



800 OAK GROVE AVE / 1221 CRANE ST

MENLO PARK, CA 94025, US

SB 330 PLANNING APPLICATION SET

| Code Topic | Summary- Code |
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| Location | 800 Oak Gove / 1221 Crane Street, Menlo Park |
| Project Description | <p>A new 6-story multi-family residential (Group R-2) housing development will be constructed on the same site as an existing 2-story office (Group B) building.</p> <p>The multi-family residential will a podium building consisting of 5 levels of Type III-A residential over 1 level of Type I-A parking (open parking garage).</p> <p>The existing 2-story Type V-B office building will add an occupied roof as part of the alteration.</p> |
| Applicable Codes | <p>Titles 19 and 24 of the California Code of Regulations are applicable for the project, including, but not limited to, the following applicable codes:</p> <ul style="list-style-type: none">The 2025 California Building Code (CBC)The 2025 California Existing Building Code (CEBC)The 2025 California Fire Code (CFC)The 2025 California Plumbing Code (CPC)The 2025 California Mechanical Code (CMC)The 2025 California Electrical Code (CEC) based on the 2023 National Electrical Code (NEC or NFPA 70)The 2025 California Energy Code (Title 24, Part 6)The 2025 California Green Building Standards Code (CALGreen)The 2025 California Administrative CodeThe 2010 ADA Standards for Accessible Design and applicable provisions of CBC Chapters 11A and 11B |
| AHJ | City of Menlo Park |

| Code Topic | Summary- Residential Building |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction Type | 5 stories of Type III-A over 1 story Type I-A podium |
| Building Height | <p>Max. Allowable Height/Stories for Type III-A (Group R-2) per CBC Table 504.3 and 504.4: 85 ft/5 stories (with height increase)</p> <p>Type I-A: Unlimited</p> <p>Provided Height: 68 ft 8 inches < 85 ft allowable</p> <p>Provided Stories: 5 stories of Type III-A, 1 story of Type I-A < 5 stories of Type III-A and unlimited per I-A</p> |
| Building Area | <p>Max Allowable Area Type III-A (Group R-2) per Table 506.2 for multi-story building: 24,000 SF* 2 = 48,000 SF (with height increase) (no frontage) Type I-A: Unlimited</p> <p>Provided Area Type III-A: 45,089 SF < 48,000 SF</p> |

| Code Topic | Summary- Residential Building | | |
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| | Provided Area Type I-A: 12,065 SF | | |
| Occupancy Classification | <p>R-2 Residential: Residential units, Elevator Lobby</p> <p>S-2 Storage: Car parking</p> <p>Note: Level 4 (Residential 3rd Floor) has an enclosed ~940 SF amenity space that is likely assembly. It will be accessory as it will be less than 10% of the floor area (10,490 SF). All decks at the Penthouse Level will be considered private and therefore part of the Group R-2 occupancy.</p> | | |
| Occupancy Separation | The building uses a single use occupancy and accessory occupancies approach in accordance with Section 508.3 of the CBC. | | |
| Fire Resistance Ratings (FRR) | <p>Construction Type:</p> <p>Primary Structural Frame: 3-hour</p> <p>Exterior Bearing Walls: 3-hour</p> <p>Interior Bearing Walls: 3-hour</p> <p>Exterior Non-Bearing Walls: Based on FSD</p> <p>Interior Non-Bearing Walls: 0-hour</p> <p>Floor: 2-hour</p> <p>Roof: N/A (podium)</p> | <p>Type I-A</p> <p>3-hour</p> <p>3-hour</p> <p>3-hour</p> <p>Based on FSD</p> <p>0-hour</p> <p>2-hour</p> <p>N/A (podium)</p> | <p>Type III-A</p> <p>1-hour</p> <p>2-hour</p> <p>1-hour</p> <p>Based on FSD</p> <p>0-hour</p> <p>1-hour</p> <p>1-hour</p> |
| Fire Separation Distance Exterior Wall FRR (Type I-A and III-A) | <p>Fire Separation Distance</p> <p>FSD < 5 ft</p> <p>5 ≤ FSD < 10 feet</p> <p>10 ≤ FSD < 20 feet</p> <p>FSD ≥ 20 feet</p> | <p>Rating</p> <p>1 -hour</p> <p>1 -hour</p> <p>1 -hour*</p> <p>0 hours**</p> <p>*Per Table 705.5 keynote c, open parking garages with a fire separation distance of 10 ft or more are not required to be rated</p> <p>**Per Table 705.5 keynote g where Table 705.8 permits non-bearing exterior walls with unlimited openings, the fire rating of the wall is zero</p> | |
| Allowable Openings | <p>Fire Separation Distance</p> <p>3 ≤ X < 5 feet</p> <p>5 ≤ X < 10 feet</p> <p>10 ≤ X < 15 feet</p> <p>15 ≤ X < 20 feet</p> <p>≥ 20 feet</p> | <p>Exterior Wall Unprotected Openings</p> <p>15 percent</p> <p>25 percent</p> <p>45 percent*</p> <p>75 percent</p> <p>No Limit</p> <p>*Per Table 705.5 keynote c, open parking garages with a fire separation distance of 10 ft or more are not required to be rated. CBC 705.8.1 Exception 2 allows unlimited unprotected openings when exterior walls are not required to be rated. So, open parking garage with a 10</p> | |

| Code Topic | Summary- Residential Building | |
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| | | ft FSD can have unlimited unprotected openings. |
| Shaft Construction | All shafts connecting 4 or more stories will be 2-hour rated. | |
| Open Parking Garage Requirements | Openings shall be uniformly distributed on two or more sides. The area of the openings shall be not less than 20 percent of the total perimeter wall area with the aggregate length of openings not less than 40% of the perimeter. Per CBC 406.5.2 Exception openings are not required to be distributed over 40 percent of the building perimeter where the openings are distributed over two opposing sides of the building. | |
| Occupant Load Factor | <p>Residential / Elevator Lobby/Private Terraces: 200 gross SF/person</p> <p>Parking Garage: 200 gross SF/person</p> <p>Amenity Area:</p> <ul style="list-style-type: none">Meeting Rooms: 15 net SF/personFitness Room: 50 gross SF/person | |
| Means of Egress | <p>Common Path of Travel Limit:</p> <p>R-2: 125 ft</p> <p>A-3 = 75 ft</p> <p>S-2 = 100 ft</p> | <p>Exit Access Travel Distance Limit:</p> <p>A & R-2 = 250 ft</p> <p>S-2 = 400 ft</p> <p>Egress Width (no EV/AC):</p> <p>Stairs = 0.3 in per person</p> <p>All Other = 0.2 in per person</p> <p>Number of Exits: 2 exits required per story</p> |
| Primary Fire Protection Systems | <p>Fire Sprinklers: An approved automatic sprinkler system will be installed throughout the building in accordance with NFPA 13 and City of Menlo Park Standards and Guidelines Manual.</p> <p>Standpipe System: As the building is more than 30 ft in height, a Standpipe System is required. Class I standpipes are permitted as the building is sprinklered and they shall be installed according to NFPA 14 within both interior exit stairs.</p> <p>Portable Fire Extinguishers: Portable fire extinguishers are required in Group R-2 occupancies and shall be located per CBC Section 906 and NFPA 10.</p> <p>Fire Alarm and Occupant Notification: A fire alarm system with occupant notification (audible & visible) will be provided per CBC Section 907 and installed in accordance with NFPA 72. Smoke alarms will be installed in dwelling units as required. No Emergency Voice/Communication System is required.</p> | |

GENERAL

| | |
|-------|--------------------------------|
| G0.00 | COVER |
| G0.01 | PROJECT INFORMATION |
| G0.02 | PROJECT INFORMATION |
| G0.03 | RENDERING |
| G0.04 | RENDERING |
| G0.05 | STREETSCAPE DWGS |
| G0.06 | PHOTOS - NEIGHBOURHOOD CONTEXT |
| G0.07 | PHOTOS - EXISTING BUILDING |

SITE PLAN & AREA PLANS

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|-------|-----------------------------------------------------|
| G2.01 | SITE PLAN |
| G2.02 | FAR DIAGRAMS (E) - OFFICE - LVL 1 |
| G2.03 | FAR DIAGRAMS (E) - OFFICE - LVL 2 & ROOF |
| G2.04 | FAR DIAGRAMS (N) - OFFICE - LVL 1 |
| G2.05 | FAR DIAGRAMS (N) - OFFICE - LVL 2 & LVL 3 DECK ROOF |
| G2.06 | FAR DIAGRAMS - RESIDENTIAL LVL1 |
| G2.07 | FAR DIAGRAMS - RESIDENTIAL LVL2 |
| G2.08 | FAR DIAGRAMS - RESIDENTIAL LVL3 |
| G2.09 | FAR DIAGRAMS - RESIDENTIAL LVL4 |
| G2.10 | FAR DIAGRAMS - RESIDENTIAL LVL5 |
| G2.11 | FAR DIAGRAMS - RESIDENTIAL LVL 6 |
| G2.12 | FAR DIAGRAMS - RESIDENTIAL ROOF |
| G3.10 | LEED |

DEMO FLOOR PLANS

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|--------|------------------------------------------|
| D2.01a | (E) OFFICE DEMO FLOOR PLAN -LVL 1 - WEST |
| D2.01b | (E) OFFICE DEMO FLOOR PLAN -LVL 1 - EAST |
| D2.02a | (E) OFFICE DEMO FLOOR PLAN -LVL 2 - WEST |
| D2.02b | (E) OFFICE DEMO FLOOR PLAN -LVL 2 - EAST |
| D2.03 | (E) OFFICE DEMO FLOOR PLAN -ROOF |

FLOOR PLANS

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|---------|-------------------------------------|
| A02.01a | FLOOR PLAN - LVL 1 - WEST |
| A02.01b | FLOOR PLAN - LVL 1 - EAST |
| A02.02a | FLOOR PLAN - LVL 2 - WEST |
| A02.02b | FLOOR PLAN - LVL 2 - EAST |
| A02.03a | FLOOR PLAN - LVL 3 DECK ROOF - WEST |
| A02.03b | FLOOR PLAN - LVL 3 DECK ROOF - EAST |
| A02.04 | FLOOR PLAN - ROOF |
| AR2.01a | FLOOR RESIDENTIAL PLAN - LVL 1 |
| AR2.01b | FLOOR RESIDENTIAL PLAN - LVL 1 |
| AR2.02a | FLOOR RESIDENTIAL PLAN - LVL 2 |
| AR2.02b | FLOOR RESIDENTIAL PLAN - LVL 2 |
| AR2.03a | FLOOR RESIDENTIAL PLAN - LVL 3 |
| AR2.03b | FLOOR RESIDENTIAL PLAN - LVL 3 |
| AR2.04a | FLOOR RESIDENTIAL PLAN - LVL 4 |
| AR2.04b | FLOOR RESIDENTIAL PLAN - LVL 4 |
| AR2.05a | FLOOR RESIDENTIAL PLAN - LVL 5 |
| AR2.05b | FLOOR RESIDENTIAL PLAN - LVL 5 |
| AR2.06a | FLOOR RESIDENTIAL PLAN - LVL 6 |
| AR2.06b | FLOOR RESIDENTIAL PLAN - LVL 6 |
| AR2.07a | FLOOR RESIDENTIAL PLAN - ROOF |
| AR2.07b | FLOOR RESIDENTIAL PLAN - ROOF |

BUILDING ELEVATIONS

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|---------|------------------------------------------|
| A03.01a | ILLUSTRATIVE OFFICE BLDG ELEVATIONS |
| A03.01b | ILLUSTRATIVE OFFICE BLDG ELEVATIONS |
| A03.02 | PROPOSED OFFICE BLDG ELEVATION - NORTH |
| A03.03 | PROPOSED OFFICE BLDG ELEVATION - EAST |
| A03.04 | PROPOSED OFFICE BLDG ELEVATION - SOUTH |
| A03.05 | PROPOSED OFFICE BLDG ELEVATION - WEST |
| AR3.01 | ILLUSTRATIVE RESIDENTIAL BLDG ELEVATIONS |
| AR3.02 | ILLUSTRATIVE RESIDENTIAL BLDG ELEVATIONS |
| AR3.03 | PROPOSED RESIDENTIAL BLDG ELEVATION |
| AR3.04a | PROPOSED RESIDENTIAL BLDG ELEVATION |
| AR3.04b | PROPOSED RESIDENTIAL BLDG ELEVATION |
| AR3.05 | PROPOSED RESIDENTIAL BLDG ELEVATION |
| AR3.06a | PROPOSED RESIDENTIAL BLDG ELEVATION |
| AR3.06b | PROPOSED RESIDENTIAL BLDG ELEVATION |

BUILDING SECTIONS

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|---------|-----------------------------------|
| A03.10 | PROPOSED OFFICE BLDG BLDG SECTION |
| A03.20a | PROPOSED OFFICE BLDG BLDG SECTION |
| A03.20b | PROPOSED OFFICE BLDG BLDG SECTION |
| AR3.10 | PROPOSED RESIDENTIAL BLDG SECTION |
| AR3.20a | PROPOSED RESIDENTIAL BLDG SECTION |
| AR3.20b | PROPOSED RESIDENTIAL BLDG SECTION |

MATERIALS & COLOR BOARD

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| A03.30 | MATERIAL & COLOR BOARD |
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CIVIL

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| TM-1 | VESTING TENTATIVE PARCEL MAP |
| TM-2 | AERIAL PLAN |
| TM-3 | EXISTING CONDITIONS & TOPOGRAPHIC SURVEY |
| TM-4 | PRELIMINARY SITE PLAN |
| TM-5 | PRELIMINARY GRADING & UTILITY PLAN |
| TM-6 | PRELIMINARY STORMWATER MANAGEMENT PLAN |
| TM-7 | PRELIMINARY EROSION CONTROL PLAN |
| TM-8 | PRELIMINARY FIRE ACCESS PLAN |
| TM-9 | BEST MANAGEMENT PRACTICES |

DRY UTILITIES

| | |
|------|---------------------------------|
| INT1 | JOINT TRENCH INTENT TITLE SHEET |
| INT2 | JOINT TRENCH INTENT |

LIGHTING

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|---------|------------------------------------------------|
| EL0.10 | PROPOSED SITE LIGHTING - FIXTURE SCHEDULE |
| EL1.00 | PROPOSED SITE LIGHTING - OVERALL PLAN |
| EL1.10 | PROPOSED LIGHTING - 800 GROVE NORTH ELEVATION |
| EL1.11 | PROPOSED LIGHTING - 800 GROVE WEST ELEVATION |
| EL1.20 | PROPOSED LIGHTING - 1221 CRANE NORTH ELEVATION |
| EL1.21A | PROPOSED LIGHTING - 1221 CRANE WEST ELEVATION |
| EL1.21B | PROPOSED LIGHTING - 1221 CRANE WEST ELEVATION |

FIRE PROTECTION

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| FP1.0 | FIRE PROTECTION PLAN |
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LANDSCAPE

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|-------|-------------------------------------|
| L0.00 | LANDSCAPE NOTES AND LEGENDS |
| L0.01 | LANDSCAPE NOTES AND LEGENDS |
| L0.03 | ILLUSTRATIVE SITE PLAN |
| L1.00 | LANDSCAPE MATERIALS PLAN |
| L1.01 | ROOF DECK LANDSCAPE MATERIALS PLAN |
| L2.00 | LANDSCAPE PLANTING PLAN |
| L2.01 | ROOF DECK LANDSCAPE IRRIGATION PLAN |
| L3.00 | LANDSCAPE IRRIGATION PLAN |
| L3.01 | ROOF DECK LANDSCAPE IRRIGATION PLAN |
| L4.00 | LANDSCAPE CONSTRUCTION DETAILS |
| L4.01 | LANDSCAPE CONSTRUCTION DETAILS |
| L4.02 | LANDSCAPE PLANTING DETAILS |

TOTAL SHEETS IN SET: 99

BUILDING CODE ANALYSIS

| | gross floor area (sf) | living area (sf) | private outdoor area (sf) |
|----------------------|-----------------------|------------------|---------------------------|
| Level 1 | 1,160 | | |
| Level 2 | 10,349 | | |
| 101 (2 bed + den) | | 2,033 | 200 |
| 102 (2 bed + den) | | 1,946 | 200 |
| 103 (2 bed + den) | | 2,033 | 200 |
| 104 (2 bed + den) | | 2,037 | 200 |
| Level 3 | 10,366 | | |
| 201 (2 bed + den) | | 2,048 | 200 |
| 202 (2 bed + den) | | 1,948 | 200 |
| 203 (2 bed + den) | | 2,034 | 200 |
| 204 (2 bed + den) | | 2,039 | 200 |
| Level 4 | 10,395 | | |
| 301 (2 bed) BMR unit | | 1,165 | 200 |
| 302 (2 bed + den) | | 1,948 | 200 |
| 303 (2 bed + den) | | 2,035 | 200 |
| 304 (2 bed + den) | | 2,039 | 200 |
| Level 5 | 8,699 | | |
| 401 (3 bed + den) | | 3,368 | 837 |
| 402 (3 bed + den) | | 3,456 | 723 |
| Level 6 | 5,280 | | |
| 501 (4 bed + den) | | 4,451 | 3606 |
| Roof | 171 | | |
| TOTAL | 46,420 | 34,580 | 7,566 |

NOTE: THE UNIT AND BUILDING SQUARE FOOTAGE FIGURES PROVIDED IN THESE MATRICES ARE FOR SALES PURPOSES AND DO NOT INCLUDE THE EXTERIOR FACE OF FINISH OR SQUARE FOOTAGE FOR ATTICS IN EXCESS OF 6.5' IN HEIGHT AS REQUIRED BY THE JURISDICTION FOR CALCULATION OF FLOOR AREA RATIO. SEE FAR DIAGRAMS FOR EACH BUILDING IN THIS SET FOR APPLICABLE FAR SQUARE FOOTAGE.

UNIT DATA

| DEVELOPMENT STANDARDS | PROPOSED OFFICE RENOVATION (800 OAK GROVE AVE) | PROPOSED RESIDENTIAL (1221 CRANE ST.) | TOTAL PROPOSED DEVELOPMENT | EXISTING DEVELOPMENT OAK GROVE AVE.) (800 | ZONING ORDINANCE |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|----------------------------------------------|---------------------------------------------------|
| Lot area | 32,776 sf | 32,776 sf | 32,776 sf | 32,776 sf | |
| Lot width | 222' - 9 1/2" ft. | 222' - 9 1/2" ft. | 222' - 9 1/2" ft. | 222' - 9 1/2" ft. | |
| Lot depth | 237' - 6 1/2" ft. | 237' - 6 1/2" ft. | 237' - 6 1/2" ft. | 237' - 6 1/2" ft. | |
| Setbacks | | | | | |
| Front | 30' - 10" ft. (from Oak Grove Ave) | 54' - 4" ft. (from Crane St.) | | 30' - 10" ft. (from Oak Grove Ave) | 10' ft. min. |
| Rear | 60' ft. | 6' - 3 3/4" ft. | | 60' ft. | 10' ft. min. |
| Side (left) | 9' - 9 1/2" ft. | 5' - 6" ft. | | 9' - 9 1/2" ft. | 5' ft. min. |
| Side (right) | 9' - 9 1/2" ft. (Crane St. face) | 5' - 6" ft. | | 9' - 9 1/2" ft. (Crane St. face) | 5' ft. min. |
| Building coverage | 7,096 sf 22.7% | 11,164 sf 34.1% | 18,260 sf 55.7% | 7,515 sf 22.3% | |
| FAR (Floor Area Ratio)* | 15,775 sf 0.48 | 46,420 sf 1.42 | 62,195 sf 1.89 | 14,740 sf 0.45 | 1.55 (Step-Up FAR) |
| Square footage by floor | | | | | |
| Ground Level | 7,096 sf | 1,160 sf | 8,256 sf | 6,809 sf | |
| 1st | 7,930 sf | 10,349 sf | 18,279 sf | 7,930 sf | |
| 2nd | 749 sf (Roof deck) | 10,366 sf | 11,115 sf | n/a | |
| 3rd | n/a | 10,395 sf | 10,395 sf | n/a | |
| 4th | n/a | 8,699 sf | 8,699 sf | n/a | |
| 5th | n/a | 5,280 sf | 5,280 sf | n/a | |
| Roof | n/a | 171 sf | 171 sf | n/a | |
| Square footage of buildings | 15,774 sf | 46,320 sf | 62,195 sf | 14,740 sf | |
| Building height | 47' - 2" ft. | 79' - 6 1/2" ft. | | 27' - 3" ft. | 38' ft. max commercial 54' ft. max residential |
| Landscaping*** | | | 5,770 sf 17.6% | 4,462 sf 13.6% | |
| Paving*** | | | 6,758 sf 20.6% | 20,799 sf 63.4% | |
| Parking | | | 41 stalls (shared) | 52 stalls | AB 2097, no parking required |
| Define Basis for Parking | Shared valet serviced parking with 1 dedicated tandem parking stall per residential unit & 1 stall / 1,577 sf for the office. No parking requirement per AB 2097. | | | | |
| Trees | # of existing Heritage trees | 10 | # of existing non-Heritage trees | 18 | # of new trees 8 |
| | # of existing Heritage trees to be removed | 5 | # of non-Heritage trees to be removed | 18 | Total # of trees 23 |

DATA SHEET

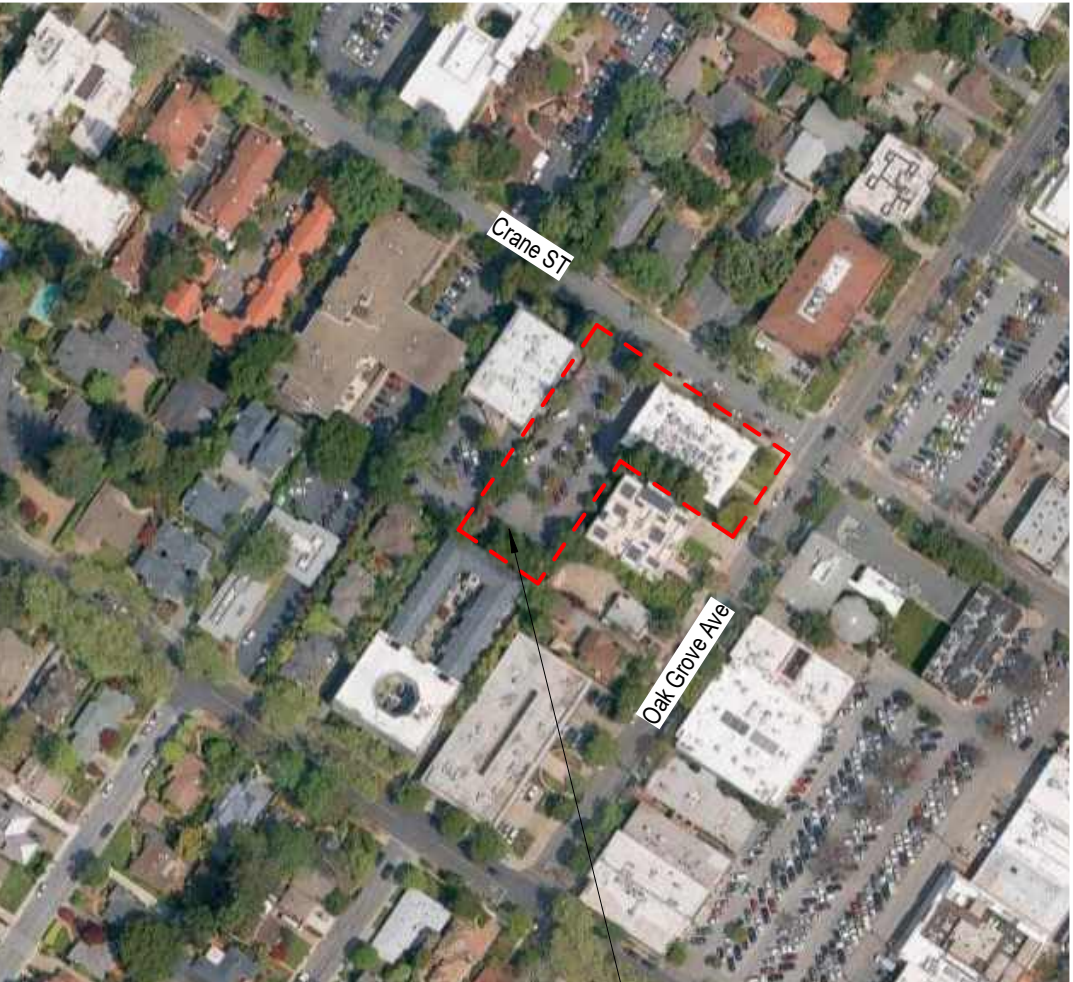
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|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| ADDRESS | 800 OAK GROVE, MENLO PARK, CA 94025 (ADDRESS REQUEST FOR 1221 CRANE STREET INCLUDED AS PART THIS APPLICATION) |
| APN | 071-091-520 |
| GENERAL PLAN | EL CAMINO REAL / DOWNTOWN SPECIFIC PLAN |
| ZONING | SP-ECR-DA |
| SITE AREA | 32,776 SF |
| BASE ALLOWABLE FAR | 0.85 |
| STEP-UP ALLOWABLE FAR | 1.55 |
| MAX COMMERCIAL AREA ALLOWED | 50% OF BASE FAR |
| MAX RESIDENTIAL AREA ALLOWED | 1.55 STEP-UP FAR |
| (EXCLUDING COMMERCIAL) | |
| MAX RESIDENTIAL DENSITY | 40 DU PER ACRE |
| EXISTING OFFICE (800 OAK GROVE) | |
| LVL 1 GROSS FLOOR AREA | 6,809 SF |
| LVL 2 GROSS FLOOR AREA | 7,930 SF |
| TOTAL EXISTING GROSS FLOOR AREA | 14,739 SF |
| PROPOSED OFFICE (800 OAK GROVE) | *EXEMPT PER MPMC SECTION 16.80.120(A) |
| LEVEL 1 GROSS FLOOR AREA | 7,096 SF |
| LEVEL 2 GROSS FLOOR AREA | 7,930 SF |
| ROOF DECK GROSS FLOOR AREA | 749 SF |
| TOTAL PROPOSED GROSS FLOOR AREA | 15,775 SF |
| | *CONCESSION SOUGHT (SEE SDBL LETTER) |
| PROPOSED RESIDENTIAL (1221 CRANE) | |
| LEVEL 1 GROSS FLOOR AREA | 1,160 SF |
| LEVEL 1 PARKING AREA | 10,905 SF (NIC IN GROSS FLOOR AREA) |
| LEVEL 2 GROSS FLOOR AREA | 10,349 SF |
| LEVEL 3 GROSS FLOOR AREA | 10,366 SF |
| LEVEL 4 GROSS FLOOR AREA | 10,395 SF |
| LEVEL 5 GROSS FLOOR AREA | 8,699 SF |
| LEVEL 6 GROSS FLOOR AREA | 5,280 SF |
| ROOF GROSS FLOOR AREA | 171 SF |
| TOTAL PROPOSED GROSS FLOOR AREA | 46,420 SF |
| | *WAIVER SOUGHT (SEE SDBL LETTER) |
| UNIT COUNT | |
| LEVEL 2 UNITS | 4 |
| LEVEL 3 UNITS | 4 |
| LEVEL 4 UNITS | 4 |
| LEVEL 5 UNITS | 2 |
| LEVEL 6 UNITS | 1 |
| TOTAL UNITS | 15 |
| BMR UNITS | 1 (2 BEDROOM ON LEVEL 4) |
| DENSITY (DU/ACRE) | 19.94 |
| PRIVATE OUTDOOR AREA | *AB 130 COMPLIANT (SEE SDBL LETTER) |
| REQUIRED PRIVATE OUTDOOR AREA SF (80 SF / UNIT) | 1,200 |
| LEVEL 2 PRIVATE OUTDOOR AREA | 800 |
| LEVEL 3 PRIVATE OUTDOOR AREA | 800 |
| LEVEL 4 PRIVATE OUTDOOR AREA | 800 |
| LEVEL 5 PRIVATE OUTDOOR AREA | 1,560 |
| LEVEL 6 PRIVATE OUTDOOR AREA | 3,606 |
| TOTAL PRIVATE OUTDOOR AREA | 7,566 |
| AFFORDABLE HOUSING | |
| PROPOSED OFFICE (800 OAK GROVE) | |
| REQUIREMENT (\$ / GROSS SF) | \$21.12 |
| ADDITIONAL GROSS SQUARE FEET | 1,036 SF |
| IN-LIEU PAYMENT | \$21,880.32 |
| | *REQUIRED FOR NEW GROSS SQUARE FEET ONLY |
| PROPOSED RESIDENTIAL (1221 CRANE) | |
| REQUIREMENT | 10% = 1.5 UNITS* |
| PROVIDED | 1 (2 BEDROOM ON LEVEL 4) |
| | *IN-LIEU PAYMENT FOR FRACTIONAL UNIT PER BMR GUIDELINES SECTION 3.4.1 |
| % OF TOTAL UNITS | 6.7% |
| STATE DENSITY BONUS | |
| MIXED-USE ELIGIBILITY | 33.33% COMMERCIAL GROSS FLOOR AREA MAX 66.67% HOUSING GROSS FLOOR AREA MIN |
| TOTAL PROPOSED GROSS FLOOR AREA | 62,195 |
| COMMERCIAL | 25.4% |
| RESIDENTIAL | 74.6% |
| 5% VERY LOW INCOME SDBL | 20% |
| SDBL LEVEL SOUGHT | NONE |
| CONCESSIONS | |
| 5% VERY LOW INCOME SDBL ALLOWED | 1 |
| CONCESSIONS SOUGHT | 1* |
| | *COMMERCIAL FAR LIMITATION |
| WAIVERS | |
| 5% VERY LOW INCOME SDBL ALLOWED | UNLIMITED |
| WAIVERS SOUGHT | 4* |
| | *FAR |
| | SETBACKS |
| | HORIZONTAL BLDG & ARCHITECTURAL PROJECTIONS |
| | VERTICAL BLDG PROJECTIONS |

PROJECT DETAILS

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| THE PROPOSED IMPROVEMENTS AT 800 OAK GROVE AVENUE ARE COMPRISED OF A RENOVATION TO AN EXISTING 2-STORY OFFICE BUILDING OF 14,739 SF AND A NEWLY CONSTRUCTED 6-STORY RESIDENTIAL CONDOMINIUM STRUCTURE OF 46,420 SF AND WILL CONTAIN 15 DWELLING UNITS. ON-SITE VALET OPERATED PARKING IS CONTAINED WITHIN A SHARED USE PARKING STRUCTURE LOCATED IN A GROUND LEVEL PODIUM WITH 5 LEVELS OF RESIDENTIAL DWELLING UNITS ABOVE. ADDITIONALLY, THE PROPOSED PROJECT WILL ADDRESS STORMWATER MITIGATIONS, IMPROVE SITE LIGHTING & LANDSCAPE AND WILL ALSO IMPROVE PORTIONS OF THE CRANE STREET AND OAK GROVE AVENUE RIGHTS OF WAY. SEVERAL TREES INCLUDING THREE (3) HERITAGE OAKS WITHIN THE EXISTING PARKING LOT WILL BE REQUIRED TO BE REMOVED TO CONSTRUCT THE NEW RESIDENTIAL STRUCTURE. |
| THE SCOPE OF THE PROPOSED IMPROVEMENTS TO THE OFFICE BUILDING INCLUDE: |
| <ul style="list-style-type: none">NEW EXTERIOR STONE CLADDINGNEW EXTERIOR SMOOTH FINISH PAINTED PLASTERNEW GLAZING AND MULLIONSNEW STAIRS, ELEVATOR AND RESTROOMSNEW ROOF DECKNEW ENTRANCE CANOPY WITH BUILDING ADDRESS NUMERALSSTRUCTURAL UPGRADESNEW MECHANICAL SYSTEMS |
| THE SCOPE OF THE PROPOSED CONDOMINIUM BUILDING INCLUDE: |
| <ul style="list-style-type: none">NEW VALET OPERATED SHARED PODIUM PARKING GARAGE TO SERVE BOTH THE OFFICE AND CONDOMINIUM BUILDINGSNEW RESIDENTIAL UNITS (15 TOTAL UNITS)PRIVATE OUTDOOR SPACE FOR EACH UNITONE BMR UNIT |
| THE SCOPE OF THE PROPOSED IMPROVEMENTS THROUGHTOUT THE SITE: |
| <ul style="list-style-type: none">NEW LANDSCAPING WITH STORMWATER TREATMENT ZONESNEW EXTERIOR LIGHT FIXTURES WITH TITLE 24 COMPLIANT FIXTURES |
| THE SCOPE OF THE PROPOSED PUBLIC IMPROVEMENTS: |
| <ul style="list-style-type: none">SIDEWALK UPGRADESNEW STREET TREES |
| OWNER |
| 800 OAK GROVE OWNER, LLC. P.O. BOX 1672, PALO ALTO CA 94301 |
| PROJECT MANAGER |
| ROBERT ZIRKLE, AIA, NCARB, LEED-AP P.O. BOX 1672, PALI ALTO CA 94301 |
| ARCHITECTS |
| ROBERT ZIRKLE, AIA, NCARB, LEED-AP P.O. BOX 1672, PALI ALTO CA 94301 |
| ERIC PETERSON, LEED-AP P.O. BOX 1672, PALO ALTO CA 94301 |

PROJECT DESCRIPTION

PROJECT DIRECTORY



LOCATION

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| SETBACKS: | FRONT AND SIDE FACING A PUBLIC ROW: 10' MIN – 20' MAX** |
| | INTERIOR SIDE: 5' MIN – 25' MAX** |
| | REAR: 10' MIN** |
| ZONING: | DA (DOWNTOWN ADJACENT)* |
| LAND USE: | OFFICE/RESIDENTIAL* |
| DENSITY: | 40 DU/AC MAX* |
| STEP-UP FAR: | 1.55* |
| RESIDENTIAL OR MU HEIGHT: | |
| | BUILDING HEIGHT: 50-54** |
| | FACADE HEIGHT: 30** |
| NON-RESIDENTIAL HEIGHT: | |
| BUILDING HEIGHT: | 38' **** |
| FACADE HEIGHT : | 30* |
| MENLO PARK EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN: *TABLE E2 DEVELOPMENT STANDARDS BY ZONING DISTRICT **TABLE E15 DEVELOPMENT STANDARDS FOR DOWNTOWN ADJACENT (DA) DISTRICT ***STANDARD E.3.2.03 | |

| | |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARKING STANDARDS (PER MPMC 16.72) | |
| REQUIRED SPACES: | NO PARKING REQUIRED PER AB 2097 |
| PARKING SPACES: | 41-- VALET OPERATED |
| BIKE PARKING SPACES: | RESIDENTIAL: LONG TERM - 1 PER UNIT SHORT TERM - 1 PER 10 UNITS OFFICE: LONG TERM - 1 PER 10,000 SF (2 MIN); SHORT TERM - 1 PER 20,000 SF (2 MIN); RESIDENTIAL: 15 SPACES 2 SPACES OFFICE: 2 SPACES 2 SPACES |

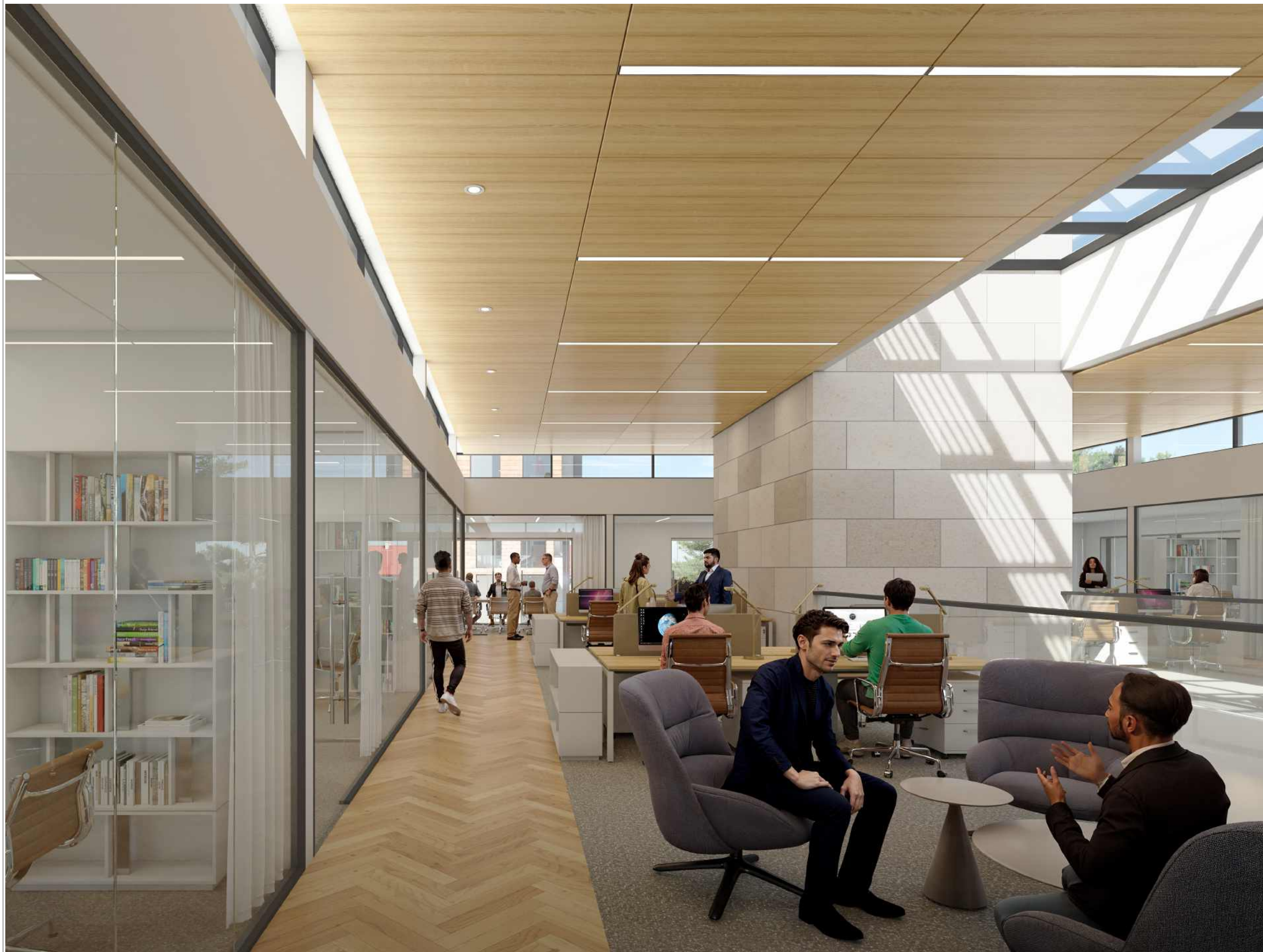
ZONING STANDARDS



Oak Grove Ave. & Crane St. Corner View



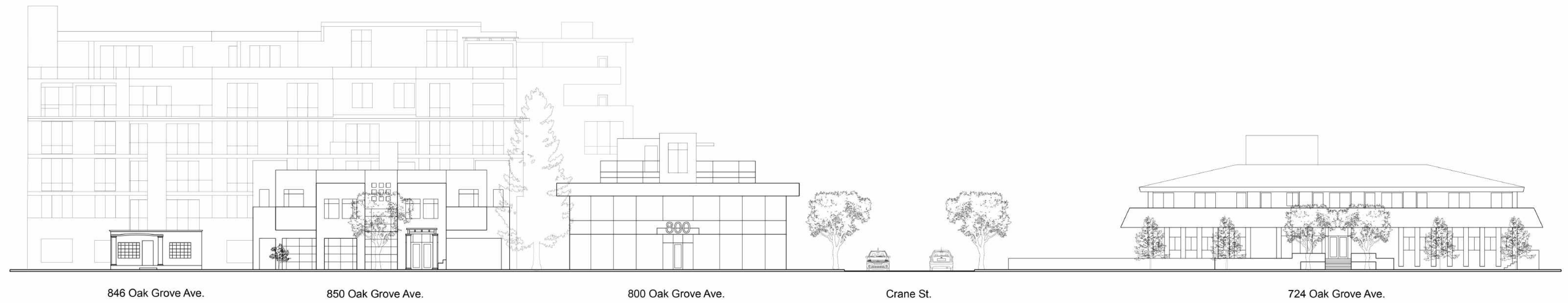
Crane St. View



Interior Office View



Roof Terrace View





6



3



5



2



7



4



1



REFERENCE AERIAL SITE PLAN - ZONING



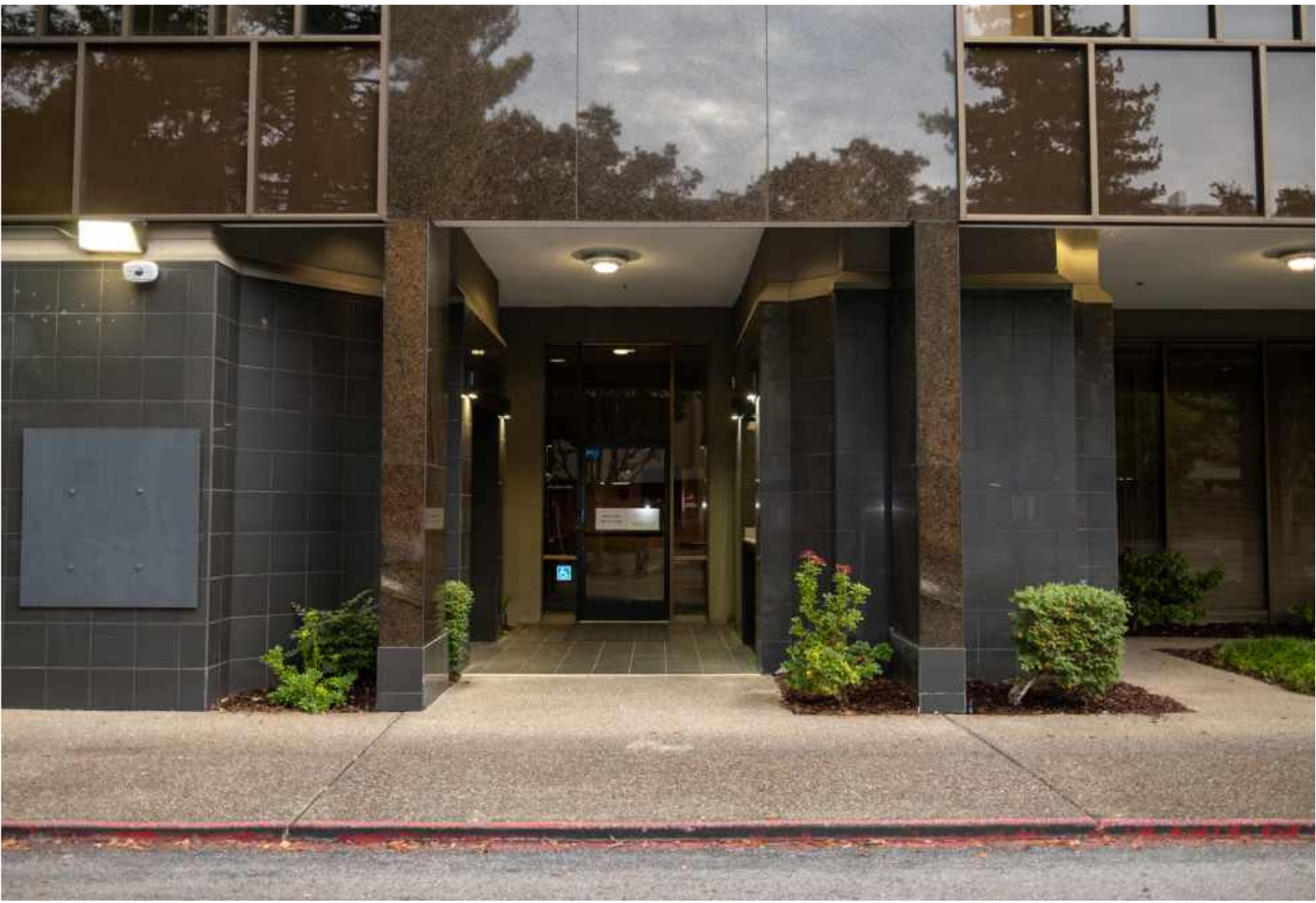
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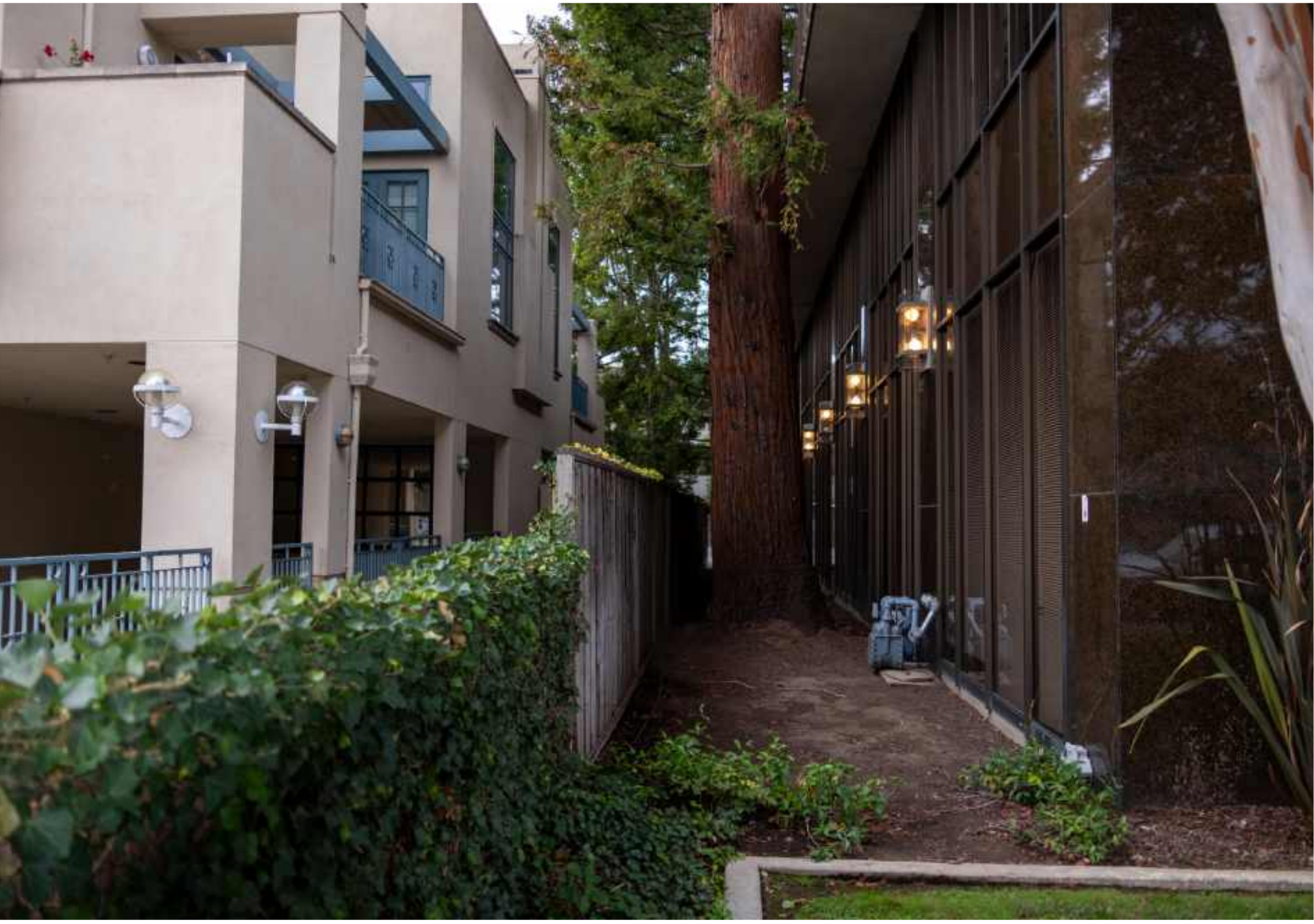
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2



7



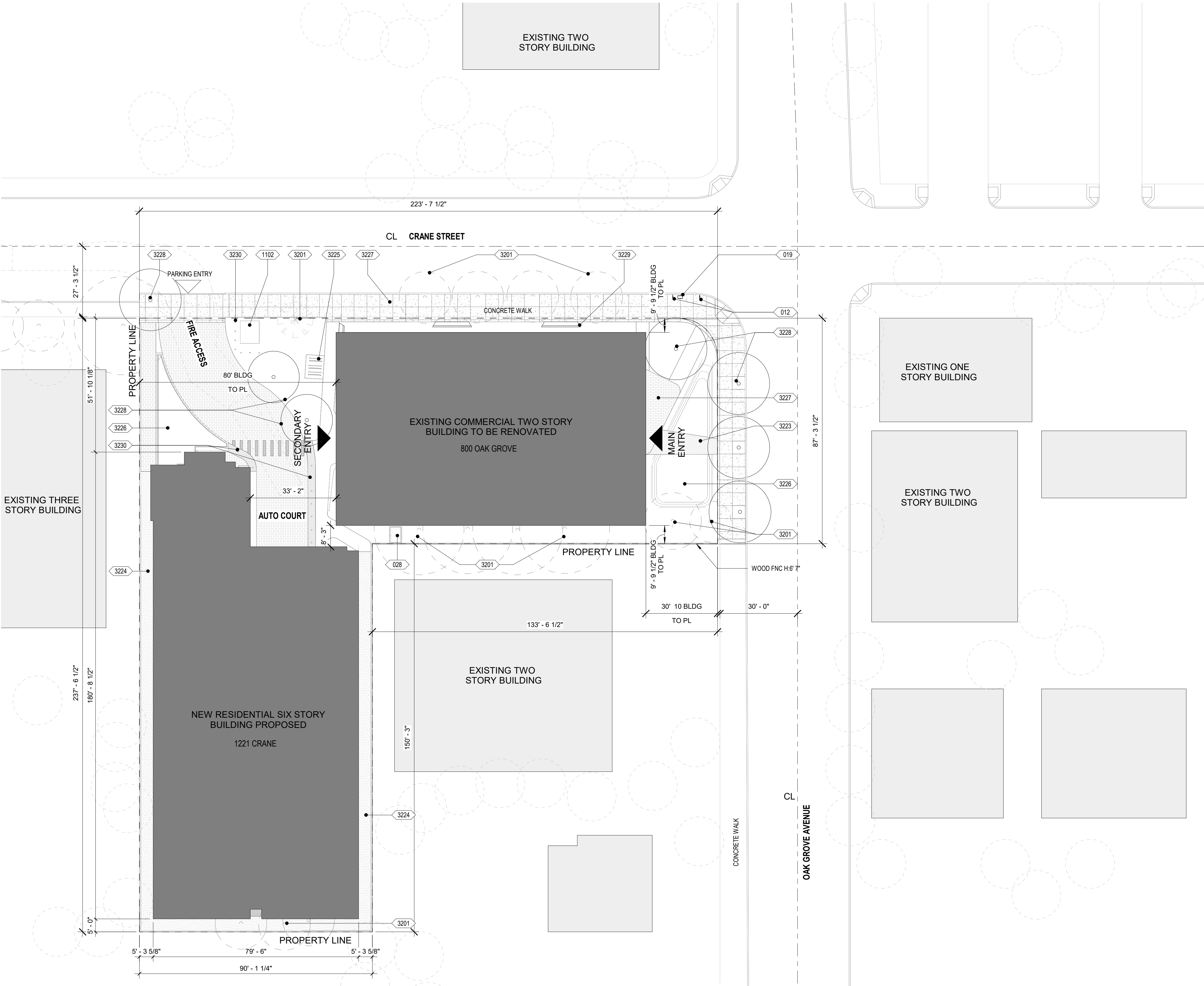
4



1



REFERENCE AERIAL SITE PLAN - ZONING



SITE PLAN ANALYSIS
Zoning R-1-S

PARCEL SIZE: 32,276 sf
ALLOWABLE FLOOR AREA: 7,855.20 sf
(32,276 - 7,000) x 20% + 2,800
25,276 x 20% = 5,055.20 + 2,800
NO ATTIC SPACE OVER 50"

OFFICE BUILDING
EXISTING

| | |
|------------------------------|----------|
| LVL1 - FIRST FLOOR EXISTING | 6809 SF |
| LVL2 - SECOND FLOOR EXISTING | 7930 SF |
| TOTAL | 14739 SF |

PROPOSED

| | |
|------------------------------|----------|
| LVL1 - FIRST FLOOR PROPOSED | 7096 SF |
| LVL2 - SECOND FLOOR PROPOSED | 7930 SF |
| LVL3 - ROOF DECK PROPOSED | 749 SF |
| TOTAL | 15775 SF |

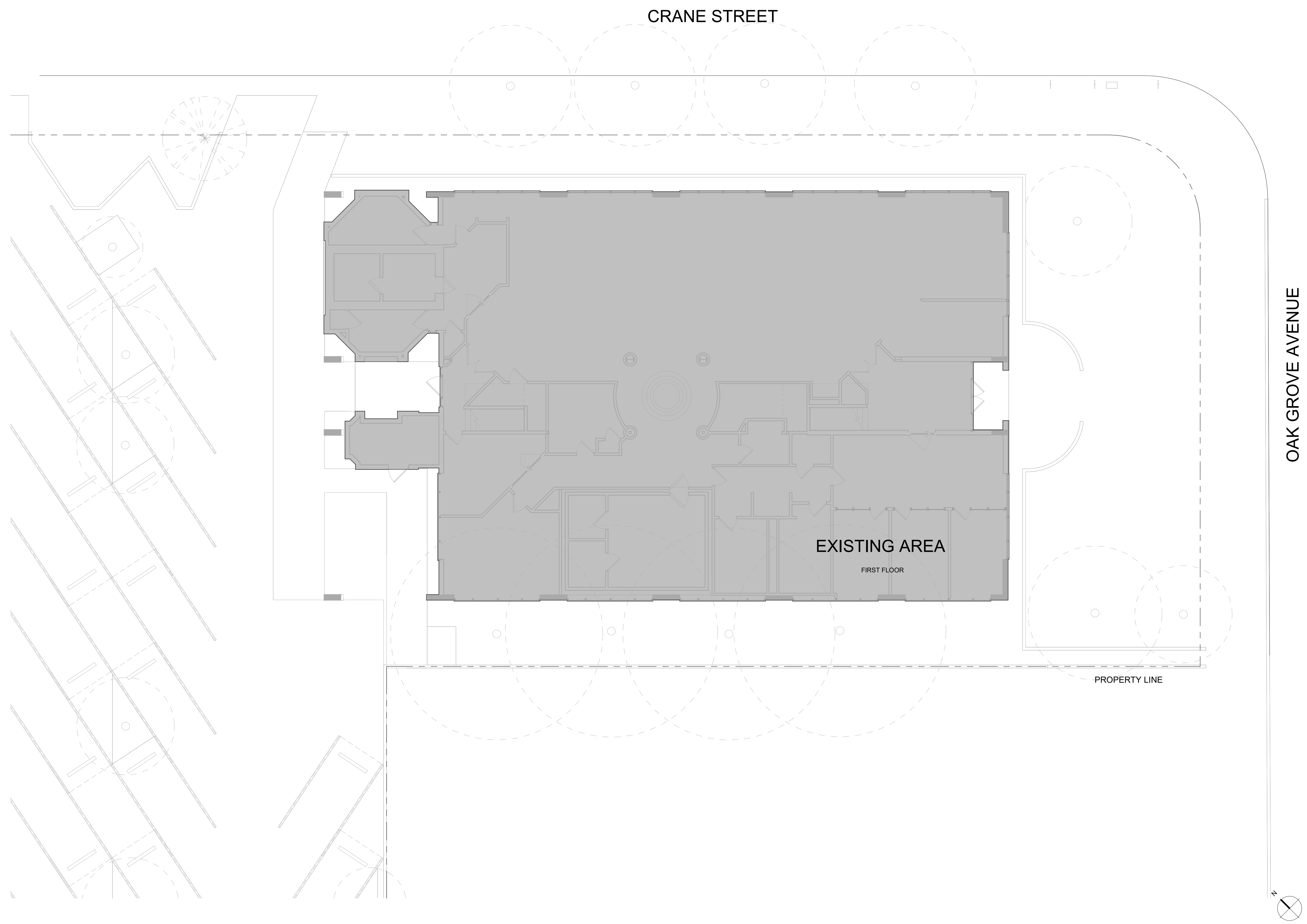
RESIDENTIAL BUILDING

- BUILDING ENTRY/EGRESS
- EXISTING BUILDING
- PARKING ENTRY
- PROPERTY LINE
- SCOPE OF WORK

SITE LEGEND

- KEYNOTE TAG
- 012** (E) SIGN STALL
- 019** (E) MAIL BOX
- 028** (E) ELECTRICAL TRANSFORMER
- 1102** (N) ELECTRICAL TRANSFORMER
- 3201** (E) TREE
- 3223** BRIDGE OVER STORMWATER PLANTER
- 3224** DECOMPOSED GRANITE PATHWAY
- 3225** BIKE PARKING
- 3226** STORMWATER PLANTING
- 3227** NEW SHRUBS AND GROUND COVER
- 3228** NEW SHADE TREES
- 3229** BENCH
- 3230** PRECAST CONCRETE BOLLARD, TYP.

