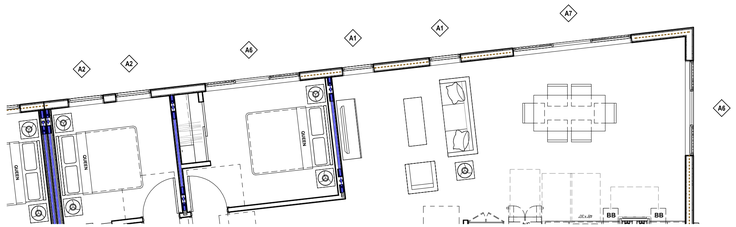

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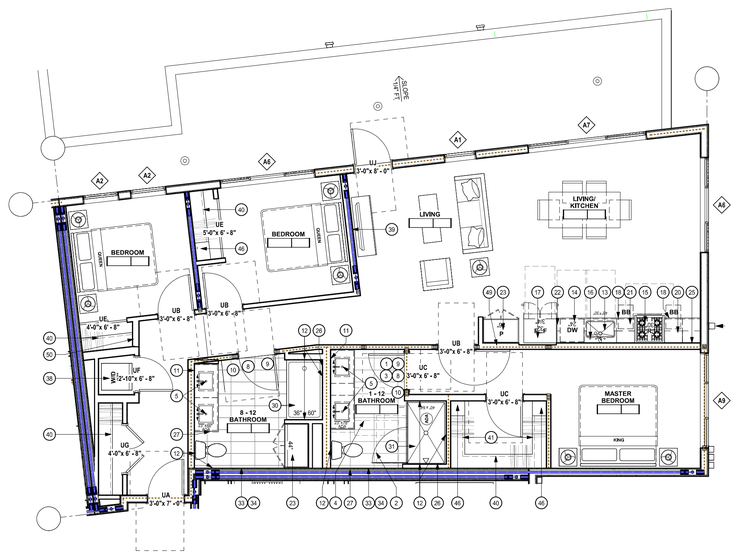

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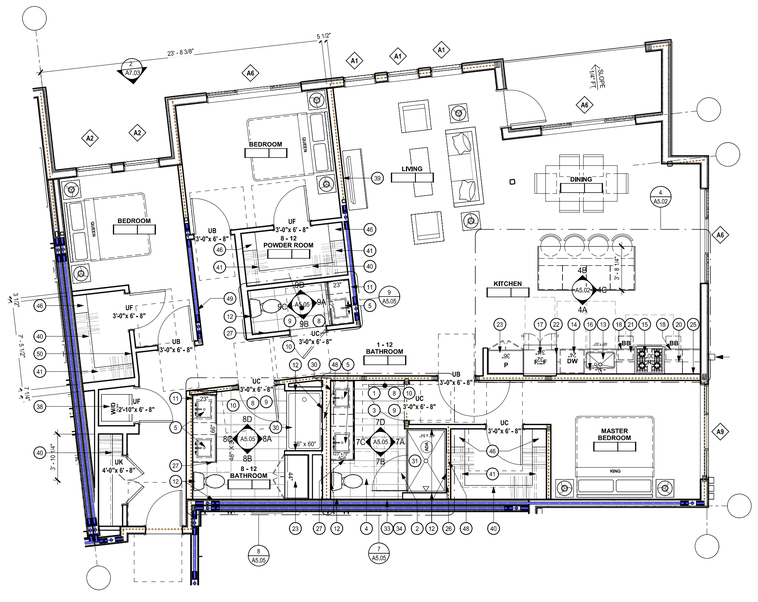

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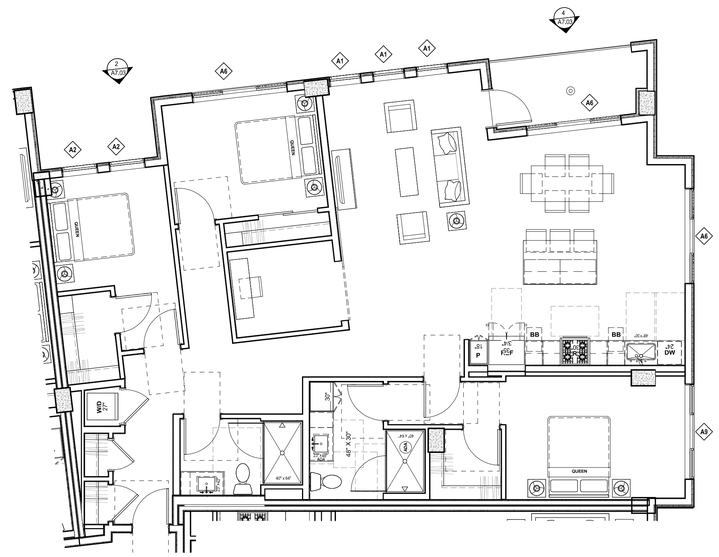
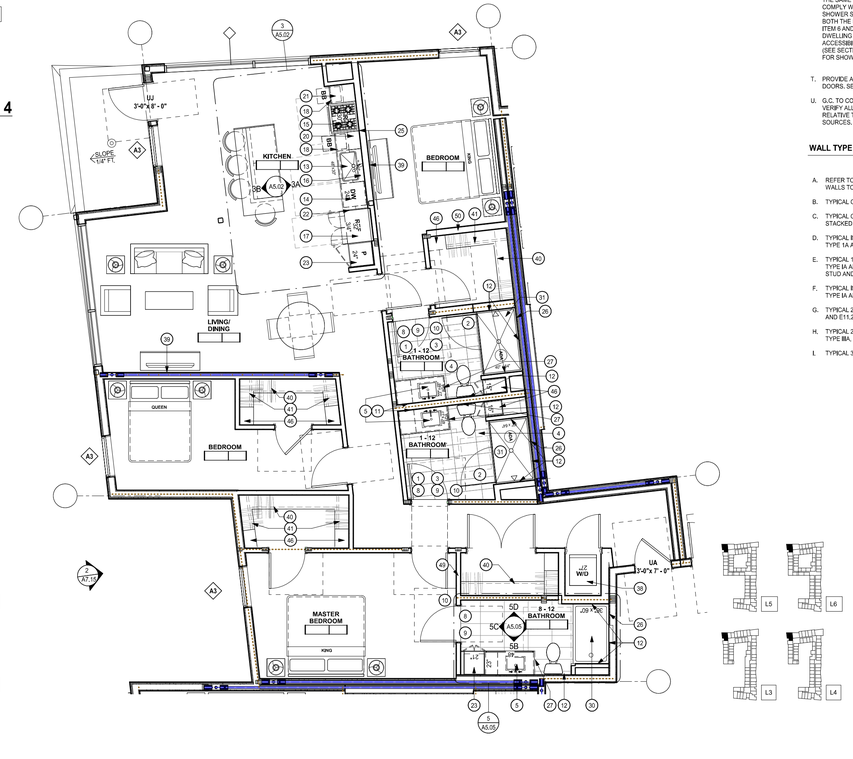


UNIT C2.0-b_MTL 3
1/4" = 1'-0"



UNIT C1.0 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE 'X' GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIB.

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N. TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIB, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIB U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12.1@ TYPE IIB, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IIB, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IIB, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A, AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 36 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 9 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER. PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 30"X30" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR. SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 46" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP. SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Entitlement Architect

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT
Matthew Heller
No. C27125
REGISTERED STATE OF CALIFORNIA

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

Sheet Title

Scale

Proj #. 1919 Drawn by XX

Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

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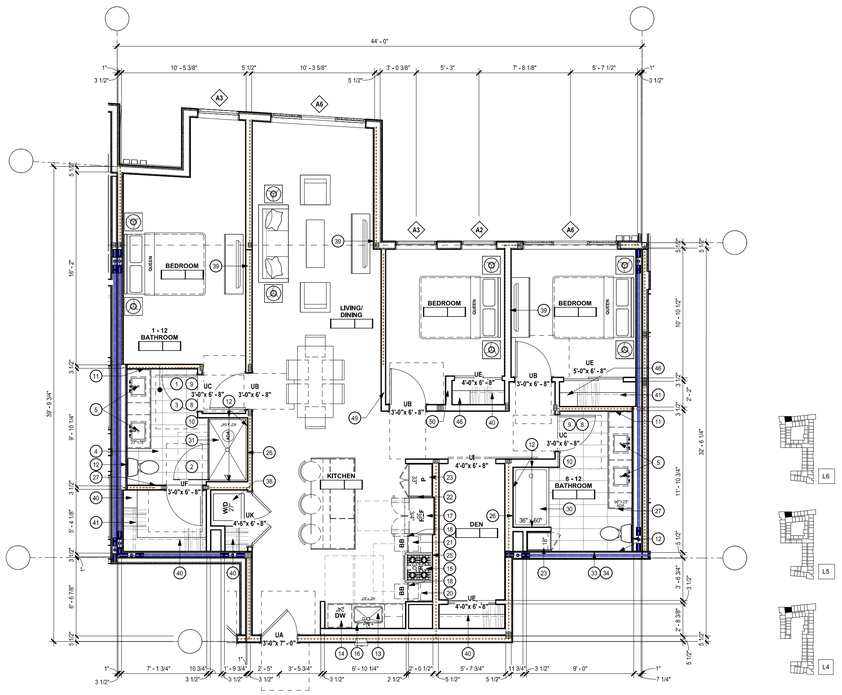
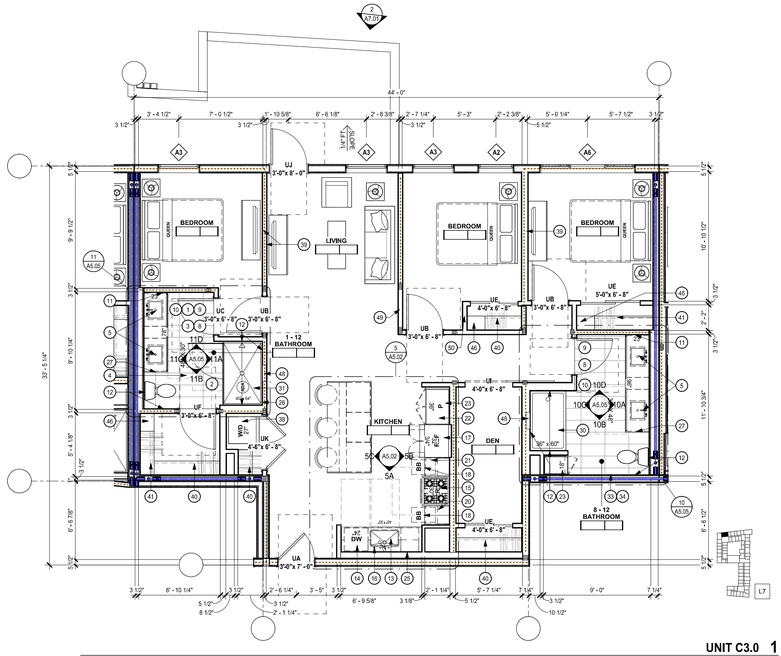
A4.15

2/5/2021 11:41:52 AM



UNIT C3.1 2

1/4" = 1'-0"



UNIT C3.0 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.20 FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.41 FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A0.31 FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6 SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

R. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1133A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

S. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 113A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 1/A0.20

U. G.C. TO COORDINATE WITH THE CABINET MANUFACTURER TO VERIFY ALL CABINETS ARE APPROPRIATE FOR THEIR LOCATION RELATIVE TO APPLIANCES AND/OR OTHER POTENTIAL HEAT SOURCES.

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, UO.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIIA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIIA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E12..1@ TYPE IIIA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA AND E11.2 & E12.3 AT TYPE IIIA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A E12.3 @ TYPE IIIA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6, A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET. SEE 9/A9.30 FOR DETAILS.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE. SEE A9.30 FOR DETAILS.
16. AIR SWITCH FOR GARBAGE DISPOSALS, S.E.D.
17. REFRIGERATOR W/ WATER HOOK UP, S.P.D.
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP, EASED MITERE EDGE.
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH. SEE FINISH SCHEDULE.
24. 8" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB, SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH, SEE FINISH SCHEDULE.
26. FULL-HEIGHT TILE SURROUND, SEE FINISH SCHEDULE.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. FREESTANDING TUB
30. ALCOVE TUB W/ INTEGRAL TUB APRON
31. SHOWER
32. CURVED SHOWER CURTAIN ROD, SEE FINISH SCHEDULE.
33. 24" TOWEL BAR, SEE FINISH SCHEDULE. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
34. ROBE HOOK, SEE FINISH SCHEDULE.
35. 3" TILE BASE, SEE FINISH SCHEDULE.
36. RECESSED MEDICINE CABINET
37. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
38. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
39. PROVIDE 30"X30" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
40. SHELF WITH SINGLE HANGER ROD.
41. SHELF WITH DOUBLE HANGER ROD.
42. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.
43. BUILT-UP EPOXY GROUT COMPOUND, FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.
44. FURRING WALL. SEE DETAILS AT SHEET A10.00.
45. WALL MOUNTED MIRROR, SEE ID DRAWINGS FOR SIZE AND DETAILS.
46. CLOSET LINEN SHELVING, SEE SHEET A9.30.
47. ADA OUTLETS, SEE SHEET 9/A0.20
48. TYP. ALL UNITS - HEIGHT OF RECESS FOR SHELF SHALL BE 12 HIGH. TILE GROUTS SHALL ALIGN WITH SHELF.
49. ELECTRICAL PANEL. COVER FINISH TO BE FACTORY STANDARD WHITE. INSTALL PANELS NO HIGHER THAN 48" A.F.F. TO TOP OF CIRCUIT BREAKER. S.E.D.
50. SMART PANEL IN WALL TYP; SEE LOW VOLTAGE AND ELECTRICAL DRAWINGS.
51. INTERIOR STOREFRONT AT BEDROOM

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
	GMP FOUNDATION TO PODIUM PERMIT	02.18.21
	SUPERSTRUCTURE PERMIT	03.04.21
		03.25.21

STAMP

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UNIT PLANS

SHEET TITLE

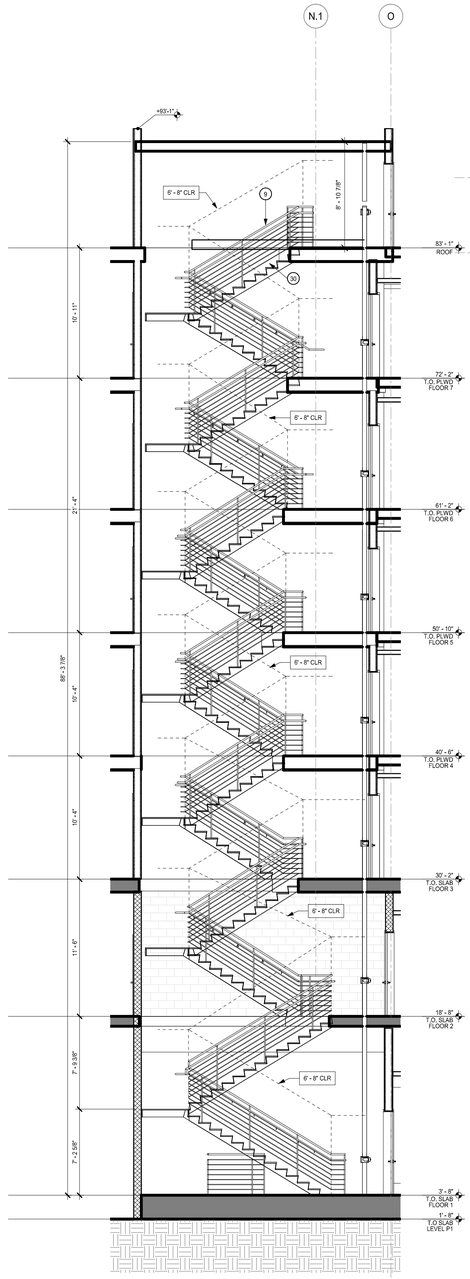
SCALE

PROJ #: 1919 DRAWN BY: XX

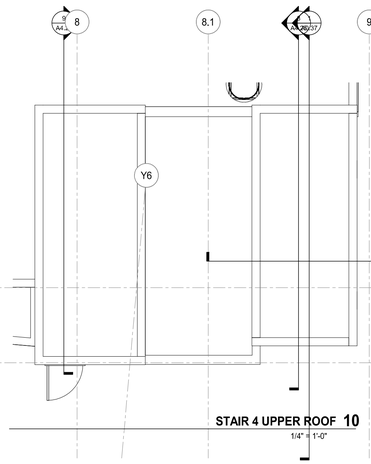
SHEET SIZE: 36 x 48

A4.16

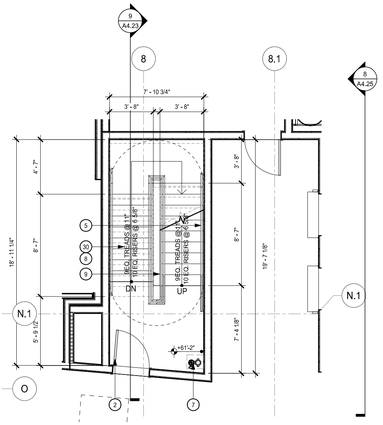
2/4/2021 4:16:07 AM



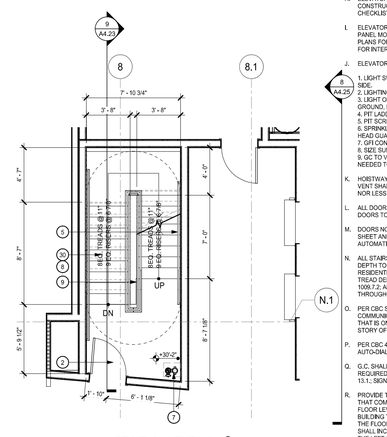
STAIR 4 - SECTION **9**
1/4" = 1'-0"



STAIR 4 UPPER ROOF **10**
1/4" = 1'-0"



STAIR 4 - LEVEL 6 **6**
1/4" = 1'-0"



STAIR 4 - LEVEL 3 **3**
1/4" = 1'-0"

STAIR 4 - ROOF LEVEL **8**
1/4" = 1'-0"

STAIR 4 - LEVEL 5 **5**
1/4" = 1'-0"

STAIR 4 - LEVEL 2 **2**
1/4" = 1'-0"

STAIR 4 - LEVEL 7 **7**
1/4" = 1'-0"

STAIR 4 - LEVEL 4 **4**
1/4" = 1'-0"

STAIR 4 - LEVEL 1 **1**
1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES.

I. ELEVATORS TO BE OTIS GEN2 WITH REMOTE CONTROL PANEL MOUNTED IN SEPARATE CONTROL ROOM - SEE PLANS FOR LOCATIONS. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SYSTEM.

J. ELEVATOR PIT NOTES:
1. LIGHT SWITCH TO BE 18"-36" ABOVE SILL ON PIT LADDER SIDE.
2. LIGHTING TO BE 5 FC AT FLOOR.
3. LIGHT ON EACH SIDE OF PIT TO HAVE A GUARD AND GROUND, IF METALLIC.
4. PIT LADDER TO BE 16" WIDE WITH A 4" TOE HOLD.
5. PIT SCREENS REQ'D 8' ABOVE TOP OF LADDER RUNG.
6. SPRINKLER NOT TO EXCEED 2 FT FROM PIT FLOOR AND HEAD GUARD.
7. GFI CONVENIENCE OUTLET REQ'D.
8. SIZE SUMP PER MFR'S RECOMMENDATIONS.
9. GC TO VERIFY AND PROVIDE ALL ELECTRICAL SYSTEMS NEEDED TO PROVIDE A FULLY FUNCTIONING ELEVATOR.

K. HOISTWAY VENTILATION SHALL BE PER CBC 3004. AREA OF VENT SHALL NOT BE LESS THAN 3.5% OF HOISTWAY AREA NOR LESS THAN 3 SQ. FT. PER ELEVATOR CAR.

L. ALL DOORS AT STAIR ENCLOSURES AND ALL ELEVATOR DOORS TO BE 90-MIN RATED.

M. DOORS NOTED AS "AUTOMATIC FIRE DOORS" ON THIS SHEET AND/OR DOOR SCHEDULE ARE SMOKE ACTIVATED AUTOMATIC CLOSING FIRE DOORS.

N. ALL STAIRS: RISER HEIGHT TO BE 4" MIN. 7" MAX; TREAD DEPTH TO BE 11" MIN BETWEEN RISERS. INSIDE A RESIDENTIAL UNIT RISER HEIGHT TO BE 7-3/4" MAX AND TREAD DEPTH TO BE 10" MIN. PER EXCEPTION #5; CBC 1009.7.2. ALL RISERS AND TREADS TO BE EQUAL THROUGHOUT. ALL STAIRS ARE TO BE PAINTED.

O. PER CBC SECTION 1007.8, PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.

P. PER CBC 403.5.3.1 2-WAY COMMUNICATION SYSTEM W/ AUTO-DIALER.

Q. G.C. SHALL PROVIDE TACTILE AND STAIR SIGNAGE AS REQUIRED PER CBC SECTIONS 1003.2.6, 1003.3.13 AND 13.1.; SIGNAGE TO BE A DEFERRED SUBMITTAL.

R. PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGNS THAT COMPLY WITH CBC 1117B.5.1.2, LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT EXIT DISCHARGE LEVEL THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME HEIGHT AS THE RAISED CHARACTERS. CBC 1133B.4.3

S. STAIR HEAD CLEARANCE TO BE 80" MIN., TYP.

T. SEE STRUCTURAL DRAWINGS FOR STAIR LANDING CONSTRUCTION.

U. TRIANGULAR OPENING FORMED BY RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAX SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING. CBC 1013.3, ITEM # 2

V. AT EXTERIOR STAIRS, PROVIDE A 2" WIDE, COLOR-CONTRASTING, STRIPING FOR VISUALLY IMPAIRED AT ALL NOSING OF ALL STEPS.

W. AT INTERIOR STAIRS, PROVIDE A 2" WIDE CLEARLY COLOR-CONTRASTING STRIPING FOR THE VISUALLY IMPAIRED AT THE NOSING OF THE UPPER APPROACH AND LOWER TREAD.

X. AT WEATHER EXPOSED EXTERIOR STAIRS AND THEIR APPROACHES,STAIRS SHALL BE CONSTRUCTED IN SUCH A WAY (I.E. 1/4" CROSS SLOPE AWAY FROM BLDG) THAT WATER WILL NOT ACCUMULATE ON THEIR SURFACES.

Y. TREADS ARE 11" MIN AND SLIP RESISTANT WITH SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES (NOT ABRUPT EDGES).

Z. STAIR RISERS ARE SLOPED AND/OR THE UNDERSIDE OF STAIR NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

AA. GC TO INCLUDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT OR AS OTHERWISE REQUIRED PER ELEVATOR MANUFACTURER FOR FULL AND PROPER FUNCTION. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT.

BB. PER CBC 713.14.1 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN TWO STORIES IN GROUP A, E, H, I, L, R-1, R-2 AND R-2.1 OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, AND MORE THAN THREE STORIES FOR ALL OTHER OCCUPANCIES. THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS. IN ADDITION TO THE REQUIREMENTS IN SECTION 708 FOR FIRE PARTITIONS, DOORS PRO-TECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL ALSO COMPLY WITH SECTION 716.5.3 AS REQUIRED FOR CORRIDOR WALLS AND PENETRATIONS OF THE ELEVATOR LOBBY ENCLOSURE BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED AS REQUIRED FOR CORRIDORS IN ACCORDANCE WITH SECTION 717.5.4.1. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND OTHER PROVISIONS WITHIN THIS CODE.

EXCEPTION 1: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

EXCEPTION 3: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE ADDITIONAL DOORS ARE PROVIDED AT THE HOISTWAY OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOORS SHALL COMPLY WITH THE SMOKE AND DRAFT CON-TROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.

CC. ELEVATOR CARS TO ACCOMODATE AMBULANCE STRETCHER SHALL MEET THE FOLLOWING PROVISIONS:

A. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE OPEN HORIZONTAL POSITION.

B. A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80-INCHES BY 54-INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE HORIZONTAL, OPEN POSITION, AND MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51-INCHES WITH A 42-INCH SIDE SLIDE DOOR.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR, SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS; CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING, KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1138.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD STAIR AND LANDING SYSTEM.
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC. SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 11/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 11/A0.21 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 11/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL. CBC SECTION 715.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS – PROVIDE HOT WATER CONNECTION.
35. PAVER O/ PEDESTAL SYSTEM, SLD.
36. STORMWATER TREATMENT PLANTER
37. PLANTER, S.L.D.
38. FENCE, S.L.D.
39. PAVERS O/ CRUSHED, ANGULAR ROCK, S.L.D. PODIUM ONLY
40. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS, SEE B.E. WATERPROOF DRAWINGS
41. PODIUM DRAIN PER PLAN, CONNECT TO STORM DRAIN, S.P.D., S.B.E.D.
42. STEEL BEAMS. S.S.D.
43. SINGLE PLY ROOF MEMBRANE
44. VAULT DRAINS, CONNECT TO SANITARY SEWER, S.P.D.,S.C.D.
45. DESIGN BUILD POOL TO INCLUDE STRUCTURAL FOAM AND CONCRETE INFILL AS REQUIRED
46. WATERPROOFING MEMBRANE ON 100% OF HORIZONTAL AND VERTICAL SURFACES IN STRUCTURAL POOL VAULT
47. 8" CMU POOL VAULT WALLS W/REINFORCING, S.S.D. SEE SLAB PLANS FOR LOCATION
48. ACCESS DOOR, ALL HARDWARE AND DETAILS PER MANUFACTURER, PAINTED. SEE DOOR SCHEDULE
49. SLOPE STRUCTURAL POOL VAULT SLAB TO DRAIN PER POOL VAULT SLAB PLAN
50. CONCRETE SLAB ON 4" STEEL PAN DECK FORM
51. H.R.A. SEE B.E. DWGS
52. TRENCH DRAIN, S.C.D., S.P.D.
53. SUMP PUMP S.C.D., S.P.D.
54. CONTINOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
55. CANE DETECTION RAIL
56. STRUCTURAL FOAM
57. RAISED LANDING

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1@ TYPE IA AND B1.2@ TYPE IBA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A11, U.O.N., TYPICAL CMU STACKED WALLS TO BE A12.1, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IBA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IBA U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11/E12 @ TYPE IBA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 @ TYPE IA & IBA, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

BDE ARCHITECTURE
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CA 94103
P. (415) 677-0966

Client

GREYSTAR

Entitlement Architect

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
1	SD-1	10.03.19
2	SD-2	11.21.19
3	SD-3	12.19.19
4	DD-1	01.23.20
5	DD-2	03.12.20
6	CD-1	05.14.20
7	CD-2	08.13.20
8	GMP	02.18.21
9	FOUNDATION TO PODIUM PERMIT	03.04.21
10	SUPERSTRUCTURE PERMIT	03.25.21

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STAIR 4 PLANS AND SECTIONS

Sheet Title

Scale

Proj #. 1919 Drawn by XX

Sheet Size: 36 x 48

0' 4' 8'

TRUE NORTH / PROJECT NORTH

A4.23

BkF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

July 10, 2020
BKF NO. 20181256

City of Menlo Park
701 Laurel Street
Menlo Park, CA

Subject: FEMA Design Requirements for 104 & 110 Constitution Drive & 115 Independence Drive, Menlo Park CA

To Whom It May Concern,

The following memo summarizes that the design measures will be in accordance with FEMA requirements as well adhering to the City's Sea Level Rise criteria for the proposed development at 104/110 Constitution Drive and 115 Independence Drive in Menlo Park.

- Per FEMA's Flood Insurance Rate Map (map number 06081C0306F parcel 306 of 510), the project site is located in flood zone AE, with a base flood elevation (BFE) of 11'.
- Per the City of Menlo Park Sea Level Rise requirements, new construction for project sites over 2 acres and located within a flood zone are required to have a design flood elevation (DFE) that is 24" min. above the base flood elevation.

Since 104/110 Constitution Drive and 115 Independence Drive is over 2 acres, the development will have a Finished Floor Elevation (FFE) that will be set at the Design Flood Elevation (DFE) for all habitable/livable/usable spaces (FFE = 13.0'). Additionally the ground floor parking garage level will be set to have a FFE = 11.0' which is equal to the BFE. Additionally, the proposed project will not increase existing flood levels.

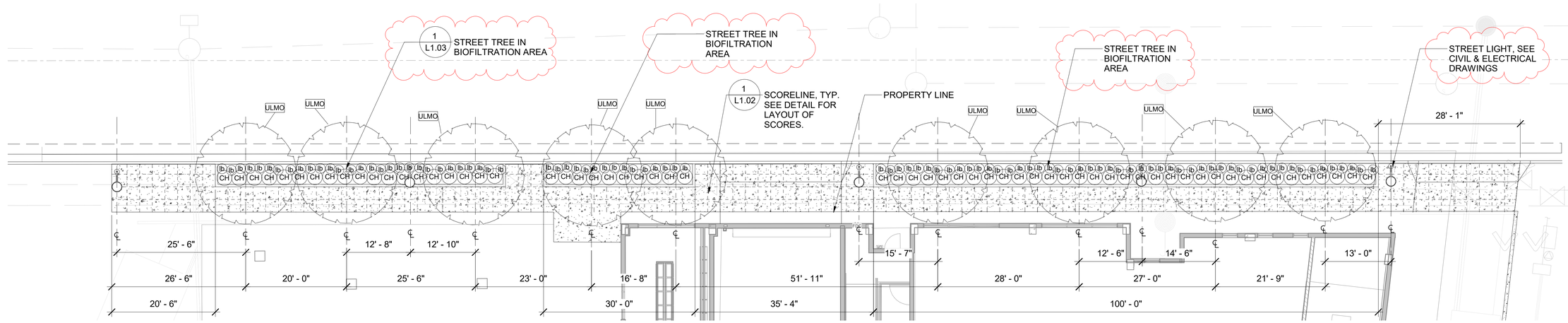
The BFE, DFE and FFE are shown on the preliminary plans.

A CLOMR will be processed through FEMA at the building permit stage followed by a LOMA that will be occur after construction is completed.

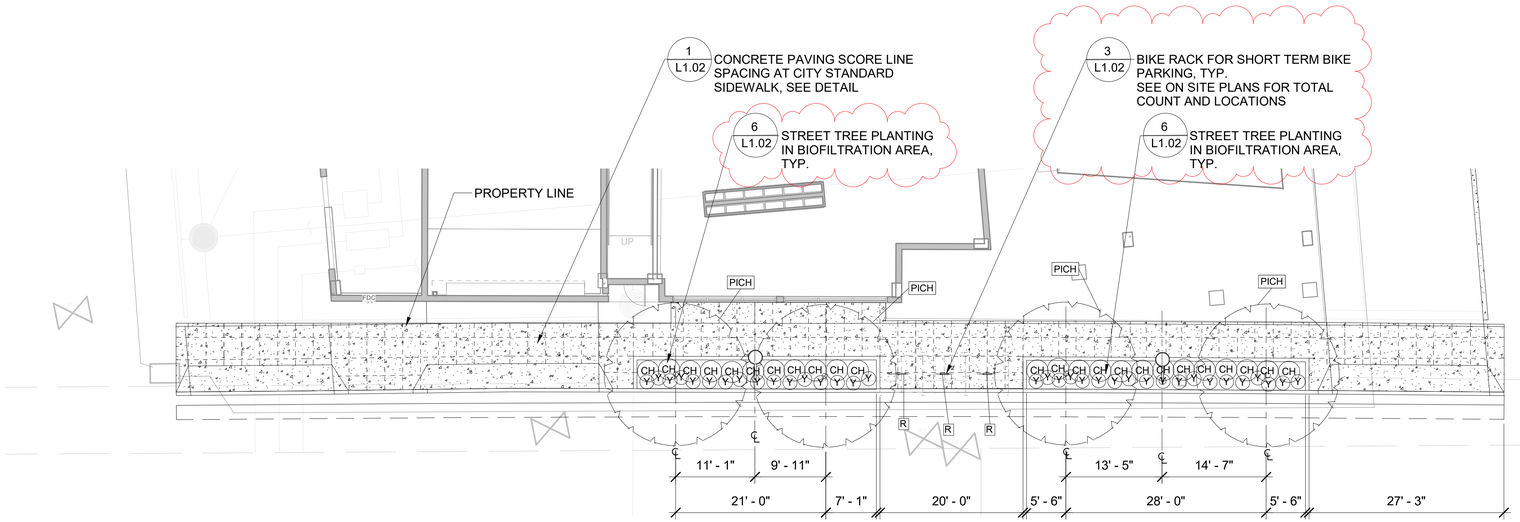
Thank you for your time and consideration.
Yours Sincerely,
BKF ENGINEERS

Reuel Chan, PE
Project Manager

BkF ENGINEERS



1 L1.01 OFFSITE - STREETSCAPE LANDSCAPE PLAN AT CONSTITUTION DRIVE
1" = 10'-0"



2 L1.01 OFFSITE - STREETSCAPE LANDSCAPE PLAN AT INDEPENDENCE
1" = 10'-0"

LANDSCAPE MATERIAL LEGEND

CONCRETE PAVING - STANDARD CITY GRAY, S.C.D. FOR SECTION (1 / L1.02)

SITE FURNISHINGS LEGEND

R SHORT TERM BIKE RACK (3 / L1.02)

PLANT TYPE LEGEND

XX SHRUB OR GROUNDCOVER, SEE PLANT SCHEDULE FOR SPECIES

XxXx PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

TREE LIST OFF SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MENLO PARK HERITAGE TREE	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
TREE										
PICH	4	PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACHE 'RED PUSH'		36" BOX	AS SHOWN	LOW	Yes	No	No
ULMO	9	ULMUS 'MORTON ACCOLADE'	MORTON ACCOLADE ELM	X	36" BOX	AS SHOWN	MODERATE	No	No	No

SHRUB, GROUNDCOVER, & GRASS PLANT LIST OFF SITE (STREETSCAPE)

SYMBOL	Count	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
GROUNDCOVER & GRASSES									
CH	86	CEANOTHUS GLORIOSUS 'HEARTS DESIRE'	HEARTS DESIRE CEANOTHUS	1 GAL	3'-0"	LOW	Yes	Yes	No
lb	94	LOMANDRA LONGIFOLIA 'BABY BREEZE'	BABY BREEZE LOMANDRA	1 GAL	2' 0"	LOW	Yes	No	No
Y	35	YUCCA ALOIFOLIA 'MAGENTA MAGIC'	MAGENTA MAGIC YUCCA	1 GAL	2'-0"	LOW	Yes	Yes	No

0 5 10 15 25ft

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

PGAdesign
LANDSCAPE ARCHITEC
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

MENLO PORTAL (MULTIFAMILY)
OFF-SITE STREET IMPROVEMENTS
OFF-SITE LANDSCAPE IMPROVEMENTS
115 CONSTITUTION DRIVE, SAN MATEO COUNTY

Revisions

No.	
Date	7/9/2021
Scale	1" = 10'-0"
Design	KK
Drawn	KF
Approved	KK
Job No	C2018256

Sheet Number:
L1.01
OF 6

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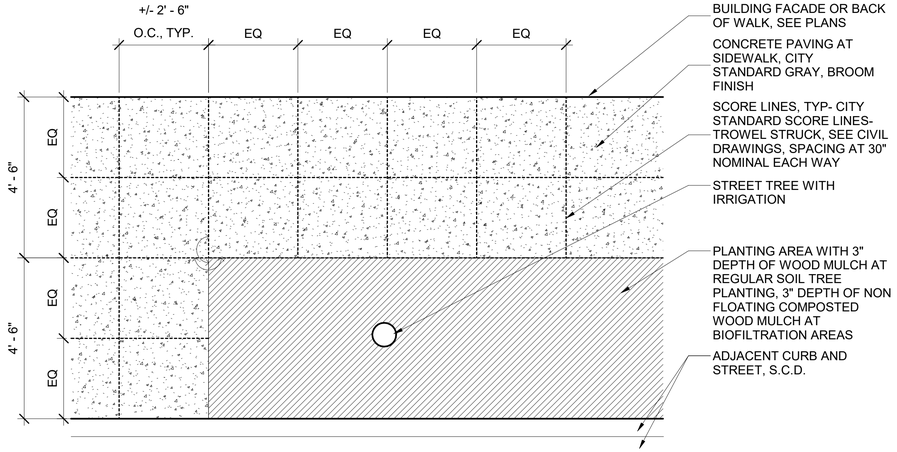
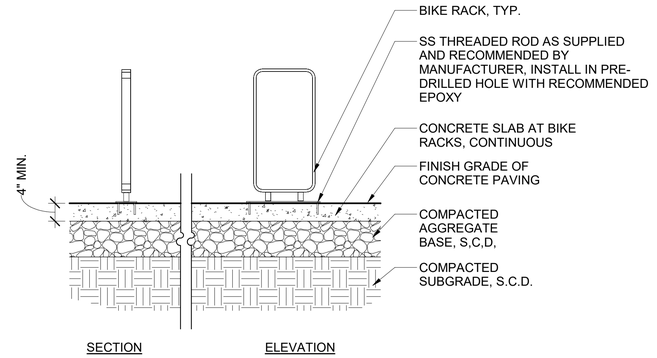


1 L1.02 SCORING LAYOUT AT CITY SIDEWALK.
1/2" = 1'-0"

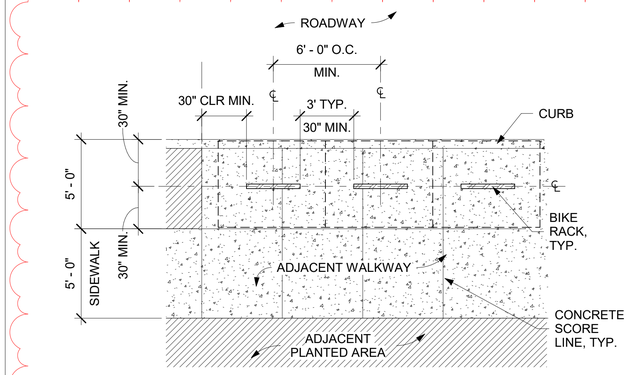


SECTION ELEVATION

FORUM BIKE RACK

NOTES:
1. PRODUCT: FORUM BIKE RACK, MODEL NO. 2586-904A, LARGE
2. MANUFACTURER: VESTRE, INC., WEB SITE: HTTPS://VESTRE.COM, TELEPHONE: 212 634 9658
3. FINISH: POWDERCOATED METAL; COLOR: RAL 7001 SILVER GREY
4. MOUNT: EMBEDDED SURFACE MOUNT
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS .

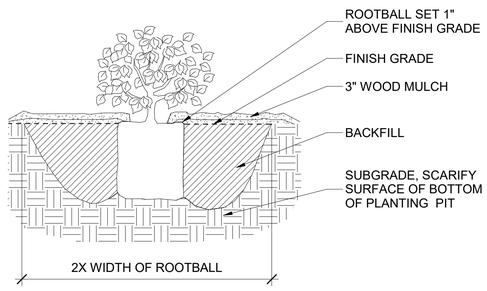
3 L1.02 BIKE RACK
3/4" = 1'-0"



BIKE LAYOUT AT CITY SIDEWALK BIKE PARKING

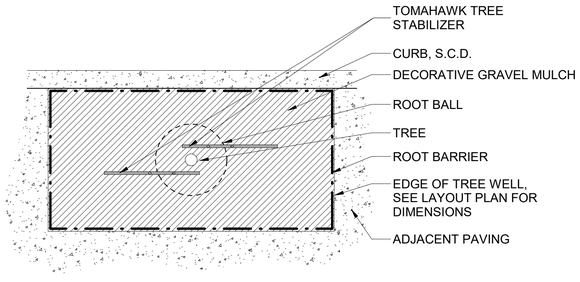
NOTES:
1. PLACE BIKE RACKS 30" CLEAR MINIMUM ON ALL SIDES FROM OBSTRUCTIONS.
2. MAINTAIN 5' WIDE SIDEWALK CLEARANCE.

2 L1.02 BIKE RACK LAYOUT.
1/4" = 1'-0"

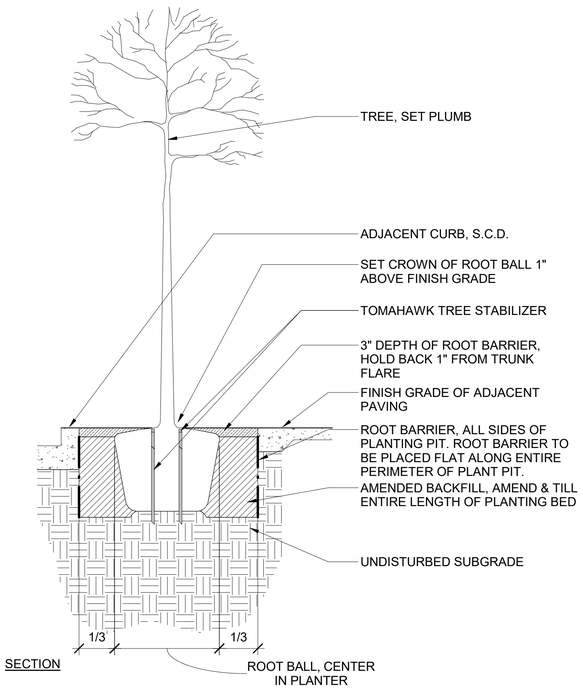


NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

4 L1.02 SHRUB PLANTING ON GRADE.
3/4" = 1'-0"



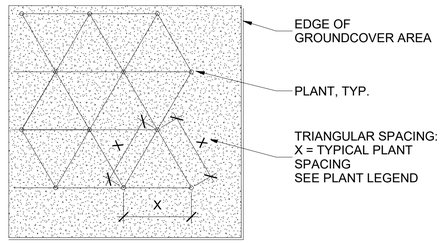
PLAN VIEW



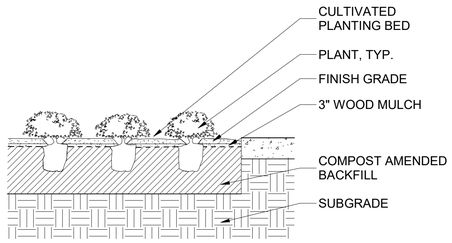
SECTION

NOTES:
1. ROOT BARRIER: MODEL UB-12-2 LINEAR ROOT BARRIER. MANUFACTURER: DEEPROOT, TELEPHONE: 800 458 7668, WEBSITE: WWW.DEEPROOT.COM/. PROVIDE ROOT BARRIER ONLY AT STREET TREE PLANTING IN TYPICAL PLANTING SOIL. IN BIOFILTRATION AREAS DO NOT PROVIDE ROOT BARRER
2. TOP OF ROOT CONTROL BARRIER MUST BE AT FINISHED GRADE OF SOIL (NEVER BELOW GRADE). DURING CONSTRUCTION THE ROOT CONTROL BARRIER CAN BE PLACED AGAINST THE INSIDE OF THE CONCRETE FORM WORK. THE RAISED ROOT DEFLECTORS MUST BE FACING INWARD TOWARD THE TREE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. PROVIDE ROOT BARRIER FOR ANY TREE ADJACENT TO CURB OR PAVING.
4. MULCH AT TREE: 3" WOOD MULCH FOR NON-BIOTRATMENT AREAS, 3" DEPTH ON NON-FLOATING COMPOSTED WOOD MULCH AT BIOTREATMENT AREAS.

6 L1.02 STREET TREE PLANTING WITH ROOT BARRIER ON GRADE.
1/2" = 1'-0"



PLAN



SECTION

NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

5 L1.02 GROUNDCOVER PLANTING ON GRADE.
3/4" = 1'-0"

LICENSED LANDSCAPE ARCHITECT
KAREN KOKLENIEWICZ KOLL
Karen Koklewicz
Expiration Date: OCT. 31, 2021
Renewal Date: 12/07/2020
Date
STATE OF CALIFORNIA

PGAdesign
LANDSCAPE ARCHITEC
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

MENLO PORTAL (MULTIFAMILY)
OFF-SITE STREET IMPROVEMENTS
OFF-SITE LANDSCAPE DETAILS
115 CONSTITUTION DRIVE, SAN MATEO COUNTY

Revisions

No.	
Date	7/9/2021
Scale	As indicated
Design	KK
Drawn	KF
Approved	KK
Job No	C2018256

Sheet Number:
L1.02
OF 6

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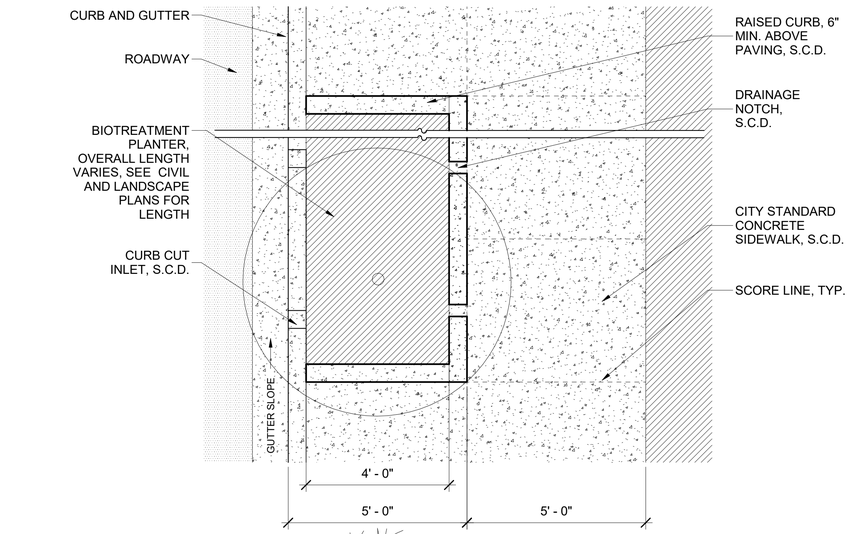
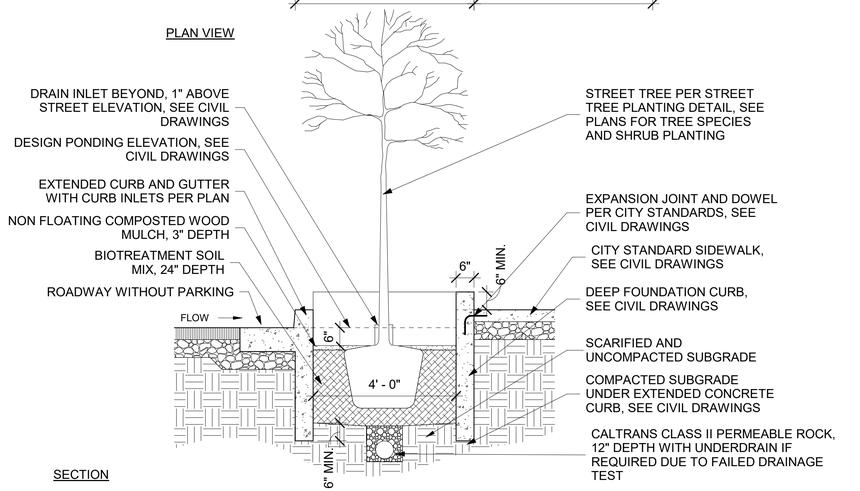


PLAN VIEW



SECTION

1 / L1.03 BIOTREATMENT PLANTER AT SIDEWALK AND STREET TREE PLANTING.
1/2" = 1'-0"

PGAdesign
LANDSCAPE ARCHITEC
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

MENLO PORTAL (MULTIFAMILY)
OFF-SITE STREET IMPROVEMENTS

OFF-SITE LANDSCAPE DETAILS 2

115 CONSTITUTION DRIVE, SAN MATEO COUNTY

Revisions

No.	

Date 7/9/2021
Scale 1/2" = 1'-0"
Design KK
Drawn KF
Approved KK
Job NoC2018256

Sheet Number:
L1.03
OF 6

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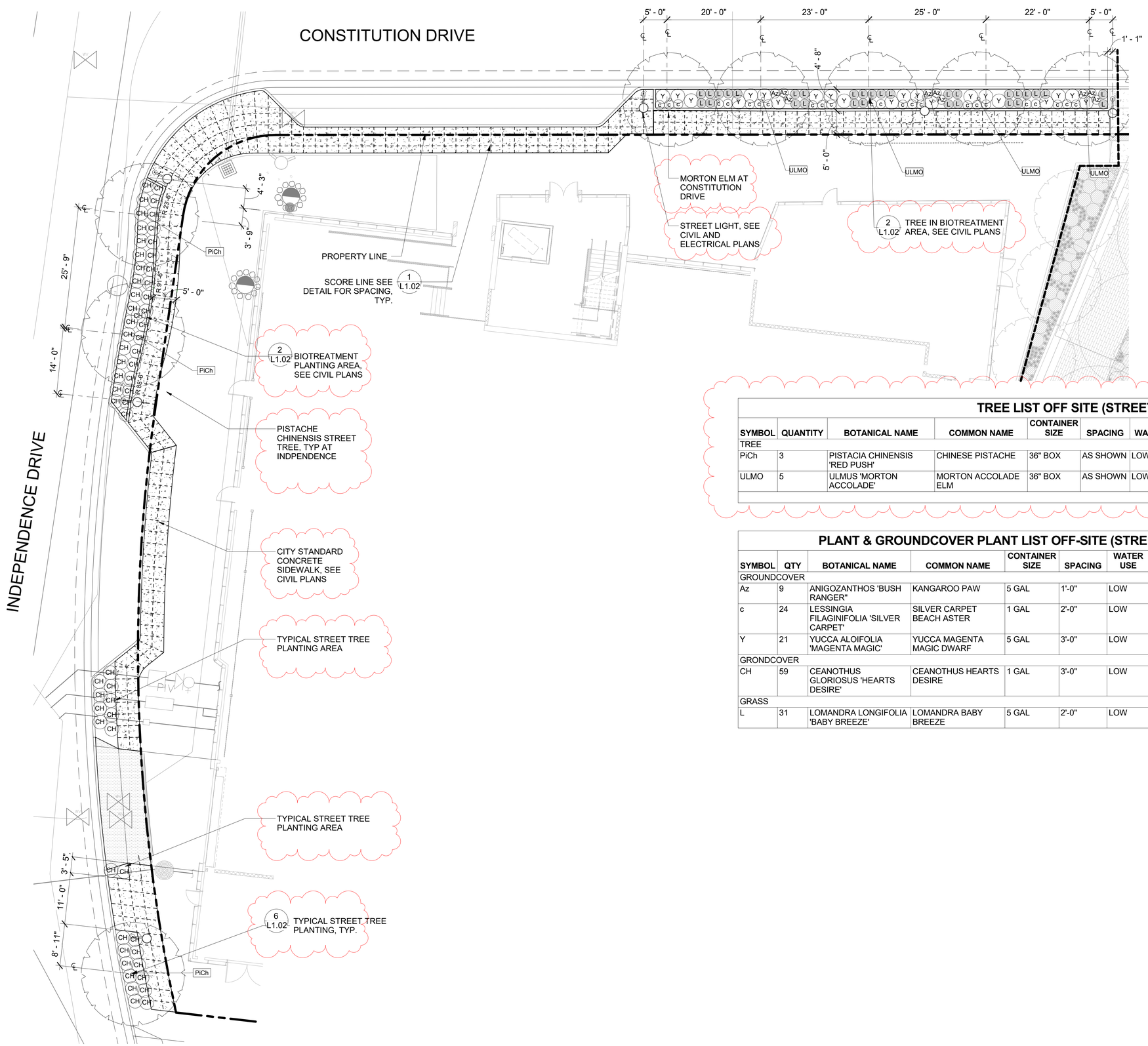

LANDSCAPE MATERIAL LEGEND

CONCRETE PAVING - STANDARD CITY GRAY, SEE DETAIL

PLANT LEGEND

XX — SHRUB OR GROUNDCOVER, SEE PLANT SCHEDULE FOR SPECIES

XxXx — PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

TREE LIST OFF SITE (STREETSCAPE)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	PLANT SORT	CA NATIVE	INVASIVE	MENLO PARK HERITAGE TREE
TREE											
PiCh	3	PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACHE	36" BOX	AS SHOWN	LOW	Yes	TREE	No	No	No
ULMO	5	ULMUS 'MORTON ACCOLADE'	MORTON ACCOLADE ELM	36" BOX	AS SHOWN	LOW	Yes	TREE	No	No	No

PLANT & GROUNDCOVER PLANT LIST OFF-SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
GROUNDCOVER									
Az	9	ANIGOZANTHOS 'BUSH RANGER"	KANGAROO PAW	5 GAL	1'-0"	LOW	Yes	No	No
c	24	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET BEACH ASTER	1 GAL	2'-0"	LOW	Yes	Yes	No
Y	21	YUCCA ALOIFOLIA 'MAGENTA MAGIC'	YUCCA MAGENTA MAGIC DWARF	5 GAL	3'-0"	LOW	Yes	No	No
GRONDCOVER									
CH	59	CEANOTHUS GLORIOSUS 'HEARTS DESIRE'	CEANOTHUS HEARTS DESIRE	1 GAL	3'-0"	LOW	Yes	Yes	No
GRASS									
L	31	LOMANDRA LONGIFOLIA 'BABY BREEZE'	LOMANDRA BABY BREEZE	5 GAL	2'-0"	LOW	Yes	No	No

0 5 10 15 25ft

LICENSED LANDSCAPE ARCHITECT — KRISTEN KOCLENSKI KALLAS — Signature OCT. 31, 2021 — Renewal Date 12/07/2020 — Date — STATE OF CALIFORNIA

PGAdesign
LANDSCAPE ARCHITEC
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

MENLO PORTAL (OFFICE)
OFF-SITE STREET IMPROVEMENTS
OFF-SITE LANDSCAPE IMPROVEMENTS - OFFICE
115 CONSTITUTION DRIVE, SAN MATEO COUNTY

Revisions | No.

Date 7/9/2021
Scale 1" = 10'-0"
Design KK
Drawn KF
Approved KK
Job NoC20181256

Sheet Number:
L1.01
OF 6

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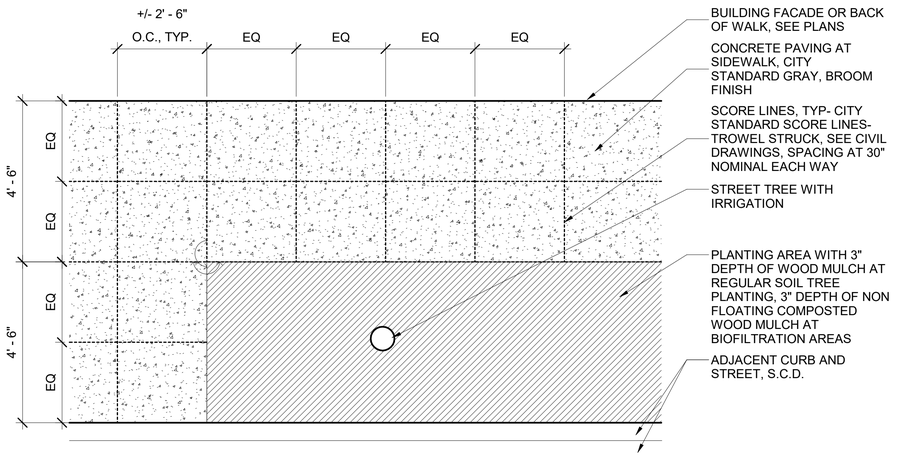
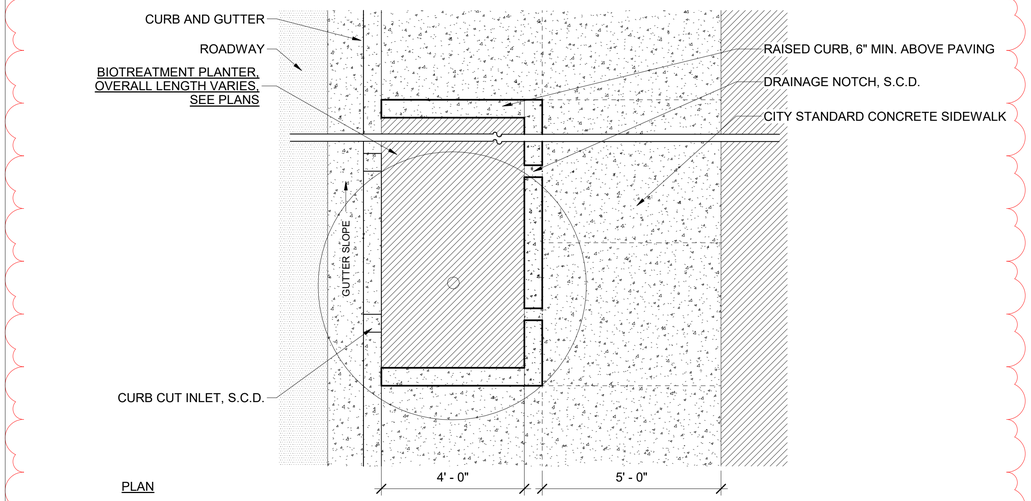


1 L1.02 STREETSCAPE PLANTING LAYOUT & SIDEWALK SCORING.
1/2" = 1'-0"



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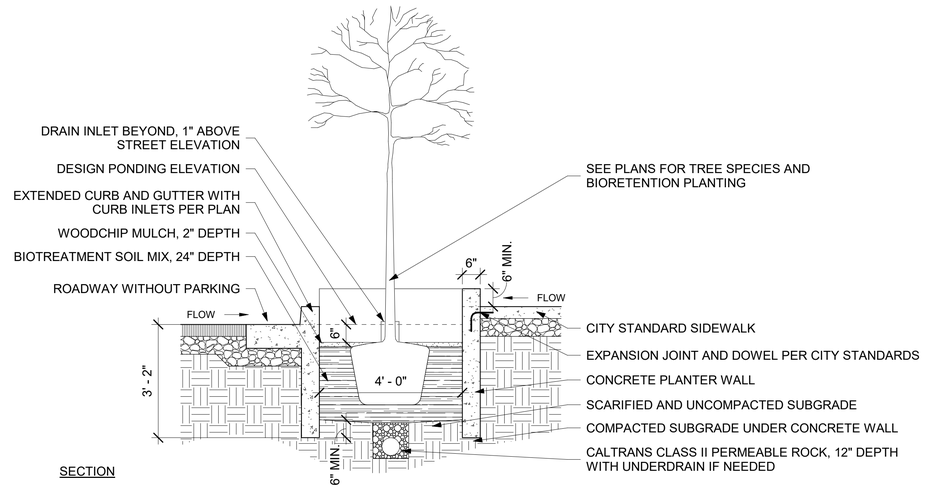
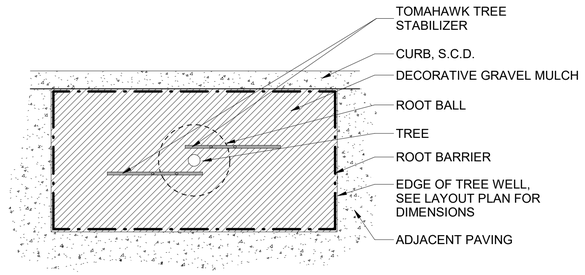
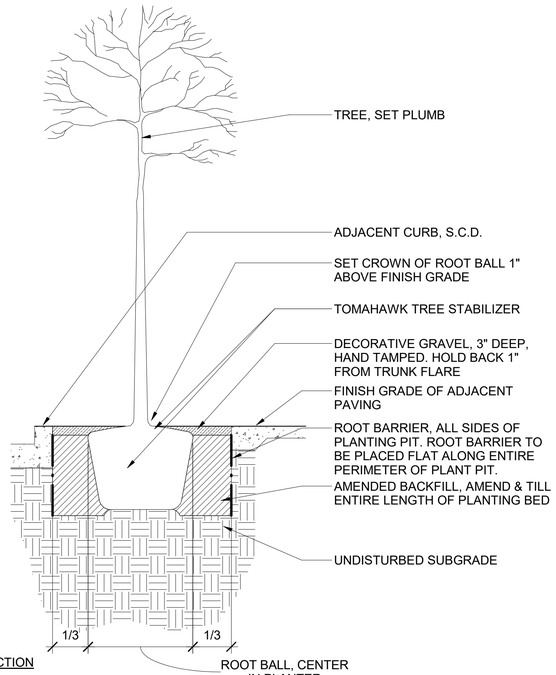


SECTION

2 L1.02 BIOTREATMENT PLANTER AT SIDEWALK
1/2" = 1'-0"



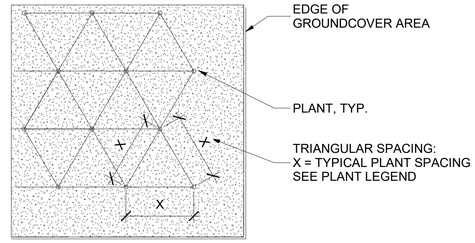
PLAN VIEW



SECTION

NOTES:
1. ROOT BARRIER: MODEL UB-18-2 LINEAR ROOT BARRIER. MANUFACTURER: DEEPROOT, TELEPHONE: 800 458 7668, WEBSITE: WWW.DEEPROOT.COM/.
2. TOP OF ROOT CONTROL BARRIER MUST BE AT FINISHED GRADE OF SOIL (NEVER BELOW GRADE).
3. DURING CONSTRUCTION THE ROOT CONTROL BARRIER CAN BE PLACED AGAINST THE INSIDE OF THE CONCRETE FORM WORK.
4. THE RAISED ROOT DEFLECTORS MUST BE FACING INWARD TOWARD THE TREE.
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
6. PROVIDE ROOT BARRIER FOR ANY TREE ADJACENT TO CURB OR PAVING.
7. DECORATIVE GRAVEL: 3/4" DESERT GOLD CRUSHED ANGULAR ROCKS. MANUFACTURER: LYNGSO GARDEN MATERIALS. WWW.LYNGSOGARDEN.COM

6 L1.02 STREET TREE PLANTING WITH ROOT BARRIER ON GRADE
1/2" = 1'-0"



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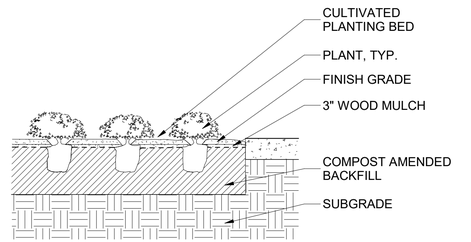
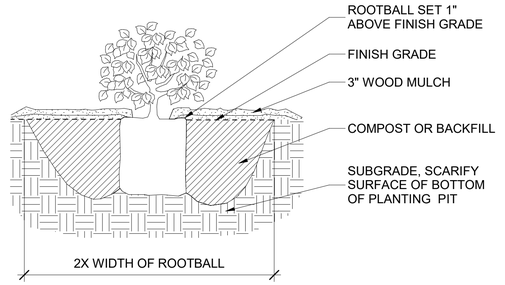


SECTION

NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

5 L1.02 GROUNDCOVER PLANTING ON GRADE.
3/4" = 1'-0"



NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

4 L1.02 SHRUB PLANTING ON GRADE.
3/4" = 1'-0"

LICENSED LANDSCAPE ARCHITECT
KRISTEN KOKLENEVA, # 6417
Signature
Expiration Date: OCT. 31, 2021
Renewal Date: 12/07/2020
Date
STATE OF CALIFORNIA

PGAdesign
LANDSCAPE ARCHITECT
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

MENLO PORTAL (OFFICE)
OFF-SITE STREET IMPROVEMENTS

OFF-SITE LANDSCAPE DETAILS

115 CONSTITUTION DRIVE, SAN MATEO COUNTY

Revisions	No.
Date 7/9/2021	
Scale As indicated	
Design KK	
Drawn KF	
Approved KK	
Job No C20181256	

Sheet Number:
L1.02
OF 6

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BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS

MENLO PORTAL MULTI-FAMILY

Menlo Park, CA

Rev	Issue	Date
	DD 1	1/23/20

Stamp

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LANDSCAPE PLAN

Sheet Title

Scale 1/16" = 1'-0"

Proj #. Drawn Author

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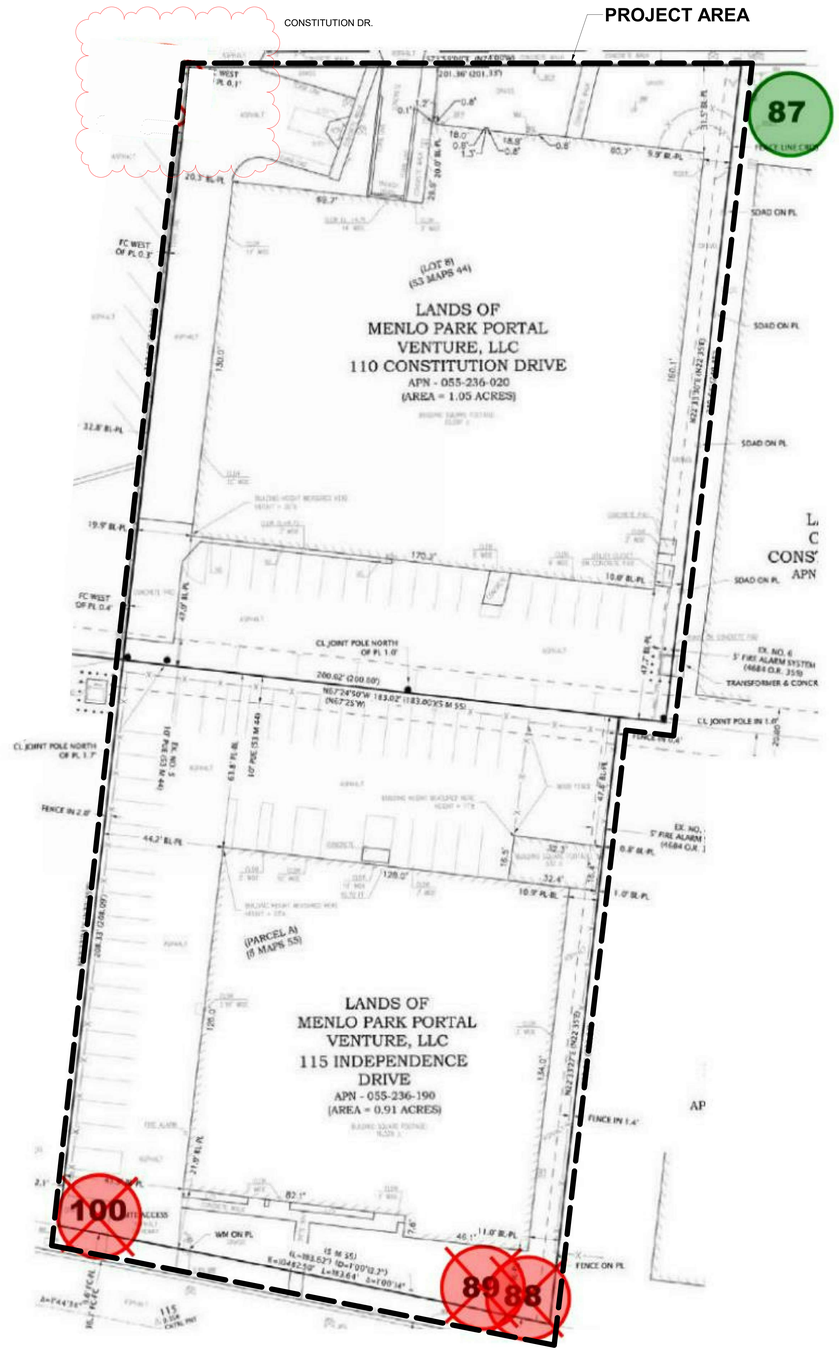

Legend:

- Non-heritage tree to be removed
- Heritage tree to be removed
- Non-Heritage tree to be preserved and protected
- Heritage tree to be preserved and protected

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?
87	Chinese tallow	15	4	High	Yes
88	London plane	24	4	High	Yes
89	London plane	23	4	High	Yes
100	London plane	20	4	Moderate	Yes

HERITAGE TREE REPLACEMENT COMPLIANCE SUMMARY

3 HERITAGE TREES WILL BE REMOVED FROM THE PROJECT.
THE CITY OF MENLO PARK REQUIRES A 2:1 REPLACEMENT RATIO WITH MINIMUM 15 GALLON TREES WITH SPECIES THAT WILL REACH 40 FEET OR MORE AT MATURITY BASED ON SELECTREE WEBSITE INFORMATION FROM: HTTP://SELECTREE.CALPOLY.EDU/

THE OFFICIAL HERITAGE TREE REPLACEMENTS, SELECTED FROM THE CITY OF MENLO PARK TREE LIST ARE:
- 10 PLATANUS RACEMOSA (6 REQUIRED)

THE MENLO PORTAL RESIDENTIAL PROJECT WILL SUPPLY MORE THAN 10 TREES TOTAL AND WILL PLANT ALL TREES WITH 24" BOX OR LARGER.

SPECIFICALLY THE TREE PLANTING AT STREET LEVEL, EXCLUDING OFF-SITE STREET TREES INCLUDES THE FOLLOWING:
- 17 TREES TOTAL THAT WILL REACH A HEIGHT OF 40 FEET OR TALLER
- 10 HERITAGE REPLACEMENT TREES FROM THE CITY OF MENLO PARK TREE LIST
- 14 SMALLER TREES AT GROUND LEVEL

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
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tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

MENLO PORTAL MULTI-FAMILY
Menlo Park, CA

Rev.	Issue	Date
	CD 1	5/14/2020
	CD 2	8/13/2020
	DHP	2/18/2021
	SUPERSTRUCTURE PERMIT	3/25/2021
	SB330 RESPONSE	6/25/2021
	SB330 FULL SET	7/9/2021

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TREE DISPOSITION PLAN

Sheet Title
Scale
Proj #. DRAWN BY
Sheet Size: 36 x 48

TRUE NORTH PROJECT NORTH

L0.0

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BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

Consultant

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LANDSCAPE ARCHITECTS
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444 17th Street Oakland CA 94612

MENLO PORTAL MULTI-FAMILY

Menlo Park, CA

Rev	Issue	Date
1	DD1	12/19/2019

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LANDSCAPE PLAN - CENTRAL PLAZA

Sheet Title

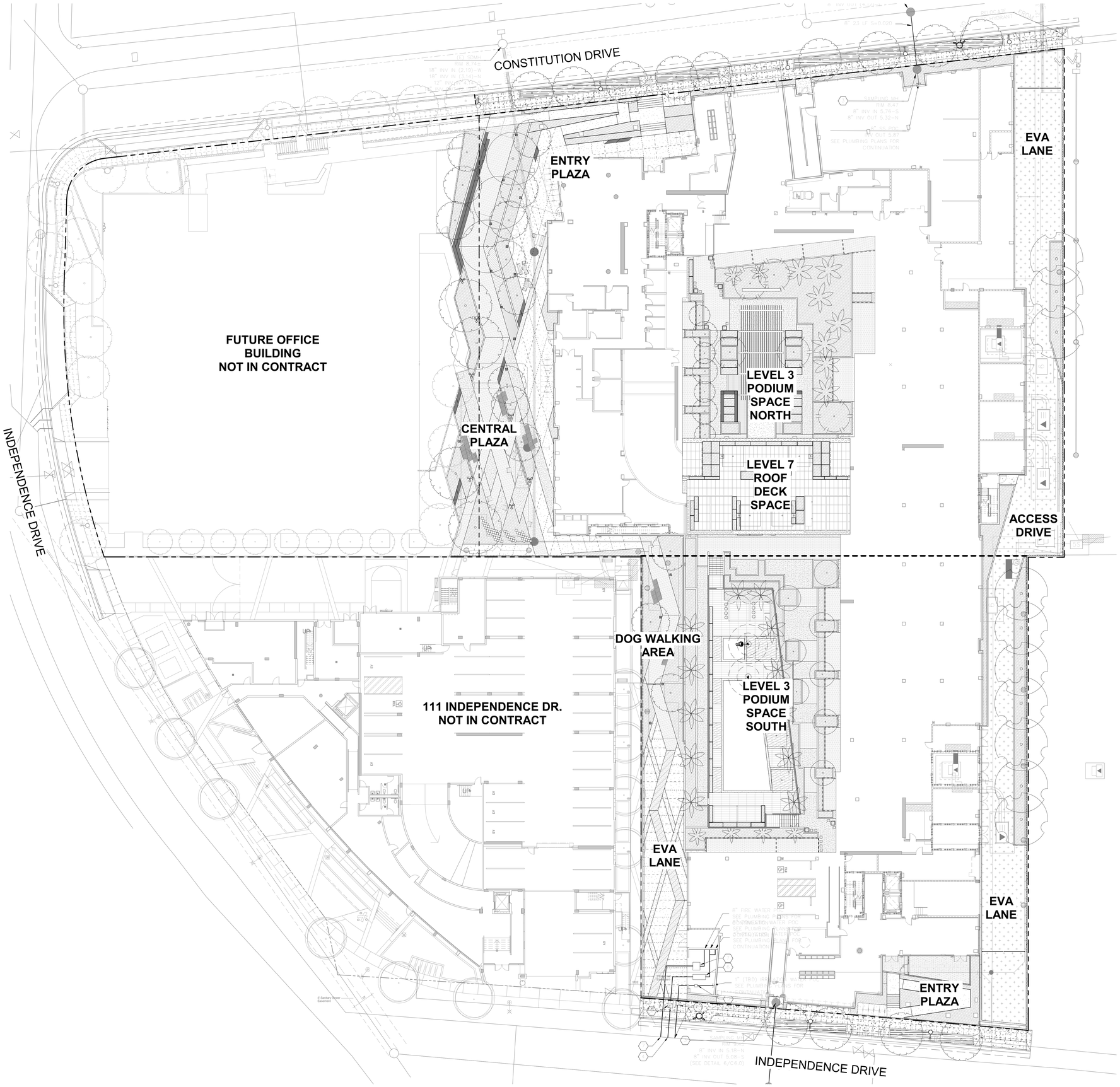
Scale 1/8" = 1'-0"

Proj #. Drawn Author

Sheet Size: 36 x 48

L1.00

7/7/2021 12:32:59 PM



LANDSCAPE GENERAL NOTES

1. 'TYP' OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
2. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
3. BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FORM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
4. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
5. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
6. REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
7. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO CONSTRUCTION. AT TIME OF FIRST SITE VISIT AND BEFORE ANY MAJOR EXCAVATION, THE GENERAL LAYOUT OF SITE ELEMENTS SHOULD BE CONFIRMED. IN A SEPARATE SITE VISIT, LANDSCAPE ARCHITECT TO CONFIRM LAYOUT OF FORMS.
8. VERIFY THAT CONDUITS AND SLEEVES ARE PLACED PRIOR TO POURING CONCRETE PAVING.
9. LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN PLANTING AREAS UNLESS SHOWN OTHERWISE. LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO TRENCHING.
10. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS. COORDINATE WITH OTHER TRADES TO INSTALL IRRIGATION PIPE, SLEEVE, SANDBEDDING, OR CONDUIT. SHOULD CONFLICTS ARISE REVIEW WITH OWNER'S REPRESENTATIVE FOR RESOLUTION.
11. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY. VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.
12. VERIFY PROPERTY BOUNDARIES AND LOT LINES PRIOR TO COMMENCEMENT OF WORK.

GENERAL SYMBOLS & ABBREVIATIONS

	PROPERTY LINE
	POINT OF BEGINNING
	CENTERLINE
EQ.	EQUAL
O.C.	ON CENTER
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
TYP.	TYPICAL
QTY.	QUANTITY
V.I.F.	VERIFY IN FIELD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.B.E.D	SEE BUILDING ENVELOPE DRAWINGS

1 / A101 — DETAIL CALLOUT

1 / A101 — SECTION CALLOUT

0' 16' 32'

TRUE NORTH / PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
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Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

MENLO PORTAL MULTI-FAMILY

Menlo Park, CA

Rev	Issue	Date
	CD 1	5/14/2020
	CD 2	8/13/2020
	GMP	2/18/2021
	SUPERSTRUCTURE PERMIT	3/25/2021
	BB330 RESPONSE	6/25/2021
	BB330 FULL SET	7/9/2021

Stamp

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LANDSCAPE SITE PLAN - OVERALL

Sheet Title

Scale: As indicated

Proj #: Drawn by:

Sheet Size: 36 x 48

L1.1

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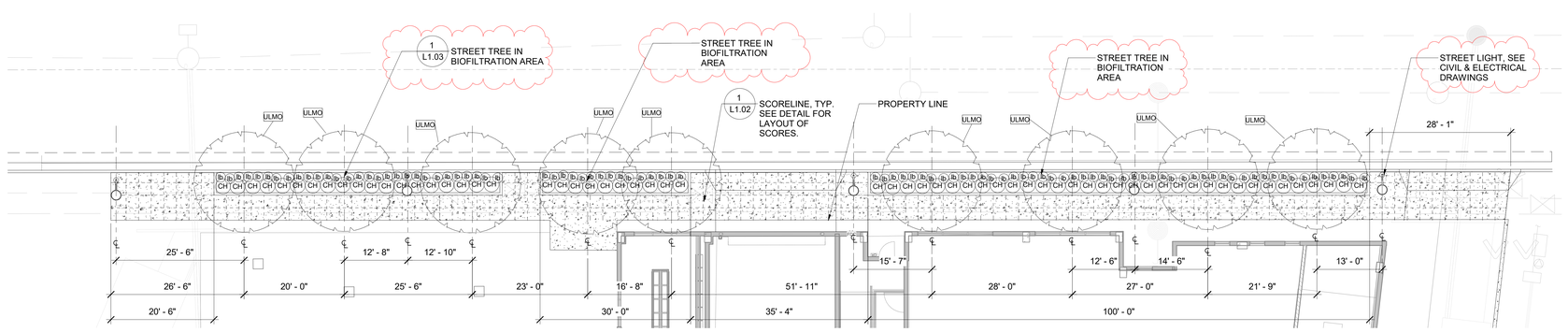
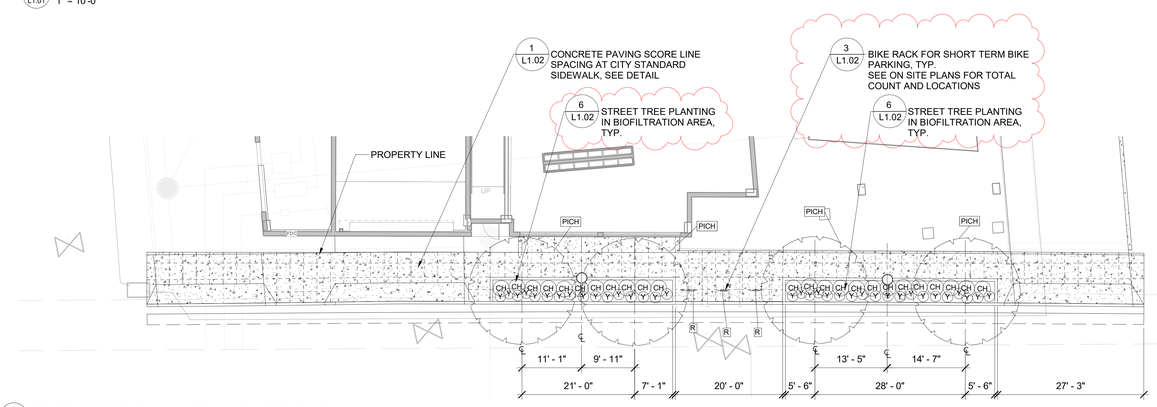


1 L1.01 OFFSITE - STREETSCAPE LANDSCAPE PLAN AT CONSTITUTION DRIVE
1" = 10'-0"



2 L1.01 OFFSITE - STREETSCAPE LANDSCAPE PLAN AT INDEPENDENCE
1" = 10'-0"

LANDSCAPE MATERIAL LEGEND

CONCRETE PAVING - STANDARD CITY GRAY, S.C.D. FOR SECTION 1 L1.02

SITE FURNISHINGS LEGEND

R SHORT TERM BIKE RACK 3 L1.02

PLANT TYPE LEGEND

XX SHRUB OR GROUNDCOVER, SEE PLANT SCHEDULE FOR SPECIES

XxXx PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

TREE LIST OFF SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MENLO PARK HERITAGE TREE	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
TREE										
PICH	4	PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACHE 'RED PUSH'		36" BOX	AS SHOWN	LOW	Yes	No	No
ULMO	9	ULMUS 'MORTON ACCOLADE'	MORTON ACCOLADE ELM	X	36" BOX	AS SHOWN	MODERATE	No	No	No

SHRUB, GROUNDCOVER, & GRASS PLANT LIST OFF SITE (STREETSCAPE)

SYMBOL	Count	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
GROUNDCOVER & GRASSES									
CH	86	CEANOTHUS GLORIOSUS 'HEARTS DESIRE'	HEARTS DESIRE CEANOTHUS	1 GAL	3'-0"	LOW	Yes	Yes	No
lb	94	LOMANDRA LONGIFOLIA 'BABY BREEZE'	BABY BREEZE LOMANDRA	1 GAL	2' 0"	LOW	Yes	No	No
Y	35	YUCCA ALOIFOLIA 'MAGENTA MAGIC'	MAGENTA MAGIC YUCCA	1 GAL	2'-0"	LOW	Yes	Yes	No

0 5 10 15 25ft

BkF ENGINEERS

LICENSED LANDSCAPE ARCHITECT
KAREN KOLESKI KKU
OCT 31 2021
Renewal Date
12/07/2020
Date
STATE OF CALIFORNIA

PGAdesign
LANDSCAPE ARCHITEC
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MENLO PORTAL (MULTIFAMILY)
OFF-SITE STREET IMPROVEMENTS
OFF-SITE LANDSCAPE IMPROVEMENTS
115 CONSTITUTION DRIVE, SAN MATEO COUNTY

Revisions

No.	

Date 6/25/2021
Scale 1" = 10'-0"
Design KK
Drawn KF
Approved KK
Job NoC2018256

Sheet Number:
L1.01
OF 6

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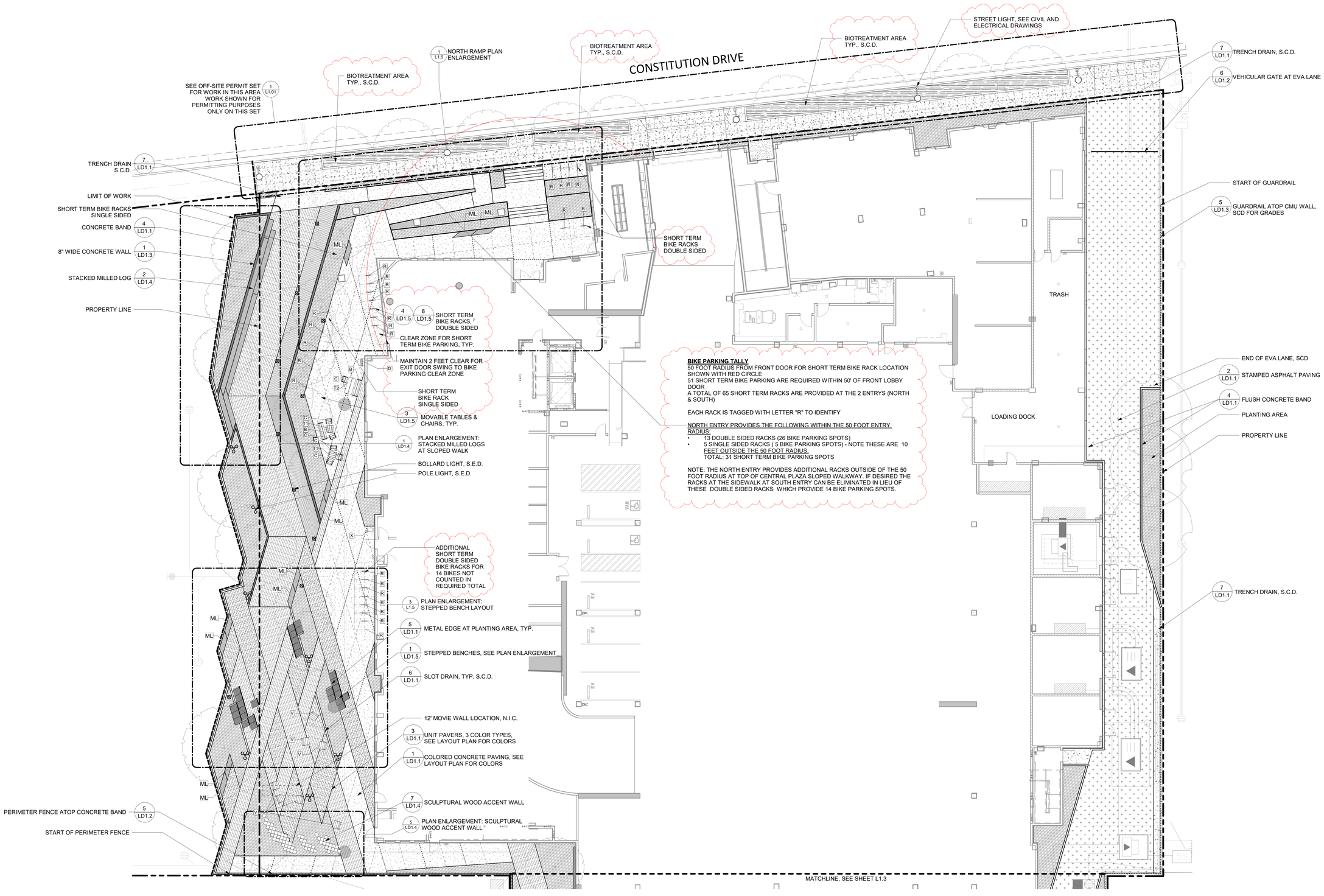

BIKE PARKING TALLY
50 FOOT RADIUS FROM FRONT DOOR FOR SHORT TERM BIKE RACK LOCATION SHOWN WITH RED CIRCLE
51 SHORT TERM BIKE PARKING ARE REQUIRED WITHIN 50' OF FRONT LOBBY DOOR
A TOTAL OF 65 SHORT TERM RACKS ARE PROVIDED AT THE 2 ENTRYS (NORTH & SOUTH)

EACH RACK IS TAGGED WITH LETTER "R" TO IDENTIFY

NORTH ENTRY PROVIDES THE FOLLOWING WITHIN THE 50 FOOT ENTRY RADIUS:
- 13 DOUBLE SIDED RACKS (26 BIKE PARKING SPOTS)
- 5 SINGLE SIDED RACKS (5 BIKE PARKING SPOTS) - NOTE THESE ARE 10 FEET OUTSIDE THE 50 FOOT RADIUS.

TOTAL: 31 SHORT TERM BIKE PARKING SPOTS

NOTE: THE NORTH ENTRY PROVIDES ADDITIONAL RACKS OUTSIDE OF THE 50 FOOT RADIUS AT TOP OF CENTRAL PLAZA SLOPED WALKWAY. IF DESIRED THE RACKS AT THE SIDEWALK AT SOUTH ENTRY CAN BE ELIMINATED IN LIEU OF THESE DOUBLE SIDED RACKS WHICH PROVIDE 14 BIKE PARKING SPOTS.

LANDSCAPE MATERIAL LEGEND

- CITY STANDARD CONCRETE SIDEWALK, S.C.D.
- COLORED CONCRETE, COLOR I
- COLORED CONCRETE, COLOR II
- UNIT PAVERS - COLOR A
- UNIT PAVERS - COLOR B
- UNIT PAVERS - COLOR C
- EVA RATED UNIT PAVERS - COLOR EA
- PLANTING AREA - SEE PLANTING PLAN
- STAMPED ASPHALT PAVING

SEE LAYOUT PLAN FOR PAVER AND PAVING COLOR KEY NOTES

SITE FURNISHINGS LEGEND

- R — FURNITURE TAG, TYP.
- R — BIKE RACK - 28 RACKS (56 SPACES) WITHIN 50' OF MAIN LOBBY ENTRANCES INCLUDING OFFSITE RACKS 35 RACKS (70 SPACES) TOTAL ON PROJECT — 4 LD1.5
- V — CHAIR WITH FOOT STOOL — 2 LD1.5
- MOVABLE TABLES AND CHAIRS: T1 T2 TABLE; C CHAIR; B BENCH — 3 LD1.5
- ML — FREESTANDING MILLED LOG — 4 LD1.4
- X — TRASH RECEPTACLE — 5 LD1.5
- D — RECYCLING RECEPTACLE — 6 LD1.5

0' 10' 20'

TRUE NORTH / PROJECT NORTH

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MENLO PORTAL MULTI-FAMILY
MENLO PARK, CA

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	SB330 RESPONSE	6/25/2021
	SB330 FULL SET	7/9/2021

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LANDSCAPE MATERIALS PLAN - LEVEL 1 - NORTH

Sheet Title
Scale 1" = 10'-0"
Proj #. Drawn By
Sheet Size: 36 x 48

L1.2

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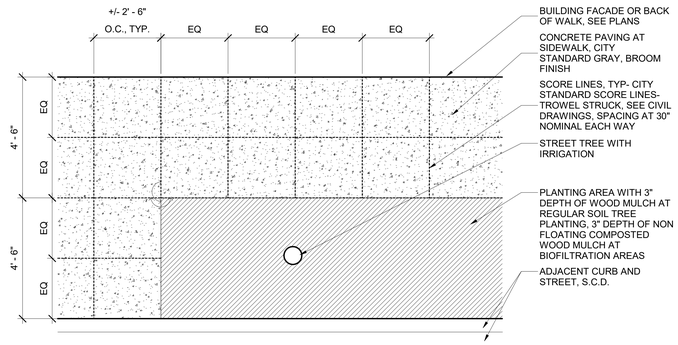
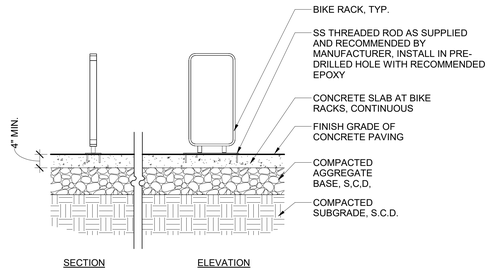


1 L1.02 SCORING LAYOUT AT CITY SIDEWALK.
1/2" = 1'-0"

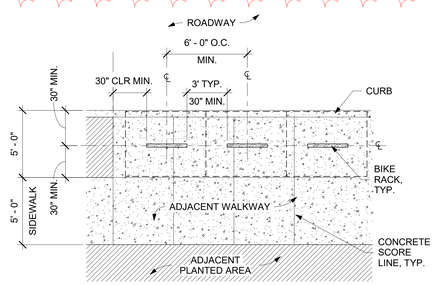


SECTION ELEVATION

FORUM BIKE RACK

NOTES:
1. PRODUCT: FORUM BIKE RACK, MODEL NO. 2586-904A, LARGE
2. MANUFACTURER: VESTRE, INC., WEB SITE: HTTPS://VESTRE.COM, TELEPHONE: 212 634 9658
3. FINISH: POWDERCOATED METAL; COLOR: RAL 7001 SILVER GREY
4. MOUNT: EMBEDDED SURFACE MOUNT
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS .

