



800 OAK GROVE AVE / 1221 CRANE ST

MENLO PARK, CA 94025, US

SB 330 PLANNING APPLICATION SET

Code Topic	Summary- Code
Location	800 Oak Grove / 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 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 Code The 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: 65 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* = 48,000 SF (with height increase) (no frontage)</p> <p>Type I-A: Unlimited</p> <p>Provided Area Type III-A: 45,089 SF < 48,000 SF</p>

Code Topic	Summary- Residential Building																
	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: Primary Structural Frame: Exterior Bearing Walls: Interior Bearing Walls: Exterior Non-Bearing Walls: Interior Non-Bearing Walls: Floor: Roof:</p> <table border="1"> <thead> <tr> <th>Type I-A</th> <th>Type III-A</th> </tr> </thead> <tbody> <tr> <td>3-hour</td> <td>1-hour</td> </tr> <tr> <td>3-hour</td> <td>2-hour</td> </tr> <tr> <td>3-hour</td> <td>1-hour</td> </tr> <tr> <td>Based on FSD</td> <td>Based on FSD</td> </tr> <tr> <td>0-hour</td> <td>0-hour</td> </tr> <tr> <td>2-hour</td> <td>1-hour</td> </tr> <tr> <td>N/A (podium)</td> <td>1-hour</td> </tr> </tbody> </table>	Type I-A	Type III-A	3-hour	1-hour	3-hour	2-hour	3-hour	1-hour	Based on FSD	Based on FSD	0-hour	0-hour	2-hour	1-hour	N/A (podium)	1-hour
Type I-A	Type III-A																
3-hour	1-hour																
3-hour	2-hour																
3-hour	1-hour																
Based on FSD	Based on FSD																
0-hour	0-hour																
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Fire Separation Distance Exterior Wall FRR (Type I-A and III-A)	<p>Fire Separation Distance</p> <table border="1"> <thead> <tr> <th>FSD < 5 ft</th> <th>Rating</th> </tr> </thead> <tbody> <tr> <td>5 ≤ FSD < 10 feet</td> <td>1-hour</td> </tr> <tr> <td>10 ≤ FSD < 20 feet</td> <td>1-hour*</td> </tr> <tr> <td>FSD ≥ 20 feet</td> <td>0 hours**</td> </tr> </tbody> </table> <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>	FSD < 5 ft	Rating	5 ≤ FSD < 10 feet	1-hour	10 ≤ FSD < 20 feet	1-hour*	FSD ≥ 20 feet	0 hours**								
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Code Topic	Summary- Residential Building
	FSD can have unlimited unprotected openings.
Shaft Construction	All shafts connecting 4 or more stories will be 2-hour rated.
Open Parking Garage Requirements	<p>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.</p>
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: <ul style="list-style-type: none"> Meeting Rooms: 15 net SF/person Fitness Room: 50 gross SF/person </p>
Means of Egress	<p>Common Path of Travel Limit: R-2: 125 ft A-3 = 75 ft S-2 = 100 ft</p> <p>Exit Access Travel Distance Limit: A & R-2 = 250 ft S-2 = 400 ft</p> <p>Egress Width (no EV/AC): Stairs = 0.3 in per person 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>