KEYNOTE LEGEND



| | |
|------------------------------|----------|
| LVL1 - FIRST FLOOR EXISTING | 6809 SF |
| LVL2 - SECOND FLOOR EXISTING | 7930 SF |
| TOTAL | 14739 SF |

EXISTING AREA

KEYNOTE TAG

2 EXISTING FAR DIAGRAM - OFFICE 1ST LEVEL

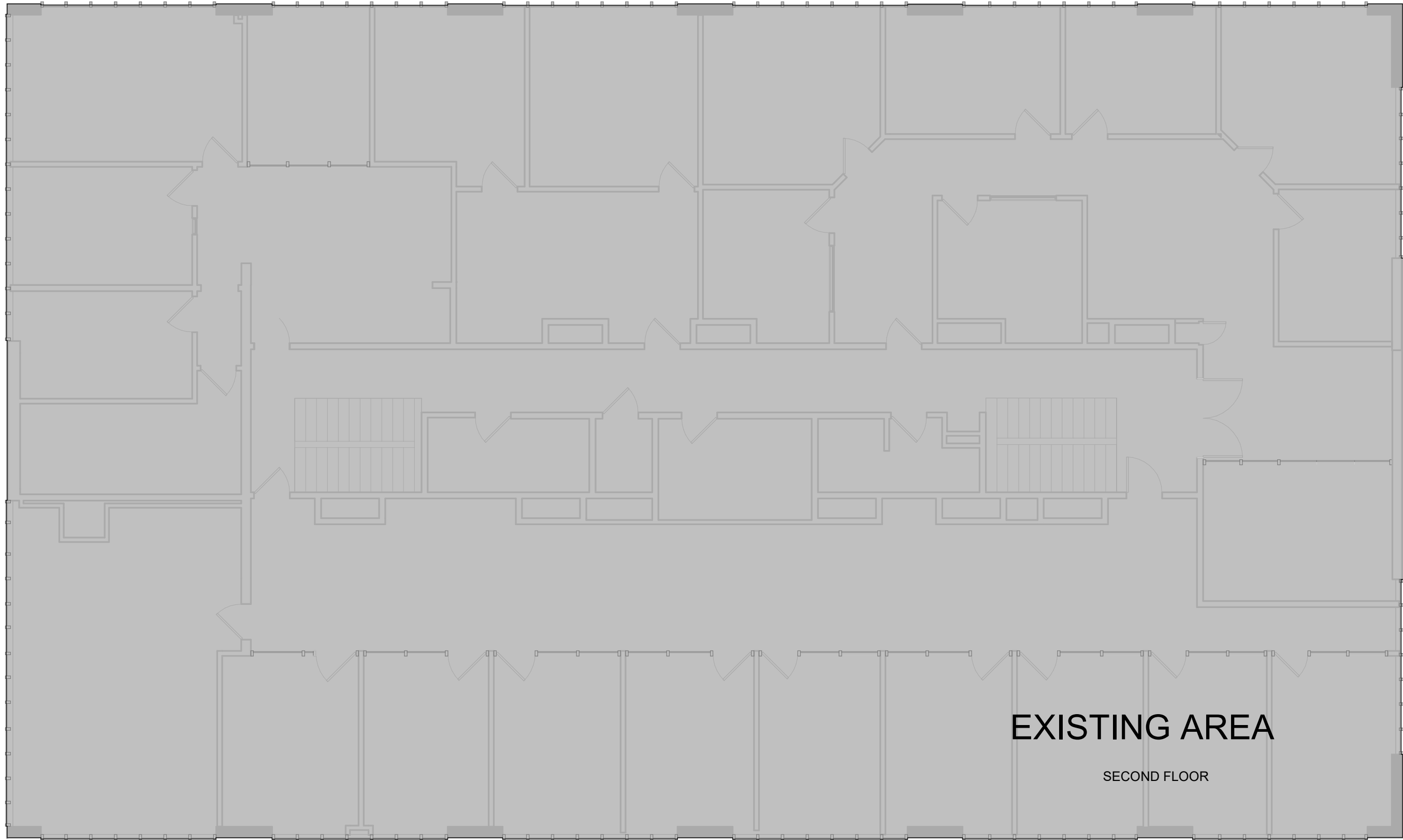
1/8" = 1'-0"

KEYNOTE LEGEND

0' 4' 8' 16'

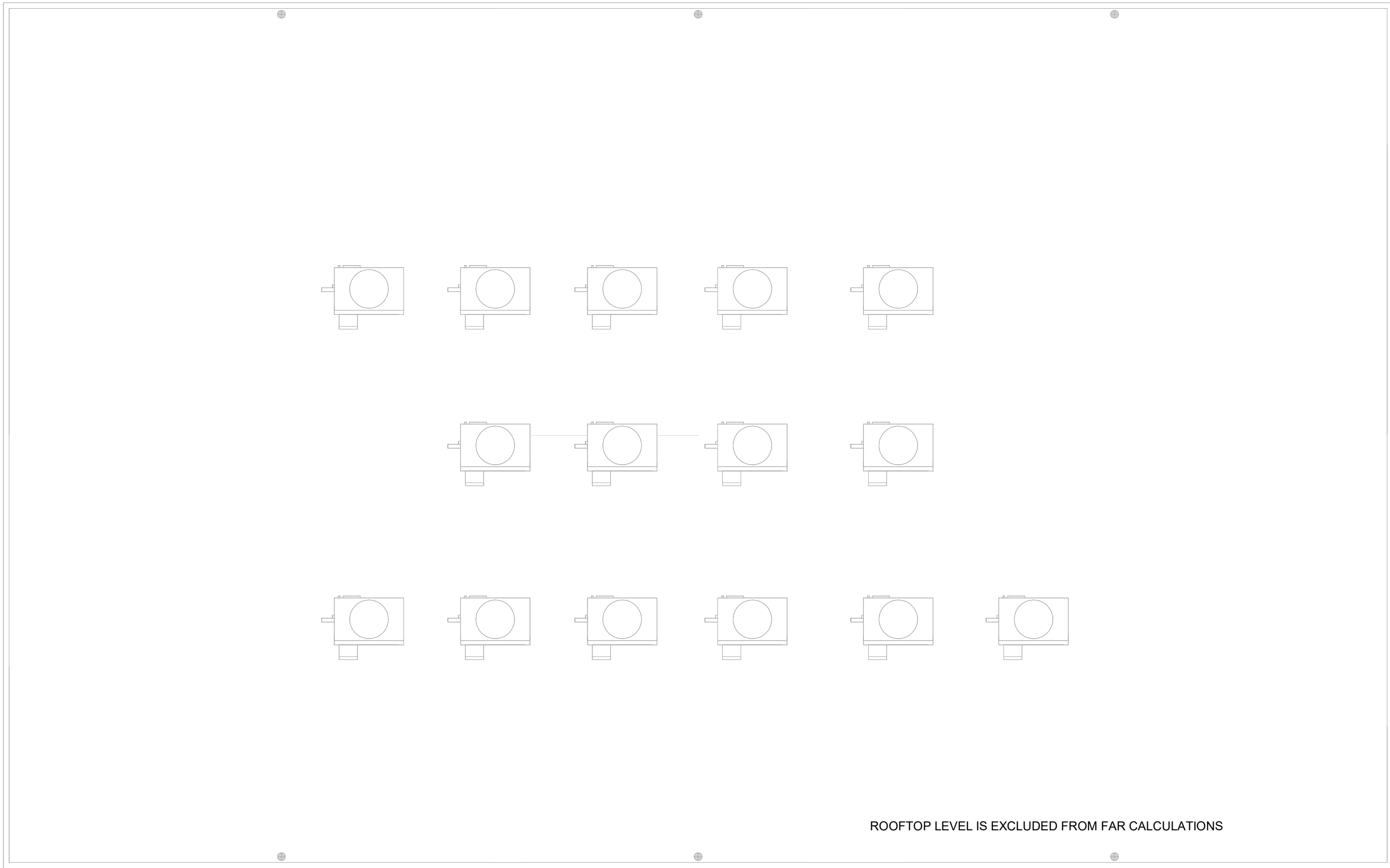
FAR DIAGRAMS (E) - OFFICE - LVL 1

G2.02



3 EXISTING FAR DIAGRAM - OFFICE 2ND LEVEL

1/8" = 1'-0"



2 EXISTING FAR DIAGRAM - OFFICE 3RD LEVEL

1/8" = 1'-0"

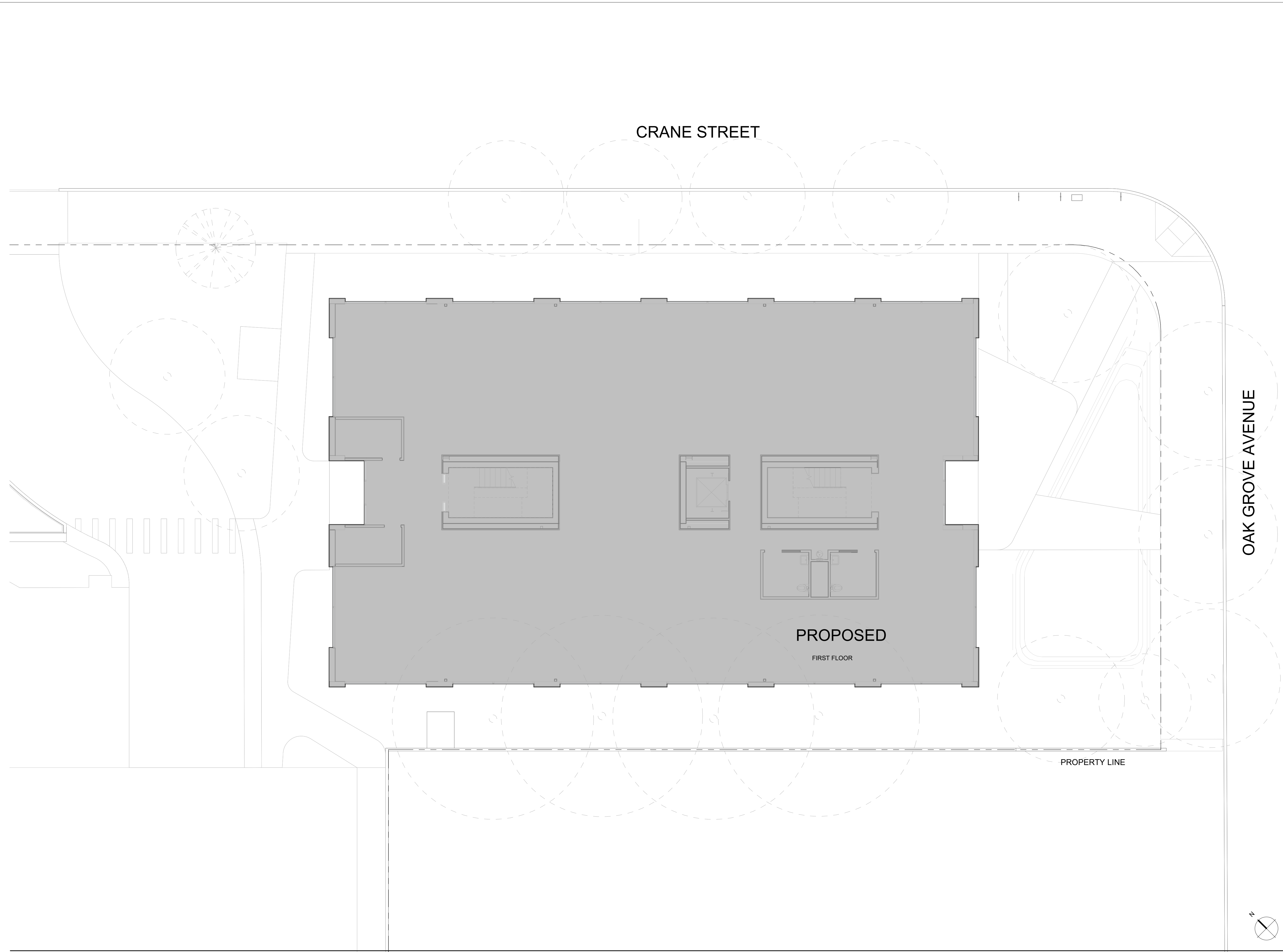
| | |
|------------------------------|----------|
| LVL1 - FIRST FLOOR EXISTING | 6809 SF |
| LVL2 - SECOND FLOOR EXISTING | 7930 SF |
| TOTAL | 14739 SF |

EXISTING AREA

KEYNOTE TAG

KEYNOTE LEGEND

0' 4' 8' 16'



| | |
|------------------------------|----------|
| LVL1 - FIRST FLOOR PROPOSED | 7096 SF |
| LVL2 - SECOND FLOOR PROPOSED | 7930 SF |
| LVL3 - ROOF DECK PROPOSED | 749 SF |
| TOTAL | 15775 SF |

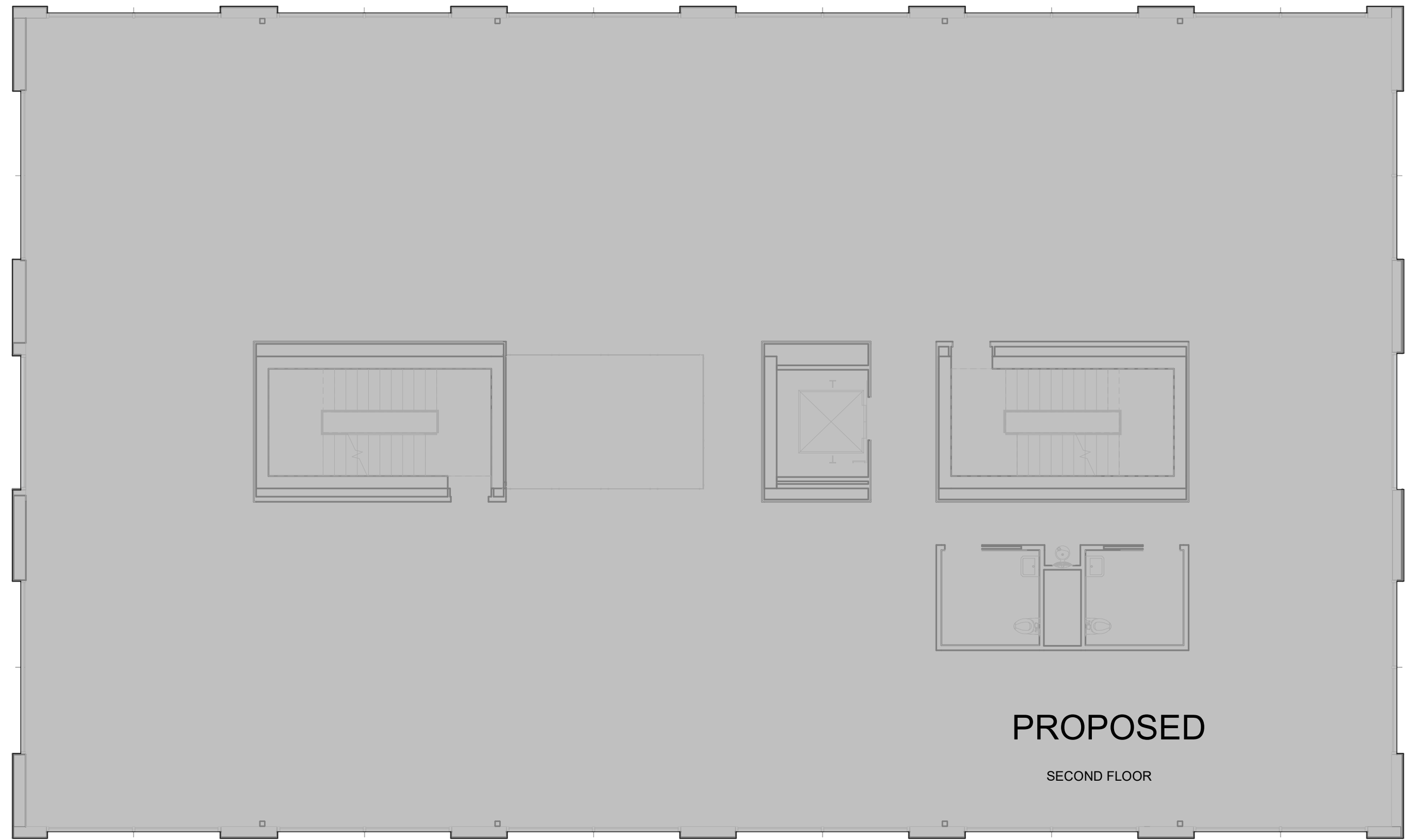
PROPOSED AREA

KEYNOTE TAG

KEYNOTE LEGEND

1 PROPOSED FAR DIAGRAM - OFFICE 1ST LEVEL

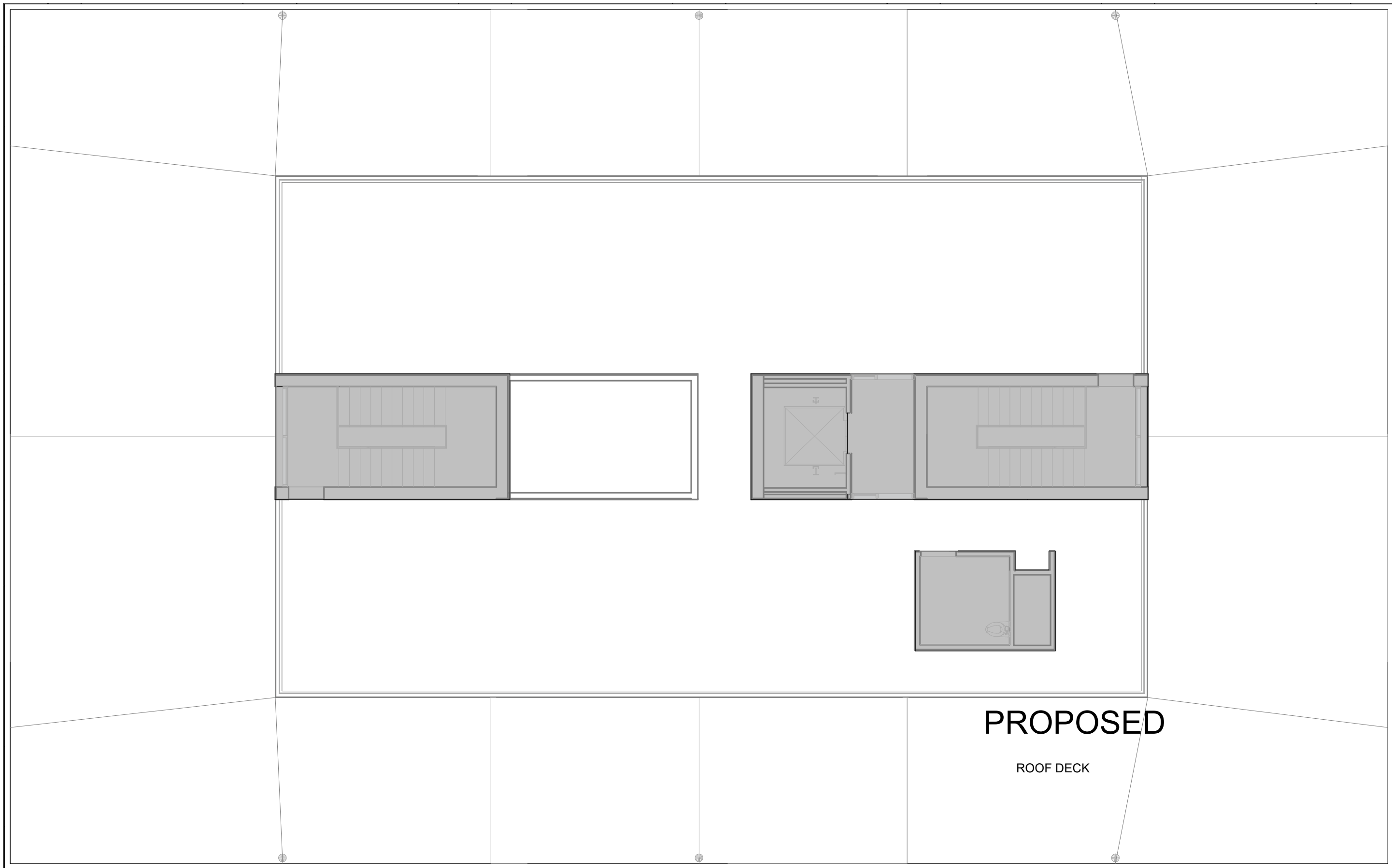
1/8" = 1'-0"



1 PROPOSED FAR DIAGRAM - OFFICE 2ND LEVEL

1/8" = 1'-0"

| | |
|------------------------------|----------|
| LVL1 - FIRST FLOOR PROPOSED | 7096 SF |
| LVL2 - SECOND FLOOR PROPOSED | 7930 SF |
| LVL3 - ROOF DECK PROPOSED | 749 SF |
| TOTAL | 15775 SF |



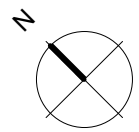
2 PROPOSED FAR DIAGRAM - OFFICE 3RD LEVEL

1/8" = 1'-0"

PROPOSED AREA

KEYNOTE TAG

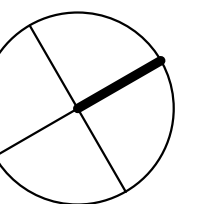
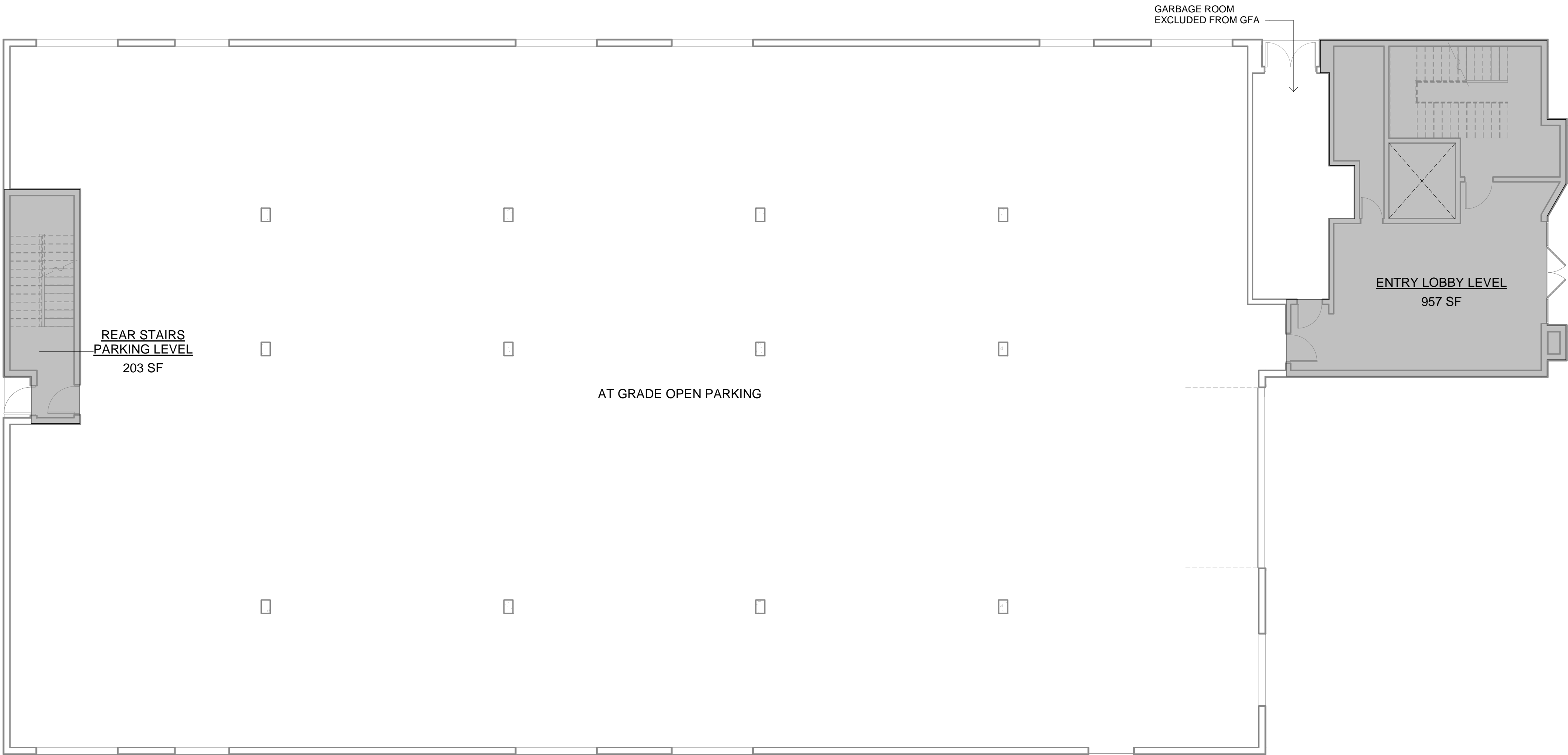
KEYNOTE LEGEND



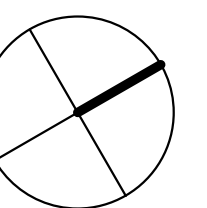
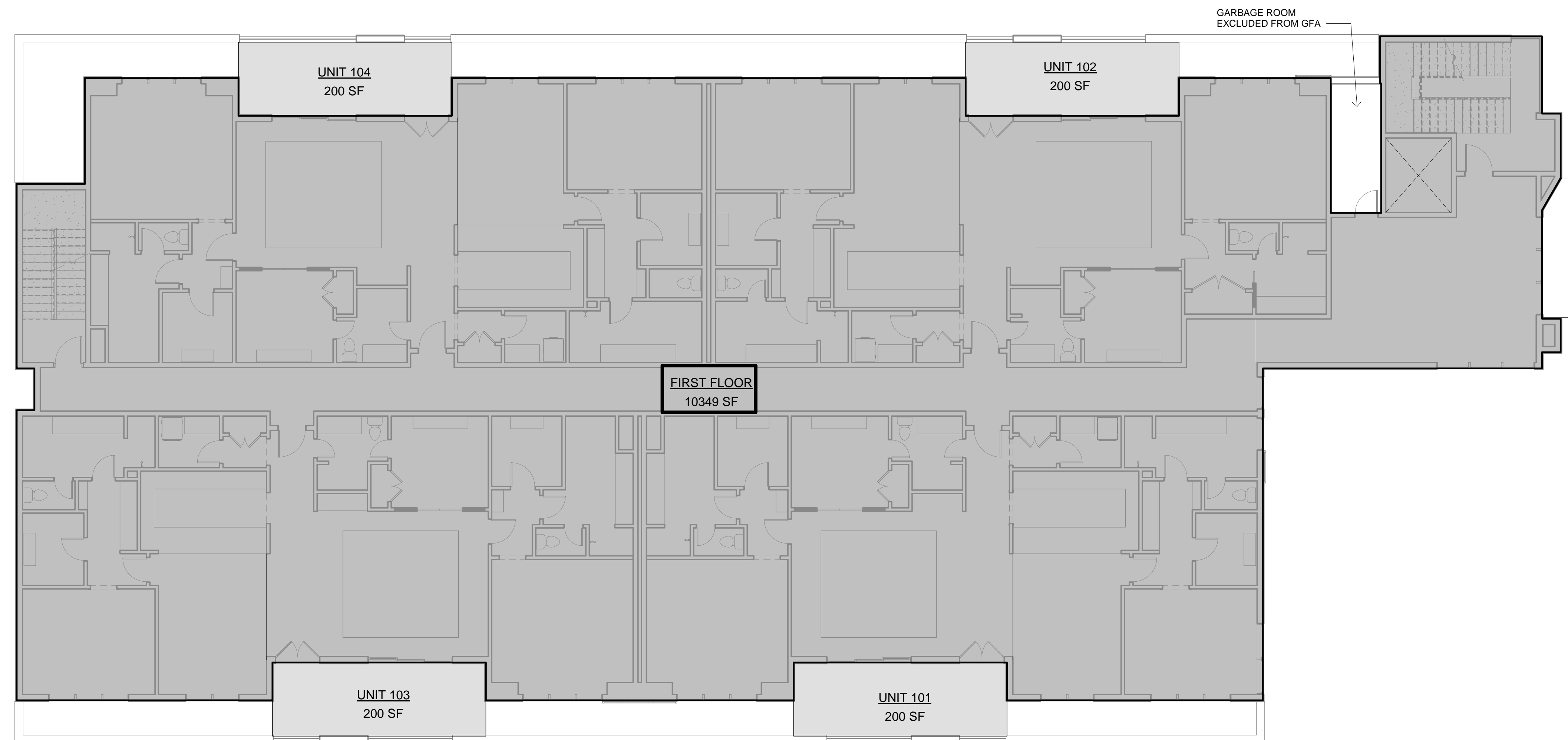
0' 4' 8' 16'

| GROSS BUILDING AREA | |
|---------------------------|----------|
| Name | Area |
| ENTRY LOBBY LEVEL | 957 SF |
| REAR STAIRS PARKING LEVEL | 203 SF |
| FIRST FLOOR | 10349 SF |
| SECOND FLOOR | 10366 SF |
| THIRD FLOOR | 10395 SF |
| FOURTH FLOOR | 8699 SF |
| FIFTH FLOOR | 4780 SF |
| ELEVATOR 5 | 329 SF |
| STAIR 5 | 171 SF |
| ROOF ACCESS | 171 SF |
| GROSS FLOOR AREA TOTAL | 46421 SF |

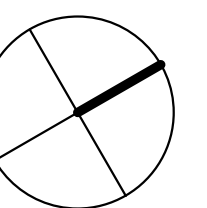
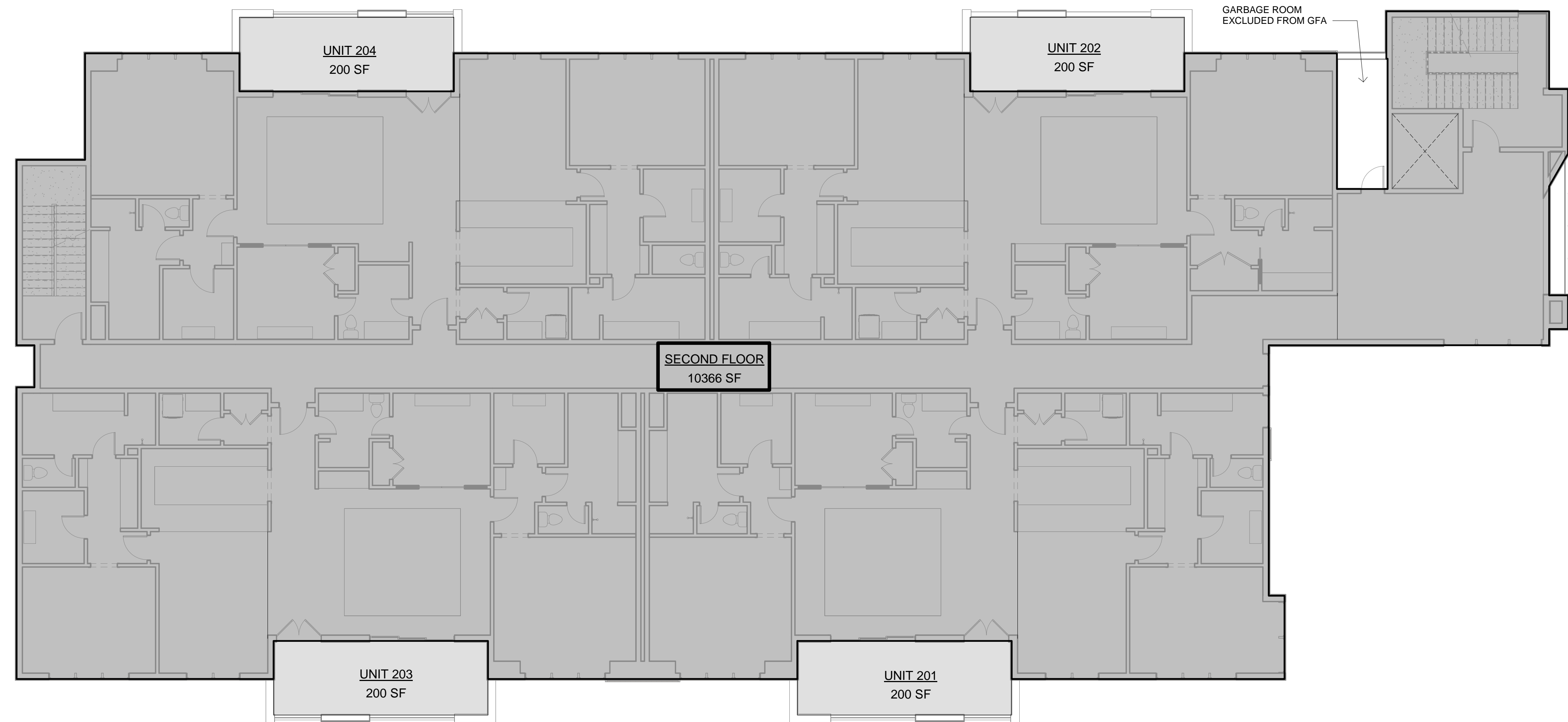
| PRIVATE EXTERIOR AREA | |
|-----------------------------|----------|
| Name | Area |
| UNIT 101 | 200 SF |
| UNIT 102 | 200 SF |
| UNIT 103 | 200 SF |
| UNIT 104 | 200 SF |
| UNIT 201 | 200 SF |
| UNIT 202 | 200 SF |
| UNIT 203 | 200 SF |
| UNIT 204 | 200 SF |
| UNIT 301 | 200 SF |
| UNIT 302 | 200 SF |
| UNIT 303 | 200 SF |
| UNIT 304 | 200 SF |
| PH 401-1 | 273 SF |
| PH 401-2 | 564 SF |
| PH 402-2 | 580 SF |
| PH 402-1 | 143 SF |
| PH 501 | 3606 SF |
| PRIVATE EXTERIOR AREA TOTAL | 7,566 SF |



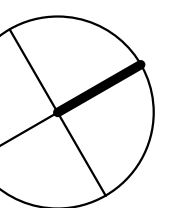
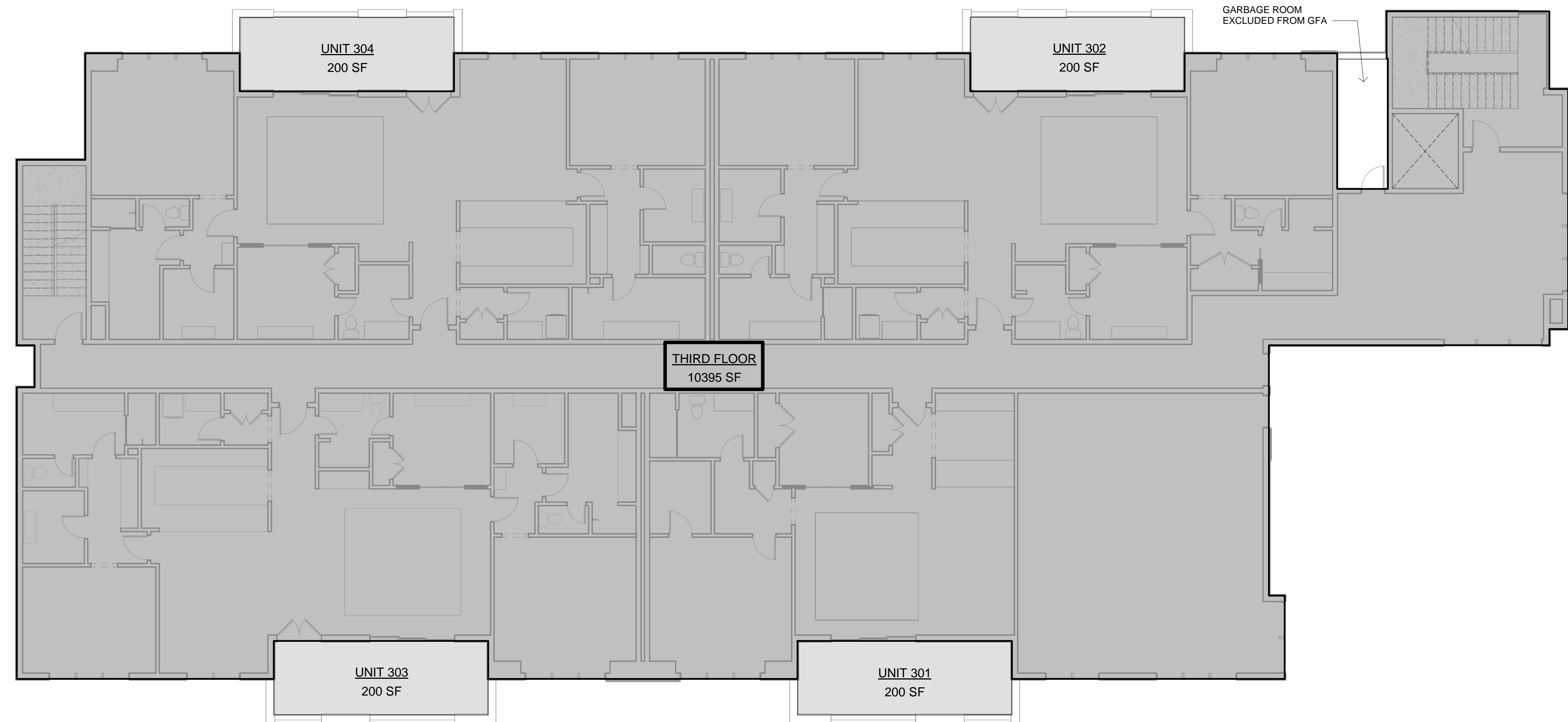
0' 4' 8' 16'



0' 4' 8' 16'



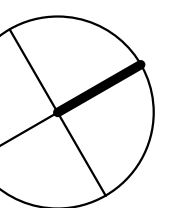
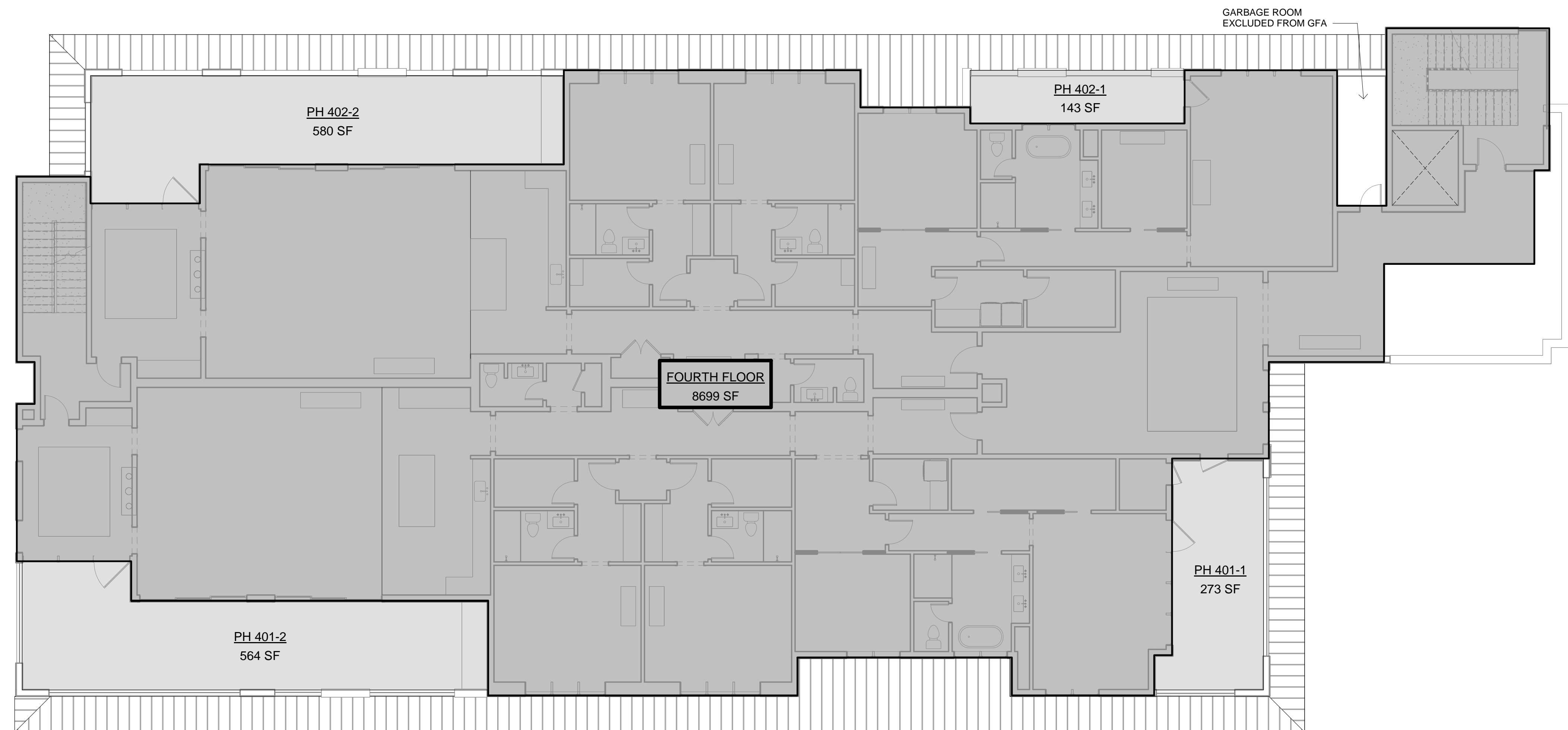
0' 4' 8' 16'



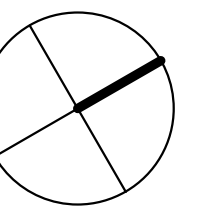
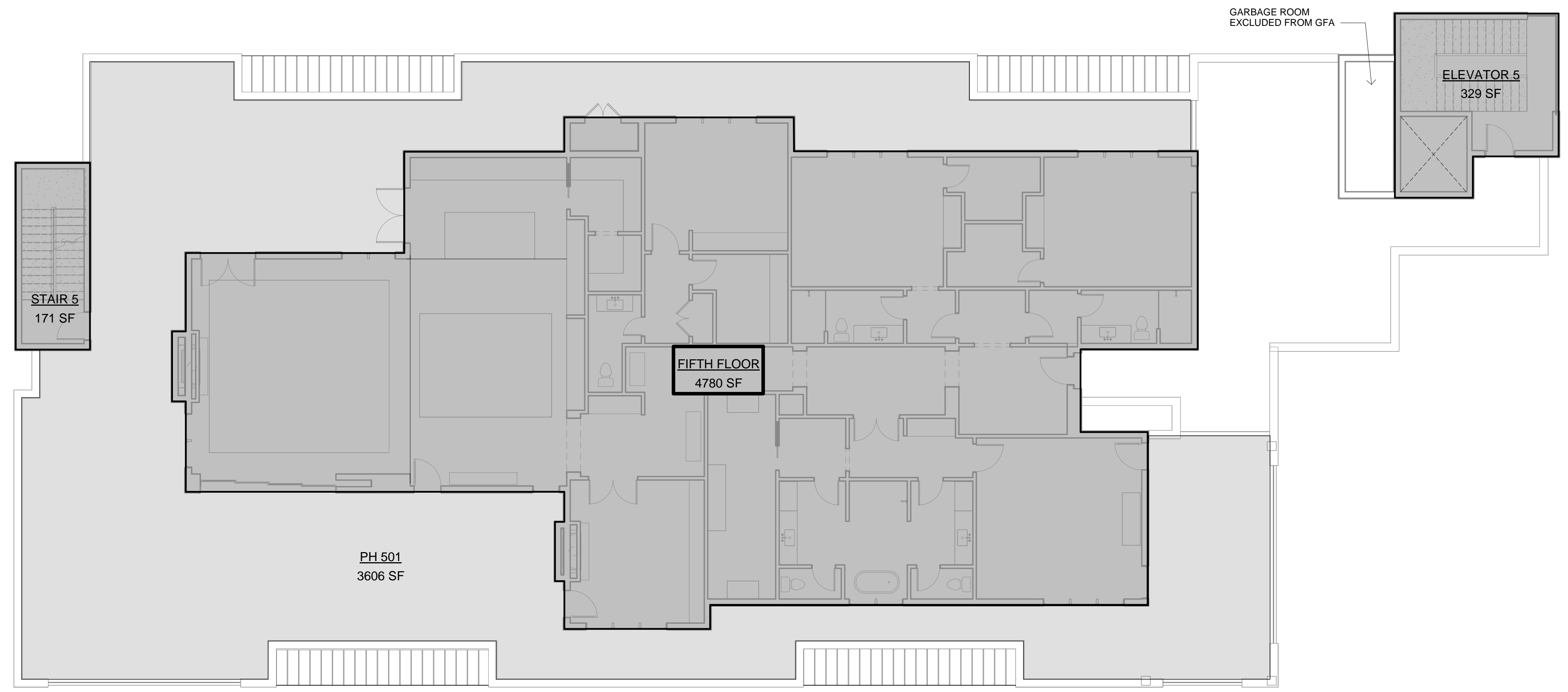
0' 4' 8' 16'

FAR DIAGRAMS - RESIDENTIAL LVL 4

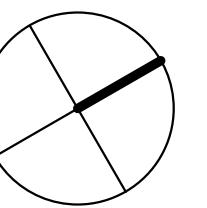
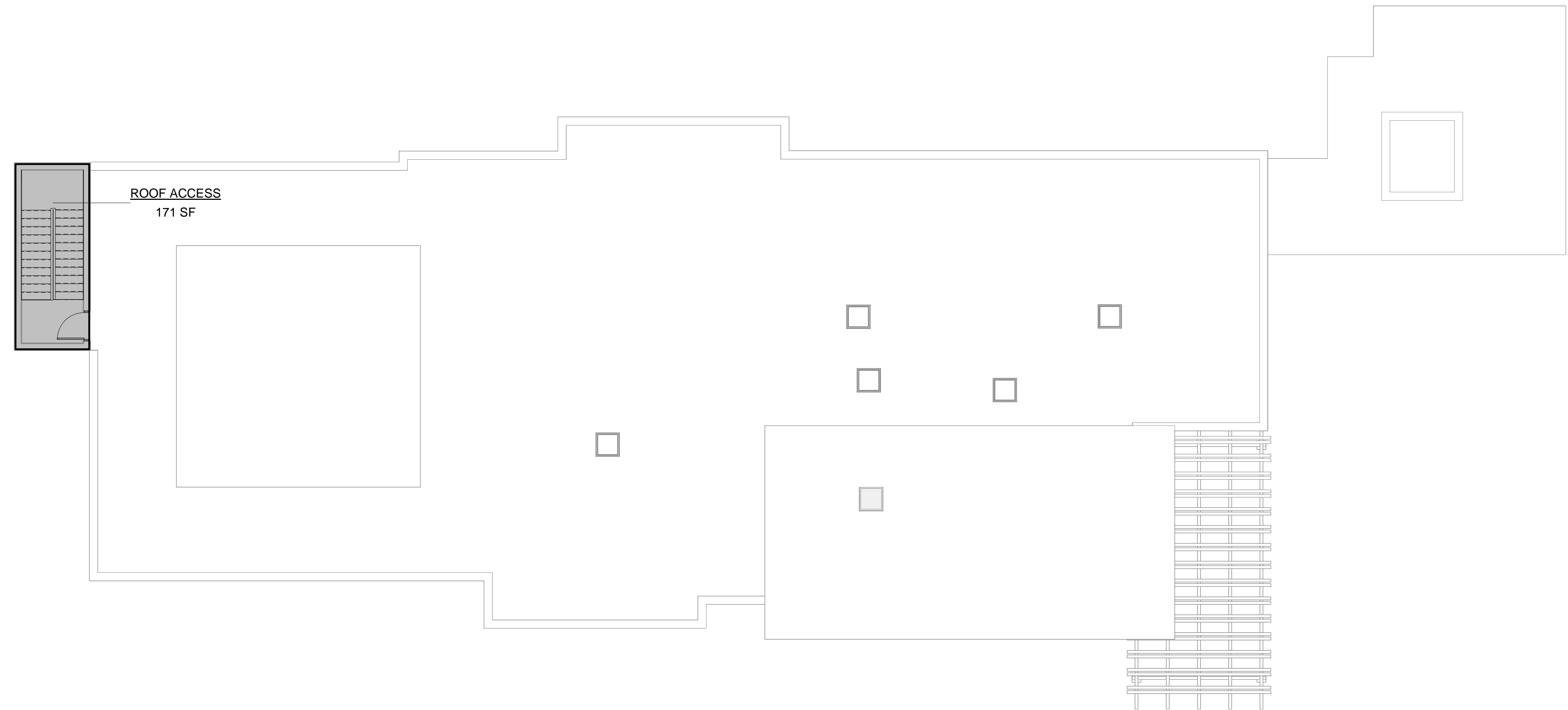
G2.09



0' 4' 8' 16'



0' 4' 8' 16'



0' 4' 8' 16'

1221 CRANE - RESIDENTIAL BUILDING

LEED BD+C: Multifamily Midrise v4 - LEED v4

800 Oak Grove Scorecard (ID: 1000225180)

Project Address 1000225180, 800 Oak Grove, 800 Oak Grove Avenue Menlo Park, California

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category table.

| Total | Certification Level: | | | | Not Certified | Verified | 17.5 | | |
|-----------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------|-------------|---|---------------|----------|------|----------|--------------|
|  | Integrative Process | | Preliminary | Y | 1 of 2 | M | 0 | Verified | 0 |
| | IPC | Integrative Process | | | 1 of 2 | | 0 | | |
|  | Location and Transportation | | Preliminary | Y | 11 of 15 | M | 0 | Verified | 0 |
| | LTP | Floodplain Avoidance | | | Required | | | | Not Verified |
| | LTC | LEED for Neighborhood Development | | | 0 of 15 | | 0 | | |
| | LTC | Site Selection | | | 7 of 8 | | 0 | | |
| | LTC | Compact Development | | | 1 of 3 | | 0 | | |
| | LTC | Community Resources | | | 1 of 2 | | 0 | | |
| | LTC | Access to Transit | | | 2 of 2 | | 0 | | |
|  | Sustainable Sites | | Preliminary | Y | 3.5 of 7 | M | 0 | Verified | 0 |
| | SSp | Construction Activity Pollution Prevention | | | Required | | | | Not Verified |
| | SSp | No Invasive Plants | | | Required | | | | Not Verified |
| | SSc | Heat Island Reduction | | | 0 of 2 | | 0 | | |
| | SSc | Rainwater Management | | | 3 of 3 | | 0 | | |
| | SSc | Nontoxic Pest Control | | | 0.5 of 2 | | 0 | | |
|  | Water Efficiency | | Preliminary | Y | 8 of 12 | M | 0 | Verified | 0 |
| | WEp | Water Metering | | | Required | | | | Not Verified |
| | WEc | Total Water Use | | | 0 of 12 | | 0 | | |
| | WEc | Indoor Water Use | | | 4 of 6 | | 0 | | |
| | WEc | Outdoor Water Use | | | 4 of 4 | | 0 | | |
|  | Energy and Atmosphere | | Preliminary | Y | 17.5 of 37 | M | 0 | Verified | 17.5 |
| | 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 | | | 17.5 of 30 | | 0 | | 17.5 |
| | EAc | Efficient Hot Water Distribution System | | | 0 of 5 | | 0 | | |
| | EAc | Advanced Utility Tracking | | | 0 of 2 | | 0 | | |



| Materials and Resources | Preliminary Y | 3.5 of 9 | M 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 | | 1.5 of 5 | 0 | |
| MRC Construction Waste Management | | 1 of 3 | 2 | |



| Indoor Environmental Quality | Preliminary Y | 4.5 of 18 | M 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 | |
| EQc Balancing of Heating and Cooling Distribution Systems | | 0 of 3 | 0 | |
| EQc Enhanced Compartmentalization | | 0 of 3 | 0 | |
| EQc Combustion Venting | | 0 of 2 | 1 | |
| EQc Enhanced Garage Pollutant Protection | | 1 of 1 | 0 | |
| EQc Low-Emitting Products | | 2 of 3 | 0 | |
| EQc No Environmental Tobacco Smoke | | 0 of 1 | 1 | |



| Innovation | Preliminary Y | 1 of 6 | M 0 | Verified 0 |
|----------------------------------|---------------|----------|-----|--------------|
| INp Preliminary Rating | | Required | | Not Verified |
| INc Innovation | | 0 of 5 | 0 | |
| INc LEED Accredited Professional | | 1 of 1 | 0 | |



| Regional Priority | Preliminary Y | 2 of 4 | M 1 | Verified 0 |
|-----------------------|---------------|--------|-----|------------|
| RPC Regional Priority | | 2 of 4 | 1 | |

| Point Floors | Yes |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------|
| The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere | <input type="button" value="Yes"/> |
| The project earned at least 3 points in Water Efficiency | <input type="button" value="No"/> |
| The project earned at least 3 points in Indoor Environmental Quality | <input type="button" value="No"/> |
| Total | Preliminary Y 52 of 110 M 5 Verified 17.5 |
| Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110 | |

800 OAK GROVE - EXISTING OFFICE BUILDING RENOVATION



LEED v4.1 BD+C: Core and Shell

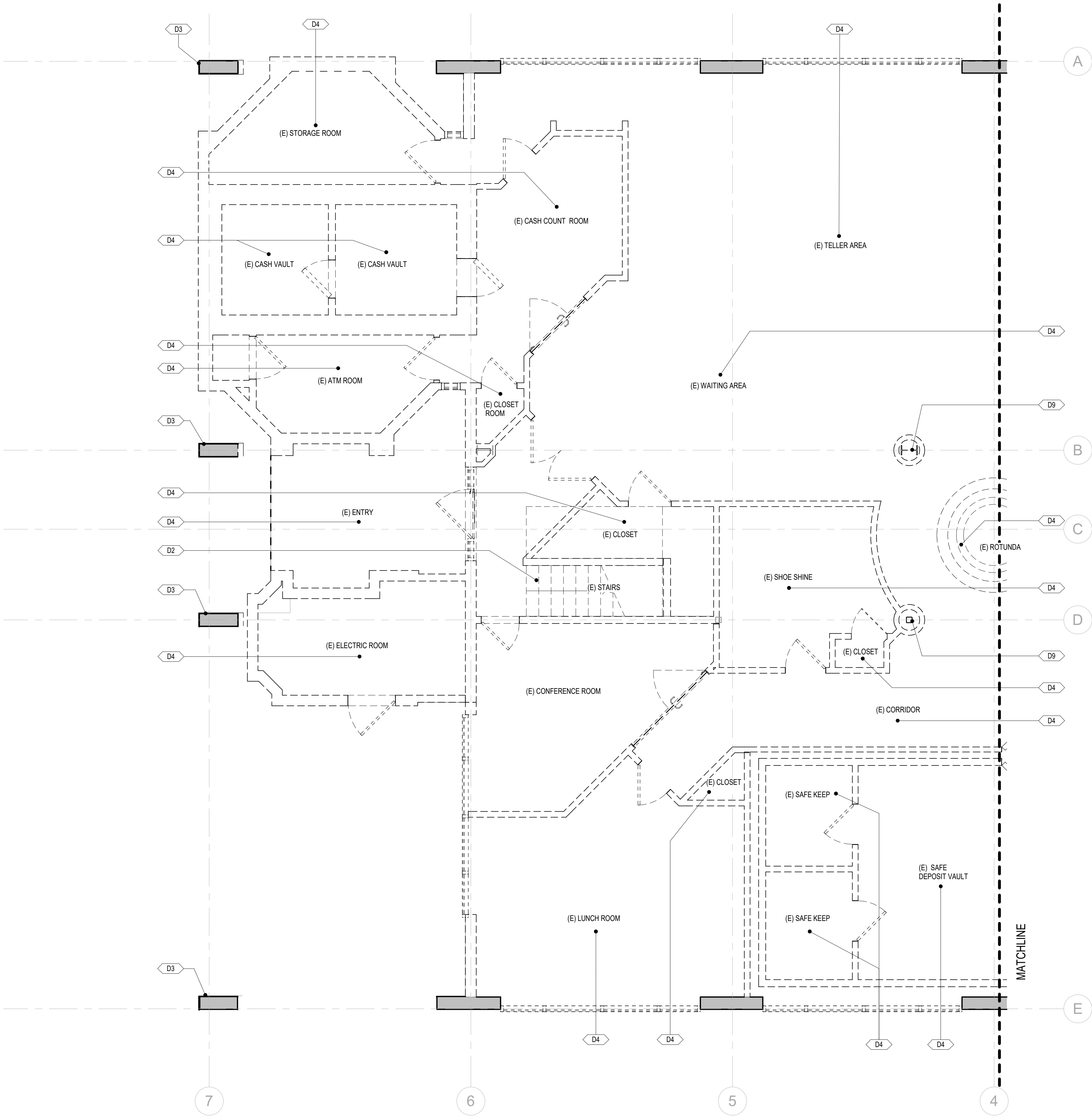
Project Checklist

Project Name:

Date: 12/8/25

| Y | N | Credits | Integrative Process | 1 |
|-------------------------------------------------------------------------------------------------|----|---------|---------------------------------------------------------|----------------------|
| 1 | 0 | 0 | | |
| 14 | 5 | 21 | Location and Transportation | 20 |
| | | 20 | Credits LEED for Neighborhood Development Location | 20 |
| 2 | 0 | 0 | Credits Sensitive Land Protection | 2 |
| 3 | 0 | 0 | Credits High Priority Site and Equitable Development | 3 |
| 4 | 1 | 1 | Credits Surrounding Density and Diverse Uses | 6 |
| 6 | 0 | 0 | Credits Access to Quality Transit | 6 |
| 1 | 0 | 0 | Credits Bicycle Facilities | 1 |
| 1 | 0 | 0 | Credits Reduced Parking Footprint | 1 |
| 1 | 0 | 0 | Credits Electric Vehicles | 1 |
| 9 | 2 | 0 | Sustainable Sites | 11 |
| | | 0 | Preqreq Construction Activity Pollution Prevention | Required |
| 1 | 0 | 0 | Credits Site Assessment | 1 |
| 2 | 0 | 0 | Credits Protect or Restore Habitat | 2 |
| 1 | 0 | 0 | Credits Open Space | 1 |
| 3 | 0 | 0 | Credits Rainwater Management | 3 |
| 2 | 0 | 0 | Credits Heat Island Reduction | 2 |
| 1 | 0 | 0 | Credits Light Pollution Reduction | 1 |
| 1 | 0 | 0 | Credits Tenant Design and Construction Guidelines | 1 |
| 5 | 3 | 3 | Water Efficiency | 11 |
| | | 0 | Preqreq Outdoor Water Use Reduction | Required |
| | | 0 | Preqreq Indoor Water Use Reduction | Required |
| | | 0 | Preqreq Building-Level Water Metering | Required |
| 2 | 1 | 0 | Credits Outdoor Water Use Reduction | 3 |
| 2 | 2 | 0 | Credits Indoor Water Use Reduction | 4 |
| 1 | 0 | 0 | Credits Optimize Process Water Use | 3 |
| 1 | 0 | 0 | Credits Water Metering | 1 |
| 8 | 11 | 14 | Energy and Atmosphere | 33 |
| | | 0 | Preqreq Fundamental Commissioning and Verification | Required |
| | | 0 | Preqreq Minimum Energy Performance | Required |
| | | 0 | Preqreq Building-Level Energy Metering | Required |
| | | 0 | Preqreq Fundamental Refrigerant Management | Required |
| 4 | 2 | 0 | Credits Enhanced Commissioning | 6 |
| 8 | 4 | 6 | Credits Optimize Energy Performance | 18 |
| 1 | 0 | 0 | Credits Advanced Energy Metering | 1 |
| 2 | 0 | 0 | Credits Grid Harmonization | 2 |
| 5 | 0 | 0 | Credits Renewable Energy | 5 |
| 1 | 0 | 0 | Credits Enhanced Refrigerant Management | 1 |
| 4 | 4 | 6 | Materials and Resources | 14 |
| | | 0 | Preqreq Storage and Collection of Recyclables | Required |
| 6 | 0 | 0 | Credits Building Life-Cycle Impact Reduction | 6 |
| 2 | 0 | 0 | Credits Environmental Product Declarations | 2 |
| 2 | 0 | 0 | Credits Sourcing of Raw Materials | 2 |
| 2 | 0 | 0 | Credits Material Ingredients | 2 |
| 2 | 0 | 0 | Credits Construction and Demolition Waste Management | 2 |
| 7 | 3 | 0 | Indoor Environmental Quality | 10 |
| | | 0 | Preqreq Minimum Indoor Air Quality Performance | Required |
| | | 0 | Preqreq Environmental Tobacco Smoke Control | Required |
| 2 | 0 | 0 | Credits Enhanced Indoor Air Quality Strategies | 2 |
| 1 | 0 | 0 | Credits Low-Emitting Materials | 3 |
| 1 | 0 | 0 | Credits Construction Indoor Air Quality Management Plan | 1 |
| 3 | 0 | 0 | Credits Daylight | 3 |
| 1 | 0 | 0 | Credits Quality Views | 1 |
| 2 | 0 | 0 | Innovation | 6 |
| | | 0 | Credits Innovation | 5 |
| 1 | 0 | 0 | Credits LEED Accredited Professional | 1 |
| 2 | 2 | 0 | Regional Priority | 4 |
| | | 0 | Credits Regional Priority: Specific Credit | 1 |
| | | 0 | Credits Regional Priority: Specific Credit | 1 |
| | | 0 | Credits Regional Priority: Specific Credit | 1 |
| | | 0 | Credits Regional Priority: Specific Credit | 1 |
| 52 | 30 | 44 | TOTALS | Possible Points: 110 |
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110 | | | | |

LEED



1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
2. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
3. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. NEW DRYWALL CONSTRUCTION ADJOINING (E) CONSTRUCTION (WHERE OCCURS) IN THE SAME PLANE SHALL BE FLUSH, W/ NO VISIBLE JOINTS, U.N.O.
4. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHERE THEY FIRST OCCUR.
5. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
6. EACH SHEET OF THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO ON EACH SHEET AT A GIVEN LOCATION SHALL BE PROVIDED THOUGH NOT SHOWN ON ALL SHEETS, U.N.O.
7. SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO ARCHITECT & OWNER (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
8. ALL WORK SHALL BE COORDINATED WITH THE OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING FACILITIES, USE OF BUILDING PHONE LINES, ETC.
9. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL DE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN THE CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE GC SHALL NOTIFY THE ARCHITECT AND OWNER BEFORE PROCEEDING.
10. REMOVE ALL WALL DEVICES SUCH AS BUT LIMITED TO AED DEVICE, FIRST AID KITS, BULLETIN BOARD ETC. AND RETURN TO OWNER.

DEMO PLAN NOTES

- (E) WALL PARTITION TO BE REMOVED
- (E) CURTAIN WALL TO BE REPLACED
- (E) DOOR TO BE REMOVED
- (E) PARTITION TO BE REMOVED
- (E) WALL / STRUCTURE TO REMAIN
- (E) SLAB / ROOF / CEILING TO BE REMOVED

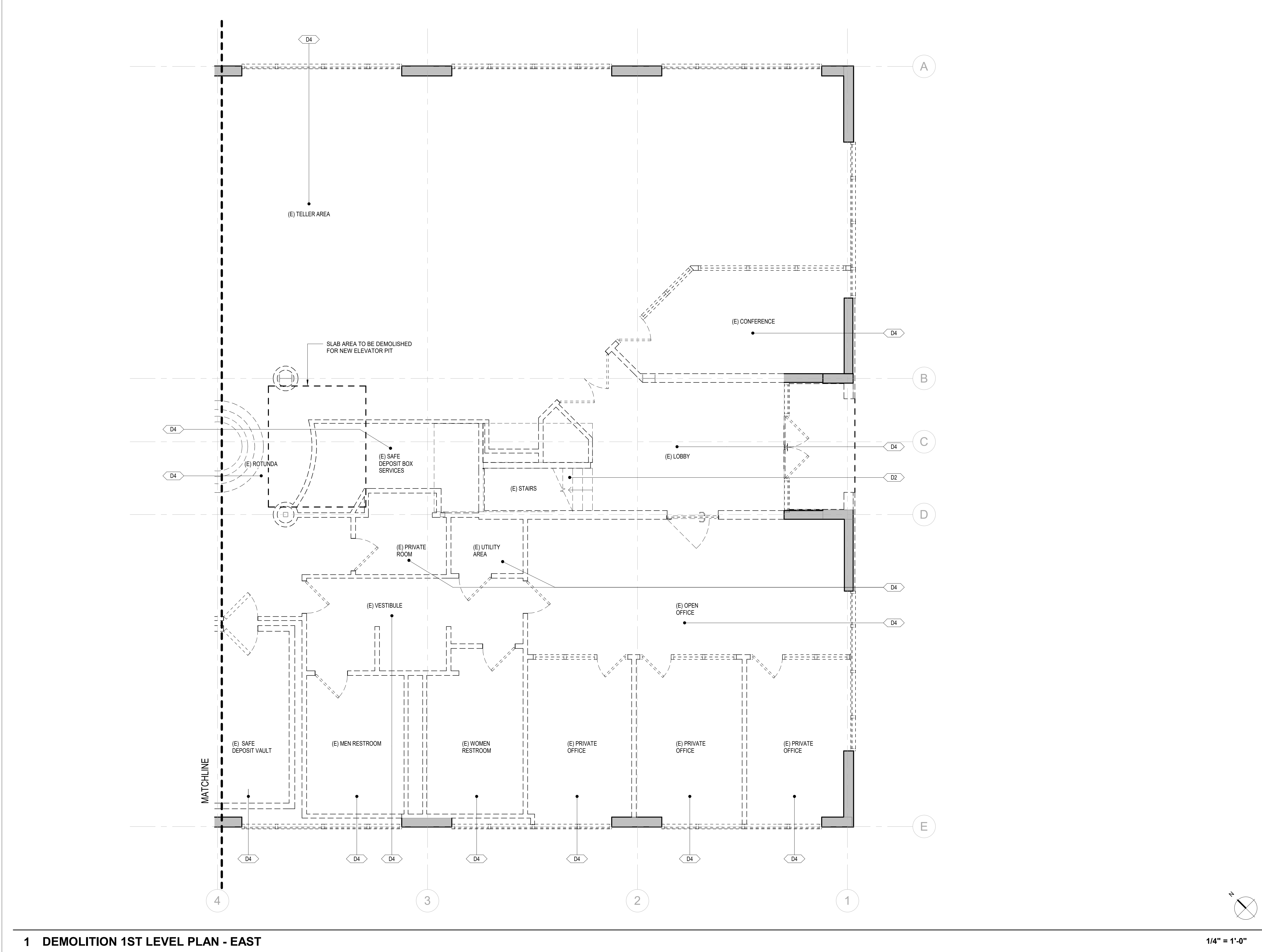
DEMO PLAN LEGEND

- KEYNOTE TAG
- D2** REMOVE (E) STAIRS AND INTERIOR RAILINGS
- D3** REMOVE (E) TILE FINISH. (E) GRANITE TO REMAIN.
- D4** DEMO (E) FINISHES / FIXTURES / PARTITIONS AND WALLS ACCORDING TO PLAN.
- D9** (E) COLUMN TO BE REMOVED

KEYNOTE LEGEND

1 DEMOLITION 1ST LEVEL PLAN - WEST

1/4" = 1'-0"



1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
2. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
3. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. NEW DRYWALL CONSTRUCTION ADJOINING (E) CONSTRUCTION (WHERE OCCURS) IN THE SAME PLANE SHALL BE FLUSH, W/ NO VISIBLE JOINTS, U.N.O.
4. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHERE THEY FIRST OCCUR.
5. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
6. EACH SHEET OF THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO ON EACH SHEET AT A GIVEN LOCATION SHALL BE PROVIDED THOUGH NOT SHOWN ON ALL SHEETS, U.N.O.
7. SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO ARCHITECT & OWNER (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
8. ALL WORK SHALL BE COORDINATED WITH THE OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING FACILITIES, USE OF BUILDING PHONE LINES, ETC.
9. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL DE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN THE CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE GC SHALL NOTIFY THE ARCHITECT AND OWNER BEFORE PROCEEDING.
10. REMOVE ALL WALL DEVICES SUCH AS BUT LIMITED TO AED DEVICE, FIRST AID KITS, BULLETIN BOARD ETC. AND RETURN TO OWNER.