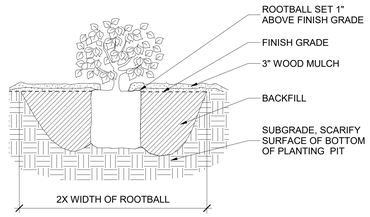
3 L1.02 BIKE RACK
3/4" = 1'-0"



BIKE LAYOUT AT CITY SIDEWALK BIKE PARKING

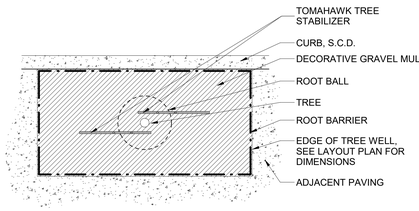
NOTES:
1. PLACE BIKE RACKS 30" CLEAR MINIMUM ON ALL SIDES FROM OBSTRUCTIONS.
2. MAINTAIN 5' WIDE SIDEWALK CLEARANCE.

2 L1.02 BIKE RACK LAYOUT.
1/4" = 1'-0"

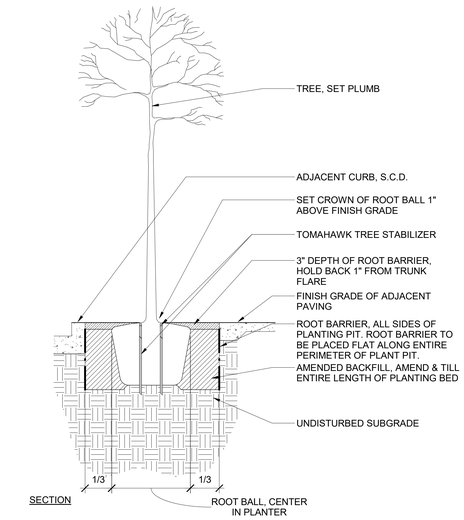


NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL. NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

4 L1.02 SHRUB PLANTING ON GRADE.
3/4" = 1'-0"



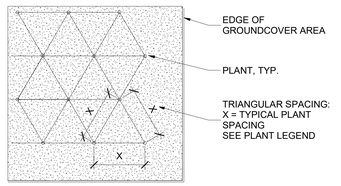
PLAN VIEW



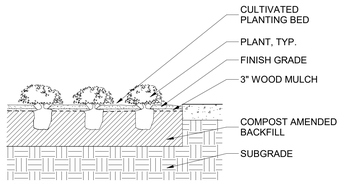
SECTION

NOTES:
1. ROOT BARRIER: MODEL UB-12-2 LINEAR ROOT BARRIER. MANUFACTURER: DEEPROOT, TELEPHONE: 800 458 7668, WEBSITE: WWW.DEEPROOT.COM/. PROVIDE ROOT BARRIER ONLY AT STREET TREE PLANTING IN TYPICAL PLANTING SOIL, IN BIOFILTRATION AREAS DO NOT PROVIDE ROOT BARRIER
2. TOP OF ROOT CONTROL BARRIER MUST BE AT FINISHED GRADE OF SOIL (NEVER BELOW GRADE). DURING CONSTRUCTION THE ROOT CONTROL BARRIER CAN BE PLACED AGAINST THE INSIDE OF THE CONCRETE FORM WORK. THE RAISED ROOT DEFLECTORS MUST BE FACING INWARD TOWARD THE TREE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. PROVIDE ROOT BARRIER FOR ANY TREE ADJACENT TO CURB OR PAVING.
4. MULCH AT TREE: 3" WOOD MULCH FOR NON-BIOTRATMENT AREAS. 3" DEPTH ON NON-FLOATING COMPOSTED WOOD MULCH AT BIOTREATMENT AREAS.

6 L1.02 STREET TREE PLANTING WITH ROOT BARRIER ON GRADE.
1/2" = 1'-0"



PLAN



SECTION

NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

5 L1.02 GROUNDCOVER PLANTING ON GRADE.
3/4" = 1'-0"

LICENSED LANDSCAPE ARCHITECT
KRISTEN KIELBASA
OCT 31 2021
Renewal Date
12/07/2020
Date
STATE OF CALIFORNIA

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LANDSCAPE ARCHITEC
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444 17th Street Oakland, CA 94612

MENLO PORTAL (MULTIFAMILY)
OFF-SITE STREET IMPROVEMENTS
OFF-SITE LANDSCAPE DETAILS
115 CONSTITUTION DRIVE, SAN MATEO COUNTY

No.	Revisions

Date	6/25/2021
Scale	As indicated
Design	KK
Drawn	KF
Approved	KK
Job No	C2018256

Sheet Number:
L1.02
OF 6

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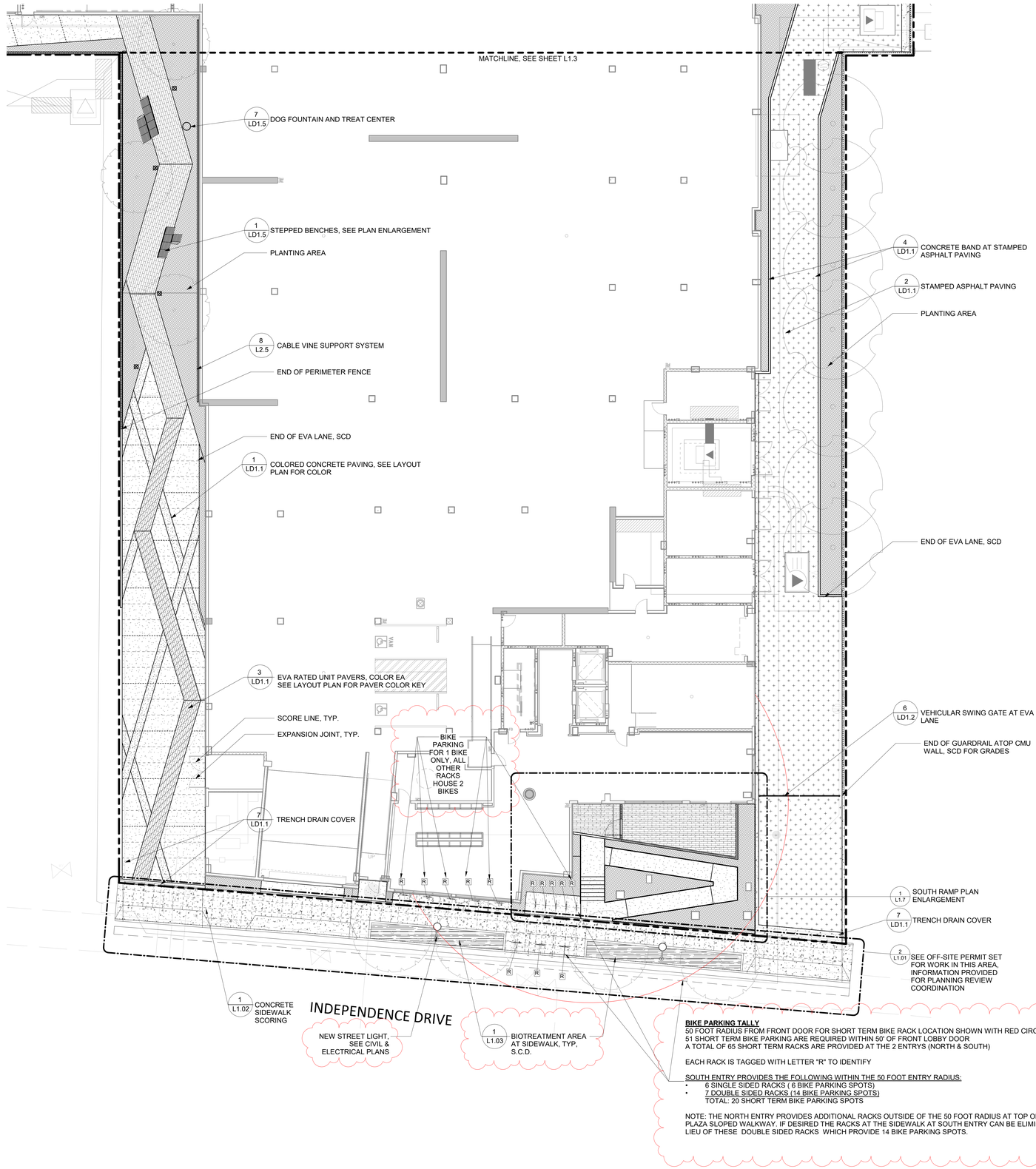

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MENLO PORTAL MULTI-FAMILY

Menlo Park, CA

Rev	Issue	Date
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	CD 2	8/13/2020
	GMP	2/18/2021
	SUPERSTRUCTURE PERMIT	3/25/2021
	SB330 RESPONSE	6/25/2021
	SB330 FULL SET	7/9/2021

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LANDSCAPE MATERIALS PLAN - LEVEL 1 - SOUTH

Sheet Title

Scale 1" = 10'-0"

Proj #. Drawn By

Sheet Size: 36 x 48

0' 10' 20'

TRUE NORTH PROJECT NORTH

L1.3

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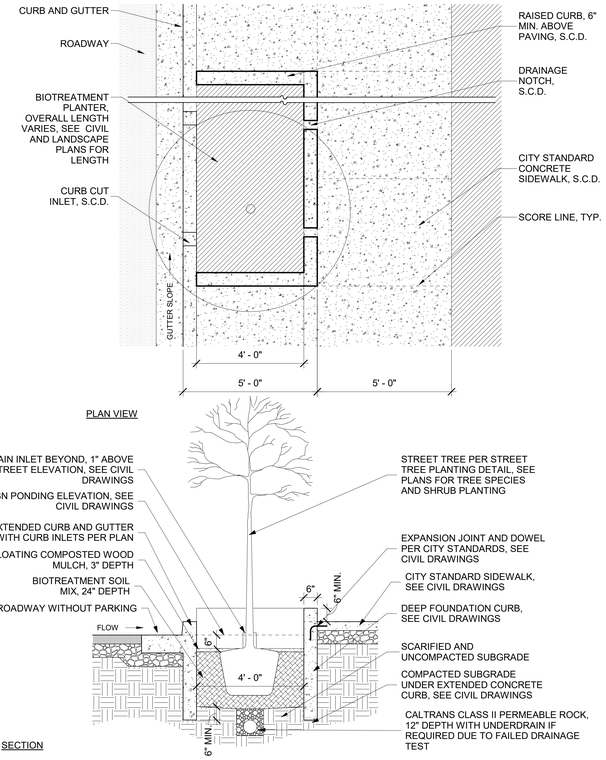

1 / L1.03 BIOTREATMENT PLANTER AT SIDEWALK AND STREET TREE PLANTING.
1/2" = 1'-0"

LICENSED LANDSCAPE ARCHITECT
KIMBERLY KAUFMAN
OCT 31 2021
Renewal Date
12/07/2020
Date
STATE OF CALIFORNIA

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444 17th Street Oakland CA 94612

MENLO PORTAL (MULTIFAMILY)
OFF-SITE STREET IMPROVEMENTS

OFF-SITE LANDSCAPE DETAILS 2

115 CONSTITUTION DRIVE, SAN MATEO COUNTY

Revisions	No.

Date 6/25/2021
Scale 1/2" = 1'-0"
Design KK
Drawn KF
Approved KK
Job No.C2018256

Sheet Number:
L1.03
OF 6

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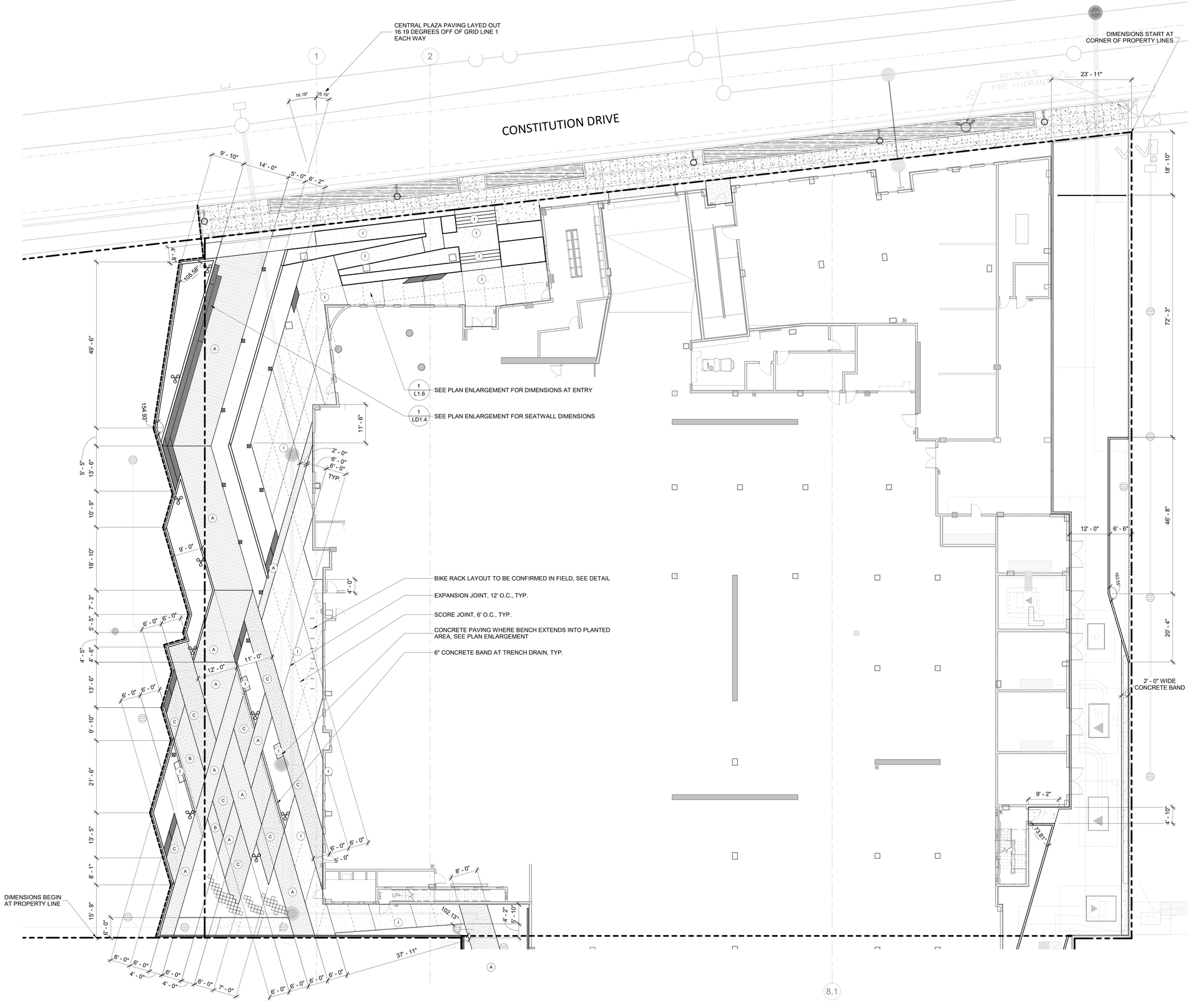

1 L1.4 LANDSCAPE LAYOUT - LEVEL 1 - NORTH
1" = 10'-0"

LANDSCAPE PAVER TYPES AT STREET LEVEL LEGEND

- A — UNIT PAVERS, COLOR A
- B — UNIT PAVERS, COLOR B
- C — UNIT PAVERS, COLOR C
- EA — EVA RATED UNIT PAVERS, COLOR EA
- I — COLORED CONCRETE, COLOR I
- II — COLORED CONCRETE, COLOR II

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MENLO PARK PORTAL MULTI-FAMILY

Menlo Park, CA

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LANDSCAPE LAYOUT PLAN - LEVEL 1 - NORTH

Sheet Title

Scale 1" = 10'-0"

Proj #. Drawn By

Sheet Size: 36 x 48

0' 10' 20'

TRUE NORTH PROJECT NORTH

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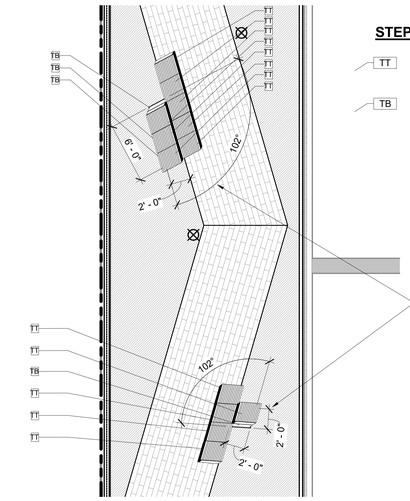


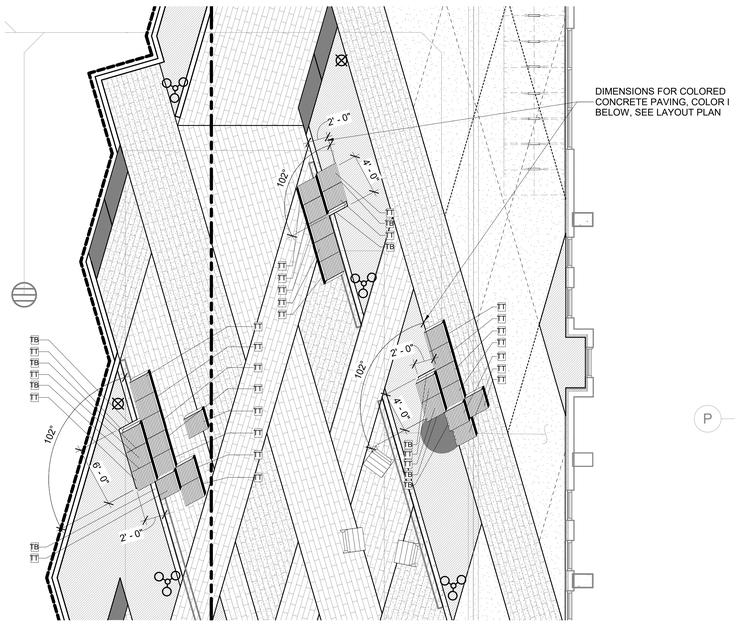
STEPPED BENCH PRODUCT LEGEND

1 / LD1.5

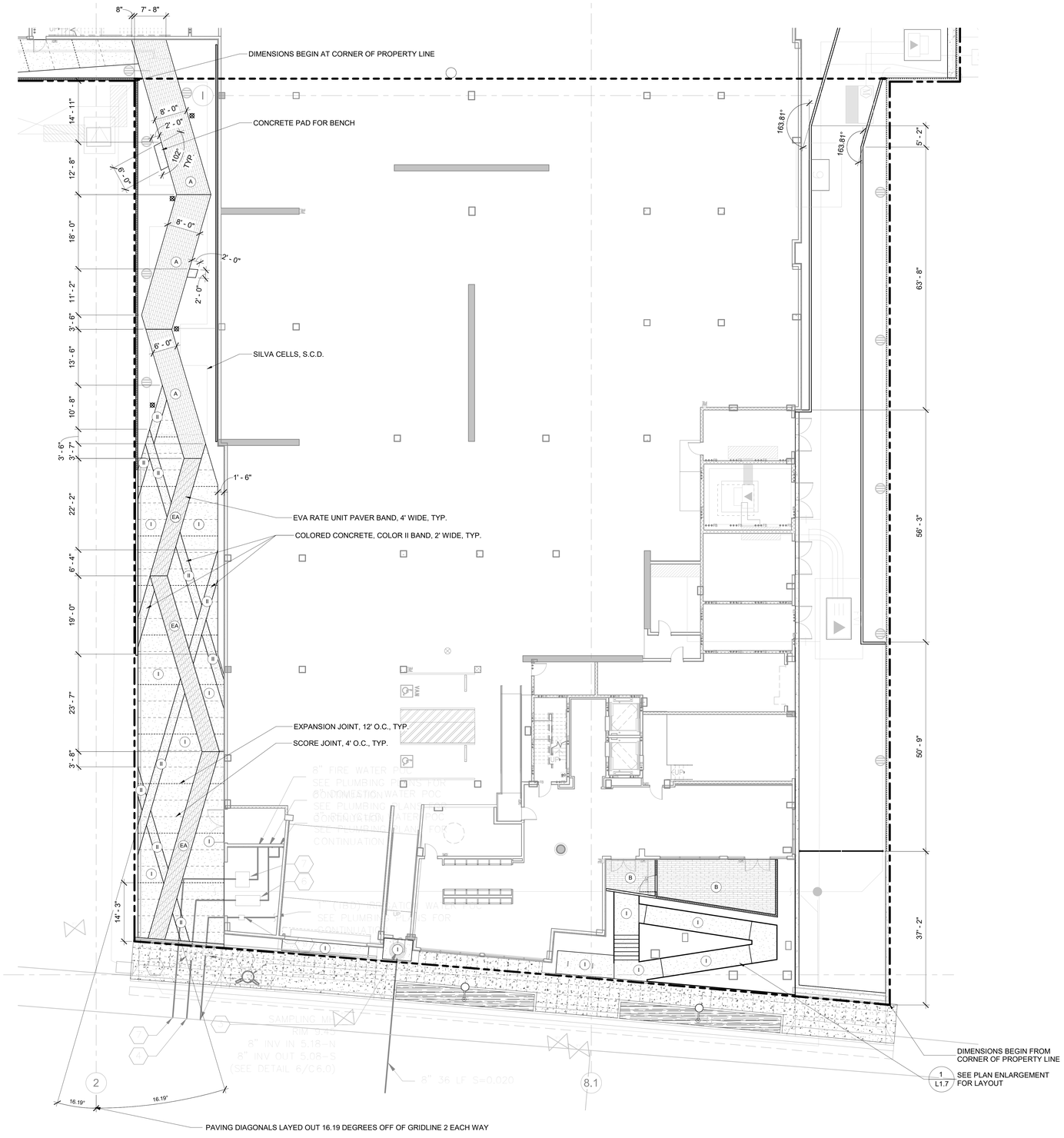
TT — STEPPED BENCH TOP - VESTRE CODE TILT SERIES BENCH MODULE - MODEL: 2606-900

TB — STEPPED BENCH BASE - VESTRE CODE TILT SERIES BASE MODULE - MODEL: 2661-900

2 / L1.5 STEPPED BENCH LAYOUT AT DOG WALKING AREA PLAN ENLARGEMENT
3/16" = 1'-0"



3 / L1.5 STEPPED BENCH LAYOUT AT CENTRAL PLAZA PLAN ENLARGEMENT
3/16" = 1'-0"



1 / L1.5 LANDSCAPE LAYOUT - LEVEL 1 - SOUTH
1" = 10'-0"

BDE ARCHITECTURE
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San Francisco
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P. (415) 677-0966

Client

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MENLO PORTAL MULTI-FAMILY

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Sheet Title

Scale: As indicated

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Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

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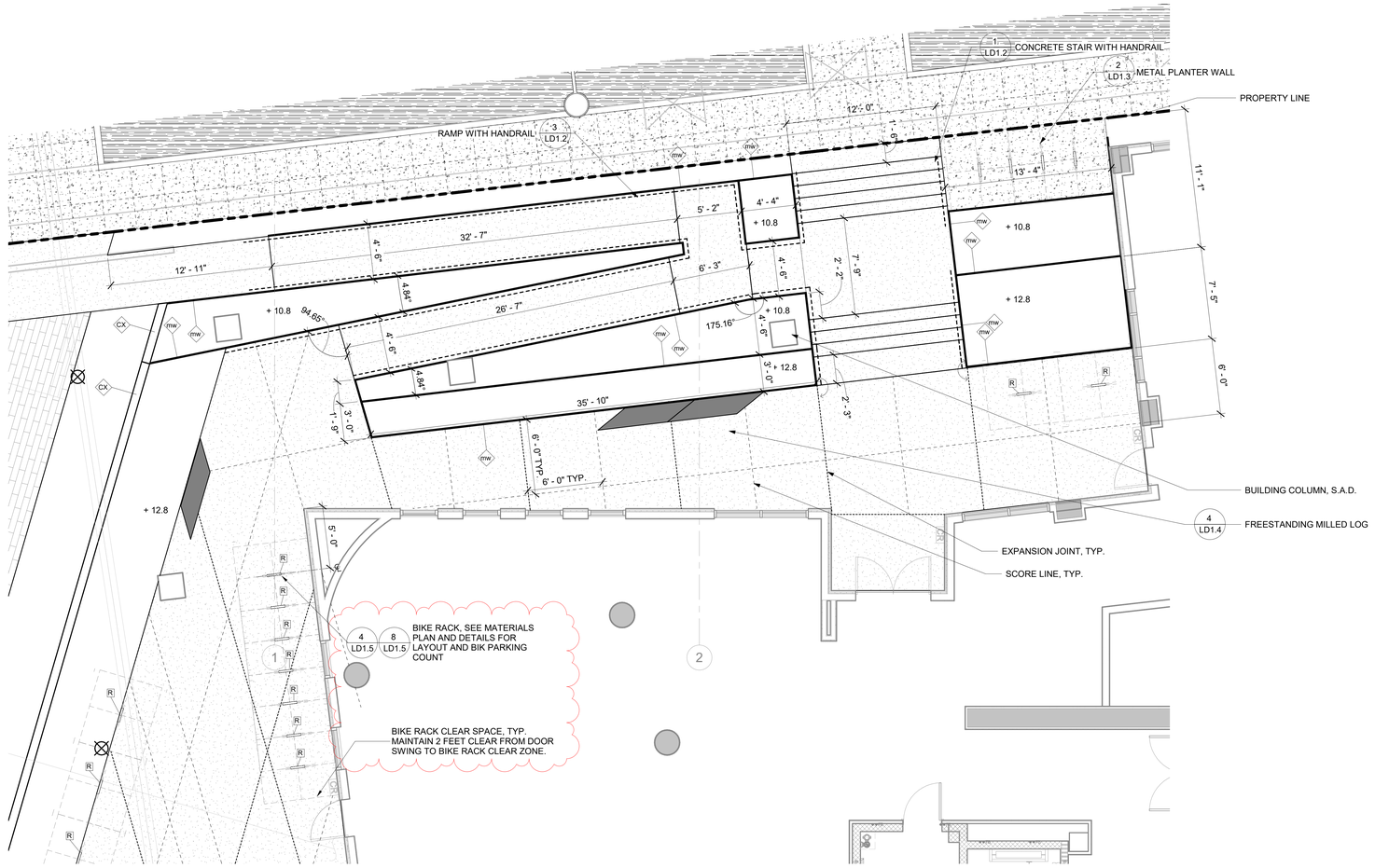
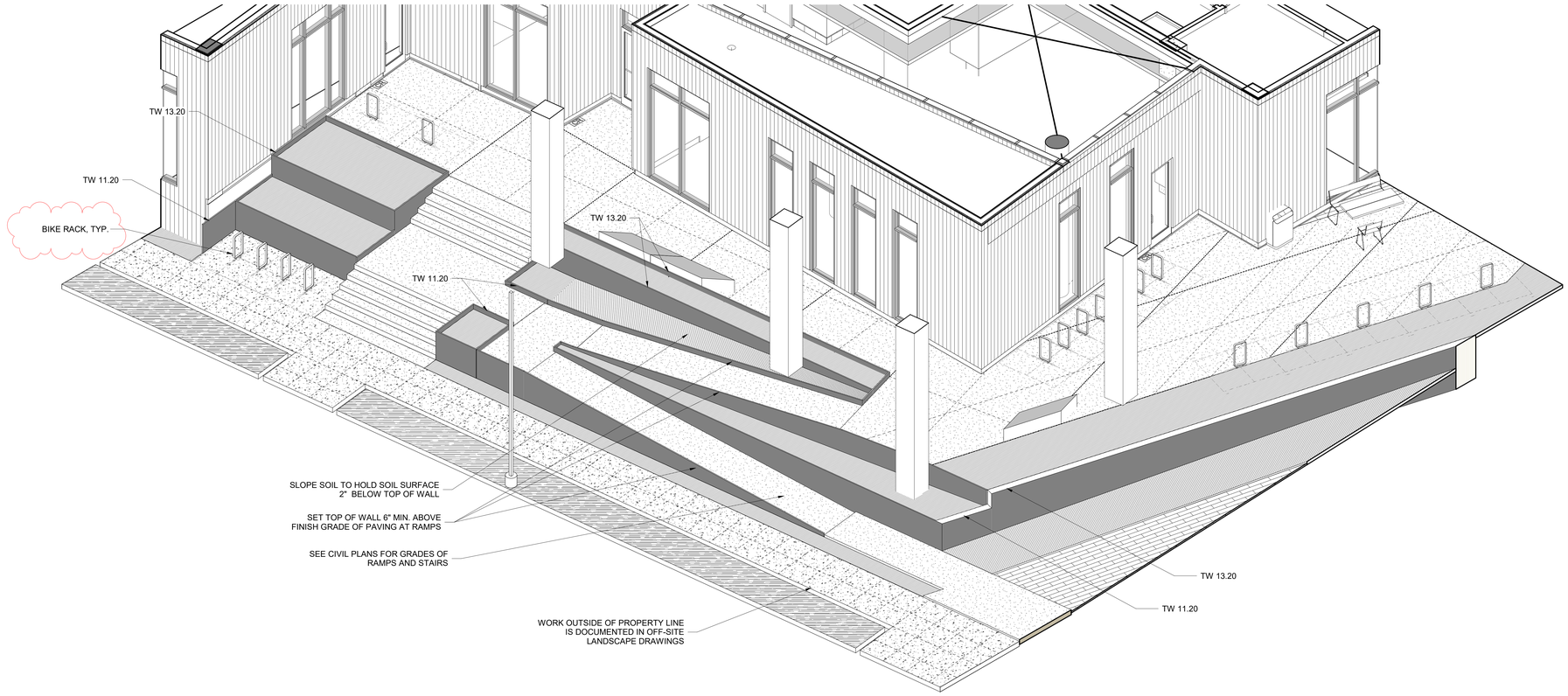


1 L1.6 MAIN ENTRY PLAN ENLARGEMENT - NORTH ENTRY
1/4" = 1'-0"



2 L1.6 3D VIEW - NORTH BUILDING ENTRY

0' 4' 8'

TRUE NORTH PROJECT NORTH

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MENLO PORTAL MULTI-FAMILY
Menlo Park, CA

Rev	Issue	Date
1	CD 1	5/14/2020
2	CD 2	8/13/2020
3	GMP	2/18/2021
4	SUPERSTRUCTURE PERMIT	3/25/2021
5	BB330 RESPONSE	6/25/2021
6	BB330 FULL SET	7/9/2021

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LANDSCAPE ENLARGEMENT NORTH ENTRY

Sheet Title
Scale 1/4" = 1'-0"
Proj. #. Drawn By
Sheet Size: 36 x 48

L1.6

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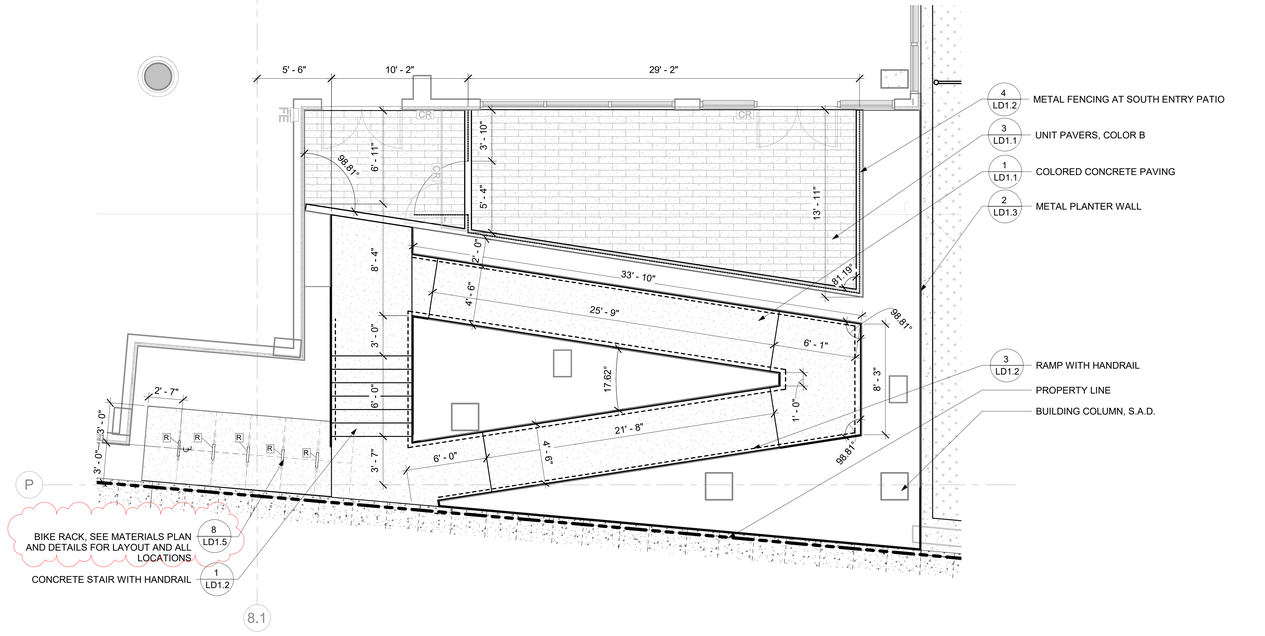
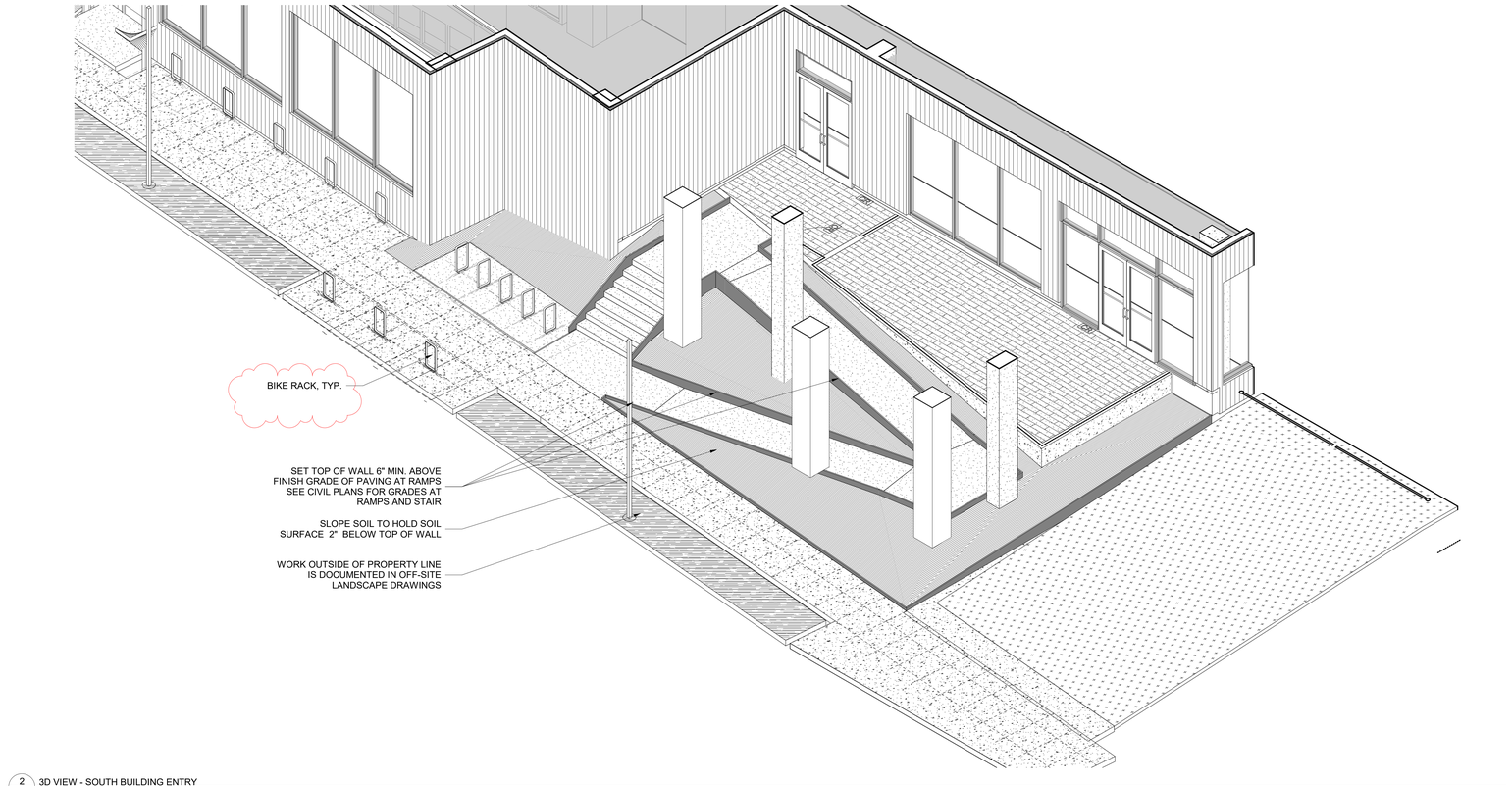


1 L1.7 MAIN ENTRY PLAN ENLARGEMENT - SOUTH ENTRY
1/4" = 1'-0"



2 L1.7 3D VIEW - SOUTH BUILDING ENTRY

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1	CD 1	5/14/2020
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	DHP	2/18/2021
	SUPERSTRUCTURE PERMIT	3/25/2021
	SB330 RESPONSE	6/25/2021
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LANDSCAPE ENLARGEMENT SOUTH ENTRY

Sheet Title
Scale 1/4" = 1'-0"
Proj #. Drawn By
Sheet Size: 36 x 48

0' 4' 8'
TRUE NORTH
PROJECT NORTH

L1.7

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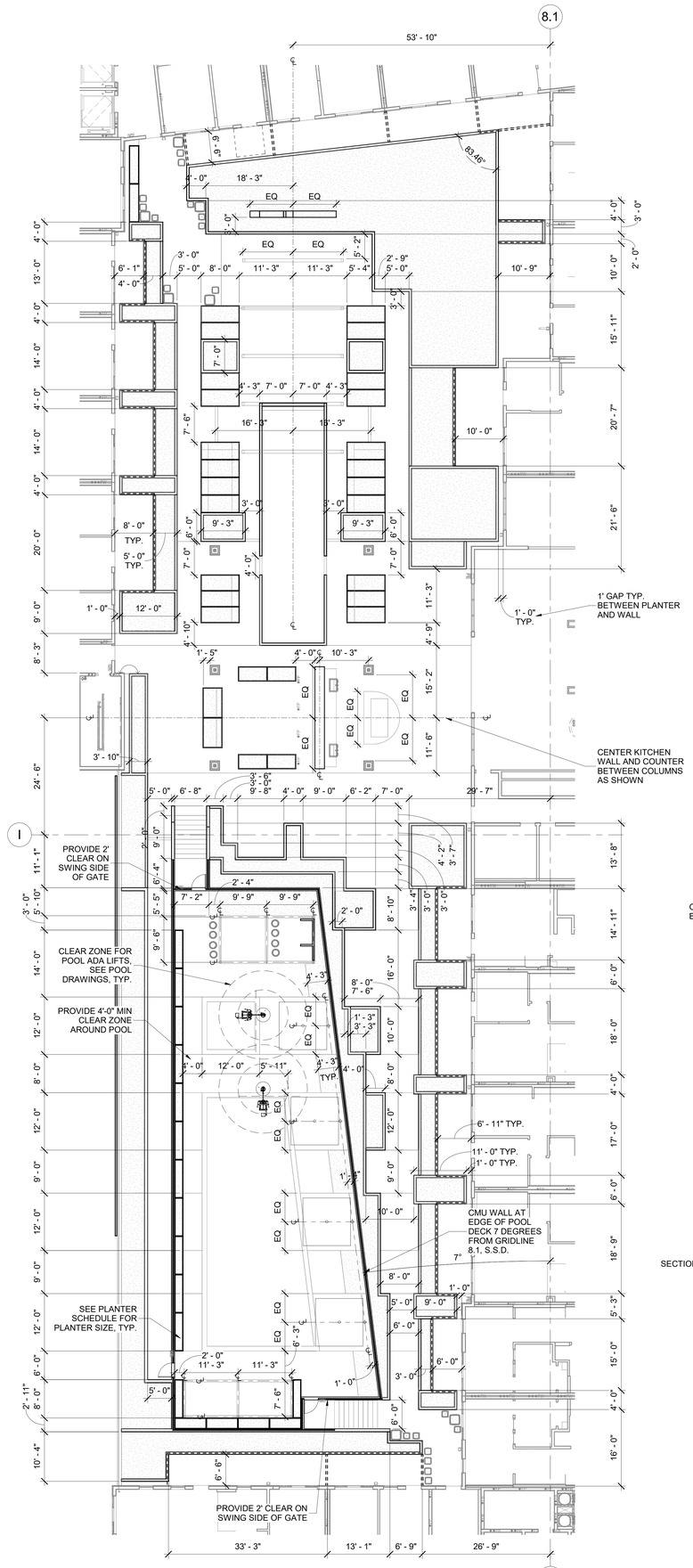
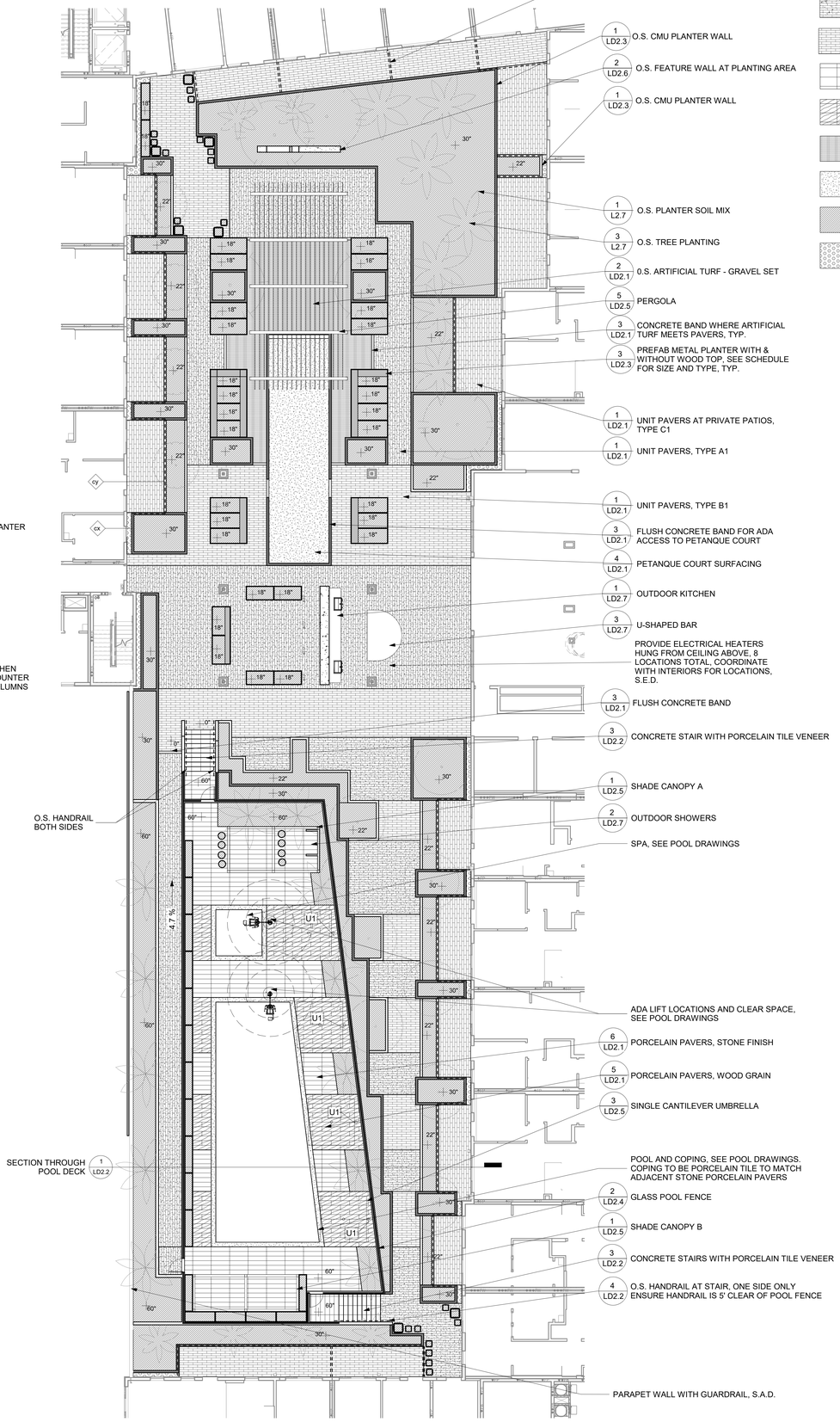


2 L1.8 LANDSCAPE LAYOUT - LEVEL 3
1" = 10'-0"



1 L1.8 LANDSCAPE MATERIALS - LEVEL 3
1" = 10'-0"

LANDSCAPE MATERIAL LEGEND - LEVEL 3

- UNIT PAVERS - TYPE A1
- UNIT PAVERS - TYPE B1
- UNIT PAVERS - TYPE C1
- PORCELAIN PAVERS - STONE
- PORCELAIN PAVERS - WOOD GRAIN
- ARTIFICIAL TURF
- BOCCE COURT SURFACING
- O.S. PLANTER MIX SOIL
- DECORATIVE GRAVEL

SEE LAYOUT PLAN FOR PAVER AND PAVING COLOR KEY NOTES

- 4 LD2.4 HORIZONTAL WOOD FENCE AT PATIOS
- 1 LD2.3 O.S. CMU PLANTER WALL
- 2 LD2.6 O.S. FEATURE WALL AT PLANTING AREA
- 1 LD2.3 O.S. CMU PLANTER WALL
- 1 L2.7 O.S. PLANTER SOIL MIX
- 3 L2.7 O.S. TREE PLANTING
- 2 LD2.1 O.S. ARTIFICIAL TURF - GRAVEL SET
- 5 LD2.5 PERGOLA
- 3 LD2.1 CONCRETE BAND WHERE ARTIFICIAL TURF MEETS PAVERS, TYP.
- 3 LD2.3 PREFAB METAL PLANTER WITH & WITHOUT WOOD TOP, SEE SCHEDULE FOR SIZE AND TYPE, TYP.
- 1 LD2.1 UNIT PAVERS AT PRIVATE PATIOS, TYPE C1
- 1 LD2.1 UNIT PAVERS, TYPE A1
- 1 LD2.1 UNIT PAVERS, TYPE B1
- 3 LD2.1 FLUSH CONCRETE BAND FOR ADA ACCESS TO PETANQUE COURT
- 4 LD2.1 PETANQUE COURT SURFACING
- 1 LD2.7 OUTDOOR KITCHEN
- 3 LD2.7 U-SHAPED BAR
- PROVIDE ELECTRICAL HEATERS HUNG FROM CEILING ABOVE, 8 LOCATIONS TOTAL, COORDINATE WITH INTERIORS FOR LOCATIONS, S.E.D.
- 3 LD2.1 FLUSH CONCRETE BAND
- 3 LD2.2 CONCRETE STAIR WITH PORCELAIN TILE VENEER
- 1 LD2.5 SHADE CANOPY A
- 2 LD2.7 OUTDOOR SHOWERS
- SPA, SEE POOL DRAWINGS
- ADA LIFT LOCATIONS AND CLEAR SPACE, SEE POOL DRAWINGS
- 6 LD2.1 PORCELAIN PAVERS, STONE FINISH
- 5 LD2.1 PORCELAIN PAVERS, WOOD GRAIN
- 3 LD2.5 SINGLE CANTILEVER UMBRELLA
- POOL AND COPING, SEE POOL DRAWINGS. COPING TO BE PORCELAIN TILE TO MATCH ADJACENT STONE PORCELAIN PAVERS
- 2 LD2.4 GLASS POOL FENCE
- 1 LD2.5 SHADE CANOPY B
- 3 LD2.2 CONCRETE STAIRS WITH PORCELAIN TILE VENEER
- 4 LD2.2 O.S. HANDRAIL AT STAIR, ONE SIDE ONLY ENSURE HANDRAIL IS 5' CLEAR OF POOL FENCE

0' 10' 20'

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Menlo Park, CA

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	SUPERSTRUCTURE PERMIT	3/25/2021
	S8330 RESPONSE	6-25/2021
	S8330 FULL SET	7/9/2021

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LANDSCAPE MATERIALS AND LAYOUT - LEVEL 3

Sheet Title
Scale 1" = 10'-0"
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Sheet Size: 36 x 48

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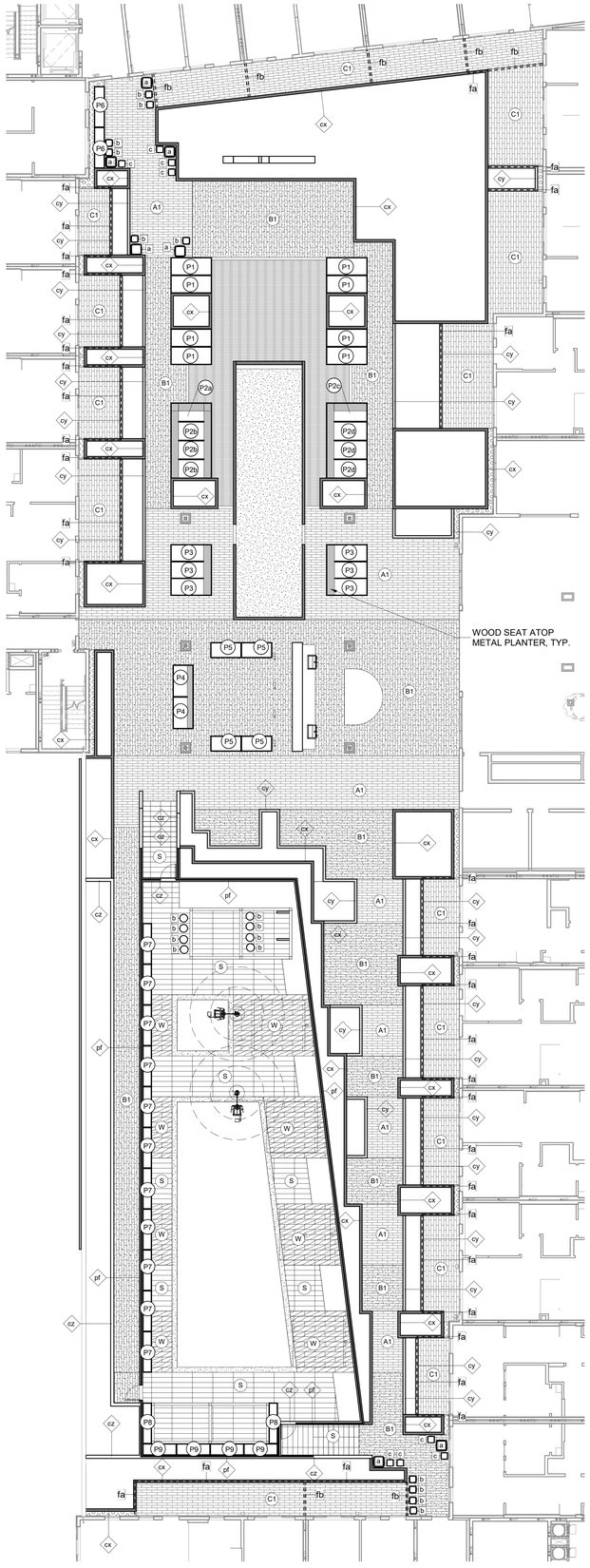


2 L1.9 LANDSCAPE MATERIALS - LEVEL 3 PAVER AND PLANTER TYPES
1" = 10'-0"

FLOOR TYPE LEGEND - LEVEL 3

A1	UNIT PAVER, TYPE A1	1 LD2.1
B1	UNIT PAVER, TYPE B1	1 LD2.1
C1	UNIT PAVER, TYPE C1	1 LD2.1
S	PORCELAIN PAVER, STONE	6 LD2.1
W	PORCELAIN PAVER, WOOD GRAIN	5 LD2.1

WALL TYPE LEGEND - LEVEL 3

P1	PREFAB METAL PLANTER 7 TAG SEE SCHEDULE FOR SIZE	3 LD2.3
cx	CMU PLANTER WALL, 30" HEIGHT	1 LD2.3 / 2 LD2.3
cy	CMU PLANTER WALL, 22" HEIGHT	1 LD2.3
cz	8" WIDE CMU WALL, 5' HEIGHT	1 LD2.3
pf	GLASS POOL FENCE ATOP 8" WIDE CMU WALL	1 LD2.4
fa	WOOD PRIVACY FENCE ATOP CMU PLANTER WALL	4 LD2.4
fb	WOOD PRIVACY FENCE, FREESTANDING	4 LD2.4

PREFAB METAL PLANTER SCHEDULE SEE DETAIL FOR MATERIALS

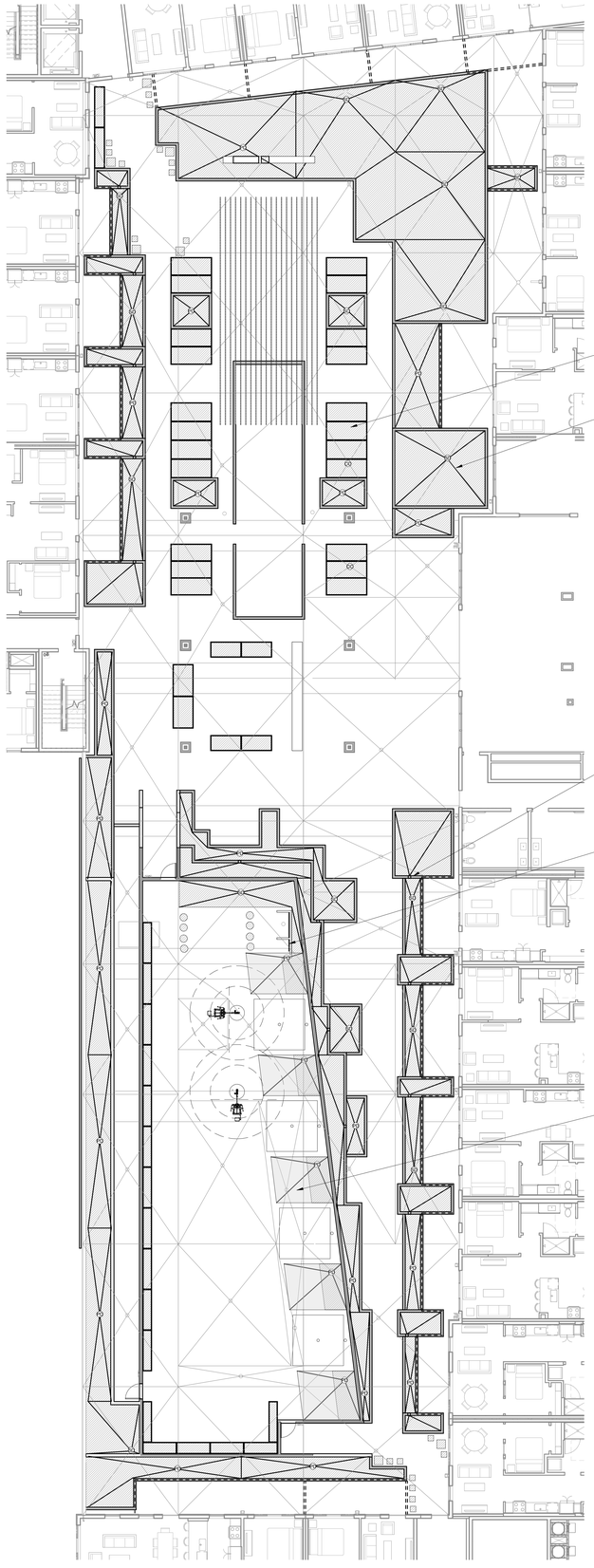
3 LD2.3

P1	RECTANGULAR PLANTER (8'-0"L X 3'-6"W X 18"H)
P2a	RECTANGULAR PLANTER WITH WOOD SEATS ON THREE SIDES (8'-0"L X 3'-8"W X 18"H)
P2b	RECTANGULAR PLANTER WITH WOOD SEATS ON TWO SIDES (8'-0"L X 3'-8"W X 18"H)
P2c	RECTANGULAR PLANTER WITH WOOD SEATS ON TWO SIDES (8'-0"L X 3'-8"W X 18"H)
P2d	RECTANGULAR PLANTER WITH WOOD SEATS ON ONE SIDE (8'-0"L X 3'-8"W X 18"H)
P3	RECTANGULAR PLANTER WITH WOOD SEATS ON ONE SIDE (8'-0"L X 3'-4"W X 18"H)
P4	RECTANGULAR PLANTER WITH WOOD SEATS ON ONE SIDE (6'-3"L X 4'-0"W X 18"H)
P5	RECTANGULAR PLANTER (6'-0"L X 3'-0"W X 18"H)
P6	RECTANGULAR PLANTER (8'-0"L X 2'-0"W X 18"H)
P7	RECTANGULAR PLANTER (8'-0"L X 1'-9"W X 12"H)
P8	RECTANGULAR PLANTER (8'-0"L X 1'-8"W X 12"H)
P9	RECTANGULAR PLANTER (6'-7"L X 2'-3"W X 12"H)

PRECAST FIBER CEMENT PLANTERS SEE DETAIL FOR MATERIALS & SIZING

7 LD2.2

a	PLANTER TYPE A
b	PLANTER TYPE B
c	PLANTER TYPE C



PLANTER DRAIN LEGEND - LEVEL 3

SD	STACKED DRAIN - PLANTER DRAIN DIRECTLY OVER SLAB DRAIN
PD	PLANTER DRAIN - DEDICATED PLANTER DRAIN NEEDED
CO	CLEANOUT ONLY - PLANTER DRAINS TO WATERPROOFING, PROVIDE CLEAN OUT FOR ACCESS TO SLAB DRAIN BELOW.

1 L1.9 LANDSCAPE MATERIALS - LEVEL 3 PLANTER DRAINS
1" = 10'-0"

0' 10' 20'

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Menlo Park, CA

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5	BB330 RESPONSE	6/25/2021
6	BB330 FULL SET	7/9/2021

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LANDSCAPE FLOORS, WALLS, AND DRAINAGE - LEVEL 3

Sheet Title

Scale 1" = 10'-0"

Proj. # Drawn By

Sheet Size: 36 x 48

L1.9

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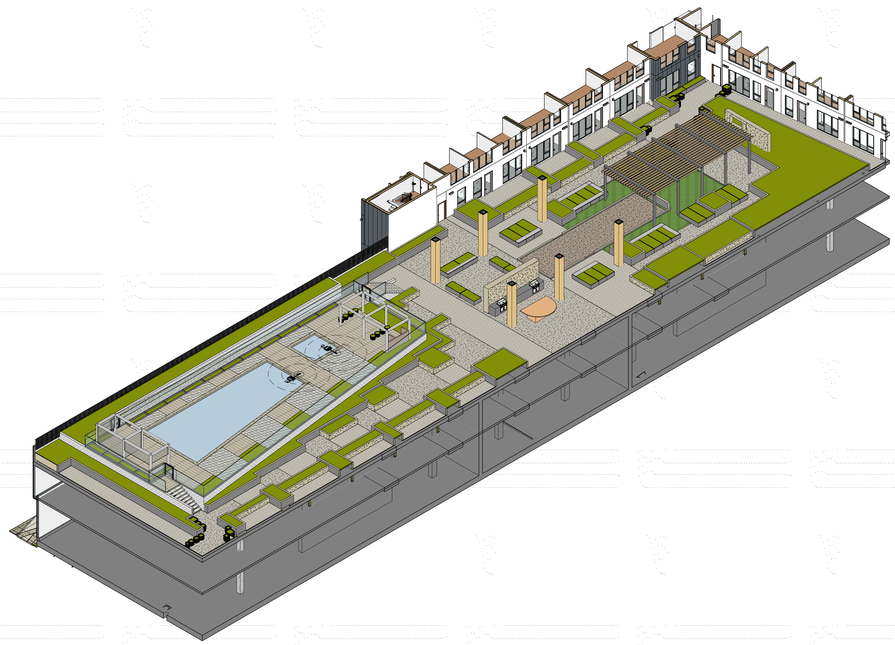
1 L1.10 LEVEL 7 3D VIEW



2 L1.10 LEVEL 3 3D VIEW

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MENLO PORTAL MULTI-FAMILY

Menlo Park, CA

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	SUPERSTRUCTURE PERMIT	3/25/2021
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	BB330 FULL SET	7/9/2021

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LANDSCAPE 3D VIEW - LEVEL 3 AND 7

Sheet Title

Scale

Proj #. Drawn By

Sheet Size: 36 x 48

L1.10

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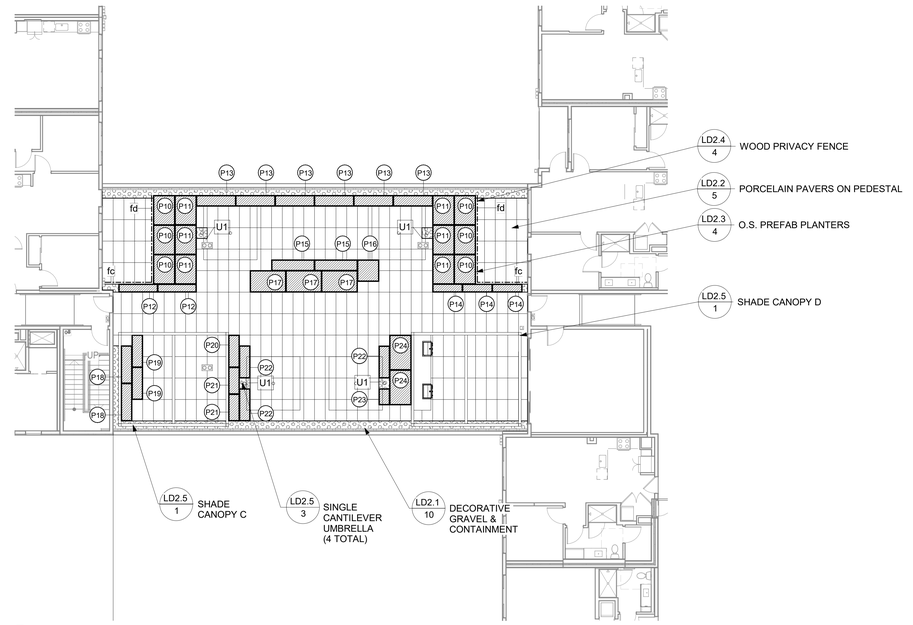
LANDSCAPE MATERIAL LEGEND - LEVEL 7

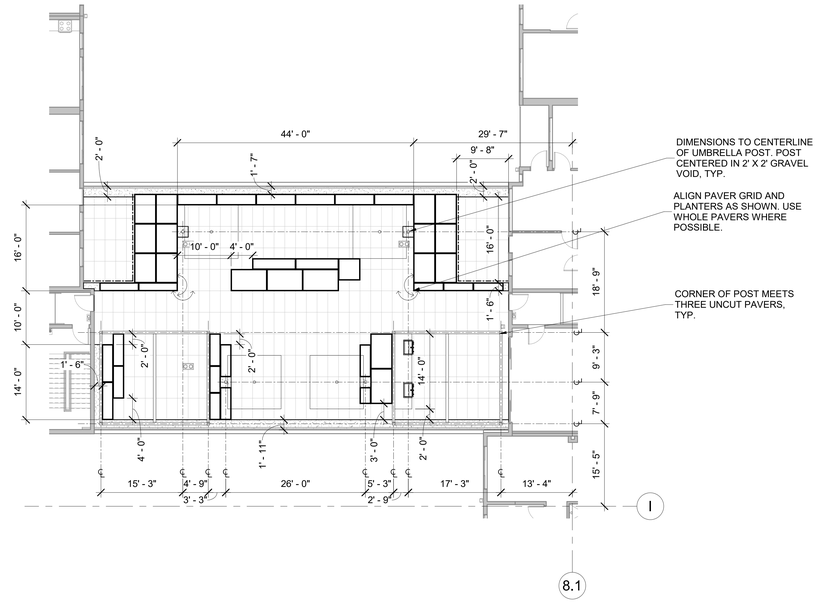
- PORCELAIN PAVERS ON PEDESTAL
- O.S. PLANTER MIX SOIL
- DECORATIVE GRAVEL
- fc — WOOD PRIVACY FENCE - TYPE fc (4 / LD2.4)
- fd — WOOD PRIVACY FENCE - TYPE fd (4 / LD2.4)

PREFAB METAL PLANTER SCHEDULE - LEVEL 7 (4 / LD2.3)

- P10 RECTANGULAR PLANTER (5'-6"L X 4'-0"W X 18"H)
- P11 RECTANGULAR PLANTER (5'-6"L X 4'-0"W X 12"H)
- P12 RECTANGULAR PLANTER (7'-3"L X 1'-6"W X 12"H)
- P13 RECTANGULAR PLANTER (7'-4"L X 2'-0"W X 12"H)
- P14 RECTANGULAR PLANTER (5'-7"L X 1'-6"W X 12"H)
- P15 RECTANGULAR PLANTER (8'-0"L X 2'-0"W X 18"H)
- P16 RECTANGULAR PLANTER (4'-0"L X 4'-0"W X 18"H)
- P17 RECTANGULAR PLANTER (6'-8"L X 4'-0"W X 24"H)
- P18 RECTANGULAR PLANTER (7'-0"L X 2'-0"W X 18"H)
- P19 RECTANGULAR PLANTER (6'-0"L X 2'-0"W X 12"H)
- P20 RECTANGULAR PLANTER (6'-0"L X 2'-0"W X 18"H)
- P21 RECTANGULAR PLANTER (5'-0"L X 2'-0"W X 30"H)
- P22 RECTANGULAR PLANTER (6'-0"L X 2'-0"W X 12"H)
- P23 RECTANGULAR PLANTER (3'-0"L X 2'-0"W X 12"H)
- P24 RECTANGULAR PLANTER (6'-6"L X 4'-0"W X 24"H)



1 / L1.11 LANDSCAPE MATERIALS - LEVEL 7
1" = 10'-0"



2 / L1.11 LANDSCAPE LAYOUT - LEVEL 7
1" = 10'-0"

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MENLO PORTAL MULTI-FAMILY

Menlo Park, CA

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LANDSCAPE MATERIALS AND LAYOUT - LEVEL 7

Sheet Title

Scale 1" = 10'-0"

Proj #. Drawn By

Sheet Size: 36 x 48

0' 10' 20'

TRUE NORTH / PROJECT NORTH

L1.11

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MENLO PORTAL MULTI-FAMILY

MENLO PARK, CA

REV.	ISSUE	DATE
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LANDSCAPE PLAN - LEVELS 3 & 7

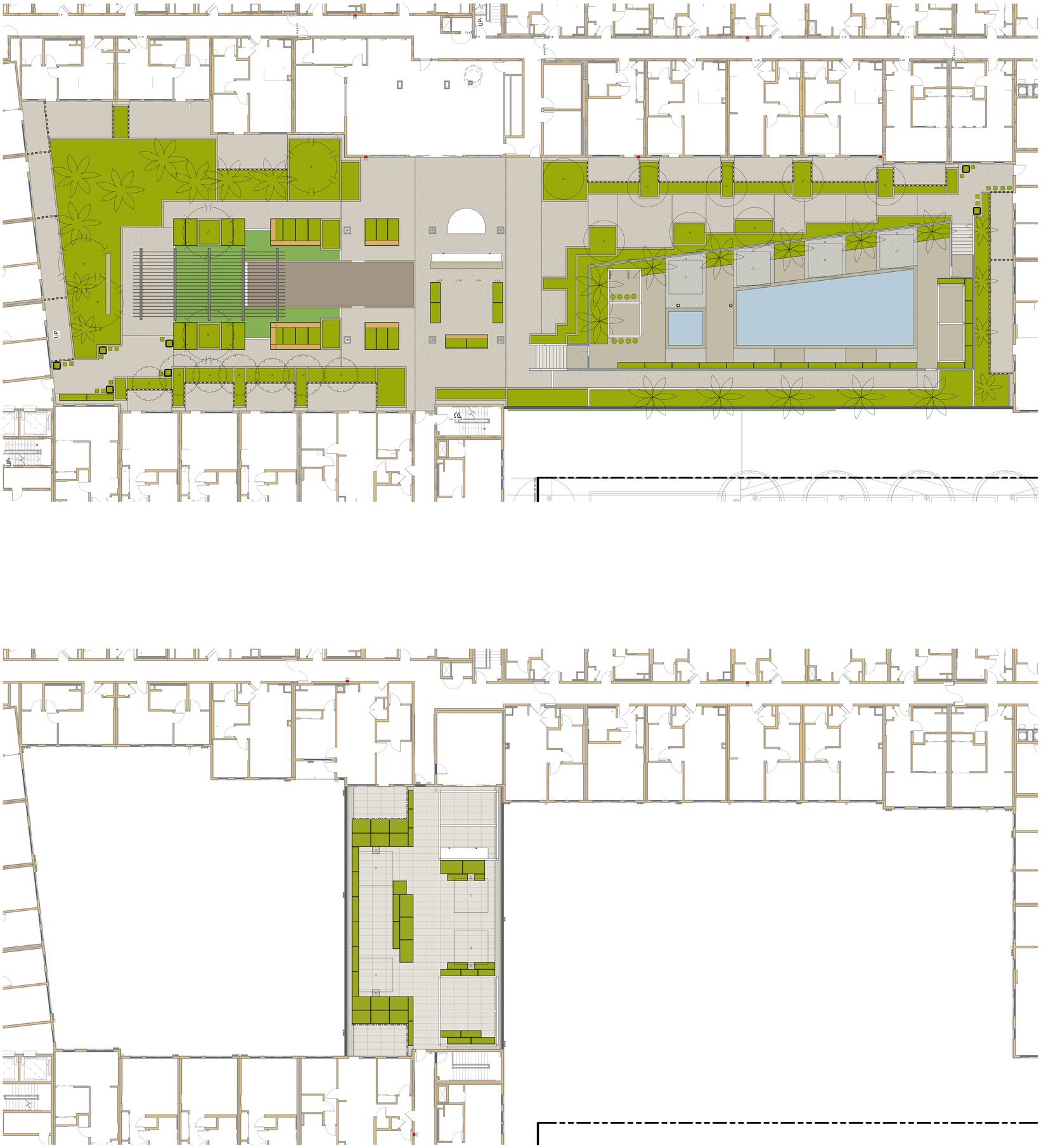
SHEET TITLE

SCALE 1" = 10'-0"

PROJ. # DRAWN

SHEET SIZE: 36 x 48

L2.00



0 10' 20'

TRUE NORTH

PROJECT NORTH

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TREE LIST ON SITE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MENLO PARK HERITAGE TREE	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
TREE										
AcSt	5	ACACIA STENOPHYLLA	SHOESTRING ACACIA		24" BOX	AS SHOWN	VERY LOW	Yes	No	No
ArEn	7	ARENGA ENGLERIA	SUGAR PALM		24" BOX	AS SHOWN	MODERATE	Yes	No	No
ChMi	6	CHAMEADOREA MICROSPADIX	COLD HARDY BAMBOO		15 GAL	AS SHOWN	LOW	Yes	No	No
ChLi	8	CHILOPSIS LINEARIS	DESERT WILLOW		24" BOX	AS SHOWN	VERY LOW	Yes	Yes	No
CoCi	3	CORYMBIA CITRIODORA	LEMON-SCENTED GUM		36" BOX	AS SHOWN	LOW	Yes	No	No
LaNa	3	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI-STEM		24" BOX	AS SHOWN	VERY LOW	Yes	No	No
LaIn	14	LAGERSTROEMIA INDICA 'DYNAMITE'	CRAPE MYRTLE STANDARD		36" BOX	AS SHOWN	LOW	Yes	No	No
LaFa	4	LAGERSTROEMIA INDICA x FAUERI 'ACOMA'	ACOMA CRAPE MYRTLE MULTI-STEM		24" BOX	AS SHOWN	VERY LOW	Yes	No	No
PlRa	10	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	X	36" BOX	AS SHOWN	MODERATE	No	Yes	No
SyRo	12	SYAGRUS ROMANZOFFIANA	QUEEN PALM		20'-0" OA (OVERALL HEIGHT)	AS SHOWN	LOW	Yes	No	No
UlPv	4	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM		36" BOX	AS SHOWN	MODERATE	No	No	No

TREE LIST OFF SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MENLO PARK HERITAGE TREE	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
TREE										
PICH	4	PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACHE 'RED PUSH'		36" BOX	AS SHOWN	LOW	Yes	No	No
ULMO	9	ULMUS 'MORTON ACCOLADE'	MORTON ACCOLADE ELM	X	36" BOX	AS SHOWN	MODERATE	No	No	No

SHRUB, GROUNDCOVER, & GRASS PLANT LIST ON SITE

SYMBOL	Count	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
VINE									
CA	17	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	15 GAL	10'-0"	MODERATE	No	No	No
SHRUB									
AC	25	ACACIA COGNATA COUSIN ITT	LITTLE RIVER WATTLE	15 GAL	4'-0"	LOW	Yes	No	No
ACOV	2	ACACIA COVENYI	BLUE BUSH	15 GAL	8'-0"	LOW	Yes	No	No
AB	36	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE-2FT SPACING	15 GAL	2'-0"	LOW	Yes	Yes	No
AG	30	AGAVE BLUE GLOW	BLUE GLOW AGAVE-3FT SPACING	15 GAL	3'-0"	LOW	Yes	Yes	No
AD	87	AGAVE DESMENTIANA	SMOOTH AGAVE	15 GAL	3'-0"	LOW	Yes	No	No
G	76	AGAVE GEMINIFLORA	SLENDER RAYS AGAVE	5 GAL	18"	LOW	Yes	No	No
AT	63	AGAVE PARRYI	TRUNCATA TULIP AGAVE	5 GAL	2'-0"	LOW	Yes	No	No
E	21	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0"	LOW	Yes	No	No
CD	46	CEANOTHUS 'DARK STAR'	DARK STAR CEANOTHUS	5 GAL	4'-0"	LOW	Yes	Yes	No
CG	80	CEANOTHUS GLORIOSUS VAR. GLORIOSUS 'ANCHOR BAY'	ANCHOR BAY CEANOTHUS	5 GAL	6'-0"	LOW	Yes	Yes	No
CS	10	CHAMAEDOREA SEIFRIZI	BAMBOO PLAM	5 GAL	3'-0"	LOW	Yes	No	No
CB	8	CORDYLINE 'DESIGN-A-LINE BURGUNDY'	DESIGN-A-LINE BURGUNDY CORDYLINE	5 GAL	2'-0"	LOW	Yes	No	No
COOR	8	COTYLDON ORBICULATA VAR. ORBICULATA	PIG'S EAR	1 GAL	1'-0"	LOW	Yes	No	No
U	38	EUPHORBIA ANTISYPHILLITICA	CANDELILLA	5 GAL	2' 0"	LOW	Yes	No	No
LE	45	LEUCADENDRON 'EBONY'	EBONY CONEBUSH	5 GAL	3'-0"	LOW	Yes	No	No
LB	9	LEUCADENDRON SALIGNUM 'BLUSH'	BLUSH CONE BUSH	5 GAL	4'-0"	LOW	Yes	No	No
MS	16	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	3'-0"	LOW	Yes	Yes	No
MU	16	MUSACEAE SPP.	BANANA PALM	15 GAL	3'-0"	HIGH	Yes	No	No
ND	19	NANDINA DOMESTICA ALBA 'LEMON LIME'	LEMON LIME NANDINA	5 GAL	3'-0"	LOW	Yes	No	No
OM	32	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE	5 GAL	4'-0"	VERY LOW	Yes	No	No
PE	14	PHILODENDRON DELIECIOSA	SPLIT LEAF PHILODENDRON	5 GAL	AS SHOWN	MODERATE	Yes	No	No
PX	20	PHILODENDRON XANADU	WINTERBOURN PHILODENDRON	5 GAL	AS SHOWN	MODERATE	Yes	No	No
PB	87	PHORMIUM 'BLACK RAGE'	NEW ZEALAND FLAX	5 GAL	3'-0"	LOW	Yes	No	No
PD	5	PHORMIUM 'DUSKY CHIEF'	NEW ZEALAND FLAX	5 GAL	4'-0"	LOW	Yes	No	No
PG	9	PHORMIUM 'GOLDED RAY'	NEW ZEALAND FLAX	5 GAL	4'-0"	LOW	Yes	No	No
PP	63	PHORMIUM 'PLATTS BLACK'	NEW ZEALAND FLAX	5 GAL	3'-0"	LOW	Yes	No	No
PT	89	PHORMIUM 'TONY TIGER'	DWARF VERIGATED NEW ZELAND FLAX	5 GAL	2' 0"	LOW	Yes	No	No
PK	7	PROTEA CYNAROIDES 'MINI KING'	DWARF KING PROTEA	5 GAL	30"	LOW	Yes	No	No
RV	10	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	4'-0"	LOW	Yes	Yes	No
RB	49	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY MOUND SAN BRUNO	5 GAL	4'-0"	LOW	Yes	Yes	No
RS	10	RHAMNUS CALIFORNICUS 'SEA VIEW'	SEA VIEW COFFEEBERRY	5 GAL	4'-0"	LOW	Yes	Yes	No
RE	6	RHAPIS EXCELSA	LADY PALM	5 GAL	8'-0"	MODERATE	Yes	No	No
P	22	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL	3'-0"	MODERATE	Yes	No	No
GROUNDCOVER & GRASSES									
AO	46	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	3'-0"	LOW	Yes	Yes	No
BWI	201	BERGENIA C WINTERGLOW (WINTERGLUT)	WINTERGLOW HEARTLEAF BERGENIA	1 GAL	1'-0"	MODERATE	No	No	No
X	35	CAREX TESTACEA	ORANGE SEDGE	1 GAL	2'-0"	MODERATE	No	No	No
CIM	63	CLIVIA MINIATA 'FRENCH HYBRIDS' ORANGE	ORANGE CLIVIA	5 GAL	2'-0"	MODERATE	No	No	No
DFP	36	DUDLEYA FARINOSA 'POWDERY LIVEFOREVER'	BLUFF LETTUCE	1 GAL	AS SHOWN	LOW	Yes	Yes	No
DVH	66	DUDLEYA VIRENS SSP. HASSEI	CATALINA ISLAND DUDLEYA	1 GAL	AS SHOWN	LOW	Yes	Yes	No
ECAM	240	ECHEVERIA PROLOFICA	PROLIFIECHEVERIA	4" CONT	AS SHOWN	LOW	Yes	No	No
FEAG	600	FESTUCA GLAUCA, 2 VARIETIES	MIX OF BLUE FESCUES, SEE NOTE BELOW PLANT LIST	1 GAL	AS SHOWN	LOW	Yes	Yes	No
f	136	FESTUCA RUBRA 'PATRICKS POINT'	PATRICKS POINT RED FESCUE	1 GAL	2' 0"	LOW	Yes	Yes	No
GL	2	GREVILLEA LANIGERA PROSTRATE	COASTAL GEM GREVILLEA	5 GAL	3'-0"	LOW	Yes	No	No
H	25	HEUCHERA MICRANTHA	ALUM ROOT OLD LA ROCHETTE	1 GAL	2'-0"	LOW	Yes	Yes	No
KALO	58	KALANCHOE LUCIAE	PADDLE PLANT	1 GAL	AS SHOWN	LOW	Yes	No	No
LSD	369	LIRIOPE SPICATA 'SILVER DRAGON'	VARIAGATED LILY TURF	1 GAL	1'-0"	MODERATE	No	No	No
LP	118	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	30"	LOW	Yes	No	No
L	246	LOMONDRA 'BABY BREEZE'	EVERGREEN BABY MAT RUSH	1 GAL	18"	LOW	Yes	No	No
N	74	NEPHROLEPIS CORDIFOLIA	SWORD FERN	1 GAL	2'-0"	MODERATE	No	Yes	No
J	162	PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	1 GAL	18"	LOW	Yes	No	No
PJ	113	PHORMIUM 'JESTER'	NEW ZEALAND FLAX JESTER	1 GAL	2'-0"	LOW	Yes	No	No
T	99	PHORMIUM 'TINY TIGER'	PHORMIUM TONY TIGER	1 GAL	1'-6"	LOW	Yes	No	No
PO	35	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	MODERATE	No	Yes	No
SEMO	20	SEDUM MORGANIANUM	DONKEY TAIL	4" CONT	AS SHOWN	LOW	Yes	No	No

* FOR FESTUCA GLAUCA, 2 VARIETIES PROVIDE 50% FESTUCA 'BEYOND BLUE' AND 50% FESTUCA 'SISKIYOU BLUE', SPACE RANDOMLY IN CLUSTERS OF EACH TYPE.

SHRUB, GROUNDCOVER, & GRASS PLANT LIST OFF SITE (STREETSCAPE)

SYMBOL	Count	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
GROUNDCOVER & GRASSES									
CH	86	CEANOTHUS GLORIOSUS 'HEARTS DESIRE'	HEARTS DESIRE CEANOTHUS	1 GAL	3'-0"	LOW	Yes	Yes	No
lb	94	LOMANDRA LONGIFOLIA 'BABY BREEZE'	BABY BREEZE LOMANDRA	1 GAL	2' 0"	LOW	Yes	No	No
Y	35	YUCCA ALOIFOLIA 'MAGENTA MAGIC'	MAGENTA MAGIC YUCCA	1 GAL	2'-0"	LOW	Yes	Yes	No

PLANT TYPE LEGEND

XXXx PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

XX XX XX SHRUBS AND GROUNDCOVER, SEE PLANT LIST

---------- ROOT BARRIER - INSTALL AS SHOWN ON PLANS AND ANYWHERE TREES ARE PLANTED WITHIN 5' OF PAVING

PLANTING NOTES

1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS AND SHOULD BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
3. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION.
4. DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
5. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. SAME GENUS DIFFERENT SPECIES SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THE VARIETY IS SIMILAR IN GROWTH HABIT AND SIZE TO THE SPECIFIED PLANT AND WATER USE IS THE SAME. EXAMPLE: ESCALLONIA 'TERRI' COULD SUB FOR 'RED ELF.' RHAPHIOLEPSIS CAN NOT SUBSTITUTE FOR ESCALLONIA AS THEY HAVE DIFFERENT WATER USE REQUIREMENTS. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
6. CONTRACT GROW PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
7. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
8. NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
9. SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK IN 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
10. PROTECT EXISTING TREES TO REMAIN PER TREE PRESERVATION AND REMOVAL PLAN.
11. PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES AND CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY, CONTRACTER TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
12. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.
13. PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER SPECIFICATIONS AND WELO CONFORMANCE. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
14. KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
15. REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED LANDSCAPING.
16. FOR BEST RESULTS, NATIVE PLANT MATERIALS SHOULD NOT HAVE THEIR ROOTS DISTURBED. FOR PLASTIC CANS, REMOVE BOTTOM OF CAN, PLACE IN PLANT PIT AND CUT SIDES TO REMOVE. CUT METAL CANS IN THREE PLACES MINIMUM AND CAREFULLY SLIDE ROOT BALL INTO PLANT PIT, FOR LARGE MATERIAL, USE BOTTOM SUPPORT AS NECESSARY.
17. AREAS IDENTIFIED AS BIORETENTION PLANTING ARE FUNCTIONAL STORM WATER PLANTERS WITH AN ENGINEERED IMPORTED SOIL MIX DESIGNED FOR SPECIFIC PERFORMANCE CRITERIA. AMEND ONLY PLANTING PITS AND ASSOCIATED PLANTING BACKFILL PER THE PLANTING INSTRUCTIONS. SEE CIVIL DRAWINGS FOR BIOFILTRATION MIX AND DRAINAGE.