GENERAL	<p>G0.00 COVER</p> <p>G0.01 PROJECT INFORMATION</p> <p>G0.02 PROJECT INFORMATION</p> <p>G0.03 RENDERING</p> <p>G0.04 RENDERING</p> <p>G0.05 STREETSCAPE DWGS</p> <p>G0.06 PHOTOS - NEIGHBOURHOOD CONTEXT</p> <p>G0.07 PHOTOS - EXISTING BUILDING</p>
DRY UTILITIES	
INT1 JOINT TRENCH INTENT TITLE SHEET	
INT2 JOINT TRENCH INTENT	
LIGHTING	
ELO.10 PROPOSED SITE LIGHTING - FIXTURE SCHEDULE	
E1.10 PROPOSED SITE LIGHTING - OVERALL PLAN	
E1.11 PROPOSED LIGHTING - 800 GROVE NORTH ELEVATION	
E1.20 PROPOSED LIGHTING - 800 GROVE WEST ELEVATION	
E1.21A PROPOSED LIGHTING - 1221 CRANE NORTH ELEVATION	
E1.21B PROPOSED LIGHTING - 1221 CRANE WEST ELEVATION	
FIRE PROTECTION	
FP1.0 FIRE PROTECTION PLAN	
LANDSCAPE	
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	
L4.02 LANDSCAPE PLANTING DETAILS	
TOTAL SHEETS IN SET: 99	
DEMO FLOOR PLANS	
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	
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	
A02.01a FLOOR RESIDENTIAL PLAN - LVL 1	
A02.01b FLOOR RESIDENTIAL PLAN - LVL 1	
A02.02a FLOOR RESIDENTIAL PLAN - LVL 2	
A02.02b FLOOR RESIDENTIAL PLAN - LVL 2	
A02.03a FLOOR RESIDENTIAL PLAN - LVL 3	
A02.03b FLOOR RESIDENTIAL PLAN - LVL 3	
A02.04a FLOOR RESIDENTIAL PLAN - LVL 4	
A02.04b FLOOR RESIDENTIAL PLAN - LVL 4	
A02.05a FLOOR RESIDENTIAL PLAN - LVL 5	
A02.05b FLOOR RESIDENTIAL PLAN - LVL 5	
A02.06a FLOOR RESIDENTIAL PLAN - LVL 6	
A02.06b FLOOR RESIDENTIAL PLAN - LVL 6	
A02.07a FLOOR RESIDENTIAL PLAN - ROOF	
A02.07b FLOOR RESIDENTIAL PLAN - ROOF	
BUILDING ELEVATIONS	
A03.01a ILLUSTRATIVE OFFICE BLDG ELEVATIONS	
A03.01b ILLUSTRATIVE OFFICE BLDG ELEVATIONS	
A05.02 PROPOSED OFFICE BLDG ELEVATION - NORTH	
A05.03 PROPOSED OFFICE BLDG ELEVATION - EAST	
A05.04 PROPOSED OFFICE BLDG ELEVATION - SOUTH	
A05.05 PROPOSED OFFICE BLDG ELEVATION - WEST	
A3.01 ILLUSTRATIVE RESIDENTIAL BLDG ELEVATIONS	
A3.02 ILLUSTRATIVE RESIDENTAL BLDG ELEVATIONS	
A3.03 PROPOSED RESIDENTIAL BLDG ELEVATION	
A3.04a PROPOSED RESIDENTIAL BLDG ELEVATION	
A3.04b PROPOSED RESIDENTIAL BLDG ELEVATION	
A3.05 PROPOSED RESIDENTIAL BLDG ELEVATION	
A3.06a PROPOSED RESIDENTIAL BLDG ELEVATION	
A3.06b PROPOSED RESIDENTIAL BLDG ELEVATION	
BUILDING SECTIONS	
A03.10 PROPOSED OFFICE BLDG BLDG SECTION	
A03.20a PROPOSED OFFICE BLDG BLDG SECTION	
A03.20b PROPOSED OFFICE BLDG BLDG SECTION	
A3.10 PROPOSED RESIDENTIAL BLDG SECTION	
A3.20a PROPOSED RESIDENTIAL BLDG SECTION	
A3.20b PROPOSED RESIDENTIAL BLDG SECTION	
MATERIALS & COLOR BOARD	
A03.30 MATERIAL & COLOR BOARD	
CIVIL	
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	

BUILDING CODE ANALYSIS

SHEET INDEX



PRINCE STREET
PARTNERS



Pacific
Peninsula
Group

800 OAK GROVE / 1221 CRANE

Menlo Park, CA

December 23, 2025

	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.

ADDRESS	800 OAK GROVE, MENLO PARK, CA 94025 (ADDRESS REQUEST FOR 1221 CRANE STREET INCLUDED AS PART OF THIS APPLICATION)		
OF 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	27,860 SF	
STEP-UP ALLOWABLE FAR	1.55	50,803 SF	
MAX COMMERCIAL AREA ALLOWED	50% OF BASE FAR	13,930 SF	
MAX RESIDENTIAL AREA ALLOWED	1.55 STEP-UP FAR (EXCLUDING COMMERCIAL)	36,064 SF	
MAX RESIDENTIAL DENSITY	40 DU PER ACRE	30 UNITS	
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)			
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		
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	10,949 SF		
LEVEL 3 GROSS FLOOR AREA	10,366 SF		
LEVEL 4 GROSS FLOOR AREA	10,355 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		
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			
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 PROVIDED	10% = 1.5 UNITS* 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 RESIDENTIAL	25.4% 74.6%		
5% VERY LOW INCOME SDBL SDBL LEVEL SOUGHT	20% NONE		
CONCESSIONS			
5% VERY LOW INCOME SDBL ALLOWED CONCESSIONS SOUGHT	1 1*		
WAIVERS	*COMMERCIAL FAR LIMITATION		
5% VERY LOW INCOME SDBL ALLOWED WAIVERS SOUGHT	UNLIMITED 4* *FAR SETBACKS HORIZONTAL BLDG & ARCHITECTURAL PROJECTIONS VERTICAL BLDG PROJECTIONS		