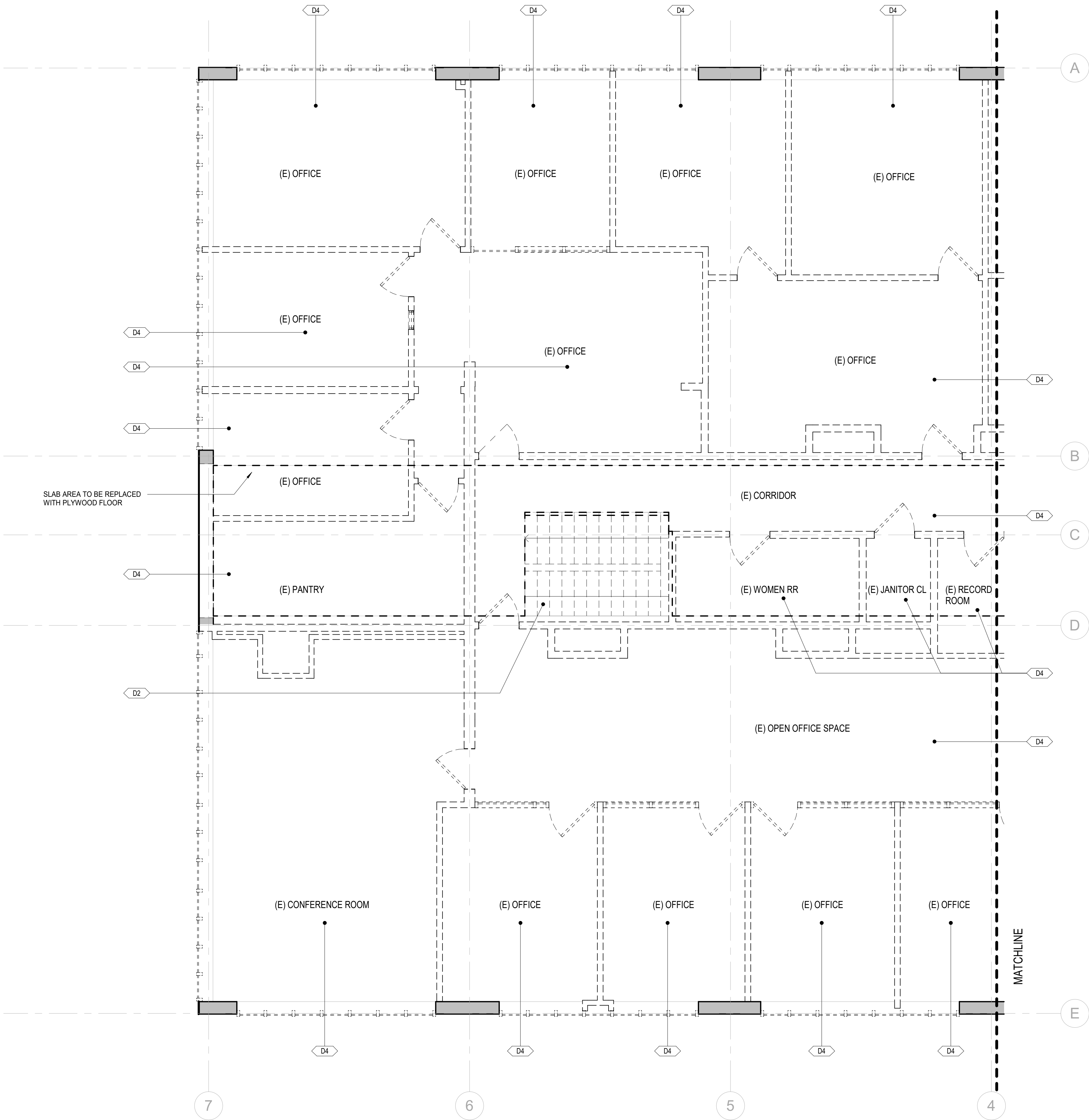
DEMO PLAN NOTES

- (E) WALL PARTITION TO BE REMOVED
- (E) CURTAIN WALL TO BE REPLACED
- (E) DOOR TO BE REMOVED
- (E) PARTITION TO BE REMOVED
- (E) WALL / STRUCTURE TO REMAIN
- (E) SLAB / ROOF / CEILING TO BE REMOVED

DEMO PLAN LEGEND

- KEYNOTE TAG
- REMOVE (E) STAIRS AND INTERIOR RAILINGS
- DEMO (E) FINISHES / FIXTURES / PARTITIONS AND WALLS ACCORDING TO PLAN.

KEYNOTE LEGEND



1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
2. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
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10. REMOVE ALL WALL DEVICES SUCH AS BUT LIMITED TO AED DEVICE, FIRST AID KITS, BULLETIN BOARD ETC. AND RETURN TO OWNER.

DEMO PLAN NOTES

- (E) WALL PARTITION TO BE REMOVED
- (E) CURTAIN WALL TO BE REPLACED
- (E) DOOR TO BE REMOVED
- (E) PARTITION TO BE REMOVED
- (E) WALL / STRUCTURE TO REMAIN
- (E) SLAB / ROOF / CEILING TO BE REMOVED

DEMO PLAN LEGEND

- KEYNOTE TAG
- D2 REMOVE (E) STAIRS AND INTERIOR RAILINGS
- D4 DEMO (E) FINISHES / FIXTURES / PARTITIONS AND WALLS ACCORDING TO PLAN.

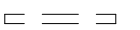
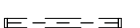




KEYNOTE LEGEND

1 DEMOLITION 2ND LEVEL PLAN - WEST

1/4" = 1'-0"

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
2. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
3. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. NEW DRYWALL CONSTRUCTION ADJOINING (E) CONSTRUCTION (WHERE OCCURS) IN THE SAME PLANE SHALL BE FLUSH, W/ NO VISIBLE JOINTS, U.N.O.
4. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHERE THEY FIRST OCCUR.
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10. REMOVE ALL WALL DEVICES SUCH AS BUT LIMITED TO AED DEVICE, FIRST AID KITS, BULLETIN BOARD ETC. AND RETURN TO OWNER.

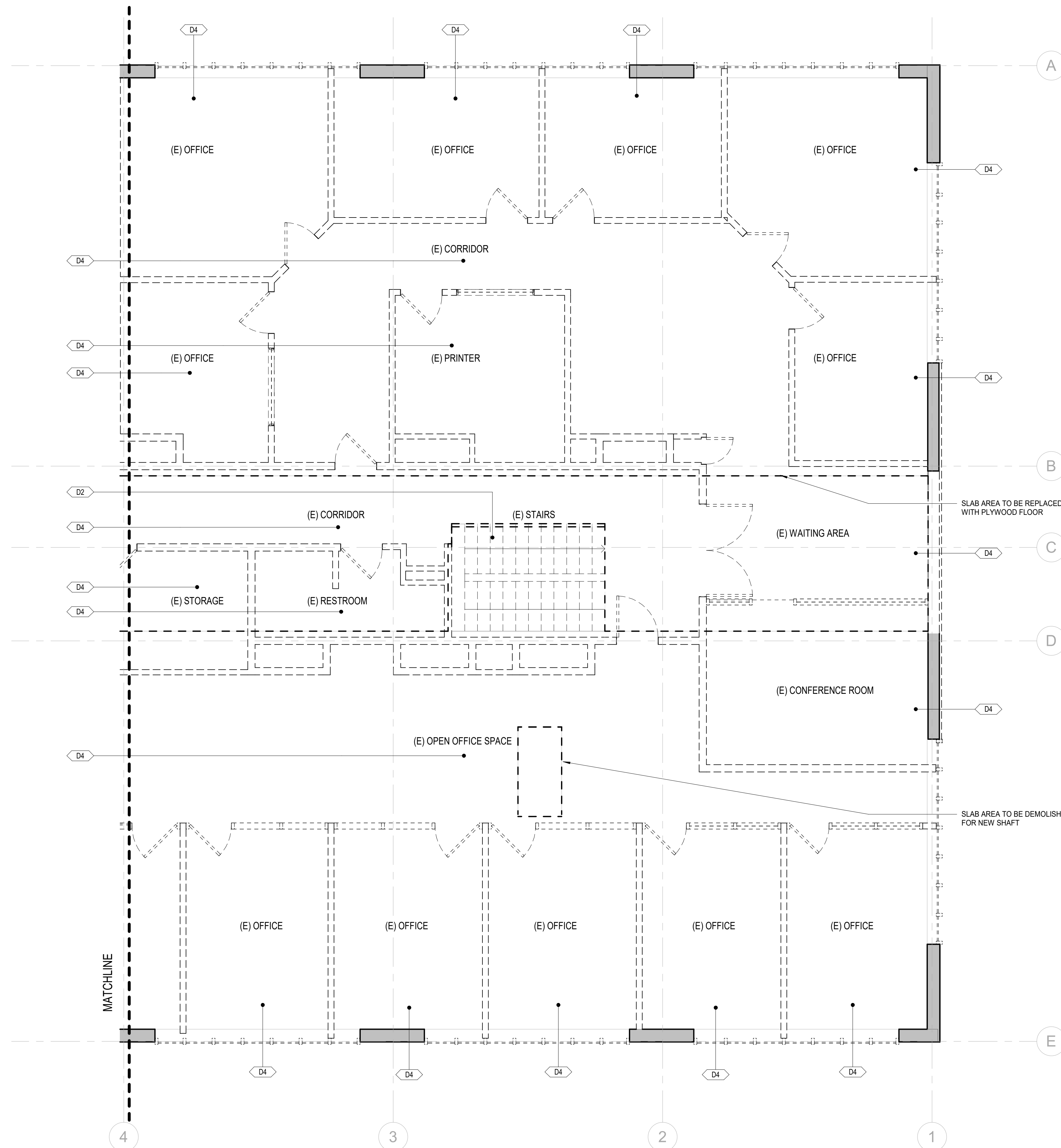
DEMO PLAN NOTES

-  (E) WALL PARTITION TO BE REMOVED
-  (E) CURTAIN WALL TO BE REPLACED
-  (E) DOOR TO BE REMOVED
-  (E) PARTITION TO BE REMOVED
-  (E) WALL / STRUCTURE TO REMAIN
-  (E) SLAB / ROOF / CEILING TO BE REMOVED

DEMO PLAN LEGEND

-  KEYNOTE TAG
- D2** REMOVE (E) STAIRS AND INTERIOR RAILINGS
- D4** DEMO (E) FINISHES / FIXTURES / PARTITIONS AND WALLS ACCORDING TO PLAN.

KEYNOTE LEGEND



1 DEMOLITION 2ND LEVEL PLAN -EAST

1/4" = 1'-0"

1.

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
2.

IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
3.

"ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. NEW DRYWALL CONSTRUCTION ADJOINING (E) CONSTRUCTION (WHERE OCCURS) IN THE SAME PLANE SHALL BE FLUSH, W/ NO VISIBLE JOINTS, U.N.O.
4.

"TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHERE THEY FIRST OCCUR.
5.

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8.

ALL WORK SHALL BE COORDINATED WITH THE OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING FACILITIES, USE OF BUILDING PHONE LINES, ETC.
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10.

REMOVE ALL WALL DEVICES SUCH AS BUT LIMITED TO AED DEVICE, FIRST AID KITS, BULLETIN BOARD ETC. AND RETURN TO OWNER.

DEMO PLAN NOTES

- (E) WALL PARTITION TO BE REMOVED
- (E) CURTAIN WALL TO BE REPLACED
- (E) DOOR TO BE REMOVED
- (E) PARTITION TO BE REMOVED
- (E) WALL / STRUCTURE TO REMAIN
- (E) SLAB / ROOF / CEILING TO BE REMOVED

DEMO PLAN LEGEND

- KEYNOTE TAG
- 027

(E) DRAIN
- 781

(E) PLYWOOD ROOF W/ RIGID INSULATION
- D8

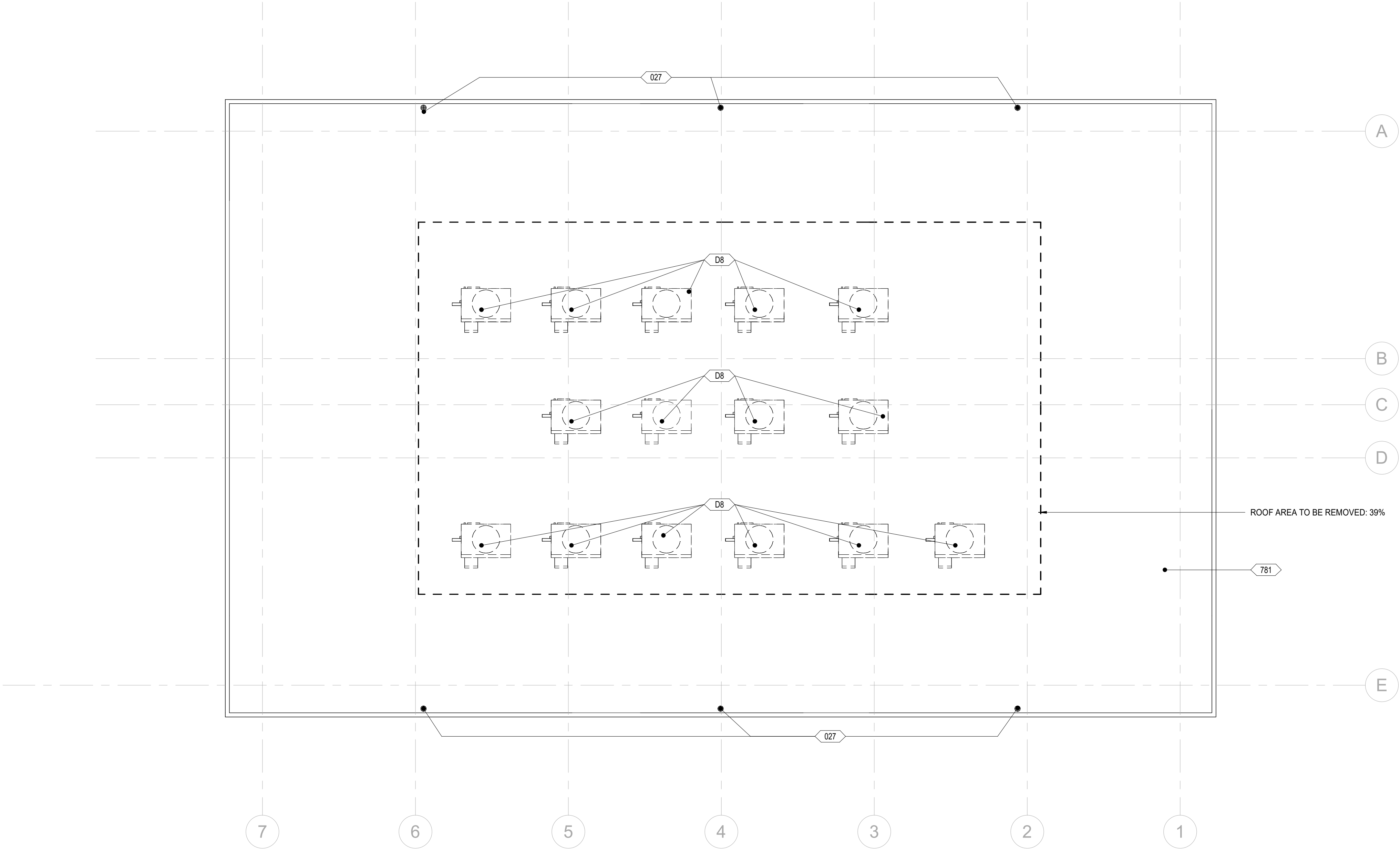
(E) MECHANICAL EQUIPMENT TO REMOVE

KEYNOTE LEGEND

0' 4' 8' 16'

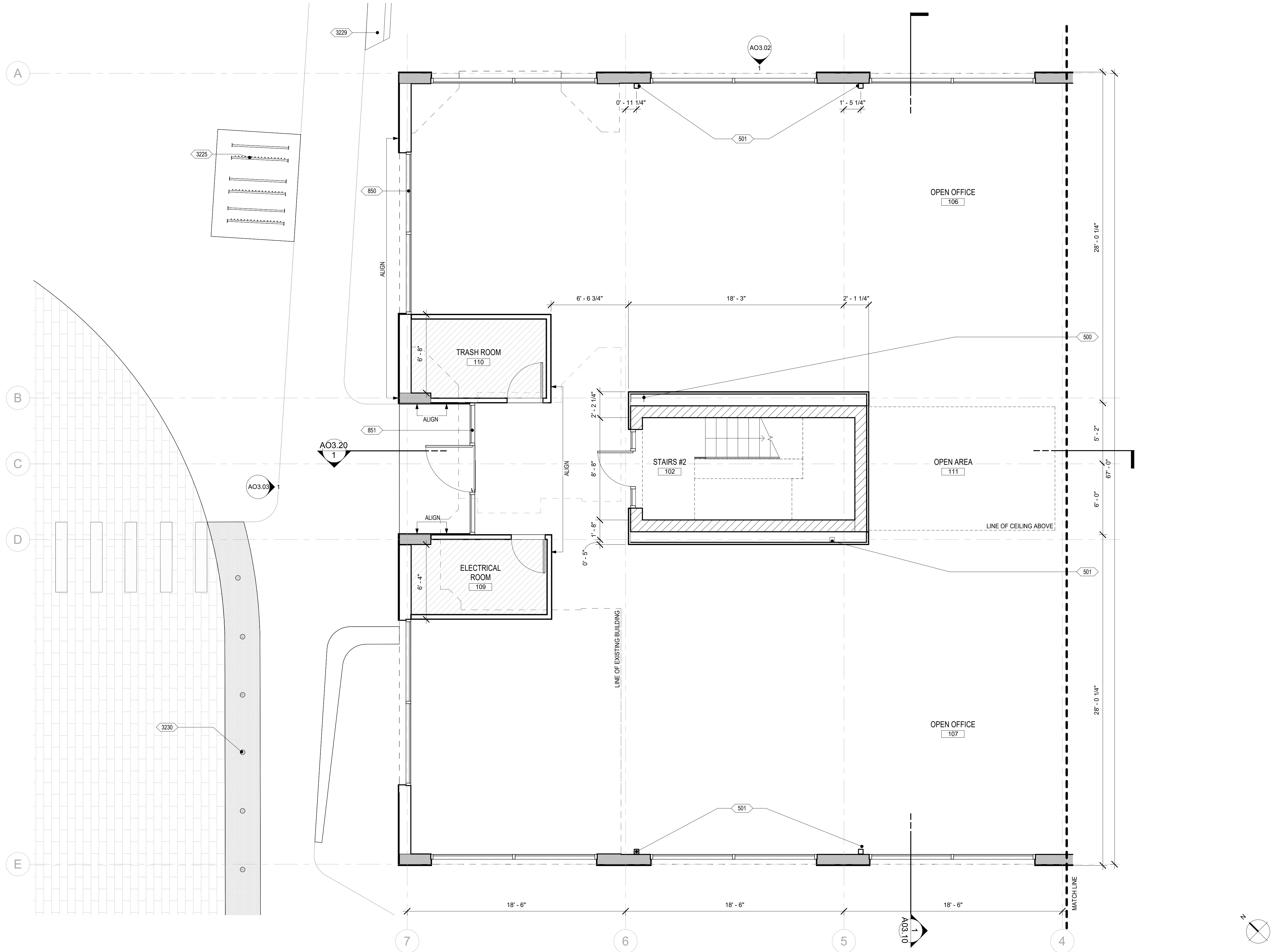
(E) OFFICE DEMO FLOOR PLAN -ROOF

D2.03



1 DEMOLITION ROOF PLAN

1/8" = 1'-0"



PARTITION TYPE LEGEND

- EXISTING WALL
- NEW WALL/PARTITIONS
- CMU WALL
- EXISTING DOOR
- NEW DOOR
- NEW CURTAIN WALL / STOREFRONT

ROOM IDENTIFICATION

Name → ROOM NAME
101 → ROOM NUMBER

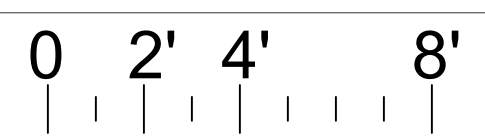
FLOOR PLAN LEGEND

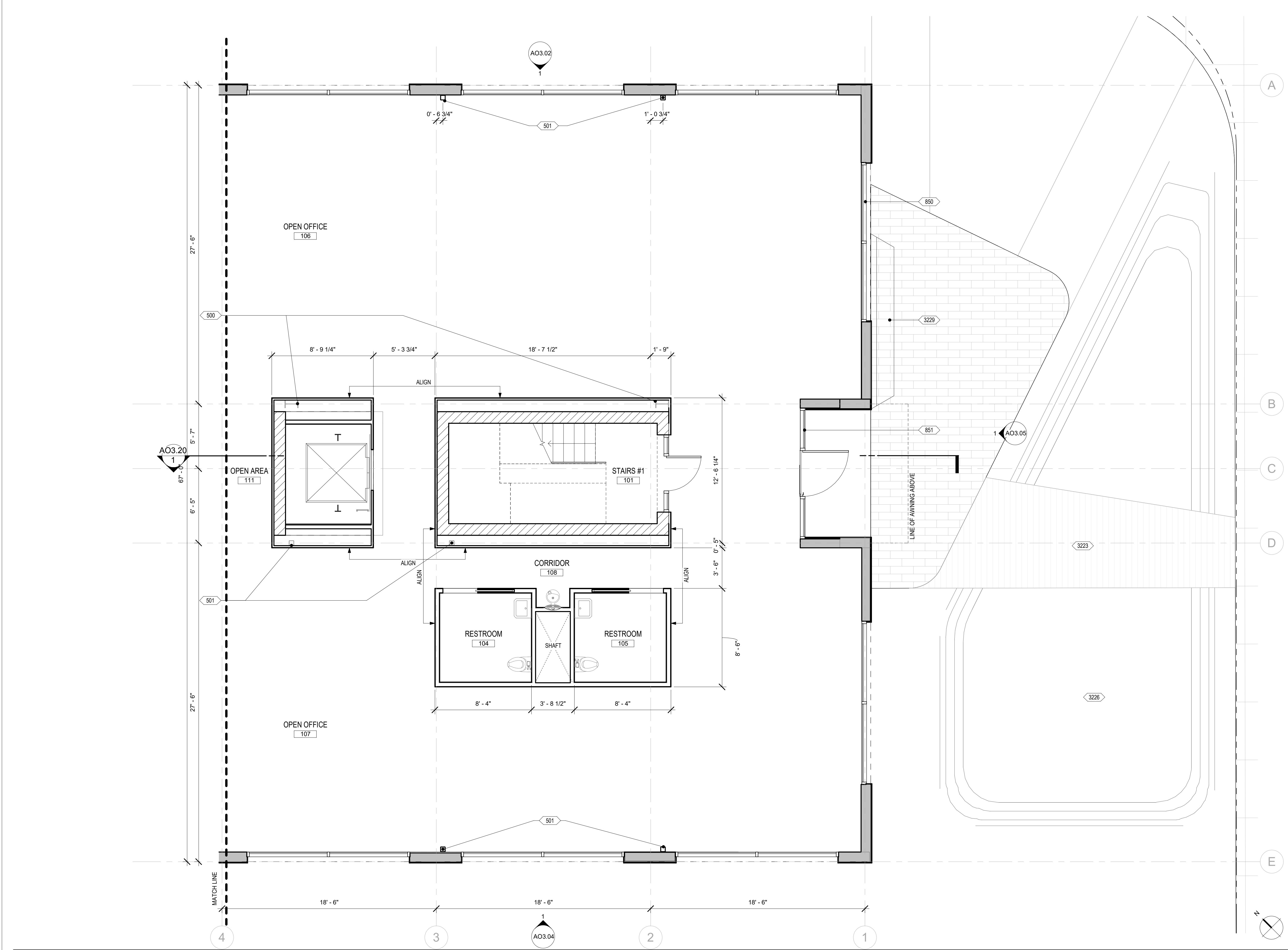
- KEYNOTE TAG
- 500 (E) STRUCTURAL COLUMN
 - 501 (N) STRUCTURAL COLUMN
 - 850 NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS
 - 851 NEW STOREFRONT GLAZING SYSTEM
 - 3225 BIKE PARKING
 - 3229 BENCH
 - 3230 PRECAST CONCRETE BOLLARD, TYP.

1 PROPOSED 1ST LEVEL PLAN - WEST

1/4" = 1'-0"

KEYNOTE LEGEND





1 PROPOSED 1ST LEVEL PLAN - EAST

1/4" = 1'-0"

PARTITION TYPE LEGEND

| | |
|--|-------------------------------|
| | EXISTING WALL |
| | NEW WALL/PARTITIONS |
| | CMU WALL |
| | EXISTING DOOR |
| | NEW DOOR |
| | NEW CURTAIN WALL / STOREFRONT |

ROOM IDENTIFICATION

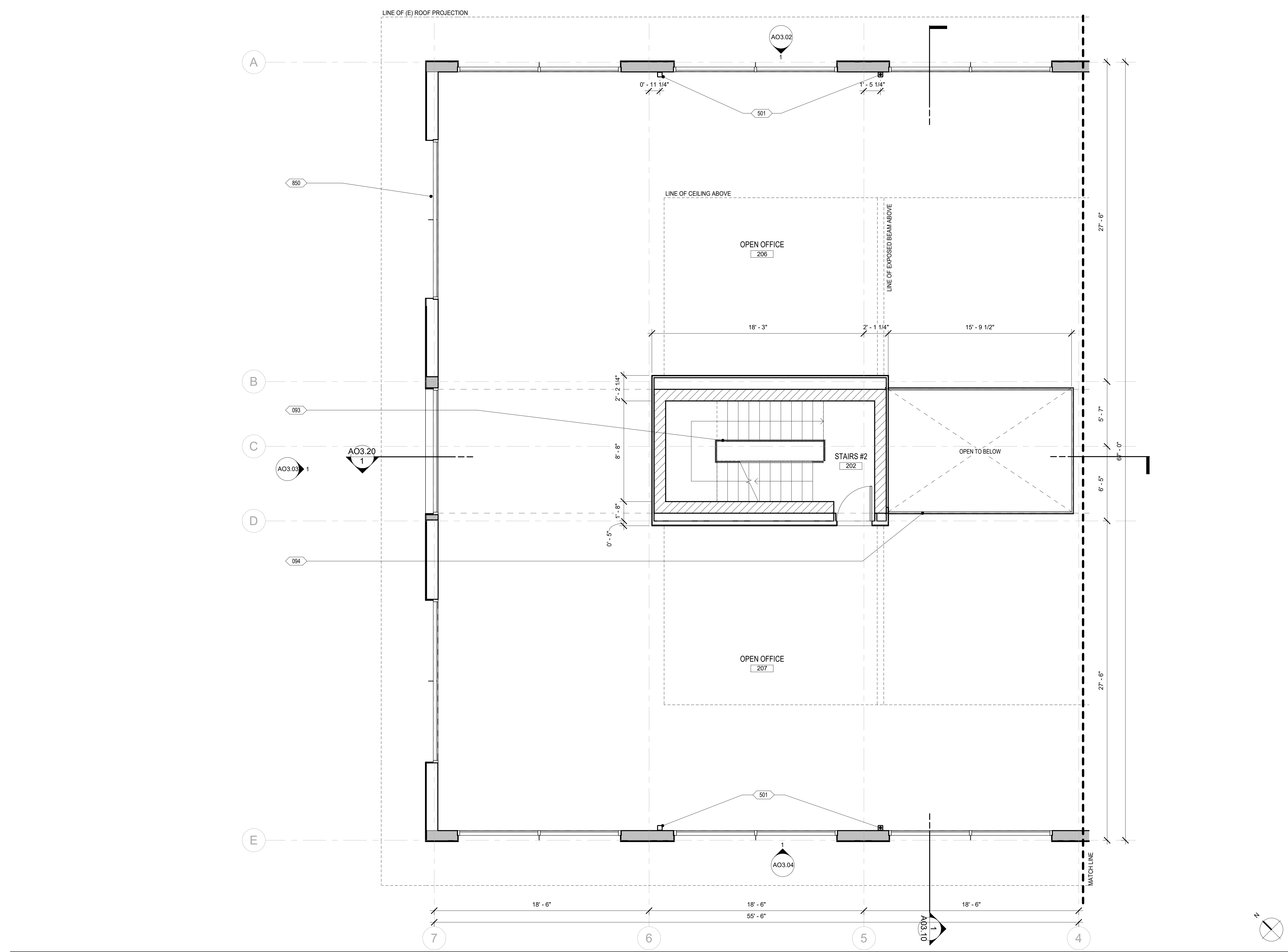
Name ROOM NAME

ROOM NUMBER

FLOOR PLAN LEGEND

- KEYNOTE TAG
- 500 (E) STRUCTURAL COLUMN.
501 (N) STRUCTURAL COLUMN
850 NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS
851 NEW STOREFRONT GLAZING SYSTEM
3223 BRIDGE OVER STORMWATER PLANTER
3226 STORMWATER PLANTING
3229 BENCH

KEYNOTE LEGEND



1 PROPOSED 2ND LEVEL PLAN - WEST

1/4" = 1'-0"

| PARTITION TYPE LEGEND | | ROOM IDENTIFICATION | |
|-----------------------|-------------------------------|---------------------|-------------|
| | EXISTING WALL | Name | ROOM NAME |
| | NEW WALL/PARTITIONS | 101 | ROOM NUMBER |
| | CMU WALL | | |
| | EXISTING DOOR | | |
| | NEW DOOR | | |
| | NEW CURTAIN WALL / STOREFRONT | | |

FLOOR PLAN LEGEND

KEYNOTE TAG

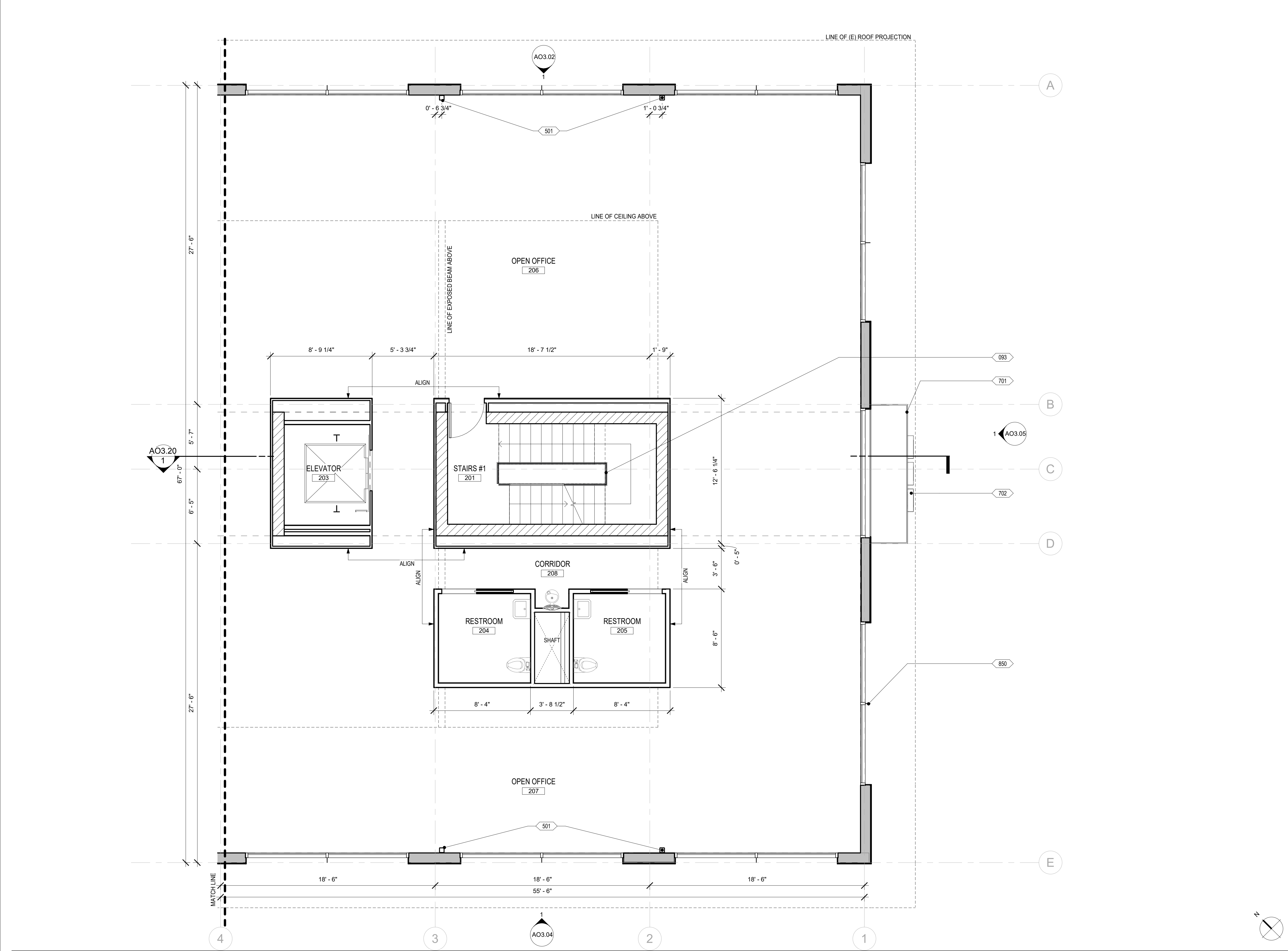
- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
- 094 GLASS SYSTEM GUARDRAIL
- 501 (N) STRUCTURAL COLUMN
- 850 NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS

KEYNOTE LEGEND

0 2' 4' 8'

FLOOR PLAN - LVL 2 - WEST

AO2.02a



1 PROPOSED 2ND LEVEL PLAN -EAST

1/4" = 1'-0"

PARTITION TYPE LEGEND

| | |
|--|-------------------------------|
| | EXISTING WALL |
| | NEW WALL/PARTITIONS |
| | CMU WALL |
| | EXISTING DOOR |
| | NEW DOOR |
| | NEW CURTAIN WALL / STOREFRONT |

ROOM IDENTIFICATION

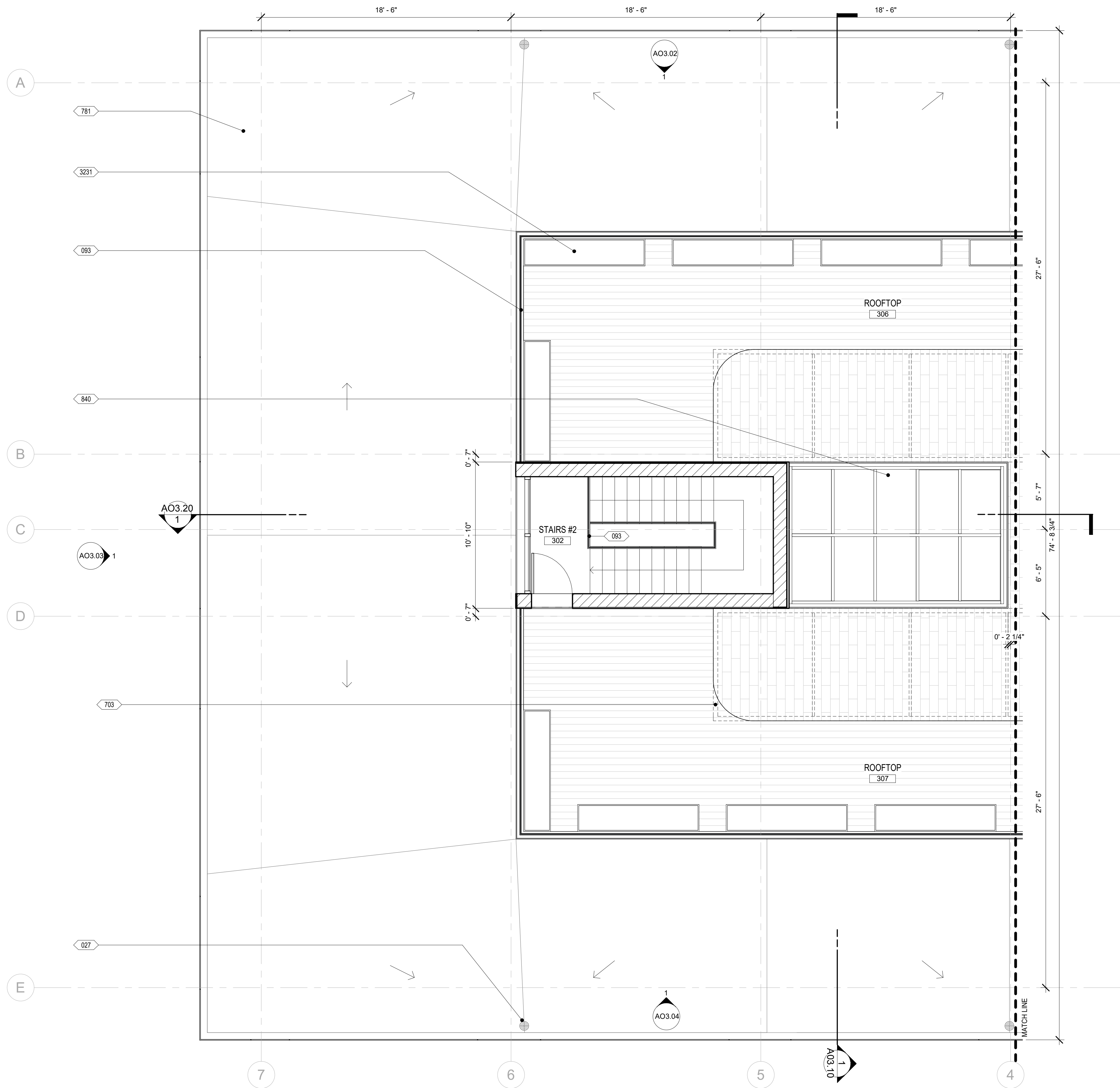
Name → ROOM NAME
101 → ROOM NUMBER

FLOOR PLAN LEGEND

KEYNOTE TAG

- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
- 501 (N) STRUCTURAL COLUMN
- 701 METAL PANEL AWNING
- 702 AWNING-MOUNTED SIGNAGE
- 850 NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS

KEYNOTE LEGEND



PARTITION TYPE LEGEND

- EXISTING WALL
- NEW WALL/PARTITIONS
- CMU WALL
- EXISTING DOOR
- NEW DOOR
- NEW CURTAIN WALL / STOREFRONT

ROOM IDENTIFICATION

- Name → ROOM NAME
101 → ROOM NUMBER

FLOOR PLAN LEGEND

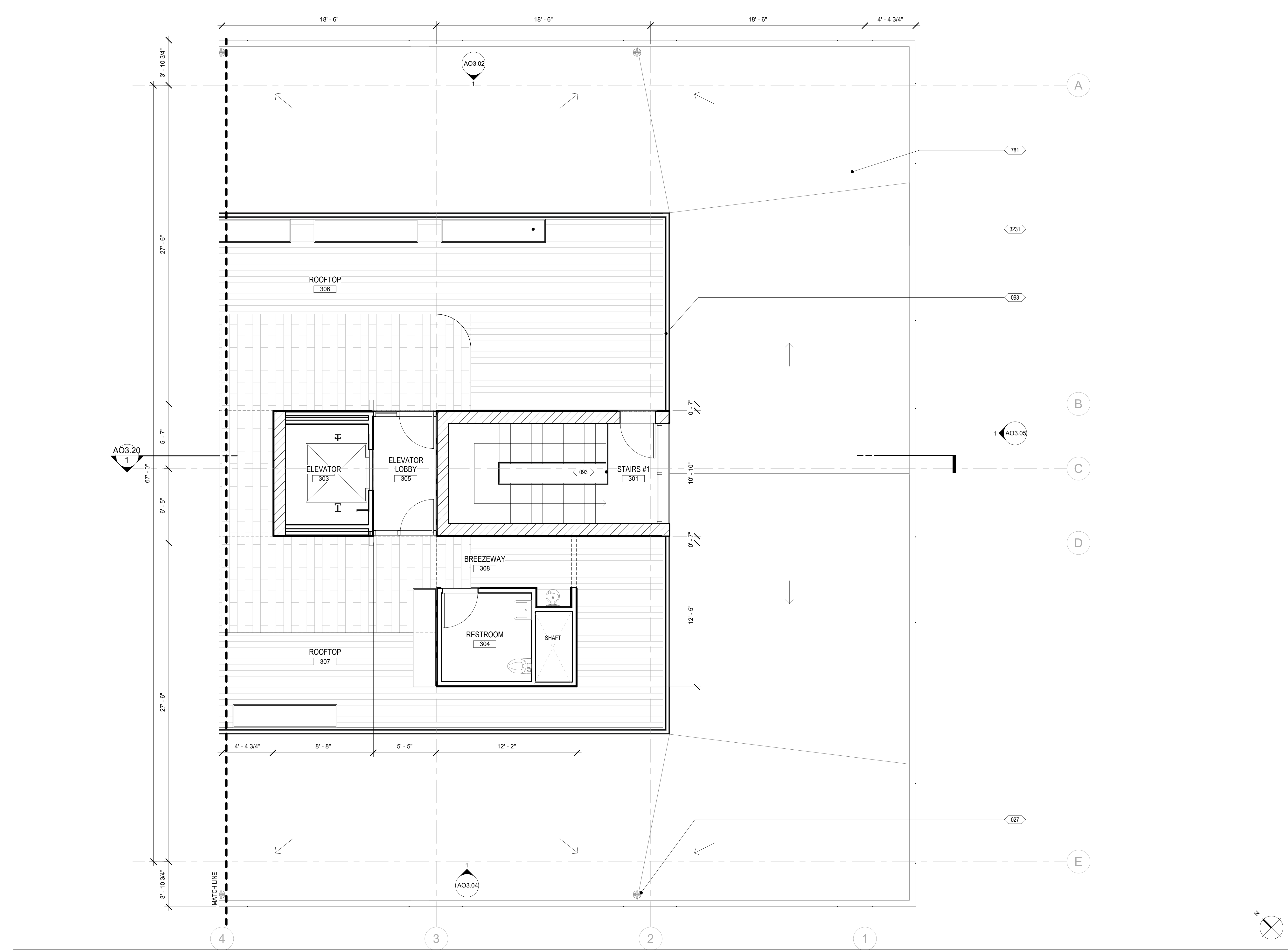
- KEYNOTE TAG

- 027 (E) DRAIN
093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
703 NEW PERGOLA- 2"X2" ALUMINUM SHADE FINS SPACED AT 4.5" O.C. (>50% OPEN)
781 (E) PLYWOOD ROOF W/ RIGID INSULATION
840 GLASS SKYLIGHT
3231 PREFABRICATED PLANTER

KEYNOTE LEGEND

1 PROPOSED DECK ROOF LEVEL PLAN - WEST

1/4" = 1'-0"



1 PROPOSED DECK ROOF LEVEL PLAN - EAST

1/4" = 1'-0"

| PARTITION TYPE LEGEND | | ROOM IDENTIFICATION | |
|-----------------------|-------------------------------|---------------------|-------------|
| | EXISTING WALL | Name | ROOM NAME |
| | NEW WALL/PARTITIONS | 101 | ROOM NUMBER |
| | CMU WALL | | |
| | EXISTING DOOR | | |
| | NEW DOOR | | |
| | NEW CURTAIN WALL / STOREFRONT | | |

FLOOR PLAN LEGEND

KEYNOTE TAG

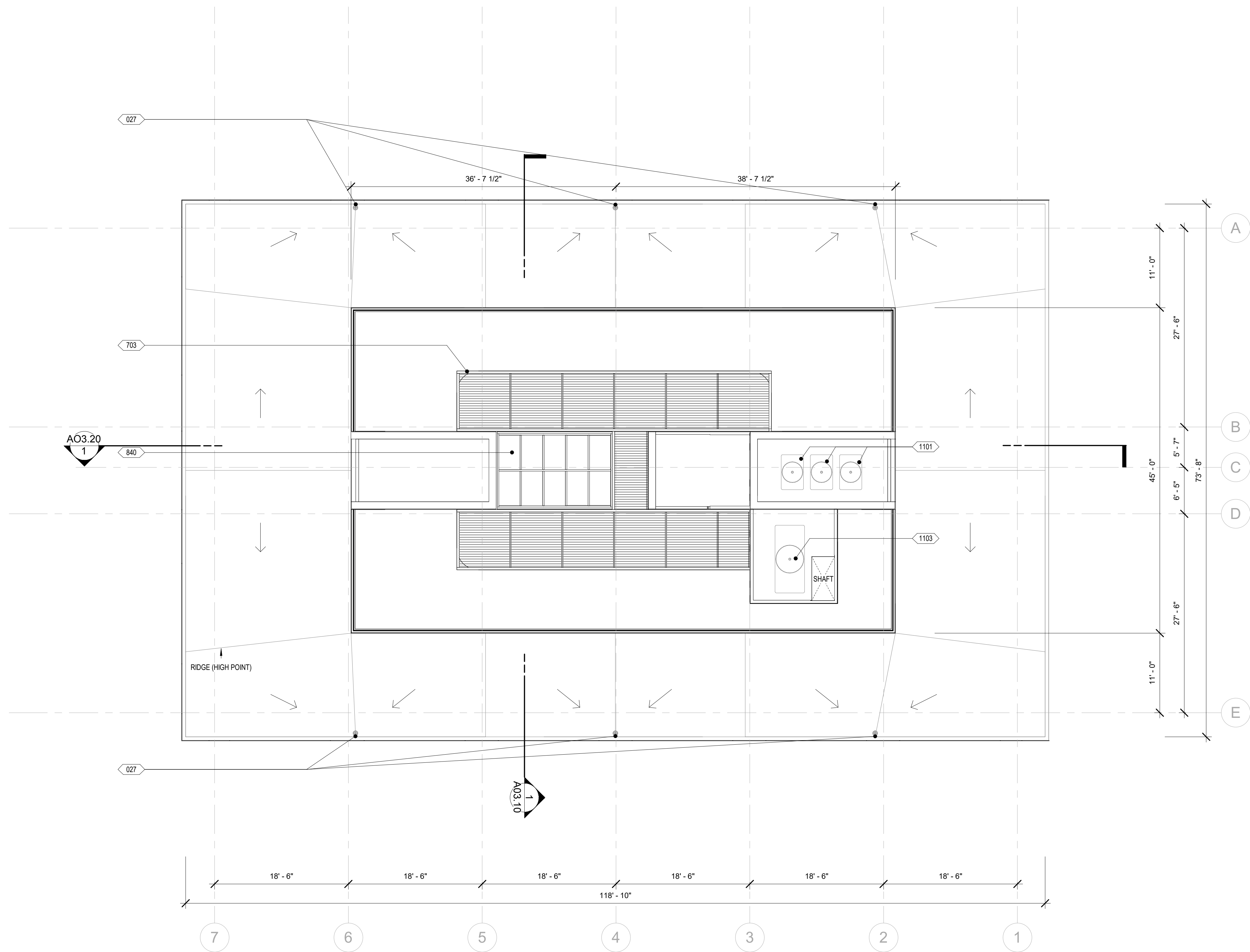
- 027 (E) DRAIN
- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
- 781 (E) PLYWOOD ROOF W/ RIGID INSULATION
- 3231 PREFABRICATED PLANTER

KEYNOTE LEGEND

0 2' 4' 8'

FLOOR PLAN - LVL 3 DECK ROOF - EAST

AO2.03b



PARTITION TYPE LEGEND

EXISTING WALL

NEW WALL/PARTITIONS

CMU WALL

EXISTING DOOR

NEW DOOR

NEW CURTAIN WALL / STOREFRONT

ROOM IDENTIFICATION

Name

ROOM NAME

101

ROOM NUMBER

FLOOR PLAN LEGEND

KEYNOTE TAG

027

(E) DRAIN

703

NEW PERGOLA- 2"x2" ALUMINUM SHADE FINIS SPACED AT 4.5"O.C. (>50% OPEN)

840

GLASS SKYLIGHT

1101

VRF UNITS

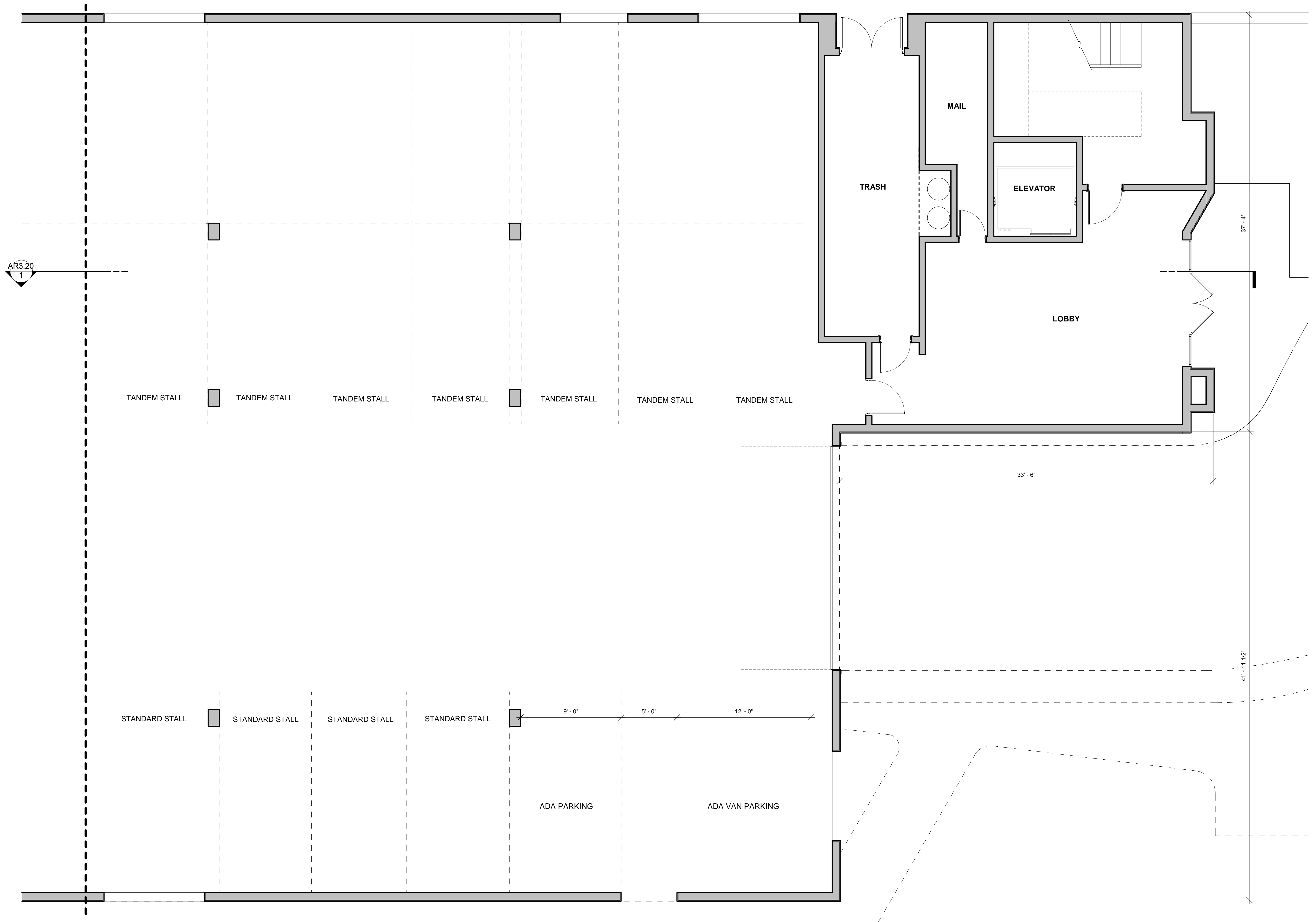
1103

DOAS UNIT

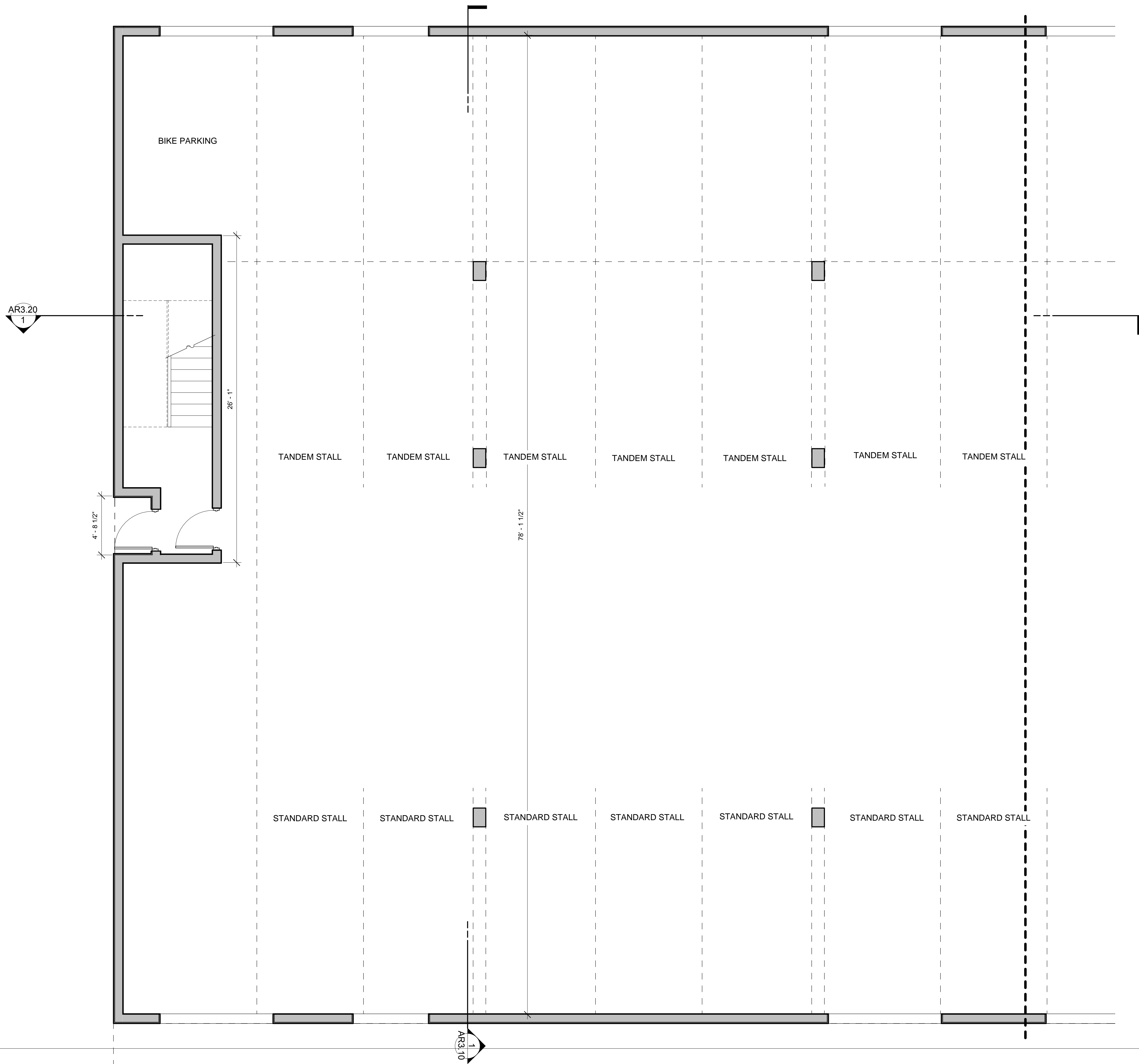
1 PROPOSED TOP OF ROOF

1/8" = 1'-0"

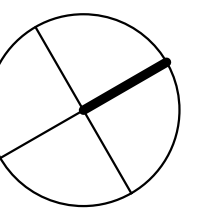
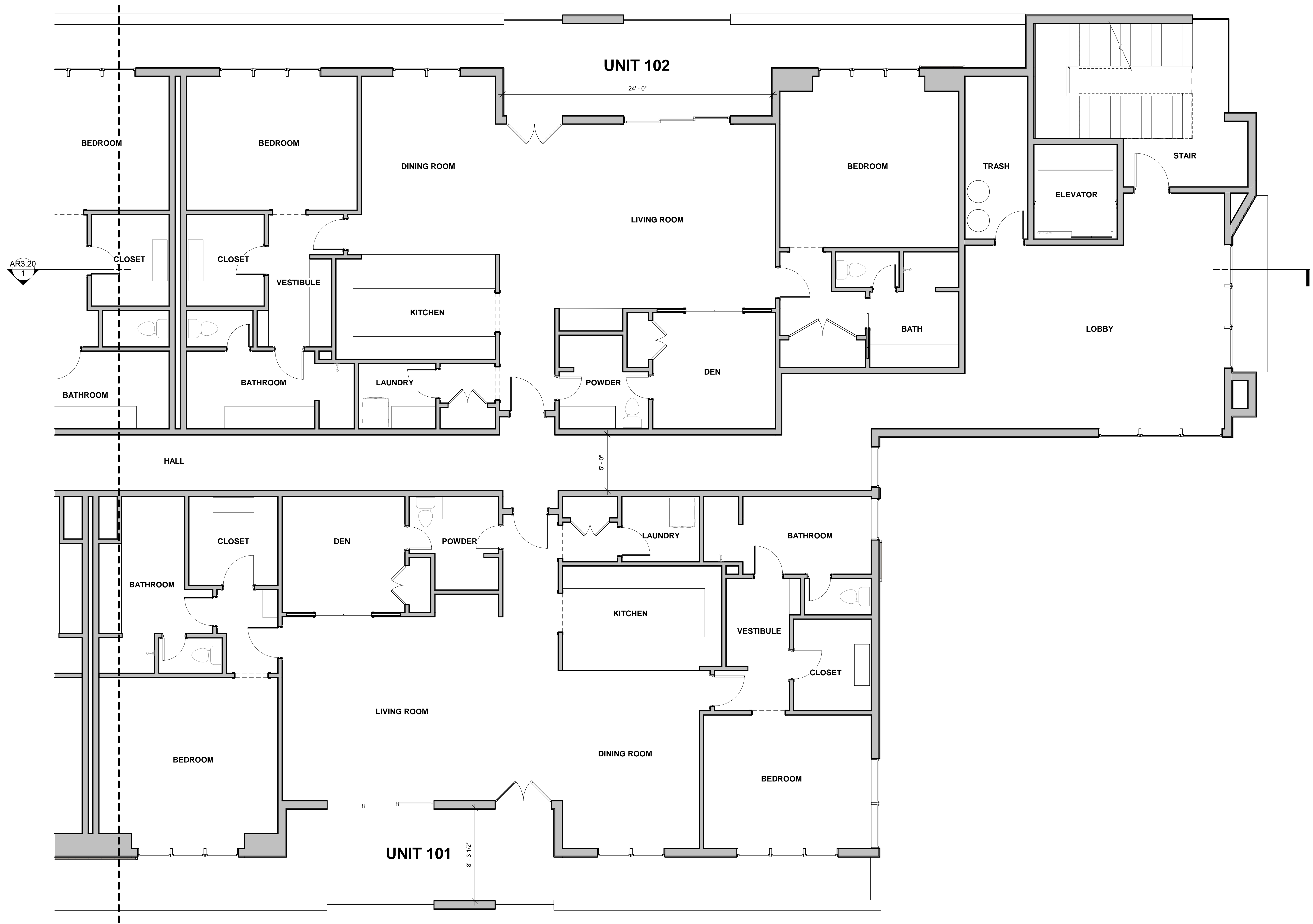
KEYNOTE LEGEND



0 2' 4' 8'