STATEMENT OF COMPLIANCE TO MWELO FOR DESIGN PLANS

I HAVE COMPLIED WITH THE CRITERIA OF ARTICLE 19 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS OF SECTION 4-1908, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Karen Krolewski

KAREN KROLEWSKI, LANDSCAPE ARCHITECT
3/18/2021

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MENLO PORTAL MULTI-FAMILY
Menlo Park, CA

Rev	Issue	Date
	CD 1	5/14/2020
	CD 2	8/13/2020
	DHP	2/18/2021
	SUPERSTRUCTURE PERMIT	3/25/2021
	SB330 RESPONSE	6/25/2021
	SB330 FULL SET	7/9/2021

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PLANTING NOTES & SCHEDULE

Sheet Title
Scale 1" = 10'-0"
Proj #. DRAWN BY
Sheet Size: 36 x 48

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PLANT LEGEND

KURAPIA GROUNDCOVER

ROOT BARRIER: 18" DEPTH LINEAL ROOT BARRIER

SHRUB OR GROUNDCOVER, SEE PLANT SCHEDULE FOR SPECIES

XxXx

PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

0' 10' 20'

TRUE NORTH

PROJECT NORTH

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5	SB330 RESPONSE	6/25/2021
6	SB330 FULL SET	7/9/2021

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LANDSCAPE PLANTING PLAN - LEVEL 1 - NORTH

Sheet Title

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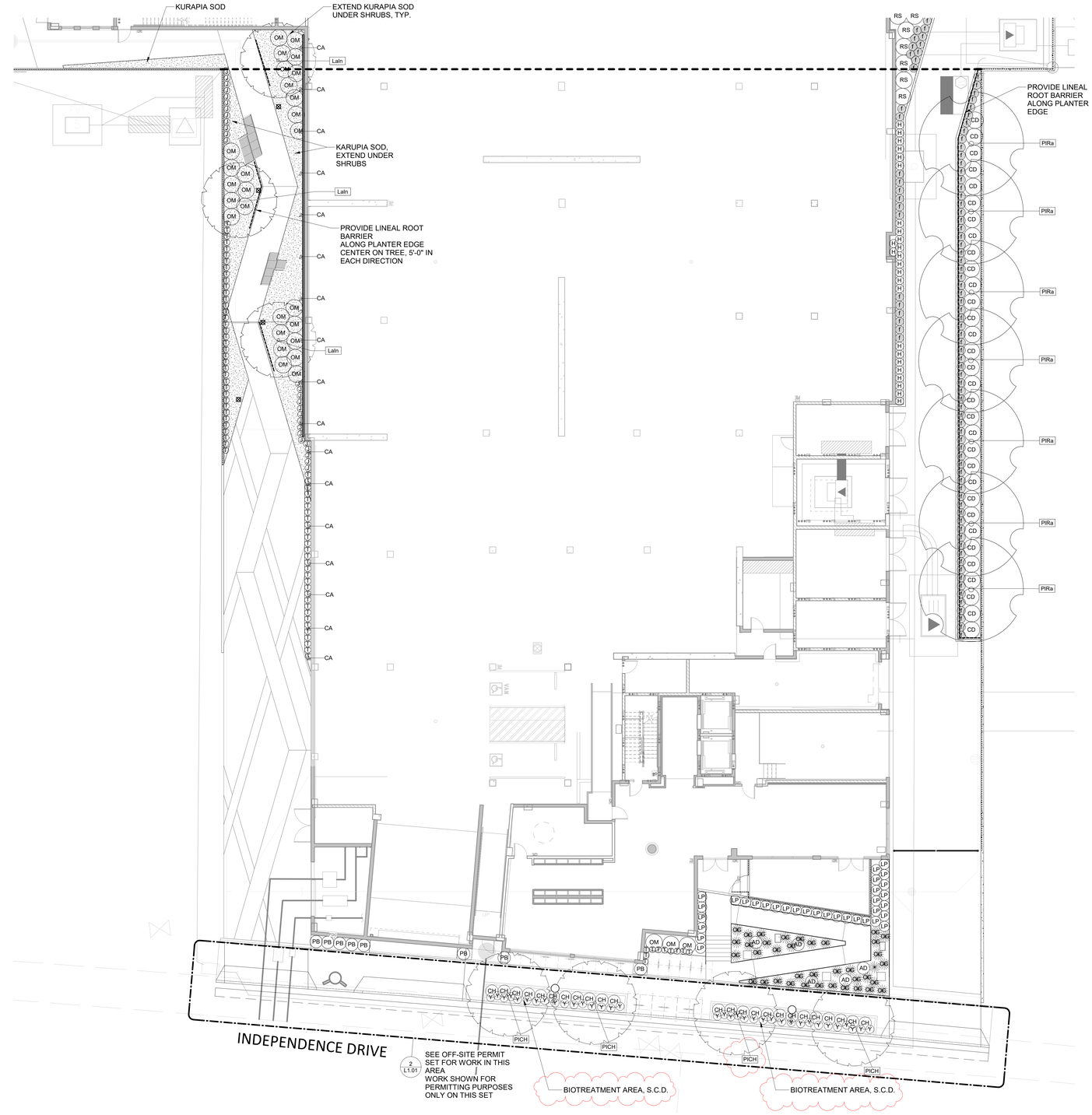

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1	CD 1	5/14/2020
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3	GMP	2/18/2021
4	SUPERSTRUCTURE PERMIT	3/25/2021
5	S833O RESPONSE	6-25/2021
6	S833O FULL SET	7/9/2021

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LANDSCAPE PLANTING PLAN - LEVEL 1 - SOUTH

Sheet Title

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Sheet Size: 36 x 48

0' 10' 20'

TRUE NORTH PROJECT NORTH

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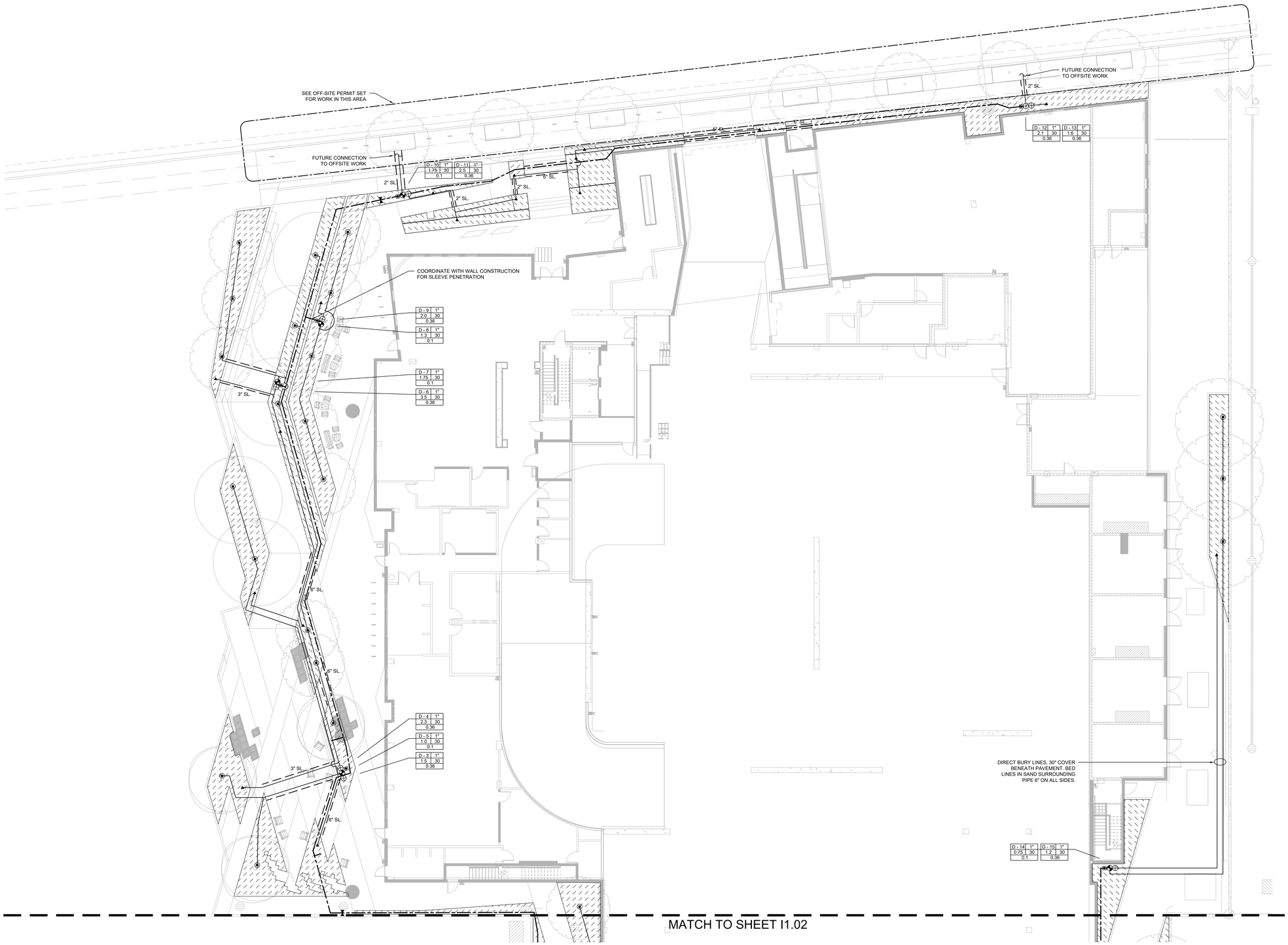

FOR IRRIGATION LEGEND, NOTES & DETAILS, SEE SHEET I2.01.

0' 10' 20' 40'
UNITS IN FEET

TRUE NORTH PROJECT NORTH

5/11/2022 2:57:56 PM

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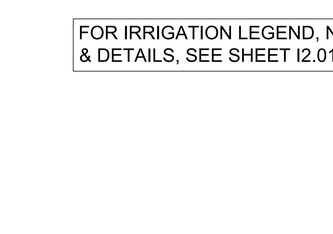
1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
	GMP	02.18.21
	SUPERSTRUCTURE PERMIT	03.25.21
	50% FULL SET	7/9/2021



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LANDSCAPE IRRIGATION PLAN - LEVEL 1 - NORTH

Sheet Title

Scale 1" = 10' 0"

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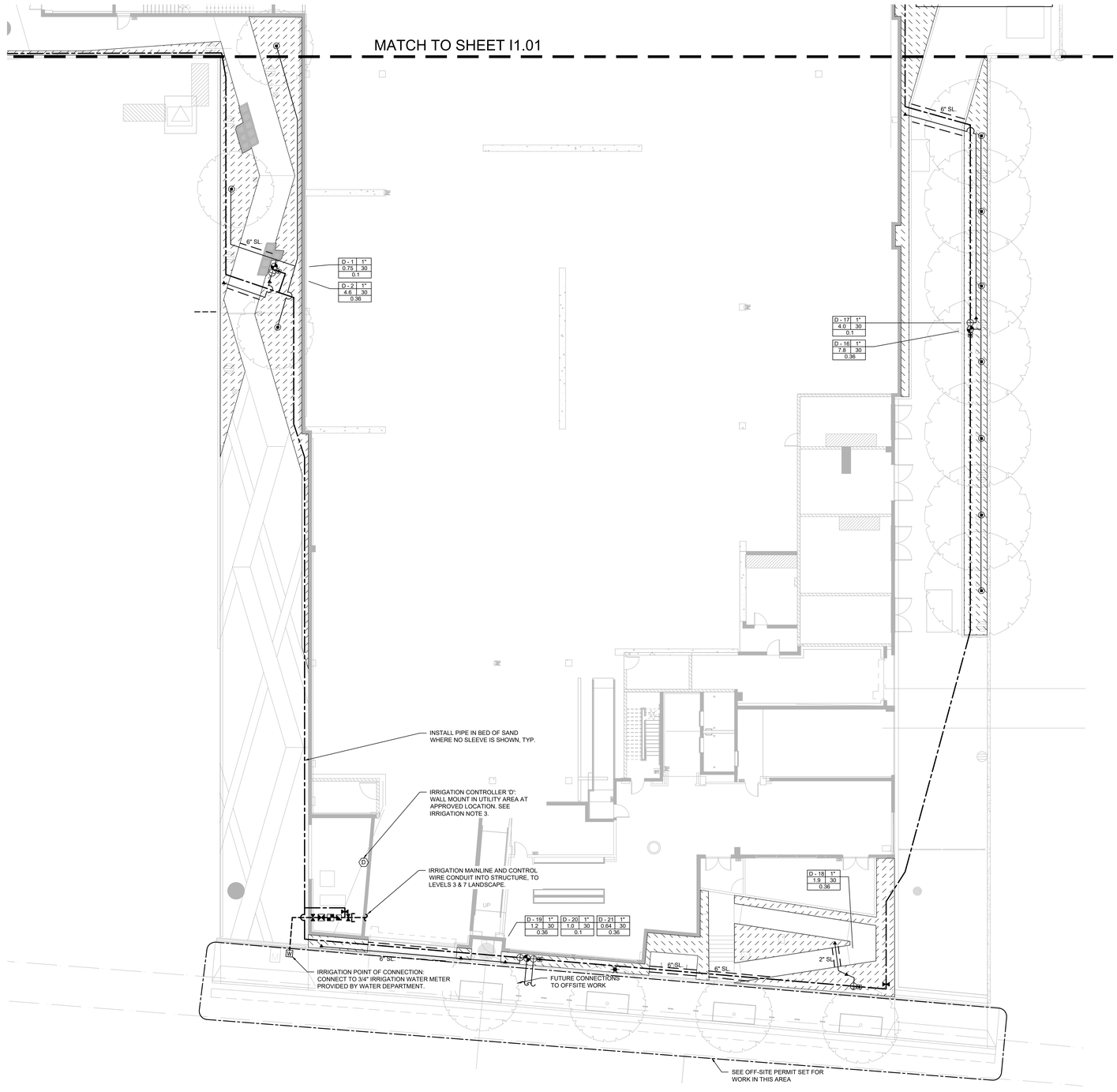
Sheet Size: 36 x 48

I1.01



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0' 10' 20' 40'
UNITS IN FEET

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	SUPERSTRUCTURE PERMIT	03.25.21
	SB330 FULL SET	7/9/2021

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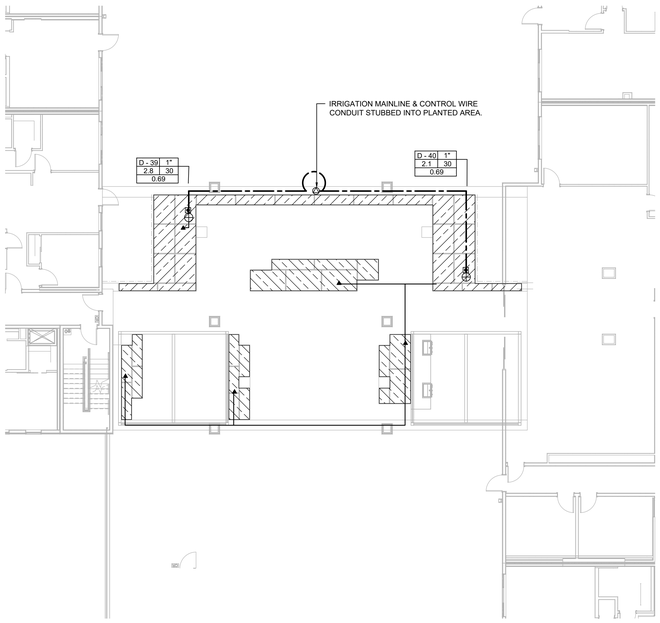
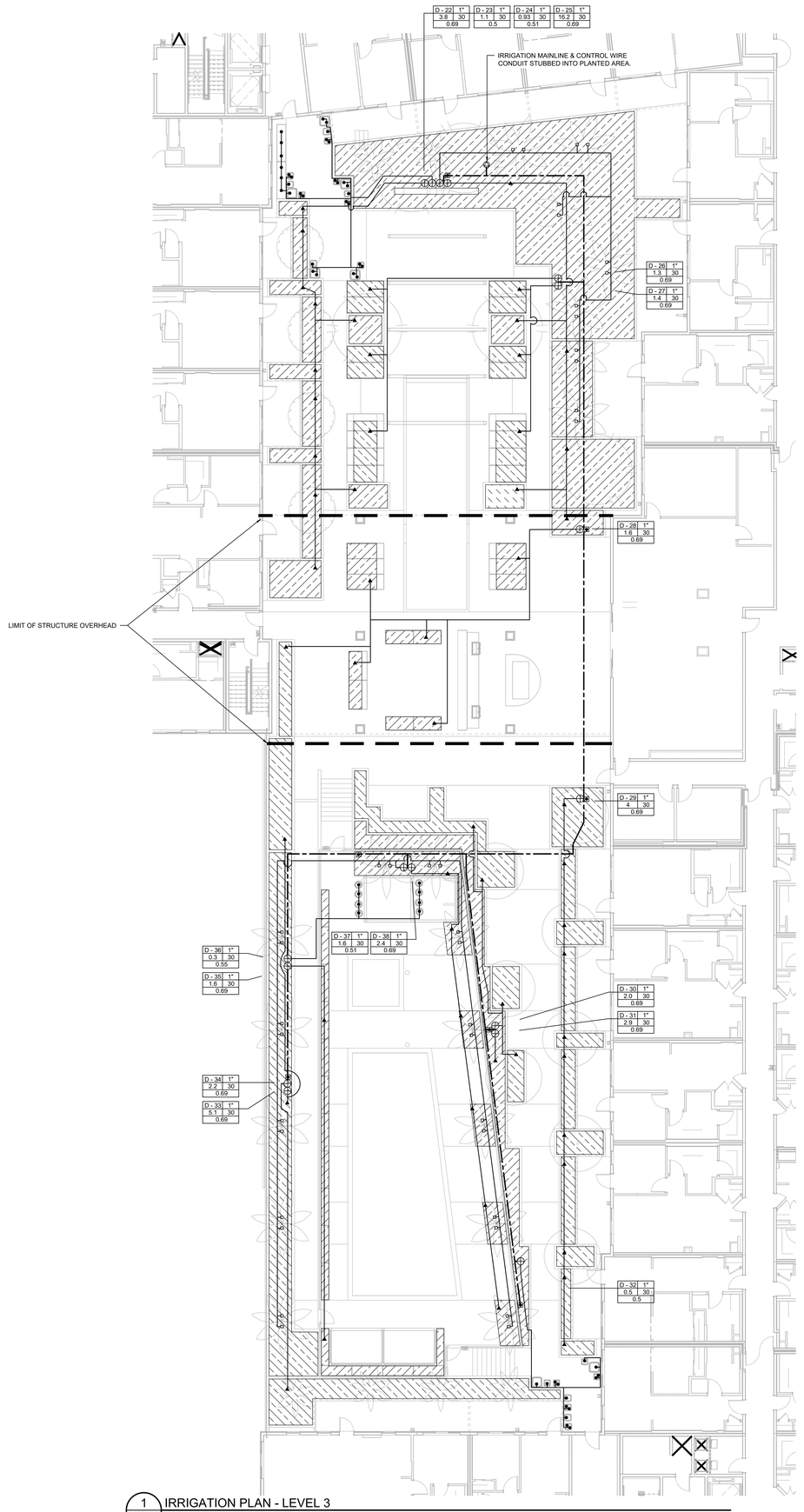


2 I1.03 IRRIGATION PLAN - LEVEL 7

SCALE: 1" = 10'-0"



1 I1.03 IRRIGATION PLAN - LEVEL 3

SCALE: 1" = 10'-0"

FOR IRRIGATION LEGEND, NOTES & DETAILS, SEE SHEET I2.01.

0' 10' 20' 40'

UNITS IN FEET

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REV	ISSUE	DATE
1	GMP SUPERSTRUCTURE PERMIT	02.18.21 03.25.21
	BB3D FULL SET	7/9/2021

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LANDSCAPE DESIGN PROFESSIONAL
Lauren Galbraith
No. PLA 6662
Exp. 08.31.2021
STATE OF CALIFORNIA

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LANDSCAPE IRRIGATION PLAN - LVL 3 & 7

Sheet Title

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I1.03

SEE IRRIGATION PLANS FOR WATER USE CALCULATIONS & SQUARE FEET FOR HYDROZONES

IRRIGATION HYDROZONES

- HYDROZONE A (LEVEL 1 - TREES)
- HYDROZONE B (LEVEL 1 - FULL SUN, LOW WATER USE PLANTING)
- HYDROZONE C (LEVEL 1 - PART SHADE, LOW WATER USE PLANTING)

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MENLO PORTAL MULTI-FAMILY

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IRRIGATION HYDROZONE PLAN-LEVEL 1

Sheet Title

Scale: As indicated

Proj #: Drawn By:

Sheet Size: 36 x 48

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1 / I3.2 IRRIGATION HYDROZONE PLAN - LEVEL 3
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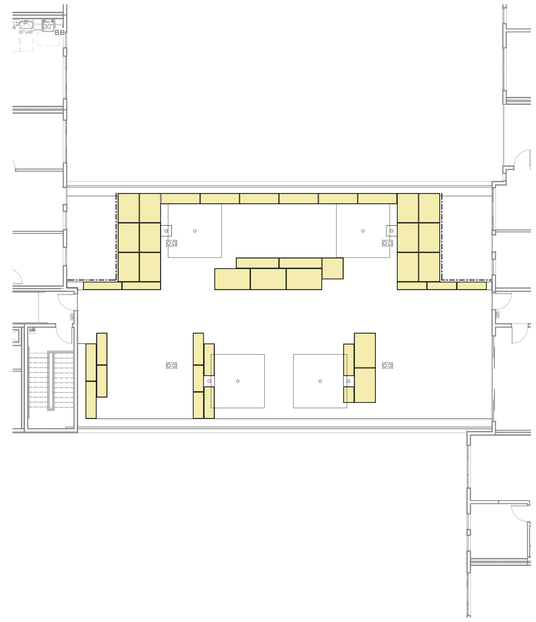

2 / I3.2 IRRIGATION HYDROZONE PLAN - LEVEL 7
1" = 10'-0"

SEE IRRIGATION PLANS FOR WATER USE CALCULATIONS & SQUARE FEET FOR HYDROZONES

IRRIGATION HYDROZONES - LEVEL 3

- HYDROZONE A (LEVEL 3 - FULL SUN, LOW WATER USE PLANTING)
- HYDROZONE B (LEVEL 3 - PART SHADE, LOW WATER USE PLANTING)
- HYDROZONE C (LEVEL 3 - HIGH WATER USE)

IRRIGATION HYDROZONES - LEVEL 7

- HYDROZONE A (LEVEL 7 - FULL SUN, LOW WATER USE PLANTING)

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IRRIGATION HYDROZONE PLAN-LEVEL 3 & 7

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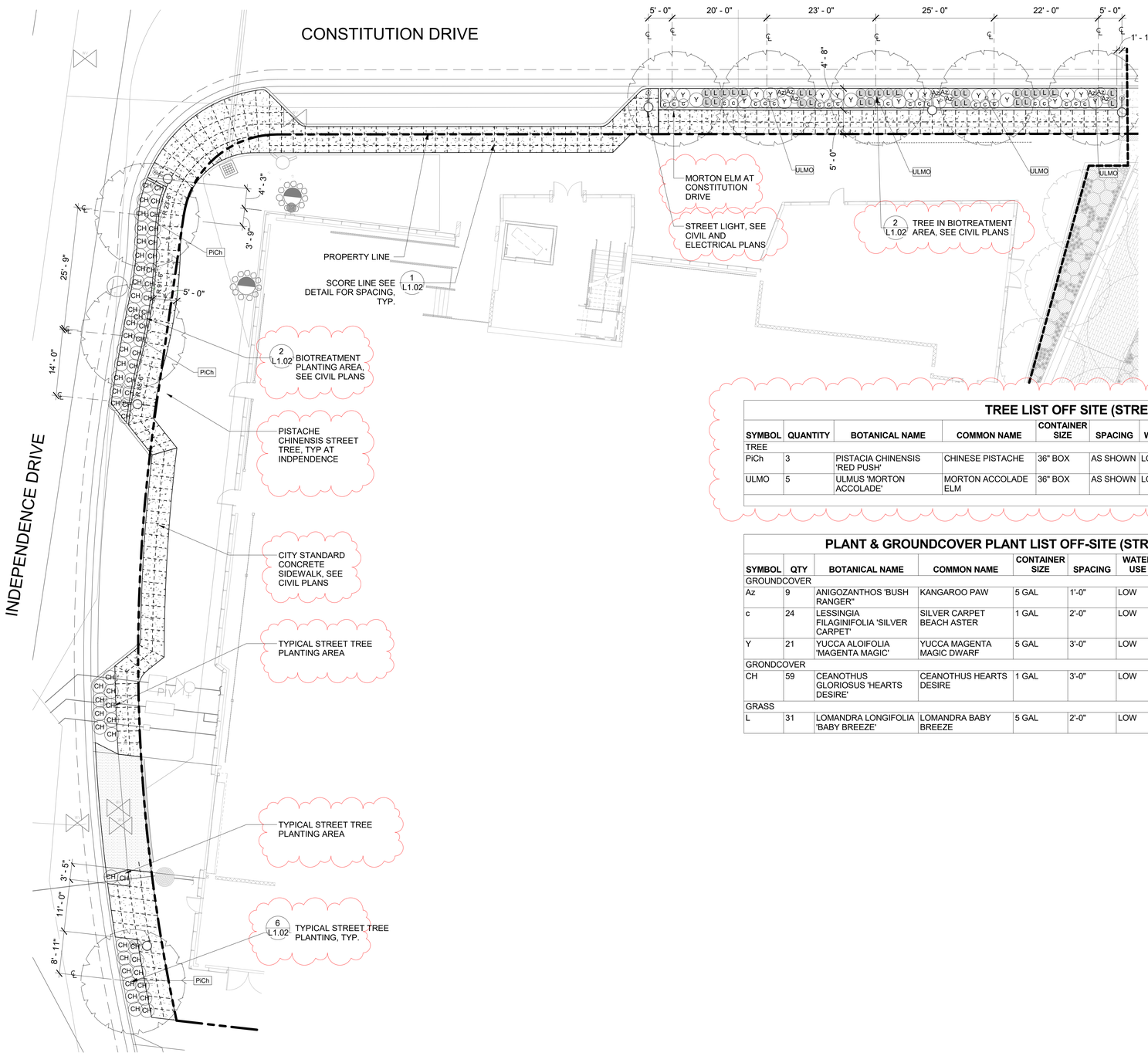
BkF ENGINEERS



LANDSCAPE MATERIAL LEGEND

CONCRETE PAVING - STANDARD CITY GRAY, SEE DETAIL

PLANT LEGEND

XX — SHRUB OR GROUNDCOVER, SEE PLANT SCHEDULE FOR SPECIES

XxXx — PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

TREE LIST OFF SITE (STREETSCAPE)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	PLANT SORT	CA NATIVE	INVASIVE	MENLO PARK HERITAGE TREE
TREE											
PiCh	3	PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACHE	36" BOX	AS SHOWN	LOW	Yes	TREE	No	No	No
ULMO	5	ULMUS 'MORTON ACCOLADE'	MORTON ACCOLADE ELM	36" BOX	AS SHOWN	LOW	Yes	TREE	No	No	No

PLANT & GROUNDCOVER PLANT LIST OFF-SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
GROUNDCOVER									
Az	9	ANIGOZANTHOS 'BUSH RANGER"	KANGAROO PAW	5 GAL	1'-0"	LOW	Yes	No	No
c	24	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET BEACH ASTER	1 GAL	2'-0"	LOW	Yes	Yes	No
Y	21	YUCCA ALOIFOLIA 'MAGENTA MAGIC'	YUCCA MAGENTA MAGIC DWARF	5 GAL	3'-0"	LOW	Yes	No	No
GRONDCOVER									
CH	59	CEANOTHUS GLORIOSUS 'HEARTS DESIRE'	CEANOTHUS HEARTS DESIRE	1 GAL	3'-0"	LOW	Yes	Yes	No
GRASS									
L	31	LOMANDRA LONGIFOLIA 'BABY BREEZE'	LOMANDRA BABY BREEZE	5 GAL	2'-0"	LOW	Yes	No	No

0 5 10 15 25ft

LICENSED LANDSCAPE ARCHITECT — KRISTEN KARLSRUD — OCT 31 2021 — Renewal Date — 12/07/2020 — Date — STATE OF CALIFORNIA

PGAdesign
LANDSCAPE ARCHITEC
tel 510.465.1284 url PGAdesign.com
464 17th Street Oakland CA 94612

MENLO PORTAL (OFFICE)
OFF-SITE STREET IMPROVEMENTS
OFF-SITE LANDSCAPE IMPROVEMENTS - OFFICE
115 CONSTITUTION DRIVE, SAN MATEO COUNTY

Revisions

No.	

Date 6/25/2021
Scale 1" = 10'-0"
Design KK
Drawn KF
Approved KK
Job No C20181256

Sheet Number:
L1.01
OF 6

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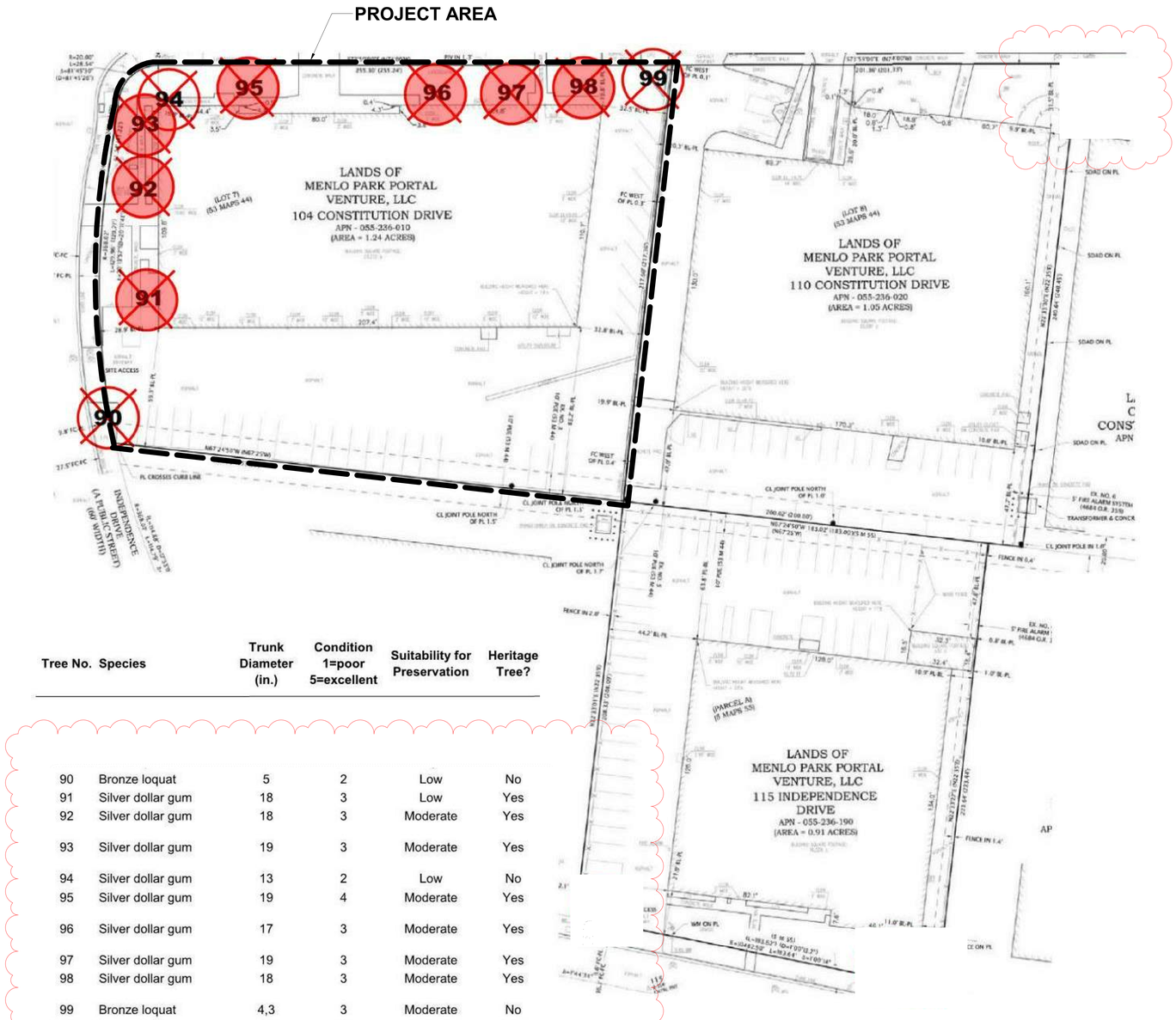

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?
90	Bronze loquat	5	2	Low	No
91	Silver dollar gum	18	3	Low	Yes
92	Silver dollar gum	18	3	Moderate	Yes
93	Silver dollar gum	19	3	Moderate	Yes
94	Silver dollar gum	13	2	Low	No
95	Silver dollar gum	19	4	Moderate	Yes
96	Silver dollar gum	17	3	Moderate	Yes
97	Silver dollar gum	19	3	Moderate	Yes
98	Silver dollar gum	18	3	Moderate	Yes
99	Bronze loquat	4,3	3	Moderate	No

Legend:

- Non-heritage tree to be removed
- Heritage tree to be removed
- Non-Heritage tree to be preserved and protected
- Heritage tree to be preserved and protected

HERITAGE TREE REPLACEMENT COMPLIANCE SUMMARY

7 HERITAGE TREES WILL BE REMOVED FROM THE PROJECT.
THE CITY OF MENLO PARK REQUIRES A 2:1 REPLACEMENT RATIO WITH MINIMUM 15 GALLON TREES WITH SPECIES THAT WILL REACH 40 FEET OR MORE AT MATURITY BASED ON SELECT TREE WEBSITE INFORMATION FROM: HTTP://SELECTREE.CALPOLY.EDU/

14 REPLACEMENT TREES ARE REQUIRED. THE MENLO PORTAL OFFICE PROJECT WILL SUPPLY MORE THAN 14 TREES TOTAL AND WILL PLANT ALL TREES WITH 24" BOX OR LARGER THAT MATURE TO A HEIGHT OF 40 FEET OR TALLER. SEE PROPOSE PLANTING PLAN.

THE CITY OF MENLO PARK REPLACEMENT HERITAGE SPECIES LIST IS SUGGESTED SPECIES, NOT REQUIRED - THIS PROJECT WILL PLANT ULMUS TREES WHICH ARE INCLUDED ON THE CITY HERITAGE TREE REPLACEMENT SPECIES LIST.

NOTES:
1. BASE PLAN PROVIDED BY BKF ENGINEERS.
2. TREE DATA PROVIDED BY HORTSCIENCE/BARTLETT CONSULTING
3. TREE DISPOSITION PLAN PREPARED BY PGADESIGN LANDSCAPE ARCHITECTS
4. FOR MORE INFORMATION SEE ARBORIST REPORT PREPARED BY HORTSCIENCE/BARTLETT CONSULTING NOVEMBER 2019.

LANDSCAPE GENERAL SYMBOLS & ABBREVIATIONS

	PROPERTY LINE
	POINT OF BEGINNING
	CENTERLINE
EQ.	EQUAL
O.C.	ON CENTER
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
TYP.	TYPICAL
QTY.	QUANTITY
V.I.F.	VERIFY IN FIELD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.B.E.D.	SEE BUILDING ENVELOPE DRAWINGS
1 / A101	DETAIL CALLOUT
1 / A101	SECTION CALLOUT

LANDSCAPE GENERAL NOTES

1. 'TYP' OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
2. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
3. BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FORM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
4. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
5. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
6. REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
7. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO CONSTRUCTION. AT TIME OF FIRST SITE VISIT AND BEFORE ANY MAJOR EXCAVATION, THE GENERAL LAYOUT OF SITE ELEMENTS SHOULD BE CONFIRMED. IN A SEPARATE SITE VISIT, LANDSCAPE ARCHITECT TO CONFIRM LAYOUT OF FORMS.
8. VERIFY THAT CONDUITS AND SLEEVES ARE PLACED PRIOR TO POURING CONCRETE PAVING.
9. LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN PLANTING AREAS UNLESS SHOWN OTHERWISE. LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO TRENCHING.
10. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS. COORDINATE WITH OTHER TRADES TO INSTALL IRRIGATION PIPE, SLEEVE, SANDBEDDING, OR CONDUIT. SHOULD CONFLICTS ARISE REVIEW WITH OWNER'S REPRESENTATIVE FOR RESOLUTION.
11. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.
12. VERIFY PROPERTY BOUNDARIES AND LOT LINES PRIOR TO COMMENCEMENT OF WORK.

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Client
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Entitlement Architect
HELLER MANUS ARCHITECTS

Consultant
PGAdesign
LANDSCAPE ARCHITECTS

MENLO PORTAL OFFICE
MENLO PARK, CA

REV. REV	DATE
SB330 REVISIONS	6/25/21
SB330 FULL SET	7/9/21

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TREE REMOVAL PLAN & GENERAL LANDSCAPE LEGENED

Sheet Title
Scale 1/8" = 1'-0"
Proj #. 19-10193
Sheet Size: 30 x 42

TRUE NORTH / PROJECT NORTH

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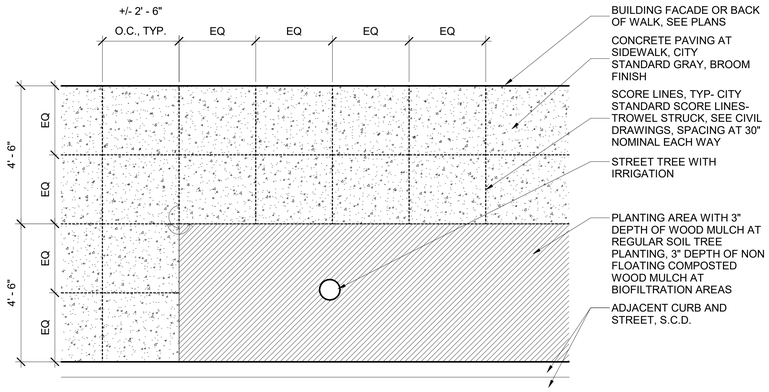
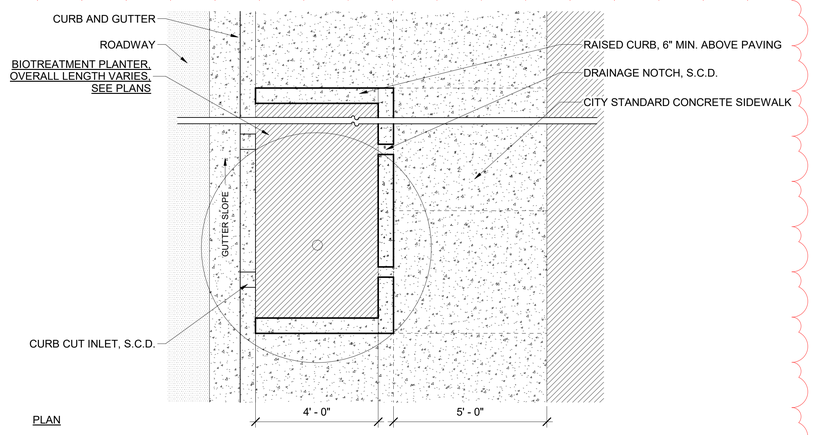


1 L1.02 STREETSCAPE PLANTING LAYOUT & SIDEWALK SCORING.
1/2" = 1'-0"



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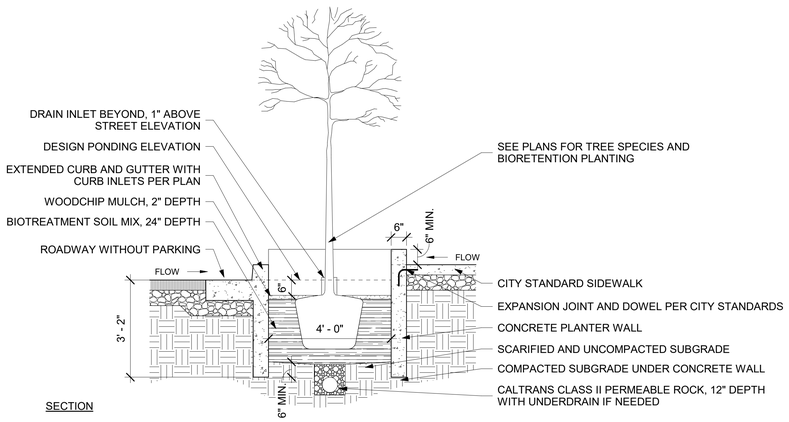
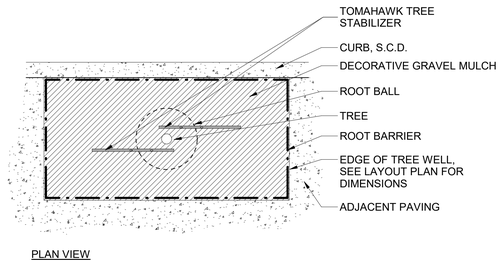
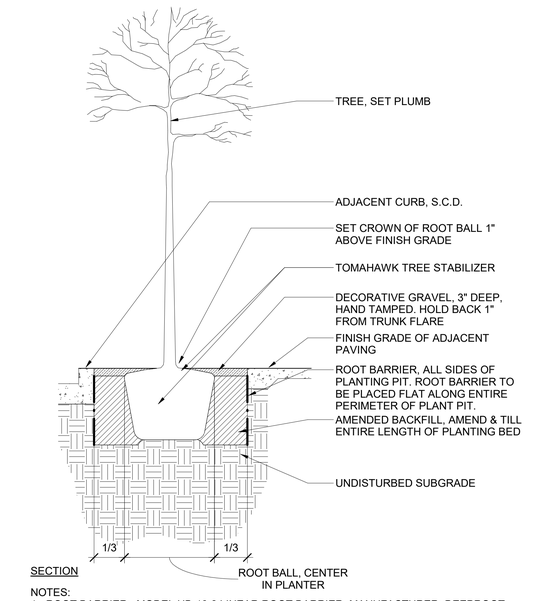


SECTION

2 L1.02 BIOTREATMENT PLANTER AT SIDEWALK
1/2" = 1'-0"



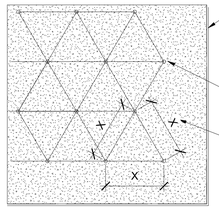
PLAN VIEW



SECTION

NOTES:
1. ROOT BARRIER: MODEL UB-18-2 LINEAR ROOT BARRIER. MANUFACTURER: DEEPROOT, TELEPHONE: 800 458 7668, WEBSITE: WWW.DEEPROOT.COM/.
2. TOP OF ROOT CONTROL BARRIER MUST BE AT FINISHED GRADE OF SOIL (NEVER BELOW GRADE).
3. DURING CONSTRUCTION THE ROOT CONTROL BARRIER CAN BE PLACED AGAINST THE INSIDE OF THE CONCRETE FORM WORK.
4. THE RAISED ROOT DEFLECTORS MUST BE FACING INWARD TOWARD THE TREE.
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
6. PROVIDE ROOT BARRIER FOR ANY TREE ADJACENT TO CURB OR PAVING.
7. DECORATIVE GRAVEL: 3/4" DESERT GOLD CRUSHED ANGULAR ROCKS. MANUFACTURER: LYNGSO GARDEN MATERIALS. WWW.LYNGSOGARDEN.COM

6 L1.02 STREET TREE PLANTING WITH ROOT BARRIER ON GRADE
1/2" = 1'-0"



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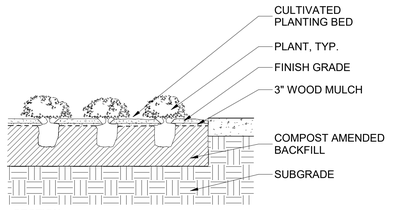
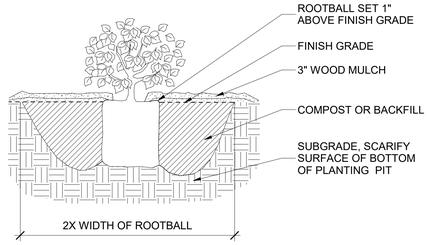


SECTION

NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

5 L1.02 GROUNDCOVER PLANTING ON GRADE.
3/4" = 1'-0"



NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

4 L1.02 SHRUB PLANTING ON GRADE.
3/4" = 1'-0"

LICENSED LANDSCAPE ARCHITECT
REGISTERED EMPLOYEE
Karen Kubiak
OCT 31 2021
Renewal Date
12/07/2020
Date
STATE OF CALIFORNIA

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MENLO PORTAL (OFFICE)
OFF-SITE STREET IMPROVEMENTS
OFF-SITE LANDSCAPE DETAILS
115 CONSTITUTION DRIVE, SAN MATEO COUNTY

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Job No C20181256

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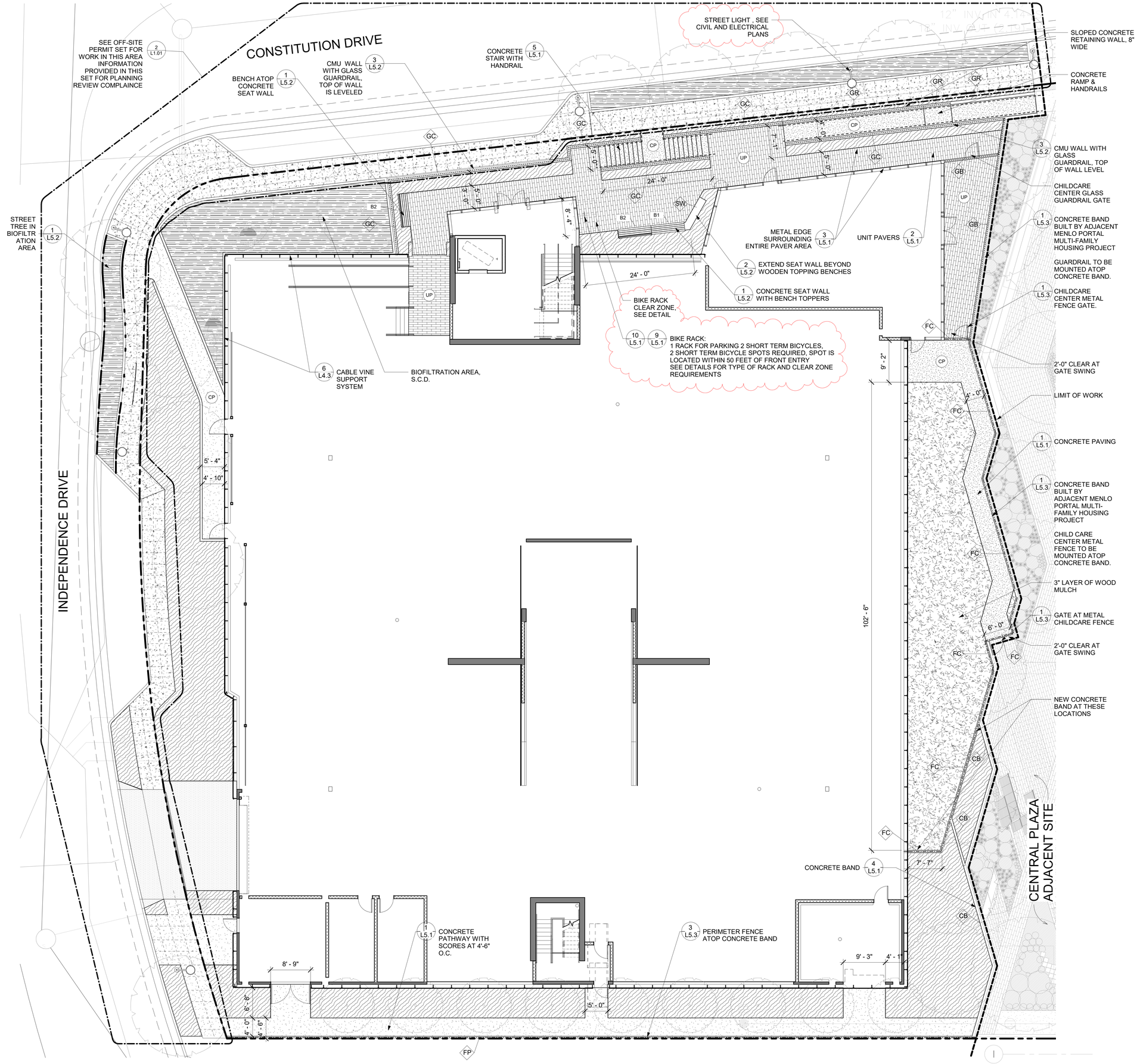

LANDSCAPE MATERIALS LEGEND

- STANDARD CITY CONCRETE
- PAVING TYPE TAG TYP.
- CP — COLORED CONCRETE PAVING
- UP — UNIT PAVERS
- PLANTING AREA
- BIOTREATMENT AREA, S.C.D.
- B1 — WOOD BENCH STYLE 1 MOUNTED TO CONCRETE SEAT WALL
- B2 — WOOD BENCH STYLE 2 MOUNTED TO CONCRETE SEAT WALL
- GB — CONCRETE BAND WITH GLASS GUARDRAIL ATOP
- GC — CMU WALL WITH GLASS GUARDRAIL ATOP
- GR — CONCRETE RETAINING WALL WITH GLASS GUARDRAIL ATOP
- SW — CONCRETE SEAT WALL
- HANDRAIL AT STAIR & RAMP
- FP — PERIMETER FENCE ATOP CONCRETE BAND
- FC — METAL CHILDCARE FENCE ATOP CONCRETE BAND
- CB — CONCRETE BAND
- 18" — ELEVATION OF SOIL AND/OR WALL OR CURB HEIGHT S.C.D. FOR GRADING PLAN
- SCORE JOINT
- EXPANSION JOINT

GLASS GUARDRAIL SYSTEM

GLASS GUARDRAIL SYSTEM TO CONSIT OF THE FOLLOWING:

1. GLASS GUARDRAIL MODEL: LEGATO
2. HEIGHT: 42"
3. BRUSHED STAINLESS STEEL, 316 BRUSHED SATIN STAINLESS STEEL
4. POST STYLE: SQUARE
5. SURFACE MOUNTED
6. GLASS MOUNTING OPTION: SOUBLE FLAT ARM
7. GLASS COATING: OPAQUE
8. MANUFATCURER: WAGNER ARCHITECTURAL SYSTEMS
9. WEBSITE: HTTPS://WAGNERARCHITECTURAL.COM/RAILINGS/GLASS-RAILINGS/POST-MOUNT-SYSTEM-2/
10. ADDRESS: 10600 WEST BROWN DEER ROAD, MILWAUKEE, WI 53224

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MENLO PARK, CA

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LANDSCAPE MATERIAL AND LAYOUT PLAN - STREET LEVEL

Sheet Title
Scale 1/8" = 1'-0"
Proj #. 19-10193
Sheet Size: 30 x 42

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TRUE NORTH
PROJECT NORTH

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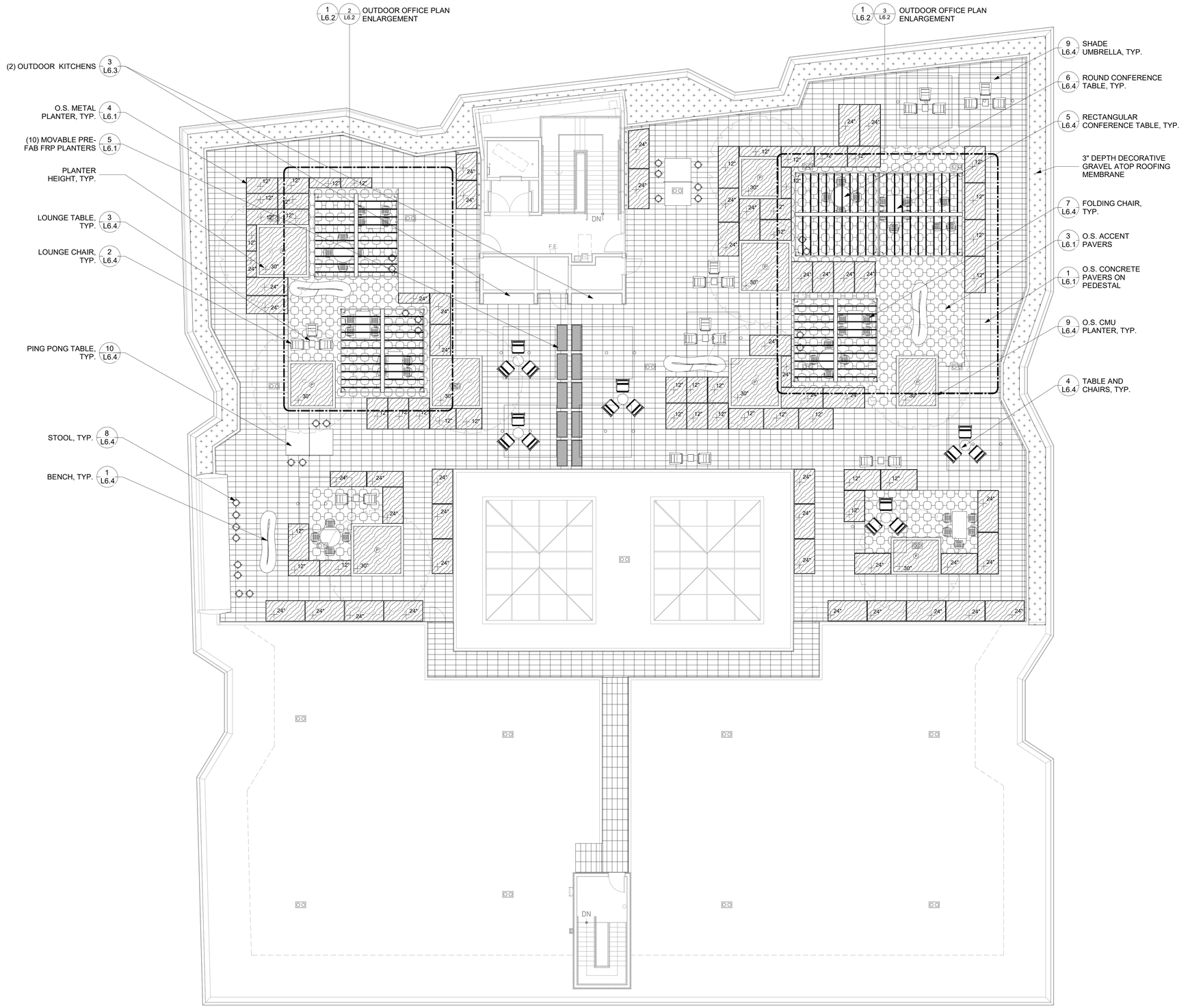

LANDSCAPE MATERIAL LEGEND

CONCRETE UNIT PAVERS

CONCRETE ACCENT PAVERS

DECORATIVE GRAVEL: NATURAL STONE PEBBLES, SIZE: 1 1/4 - 2. COLOR: TBD. OPTION A: BENDIGO , MOTTLED CREAM AND LIGHT-BROWN. OPTION B: PILBRA, A WARM, VIBRANT PEBBLE WITH ORANGE TONES. OPTION C: ARCTIC, BRIGHT WHITE, CLEAN COLOR.STONE SUPPLIER: ECO STONE, 19401 LONDELIUS STREET, NORTHRIDGE CA 91324, WEBSITE: HTTPS://WWW.ECOOUTDOOR USA.COM/, TELEPHONE: (855) 413-1413. PROVIDE SAMPLES FOR FINAL COLOR SELECTION.

PLANTING AREA, SEE PLANTING PLAN

TREE, SEE PLANTING PLANT

0' 8' 16'

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PROJECT NORTH

BDE ARCHITECTURE

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LANDSCAPE MATERIAL PLAN - ROOF DECK

Sheet Title

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Proj #. 19-10193

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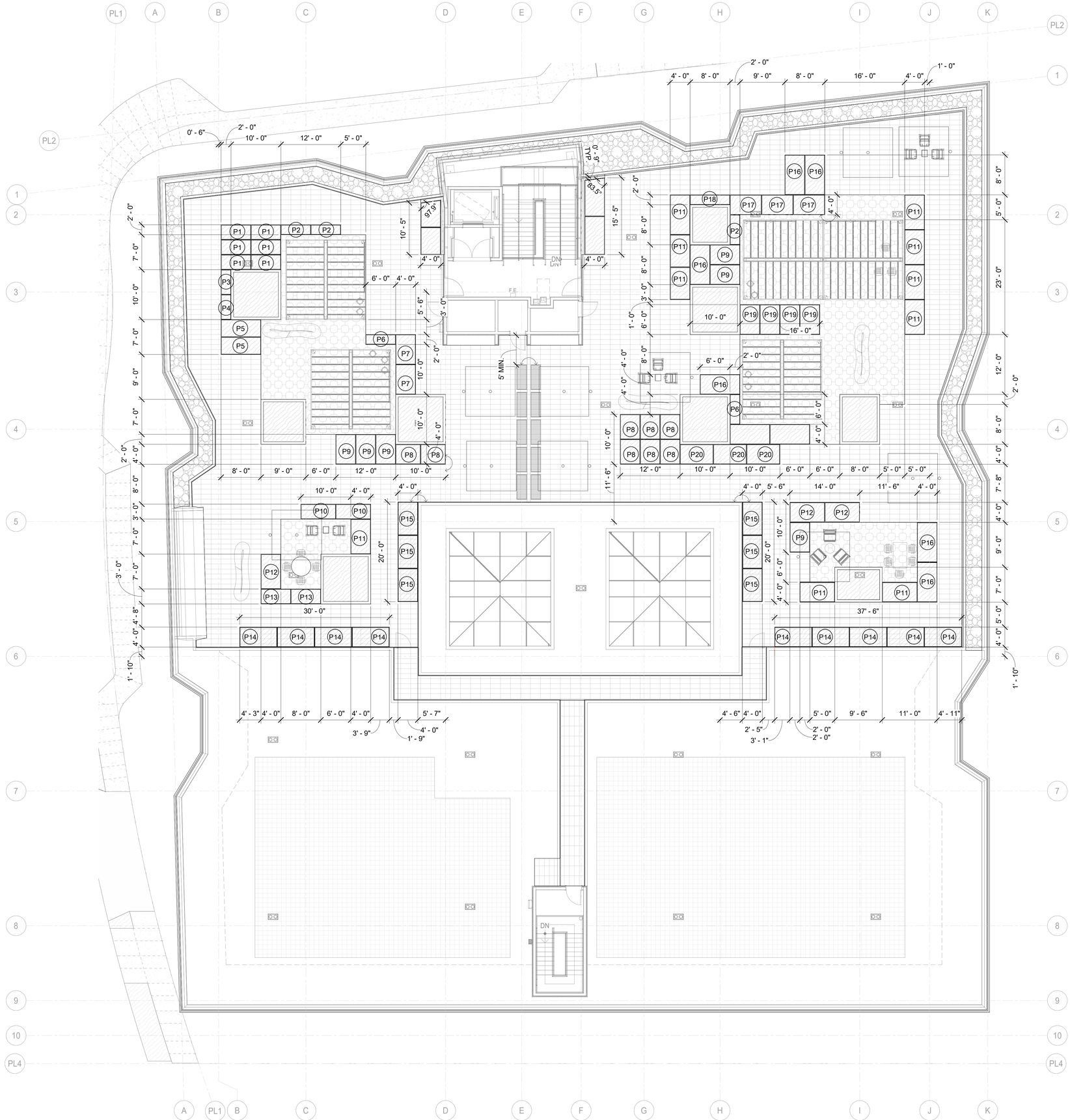

CUSTOM METAL PLANTER SCHEDULE

VERIFY SIZES AS SHOWN ON PLAN PRIOR TO FABRICATION, PLAN SIZE TAKES PRECEDENCE

P1	5'-0"L X 3'-0"W X 12"H	P11	7'-0"L X 4'-0"W X 24"H
P2	6'-0"L X 2'-0"W X 12"H	P12	7'-0"L X 4'-0"W X 12"H
P3	5'-0"L X 2'-0"W X 12"H	P13	6'-0"L X 3'-0"W X 12"H
P4	5'-0"L X 2'-0"W X 24"H	P14	7'-6"L X 4'-0"W X 24"H
P5	8'-0"L X 3'-6"W X 24"H	P15	6'-8"L X 4'-0"W X 24"H
P6	6'-0"L X 2'-0"W X 24"H	P16	8'-0"L X 4'-0"W X 24"H
P7	5'-0"L X 4'-0"W X 24"H	P17	6'-4"L X 4'-0"W X 12"H
P8	5'-0"L X 4'-0"W X 12"H	P18	8'-0"L X 2'-0"W X 12"H
P9	6'-0"L X 4'-0"W X 12"H	P19	6'-0"L X 4'-0"W X 24"H
P10	7'-0"L X 3'-0"W X 24"H	P20	6'-8"L X 4'-0"W X 12"H

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LANDSCAPE LAYOUT PLAN AND PLANTER SCHEDULE - ROOF LEVEL

Sheet Title

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Sheet Size: 30 x 42

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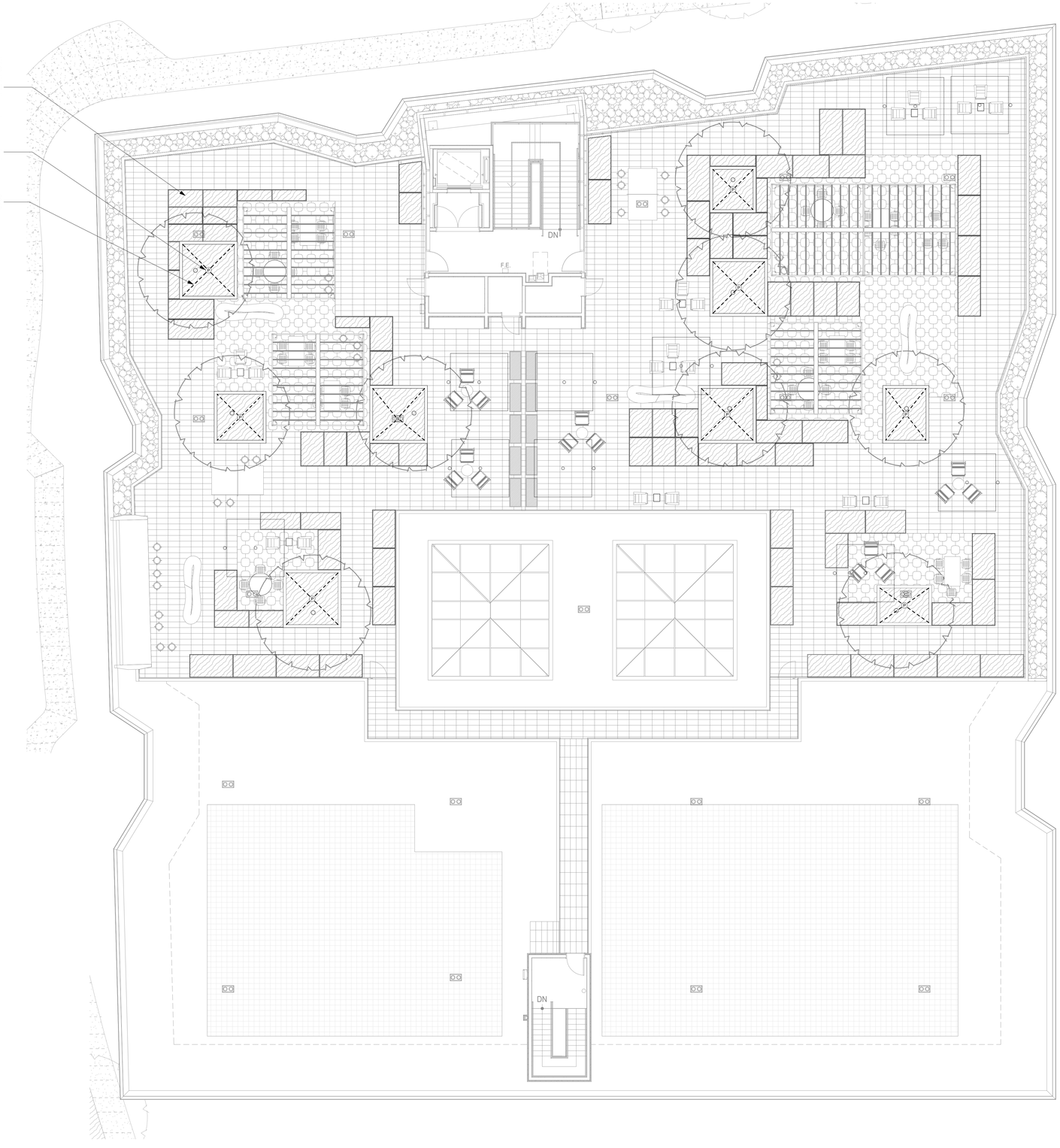
ALL PRE-FAB PLANTERS HAVE NO DIRECT CONNECTION TO DRAIN SYSTEM. THEY ARE PEDESTAL SET AND DRAIN VIA HOLES ON BOTTOM OF PLANTER, SEE O.S. METAL PLANTER DETAIL

PLANTER DRAIN, TYP.

SLOPED PLANTER BOTTOM RIDGE LINES



PLANTER DRAIN LEGEND

- (P) PLANTER DRAIN
- (S) STACKED DRAIN - PLANTER DRAIN DIRECTLY OVER SLAB DRAIN, S.A.D., S.P.D.
- (C) CLEANOUT ONLY - PLANTER DRAINS TO WATERPROOFING, PROVIDE CLEAN OUT FOR ACCESS TO SLAB DRAIN BELOW, S.A.D., S.P.D.

0' 8' 16'

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BDE ARCHITECTURE

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LANDSCAPE DRAIN PLAN - ROOF LEVEL

Sheet Title

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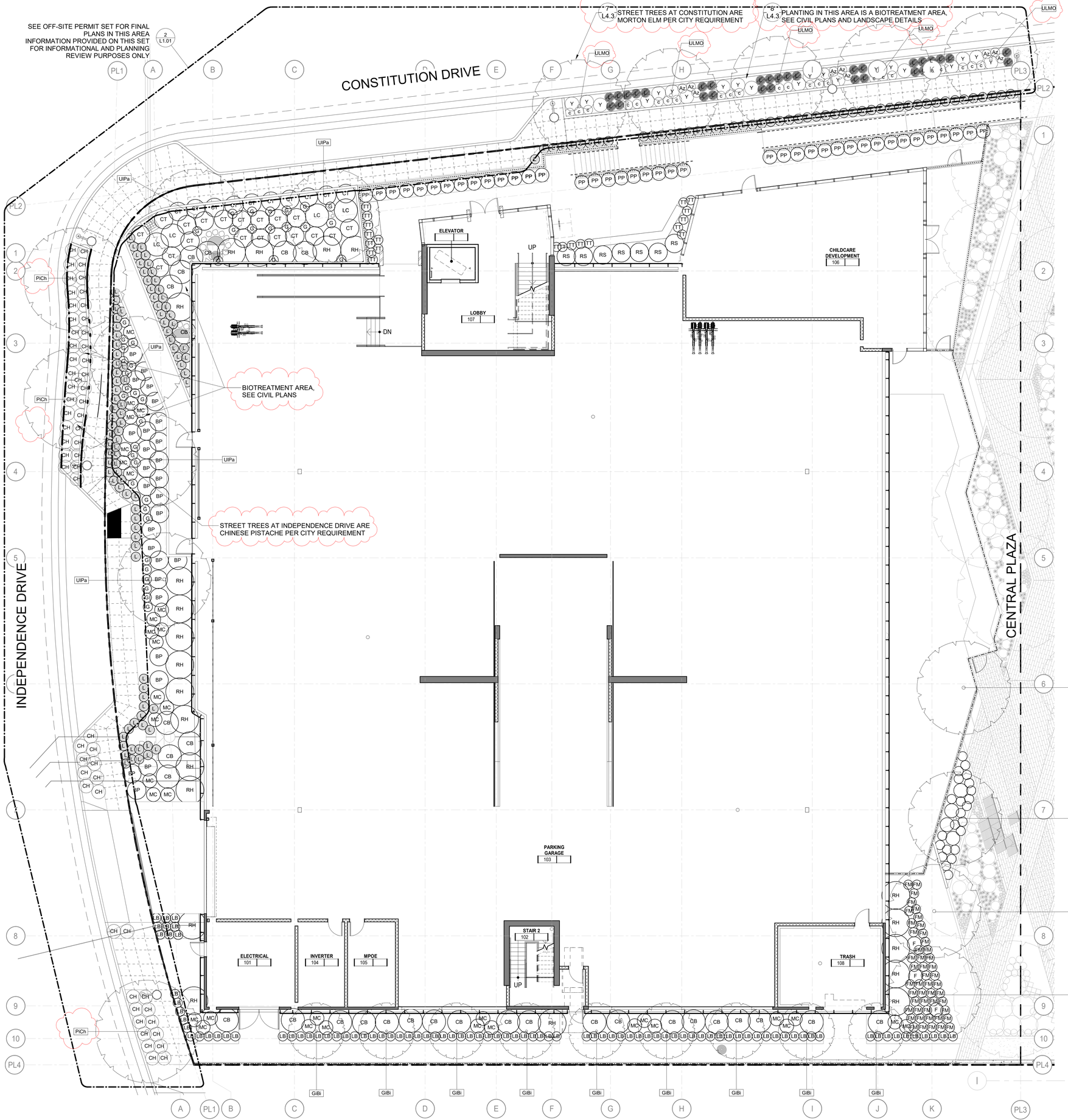

PLANT LEGEND

PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

SHRUB OR GROUNDCOVER, SEE PLANT SCHEDULE FOR SPECIES

PLANTING NOTES

1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS AND SHOULD BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
3. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION.
4. DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
5. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. SAME GENUS DIFFERENT SPECIES SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THE VARIETY IS SIMILAR IN GROWTH HABIT AND SIZE TO THE SPECIFIED PLANT AND WATER USE IS THE SAME. EXAMPLE: ESCALLONIA 'TERRI' COULD SUB FOR 'RED ELF.' RHAPHIOLEPSIS CAN NOT SUBSTITUTE FOR ESCALLONIA AS THEY HAVE DIFFERENT WATER USE REQUIREMENTS. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
6. CONTRACT GROW PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
7. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
8. NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
9. SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK IN 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
10. PROTECT EXISTING TREES TO REMAIN PER TREE PRESERVATION AND REMOVAL PLAN.
11. PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES AND CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY, CONTRACTER TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
12. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.
13. PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER SPECIFICATIONS AND WELO CONFORMANCE. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
14. KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
15. REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED LANDSCAPING.
16. FOR BEST RESULTS, NATIVE PLANT MATERIALS SHOULD NOT HAVE THEIR ROOTS DISTURBED. FOR PLASTIC CANS, REMOVE BOTTOM OF CAN, PLACE IN PLANT PIT AND CUT SIDES TO REMOVE. CUT METAL CANS IN THREE PLACES MINIMUM AND CAREFULLY SLIDE ROOT BALL INTO PLANT PIT, FOR LARGE MATERIAL, USE BOTTOM SUPPORT AS NECESSARY.
17. AREAS IDENTIFIED AS BIORETENTION PLANTING ARE FUNCTIONAL STORM WATER PLANTERS WITH AN ENGINEERED IMPORTED SOIL MIX DESIGNED FOR SPECIFIC PERFORMANCE CRITERIA. AMEND ONLY PLANTING PITS AND ASSOCIATED PLANTING BACKFILL PER THE PLANTING INSTRUCTIONS. SEE CIVIL DRAWINGS FOR BIOFILTRATION MIX AND DRAINAGE.

STATEMENT OF COMPLIANCE TO MWELO FOR DESIGN PLANS

I HAVE COMPLIED WITH THE CRITERIA OF ARTICLE 19 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS OF SECTION 4-1908, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

KAREN KROLEWSKI, LANDSCAPE ARCHITECT
2/18/2021

SEE SHEET L4.2 FOR PLANTING LIST

0' 8' 16'

TRUE NORTH / PROJECT NORTH

BDE ARCHITECTURE
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Client
GREYSTAR

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Consultant
PGAdesign
LANDSCAPE ARCHITECTS

MENLO PORTAL OFFICE
MENLO PARK, CA

REV. REV	DATE
SB330 REVISIONS	6/25/21
SB330 FULL SET	7/9/21

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PLANTING PLAN - STREET LEVEL

Sheet Title
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Proj #. 19-10193
Sheet Size: 30 x 42

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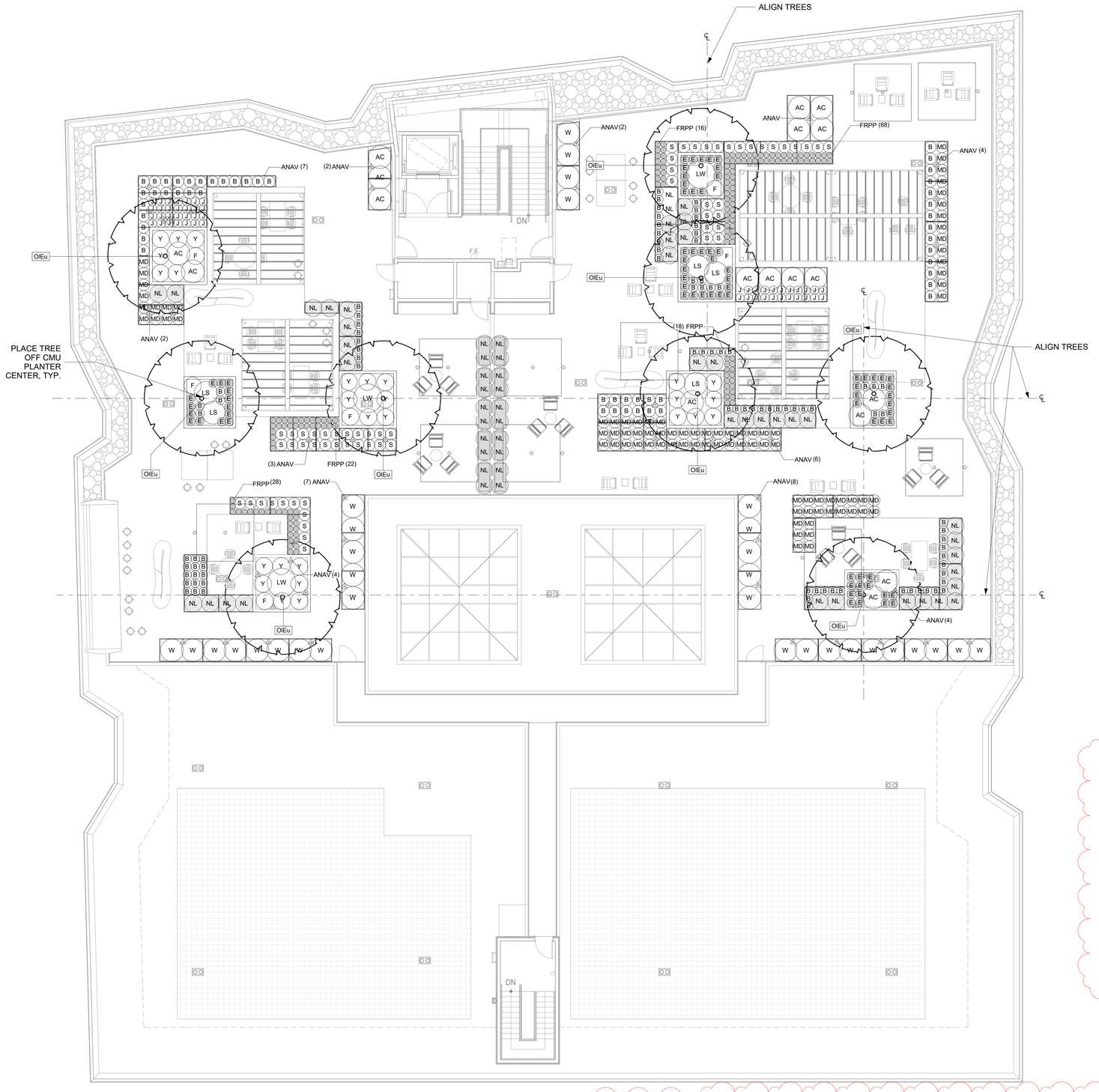

PLANT & GROUNDCOVER PLANT LIST ON-SITE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
SHRUB									
AC	18	ACACIA COGNATA COUSIN ITT	LITTLE RIVER WATTLE	5 GAL	6'-0"	LOW	Yes	No	No
F	13	AGAVE 'BLUE FLAME'	AGAVE BLUE FLAME	15 GAL	30"	LOW	Yes	No	No
BP	27	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GAL	8'-0"	LOW	Yes	Yes	No
CB	30	CEANOTHUS 'ANCHOR BAY'	CALIFORNIA LILAC ANCHOR BAY	5 GAL	5'-0"	VERY LOW	Yes	Yes	No
LW	3	LEUCADENDRON 'WILSONS WONDER'	WILSONS CONE BUSH	5 GAL	5'-0"	LOW	Yes	No	No
LS	5	LEUCADENDRON SALIGNUM 'BLUSH'	BLUSH CONE BUSH	5 GAL	4'-0"	LOW	Yes	No	No
B	49	LEUCOPHYTA BROWNII	CUSHION BUSH	5 GAL	2'-0"	LOW	Yes	No	No
NL	59	NANDINA DOMESTICA ALBA 'LEMON LIME'	LEMON LIME NANDINA	5 GAL	3'-0"	LOW	Yes	No	No
J	50	PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	5 GAL	18"	LOW	Yes	No	No
PP	40	PHORMIUM 'PLATTS BLACK'	NEW ZEALAND FLAX	5 GAL	3'-0"	LOW	Yes	No	No
TT	20	PHORMIUM 'TONY TIGER'	DWARF VERIGATED NEW ZELAND FLAX	5 GAL	2' 0"	LOW	Yes	No	No
RH	21	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	6'-0"	LOW	Yes	Yes	No
RS	7	RHAMNUS CALIFORNICA 'SALT POINT'	SALT POINT COFFEEBERRY	5 GAL	4'-0"	LOW	Yes	Yes	No
W	32	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN VARIEGATED ROSEMARY	5 GAL	4'-0"	LOW	Yes	No	No
GROUNDCOVER									
ANAV	50	ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW	5 GAL	2'-0"	LOW	Yes	No	No
Az	2	ANIGOZANTHOS 'BUSH RANGER''	KANGAROO PAW	5 GAL	1'-0"	LOW	Yes	No	No
E	75	EUPHORBIA MYRSINITES	MYRTLE EUPHORBIA	1 GAL	18"	LOW	Yes	No	No
G	41	SALVIA GRACIAS	CREEPING SAGE	1 GAL	2'-0"	LOW	Yes	No	No
S	59	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GAL	2'-0"	LOW	Yes	No	No
Y	27	YUCCA ALOIFOLIA 'MAGENTA MAGIC'	YUCCA MAGENTA MAGIC DWARF	5 GAL	3'-0"	LOW	Yes	No	No
GRASS									
B	90	BOUTELOUA GRACILIS 'BLONDE AMBITION'	MOSQUITO GRASS	5 GAL	1'-6"	LOW	Yes	Yes	No
CT	29	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	4'-0"	LOW	Yes	No	No
FM	71	FESTUCA MAIREI	ATLAS FESCUE	5 GAL	2'-0"	LOW	Yes	No	No
FRPP	158	FESTUCA RUBRA 'PATRICKS POINT'	PATRICKS POINT RED FESCUE	5 GAL	1' 0"	LOW	Yes	Yes	No
LC	4	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL	5'-0"	LOW	Yes	Yes	No
LB	89	LOMANDRA BABY BREEZE	LOMANDRA BABY BREEZE	1 GAL	1'-6"	LOW	Yes	No	No
L	147	LOMANDRA LONGIFOLIA 'BABY BREEZE'	LOMANDRA BABY BREEZE	5 GAL	2'-0"	LOW	Yes	No	No
MC	35	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE AWN MUHLY	5 GAL	3'-0"	LOW	Yes	No	No
MD	86	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	2'-0"	LOW	Yes	No	No

PLANT & GROUNDCOVER PLANT LIST OFF-SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
GROUNDCOVER									
Az	9	ANIGOZANTHOS 'BUSH RANGER''	KANGAROO PAW	5 GAL	1'-0"	LOW	Yes	No	No
c	24	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET BEACH ASTER	1 GAL	2'-0"	LOW	Yes	Yes	No
Y	21	YUCCA ALOIFOLIA 'MAGENTA MAGIC'	YUCCA MAGENTA MAGIC DWARF	5 GAL	3'-0"	LOW	Yes	No	No
GRONDCOVER									
CH	59	CEANOTHUS GLORIOSUS 'HEARTS DESIRE'	CEANOTHUS HEARTS DESIRE	1 GAL	3'-0"	LOW	Yes	Yes	No
GRASS									
L	31	LOMANDRA LONGIFOLIA 'BABY BREEZE'	LOMANDRA BABY BREEZE	5 GAL	2'-0"	LOW	Yes	No	No

TREE LIST ON SITE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	PLANT SORT	CA NATIVE	INVASIVE	MENLO PARK HERITAGE TREE
TREE											
GiBi	9	GINKGO BILOBA 'BLAGON'	COLUMNAR MAIDENHAIR TREE	36" BOX	AS SHOWN	MODERATE	No	TREE	No	No	Yes
OlEu	9	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	AS SHOWN	VERY LOW	Yes	TREE	No	No	No
UlPa	9	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX	AS SHOWN	LOW	Yes	TREE	No	No	Yes

TREE LIST OFF SITE (STREETSCAPE)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	PLANT SORT	CA NATIVE	INVASIVE	MENLO PARK HERITAGE TREE
TREE											
PiCh	3	PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACHE	36" BOX	AS SHOWN	LOW	Yes	TREE	No	No	No
ULMO	5	ULMUS 'MORTON ACCOLADE'	MORTON ACCOLADE ELM	36" BOX	AS SHOWN	LOW	Yes	TREE	No	No	No

PLANT LEGEND

XxXx — PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

XX XX XX — SHRUB OR GROUNDCOVER, SEE PLANT SCHEDULE FOR SPECIES

0' 8' 16'

TRUE NORTH / PROJECT NORTH

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Entitlement Architect

HMA HELLER MANUS ARCHITECTS

Consultant

PGAdesign
LANDSCAPE ARCHITECTS

MENLO PORTAL OFFICE

MENLO PARK, CA

REV	REV	DATE
ss330	REVISIONS	6/25/21
ss330	FULL SET	7/9/21

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PLANTING PLAN - ROOF DECK & PLANT LIST

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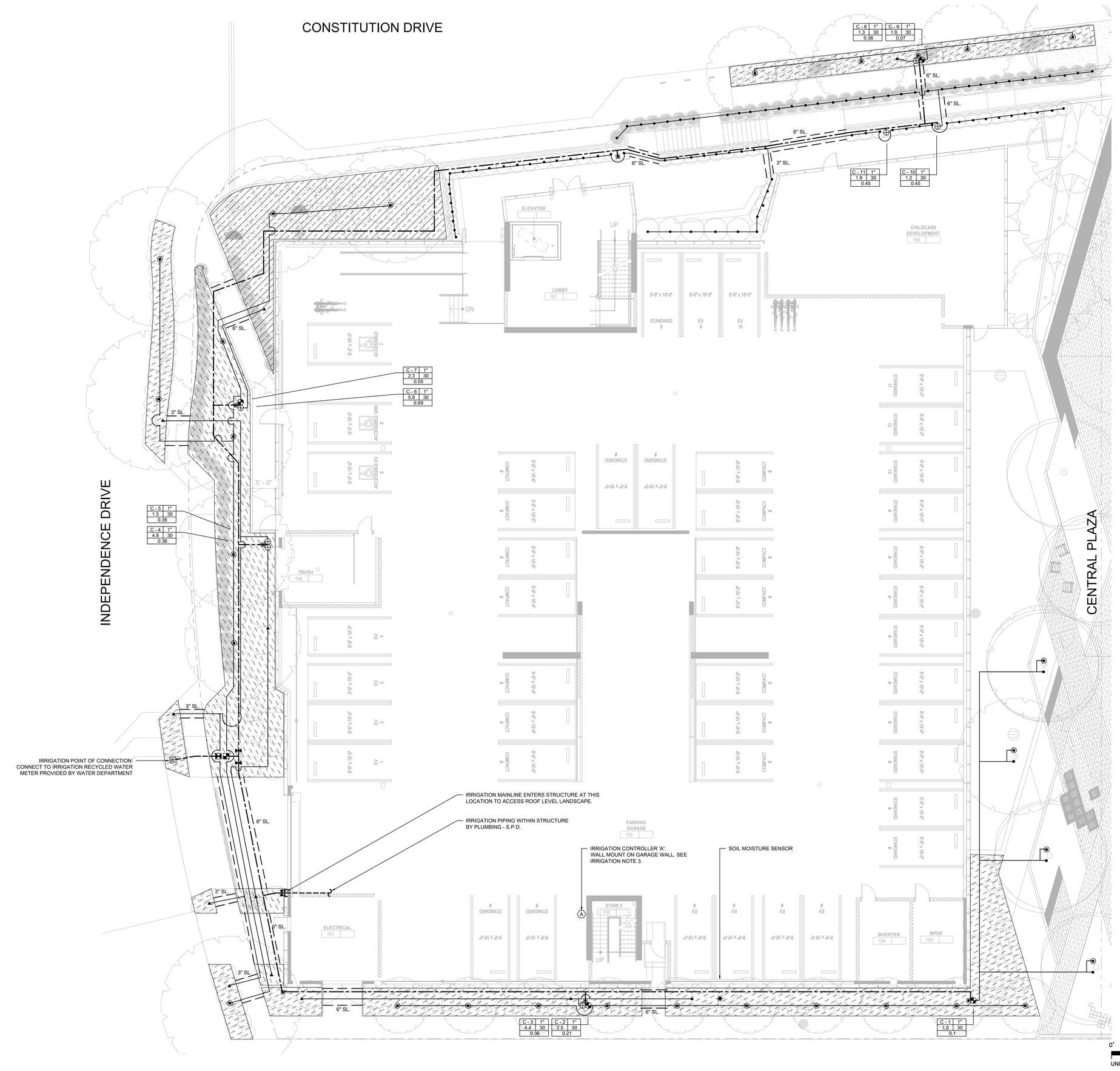

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LEVEL 1 IRRIGATION PLAN

Sheet Title

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Proj #. 2013 Drawn by BT

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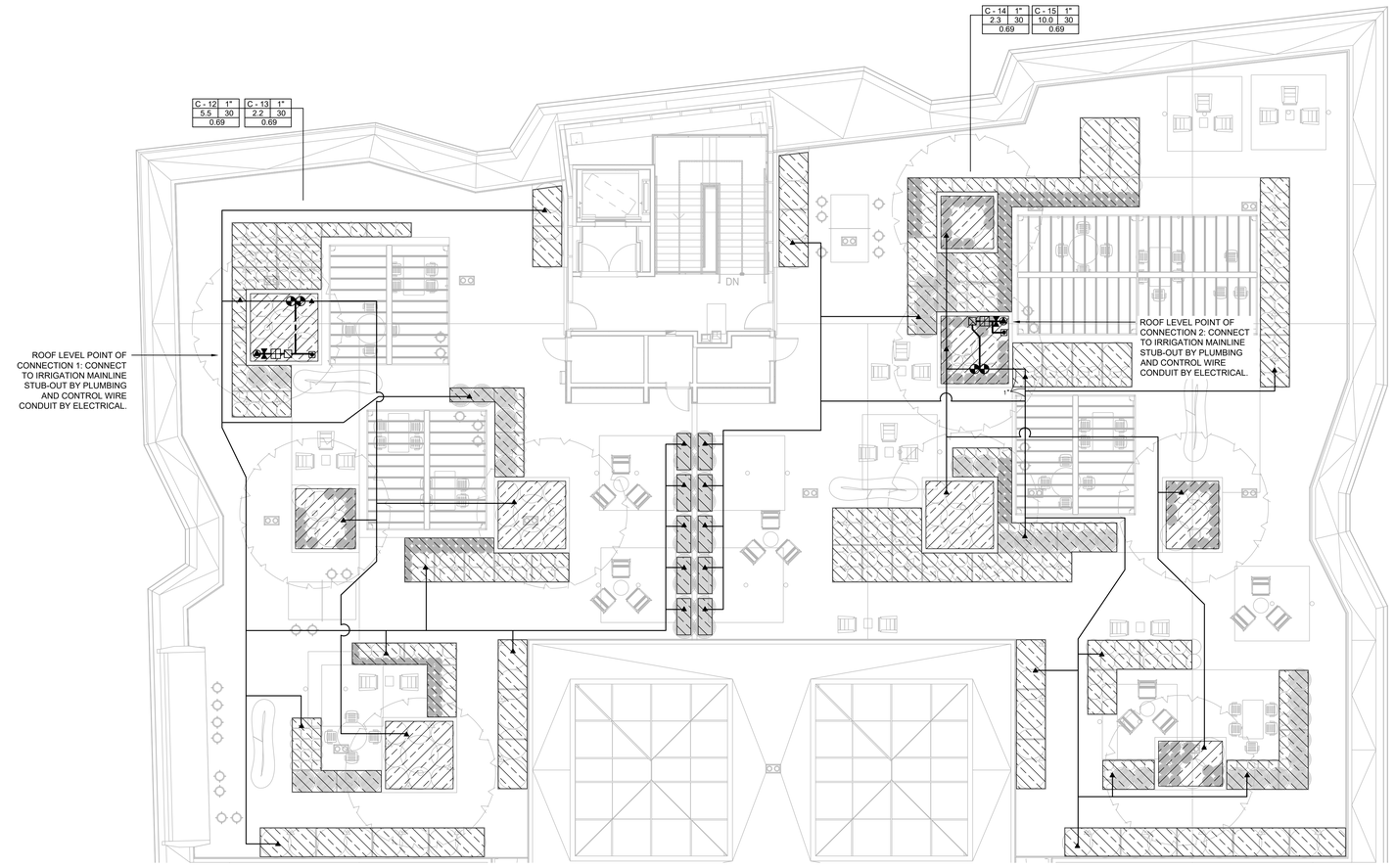

BDE ARCHITECTURE

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ROOF LEVEL IRRIGATION PLAN

Sheet Title

Scale 1/8" = 1'-0"

Proj #. 2013 drawn by BT

Sheet Size: 30 x 42

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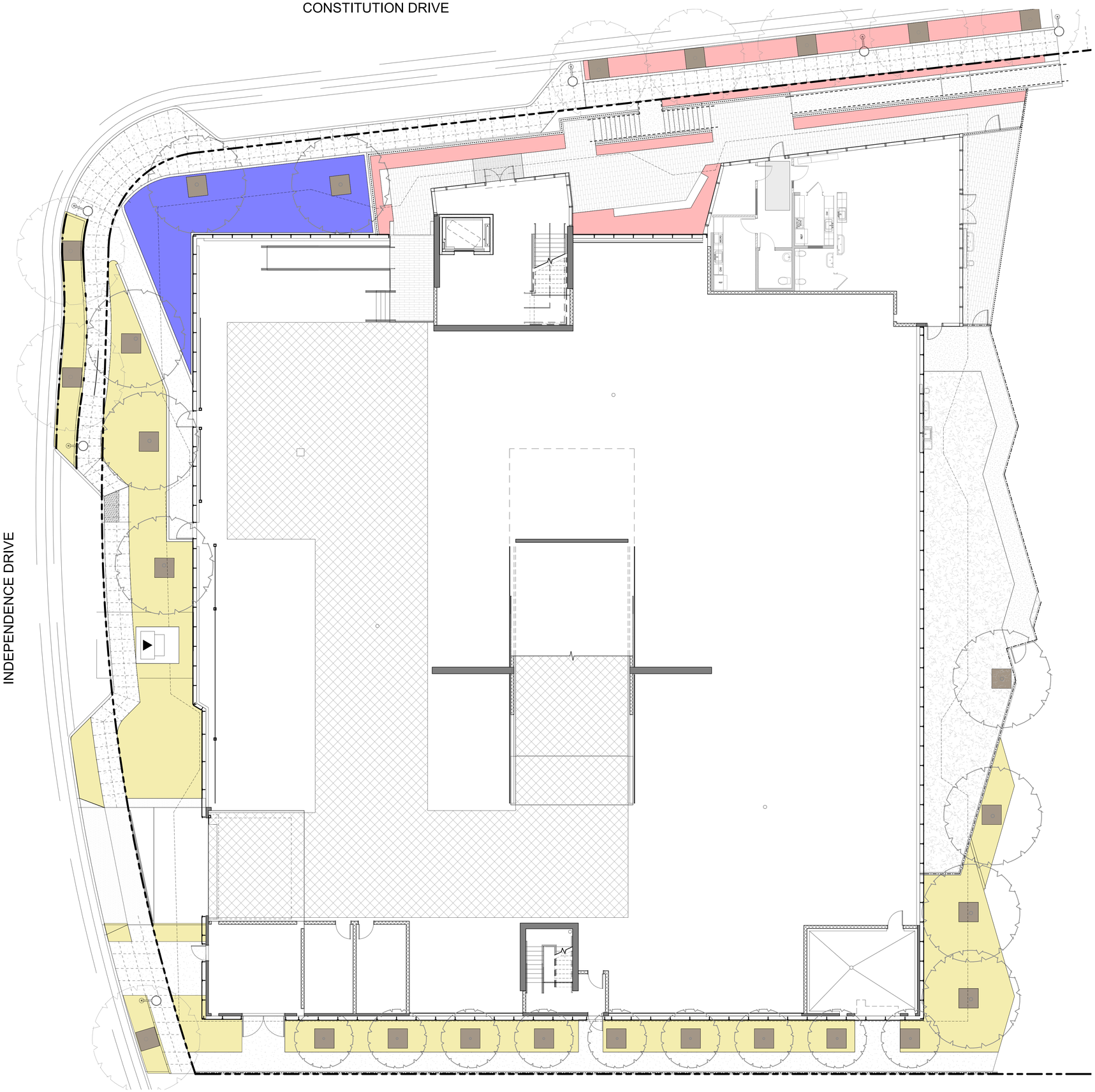
CONSTITUTION DRIVE