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 8-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:

- NEW EXTERIOR STONE CLADDING
- NEW EXTERIOR SMOOTH FINISH PAINTED PLASTER
- NEW BLAZING AND MULLIONS
- NEW STAIRS, ELEVATOR AND RESTROOMS
- NEW ROOF DECK
- NEW ENTRANCE CANOPY WITH BUILDING ADDRESS NUMERALS
- STRUCTURAL UPDATES
- NEW MECHANICAL SYSTEMS

THE SCOPE OF THE PROPOSED CONDOMINIUM BUILDING INCLUDE:

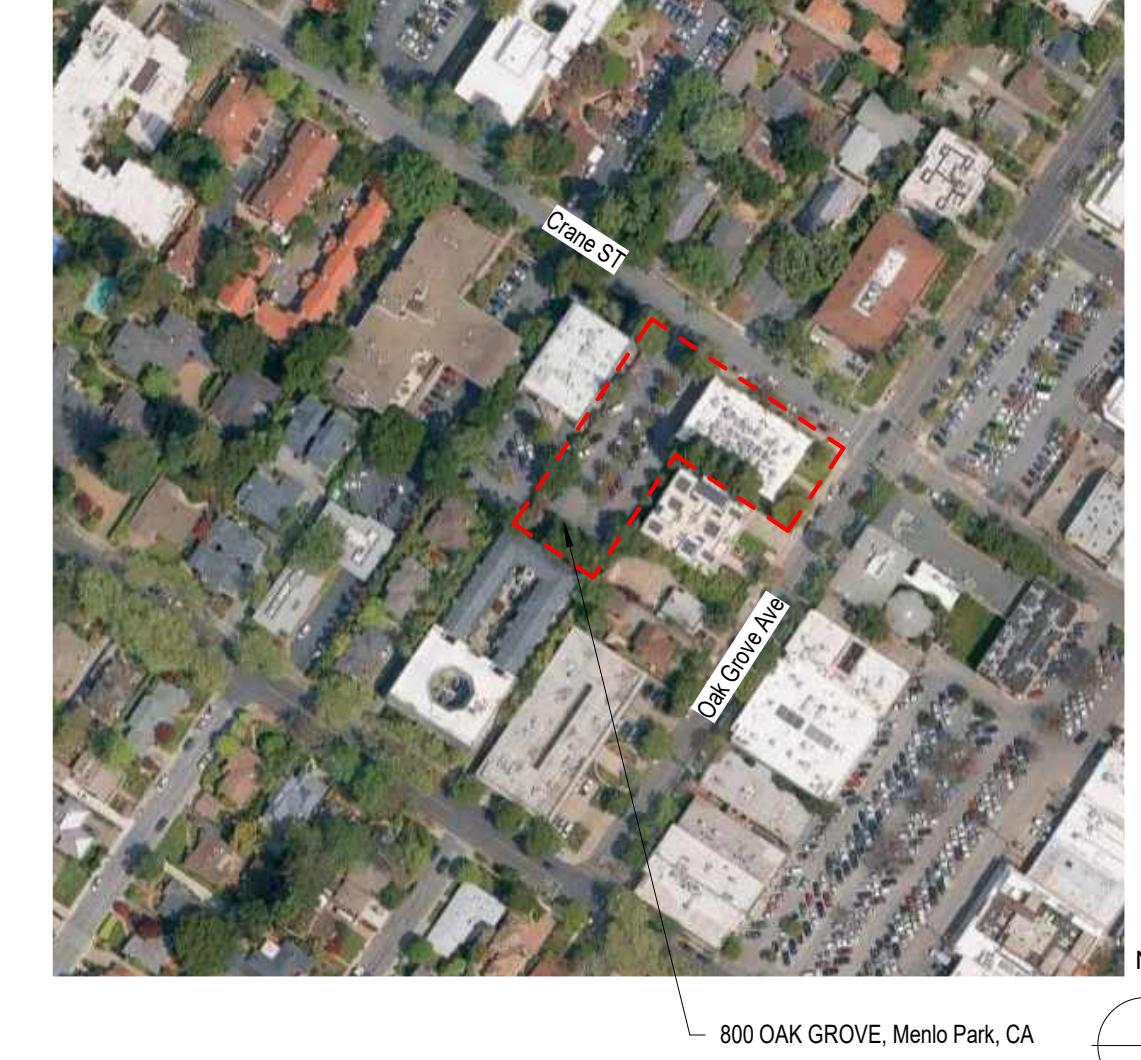
- NEW VALET OPERATED SHARED PODIUM PARKING GARAGE TO SERVE BOTH THE OFFICE AND CONDOMINIUM BUILDINGS
- NEW RESIDENTIAL UNITS (15 TOTAL UNITS)
- PRIVATE OUTDOOR SPACE FOR EACH UNIT
- ONE BMR UNIT