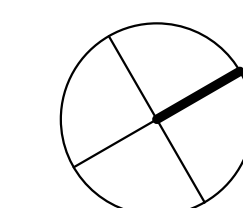
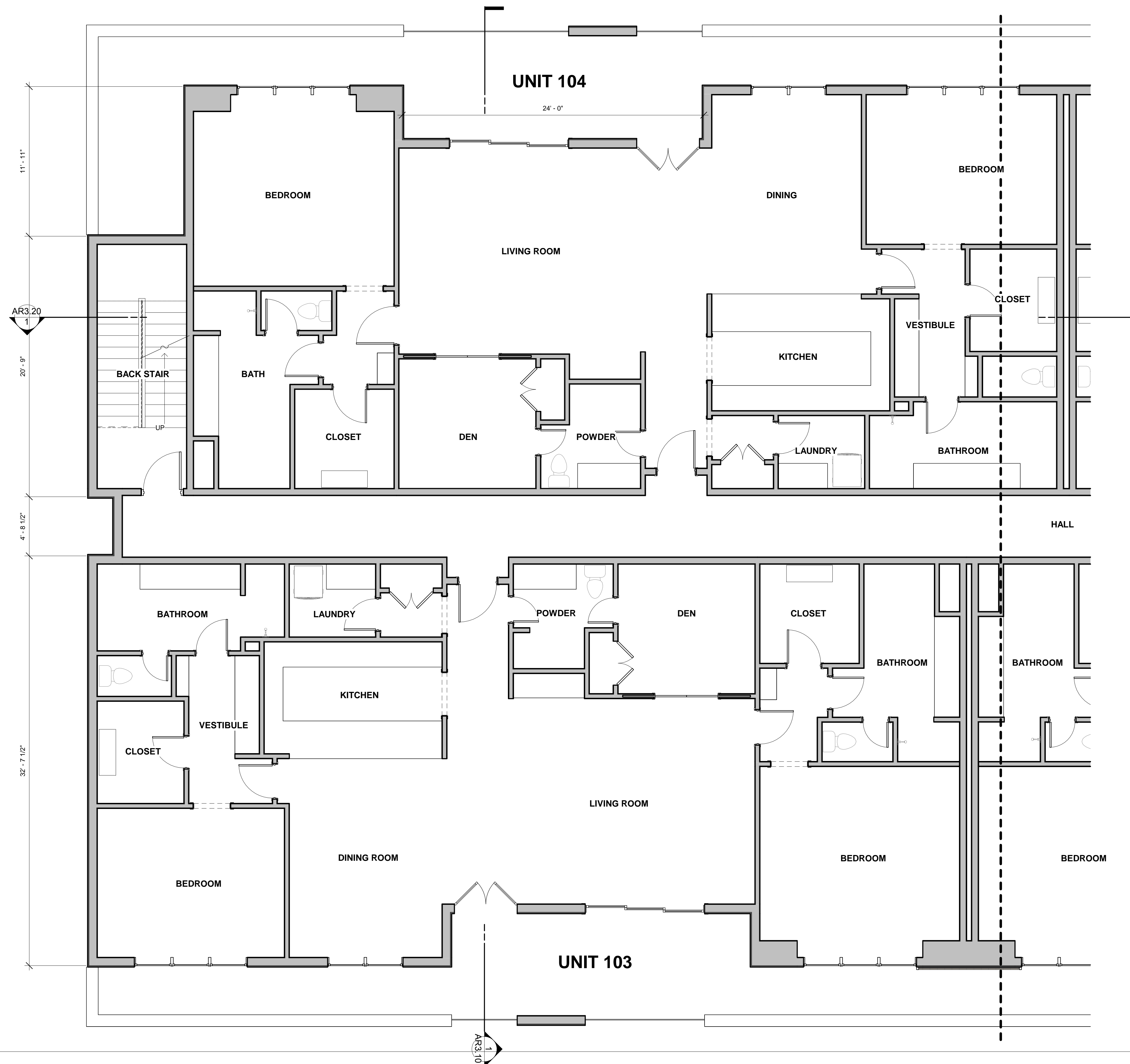
0 2' 4' 8'



0 2' 4' 8'

FLOOR RESIDENTIAL PLAN - LVL 2

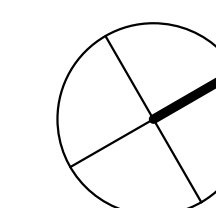
AR2.02a



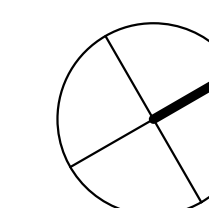
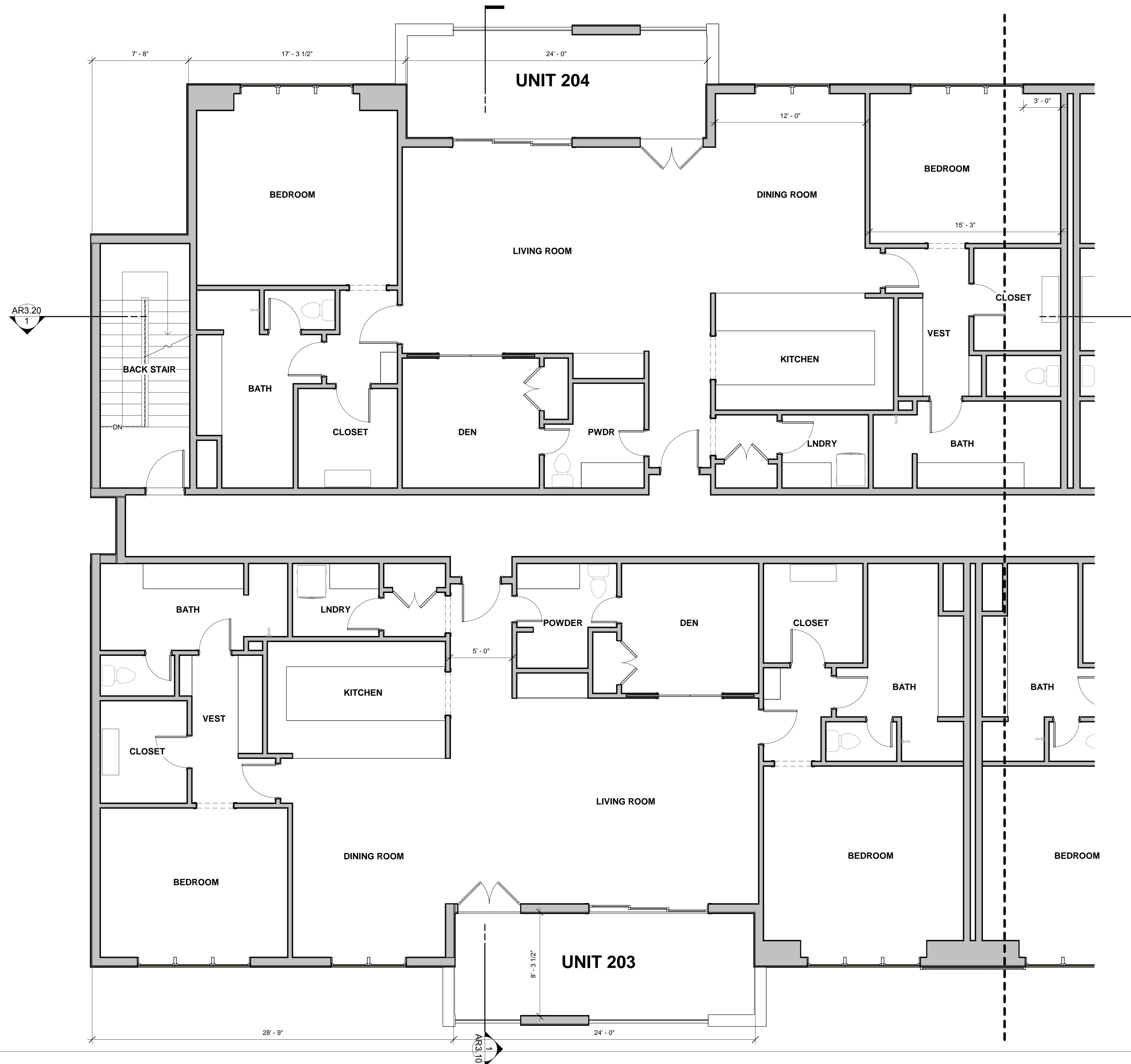
0 2' 4' 8'

FLOOR RESIDENTIAL PLAN - LVL 2

AR2.02b



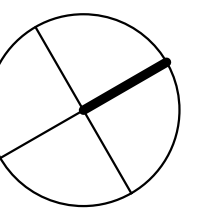
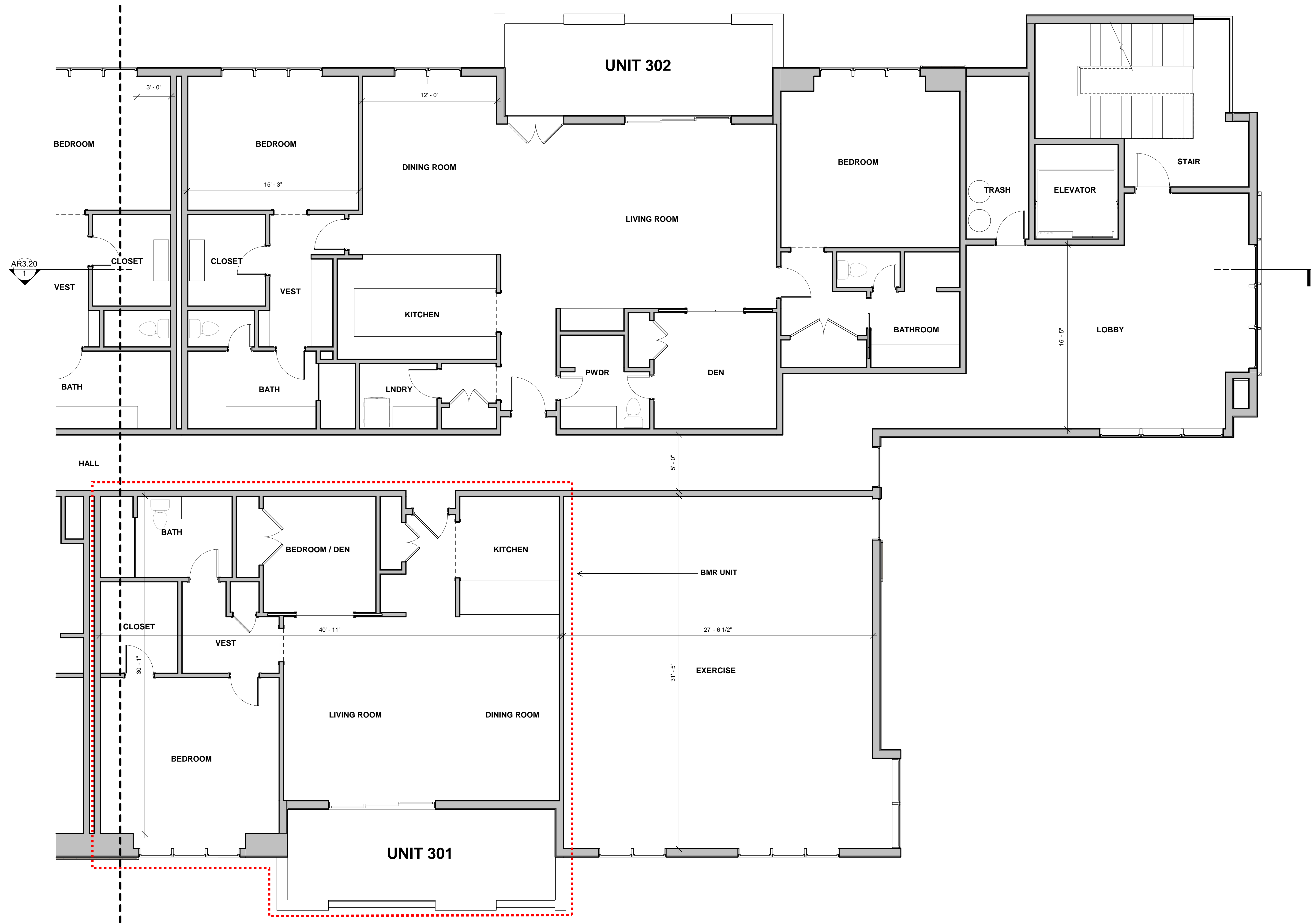
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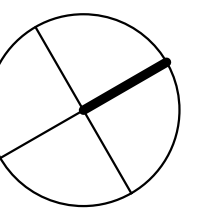
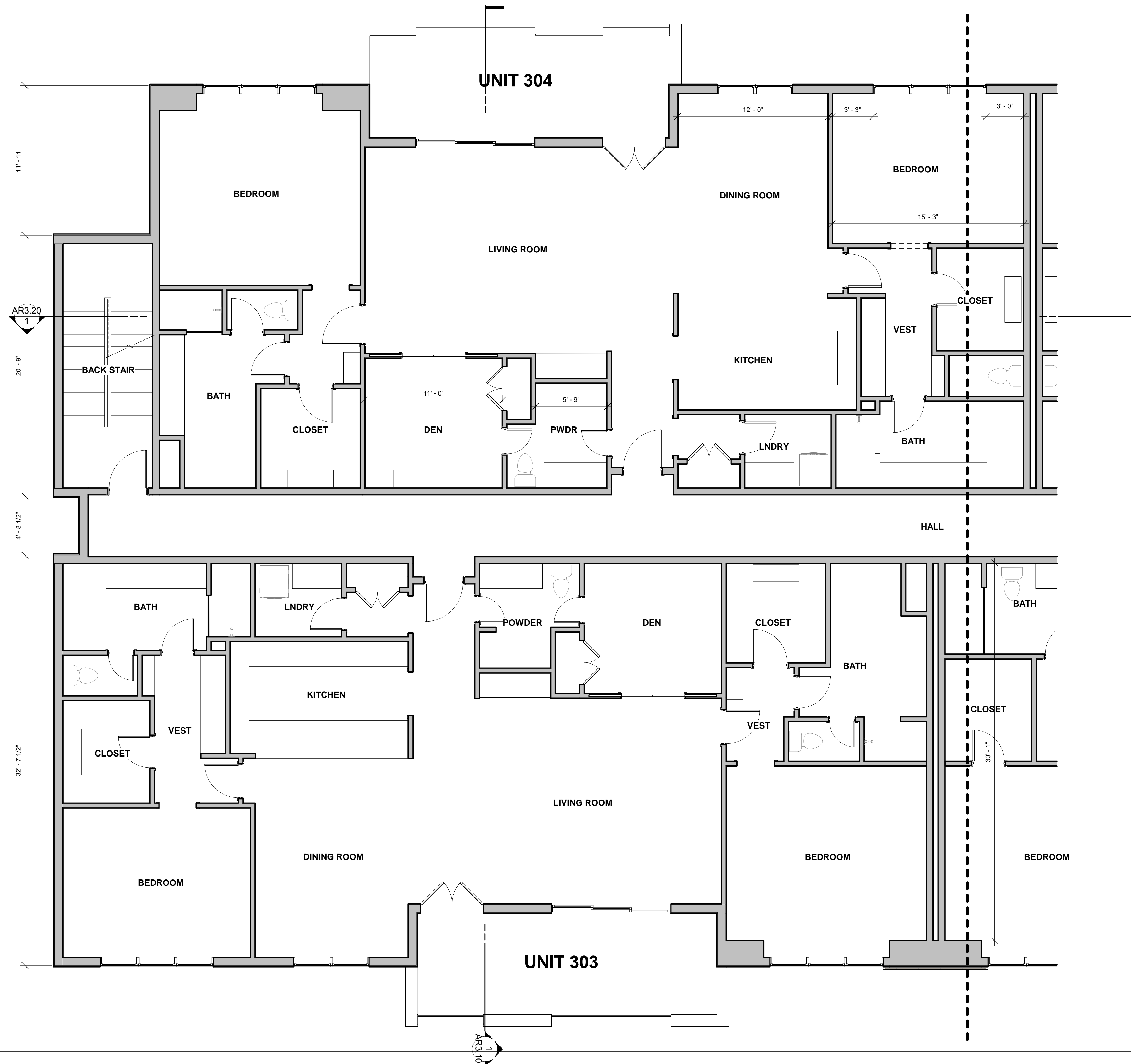
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FLOOR RESIDENTIAL PLAN - LVL 3

AR2.03b

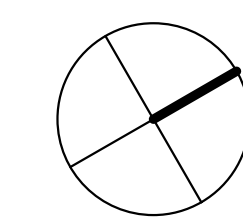


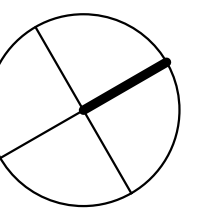
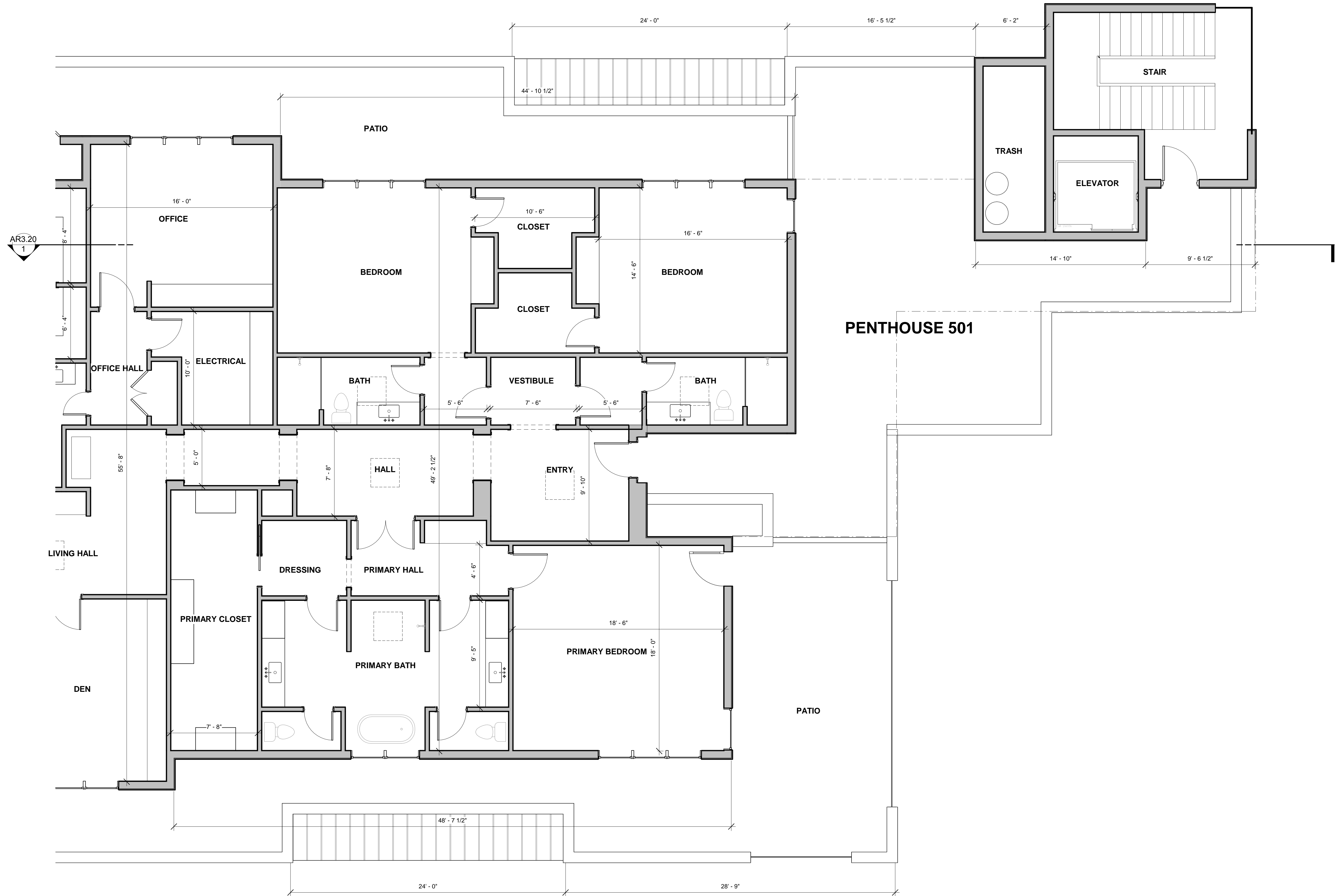
0 2' 4' 8'



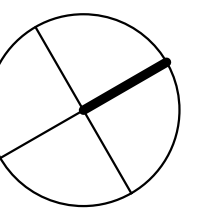
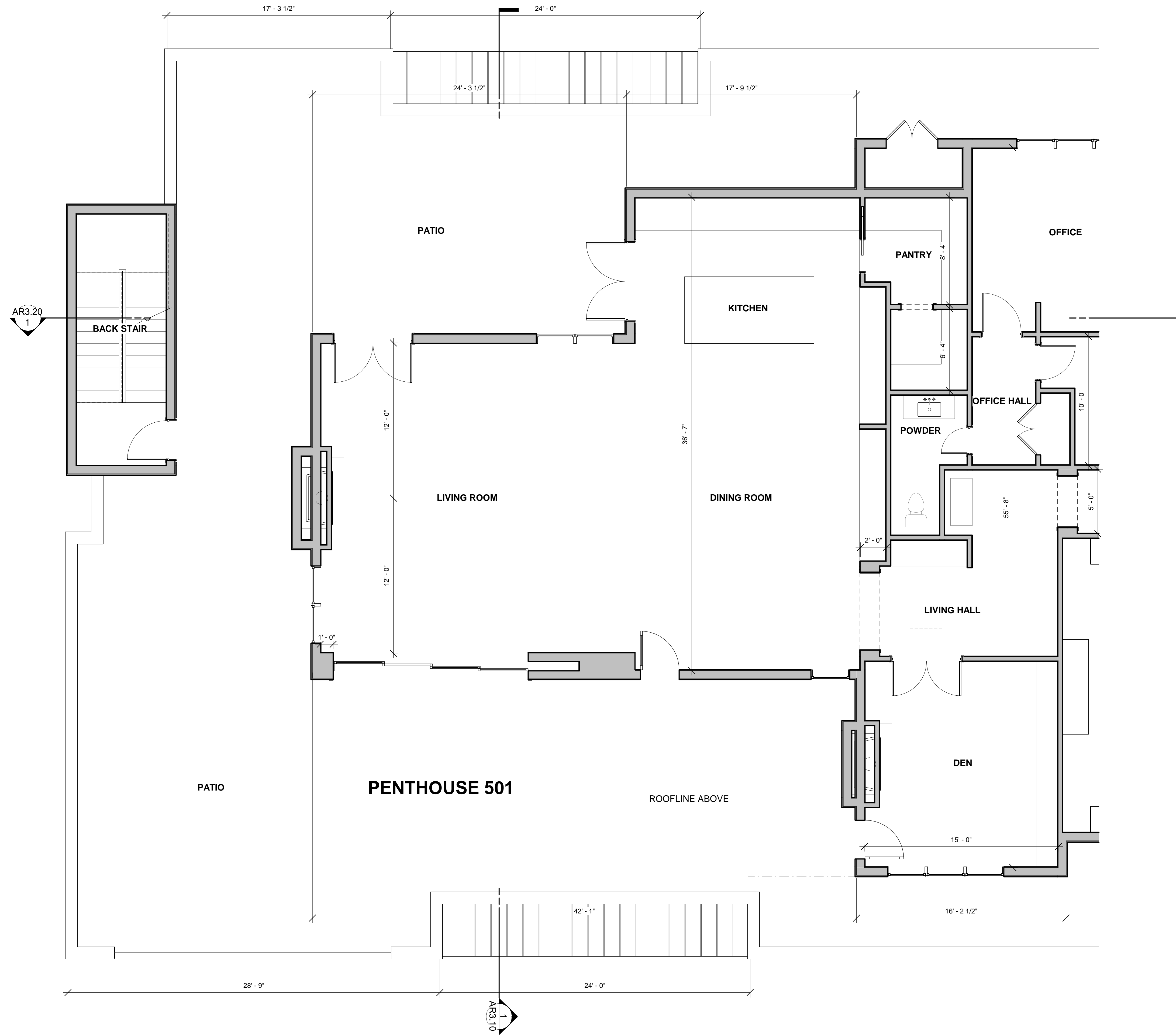
0 2' 4' 8'







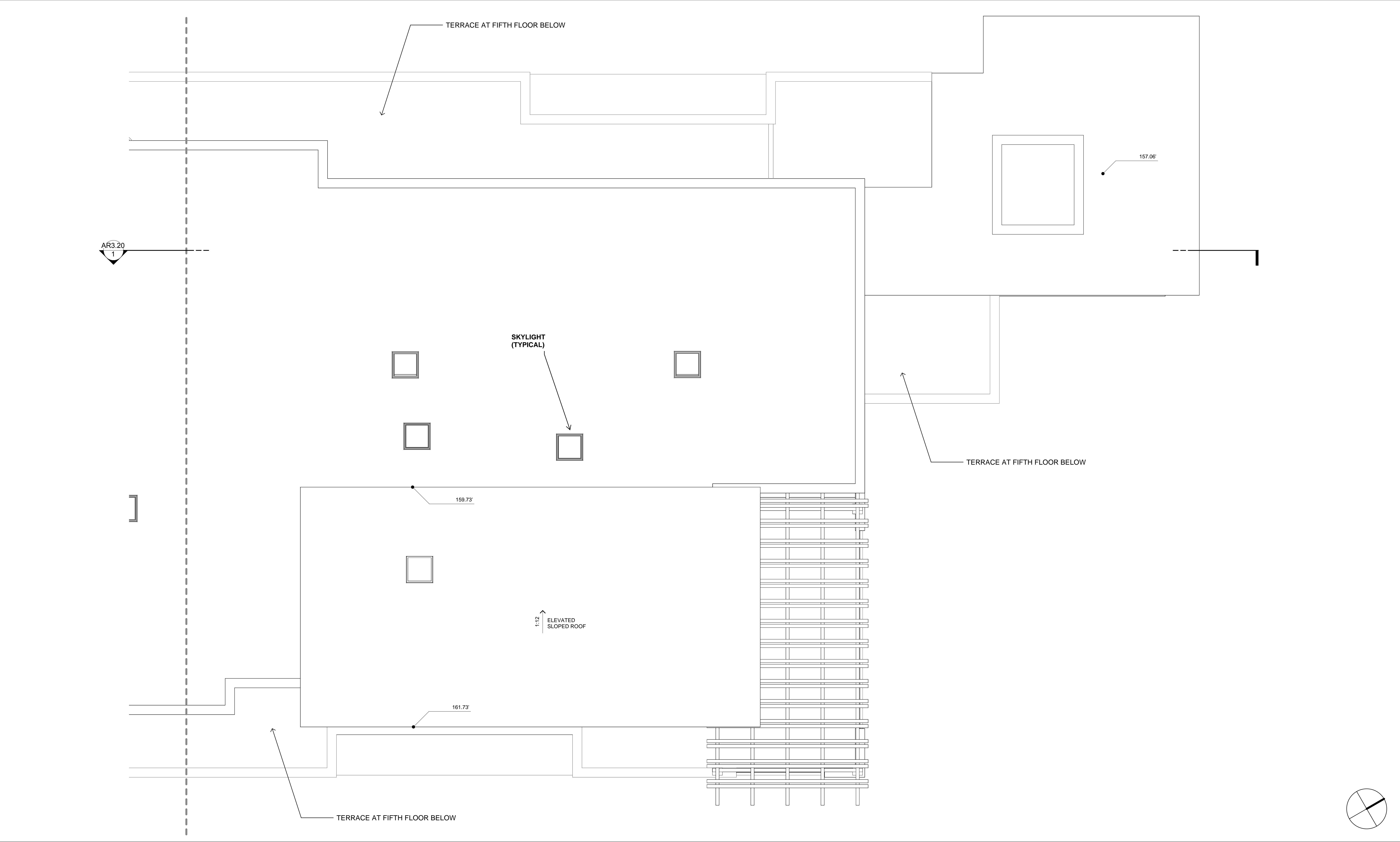
0 2' 4' 8'

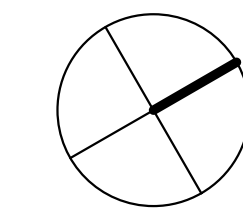
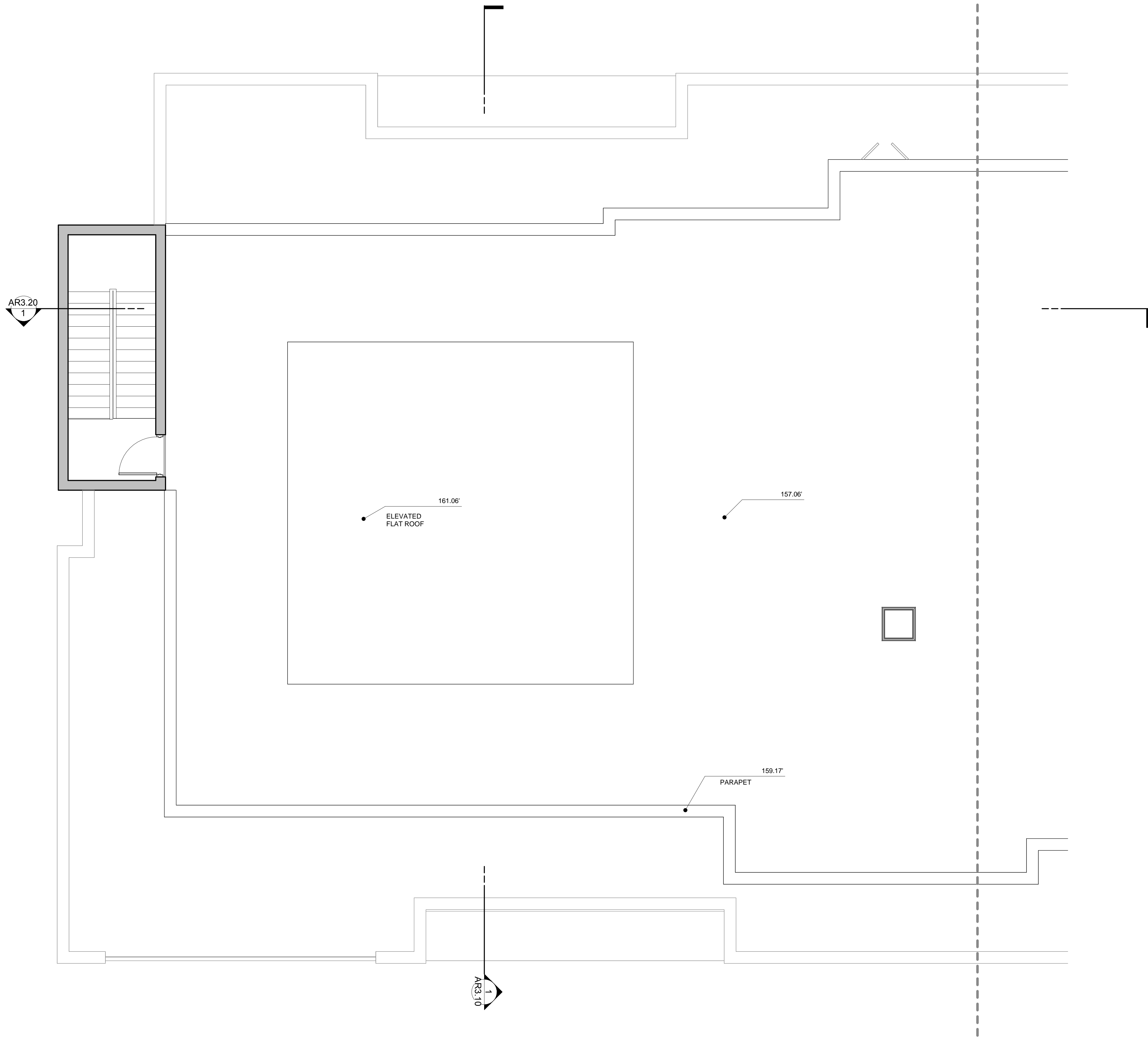


0 2' 4' 8'

FLOOR RESIDENTIAL PLAN - LVL 6

AR2.06b

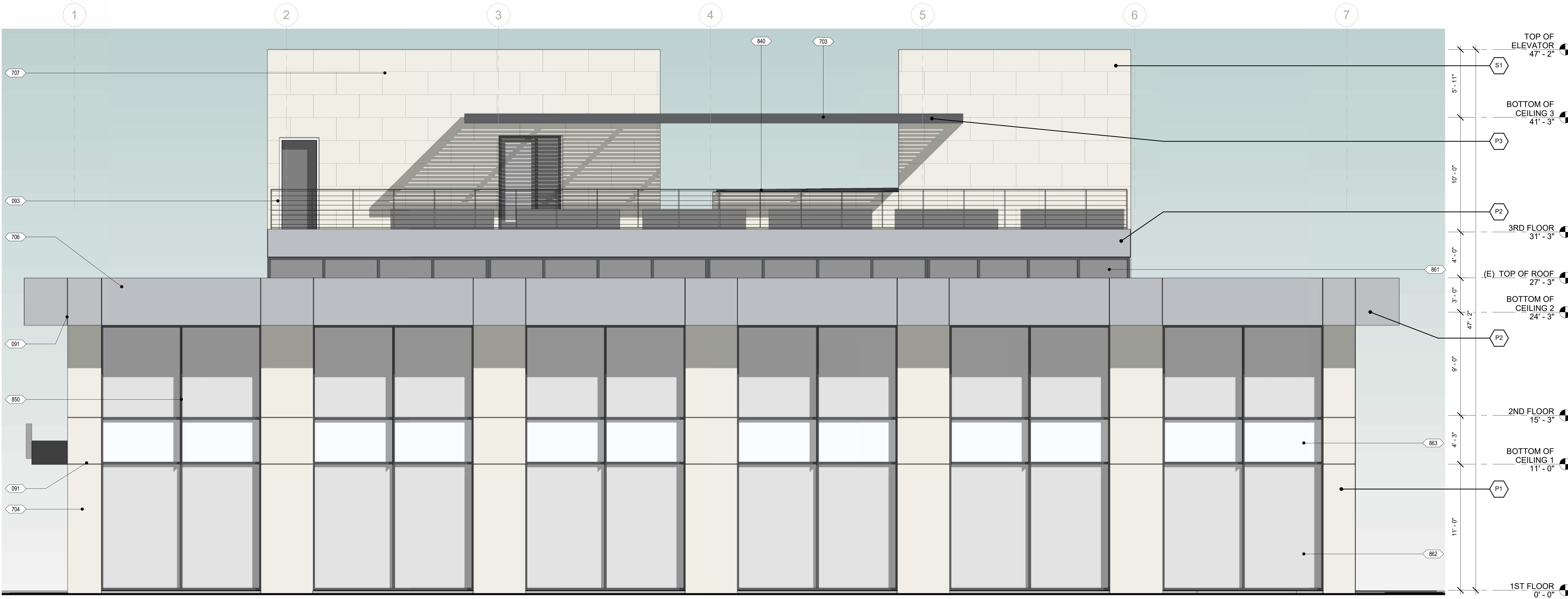




0 2' 4' 8'







1 NORTH ELEVATION (PROPOSED)

1/4" = 1'-0"

KEYNOTE TAG

- 091 REVEAL ON PLASTER FINISH - 1/2"
- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
- 703 NEW PERGOLA- 2"x2" ALUMINUM SHADE FINS SPACED AT 4.5'O.C. (>50% OPEN)
- 704 CEMENT PLASTER OVER (E) GRANITE, TYP.
- 706 CEMENT PLASTER
- 707 STONE TILES OVER (E) GRANITE, TYP.
- 840 GLASS SKYLIGHT
- 850 NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS
- 861 1" THICK LOW E IGU CLEAR GLAZING, TYP.
- 862 1" THICK LOW E SAFETY IGU CLEAR GLAZING, TYP.
- 863 SPANDREL GLAZING, TYP.

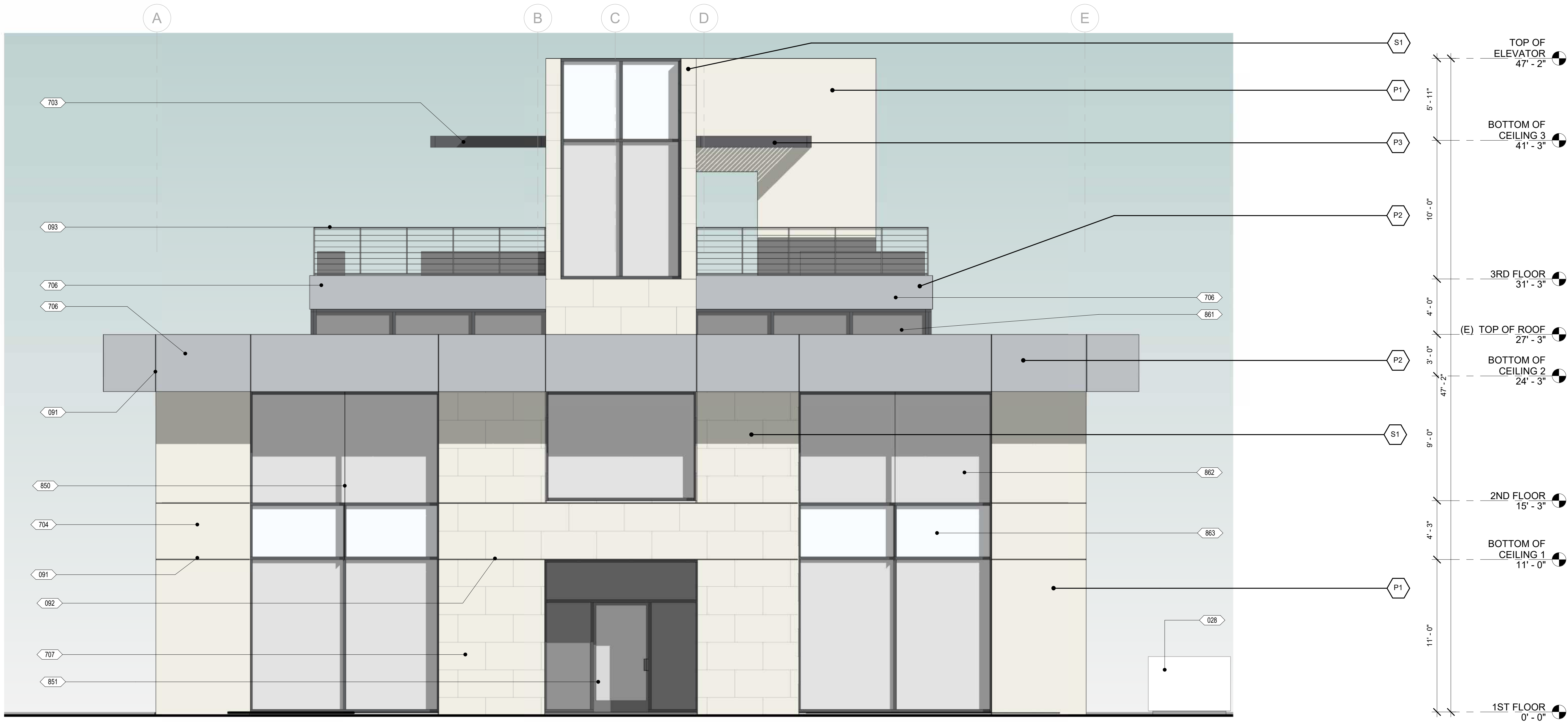
KEYNOTE LEGEND

- P1** PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH OVER EXISTING STONE.
MANUFACTURER: DUNN EDWARDS
COLOR: DEHW07 'SUGAR SWIZZLE'
- P2** PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH.
MANUFACTURER: DUNN EDWARDS
COLOR: DE6353
- P3** PAINT: RAILING, METAL PANELS, MULLIONS
MANUFACTURER: DUNN EDWARDS
COLOR: DE6357 'BLACK TIE'

MATERIAL PALETTE LEGEND

- P4** PAINT: EXTERIOR STUCCO.
MANUFACTURER: OMEGA PRODUCTS
COLOR: 1C140 'TRUE GREY'
- P5** PAINT: EXTERIOR STUCCO
MANUFACTURER: OMEGA PRODUCTS
COLOR: 1C145 'STONE AGE'
- P6** PAINT: CLAD WINDOW
MANUFACTURER: LOEWEN
COLOR: TUSCANY BROWN

- S1** LIMESTONE TILES
TEXAS WHITE
- S2** LIMESTONE TILES
SANDBLASTED TEXAS LEUDERS
- W1** 2"x 2" WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN)
MANUFACTURER: KNOTWOOD
COLOR: WESTERN RED CEDAR
- W2** FINISH: ALUMINUM 'WOOD'
MANUFACTURER: DELTA MILLWORKS
COLOR: GLADEWATER



1 WEST ELEVATION (PROPOSED)

1/4" = 1'-0"

KEYNOTE TAG

- 028 (E) ELECTRICAL TRANSFORMER
- 091 REVEAL ON PLASTER FINISH - 1/2"
- 092 REVEAL ON STONE TILES - 1/2"
- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
- 703 NEW PERGOLA- 2"x2" ALUMINUM SHADE FINS SPACED AT 4.5"O.C. (>50% OPEN)
- 704 CEMENT PLASTER OVER (E) GRANITE, TYP.
- 706 CEMENT PLASTER
- 707 STONE TILES OVER (E) GRANITE, TYP.
- 850 NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS
- 851 NEW STOREFRONT GLAZING SYSTEM
- 861 1" THICK LOW E IGU CLEAR GLAZING, TYP.
- 862 1" THICK LOW E SAFETY IGU CLEAR GLAZING, TYP.
- 863 SPANDREL GLAZING, TYP.

KEYNOTE LEGEND

P1

PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH OVER EXISTING STONE.
MANUFACTURER: DUNN EDWARDS
COLOR: DEHW07 'SUGAR SWIZZLE'

P2

PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH.
MANUFACTURER: DUNN EDWARDS
COLOR: DE6353

P3

PAINT: RAILING, METAL PANELS, MULLIONS
MANUFACTURER: DUNN EDWARDS
COLOR: DE6357 'BLACK TIE'

P4

PAINT: EXTERIOR STUCCO.
MANUFACTURER: OMEGA PRODUCTS
COLOR: 1C140 'TRUE GREY'

P5

PAINT: EXTERIOR STUCCO
MANUFACTURER: OMEGA PRODUCTS
COLOR: 1C145 'STONE AGE'

P6

PAINT: CLAD WINDOW
MANUFACTURER: LOEWEN
COLOR: TUSCANY BROWN

S1

LIMESTONE TILES
TEXAS WHITE

S2

LIMESTONE TILES
SANDBLASTED TEXAS LEUDERS

W1

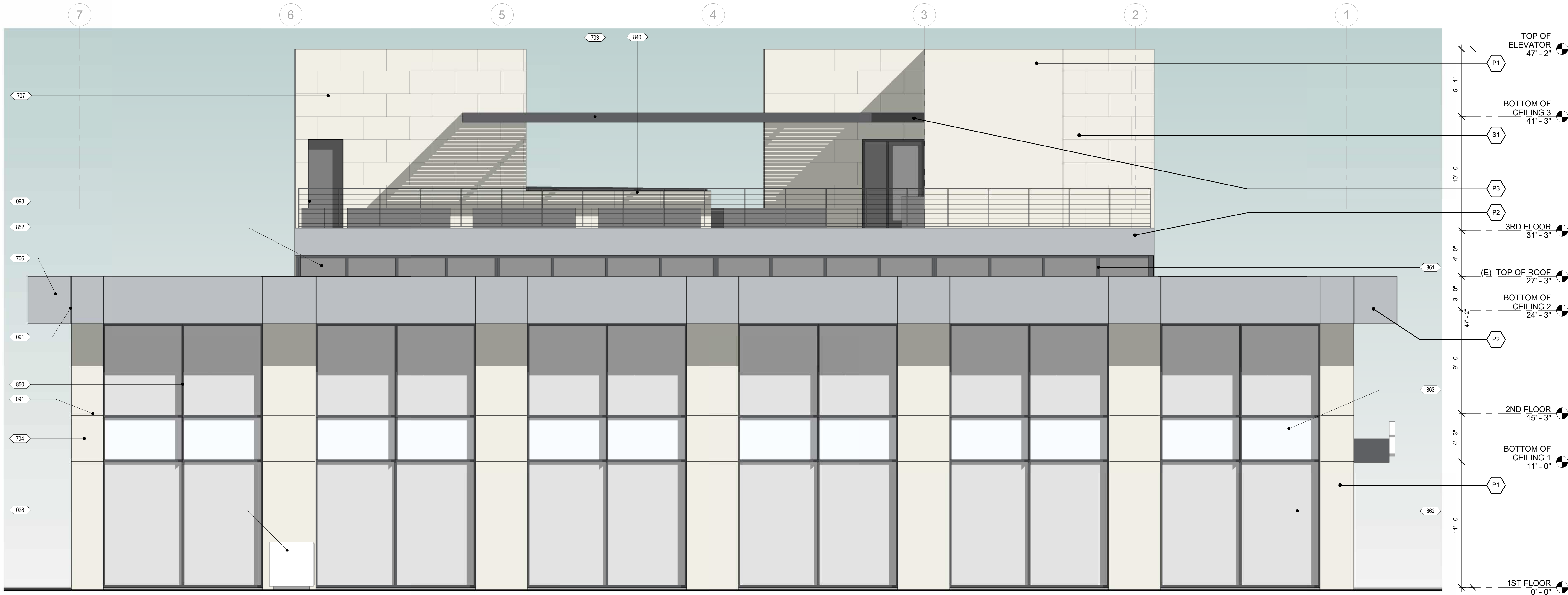
2"x 2" WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN)
MANUFACTURER: KNOTWOOD
COLOR: WESTERN RED CEDAR

W2

FINISH: ALUMINUM 'WOOD'
MANUFACTURER: DELTA MILLWORKS
COLOR: GLADEWATER

MATERIAL PALETTE LEGEND

0 2' 4' 8'



1 SOUTH ELEVATION (PROPOSED)

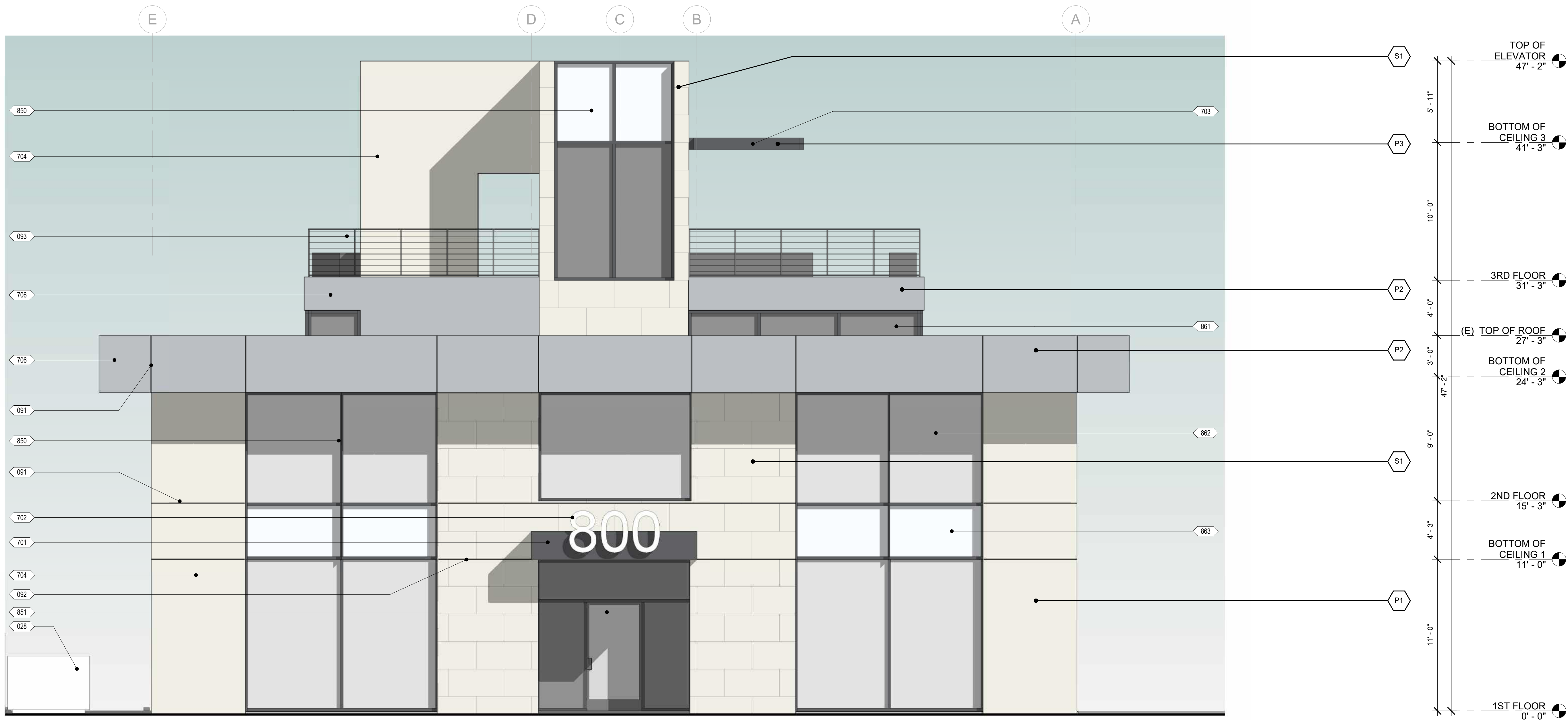
1/4" = 1'-0"

| KEYNOTE TAG | |
|-------------|-----------------------------------------------------------------------|
| 028 | (E) ELECTRICAL TRANSFORMER |
| 091 | REVEAL ON PLASTER FINISH - 1/2" |
| 093 | CABLE RAIL SYSTEM GUARDRAIL, TYP. |
| 703 | NEW PERGOLA- 2"x2" ALUMINUM SHADE FINS SPACED AT 4.5"O.C. (>50% OPEN) |
| 704 | CEMENT PLASTER OVER (E) GRANITE, TYP. |
| 706 | CEMENT PLASTER |
| 707 | STONE TILES OVER (E) GRANITE, TYP. |
| 840 | GLASS SKYLIGHT |
| 850 | NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS |
| 852 | CLERESTORY GLAZING |
| 861 | 1" THICK LOW E IGU CLEAR GLAZING, TYP. |
| 862 | 1" THICK LOW E SAFETY IGU CLEAR GLAZING, TYP. |
| 863 | SPANDREL GLAZING, TYP. |

KEYNOTE LEGEND

| | | | | | | | |
|-----------|---------------|---------------------------------------------------------------------------------|-----------|---------------|-------------------|-----------|------------------------------------------------------------------------------------------------------------------|
| P1 | PAINT: | EXTERIOR CEMENT PLASTER (PRIMARY). SMOOTH TROWEL FINISH OVER EXISTING STONE. | P4 | PAINT: | EXTERIOR STUCCO. | S1 | LIMESTONE TILES TEXAS WHITE |
| | MANUFACTURER: | DUNN EDWARDS | | MANUFACTURER: | OMEGA PRODUCTS | S2 | LIMESTONE TILES SANDBLASTED TEXAS LEUDERS |
| | COLOR: | DEHW07 'SUGAR SWIZZLE' | | COLOR: | 1C140 'TRUE GREY' | W1 | 2"x 2" WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN) MANUFACTURER: KNOTWOOD COLOR: WESTERN RED CEDAR |
| P2 | PAINT: | EXTERIOR CEMENT PLASTER (PRIMARY). SMOOTH TROWEL FINISH. | P5 | PAINT: | EXTERIOR STUCCO | W2 | FINISH: ALUMINUM 'WOOD' MANUFACTURER: DELTA MILLWORKS COLOR: GLADEWATER |
| | MANUFACTURER: | DUNN EDWARDS | | MANUFACTURER: | OMEGA PRODUCTS | | |
| | COLOR: | DE6353 | | COLOR: | 1C145 'STONE AGE' | | |
| P3 | PAINT: | RAILING, METAL PANELS, MULLIONS | P6 | PAINT: | CLAD WINDOW | | |
| | MANUFACTURER: | DUNN EDWARDS | | MANUFACTURER: | LOEWEN | | |
| | COLOR: | DE6357 'BLACK TIE' | | COLOR: | TUSCANY BROWN | | |

MATERIAL PALETTE LEGEND



1 EAST ELEVATION (PROPOSED)

1/4" = 1'-0"

KEYNOTE TAG

- 028 (E) ELECTRICAL TRANSFORMER
- 091 REVEAL ON PLASTER FINISH - 1/2"
- 092 REVEAL ON STONE TILES - 1/2"
- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
- 701 METAL PANEL AWNING
- 702 AWNING-MOUNTED SIGNAGE
- 703 NEW PERGOLA- 2"x2" ALUMINUM SHADE FINS SPACED AT 4.5"O.C. (>50% OPEN)
- 704 CEMENT PLASTER OVER (E) GRANITE, TYP.
- 706 CEMENT PLASTER
- 850 NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS
- 851 NEW STOREFRONT GLAZING SYSTEM
- 861 1" THICK LOW E IGU CLEAR GLAZING, TYP.
- 862 1" THICK LOW E SAFETY IGU CLEAR GLAZING, TYP.
- 863 SPANDREL GLAZING, TYP.