INDEPENDENCE DRIVE



SEE IRRIGATION PLANS FOR WATER USE CALCULATIONS & SQUARE FEET FOR HYDROZONES

IRRIGATION HYDROZONES STREET LEVEL

- HYDROZONE A (LEVEL 1 - TREES)
- HYDROZONE B (LEVEL 1 - FULL SUN, LOW WATER USE PLANTING)
- HYDROZONE C (LEVEL 1 - PART SHADE, LOW WATER USE PLANTING)
- HYDROZONE D (LEVEL 1 - BIOTREATMENT)

0' 8' 16'

TRUE NORTH

PROJECT NORTH

BDE ARCHITECTURE

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MENLO PARK, CA

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IRRIGATION HYDROZONE PLAN-STREET LEVEL

Sheet Title

Scale 1/8" = 1'-0"

Proj #. 19-10193

Sheet Size: 30 x 42

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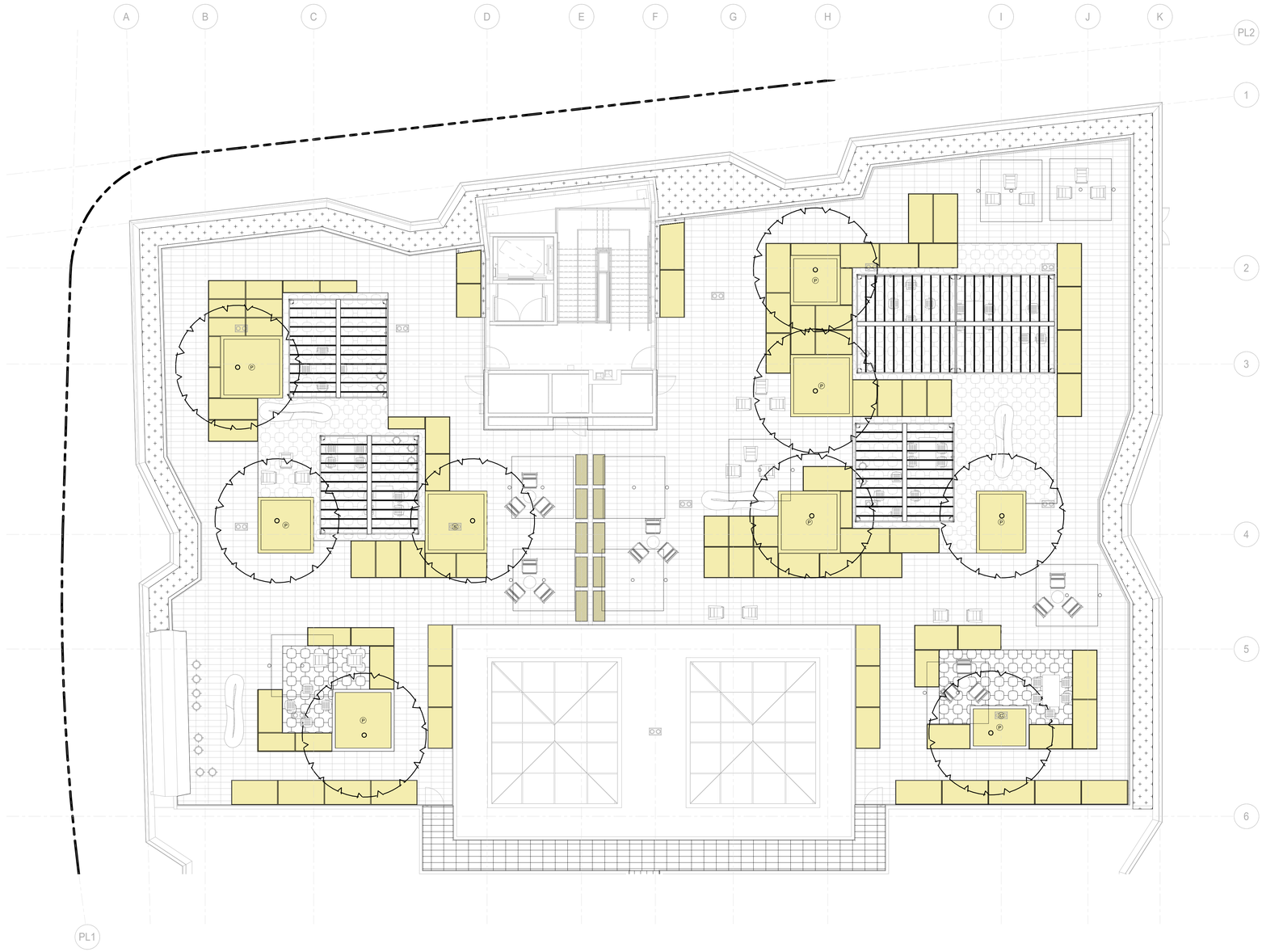

SEE IRRIGATION PLANS FOR WATER USE CALCULATIONS & SQUARE FEET FOR HYDROZONES

IRRIGATION HYDROZONES

HYDROZONE A (ROOF DECK - FULL SUN, LOW WATER USE PLANTING)

0' 8' 16'

TRUE NORTH

PROJECT NORTH

BDE ARCHITECTURE

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IRRIGATION HYDROZONE PLAN -ROOF DECK

Sheet Title

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Proj #. 19-10193

Sheet Size: 30 x 42

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City of Menlo Park - Water Efficient Landscape Ordinance (WELO)
Landscape Application Checklist

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Karen Kokkonen — Signature

July 1, 2021 — Date

Project Information

☒ New Construction ❑ Rehabilitated ❑ Other:

❑ Single Family ☒ Multi-Family ❑ Commercial ❑ Institutional ❑ Irrigation only ❑ Industrial ❑ Other:

Applicant Name (print): ANDREW MORCOS — Contact Phone #: (847) 452-0200

Project Site Address: 110 Constitution Drive & 115 Independence Drive

Project Area (sq.ft. or acre): 421,521 sqft — # of Units: 335 — # of Meters: 1

		Agency Review (Pass)	Agency Review (Fail)
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.): 16,080 sqft.	❑	❑
	Turf Irrigated Area (sq.ft.): 0	❑	❑
	Non-Turf Irrigated Area (sq.ft.): 16,080 sqft.	❑	❑
	Irrigated Special Landscape Area (SLA) (sq.ft.): 0	❑	❑
	Water Feature Surface Area (sq.ft.): 1,100	❑	❑

Compliance (Choose One)	Requirements	Project Compliance (Must be Yes)
❑ **Prescriptive A (Residential under 2,500 SF)**	Impacted landscape is ≤ 2,500 sf	❑ Yes ❑ No
	Project has 25% max turf	❑ Yes ❑ No
	Project has 75% low WUCOLS (0.3 avg)	❑ Yes ❑ No
❑ **Prescriptive B (Commercial under 2,500 SF)**	Impacted landscape is ≤ 2,500 sf	❑ Yes ❑ No
	Project has 0% turf	❑ Yes ❑ No
	Project has 100% low WUCOLS (0.3 avg)	❑ Yes ❑ No
❑ **Prescriptive C (All Projects over 2,500 SF)**	Impacted landscape is ≥ 2,500 sf	❑ Yes ❑ No
	Project has 0% turf and 0% High WUCOLS	❑ Yes ❑ No
	Project has 80% low WUCOLS	❑ Yes ❑ No
☒ **Waterbudget**	Worksheet is from City's WELO webpage	☒ Yes ❑ No
	ETWU < MAWA	☒ Yes ❑ No

Landscape Parameter	Requirements	Project Compliance	Agency Review (Pass)	Agency Review (Fail)
Turf	There is no turf in parkways < 10 feet wide	☒ Yes ❑ No, if adjacent to a parking strip	❑	❑
	All turf is planted on slopes ≤ 25%	☒ Yes	❑	❑
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	❑	❑
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☒ Yes ❑ No, See Soil Test	❑	❑
Mulch	At least 3-inches of mulch on exposed soil surfaces	☒ Yes	❑	❑
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☒ Yes	❑	❑
	Irrigation controllers do not lose programming data when power source is interrupted	☒ Yes	❑	❑
	Irrigation system includes pressure regulators	☒ Yes	❑	❑
	Manual shut-off valves are installed near the connection to the water supply	☒ Yes	❑	❑
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☒ Yes	❑	❑
	Areas < 10 feet shall be irrigated with subsurface irrigation	☒ Yes ❑ No, but there is no runoff or overspray	❑	❑

Metering	Separate irrigation meter (Residential ONLY)	☒ Yes ❑ No, not required if < 5,000 sq ft	❑ ❑	❑ ❑
	Separate irrigation submeters for landscape areas ≥ 1,000 sq ft (Commercial ONLY)	❑ Yes	❑ ❑	❑ ❑
Swimming Pools / Spas	Cover required for new pools and spas	☒ Yes ❑ No, no new pool or spa	❑	❑
Water Features	Recirculating	❑ Yes	❑	❑
Documentation (per section 492.3)	Project Information	☒ Yes	❑	❑
	Water Budget Calculation Worksheet (optional if Presciptive Option is chosen)	☒ Prepared by professional	❑	❑
	Landscape Design Plan (optional if < 1,000 sq ft of landscape area)	☒ Prepared by professional	❑	❑
	Irrigation Design Plan (optional if < 1,000 sq ft of landscape area)	☒ Prepared by professional	❑	❑
	Grading Design Plan (optional if < 1,000 sq ft of landscape area)	☒ Prepared by professional	❑	❑
Audit	Landscape Audit Report completed	❑ Completed by professional	❑	❑

Auditor:

Materials Received and Reviewed:

- ❑ Project Information
- ❑ Water Budget Calculation Worksheet
- ❑ Landscape Application Checklist
- ❑ Certificate of Completion
- ❑ Landscape Audit Report
- ❑ Landscape Design Plan w/ WUCOLS Listing
- ❑ Soil Management Report
- ❑ Irrigation Design Plan
- ❑ Grading Design Plan

Date Reviewed:

❑ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Material Distributed to Applicant

- ❑ Regional Water Efficient Landscape Ordinance
- ❑ Landscape Application Checklist
- ❑ Water Budget Calculation Worksheet
- ❑ WUCOLS Listing
- ❑ Other:

Measures Recommended to Applicant

- ❑ Drip irrigation
- ❑ Plant palate
- ❑ Grading
- ❑ Pool and/or spa cover
- ❑ Dedicated irrigation meter
- ❑ Other:

Comments:

City of Menlo Park - Water Efficient Landscape Ordinance (WELO)
Landscape Application Checklist

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

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Applicant Name (print): ANDREW MORCOS — Contact Phone #: (847) 452-0200

Project Site Address: 104 Constitution Drive

Project Area (sq.ft. or acre): 37,171 sqft — # of Units: N/A — # of Meters: 1

		Agency Review (Pass)	Agency Review (Fail)
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.): 7,542	❑	❑
	Turf Irrigated Area (sq.ft.): 0	❑	❑
	Non-Turf Irrigated Area (sq.ft.): 7,542	❑	❑
	Irrigated Special Landscape Area (SLA) (sq.ft.):	❑	❑
	Water Feature Surface Area (sq.ft.): 0	❑	❑

Compliance (Choose One)	Requirements	Project Compliance (Must be Yes)
❑ **Prescriptive A (Residential under 2,500 SF)**	Impacted landscape is ≤ 2,500 sf	❑ Yes ❑ No
	Project has 25% max turf	❑ Yes ❑ No
	Project has 75% low WUCOLS (0.3 avg)	❑ Yes ❑ No
❑ **Prescriptive B (Commercial under 2,500 SF)**	Impacted landscape is ≤ 2,500 sf	❑ Yes ❑ No
	Project has 0% turf	❑ Yes ❑ No
	Project has 100% low WUCOLS (0.3 avg)	❑ Yes ❑ No
❑ **Prescriptive C (All Projects over 2,500 SF)**	Impacted landscape is ≥ 2,500 sf	❑ Yes ❑ No
	Project has 0% turf and 0% High WUCOLS	❑ Yes ❑ No
	Project has 80% low WUCOLS	❑ Yes ❑ No
☒ **Waterbudget**	Worksheet is from City's WELO webpage	☒ Yes ❑ No
	ETWU < MAWA	☒ Yes ❑ No

Landscape Parameter	Requirements	Project Compliance	Agency Review (Pass)	Agency Review (Fail)
Turf	There is no turf in parkways < 10 feet wide	☒ Yes ❑ No, if adjacent to a parking strip	❑	❑
	All turf is planted on slopes ≤ 25%	☒ Yes	❑	❑
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	❑	❑
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☒ Yes ❑ No, See Soil Test	❑	❑
Mulch	At least 3-inches of mulch on exposed soil surfaces	☒ Yes	❑	❑
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☒ Yes	❑	❑
	Irrigation controllers do not lose programming data when power source is interrupted	☒ Yes	❑	❑
	Irrigation system includes pressure regulators	☒ Yes	❑	❑
	Manual shut-off valves are installed near the connection to the water supply	☒ Yes	❑	❑
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☒ Yes	❑	❑
	Areas < 10 feet shall be irrigated with subsurface irrigation	☒ Yes ❑ No, but there is no runoff or overspray	❑	❑

Metering	Separate irrigation meter (Residential ONLY)	☒ Yes ❑ No, not required if < 5,000 sq ft	❑ ❑	❑ ❑
	Separate irrigation submeters for landscape areas ≥ 1,000 sq ft (Commercial ONLY)	❑ Yes	❑ ❑	❑ ❑
Swimming Pools / Spas	Cover required for new pools and spas	❑ Yes ☒ No, no new pool or spa	❑	❑
Water Features	Recirculating	❑ Yes	❑	❑
Documentation (per section 492.3)	Project Information	☒ Yes	❑	❑
	Water Budget Calculation Worksheet (optional if Presciptive Option is chosen)	☒ Prepared by professional	❑	❑
	Landscape Design Plan (optional if < 1,000 sq ft of landscape area)	☒ Prepared by professional	❑	❑
	Irrigation Design Plan (optional if < 1,000 sq ft of landscape area)	☒ Prepared by professional	❑	❑
	Grading Design Plan (optional if < 1,000 sq ft of landscape area)	☒ Prepared by professional	❑	❑
Audit	Landscape Audit Report completed	❑ Completed by professional	❑	❑

Auditor:

Materials Received and Reviewed:

- ❑ Project Information
- ❑ Water Budget Calculation Worksheet
- ❑ Landscape Application Checklist
- ❑ Certificate of Completion
- ❑ Landscape Audit Report
- ❑ Landscape Design Plan w/ WUCOLS Listing
- ❑ Soil Management Report
- ❑ Irrigation Design Plan
- ❑ Grading Design Plan

Date Reviewed:

❑ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Material Distributed to Applicant

- ❑ Regional Water Efficient Landscape Ordinance
- ❑ Landscape Application Checklist
- ❑ Water Budget Calculation Worksheet
- ❑ WUCOLS Listing
- ❑ Other:

Measures Recommended to Applicant

- ❑ Drip irrigation
- ❑ Plant palate
- ❑ Grading
- ❑ Pool and/or spa cover
- ❑ Dedicated irrigation meter
- ❑ Other:

Comments:

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Medium	0.50	12	0.81	**7**
Zone 2	Drip	Low	0.30	1,233	0.81	**457**
Zone 3	Drip	Medium	0.50	391	0.81	**241**
Zone 4	Drip	Low	0.30	614	0.81	**227**
Zone 5	Drip	Medium	0.50	16	0.81	**10**
Zone 6	Drip	Low	0.30	923	0.81	**342**
Zone 7	Drip	Low	0.30	36	0.81	**13**
Zone 8	Drip	Low	0.30	20	0.81	**7**
Zone 9	Drip	Low	0.30	525	0.81	**194**
Zone 10	Drip	Medium	0.50	28	0.81	**17**
Zone 11	Drip	Low	0.30	653	0.81	**242**
Zone 12	Drip	Low	0.30	566	0.81	**210**
Zone 13	Drip	Low	0.30	417	0.81	**154**
Zone 14	Drip	Medium	0.50	12	0.81	**7**
Zone 15	Drip	Low	0.30	305	0.81	**113**
Zone 16	Drip	Medium	0.50	28	0.81	**17**
Zone 17	Drip	Low	0.30	1,077	0.81	**399**
Zone 18	Drip	Low	0.30	511	0.81	**189**
Zone 19	Drip	Low	0.30	315	0.81	**117**
Zone 20	Drip	Medium	0.50	16	0.81	**10**
Zone 21	Drip	Low	0.30	171	0.81	**63**
Zone 22	Drip	Low	0.30	520	0.81	**193**
Zone 23	Drip	Medium	0.50	46	0.81	**28**
Zone 24	Drip	Medium	0.50	63	0.81	**39**
Zone 25	Drip	Medium	0.50	2,250	0.81	**1,389**
Zone 26	Drip	Medium	0.50	173	0.81	**107**
Zone 27	Drip	Medium	0.50	191	0.81	**118**
Zone 28	Drip	Medium	0.50	280	0.81	**173**
Zone 29	Drip	Low	0.30	561	0.81	**208**

Zone 30	Drip	Low	0.30	278	0.81	**103**
Zone 31	Drip	Low	0.30	394	0.81	**146**
Zone 32	Drip	Medium	0.50	14	0.81	**9**
Zone 33	Drip	Low	0.30	708	0.81	**262**
Zone 34	Drip	Medium	0.50	304	0.81	**188**
Zone 35	Drip	Low	0.30	217	0.81	**80**
Zone 36	Drip	Low	0.30	7	0.81	**3**
Zone 37	Drip	Low	0.30	108	0.81	**40**
Zone 38	Drip	Low	0.30	326	0.81	**121**
Zone 39	Drip	Low	0.30	380	0.81	**141**
Zone 40	Drip	Low	0.30	291	0.81	**108**
Swimming Pod	Overhead Spray	High	0.80	1,100	0.75	**1,173**
Zone 42						
Zone 43						
Zone 44						
Zone 45						
Zone 46						
Zone 47						
Zone 48						
Zone 49						
Zone 50						
Zone 51						
Zone 52						
Zone 53						
Zone 54						
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Zone 89						
Zone 90						
Zone 91						
Zone 92						
Zone 93						
Zone 94						
Zone 95						
Zone 96						
Zone 97						
Zone 98						
Zone 99						
Zone 100						
						7,666
		SLA		0		**0**
			Sum	16,080		

Results

MAWA =	234,547	ETWU=	203,298	Gallons
			27,177	Cubic Feet
			272	HCF
			1	Acre-feet
			0	Millions of Gallons

ETWU complies with MAWA

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

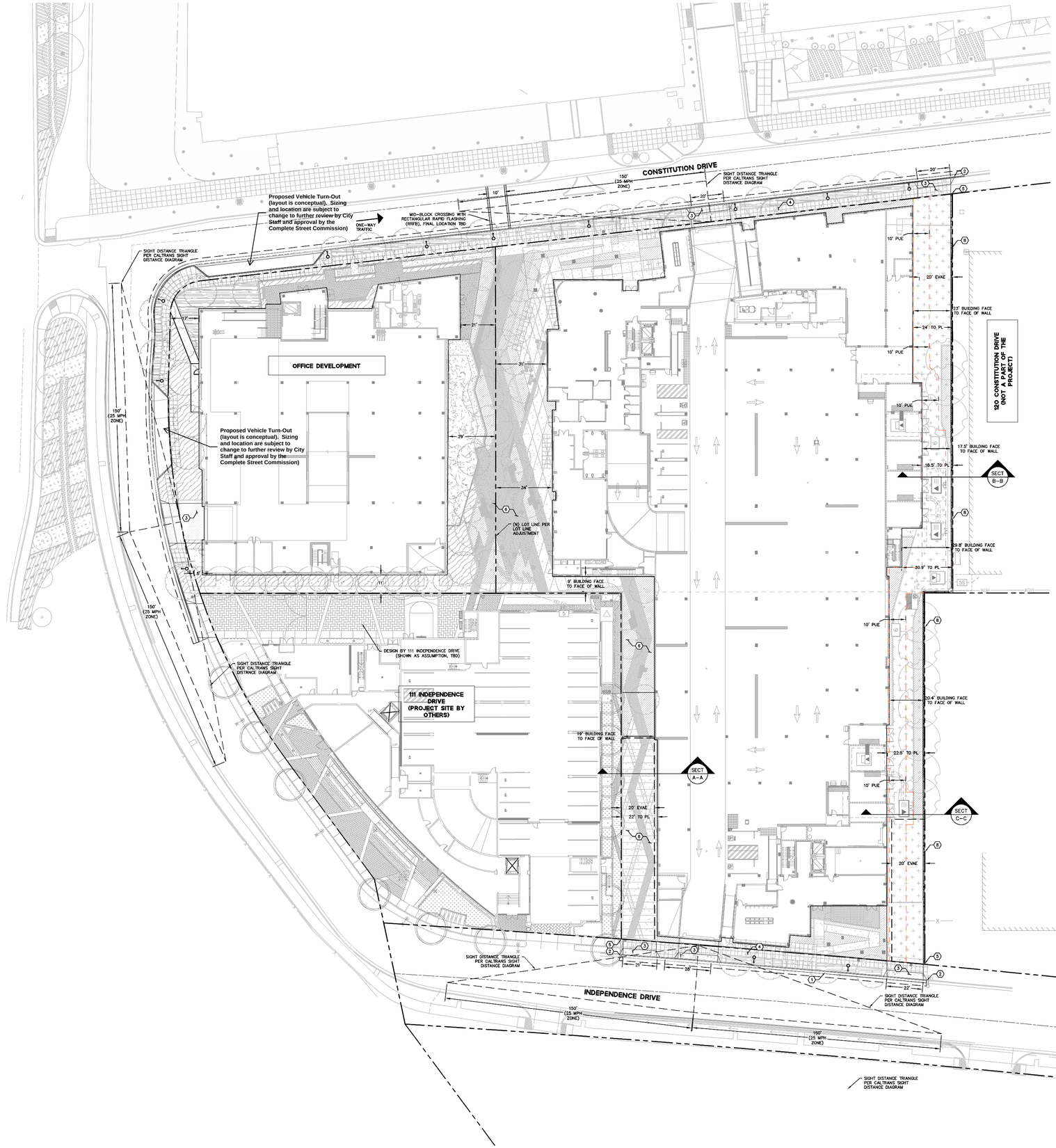
Tan Cells Show Results

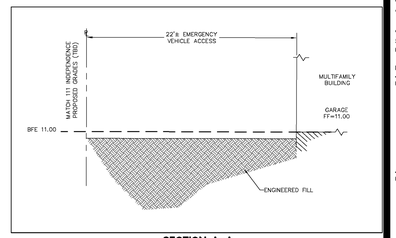
Messages and Warnings

Click on the blue cell on right to Pick City Name	**Redwood City**	**Name of City**
ET_o of City from Appendix A	**42.80**	**ET_o** (inches/year)
		Overhead Landscape Area (ft^2)
	7542	Drip Landscape Area (ft^2)
		SLA (ft^2)
Total Landscape Area	**7,542.00**	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	**42.80**	ET_o (inches/year)
Total Landscape Area	**7,542.00**	LA (ft^2)
Special Landscape Area	**0.00**	SLA (ft^2)
	0.1	Total annual precipitiation (inches/year)
Enter Effective Precipitation	**0.03**	Eppt (in/yr)(25% of total annual precipitation)

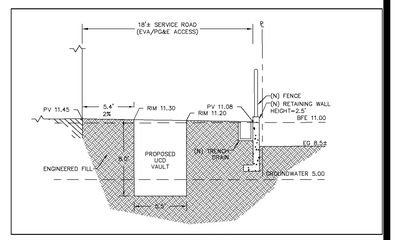
Results:		
MAWA = [(ET_o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	**110,009.69**	Gallons
	14,706.20	Cubic Feet
	147.06	HCF
	0.34	Acre-feet
	0.11	Millions of Gallons

CONSTITUTION DRIVE
(A PUBLIC STREET)
(60' WIDTH)
MARSH ROAD
INDEPENDENCE DRIVE
(A PUBLIC STREET)
(60' WIDTH)
CHRISLER DRIVE
(A PUBLIC STREET)
104 CONSTITUTION DRIVE
APN 055-230-010
(AREA=1.24 ACRES)
BUILDING SQUARE FOOTAGE:
23,212 ±
110 CONSTITUTION DRIVE
APN 055-230-020
(AREA=1.05 ACRES)
BUILDING SQUARE FOOTAGE:
25,000 ±
111 INDEPENDENCE DRIVE
(PROJECT SITE BY
OTHERS)
115 CONSTITUTION DRIVE
APN 055-230-090
(AREA=0.91 ACRES)
BUILDING SQUARE FOOTAGE:
45,58 ±
20.0000' SETBACK
(4493 O.R. 635)
10.0000' SETBACK
(3834 O.R. 54)
20.0000' SETBACK
(5098 O.R. 386)
EX. NO. 3
10' PUE (53 M 44)
TO BE ABANDONED
EX. NO. 4
20' PUE (53 M 44)
TO BE ABANDONED
5' FIRE ALARM SYSTEM
(4684 O.R. 359)
To Be Abandoned
10' PUE (53 M 44)
5' FIRE ALARM SYSTEM
(4684 O.R. 359)
To Be Abandoned
EX. NO. 5
(4684 O.R. 359)
To Be Abandoned
(E) SSMH
RIM 8.47±
(PER KIMLEY HORN)
INV IN 3.37 8" (E)
IN IN 3.32 6" (N)
INV OUT 3.32 6" (N)
(E) SDMH
RIM 8.74±
(PER KIMLEY HORN)
INV IN 1.71 12" (N)
INV IN 1.69 15" (N)
INV OUT 1.49 24" (N)
(E) SDMH
RIM 8.74±
(PER KIMLEY HORN)
INV IN 2.19 18" CONC (E)
INV IN 2.14 18" CONC (N)
INV OUT 2.09 18" CONC (E)
(E) SDMH
RIM 8.36±
INV IN 5.42 8" PVC (S)
INV IN 5.33 6" PVC (N)
INV OUT 4.87 6" PVC (NE)
(E) SDMH
RIM 8.36±
INV IN 6.36 8" PVC (E)
INV OUT 6.26 8" PVC (E)
(E) SDMH
RIM 8.36±
INV IN 4.09 4" PVC (NE)
INV IN 3.97 8" PVC (N)
INV OUT 3.92 8" PVC (N)
(E) SDMH
RIM 8.36±
INV IN 5.22 8" PVC (N)
INV IN 5.38 4" PVC (E)
INV OUT 5.12 8" PVC (S)
(E) SDMH
RIM 8.36±
INV IN 5.42 8" PVC (S)
INV IN 5.33 6" PVC (N)
INV OUT 4.87 6" PVC (NE)
(E) SDMH
RIM 7.89±
5.95' BOTTOM
(E) SDMH
RIM 7.87±
5.95' BOTTOM
(E) SDMH
RIM 8.23±
6.73' BOTTOM
(E) SDMH
RIM 8.45±
6.73' BOTTOM
(E) SDMH
RIM 8.72±
6.39' BOTTOM
(E) SDMH
RIM 8.72±
6.37' BOTTOM
(E) SDMH
RIM 8.72±
6.12' BOTTOM
(E) SSMH
RIM 8.47±
(PER KIMLEY HORN)
INV IN 1.87 6" PVC (N-SE)
INV OUT 1.59 6" PVC (N)
(E) SSMH
RIM 9.73±
(PER KIMLEY HORN)
INV IN 1.67 6" PVC (SE)
INV OUT 1.59 6" PVC (N)
(E) 10" PVC WATER (PER KIMLEY HORN)
(E) 6" PVC WATER (PER KIMLEY HORN

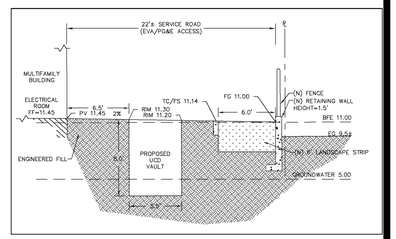




SECTION A–A
SCALE: 1" = 5'



SECTION B–B
SCALE: 1" = 5'



SECTION C–C
SCALE: 1" = 5'

LEGEND

- PROPERTY LINE
- EASEMENT
- (N) CURB AND GUTTER
- (N) PEDESTRIAN SIDEWALK
- (N) CONCRETE DRIVEWAY
- REMOVE (E) ASPHALT CONCRETE AND REPLACE WITH 12" AC DEEP LIFT
- PERMEABLE PAVER AREA

KEYNOTES

1. CONSTRUCT 6" CURB AND GUTTER PER CITY DETAIL CG-2
2. CONNECT TO EXISTING CURB AND GUTTER
3. INSTALL CONCRETE DRIVEWAY PER CITY DETAIL CG-13
4. INSTALL CONCRETE SIDEWALK PER CITY DETAIL CG-1
5. CONNECT TO EXISTING BACK OF WALK
6. PEDESTRIAN COURTYARD/PATHWAY (SEE LANDSCAPE PLANS)
7. PERMEABLE PAVERS (SEE LANDSCAPE PLANS)
8. NEW RETAINING WALL

GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR SCORING OF DRIVEWAYS, PAVERS, ENTRIES, AND WALKWAYS.
2. DIMENSIONS SHOWN FOR BUILDING LOCATIONS ARE TO FACE OF BUILDING.
3. PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR MATERIALS ONSITE, PROVIDE FIRE ACCESS DRIVES AND OPERATIONAL ONSITE FIRE PROTECTION SYSTEMS (FIRE HYDRANTS).
4. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 POUNDS.
5. FUTURE PAVEMENT MODIFICATIONS AS PART OF THIS PROJECT SHALL BE REPLACED IN KIND.

GRAPHIC SCALE
20 0 20 40

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

CONSULTANT

BKF 100 YEARS ENGINEERS . SURVEYORS . PLANNERS

1919-MENLO-PORTAL
SB 330 SUBMITTAL
110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
1	SB330-S1	06.02.20
2	SB330-S2	07.08.20
3	SB330-S3	10.01.20

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SITE PLAN

SHEET TITLE

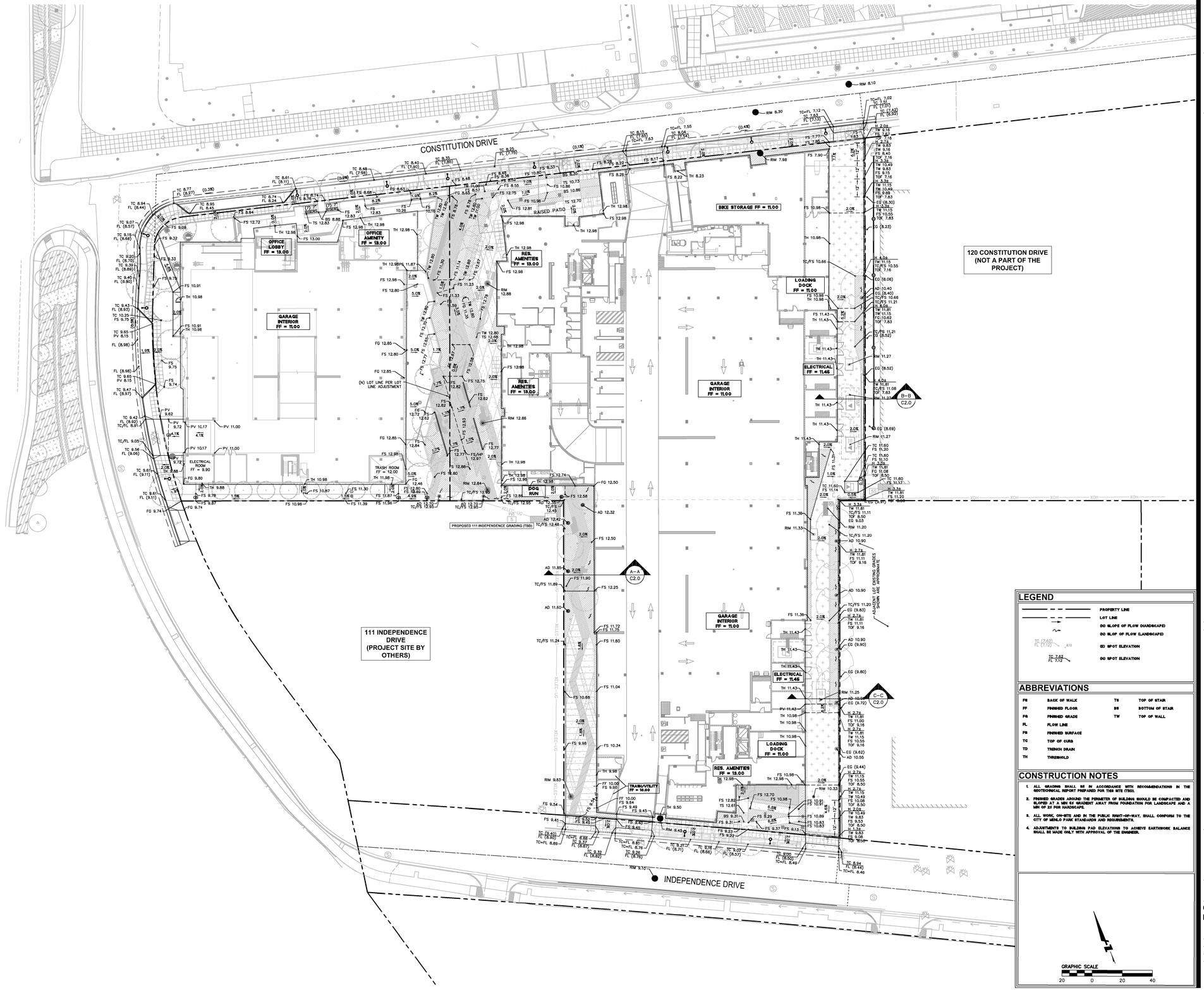
SCALE 1"=20'

PROJ #.181256 DRAWN BY:CAS

SHEET SIZE: 36 x 48

C2.0

3/6/2020 8:06:47 PM



LEGEND

	PROPERTY LINE
	LOT LINE
	(X) SLOPE OF FLOW (HARDSCAPE)
	(X) SLOP OF FLOW (LANDSCAPE)
TC (7.62) FL (7.12) 8.10	(X) SPOT ELEVATION
TC 7.62 FL 7.12	(X) SPOT ELEVATION

ABBREVIATIONS

FS	BACK OF WALK	TS	TOP OF STAIR
FF	FINISHED FLOOR	BS	BOTTOM OF STAIR
FG	FINISHED GRADE	TW	TOP OF WALL
FL	FLOW LINE		
FS	FINISHED SURFACE		
TC	TOP OF CURB		
TD	TRENCH DRAIN		
TH	THRESHOLD		

CONSTRUCTION NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE (TBD).
2. FINISHED GRADES AROUND THE PERIMETER OF BUILDING SHOULD BE COMPACTED AND SLOPED AT A MIN 5% GRADIENT AWAY FROM FOUNDATION FOR LANDSCAPE AND A MIN OF 2% FOR HARDSCAPE.
3. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.
4. ADJUSTMENTS TO BUILDING PAD ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

Consultant

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

1919-MENLO-PORTAL
SB 330 SUBMITTAL
110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
	SB330-S1	06.02.20
	SB330-S2	07.08.20
	SB330-S3	10.01.20

STAMP
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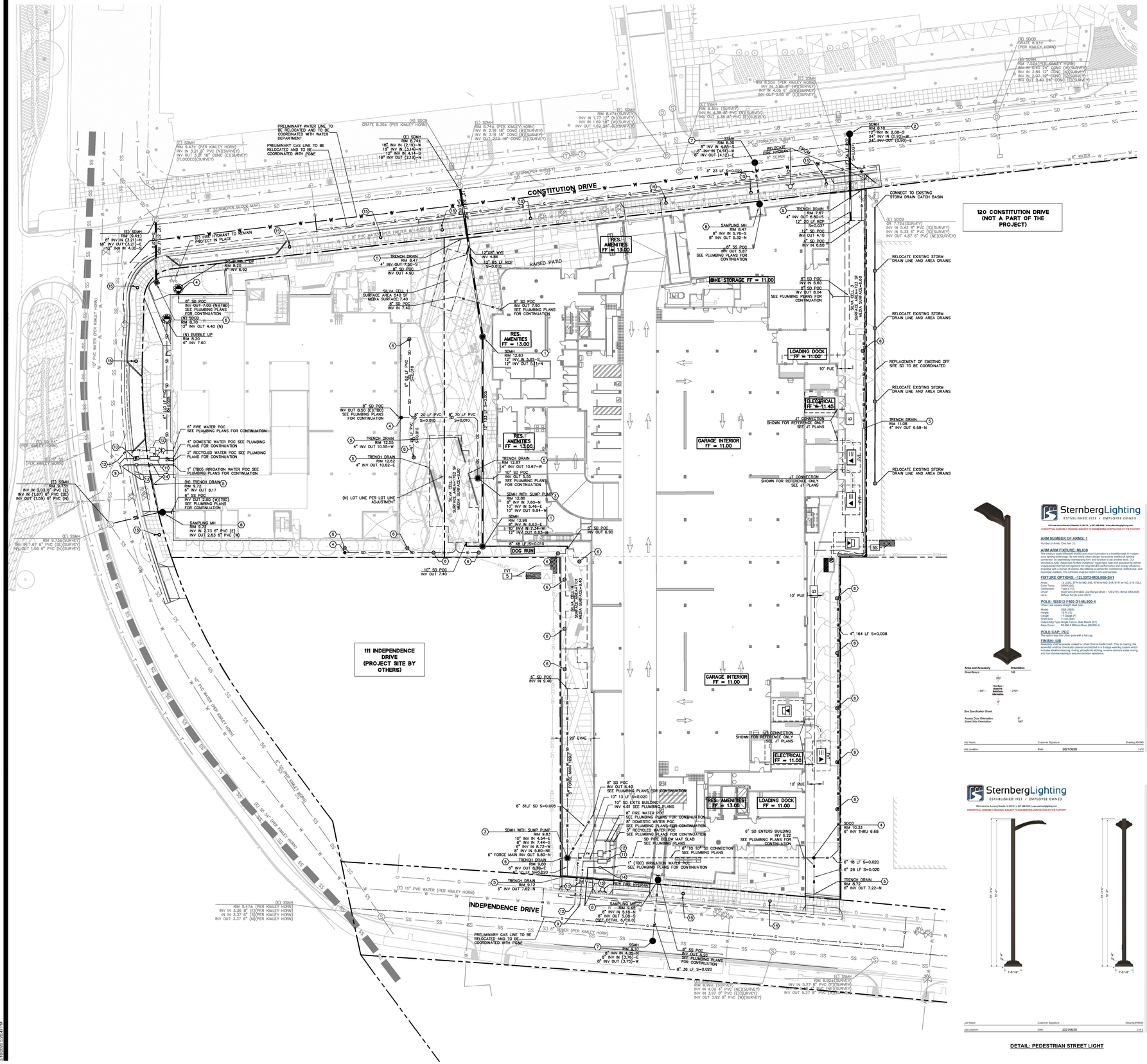
GRADING PLAN

Sheet Title
Scale 1"=20'
Proj. # 181216 DRAWN BY CAR
Sheet Size: 36 x 48

C3.0

3/10/2020 5:26:47 PM



DETAIL: PEDESTRIAN STREET LIGHT

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) TREATED STORM DRAIN LINE
- (N) UNTREATED STORM DRAIN LINE
- (E) STORM DRAIN LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (N) FIRE WATER LINE
- (N) IRRIGATION LINE
- (N) SANITARY SEWER MANHOLE
- (E) SANITARY SEWER MANHOLE
- (E) SANITARY SEWER CLEANOUT
- (N) SANITARY SEWER CLEANOUT
- (N) STORM DRAIN CLEANOUT
- (N) STORM DRAIN MANHOLE
- (E) STORM DRAIN MANHOLE
- (N) STORM DRAIN DROP INLET
- (E) STORM DRAIN DROP INLET
- (N) SILVA CELL UNIT
- (N) BACKFLOW PREVENTER
- (N) REDUCED PRESSURE DETECTOR ASSEMBLY
- (N) FIRE DEPARTMENT CONNECTION (FDC)
- (N) POST INDICATOR VALVE
- (E) WATER VALVE
- (E) FIRE HYDRANT
- (N) WATER METER

GENRERAL NOTES

1. ALL PROPOSED UTILITIES SHOWN BEYOND THE LIMIT OF WORK WILL BE CONSTRUCTED UNDER A SEPARATE PERMIT PACKAGE, ARE SCHEMATIC, AND ARE SHOWN FOR REFERENCE ONLY.
2. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING. CONTRACTOR SHALL PROVIDE A CONCRETE SADDLE FOR ANY CROSSING BETWEEN 6" AND 12".
3. HORIZONTAL DIMENSIONS ARE TAKEN FROM THE CENTER OF THE PIPE.
4. PROVIDE 5' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND STORM DRAIN AND 10' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND SANITARY SEWER.
5. JOINT TRENCH AND STREET LIGHT LINES AND STRUCTURES ARE SHOWN FOR COORDINATION PURPOSED ONLY. SEE JOINT TRECH PLANS FOR INFORMATION.
6. SEE LANDSCAPE PLANS FOR IRRIGATION LINES AND STRUCTURES LAYOUT.
7. ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC RATED.
8. POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO UTILIZATION PER 2016 CALIFORNIA PLUMBING CODE.
9. SANITARY SEWER AND STORM DRAIN SHALL BE CONSTRUCTED FROM THE DOWNSTREAM UP.
10. STORM DRAIN SYSTEM: USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION–STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
11. ALL AREA DRAINS, DROP INLETS, JUNCTION BOXES, AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS, BE HEEL PROOF AND BE NON–SKID.
12. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL BERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION, AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOT TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
13. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
14. ALL FIRE SPRINKLER TEST AND DRAINS NEED TO BE DISCHARGED INTO SANITARY SEWERAGE LINES.
15. CONTRACTOR SHALL BRING ALL BUILDING POC CLEAN OUT RISERS UP TO GRADE.
16. A PHOTOMETRIC ANALYSIS WILL BE REQUIRED TO DETERMINE IF THE EXISTING STREET LIGHTING INSTALLED BY MENLO GATEWAY MEETS THE CITY'S ILLUMINATION FOR STREETS AND SIDEWALKS ON THE PROJECT SIDE. IF NOT, NEW STREET LIGHTING WILL BE REQUIRED.

KEY NOTES

1. INSTALL STORMWATER MANHOLE PER DETAIL 2 ON SHEET C6.0
2. INSTALL STORMWATER MANHOLE PER CMP STD. DETAIL DR–1 (SEE OFF–SITE PERMIT)
3. INSTALL STORMWATER MANHOLE WITH SUMP PUMP. DETAILS TBD
4. INSTALL STORMWATER CLEANOUT PER DETAIL 5 ON SHEET C6.0
5. INSTALL TRENCH DRAIN PER DETAIL 4 ON SHEET C6.0
6. INSTALL AREA DRAIN PER DETAIL 3 ON SHEET C6.0
7. INSTALL SANITARY SEWER MANHOLE PER DETAIL 2 ON SHEET C6.0 (PER WBSD)
8. INSTALL SAMPLING MANHOLE PER DETAIL 6 ON SHEET C6.0 (PER WBSD)
9. INSTALL 4" WET–TAP WATER SERVICE CONNECTION PER CMP STD. DETAIL WA–23 (SEE OFF–SITE PERMIT)
10. INSTALL 6" WATER METER PER CITY STANDARD DETAIL _____ (SEE OFF–SITE PERMIT) CITY STANDARD DETAIL TO BE DETERMINED. INSTALL WITH CHRISTY BOX S400.
11. INSTALL 6" BACKFLOW PREVENTER PER CMP STD. DETAIL WA–24 (SEE OFF–SITE PERMIT)
12. INSTALL 8" FIRE WATER SERVICE CONNECTION, AND 8" DOUBLE DETECTOR CHECK VALVE ASSEMBLY PER CMP STD. DETAIL WA–5 (SEE OFF–SITE PERMIT)
13. INSTALL 1" IRRIGATION SERVICE CONNECTION, AND WATER METER PER CMP STD. DETAIL WA–17 (SEE OFF–SITE PERMIT)
14. INSTALL 1" IRRIGATION SERVICE BACKFLOW PREVENTER PER CMP STD. DETAIL WA–20 (SEE OFF–SITE PERMIT)
15. NEW PEDESTRIAN STREET LIGHT. SEE DETAIL ON THIS SHEET. FINAL PEDESTRIAN LIGHT SPEC (TBD).

GRAPHIC SCALE
20 0 20 40

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Client
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1919-MENLO-PORTAL SB 330 SUBMITTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

NO.	Issue	DATE
	SB330-S1	06.02.20
	SB330-S2	07.08.20
	SB330-S3	10.01.20

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PRELIMINARY UTILITY PLAN

SHEET TITLE

SCALE 1"=20'

PROJ.#:181210 DRAWN BY:CAR

SHEET SIZE: 36 x 48

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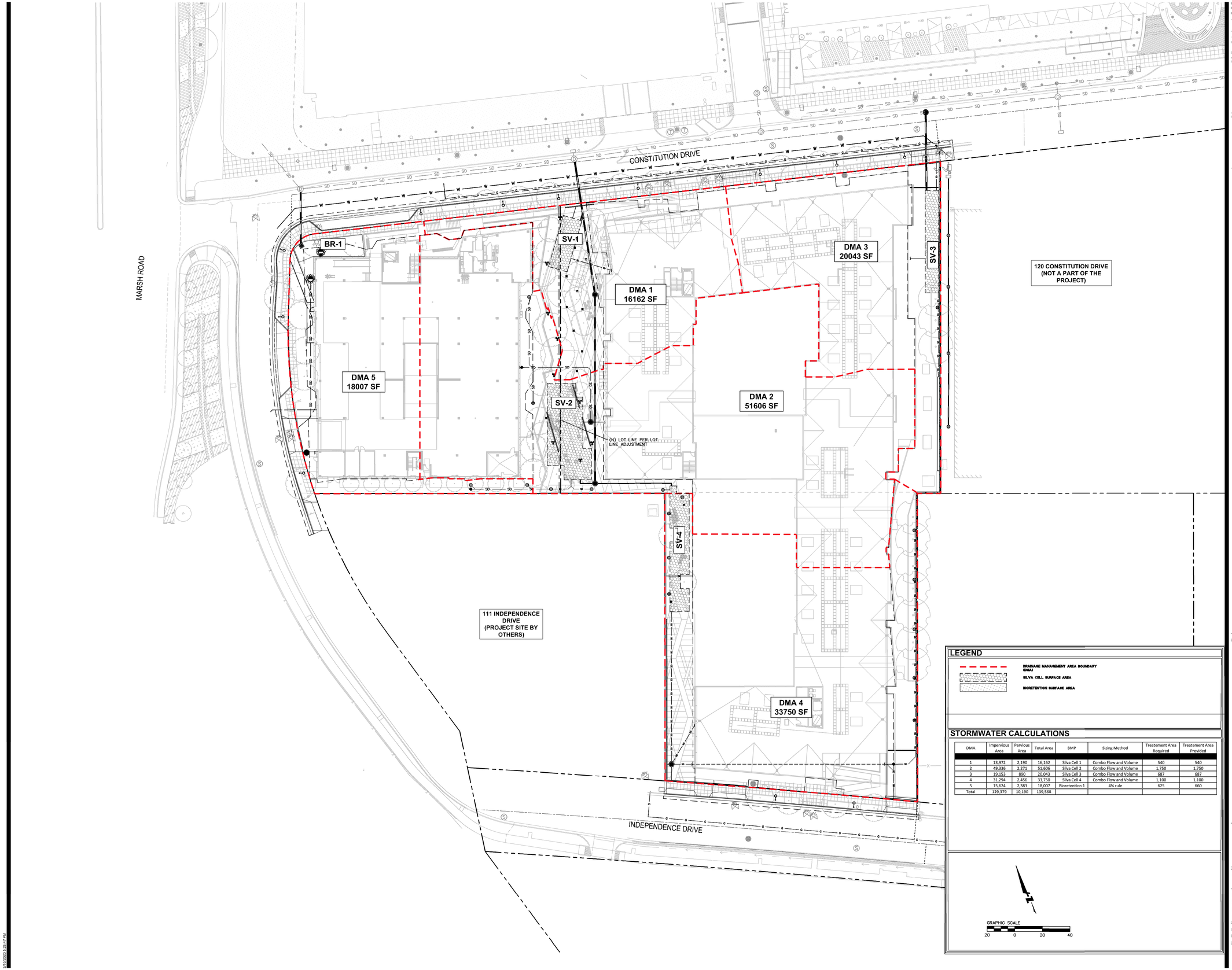

LEGEND

DRAINAGE MANAGEMENT AREA BOUNDARY (DMA)

SILVA CELL SURFACE AREA

BIORETENTION SURFACE AREA

STORMWATER CALCULATIONS

DMA	Impervious Area	Pervious Area	Total Area	BMP	Sizing Method	Treatement Area Required	Treatement Area Provided
1	13,972	2,190	16,162	Silva Cell 1	Combo Flow and Volume	540	540
2	49,336	2,271	51,606	Silva Cell 2	Combo Flow and Volume	1,750	1,750
3	19,153	890	20,043	Silva Cell 3	Combo Flow and Volume	687	687
4	31,294	2,456	33,750	Silva Cell 4	Combo Flow and Volume	1,100	1,100
5	15,624	2,383	18,007	Bioretention 1	4% rule	625	660
Total	129,379	10,190	139,568				

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REV.	ISSUE	DATE
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	SB330-S2	07.08.20
	SB330-S3	10.01.20

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PRELIMINARY STORMWATER MANAGEMENT PLAN

Sheet Title

Scale 1"=20'

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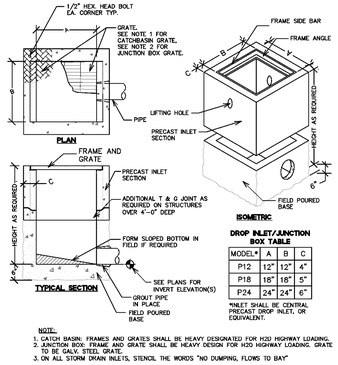


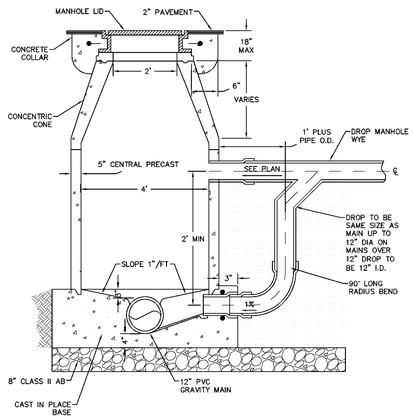
DROP INLET/JUNCTION BOX TABLE

MODEL*	A	B	C
P12	12"	12"	4"
P18	18"	18"	5"
P24	24"	24"	6"

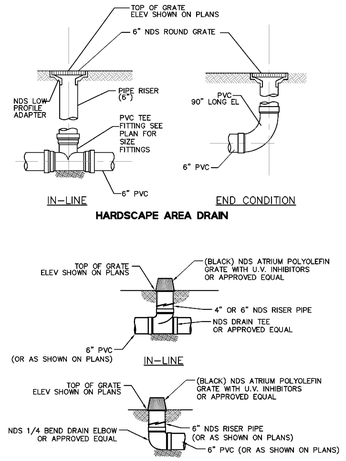
*INLET SHALL BE CENTRAL PRECAST DROP INLET, OR EQUIVALENT.

NOTE:
1. CATCH BASIN: FRAMES AND GRATES SHALL BE HEAVY DESIGNATED FOR H20 HIGHWAY LOADING.
2. JUNCTION BOX: FRAME AND GRATE SHALL BE HEAVY DESIGN FOR H20 HIGHWAY LOADING. GRATE TO BE GALV. STEEL GRATE.
3. ON ALL STORM DRAIN INLETS, STENCIL THE WORDS "NO DUMPING, FLOWS TO BAY"

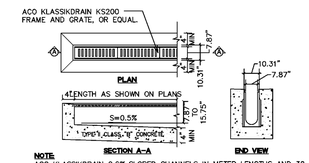
1 STANDARD 24" CATCH BASIN
SCALE: NTS



2 STANDARD 48" MANHOLE
SCALE: NTS



3 AREA DRAIN
SCALE: NTS

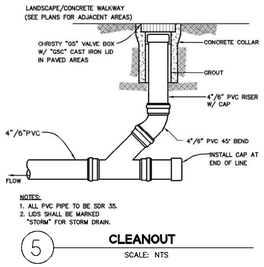


NOTE:
ACO KLASSIKDRAIN 0.6% SLOPED CHANNELS IN METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

8" WIDE TRENCH DRAIN IN DRIVE AISLES

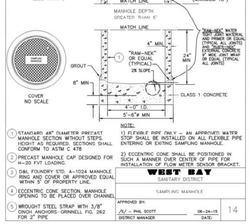
NOTE:
CONTRACTOR TO PAINT OR HAVE A PLACARD INSTALLED WITH THE PHRASE "NO DUMPING! FLOWS TO BAY" ON THE OUTSIDE OF THE GRATE OR TOP OF CURB WHERE IT IS VISIBLE TO PEDESTRIANS.

4 TRENCH DRAIN (H20 TRAFFIC RATED)
SCALE: NTS

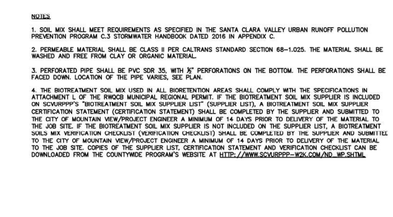


NOTES:
1. ALL PVC PIPE TO BE SDR 35.
2. LIDS SHALL BE MARKED "STORM" FOR STORM DRAIN.

5 CLEANOUT
SCALE: NTS



6 SAMPLING MANHOLE
SCALE: NTS



BIORETENTION SECTION (LONGITUDINAL)
(NTS)

NOTES:

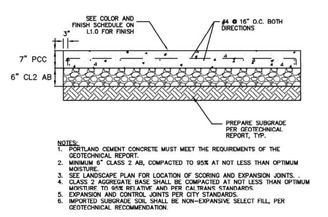
1. SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK DATED 2016 IN APPENDIX C.

2. PERMEABLE MATERIAL SHALL BE CLASS II PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.

3. PERFORATED PIPE SHALL BE PVC SDR 35, WITH 3/8" PERFORATIONS ON THE BOTTOM. THE PERFORATIONS SHALL BE FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.

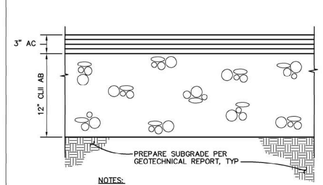
4. THE BIOTREATMENT SOIL MIX USED IN ALL BIORETENTION AREAS SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE RWQCB MUNICIPAL REGIONAL PERMIT. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS INCLUDED ON SCVURPPP'S "BIOTREATMENT SOIL MIX SUPPLIER LIST" (SUPPLIER LIST), A BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT (CERTIFICATION STATEMENT) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY OF MOUNTAIN VIEW/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS NOT INCLUDED ON THE SUPPLIER LIST, A BIOTREATMENT SOILS MIX VERIFICATION CHECKLIST (VERIFICATION CHECKLIST) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY OF MOUNTAIN VIEW/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. COPIES OF THE SUPPLIER LIST, CERTIFICATION STATEMENT AND VERIFICATION CHECKLIST CAN BE DOWNLOADED FROM THE COUNTYWIDE PROGRAM'S WEBSITE AT HTTP://WWW.SCVURPPP-W2K.COM/ND_MP.SHTML

8 BIORETENTION BASIN
SCALE: NTS



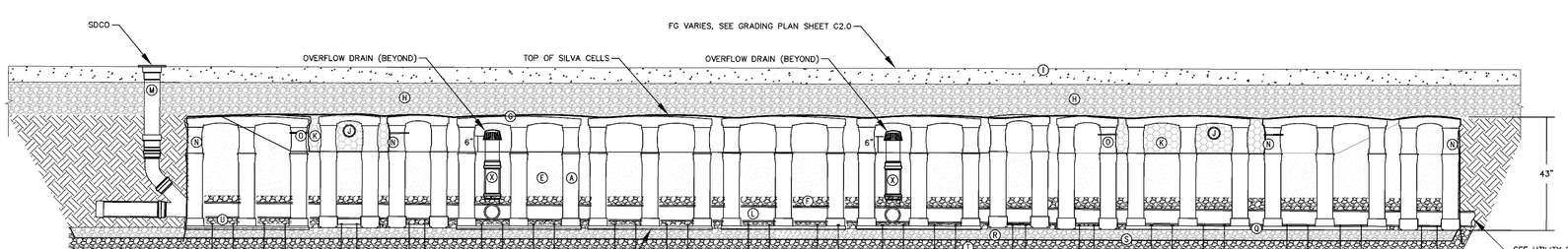
NOTES:
1. PORTLAND CEMENT CONCRETE MUST MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
2. MINIMUM 6" CLASS 2 AB, COMPACTED TO 95% AT NOT LESS THAN OPTIMUM MOISTURE.
3. SEE LANDSCAPE PLAN FOR LOCATION OF SCORING AND EXPANSION JOINTS.
4. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED AT NOT LESS THAN OPTIMUM MOISTURE TO 95% RELATIVE AND PER CALTRANS STANDARDS.
5. EXPANSION AND CONTROL JOINTS PER CITY STANDARDS.
6. IMPORTED SUBGRADE SOIL SHALL BE NON-EXPANSIVE SELECT FILL PER GEOTECHNICAL RECOMMENDATION.

9 TRAFFIC RATED CONCRETE SECTION
SCALE: NTS

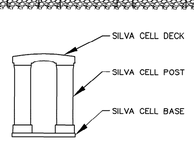


NOTES:
1. CONFIRM PAVEMENT SECTION AND COMPACTION REQUIREMENTS WITH GEOTECHNICAL RECOMMENDATIONS.
2. IMPORTED SUBGRADE SOIL SHALL BE NON-EXPANSIVE SELECT FILL, PER GEOTECHNICAL RECOMMENDATION.

10 ASPHALT SECTION
SCALE: NTS



7 SILVA CELLS SECTION – BMP
NOT TO SCALE



SILVA CELL COMPONENTS

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (E) 18" TREATMENT SOIL, INFILTRATION RATE 5 TO 10 IN/HR
- (F) 12" DRAIN ROCK (CLASS II PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 68-2.02F)
- (G) GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
- (H) CLASS II AGGREGATE BASE COURSE, DEPTH VARIES ACROSS SECTION
- (I) PEDESTRIAN PAVERS, SEE LANDSCAPE PLANS FOR LAYOUT & DETAILS
- (J) 4" PERFORATED DISTRIBUTION PIPE
- (K) CLEAR STONE AGGREGATE PER ENGINEER
- (L) 6" PERFORATED COLLECTOR PIPE
- (M) STORM DRAIN CLEANOUT
- (N) GEOGRID, ATTACH TO CELL FRAMES WITH CABLE TIES
- (O) CABLE TIES, ATTACHING GEOGRID TO SILVA CELL LEG
- (Q) 1" – 4" (25 mm – 100mm) SPACING BETWEEN SILVA CELLS AT BASE
- (R) 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (S) GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
- (T) SUBGRADE, COMPACTED TO 95% PROCTOR
- (U) PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
- (X) OVERFLOW DRAIN

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REV	ISSUE	DATE
	SB330-S1	06.02.20
	SB330-S2	07.08.20
	SB330-S3	10.01.20

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CONSTRUCTION DETAILS

Sheet Title

Scale 1"=20'

Proj. # 181250 DRAWN BY CAB

Sheet Size: 36 x 48

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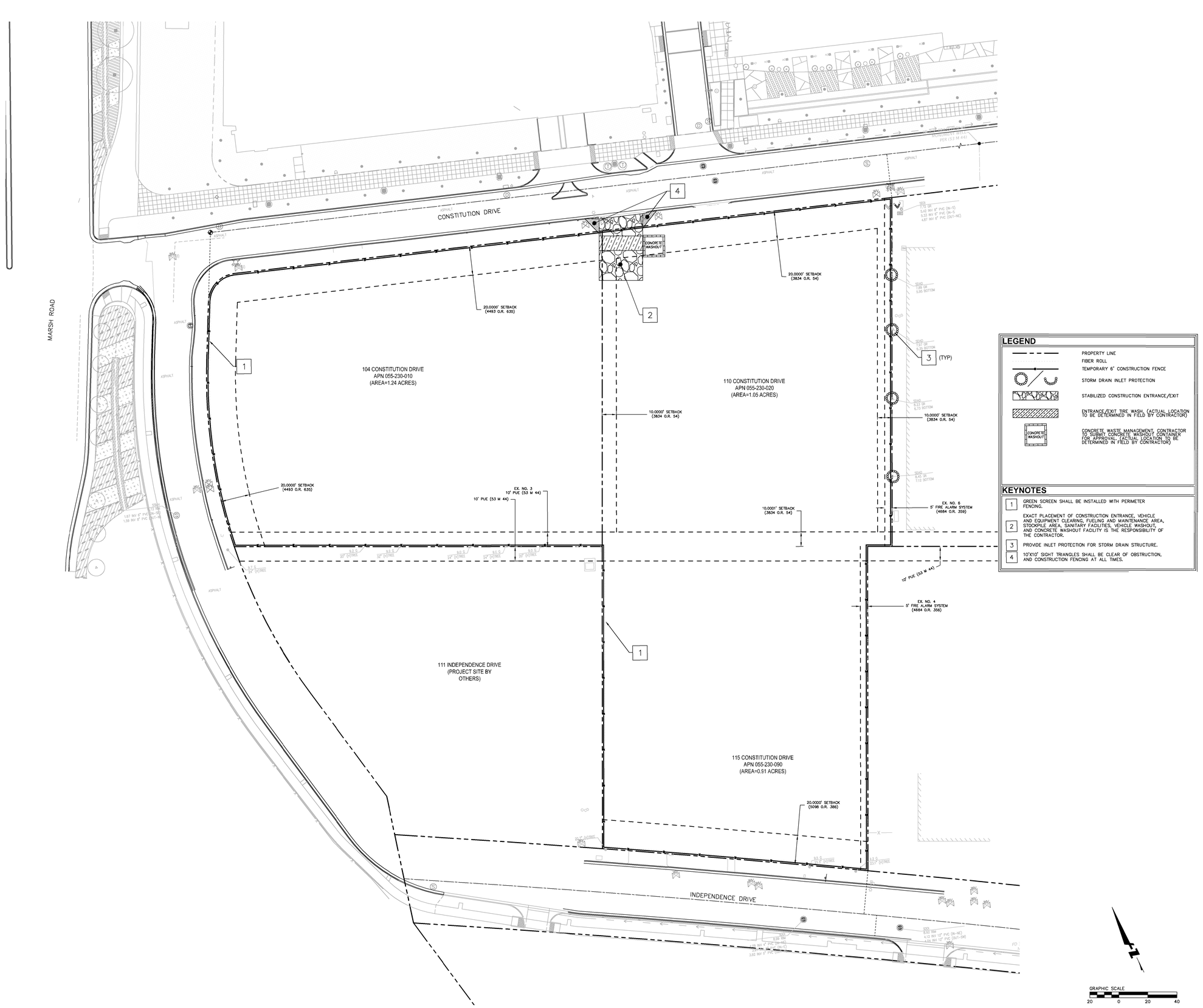

LEGEND

- PROPERTY LINE
- FIBER ROLL
- TEMPORARY 6' CONSTRUCTION FENCE
- STORM DRAIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- ENTRANCE/EXIT TIRE WASH. (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)
- CONCRETE WASHOUT — CONCRETE WASTE MANAGEMENT, CONTRACTOR TO SUBMIT CONCRETE WASHOUT CONTAINER FOR APPROVAL. (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)

KEYNOTES

1. GREEN SCREEN SHALL BE INSTALLED WITH PERIMETER FENCING.
2. EXACT PLACEMENT OF CONSTRUCTION ENTRANCE, VEHICLE AND EQUIPMENT CLEARING, FUELING AND MAINTENANCE AREA, STOCKPILE AREA, SANITARY FACILITIES, VEHICLE WASHOUT, AND CONCRETE WASHOUT FACILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. PROVIDE INLET PROTECTION FOR STORM DRAIN STRUCTURE.
4. 10'X10' SIGHT TRIANGLES SHALL BE CLEAR OF OBSTRUCTION, AND CONSTRUCTION FENCING AT ALL TIMES.

GRAPHIC SCALE
20 0 20 40

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	SB330-S1	06.02.20
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EROSION CONTROL

Sheet Title

Scale 1"=20'

Proj. #: 181256 Drawn by: GAR

Sheet Size: 36 x 48

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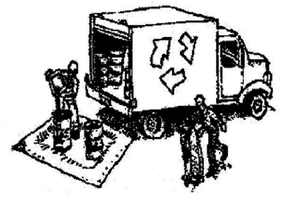
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

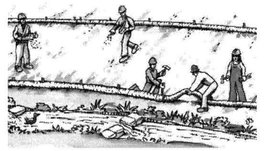
Maintenance and Parking

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

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



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

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

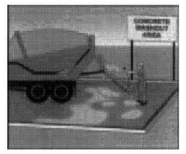
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

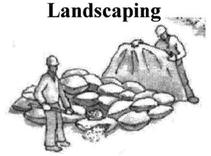
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



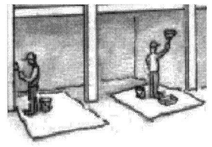
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



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

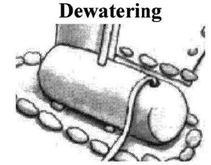
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

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SB 330 SUBMITTAL
110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

Δ	Ref. Issue	Date
	SB330-S1	06.02.20
	SB330-S2	07.08.20

Stamp

BEST MANAGEMENT PRACTICES

Sheet Title

Scale 1"=20'-0"

Proj. # 19125C Drawn by GAR

Sheet Size: 24 x 48

C8.0

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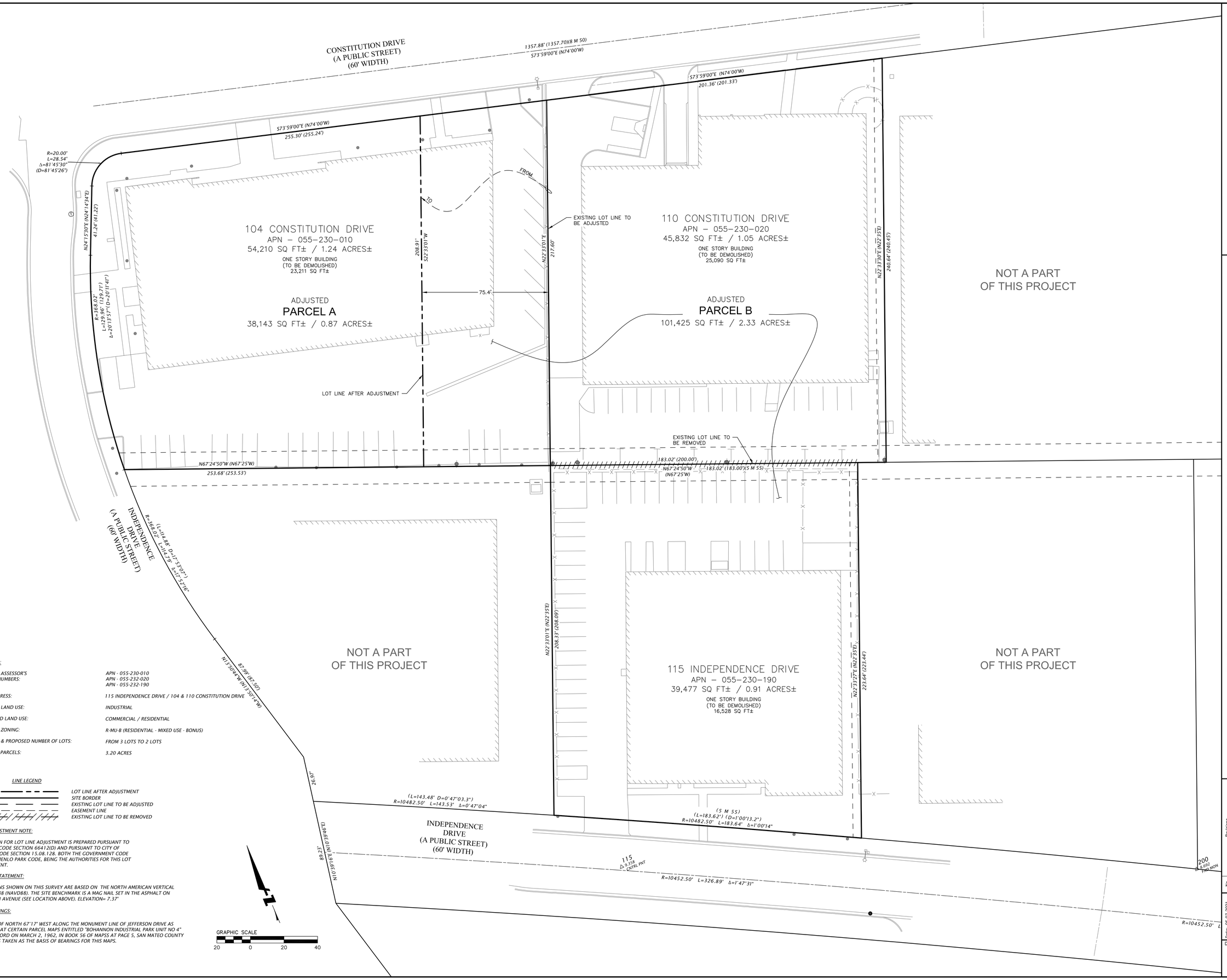


GENERAL NOTE:

1.	*EXISTING ASSESSOR'S PARCEL NUMBERS:*	*APN - 055-230-010* *APN - 055-232-020* *APN - 055-232-190*
2.	*SITE ADDRESS:*	*115 INDEPENDENCE DRIVE / 104 & 110 CONSTITUTION DRIVE*
3.	*EXISTING LAND USE:*	*INDUSTRIAL*
4.	*PROPOSED LAND USE:*	*COMMERCIAL / RESIDENTIAL*
5.	*EXISTING ZONING:*	*R-MU-B (RESIDENTIAL - MIXED USE - BONUS)*
6.	*EXISTING & PROPOSED NUMBER OF LOTS:*	*FROM 3 LOTS TO 2 LOTS*
7.	*AREA OF PARCELS:*	*3.20 ACRES*

LINE LEGEND

- *LOT LINE AFTER ADJUSTMENT*
- *SITE BORDER*
- *EXISTING LOT LINE TO BE ADJUSTED*
- *EASEMENT LINE*
- *EXISTING LOT LINE TO BE REMOVED*

LOT LINE ADJUSTMENT NOTE:

THIS PLOT PLAN FOR LOT LINE ADJUSTMENT IS PREPARED PURSUANT TO GOVERNMENT CODE SECTION 66412(D) AND PURSUANT TO CITY OF MENLO PARK CODE SECTION 15.08.128. BOTH THE GOVERNMENT CODE AND CITY OF MENLO PARK CODE, BEING THE AUTHORITIES FOR THIS LOT LINE ADJUSTMENT.

BENCHMARK STATEMENT:

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE SITE BENCHMARK IS A MAG NAIL SET IN THE ASPHALT ON CONSTITUTION AVENUE (SEE LOCATION ABOVE). ELEVATION= 7.37'

BASIS OF BEARINGS:

THE BEARING OF NORTH 67°17' WEST ALONG THE MONUMENT LINE OF JEFFERSON DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAPS ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO 4" FILED FOR RECORD ON MARCH 2, 1962, IN BOOK 56 OF MAPSS AT PAGE 5, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAPS.

BKF ENGINEERS | SURVEYORS | PLANNERS

PLOT PLAN FOR LOT LINE ADJUSTMENT AND MERGER
115 INDEPENDENCE DRIVE / 104 & 110 CONSTITUTION DRIVE

CITY OF MENLO PARK
COUNTY OF SAN MATEO
STATE OF CALIFORNIA

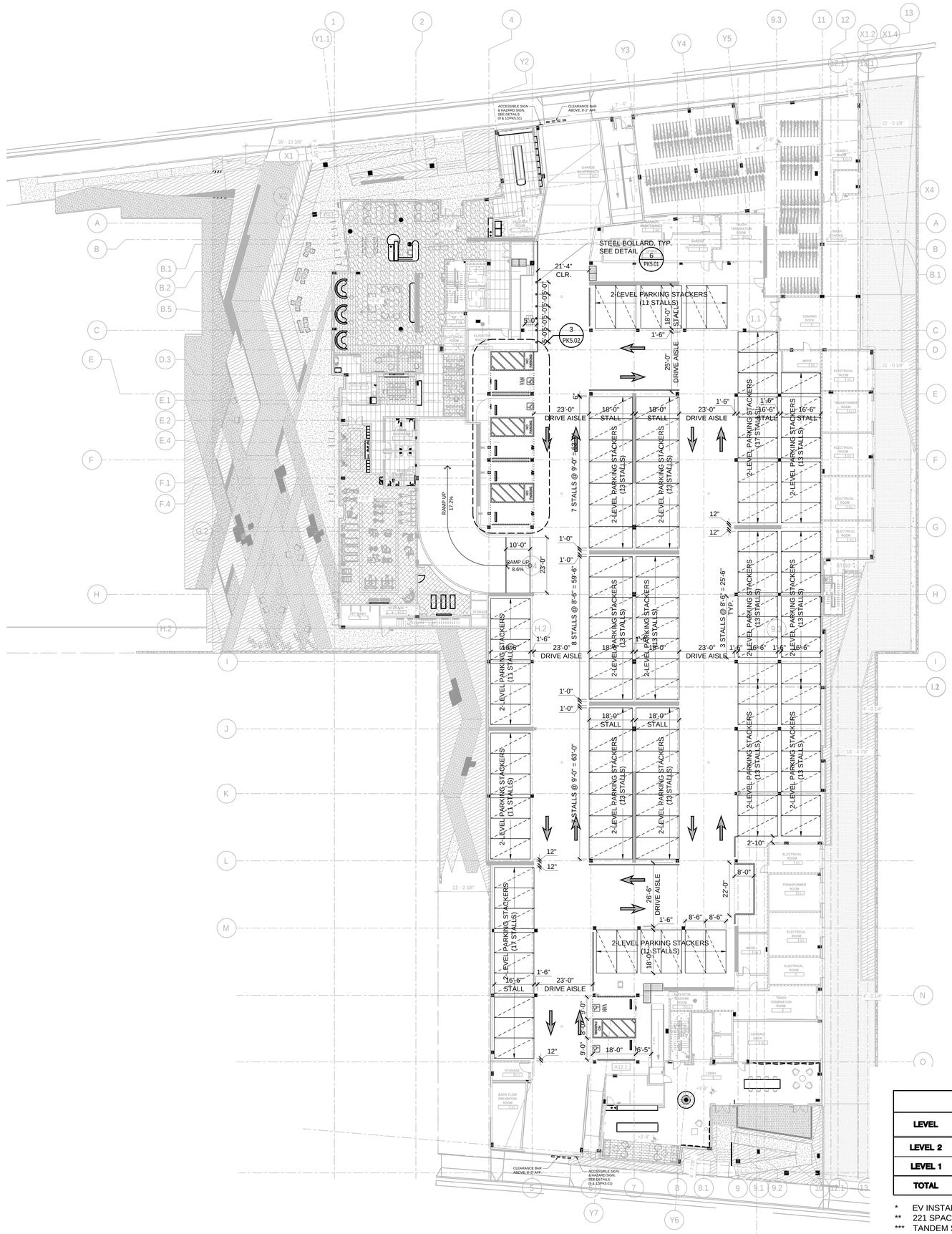
No.	Revisions

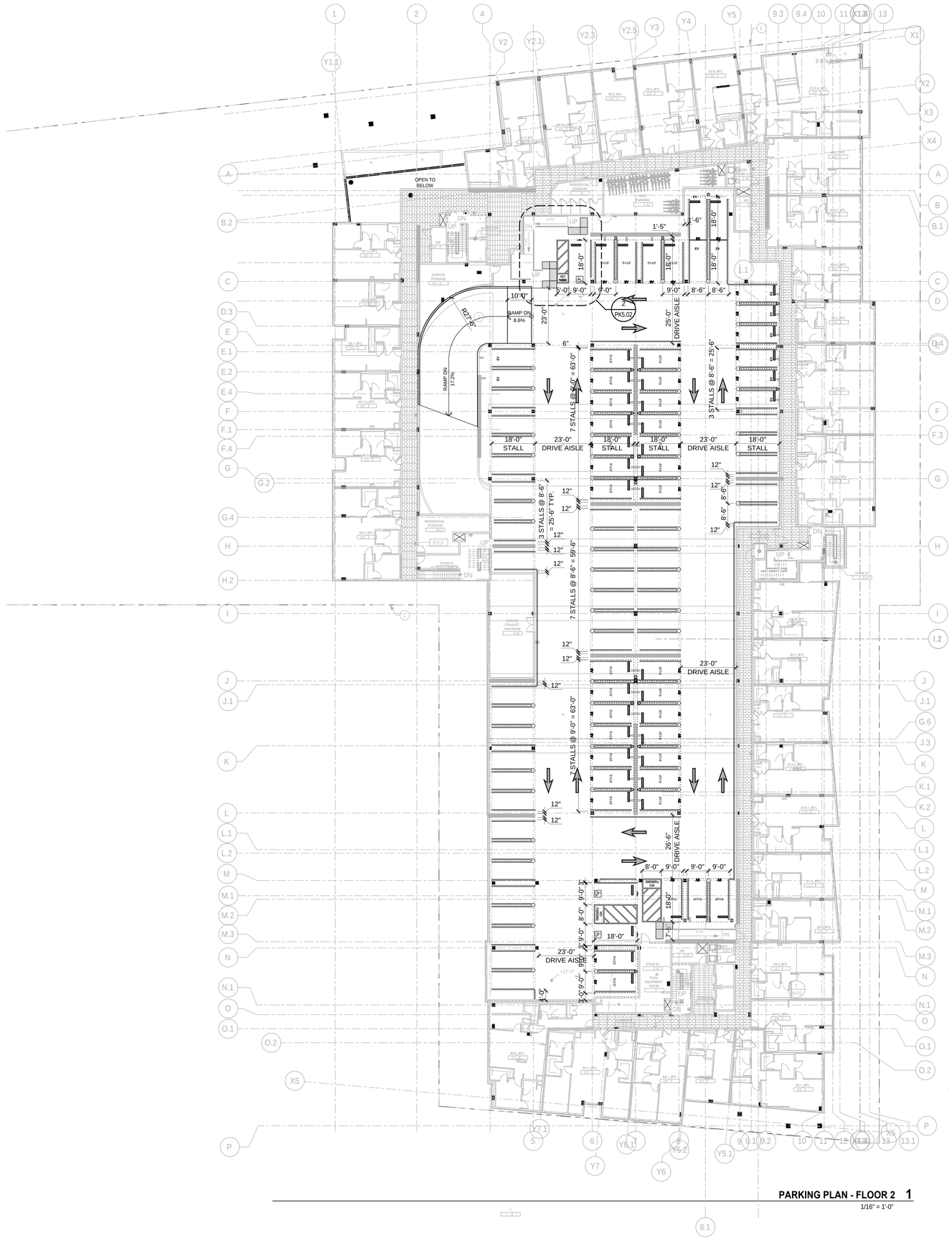
Date: 05-07-2021
Scale: 1" = 20'
Design: RC
Drawn: GR
Approved: RC
Job No: 20181226

Drawing Number:

1 OF 1

DRAWING NAME: \\bkf-sv1\work\20181226\dwg_sht_LTA_Independence\PDR\20181226 Site Plan Exhibit\Menlo Portal LL Adjustment.dwg
PLOTTED BY: Greg Gr
PLOTTED ON: May 07, 2021 - 3:47pm


STEEL BOLLARD, TYP.
SEE DETAIL 6 PK5.01
21'-4" CLR.
2-LEVEL PARKING STACKERS (11 STALLS)
18'-0" STALL
5'-0"
5'-0"
5'-0"
5'-0"
5'-0"
3 PK5.02
1'-6"
25'-0" DRIVE AISLE
23'-0" DRIVE AISLE
18'-0" STALL
1'-6"
16'-6" STALL
2-LEVEL PARKING STACKERS (13 STALLS)
2-LEVEL PARKING STACKERS (17 STALLS)
7 STALLS @ 9'-0" = 63'-0"
RAMP UP 17.2%
RAMP UP 8.6%
10'-0"
23'-0"
1'-0"
8 STALLS @ 8'-6" = 59'-6"
3 STALLS @ 8'-6" = 25'-6" TYP.
12"
1'-6"
23'-0" DRIVE AISLE
18'-0" STALL
2-LEVEL PARKING STACKERS (11 STALLS)
7 STALLS @ 9'-0" = 63'-0"
26'-6" DRIVE AISLE
2'-10"
8'-0"
22'-0"
8'-6"
8'-6"
2-LEVEL PARKING STACKERS (11 STALLS)
16'-5"
ACCESSIBLE SIGN & HAZARD SIGN. SEE DETAIL (9 & 13/PK5.01)
CLEARANCE BAR ABOVE, 8'-2" AFF.
ELECTRICAL ROOM
TRANSFORMER ROOM
TRASH TERMINATION ROOM
LOADING DOCK
LOBBY
STORAGE
BACK FLOW PREVENTER ROOM
GARAGE MAINTENANCE
JANITOR
SUMP PUMP
STORAGE
ELEVATOR MACHINE ROOM
ELEVATOR EQUIPMENT ROOM
TRASH CHUTE
TRASH CHUTE
WP/DE
WP/DE
WP/D



PARKING PLAN - FLOOR 2 1

1/16" = 1'-0"

GENERAL NOTES:

1. FOR BALANCE OF NOTES AND LEGEND, SEE SHEET PK2.00
2. FOR BALANCE OF STALL DIMENSIONS, SEE SHEET PK2.00

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Mark	Issue	Date
1	FOUNDATION TO PODIUM PERMIT	03.04.21

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PARKING STRIPING PLAN FLOOR 2

Sheet Title

Scale

Proj # 1919 DRAWN BY HJ

Sheet Size: 36 x 48

0' 16' 32'

TRUE NORTH PROJECT NORTH

PK2.01

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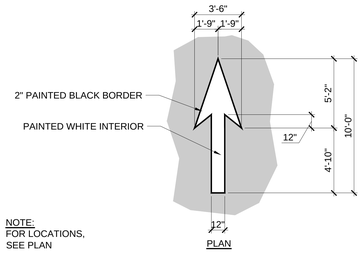
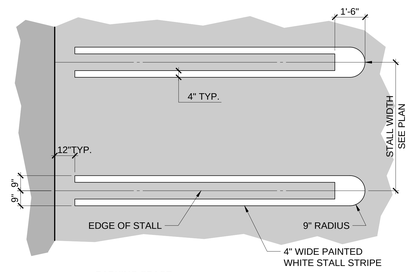


CALTRANS TYPE I (10) ARROW

1 PK5.01 STRAIGHT ARROW

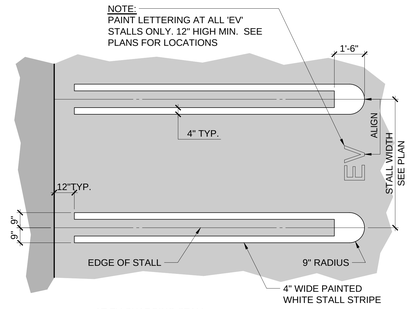
3/8" = 1'-0"



PARKING SPACE

2 PK5.01 STALL STRIPE PLAN

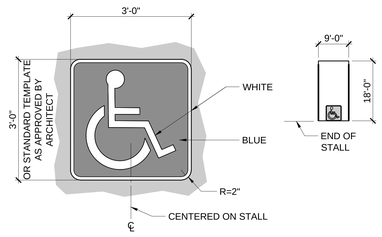
3/8" = 1'-0"



AT EV CHARGING STALL

3 PK5.01 STALL STRIPE PLAN

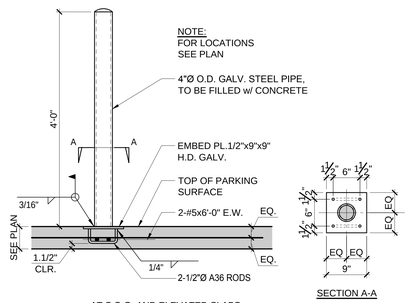
3/8" = 1'-0"



ACCESSIBLE STALL MARKING

5 PK5.01 ACCESSIBLE MARK

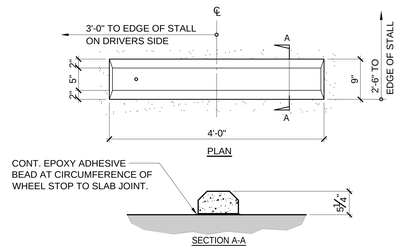
3/4" = 1'-0"



AT S.O.G. AND ELEVATED SLABS

6 PK5.01 STEEL BOLLARD

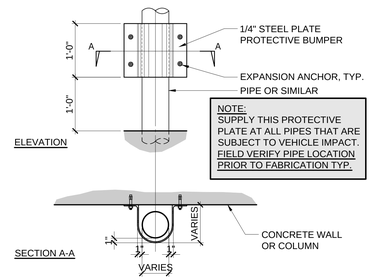
1" = 1'-0"



PRECAST CONCRETE

7 PK5.01 WHEEL STOP

1" = 1'-0"



8 PK5.01 PIPE PROTECTION PL.

1" = 1'-0"

WARNING SIGN, HAWKINS SPR576

9 PK5.01 ACCESSIBLE SIGN

1" = 1'-0"

PARKING, (HAWKINS HR99C)

10 PK5.01 ACCESSIBLE SIGN

N.T.S.

VAN PARKING, (HAWKINS HR99C w/ HR99A)

11 PK5.01 VAN ACCESSIBLE SIGN

N.T.S.

AT GROUND LEVEL ENTRANCES

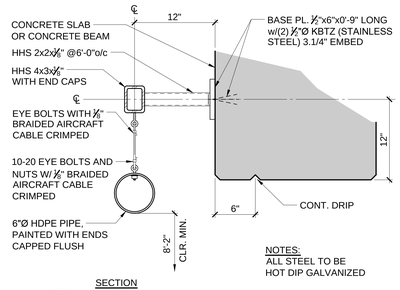
12 PK5.01 HAZARD SIGN

N.T.S.

ELEVATION

13 PK5.01 CLEARANCE BAR

3/4" = 1'-0"



SECTION

14 PK5.01 CLEARANCE BAR

1 1/2" = 1'-0"

TRUNCATED DOME/ADHESIVE

17 PK5.01 DETECTABLE WARNING STRIP

1" = 1"

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PARKING DETAILS

Sheet Title

Scale

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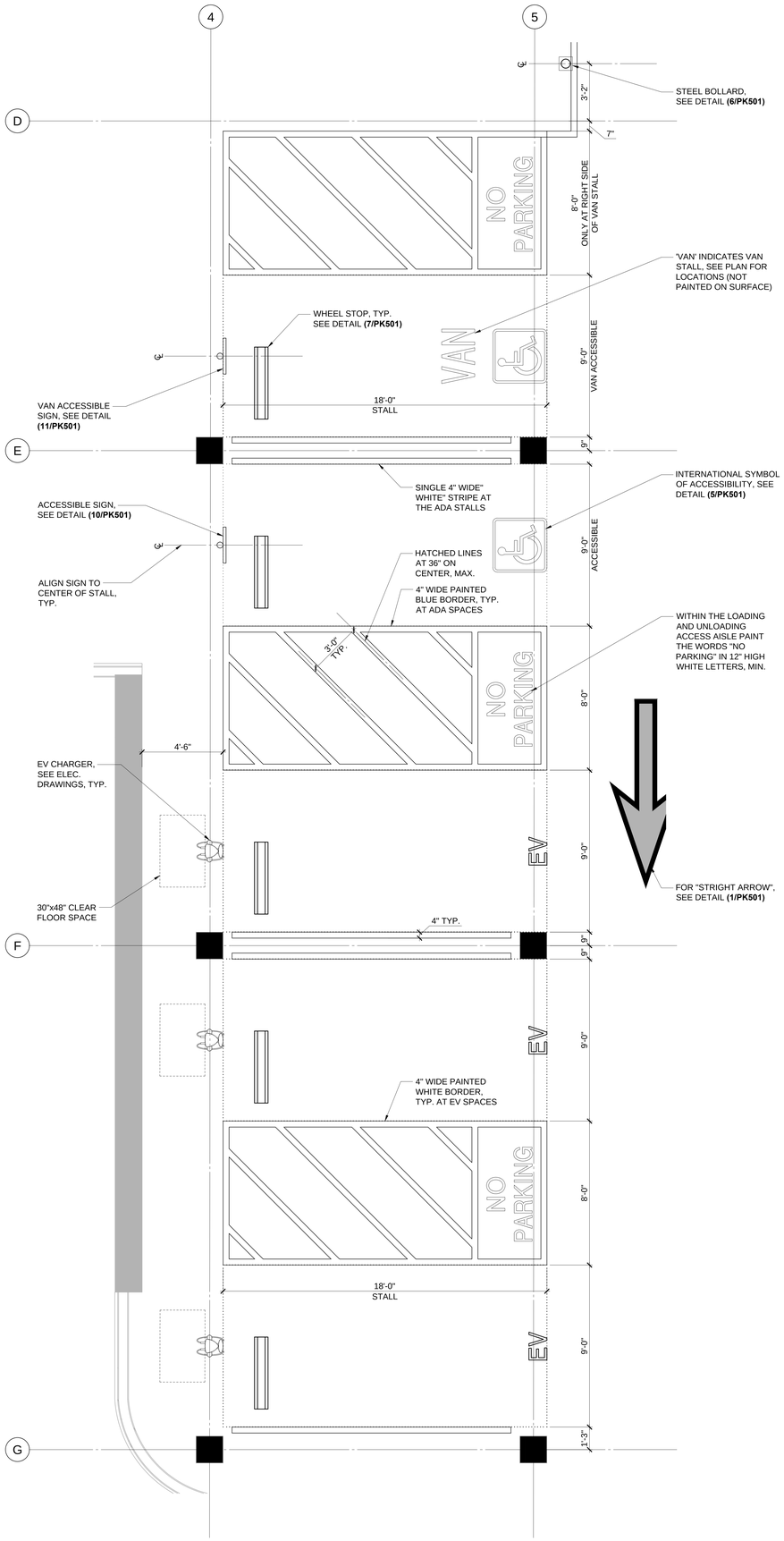
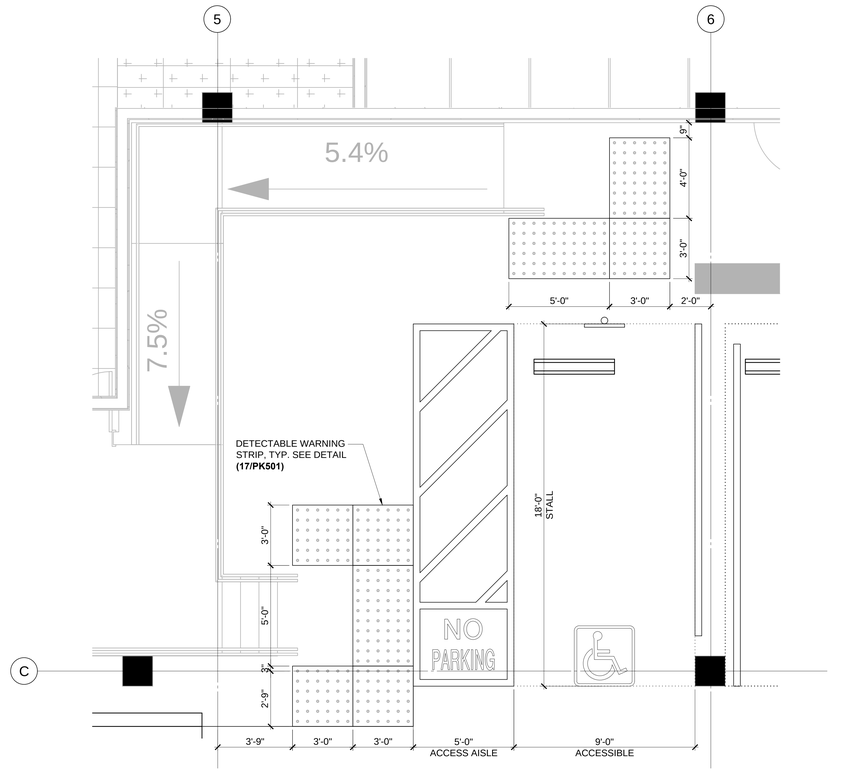


ADA STALLS AT P1 LEVEL

3 PK5.02

ENLARGED PLAN

3/8" = 1'-0"



ADA STALL AT P2 LEVEL

2 PK5.02

ENLARGED PLAN

3/8" = 1'-0"

NOTE:
FOR BALANCE OF INFORMATION, SEE DETAIL (3/PK5.02)

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PARKING DETAILS

Sheet Title

Scale

Proj #: 1919 DRAWN BY: HJ

Sheet Size: 30 x 42

PK5.02

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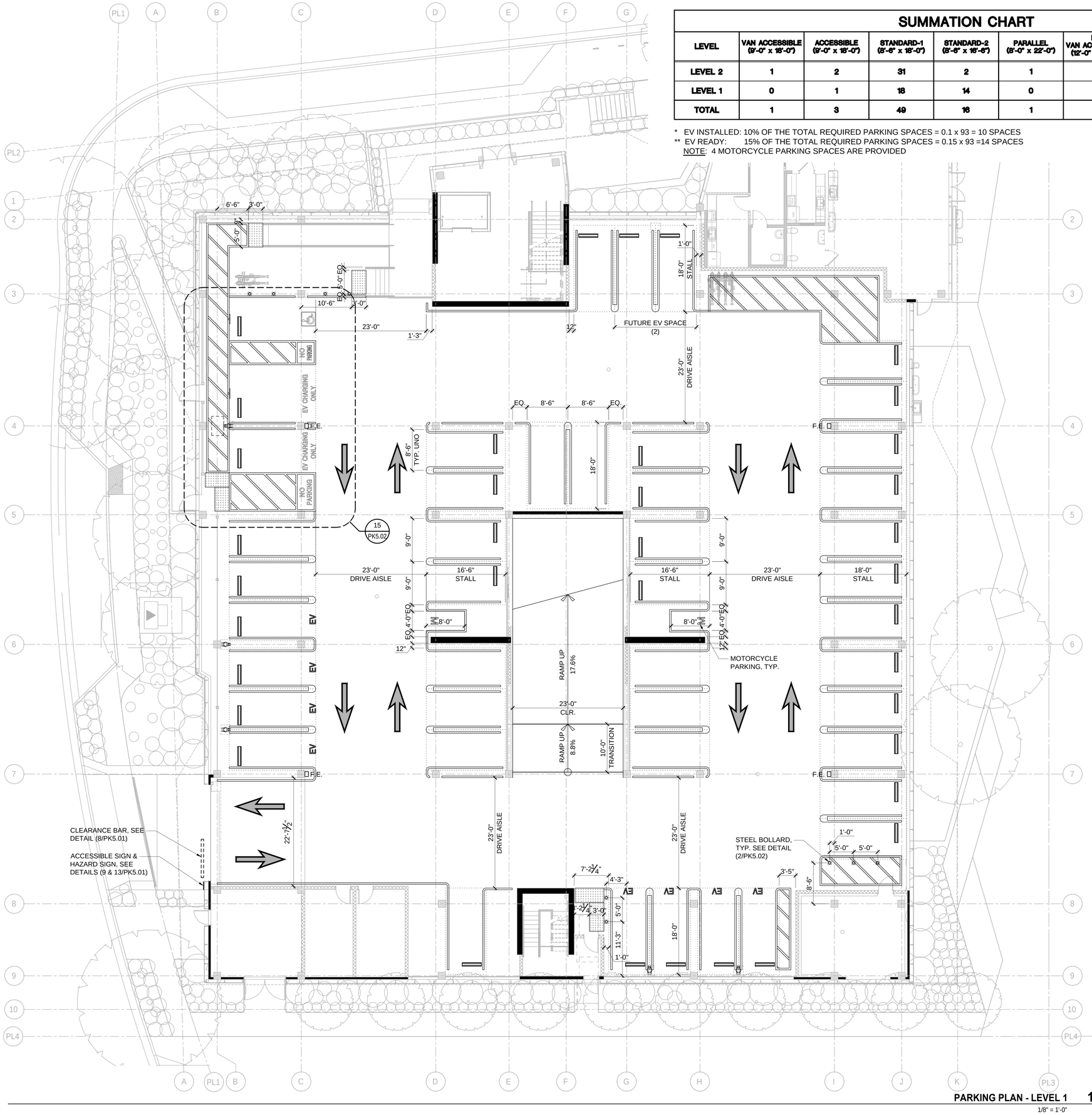
SUMMATION CHART

LEVEL	VAN ACCESSIBLE (9'-0" x 18'-0")	ACCESSIBLE (9'-0" x 18'-0")	STANDARD-1 (8'-6" x 18'-0")	STANDARD-2 (8'-6" x 16'-6")	PARALLEL (8'-0" x 22'-0")	EV VAN ACCESSIBLE (12'-0" x 18'-0")	EV ACCESSIBLE (9'-0" x 18'-0")	EV (8'-6" x 18'-0")	EV READY (8'-6" x 18'-0")	TOTAL
LEVEL 2	1	2	31	2	1	0	0	0	12	49
LEVEL 1	0	1	18	14	0	1	1	8	2	45
TOTAL	1	3	49	16	1	1 *	1 *	8 *	14 **	94

* EV INSTALLED: 10% OF THE TOTAL REQUIRED PARKING SPACES = 0.1 x 93 = 10 SPACES
** EV READY: 15% OF THE TOTAL REQUIRED PARKING SPACES = 0.15 x 93 =14 SPACES
NOTE: 4 MOTORCYCLE PARKING SPACES ARE PROVIDED



PARKING PLAN - LEVEL 1 1
1/8" = 1'-0"

NOTES:

1. PAINT STRIPING IS TO BE 1'-0" AWAY FROM ALL CURBS, WALLS AND COLUMNS, TYPICAL. SEE DETAIL **(1/PK5.01)** FOR TYPICAL ILLUSTRATION.
2. STANDARD STALL - TYPE 1: 8'-6" x 18'-0"
   STANDARD STALL - TYPE 2: 8'-6" x 16'-6"
   ACCESSIBLE STALL: 9'-0" x 18'-0"
   VAN ACCESSIBLE STALL: 9'-0" x 18'-0"
   EV ACCESSIBLE STALL: 9'-0" x 18'-0"
   EV VAN ACCESSIBLE: 12'-0" x 18'-0"
3. FOR ARROW AND TEXT TEMPLATES, SEE SHEET **PK5.01**
4. WHEN PARKING STALLS ARE BETWEEN COLUMNS, THE STALLS ARE EQUALLY SPACED BETWEEN THE COLUMNS, U.N.O.
5. WHEN ADJACENT STALLS ARE NOT PARALLEL TO EACH OTHER, THE BACK CORNER OF THE STALLS ARE POSITIONED SO THAT NO ONE STALL EXTENDS THROUGH ANOTHER STALL'S LEGAL AREA.

LEGEND

- INDICATES INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE DETAIL **(5/PK5.01)**
- INDICATES ACCESSIBLE PARKING SIGN. SEE DETAIL **(10&11/PK5.01)**
- F.E. FIRE EXTINGUISHER IN CABINET, FOR CONNECTION. SEE DETAIL **(5/PK6.02)**
- INDICATES WHEEL STOP, SEE DETAIL **(4/PK5.01)**
- INDICATES STALL STRIPE, SEE DETAIL **(2/PK5.01)** FOR STRIPING DETAILS.
- INDICATES PARKING DIRECTION ARROWS. SEE DETAIL **(1/PK5.01)** FOR STRIPING DETAILS.
- INDICATES DETECTABLE WARNING STRIP, SEE DETAIL **(14/PK5.01)**
- INDICATES STEEL BOLLARD, SEE DETAIL **(2/PK5.02)**
- INDICATES EV CHARGING STATION, SEE ELECTRICAL DRAWINGS.
- INDICATES FUTURE EV CHARGING STATION, SEE ELECTRICAL DRAWINGS.

TRUE NORTH / PROJECT NORTH

2/3/2021 4:27:10 PM

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GREYSTAR

Entitlement architect

HELLER MANUS ARCHITECTS

Consultant

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WATRY DESIGN, INC.

MENLO PORTAL OFFICE

104 CONSTITUTION DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	08.27.20
	DD 100%	09.24.20
	CD1	10.29.20
	GMP	02.18.21

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PARKING PLAN - LEVEL 1

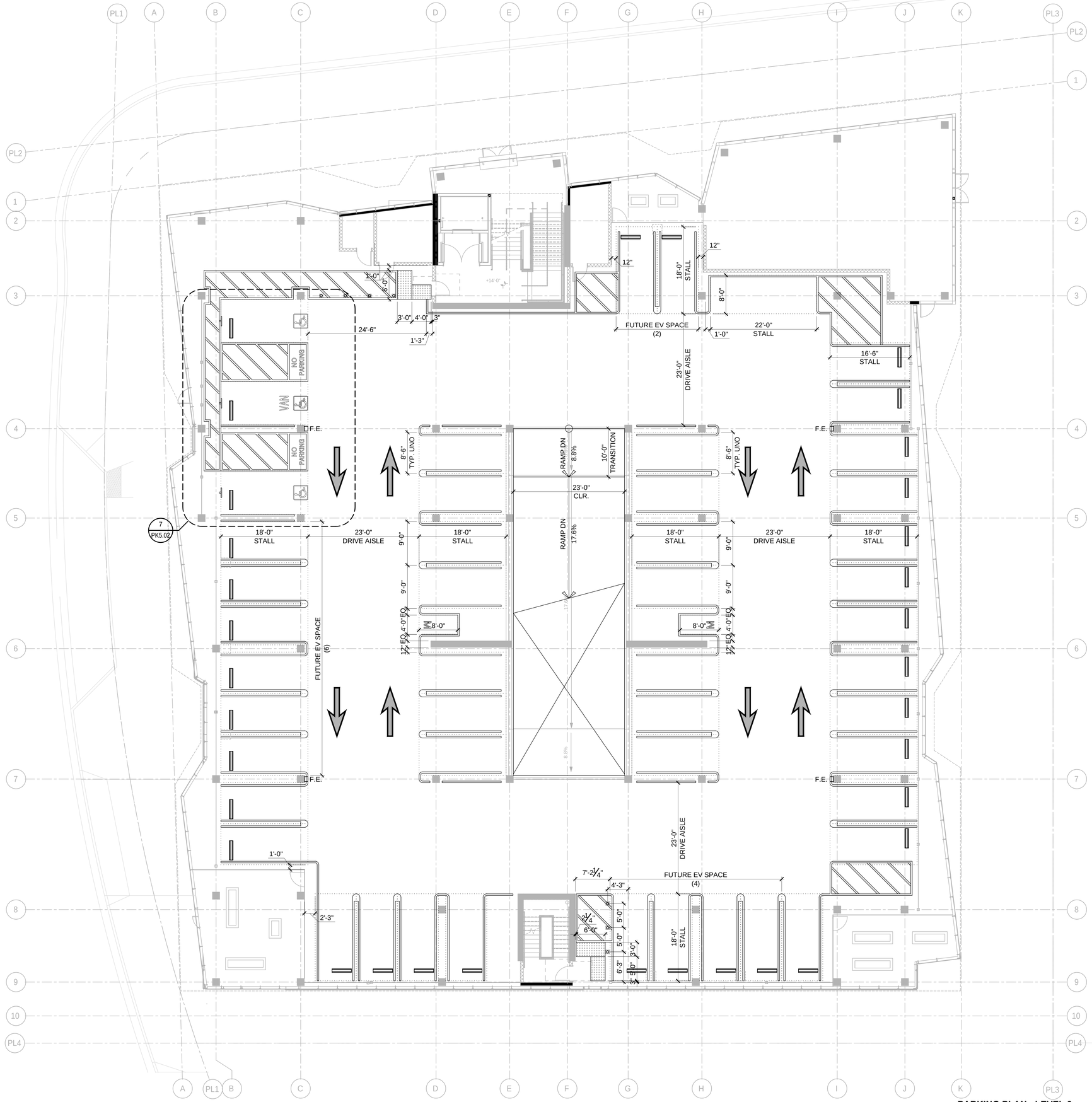
Sheet Title

Scale 1/8" = 1'-0"

Proj # 2013 DRAWN BY XX

Sheet Size: 30 x 42

PK2.01



PARKING PLAN - LEVEL 2 1

1/8" = 1'-0"

NOTES:

1. FOR BALANCE OF NOTES AND LEGEND, SEE SHEET PK2.01.

ARCHITECTURE

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Entitlement architect

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MENLO PORTAL OFFICE

104 Constitution Drive, Menlo Park, CA

Rev	Issue	Date
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	DD 100%	09.24.20
	CD1	10.29.20
	GMP	02.18.21

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PARKING PLAN - LEVEL 2

Sheet Title

Scale 1/8" = 1'-0"

Proj # 2013 DRAWN BY XX

Sheet Size: 30 x 42

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PK2.02

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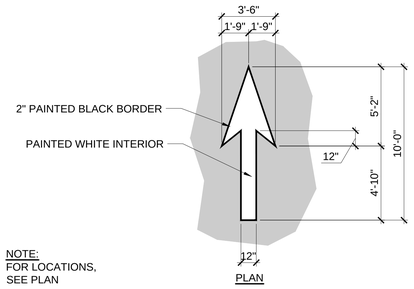
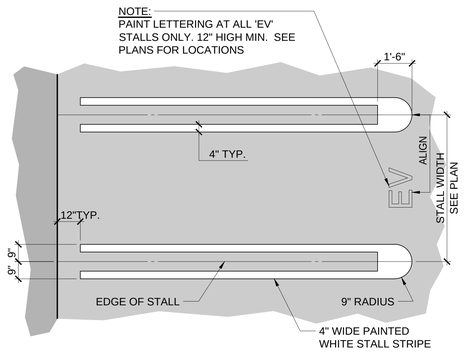


CALTRANS TYPE I (10) ARROW

1 PK5.01 STRAIGHT ARROW

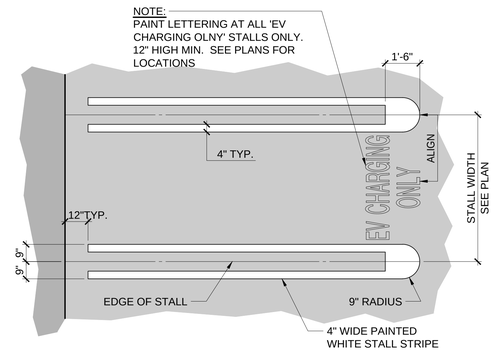
1/4" = 1'-0"



AT CLEAN AIR/VANPOOL/EV STALL

2 PK5.01 STALL STRIPE PLAN

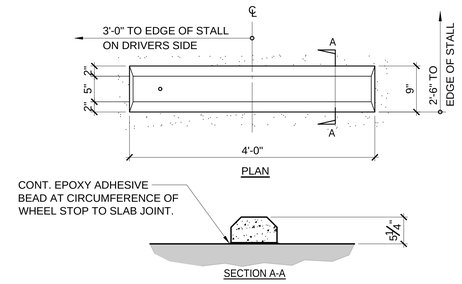
3/8" = 1'-0"



AT EV CHARGING STALL

3 PK5.01 STALL STRIPE PLAN

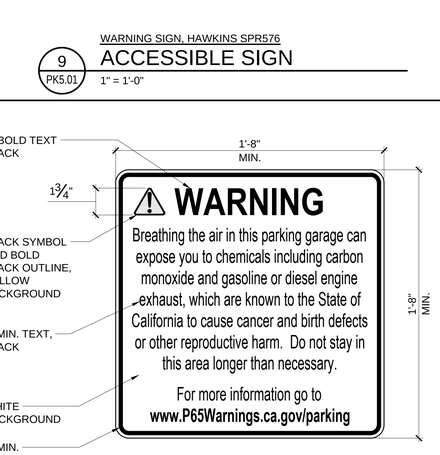
3/8" = 1'-0"



PRECAST CONCRETE

4 PK5.01 WHEEL STOP

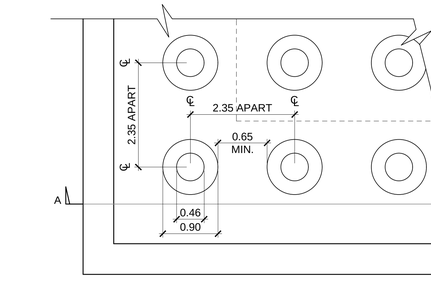
1" = 1'-0"



ACCESSIBLE STALL MARKING

5 PK5.01 ACCESSIBLE MARK

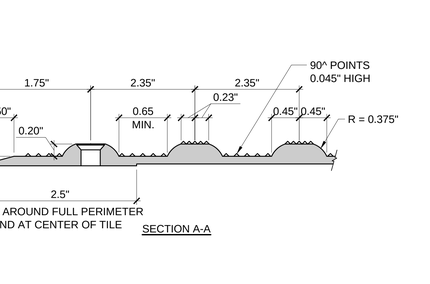
3/4" = 1'-0"



PARKING, (HAWKINS HR99C)

10 PK5.01 ACCESSIBLE SIGN

N.T.S.



7 PK5.01 PIPE PROTECTION PL.

1" = 1'-0"

ELEVATION

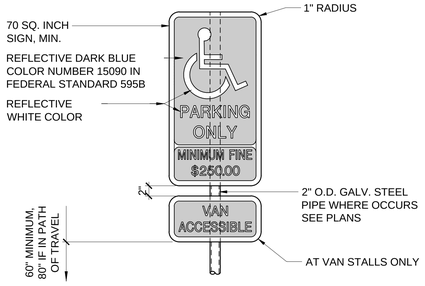
8 PK5.01 CLEARANCE BAR

3/4" = 1'-0"

WARNING SIGN, HAWKINS SPR576

9 PK5.01 ACCESSIBLE SIGN

1" = 1'-0"

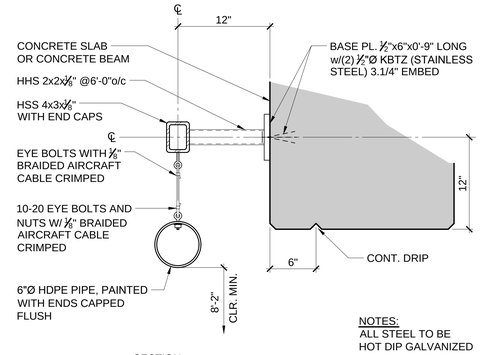


VAN PARKING, (HAWKINS HR99C w/ HR99A)

11 PK5.01 VAN ACCESSIBLE SIGN

N.T.S.

NOTE:
FOR BALANCE OF
INFORMATION,
SEE DETAIL (10/PK5.01)



NOTES:
ALL STEEL TO BE
HOT DIP GALVANIZED

SECTION

13 PK5.01 CLEARNCE BAR

1 1/2" = 1'-0"

AT GROUND LEVEL ENTRANCES

13 PK5.01 HAZARD SIGN

N.T.S.

TRUCENCATED DOME/ADHESIVE

14 PK5.01 DETECTABLE WARNING STRIP

1" = 1"

2/12/2021 4:27:10 PM

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Entitlement architect

HELLER MANUS ARCHITECTS

Consultant

Architects • Engineers • Parking Planners

WATRY DESIGN, INC.

MENLO PORTAL OFFICE

104 Constitution Drive, Menlo Park, CA

Rev	Issue	Date
	SD 100%	08.27.20
	DD 100%	09.24.20
	CD1	10.29.20
	GMP	02.18.21

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PARKING DETAILS

Sheet Title

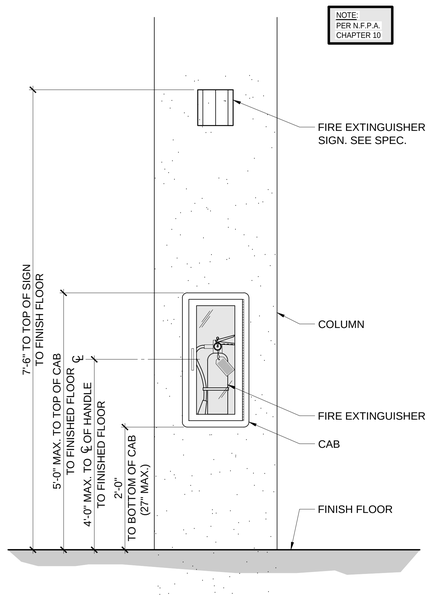
Scale: As Indicated

Proj #: 2013 DRAWN BY: XX

Sheet Size: 30 x 42

TRUE NORTH / PROJECT NORTH

PK5.01

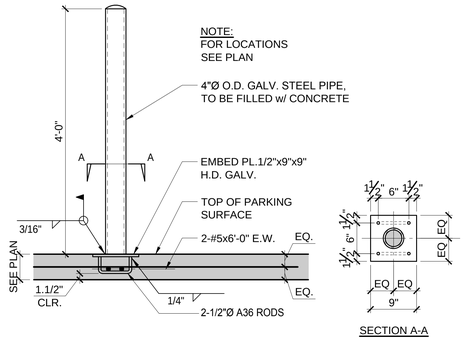


MOUNTING HEIGHT/COLUMN OR WALL

5 PK5.02

FIRE EXTINGUISHER

1" = 1'-0"

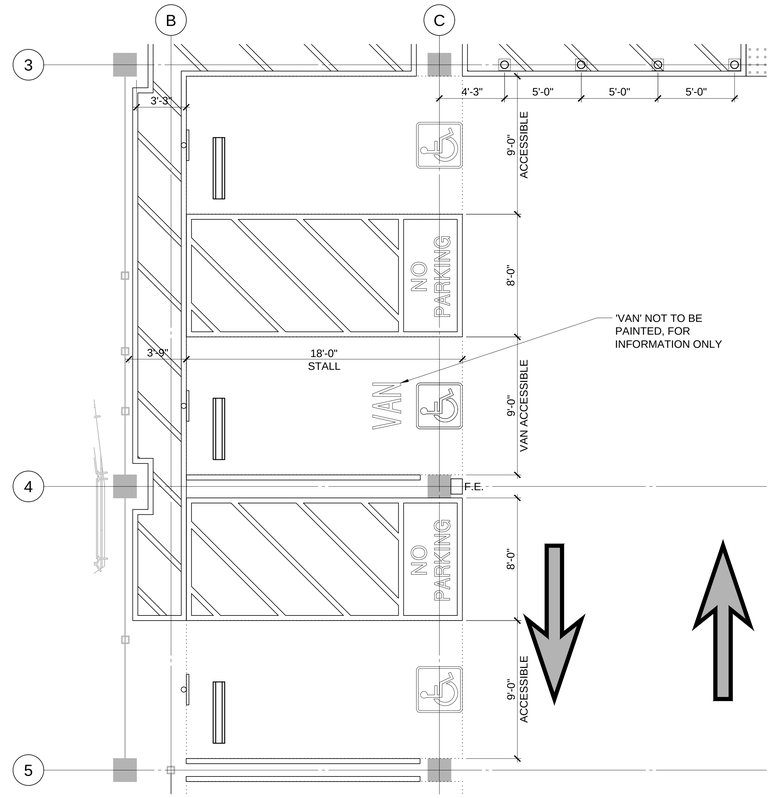


AT S.O.G. AND ELEVATED SLABS

2 PK5.02

STEEL BOLLARD

1" = 1'-0"



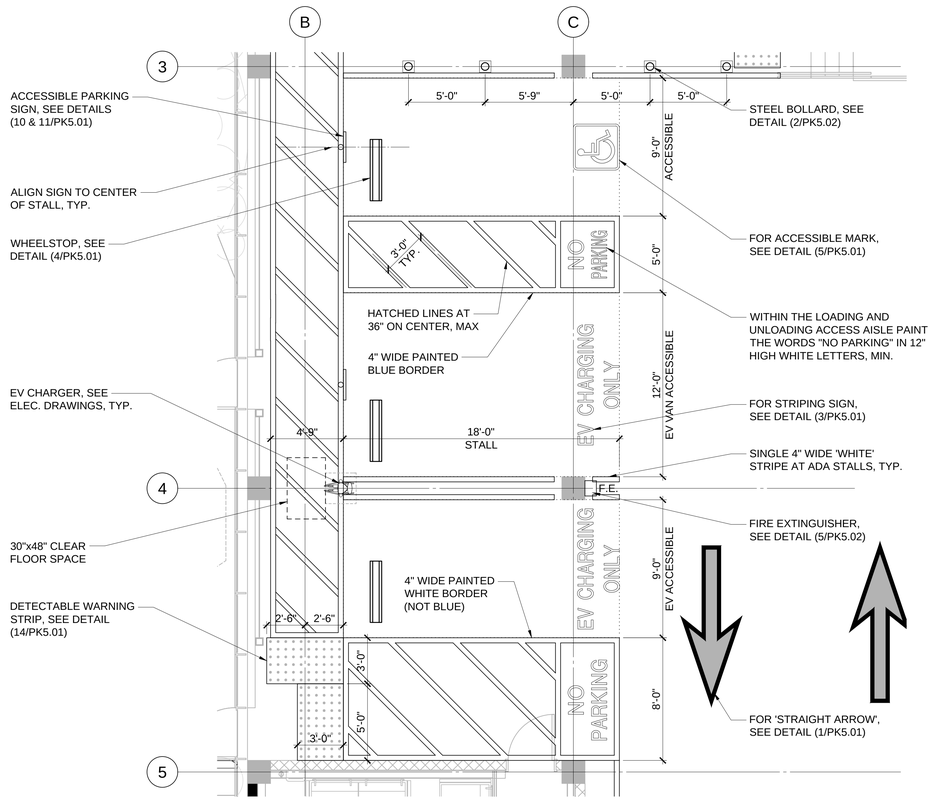
NOTE:
FOR BALANCE OF INFORMATION,
SEE DETAIL (15/PK5.02)

ACCESSIBLE STALLS AT LEVEL 2

7 PK5.02

ENLARGED PLAN

1/4" = 1'-0"



ACCESSIBLE STALLS AT LEVEL 1

15 PK5.02

ENLARGED PLAN

1/4" = 1'-0"

TRUE NORTH

PROJECT NORTH

2/12/2021 4:27:10 PM

ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Entitlement architect

HELLER MANUS ARCHITECTS

Consultant

Architects • Engineers • Parking Planners

WATRY DESIGN, INC.

MENLO PORTAL OFFICE

104 CONSTITUTION DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	08.27.20
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	GMP	02.18.21

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PARKING DETAILS

Sheet Title

Scale: As Indicated

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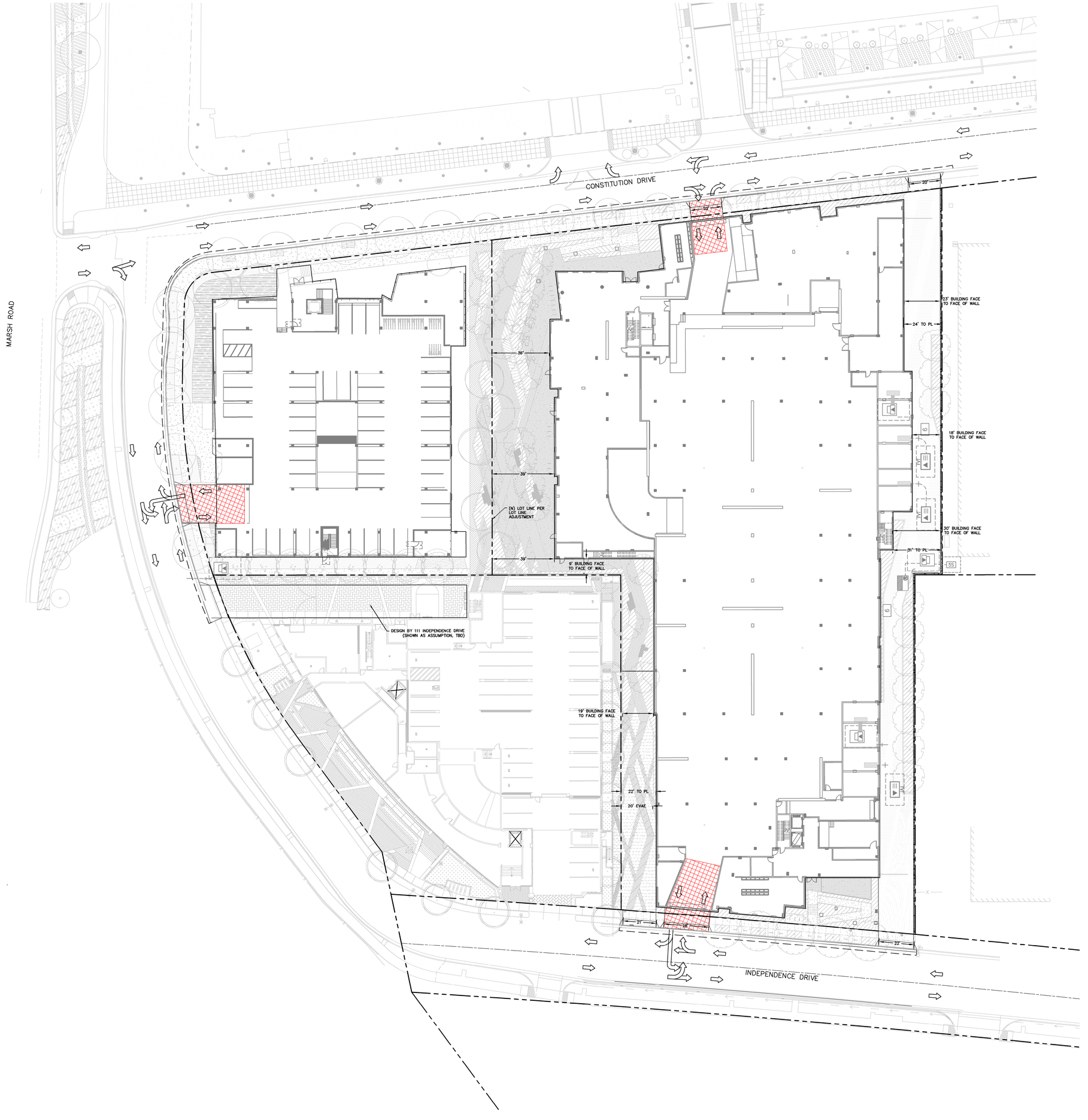
Sheet Size: 30 x 42

PK5.02



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SIGHT TRIANGLE
- VEHICULAR MOVEMENT
- GARAGE ENTRYWAY
- (N) CONC. DRIVEWAY

ABBREVIATIONS

(N)	NEW
STD	STANDARD
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

NOTES

1– SIGHT DISTANCE TRIANGLE AT DRIVEWAYS ARE IN COORDINATION WITH THE CITY OF MENLO PARK, AND WILL BE SHOWN AT A LATER DATE.

GRAPHIC SCALE
20 0 20 40

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SAN FRANCISCO
CA 94103
P. (415) 677-0966

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CONSULTANT

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

1919-MENLO-PORTAL
SB 330 SUBMITTAL
110 & 115 CONSTITUTION DRIVE, MENLO
PARK 94025

REV.	ISSUE	DATE
	SB330	06.02.20

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VEHICULAR CIRCULATION PLAN

SHEET TITLE

SCALE 1"=20'

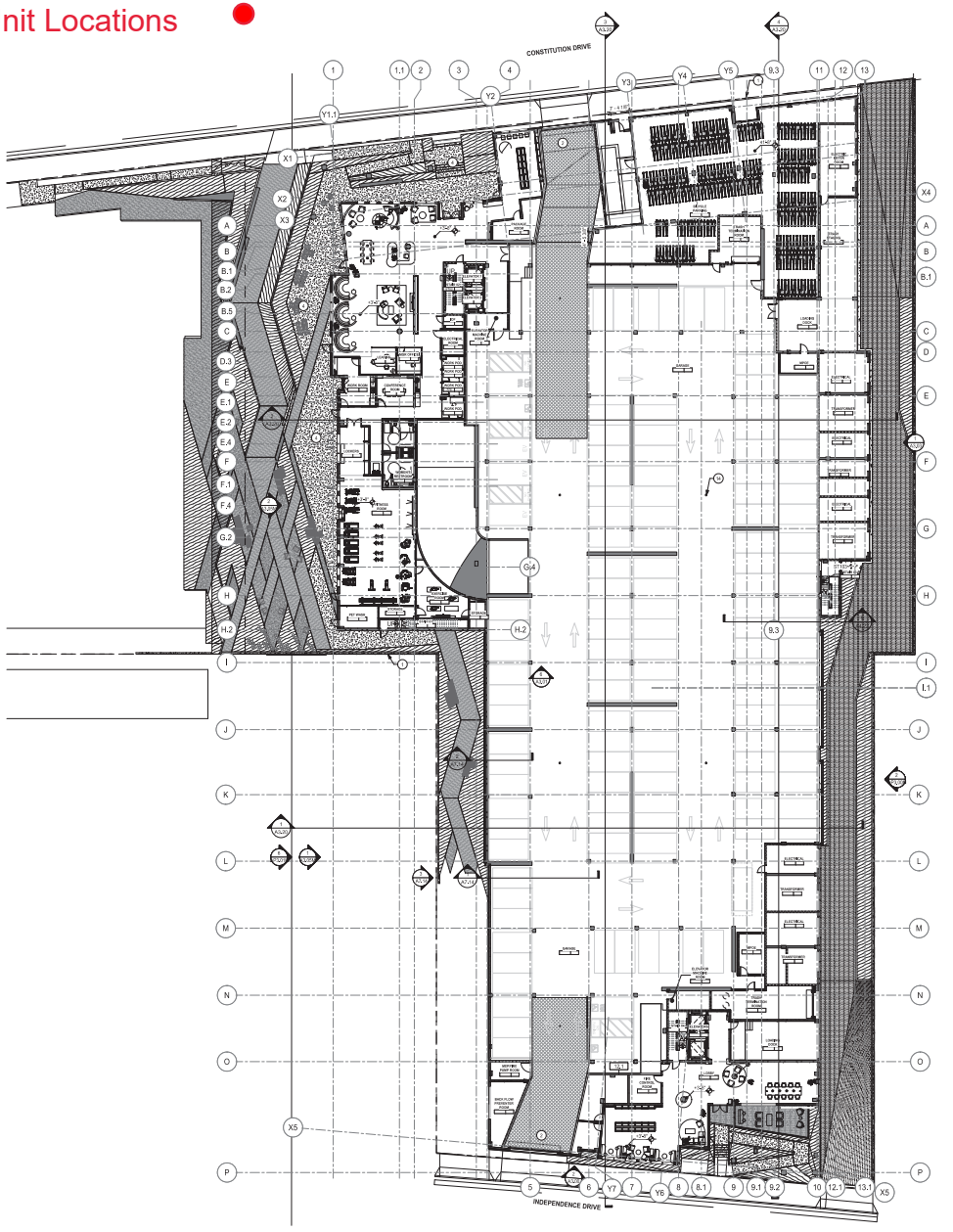
PROJ #.181256 DRAWN BY GAR

SHEET SIZE 36 x 48

VC-1

3/10/2020 5:26:47 PM

Proposed BMR Unit Locations



SITE PLAN - FLOOR 1 1

1/16" = 1'-0"

GENERAL NOTES

A. SEE PLAN B FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.00 AND A0.01 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.01 - A0.07 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/8" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

I. ROOF SLOPE SHALL BE 3/8"FT. MIN. U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS, REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-124 OR 11B-406, (3) ARE MINIMUM 48" IN WIDTH, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11A OR 11B-405 PER CBC 11A & 11B-303.3

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.L.D.
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.L.D.
6. BACKFLOW PREVENTER, S.C.D.
7. FIRE PIV, S.C.D., & SEE C.P.D.
8. ELECTRICAL TRANSFORMER, S.E.D.
9. BELOW GRADE ELECTRICAL TRANSFORMER, S.E.D.
10. AIR CONDITIONING UNITS, S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL, S.L.D.
13. ROOF DECK/TERRACE, S.L.D.
14. GARAGE DRAIN S.P.D.
15. MECHANICAL SCREEN
16. SOLAR PANELS

LEGEND

NOTE: SEE A0.02 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.2.D.
- CONCRETE WALL/COLUMN, S.3.D.
- 1-HOUR FIRE BARRIER (60 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR)
- 2-HOUR FIRE BARRIER (90 MIN OPENING PROTECTION)
- 1-HOUR FIRE BARRIER
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

BDE ARCHITECTURE
934 Howard Street
San Francisco
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GREYSTAR

ENTITLEMENT ARCHITECT

HMA HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

Δ	Issue	Date
	05-1	10.23.19
	05-2	11.21.19
	05-3	12.19.19
	05-4	01.23.20
	05-5	03.16.20
	05-6	05.14.20
	05-7	07.23.20

STAMP

SITE PLAN
FLOOR 1

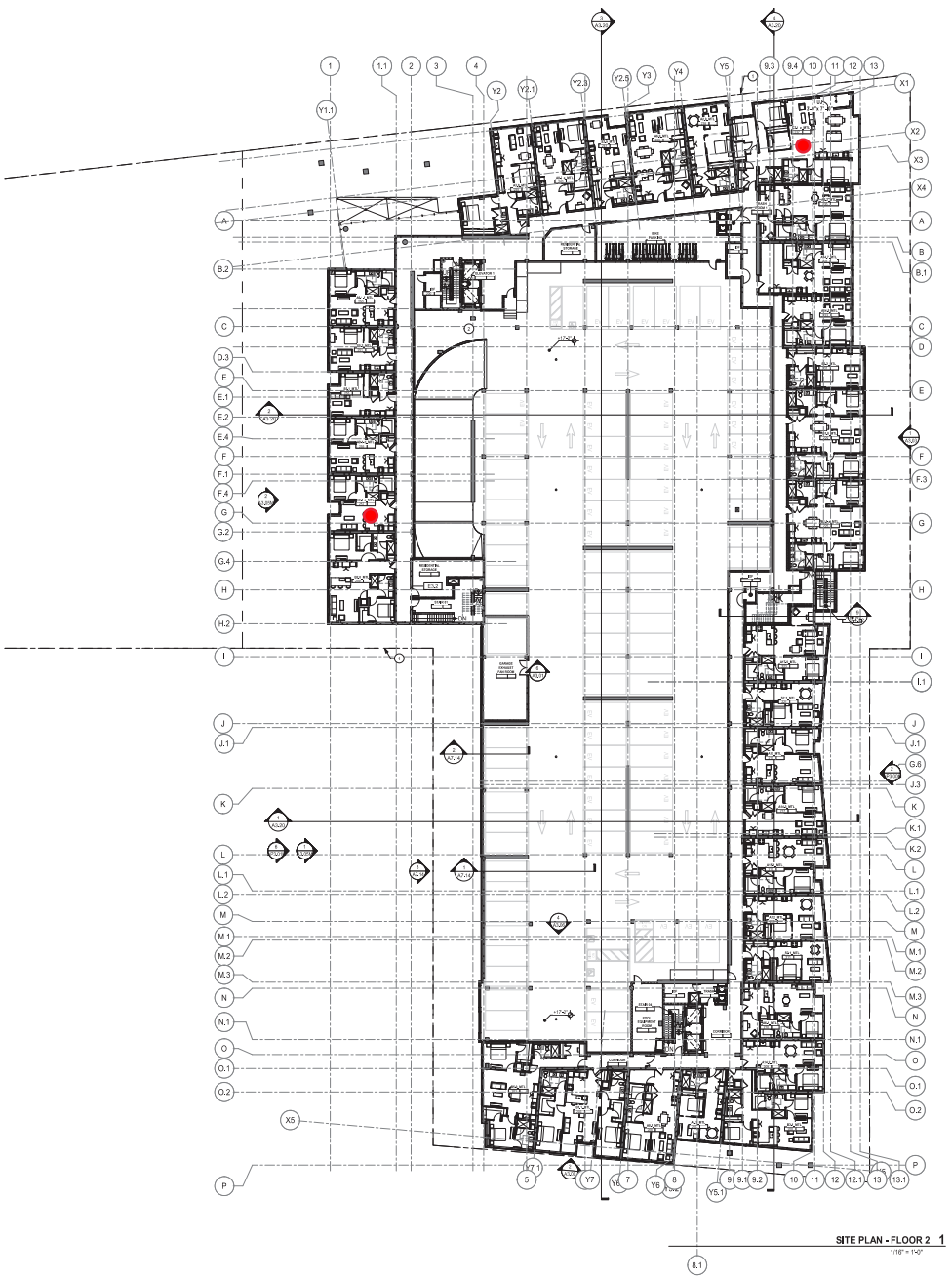
Sheet Title

Sheet

Date: 8. 19 20 Drawn by: XX

Project Name: 05.14.20

A1.00



SITE PLAN - FLOOR 2 1
1/16" = 1'-0"

GENERAL NOTES

A. SEE PLANS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE TIME GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.20 AND A0.21 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.40 - A0.47 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 14" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

I. ROOF SLOPE SHALL BE 3/8"FT. MIN. U.O.N.

J. REFER TO THE 18" AND 14" PLANS FOR THE DOOR TAGS, REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND TIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 1115A OR 1116-B8, (3) ARE MINIMUM 48" IN WIDTH, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 1114A OR 1116-B8, PER CBC 1113A & 1116-B2.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.L.D.
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.L.D.
6. BACKFLOW PREVENTER, S.C.D.
7. EXISTING FCD, S.C.D. & SEE F.P.D
8. ELECTRICAL TRANSFORMER, S.C.D.
9. BELOW GRADE ELECTRICAL TRANSFORMER, S.C.D.
10. AIR CONDENSING UNITS, S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL, S.L.D.
13. ROOF DECKTERRACE, S.L.D.
14. GARAGE DRAIN S.P.D
15. MECHANICAL SCREEN
16. SOLAR PANELS

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- GWU WALL, S.C.D.
- CONCRETE WALL/COLUMN, S.C.D.
- 1-HOUR FIRE BARRIER (60 MIN OPENING PROTECTION, EXCEPT FOR (5) MIN @ CORRIDOR)
- 2-HOUR FIRE BARRIER (90 MIN OPENING PROTECTION)
- 3-HOUR FIRE BARRIER
- INDICATES 5'-7" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

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HM HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV.	ISSUE	DATE
	SD-1	10.03.19
	SD-2	11.21.19
	SD-3	12.19.19
	DC-1	01.23.20
	DC-2	03.12.20
	CD-1	05.14.20
	CD-2	07.23.20

STAMP

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SITE PLAN
FLOOR 2

SHEET TITLE

SHEET

FILE NO. 1919 DRAWN BY XX

SHEET SIZE 36 x 48

A1.01

SITE PLAN - FLOOR 3 1
1/16" = 1'-0"

GENERAL NOTES

A. SITE PLAN (S) FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.30 AND A0.31 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.40 - A0.47 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

I. ROOF SLOPE SHALL BE 1/8"PT. MIN. U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS, REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE VERIFIED BY THE INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONSTRUCTED TO BE ACCESSIBLE (I.E. CURB RAMPS AT CROSSINGS) AND SHALL INCLUDE CURB RAMPS COMPLYING WITH CBC 11134.DR 1134-6B (S) ARE MINIMUM 48" IN WIDTH AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11134.DR 1134-6(B) PER CBC 1113 & 1134.2(C).4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEH.SOLAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE. S.J.D.
4. LANDSCAPED AREA. S.J.D.
5. CONCRETE CURB & SIDEWALK. S.C.D. & S.J.D.
6. BACKFLOW PREVENTER. S.C.D.
7. EXISTING FCO. S.C.D. & SEE F.A.O
8. ELECTRICAL TRANSFORMER. S.J.D.
9. BELOW GRADE ELECTRICAL TRANSFORMER. S.E.D.
10. AIR CONDENSING UNITS. S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL. S.J.D.
13. ROOF DECK/TERRACE. S.J.D.
14. GARAGE DRAIN S.P.D
15. MECHANICAL SCREEN
16. SOLAR PANELS

LEGEND

NOTE: SEE A15.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL. S.R.D.
- CONCRETE WALL/COLUMN. S.S.D.
- 1-HOUR FIRE BARRIER (60 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR)
- 2-HOUR FIRE BARRIER (90 MIN OPENING PROTECTION)
- 3-HOUR FIRE BARRIER
- INDICATES 9'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

0' 16' 32'

TRUE NORTH PROJECT NORTH

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ENTITLEMENT ARCHITECT

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1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

Δ	Issue	Date
	65-1	10.23.19
	65-2	11.21.19
	65-3	12.19.19
	65-4	01.23.20
	65-5	03.13.20
	65-6	05.14.20
	65-7	07.23.20

STAMP

SITE PLAN
FLOOR 3

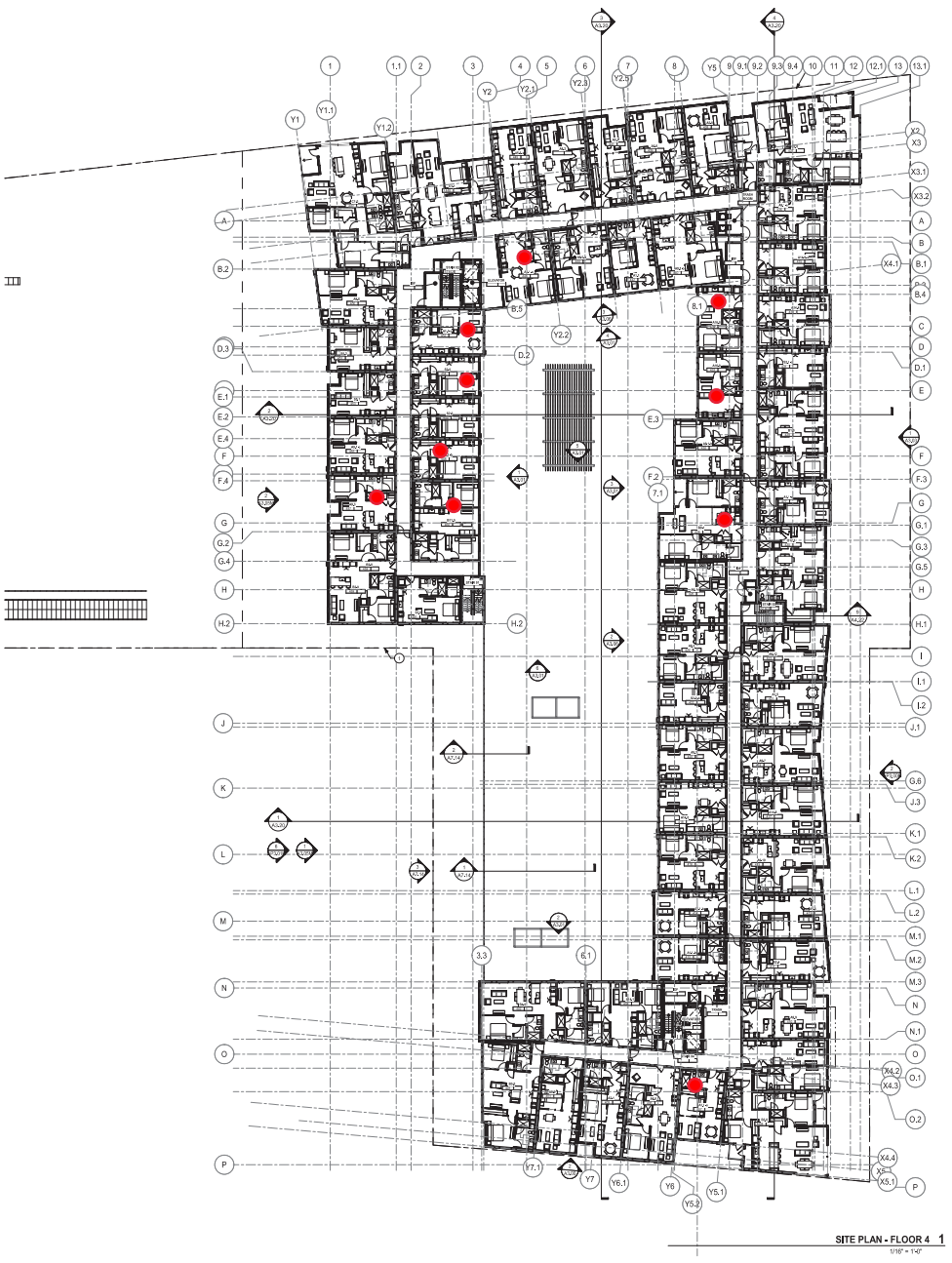
Sheet Title

Sheet

Date & Issue

Drawn Scale

A1.02



SITE PLAN - FLOOR 4 1
1/16" = 1'-0"

GENERAL NOTES

A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.05 AND A0.11 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.61 - A0.67 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

I. ROOF SLOPE SHALL BE 3/4"/FT. MIN. U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS, REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE SET BY THE INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONSTRUCTED TO PROVIDE SLOPE AND CROSS SLOPE NOT EXCEEDING 2% AND CURB RAMPS OR GARAGE RAMPS COMPLYING WITH SEC. 1124.5R, 1127B.5R (1:12) ARE MINIMUM 48" IN WIDTH, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 1114A OR 11B-405, PER CBC 1113A & 11B-202.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.J.D.
4. LANDSCAPED AREA, S.J.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.J.D.
6. BACKFLOW PREVENTER, S.C.D.
7. EXISTING FCO, S.C.D. & SEE K.P.D
8. ELECTRICAL TRANSFORMER, S.E.D.
9. BELOW GRADE ELECTRICAL TRANSFORMER, S.E.D.
10. HP CONDENSING UNITS, S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL, S.J.D.
13. ROOF DECK/TERRACE, S.J.D.
14. GARAGE DRAIN S.P.D
15. MECHANICAL SCREEN
16. SOLAR PANELS

LEGEND

NOTE: SEE A1.05 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER (65 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR)
- 2-HOUR FIRE BARRIER (90 MIN OPENING PROTECTION)
- 2-HOUR FIRE BARRIER
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

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HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

Mark	Date
00-1	10.03.19
00-2	11.21.19
00-3	12.19.19
00-4	01.23.20
00-5	03.13.20
00-6	05.14.20
00-7	07.23.20

STAMP

SITE PLAN
FLOOR 4

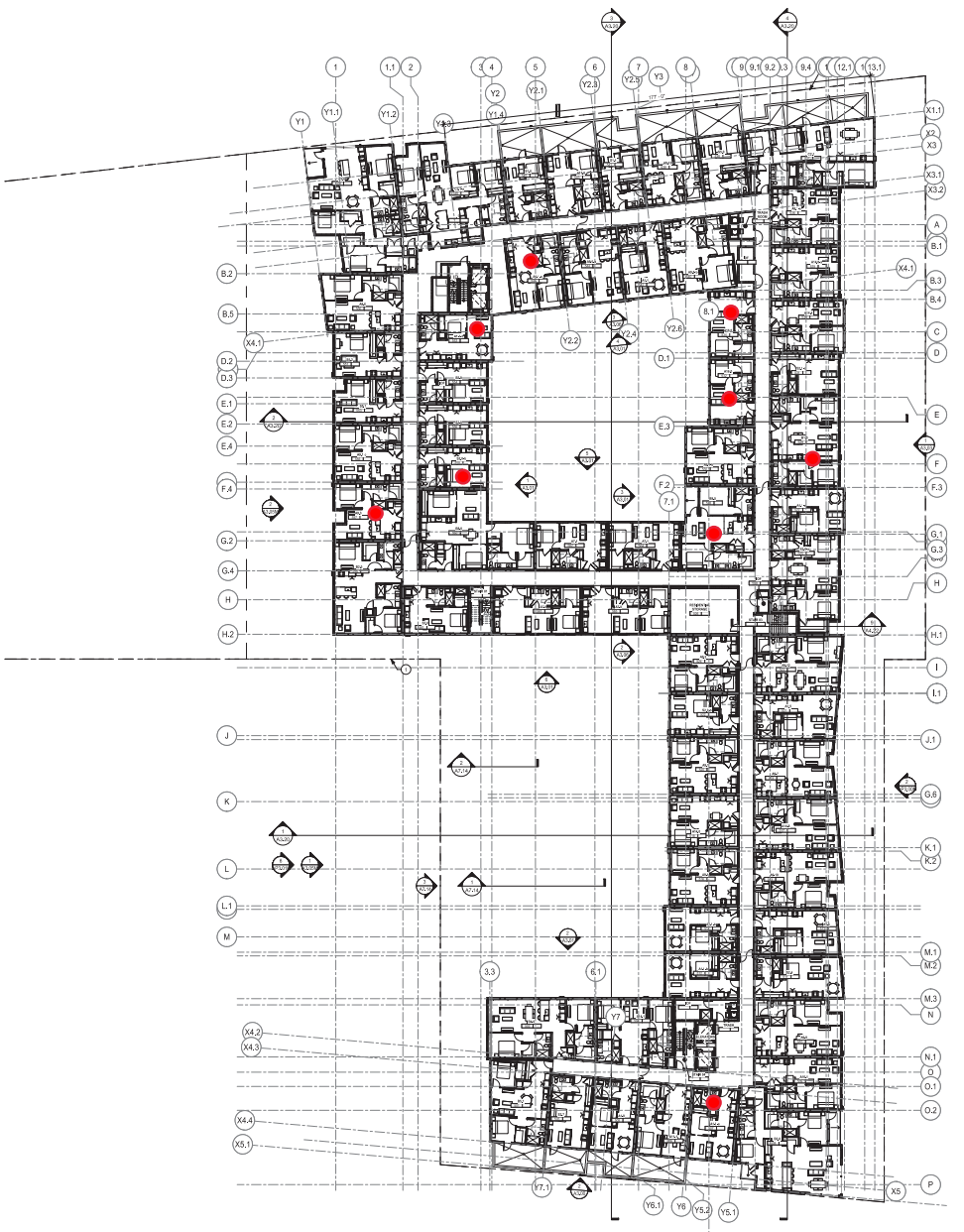
Sheet Title

Sheet

Date: 8. 19 20 issued by XX

Drawn Scale: as s.s.d

A1.03



SITE PLAN - FLOOR 5 1
1/16" = 1'-0"

GENERAL NOTES

A. SITE PLANS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE/TREE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.20 AND A0.21 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.40 - A0.47 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

I. ROOF SLOPE SHALL BE 3/8"/FT. MIN. U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS. REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND APPROVED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 5% RUNNING SLOPE IN ELEVATION, OR PROVIDE RAMPS WHERE THE SLOPE EXCEEDS 5%, AND (3) HAVE A WIDTH THAT ARE MINIMUM 48" IN WIDTH, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11A OR 11B-405; PER CBC 113A & 11B-206.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.L.D.
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.J.D.
6. BACKFLOW PREVENTER, S.C.D.
7. EXISTING FCO, S.C.D. & SEE F.P.D
8. ELECTRICAL TRANSFORMER, S.E.D.
9. BELOW GRADE ELECTRICAL TRANSFORMER, S.E.D.
10. AIR CONDENSING UNITS, S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL, S.J.D.
13. ROOF DECK/TERRACE, S.L.D.
14. GARAGE DRAIN S.P.D
15. MECHANICAL SCREEN
16. SOLAR PANELS

LEGEND

NOTE: SEE A1.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.D.D.
- CONCRETE WALL/COLUMN, S.D.D.
- 1-HOUR FIRE BARRIER (63 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR)
- 2-HOUR FIRE BARRIER (90 MIN OPENING PROTECTION)
- 3-HOUR FIRE BARRIER
- INDICATES 8'-0" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

0' 16' 32'

TRUE NORTH | PROJECT NORTH

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HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

Δ	Issue	Date
	02-1	10.23.19
	02-2	11.21.19
	02-3	12.19.19
	02-4	01.23.20
	02-5	01.31.20
	02-6	03.14.20
	02-7	05.14.20
	02-8	07.23.20

STAMP

SITE PLAN
FLOOR 5

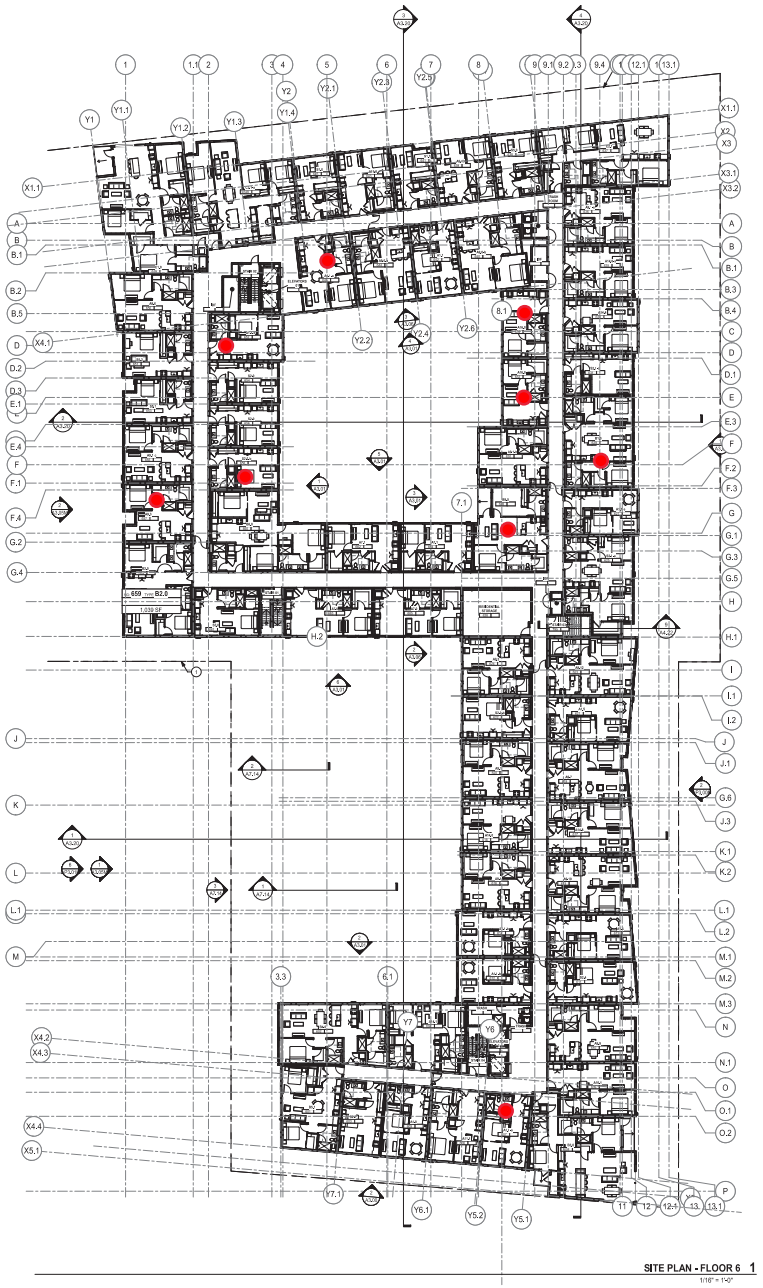
Sheet Title

Sheet

Date & Issue: 10.23.19 ISSUED BY XX

Drawn Scale: As Noted

A1.04



SITE PLAN - FLOOR 6 1
1/16" = 1'-0"

GENERAL NOTES

A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.20 AND A0.21 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.40 - A0.41 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

I. ROOF SLOPE SHALL BE 1/8"PT, MIN. U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS. REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 10" CHANGES IN ELEVATION, OR PROVIDE RAMPS OR LIFTS, AND (3) HAVE A MINIMUM 48" WIDTH AND MINIMUM 60" X 60" LANDINGS WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11144 OR 11B-405. PER CBC 11A & 11B-303.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S2.2L
4. LANDSCAPED AREA, S2.2L
5. CONCRETE CURB & SIDEWALK, S2.2L & S2.2L
6. BACKFLOW PREVENTER, S.C.O.
7. EXISTING FCO, S.C.O. & SEE FJP.D
8. ELECTRICAL TRANSFORMER, S.E.D.
9. RELOW GRADE ELECTRICAL TRANSFORMER, S.E.D.
10. AIR CONDENSING UNITS, S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL, S.J.D.
13. ROOF DECK/TERRACE, S.J.D.
14. GARAGE DRAIN S.P.D
15. MECHANICAL SCREEN
16. SOLAR PANELS

LEGEND

NOTE: SEE A0.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER (60 MIN. OPENING PROTECTION, EXCEPT FOR D MIN @ CORRIDOR)
- 2-HOUR FIRE BARRIER (90 MIN. OPENING PROTECTION)
- 1-HOUR FIRE BARRIER
- INDICATES 9x7' MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

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934 HOWARD STREET
San Francisco
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HMH HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

Mark	Date
00-1	10.03.19
00-2	11.21.19
00-3	12.19.19
01-1	01.23.20
00-2	03.16.20
01-1	05.14.20
01-2	07.23.20

STAMP

SITE PLAN
FLOOR 6

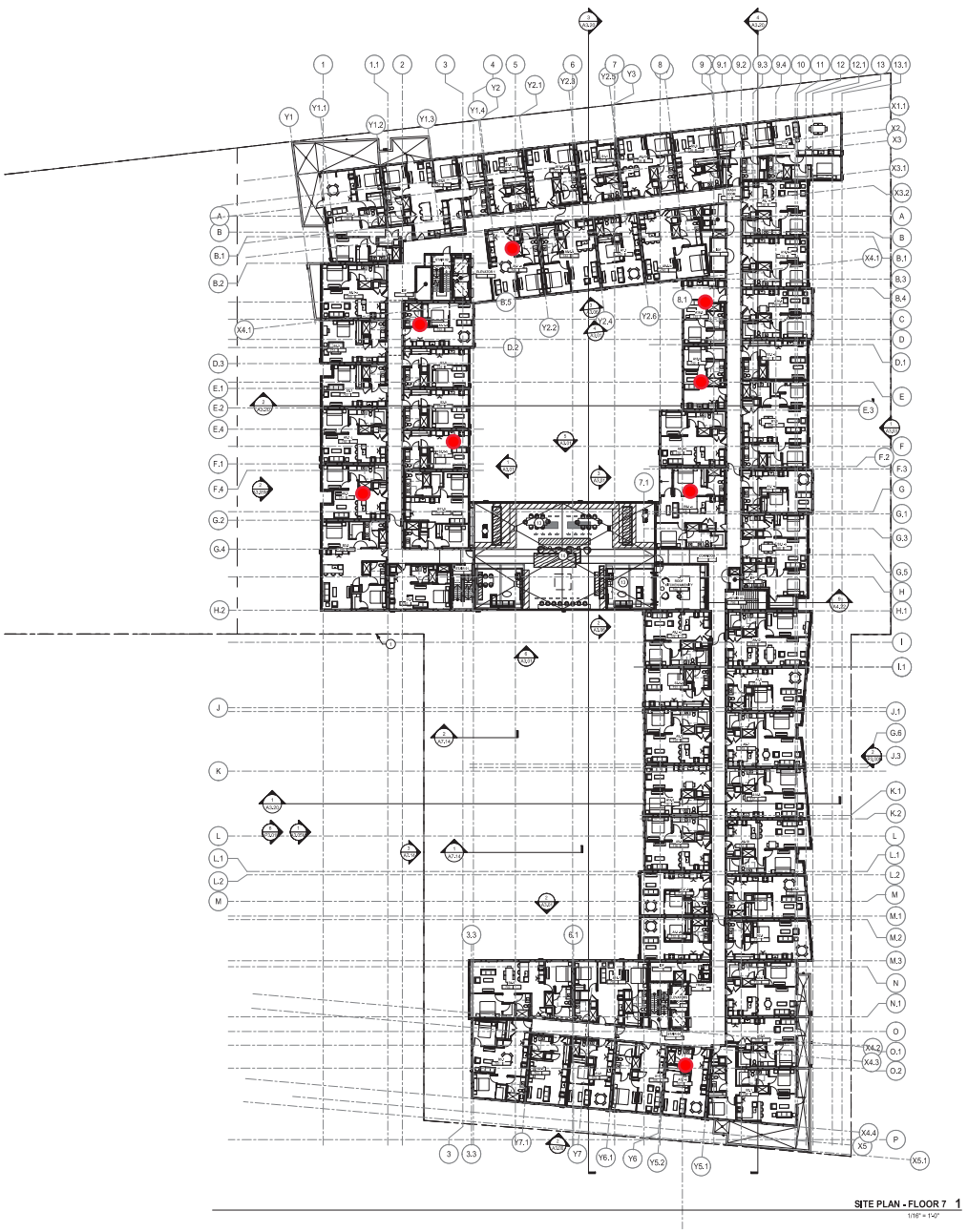
Sheet Title

Sheet

Date: 8. 19/19 DRAWN BY: DP

Drawn Scale: As shown

A1.05



SITE PLAN - FLOOR 7 1

1/16" = 1'-0"

GENERAL NOTES

A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FIRE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.00 AND A0.01 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.40 - A0.47 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

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SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.J.D.
4. LANDSCAPED AREA, S.J.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.J.D.
6. BACK-FLOW PREVENTER, S.C.D.
7. EXISTING FCO, S.C.D. & SEE F.2/D
8. ELECTRICAL TRANSFORMER, S.C.D.
9. BELOW GRADE ELECTRICAL TRANSFORMER, S.C.D.
10. AIR CONDENSING UNITS, S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL, S.J.D.
13. ROOF DECK/TERRACE, S.J.D.
14. GARAGE DRAIN S.P.D
15. MECHANICAL SCREEN
16. SOLAR PANELS

LEGEND

NOTE: SEE A1.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER 30 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR
- 2-HOUR FIRE BARRIER 90 MIN OPENING PROTECTION
- 3-HOUR FIRE BARRIER
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

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1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

Δ	Issue	Date
	65-1	10.23.19
	65-2	11.21.19
	65-3	12.19.19
	65-4	01.23.20
	65-5	03.13.20
	65-6	05.14.20
	65-7	07.23.20

STAMP

SITE PLAN
FLOOR 7

Sheet Title

Sheet

Date & 1919 revisions per GP

Drawn Name Job # 65

A1.06

June 30, 2021

City of Menlo Park
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Updated Project Description Letter
115 Independence Drive and 104 - 110 Constitution Drive

Dear Menlo Park Planning Division:

We are pleased to present this updated proposal that would deliver 335 new housing units to the Bayfront Area. As you may recall, we completed the 146-unit multifamily apartment project at 3645 Haven Avenue in 2017 and we look forward to working with you once again to help alleviate the housing and traffic crises in the area.

The proposed project, named "Menlo Portal," is located in the Bayfront Area of Menlo Park, north of Highway US 101 and east of Marsh Road. The project site is across 3 contiguous parcels at 104 Constitution Dr., 110 Constitution Dr. and 115 Independence Dr. The project proposes demolishing the existing office/industrial buildings on the 3 parcels that total approximately 64,832 square feet.

The proposed project is located in the R-MU-B zoning district within the General Plan. The Plan seeks to develop a new live/work/play environment in the M-2 area, and we believe this proposed project would advance that vision. Furthermore, this project proposes to deliver maximum residential density by using the bonus level development and BMR bonus provisions, which would bring much-needed new housing to the area.

As updated, the proposed project consists of 335 apartment units across a single new seven-story building (five floors of Type IIIA over two floors of Type IA) and an approximately 34,499 square foot commercial office building (three floors of Type IIIB). Our project will include 48 below market rate (BMR) units which will be evenly distributed throughout the project in accordance with Menlo Park guidelines. The residential building includes 320 vehicle parking stalls through a combination of a mechanical stacker system and self-parking and the commercial office building provides 94 parking spaces on two levels, all of it self-parked. The residential building would include two levels of above-grade podium garage with five-levels of residential units above, and would include residential amenities, roof decks, and an outdoor courtyard on the podium level. The commercial office building would incorporate roughly 3,790 square feet in total (comprised of ~1,600 square feet of interior retail / commercial space and approximately 2,190 square feet adjacent outdoor area) as a proposed neighborhood benefit space. Additionally, the project proposal incorporates an approximately 9,575 square feet of publicly accessible central plaza greenspace with seating and art between the residential and commercial office buildings from Constitution Drive to the north in order to improve pedestrian activity and accessibility throughout the area.

The context of the site is between Menlo Gateway Phase I which is approximately 135 feet high in the south and Menlo Gateway Phase II Parking Structure 2 which is approximately 90 feet high and Menlo Gateway Phase II Office Building 2 which is approximately 134 feet high to the north. In addition, the proposed development at 111 Independence is 85 feet high. The courtyard of our multifamily building which is approximately 30'-4" feet high opens out to a pedestrian

area below which runs adjacent to the proposed 55-foot high office building. The various built and proposed buildings in this area will provide a textured landscape appropriate for the context. We've identified an approximately 1,608 square foot area on the first floor of the commercial office building facing the publicly accessible open space that has been allocated as a potential neighborhood benefit space. Further details on this potential neighborhood benefit space are available in our team's community amenity proposal which was last updated in February 2021. In addition, the project is expected to include 48 below market rate units that will be equitably distributed throughout the project.

The timing of this project submittal has made it possible for our team to take advantage of initial feedback we received from Planning Commission on our Menlo Uptown project at 141 Jefferson Dr., 180 Constitution Dr. and 186 Constitution Dr. Additionally, our team has received several rounds of constructive feedback from Planning Commission (study sessions in July 2019 and January 2020) and the City's architectural consultant (April 2020) that has allowed us to improve the Menlo Portal project design over the last couple of years. Please note the following summary of major project changes that have been captured since July 2019:

- **Overall architectural**
  - 15 dwelling units added bringing total from 320 units to 335 units per City's BMR density bonus
  - Adjusted lot line between the office and residential buildings was shifted east towards the residential building by 5'-6"
- **Central plaza enhancements**
  - Improved "activation" of the plaza's edges by including residential amenity spaces, office amenity spaces, and outdoor dining areas along the perimeter of the project buildings
  - Added planting, spaces for public art and wayfinding features to draw the public into the site and informal seating areas invite visitors to linger rather than just passing through
- **Project open space**
  - Reallocated ~1,300 sq. ft. from public open space to common open space per City design review (May 2020)
- **Elevation / façade changes**
  - Updated façade treatment to confirm maximum 50% stucco
  - Updated stucco designation to clarify "smooth troweled finish"
  - Added material board w/ detailed material callouts
  - Updated commercial office building façade treatment to incorporate planting that obscures cars
- **Building massing / modulation**

  Residential
  - Updated residential building stepback, building projections, major and minor modulations based on clarification and discussion with the City (compliance)
  - Updated bay window projection into setback zone

  Office
  - Re-sized non-rectilinear modulation "notches" to address minor modulation requirements
  - Added seating element on office rooftop to provide 4' vertical modulation requirement
  - Incorporated massing adjustments at third level of the building

Our team's community outreach efforts have been foundational to the project development so far. In June 2019, we held our first formal community open house followed by two additional open houses in the Fall 2019. Our team has continued to meet with members of the community virtually as well since the outbreak of COVID and has solicited constructive feedback on topics ranging from neighborhood amenity space to public art to the proposed BMR program. Of particular note are discussions our team has held recently with All Five, a seasoned Belle Haven-based early

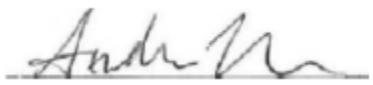
childhood education operator to learn more about the significant need for childhood education in the Belle Haven and neighboring communities. Based on these conversations and numerous other community member discussions on the same topic, we have updated this project's community amenity proposal to focus on early childhood education and providing valuable classroom space in the proposed 3,790 square foot community space as well as financial resources to All Five, with priority on children from the Belle Haven community. As our project continues in the review process, we will continue engaging the community and our future neighbors in order to augment the constructive feedback we have already received.

We anticipate that the project will ultimately require:

- Environmental review to analyze potential environmental and traffic impacts of the project
- Use permit for bonus level development
- Architectural control to review the future design of the project and site improvements
- Public utility easement approval for vacation of existing easement located on existing parcel and recordation of new easement location
- Lot line adjustment to change the boundaries of the three existing parcels on the site
- Lot line merger to merge two of the three existing parcels
- Heritage Tree Removal Permits to remove heritage trees to enable the proposed project and plant heritage tree replacements per the City's municipal code requirements; and
- Below Market Rate (BMR) housing agreement to provide on-site BMR units

We believe that the region is in dire need of more housing, especially as regional employers continue to grow rapidly and traffic worsens. A jobs/housing imbalance is expected to continue into the future, causing further strain on housing availability, increased rents, and traffic. We look forward to working with Planning Commission to deliver this new proposed housing project to Menlo Park.

Sincerely,



Andrew Morcos
Sr. Development Director
Greystar

LEED BD+C: Multifamily Midrise v4 - LEED v4

Menlo Portal Scorecard

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

Integrative Process		**Preliminary**	Y	2 of 2	|	*0*	**Verified**	0
IPc	**Integrative Process**			2 of 2		*0*		
Location and Transportation		**Preliminary**	Y	13 of 15	|	*0*	**Verified**	0
LTp	Floodplain Avoidance			Required				Not Verified
Performance Path								
LTc	LEED for Neighborhood Development			0 of 15		*0*		
Prescriptive Path								
LTc	Site Selection			8 of 8		*0*		
LTc	Compact Development			3 of 3		*0*		
LTc	Community Resources			2 of 2		*0*		
LTc	Access to Transit			0 of 2		*0*		
Sustainable Sites		**Preliminary**	Y	3 of 7	|	*2*	**Verified**	0
SSp	Construction Activity Pollution Prevention			Required				Not Verified
SSp	No Invasive Plants			Required				Not Verified
SSc	Heat Island Reduction			1 of 2		*1*		
SSc	Rainwater Management			0 of 3		*0*		
SSc	Nontoxic Pest Control			2 of 2		*1*		
Water Efficiency		**Preliminary**	Y	6 of 12	|	*0*	**Verified**	0
WEp	Water Metering			Required				Not Verified
Performance Path								
WEc	Total Water Use			6 of 12		*0*		
Prescriptive Path								
WEc	Indoor Water Use			0 of 6		*0*		
WEc	Outdoor Water Use			4 of 4		*0*		

Energy and Atmosphere		**Preliminary**	Y	22 of 37	|	*0*	**Verified**	0
EAp	Minimum Energy Performance			Required				Not Verified
EAp	Energy Metering			Required				Not Verified
EAp	Education of the Homeowner, Tenant or Building Manager			Required				Not Verified
EAc	Annual Energy Use			18 of 30		*0*		
EAc	Efficient Hot Water Distribution System			2 of 5		*0*		
EAc	Advanced Utility Tracking			2 of 2		*0*		
Materials and Resources		**Preliminary**	Y	4 of 9	|	*2*	**Verified**	0
MRp	Certified Tropical Wood			Required				Not Verified
MRp	Durability Management			Required				Not Verified
MRc	Durability Management Verification			1 of 1		*0*		
MRc	Environmentally Preferable Products			2 of 5		*2*		
MRc	Construction Waste Management			1 of 3		*0*		
Indoor Environmental Quality		**Preliminary**	Y	9 of 18	|	*2*	**Verified**	0
EQp	Ventilation			Required				Not Verified
EQp	Combustion Venting			Required				Not Verified
EQp	Garage Pollutant Protection			Required				Not Verified
EQp	Radon-Resistant Construction			Required				Not Verified
EQp	Air Filtering			Required				Not Verified
EQp	Environmental Tobacco Smoke			Required				Not Verified
EQp	Compartmentalization			Required				Not Verified
EQc	Enhanced Ventilation			1 of 3		*0*		
EQc	Contaminant Control			0.5 of 2		*0.5*		
EQc	Balancing of Heating and Cooling Distribution Systems			1 of 3		*0*		
EQc	Enhanced Compartmentalization			0 of 3		*1*		
EQc	Combustion Venting			2 of 2		*0*		
EQc	Enhanced Garage Pollutant Protection			1 of 1		*0*		
EQc	Low-Emitting Products			2.5 of 3		*0.5*		
EQc	No Environmental Tobacco Smoke			1 of 1		*0*		

Innovation		**Preliminary**	Y	4 of 6	|	*1.5*	**Verified**	0
INp	Preliminary Rating			Required				Not Verified
INc	Innovation			3 of 5		*1.5*		
INc	LEED Accredited Professional			1 of 1		*0*		
Regional Priority		**Preliminary**	Y	1 of 4	|	*2*	**Verified**	0
RPc	Regional Priority (LTc Community Resources)			1 of 4		*2*		

Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	No
The project earned at least 3 points in Water Efficiency	No
The project earned at least 3 points in Indoor Environmental Quality	No

Total		**Preliminary**	Y	64 of 110	|	9.5	**Verified**	0

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

LEED v4 for BD+C: Core and Shell

Project Checklist

Project Name: Menlo Portal (Office)
Date: 06.29.21

Y	?	N			
1			Credit	Integrative Process	1

10	1	29	Location and Transportation		20
		20	Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
		3	Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
		6	Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

6	1	4	Sustainable Sites		11
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	1	1	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

6	1	4	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
4		2	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

16	4	13	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3		3	Credit	Enhanced Commissioning	6
11		7	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
1		2	Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

4	2	8	Materials and Resources		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		6	Credit	Building Life-Cycle Impact Reduction	6
		2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

7	2	1	Indoor Environmental Quality		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	1	1	Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2	1		Credit	Daylight	3
1			Credit	Quality Views	1

3	1	2	Innovation		6
2	1	2	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

1	1	2	Regional Priority		4
	1		Credit	Regional Priority: S Optimize Energy Performance (10)/Rainwater Managem	1
		1	Credit	Regional Priority: S Building Life-Cycle Impact Reduction (3)	1
		1	Credit	Regional Priority: S Building Product Disclosure and Optimization - Sourcing	1
1			Credit	Regional Priority: S **Indoor Water Use Reduction**	1

54	13	63	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Menlo Portal Mixed-Use Development in Menlo Park

Transportation Demand Management (TDM) Plan

Prepared for:

Greystar GP II, LLC

January 22, 2021

Hexagon Transportation Consultants, Inc.
Hexagon Office: 4 North Second Street, Suite 400
San Jose, CA 95113
Hexagon Job Number: 19ET04
Phone: 408.971.6100
Document Name: Menlo Portal TDM Plan.docx

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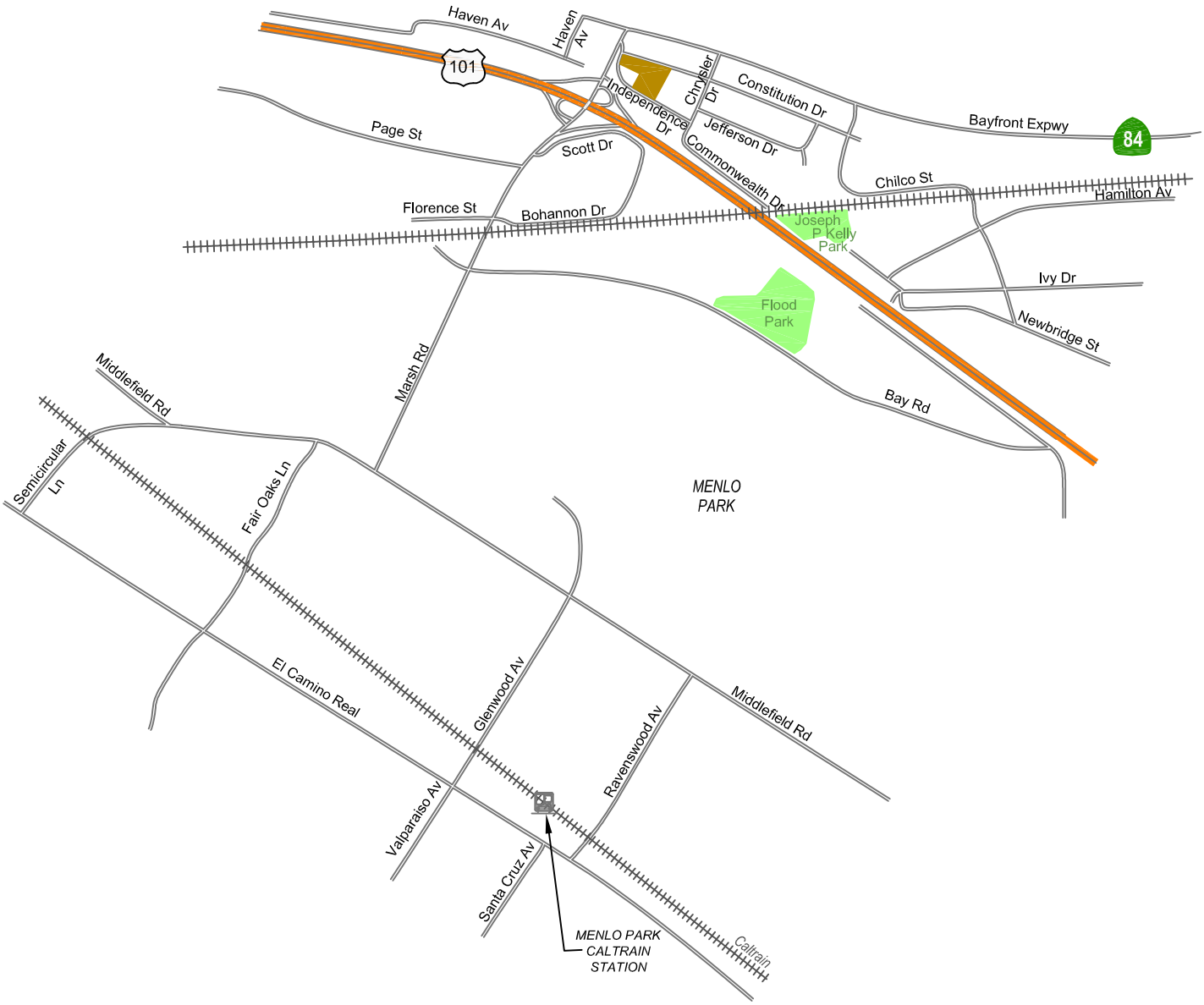
1. Introduction

Transportation Demand Management (TDM) is a combination of services, incentives, facilities, and actions that reduce single-occupant vehicle (SOV) trips to help relieve traffic congestion, parking demand, and air pollution problems. The purpose of TDM is to promote more efficient utilization of existing transportation facilities, and to ensure that new developments are designed to maximize the potential for sustainable transportation usage. This Plan has been prepared for the Menlo Portal Mixed-use development at 104-110 Constitution Drive and 115 Independence Drive in Menlo Park, California. In order to propose effective and appropriate TDM measures, this Plan has been developed based on the project's size, location, and land use. This plan has been developed to satisfy Section 16.45.090 of the City of Menlo Park Municipal Code, which requires a TDM plan to be prepared with the goal of achieving at least a 20 percent reduction in PM peak hour trips. In addition, this TDM Plan has been prepared in accordance with the C/CAG requirement that if a project generates 100 or more peak hour trips "local jurisdictions must ensure that the developer and/or tenants will reduce the demand for all new peak hour trips (including the first 100 trips) projected to be generated by the development."

Project Description

The project proposes to construct 320 multi-family dwelling units in an apartment building at 110 Constitution Drive/115 Independence Drive and a 34,708 square-foot office building at 104 Constitution Drive in Menlo Park, California. The project would remove three existing light industrial buildings that currently occupy the site. The site location and surrounding area are shown on Figure 1.

The first level of the apartment building will include a secured bike storage room with spaces for 480 bicycles. Bike racks that can hold 48 bicycles will be provided on the exterior of the building for short-term use. For the office building, six long-term bicycle spaces will be provided in level one of the parking garage, and bike racks with a capacity of 12 bicycles will be provided at the building entries and plaza. Onsite amenities including a business center, a cafe, a bike repair shop, and a fitness center will be provided in the apartment building. The office building also has a 1,608 square-foot neighborhood benefit space that would serve both residents and employees in the project site. A site plan for the ground levels of the apartment and office buildings are shown on Figure 2.



LEGEND

= Site Location

= Railroad Tracks / Right of Way

Figure 1
Site Location

Figure 2
Site Plan

NORTH
Not to Scale

Menlo Park TDM Requirement for R-MU Residential Mixed-Use District

The City of Menlo Park requires that all new projects involving a change of use of 10,000 or more square feet of gross floor area in the Residential Mixed-use (R-MU) zoning district prepare TDM plans that will reduce vehicle trips by 20 percent from standard trip generation rates (Menlo Park Municipal Code Section 16.45.090). This plan has been prepared with the goal of achieving at least a 20 percent reduction in PM peak hour trips.