KEYNOTE LEGEND

P1

- PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH OVER EXISTING STONE.
- MANUFACTURER: DUNN EDWARDS
- COLOR: DEHW07 'SUGAR SWIZZLE'

P2

- PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH.
- MANUFACTURER: DUNN EDWARDS
- COLOR: DE6353

P3

- PAINT: RAILING, METAL PANELS, MULLIONS
- MANUFACTURER: DUNN EDWARDS
- COLOR: DE6357 'BLACK TIE'

P4

- PAINT: EXTERIOR STUCCO.
- MANUFACTURER: OMEGA PRODUCTS
- COLOR: 1C140 'TRUE GREY'

P5

- PAINT: EXTERIOR STUCCO
- MANUFACTURER: OMEGA PRODUCTS
- COLOR: 1C145 'STONE AGE'

P6

- PAINT: CLAD WINDOW
- MANUFACTURER: LOEWEN
- COLOR: TUSCANY BROWN

S1

- LIMESTONE TILES
- TEXAS WHITE

S2

- LIMESTONE TILES
- SANDBLASTED TEXAS LEUDERS

W1

- 2"x 2" WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN)
- MANUFACTURER: KNOTWOOD
- COLOR: WESTERN RED CEDAR

W2

- FINISH: ALUMINUM 'WOOD'
- MANUFACTURER: DELTA MILLWORKS
- COLOR: GLADEWATER

800 OAK GROVE / 1221 CRANE
Menlo Park, CA

December 23, 2025

PROPOSED OFFICE BUILDING ELEVATION - EAST

AO3.05





TYPICAL EXTERIOR MATERIALS:

ALUMINUM TRELLIS

TEMP. GLASS GUARDRAIL

STOREFRONT
GLASS SYSTEM
AT STAIR

LOUVERED METAL
SCREEN

156.17'
07_ T.O. PLATE

144.83'
06_ T.O. 5TH FLOOR

133.50'
05_ T.O. 4TH FLOOR

122.17'
04_ T.O. 3RD FLOOR

110.83'
03_ T.O. 2ND FLOOR

99.50'
02_ T.O. PODIUM

87.50'
01_ FINISHED GRADE

0 2' 4' 8'

156.17'
07_T.O. PLATE

144.83'
06_T.O. 5TH FLOOR

133.50'
05_T.O. 4TH FLOOR

122.17'
04_T.O. 3RD FLOOR

110.83'
03_T.O. 2ND FLOOR

99.50'
02_T.O. PODIUM

87.50'
01_FINISHED GRADE



0 2' 4' 8'





0 2' 4' 8'

• 156.17'
07_ T.O. PLATE

• 144.83'
06_ T.O. 5TH FLOOR

• 133.50'
05_ T.O. 4TH FLOOR

• 122.17'
04_ T.O. 3RD FLOOR

• 110.83'
03_ T.O. 2ND FLOOR

• 99.50'
02_ T.O. PODIUM

• 87.50'
01_ FINISHED GRADE



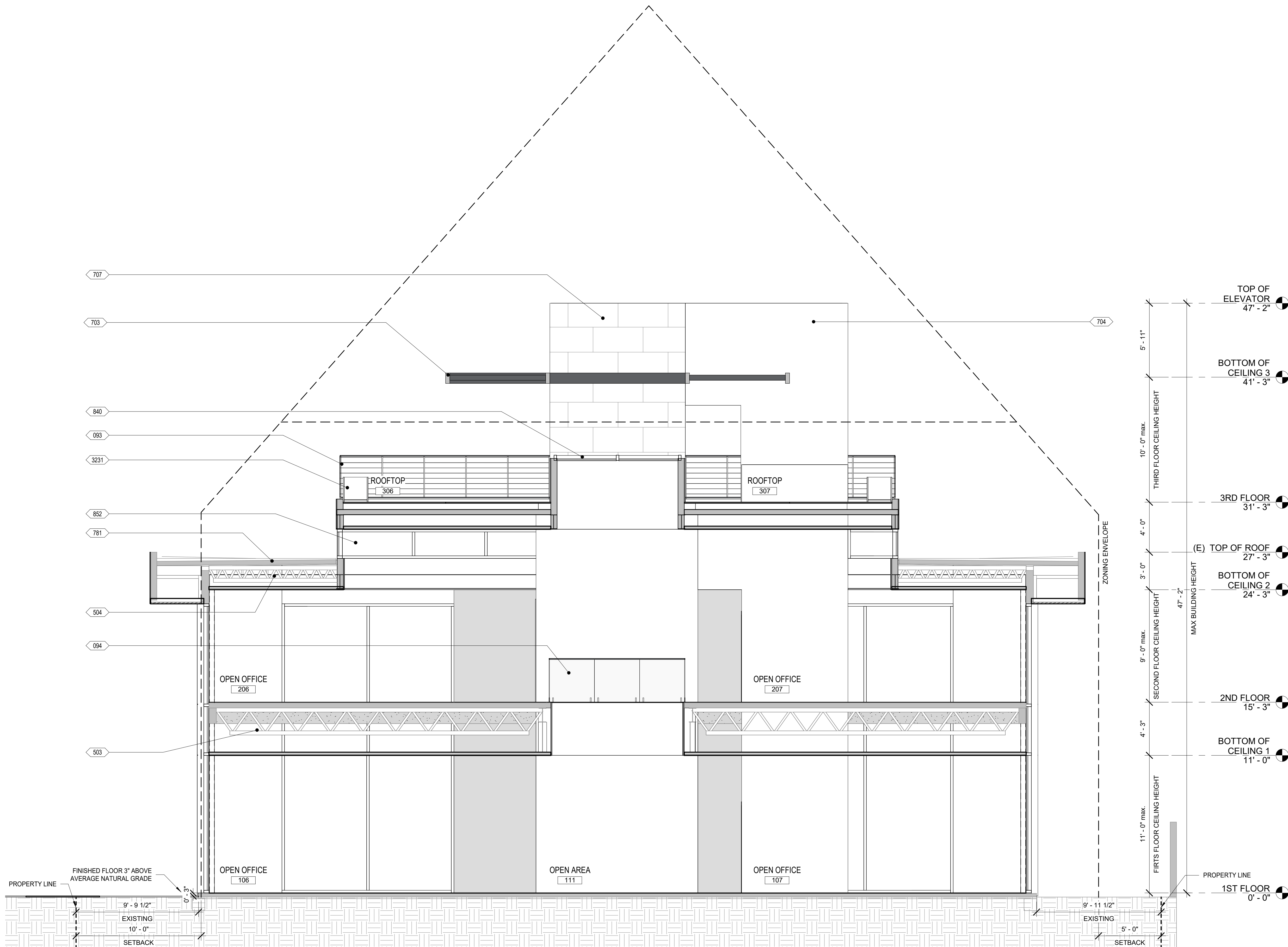
0 2' 4' 8'



0 2' 4' 8'

PROPOSED RESIDENTIAL BUILDING ELEVATION - EAST

AR3.06b



- KEYNOTE TAG
- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
 - 094 GLASS SYSTEM GUARDRAIL
 - 503 (E) FLOOR STRUCTURE
 - 504 (E) ROOF STRUCTURE
 - 703 NEW PERGOLA- 2"X2" ALUMINUM SHADE FINS SPACED AT 4.5"O.C. (>50% OPEN)
 - 704 CEMENT PLASTER OVER (E) GRANITE, TYP.
 - 707 STONE TILES OVER (E) GRANITE, TYP.
 - 781 (E) PLYWOOD ROOF W/ RIGID INSULATION
 - 840 GLASS SKYLIGHT
 - 852 CLERESTORY GLAZING
 - 3231 PREFABRICATED PLANTER

1 BUILDING SECTION

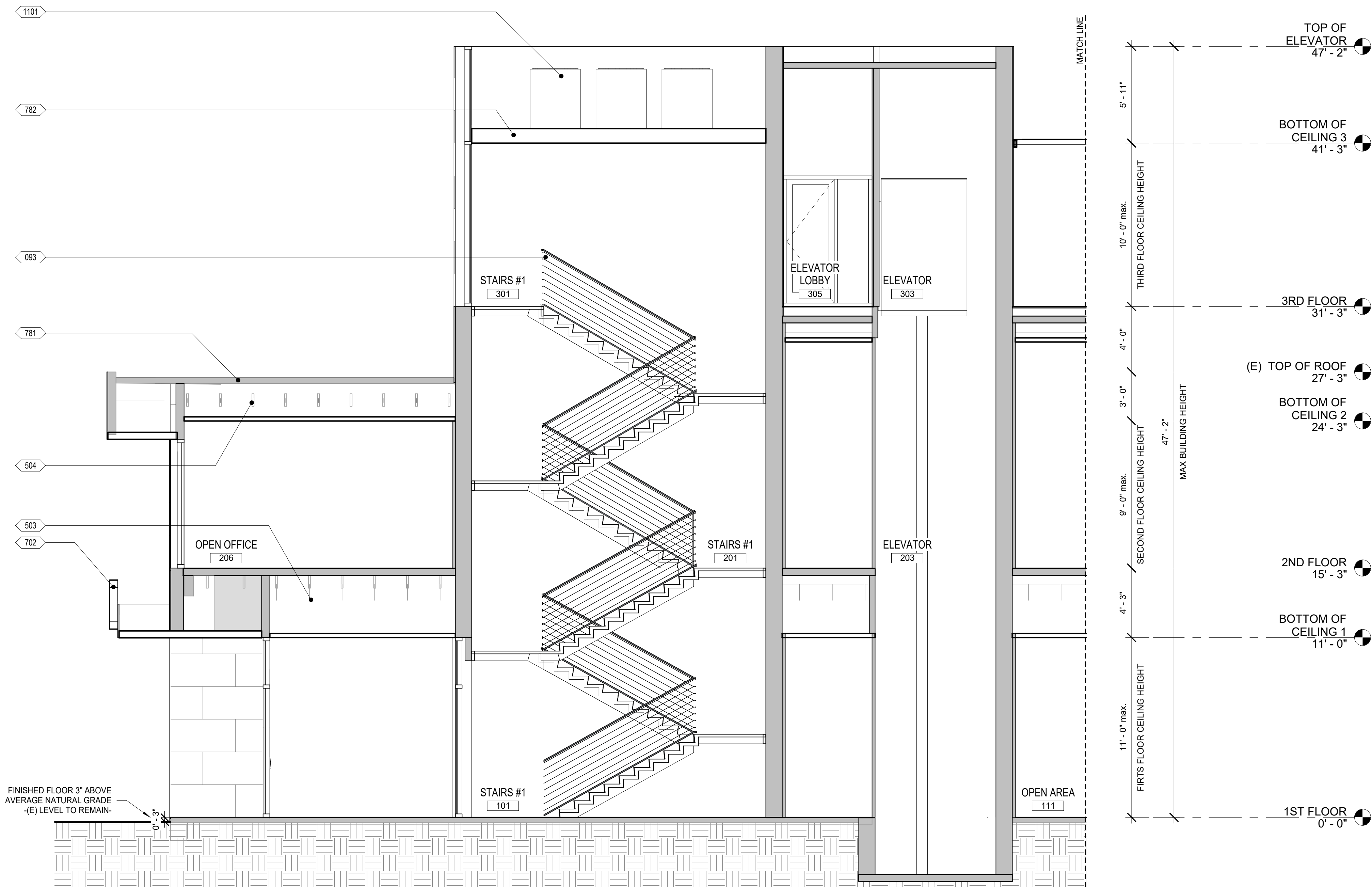
1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'

PROPOSED OFFICE BLDG BLDG SECTION

AO3.10



FINISHED FLOOR 3" ABOVE
AVERAGE NATURAL GRADE
-(E) LEVEL TO REMAIN

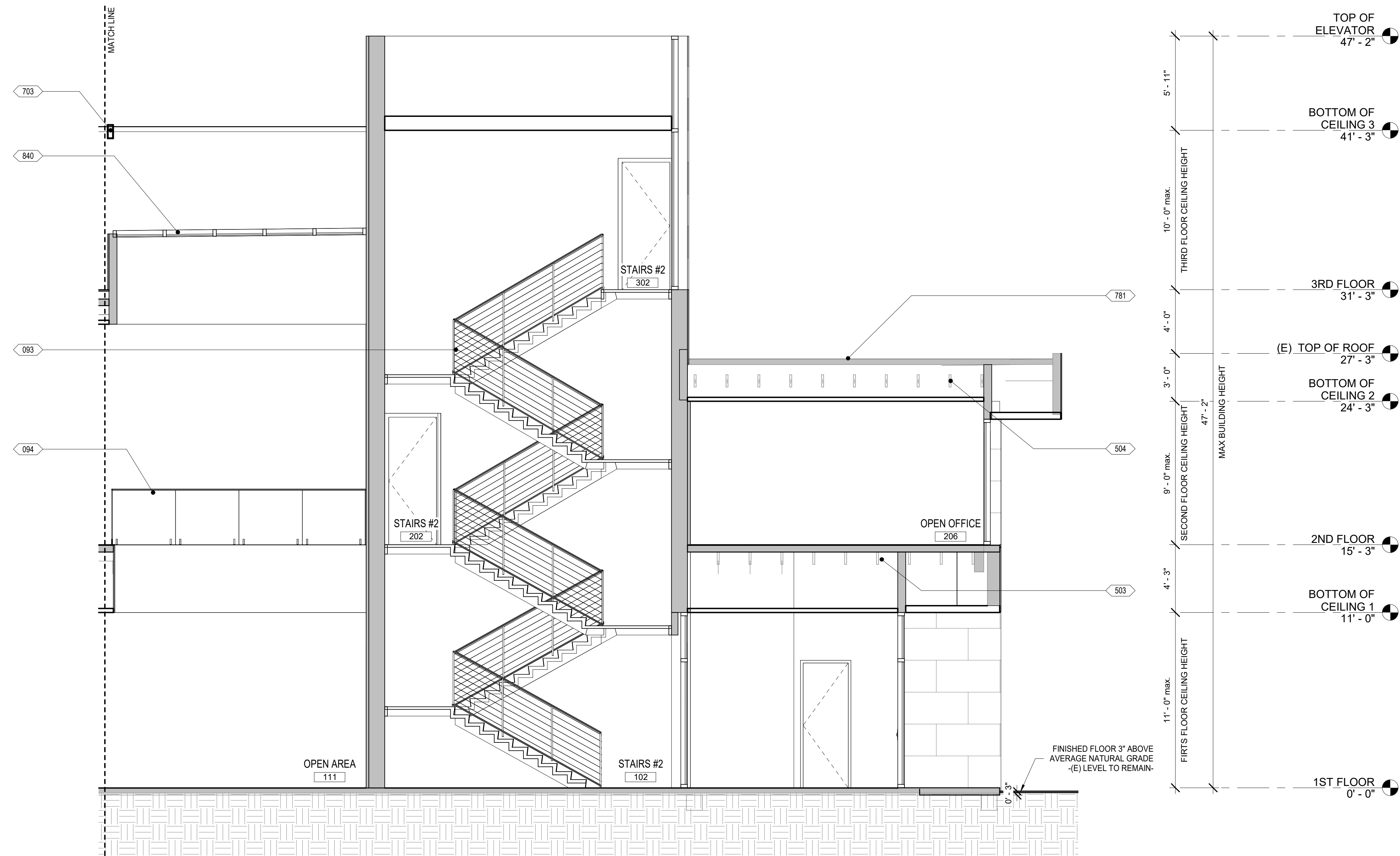
- KEYNOTE TAG
- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
 - 503 (E) FLOOR STRUCTURE
 - 504 (E) ROOF STRUCTURE
 - 702 AWNING-MOUNTED SIGNAGE
 - 781 (E) PLYWOOD ROOF W/ RIGID INSULATION
 - 782 RIGID INSULATION ABOVE CONCRETE PAN-DECK
 - 1101 VRF UNITS

1 BUILDING SECTION

1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'



- KEYNOTE TAG
- 093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
 - 094 GLASS SYSTEM GUARDRAIL
 - 503 (E) FLOOR STRUCTURE
 - 504 (E) ROOF STRUCTURE
 - 703 NEW PERGOLA- 2"X2" ALUMINUM SHADE FINS SPACED AT 4.5"O.C. (>50% OPEN)
 - 781 (E) PLYWOOD ROOF W/ RIGID INSULATION
 - 840 GLASS SKYLIGHT

1 BUILDING SECTION

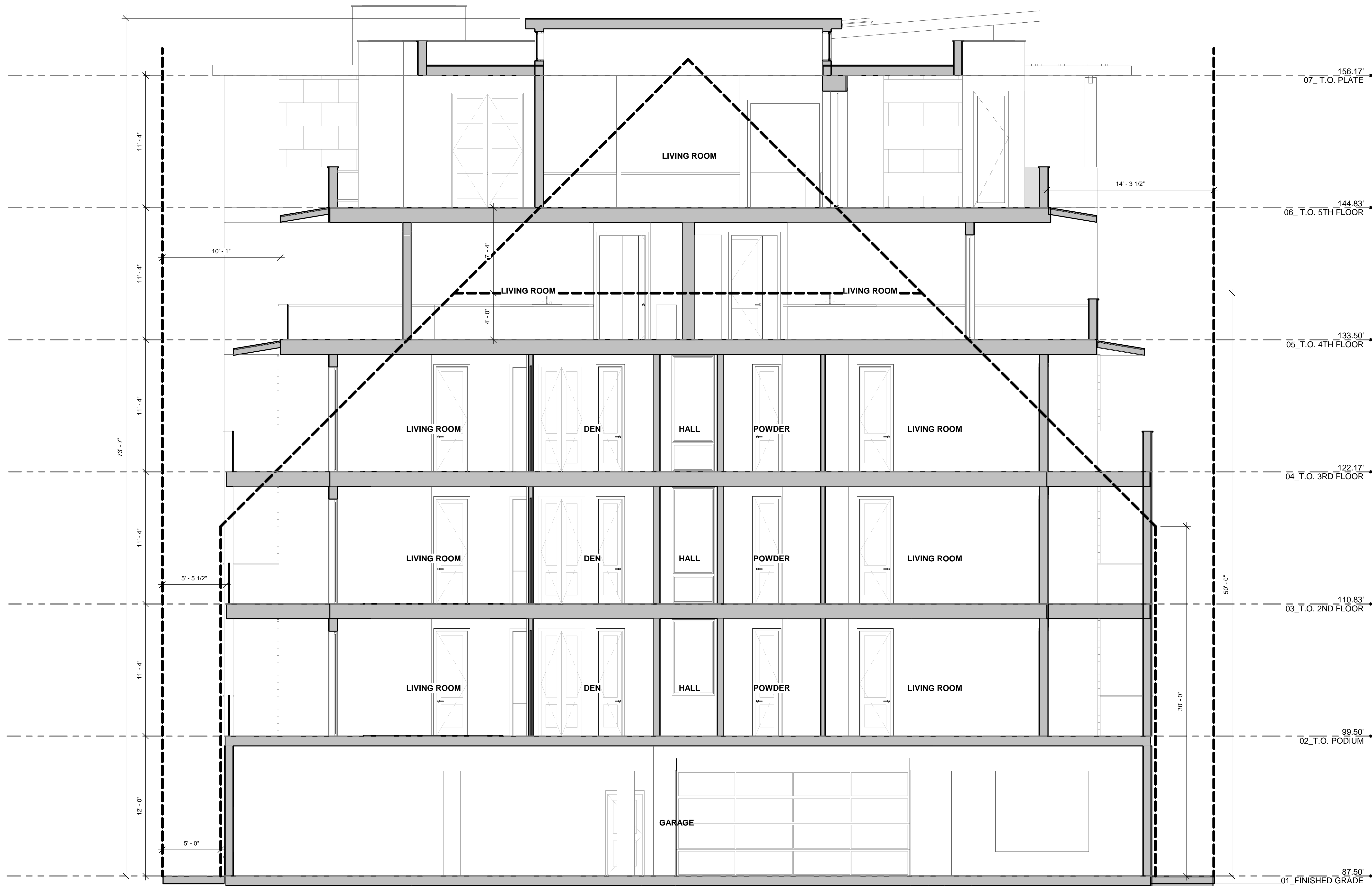
1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'

PROPOSED OFFICE BLDG BLDG SECTION

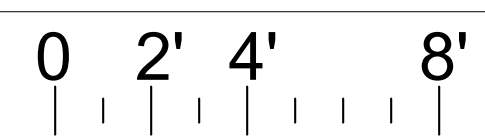
AO3.20b



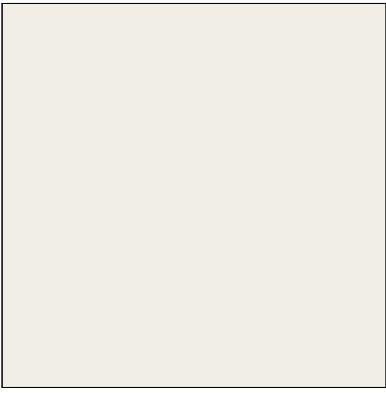
0 2' 4' 8'



0 2' 4' 8'



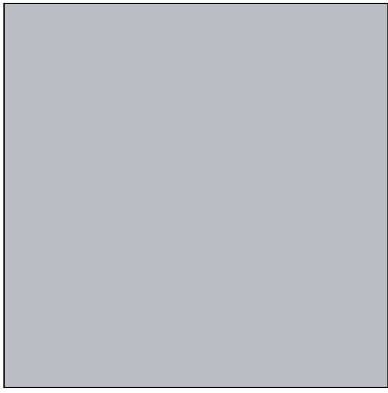
P1



Exterior Cement Plaster (primary)
Smooth trowel finish over existing stone

Dunn Edwards
DEHW07
Sugar Swizzle


P2



Exterior Cement Plaster (primary)
Smooth trowel finish

Dunn Edwards
DE6353
Silver Lined


P3



Railing, Metal Panels, Mullions


Dunn Edwards
DE6357
Black Tie

S1



Limestone Tiles
Texas White

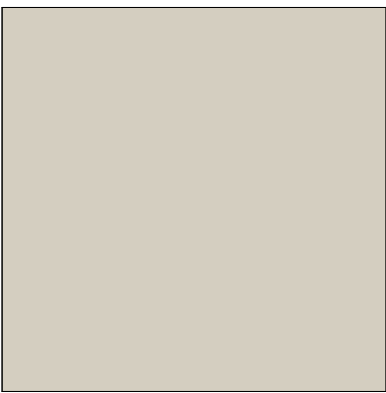
W1



2" x 2" Shade Louvers
Spaced at 3" clear (>50% open)

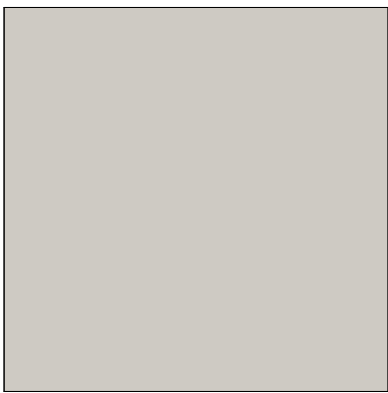
Knotwood
Western Red Cedar

P4



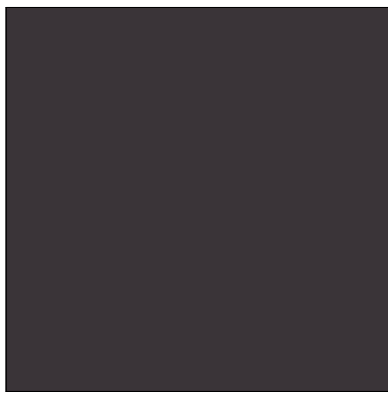
Exterior Stucco
Omega Products
1C145
True Grey

P5




Exterior Stucco
Omega Products
1C145
Stone Age

P6




Clad Window
Loewen
Tuscany Brown

S2



Limestone Tiles
Sandblasted Texas Leuders

W2



Aluminum 'wood'
Delta Millworks
Gladewater

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

P1

PAIN:

EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH OVER EXISTING STONE.

MANUFACTURER:

DUNN EDWARDS

COLOR:

DEHW07 'SUGAR SWIZZLE'

P2

PAIN:

EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH.

MANUFACTURER:

DUNN EDWARDS

COLOR:

DE6353

P3

PAIN:

RAILING, METAL PANELS, MULLIONS

MANUFACTURER:

DUNN EDWARDS

COLOR:

DE6357 'BLACK TIE'

P4

PAIN:

EXTERIOR STUCCO.

MANUFACTURER:

OMEGA PRODUCTS

COLOR:

1C140 'TRUE GREY'

P5

PAIN:

EXTERIOR STUCCO

MANUFACTURER:

OMEGA PRODUCTS

COLOR:

1C145 'STONE AGE'

P6

PAIN:

CLAD WINDOW

MANUFACTURER:

LOEWEN

COLOR:

TUSCANY BROWN

S1

LIMESTONE TILES

TEXAS WHITE

S2

LIMESTONE TILES

SANDBLASTED TEXAS LEUDERS

W1

2" x 2" WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN)

MANUFACTURER:

KNOTWOOD

COLOR:

WESTERN RED CEDAR

W2

FINISH:

ALUMINUM 'WOOD'

MANUFACTURER:

DELTA MILLWORKS

COLOR:

GLADEWATER

MATERIAL PALETTE LEGEND

ST

P

PRINCE STREET PARTNERS

P

Pacific Peninsula Group

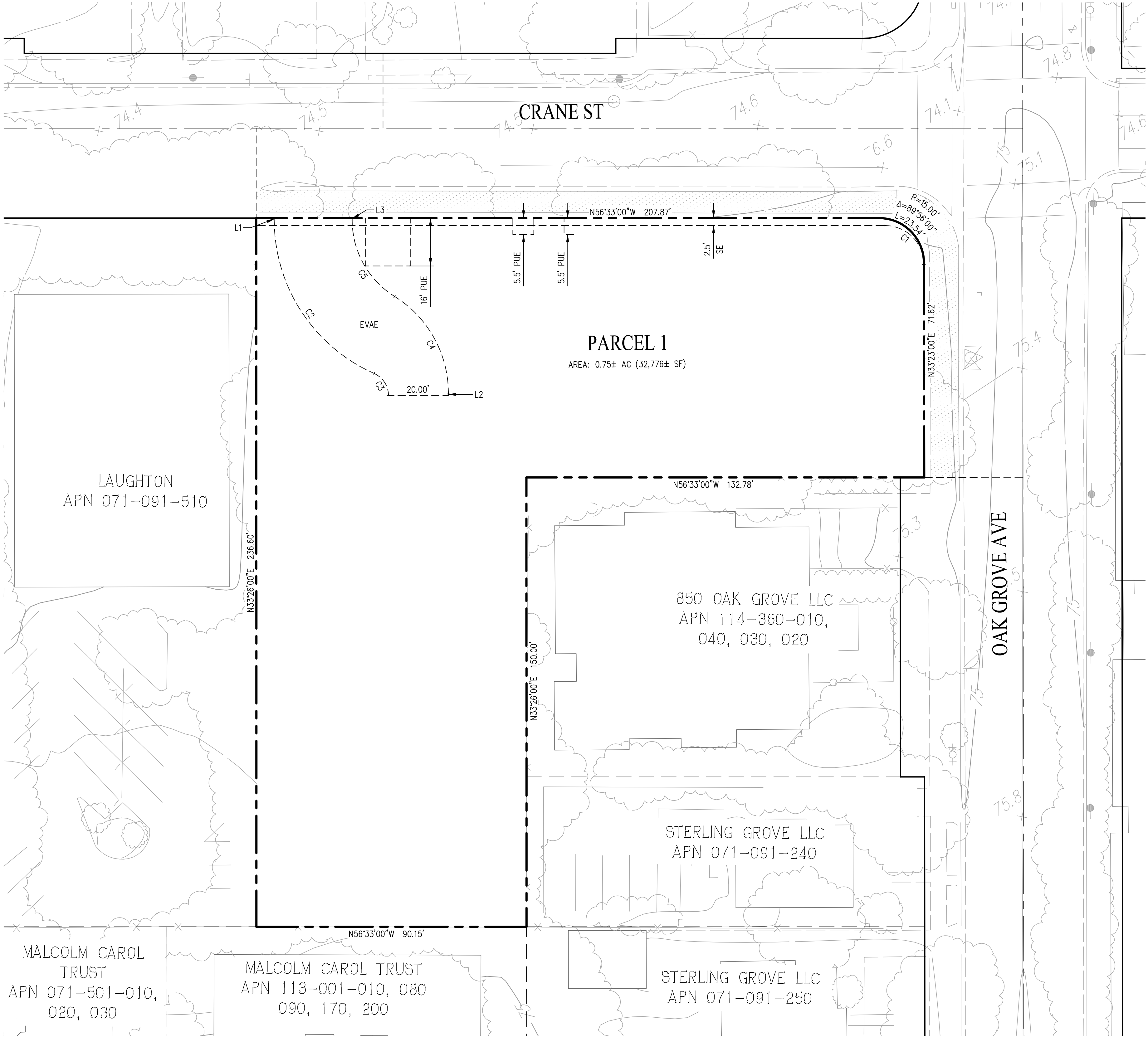
800 OAK GROVE / 1221 CRANE

Menlo Park, CA

December 23, 2025

MATERIAL & COLOR BOARD

AO3.30



| CURVE TABLE | | | |
|-------------|--------|-----------|--------|
| NO | RADIUS | DELTA | LENGTH |
| C1 | 13.00' | 89°56'00" | 20.41' |
| C2 | 56.00' | 66°10'14" | 64.67' |
| C3 | 8.00' | 66°10'14" | 9.24' |
| C4 | 38.00' | 58°10'35" | 38.58' |
| C5 | 30.00' | 58°10'35" | 30.46' |

| LINE TABLE | | |
|------------|-------------|--------|
| NO | BEARING | LENGTH |
| L1 | N33°27'00"E | 0.68' |
| L2 | N33°27'00"E | 0.77' |
| L3 | N33°27'00"E | 0.68' |

GENERAL NOTES

1.

ASSESSOR'S PARCEL NO.:

071-091-520
2.

ADDRESS:

800 OAK GROVE AVENUE
3.

SITE AREA:

TOTAL: 0.75 AC±
4.

CONTOUR INTERVAL:

1 FOOT (EXISTING)
5.

EXISTING PARCEL:

1
6.

PROPOSED PARCEL:

1
7.

DWELLING UNITS:

15 UNITS
8.

SITE DENSITY:

TOTAL: 19.94 DU/AC (GROSS SITE AREA)
9.

EXISTING LAND USE:

CO - COMMERCIAL OFFICE
- PROPOSED LAND USE:

SP-ECR-D (DA) - OFFICE/RESIDENTIAL
10.

ZONING:

SP-ECR-D
11.

BUILDING COVERAGE:

0.75 AC / .45 AC = 60%
12.

PROPOSED SETBACKS:

FRONT BUILDING: 10' MIN
SIDE: 5' MIN
REAR: 10' MIN
13.

EXISTING STRUCTURES:

ALL EXISTING BUILDINGS AND PAVEMENT WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED.
14.

EXISTING UTILITIES:

EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY TO REMOVED AS NOTED.
15.

TREES:

STREET TREES WILL BE INSTALLED PER THE CITY OF MENLO PARK STANDARDS. SEE LANDSCAPE PLANS. ALL EXISTING TREES ON SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON SHEET TM-2.
16.

PRIVATE UTILITIES:

PROPOSED ONSITE STORM DRAIN, SEWER, AND WATER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
17.

LANDSCAPING:

ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
18.

FLOOD ZONE:

ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP PANEL 06081C038E CREATED OCTOBER 16, 2012.
19.

WELLS ONSITE:

NONE
20.

UTILITIES:

CALWATER
WEST BAY SANITATION DISTRICT
CITY OF MENLO PARK
PG&E
PG&E
21.

GRADING:

PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
22.

EROSION CONTROL:

EROSION CONTROL WILL BE PREPARED FOR CITY STANDARDS AND ABAG RECOMMENDATIONS.
23.

BENCHMARK:

CITY OF MENLO PARK BENCHMARK NO. UU110" BRASS DISC SET IN BUILDING FOUNDATION, STAMPED "UU110" AT THE NORTHWEST CORNER OF THE INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE. BENCHMARK ELEVATION: 73.85' (NAVD 88).
24.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG OAK GROVE AVENUE SHOWN HEREON, THE BEARING BEING N33°23'00"E PER RECORD OF SURVEY (54 MAPS 25).
25.

EASEMENTS:

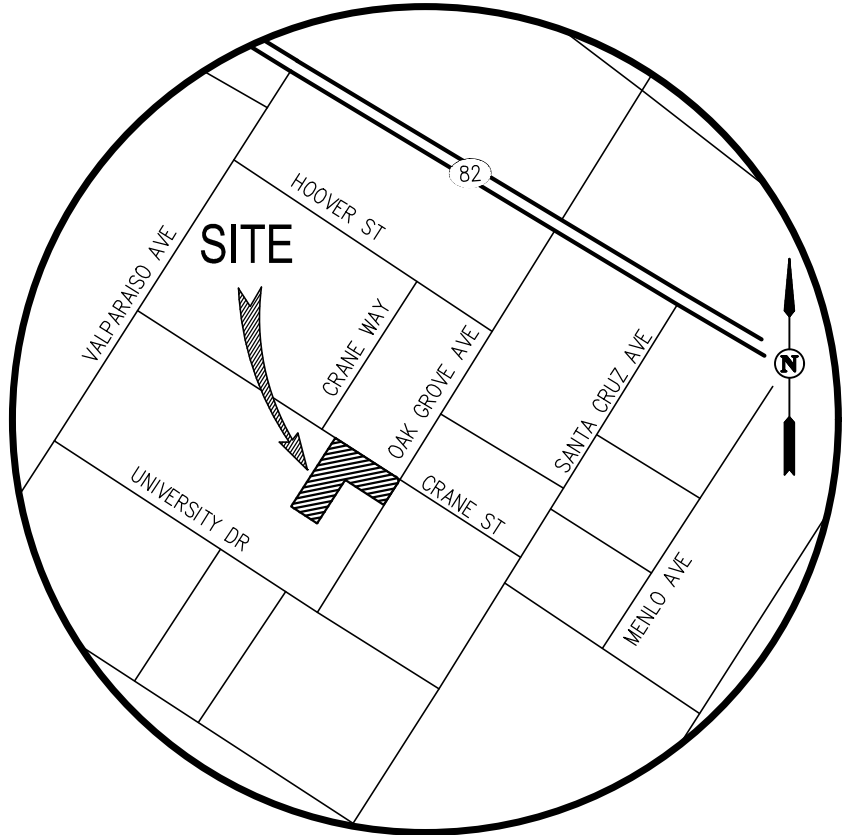
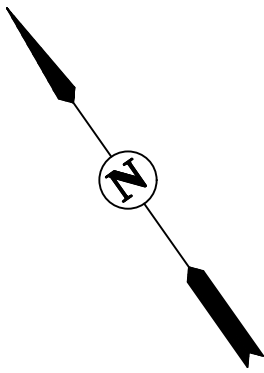
PARCEL 1 IS TO INCLUDE THE FOLLOWING PUBLIC AND PRIVATE EASEMENTS TO SERVE ONSITE PRIVATE AND PUBLIC FACILITIES AND PROVIDE GRANT ACCESS AS NOTED: EVAE, SE & PUE EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN.
26.

MAPPING:

A FINAL MAP FOR CONDOMINIUM PURPOSES WILL BE FILED AND RECORDED.
25.

CONDOMINIUM MAP:

A CONDOMINIUM PLAN WILL BE RECORDED FOR PARCEL 1. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 15 RESIDENTIAL CONDOMINIUM UNITS FOR PARCEL 1.



VICINITY MAP
NOT TO SCALE

CONTACTS

- OWNER/DEVELOPER:

PRINCE STREET PARTNERS
556 SANTA CRUZ AVE, STE 301
MENLO PARK, CA 94025
(650)-815-6969
CHASE RAPP
- CIVIL ENGINEER:

CARLSON, BARBEE, & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925)-866-0322
RYAN HANSEN, P.E.
- ARCHITECTURE:

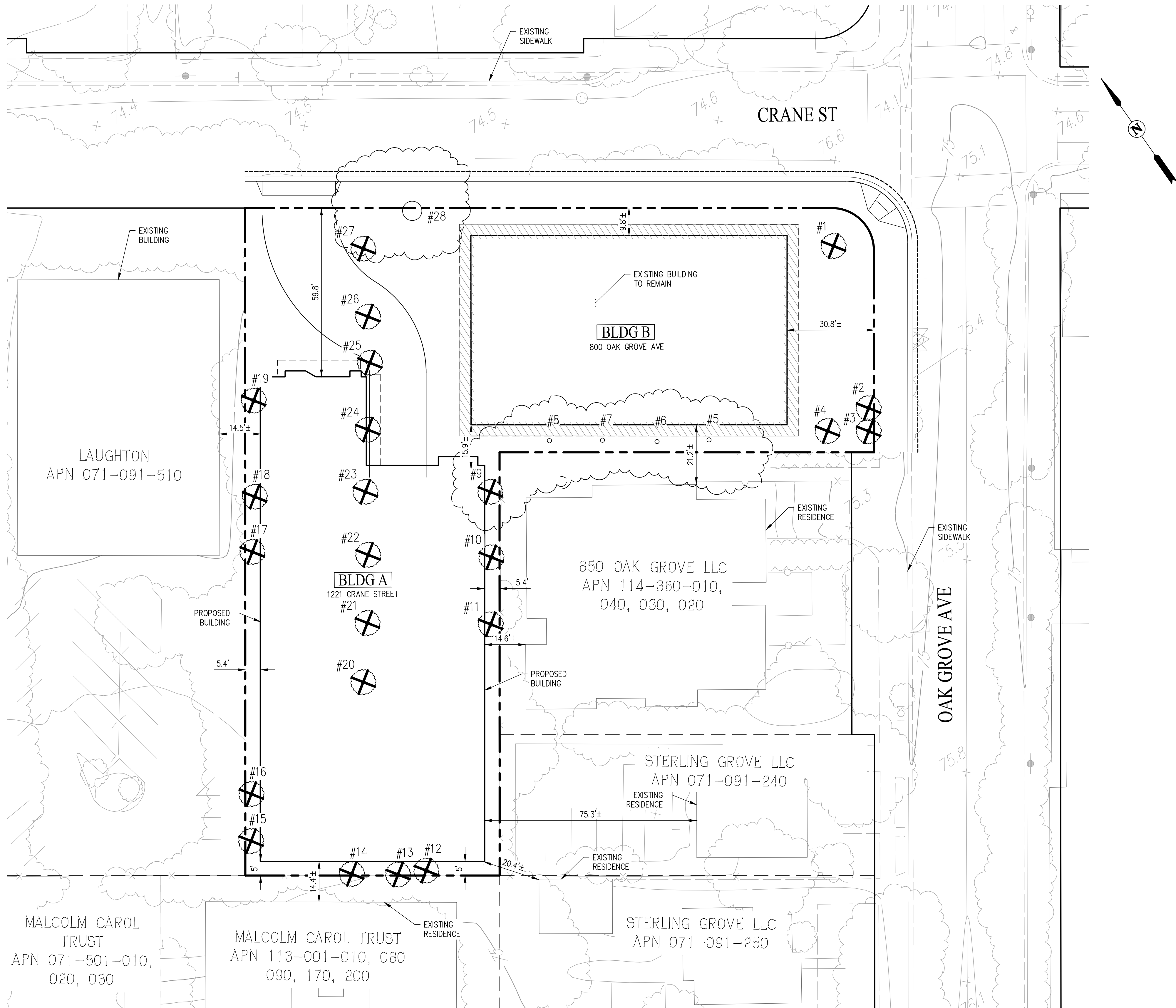
PRINCE STREET PARTNERS
556 SANTA CRUZ AVE, STE 301
MENLO PARK, CA 94025
(510)-507-1234
ROB ZIRKLE
- LANDSCAPE:

CREO LANDSCAPE ARCHITECTURE
466 GEARY ST
SAN FRANCISCO, CA 94102
(415)-688-2506
TODD LANSING

LEGEND

| | |
|--|-----------------------------------------|
| | SUBDIVISION BOUNDARY |
| | RIGHT OF WAY |
| | TOP OF BANK |
| | EASEMENT LINE |
| | ASSESSOR'S PARCEL NUMBER |
| | EMERGENCY VEHICLE ACCESS EASEMENT |
| | EXISTING |
| | PROPOSED |
| | PUE PUBLIC UTILITY EASEMENT |
| | PSSE PRIVATE SANITARY SEWER EASEMENT |
| | PUE PUBLIC UTILITY EASEMENT |
| | PWLE PRIVATE WATER LINE EASEMENT |
| | R/W RIGHT-OF-WAY |
| | SE SIDEWALK EASEMENT |

| SHEET SET | |
|-----------|-------------------------------------------------------|
| SHEET NO. | SHEET TITLE |
| TM-1 | VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES |
| TM-2 | AERIAL PLAN |
| TM-3 | EXISTING CONDITIONS & TOPOGRAPHIC SURVEY |
| TM-4 | PRELIMINARY SITE PLAN |
| TM-5 | PRELIMINARY GRADING & UTILITY PLAN |
| TM-6 | PRELIMINARY STORMWATER MANAGEMENT PLAN |
| TM-7 | PRELIMINARY EROSION CONTROL PLAN |
| TM-8 | PRELIMINARY FIRE ACCESS PLAN |
| TM-9 | BEST MANAGEMENT PRACTICES |



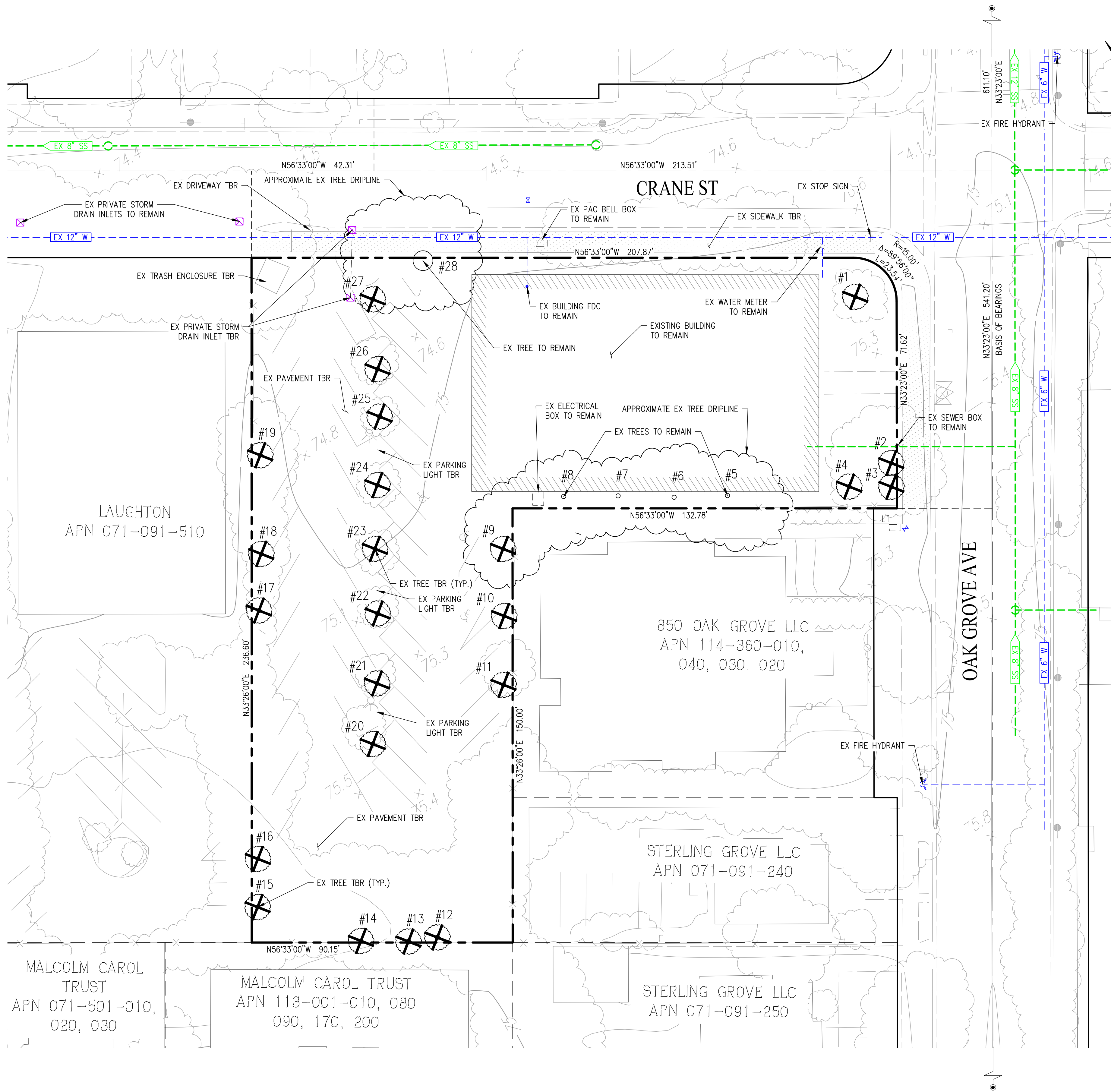
LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- EX TREE TO REMAIN
- EX TREE TO BE REMOVED
- TREE TAG

| TREE TABLE | | | | |
|------------|-------------------|---------------|-----------|-----------------|
| TREE NO. | SPECIES | DIAMETER (IN) | PROTECTED | PROPOSED ACTION |
| 1 | GRAPE MYRTLE | 10 | NO | REMOVE |
| 2 | GRAPE MYRTLE | 13 | NO | REMOVE |
| 3 | GRAPE MYRTLE | 16 | YES | REMOVE |
| 4 | GRAPE MYRTLE | 15.5 | YES | REMOVE |
| 5 | COAST REDWOOD | 46 | YES | TO REMAIN |
| 6 | COAST REDWOOD | 35 | YES | TO REMAIN |
| 7 | COAST REDWOOD | 32 | YES | TO REMAIN |
| 8 | COAST REDWOOD | 42 | YES | TO REMAIN |
| 9 | GRAPE MYRTLE | 6.5 | NO | REMOVE |
| 10 | GRAPE MYRTLE | 7 | NO | REMOVE |
| 11 | GRAPE MYRTLE | 6.5 | NO | REMOVE |
| 12 | COAST LIVE OAK | 21 | YES | REMOVE |
| 13 | COAST LIVE OAK | 14 | YES | REMOVE |
| 14 | COAST LIVE OAK | 23 | YES | REMOVE |
| 15 | PHOTINIA | 8 | NO | REMOVE |
| 16 | PHOTINIA | 6.5 | NO | REMOVE |
| 17 | PHOTINIA | 7 | NO | REMOVE |
| 18 | AUSTRALIAN WILLOW | 8 | NO | REMOVE |
| 19 | AUSTRALIAN WILLOW | 9 | NO | REMOVE |
| 20 | GRAPE MYRTLE | 9 | NO | REMOVE |
| 21 | GRAPE MYRTLE | 8 | NO | REMOVE |
| 22 | GRAPE MYRTLE | 9 | NO | REMOVE |
| 23 | GRAPE MYRTLE | 8 | NO | REMOVE |
| 24 | GRAPE MYRTLE | 8 | NO | REMOVE |
| 25 | GRAPE MYRTLE | 8 | NO | REMOVE |
| 26 | GRAPE MYRTLE | 8 | NO | REMOVE |
| 27 | GRAPE MYRTLE | 7 | NO | REMOVE |
| 28 | COAST LIVE OAK | 58 | YES | TO REMAIN |

NOTE:

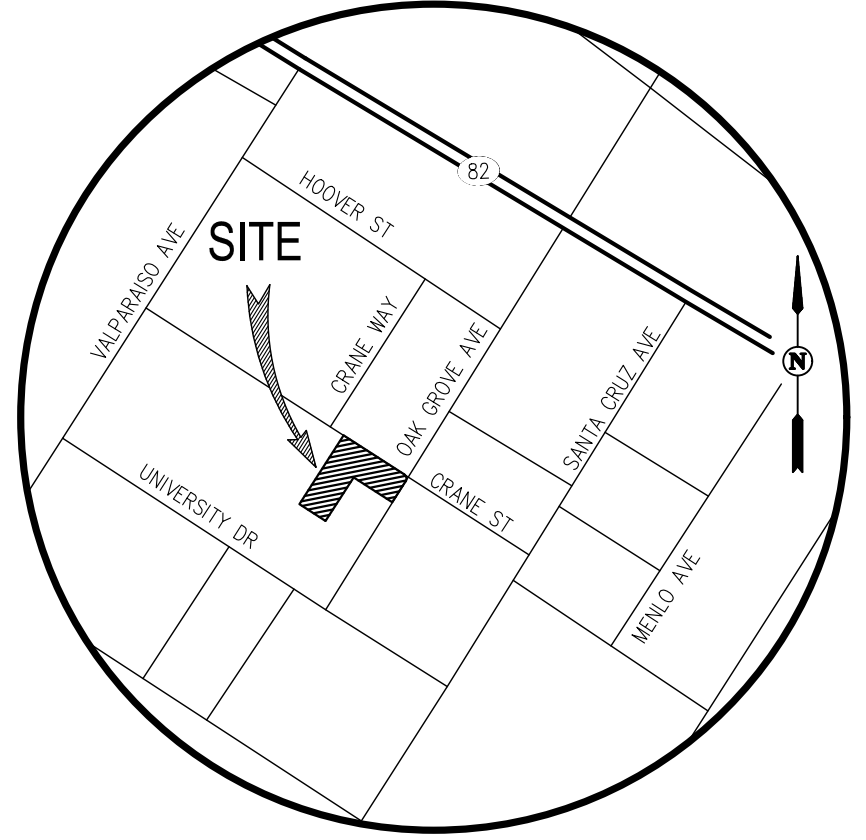
- ALL TREES NOTED ON THE PLANS PER ARBORIST URBAN TREE MANAGEMENT "TREE SURVEY REPORT" DATED SEPTEMBER 23, 2025.



- NOTE:**
1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED AUGUST, 2025, ORDER NUMBER NCS-1247270-SC.
 2. ALL DISTANCES AND ELEVATIONS ARE SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 3. ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP PANEL 06081C038E CREATED OCTOBER 16, 2012.
 4. BENCHMARK: CITY OF MENLO PARK BENCHMARK NO. U1110 BRASS DISC SET IN BUILDING FOUNDATION, STAMPED "U1110" AT THE NORTHWEST CORNER OF THE INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE. BENCHMARK ELEVATION: 73.85' (NAVD 88).
 5. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG OAK GROVE AVENUE SHOWN HEREON, THE BEARING BEING N33°23'00"E PER RECORD OF SURVEY (54 MAPS 25).
 6. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
 7. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
 8. ALL TREES NOTED ON THE PLANS PER ARBORIST URBAN TREE MANAGEMENT "TREE SURVEY REPORT" DATED SEPTEMBER 23, 2025. TREE TYPES AND DESCRIPTIONS CAN BE FOUND ON SHEET TM-2.

LEGEND

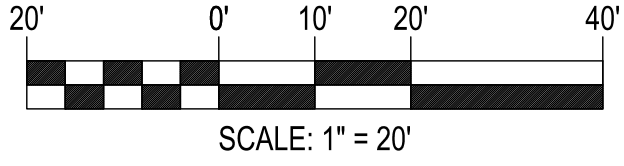
| | |
|-----|----------------------------------|
| --- | SUBDIVISION BOUNDARY |
| --- | RIGHT OF WAY |
| --- | ADJACENT PROPERTY LINE |
| --- | MONUMENT LINE |
| --- | EXISTING WATER MAIN |
| --- | EXISTING SANITARY SEWER MAIN |
| --- | EXISTING STORM DRAIN FIELD INLET |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING SANITARY SEWER MANHOLE |
| --- | EXISTING UTILITY BOX/VAULT |
| --- | EXISTING STREET LIGHT |
| --- | EXISTING TREE TO REMAIN |
| --- | EXISTING TREE TO BE REMOVED |

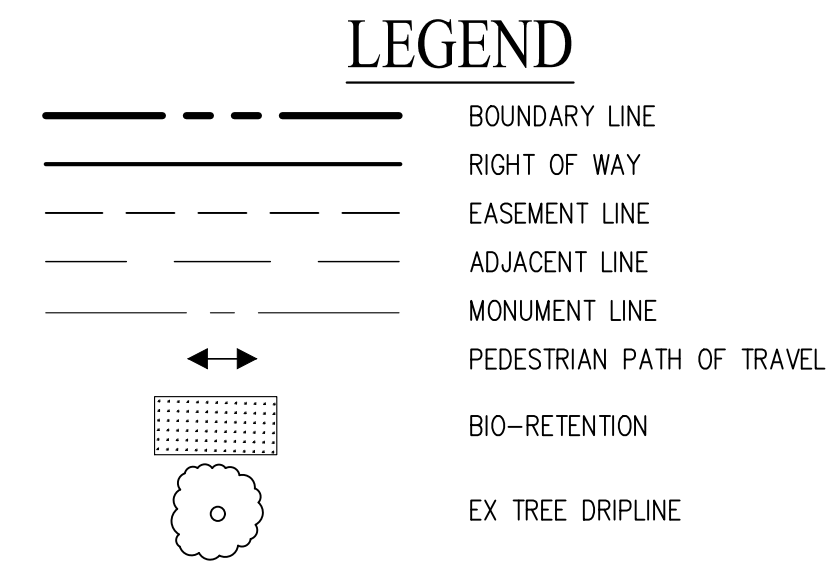
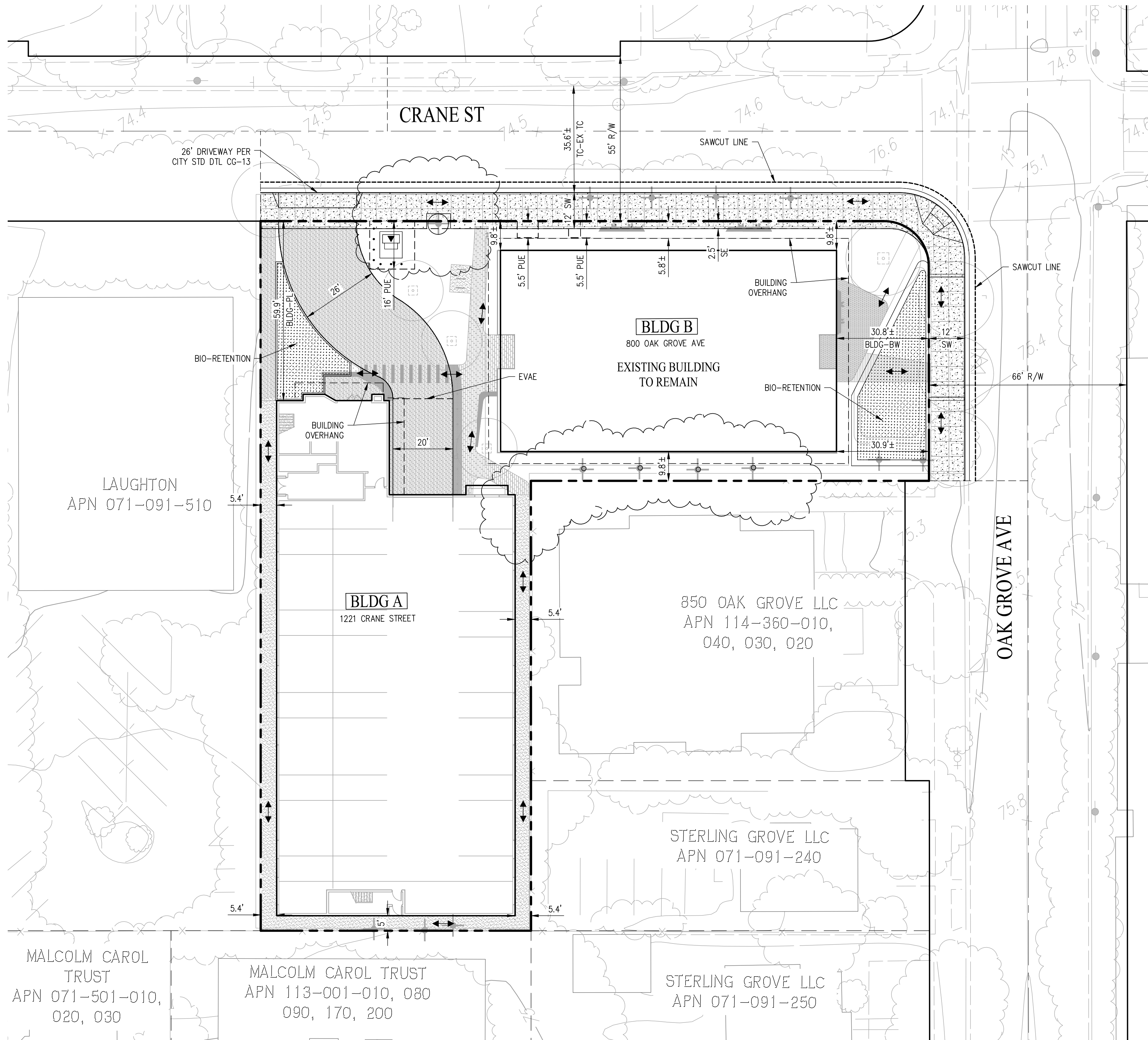


VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

| | |
|------|----------------------------|
| BLDG | BUILDING |
| BFP | BACK FLOW PREVENTER |
| CB | CATCH BASIN |
| DWY | DRIVEWAY |
| FI | FIELD DRAIN INLET |
| ELEC | ELECTRICAL |
| EX | EXISTING |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| FS | FIRE SERVICE |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| R/W | RIGHT OF WAY |
| SDMH | STORM DRAIN MANHOLE |
| SSCO | SANITARY SEWER CLEAN OUT |
| SL | STREET LIGHT |
| SSMH | SANITARY SEWER MANHOLE |
| TBR | TO BE REMOVED |
| TR | TO REMAIN |
| VLT | VAULT |
| WM | WATER METER |
| WS | WATER SERVICE |

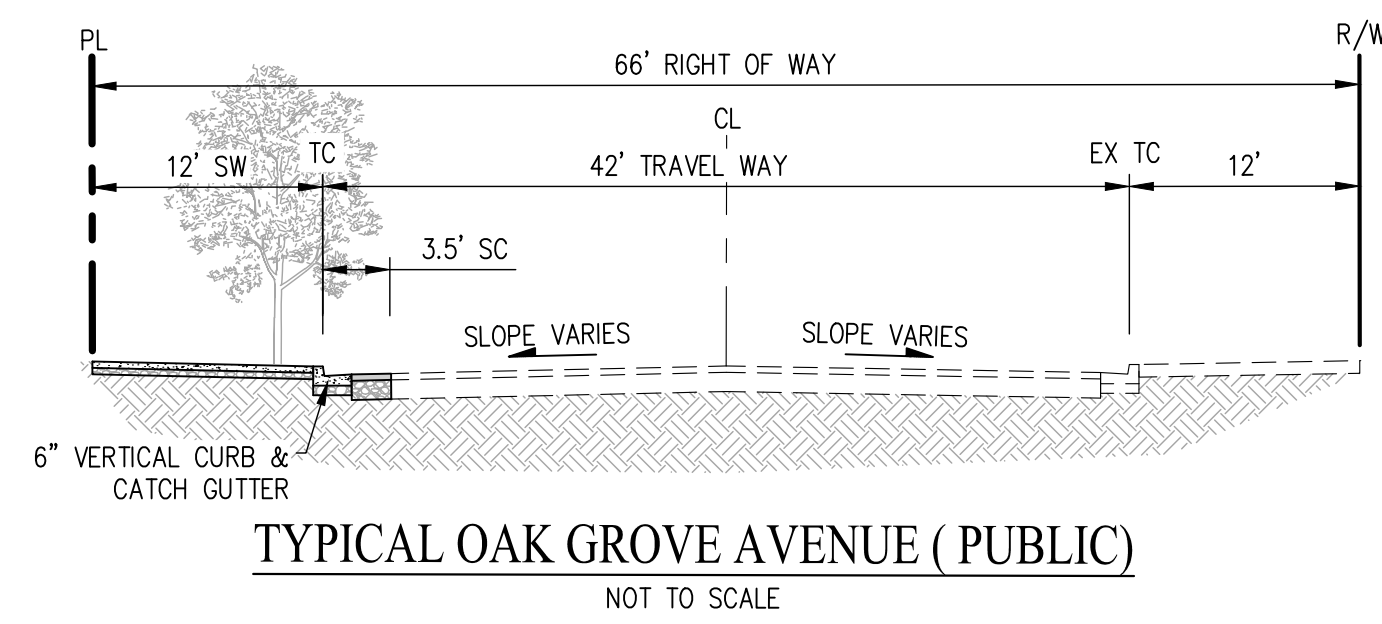
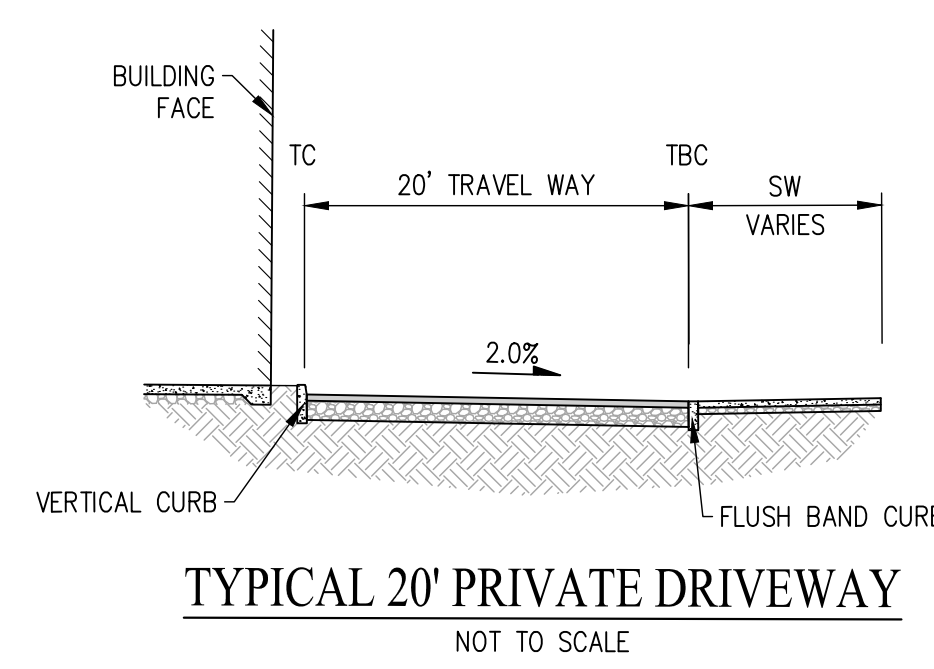
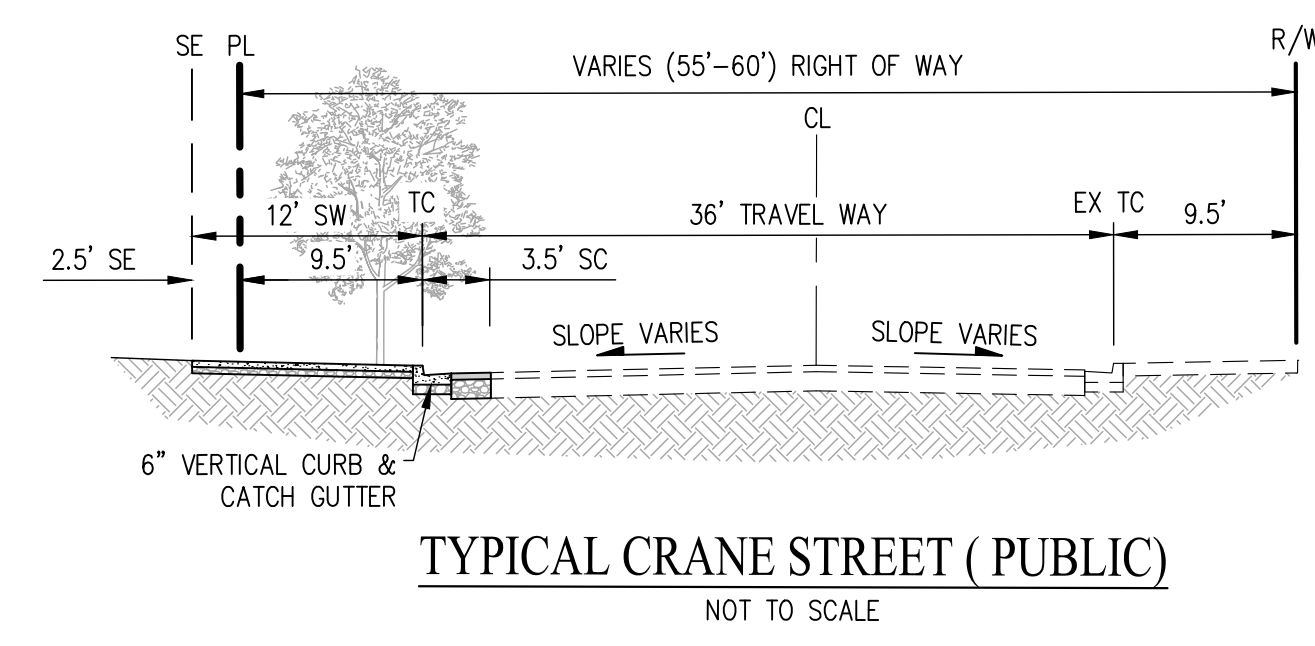
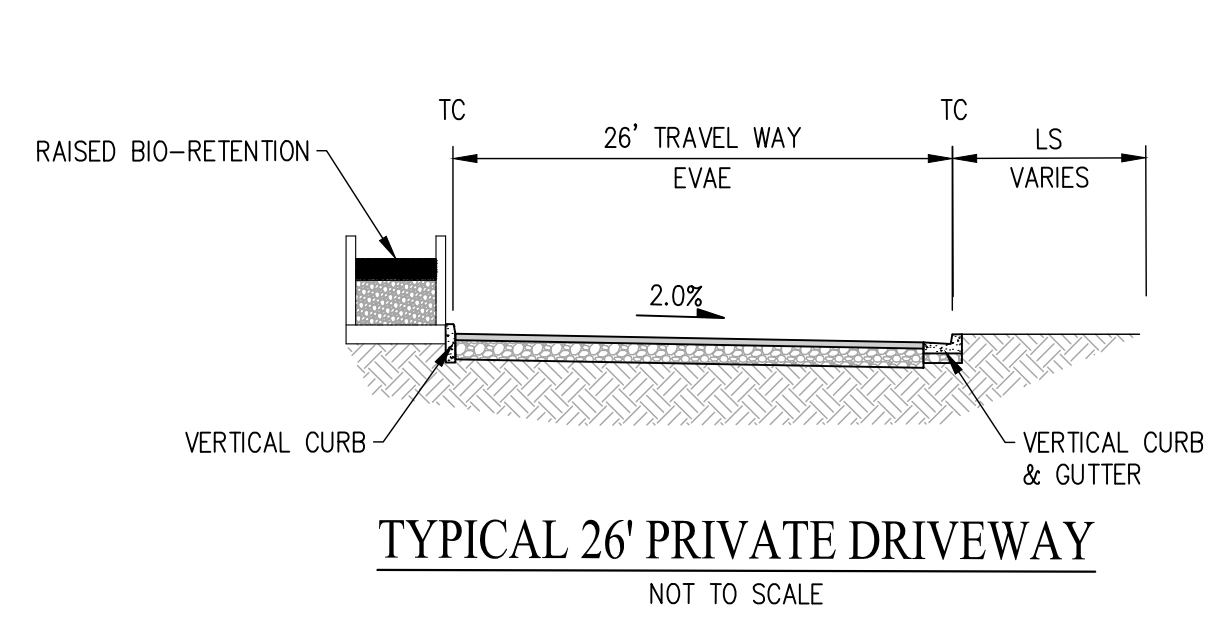


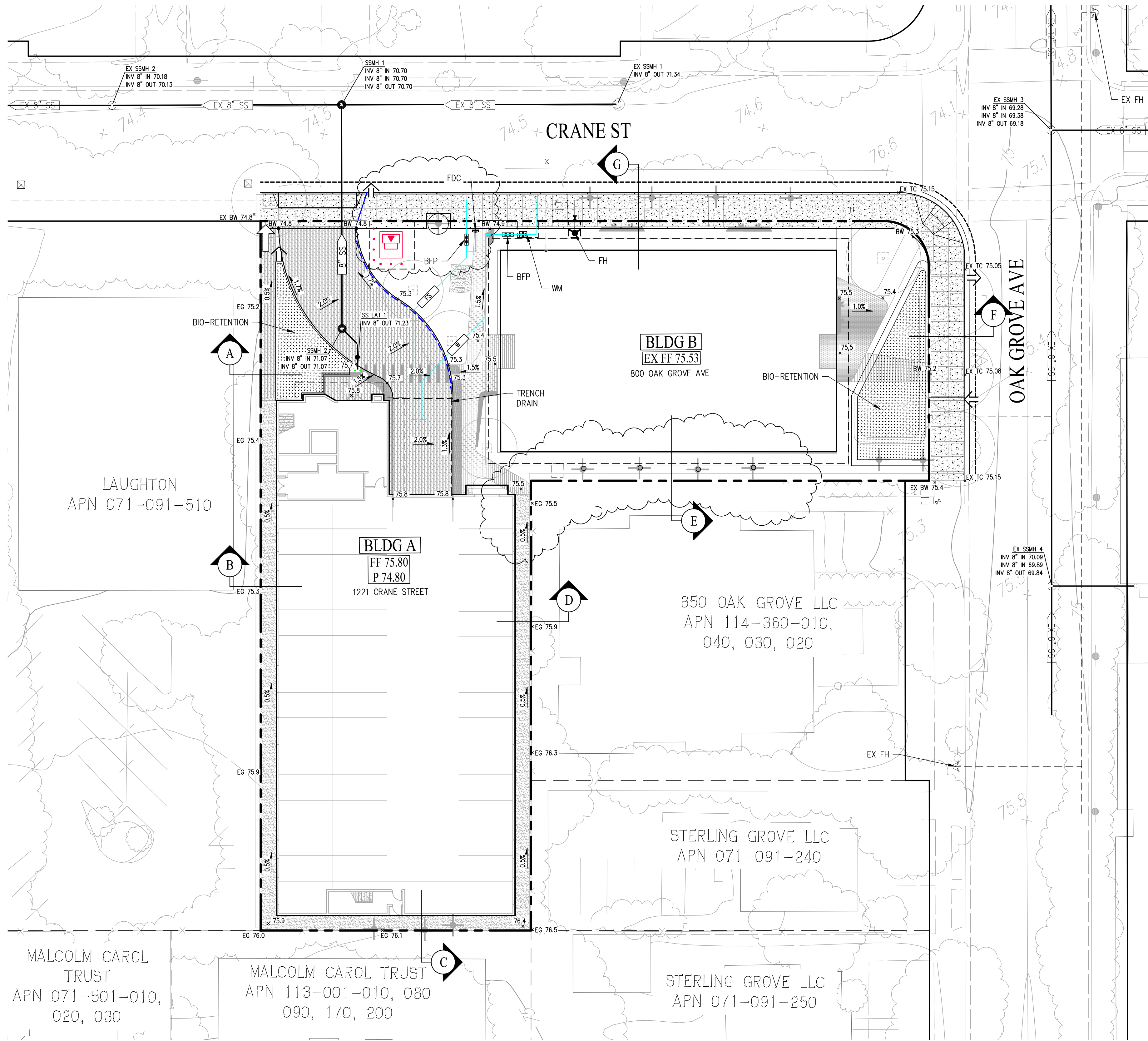


ABBREVIATIONS:

| | |
|--------|-----------------------------------|
| APPROX | APPROXIMATE |
| CL | CENTERLINE |
| EX | EXISTING |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| LS | LANDSCAPE |
| PL | PROPERTY LINE |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PWLE | PRIVATE WATER LINE EASEMENT |
| SC | SAWCUT |
| SW | SIDEWALK |
| TYP. | TYPICAL |
| TRC | TOP OF ROLLED CURB |
| TC | TOP OF CURB |
| VG | VALLEY GUTTER |

- NOTE:**
- SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
 - SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
 - ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
 - CONTRACTOR TO PROVIDE ADDITIONAL GRIND & OVERLAY OR FULL PAVEMENT REPLACEMENT AS REQUIRED TO CONFORM TO THE EXISTING PAVEMENT CONDITIONS TO ENSURE A SMOOTH TRANSITION.



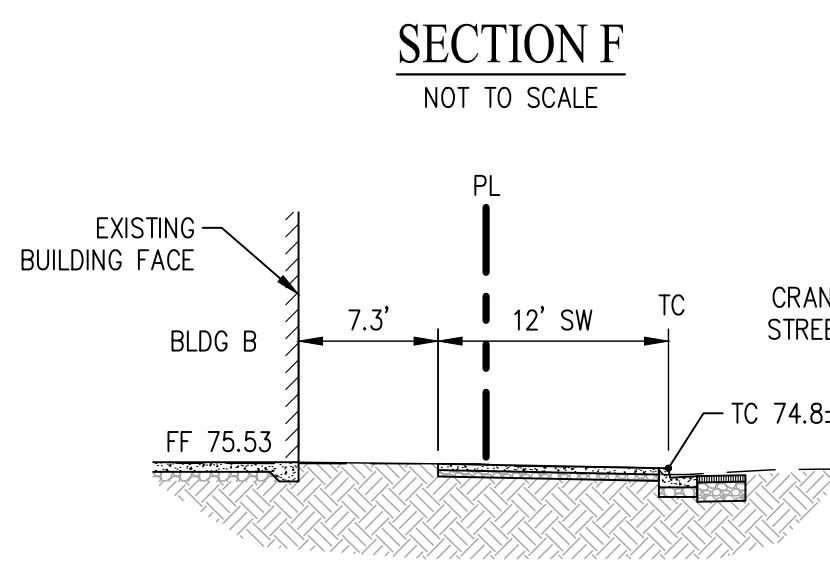
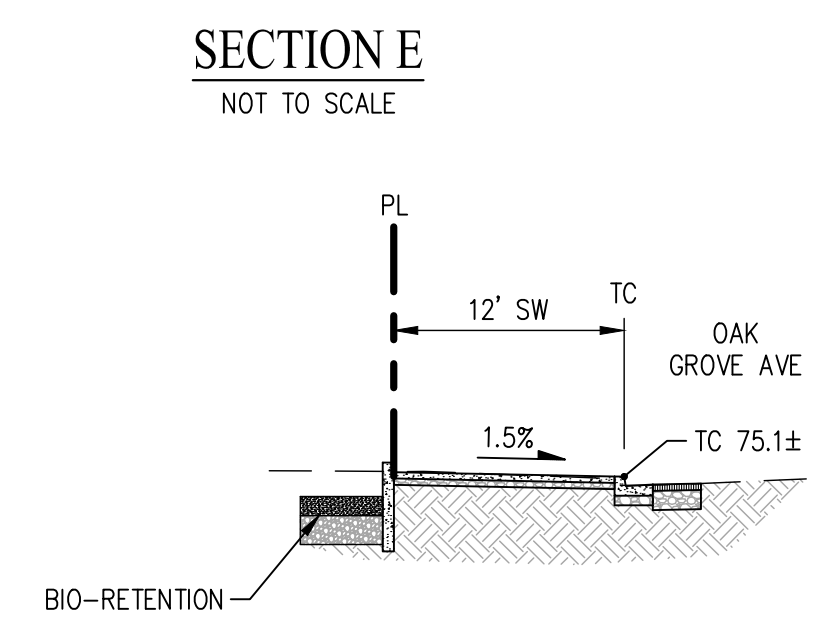
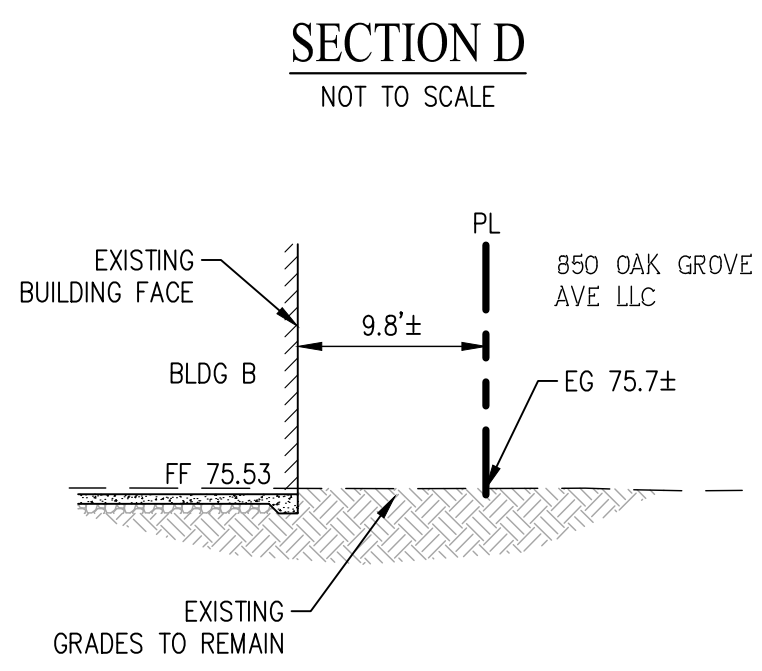
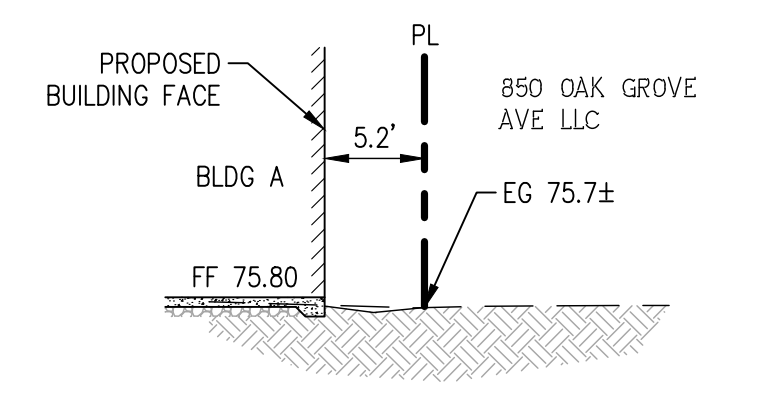
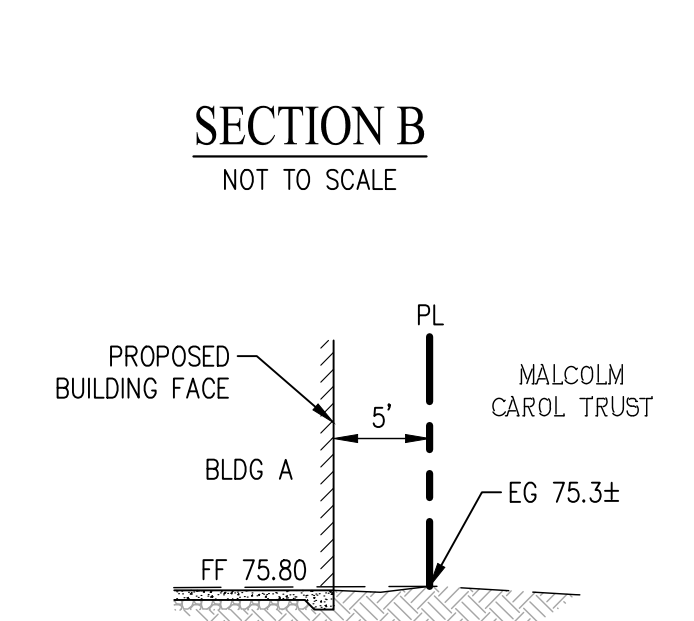
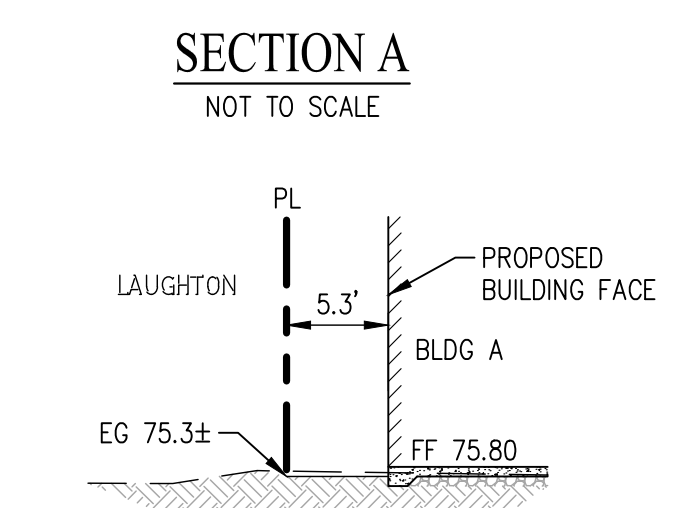
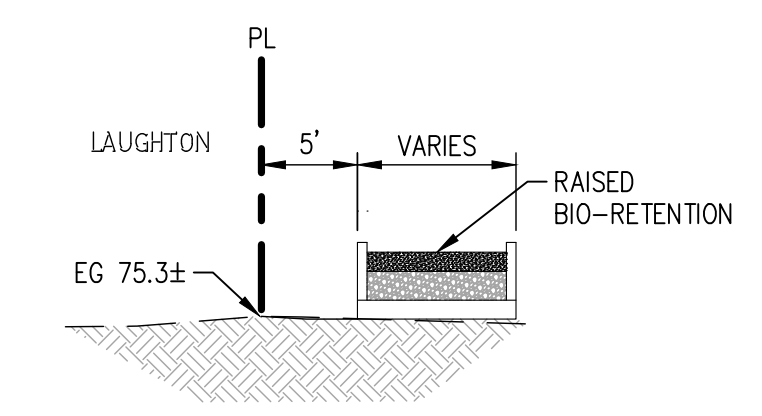


LEGEND:

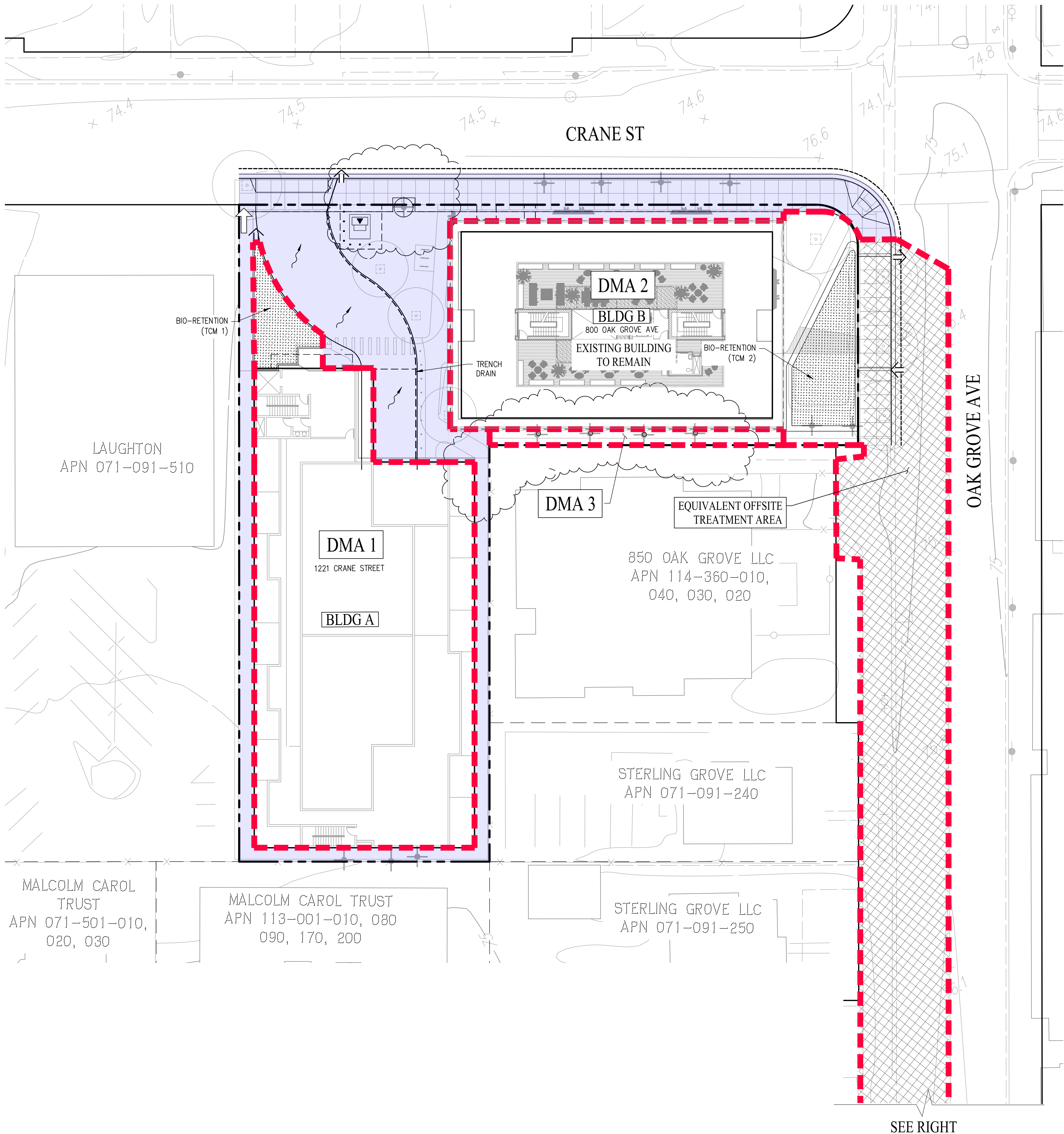
| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | RIGHT OF WAY |
| --- | --- | ADJACENT PROPERTY LINE |
| --- | --- | STORM DRAIN TRENCH DRAIN |
| --- | --- | WATER SERVICE |
| --- | --- | FIRE SERVICE |
| --- | --- | SANITARY SEWER PIPE |
| --- | --- | JOINT TRENCH SERVICE |
| --- | --- | TRANSFORMER |
| --- | --- | STREET LIGHT |
| --- | --- | UTILITY BOX/VAULT |
| --- | --- | WATER METER |
| --- | --- | BACKFLOW PREVENTOR |
| --- | --- | FIRE HYDRANT |
| --- | --- | FIRE DEPARTMENT CONNECTION |
| --- | --- | BIO-RETENTION AREA |
| --- | --- | THRU CURB DRAIN/SLOT DRAIN |
| --- | --- | DIRECTION OF OVERLAND RELEASE |

ABBREVIATIONS

| BLDG | BUILDING |
|------|----------------------------|
| BR | BIORETENTION |
| BFP | BACKFLOW PREVENTOR |
| CB | CATCH BASIN |
| DI | DRAIN INLET |
| EX | EXISTING |
| FC | FACE OF CURB |
| FDC | FIRE DEPARTMENT CONNECTION |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| LP | LOW POINT |
| LS | LANDSCAPE |
| P | PUBLIC |
| PR | PROPOSED |
| RW | RIGHT OF WAY |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| WM | WATER METER |



- UTILITY NOTES:**
- UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POT HOLE INFORMATION.
 - PRELIMINARY DOMESTIC AND FIRE SERVICE SIZES ARE SUBJECT TO FINAL PLUMBING ENGINEERS DESIGN.
 - ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING ENGINEERS DESIGN.



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY
- EASEMENT LINE
- ADJACENT LINE
- DMA BOUNDARY
- DMA 1
- DMA LABEL
- DRAINAGE SWALE
- CURB THRU DRAIN/SLOT DRAIN
- BIO-RETENTION
- EXISTING TREE DRIPLINE

ABBREVIATIONS

| | |
|------|---------------------------|
| BLDG | BUILDING |
| DMA | DRAINAGE MANAGEMENT AREA |
| EX | EXISTING |
| TCM | TREATMENT CONTROL MEASURE |

SITE CONDITIONS

| | |
|-------------------------------|------------|
| EXISTING SITE IMPERVIOUS AREA | 28,314 SF± |
| PROPOSED SITE IMPERVIOUS AREA | 28,718 SF± |

TREATMENT CONTROL MEASURE CALCULATION SUMMARY TABLE

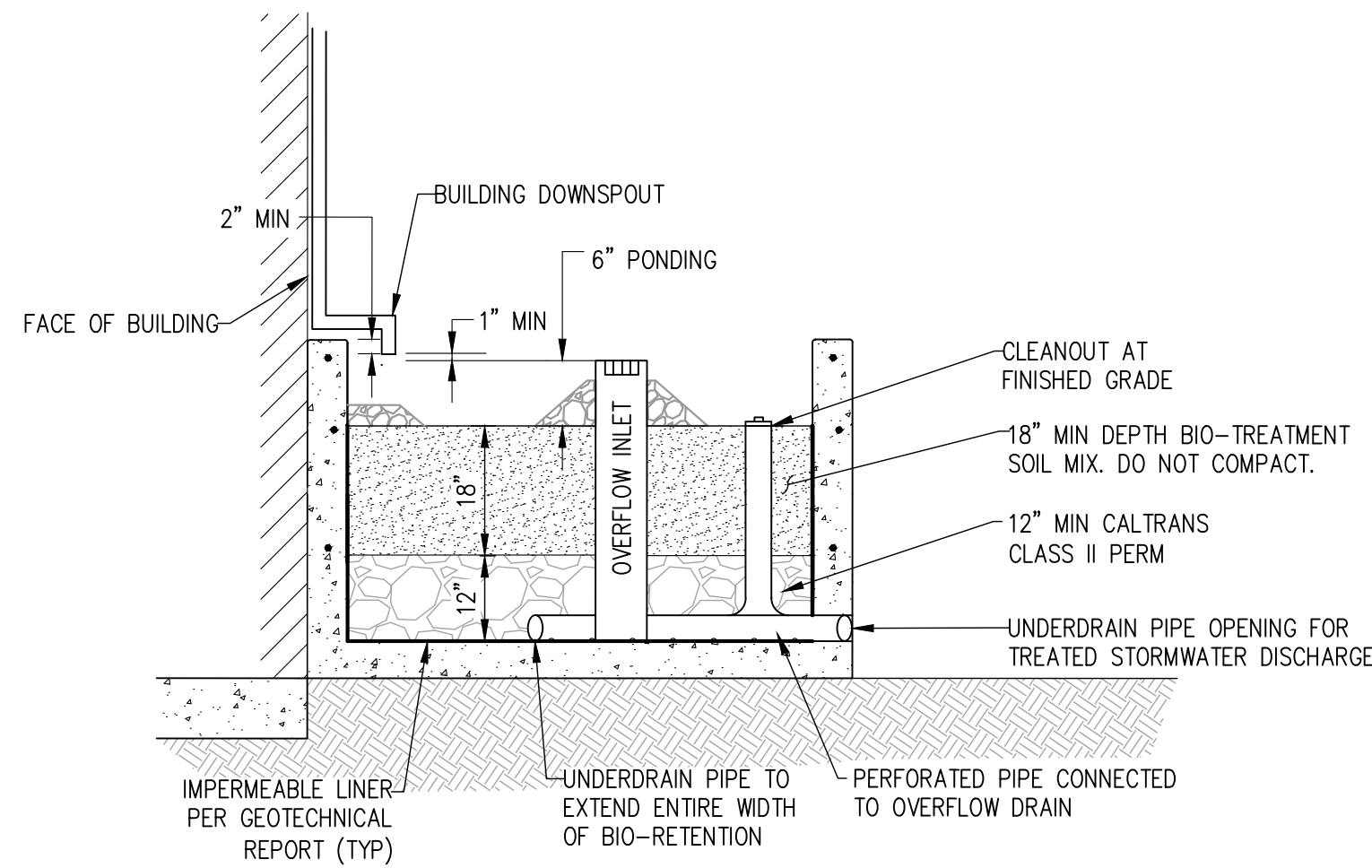
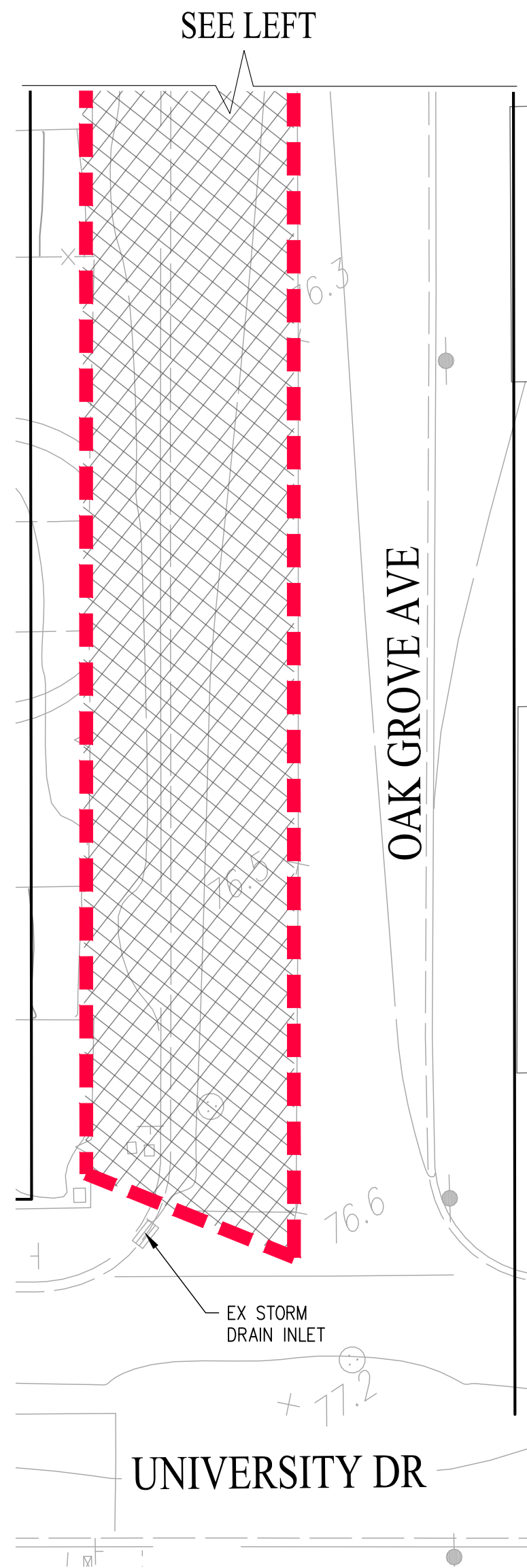
| DMA | TREATMENT TYPE | SIZING METHOD | TOTAL DMA AREA (SF) | IMPERVIOUS AREA (SF) | PERVIOUS AREA (SF) | EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1) | REQUIRED BIORETENTION AREA (SF) | PROVIDED BIORETENTION AREA (SF) |
|-----|----------------|---------------|---------------------|----------------------|--------------------|--------------------------------------------------------------|---------------------------------|---------------------------------|
| 1 | BIO-RETENTION | 4% | 12,472 | 12,472 | 0 | 12,472 | 499 | 551 |
| 2 | BIO-RETENTION | 4% | 26,147 | 24,490 | 1,657 | 24,656 | 986 | 993 |
| 3 | SELF-TREATING | - | 590 | - | 590 | N/A | N/A | N/A |

EQUIVALENT OFFSITE TREATMENT AREA SUMMARY

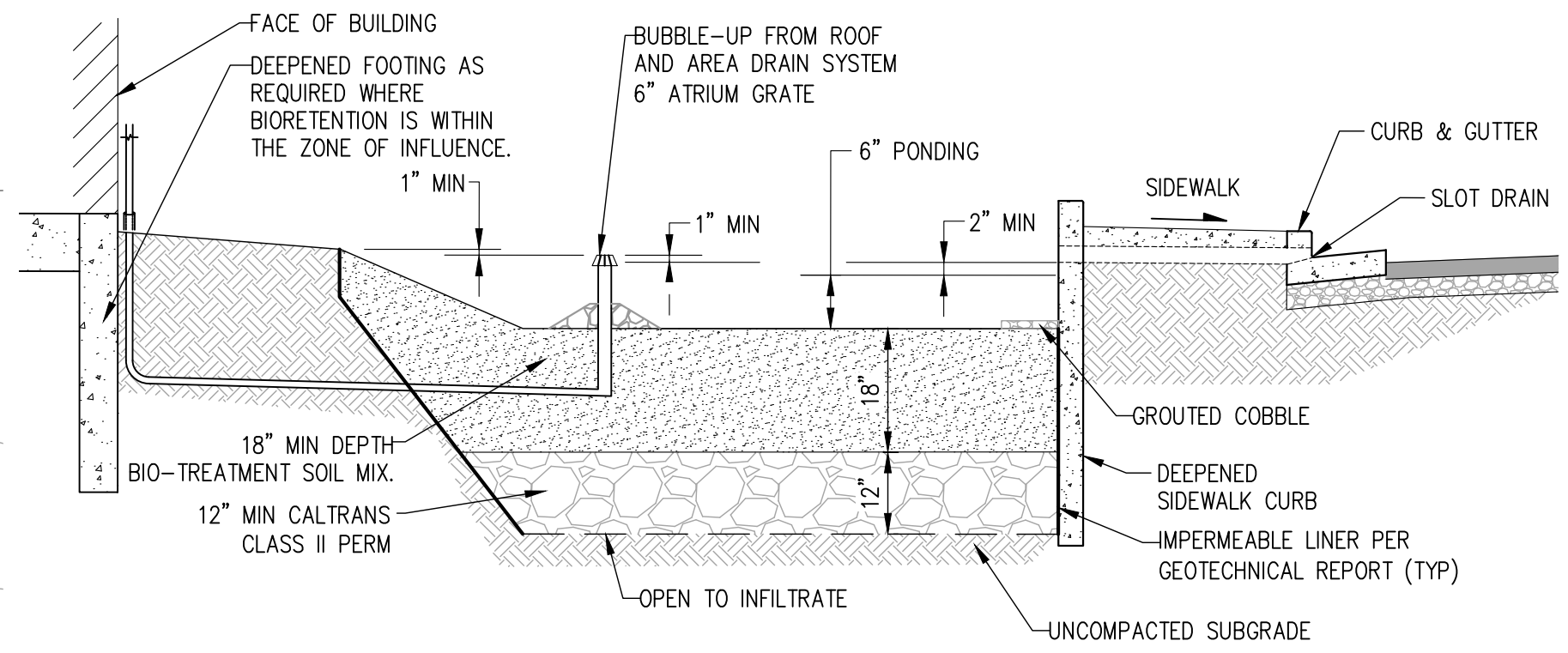
| CRITERIA | AREA (SF) |
|--------------------------------------------------------------------------------------------|-----------|
| REQUIRED EQUIVALENT ONSITE/OFFSITE TREATMENT AREA (NEW AND/OR REPLACED IMPERVIOUS SURFACE) | 9,380 |
| PROVIDED EQUIVALENT OFFSITE TREATMENT AREA | 15,153 |

REQUIRED ONSITE/OFFSITE TREATMENT AREA

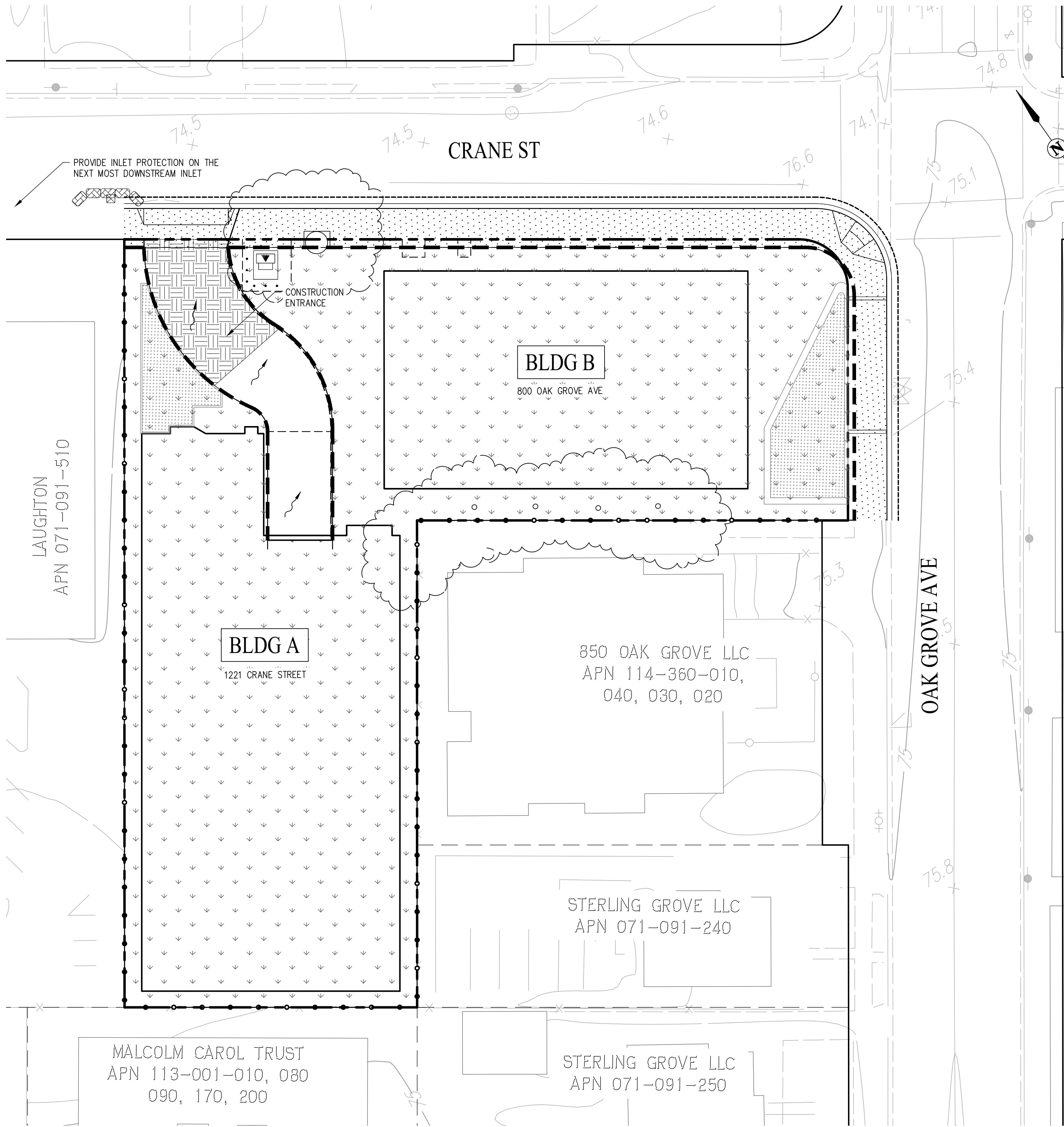
PROVIDED EQUIVALENT OFFSITE TREATMENT AREA



TYPICAL RAISED BIO-RETENTION DETAIL (TCM 1)
NOT TO SCALE



TYPICAL BIO-RETENTION DETAIL (TCM 2)
NOT TO SCALE



RISK LEVEL 2 SITES -
BEST MANAGEMENT PRACTICE NOTES:

- 1. RISK LEVEL 2 SITES ARE SUBJECT TO A pH NAL OF 6.5-8.5, AND A TURBIDITY NAL OF 250 NTU.
- 2. RISK LEVEL 2 SITES REQUIRE A RAIN EVENT ACTION PLAN.
- 3. RISK LEVEL 2 SITES REQUIRE LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE AND AT THE GRADE BREAKS OF EXPOSED SLOPES TO COMPLY WITH THE FOLLOWING SHEET FLOW LENGTHS:

| CRITICAL SLOPE/ FLOW LENGTH COMBINATIONS | |
|------------------------------------------|---------|
| 0-25% | 20 FEET |
| 25-50% | 15 FEET |
| OVER 50% | 10 FEET |

RISK LEVEL 2 SITE MONITORING AND REPORTING REQUIREMENTS:

| SUMMARY OF MONITORING AND REPORTING REQUIREMENTS | | | | | | | |
|--------------------------------------------------|------------------------------------------|-----------------|------|-----------------------|-------------------|-------------------------|--------------------|
| RISK LEVEL | VISUAL INSPECTIONS | | | | SAMPLE COLLECTION | | |
| | QUARTERLY NON-STORMWATER DISCHARGE | PRE-STORM EVENT | | DAILY STORM BMP | POST STORM | STORMWATER DISCHARGE | RECEIVING WATER |
| | | BASELINE | REAP | | | | |
| X | X | X | X | X | X | X | N/A |

- 5. IT SHALL BE THE LEGALLY RESPONSIBLE PARTY'S (LRP/DISCHARGER) DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED FOR THE SITE, THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DMQ, NPDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- 6. THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- 7. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES PER THE REQUIREMENTS OF THE SWPPP AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
- 8. ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- 9. DISCHARGERS SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
- 11. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
- 12. EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
- 13. INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
- 14. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
- 15. DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
- 16. CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.
- 17. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- 18. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
- 19. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
- 20. PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- 21. IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- 22. PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
- 23. TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
- 24. COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
- 25. CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- 26. EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
- 27. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
- 28. SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
- 29. ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
- 30. ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
- 31. IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
- 32. AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
- 33. INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND.
- 34. GRAVEL CHECK DAMS MAY BE REMOVED FROM UNPAVED ROADWAYS AS THEY COME UNDER CONSTRUCTION.

LEGEND

- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION - (SE-10)
- CURB INLET PROTECTION - (SE-10)
- FIBER ROLL - (SE-5)
- SILT FENCE - (SE-1)
- HYDROSEED MIX OR HYDROMULCH - (EC-4 OR EC-3)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)
- FIELD INLET
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

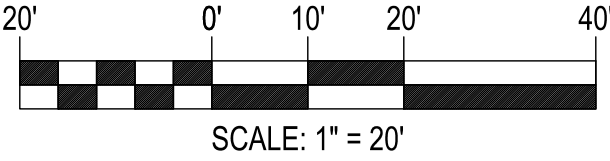
QUALIFIED SWPPP PRACTITIONER (QSP)
MARK KNOWN LOCATIONS*

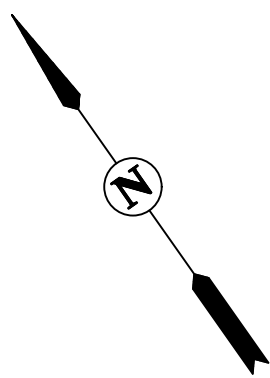
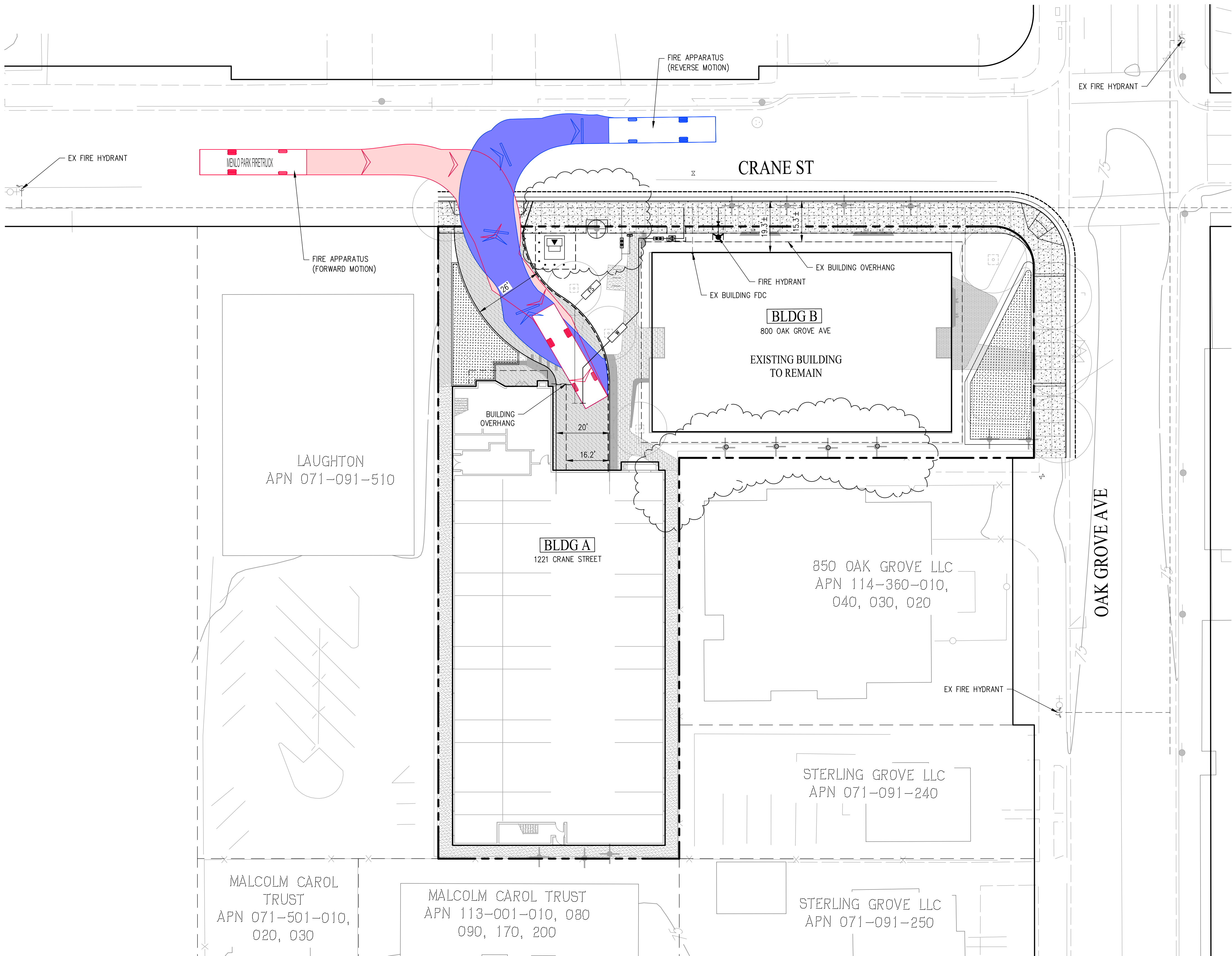
- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA - (NS-8, NS-9, NS-10)
- SANITARY FACILITY (WM-9)
- CONCRETE/WASTE WASHOUT (WM-8)

NOTE:
* THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.

APPLICABLE (BUT NOT LIMITED TO) CURRENT CASQA
STORMWATER BMP CONSTRUCTION HANDBOOK

| | | | |
|-------|---------------------------------|-------|---------------------------------------|
| EC-1 | SCHEDULING | SE-5 | FIBER ROLLS |
| EC-3 | HYDROMULCH | SE-10 | DI PROTECTION TYPE 1 |
| EC-4 | HYDROSEED | SE-10 | DI PROTECTION TYPE 2 |
| NS-1 | WATER CONSERVATION PRACTICES | SE-10 | DI PROTECTION TYPE 3 |
| NS-2 | DEWATERING OPERATIONS | TC-1 | STABILIZED CONSTRUCTION ENTRANCE/EXIT |
| NS-3 | PAVING & GRINDING OPERATIONS | TC-2 | STABILIZED CONSTRUCTION ROADWAY |
| NS-8 | VEHICLE & EQUIPMENT CLEANING | TC-3 | ENTRANCE & OUTLET TIRE WASH |
| NS-9 | VEHICLE & EQUIPMENT FUELING | WE-1 | WIND EROSION CONTROL |
| NS-10 | VEHICLE & EQUIPMENT MAINTENANCE | WM-1 | MATERIAL DELIVERY & STORAGE |
| NS-12 | CONCRETE CURING | WM-2 | MATERIAL USE |
| NS-13 | CONCRETE FINISHING | WM-3 | STOCKPILE MANAGEMENT |
| SE-1 | SILT FENCE | WM-8 | CONCRETE WASTE MANAGEMENT |
| SE-4 | CHECK DAMS | WM-9 | SANITARY/SEPTIC WASTE MANAGEMENT |





BUILDING FIRE FLOW:

1. **LARGEST BUILDING AREA:**
BLDG A = 57,154 SF
BLDG A GROUND LEVEL = 12,065 SF (TYPE I-A)
BLDG A (FLOORS 1 TO 5) = 45,089 SF (TYPE III-A)
BLDG A TYPE & PERCENTAGE:
TYPE III-A = 45,089 / 57,154 = 0.79
TYPE I-A = 12,065 / 57,154 = 0.21
2. **FIRE FLOW CALCULATION PER CONSTRUCTION TYPE (PER CFC TABLE B105.1(2))**
TYPE III-A CONSTRUCTION TYPE @ 57,154 = 3,500 GPM
TYPE I-A CONSTRUCTION TYPE @ 57,154 = 2,500 GPM
3. **REQUIRED FIRE FLOW**
 $(0.79 \times 3,500) + (0.21 \times 2,500) = 3,290$
3,290 GPM WITH 50% REDUCTION = 1,645 GPM
REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE
APPENDIX B FOR FULLY SPRINKLERED BUILDINGS WHICH ALLOWS FOR A
50% REDUCTION IN FLOW. (PER CFC TABLE B105.2 WITH MENLO PARK FIRE AMENDMENTS)
1. **FIRE HYDRANT REQUIREMENT AND SPACING**
(PER TABLE C102.1 - CFC)
• FIRE FLOW REQUIREMENT - 3,290 GPM (50% REDUCTION NOT INCLUDED)
• MINIMUM NUMBER OF HYDRANTS - 4
• AVERAGE SPACING (FEET) - 350'

LEGEND:

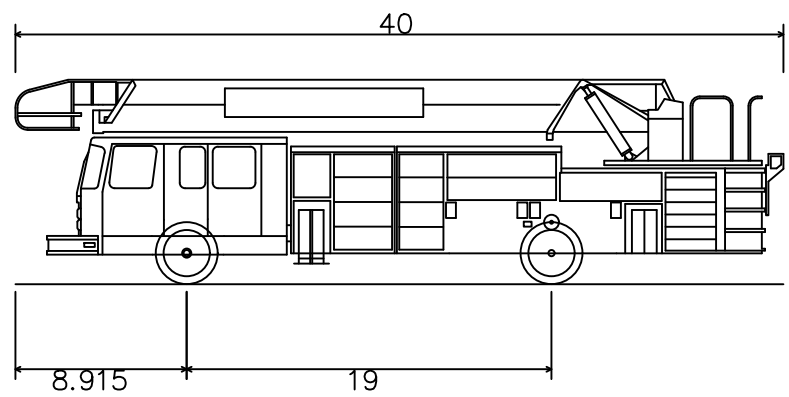
- PROPERTY LINE
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- W WATER SERVICE
- FS FIRE SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- MENLO PARK FIRETRUCK (FORWARD MOTION)
- MENLO PARK FIRETRUCK (REVERSE MOTION)
- EX TREE DRIPLINE

ABBREVIATIONS

- BLDG BUILDING
- EX EXISTING
- OH OVERHANG
- PL PROPERTY LINE
- S/W SIDEWALK

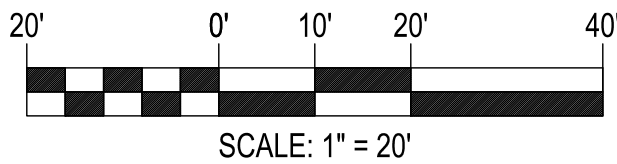
NOTE

- RED CURB FIRE LANE MARKINGS WILL BE PROVIDED ON ALL FIRE ACCESS DRIVE AISLES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
- ALL FIRE ACCESS DRIVE AISLES SHALL BE DESIGNED TO SUPPORT THE LOADING CAPACITY OF A 75,000 POUND FIRE TRUCK.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
- ALL BUILDINGS ARE TO HAVE EAVES THAT ARE LESS THAN 30' IN HEIGHT. SEE ARCHITECTURAL PLANS FOR DETAILS.
- NFPA 13D FIRE SPRINKLER PLANS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL AND PROVIDED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT.
- ALL FIRE HYDRANTS SHALL BE WET BARREL STANDARD STEAMER TYPE WITH 2-4 1/2" (114.3 MM) AND 2-2 1/2" (63.5 MM) OUTLETS. MPFPD CFC SEC. 507.51 APPENDIX C.
- THE PROJECTS FUTURE CC&R'S SHALL PROVIDE LANGUAGE FOR THE MAINTENANCE OF ALL ONSITE NO PARKING SIGNAGE AND FIRE LANE STRIPING. LANGUAGE SHALL ALSO INCLUDE TESTING AND MAINTENANCE FOR ALL WATER-BASED FIRE PROTECTION SYSTEMS AS PER CALIFORNIA NFPA 25 2013CA EDITION.
- FIRE HYDRANTS AND FIRE APPLIANCES SHALL BE CLEARLY ACCESSIBLE AND FREE FROM OBSTRUCTIONS.



MENLO PARK FIRETRUCK
Overall Length 40.000ft
Overall Width 8.915ft
Overall Body Height 19.000ft
Min Body Ground Clearance 1.072ft
Track Width 9.200ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 36.000ft

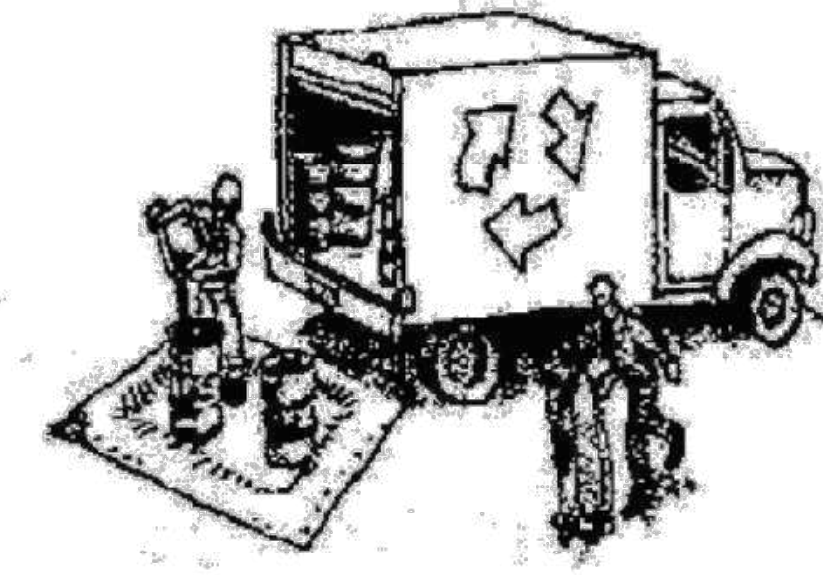
MENLO PARK FIRE TRUCK
NOT TO SCALE



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



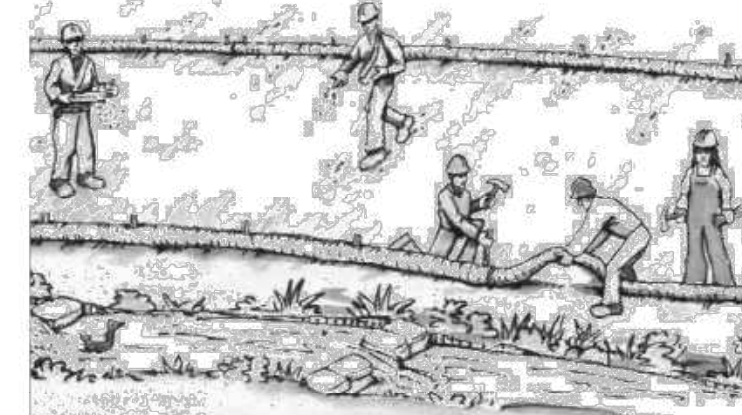
Maintenance and Parking

- ❑ 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

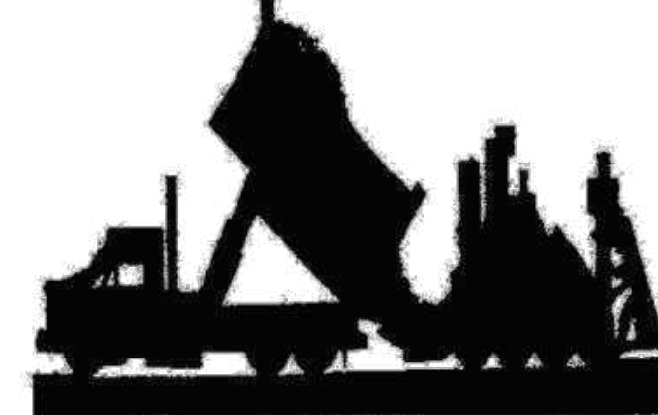


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed 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, absorb, 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



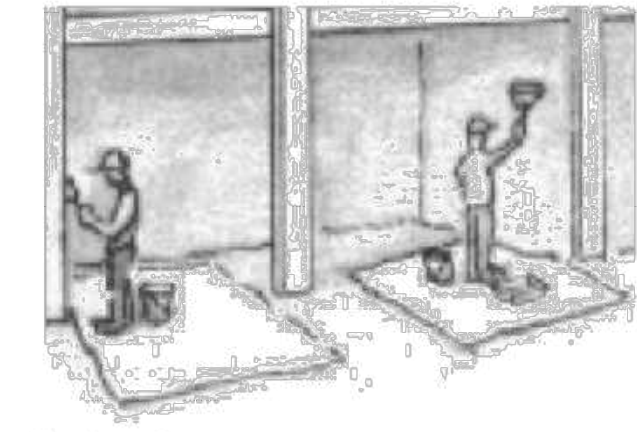
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

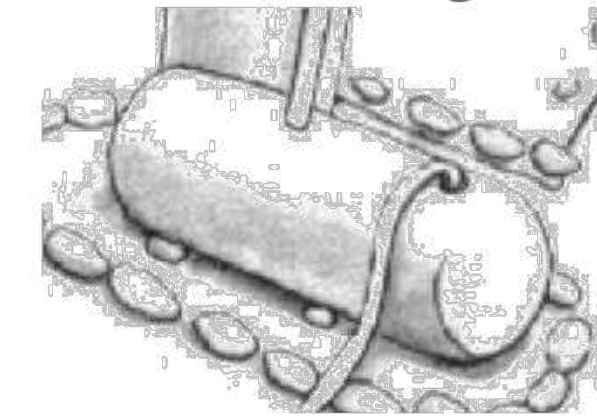
Painting & Paint Removal



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.

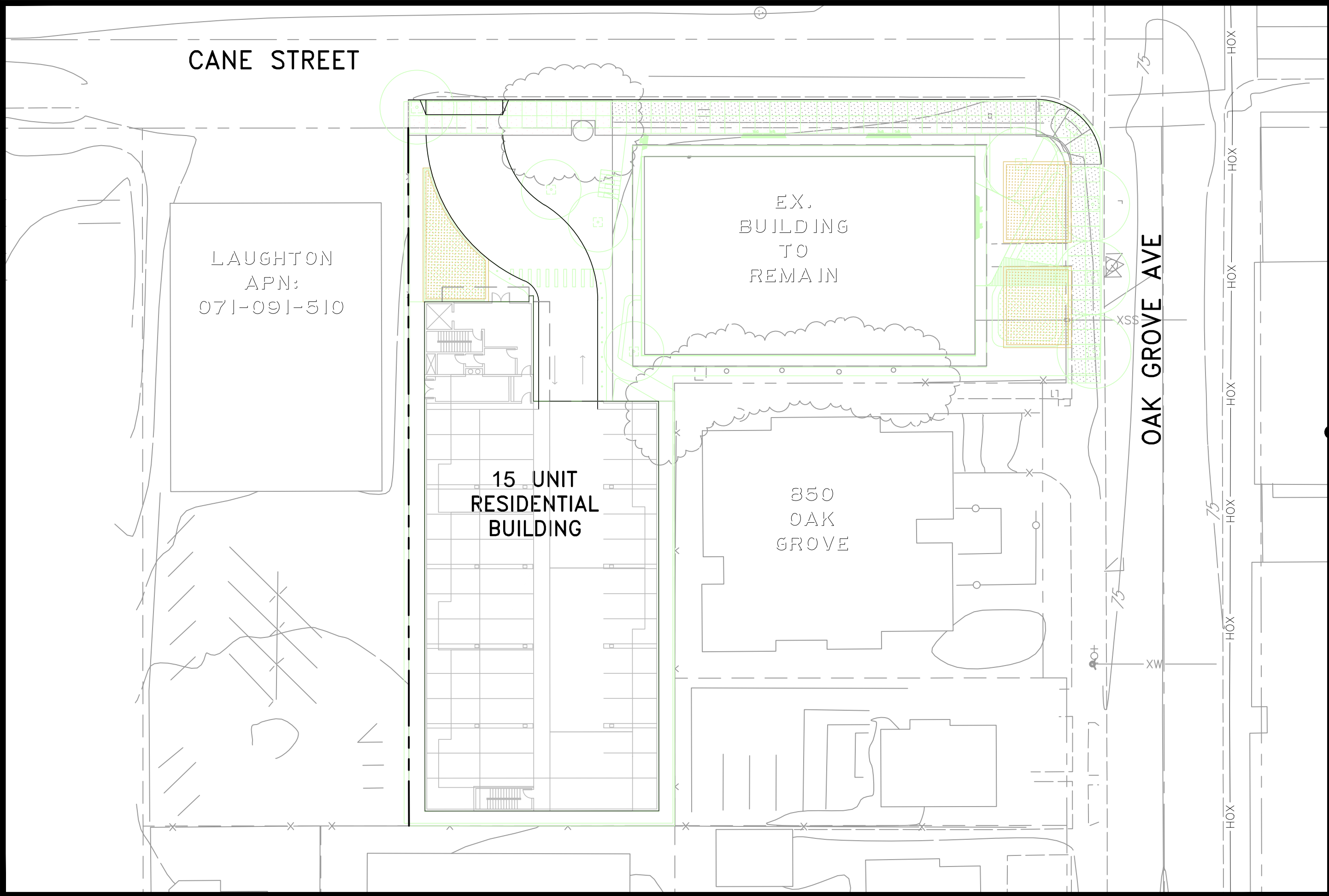
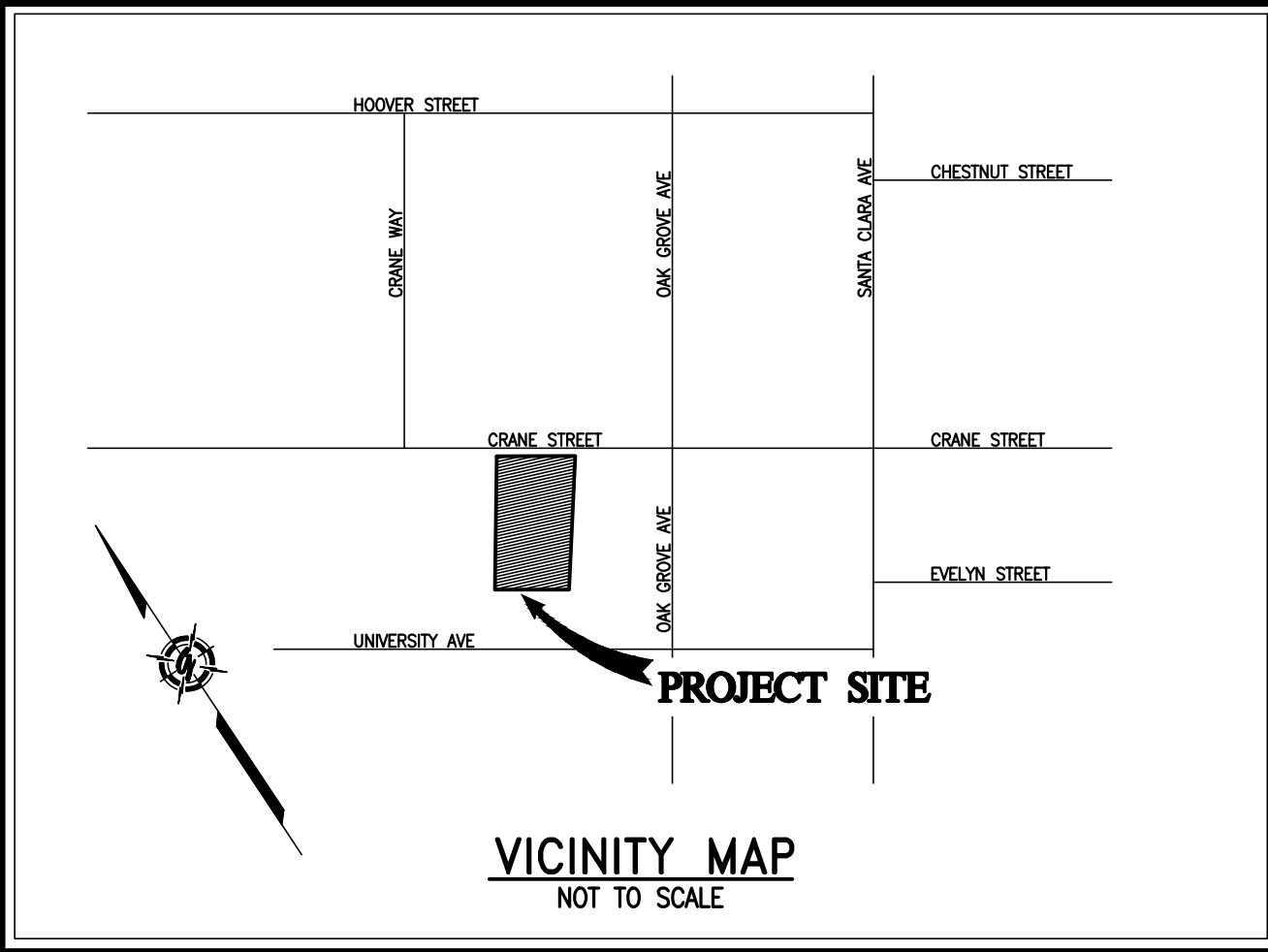
Dewatering



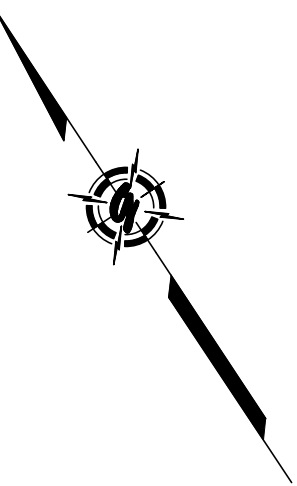
- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from 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!

PRINCE STREET PARTNERS
OAK GROVE
800 OAK GROVE AVE
MENLO PARK, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)



SEE SHEET **



INDEX MAP
NOT TO SCALE

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

| PROJECT TEAM CONTACTS | | | |
|--------------------------------|-----------------|------------------------------|--------------|
| COMPANY: | CONTACT: | EMAIL: | PHONE: |
| PRINCE STREET PARTNERS | ROB ZIRKLE | rob@princestreetpartners.com | 510-507-1234 |
| CARLSON BARBEE & GIBSON | RYAN HANSEN | 925-866-0322 | PG&E |
| PG&E | ALEX PLASCENCIA | a7pc@pge.com | 650-207-0015 |
| GIACALONE DESIGN SERVICES, LLC | ARNOLD SAENZ | arnolds@dryutiltydesign.com | 925-467-1740 |
| | | | |
| | | | |
| | | | |

| PG&E PM NO. |
|-------------|
| ELECTRIC: |
| RULE 15: |
| RULE 16: |
| RULE 20: |
| RELOC: |
| AFS: |
| GAS: |
| RULE 15: |
| RELOC: |

| LATEST FILES RECEIVED | | | |
|--------------------------------------------------------------------------------------------------|------|----------|---------|
| DESCRIPTION: | BY: | DATE: | STATUS: |
| GAS DESIGN | - | - | - |
| ELECTRIC DESIGN | GDSI | - | - |
| TELEPHONE LAYOUT | | | |
| CATV LAYOUT | | | |
| STREET LIGHT PLANS - PUBLIC | | | |
| STREET LIGHT PLANS - PRIVATE | | | |
| IMPROVEMENT PLANS (ELECTRONIC FILE) | | 12-06-25 | |
| A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal | | | |

| PROJECT DESCRIPTION & SCOPE |
|-----------------------------------------------------------------------------------|
| • SERVICE TO (2) NEW BUILDINGS SERVING 13 RESIDENTIAL UNITS & COMMERCIAL BUILDING |
| • NO GAS |
| • APPLICANT DESIGN / APPLICANT INSTALL |

| SHEET INDEX | |
|-------------|---------------------------------|
| SHEET | DESCRIPTION |
| INT1 | JOINT TRENCH INTENT TITLE SHEET |
| INT2 | JOINT TRENCH INTENT |
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| REVISIONS | |
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| SYMBOL | DATE |
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GIACALONE

DESIGN SERVICES, INC.