The trip generation rates published in the Institute of Transportation Engineers' (ITE) manual entitled *Trip Generation, 10th Edition (*2017) for Multifamily Midrise Housing (Land Use 221) and General Office (Land Use 710) were used for this study. Before TDM reductions, the proposed project is estimated to generate a total of 2,079 daily trips with 155 trips during the AM peak hour and 181 trips during the PM peak hour.

As shown in Table 1, in order to meet the City's 20 percent reduction requirement, at least 36 PM peak hour trips would need to be eliminated through implementation of the various TDM measures. Stated conversely, both the apartment and office buildings combined would be required to generate no more than 145 PM peak hour trips.

Table 1
Trip Generation Estimates for the Menlo Portal Mixed-Use Project

					AM Peak Hour				PM Peak Hour			
Land Use	ITE Code	Size	Daily Rate[1]	Daily Trips	Peak Rate[1]	Trips In	Trips Out	Total Trips	Peak Rate[1]	Trips In	Trips Out	Total Trips
Proposed Use												
Multifamily Mid-Rise Housing	221	320 d.u.	5.44	1,741	0.36	30	85	115	0.44	86	55	141
Office	710	34.71 ksf	9.74	338	1.16	34	6	40	1.15	6	34	40
				2,079		64	91	155		92	89	181
20% Required TDM Reduction				(416)		(13)	(18)	(31)		(18)	(18)	(36)
Total Project Trips *(with TDM Trip Reduction)*				**1,663**		**51**	**73**	**124**		**74**	**71**	**145**

Notes:
[1] Trip rates are from Institute of Transportation Engineers' *Trip Generation Manual, 10th Edition* , 2017.
Average rate used for trips per dwelling unit or trips per 1,000 s.f. in general urban/suburban settings.

Report Organization

The remainder of this report is divided into three chapters. Chapter 2 describes the transportation facilities and services near the apartment and office buildings. Chapter 3 presents the recommended TDM measures for the proposed project. Chapter 4 describes the program for implementing, monitoring, and reporting on the TDM plan.

2. Transportation Facilities and Services

Transportation facilities and services that support sustainable modes of transportation include commuter rail, buses and shuttle buses, high-occupancy vehicle (HOV) lanes, bicycle facilities, and pedestrian facilities. This chapter describes existing facilities and services near the project site that will support the TDM measures contained in this plan. The existing transit service in the project vicinity is described below and shown on Figure 3. Information on nearby roadways are also included in order to provide a more comprehensive description of the nearby transportation network.

Roadway Network

Regional access to the project site is provided via US 101 and State Route 84.

US 101 is an eight-lane freeway that is adjacent to the southern boundary of the project site. It extends north through San Francisco and south through Gilroy. In Menlo Park, US 101 is eight lanes wide, including two high-occupancy vehicle (HOV) lanes, one in each direction. US 101 provides access to the project site via a full-access interchange at Marsh Road.

State Route 84 is known as Bayfront Expressway in the vicinity of the project site. Bayfront Expressway extends from Marsh Road to the Dumbarton Bridge and provides access to the East Bay. Bayfront Expressway is a six-lane divided roadway and is paralleled by a Class I bicycle/pedestrian path.

Local access to the site is provided via Marsh Road, Chrysler Drive, Constitution Drive, and Independence Drive. These roadways are described below and shown in Figure 1 in the previous chapter.

Marsh Road begins at Middlefield Road and extends to Bayfront Expressway. It is a four-lane divided arterial and includes a full interchange at US 101. There are existing sidewalks on both sides of the street on Marsh Road in the project vicinity. However, no bike facilities currently exist on Marsh Road.

Chrysler Drive is a two-lane local roadway that is perpendicular to Constitution Drive, and Jefferson Drive. It extends from Commonwealth Drive to Bayfront Expressway (SR 84). There are sidewalks on

both sides of Chrysler Drive except on the north side between Jefferson Drive and Bayfront Expressway. In addition, only a short road section in the eastbound direction between Constitution Drive and Bayfront Expressway has a Class II bike lane.

Constitution Drive is a two-lane local roadway that provides direct access to the project site. It begins at Marsh Road and terminates at Chilco Street. Constitution Drive has sidewalks on both sides except on the east side between Chrysler Drive and Chilco Street. There are existing Class II bike lanes on Constitution Drive between Independence Drive and Chilco Street.

Independence Drive provides direct access from eastbound Marsh Road to the project site. It is a two-lane local roadway that includes a sharp turn near its intersection with Marsh Road. A multipurpose trail is present on the west side of Independence Drive. There are existing Class III bike route on Independence Drive.

Caltrain Commuter Rail

Caltrain provides commuter rail service between San Francisco and San Jose, with limited service to Gilroy during commute hours. The closest Caltrain station to the project site is the Menlo Park Station, located on Merrill Street between Oak Grove Avenue and Ravenswood Avenue, near El Camino Real.

The Menlo Park Station is located approximately 3.6 miles from the project site. This is a 15-20 minute bike ride. Also, the Marsh Road Shuttle (described below) currently offers free shuttle service between the project site and the Menlo Park Caltrain Station with timed connections to trains during the commute peak periods.

Marsh Road Shuttle

Primary access to the project site from the Menlo Park Caltrain station is provided by the Marsh Road Shuttle, which is a free shuttle service with timed connections to many of the AM and PM peak period trains in both the northbound and southbound directions. The shuttle operates in a loop through the Marsh Road business park. The closest stop is at the intersection of Constitution Drive and Chrysler Drive which is approximately 800 feet from the project site. Based on the schedule, the shuttle takes about 17 minutes to travel from the Caltrain station to the stop at Constitution Drive/Chrysler Drive. In the afternoon, because the project site is one of the first stops in the loop, the shuttle takes about 34 minutes to travel from the stop to the Caltrain station.

The Marsh Road Shuttle is funded jointly by the City of Menlo Park, the Bay Area Air Quality Management District (BAAQMD), the Peninsula Corridor Joint Powers Board (Caltrain), the San Mateo County Transportation Authority, and local employers. The shuttle is free and open to everyone.

Beginning in April 2019, a second vehicle was added to the Marsh Road shuttle schedule, allowing for more and better-timed connections with Caltrain. If the project were to achieve a 20 percent trip reduction, estimated maximums of 31 AM and 36 PM peak hour trips would be made by transit or bicycle modes of transportation. There are seven and six shuttle runs during the AM and PM peak periods, respectively. It is anticipated that the increased service provided by the Marsh Road Shuttle would be able to accommodate the additional riders generated by the proposed project.

LEGEND

= Site Location

= Marsh Road Caltrain Shuttle

= Samtrans Route 270

= Railroad Tracks / Right of Way

Figure 3
Existing Transit Services

SamTrans Bus Service

SamTrans Route 270, the Redwood City Loop, provides service to the Marsh Road/Bayfront Expressway office area. A bus stop is located on Haven Avenue near Marsh Road, approximately 0.3 miles from the project site. Route 270 operates in a loop between the Redwood City Caltrain Station, Redwood Plaza/City Hall, Kaiser Hospital, southbound along Broadway and Bay Road, across US 101 to the Marsh Road business park area, northbound along Bayshore Road, back across US 101 on Maple Street, and then returning to the Redwood City Caltrain Station. Route 270 operates with 60-minute headways on weekdays and Saturdays.

HOV Lanes

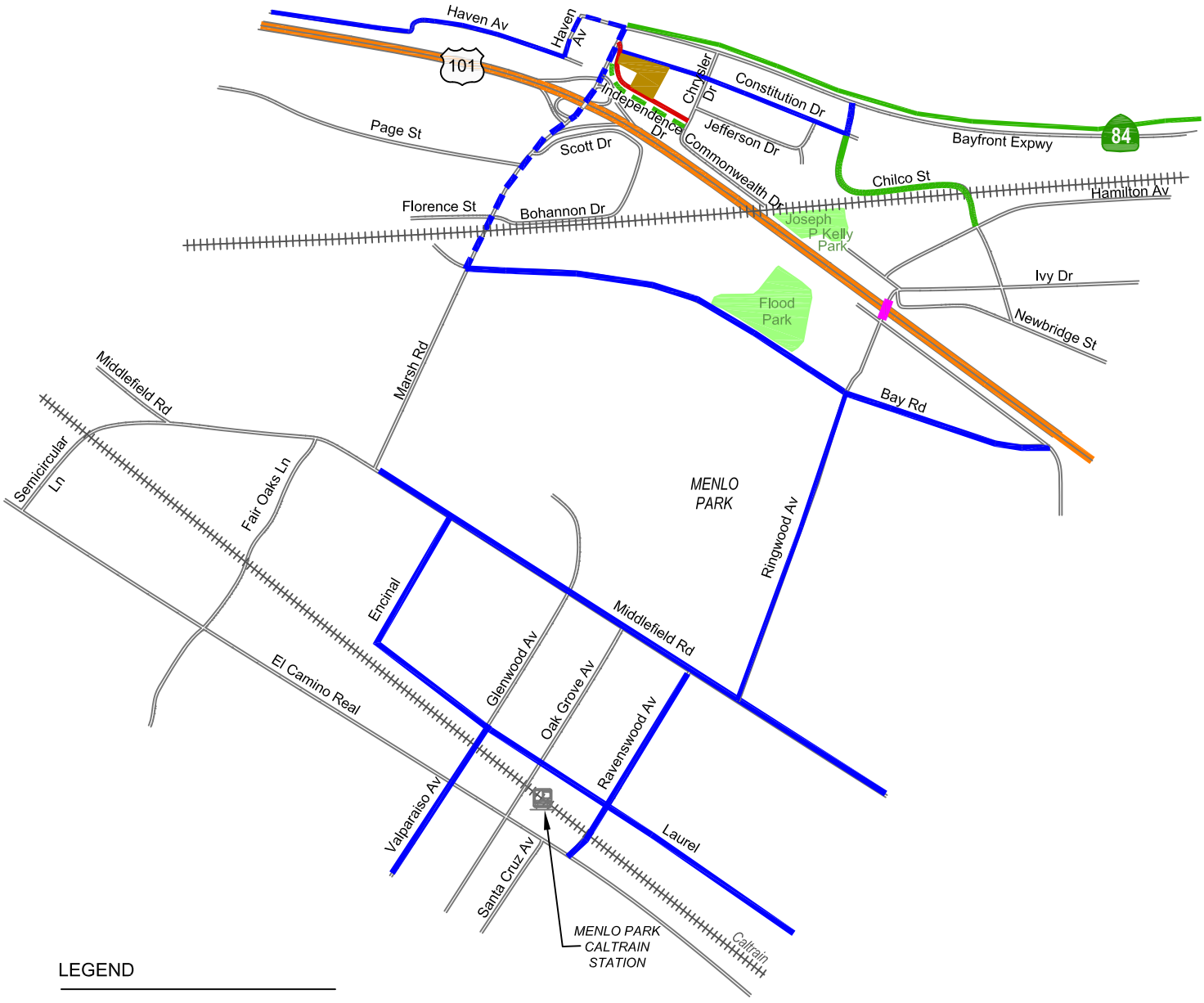
High-Occupancy Vehicle (HOV) lanes, also known as diamond or carpool lanes, restrict use to vehicles with two or more occupants (carpool, vanpool, and buses), motorcycles, and ILEVs (subcategory of clean-fuel vehicles that have essentially no fuel vapor emissions) during the morning (5:00 to 9:00 AM) and evening (3:00 to 7:00 PM) commute periods. HOV lanes are present on US 101 within the City of Menlo Park.

Bicycle Facilities

Bicycle facilities are an important component of the City of Menlo Park's transportation network. The City's bikeways are classified as Class I, Class II, or Class III facilities, as follows:

- Class I Bicycle Path – bike paths within exclusive right-of-way, sometimes shared with pedestrians
- Class II Bicycle Lane – bike lanes for bicycle use only that are striped within the paved area of roadways
- Class III Bicycle Route – bike routes are shared with motor vehicles on the street. Class III bikeways may also be defined by a wide curb lane and/or use of a shared use arrow stencil marking on the pavement, known as a "sharrow"

Existing and future bicycle facilities near the project site are shown on Figure 4. Currently, there are Class II bike lanes on Constitution Drive and Chilco Street. The Chilco Street bike lane leads to the Belle Haven neighborhood and a bike/pedestrian overcrossing over US 101 at Ringwood Avenue. On the west side of US 101, a bike lane on Ringwood Avenue provides connections to many other bike lanes throughout the City. In addition, there is a Class I bike trail in the project vicinity next to Bayfront Expressway that begins in Bayfront Park and extends across the Dumbarton Bridge. There is also a Class III bike route on Independence Drive that provides direct access to the project site from Marsh Road.



LEGEND

- = Site Location
- = Existing Class I Bike Path
- = Existing Class II Bike Lane
- = Existing Class III Bike Route
- = Proposed Class I Bike Path
- = Proposed Class II Bike Lane
- = Proposed Class III Bikeway
- = Bike / Pedestrian Overpass
- = Railroad Tracks / Right of Way

NORTH
Not to Scale

Figure 4
Existing and Proposed Bicycle Facilities

The following improvements to the City's bicycle facilities have been proposed in its Comprehensive Bicycle Development Plan:

- Class II bike lanes are planned for Marsh Road, which would connect to the existing bike path next to Bayfront Expressway. These proposed bike lanes would allow bicyclists to cross US 101 safely and access the bikeway network on the west side of the freeway.
- A Class I Connector Path is planned for Independence Drive, which would connect the planned Class II bike lanes on Marsh Road and the existing Class II bike lanes on Constitution Drive. Because Independence Drive is one-way in the southbound direction off Marsh, a Class I off-street connection would allow bicyclists to travel counter-flow to traffic on this short one-way roadway segment. This bike path would provide bicyclists from the project site with safer access to the proposed bike lanes on Marsh Road.
- A new bicycle and pedestrian bridge over the Atherton Channel is planned to extend the bike lanes and sidewalks on Haven Avenue to Marsh Road.

The Marsh Road bike lanes and Independence Drive Connector Path are identified as long-term projects. The Marsh Road bike lanes are also identified as proposed improvements in the San Mateo County Comprehensive Bicycle and Pedestrian Plan. It is not known when these two proposed improvements will be constructed.

Pedestrian Facilities

A majority of the streets in the project vicinity have sidewalks, except the following street sections:

- East side of Constitution Drive between Chrysler Drive and Chilco Street.
- East side of Jefferson Drive and Independence Drive.
- North side of Chrysler Drive between Bayfront Expressway and Jefferson Drive.
- North side of Chilco Street between Bayfront Expressway and Constitution Drive.

As the adjacent land parcels redevelop, new sidewalks are planned for the street frontages, which will improve pedestrian facilities in the vicinity of the project.

As described in the preceding section on bicycle facilities, the Haven Avenue Streetscape Project also includes pedestrian crossing improvements to the Marsh Road-Haven Avenue-Bayfront Expressway intersection, which will improve the overall pedestrian network in the area east of US 101. The improvements include widened sidewalks, replacement of curb ramps to comply with current ADA standards, realigning the existing crosswalk on the northwest (Haven Avenue) leg of the intersection, and improving the existing median to provide a crossing refuge island.

3. Proposed TDM Measures

This chapter describes Transportation Demand Management (TDM) measures that are applicable to the proposed project.

This plan has been developed to meet the 20 percent trip reduction requirement set forth in Sec.16.45.090 of the Menlo Park municipal code [1] for the residential mixed-use zoning district.

The TDM measures recommended to be implemented by the project include services, incentives, actions, and planning and design measures related to the attributes of the site design and site amenities. Such design measures encourage walking, biking, use of transit, and internalization of trips. Some of the recommended TDM measures are programs that would be created and implemented by tenants.

Because the project would generate more trips in the PM peak hour than the AM peak hour, the PM peak-hour estimate of trips is used to determine the number of trip credits required. The project would generate 181 PM peak-hour trips, so in order to meet the City's 20 percent reduction requirement, at least 36 PM peak hour trips would need to be eliminated through implementation of the various TDM measures.

TDM Administration and Promotion

Transportation Coordinator

A Transportation Coordinator should be assigned to provide information regarding alternative modes of transportation to residents at the apartment building and employees at the office building. The Transportation Coordinator should be designated by the building developer, the property manager, or any subsequent building owner.

The Transportation Coordinator's responsibilities will include updating information on the online information board/kiosk, providing trip planning assistance and/or ride-matching assistance to residents who are considering an alternative mode for their commute, and managing the annual surveys. The Transportation Coordinator should maintain a supply of up-to-date transit schedules and route maps for SamTrans and Caltrain and be knowledgeable enough to answer residents' TDM

[1] City of Menlo Park Municipal Code, Section 16.45.090, "Transportation demand management." Adopted December 6, 2016.

program-related questions. The Transportation Coordinator should distribute a carpool/vanpool matching application to all residents and employees as part of the New Resident/Employee Information packets. The application will match residents and employees who live or work at the project site who may be able to carpool or vanpool together.

Online Transportation Kiosk

This TDM plan recommends establishing an "online kiosk" with transportation information that residents and employees could access from their smart phones, their desk at work, or anywhere else. This online kiosk can be available on the residential and office websites. In addition to including all of the non-auto transportation alternatives that would be provided in the tenant orientation (welcome) packet, the online kiosk can have a list of nearby restaurants and entertainment uses to help encourage residents to walk to their destinations.

By allowing someone to have all the information about transportation alternatives and TDM programs available to them in a single online location, people will be more likely to refer to this information from home. The project developer or property manager should have responsibility for setting up and maintaining this online information center. This website should include the site-specific information about all the measures, services, and facilities discussed in this plan. In addition, this online information center should include:

- A summary of SamTrans, Caltrain, and nearby shuttle services and links to further information about their routes and schedules.
- Information about ride matching services (511.org and on-site ride matching) and the incentive programs available to carpools and vanpools.
- Information about services such as Uber, Lyft, and other on-demand transportation services will also be included.
- A local bikeways map and bicycling resources on 511.org.
- A link to the many other resources available in the Bay Area, such as Dadnab, the 511 Carpool Calculator, the 511 Transit Trip Planner, real-time traffic conditions, etc.

Tenant Orientation (Welcome) Packet

New residents and employees should be provided transportation information packets. This packet should include information about transit maps/schedules (Caltrain, SamTrans, and shuttle services), location of bus stops, bike maps, ride matching services, transit planning resources, and bicycle parking on site. Also included in the packet should be information regarding how to contact the Transportation Coordinator, who can provide information regarding alternative modes of transportation to residents and employees.

The tenant orientation (welcome) packet should provide a quick, easy-to-read announcement of the most important features of the TDM program for residents and employees to know about immediately and a message that the building values alternative modes of transportation and takes their commitment to supporting alternative transportation options seriously. For example, it would include a flyer announcing some highlights of the TDM program and where to find more information online.

Bicycle and Pedestrian Amenities

Bicycle Parking

Providing secure bicycle parking encourages bicycle commuting and reduces daily vehicle trips. A total of 48 short-term bicycle spaces will be provided at convenient and well-lit locations near the

entrances of the apartment building. In addition, a total of 480 long-term bicycle spaces will be provided in a secured bike storage room on the ground level of the apartment building. At the office building, a total of 12 short-term bicycle spaces will be provided at the office entry and a total of 6 long term bicycle parking will be provided in a bike storage area on the ground level of the office building.

The Transportation Coordinator should monitor the usage of the bicycle parking facilities and should also tabulate the mode share for bicycles based on survey results. Additional bicycle parking could be provided if and when it is warranted by demand.

Bicycle Resources

The following resources are available to bicycle commuters through 511.org. These resources should be noted on the project's online information center, in order to make residents aware of them.

- Free Bike Buddy matching
- Bicycle maps
- Bicycle safety tips
- Information about taking bikes on public transit
- Location and use of bike parking at transit stations
- Information on Bike to Work Day
- Tips on selecting a bike, commute gear, and clothing
- Links to bicycle organizations

In addition, the apartment building will have its own bicycle repair shop adjacent to the bicycle storage room located at the ground level, providing convenient bicycle maintenance services to residents. This service will encourage bicycle usage thereby reducing vehicle trips generated by project tenants.

Pedestrian Design Elements

The project will provide enhanced pedestrian facilities on Constitution Drive and Independence Drive. New sidewalks landscaped with street trees and illuminated with new street lighting will be provided along the project's Constitution Drive and Independence Drive frontages.

Onsite, clearly defined walkways and a central pedestrian plaza are incorporated between the apartment and office buildings to enable residents and employees to walk between the buildings and the parking areas. These walkways also provide safe, well-lit, accessible, and convenient access to sidewalks on Constitution Drive and Independence Drive, as well as convenient access to the shuttle stop on Constitution Drive.

Onsite Amenities

Business and Fitness Centers

The apartment building will include a business center and a fitness center on the ground level, which are conveniently located near the main entrance lobby. These amenities encourage residents to stay on site during the workday, making it easier for workers to leave their vehicles at home.

Electric Vehicle Charging Stations

The apartment building will include a total of 324 parking spaces, of which 52 spaces will be equipped with electric vehicle charging stations. While EV charging station parking spaces will not directly

reduce any peak-hour trips, the designated Clean Air Vehicle spaces provide a prominent visual message that the project values a reduction in air pollution.

High-Bandwidth Internet Connection

The residential units will include high-bandwidth internet connections to facilitate telecommunicating. Access to high-bandwidth internet connection will allow employees to work from home and therefore reduce the number of commute trips to and from project site.

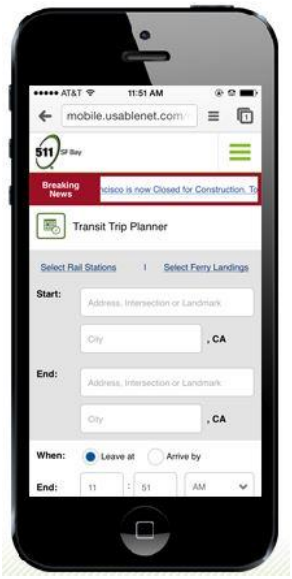
Refrigerated Mail Area

The apartment buildings will include refrigerated mail areas to facilitate the delivery of groceries, which will allow residents to place their orders from home and therefore reduce the number of shopping trips to and from the project site.

Carpool and Vanpool Programs

On-Site Ride Matching Assistance

The Transportation Coordinator should distribute a carpool/vanpool matching application to all residents and employees as part of the welcome packets. The application should match residents and employees who live or work in the same area who may be able to carpool or vanpool together. Some residents or employees who may be reluctant to reach out to find carpool partners via the 511 RideMatch service may be more likely to fill out a form that will be administered by their Transportation Coordinator. Furthermore, residents may be more likely to try ridesharing with a neighbor than with an unknown person who lives nearby.



511 Ride Matching Assistance

511 RideMatch

The 511 RideMatch service provides an interactive, on-demand system that helps commuters find carpools, vanpools or bicycle partners. The Transportation Coordinator in conjunction with the future tenant(s) contacts(s), will promote the on-line 511 service to employees. This free car and vanpool ride matching service helps commuters find others with similar routes and travel patterns with whom they may share a ride. Registered users are provided with a list of other commuters near their employment or residential ZIP code along with the closest cross street, email, phone number, and hours they are available to commute to and from work. Participants are then able to select and contact others with whom they wish to commute. The service also provides a list of existing car and vanpools in their residential area that may have vacancies. In addition, tenant(s) may provide private ride matching assistance to their employees to match co-workers making the same drive via 511 services.

Scoop

Scoop offers a fee-based ride matching service through an easy-to-use app. Scoop allows commuters to separate their AM and PM trips, to help accommodate unpredictable work schedules. Scoop also lets users schedule a trip as a driver or passenger, depending on their daily needs. Scoop identifies carpoolers who are heading the same direction and finds the most efficient carpool trip based on fastest route, nearby carpoolers, carpool lanes, and other factors. Payment for each trip is made through the app.

Ride matching assistance is also available through a number of peer-to-peer matching programs, such as Zimride, which utilize social networks to match commuters.

Carpool/Vanpool Incentives

Scoop Discounts for San Mateo County Carpools

C/CAG has developed the "Carpool in San Mateo County!" program, which provides a $2 incentive per person for each trip that begins or ends in San Mateo County. Drivers and riders can earn up to $4 per day when using the Scoop app to carpool. Drivers and riders using Scoop will automatically receive the $2 incentive per person during commute periods (5:30 a.m. – 10:00 a.m. and 3:30 p.m. – 8:00 p.m.), with a maximum of $4 per rider and driver each day.

The Star Store

The Peninsula Traffic Congestion Relief Alliance has established a program called the Star Store. Residents and commuters who travel to, from, or through San Mateo County can earn points by logging their commutes in the STAR platform. Every day that someone commutes by an alternative to driving alone, they earn a point. Users collect points and then redeem them for rewards.

First Five Rides Free on 511

Currently, the 511 Carpool Program is offering new riders on carpool apps Scoop or Waze Carpool five free rides. Users can download the apps, set up an account, enter their schedule and get their first five rides free.

Vanpool Formation Incentive

The 511 Regional Rideshare Program provides up to $500 in gas cards to new vanpools that meet certain eligibility requirements and complete three to six consecutive months of operation.

Vanpool Seat Subsidy

The 511 Regional Rideshare Program also offers a vanpool seat subsidy in the form of gas cards. The seat subsidy will provide $100 per month, with a limit of three months per van during the program year, to help cover the fare of a lost participant. The gas cards will be offered to eligible vans on a first-come, first-served basis until the funds are exhausted.

Vanpool Participant Rebates

The Peninsula Traffic Congestion Relief Alliance also offers an incentive to commuters to try vanpooling. The Alliance will pay half of the cost of a new vanpool participant's seat, up to $100 per month, for the first three months in the van. New vanpools that operate for at least six months can receive a one-time rebate of $500, paid to the vanpool driver (rotating drivers may share the bonus).

Unbundling of Onsite Residential Parking

To further encourage non-auto transportation methods and to reduce costs for residents, onsite residential parking will be unbundled from each living unit. This will allow patrons without cars to rent a unit without having to pay for a parking spot. Parking spaces will be added to leases only for tenants who desire parking. Unbundling of parking encourages residents to forego a second car or to have no car at all.

Parking at the office building will serve the employees and the neighborhood benefit area within the building. In order to prevent residents at the apartment building from using the office parking, it is recommended that parking restriction signs be posted at prominent areas of the office parking garage in conjunction with regular parking enforcement provided.

C/CAG TDM Requirement

C/CAG requires that if a project generates 100 or more peak hour trips, "local jurisdictions must ensure that the developer and/or tenants will reduce the demand for all new peak hour trips (including the first 100 trips) projected to be generated by the development."[2] A combination of acceptable TDM measures may be used to "reduce the net number of trips that the project is anticipated to generate on the City's circulation network to a non-significant level." C/CAG specifies how many trip credits may be given for various TDM measures, and the City has incorporated C/CAG's list of potential measures and their associated trip credits in its own Guidelines. Note that this requirement to offset the number of peak hour trips generated by a project with trip credits is separate from Menlo Park's 20 percent trip reduction requirement for the residential mixed-use district.

The TDM measures proposed for the project site are consistent with the measures outlined in C/CAG's TDM Guidelines. They include programs and services that promote sustainable modes of transportation and reduce the number of single-occupant vehicle trips generated by the project.

Table 2 below provides a summary of all the measures in the program for which the project can receive credit in accordance with the C/CAG TDM Guidelines. It should be noted that there are some measures included in this plan, such as pedestrian facilities, for which C/CAG does not provide trip credits. There are additional measures, such as carpool and vanpool programs, which are included in this plan but for which no credits are tabulated in Table 2, because actual implementation made by residents and employees are not yet known.

Project Site Location

TDM programs generally encourage infill development, rather than developing land that is located farther from existing infrastructure that would typically require longer commutes. The project site qualifies as an infill development, for which 2 percent of peak hour trips may be credited. Since the site would generate 181 PM peak hour trips, as was shown in Table 1, four trip credits are given.

Bicycle Storage

The C/CAG guidelines permit one trip credit for every three bike spaces provided, so the project's proposed provision of 546 bicycle parking spaces would receive 182 trip credits.

Onsite Amenities

The C/CAG guidelines permit five trip credits for every onsite amenity provided. The project site has a bike repair shop, fitness center, business center, and a café in the apartment building, as well as a neighborhood benefit space in the office building that is shared with the residents. Therefore, the project's proposed provision of the onsite amenities would receive 20 trip credits.

[2] Source: C/CAG Guidelines for implementing the land use component of the Congestion Management Program

Table 1
Trip Credits for the Menlo Portal Mixed-Use Development TDM Program

Proposed TDM Measures	Rate	Size/Amount	Trip Credit
Bicycle Storage	1 trip per 3 spaces	60 bike rack spaces and 486 long-term spaces	182
On-Site Amenities	5 trips per amenity	[1] *Residential:* Fitness Center, Bike Repair Shop, Business Center, and Café.	15
		Office: Neighborhood Benefit Space (shared with residential building).	5
Infill Development	2% of peak-hour trips	181 PM peak-hour trips	4
[1] Because amenities in the apartment building would serve its residents only, the trip credit is adjusted based on the proportion of the residential trips generated within the entire project site.			
		Total Trip Credits	**206**

Since the project would generate 181 PM peak hour trips, the TDM Plan must receive at least 181 trip credits, using C/CAG methodology for assigning trip credits. The entire program of proposed TDM measures would result in 206 peak hour trip credits, which is sufficient to offset the PM peak hour trips generated by the proposed project. The 206 trip credits also would meet the 20 percent trip reduction requirement (or 36 peak hour trips) set forth in Sec. 16.45.090 of the City municipal code for the residential mixed-use district.

4. TDM Implementation, Monitoring, and Reporting

This chapter outlines the implementation, monitoring, and reporting of the Menlo Mixed-Use Development TDM Plan.

Annual Commute Surveys

The purpose of the TDM Plan is to reduce PM peak-hour vehicle trips by at least 20 percent, thereby lessening the parking issues, traffic congestion, and vehicle emissions associated with the proposed project. Regular monitoring will ensure that the implemented TDM measures are effective and achieve that standard. The program should be evaluated annually to assess the actual level of trip reduction achieved at the site and to identify any adjustments to the program necessary to ensure the TDM measures are successful.

Annual commute surveys should be administered by the transportation coordinator to measure the number of residents and employees commuting by alternative modes and whether they are aware of the services and programs that are available to them. Residents and employees who do not respond to the survey will be assumed to be driving alone. In addition to obtaining quantitative data on the mode split, the survey should provide qualitative data regarding tenant perceptions of the alternative transportation programs. The survey results will measure the relative effectiveness of individual program components relative to other components and facilitate the design of possible program enhancements. Along with collecting information on mode split, the survey can gather information on use of the bike storage, use of the online kiosk, and walking trips made to nearby retail, restaurant, and entertainment uses. The transportation coordinator should be responsible for administering the survey, compiling the results, and communicating the results to the City.

Annual Driveway Counts

In order to evaluate whether or not the project has met the 20 percent peak-hour trip reduction requirement, annual driveway counts should be conducted. A count of the number of vehicles entering and exiting the project's driveways on a typical weekday during the PM peak period should be conducted annually by an independent third party to determine the number of vehicle trips being generated by the project. The counts should be conducted at the site's three driveways on a

weekday that is not disclosed in advance. All vehicles entering and exiting the project driveways on Constitution Drive and Independence Drive during the PM peak period (4:00 – 7:00 PM) should be counted, and the peak-hour volume should be identified.

The driveway counts should be used to determine the actual PM peak-hour trip generation of the project. The Transportation Coordinator should provide the results of the driveway counts to the City of Menlo Park, along with a statement as to whether the 20 percent PM peak-hour trip reduction goal was met.

Annual Reporting to City

The ordinance regarding the TDM requirement for the residential mixed-use district states that the required trip reduction will be achieved "over the life of the development, as evidenced by annual reporting provided to the satisfaction of the City's Transportation Manager." The Transportation Coordinator should submit to the City of Menlo Park annual documentation to substantiate implementation of the TDM plan elements, the results of the tenant survey, and the results of the driveway counts by the due date to be established by the City's Transportation Manager. If the 20 percent peak-hour trip reduction requirement has not been met, then the report should state what additional measures will be implemented in the coming year in order to achieve the City's requirement.

Additional TDM Measures

If the results of the driveway count at all driveways indicate that there are more than 145 PM peak-hour trips at the site, then additional TDM measures need to be implemented in order to ensure that the 20 percent trip reduction requirement is met. The following measures are presented as potential supplemental measures. However, if the results of the surveys suggest other measures may be effective, then the measures considered most likely to further reduce single-occupant vehicle trips should be selected for implementation. Additional TDM measures would be implemented until the 20 percent trip reduction requirement has been met, as documented by driveway counts.

Car Sharing

One of the major impediments to foregoing ownership of a permanent car is the need for residents or employees to make longer trips and for use in emergencies. Car sharing programs provide individuals with access to a vehicle whenever they need it, so they do not need to own a car. A carsharing service (e.g., Zipcar or equivalent) could be established at the apartment or office buildings and parking spaces could be reserved for them. Having Zipcars located within the parking garage would provide quick and easy access to these cars for all residents and employees onsite who use an alternative mode for their commute.

Bike Sharing

Bike sharing is a program that provides a network of self-service bikes for people to use for quick trips, such as the "last mile" between a transit stop and the user's workplace or for errands. Some bike sharing programs, such as the Ford GoBike program, supply bikes at docks or stations, and users must pick up and return their bikes to those docks. Other programs, such as LimeBike, allow users to locate a bike from a mobile app and do not use docks or stations. The user pays for the use of the bike by paying on a per trip, per day, or annual membership basis. There are no bike sharing companies operating in the project vicinity at this time. Currently, the closest bike sharing program is located in the Menlo Business Park located approximately 2 miles south of the project site.

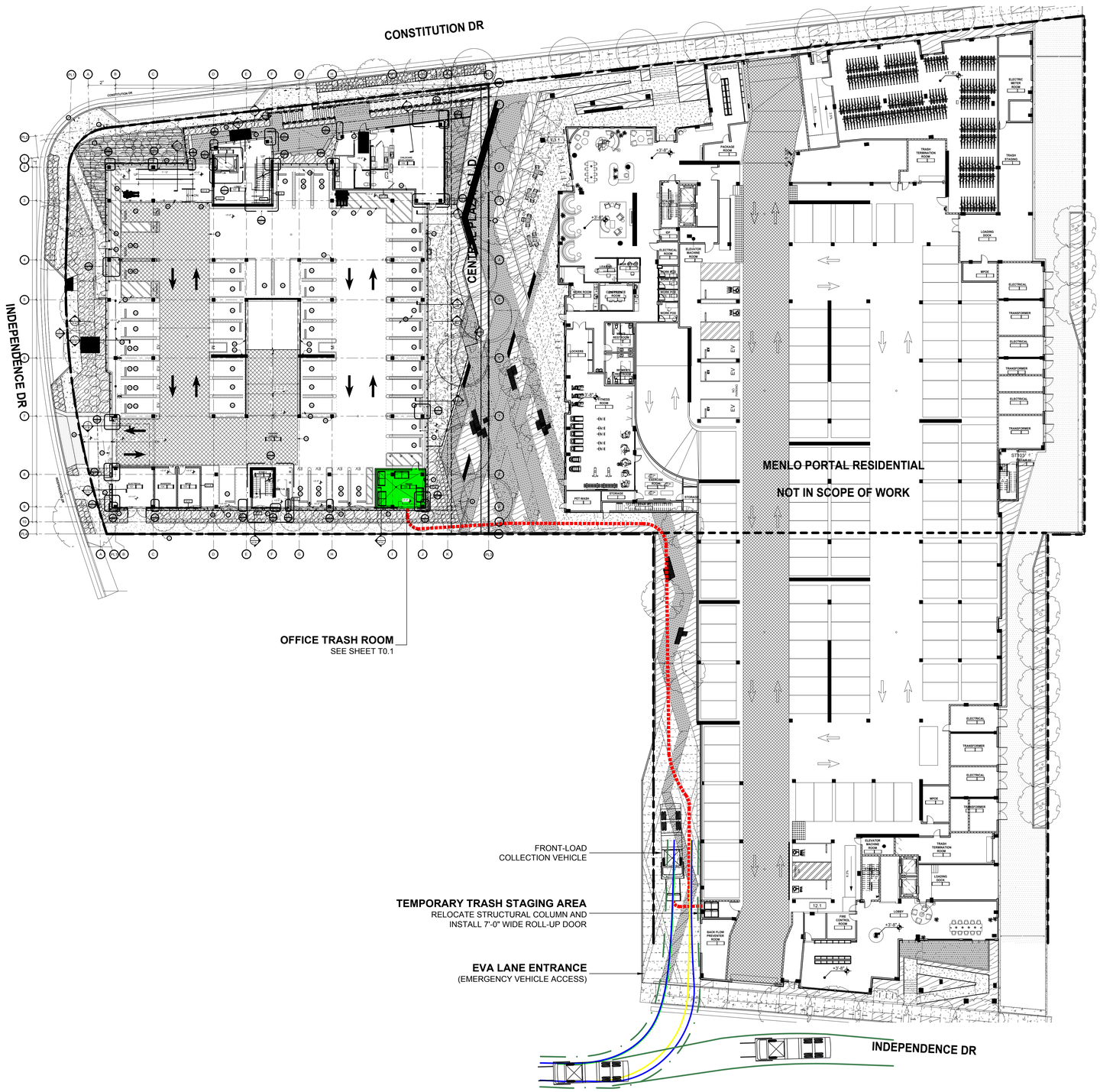
It is also important to note that the presence of bike sharing services in other Bay Area communities can help support alternative mode use by Menlo Park residents. For example, a project resident or employee could take transit to San Francisco, San Mateo, Mountain View, or San Jose, where bike sharing services currently operate, and then use a shared bike to go the "last mile" to their destination.

Financial Incentives for Biking or Walking to Work

Transit passes such as Go Passes could be provided to all employees on site and other incentives could be provided to people who carpool or vanpool. In order to encourage employees to walk or bike to work, a financial incentive of at least $20 per month could be offered. Employees who walk or bike to work at least four days per week would be eligible for this incentive. Participants in this program would not be allowed to park in the parking structure on a daily basis. However, since there may be times when employees who primarily commute using alternative modes of transportation need to drive to work, employees who receive a financial incentive for biking or walking to work should be allowed to park in the garage on an occasional basis.

Parking Cash-Out Program

An alternative to financial incentives to those who bike or walk to work would be to establish a parking cash-out program that would be open to anyone who walks, bikes, takes transit, carpools or vanpools to work at least four days per week. Under such a program, employees who use an alternative mode would be offered a cash payment in return for not using the parking facilities on site. Carpool and vanpool drivers would be eligible, even though they park in the garage, if they document the members of their carpool/vanpool. Transit riders would need to provide evidence that they actually take transit to and from work.



SHEET NOTES:

OFFICE TRASH STAGING PLAN.

1. STAFF SHALL TRANSPORT CONTAINERS TO TEMPORARY TRASH STAGING AREA PRIOR TO PICK-UP DURING COLLECTION DAYS WITH 36V WASTE CADDY. OUTSIDE TURNING RADIUS: 11'-8". INSIDE TURNING RADIUS: 8'-6½". TRAVEL PATH: 3'-6". HALL WIDTH: 5'-11".
2. STAFF TO PUSH CONTAINERS OUT FOR HAULER TO FORK CONTAINERS. ONCE EMPTIED, STAFF TO PUSH CONTAINER BACK INTO TEMPORARY TRASH STAGING AREA SO THE NEXT CONTAINERS CAN BE FORKED.
3. FRONT-LOAD COLLECTION VEHICLE TO REVERSE INTO PROPERTY AT THE SOUTH EVA (EMERGENCY VEHICLE ACCESS) LANE LEFT OF THE MF BUILDING.
4. STAFF SHALL MOVE CONTAINERS BACK TO OFFICE TRASH ROOM IMMEDIATELY AFTER CONTAINERS HAVE BEEN EMPTIED.

GENERAL NOTES.

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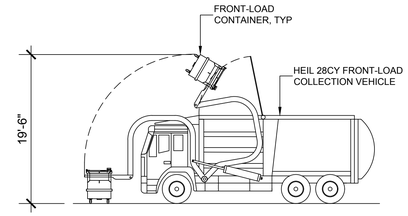
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

LEGEND:

STAFF PATH OF TRAVEL FROM OFFICE TRASH ROOM TO TEMPORARY TRASH STAGING AREA.

PROJECTED COLLECTION SCHEDULE: OFFICE TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 3CY FL LOOSE CONTAINER	2x/wk
RECYCLING	(2) 2CY FL LOOSE CONTAINERS	2x/wk
COMPOST	(1) 2CY FL LOOSE CONTAINER	2x/wk

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.



FRONT-LOAD COLLECTION VEHICLE

OFFICE TRASH STAGING PLAN

AT EVA LANE

SCALE: NTS

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Entitlement architect

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104 CONSTITUTION DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	08.27.20
	DD 100%	09.24.20
	CD1	10.29.20
	CD2	02.18.21

Stamp

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OFFICE TRASH STAGING AREA PLAN

Sheet Title

Scale

Proj #. 2013 **DRAWN BY** BM

Sheet Size: 30 x 42

TRUE NORTH / PROJECT NORTH

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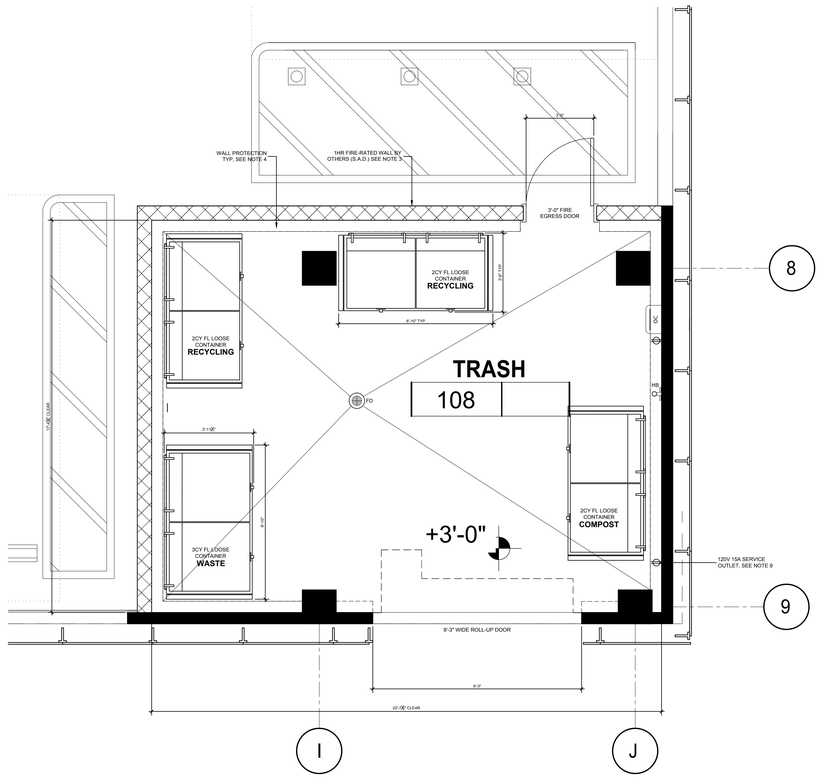

OFFICE TRASH ROOM PLAN

LEVEL 1

SCALE: 3/8" = 1'-0"

SHEET NOTES:

OFFICE TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 1HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2019 CBC.
6. 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS AND 3'-0" NFPA COMPLIANT 90-MINUTE FIRE-RATED DOOR FOR FIRE EGRESS PER CBC 713.13.4 AND CBC TABLE 716.5.
7. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLETS REQUIRED.
8. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
9. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

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PROJECTED COLLECTION SCHEDULE: OFFICE TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 3CY FL LOOSE CONTAINER	2x/wk
RECYCLING	(2) 2CY FL LOOSE CONTAINERS	2x/wk
COMPOST	(1) 2CY FL LOOSE CONTAINER	2x/wk

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.

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OFFICE TRASH ROOM PLAN

Sheet Title

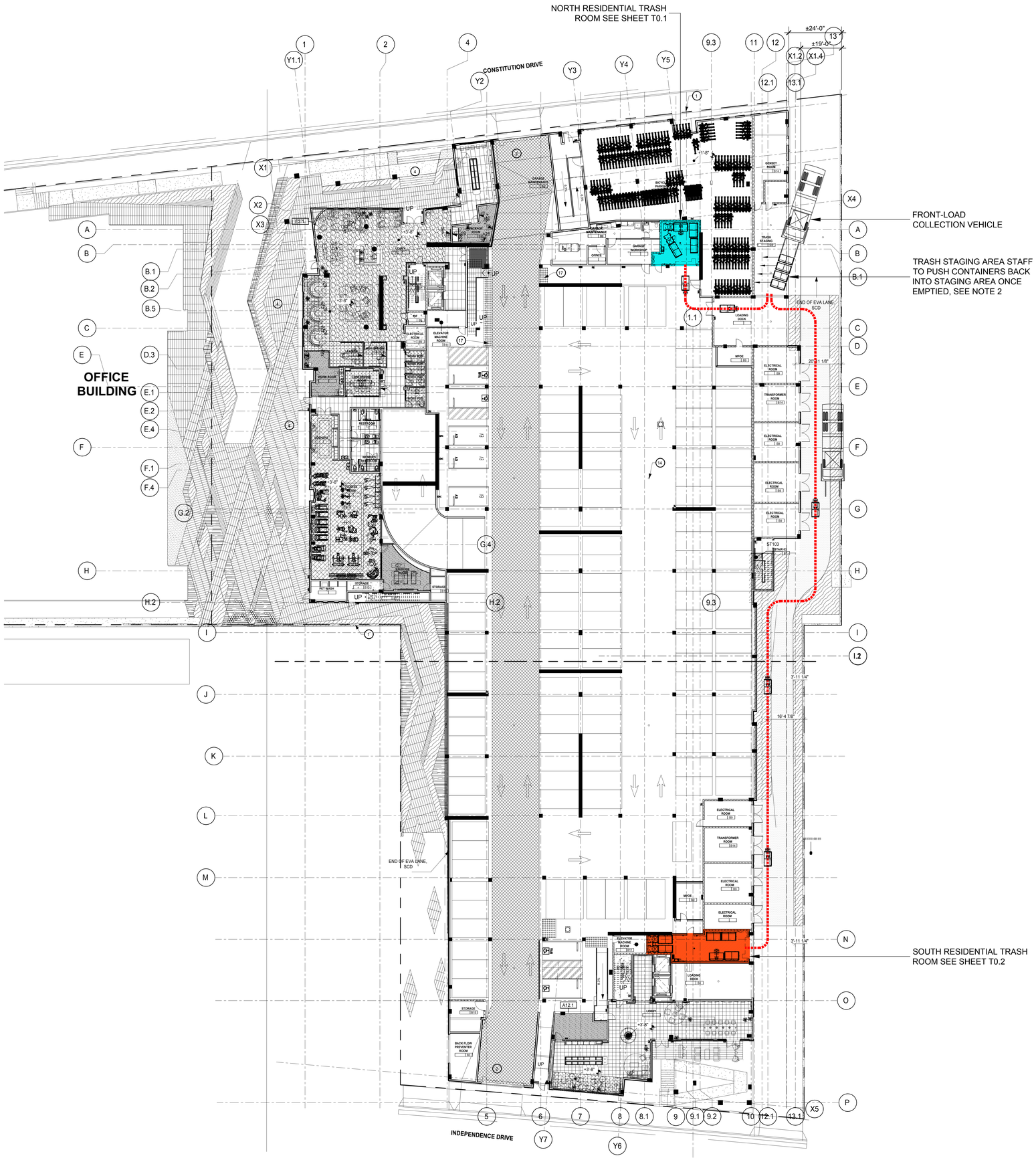
Scale

Proj #. 2013 **DRAWN BY** BM

Sheet Size: 30 x 42

TRUE NORTH / PROJECT NORTH

T0.1



RESIDENTIAL TRASH STAGING AREA PLAN

GROUND LEVEL

SCALE: 1/16" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH STAGING PLAN.

1. STAFF SHALL TRANSPORT CONTAINERS TO TRASH STAGING AREA FOR PICK-UP DURING COLLECTION DAYS WITH ELECTRIC PALLET TRUCK.
2. STAFF TO PUSH CONTAINERS OUT FOR HAULER TO FORK CONTAINERS. ONCE EMPTIED, STAFF TO PUSH CONTAINER BACK INTO STAGING AREA SO THE NEXT CONTAINERS CAN BE FORKED. COLLECTION VEHICLE TO EXIT PROPERTY SOUTH.
3. STAFF SHALL MOVE CONTAINERS BACK TO TRASH ROOMS IMMEDIATELY AFTER CONTAINERS HAVE BEEN EMPTIED.

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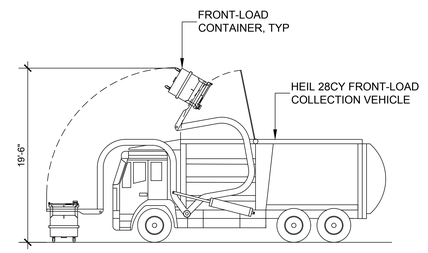
LEGEND:

STAFF PATH OF TRAVEL FROM NORTH AND SOUTH RESIDENTIAL TRASH ROOMS TO TRASH STAGING AREA.

PROJECTED COLLECTION SCHEDULE: NORTH RESIDENTIAL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 2CY FL COMPACTOR CONTAINER	3x/wk
RECYCLING	(1) 3CY FL COMPACTOR CONTAINER	3x/wk
COMPOST	(1) 3CY FL LOOSE CONTAINER	3x/wk

PROJECTED COLLECTION SCHEDULE: SOUTH RESIDENTIAL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 2CY FL COMPACTOR CONTAINER	3x/wk
RECYCLING	(1) 3CY FL COMPACTOR CONTAINER	3x/wk
COMPOST	(1) 3CY FL LOOSE CONTAINER	3x/wk

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.



FRONT-LOAD COLLECTION VEHICLE

SHOWN LOADING CONTAINERS

SCALE: NTS

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REV.	ISSUE	DATE
	SD-1	10.03.19
	SD-2	11.21.19
	SD-3	12.19.19
	DD-1	01.23.20
	DD-100%	03.12.20
	CD-2	08.13.20
	GMP	02.18.21

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RESIDENTIAL TRASH STAGING PLAN

Sheet Title

Scale: As indicated

Proj #: 1919 drawn by BM

Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

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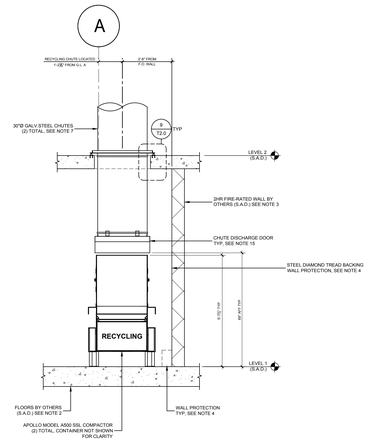
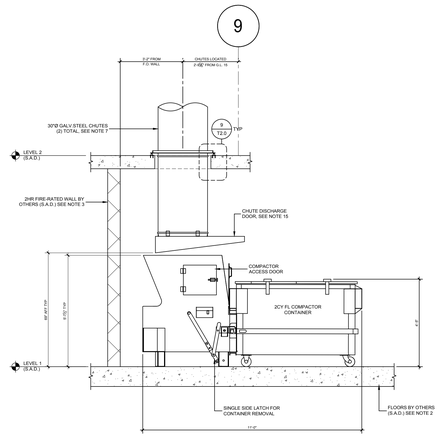


SECTION A-A

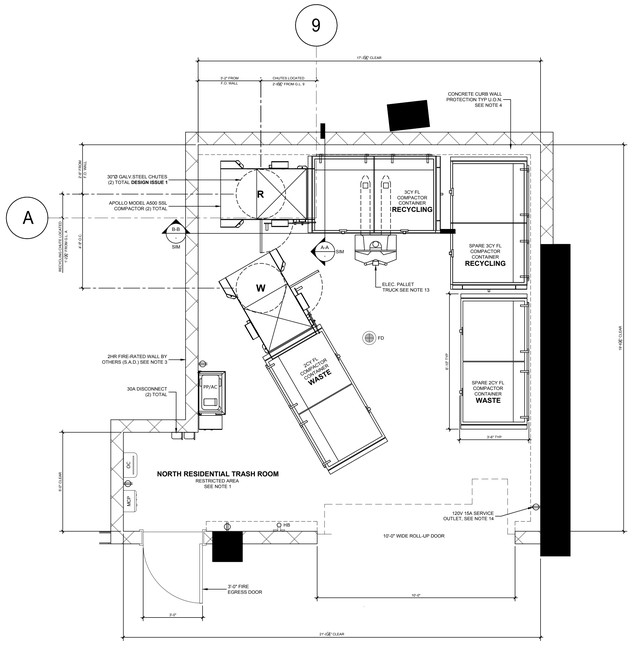


SECTION B-B

SECTIONS

AT NORTH RESIDENTIAL TRASH ROOM

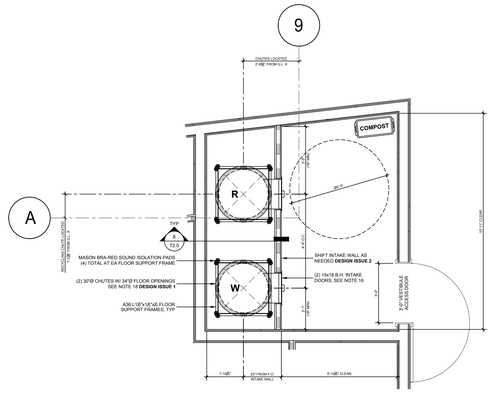
SCALE: 3/8" = 1'-0"



NORTH RESIDENTIAL TRASH ROOM PLAN

LEVEL 1

SCALE: 3/8" = 1'-0"



NORTH CHUTE INTAKE VESTIBULE

UPPER LEVELS

SCALE: 3/8" = 1'-0"

SHEET NOTES:

NORTH RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2019 CBC.
6. 10'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS AND 3'-0" NFPA COMPLIANT 90-MINUTE FIRE-RATED DOOR FOR FIRE EGRESS PER CBC 713.13.4 AND CBC TABLE 716.5.
7. (2) 30"Ø GALVANIZED STEEL CHUTES FOR WASTE AND RECYCLING WITH (2) APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS. PROVIDE 2CY & 3CY FL COMPACTOR CONTAINERS FOR DISPOSAL. CHUTES SHALL TERMINATE 69" AFF. PROVIDE 3CY FL LOOSE CONTAINER FOR COMPOST DISPOSAL.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. NOTE THAT THE AIR-COMPRESSOR WILL BE WALL-MOUNTED ABOVE THE COMPACTOR POWER PACKS. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLETS REQUIRED.
10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED ABOVE COMPACTOR POWER PACKS. 120V 15A SERVICE OUTLET REQUIRED.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLETS REQUIRED.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY WITH 45.5" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
14. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
15. CHUTE DISCHARGE DOORS: TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY INSULATED SLIDING-STEEL FIRE ENCLOSURE DOORS, HELD OPEN BY 165°F FUSIBLE LINK.

NORTH CHUTE INTAKE VESTIBULES. UPPER LEVELS.

16. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 45 MINUTE FIRE-RATED ACCESS DOOR. 5'-0" MIN CLEAR REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOORS FOR WASTE AND RECYCLING AT EACH FLOOR. SEE DETAIL 2/T2.0. MANAGEMENT SHALL PROVIDE RUBBERMAID SLIM JIM CONTAINER FOR COMPOST AT EACH CHUTE INTAKE VESTIBULE. STAFF SHALL EMPTY INTO 3CY LOOSE CONTAINER INSIDE TRASH ROOM AS NEEDED.
17. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/T2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

DESIGN ISSUES.

1. **RELOCATE 30"Ø GALVANIZED STEEL WASTE CHUTE TO PROVIDE SPACE FOR ROTATED COMPACTOR PER PLAN.**
2. **AT UPPER LEVELS: MATCH RELOCATED CHUTES AT LEVEL 1. SHIFT INTAKE WALL AS NEEDED TO PROVIDE 23" FROM CENTERLINE OF 30"Ø CHUTES TO F.O. INTAKE WALL. MAINTAIN 18" MINIMUM CLEAR FROM CENTERLINE OF INTAKE DOOR PULL-HANDLE TO F.O. WALL.**

GENERAL NOTES.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PROJECTED COLLECTION SCHEDULE: NORTH RESIDENTIAL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 2CY FL COMPACTOR CONTAINER	3x/wk
RECYCLING	(1) 3CY FL COMPACTOR CONTAINER	3x/wk
COMPOST	(1) 3CY FL LOOSE CONTAINER	3x/wk

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.

BDE ARCHITECTURE
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1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
	SD-1	10.03.19
	SD-2	11.21.19
	SD-3	12.19.19
	DD-1	01.23.20
	DD-100%	03.12.20
	CD-2	08.13.20
	GMP	02.18.21

Stamp

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NORTH RESIDENTIAL TRASH ROOM PLAN

Sheet Title

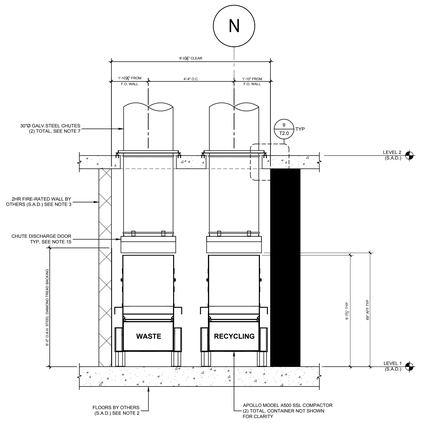
Scale: As indicated

Proj. #: 1919 Drawn by: BM

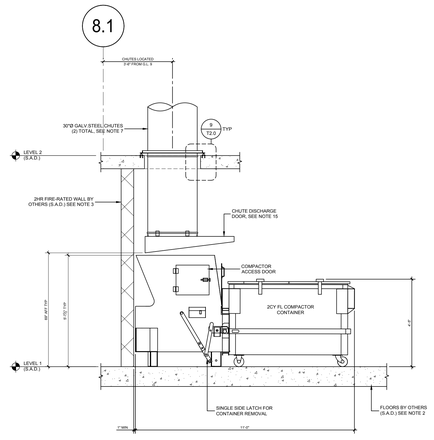
Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

T0.1



SECTION C-C

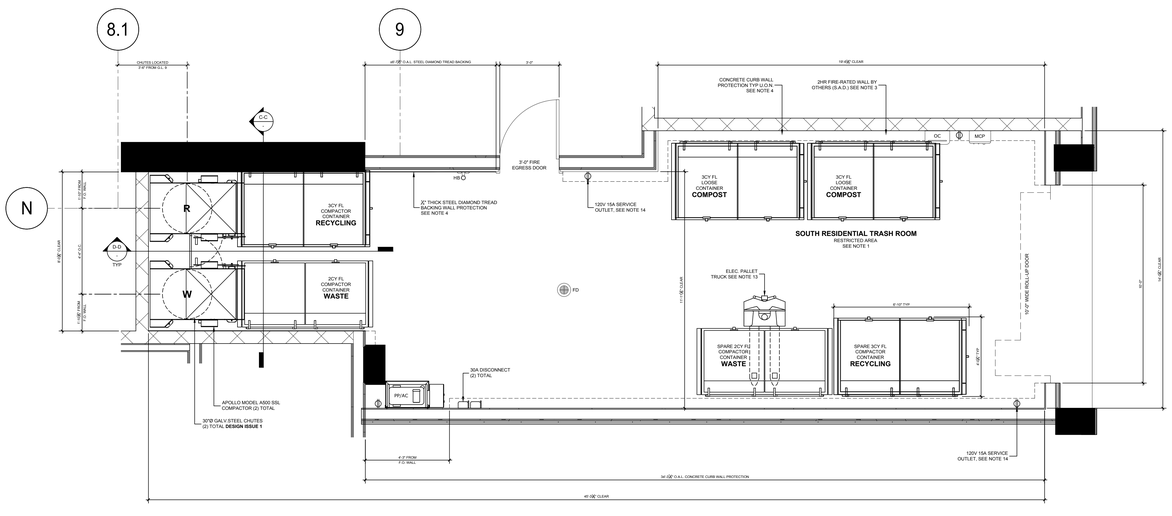


SECTION D-D

SECTIONS

AT SOUTH RESIDENTIAL TRASH ROOM

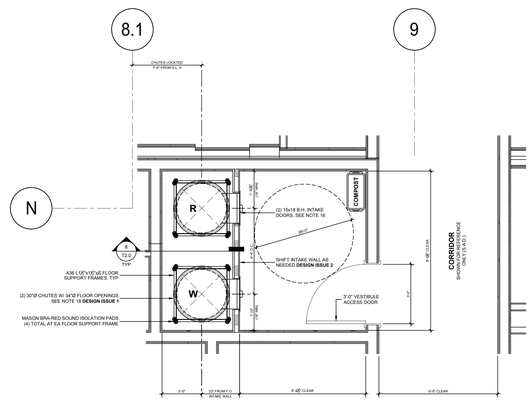
SCALE: 3/4" = 1'-0"



SOUTH RESIDENTIAL TRASH ROOM PLAN

LEVEL 1

SCALE: 3/4" = 1'-0"



SOUTH CHUTE INTAKE VESTIBULE

UPPER LEVELS

SCALE: 3/4" = 1'-0"

SHEET NOTES:

SOUTH RESIDENTIAL TRASH ROOM. LEVEL 1.

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4. WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN. INSTALL ¾" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG WALL ADJACENT TO WASTE COMPACTOR.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2019 CBC.
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DESIGN ISSUES.

1. **RELOCATE 30"Ø GALVANIZED STEEL CHUTES PER PLAN TO PROVIDE SPACE FOR COMPACTORS AND CHUTE DISCHARGE DOORS.**
2. **AT UPPER LEVELS: MATCH RELOCATED CHUTES AT LEVEL 1. SHIFT INTAKE WALL AS NEEDED TO PROVIDE 23" FROM CENTERLINE OF 30"Ø CHUTES TO F.O. INTAKE WALL. MAINTAIN 18" MINIMUM CLEAR FROM CENTERLINE OF INTAKE DOOR PULL-HANDLE TO F.O. WALL.**

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PROJECTED COLLECTION SCHEDULE: SOUTH RESIDENTIAL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 2CY FL COMPACTOR CONTAINER	3x/wk
RECYCLING	(1) 3CY FL COMPACTOR CONTAINER	3x/wk
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SOUTH RESIDENTIAL TRASH ROOM PLAN

Sheet Title

Scale: As indicated

Proj #: 1919 Drawn by: BM

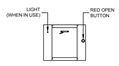
Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

T0.2

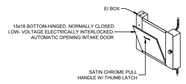
NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY WITH BUILT-IN FIRE-RATED GLAZING AND GASKETS.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 1138A.4.3 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2019 CBC - 1138A.4.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

ELEVATION VIEW
(WITHOUT TRIM)



ELEVATION VIEW
(WITH TRIM: 16 GA. 430 S.S.)

PLAN VIEW

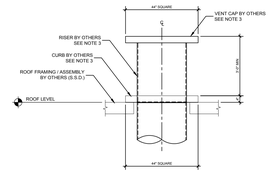


ISOMETRIC VIEW

2 CHUTE INTAKE DOOR
UPPER LEVELS

SCALE: ⅜" = 1'-0"

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.
3. SUPPLIED BY VENDOR - INSTALLED BY ROOFER.



3 CHUTE VENT
AT ROOF LEVEL

SCALE: ⅜" = 1'-0"

SHEET NOTES. 30"Ø CHUTE DETAILS

1. CHUTE MATERIAL: GALVANIZED STEEL.
2. 2HR FIRE-RATED WALL ASSEMBLIES ENCASING CHUTE SHAFT. FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

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NOTES:
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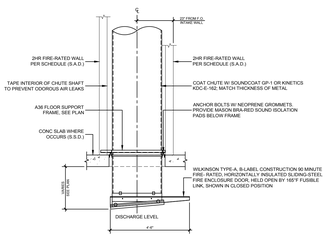
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



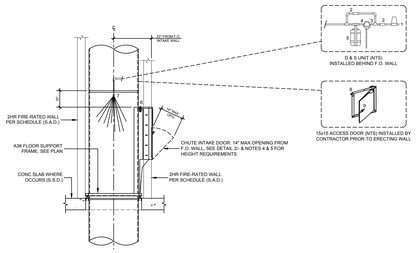
5 CHUTE AIR AND SOUND ISOLATION

SCALE: ⅜" = 1'-0"

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE TANK. SYPHON HOSE WILL DRAW THE CORRECT AMOUNT OF SOLUTION. FACTORY SETTING OF THE PROPORTIONING VALVE IS 8 FOR 55 GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) D & S UNIT PER CHUTE.
4. 2019 CBC - 1138A.4.3 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP, AND NO LOWER THAN 15 INCHES.
5. 2019 CBC - 1138A.4.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:

1. 3/2"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER.
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL.
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS.
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION.
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION.
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT.
7. FIRE SPRINKLER HEAD AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN - CONNECTION BY OTHERS.
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR.
9. SATIN CHROME PULL-HANDLE.



6 DISINFECTING AND SANITATION UNIT WITH FIRE SPRINKLER NOZZLE
AT HIGHEST INTAKE

SCALE: ⅜" = 1'-0"

NOTES:
1. 2019 CBC - 1138A.4.3 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
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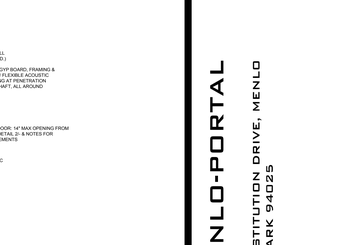
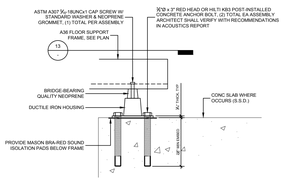


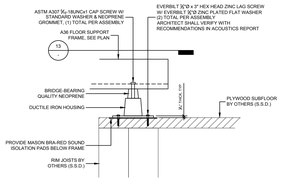
8 CHUTE SHAFT AT INTAKE
UPPER LEVELS

SCALE: ⅜" = 1'-0"

NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.
2. (4) MASON BRA-RED SOUND ISOLATION PAD ASSEMBLIES PER FLOOR SUPPORT FRAME.

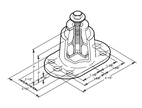


TYPE I FLOOR
CONNECTION



TYPE III FLOOR
CONNECTION

NOTES:
1. ALL HARDWARE PLATED
2. REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED.

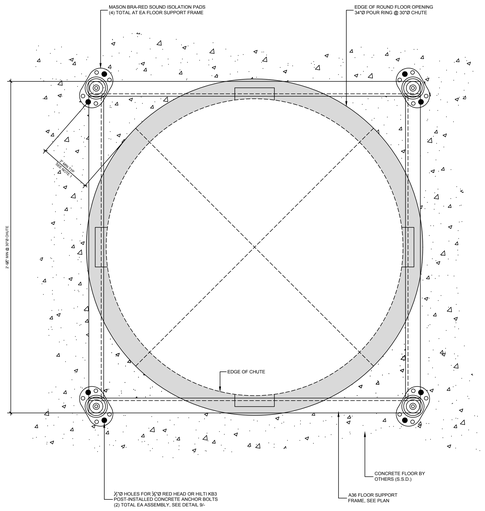


MASON BRA-RED MOUNT
ISOMETRIC VIEW

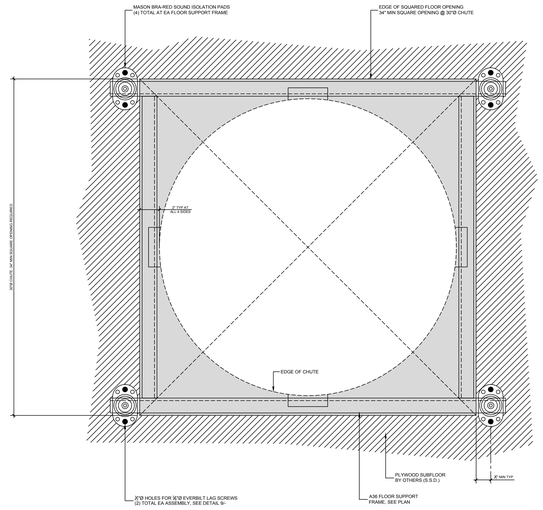
9 FLOOR SUPPORT FRAME ANCHORING
TYPE I AND TYPE III CONSTRUCTION

SCALE: 4½" = 1'-0"

NOTES:
1. TYPE I FLOOR: TO PREVENT CONCRETE BREAK-OFF, VERIFY MINIMUM DISTANCE WITH STRUCTURAL ENGINEER.
2. ARCHITECT SHALL VERIFY ALL FLOOR SUPPORT FRAME ANCHORING CONNECTIONS WITH RECOMMENDATIONS IN ACOUSTICS REPORT.

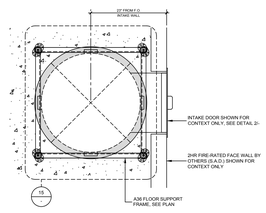


ROUND FLOOR OPENING
TYPE I FLOOR



SQUARED FLOOR OPENING
TYPE III FLOOR

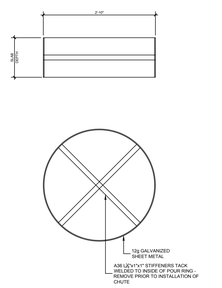
NOTES:
1. SEE DETAIL 2/- FOR CHUTE INTAKE DOOR INFORMATION.
2. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.
3. SEE DETAIL M/- FOR SECTION OF BRA-RED MOUNT INSTALLATION.
4. REFER TO CHUTE INTAKE VESTIBULE DRAWINGS FOR ALL OTHER INFORMATION NOT LISTED.



13 FLOOR SUPPORT FRAME ANCHORING
TYPE I AND TYPE III CONSTRUCTION

SCALE: ¾" = 1'-0"

NOTES:
1. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB.
2. SUPPLIED BY CHUTE MANUFACTURER - INSTALLED BY CONCRETE CONTRACTOR.



14 POUR RING DETAIL

SCALE: ¾" = 1'-0"

15 TYPE I AND TYPE III FLOOR PENETRATION
PLAN VIEWS

SCALE: 3" = 1'-0"

BDE ARCHITECTURE
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Client

Consultant

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1919-MENLO-PORTAL
110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

REV	ISSUE	DATE
	SD-1	10.03.19
	SD-2	11.21.19
	SD-3	12.19.19
	DD-1	01.23.20
	DD-100%	03.12.20
	CD-2	08.13.20
	GMP	02.18.21

STAMP
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CHUTE DETAILS 30"Ø

Sheet Title
Scale As indicated
Proj #. 1919 drawn by BM
Sheet Size: 36 x 48

T2.0

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Greystar
Menlo Portal Apartments, Menlo Park, CA
Trash Management Plan

Task: Design a waste and recycling system for this 7-story residential project comprised of 335 residential units that minimizes costs, staffing requirements and environmental impacts, while providing convenient trash disposal for the building's tenants. Please note the word "trash" when used in this plan covers waste, recycling and compost.

Waste and Recycling Removal: The City of Menlo Park has granted Recology of San Mateo County a license to provide residential and commercial Waste and Recycling services to the residents and businesses located within the city. The City is a member of the South Bayside Waste Management Authority (SBWMA), a 12-city joint powers agency whose goal is to provide cost effective waste reduction, recycling, and solid waste programs to member agencies through franchised services and other recyclers to meet and sustain a minimum of 75% diversion of waste from landfill as mandated by California State Law. SBWMA owns and manages the Shoreway Environmental Center that receives all of the recyclables, organics, and garbage collected in the area. Recology provides waste, commingled recycling and compost collection services for the City of Menlo Park at rates set by the City.

Situation: The City expects at minimum that all residents will source-separate their trash into mixed recyclables and waste to meet the requirements of the State of California AB 341 and AB1826. Containers must be in position on the service day before 6 am. Under the current contract (called a "franchise agreement") the following factors are critical:

1. Exclusivity: Recology is the only company that can legally engage in waste disposal for properties within the city limits.
2. Non-negotiable rates: Waste disposal rates for commercial customers are set by the City and cannot be negotiated. These rates are typically adjusted annually.
3. Recycling is low cost and based on number of service days per week: This includes paper products, glass and plastic.
4. Compacted disposal is less expensive than loose disposal: The implicit $0.58 per lb. for compacted waste is ~50% less than standard front load service.
5. Recology will move loose bins 3 cubic yards on a level surface up to 200 feet from the street for an additional fee. They will not move compacted bins or bins larger than 3 cubic yards.
6. Recology service hours are between 6am to 6pm.

City Mandates and Requirements: As of July 1, 2012, under Assembly Bill 341, State law requires commercial establishments (businesses, schools, and apartments) to recycle. This law was further extended by AB1826 to require organics diversion by all business with more than 4 cubic yards of waste per week and all residential properties with more than 5 units. However, multifamily residential properties are not required to divert organic food waste under AB1826. The City of Menlo Park requires all residential and multifamily buildings to source separate refuse into Waste and Mixed Recyclables.

Although not fully implemented by local governments — State Law 1383 will lead to mandatory food waste diversion from residential, multi-family and commercial business by 2022.

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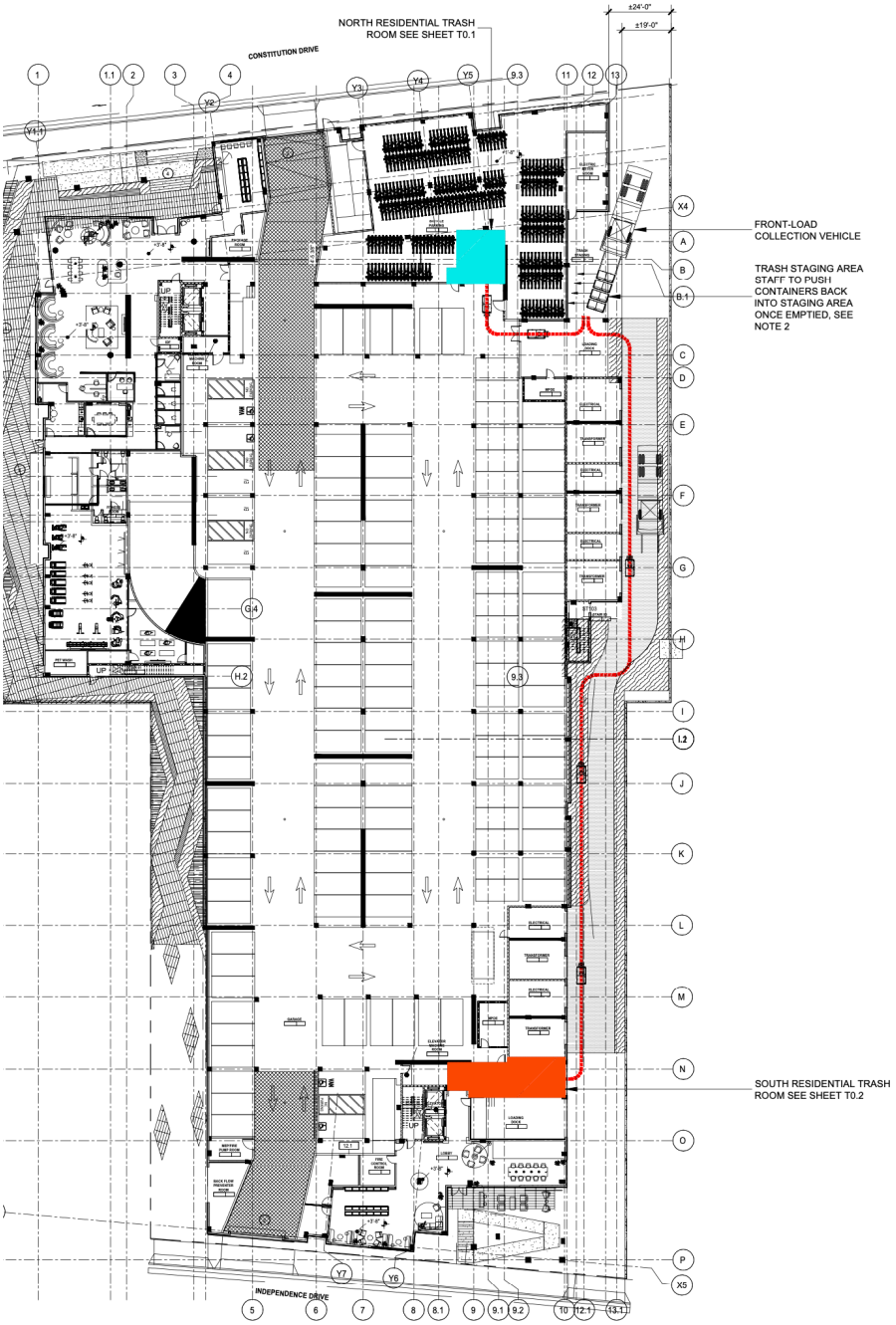
Note: If Resources Recycling and Recovery (CalRecycle) determines that California did not meet the 50% diversion rate in 2020, organic collection services (including food waste) will be required for businesses that generate 2 cubic yards or more of commercial solid waste per week. Current exemptions (such as multifamily buildings with more than 5 or more units) may no longer exist.

Site Plan



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Trash Volume Projections:

The following metrics were used to project residential waste and recycling levels:

Residential Waste: 0.11 Cubic Yard (22 gallon) per week/unit. **NOTE: This is the equivalent of almost 2 large kitchen garbage cans per unit week (~2 - 13 gallon bags).**

Residential Recycling: 0.32 Cubic Yard (64 gallon) per week/unit. **NOTE: This is the equivalent of almost 5 large kitchen garbage cans per unit week (~5 - 13 gallon bags).**

Residential Compost: 0.05 Cubic Yard (10 gallon) per week/unit. **NOTE: This is the equivalent of 5 small compost pails per unit week.**

NOTE: Food/Green Waste from Residential Properties. Any green waste will need to be diverted as part of the project's landscaping contract. In the likely event compost collection is required in the future, a 32G cart will be placed in each trash chute vestibule for compost collection. Staff will then dispose of these containers into the loose 3CY bins in the trash collection room.

Residential Trash Volume Projections

Below is a summary of projected loose & compacted trash volumes. See detailed analysis on pp. 20-22.

Core	Units	Loose Waste Volume CY/WK	Loose Recycle Volume CY/WK	Compost Volume CY/WK	Total # of 4CY Loose Waste Bins/Wk	Total # of 4CY Loose Recycle Bins/ Wk	Total # of 3CY Loose Compost Bins/Wk
North	201	22.1	64.3	10.1	6	17	4
South	134	14.7	42.9	6.7	8	11	2
Total	335	36.9	107.2	16.8	14	28	6

*all compost bins to be stored in South Trash room due to space constraints

Core	Units	Compacted Waste Volume CY/ WK	Compacted Recycle Volume CY/WK	Compost Volume CY/WK	Total # of 2CY Compacted Waste Bins/ Wk	Total # of 2CY Compacted Recycle Bins/Wk	Total # of 3CY Loose Compost Bins/Wk
North	201	5.5	16.1	10.1	3	5	4
South	134	3.7	10.7	6.7	2	4	2
Total	335	9.2	26.8	16.8	5	9	6

*all compost bins to be stored in South Trash room due to space constraints

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Project Summary:

First, **local ordinance requires the collection of residential trash in two separate streams: waste and mixed recycling. To accomplish this we recommend two chutes in each chute core - one for waste and one for mixed recycling.** Recology currently offers but Menlo Park does not require multi-family food scrap diversion. In the likely event compost collection is required in the future, a 32G cart will be placed in each trash chute vestibule for compost collection.

Second, **CBC minimum required 24" chutes have a higher probability of chute jams due to large objects (super size pizza boxes, Costco/Amazon boxes, ironing boards, crutches, etc.) being thrown down the chute. The chute diameter will be at minimum 30" with 15"Wx18"H bottom hinge doors on the residential floors.**

Third, due to the garage design and practical paths of travel, **two trash cores will be used: North and South.** (See pages 11-12 for detailed drawings).

Fourth, **due to the projected trash volumes for the building, compactors for waste and recycling will be used.** Compactors will reduce the number of trash bins the project will need to store, reduce the building's trash bill and reduce the number of trash truck trips to the property. **Compost will be collected in loose front load 3CY bins.**

Fifth, **staging will take place alongside the right side of the residential building. The trash truck will enter from Constitution Dr and exit into Independence Dr.**

Sixth, **specify automatic opening chute intake doors to meet accessibility requirements. Add 1 CFM/SF mechanical ventilation per CBC, floor drain, hot and cold hose bib and odor control to the trash collection rooms. Also, chutes must vent at full diameter at least 36" above the finished roof.**

Seventh, **we estimate 1173 cardboard boxes from internet purchases are expected to be delivered to the property every week**. Smaller cardboard will fit in the trash chute but larger boxes (& move-in/out boxes) will not fit or will creating chute jams. A convenient space for residents to place their flattened large cardboard boxes will be designated. These boxes will need to be moved by building staff daily into a spare recycling bin for later compaction. **The leasing office will set out bins to collect electronic waste and batteries. Bulky items will be placed in the small bike storage room adjacent to the North trash chute vestibule on Level 2.**

Residential Trash Handling System

To comply with City ordinances, the **project residential trash will be collected using gravity chutes in 2 different streams: Waste and Mixed Recyclables (paper, cardboard, food & beverage containers).** Compost collection will not be provided in the residential portion of the project due to the exemption under AB1826 for the collection of residential food waste and the sanitation, odor and pest problems. Please note that yard waste will need to be diverted as part of the building's landscaping contract.

All chute intake doors should be automatic opening and electrically-interlocked with rubber door baffles. These specifications meet accessibility requirements, improve property aesthetics and

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ensure safe usage. Electrically-interlocked chutes can be locked using the Master Switch so full containers can be safely removed by staff.

Waste and Mixed Recycling. Waste will be collected in 2CY compacted bins and Mixed Recycling will be collected in 3CY compacted bins.

Chutes. Two 30" diameter trash chutes with 15x18 intake doors will be used in each chute core. All materials will be collected at the ground level of the building.

Increasing the chute size to 30" above the 24" minimum required by CBC will slightly increase the chute system cost but it will reduce the possibility of chute jams due to large objects (e.g., super size pizza, Amazon and Costco boxes) being thrown down the chute. This will reduce ongoing maintenance cost while increasing tenant convenience.

The chutes should be 16 gauge galvaneal or aluminized steel and be isolated from the building structure using Mason BRA-Read mounts or equivalent. The chute should be coated with a sound dampening compound (Soundcoat GP-1 or equivalent) equal to the thickness of the metal.

Cardboard. Multi-family dwellings generate a tremendous amount of cardboard due to online shopping and food delivery. Typically, half of the units will receive a delivery in a cardboard box every day. This building is projected to receive around 168 cardboard boxes per day. A space should be designated for residents to place flattened cardboard that will not fit in the mixed recycle chute to avoid chute jams. This cardboard will need to be moved by building staff to a spare bin for later compaction.

Future Compost Collection. There is a multi-family organics collection program in Menlo Park, however, it is currently not required. In the likely event compost collection is required in the future, a 32G cart will be placed in each trash chute vestibule for compost collection. Staff will then dispose of these containers into a loose 3CY bin in the trash collection rooms.

Residential Trash Bin Moving: All full waste and recycling bins will be towed using an electric pallet jack from the collection rooms to the bin staging area for emptying by hauler.

Odor Control. To mitigate malodors in the trash room(s), a four-pronged approach is recommended including cleaning, proper ventilation, and installing a deodorizer system.

1. Mechanical Exhaust of Trash Collection Room. The mechanical ventilation required rate is 1 CFM/SF, however, ATM recommends increasing this rate as needed, especially in areas with warmer climate. Exhaust should vent through the roof. ATM does not recommend a chilled/refrigerated trash room. A cooled space will not delay decomposition, and will have minimal impacts on odorous trash.
2. Cleaning the Trash Room. Trash rooms should be swept clean of debris on a weekly basis. Trash room wash-downs should be scheduled quarterly. These should include cleaning any trash equipment such as compactors, as well as floors and the walls. If possible, bins or compactor receiver containers should be cleaned at the same time, assuming the containers are empty. (Bins should be cleaned by onsite staff. If hauler-provided dumpsters become especially dirty, the should be replaced by the hauler.)
3. Cleaning the Trash Chute. Almost all trash chutes are equipped with deodorizing and sanitizing (D&S) units, located on the top floor behind an access door. These should be operated on a WEEKLY basis, for ~5 minutes. Trash chutes that are designed for a high level of food wastes often

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also have a “Chute Janitor” built-in wash down system. These should be operated less often, such as 1x per month. When turned on, they should be allowed to run through their normal Rinse-Wash-Rinse cycle. Even with the presence of the D&S and Chute Janitor systems, all trash chutes should be pressured washed at least once a year to clean materials that adhere to the sides of the chutes. In areas with warmer climate we recommend quarterly wash downs. The chute wash down service should include cleaning the trash discharge room, specifically the floors, walls and the trash compactor.

4. Odor Control Systems. Odor control systems can be helpful in controlling odors, but most have limited effectiveness or create other problems. Popular low-cost systems that spray a masking agent into the air, only serve to hide odors in the trash room and not eliminate them. Ozone generators are more effective, but the odor-destroying product they create — ozone — can have deleterious effect on human health and can also destroy compactor hoses and seals. One odor control system that avoids these problems is the Piian Mini Vaporizer. It creates a very fine 50-micron mist that bonds with — and ultimately destroys — odor causing molecules. And unlike ozone, the entirely natural blend of plant extracts, essential oils and emulsifiers which is safe and does not damage equipment.

Trash System Equipment - Residential

Below is a summary of the recommended trash system equipment

Core	Gravity Chutes	Diameter	Chute Material	Compactor Count	Thru Walls	Bin Type	# of Bins*	Bin Size Cubic Yards
North	2	30”	16 gauge galvaneal steel	2	No	Front Load	2 waste 2 recycle	2CY waste 3CY recycle
South	2	30”	16 gauge galvaneal steel	2	No	Front Load	2 waste 2 recycle 2 compost	2CY waste 3CY recycle 3CY compost

*due to space limitations all compost bins to be stored in South trash room

-SmartTrash Compactor monitor (1 per compactor)
-Odor control (1 per trash room)
-Electric pallet jack (1 per trash room)

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Zero Waste Management Plan

I. This project will have gravity trash chutes for both waste and recycling.

II. Compost will be collected in 32G carts placed in each trash chute vestibule. Building staff will empty these on a daily basis into the designated 3CY compost bins in the trash collection rooms. This size is convenient for staff to handle.

III. The leasing office will set out bins to collect electronic waste and batteries. A space in the small bike storage room adjacent to the North trash chute vestibule on Level 2 will be repurposed for residents to place bulky items. Staff will monitor the items for pickup by Recology.

IV. Signage will be provided by Recology given to residents to be informed on what can be diverted from the waste stream. Available in the link: www.recology.com/recology-san-mateo-county/sorting-guides-signage

V. The current project design provides easy access to all three streams to facilitate diversion. Additional zero waste strategies should be implemented. Examples include: 3 waste stream in common areas, label paper towel bins as “compost only”, train janitorial staff to ensure recycling and organics is placed in proper bins, signing up for a zero waste box for tenants to discard plastic packaging and have on going training for residents.

VI. Building management will meet with the city’s designated recycling coordinator to take further steps towards 90 percent diversion.

Year	Pounds per Person/Day	Diversion (%)
2023	5.0	70%
2026	4.0	75%
2029	3.5	80%
2032	2.0	85%
2035	0.5	90%

ATM will work closely with the owner, architect and other stakeholders to design the optimal trash system for the development.

Note: Waste Audits will be made on a yearly basis by a City-approved waste assessor. Audits will be planned for the zero waste benchmarks in July for each year mentioned above.

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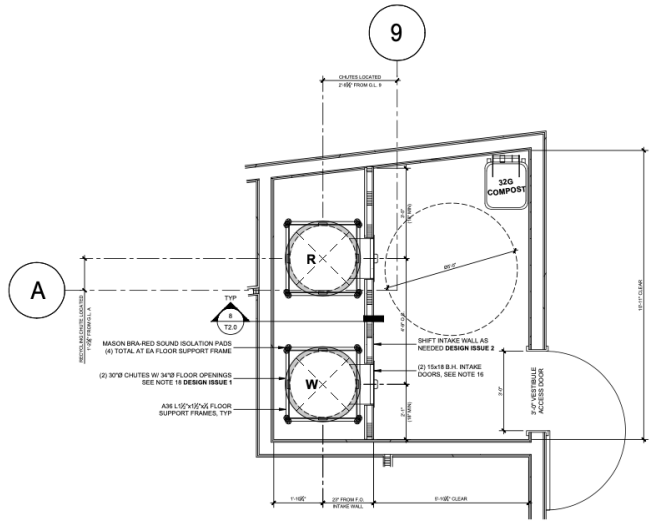
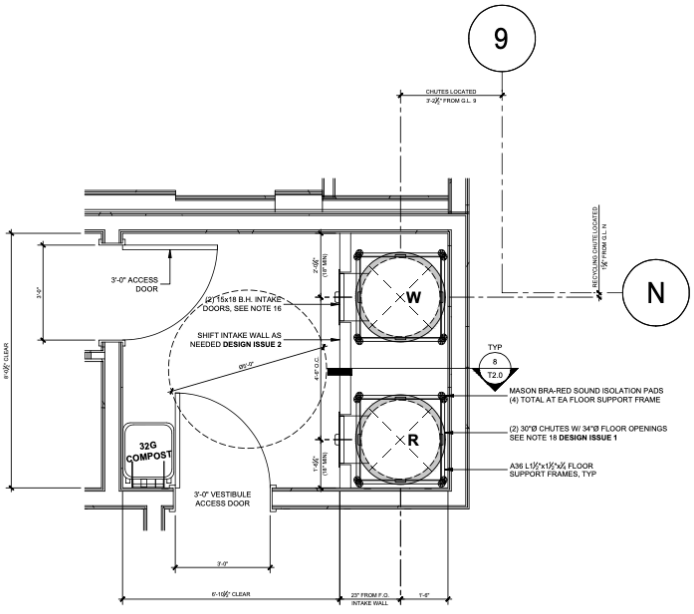
Residential Trash Chute Vestibules
(all vestibules will accommodate 32G carts when compost collection is required)

North



LEVEL 3

South



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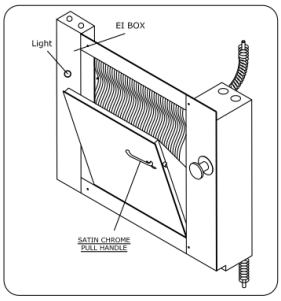
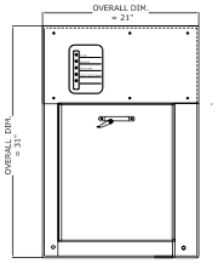
Trash Chute Intake Doors

ATM standard is to specify pneumatic (automatic) opening in order to meet all accessibility requirements per 2019 CBC Section 1138A.4.4, which states that: "Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls and operating mechanisms shall be no greater than 5 pounds."

Air Assist Chute Intake Door	Air Assist Recycling Chute Intake Door
	

Chute Intake Doors and the Americans' with Disabilities Act of 1990 (ADA)
This is a summary of the current state as we understand it. This is not intended to be legal advice and should not be relied upon with out seeking advice of an ADA expert and your legal counsel.

Per most building codes and FHA requirements, "common use" building areas and building elements, such as a trash rooms and trash chutes are required to be accessible. Specifically, the trash chute door is required to comply with accessibility requirements:

- Clear floor space for a wheel chair at the chute door
- Chute door hardware within reach range
- Chute door hardware complying with operability requirements.

The operability requirements mandate that the chute door hardware must not involve any of the following:

- Two handed operation (such as depressing a button while turning a door handle)
- Tight grasping or pinching
- Twisting of the wrist
- Force to activate the hardware that exceeds 5.0 pounds.

The majority of manual chute intake chute door installations do not comply with the accessibility requirements. Lower quality chute doors require grasping, twisting of the wrist and more than 5 pounds of force to open the chute door. Regardless of what has been installed for the chute door, the chute door is still required by both Code and FHA requirements to comply with accessibility requirements. In the cases where non-compliant chutes have been installed, the building Owner has made management decision to handle the accessibility requirement using other means.

Residential and other buildings are subject to the progressively revised provisions of Federal and Local ADA laws and regulations. To meet the current ADA Standards as they apply to Gravity Trash Chute Intake Doors, the person using the door must not have to grasp, twist, or pinch the control mechanism in

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order to operate the intake door. ADA Standards also limits the maximum operating force required to open an interior door (without specificity to size) to 5 pounds of force. Under CBC 2016 the maximum allowable mounting height of the operating mechanisms (ie door handle, etc) of an ADA compliant device is 44". The minimum allowable height is 34". The maximum allowable projection of an ADA compliant device is 4" off the projection surface of the wall.

The Wilkinson Signature Series and IDC-2000 Recycling Manually operated doors requires the person operating the door to push a membrane selector switch (waste, recycling or compost) and grasp the u-shaped handle, push down on the thumb latch with a finger and pull open the door. This type of intake doors meets the mounting height, the projection, the twist and the pinch requirements but it does not meet the pulling force or the grasp requirement.

Lower quality manual chute intake doors from other manufacturers all use a T-handle or L-handle operating mechanism. These doors fail on 3 counts. They do not meet the pulling force, the grasp and twist requirements. These door are especially hard to operate for persons with arthritis due to the required simultaneously grasping, twisting and pulling motion.

The Wilkinson Signature Series and IDC 2000 Pneumatic Assist door meet all the above requirements since it is operated by pushing a palm button which opens the door automatically. The door closes after a set time and latches so it meets all the current fire code requirements. The air assist mechanism is designed to preclude the need to grasp, twist, or pinch the control mechanism in order to operate the intake door. The push button meet the height, projection and force requirements too. It is conceivable, however that certain disabled persons will still not be able to operate this type of door. ADA law requires one to accommodate all persons with disabilities.

The supra-majority of all new construction within the US still uses manually operated chute intake doors due to the extra upfront (~ $900 per floor) and higher maintenance costs of the Pneumatic Assist Chute Intake type of doors. Many building owners have chosen to only install the pneumatic assist doors in facilities with a high senior or disabled population and in order to meet the above ADA requirements make it their policy to provide a staff person to assist any individual with disabilities who need assistance in operating the manual operated door.

Trash chute systems have been designed to meet the fire and life safety found within Building Codes. All trash chute intake doors are required to be behind a rated fire-barrier and any door in these walls is required to be a fire-rated door.

This fire-rated-door is required to be self-closing (or automatic-closing upon the detection of smoke), so it has a closer mechanism and positive latch. Because this door is designated as a "fire-door", per most codes and accessibility standards (including ANSI A117.1 used for FHA compliance), the door opening force for this door is exempt from typical accessibility requirements (maximum 5 pounds) and allowed to have a minimum opening force allowed by the authority having jurisdiction (typically a maximum of 15 pounds). The opening force for the required fire-rated doors in front of trash chute intake doors routinely exceeds 5 pounds and is more typically in the 14-18 pound range.

Requiring the chute intake door to meet accessibility requirements while allowing the fire-rated door in front of the trash chute intake door to not meet the pull force and grasp requirements is illogical. If an individual with accessibility needs cannot open the fire door in front of the trash chute intake then they will not be able to access the non compliant chute. Owners should always have a policy in place to provide assistance to any person who can not access the trash chute (with or without automatic opening doors).

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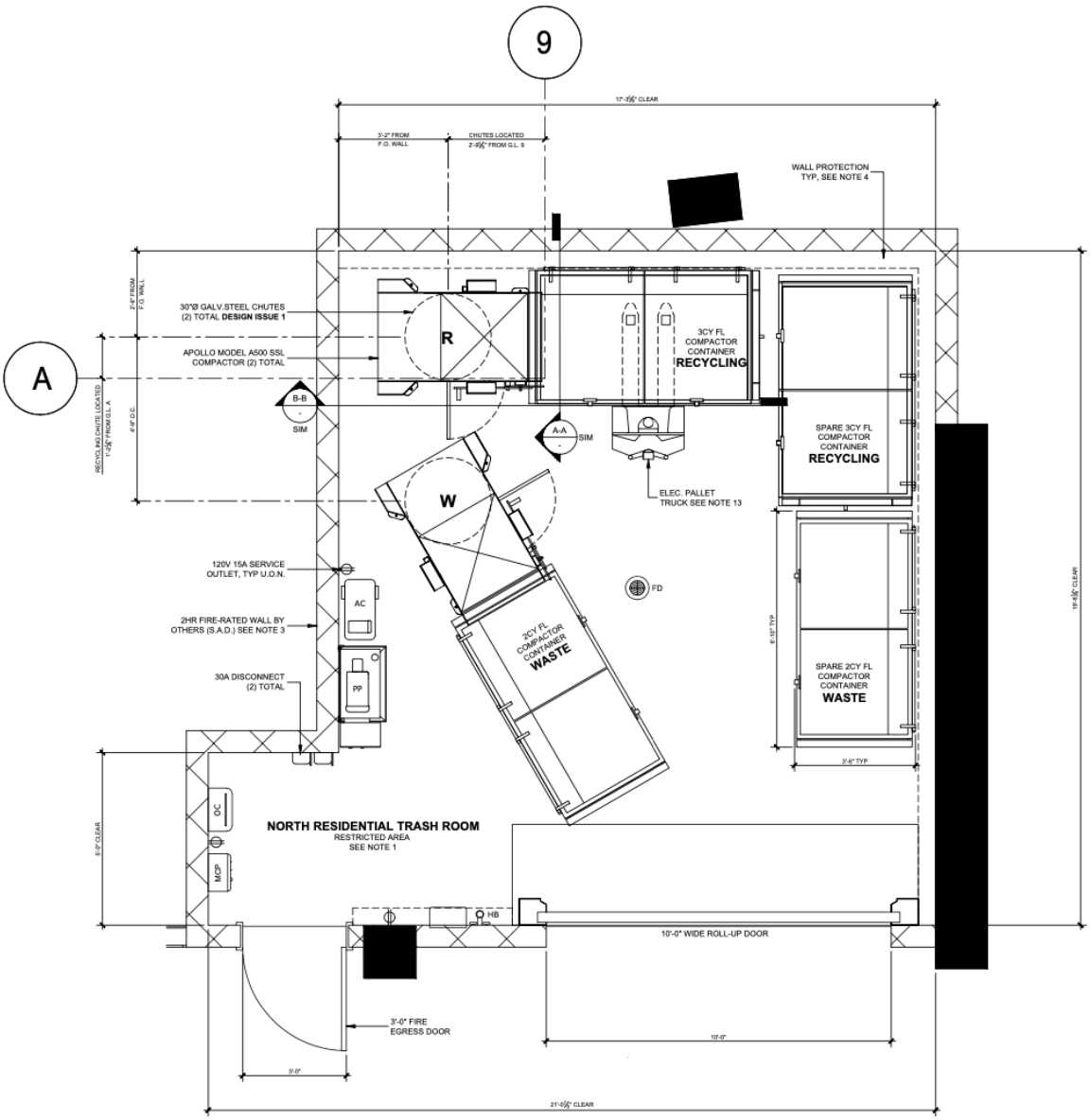
Residential Trash Collection Rooms

North



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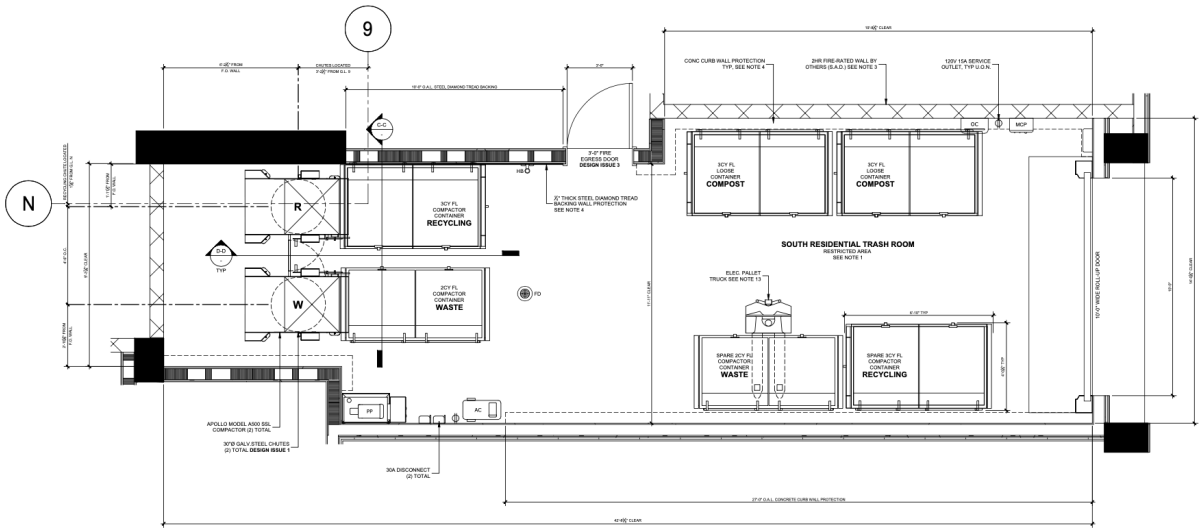
South
(qty. 2 -3CY loose bins will be stored in this room when compost service is required)



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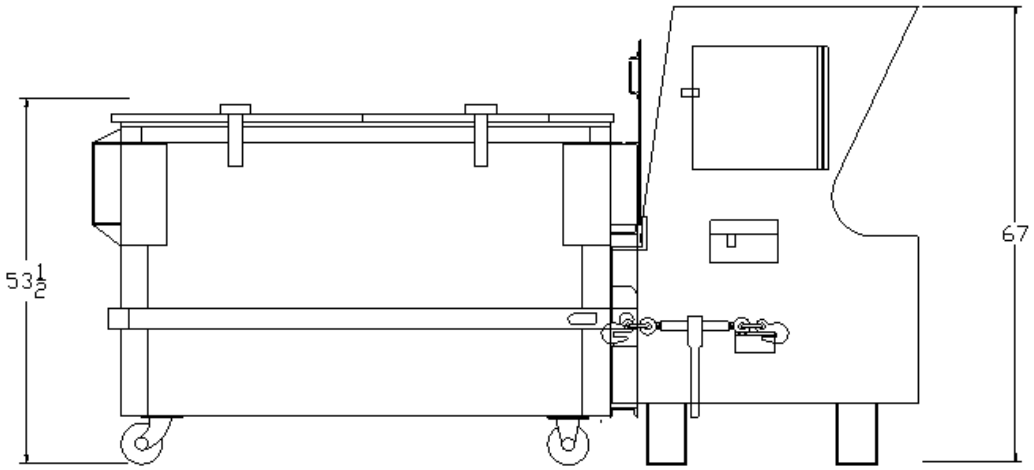
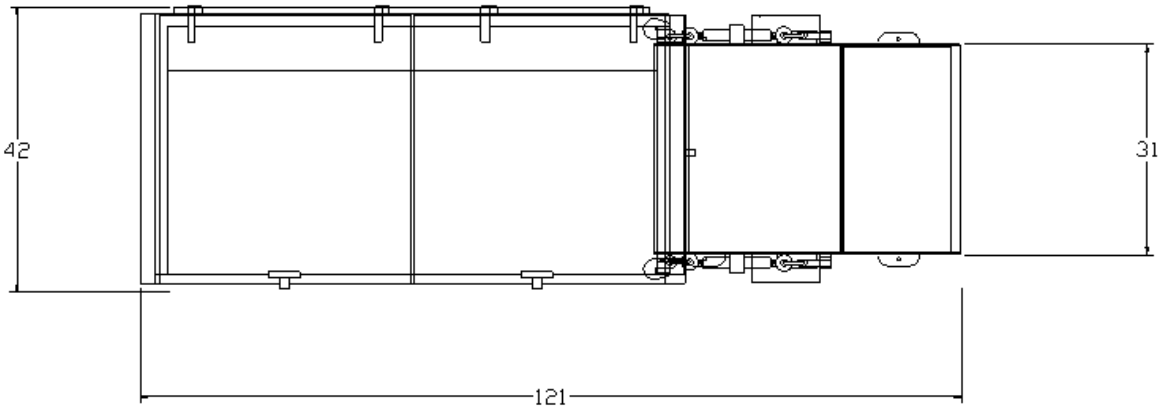
Trash Handling Equipment: Chute-fed Compactors





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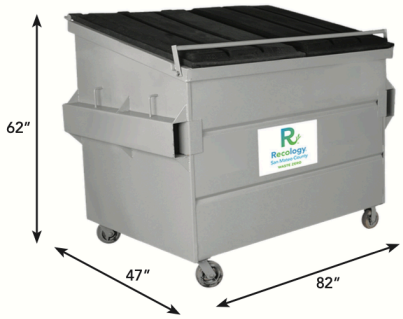
Front Load Bins

1-yard

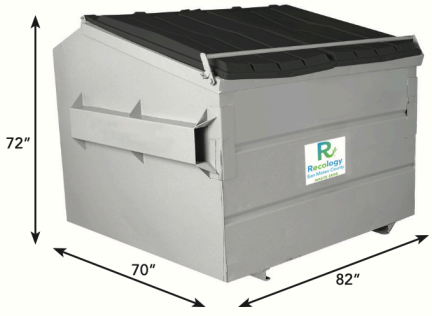
2-yard

3-yard



4-yard

6-yard



8-yard

Dimensions may vary slightly. Measurements shown are exterior dimensions.
Not all bins are available with wheels.

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Compost Collection Carts in Trash Chute Vestibules - 32G

96 GALLON EVR® II UNIVERSAL / NESTABLE

Part Number:
79296

Description
96 GALLON EVR® II CART

Size (l x w x h)
35.25" X 29.75" X 43.25"

Load Rating
335 LBS/151.9 KG

Wheel Diameter
10"

64 GALLON EVR® II UNIVERSAL / NESTABLE

Part Number:
79264

Description
64 GALLON EVR® II CART

Size (l x w x h)
31.75" X 24.25" X 41.75"

Load Rating
224 LBS/101.6 KG

Wheel Diameter
10"

32 GALLON EVR® UNIVERSAL

Part Number:
76532*

Description
32 GALLON EVR® CART

Size (l x w x h)
24.25" X 19.25" X 38.50"

Load Rating
112 LBS/50.8 KG

Wheel Diameter
10"

* 32 gallon is original EVR design and does not nest fully assembled.

48 GALLON EVR® II UNIVERSAL / NESTABLE

Part Number:
79248

Description
48 GALLON EVR® II CART

Size (l x w x h)
28.75" X 23.50" X 37.50"

Load Rating
168 LBS/76.3 KG

Wheel Diameter
10"

24 GALLON EVR® II UNIVERSAL

Part Number:
79224*

Description
24 GALLON EVR® II CART

Size (l x w x h)
24.00" X 19.75" X 34.50"

Load Rating
84.0 LBS/38.1 KG

Wheel Diameter
10"

* 24 gallon does not nest fully assembled.

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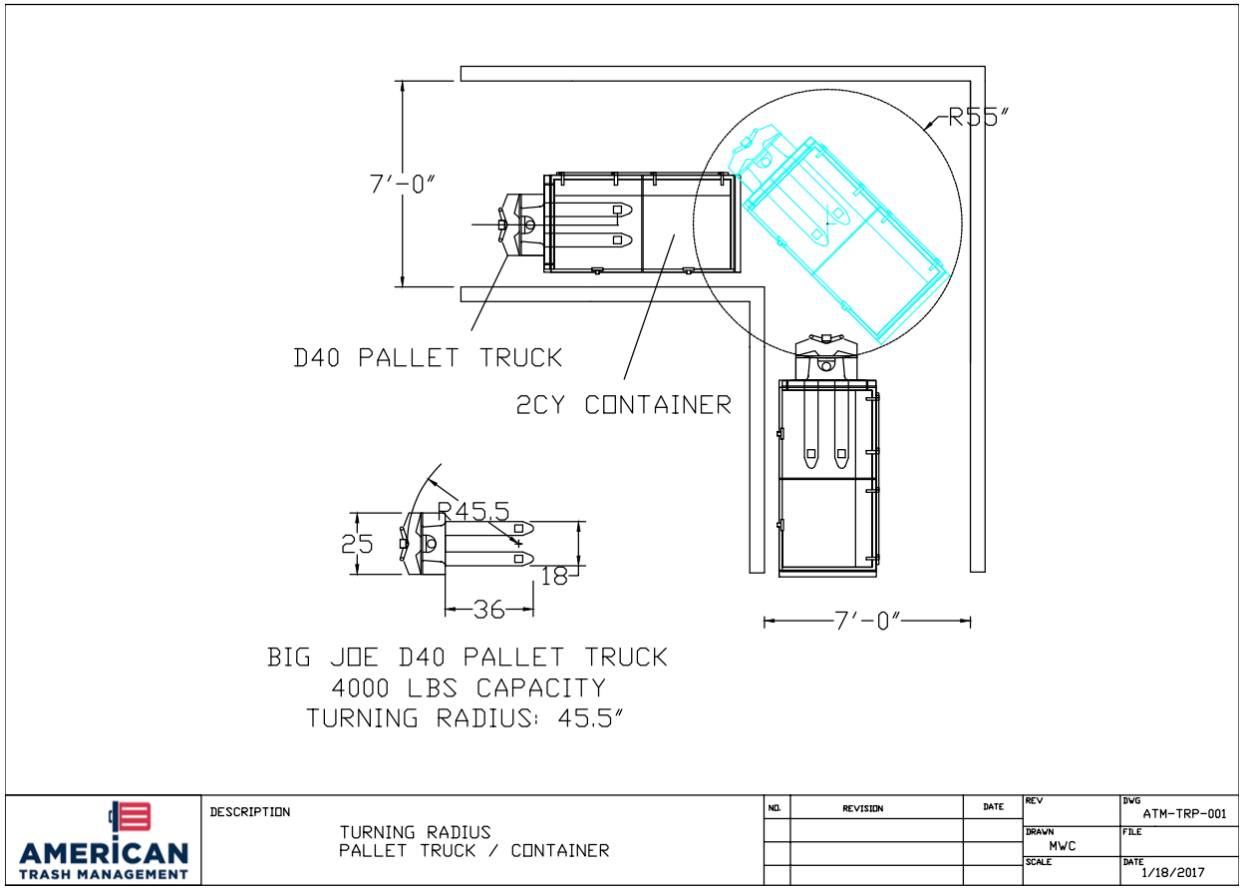
Compactor Bin Moving Details



TRASH SYSTEM SPECIFICATIONS: Provided separately.

1. Section 14 91 00 - Trash Chutes & Intake Doors
2. Section 44 31 00 - Odor Control
3. Section 44 53 62 - Waste & Recycling Compactors
4. Section 25 30 00 - Compactor Monitoring System
5. Section 41 63 23 - Pallet Jack for Bin Moving

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As shown below, during operation, compactors generate significant noise levels when one stands very close to the machine itself. However, the noise dissipates rapidly so it is barely audible for someone 50' from the unit. In addition, the compactors will only be operated during the time period when the bins are being emptied by staff, which will be limited to 60 minutes during the late morning or early afternoon. The machines will not be operated at any other time.

Compactor Noise Data

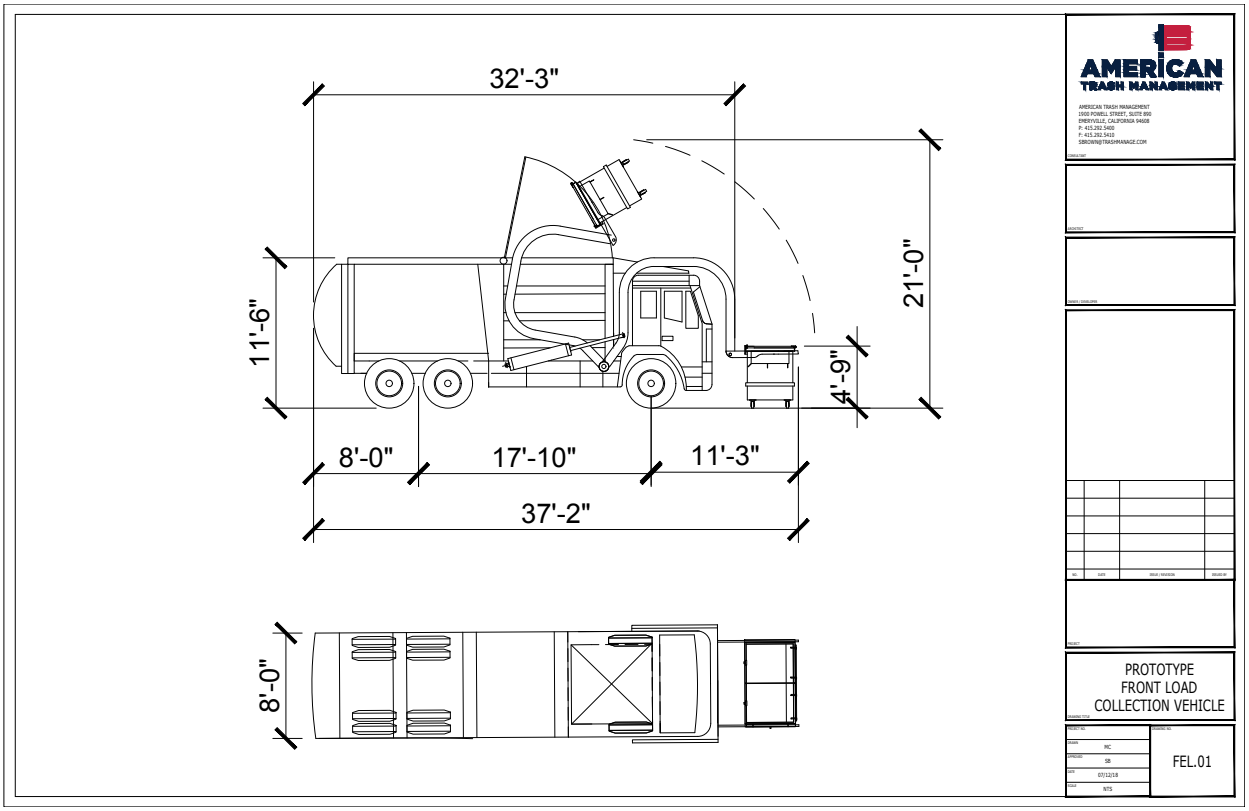
Location	Decibel Levels
At the power pack	69
20' away	50
50' away	Could not be measured

Noise levels from compactor operation were measured by JV Manufacturing, makers of Cram-a- lot compactors.

In comparison, front load trash trucks generate substantially more noise:

Front Load Trash Truck Noise Levels

Location	Decibel Levels
Banging on Bins when Emptying	100
Behind Garbage Truck (while compacting)	89



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Trash Bin Staging and Service Location

Staging will take place alongside the right side of the residential building. The trash truck will enter from Constitution Dr and exit into Independence Dr. Front load bins (loose or compacted) require 25' vertical clearance.

Bins will be moved with an electric pallet jack to and from this area by building staff on service days.

Proposed Residential Service Schedule (actual schedule to be determined by hauler and building management)

Residential Bins	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Compacted Waste* 2CY	2				2	1	
Compacted Recycle 3CY		2	2	2		2	
Loose Compost 3CY	2		2		2		
Total	**4**	**2**	**4**	**2**	**4**	**3**	**0**

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Volume Projections and Analysis of Compacted versus Loose

Below is comparative analysis of the disposal costs and labor costs of handling waste and recycling in a loose bins or compacted bins. We recommend installing gravity chute-fed compactors under the waste chutes and serious consideration should be given to compacting the recycling stream so as to reduce disposal costs, space requirements and onsite labor costs. The effective service life of a quality compactor can be over 10 years. SmartTrash® system (if included) will notify management and staff when compactor bins are full so bins will only need to be removed from the machine when full. This will reduce disposal costs and labor requirements. Please note that the projections below are estimates derived from actual audits of comparable multifamily complexes in California. They are not guaranteed. They are to be used for planning purposes only and may be higher or lower than projected.

TOTAL RESIDENTIAL WASTE AND RECYCLING SYSTEM ANALYSIS

ASSUMPTIONS:				
	Units:	335		Gallons
	Volume Waste:	0.11	cubic yard/week/ur	22
	Volume Recycling:	0.32	cubic yard/week/ur	64
	Volume Compost:	0.05	cubic yard/week/ur	10
	Compaction Ratio	4	to 1	
	Staff Labor Rate	$21.00	per hour - 1 person	
	Time move bins	0.5	hr to move to unloading area & back	
	Rake-Rotate bins	0.15	hr to go to each bin rake or rotate	
	# of Trash Rooms	1		
	Compacted Waste Service	2	cubic yard front load bins	
	Compacted Recycle Service	3	cubic yard front load bins	
	Loose Service	4	cubic yard front load bins	
	Loose Compost Service	3	cubic yard front load bins	

COST BENEFIT CALCULATION	PROJECTED	PROJECTED	PROJECTED
SERVICE-Waste	Loose	Compacted	Compacted
SERVICE-Recycling	Loose	Loose	Compacted
Loose Waste Volume - CY	36.9		
Compacted Waste Volume - CY		9.2	9.2
Mixed Recycling Volume - CY	107.2	107.2	
Compacted Recycling Volume - CY			26.8
Loose Compost Volume - CY	16.8	16.8	16.8
Waste Bins/week	14	5	5
Recycle Bins/week	28	28	9
Compost Carts/week	6	6	6
Containers/week/trash room	48	39	20
SYSTEM CAPITAL COST	$0.00	$41,920.00	$83,840.00
WASTE COST/MONTH	$8,096.02	$6,151.33	$6,151.33
RECYCLING COST/MONTH	$7,261.04	$7,261.04	$61.34
COMPOST COST/MONTH	$564.90	$564.90	$564.90
TRASH COST/MONTH	$15,921.96	$13,977.27	$6,777.57
COMPACTION SAVINGS/MONT	$0.00	$1,944.69	$9,144.39
STAFF LABOR COST/MONTH	$2,837.02	$2,305.08	$1182.09
STAFF SAVINGS/MONTH	$0.00	$531.94	$1,654.93
NET MONTHLY TRASH COSTS	$18,758.98	$16,282.35	$7,959.66
Monthly Trash Cost per Unit	$56.00	$48.60	$23.76
PAYBACK-MONTHS	N/A	17	8

RESIDENTIAL CARDBOARD ANALYSIS 1172.5 Boxes per week

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NORTH RESIDENTIAL WASTE AND RECYCLING SYSTEM ANALYSIS

ASSUMPTIONS:	Units:	201		Gallons
	Volume Waste:	0.11	cubic yard/week/ur	22
	Volume Recycling:	0.32	cubic yard/week/ur	64
	Volume Compost:	0.05	cubic yard/week/ur	10
	Waste Compaction Ratio	4	to 1	
	Recycle Compaction Ratio	4	to 1	
	Staff Labor Rate	$21.00	per hour - 1 person	
	Time move bins	0.5	hr to move to unloading area & back	
	Rake-Rotate bins	0.15	hr to go to each bin rake or rotate	
	# of Trash Rooms	1		
	Compacted Waste Service	2	cubic yard front load bins	
	Compacted Recycle Service	3	cubic yard front load bins	
	Loose Service	4	cubic yard front load bins	
	Loose Compost Service	3	cubic yard front load bins	

COST BENEFIT CALCULATION	PROJECTED	PROJECTED	PROJECTED
SERVICE-Waste	Loose	Compacted	Compacted
SERVICE-Recycling	Loose	Loose	Compacted
Loose Waste Volume - CY	22.1		
Compacted Waste Volume - CY		5.5	5.5
Mixed Recycling Volume - CY	64.3	64.3	
Compacted Recycling Volume - CY			16.1
Loose Compost Volume - CY	10.1	10.1	10.1
Waste Bins/week	6	3	3
Recycle Bins/week	17	17	5
Compost Carts/week	4	4	4
Containers/week/trash room	27	24	12
SYSTEM CAPITAL COST	$0.00	$20,960.00	$41,920.00
WASTE COST/MONTH	$3,584.50	$4,100.89	$4,100.89
RECYCLING COST/MONTH	$92.04	$92.04	$35.78
COMPOST COST/MONTH	$845.91	$845.91	$845.91
TRASH COST/MONTH	$4,522.45	$5,038.84	$4,982.58
COMPACTION SAVINGS/MONT	$0.00	-$516.39	-$460.13
STAFF LABOR COST/MONTH	$1,595.82	$1,418.51	$709.25
STAFF SAVINGS/MONTH	$0.00	$177.31	$886.57
NET MONTHLY TRASH COSTS	$6,118.27	$6,457.35	$5,691.83
Monthly Trash Cost per Unit	$30.44	$32.13	$28.32
PAYBACK-MONTHS	N/A	-62	98

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SOUTH RESIDENTIAL WASTE & RECYCLING ANALYSIS

ASSUMPTIONS:				
	Units:	134		Gallons
	Volume Waste:	0.11	cubic yard/week/ur	22
	Volume Recycling:	0.32	cubic yard/week/ur	64
	Volume Compost:	0.05	cubic yard/week/ur	10
	Waste Compaction Ratio	4	to 1	
	Recycle Compaction Ratio	4	to 1	
	Staff Labor Rate	$21.00	per hour - 1 person	
	Time move bins	0.5	hr to move to unloading area & back	
	Rake-Rotate bins	0.15	hr to go to each bin rake or rotate	
	# of Trash Rooms	1		
	Compacted Waste Service	2	cubic yard front load bins	
	Compacted Recycle Service	3	cubic yard front load bins	
	Loose Service	4	cubic yard front load bins	
	Loose Compost Service	3	cubic yard front load bins	

COST BENEFIT CALCULATION	PROJECTED	PROJECTED	PROJECTED
SERVICE-Waste	Loose	Compacted	Compacted
SERVICE-Recycling	Loose	Loose	Compacted
Loose Waste Volume - CY	14.7		
Compacted Waste Volume - CY		3.7	3.7
Mixed Recycling Volume - CY	42.9	42.9	
Compacted Recycling Volume - CY			10.7
Loose Compost Volume - CY	6.7	6.7	6.7
Waste Bins/week	8	2	2
Recycle Bins/week	11	11	4
Compost Carts/week	2	2	2
Containers/week/trash room	21	15	8
SYSTEM CAPITAL COST	$0.00	$20,960.00	$41,920.00
WASTE COST/MONTH	$4,511.52	$2,050.44	$2,050.44
RECYCLING COST/MONTH	$7,169.00	$7,169.00	$25.56
COMPOST COST/MONTH	$398.52	$398.52	$398.52
TRASH COST/MONTH	$12,079.04	$9,617.96	$2,474.52
COMPACTION SAVINGS/MONT	$0.00	$2,461.08	$9,604.52
STAFF LABOR COST/MONTH	$1,241.19	$886.57	$472.84
STAFF SAVINGS/MONTH	$0.00	$354.63	$768.36
NET MONTHLY TRASH COSTS	$13,320.23	$10,504.53	$2,947.36
Monthly Trash Cost per Unit	$99.40	$78.39	$22.00
PAYBACK-MONTHS	N/A	7	4

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WASTE AND RECYCLING RATES (PARTIAL) CURRENT RATES - 2020

City:	Menlo Park
Franchisee:	Recology

Multi-Family/Commercial Waste Front Load Rates:

Frequency/Size: x/wk-CY Size	2 CY LOOSE	3 CY LOOSE	4 CY LOOSE	2 CY COMP
1	$249.39	$374.08	$498.78	$1,025.22
2	$508.73	$797.04	$1,062.71	$2,050.44
3	$812.67	$1,219.00	$1,659.91	$3,075.67
4	$1,104.38	$1,691.81	$2,255.76	$4,100.89
5	$1,406.53	$2,154.69	$2,872.90	$5,126.11
6	$1,755.67	$2,633.50	$3,584.50	$6,151.32
7	$2,085.51	$3,193.45	$4,257.93	$7,176.55

Multi-Family/Commercial Recycle Front Load Rates:

Frequency/Size: x/wk-CY Size	2 CY LOOSE	3 CY LOOSE	4 CY LOOSE	2 CY COMP*	3 CY COMP*
1	$5.11	$5.11	$5.11	$5.11	$5.11
2	$10.22	$10.22	$10.22	$10.22	$10.22
3	$15.33	$15.33	$15.33	$15.33	$15.33
4	$20.45	$20.45	$20.45	$20.45	$20.45
5	$25.56	$25.56	$25.56	$25.56	$25.56
6	$30.68	$30.68	$30.68	$30.68	$30.68

***Compacted recycling rates are not published. Per the Recology Zero Waste Coordinator, compacted pricing is the same as loose**

Multi-Family/Commercial Organics Loose Front Load Rates:

Frequency/Size: x/wk-CY Size	64G Cart	96G-Cart	2 CY LOOSE	3 CY LOOSE
1	$46.24	$60.70	$131.16	$188.50
2	$93.87	$123.47	$266.19	$398.52
3	$142.92	$188.30	$418.54	$609.50
4	$193.36	$255.22	$566.14	$845.91
5	$245.19	$324.22	$717.79	$1,077.34
6	$298.44	$395.30	$887.71	$1,316.76
7	$353.06	$468.46	$1,050.12	$1,596.73

Approximate Equipment Cost		
Chute Fed Compactor Cost	$23,440.00	A500, 3-2CY Towable bins-tax, ship Install
Chute Fed Compactor Cost	$20,960.00	A500, 2-2CY Towable bins-tax, ship Install

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November 5, 2020

Michael Burkin
Greystar
450 Sansome Street, Suite 500
San Francisco, CA 94111

Subject: Menlo Portal Multi-Family Housing and Office – Avian Collision Risk Assessment (HTH #4484-01)

Dear Mr. Burkin:

Per your request, H. T. Harvey & Associates has performed an assessment of avian collision risk for the proposed Menlo Portal Multi-Family Housing and Office project in Menlo Park, California. It is our understanding that the project will demolish the existing buildings on the site and construct a three-story commercial building with office space and parking (Building OB-1) as well as a five-story multi-family apartment building over two stories of parking (Building MF-1). We further understand that you are requesting our assistance to assess the potential for avian collisions to occur with the proposed buildings and the potential significance (e.g., under the California Environmental Quality Act [CEQA]) of such an impact.

In summary, avian collisions with the glass facades of the proposed buildings are expected to be infrequent due to the relatively low abundance of birds in the vicinity of the project site and the distinctive differences in habitat type and quality between the developed project site and the more natural habitats located north of Bayfront Expressway. Several features of the architecture of the proposed buildings would reduce the potential for avian collisions even further. The project would therefore not result in the loss of a substantial proportion of any species' Bay-area populations or any Bay-area bird community and, according to CEQA standards, we would consider such impacts to be less than significant.

Statement of Qualifications

This assessment was prepared by Steve Rottenborn and me. Briefly, our qualifications are as follows (résumés attached):

- I am a wildlife ecologist with a B.S. in Ecology from the University of California, San Diego and an M.S. in Fish and Wildlife Management from Montana State University, where my Master's thesis focused on factors affecting the nest survival of yellow warblers (*Setophaga petechia*), dusky flycatchers (*Empidonax*

oberholseri), and warbling vireos (*Vireo gilvus*). Trained as an ornithologist, I specialize in the nesting ecology of passerine birds, with a broad range of avian field experience from across the United States. I am an avid birder, and I volunteer as a bird bander for the San Francisco Bay Bird Observatory, where I have been banding, sexing, and aging resident and migrant passerine species since 2010. I have spent hundreds of hours in the field conducting nesting bird surveys for H. T. Harvey & Associates projects over the past 13 years, and have found hundreds of passerine nests as well as many nests of raptors.

- Steve Rottenborn has a Ph.D. in biological sciences from Stanford University, where his doctoral dissertation focused on the effects of urbanization on riparian bird communities in the South San Francisco Bay area. He has been an active birder for more than 35 years and has conducted or assisted with research on birds since 1990. He has served for 9 years as an elected member of the California Bird Records Committee (including 3 years as chair) and for 13 years as a Regional Editor for the Northern California region of the journal North American Birds. He is a member of the Scientific Advisory Board for the San Francisco Bay Bird Observatory, the Technical Advisory Committee for the South Bay Salt Ponds Restoration Project, and the Board of Directors of the Western Field Ornithologists.

In addition, I conducted a reconnaissance-level survey of the project site on October 24, 2020 to characterize potential bird use of the site and immediately surrounding areas.

Although the subject of bird-friendly design is relatively new to the West Coast, we have performed avian collision risk assessments and identified measures to reduce collision risk for several projects in the Bay Area, including projects in the cities of San Francisco, Oakland, South San Francisco, Redwood City, Menlo Park, Palo Alto, Mountain View, Santa Clara, Sunnyvale, and San José.

Assessment of Bird Use

Existing Conditions

Habitat conditions and bird occurrence in the immediate vicinity of the project site (i.e., on the site and on immediately adjacent lands) are typical of much of the urbanized San Francisco Bay area. The approximately 3.2-acre project site consists of three existing commercial buildings surrounded by hardscape with narrow, interrupted areas of landscaping (Photos 1 and 2). This landscaping consists of nonnative trees, herbaceous plants, and low shrubs. The site is surrounded by high-density urban commercial and residential development.

Photo 1. The project site consists of commercial buildings surrounded by hardscape with narrow, interrupted areas of landscaping.

Photo 2. The project site consists of commercial buildings surrounded by hardscape with narrow, interrupted areas of landscaping.

Habitat conditions on the site and in immediately surrounding areas are of low quality for most native birds found in the region due to the near absence of vegetation, the lack of any native vegetation, the absence of well-layered vegetation (e.g., with ground cover, shrub, and canopy tree layers in the same areas), the small size of the vegetated habitat patches, and the amount of human disturbance by vehicular traffic and occupants of buildings on and/or adjacent to the project site, which is developed as a commercial business district. Nonnative vegetation supports fewer of the resources required by native birds than native vegetation, and the structural simplicity of the vegetation further limits resources available to birds. Nevertheless, there is a suite of common, urban-adapted bird species that occur in such urban areas that are expected to occur on the site regularly. These include the native Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), Bewick's wren (*Thryomanes bewickii*), northern mockingbird (*Mimus polyglottos*), bushtit (*Psaltriparus minimus*), dark-eyed junco (*Junco hyemalis*), and house finch (*Haemorhous mexicanus*), as well as the non-native European starling (*Sturnus vulgaris*) and house sparrow (*Passer domesticus*). All of these birds are year-round residents that can potentially nest on or immediately adjacent to the project site. A number of other species, primarily migrants or winter visitors (i.e., nonbreeders), are expected to occur occasionally on the site as well, including the white-crowned sparrow (*Zonotrichia leucophrys*), golden-crowned sparrow (*Zonotrichia atricapilla*), and yellow-rumped warbler (*Setophaga coronata*). For example, low numbers of migrants are expected to forage in the ornamental vegetation on the site. However, no bird species are expected to occur on the site in large numbers, and all of the species expected to occur regularly are regionally abundant species. No special-status birds (i.e., species of conservation concern) are expected to nest or occur regularly on the site.

The heavily used roads immediately adjacent to the site (Constitution Drive to the north, Independence Drive to the northwest, and Independence Drive to the southwest) support little to no bird use. Otherwise, the habitat conditions surrounding the project site are very similar to those on the project site itself. These areas are dominated by commercial/office uses and have landscaping similar to that on the project site (Figure 1). As a result, bird use of these surrounding areas is as described above for the project site.

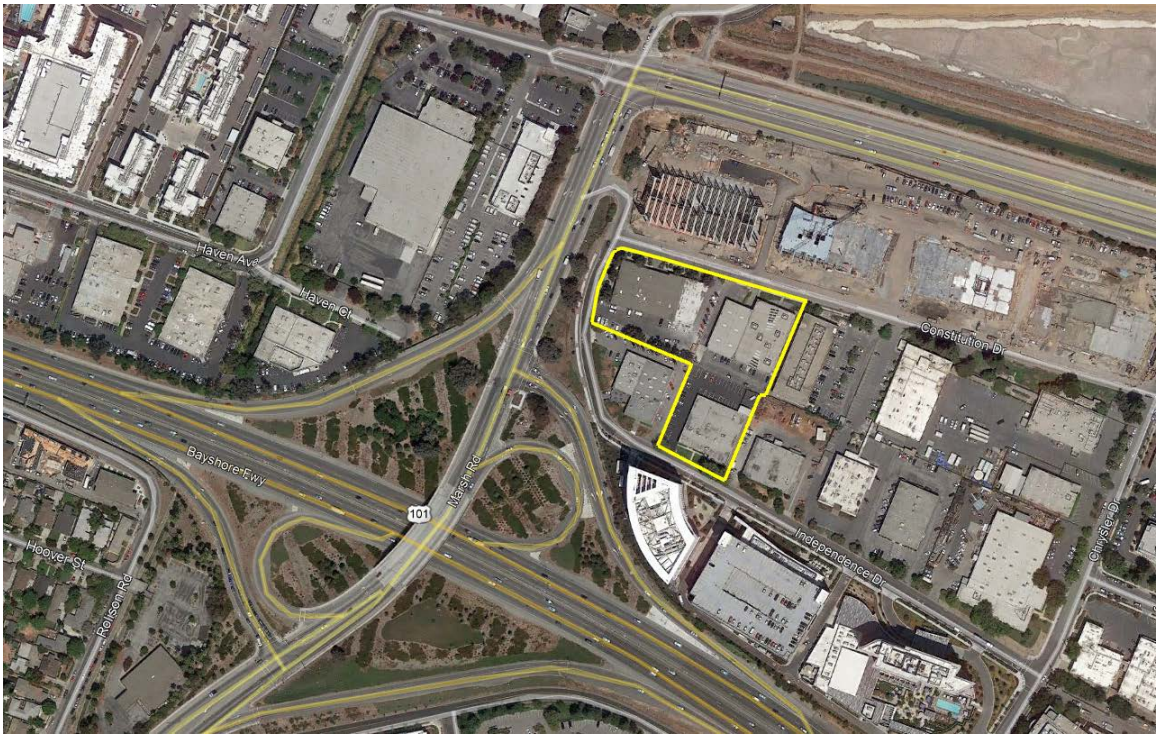

Figure 1. The project site (delineated in yellow) and surroundings are dominated by commercial/office uses and have narrow areas of landscaping, similar to that on the project site.

Approximately 480 feet to the north of the project site, the more natural habitats associated with the San Francisco Baylands support much higher bird diversity and abundance. The managed ponds and tidal marsh located between Bayfront Expressway and Bedwell Bayfront Park, and the tidal marsh west of the park, provide foraging habitat for a wide variety of waterfowl, herons, egrets, and shorebirds. Numbers of waterbirds using these habitats are highest in winter and during migration, but a number of breeding waterbirds are present in these areas as well. These birds are closely tied to wetlands and aquatic habitats, and the sharp physical division between these aquatic habitats and the adjacent developed areas (i.e., Bayfront Expressway and the commercial properties to the south) is very obvious. As a result, these waterbirds are not expected to use the project site, or to move south of Bayfront Expressway, despite the proximity of the site to these aquatic/wetlands habitats.

Bedwell Bayfront Park approximately 1,200 feet north of the project site provides habitat used by grassland-associated birds, and the scattered trees in the park provide nesting habitat for some birds and foraging and resting habitat for migrant songbirds. Due to the location of the park along the edge of the bay, nocturnal migrant landbirds that find themselves over the bay at dawn may descend to forage at the park. As a result of higher habitat diversity, greater extent of vegetated area, and location adjacent to the bay, Bedwell Bayfront Park provides much higher-quality habitat than that present on the project site. The much more sparse vegetation on and surrounding the project site, coupled with the obvious physical separation (and complete lack of suitable habitat) from the park resulting from the presence of commercial development and Bayfront

Expressway, reduces the likelihood that songbirds using the park would move onto or toward the project site regularly or in large numbers.

Thus, due to the habitat conditions on the site and in immediately surrounding areas, as well as the site's landscape position (i.e., not in an area such as immediately along a shoreline where large numbers of migrating birds would be concentrated), we do not expect high numbers of birds, especially migratory birds, to be attracted to or move through/past the project site.

Proposed Conditions

Under proposed conditions, the numbers of birds that use the site are expected to increase somewhat due to the proposed expansion of landscape areas on the site. However, the project's planting plans include primarily nonnative trees, shrubs, and herbaceous plants, which offer fewer resources to native birds than native vegetation. Trees, shrubs and herbaceous plants planned for the site include red maple (*Acer rubrum*), honey locust (*Gleditsia tricanthos*), crape myrtle (*Lagerstroemia indica*), magnolia (*Magnolia* sp.), London plane (*Platanus* x *acerifolia*), Chinese elm (*Ulmus parvifolia*), little river wattle (*Acacia cognate*), agave (*Agave* sp.), cone bush (*Leucadendron* sp.), New Zealand flax (*Phormium* sp.), kangaroo paw (*Anigozanthos* sp.), and others. This vegetation is likely to attract somewhat greater numbers of landbirds, perhaps including more migrant songbirds, than under existing conditions; however, none of the tree and other plant species proposed to be planted on the site are known to provide particularly valuable food, nesting, or cover resources for native birds. Thus, the relatively small numbers of these trees and plants, coupled with the lack of structural diversity, would not provide high-quality habitat for native birds, and any increase in bird abundance as a result of the proposed landscaping would be modest.

In nearby areas, bird use is likely to change somewhat in the areas to the north of the site in the future. The South Bay Salt Ponds Restoration Project (SBSPRP) is proposing to manage two small ponds northeast of the intersection of Chrysler Drive and Bayfront Expressway specifically for pond-associated shorebirds and waterfowl. These ponds are currently managed for waterbird use, but as other portions of the SBSPRP are converted from managed pond to tidal marsh, management of the two ponds north of the project site specifically for certain pond-associated birds will be intensified (e.g., through creation of nesting or roosting islands and more focused management of water levels). Even farther to the northeast, some managed ponds are proposed to be converted to tidal salt marsh by the SBSPRP; the extent of area that is ultimately converted to tidal marsh versus managed for waterbirds will be determined by the SBSPRP's adaptive management plan, but two potential restoration endpoints are depicted on the two attached figures from the SBSPRP's Environmental Impact Report. Regardless of the SBSPRP's future activities, the waterbirds using those restored (or more intensively managed) habitats are expected to confine their activities to the baylands areas on the northeast side of Bayfront Expressway. As noted above, the habitat differs so much between the two sides of Bayfront Expressway, being completely unsuitable for waterbirds on the southwest side, that waterbirds are not expected to fly southward toward the Menlo Portal project site.

Assessment of Collision Risk

Because birds do not necessarily perceive glass as an obstacle[1], windows or other structures that reflect the sky, trees, or other habitat may not be perceived as obstacles, and birds may collide with these structures. Similarly, transparent windows can result in bird collisions when they allow birds to perceive an unobstructed flight route through the glass (such as at corners), and when the combination of transparent glass and interior vegetation (such as in planted atria) results in attempts by birds to fly through glass to reach vegetation. A number of factors play a role in determining the risk of bird collisions with buildings, including the amount and type of glass used, lighting, properties of the building (e.g., size, design, and orientation), type and location of vegetation around the building, and building location.

As noted above, relatively low numbers of native, resident birds and occasional migrants occur in the project vicinity, but even during migration, the number of native birds expected to occur in the project vicinity will be low. As a result, the glass façades of the proposed buildings on the Menlo Portal project site are expected to result in relatively few bird collisions, even in the absence of added bird-safe design. Further, several features of the architecture of the proposed buildings would reduce the potential for avian collisions. Based on the project plans, the facades of the apartment building (MF-1) are primarily opaque and include overhangs, shadow boxes, and window mullions; we expect these features to increase the visibility of the building to birds and reduce the potential for birds to collide with the building (Figure 2).

Figure 2. The proposed apartment building (MF-1) incorporates opaque wall panels, overhangs, shadow boxes, and window mullions. These features help the building appear as a solid structure to birds, and reduce the likelihood of collisions.

[1] Sheppard, C. and G. Phillips. 2015. Bird-Friendly Building Design, 2nd Edition. American Bird Conservancy. The Plains, VA, 60 pages.

There are some features evident in the project's plans where bird collisions are more likely to occur compared to other locations because they may not be as easily perceived by birds as physical obstructions. For example, free-standing glass railings are present on balconies and terraces, transparent glass corners are present at several locations, and the facades of the office building (OB-1) are entirely glazed on Level 3 and on all levels at the northeast corner (Figures 3 and 4). Where these features are located along potential flight paths that birds may use when traveling to and from landscape vegetation on the site, the risk of bird collisions is higher because birds may not perceive the intervening glass and may therefore attempt to fly to vegetation on the far side of the glass. In addition, approximately 0.3 acre of open space is planned the site (Figure 5), and vegetation will be also planted on roof terraces both the office building (OB-1) and apartment building (MF-1) (Figure 6). Birds using the site are expected to be attracted to this vegetation, increasing the possibility that they will see vegetation reflected in glass on adjacent facades and collide with those facades. As a result, bird collisions are expected to be higher with Level 3 of the office building, the northeast corner of the office building, the east façade of the office building, the northern half of the west façade of the apartment building, and with facades surrounding vegetated roof terraces on both the office building and apartment building compared to other facades on the project site. However, for reasons discussed in the summary below, we do not expect the number of collisions to be so high as to result in a significant impact under CEQA.

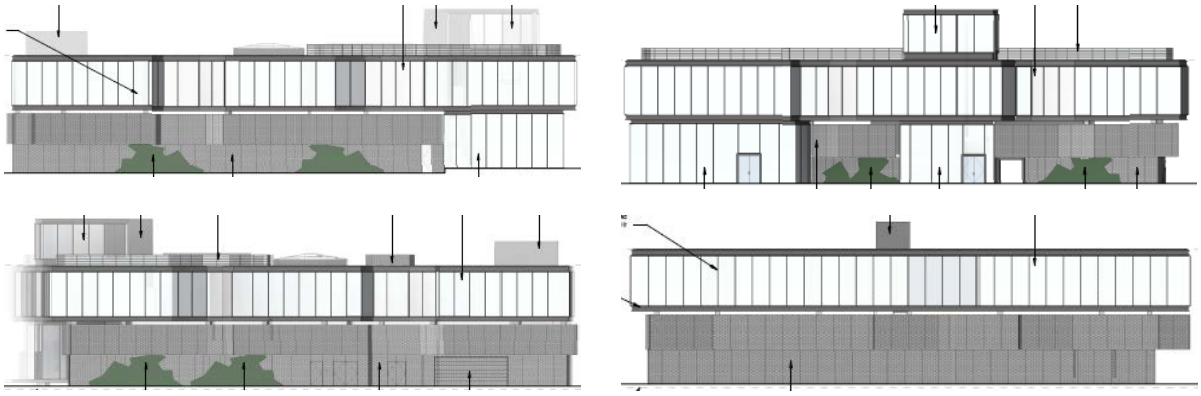

Figure 3. The facades of the office building (OB-1) are predominantly glazed on Level 3, and on Levels 1 and 2 at the northeast corner. The east façade is shown on the top left, the north façade is shown on the top right, the west façade is shown on the bottom left, and the south façade is shown on the bottom right.

Figure 4. The predominantly glazed facades of the office building increase the probability that birds will collide with these facades.

CONSTITUTION DRIVE
PARCEL A
(OFFICE/ COMMERCIAL)
PARCEL B
(MULTI-FAMILY RESIDENTIAL)
(RESIDENTIAL PARKING)
(Refer Appendix I for Parking Plans)
LOBBY
Loading Dock
Elevator Machine Room
Electrical Room
Trash Termination Room
Package Room
Fire Control Room
Storage
Gas Meters
ABOVE GROUND PLANTER
ABOVE GROUND PLANTER
ABOVE GROUND PLANTER

Figure 6. The proposed extent of landscape vegetation to be planted on green roofs on the project site.

Assessment of Lighting Impacts

Visibility of Project Lights to Birds

Construction of the project will create new sources of lighting on the project site. Lighting would be the result of light fixtures illuminating buildings, building architectural lighting, pedestrian lighting, and artistic lighting. Depending on the location, direction, and intensity of exterior lighting, this lighting can potentially spill into adjacent areas, thereby resulting in an increase in lighting compared to existing conditions. The project is surrounded on all sides by commercially developed areas that do not support bird communities that might be substantially affected by illuminance from the project. However, birds inhabiting areas along the San Francisco Bay 480 feet to the north may be affected by an increase in lighting. The following is a summary of the anticipated visibility of proposed lighting to birds on the project site:

- Fixture type D2 (wall sconces) is Dark-Sky approved[2,3], and effectively minimizes the visibility of exterior lighting to birds inhabiting nearby areas.

[2] Exterior lighting fixtures that meet the International Dark-Sky Association's standards for artificial lighting minimize glare while reducing light trespass and skyglow, and are required to be fully shielded and minimize the amount of blue light in the nighttime environment.
[3] International Dark-Sky Association. 2020. Outdoor Lighting Basics. http://darksky.org/lighting/lighting-basics/. Accessed November 2020.

- Fixture types A1 and A2 (recessed downlights); L1 (bollard lights); L2 (pole-mounted lights); L3 (step lights); L7, L8, L9, and L10 (mounted downlights); L11 (recessed wall lights); D1 and D2 (wall sconces); and D3 (outdoor floor light) are shielded and/or directed, which effectively minimizes the visibility of exterior lighting to birds inhabiting nearby areas.

- Fixture types L4 (strip lights), L5 (stake-mounted tree up-lights), L6 (in-grade art up-lights), L9A (palm tree up-lights), L12 (caternary system), and D4 (pendant lights) are expected to cast light upwards and outwards into adjacent areas, and illuminance from these fixtures may be visible to birds inhabiting nearby areas and/or flying over the site.

In summary, we expect birds flying along the San Francisco Bay to the north to be able to perceive luminance from fixtures L4 (strip lights), L5 (stake-mounted tree up-lights), L6 (in-grade art up-lights), L9A (palm tree up-lights), L12 (caternary system), and D4 (pendant lights). Buildings located in between the project site and the San Francisco Bay will block some of this luminance horizontally, but some light from the project site is expected to travel in between these buildings to reach San Francisco Bay habitats, and any birds flying either along the San Francisco Bay higher than the adjacent buildings or over the site will also be able to perceive luminance from the project site.

Project Measures to Minimize Lighting

The project will implement the following measures to minimize lighting on the project site:

- As discussed above, many of the proposed fixtures to be used on the project site are International Dark Sky-approved, and/or shielded and directed.

- All project up-lighting (i.e. fixture types L5, L6, and L9A) will be programmed to automatically shut off at or before midnight daily, and will remain off until sunrise.

General Site Lighting Impacts

Many animals are sensitive to light cues, which influence their physiology and shape their behaviors, particularly during the breeding season[4,5]. Artificial light has been used as a means of manipulating breeding behavior and productivity in captive birds for decades[5], and has been shown to influence the territorial singing behavior of wild birds[5,6,7]. While it is difficult to extrapolate results of experiments on captive birds to wild populations, it is known that photoperiod (the relative amount of light and dark in a 24-hour period) is an essential cue triggering physiological processes as diverse as growth, metabolism, development, breeding behavior, and

[4] Ringer, R. K. 1972. Effect of light and behavior on nutrition. J. Anim. Sci. 35: 642-647.
[5] de Molenaar, J. G., M. E. Sanders and D. A. Jonkers. 2006. Road Lighting and Grassland Birds: Local Influence of Road Lighting on a Black-tailed Godwit Population in Rich, C. and T. Longcore, eds. Ecological Consequences of Artificial Night Lighting. Covelo, CA: Island Press. Pp 114-136.
[6] Longcore, T. and C. Rich. 2004. Ecological Light Pollution. Front. Ecol. Environ. 2(4): 191-198.
[7] Miller, M. W. 2006. Apparent Effects of Light Pollution on Singing Behavior of American Robins. Condor 108(1): 130-139.

molting[5]. This suggests that increases in ambient light may interfere with these processes across a wide range of species, resulting in impacts on wildlife populations.

Artificial lighting may indirectly impact birds by increasing the nocturnal activity of predators such as owls, hawks, and mammalian predators[6,8,9,10]. The presence of artificial light may also influence habitat use by breeding birds[5,11] by causing avoidance of well-lit areas, resulting in a net loss of habitat availability and quality.

Birds using the project site and nearby areas along the San Francisco Bay may be subject to increased predation, decreased habitat availability (for species that show aversions to increased lighting), and alterations of physiological processes if light fixtures on the project site produce appreciably greater illuminance within these areas compared to existing conditions. Based on the presence of buildings in between the project site and natural areas along the San Francisco Bay, the project's use of Dark Sky-approved light fixtures and shielded/directed fixtures for most lighting, as well as the limited numbers of resident birds expected to use the site over the long term, it is our opinion that general project site lighting will not result in substantial impacts on birds.

Because up-lighting can affect birds in different ways than general site lighting, the impacts of project up-lighting on birds is discussed separately in the section below.

Up-Lighting

There are two primary ways in which the luminance of up-lights might impact the movements of birds. First, local birds using habitats on the site may become disoriented during flights among foraging areas and fly toward the lights, colliding with the lights or with nearby structures such as the proposed buildings. Second, nocturnally migrating birds far above the site may alter their flight direction or behavior upon seeing the lights; the birds may be drawn toward the lights or may become disoriented, potentially striking objects such as buildings, adjacent power lines, or even the lights themselves. Both local birds and migrating birds are much more likely to be impacted by up-lighting during foggy or rainy weather, when visibility is poor[12,13].

[8] Negro, J. J., J. Bustamante, C. Melguizo, J. L. Ruiz, and J. M. Grande. 2000. Nocturnal activity of lesser kestrels under artificial lighting conditions in Seville, Spain. J. Raptor Res. 34(4): 327-329.
[9] DeCandido R. and D. Allen. 2006. Nocturnal hunting by peregrine falcons at the Empire State Building, New York City. Wilson J. Ornithol. 118(1): 53-58.
[10] Beier, P. 2006. Effects of artificial night lighting on mammals in Rich, C. and T. Longcore, eds. Ecological Consequences of Artificial Night Lighting. Covelo, CA: Island Press. Pp 19-42.
[11] Rogers, D. I., T. Piersma, and C. J. Hassell. 2006. Roost availability may constrain shorebird distribution: Exploring the energetic costs of roosting and disturbance around a tropical bay. Biol. Conserv. 33(4): 225-235.
[12] Longcore, T. and C. Rich. 2004. Ecological Light Pollution. Front. Ecol. Environ. 2(4): 191-198.
[13] Gauthreaux, S. A. and C. G. Belser. 2006. Effects of Artificial Night Lighting on Migrating Birds in Rich, C. and T. Longcore, eds. Ecological Consequences of Artificial Night Lighting. Covelo, CA: Island Press. Pp 67-93.

Local Birds. Seabirds may be especially vulnerable to artificial lights because many species are nocturnal foragers that have evolved to search out bioluminescent prey[14,15,16], and thus are strongly attracted to bright light sources. When seabirds approach an artificial light, they seem unwilling to leave it and may become "trapped" within the sphere of the light source for hours or even days, often flying themselves to exhaustion or death[16]. Seabirds using the Menlo Park area include primarily gulls and terns. Although none of these species are primarily nocturnal foragers, there is some possibility that gulls, which often fly at night, may fly in areas where they would be disoriented by the proposed up-lights under conditions dark enough that the lights would affect the birds. Shorebirds forage in the San Francisco Bay nocturnally as well as diurnally, and move frequently between foraging locations in response to tide levels and prey availability. Biologists and hunters have long used sudden bright light as a means of blinding and trapping shorebirds[17,18], so evidence that shorebirds are affected by bright light is well established. Though impacts of a consistent bright light are undocumented, it is possible that shorebirds, like other bird species, may be disoriented by a very bright light in their flight path. However, the number of shorebirds foraging or flying over the project site is expected to be relatively low, as shorebirds do not congregate in large numbers at or near the project site. Passerine species have been documented responding to increased illumination in their habitats with nocturnal foraging and territorial defense behaviors[5,7,12], but absent significant illumination, they typically do not forage at night, leaving them less susceptible to the attraction and disorientation caused by luminance when they are not migrating.

Migrating Birds. Hundreds of bird species migrate nocturnally in order to avoid diurnal predators and minimize energy expenditures. Bird migration over land typically occurs at altitudes of up to 5,000 feet, but is highly variable by species, region, and weather conditions[19,20]. In general, night-migrating birds optimize their altitude based on local conditions, and most songbird and soaring bird migration over land occurs at altitudes below 2,000 feet while waterfowl and shorebirds typically migrate at higher altitudes[19,20]. Birds flying at higher altitudes may not be affected as strongly by the proposed up-lighting. However, birds flying at lower altitudes over the project site to optimize flight conditions, to descend/ascend to and from stopover sites in the vicinity, or due to foggy or rainy weather would potentially encounter light from up-lights on the project site.

Evidence that migrating birds are attracted to artificial light sources is abundant in the literature as early as the late 1800s[13]. Although the mechanism causing migrating birds to be attracted to bright lights is unknown, the attraction is well documented[12,13]. Migrating birds are frequently drawn from their migratory flight paths into the vicinity of an artificial light source, where they will reduce their flight speeds, increase vocalizations, and/or

[14] Imber, M. J. 1975. Behavior of Petrels in Relation to the Moon and Artificial Lights. Notornis 22: 302-306.
[15] Reed, J. R., J. L. Sincock, and J. P. Hailman. 1985. Light Attraction in Endangered Procellariiform Birds: Reduction by Shielding Upward Radiation. Auk 102(2): 377-383.
[16] Montevecchi, W. A. 2006. Influences of Artificial Light on Marine Birds in Rich, C. and T. Longcore, eds. Ecological Consequences of Artificial Night Lighting. Covelo, CA: Island Press. Pp 95-113.
[17] Gerstenberg, R. H. and S. W. Harris. 1976. Trapping and Marking of Shorebirds at Humboldt Bay, California. Bird Banding 47(1): 1-7.
[18] Potts, W. K. and T. A. Sordahl. 1979. The Gong Method for Capturing Shorebirds and Other Ground-roosting Species. North Amer. Bird Band. 4(3): 106-107.
[19] Kerlinger, P. 1995. How Birds Migrate. Stackpoll Books, Mechanicsburg, PA. 228 pp.
[20] Newton, I. 2008. The Migration Ecology of Birds. Academic Press, London, UK. 976 pp.

end up circling the lit area, effectively "captured" by the light[13,21,22,23]. When birds are drawn to artificial lights during their migration, they may become disoriented and possibly blinded by the intensity of the light[13]. A study of bird responses to up-lighting from 250-watt (equivalent to 3,750-lumen) spotlights placed on the roof of a 533-foot tall building and directed upwards at a company logo documented behavioral changes in more than 90% of the birds that were visually observed flying over the building at night[24]. The disorienting and blinding effects of artificial lights directly impact migratory birds by causing collisions with light structures, buildings, communication and power structures, or even the ground[13]. Indirect impacts on migrating birds might include orientation mistakes and increased length of migration due to light-driven detours.

It is unknown what light levels adversely affect migrating birds, and at what distances birds respond to lights[22]. In general, vertical beams are known to capture higher numbers of birds flying at lower altitudes. High-powered 7,000-watt (equivalent to 105,000-lumen) spotlights that reach altitudes of up to 4 miles (21,120 feet) in the sky have been shown to capture birds migrating at varying altitudes, with most effects occurring below 2,600 feet (where most migration occurs); however, effects were also documented at the upper limits of bird migration at approximately 13,200 feet[22]. One study of vertical lights projecting up to 3,280 feet found that higher numbers of birds were captured at altitudes below 650 feet, but this effect was influenced by wind direction and the birds' flight speed[25]. These studies have not analyzed the capacity for vertical lights to attract migrating birds flying beyond their altitudinal range, and the potential for the project up-lights to affect birds flying at various altitudes is unknown. Thus, birds that encounter beams from up-lights are likely to respond to the lights, and may become disoriented or attracted to the lights to the point that they collide with buildings or other nearby structures, but the range of the effect of the lights is unknown.

Up-Lighting Impacts. As stated above, it is unknown what light levels are safe for birds and at what distances birds respond to lights[22]. Observations of bird behavioral responses to up-lights indicate that their behaviors return to normal quickly once up-lights are completely switched off[23], but no studies are available that demonstrate bird behavioral responses to reduced or dimmed up-lights. In general, up-lights within very dark areas are more likely to "capture" and disorient migrating birds, whereas up-lights in brightly lit areas (e.g., highly urban areas, such as Menlo Park) are less likely to capture birds[26]. Birds are also known to be more susceptible to capture by artificial light when they are descending from night migration flights in the early mornings compared to when they ascend in the evenings; as a result, switching off up-lights after midnight can

[21] Herbert, A. D. 1970. Spatial Disorientation in Birds. Wilson Bull. 82(4): 400-419.
[22] Sheppard, C. and G. Phillips. Bird-Friendly Building Design, 2nd Ed. The Plains, VA: American Bird Conservancy, 2015.
[23] Van Doren, B.M., K.G. Horton, A.M. Dokter, H. Klinck, S.B. Elbin, and A. Farnsworth. 2017. High-intensity urban light installation dramatically alters nocturnal bird migration. Proceedings of the National Academy of Sciences of the United States of America: 114 (42): 11175-11180.
[24] Haupt, H. and U. Schillemeit, 2011. Skybeamer und Gebäudeanstrahlungen bringen Zugvögel vom Kurs ab: Neue Untersuchungen und eine rechtliche Bewertung dieser Lichtanlagen. NuL 43 (6), 2011, 165-170.
[25] Bolshakov, C.V., V.N. Bulyuk, A.Y. Sinelschikova, and M.V. Vorotkov. 2013. Influence of the vertical light beam on numbers and flight trajectories of night-migrating songbirds. Avian Ecology and Behavior 24: 35-49.
[26] Sheppard, C. 2017. Telephone conversation with Robin Carle of H. T. Harvey & Associates regarding the potential for different types and intensities of up-lighting to affect migrating birds. October 26, 2017.

minimize adverse effects on migrating birds[26]. However, more powerful up-lights (e.g., 3,000 lumen spotlights) may create issues for migrating birds regardless of the time of night they are used[26].

Because the project will program all up-lighting (i.e. fixture types L5, L6, and L9A) to automatically shut off at or before midnight daily, and all up-lighting will remain off until sunrise, it is our opinion that project up-lighting will not result in substantial impacts on birds.

Summary

Because birds are present in the vicinity of the proposed buildings, and glazed facades of these buildings may not always be perceived by birds as physical impediments to flight, we expect some avian collisions with the proposed buildings to occur. Among the project components, we expect collision risk to be highest at Level 3 of the office building, the northeast corner of the office building, the east façade of the office building, the northern half of the west façade of the apartment building, and with facades surrounding vegetated roof terraces on both the office building and apartment building compared to other facades on the project site.

However, we expect the frequency of bird collisions to be relatively low compared to circumstances in which buildings with more expansive, unbroken glass facades occur within more natural habitats or along regular flight paths between areas of high-quality habitat. We base this conclusion on (1) the relatively low numbers of birds expected to occur in the immediate vicinity of the proposed project buildings due to habitat conditions; (2) the low numbers of birds expected to approach the project site from more natural habitats to the north; (3) the absence of any features such as dense, native vegetation or water features on or immediately adjacent to the site, that might otherwise attract birds to the vicinity; and (4) the appearance of the facades, which in most areas are well broken-up by solid, opaque horizontal and vertical elements, thus making the façades more conspicuous.

Although building collisions by some migrant songbirds are likely to occur, we would expect that the majority of bird strikes would be by resident species, both because the low-quality habitat on the site is more conducive to use by urban-adapted resident birds than by migrants and because resident birds would spend far more time near the proposed buildings than would birds that are migrating through the region. The resident species occurring on the project site are all common, urban-adapted species that are widespread in urban, suburban, and (for many species) natural land use types throughout the San Francisco Bay area. As a result, these species have high regional populations, and the number of individuals that might be impacted by collisions with project buildings would represent a very small proportion of regional populations. Therefore, the project would not result in the loss of a substantial proportion of any species' Bay-area populations or any Bay-area bird community, and according to CEQA standards, we would consider such impacts to be less than significant. As a result, it is our opinion that no mitigation measures are necessary to avoid a significant impact under CEQA.

Based on the presence of buildings in between the project site and natural areas along the San Francisco Bay and the project's use of Dark Sky-approved light fixtures and shielded/directed fixtures for most lighting, as well as the limited numbers of resident birds expected to use the site over the long term, it is our opinion that

general project site lighting will not result in substantial impacts on birds. In addition, because the project will program all up-lighting (i.e., fixture types L5, L6, and L9A) to automatically shut off at or before midnight daily, and up-lighting will remain off until sunrise, it is our opinion that project up-lighting will not result in substantial impacts on birds.

Please feel free to contact me at (408) 677-8737 or rcarle@harveyecology.com if you have any questions regarding this assessment. Thank you very much for contacting H. T. Harvey & Associates about this project.

Sincerely,

Robin Carle, M.S.
Associate Wildlife Ecologist/Project Manager

Attachments: Résumés

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H. T. HARVEY & ASSOCIATES
Ecological Consultants

HIGHLIGHTS

- Avian ecology
- Wetlands and riparian systems ecology
- Endangered Species Act consultations and compliance
- Environmental impact assessment
- Management of complex projects

EDUCATION

PhD, Biological Sciences, Stanford University

BS, Biology, College of William and Mary

PERMITS AND LICENSES

- USFWS 10(a)(1)(A) recovery permit, authorized to conduct surveys for snowy plover, California Ridgway's rail
- CDFW MOU to conduct broadcast surveys for California Ridgway's and black rail
- CDFW scientific collecting permit

PROFESSIONAL EXPERIENCE

Principal, H. T. Harvey & Associates, 1997–2000, 2004–present

Ecology Section Chief/Environmental Scientist, Wetland Studies and Solutions, Inc., 2000–04

Independent Consultant, 1989–97

MEMBERSHIPS AND AFFILIATIONS

Chair, California Bird Records Committee, 2016–present

Member, Board of Directors, Western Field Ornithologists, 2014–present

Scientific Associate/Scientific Advisory Board, San Francisco Bay Bird Observatory, 1999–2004, 2009–present

PUBLICATIONS

Rottenborn, S. C. 2000. Nest-site selection and reproductive success of red-shouldered hawks in central California. Journal of Raptor Research 34:18-25.

Rottenborn, S. C. 1999. Predicting the impacts of urbanization on riparian bird communities. Biological Conservation 88:289-299.

Complete list of publications available upon request.

PROFESSIONAL PROFILE

Dr. Steve Rottenborn is a principal in the Wildlife Ecology group at H. T. Harvey & Associates. He specializes in resolving issues related to special-status wildlife species and in meeting the wildlife-related requirements of federal and state environmental laws and regulations. Combining his research and training as a wildlife biologist and avian ecologist, Steve has built an impressive professional career that is highlighted by a particular interest in wetland and riparian communities, as well as the effects of human activities on bird populations and communities. Steve's experience extends to numerous additional special-status animal species. The breadth of his ecological training and project experience enables him to expertly manage multidisciplinary projects involving a broad array of biological issues.

He has contributed to more than 600 projects involving wildlife impact assessment, NEPA/CEQA documentation, biological constraints analysis, endangered species issues (including California and Federal Endangered Species Act consultations), permitting, and restoration. Steve has conducted surveys for a variety of wildlife taxa, including a number of threatened and endangered species, and contributes to the design of habitat restoration and monitoring plans. In his role as project manager and principal-in-charge for numerous projects, he has supervised data collection and analysis, report preparation, and agency and client coordination.

PROJECT EXAMPLES

Served as principal-in-charge of H. T. Harvey's work on all biological resources tasks for the **Envision San José 2040 General Plan Update** and its EIR.

Served as senior wildlife ecologist for the **Coyote Creek Trail Master Plan for the City of San José**.

Spearheaded **biological planning, permitting, and Federal Endangered Species Act consultation** for several large redevelopment projects involving both development and habitat restoration, including the Candlestick Point – Hunters Point Shipyard project, Alameda Point project, and Concord Reuse project.

Served as project manager or principal-in-charge for **more than 65 task orders for Santa Clara Valley Water District on-call projects.**

Served as **senior wildlife ecology expert on the South Bay Salt Pond restoration project** — the largest (~15,000-acre) restoration project of its kind in the western United States.

Serves as principal-in-charge for H. T. Harvey's work performing biological resources-related planning for the Santa Clara Valley Water District's seismic retrofit projects involving **Anderson, Calero, Guadalupe, and Almaden dams.**

Robin J. Carle, MS

Senior Wildlife Ecologist

rcarle@harveyecology.com
408.458.3241

H. T. HARVEY & ASSOCIATES
Ecological Consultants

HIGHLIGHTS

- Avian ecology
- Environmental impact assessments (NEPA/CEQA)
- Nesting bird surveys, monitoring, and deterrence
- Protocol-level surveys for burrowing owls and California Ridgeway's rails
- California red-legged frog and California tiger salamander surveys
- San Joaquin kit fox surveys
- San Francisco dusky-footed woodrat surveys and relocations

EDUCATION

MS, Fish and Wildlife Management, Montana State University

BS, Ecology, Behavior, and Evolution, University of California, San Diego

PERMITS AND LICENSES

USFWS 10(a)(1)(A) for the California tiger salamander

CDFW Scientific Collecting Permit for mammals, amphibians, reptiles, and vernal pool/terrestrial invertebrates

Listed under CDFW letter permits to assist with research on bats, California tiger salamanders, California Ridgeway's rails, and California black rails

PROFESSIONAL EXPERIENCE

Senior wildlife ecologist, H. T. Harvey & Associates, 2015–present

Wildlife ecologist, H. T. Harvey & Associates, 2007–2014

Volunteer bird bander, San Francisco Bay Bird Observatory, 2010–present

Avian field technician, West Virginia University, 2006

Graduate teaching assistant, Montana State University, 2003–2006

Avian field technician, Point Blue Conservation Science (formerly PRBO Conservation Science), 2004

PROFESSIONAL PROFILE

Robin Carle is a wildlife ecologist and ornithologist at H. T. Harvey & Associates, with more than a decade of experience working in the greater San Francisco Bay Area. Her expertise is in the nesting ecology of passerine birds, and her graduate research focused on how local habitat features and larger landscape-level human effects combine to influence the nesting productivity of passerine birds in the Greater Yellowstone region.

With an in-depth knowledge of regulatory requirements for special-status species, Robin has contributed to all aspects of client projects, including NEPA/CEQA documentation, environmental impact assessments, habitat conservation plans, biological constraints analyses, special-status species surveys and documentation, and construction monitoring. Her strong understanding of CEQA and of the state and federal Endangered Species Acts allows her to prepare environmental documents that fully satisfy the regulatory requirements of the agencies that issue discretionary permits. In addition, Robin has spent hundreds of hours conducting surveys for nesting birds and burrowing owls for H. T. Harvey & Associates projects and has worked extensively with amphibians and mammals. Robin has conducted diurnal, nocturnal, and larval surveys for California tiger salamanders and California red-legged frogs; acoustic and visual surveys for roosting bats; surveys and nest resource relocations for San Francisco dusky-footed woodrats; den surveys for San Joaquin kit foxes and American badgers; trail camera surveys to document wildlife movement; and burrow-scoping surveys using fiber-optic orthoscopic cameras. She has been approved as a qualified biologist on numerous project-specific USFWS and CDFW permits to conduct biological monitoring and site surveys for state and federally protected wildlife species.

PROJECT EXAMPLES

Served as project manager for issues related to nesting birds for various **Stanford University** and **Stanford University Medical Center** construction projects from 2016–2017.

Served as project manager for the preparation of a NES and BA to facilitate FESA and CESA consultation for the **Highway 101 Pedestrian/Bicycle Overcrossing** project in Palo Alto, California from 2015–2017.

Prepared bird-safe design recommendations, compliance documentation, and/or bird-strike monitoring plans for the **Charleston East**, **Microsoft Silicon Valley Campus**, **1625 Plymouth**, and **Shashi Hotel** projects in Mountain View, California in 2016 and 2017.

Assisted with the preparation of a NES and BA to facilitate FESA and CESA consultation for the **Stevens Canyon Road Bridges** project, and served as project manager for all preconstruction surveys and construction monitoring work from 2015–2017.

Timothy Racine

From: Matt Snyder <msnyder@helixelectric.com>
Sent: Wednesday, June 30, 2021 10:45 AM
To: Timothy Racine
Cc: Steve Growcock
Subject: FW: [EXTERNAL] - FW: quote and silencer attached 200REOZJF 60 DBA AT 23 FEET - INDOOR UNIT
Attachments: 3002A-1B-2 24105EXT6-Model.pdf

Importance: High

Tim,

Good morning. Here is the latest info from our Kohler Rep. The attached specification is for a hospital grade silencer that will be added in-line with the Kohler Standard silencer in order to meet the 60 dBA @23' requirement. The manufacturer has confirmed this dBA level below.

Regards,

Matt

From: Brett Harbach <bharbach@bcew.com>
Sent: Wednesday, June 30, 2021 10:26 AM
To: Matt Snyder <msnyder@helixelectric.com>; Steve Growcock <sgrowcock@helixelectric.com>
Subject: [EXTERNAL] - FW: quote and silencer attached 200REOZJF 60 DBA AT 23 FEET - INDOOR UNIT
Importance: High

WARNING - This email came from *OUTSIDE* the company. Confirm the sender and its contents are safe before responding.

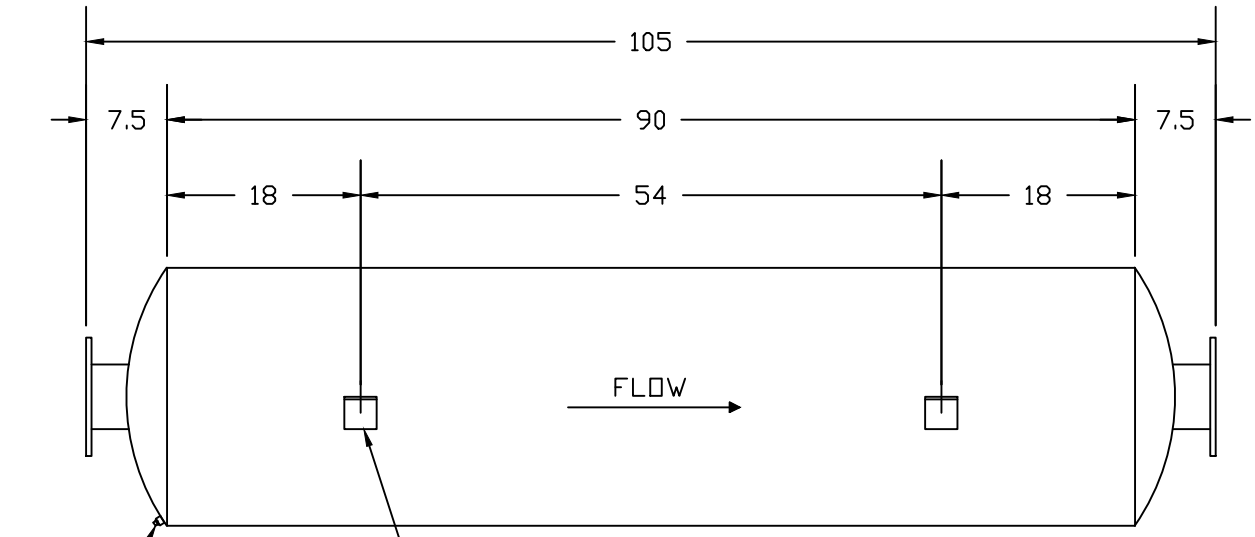
Note total system back pressure is as follows.

Genset with factory silencer = 13.57 in-water
Harco Silencer = 10 in-water
100 feet of pipe and (2) 90 deg elbows = 5.3 in-water
Recommended Pipe Size = 6 IN
Total System Back Pressure = 29 in-water
Engine Max Allowable = 40.8 in-water

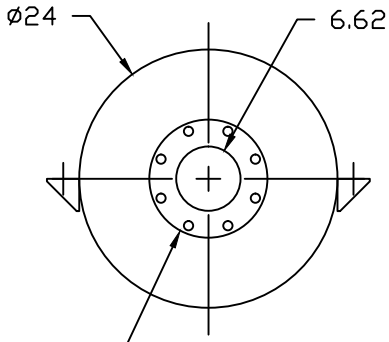
See attached dwg. 60 dBA @ 23' is the best we are able to do.

Brett Harbach
Senior Industrial Sales Executive
Bay City Electric Works | www.bcew.com
Phone:(866) 938-8200 x707 | Mobile:(619) 921-1203
E-mail:bharbach@bcew.com

REV	DATE	REVISION	BY



OUTLET VIEW

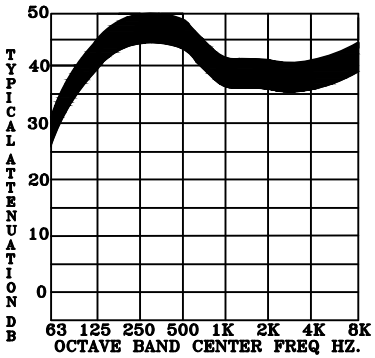


NOTES:

1. MATERIAL: CARBON STEEL

2. PAINTED WITH HIGH TEMP. PAINT AND PRIMER

3. HORIZONTAL MOUNT



ENGINE:	CFM:	FPM:	KW:	WT: 400 Lbs	PRESSURE DROP H20

UNLESS OTHERWISE SPECIFIED-
1) DIMENSIONS ARE IN INCHES
2) TOLERANCES ARE:
.XXX± .010 ANGLES± 1/2°
.XX± .030 SURFACE FINISH
.X± .062 √ MAX.
FRACTIONS ±

HARCO ENGINE PRODUCTS
HARCO MANUFACTURING CO.
1000 INDUSTRIAL PARKWAY,
NEWBERG, OR, 97132-7071, USA
(503)537-0600 FAX(503)-537-0601
THIS DRAWING, IN DESIGN AND DETAIL, IS PROPERTY OF HARCO MANUFACTURING COMPANY.

APPROVALS	DATE
DRAWN MJB	07/05/07
CHECKED	
APPROVED	

TITLE
EXTREME GRADE
2490EXT 6 H

SCALE 1:18	CAD NO. #3002A-1B-2	SHEET
PLOTTED	DWG. NO.	A

ITEM	QTY	DESCRIPTION

CUSTOMER APPROVED DWG:

June 30, 2021

City of Menlo Park
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Incentive Request Letter – BMR Density Bonus
115 Independence Drive and 104 - 110 Constitution Drive

Dear Menlo Park Planning Division:

Section 16.96.040 of the Menlo Park Municipal Code grants housing developments and mixed-use developments that include housing that provide one (1) or more below market rate units the right to pursue density and FAR bonuses. The density and FAR bonuses permit such developments to include one (1) additional market rate unit for each below market rate unit provided under the below market rate housing program as well as an increase in FAR for an amount that corresponds to the increase in allowable density.

In Section 16.96.040(b), the code further explains that through an "incentive" request, the developer may request exceptions from all development regulations of the applicable zoning district of a residential development project that includes below market rate units to accommodate the increase in allowable density and floor area ratio.

On 12-3-19, our team provided the attached email outlining requested changes to the Menlo Portal design including exceptions to accommodate the increase in allowable density and floor area ratio. These exceptions are summarized below:

- Additional fifteen (15) units per BMR Density Bonus
- Additional FAR and density to accommodate the added units
- Exceptions for:
    - Vehicle parking requirements related to added 15 units (parking space and EV)
    - Bicycle parking requirements to locate short-term bicycle parking spaces within fifty feet of a lobby or main entrance (per Section 16.45.120(7)(I)); due to extraordinary constraints imposed by the site grading condition as well as the additional open space provided for the 15 additional BMR density bonus units, it is infeasible to locate all short-term bicycle parking spaces within fifty feet of the main entrance and therefore we request this exception

Updated Menlo Portal project drawings prepared for compliance review have included the requested incentive exemptions noted above.

Sincerely,

Andrew Morcos
Sr. Development Director
Greystar

Timothy Racine

From: Timothy Racine
Sent: Tuesday, December 3, 2019 5:33 PM
To: Meador, Kaitie M
Cc: Andrew Morcos
Subject: RE: Menlo Portal - Proposed Additional Units / BMR Density Bonus
Attachments: Menlo Portal BMR Density Bonus Plan and Calculations for City Review (2019-12-03).pdf

Hi Kaitie,

Hope you had a nice holiday last week. In regards to the proposed additional units at Menlo Portal we discussed last week, we've prepared a simple document with our design team to help outline the approximate location of the additional (15) units and the estimated changes to FAR, open space, average building height and parking (bicycle and vehicle).

Also as previously discussed, we will continue updating our NOP submittal drawings to capture this new design direction and will have these ready to submit on 12/10.

In the meantime, we look forward to any questions or comments you may have.

Regards,

Tim Racine | Development Associate
o 415.527.2855 | **m** 650.454.7303

From: Timothy Racine
Sent: Tuesday, November 26, 2019 6:14 PM
To: Meador, Kaitie M <KMMeador@menlopark.org>
Cc: Andrew Morcos <amorcos@greystar.com>
Subject: RE: Menlo Portal - Proposed Additional Units / BMR Density Bonus

OK thanks for the update, Kaitie. We'll prepare those items for you by 12/3 and look forward to any comments/questions.

Tim Racine | Development Associate
o 415.527.2855 | **m** 650.454.7303

From: Meador, Kaitie M <KMMeador@menlopark.org>
Sent: Tuesday, November 26, 2019 6:03 PM
To: Timothy Racine <timothy.racine@greystar.com>
Cc: Andrew Morcos <amorcos@greystar.com>
Subject: RE: Menlo Portal - Proposed Additional Units / BMR Density Bonus

Hi Tim,

LSA said that they should be able to include these changes in the document and still stay on track with the project timeline, however there may be budget implications which I will have more information on next week. If you want to proceed I will need more information on the proposal (such as a document outlining the changes) and some preliminary plans by 12/3.