5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588

925.467.1740 | WWW.GIACALONEDSIGN.COM

JOINT TRENCH INTENT TITLE SHEET

PRINCE STREET PARTNERS

OAK GROVE

800 OAK GROVE AVE

MENLO PARK

CALIFORNIA

PROJECT MANAGER:
A. SAENZ

DRAWN BY:
A.S.

CHECKED BY:
M.B.

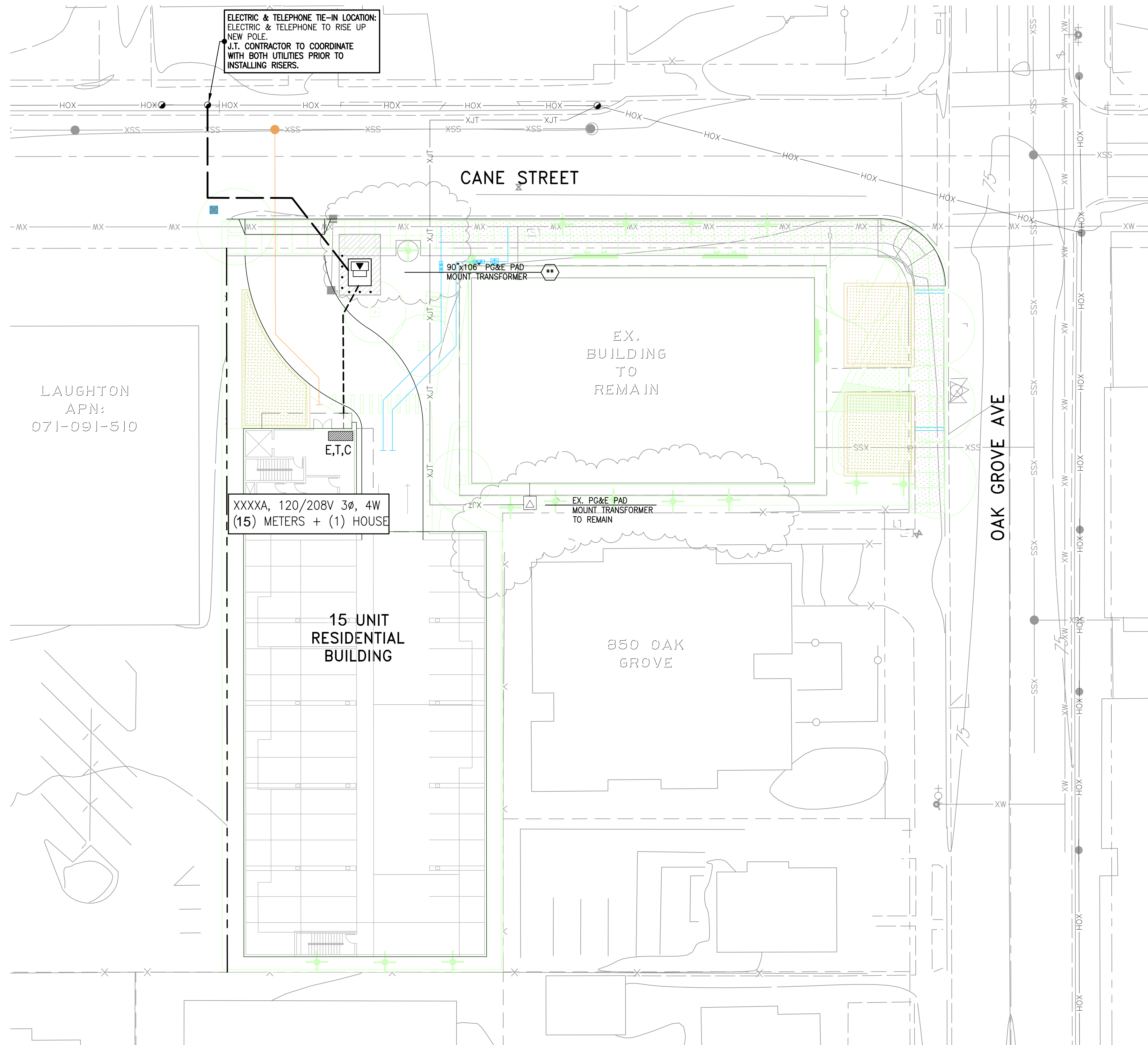
SCALE:
1"=30'

JOB NUMBER:
25-335

DATE LAST MODIFIED:
12-22-25

SHEET
INT1

OF 2 SHEETS



LEGEND

XJT

EXISTING TRENCH OR UTILITIES

PROPOSED TRENCH (DISTRIBUTION)

PROPOSED TRENCH (SERVICE)

PROPOSED STREET LIGHT TRENCH

EXISTING UTILITY SPLICE BOX

90"x106" PG&E PAD MOUNT TRANSFORMER

PG&E SKETCH LOCATION NUMBER

(F.V.T.)

FULL VEHICULAR TRAFFIC LID

(P.S.E.)

PUBLIC SERVICE EASEMENT

(P.U.E.)

PUBLIC UTILITY EASEMENT

(N.T.S.)

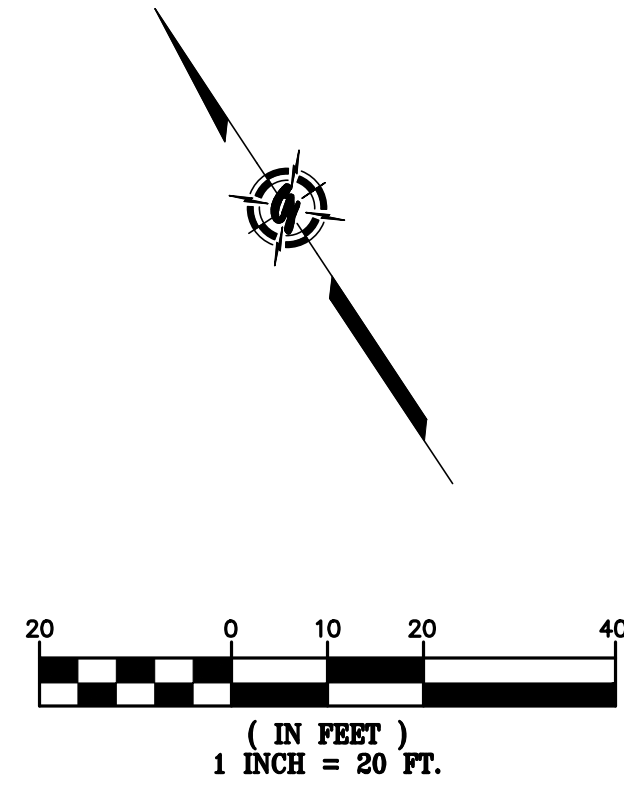
NOT TO SCALE

(R/W)

RIGHT OF WAY

(U.O.N.)

UNLESS OTHERWISE NOTED



NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811

CALL BEFORE YOU DIG

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:

CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

REVISONS

DESCRIPTION

DATE

SYMBOL

GIACALONE

DESIGN SERVICES, INC.

5820 STONERIDGE HALL RD., #345 | PLEASANTON, CA 94588

925.467.1740 | WWW.GIACALONEDSIGN.COM

JOINT TRENCH INTENT

PRINCE STREET PARTNERS

OAK GROVE

800 OAK GROVE AVE

MENLO PARK

CALIFORNIA

PROJECT MANAGER:

A. SAENZ

DRAWN BY:

A.S.

CHECKED BY:

M.B.

SCALE:

1"=20'

JOB NUMBER:

25-335
















DATE LAST MODIFIED:

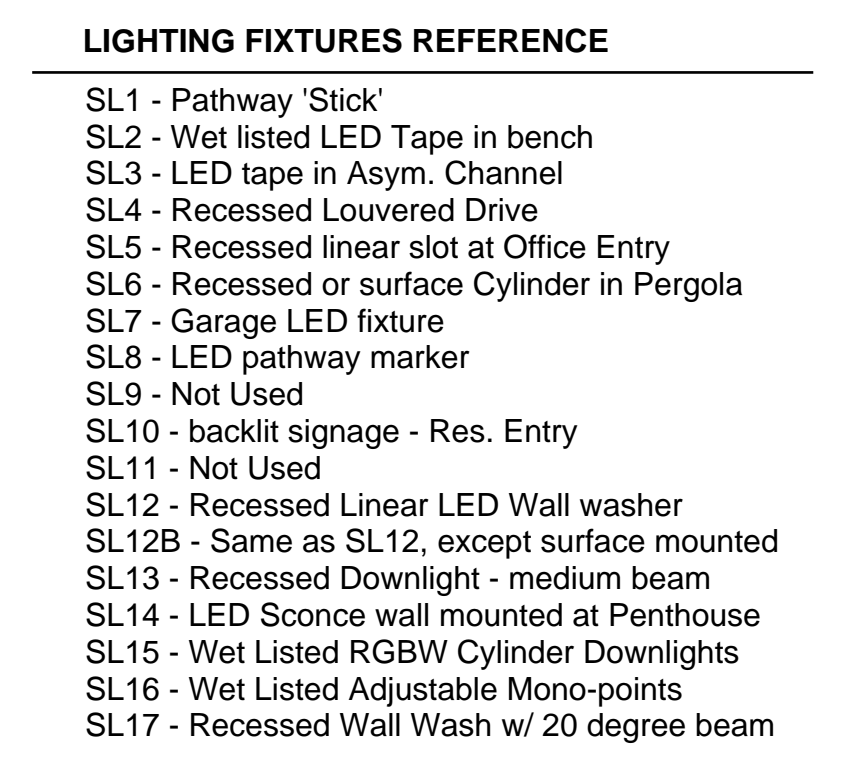
12-22-25

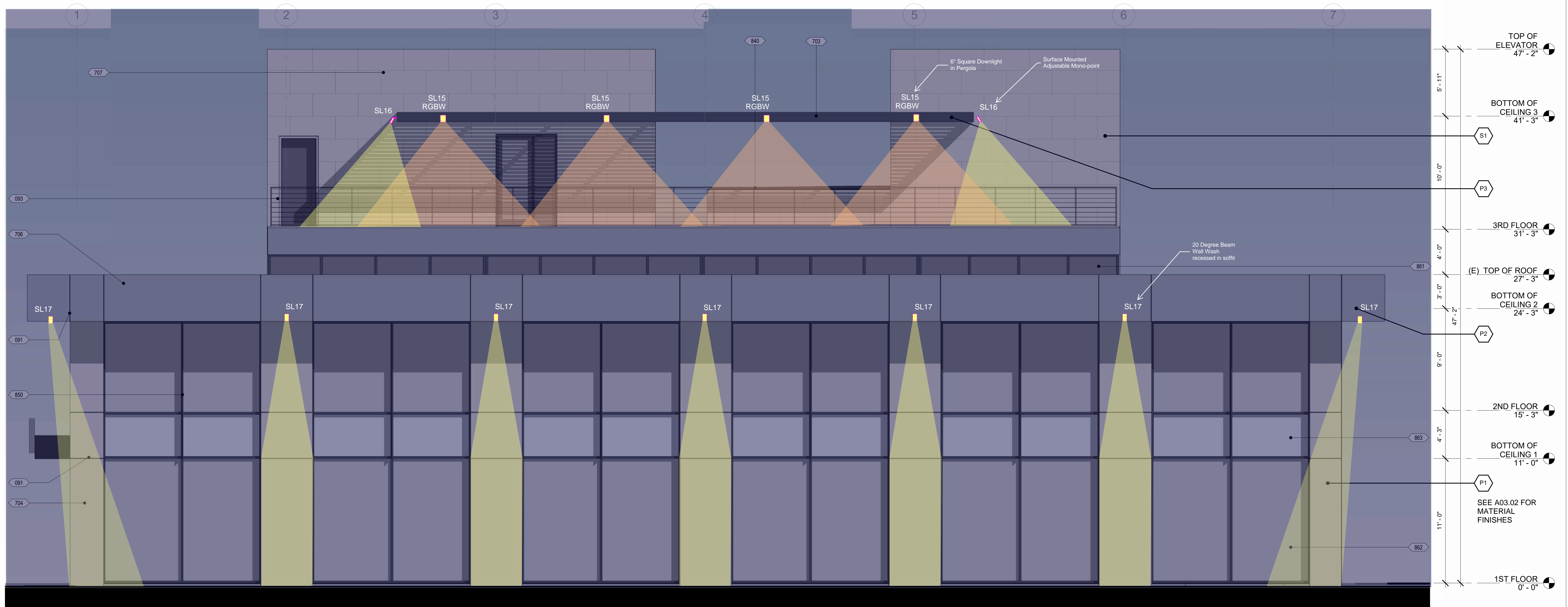
SHEET

INT2

OF 2 SHEETS

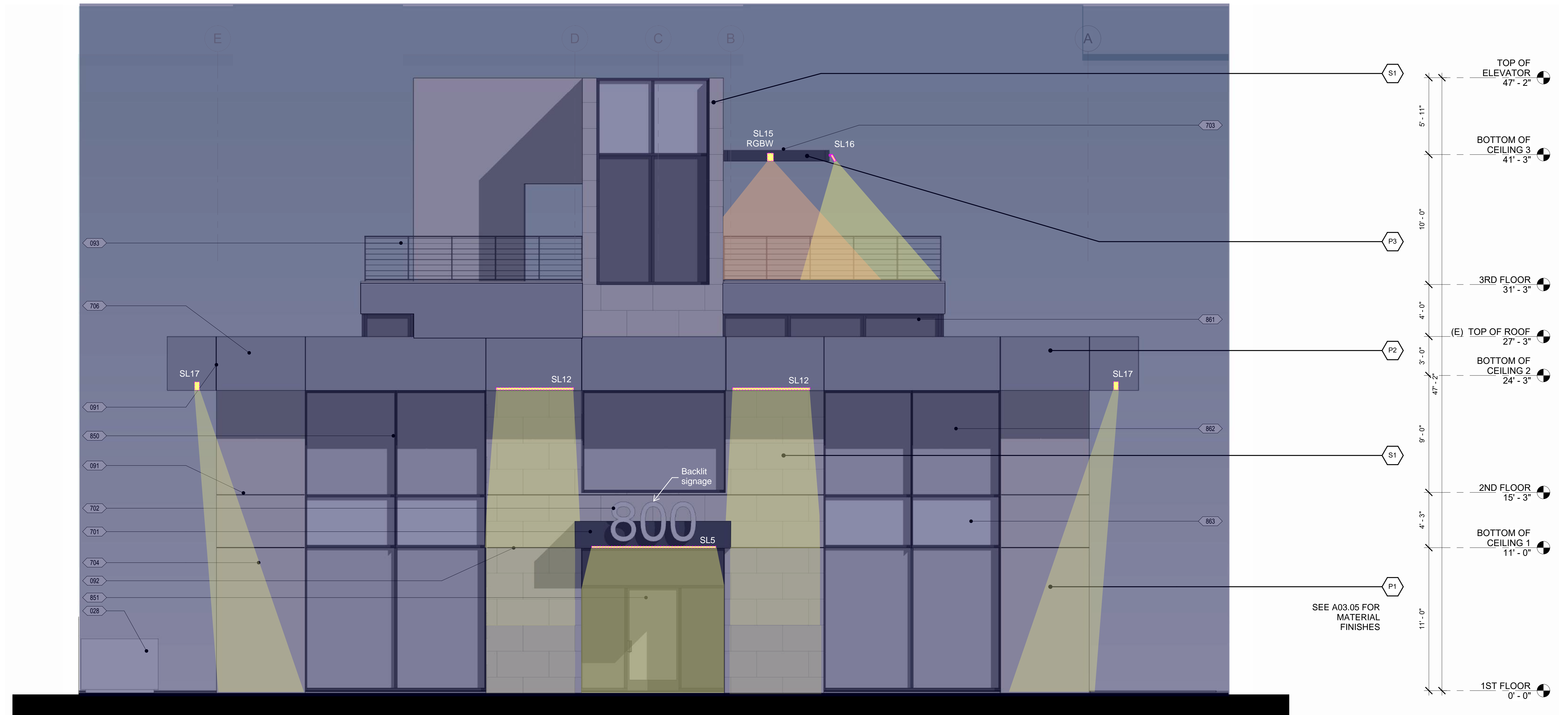
| LUMINAIRE SCHEDULE | | | | | | | | | | |
|--------------------|--------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------|--------------------------------------|--------------------------------|-------------------------------------------|------------------|-------------------|------------------------------------------|------------------------------------------------------------------------------------------|
| TYPE | IMAGE | LOCATION | DESCRIPTION | MANUFACTURER AND SERIES | SIZE (NOMINAL) | SOURCE (DELIVERED LUMENS, CCT, CRI) | CCT CRI | INPUT WATTS | FINISH | MOUNTING NOTES |
| SL1 |  | PATHWAYS | LOW PROFILE LED 'L-STICK' SHAPED PATHWAY LIGHT | WAC LIGHTING BALANCED 6061 | 1" W x 6-1/2" D x 23" H | LED 275 LM DEL | 3000K 90 CRI | 6.5 | DARK BRONZE OR AS PER ARCHITECT | PROVIDE IN-GRADE MOUNTING STANCHION |
| SL2 |  | BENCHES | WET LISTED SIDE-BENDING LED TAPE IN BENCHWORK FIELD-CUTTABLE | QTRAN LIGHTING Q-CAP KURV | 3/4" SQ. x LENGTH AS SHOWN | LED 110 LM DEL /FT | 3000K 90+ CRI | 1.5 / LF | N/A | PROVIDE REMOTE DRIVER COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION |
| SL3 |  | KICK-RAIL AT BRIDGE | WET LISTED LED TAPE IN LOW PROFILE EXTRUDED CHANNEL | QTRAN LIGHTING Q-CAP KURV | 5/8" W x LENGTH AS SHOWN | LED 110 LM DEL /FT | 3000K 90+ CRI | 1.5 / LF | N/A | PROVIDE 3M 'VHB' VERY HIGH BOND ADHESIVE TAPE |
| SL4 |  | DRIVE AISLE | RECESSED LED LOUVERED WALL PACK - HORIZONTAL ORIENTATION | LIGMAN LIGHTING LEGEND 2 RECESSED | 10.2"W x 3.8" D x 3.9" H | LED 517 LM DEL | 3000K 90+ CRI | 13.5 | DARK BRONZE OR AS PER ARCHITECT | COORDINATE POWER FEED IN FAÇADE SYSTEM |
| SL5 |  | OFFICE BLDG ENTRY VESTIBULE | 4" WIDE RECESSED LINEAR LED SLOT FRAMED IN GROOVED ARCHITECTURAL RECESS | FOCAL POINT SEEM 4 WET | 4" W x LENGTH AS SHOWN | LED 625 LM DEL /LF | 3000K 90+ CRI | 4.6 / LF | AS PER ARCHITECT | COORDINATE TRIM WITH SOFFIT WRAP |
| SL6 |  | RESIDENTIAL PERGOLA | 4" - 6" ROUND CYLINDER DOWNLIGHT WET RATED, JAB COMPLIANT | ALPHABET BETA6 | 4" DIA x 10" H | LED 1510 LM DEL | 3000K 90+ CRI | 12 | DARK BRONZE OR AS PER ARCHITECT | |
| SL7 |  | PARKING GARAGE | 18" DIA. ROUND LED SURFACE MOUNTED LIGHT | KENALL SENSCAPE | 18" DIA x 4.5" D | LED 4500 LM DEL | 3000K 80+ CRI | 45 | WHITE OR AS PER ARCHITECT | CONFIRM STEM MOUNTING OR SURFACE MOUNTING TO UNDERSIDE OF SLAB |
| SL8 |  | RESIDENTIAL SIDEYARDS | LOW LEVEL RECESSED PATHWAY LIGHT WET LOCATION | HK LIGHTING ZSLFM-1 | 5-5/8" W x 3" H | LED 135 LM DEL | 3000K 90+ CRI | 4 | DARK BRONZE OR AS PER ARCHITECT | |
| SL9 | | NOT USED | | | | | | | | |
| SL10 | NO IMAGE | RESIDENTIAL ENTRY | BACKLIT ENTRY SIGNAGE - PLACEHOLDER | TBD PER SIGN MANUFACTURER | TBD | LED 100 LM DEL /LF | 3000K 80+ CRI | ALLOW 2.0 / LF | DARK BRONZE OR AS PER ARCHITECT | CONTRACTOR TO COORDINATE WITH ARCHITECT FOR WAYFINDING |
| SL11 | | NOT USED | | | | | | | | |
| SL12 |  | EXTERIOR SOFFITS | RECESSED LINEAR WALL WASH / GRAZER | LUMENPULSE LUMENFAÇADE NANO | 1.5" W x LENGTH AS SHOWN | LED 1000 LM DEL /LF | 3000K 80+ CRI | 9 / LF | DARK BRONZE OR AS PER ARCHITECT | |
| SL12B |  | RESIDENTIAL ENTRY CANOPY | SURACE MOUNTED LINEAR LOW PROFILE LED MEDIUM BEAMSPREAD | LED LINEAR ADONIS IP67 | LENGTH AS SHOWN | LED 310 LM DEL /LF | 3000K 80+ CRI | 4.7 / LF | DARK BRONZE OR AS PER ARCHITECT | COORDINATE MOUNTING DETAIL WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION |
| SL13 |  | RESIDENTIAL UNITS | RECESSED LED DOWNLIGHT - MEDIUM BEAMSPREAD | ALPHABET NUE4RD-SW | 4" DIA x 4" H x HANGERS | LED 1070 LM DEL | 3000K 80+ CRI | 11 | DARK BRONZE OR AS PER ARCHITECT | |
| SL14 |  | RESIDENTIAL BLDG | SURFACE MOUNTED WALL SCONCE W/ FORWARD THROW | BROWNLEE LTG 7070 | 16" H x 3" W | LED 675 LM DEL | 3000K 80+ CRI | 7 | DARK BRONZE OR AS PER ARCHITECT | COORDINATE MOUTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION |
| SL15 |  | OFFICE ROOFTOP PERGOLA | SURFACE MOUNTED SQUARE OR CEYLINDER RGBW LED DOWNLIGHT | ALPHAEBET BETA4Q - RGBW | 4" SQUARE x 10" H | LED 1020 LM DEL | 3000K 90+ CRI | 25 | DARK BRONZE OR AS PER ARCHITECT | COORDINATE MOUNTING IN PERGOLA AND ANY BACKUP SUPPORTS |
| SL16 |  | OFFICE ROOFTOP PERGOLA | 2" CYLINDER ADJUSTABLE LED MONOPOINT | BK LIGHTING ARTISTAR LED 557 | 2-1/4" DIA x 4-1/2" H | LED 455 LM DEL | 3000K 80+ CRI | 7 | DARK BRONZE OR AS PER ARCHITECT | COORDINATE CANOPY SIDE MOUNTING ON EXTERIOR OF PERGOLA BEAMS |
| SL17 |  | OFFICE PERIMETER SOFFIT | RECESSED ROUND LED WALL WASH W/ 20 DEG BEAMSPREAD | ALPHABET NU6RW-SW | 6-3/4" DIA x 6" H | LED 1040 LM DEL | 3000K 80+ CRI | 12 | DARK BRONZE OR AS PER ARCHITECT | CONFIRM EXTERIOR FINISHES WITH ARCHITECT PRIOR TO ORDERING |





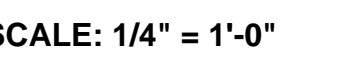
1 NORTH ELEVATION (PROPOSED)

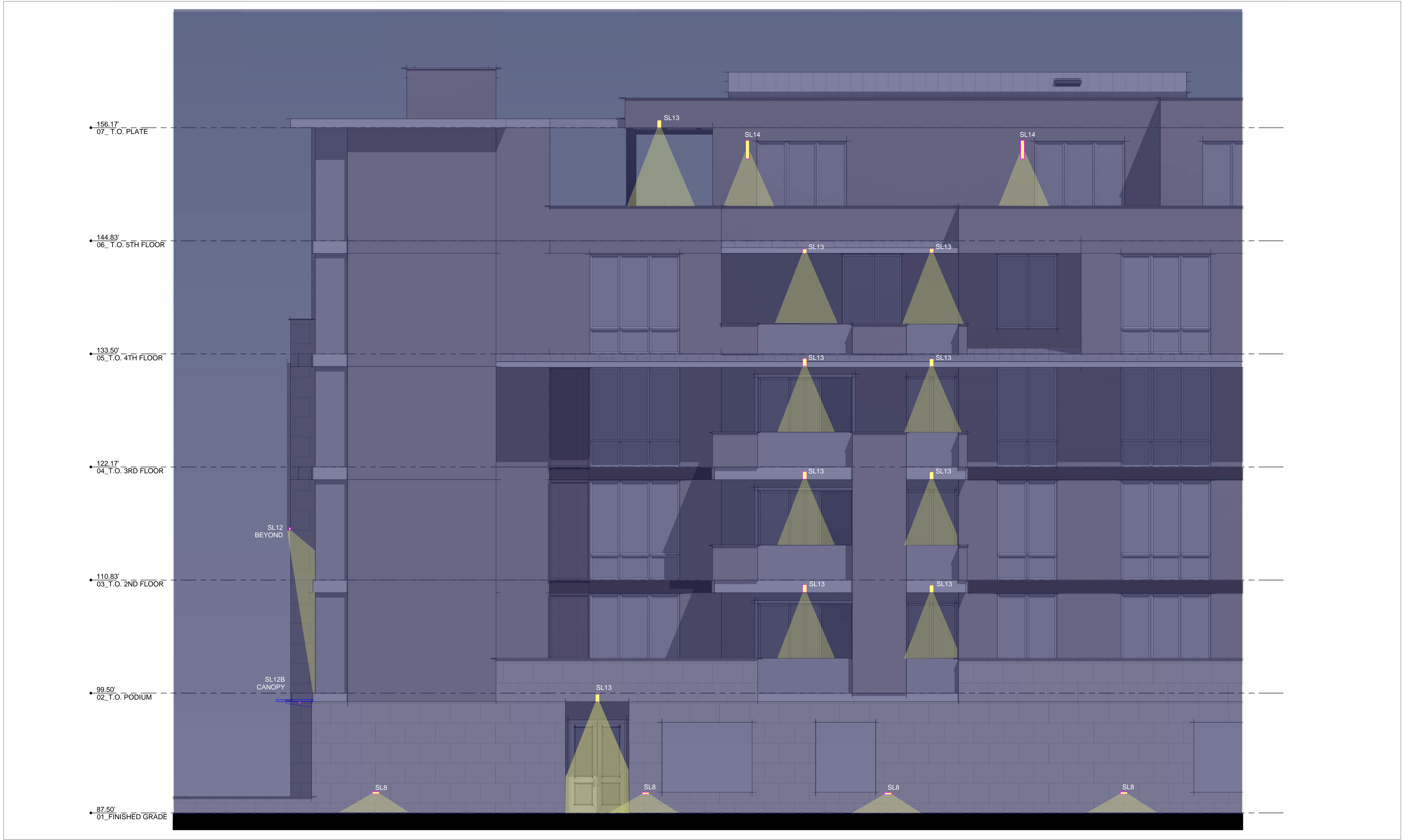
1/4" = 1'-0"



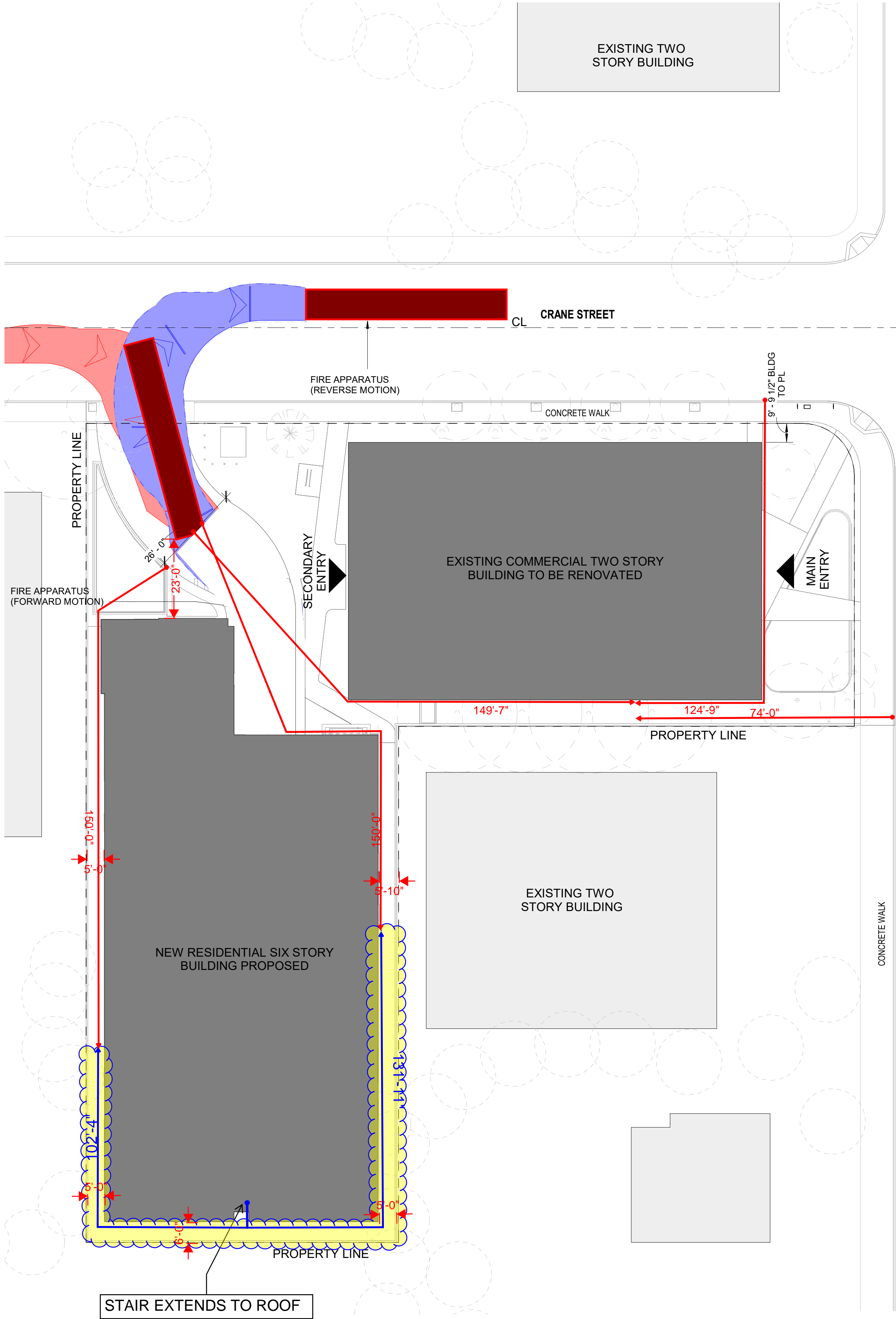
1 WEST ELEVATION (PROPOSED)

1/4" = 1'-0"



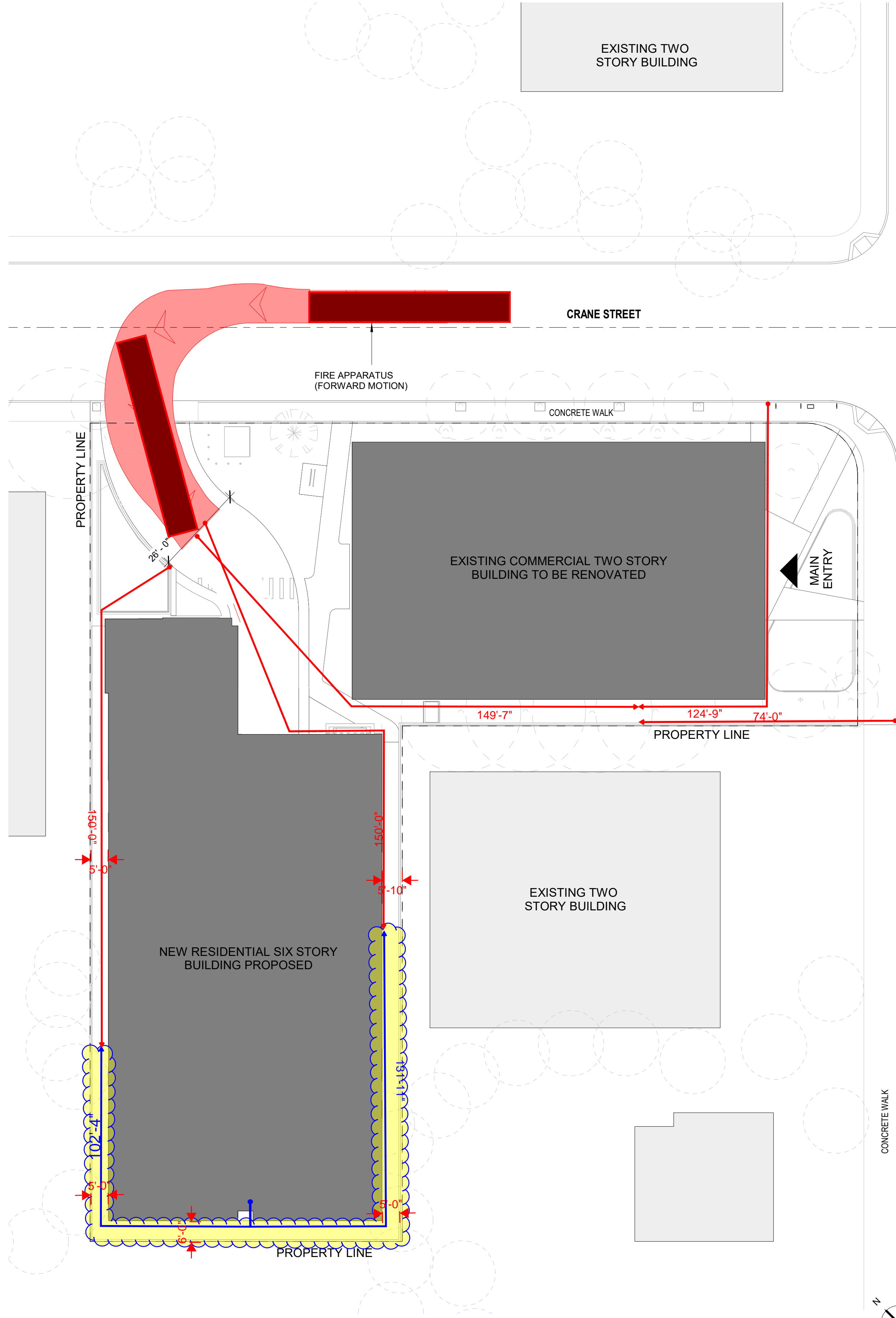






1 FIRE PROTECTION PLAN - TURNING TEMPLATE 1

1" = 20'-0"



2 FIRE PROTECTION PLAN - TURNING TEMPLATE 2

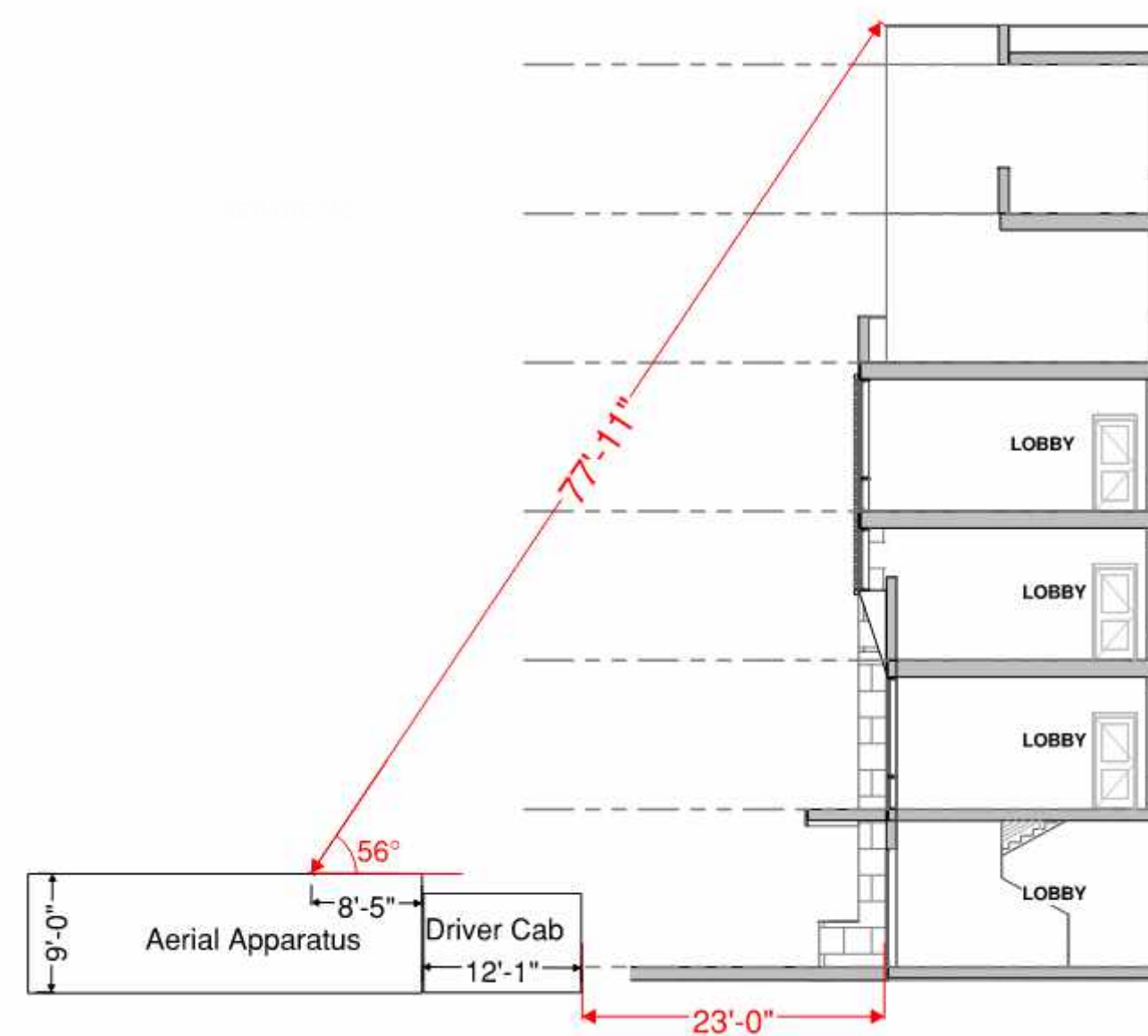
1" = 20'-0"

- 1) FIRE DEPARTMENT ACCESS:
- PER CFC D106.1 AS WE WILL HAVE <200 DWELLING UNITS ONLY ONE FIRE ACCESS ROAD IS REQUIRED
- 26 FT SITE ENTRANCE TO BE DESIGNATED AS FIRE DEPARTMENT ACCESS ROAD AND WILL ALSO PROVIDE AERIAL ACCESS
- HOSE PULL DEFICIENCY AT BACK OF SITE FROM FIRE DEPARTMENT ACCESS ROAD
- STANDPIPE HOSE CONNECTION WITHIN REAR STAIR PROPOSED TO PROVIDE HOSE PULL COVERAGE FOR EXTERIOR AREAS THAT ARE DEFICIENT AS SHOWN
- 5 FT PATHWAY PROVIDED AROUND SITE FOR EGRESS AND FIRE DEPARTMENT ACCESS.
- 2) AERIAL ACCESS:
- PROVIDE LADDER ACCESS TO ROOF VIA 26 FT WIDE ROAD ONTO THE SITE. TRUCK CAN BE STAGED TO ENSURE APPROPRIATE LADDER ANGLE TO THE ROOF. REFER TO LADDER ACCESS ELEVATION
- STAIR AT REAR OF SITE TO EXTEND TO ROOF VIA PENTHOUSE.
- 3) FIRE DEPARTMENT AND AERIAL ACCESS DEFICIENCIES ARE ADDRESSED VIA AN ALTERNATE MEANS AND METHODS REQUEST

GENERAL NOTES

- AERIAL ACCESS VEHICLE
- FIRE HOSE PULL DIMENSION
- FIRE HOSE PULL AREA OF DEFICIENCY
- BUILDING ENTRY/EGRESS
- EXISTING BUILDING
- PARKING ENTRY
- PROPERTY LINE
- SCOPE OF WORK

LEGEND



Based on Menlo Park Aerial Ladder Truck Dimensions

AERIAL LADDER ACCESS ELEVATION

0 30' 60'

FIRE PROTECTION PLAN

FP1.0

| GENERAL LANDSCAPE PROJECT LEGEND | | |
|----------------------------------|--------------------------------------------------|--------|
| KEY | DESCRIPTION | DETAIL |
| | LIMIT OF WORK | |
| | PROPERTY LINE | |
| | BREAK LINE | |
| | EXISTING TREE TO REMAIN, SEE ARBORIST REPORT | |
| | EXISTING TREE TO BE REMOVED, SEE ARBORIST REPORT | |
| | (E) SANITARY LINE | |
| | (E) STORM DRAIN LINE | |
| | (E) WATER LINE | |
| | (E) WATER LINE | |
| | (E) GAS LINE | |
| | DETAIL CALLOUT | |
| | ELEVATION INDICATOR | |
| | SECTION / ELEVATION DETAIL | |
| | TREE, REFER TO PLANTING PLAN | |

| Sheet List Table | |
|------------------|-------------------------------------|
| Sheet Number | Sheet Title |
| L0.00 | LANDSCAPE NOTES AND LEGENDS |
| L0.01 | LANDSCAPE NOTES AND LEGENDS |
| L0.03 | ILLUSTRATIVE SITE PLAN |
| L1.00 | LANDSCAPE MATERIALS PLAN |
| L1.01 | ROOF DECK LANDSCAPE MATERIALS PLAN |
| L2.00 | LANDSCAPE PLANTING PLAN |
| L2.01 | ROOF DECK LANDSCAPE PLANTING PLAN |
| L3.00 | LANDSCAPE IRRIGATION PLAN |
| L3.01 | ROOF DECK LANDSCAPE IRRIGATION PLAN |
| L4.00 | LANDSCAPE CONSTRUCTION DETAILS |
| L4.01 | LANDSCAPE CONSTRUCTION DETAILS |
| L4.02 | LANDSCAPE PLANTING DETAILS |

LANDSCAPE DESIGN CRITERIA

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR USERS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
2. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
3. ALL AREAS ON GRADE SHALL RECEIVE 6" OF TOP SOIL AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
5. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:

A) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.

B) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.

C) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
6. ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.
7. A SOIL TEST BY A QUALIFIED PROFESSIONAL IS REQUIRED, IF THE FILL MATERIAL IS NOT ADEQUATE FOR PLANTING, THE APPROPRIATE AMOUNT OF FILL SHALL BE AMENDED IN PLACE OR EXCAVATED AND REPLACED WITH NEW OR AMENDED PLANTING SOIL. SEE THE PLANTING SECTION FOR REQUIRED SOIL DEPTHS
8. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
9. PLANTING PALETTE HAS BEEN DEVELOPED BASED ON WATER USE REQUIREMENTS AS WELL AS APPLICABLE DESIGN GUIDELINES.
10. *WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

GENERAL LANDSCAPE PROJECT NOTES

1. ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AND AS A PART OF THIS CONTRACT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA) AND THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING, PROPOSED UTILITIES, AREA DRAINS, MANHOLES, AND VAULTS AS INDICATED ON THE PROJECT SURVEY AND ANY CIVIL UTILITY PLANS.
4. CONTRACTOR SHALL FIELD MARK ALL UTILITY LINES AND POT HOLE TO DETERMINE DEPTH OF BURIED UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RECORD & MONITOR WORK IN THESE AREAS AND POTHOLE AS NEEDED TO IDENTIFY OBJECTS.
5. FOR MARKING UNDERGROUND FACILITIES, CALL UNDERGROUND SERVICE ALERT MINIMUM TWO DAYS PRIOR TO DIGGING: 1-800-227-2600, BETWEEN 6:00 AM- 7:00 PM, MONDAY- FRIDAY, EXCEPT HOLIDAYS.
6. PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
7. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
8. CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWN WITH CITY ENGINEER AND APPROPRIATE AGENCIES or OWNER'S REPRESENTATIVE.
9. REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
10. REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER.
11. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS.
12. REFER TO CIVIL DRAWINGS FOR ALL UTILITY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
13. REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS.
14. EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.
15. STORM INLET BOXES SHALL NOT BE LEFT UNCOVERED AT ANY TIME.
16. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION, AT HIS OWN EXPENSE. TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTOR'S OWN EXPENSE ANY DRAINAGE STRUCTURES, UTILITIES, WALLS, EXISTING PLANTS, FURNITURE, LIGHTS, WALKWAYS, PAVING, SIGNAGE, OR OTHER EXISTING IMPROVEMENTS TO REMAIN WHICH ARE DAMAGED OR DESTROYED BY OPERATION OF THIS CONTRACT. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING AS A RESULT OF THE CONTRACTOR'S OPERATION, ONSITE, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
18. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
19. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES AS REQUIRED ARE IN PLACE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ALL TIMES.
21. ADJUST LIDS OF ALL (E) IN-GRADE UTILITY BOXES AND VAULTS TO MEET NEW GRADES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL EXISTING PLANT MATERIAL TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT TO ENSURE HEALTH OF PLANT MATERIAL TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, SEE SPEC. SECTIONS 32-93-00, PLANTING.
23. KEEP ALL PLANTING AND PAVING AREAS FREE FROM WEEDS, DEBRIS AND TRASH THROUGHOUT THE DURATION OF THE CONTRACT.

LANDSCAPE MATERIAL & DIMENSION NOTES

1. REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. DIMENSIONS ARE MEASURED TO FACE OF BLDG., FACE OF CURB, EDGE OF PAVING, FACE OF HEADER, CENTERLINE OF POST, CENTERLINE OF FIXTURE, CENTERLINE OF COLUMN/BLDG. GRIDLINE, CENTERLINE OF PAVING BAND, OR CENTERLINE OF DOOR UNLESS NOTED OTHERWISE.
3. STAKE LOCATION OF LANDSCAPE ELEMENTS INCLUDING PAVING, BENCHES, POTS, ETC. FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. SPACING OF SCORE MARKS EQUALS WIDTH OF WALK, EXCEPT WHERE DRAWN OTHERWISE. ALIGN WITH OBVIOUS PAVING EDGES, AND PERPENDICULAR TO EDGE OF CURVED WALKWAYS UNLESS SHOWN OTHERWISE.
5. PROVIDE EXPANSION JOINTS WITH SEALANT WHERE CONCRETE PAVING MEETS EXISTING PAVING WHETHER SHOWN ON PLAN OR NOT. AT NEW CONCRETE PAVING, SPACING OF EXPANSION JOINTS IS TYPICALLY 20' MIN. O.C., OR WHERE SHOWN. REFER TO SPECIFICATIONS, PROVIDE DOWELS INTO BACK OF CURB, FACE OF WALL, BOTTOM OF STAIRS, ETC. TO PREVENT DIFFERENTIAL SETTLEMENT AS SHOWN ON DETAILS.
6. ALL CURVES SHALL BE CONSTRUCTED SMOOTH AND TANGENT WITH OTHER CURVES OR STRAIGHT LINES WHEREVER POSSIBLE. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO ABRUPT CHANGES.
7. LIGHTING SHOWN FOR POSITION ONLY, REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPE, INSTALLATION AND LIGHTING REQUIREMENTS.
8. SET LIGHT POLE BASES 1-1/2" ABOVE FINISH GRADE TO ALLOW INSTALLATION OF MULCH. TOP OF LIGHT POLE BASES SHALL BE FLUSH W/ SIDEWALK FINISH GRADE. REFER TO DETAILS FOR RELATIONSHIP BETWEEN TOP OF LIGHTPOLE BASES TO FINISH GRADE.
9. REFER TO LANDSCAPE LEGENDS & SPECIFICATIONS FOR ALL PAVEMENT TYPES & FINISHES
10. REFER TO LANDSCAPE LEGENDS & SPECIFICATIONS FOR FURNISHINGS
11. ALL WALKWAYS AND HARDSCAPE AREAS SHALL HAVE A MINIMUM SLOPE OF 1%, MAXIMUM SLOPE OF 5%, AND MAXIMUM CROSS SLOPE OF 2%. SEE CIVIL DRAWINGS FOR GRADING INFORMATION.

IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS. FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEM ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS. VALVE BOXES SHALL BE THE SMALLEST SIZE REQUIRED AND NEUTRAL COLOR TO SCREEN LOCATION.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:

A) LOCATION AND SIZE OF DEDICATED WATER METER FOR THE LANDSCAPE IRRIGATION SYSTEM.

B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING

AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.

C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.

D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
8. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR RECYCLED WATER. IRRIGATION PIPE SHALL BE PURPLE. ALL EQUIPMENT SHALL IN COMPLIANCE WITH RECYCLED WATER REQUIREMENTS.
9. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
10. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:

A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.

B) CONTROLLERS WITH MULTIPLE PROGRAMS.

C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.

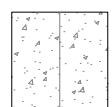
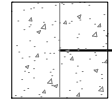
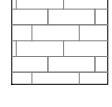
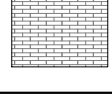
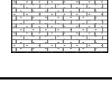
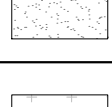
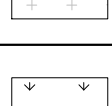
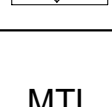
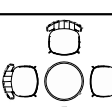
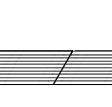
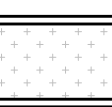

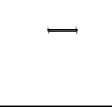
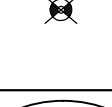
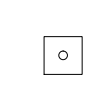

D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.

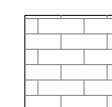
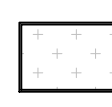
E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.

F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

PROJECT ABBREVIATIONS

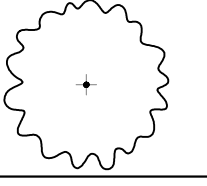
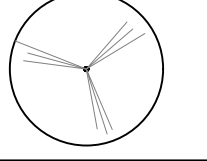
| | | | |
|------|----------------------------|-------|--------------------------------------|
| AC | ASPHALTIC CONCRETE | LSJ | LONGITUDINAL SHRINKAGE |
| AB | AGGREGATE BASE | | JOINT |
| AD | AREA DRAIN | MAX | MAXIMUM |
| ARCH | ARCHITECT | MFR | MANUFACTURER |
| AVG | AVERAGE | MH | MANHOLE |
| B&B | BALL AND BURLAP | MIN | MINIMUM |
| BC | BACK OF CURB | MM | MILLIMETERS |
| BF | BOTTOM OF FENCE | NIC | NOT IN CONTRACT |
| BLDG | BUILDING | NTS | NOT TO SCALE |
| BOR | BACK OF RAMP | OC | ON CENTER |
| BOS | BOTTOM OF SLOPE | OCEW | ON CENTER EACH WAY |
| BR | BIKE RACK | OD | OUTSIDE DIAMETER |
| BS | BOTTOM OF STEP (STAIR) | OPP | OPPOSITE |
| BSW | BACK OF SIDEWALK | PA | PIPE ANCHOR |
| BW | BOTTOM OF WALL | PLA | PLANTING AREA |
| CAL | CALIPER | PED | PEDESTAL |
| CB | CATCH BASIN OR CEMENT BASE | PDSN | PEDESTRIAN |
| CH | CHANNEL OR CHILLER | PERF | PERFORATED |
| CHD | CONCRETE HEADER | PIP | POURED-IN-PLACE |
| CIP | CAST-IN-PLACE | POC | POINT OF CONNECTION |
| CJ | CONTROL JOINT | PT | POINT OF TANGENCY |
| CL | CENTER LINE | R | RADIUS |
| CLR | CLEARANCE | RB | ROOT BARRIER |
| CMU | CONCRETE MASONRY UNIT | RGB | ROUNDED FRADE BREAK |
| | | RIM | RIM ELEVATION |
| | | ROW | RIGHT OF WAY |
| | | SAD | SEE ARCHITECTURAL DRAWINGS |
| CO | CLEAN OUT | SB | SPLASH BLOCK |
| COJ | CONSTRUCTION JOINT | SBSD | SEE BUILDING STRUCTURAL DRAWINGS |
| CONC | CONCRETE | | |
| CONT | CONTINUOUS | | |
| CP | CENTER POINT | | |
| CTR | CENTER | SCD | SEE CIVIL DRAWINGS |
| D/B | DESIGN/BUILD | SD | STORM DRAIN |
| DI | DRAIN INLET | SED | SEE ELECTRICAL DRAWINGS |
| DIA | DIAMETER | SG | SUBGRADE |
| DIM | DIMENSION | SF | SQUARE FEET |
| DN | DOWN | SHP | SWALE FLOWLINE HIGH POINT |
| EA | EACH | | |
| EF | EACH FACE | SIM | SIMILAR |
| EJ | EXPANSION JOINT | SJ | SCORE JOINT |
| EJS | EXPANSION JOINT W/ SEALANT | SLD | SEE LIGHTING DRAWINGS |
| | | SPECS | SPECIFICATIONS |
| EL | ELEVATION | SSL | STRAIGHT SLOPE |
| ENGR | ENGINEER | SSD | SEE STRUCTURAL DRAWINGS |
| EP | EDGE OF PAVEMENT | | |
| EQ | EQUAL | SSGD | SEE SIGN DRAWINGS |
| EW | EACH WAY | SWPPP | STORMWATER POLLUTION PREVENTION PLAN |
| (E) | EXISTING | | |
| FDC | FIRE DEPARTMENT CONNECTION | TBD | TO BE DETERMINED |
| FFE | FINISHED FLOOR ELEVATION | TD | TOP OF DRAIN |
| | | TOC | TOP OF CURB |
| | | TOR | TOP OF RAMP |
| | | TPTL | TREE PLANTING TRENCH LIMIT |
| | | TOBR | TOP OF BERM |
| | | TOF | TOP OF FENCE |
| | | TOFG | TOP OF FOOTING |
| | | TOFN | TOP OF FOUNDATION |
| | | T&B | TOP AND BOTTOM |
| | | TOP | TOP OF POST |
| | | TOS | TOP OF SLOPE |
| | | TS | TOP OF STEP (STAIR) |
| | | TSS | TOP OF STRUCTURAL SLAB |
| | | TW | TOP OF WALL |
| | | TWL | TREE WELL |
| | | TYP | TYPICAL |
| | | UFC | UNIFORM FIRE CODE |
| | | VEH | VEHICULAR |
| | | WPM | WATER PROOF MEMBRANE |
| | | WWF | WELDED WIRE FABRIC |

| LANDSCAPE MATERIAL LEGEND - GROUND LEVEL | | |
|-------------------------------------------------------------------------------------|------------------------------------------|-------------------|
| KEY | DESCRIPTION | DETAIL# / SHEET # |
|  | CONCRETE PAVING | 1/L4.00 |
|  | SCORE JOINT SAWCUT | 2/L4.00 |
|  | CONCRETE UNIT PAVERS TYPE 1 | 4/L4.00 |
|  | CONCRETE UNIT PAVERS TYPE 2 | 4/L4.00 |
|  | CONCRETE UNIT VEHICULAR PAVERS TYPE 3 | 4/L4.00 |
|  | DECOMPOSED GRANITE AT TREE WELL | 5/L4.00 |
|  | PLANTING AREA | N/A |
|  | BIO-RETENTION PLANTING | S.C.D. |
|  | METAL EDGE RESTRAINT/HEADER | 4/L4.00 |
|  | CAFE TABLES | N/A |
|  | BENCH | N/A |
|  | AT-GRADE FLOW-THROUGH STORMWATER PLANTER | S.C.D.,TYP. |
|  | 6' TALL WOOD | 4/L4.01 |
|  | BIKE RACK - 2 BIKE CAPACITY | 7/L4.00 |
|  | CITY STANDARD LIGHT POLE | S.E.D. |
|  | TREE, REFER TO PLANTING PLAN | 4/L5.02 |

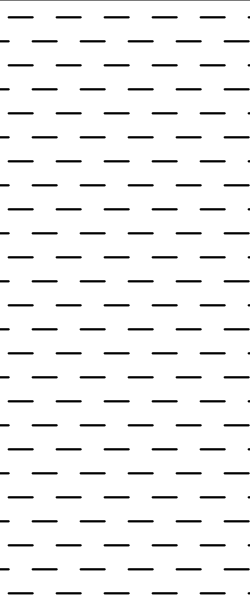
| LANDSCAPE MATERIAL LEGEND - 2ND FLOOR | | |
|-----------------------------------------------------------------------------------|-----------------------------------------|-------------------|
| KEY | DESCRIPTION | DETAIL# / SHEET # |
|  | CONCRETE UNIT PAVERS TYPE 1 ON PEDESTAL | 3/L4.00 |
|  | PLANTER POT | N/A |

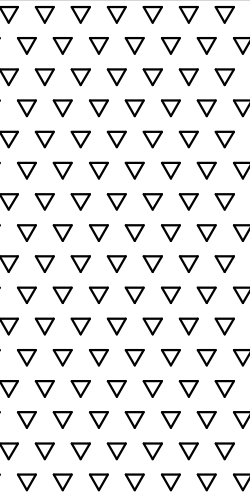
LANDSCAPE PLANTING NOTES

- REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- ALL GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OF ANY PLANT MATERIALS.
- REFER TO SPECIFICATIONS FOR PLACEMENT OF TOPSOIL, SOIL AMENDMENTS, FERTILIZERS AND ADDITIONAL PLANTING INFORMATION.
- A COPY OF THE NURSERY INVOICE SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE TO VERIFY COMPLIANCE WITH DRAWINGS AND SPECS.
- ALL PLANTS SHALL BE OF THE GENUS, SPECIES, VARIETY, CULTIVAR, AND SIZES AS SHOWN ON THE PLANS. UNDER NO CONDITION WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE
- ALL PLANTS SHALL BE TRUE TO NAME, AND SHALL BE TAGGED WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT HEIGHT AT INSTALLATION SHALL MEET MINIMUM HEIGHT REQUIREMENTS PER SIZE SPECIFIED AND PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- IMPORT TOPSOIL MEETING SPECIFICATIONS SHALL BE INSTALLED IN ALL ON GRADE PLANTING AREAS. A SAMPLE OF IMPORT TOPSOIL, ALONG WITH A COMPLETE SOIL ANALYSIS REPORT AS SPECIFIED, SHALL BE APPROVED BY THE PROJECT ARCHITECT PRIOR TO DELIVERY OF IMPORT TOPSOIL TO THE SITE.
- CALIPER OF TREES SHALL BE MEASURED 6" ABOVE FINISH GRADE.
- PROVIDE 3" MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS. MULCH SHALL BE ARBOR MULCH, DYED WITH A NATURAL UV PROTECTANT COLORANT. (COLOR: BROWN) SEE SPECS. MULCH SHALL NOT BE RED OR DYED AN UNNATURAL COLOR.
- PLANT TREES A MINIMUM OF 4'-0" FROM EDGE OF PAVING, UTILITY STRUCTURES AND WALLS. NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS PRIOR TO PLANTING.
- PLANT LARGE TREES 12' FROM BUILDINGS. NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS PRIOR TO PLANTING.
- ALL TREES 36" BOX AND LARGER SHALL BE GUYED. REFER TO DETAILS.
- ALL 15 GALLON AND 24" BOX SIZED TREES SHALL BE DOUBLE STAKED. REFER TO DETAILS.
- STAKING AND GUYING ELEMENTS SHALL BE REMOVED AFTER ESTABLISHMENT AND ANY HOLES LEFT BY THE STAKES SHALL BE FILLED WITH BACKFILL MIX.
- ALL SHRUBS AND GROUNDCOVERS SHALL BE SET 1/2 THE DIMENSION OF THE SPACING FROM ADJACENT WALKS, CURBS AND WALLS UNLESS OTHERWISE SHOWN.
- ALL SHRUB AND GROUNDCOVER SPACING SHALL BE EITHER LINEAR OR TRIANGULAR UNLESS DRAWN OTHERWISE. REFER TO PLANS AND DETAILS FOR PATTERNS.
- WHERE CIRCLES SHOW PLANTS, TRUNK OF PLANT EQUALS CENTER POINT OF CIRCLE.
- FOR DESCRIPTION OF PLANTERS SEE LANDSCAPE SPECIFICATIONS.
- PROVIDE HEALTHY, VIGOROUS PLANTS TYPICAL OF THE SPECIES, FREE OF PESTS OR INJURIES.
- ORIENT PLANTS IN PLANTERS SO THAT THEIR BEST APPEARANCE IS MOST VISIBLE.
- FOR HYDROZONES, SEE IRRIGATION PLANS.
- ALL PROPOSED TREES SHALL BE PRUNED FOR STRUCTURAL SOUNDNESS AND THINNED TO REDUCE WIND SAIL AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- WHERE PROPOSED TREE ROOTBALL IS ADJACENT TO EXISTING PROTECTED UTILITY LINE, A TREE ROOT BARRIER IS REQUIRED. SEE DETAILS.
- NOTE: REFER TO SPECIFICATION SECTION 32-93-00 PLANTING FOR NOTES ON CONTRACT GROWN/PRE-PURCHASE OF TREES BY OWNER. CONTRACTOR'S BID PRICE SHALL INCLUDE BALANCE OF CONTRACT GROW PRICE, FEES, TAXES, FREIGHT, ANY STORAGE FEES, TREE PLANTING HOLES, IMPORT TOP SOIL BACKFILLING WITH COMPOST AMENDMENT, IRRIGATION SYSTEM, SAWCUT ROOT BALL, STAKING OR GUYING, 60 DAY MAINTENANCE, 1 YEAR WARRANTY, ETC. TO PROVIDE COMPLETE INSTALLATION TO THE OWNER'S SATISFACTION.

| TREE, SHRUB, GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE | | | | | | | | |
|-------------------------------------------------------------------------------------|---------|------------------------------------|----------------------------|---------|-----------|-------------|----------|---------------------------|
| TREES | | | | | | | | |
| SYMBOL | KEY | SCIENTIFIC NAME | COMMON NAME | SIZE | WATER USE | MATURE SIZE | QUANTITY | HERITAGE TREE REPLACEMENT |
|  | KOE BIP | KOELREUTERIA BIPINNATA, MULTI-STEM | CHINESE FLAME TREE | 36" BOX | M | 30'H X 20'W | 1 | - |
|  | PLA ACE | PLATANUS ACERIFOLIA 'COLUMBIA' | COLUMBIA LONDON PLANE TREE | 24" BOX | M | 45'H X 35'W | 2 | - |

| HATCH | KEY | SCIENTIFIC NAME | COMMON NAME | SIZE | WATER USE | MATURE SIZE | QUANTITY |
|-------------------------------------------------------------------------------------|---------|-----------------------------------------|-------------------------|-------|-----------|--------------|----------|
| SHRUBS, GRASSES, AND GROUND COVERS - FULL SUN | | | | | | | |
|  | ACH MIL | ACHILLEA MILLEFOLIUM | YARROW | 1 GAL | L | 2' H X 2' W | - |
| | BOU GRA | BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLUE GRAMA | 1 GAL | L | 1' H X 1' W | - |
| | CAR CAL | CARPENTERIA CALIFORNICA | BUSH ANEMONE | 5 GAL | M | 6' H X 10' W | - |
| | SAL CLE | SALVIA CLEVELANDII X SALVIA LEUCOPHYLLA | SALVIA ALLEN CHICKERING | 5 GAL | L | 3' H X 6' W | - |
| | YUC FIL | YUCCA FILAMENTOSA 'BRIGHT EDGE' | BRIGHT EDGE YUCCA | 5 GAL | L | 3' H X 4' W | - |

| SHRUBS, GRASSES, AND GROUND COVERS - PART SUN | | | | | | | |
|--------------------------------------------------------------------------------------|---------|---------------------------------------|----------------------|--------|----|----------------|---|
|  | AGA ATT | AGAVE ATTENUATA 'RAY OF LIGHT' | FOX TAIL AGAVE | 5 GAL | L | 4' H X 6' W | - |
| | ASP DEN | ASPARAGUS DENSIFLORUS 'MYERS' | FOXTAIL FERN | 5 GAL | M | 1' H X 1'-6" W | - |
| | MIM AUR | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 5 GAL | VL | 4' H X 4' W | - |
| | MUH CAP | MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' | WHITE CLOUD MUHLY | 5 GAL | L | 4' H X 4' W | - |
| | RHA CAL | RHAMNUS CALIFORNICA | COFFEEBERRY | 15 GAL | L | 5' H X 5' W | - |

| SHRUBS - SHADE | | | | | | | |
|---------------------------------------------------------------------------------------|---------|-------------------------------------|--------------------------|--------|---|-------------|---|
|  | ARC EME | ARCTOSTAPHYLOS 'EMERALD CARPET' | EMERALD CARPET MANZANITA | 5 GAL | M | 1' H X 4' W | - |
| | MAH EUR | MAHONIA EURYBRACTEATA 'SOFT CARESS' | SOFT CARESS GRAPE HOLLY | 5 GAL | L | 3' H X 4' W | - |
| | POL MUN | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 5 GAL | M | 6' H X 6' W | - |
| | RHA UMB | RHAPHIOLEPIS UMBELLATA | DEWARF YEDDA HAWTHORNE | 15 GAL | L | 5' H X 4' W | - |

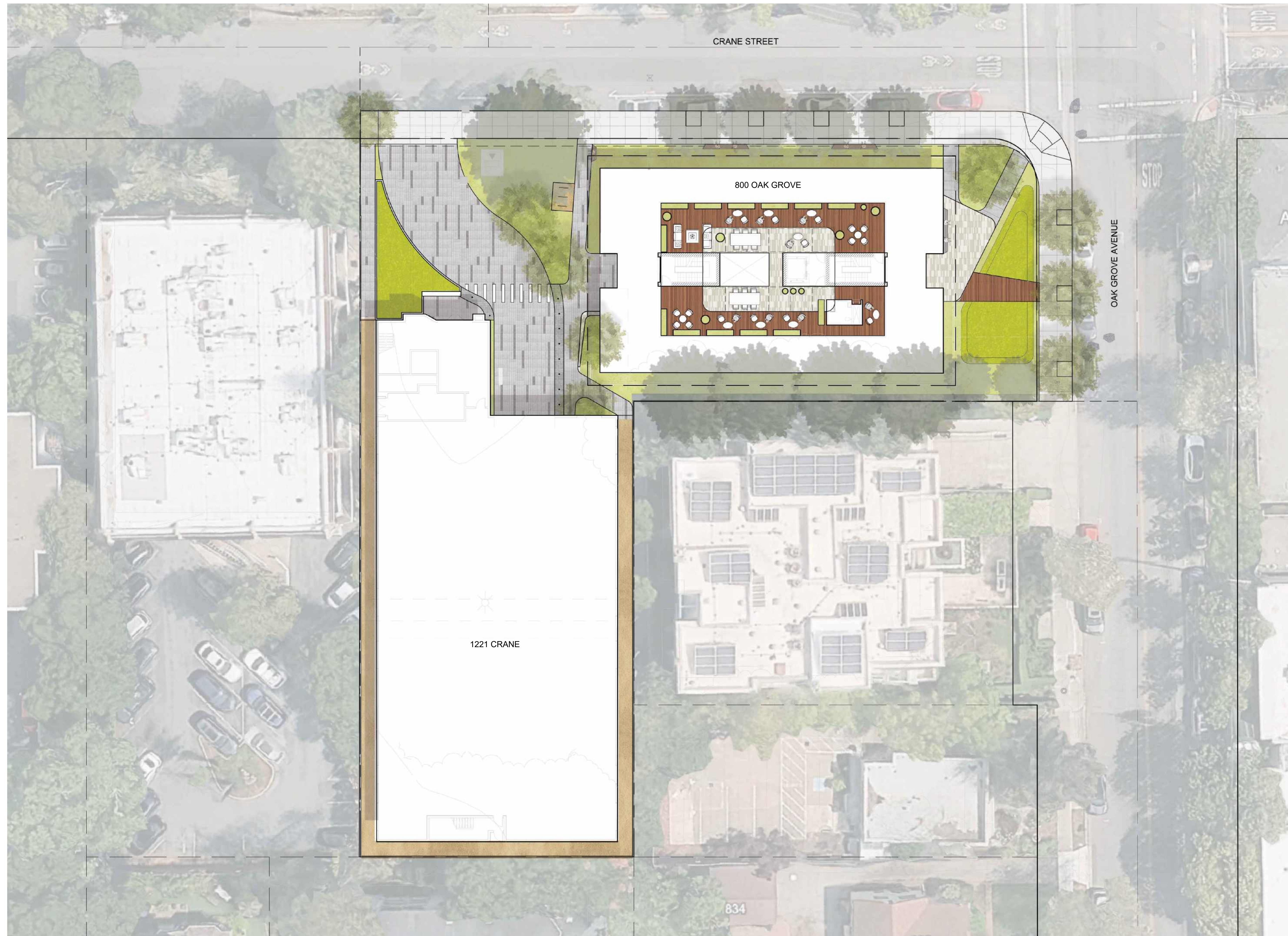
| BIOTREATMENT PLANTS | | | | | | | |
|---------------------------------------------------------------------------------------|---------|-----------------------------------------|-------------------------|-------|---|-------------|---|
|  | BOU GRA | BOUTELOUA GRACILIS | BLUE GRAMA | 5 GAL | L | 2' H X 2' W | - |
| | JUN PAT | JUNCUS PATENS | CALIFORNIA GRAY RUSH | 5 GAL | L | 2' H X 2' W | - |
| | LEY CON | LEYMUS CONDENSATUS | CANYON PRINCE WILD RYE | 5 GAL | L | 2' H X 3' W | - |
| | MUH DUB | MUHLENBERGIA DUBIA | PINE MUHLY | 5 GAL | L | 2' H X 2' W | - |
| | SAL CLE | SALVIA CLEVELANDII X SALVIA LEUCOPHYLLA | SALVIA ALLEN CHICKERING | 5 GAL | L | 4' H X 4' W | - |

PROJECT TREE COUNT

| | |
|-------------------------------|----|
| EXISTING TREE COUNT: | 33 |
| EXISTING TREES TO BE REMOVED: | 22 |
| EXISTING TREES TO REMAIN: | 11 |

PROPOSED TREES: 8

NOTE:
SEE ARBORIST REPORT FOR TREE PRESERVATION AND PROTECTION MEASURES AND PLAN.



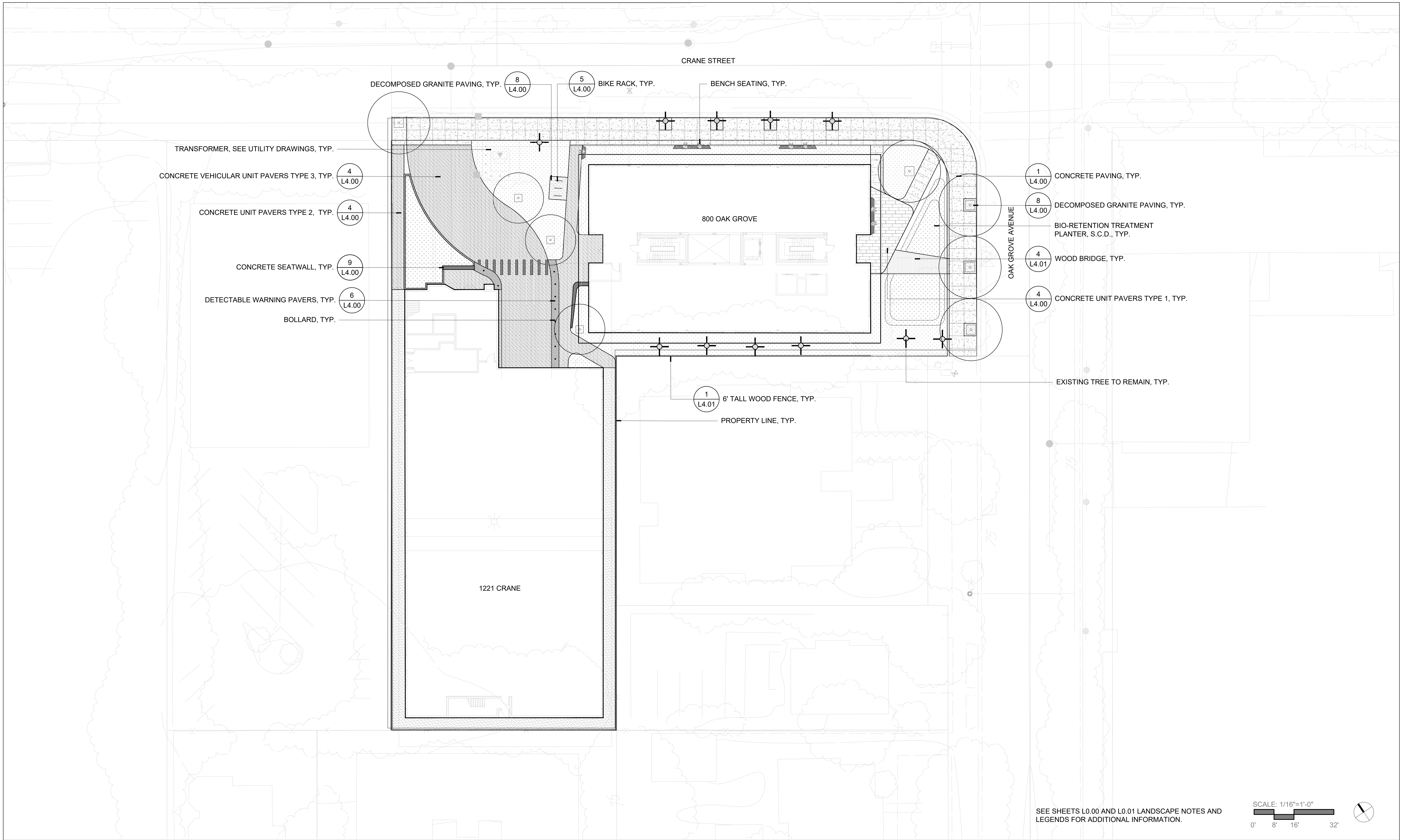
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0' 4' 8' 16'

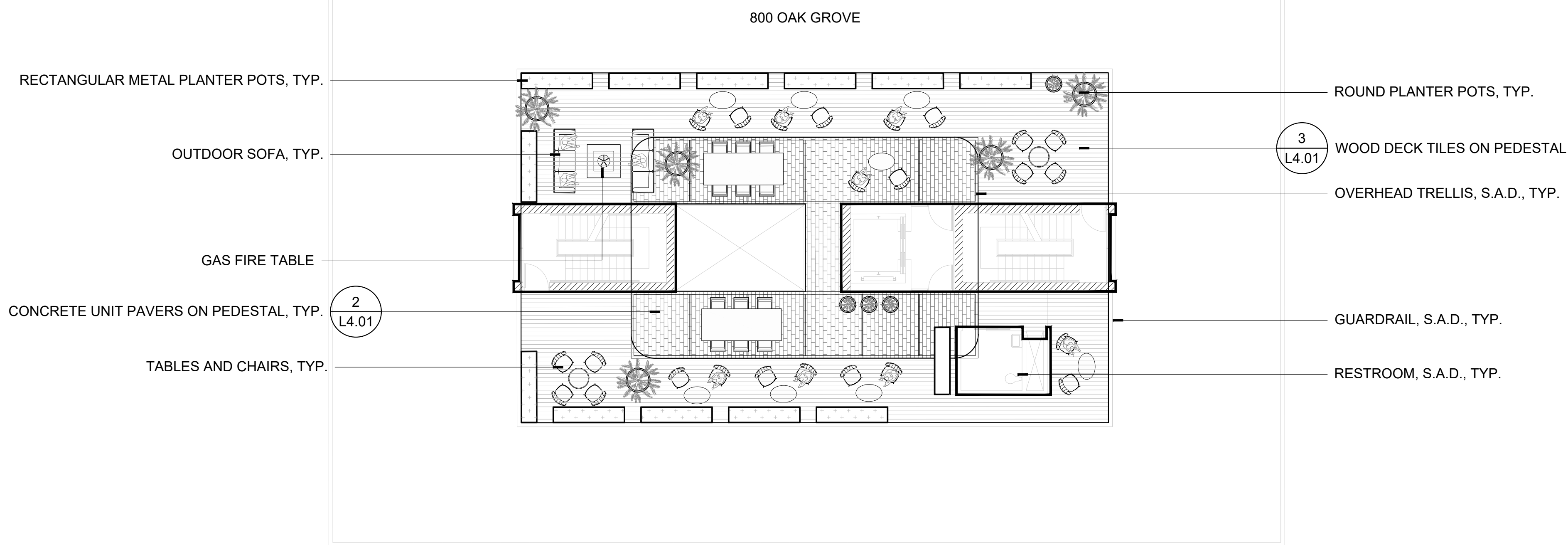


ILLUSTRATIVE SITE PLAN

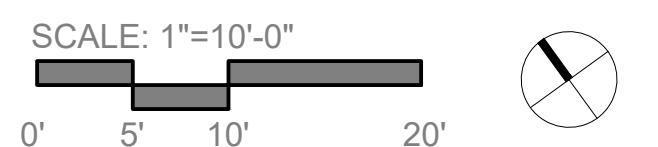
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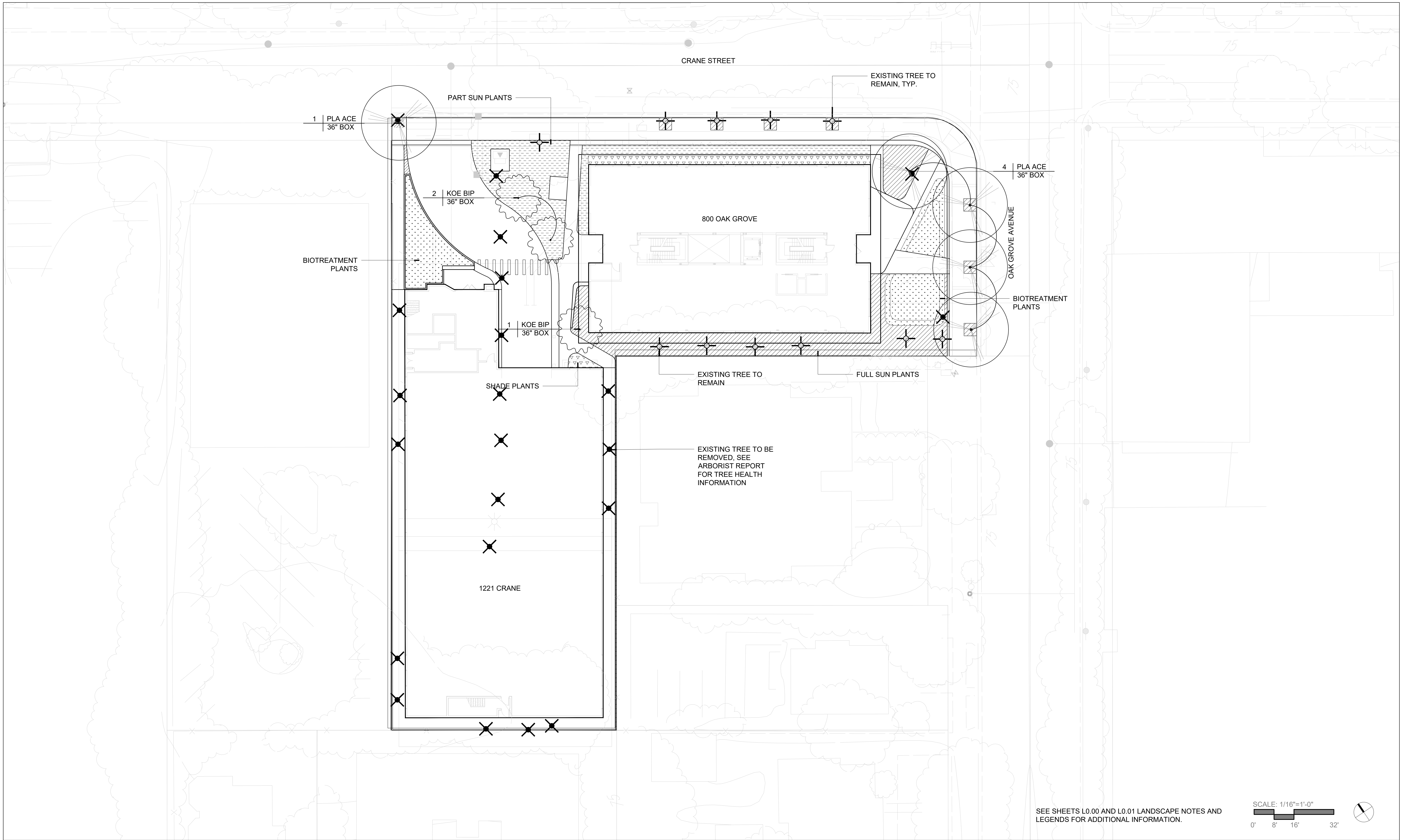
LANDSCAPE MATERIALS PLAN



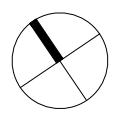
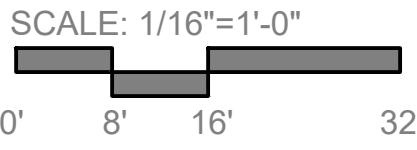
SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

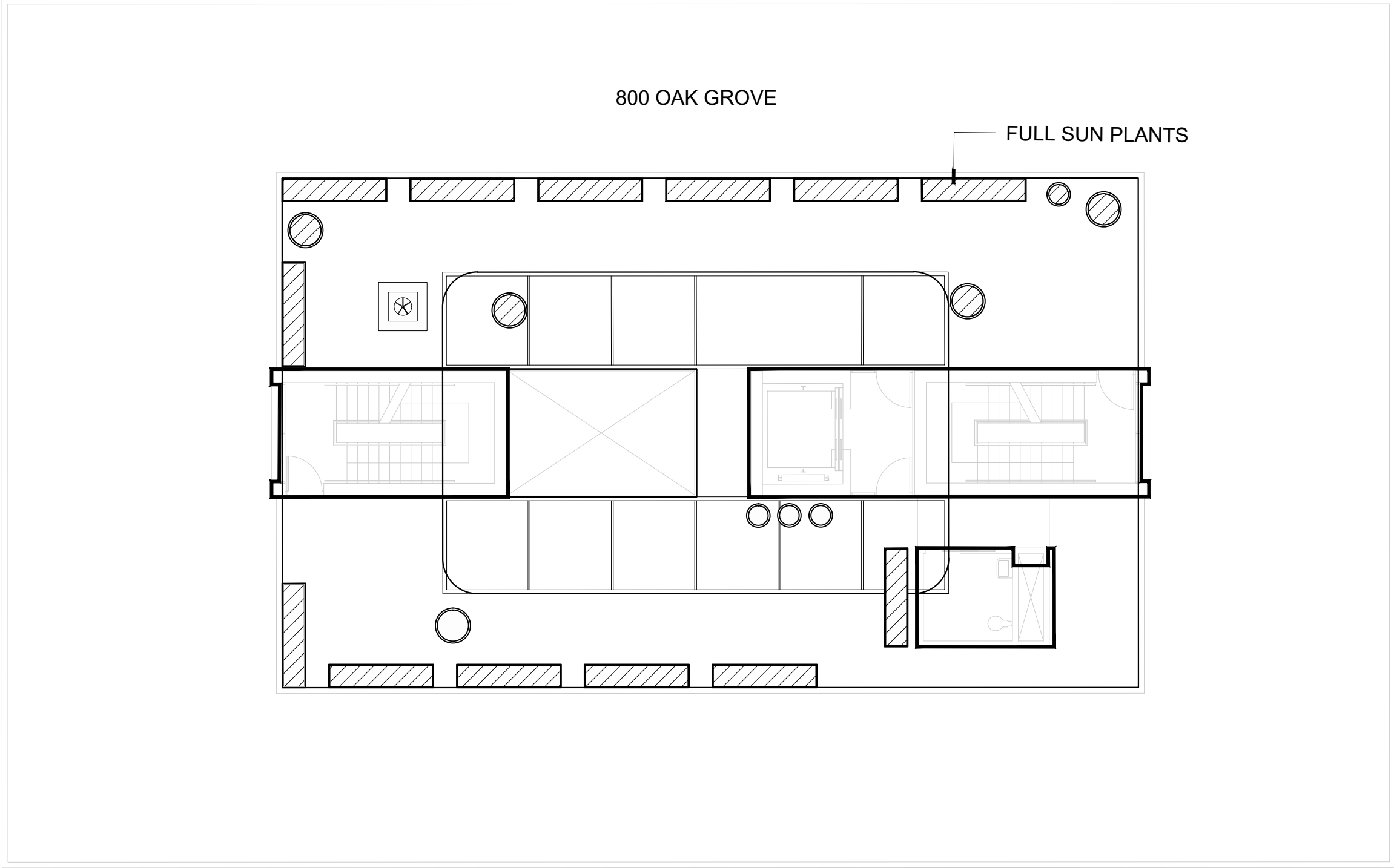


ROOF DECK LANDSCAPE MATERIALS PLAN

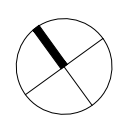
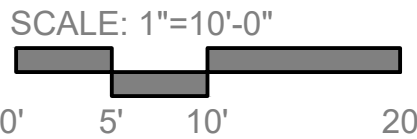


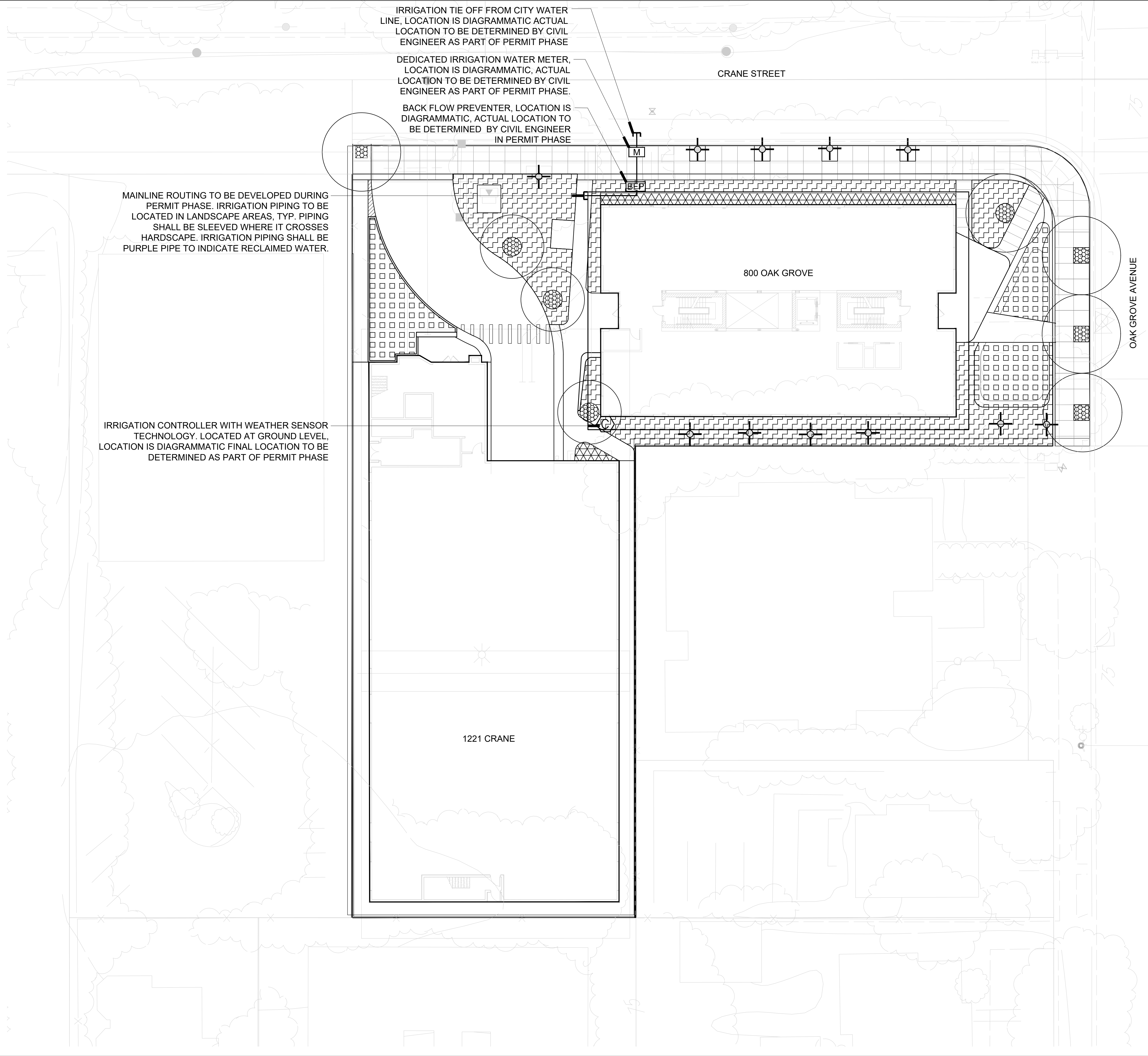
SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.





SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.





| IRRIGATION DATA SUMMARY | |
|-------------------------|--------------|
| TOTAL LANDSCAPE AREA: | 5,772 SQFT |
| PROJECT TYPE: | NEW, PRIVATE |
| WATER SUPPLY TYPE: | RECYCLED |

| IRRIGATION HYDROZONE LEGEND - GROUND LEVEL | | | |
|--------------------------------------------|---------------------------------|-----------------|------------|
| KEY | ZONE | IRRIGATION TYPE | TOTAL AREA |
| [Pattern] | HYDROZONE 1 - LOW SHRUBS | DRIP | 3,524 SQFT |
| [Pattern] | HYDROZONE 2 - MEDIUM SHRUBS | DRIP | 452 SQFT |
| [Pattern] | HYDROZONE 3 - MEDIUM TREES | DRIP | 202 SQFT |
| [Pattern] | HYDROZONE 4 - MEDIUM STORMWATER | DRIP | 1,348 SQFT |

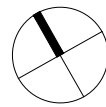
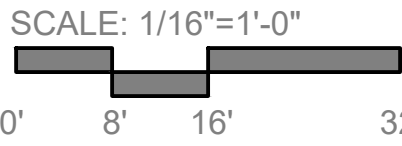
| IRRIGATION HYDROZONE LEGEND - ROOF DECK | | | |
|-----------------------------------------|--------------------------|-----------------|------------|
| KEY | ZONE | IRRIGATION TYPE | TOTAL AREA |
| [Pattern] | HYDROZONE 1 - LOW SHRUBS | DRIP | 246 SQFT |

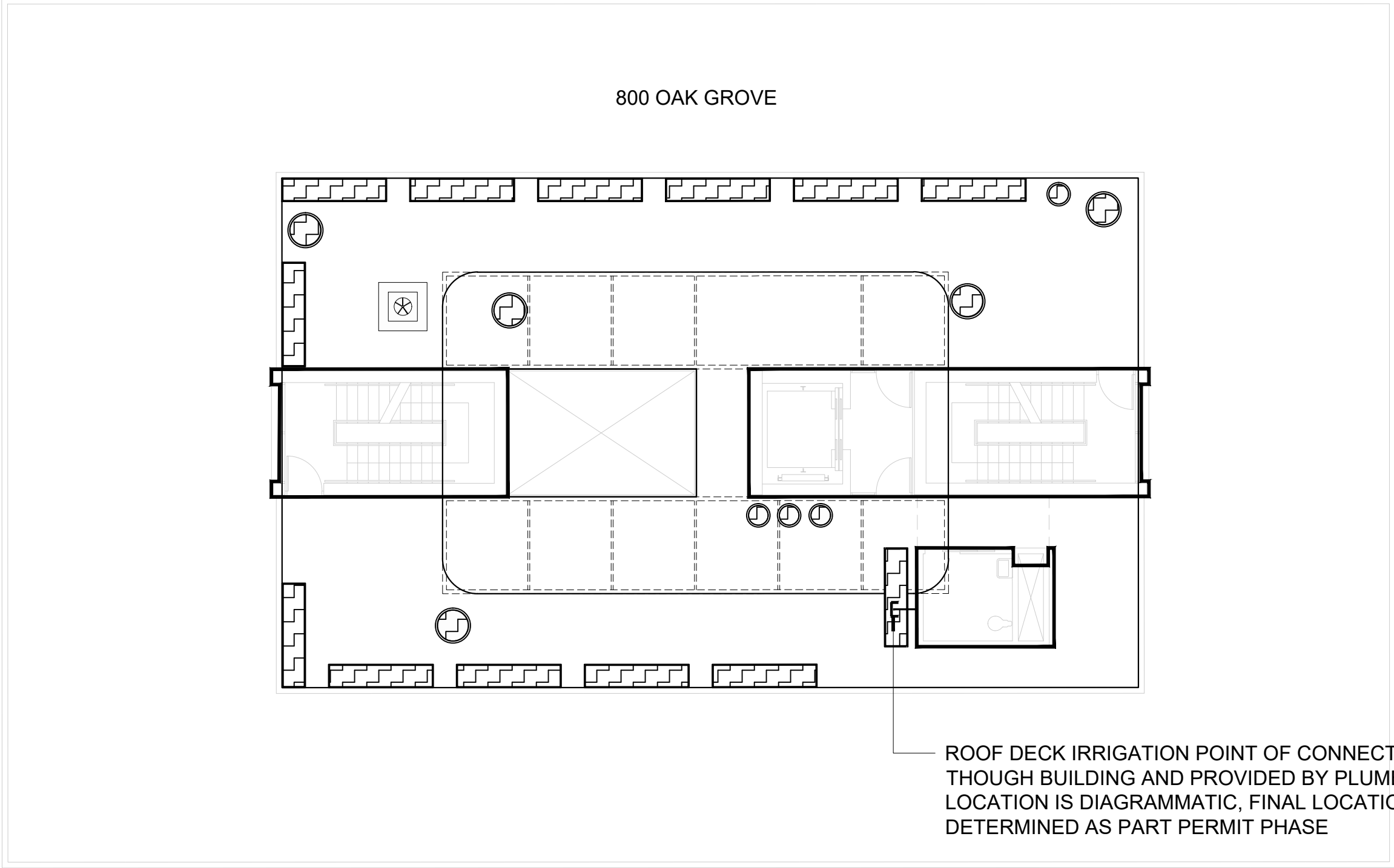
| IRRIGATION LEGEND | |
|-------------------|--------------------------------------------------------------------------------------------------|
| SYMBOL | DESCRIPTION |
| [M] | WATER METER |
| [BFP] | BACKFLOW PREVENTER |
| [C] | AUTOMATIC IRRIGATION CONTROLLER |
| [Line] | MAINLINE, SLEEVE UNDER HARDSCAPE, MAINLINE ROUTING IS DIAGRAMMATIC, ALL PIPING TO BE PURPLE PIPE |

CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE WATER USE CALCULATION

| California Water Efficient Landscape Worksheet | | | | | | | |
|-------------------------------------------------|-------------------|--------------------------------|-----------------------------------------|--------------|--------------------------|-----------------|-----------------------------------------------|
| Reference Evapotranspiration (ET _a) | | 42.8 | | Project Type | | Non-Residential | |
| 0.45 | | | | | | | |
| Hydrozone # / Planting Description ^a | Plant Factor (PF) | Irrigation Method ^b | Irrigation Efficiency (IE) ^c | ETAF (PF/IE) | Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU) ^d |
| Regular Landscape Areas | | | | | | | |
| 1 - Low Shrubs | 0.1 | Drip | 0.81 | 0.12 | 3770 | 465 | 12351 |
| 2 - Medium Shrubs | 0.5 | Drip | 0.81 | 0.62 | 452 | 279 | 7404 |
| 4 - Medium Trees | 0.6 | Drip | 0.81 | 0.74 | 202 | 150 | 3971 |
| 5- Low Stormwater | 0.1 | Drip | 0.81 | 0.12 | 1,348 | 166 | 4416 |
| Totals | | | | | 5772 | 1060 | 28141 |
| Special Landscape Areas | | | | | | | |
| | | | | | 1 | 0 | 0 |
| | | | | | 1 | 0 | 0 |
| | | | | | 1 | 0 | 0 |
| | | | | | 1 | 0 | 0 |
| Totals | | | | | 0 | 0 | 0 |
| ETWU Total | | | | | | | 28141 |
| Maximum Allowed Water Allowance (MAWA) | | | | | | | 68925 |

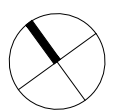
SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.





SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

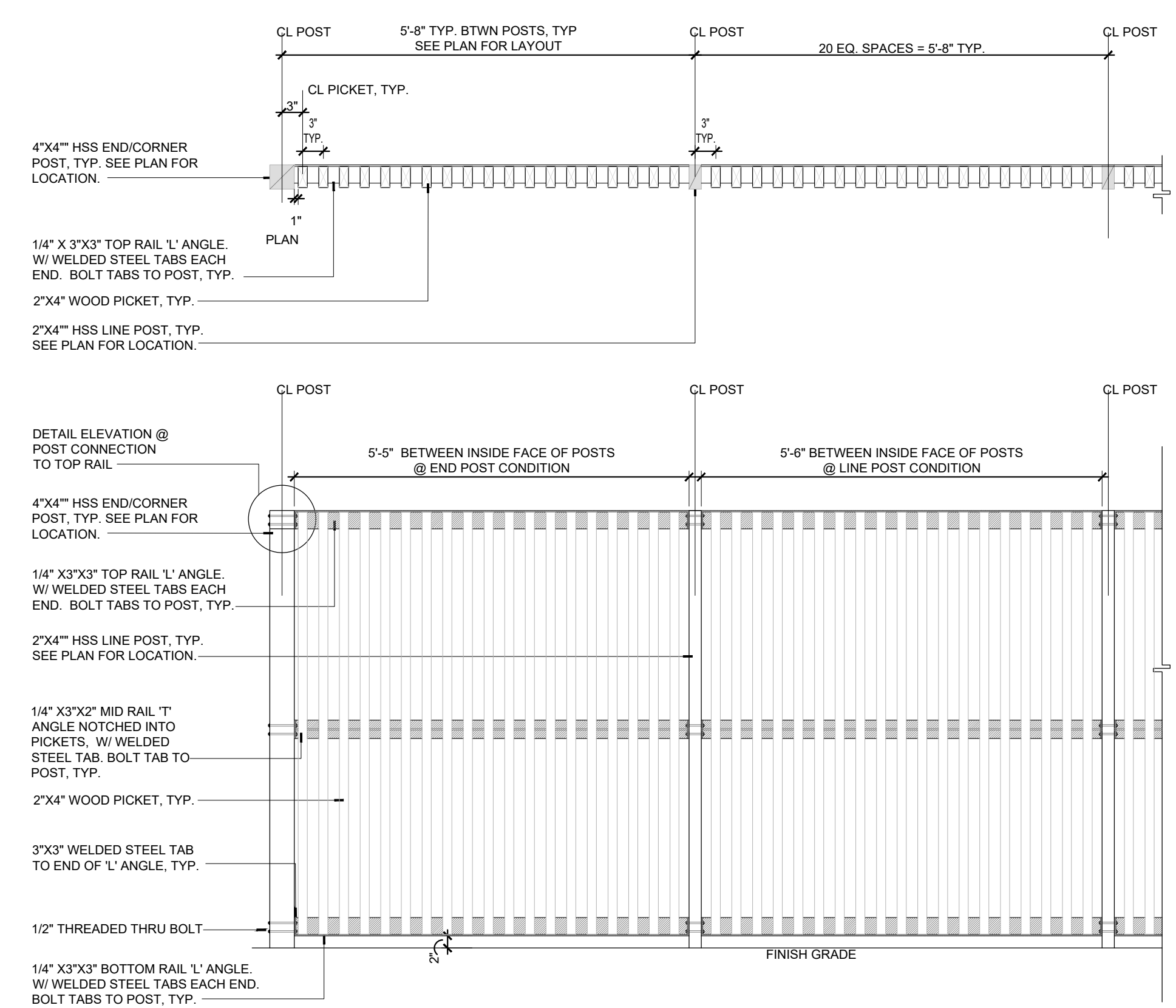
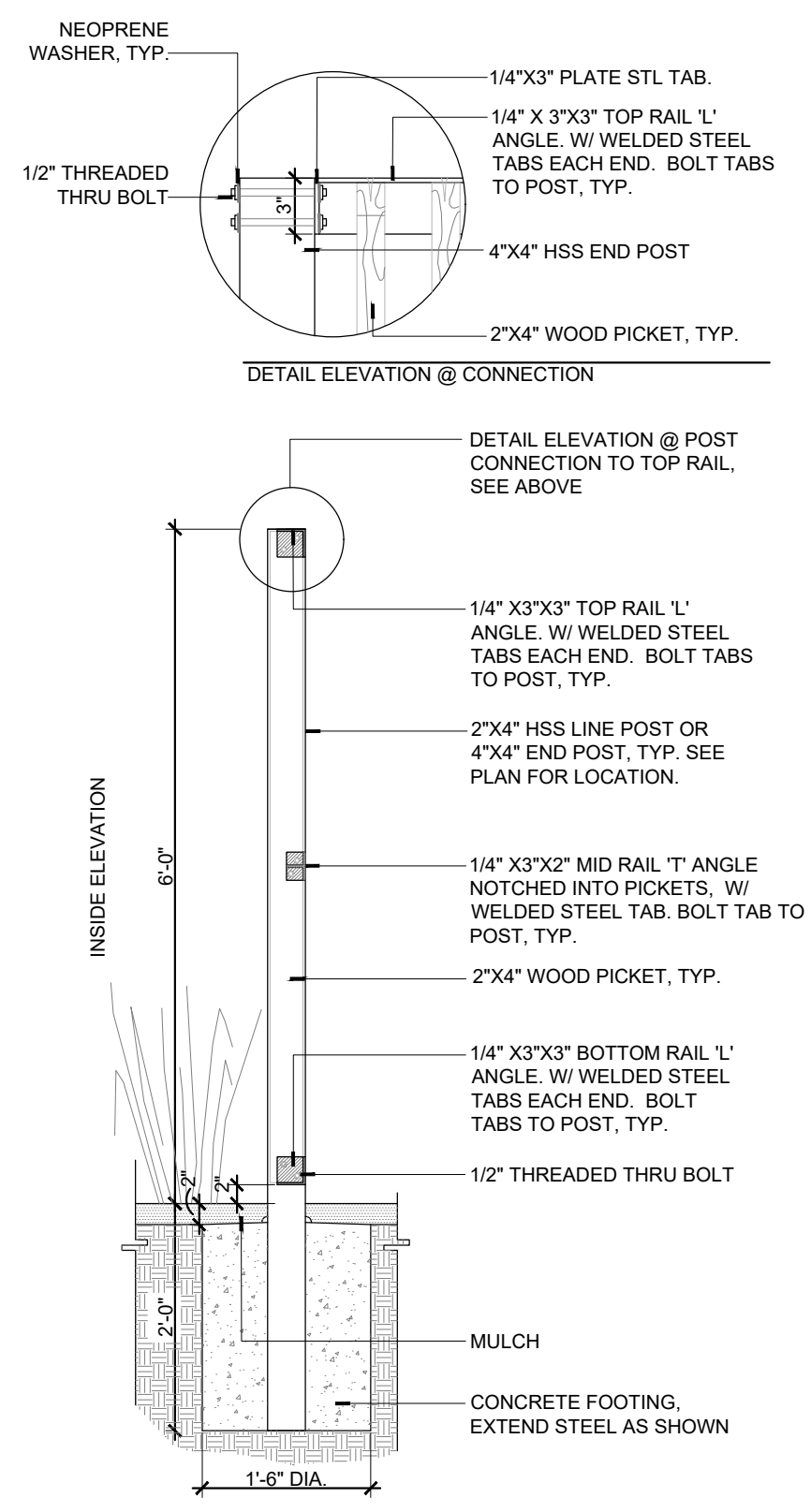
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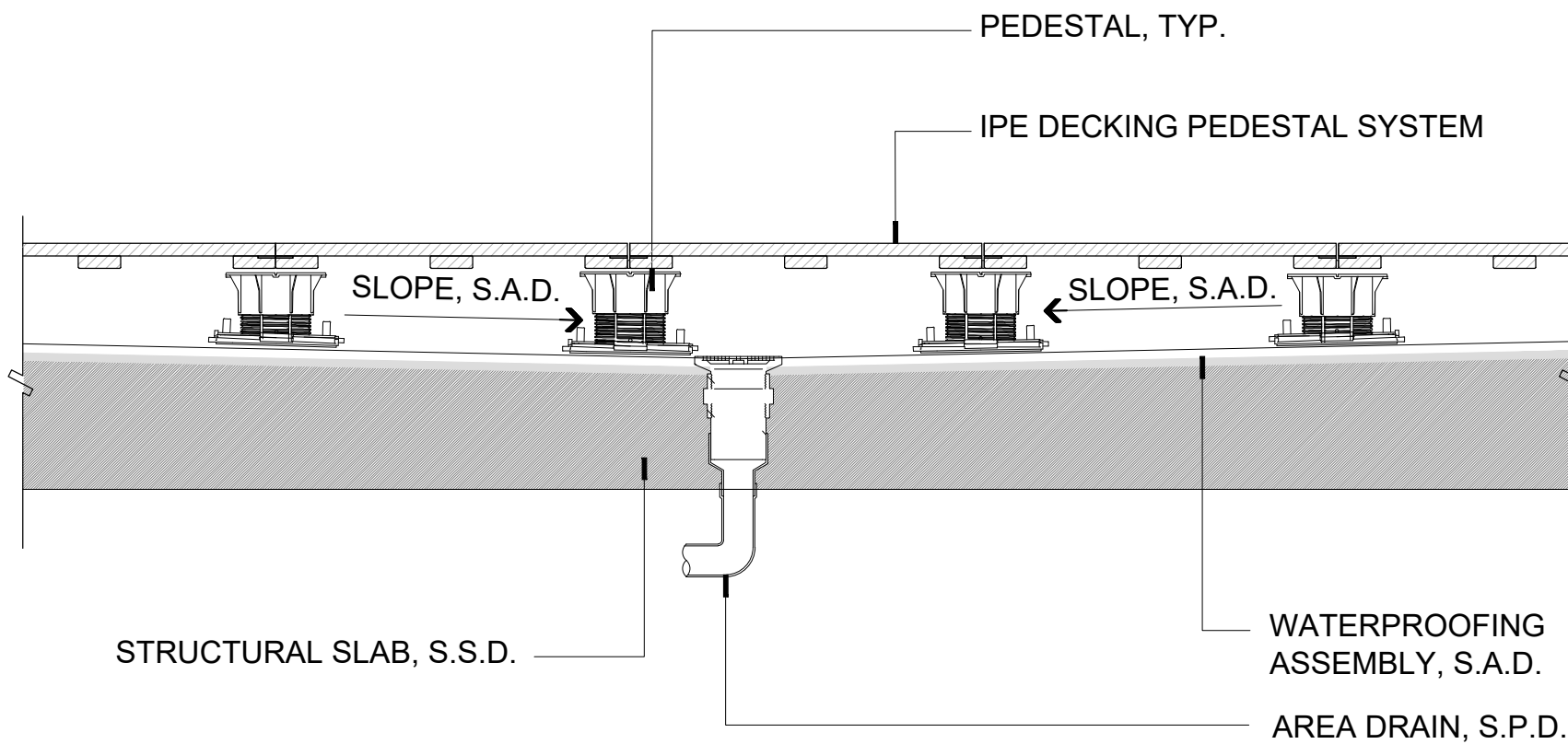
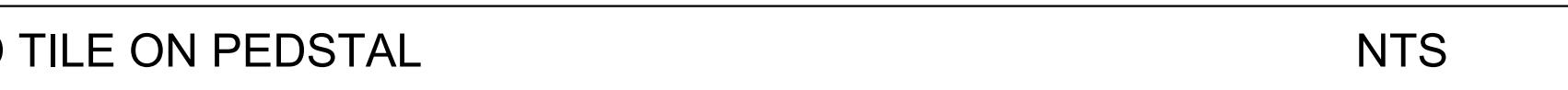
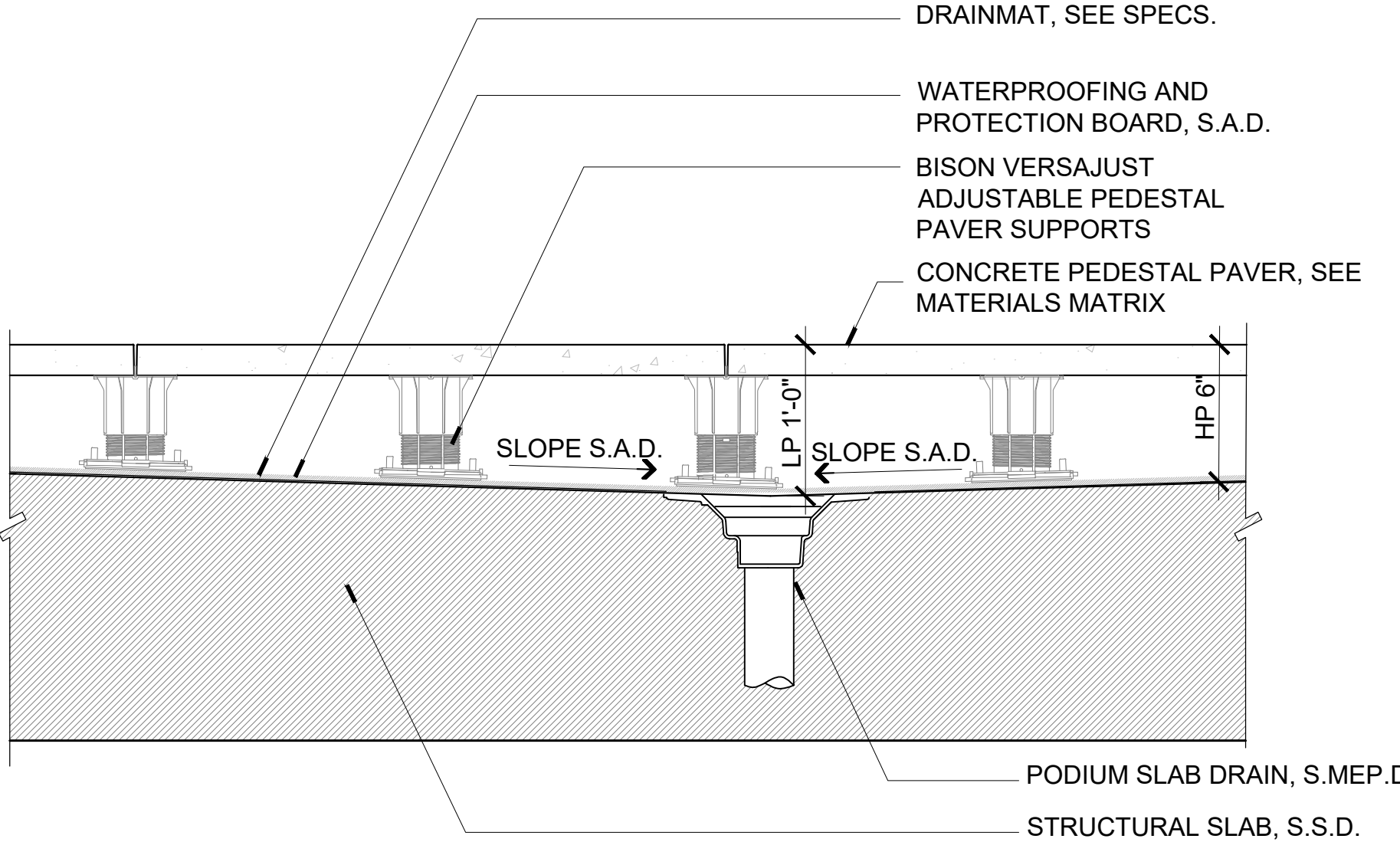
| | | |
|---------------------------------------------------|------------------------------------|------------------------------------|
| | | |
| <p>7 LIGTH POLE FOOTING NTS</p> | <p>4 CONCRETE UNIT PAVER NTS</p> | <p>1 CONCRETE PAVING NTS</p> |
| | | |
| <p>8 STABILIZED DECOMPOSED GRANITE PAVING NTS</p> | <p>5 BIKE RACK NTS</p> | <p>2 CONCRETE PAVING JOINT NTS</p> |
| | | |
| <p>9 CONCRETE SEATWALL NTS</p> | <p>6 TRUNCATED DOME PAVERS NTS</p> | <p>3 METAL HEADER NTS</p> |

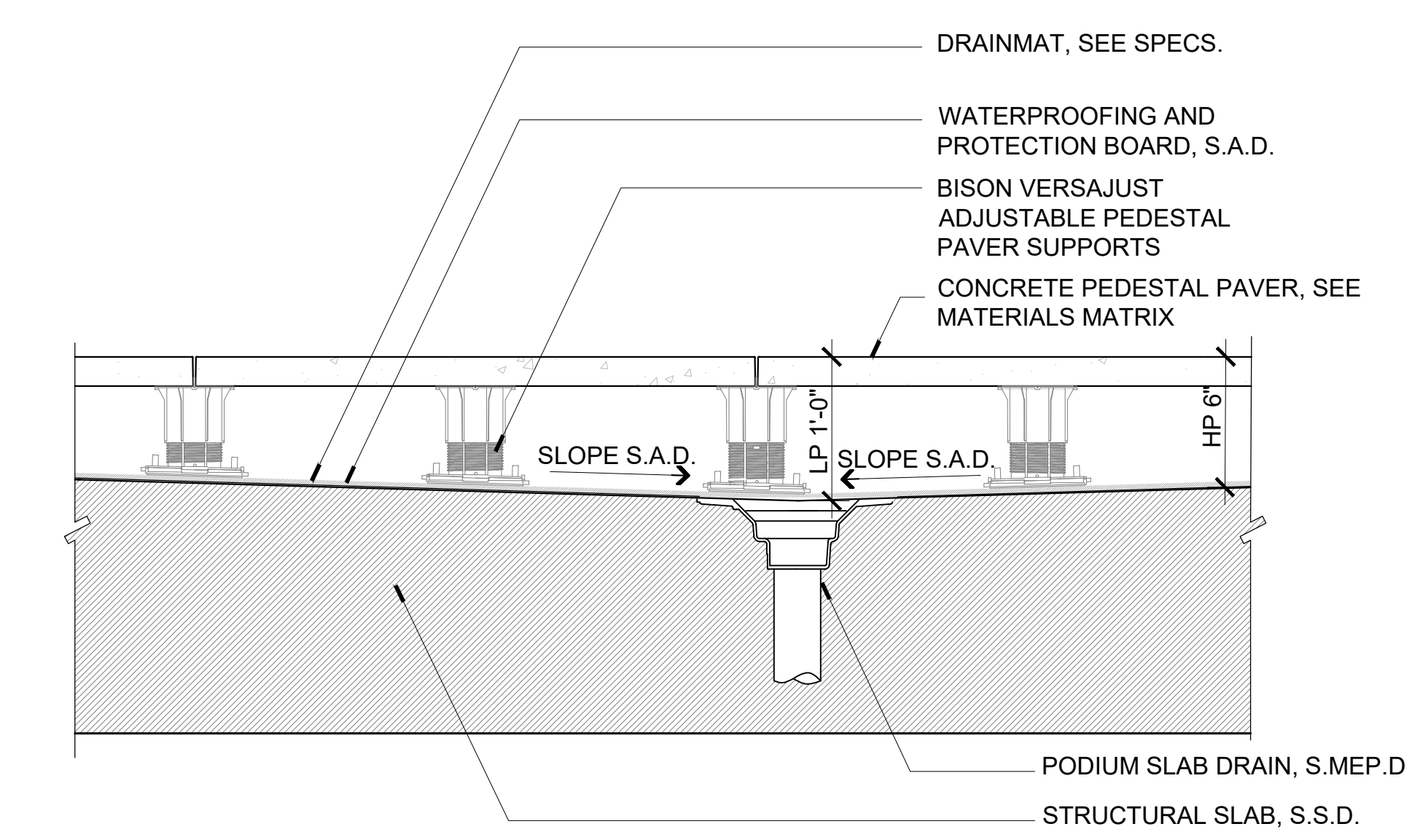
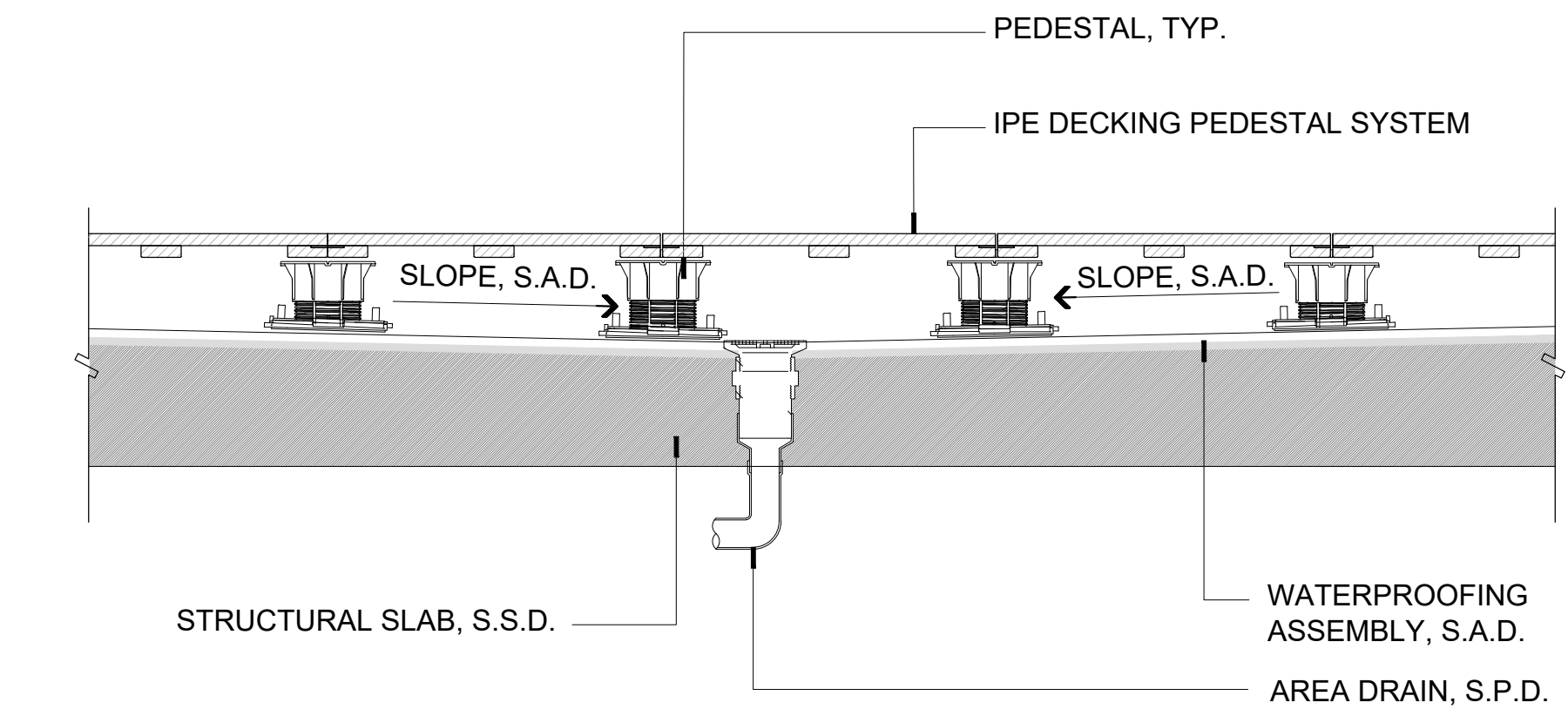


| | | |
|---|-------------|-----|
| 4 | WOOD BRIDGE | NTS |
|---|-------------|-----|



- GENERAL NOTES:
1. ALL STEEL SHALL BE GALVANIZED AND FIELD PAINTED W/ THERMIC PAINT PER SPEC. COORDINATE WITH OWNER'S REPRESENTATIVE. SUBMIT PAINT COLOR SAMPLES FOR OWNER APPROVAL. REFER TO SPECS.
 2. WOOD SPECIES SHALL BE ALL HEART GRADE CLEAR CEDAR. REFER TO SPECS.
 3. ALL STEEL ANGLE ACCEPTING WOOD PICKETS SHALL BE PRE DRILLED AS REQUIRED TO SECURE PICKETS (2 HOLES MIN.). DRILLING SHALL OCCUR PRIOR TO GALVANIZING. INCLUDE IN SHOP DRAWINGS.
 4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL. REFER TO SPECIFICATIONS.

| | | | | | | |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----|
| | 1 | 6' TALL WOOD FENCE | NTS | | | |
| |  <p>PEDESTAL, TYP.</p> <p>IPE DECKING PEDESTAL SYSTEM</p> <p>SLOPE, S.A.D.</p> <p>SLOPE, S.A.D.</p> <p>STRUCTURAL SLAB, S.S.D.</p> <p>WATERPROOFING ASSEMBLY, S.A.D.</p> <p>AREA DRAIN, S.P.D.</p> | | | | | |
| | 3 | WOOD TILE ON PEDSTAL | NTS | 2 | CONCRETE UNIT PAVER ON PEDESTAL | NTS |
| |  <p>PEDESTAL, TYP.</p> <p>IPE DECKING PEDESTAL SYSTEM</p> <p>SLOPE, S.A.D.</p> <p>SLOPE, S.A.D.</p> <p>STRUCTURAL SLAB, S.S.D.</p> <p>WATERPROOFING ASSEMBLY, S.A.D.</p> <p>AREA DRAIN, S.P.D.</p> | | |  <p>DRAINMAT, SEE SPECS.</p> <p>WATERPROOFING AND PROTECTION BOARD, S.A.D.</p> <p>BISON VERSAJUST ADJUSTABLE PEDESTAL PAVER SUPPORTS</p> <p>CONCRETE PEDESTAL PAVER, SEE MATERIALS MATRIX</p> <p>SLOPE S.A.D.</p> <p>LP 1'-0"</p> <p>SLOPE S.A.D.</p> <p>HP 6"</p> <p>PODIUM SLAB DRAIN, S.MEP.D</p> <p>STRUCTURAL SLAB, S.S.D.</p> | | |



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| | 4 | TREE PIT | NTS | 1 | SHRUB PLANTING | NTS |
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| | 6 | TREE STAKING | NTS | 2 | LINEAR PLANTING SPACING | NTS |
| | | | | | | |
| | | | | 3 | TRIANGULAR PLANT SPACING | NTS |