Thanks,
Kaitie

Kaitie M. Meador
Senior Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6731
menlopark.org

From: Timothy Racine [mailto:timothy.racine@greystar.com]
Sent: Tuesday, November 26, 2019 2:30 PM
To: Meador, Kaitie M <KMMeador@menlopark.org>
Cc: Andrew Morcos <amorcos@greystar.com>
Subject: Menlo Portal - Proposed Additional Units / BMR Density Bonus

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hi Kaitie,

I left a voicemail a bit earlier, but I just wanted to follow up to see if you'd had a chance to speak with LSA about question of including the BMR density bonus for Menlo Portal? Will look forward to your thoughts either way.

Thank you,

Tim Racine | Development Associate
o 415.527.2855 | **m** 650.454.7303

UNIT COUNT UPDATE: BMR Density Bonus
With added 15 units, the total residential units proposed is 335.

A. **FAR**:
FAR max. allowed for 100 units per acre (320 UNITS) = 314,021.25 SF

FAR / unit = 314,021.25/320 = ~981sf

FAR add for 15 additional UNITS = 981sf x 15 = 14,715 sf

PROPOSED FAR ADD = +/- 13,540 sf

B. **OPEN SPACE:**

Previous

Level	RESI COMMON OPEN SPACE	RESI PRIVATE OPEN SPACE
Level R-07	4,555.17	1,772.65
Level R-06	0.00	84.09
Level R-05	0.00	84.09
Level R-04	0.00	84.09
Level R-03	17,728.28	5,983.75
Level R-02	0.00	84.09
Level R-01	0.00	0.00
Grand total	22,283.45	8,092.77

Proposed

RESI COMMON OPEN SPACE	RESI PRIVATE OPEN SPACE
0.00	1,465.42
0.00	232.97
0.00	2,453.53
0.00	317.81
18,806.31	6,108.02
0.00	84.70
0.00	0.00
18,806.31	10,662.45

RESIDENTIAL PROPOSED OPEN SPACE:

Private Space required for 320 units = 320 units x 80sf/unit = 25,600sf
Private Space Provided = 10,662.45sf

Private Space NOT provided = 25,600 - 10,662 = 14,938 sf

Residential Common Space required for the Private Open Space NOT provided = 14,938 x 1.25 = 18,672.50 sf

Residential Common Space provided = 18,806.31 sf (is > than 18,672.50sf required)

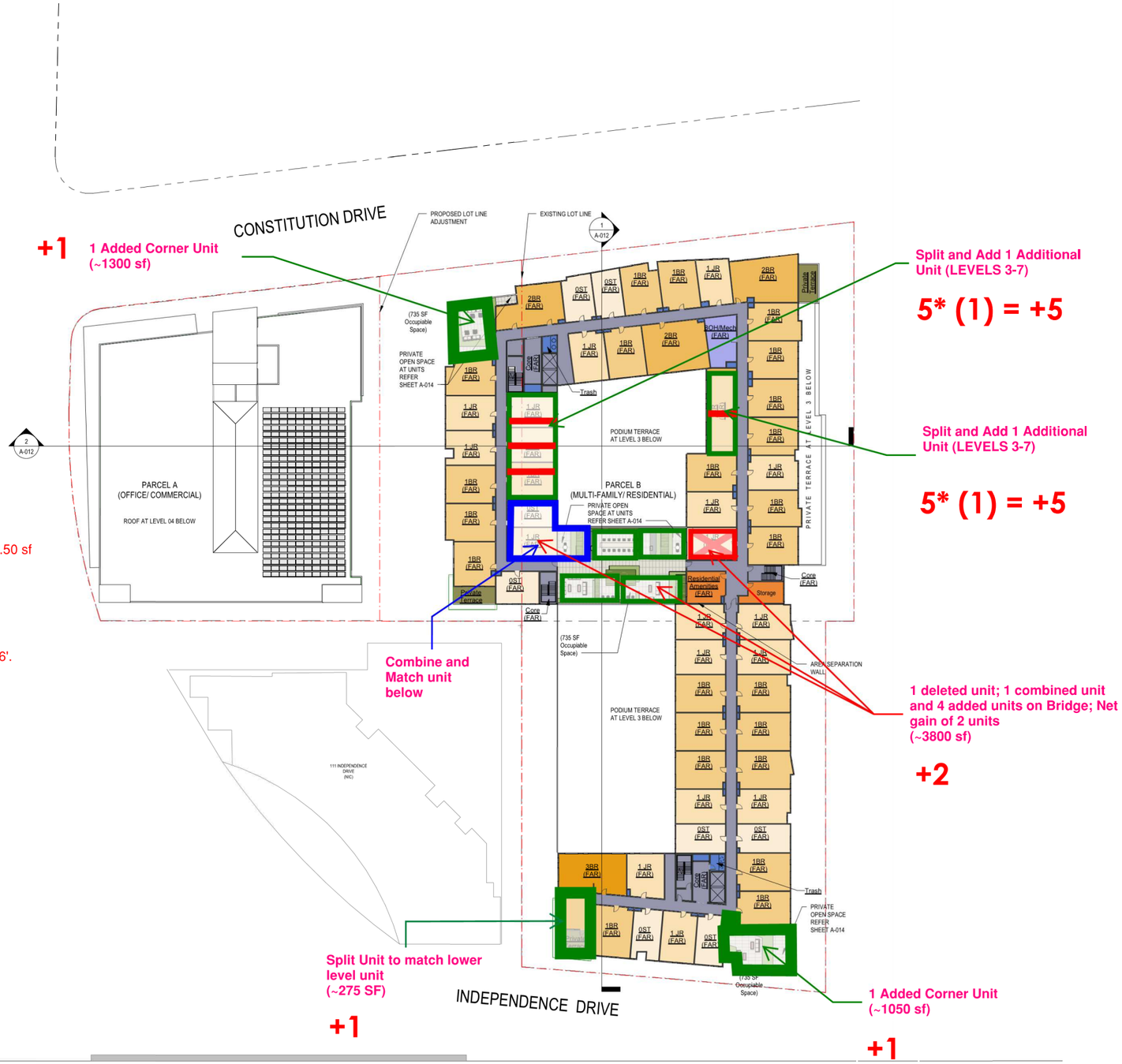
C. **AVERAGE BUILDING HEIGHT:**

The 15 additional units increases the average building height after massing updates by approximately 0.66'.

Note: With our preliminary analysis, the average building height is not likely to exceed the 62.5' max.

D. PARKING:

No additional vehicular and bike parking.



GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS

MENLO PORTAL
MENLO PARK, CA
05-20-19

PLAN LEVEL R-07

0 15' 30'

A-010

Draft 12-03-2019

Total proposed additional Units under BMR Density Bonus = 15

July 6, 2020

To: Nikki Nagaya, Public Works Director, City of Menlo Park

From: Breffni O'Rourke, Integral Group

CC: Tim Racine, Development Manager, Greystar Properties

Subject: Menlo Portal Water Use Budget and Alternative Water Source Assessment

Introduction

The purpose of this memo is to present the Menlo Portal project's water use budget and alternative water source assessment, as required for new buildings more than 250,000 sf. The following is a summary of our approach to calculating the water use estimates and potable water reductions, as outlined in the Water Use Budget Guidelines document[1]. Full calculations, details, and monthly demand breakdown can be found in the accompanying spreadsheets.

The Menlo Portal project is a mid rise residential building. The building consists of living units, office spaces for building services and leasing, and amenity spaces for occupants. Based on the current design of the project the follow metrics represent the specifics of the project area and expected occupancy:

- Land use designation: Residential Mixed-Use (R-MU)
- Building: 350,529 square feet total
- Lot size: 103,508 sf
- Landscaped area: 18,903 sf
- Occupancy estimate: 922 Residents, 8 Staff (FTE)

Annual Water Budget

The intended uses of indoor water will be:

- Plumbing fixtures and fittings: toilets and urinals; lavatories, kitchen faucets, and showers
- Process water: NA
- Cooling and Heating: NA
- Other indoor demand: dishwasher, clothes washer, drinking fountain, pet wash and janitorial mop sink

The intended use for outdoor water is for landscape irrigation and a pool

Full details on assumptions, data sources, and calculations can be found in the Menlo Portal Water Use Budget document spreadsheets submitted to the City.

Annual Water Demands and Usage

Intended Water Use	**Data Sources and Assumptions**	**Estimated Annual Demand** [A1] [gallons/year]
Plumbing fixtures and fittings: toilets, urinals *non-potable application	Fixture/fitting frequency of use and duration from LEED Water Use Reduction Additional Guidance [2]; Flow/flush per Calgreen 2019 residential and non-residential baselines	2,173,162
Plumbing fixtures and fittings: lavatories, kitchen faucets, showers	same as above	8,802,155
Heating and cooling: Heat pump systems *non-potable application	Heat Pump systems have no water demands	0
Process water: NA	There are no process water uses in the building	0
Other indoor, common area demands: dishwasher, clothes washer, drinking fountain, pet wash and janitorial mop sink	Usage and/or flow rates based on EPA Energy Star , CPC and/or manufacturer fixture data sheets	1,572,448
Irrigation *non-potable application	Menlo Park Water Efficient Landscaping Ordinance (WELO)	242,239
Swimming Pool	Liquid Design (Pool Consultatant) water use calculations	24,257
	Total Water Demand	**12,790,005** [gallons/year]

When broken down according to whether the intended use is a City of Menlo Park "non-potable application" (as listed in Water Use Budget Guidelines document Section Water use efficiency requirements, A. 2. b. and highlighted with red text above), the annual demand is as follows:

Non-Potable Applications per Water Use Budget Guidelines	**2,402,236** 21.8% of annual water demand
Potable Water Demands	**10,981,167**
Total Water Demand	**12,790,005** [gallons/year]

Alternative Water System Assessment

System Design

In order to comply with the Water Budget Guidelines the project is implementing an on-site greywater filtration system to provide supply for toilet flushing and irrigation needs of the project. The system will include installation of an on-site water filtration system and fit out of a dual plumbing system in the building for flush fixtures, as well as connection to the irrigation system for use of non-potable water. The grey water capture and filtration system is designed in coordination with Wahaso Water Harvesting Solutions. Greywater will be captured from lavatory sinks, showers and laundry effluent in a 5,000 gallon cistern. Supply from these fixtures and uses is sufficient to supply greywater demands. The cistern offers the capacity to supply all non-potable water demands of the project and offset approximately 2.4 million gallons of potable water.

Non-potable water mains and risers will be CPVC and will distribute in the garage to the risers to each living unit. Non-potable water piping within the living unit to be PEX tubing. Non-potable irrigation mains will be CPVC and distribute in the garage to the planters. There are no irrigation needs that require potable water.

Potable water will be used for make up if the non-potable water system becomes unavailable for any reason. This ensures that flush fixtures and irrigation needs will be met if there is a maintenance issue with the non-potable system. If this occurs potable water will discharge to the Processed Water Holding Tank through an air gap. Concept and flow diagrams are included in the appendix of this report. The water system will include reduced pressure (RP) backflow preventors.

The system is designed in coordination with requirements of the California Plumbing Code, City of Menlo Park Building and Health Departments, as well as the regional Water Board and the State Water Board: Division of Drinking Water, as applicable. The project will additionally coordinate with any applicable agencies or departments for permitting and ongoing certification as required.

Water Treatment Methods

Raw greywater from showers and laundry shall be gravity fed through a filter and into the raw greywater collection tank. The filter is 100% efficient and removes all suspended solids greater than 800 microns.. The floor of the 5,000-gallon cast-in-place concrete collection tank shall be sloped and the tank shall have a low point for the transfer pump so that the pump is able to fully discharge the content of the sump. Greywater shall be processed as it is produced throughout the day so that no greywater is left standing for more than a few hours at a time. An overflow outlet in the collection tank drains to the municipal sewer system.

Greywater is treated using Wahaso's GW-Series greywater treatment system, model GW-UF35-2000. The system has IAPMO 324 and NSF/ANSI 350 certification. Over a multistep filtration process debris to 0.02 microns will be removed. Filtration to this level removes all suspended solids; partial removal/reduction of TOC, COD, BOD; and partial removal/Reduction of total silica. To stabilize the greywater, and to kill any pathogens that may be present, Cupridyne® sanitizer will be added into the process in as well. The water is also subjected to UV sanitation before it is sent to the Processed Water Holding Tank.

Maintenance, Monitoring and Operation

Plumbing inspections will be managed by the Menlo Park Building Department. A shutdown down test plan will be provided to applicable agencies prior to an onsite shutdown test which will be carried out for review of cross contamination control. This test will be witnessed by Menlo Park Municipal Water. The treatment process, output from treated water along with shutdown test plan will also be reviewed by the State Division of Drinking Water. The property owner (Greystar) will put in place and manage a cross-connection control program for maintaining and reporting routine activities of internal protections. This system has been designed to require minimum maintenance and operation efforts. A complete maintenance schedule and instructions are provided with the system. A training session with the building staff will be provided.

A hydraulic-jump cascade filter is designed to automatically backflush, sending screened debris to the bypass and sewer system. Spray nozzels are included to facilitate cleaning of the screen. However, the screen should be manually inspected on a routine schedule. That involves removing the filter screen and backflushing and brushing under running water. While this filter is self-cleaning, it should be periodically inspected to determine if additional cleaning is necessary. The UF membrane filter automatically backwashes for every 2,000 gallons of processed water. Periodic manual inspection of the UF filter is recommended and outlined in the O&M plan coordinated with building operations staff.

Annual maintenance observations and reporting including pulling samples, testing the water and changing the filters will be performed by a qualified third party. Cross-connection shutdown testing would be performed every four years and would be managed by a qualified onsite supervisor.

References

1 https://www.menlopark.org/DocumentCenter/View/20869/water-use-budget-guidelines

2 https://www.usgbc.org/resources/water-use-reduction-additional-guidance

Attachments

Wahaso Summary Report: Menlo Portal

Menlo Portal: System and Tank Layout Plans

Wahaso Summary

Project: Menlo Portal
Location: Menlo Park, CA
Project Number: 01500
Water Sources: Greywater - Showers and Laundry
Water Uses: Toilet Flushing and Irrigation
Analysis Date: June 16, 2021

Daily Supply	7,596 gallons
Daily Demand	7,050 gallons
System Efficiency	100% of demand met
Annual Water Savings	2.4 million gallons
Budget Estimate	$295,000 - $305,000

**Budget Estimate does not include storage, shipping or taxes.*

The following is the updated system proposal for the Menlo Portal water harvesting project. It includes:

Water Balance Analysis: Using the inputs provided, we have analyzed the supply and demand of the proposed system. We have updated the average daily total irrigation required (before rainfall). The annual irrigation demand is approximately 229,000 gallons (before rainfall). Also, the toilet flushing demand was updated to include some residents using common areas. This brings the annual water savings to 2.4 million gallons.

System Sequence: The sequence has been updated to reflect the updated demand for the toilet flushing and irrigation system.

Schematic: The schematic has not changed, but is being included for your reference.

Budget Pricing: The budget pricing has not changed, but is being included for your reference.

Please review the proposal and let us know if you have any questions. If the design is finalized, Wahaso can also provide a written performance spec.

Custom Water Balance Analysis from Wahaso

Project: Menlo Portal
Location: Menlo Park, CA
Project Number: 01500
Water Sources: Greywater - Showers and Laundry
Water Uses: Toilet Flushing and Irrigation
Analysis Date: 6/16/2021

Wahaso's proprietary Water Balance Model evaluates a range of potential cistern size options to help customers understand the trade-off between storage capacity and the annual savings of municipal water replaced by non-potable sources on-site.

Based on our modeled results, we would recommend incorporating a 10K gallon cistern into the system. This will save an average of 2413K gallons of municipal water per year, representing 100% of total non-potable water demand. Based on average daily supply and demand, we can expect that our cistern will be full about 100% of the time and empty about 0% of the time.

Another measure of cistern efficiency is turns - how many times per year are we using the total capacity? We project the recommended system will average 241.3 turns per year. Generally, two turns per month or 24 or more turns per year is considered a high return on the storage capacity.

Cistern Size	% of Total Demand Met	Projected Annual Savings of Municipal Water	Gallons Change from Previous Increment
0	0.00%	0	-
2,500	100.00%	2,413,060	2,413,060
5,000	100.00%	2,413,060	0
7,500	100.00%	2,413,060	0
10,000	100.00%	2,413,060	0
12,500	100.00%	2,413,060	0
15,000	100.00%	2,413,060	0
17,500	100.00%	2,413,060	0
20,000	100.00%	2,413,060	0
22,500	100.00%	2,413,060	0
25,000	100.00%	2,413,060	0
27,500	100.00%	2,413,060	0
30,000	100.00%	2,413,060	0
32,500	100.00%	2,413,060	0
35,000	100.00%	2,413,060	0
37,500	100.00%	2,413,060	0

Table - 1

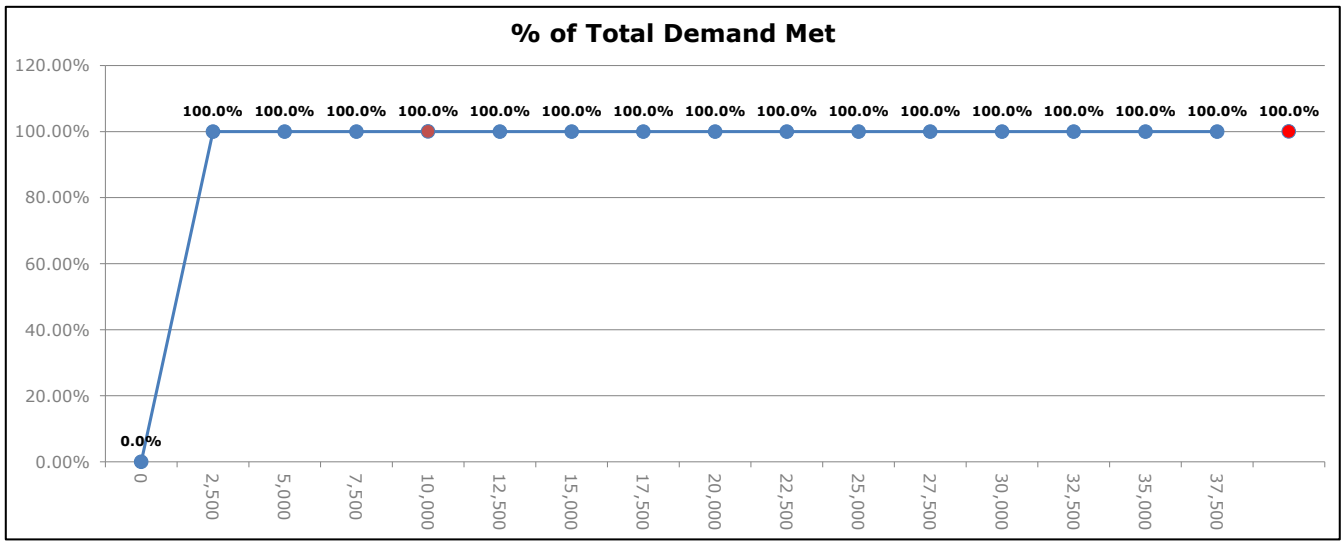


Table - 2

The tables above illustrate the effect of cistern size on the total demand met with the non-potable water supply. In Table-1, Column 4 shows the diminishing return in savings as the cistern size increases. The red marker on Table-2 indicates the % of total demand met by a cistern of an infinite size. This is the maximum possible "% of total demand met" and allows for useful comparisons to be made to the range of cistern sizes.

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partial removal/Reduction of total silica. The system will be backwashed on a regular basis with clean water, and every 40,000 gallons with a chemical wash.
Approximate dimensions of UF skid: 64" x 48" x 86"H
Approximate dimensions of chemical backwash skid: 31" x 54" x 66"H

c. **Sanitation.** To stabilize the greywater, and to kill any pathogens that may be present, Cupridyne® sanitizer will be added into the process in the sump. Cupridyne® is a proprietary iodine sanitizer that is more effective than chlorine while being safe to handle. The chemical is highly concentrated, and eliminates odors without harmful fumes. The Cupridyne Dosing System doses the greywater collection tank with a liquid solution located in a drum adjacent to the processing skid. Note: Liquid Cupridyne and 55 gallon drum are provided by others. Sensors and dosing pump by Wahaso.
Approximate dimensions of dosing pump: 11" x 8"

d. **UV Step**. In addition to Cupridyne sanitation during the processing steps, water is subjected to UV sanitation before it is sent to the Processed Water Holding Tank. The UV unit will handle up to 50 GPM. A simplex pump recirculates water in the day tank through the UV to maintain water quality during storage.
Approximate dimensions of UV skid: 12" x 24" x 54"H

4. **Processed Water Holding Tank (Day Tank).** After passing through the filtration and sterilization steps, the treated non-potable water will enter the 2000-gallon polyethylene Processed Water Holding Tank (PWHT) to await pressurization to the end use. When the level of treated water reaches the tank's capacity, any untreated raw greywater will be sent to the sewer system from the collection sump. Should the water level inside the holding tank level drop to a preset point and no additional untreated greywater is available, make-up water will be supplied from the municipal water line.
Approximate dimensions of tank: 90"Ø x 88"H

5. **Chlorine Residual.** Processed water exiting the system shall have a small amount of sodium hypochlorite (Chlorine) injected into the stream through a venturi mixer to protect water quality downstream to the fixtures and result in a residual chlorine level of approximately .5 ppm at the fixtures. The metered rate is calibrated locally to achieve the desired residual downstream. The liquid chlorine is supplied locally in 55-gallon drums.
Approximate dimensions of dosing pump: 11" x 8"

6. **Municipal Make-Up.** Should the system demand additional water from the cistern when the cistern is empty, the water in the day tank will drop to a pre-set level that will automatically open a municipal water make-up valve in the day tank. Water from the municipal line is added through an air gap opening to absolutely prevent any chance of cross contamination of non-potable water to the potable system. A level sensor in the tank regulates the amount of make-up added in each cycle. Please note that during a power outage, toilets cannot be flushed with this type of make-up system unless the booster pumps are operating on back-up power. A manual valve shall also serve as an option to bypass the system and send municipal water to all the fixtures should the system be under repair or inoperable. The municipal supply at the valve shall be protected by RPZ (provided by others) to prevent any chance of a cross contamination of the municipal source with the non-potable water.

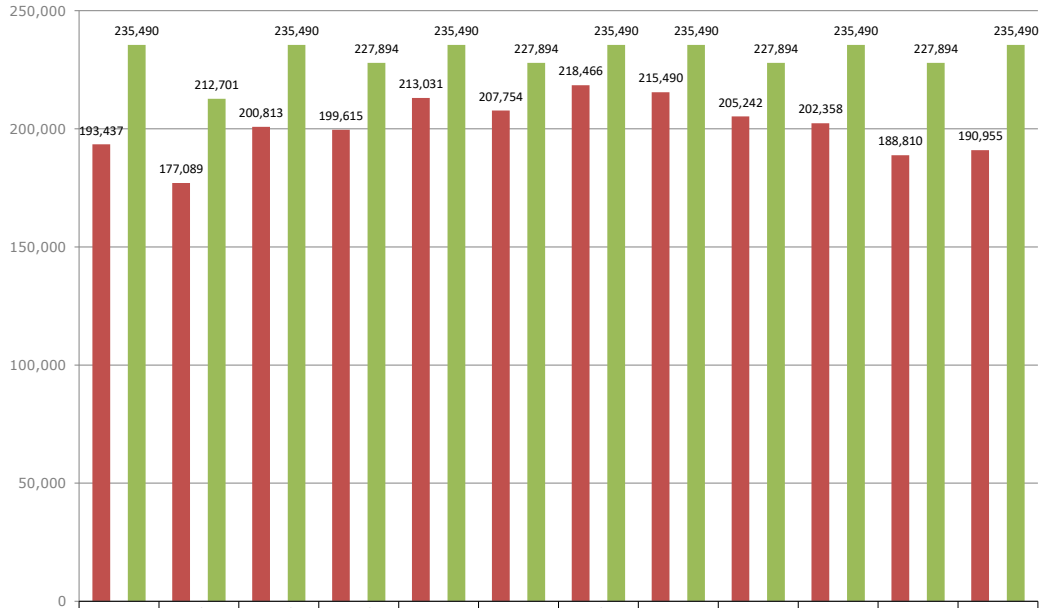
7. **Pressurization – Toilet Flushing.** When there is demand for non-potable water, a drop in the system pressure signals the main pressurization pumps to begin. Triplex variable frequency drive pumps mounted to a separate stainless steel skid will provide 110 GPM at 80 PSI which has been determined by the project MEP to be sufficient to meet demand. In a triplex system, two pumps work together to meet whatever pumping demand is required, and are cycled back and forth to equalize wear. Should one pump fail, the third pump can help meet the flushing demand until the other pump is repaired. A 52-gallon bladder tank is included to help maintain constant system pressure and reduce pipe hammering and pump cycles.
Approximate dimensions of triplex booster skid: 62" x 48" x 60"H

System Effectiveness Based on Recommended 10K Gallon Cistern

Projected Annual Averages

Total Supply	Total Demand	Harvested Gallons Used	Municipal Gallons Used	Total Days Requiring Municipal Make-Up
2,772,706	2,413,060	2,413,060	0	0

Projected Monthly Supply & Demand



	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Estimated Average Demand	193,437	177,089	200,813	199,615	213,031	207,754	218,466	215,490	205,242	202,358	188,810	190,955
Estimated Municipal Make-up Required	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Average Supply	235,490	212,701	235,490	227,894	235,490	227,894	235,490	235,490	227,894	235,490	227,894	235,490

Theoretical % of Total Demand Met		
Based on These Past Years		**6 Year Average**
2015	100.0%	**100.0%**
2016	100.0%	
2017	100.0%	
2018	100.0%	
2019	100.0%	
2020	100.0%	

Supply refers to all of the potential non-potable water that can be harvested. Seasonality, rain event size and storage capacity all affect the total amount of potential water that can be practically harvested. Table-3 breaks down the total municipal gallons into monthly segments. This is helpful in discovering seasonal shortfalls in the system.

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Wahaso Water Balance Analysis
Key Input Assumptions

Wahaso's Cistern Optimization Model depends on a series of assumptions about a building's water sources and uses to calculate total water savings and model the value of different cistern capacities. Since the analysis is often for buildings that don't yet exist, these assumptions for supply and demand are educated guesses. We encourage you to review our assumptions and we are happy to modify these assumptions if you have better numbers or would simply like to see the impact of different variables on the model output.

Supply Side Variables

Other Supplies if Applicable (Daily Gallons):

Daily Laundry Supply	1520.4

Greywater Supply Assumptions

Percentage of Total Occupancy Required for Supply		47%
In many cases, there is plenty of greywater supply to meet total demand for non-potable water when collecting from only a percetnage of residential units. This can save significant plumbing costs for separate waste streams. We have applied the above factor for the units representing this percentage of total occupants to meet 100% of demand.		
Shower Greywater	% of People Taking Shower	100%
	Number of Showers Per Person Per Day	1
	Length of Showers (Minutes)	8
	GPM Rate for Showers	1.75
	Total Average Gallons Per Shower	14
	Total Daily Greywater from Showers	6,076
	Average Daily Greywater Production (Gallons)	6,076

Demand Side Variables

Number of Days Per Week That Building is Occupied:	**7**

Toilet Flushing Demand Assumptions

	Occupant Count	Flushes Per Day	Total Flushes
Staff (FTE)	8	3.0	24
Residents	922	5.0	4,610
Residents (Common Areas)	92	0.5	46
Total Per Day	1,022		4,680

Percentage Female	50%
Percentage Male	50%

	Toilets	Urinals	Totals
Flushes Per Day	4,673.9	6.1	4,680.0
Gallons Per Flush	1.28	0.125	
Total Gallons Processed Water Demand Per Day	5,982.6	0.8	5,983.4
Annual Demand (Gallons)			2,183,931

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Irrigation Demand Assumptions

If we have estimated landscape irrigation requirements for you, then we have used an "ET" model that estimates the water required by plants based on their "evapo-transpiration" which takes into account the type of plant and the weather conditions. Ours is a rough estimate that gives us a daily water requirement by zone type. Then our model subtracts the average rainfall for your area to estimate the amount of irrigation the system will provide.

	Percentage	Square Footage
A. Trees, Groundcover	4.5%	703
B. Shrubs, low	38.0%	5,956
C. Shrubs, moderate	57.5%	9,000
Total Irrigated Square Footage	100%	15,659

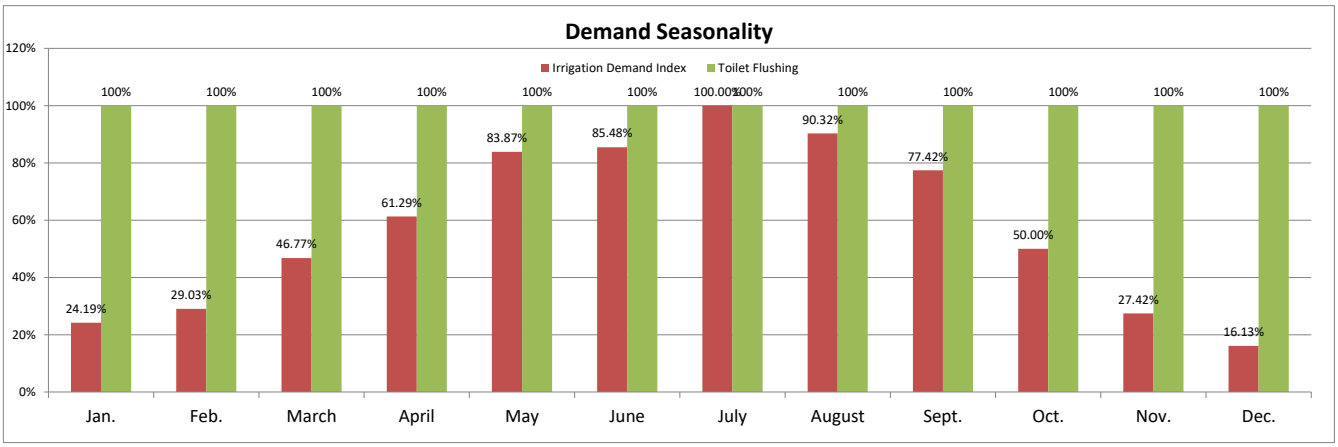
Percentage of rainfall reaching plants after evaporation	75%
Reference Evapo-transpiration in inches per month *(Specific to this region from EPA Budget Data Finder.)*	5.890
Irrigation System Efficiency (% of water reaching plants)	Input by Zone

	Gross Monthly Water Requirement (Gallons)	Average Daily Requirement Before Rainfall (Gallons)
TOTALS	33,106	1,067.93
AVG ANNUAL NET DEMAND (Gallons)		229,072

**Annual demand based on information provided by the client.*

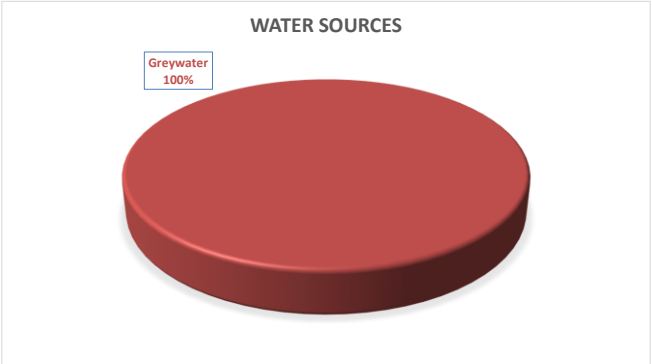
Seasonality Profile Assumptions

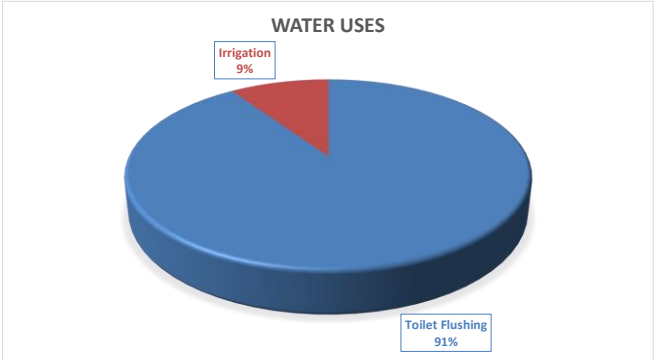
Some demand variables may be seasonal - like irrigation and cooling tower make-up. We calculate daily demand at peak and then apply an index across months to account for the seasonality.



Irrigation seasonality based on growing degree days; cooling tower make-up based on cooling degree days. Data obtained from www.weatherbase.com.

Summary of Supply and Demand





	Average Annual Gallons Available		Average Annual Gallons Demanded
Rainwater/ Stormwater	0	Toilet Flushing	2,183,931
Greywater	2,772,706	Irrigation	229,072
Other	-	Other	-
Municipal Make-Up	-		
Total Sources	**2,772,706**	**Total Uses**	**2,413,003**

Wahaso – Water Harvesting Solutions, Inc.
PO Box 279
Hinsdale, IL 60522
Main: 800.580.5350
Info@Wahaso.com

Water Harvesting System Sequence

Project Name:	Menlo Portal		
Project Location:	Menlo Park, CA	Water Sources:	Greywater - Showers and Laundry
Project Number:	01500	Water Uses:	Toilet Flushing and Irrigation
Prepared By:	Jessica Tillman	Date/Version:	June 16, 2021

Greywater is captured from showers and laundry, filtered, sanitized and then pressurized to support toilet flushing and irrigation (an estimated 7,050 gallons per day at peak). Should there be demand when no greywater is available, the system will automatically revert to municipal supply. The system is monitored and managed by the Wahaso WCS 100 control package. The system should meet 100% of total demand, saving an average of 2.4 million gallons of municipal water each year.

1. **Greywater Pre-Treatment.** Raw greywater from showers and laundry shall be gravity fed through a hydraulic-jump Purain cascade filter and into the raw greywater collection tank. The filter is 100% efficient and removes all suspended solids greater than 800 microns. The system includes a series of spray heads to backflush debris to the sewer system on a scheduled basis. The DN150 model handles filtered flow rates of up to 96 GPM, with a high-flow bypass rate of 268 GPM. Inlets and outlets all measure 6 inches.

2. **Greywater Collection**. After pre-filtration, the greywater from showers and laundry will be conveyed by gravity and collected into 5,000-gallon a cast-in-place concrete collection tank. The floor shall be sloped and the tank shall have a low point for the transfer pump so that the pump is able to fully discharge the content of the sump. Greywater shall be processed as it is produced throughout the day so that no greywater is left standing for more than a few hours at a time. An overflow outlet in the collection tank drains to the municipal sewer system. A simplex 35 GPM at 50 PSI pump located in the room adjacent to the tank will transfer raw greywater to the processing skids located in the same utility room. The pump shall also eject raw greywater to sewage once per day to limit maximum holding time to a 24 hour period. A manual shut-off valve will allow the transfer pump and collection tank to be isolated. Cupridyne® sanitizer is dosed into the collection sump to begin the sanitation process and to minimize odor.

3. **Processing.** Greywater is treated using Wahaso's GW-Series greywater treatment system, model GW-UF35-2000. The system has IAPMO 324 and NSF/ANSI 350 certification. The HDPE skidded processing system is designed to process 35 gallons per minute and includes multiple filtration steps, sanitation, municipal make-up, processed water holding tank, and re-pressurization components. All plumbing shall be with Schedule-80 PVC, and the system shall be preplumbed, wired and tested before shipment to the project site.
    a. **Treatment Pressurization.** The transfer will deliver water to the processing system at a rate of 35 GPM at 50 PSI.
    b. **Filtration.** The first stage of treatment sends the raw greywater through a self-cleaning filter where the incoming greywater is treated to 200 microns as it passes through a wedge wire screen. This filter automatically backwashes based on time or differential pressure. This step removes hair and large debris from the process stream. The greywater then continues to the second stage of treatment where it passes through an Ultra Filtration (UF) membrane which removes remaining debris to 0.02 microns. Filtration to this level removes all suspended solids; partial removal/reduction of TOC, COD, BOD; and

8. **Pressurization – Irrigation.** When there is demand for non-potable water, a drop in the system pressure signals the main pressurization pump to begin. A simplex variable frequency drive pump mounted to a separate HDPE skid will provide 25 GPM at 70 PSI. *Note: Pump output is VFD controlled to provide 3-30 GPM at 45-70 PSI. Prolonged flow at less than 3 GPM is not recommended.*
   Approximate dimensions of simplex booster skid: 24" x 24" x 48"H

9. **Controls.** The system is controlled and monitored via the Wahaso WCS-100 Control System with custom programmed PLC and panel. The control system automatically manages all system functions including the water treatment system and the addition of municipal water as needed and is fully compatible with Building Automation Systems via Modbus™ or BACNET™. The system logs and reports the amount of water available in the cistern, how much water has been captured for reuse, and the amount of municipal water demanded by the system. Information and system alerts and alarms are presented via a color touch screen on the control panel and also via network cable to the building automation system. The screens can be viewed and the system controlled remotely throughout the building via a web browser connected to the building's network.

   A turbidity meter provides dynamic monitoring of water clarity (and quality) that is reported to the control panel, BAS and web interface. A pH monitor will also be provided to track pH levels of treated water going to the cooling towers.

   Key control functions include:

   a. Monitor and report PWHT level to control panel and BAS.
   b. Operate pumps and variable frequency drive units to deliver required pressure and GPM flow within the specified limits while minimizing power consumption.
   c. Monitor differential pressure on filter units; automatically back-flush filters as needed to bring differential pressure back to set parameters.
   d. Monitor Cupridyne supply and send an alarm to the control panel and BAS when drum requires replenishment.
   e. Monitor chlorine supply and send an alarm to the control panel and BAS when drum requires replenishment.
   f. Monitor and track turbidity.
   g. Monitor and track pH.
   h. Track hours of usage and remaining life of UV sanitation bulbs. Activate automated wiper to maintain UV intensity and effectiveness in water stream. Send alarm to panel and BAS when bulbs require replacement.
   i. Track total gallons harvested water used; track total gallons of municipal make-up.

10. **Maintenance and Operation Requirements** – This system has been design to require minimum maintenance and operation efforts. A complete maintenance schedule and instructions are provided with the system, and a training session with the building staff is included in the system price. Scheduled maintenance includes:
    a. **Pre-Filter.** The hydraulic-jump cascade filter is designed to automatically backflush, sending screened debris to the bypass and sewer system. Spray nozzels are include to facilitate cleaning of the screen. However, the screen should be manually inspected on a routine schedule. That involves removing the filter screen and backflushing and brushing under running water.
    b. **Initial Filter**. While this filter is self-cleaning, it should be periodically inspected to determine if additional cleaning is necessary.
    c. **UF Filter**. The UF membrane filter automatically backwashes for every 2,000 gallons of processed water. The backwash cycle is approximately 10-15 seconds in duration. Periodic manual inspection of the UF filter is recommended. Once every 40,000 gallons, the UF filter requires a chemical backwash using a mixture of NaOCL and NAOH from the Wahaso chemical cleaning skid. This process is automatic including the mixing of the cleaning chemicals and takes approximately 5 minutes.

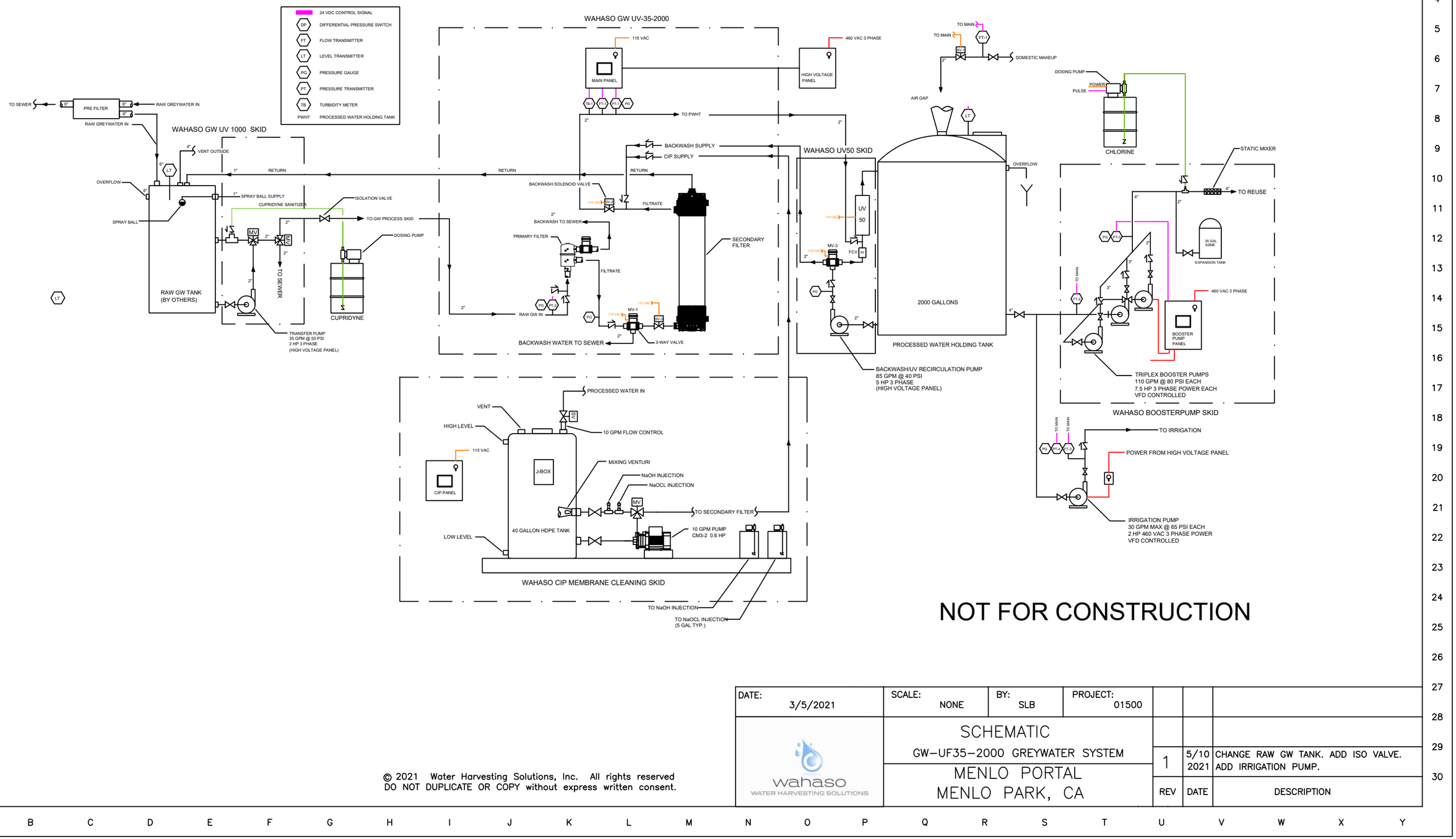
d. **Cupridyne Sanitizer**. The automatic sanitizer system draws from a liquid drum of Cupridyne® and must be replaced as it is used. The control system monitors the level of the drum and sounds an alarm at the panel when the level is low. A standing replenishment order can be set up to ensure that a supply of sanitizer is always available. Changing out the drum is a simple task that takes 2-3 minutes.
e. **Chlorine Residual**. The automatic system draws from a liquid drum of chlorine and must be replaced as it is used. The control system monitors the level of the drum and sounds an alarm at the panel when the level is low. A standing replenishment order can be set up to ensure that a supply of sanitizer is always available. Changing out the drum is a simple task that takes 2-3 minutes.
f. **UV Bulbs**. Replacement of the UV bulb is necessary only every 10,000 hours.
g. **Processed Water Holding Tank (Day Tank).** The processed water holding tank should be inspected quarterly and should be flushed out approximately twice each year.
h. **Level Sensors**. Level sensors should be checked approximately every six months to make sure they are still calibrated properly.
i. **Booster Pump Package**. The operation and run hours for the booster pumps should be monitored through the control panel or BAS on a regular basis. The pressure should be checked for accuracy approximately every six months.

11. **Water Quality Standards.** The Wahaso greywater system has been certified to meet the IAPMO 324 standard. Additionally, we are undergoing testing for NSF/ANSI 350 and expect to be certified to this standard in March 2021. Below are the test results for the IAPMO standard:

	IAPMO Required Value	Wahaso GW-UF Value
Turbidity	≤ 2 NTU	≤ 0.5 NTU
TSS	≤ 10 mg/L	None Detected
pH	6.0 – 9.0	8.4 average pH
E.Coli	≥ 4 log reduction	6.4 average log reduction

12. **Electrical Requirements**. This project requires 3-phase power, and either 230 or 460v. We will assume that 460v is available unless otherwise notified. Please note that the use of 460v will result in lower equipment costs, as well as lower energy costs during operation.

The System Sequence represents a preliminary design concept and is not intended to be the final engineering performance specification, nor is it intended as final documentation for engineering submittals.



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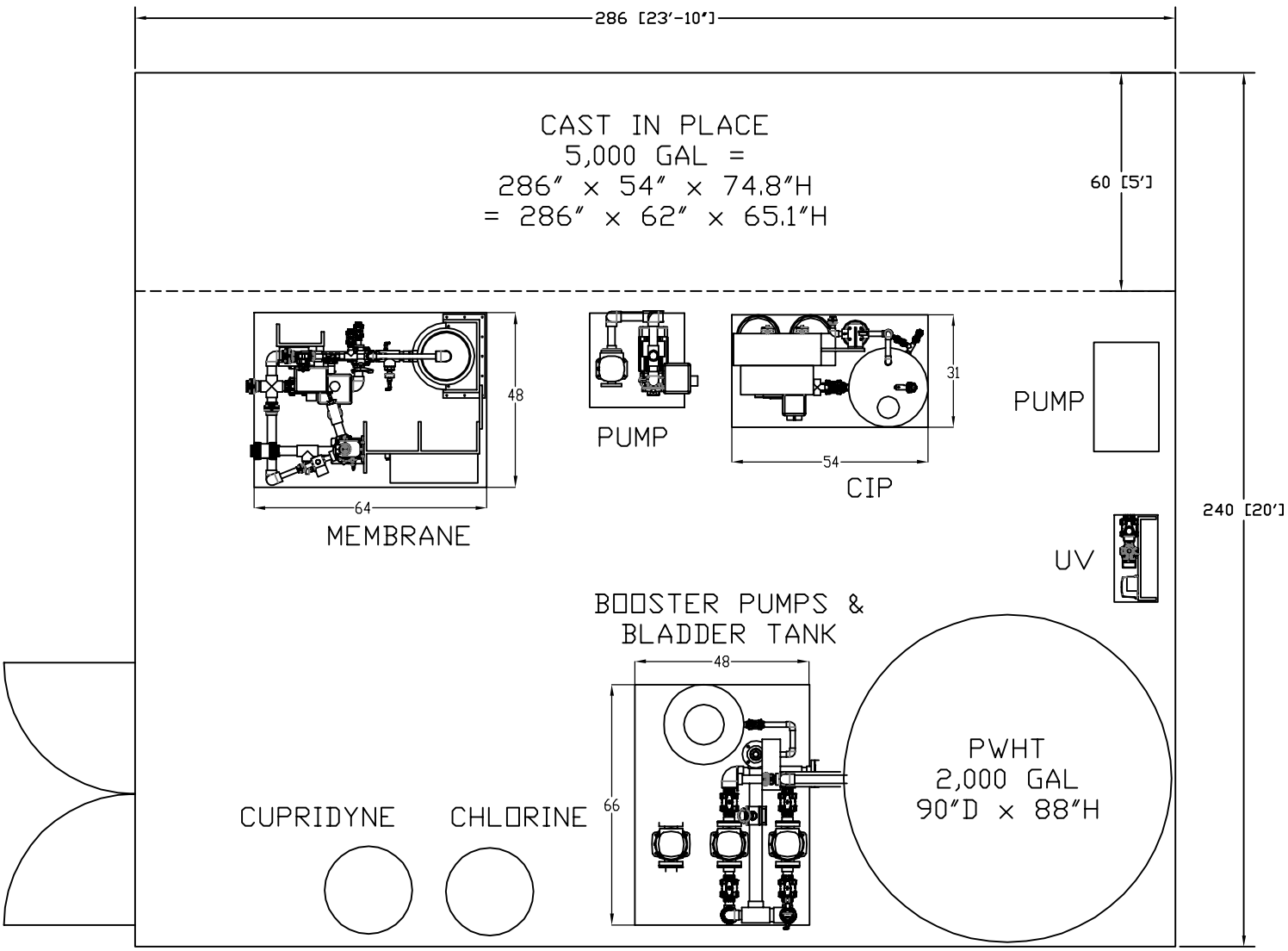
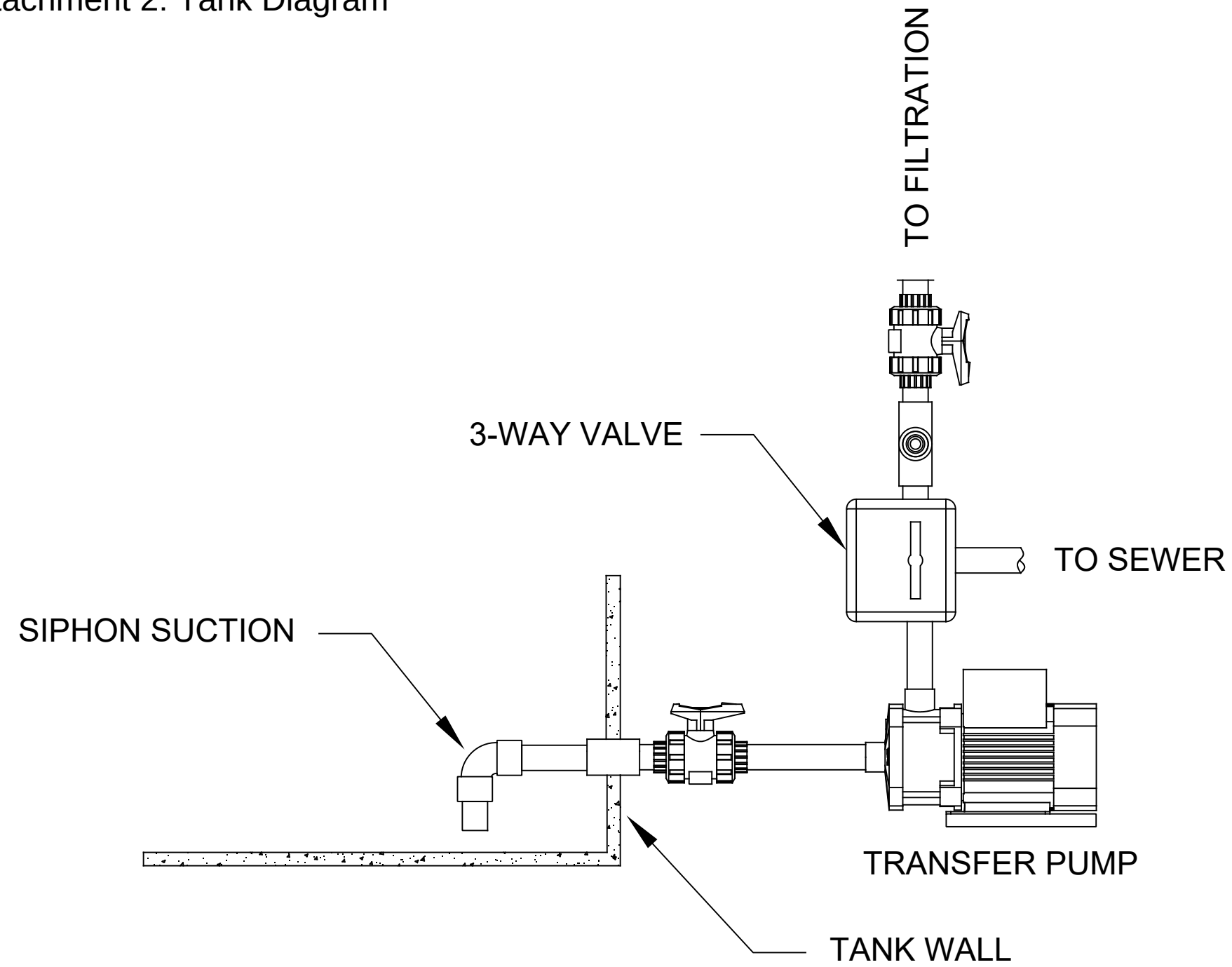
DATE:	SCALE:	BY:	PROJECT:			
3/5/2021	NONE	SLB	01500			
wahaso WATER HARVESTING SOLUTIONS	SCHEMATIC GW–UF35–2000 GREYWATER SYSTEM MENLO PORTAL MENLO PARK, CA			1	5/10 2021	CHANGE RAW GW TANK. ADD ISO VALVE. ADD IRRIGATION PUMP.
				REV	DATE	DESCRIPTION

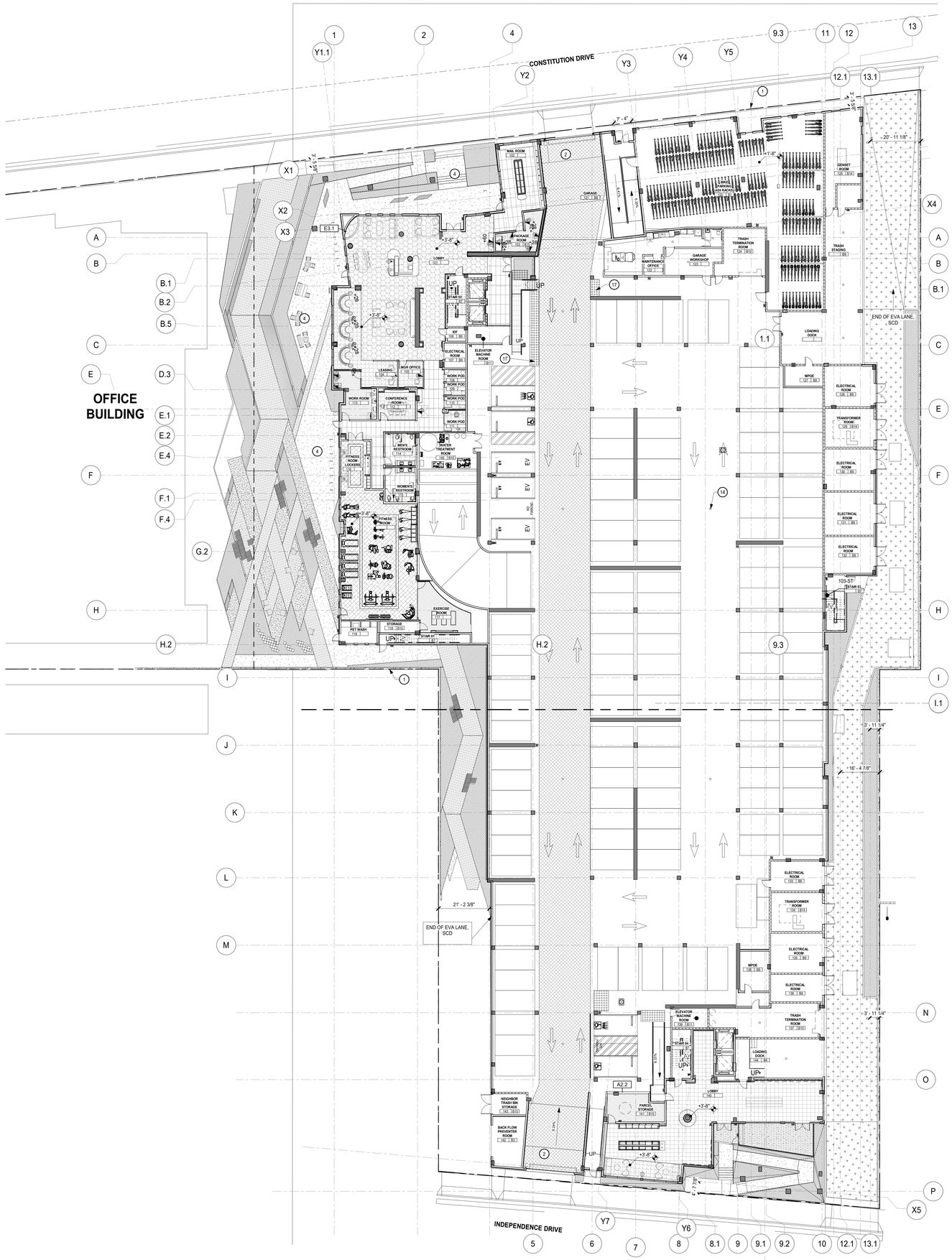
Attachment 2: System Layout



POSSIBLE ARRANGEMENT OF WAHASO SYSTEM
FOR MENLO PORTAL, MENLO PARK, CA
4/5/21 D. BARCLAY

Attachment 2: Tank Diagram





SITE PLAN - FLOOR 1 1

1/16" = 1'-0"

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Entitlement Architect

HELLER MANUS ARCHITECTS

1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

GENERAL NOTES

A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATEMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.30 AND A0.36 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.41 - A0.47 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

I. ROOF SLOPE SHALL BE 3/8"/FT, MIN. U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS. REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE; (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 1112A OR 11B-406, (3) ARE MINIMUM 48" IN WIDTH; AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 1114A OR 11B-405; PER CBC 1113A & 11B-202.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.L.D.
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.L.D.
6. BACKFLOW PREVENTER, S.C.D.
7. EXISTING FCD, S.C.D. & SEE F.P.D
8. ELECTRICAL TRANSFORMER, S.E.D.
9. BELOW GRADE ELECTRICAL TRANSFORMER, S.E.D.
10. AIR CONDENSING UNITS, S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL, S.L.D.
13. ROOF DECK/TERRACE, S.L.D.
14. GARAGE DRAIN S.P.D
15. MECHANICAL SCREEN, SEE DETAILS 4,6,7/A8.00
16. SOLAR PANELS
17. TRUNCATED DOMES
18. FIRE EXTINGUISHER CABINET

LEGEND

NOTE: SEE A10.00 & A10.01 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

Rev	Issue	Date
	SD-1	10.03.19
	SD-2	11.21.19
	SD-3	12.19.19
	DD-1	01.23.20
	DD-2	03.12.20
	CD-1	05.14.20
	CD-2	08.13.20
	GMP	02.18.21
	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT — JONATHAN HELLER MANUS — No. C37221 — REG. 5.31.21 — STATE OF CALIFORNIA

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE INSTRUMENTS, ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SITE PLAN FLOOR 1

Sheet Title

Scale

Proj #. 1919 drawn by XX

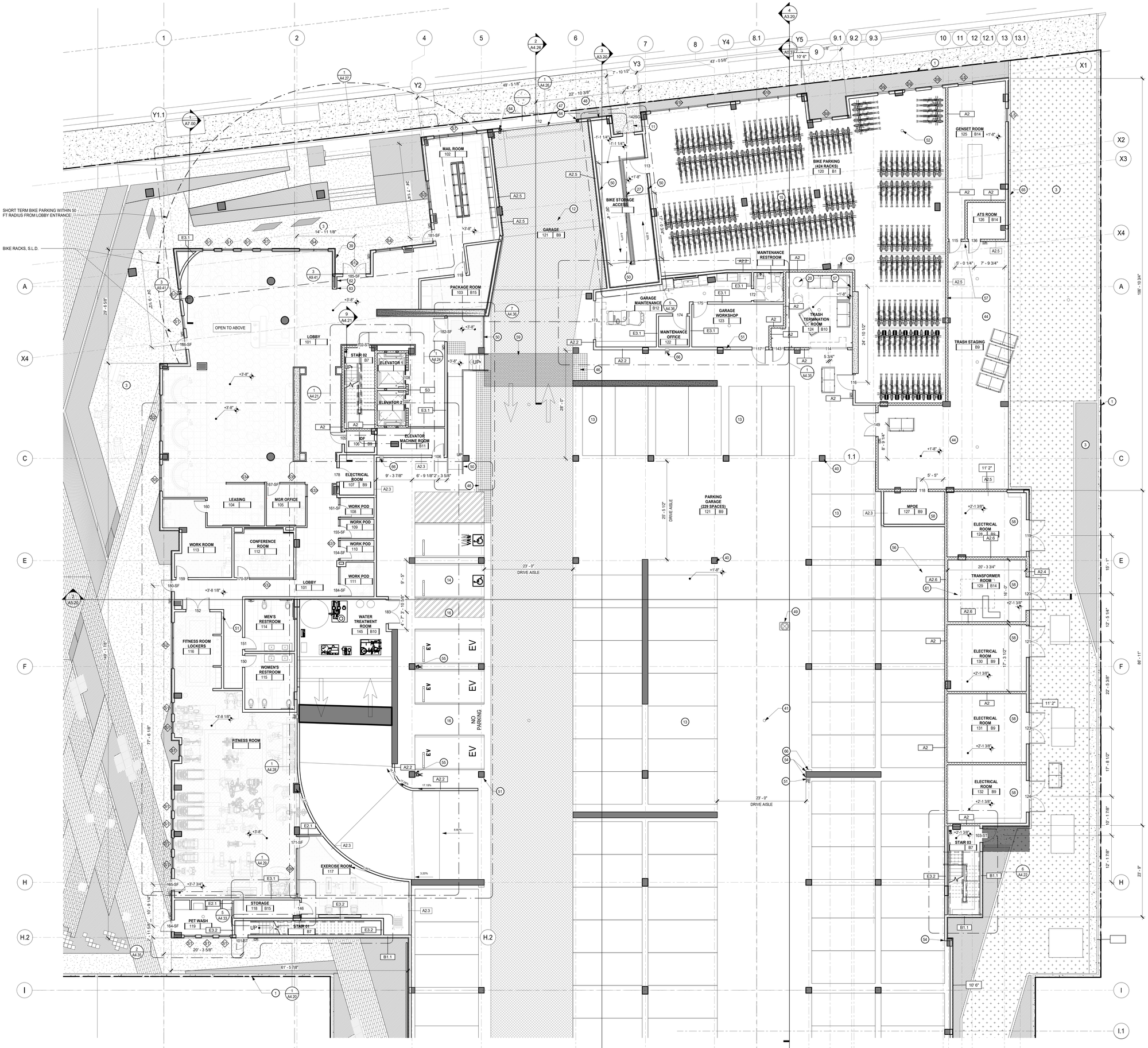
Sheet Size: 36 x 48

A1.00

0' 16' 32'

TRUE NORTH — PROJECT NORTH

6/11/2021 10:48:47 AM



WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIIA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIIA U.O.N. D11.2 FOR 6" WALLS AT KITCHENS AND D11.3 FOR 8" WALLS AT BATHROOMS (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E11.2@ TYPE IIIA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 AND E3.2 @ TYPE IA & S1 & E11.2 AND E12.3 AT TYPE IIIA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A AND E12.1 @ TYPE IIIA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

LEGEND

NOTE: SEE A10.00 & A10.01 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- INDICATES 6'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR READY AREA

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEETS A10.00 & A10.01 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS, 9'-4" = 0'-0".

G. ALL EXTR WALLS TO RECEIVE PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO. NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTERIOR METAL FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8"TYPE 'X' GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D. AND S.L.D.
3. LANDSCAPED AREA, S.L.D.
4. BACKFLOW PREVENTER, SPD & SCD.
5. SAND & OIL INTERCEPTOR, S.P.D.
6. TRANSFORMER, S.C.D. & S.E.D.
7. BELOW TRANSFORMER, S.C.D. & S.E.D.
9. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
8. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
10. HVAC EQUIPMENT, S.M.D. FOR CONDENSER SUPPORT SYSTEM.
11. SECURITY GATE
12. VEHICULAR CLEARANCE BAR LOCATION
13. PARKING SPACE, TYP.
14. DISABLED ACCESSIBLE PARKING SPACE
15. BIKE RACKS
16. ADA STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 1116A.5 (11A) AND 11B-247 AND 11B-705
17. BOLLARD, SEE X/XX
18. TRASH CHUTE ACCESS, SEE A9.17 FOR ACOUSTICAL MITIGATION & CONTROL.
19. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
20. TRASH CHUTE VENT, SEE 18/A9.17
21. HOSE BIB
22. FLOOR/AREA DRAINS, S.P.D.
23. TRENCH DRAIN, S.P.D.
24. LINE OF WALL OR PODIUM BELOW
25. LINE OF LEVEL OR STRUCTURE ABOVE
26. LINE OF ROOF BELOW
27. 43" HIGH GUARD RAIL
28. SEMI RECESSED FIRE EXTINGUISHER CABINET EXCEPT AT CONCRETE ASSEMBLIES
29. EXHAUST IN 2-HR SHAFT TO ROOF, S.M.D.
30. FRESH-AIR SUPPLY IN 2-HR SHAFT TO ROOF, S.M.D.
31. ELEVATOR PENTHOUSE
32. PARAPET WALL
33. WALK PADS
34. ROOF DRAIN & OVERFLOW DRAIN. SEE DTL 5/A8.00
35. SCUPPER WITH CONDUCTOR TO DOWN SPOUT. SEE DETAIL 16/A8.01
36. ROOF ANCHOR; REFER TO EBMS DRAWINGS FOR MORE INFORMATION
37. PRIVACY SCREEN
38. 2-HR ERRCS SHAFT W/ 90-MIN ACCESS PANEL
39. KNOX KEY BOX LOCATIONS TO BE CONFIRM BY FD
40. CONCRETE COLUMN
41. GARAGE DRAIN S.P.D
42. MECHANICAL SCREENS, SEE DETAILS 4,6,7/A8.00
43. SOLAR PANELS
44. OPEN TO EXTERIOR
45. POOL HEAT PUMPS
46. TRUNCATED DOMES
47. OVERHEAD GARAGE DOOR, PROVIDE MIN 45SF FREE AREA, S.M.D.
48. FDC, S.C.D. AND S.P.D.
49. SAND/OIL INTERCEPTOR
50. HANDRAIL, SEE DETAILS 18 & 19/A0.21
51. STANDPIPE HOSE VALVE
52. BIKE REPAIR FIXIT STATION
53. UNIT BALCONY MTL. SCREEN, SEE DETAIL 1/A8.44
54. WALL GUARDS
55. EV CHARGE LOCATION
56. CAR STACKER LOCATION
57. CONCRETE CURB, SEE A2-00AS & A2-00BS SLAB PLANS, S.S.D., S.L.D.
58. FLAT SLAB ELEVATED ABOVE GRADE, SEE A2-00AS & A2-00BS SLAB PLANS, S.S.D., S.L.D., S.C.D.
59. DECORATIVE STAMPED ASHPALT
60. EXTENT OF EVA, S.C.D.
61. CONCRETE LID, SEE A6-00-B, S.P.D.
62. ANNUNCIATOR PANEL
63. FIRE ALARM PANEL LOCATION
64. HSS TUBE STEEL S.S.D., SEE DETAIL 3/A9.41
65. CONCRETE BAND, S.L.D.
66. SEMI RECESSED FEC CABINET TYPICAL, SURFACE MOUNT FEC AT CMU AND CONCRETE WALLS, SEE A0.61-A0.67.
67. OVERFLOW WALL SCUPPER. SEE 15/A8.01
68. PODIUM DRAINS. SEE 10/A8.20

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1919-MENLO-PORTAL

110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

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	FOUNDATION TO PODIUM PERMIT	03.04.21
	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT JONATHAN EDWARD KIRK No. C37321 REN. 8-31-22 STATE OF CALIFORNIA

Stamp

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BUILDING PLAN FLOOR 1 ZONE A

Sheet Title

Scale

Proj #. 1919 drawn by XX

Sheet Size: 36 x 48

A2.00 - A

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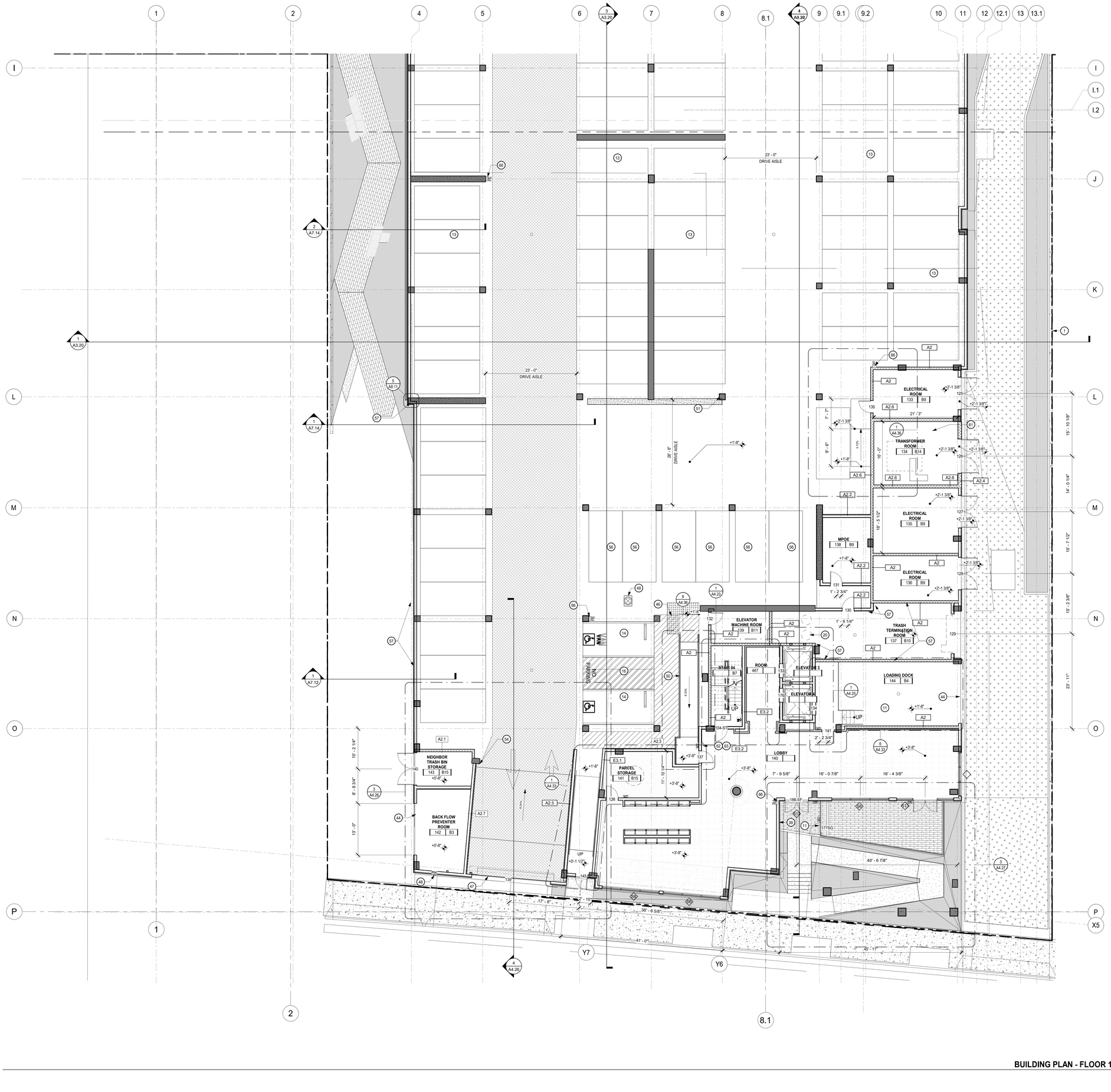

BUILDING PLAN - FLOOR 1 ZONE B 1

1/8" = 1'-0"

0' 8' 16'

TRUE NORTH PROJECT NORTH

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIIA, U.O.N.

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GENERAL NOTES

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6. TRANSFORMER, S.C.D. & S.E.D.
7. BELOW TRANSFORMER, S.C.D. & S.E.D.
8. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
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17. BOLLARD, SEE X/XX
18. TRASH CHUTE ACCESS, SEE A9.17 FOR ACOUSTICAL MITIGATION & CONTROL
19. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
20. TRASH CHUTE VENT, SEE 18/A9.17
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36. ROOF ANCHOR; REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
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49. SAND/OIL INTERCEPTOR
50. HANDRAIL, SEE DETAILS 18 & 19/A0.21
51. STANDPIPE HOSE VALVE
52. BIKE REPAIR FIXIT STATION
53. UNIT BALCONY MTL. SCREEN, SEE DETAIL 1/A8.44
54. WALL GUARDS
55. EV CHARGE LOCATION
56. CAR STACKER LOCATION
57. CONCRETE CURB, SEE A2-00AS & A2-00BS SLAB PLANS, S.S.D., S.L.D.
58. FLAT SLAB ELEVATED ABOVE GRADE, SEE A2-00AS & A2-00BS SLAB PLANS, S.S.D., S.L.D., S.C.D.
59. DECORATIVE STAMPED ASHPALT
60. EXTENT OF EVA, S.C.D.
61. CONCRETE LID, SEE A6-00-B, S.P.D.
62. ANNUNCIATOR PANEL
63. FIRE ALARM PANEL LOCATION
64. HSS TUBE STEEL S.S.D., SEE DETAIL 3/A9.41
65. CONCRETE BAND, S.L.D.
66. SEMI RECESSED FEC CABINET TYPICAL, SURFACE MOUNT FEC AT CMU AND CONCRETE WALLS, SEE A0.61-A0.67.
67. OVERFLOW WALL SCUPPER. SEE 15/A8.01
68. PODIUM DRAINS. SEE 10/A8.20

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1919-MENLO-PORTAL

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	GMP	02.18.21
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	SUPERSTRUCTURE PERMIT	03.25.21

LICENSED ARCHITECT JONATHAN EDWARD KIRK No. C37537 REN. 5-31-22 STATE OF CALIFORNIA

Stamp

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BUILDING PLAN FLOOR 1 ZONE B

Sheet Title

Scale

Proj #. 1919 drawn by XX

Sheet Size: 36 x 48

A2.00 - B

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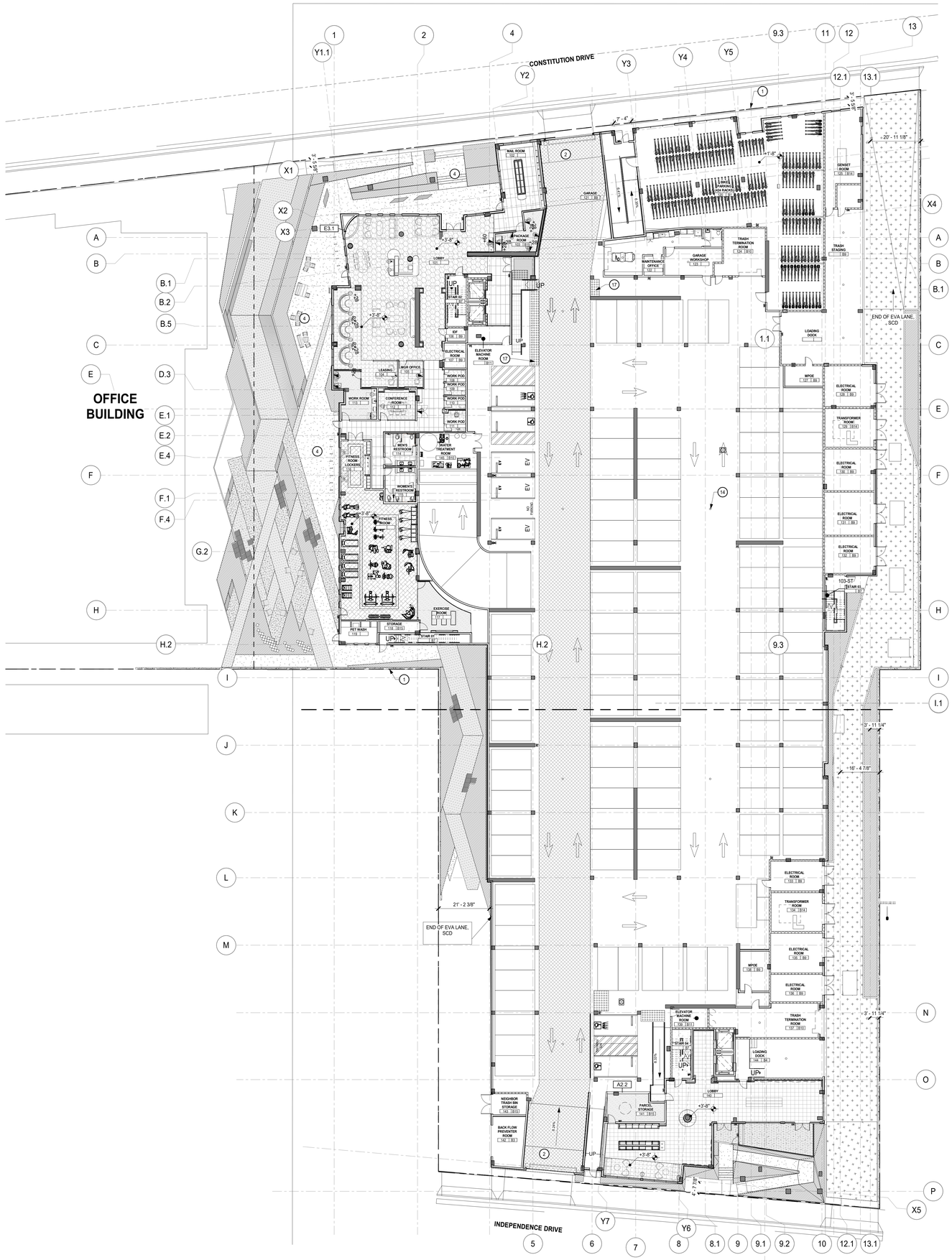

SITE PLAN - FLOOR 1 1

1/16" = 1'-0"

BDE ARCHITECTURE

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San Francisco
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110 & 115 CONSTITUTION DRIVE, MENLO PARK 94025

GENERAL NOTES

A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATEMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.30 AND A0.36 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.41 - A0.47 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS

I. ROOF SLOPE SHALL BE 3/8"/FT, MIN. U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS. REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE; (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 1112A OR 11B-406, (3) ARE MINIMUM 48" IN WIDTH; AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 1114A OR 11B-405; PER CBC 1113A & 11B-202.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.L.D.
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.L.D.
6. BACKFLOW PREVENTER, S.C.D.
7. EXISTING FCD, S.C.D. & SEE F.P.D
8. ELECTRICAL TRANSFORMER, S.E.D.
9. BELOW GRADE ELECTRICAL TRANSFORMER, S.E.D.
10. AIR CONDENSING UNITS, S.M.D.
11. SHADED AREA INDICATES SOLAR READY AREA
12. POOL, S.L.D.
13. ROOF DECK/TERRACE, S.L.D.
14. GARAGE DRAIN S.P.D
15. MECHANICAL SCREEN, SEE DETAILS 4,6,7/A8.00
16. SOLAR PANELS
17. TRUNCATED DOMES
18. FIRE EXTINGUISHER CABINET

LEGEND

NOTE: SEE A10.00 & A10.01 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR AREA

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LICENSED ARCHITECT — JONATHAN HELLER MANUS — No. C37221 — REG. 5.31.21 — STATE OF CALIFORNIA

Stamp

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SITE PLAN FLOOR 1

Sheet Title

Scale

Proj #. 1919 drawn by XX

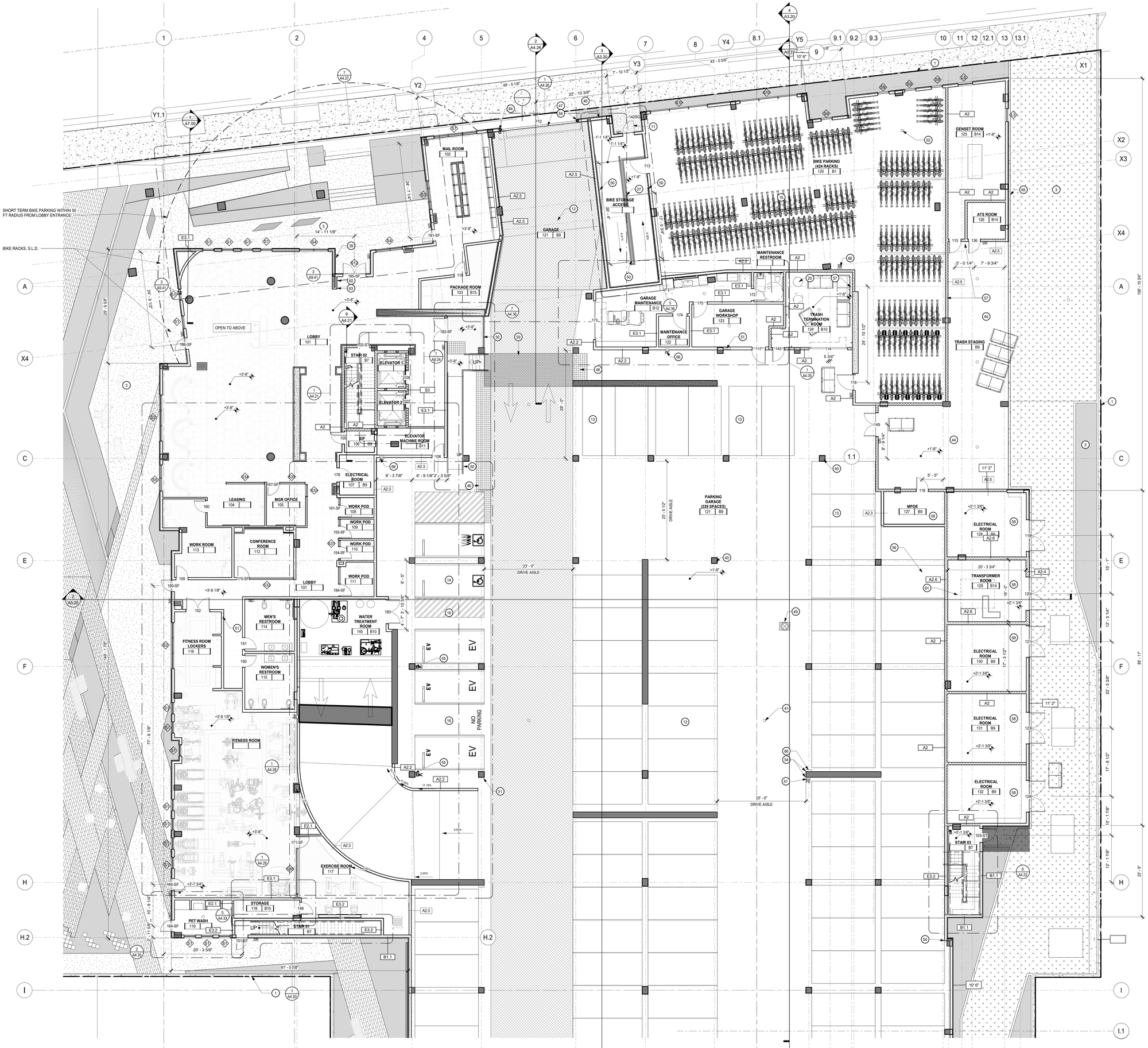
Sheet Size: 36 x 48

A1.00

0' 16' 32'

TRUE NORTH — PROJECT NORTH

6/11/2021 10:48:47 AM



WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIIA, U.O.N.

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F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E11.2@ TYPE IIIA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 AND E3.2 @ TYPE IA & S1 & E11.2 AND E12.3 AT TYPE IIIA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A AND E12.1 @ TYPE IIIA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

LEGEND

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44. OPEN TO EXTERIOR
45. POOL HEAT PUMPS
46. TRUNCATED DOMES
47. OVERHEAD GARAGE DOOR, PROVIDE MIN 45SF FREE AREA, S.M.D.
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50. HANDRAIL, SEE DETAILS 18 & 19/A0.21
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52. BIKE REPAIR FIXIT STATION
53. UNIT BALCONY MTL. SCREEN, SEE DETAIL 1/A8.44
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LICENSED ARCHITECT JONATHAN EDWARD KIRK No. C37321 REN. 8-31-22 STATE OF CALIFORNIA

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BUILDING PLAN FLOOR 1 ZONE A

Sheet Title

Scale

Proj #. 1919 drawn by XX

Sheet Size: 36 x 48

A2.00 - A

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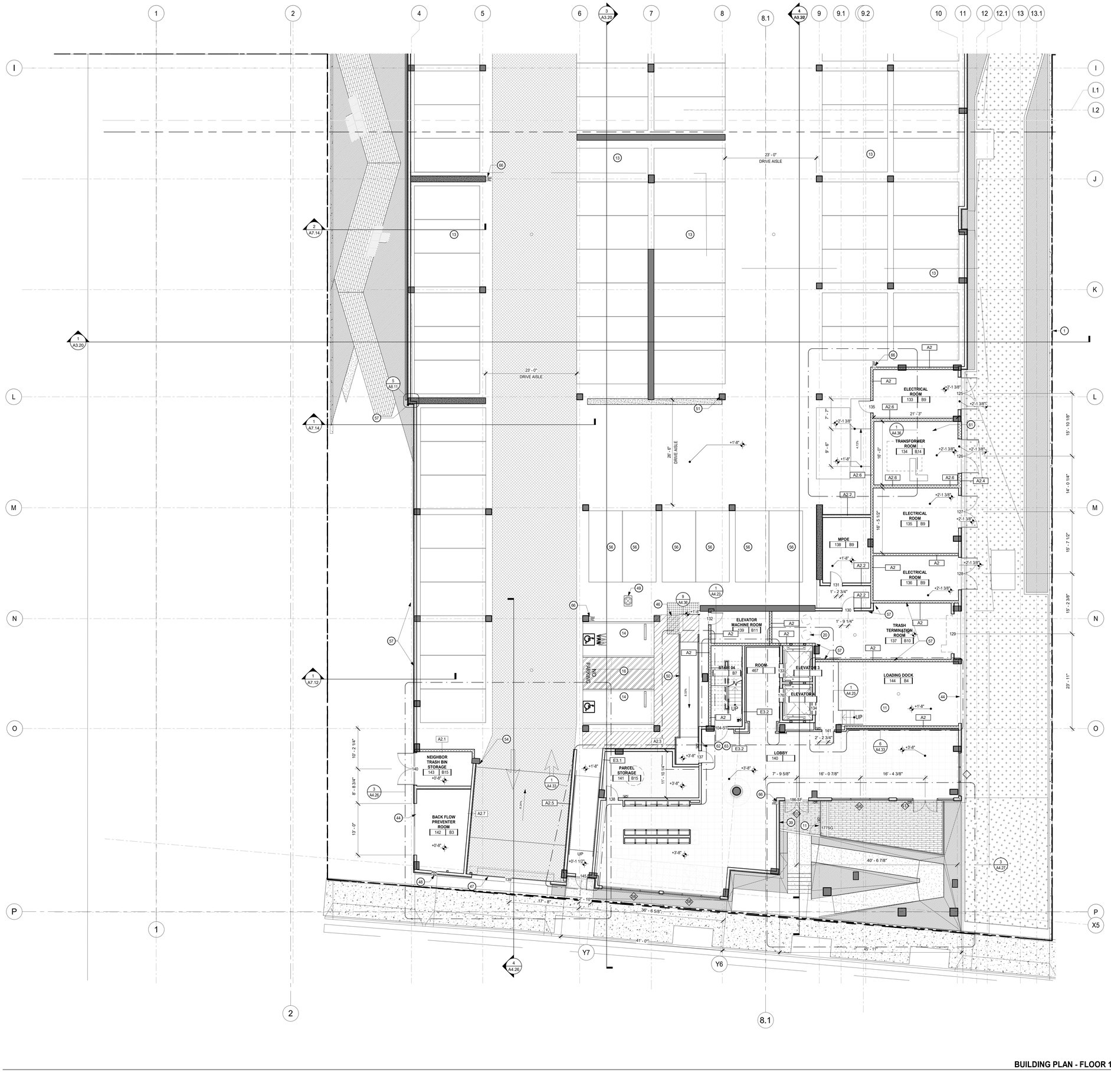

BUILDING PLAN - FLOOR 1 ZONE B 1

1/8" = 1'-0"

0' 8' 16'

TRUE NORTH PROJECT NORTH

WALL TYPE NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 @ TYPE IA AND B11.2 @ TYPE IIIA

B. TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU WALLS TO BE TYPE A2, U.O.N., TYPICAL CMU STACKED WALLS TO BE A2.2, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1.1 @ TYPE 1A AND C11 @ TYPE IIIA, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D1.1 @ TYPE IA AND TYPE D11.1 @ TYPE IIIA U.O.N. D11.2 FOR 6" WALLS AT KITCHENS AND D11.3 FOR 8" WALLS AT BATHROOMS (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.1/E3.1 @ TYPE IA AND TYPE E11.1/E11.2@ TYPE IIIA, U.O.N.

G. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1 AND E3.2 @ TYPE IA & S1 & E11.2 AND E12.3 AT TYPE IIIA, U.O.N.

H. TYPICAL 2-HR STAIR WALL TO BE E3.2 @ TYPE 1A AND E12.1 @ TYPE IIIA, U.N.O.

I. TYPICAL 3-HR FIREWALL TO BE D32, U.N.O.

LEGEND

NOTE: SEE A10.00 & A10.01 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR READY AREA

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL TYP.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEETS A10.00 & A10.01 FOR WALL ASSEMBLY SCHEDULE.

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A2.00 - B

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