THE SCOPE OF THE PROPOSED IMPROVEMENTS THROUGHTOUT THE SITE:

- NEW LANDSCAPING WITH STORMWATER TREATMENT ZONES
- NEW EXTERIOR LIGHT FIXTURES WITH TITLE 24 COMPLIANT FIXTURES

THE SCOPE OF THE PROPOSED PUBLIC IMPROVEMENTS:

- SIDEWALK UPDATES
- NEW STREET TREES



UNIT DATA

DEVELOPMENT STANDARDS	PROPOSED OFFICE RENOVATION (800 OAK GROVE AVE)	PROPOSED RESIDENTIAL (1221 CRANE ST.)	TOTAL PROPOSED DEVELOPMENT	EXISTING DEVELOPMENT (800 OAK GROVE AVE.)	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	80' ft.	6' - 3 3/4" ft.		80' 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	10,385 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
	# of existing Heritage trees to be removed	5	# of non-Heritage trees to be removed	18	Total # of trees 23

DATA SHEET

PROJECT DETAILS

December 23, 2025

PROJECT DIRECTORY

800 OAK GROVE / 1221 CRANE
Menlo Park, CA

ZONING STANDARDS

PROJECT INFORMATION
G0.02



Oak Grove Ave. & Crane St. Corner View



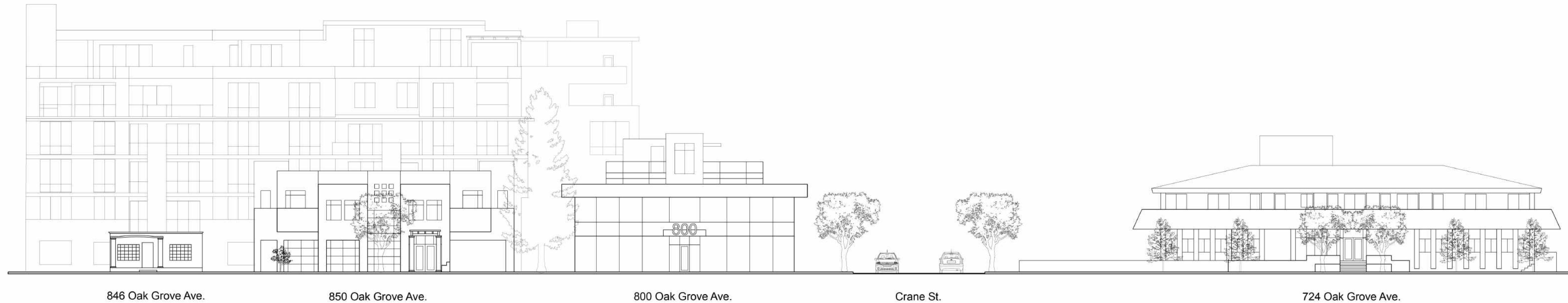
Crane St. View



Interior Office View



Roof Terrace View



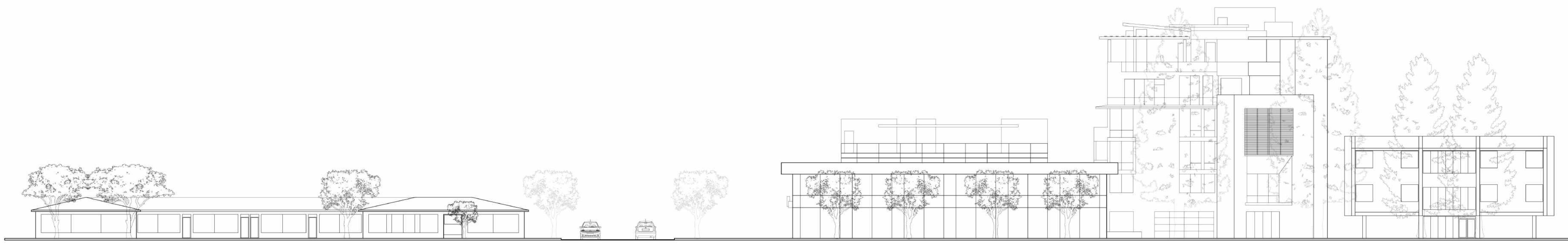
846 Oak Grove Ave.

850 Oak Grove Ave.

800 Oak Grove Ave.

Crane St.

724 Oak Grove Ave.



1155 Crane St.

Oak Grove Ave.

800 Oak Grove Ave.

1221 Crane St.

1225 Crane St.



6



3



5



2



7



4



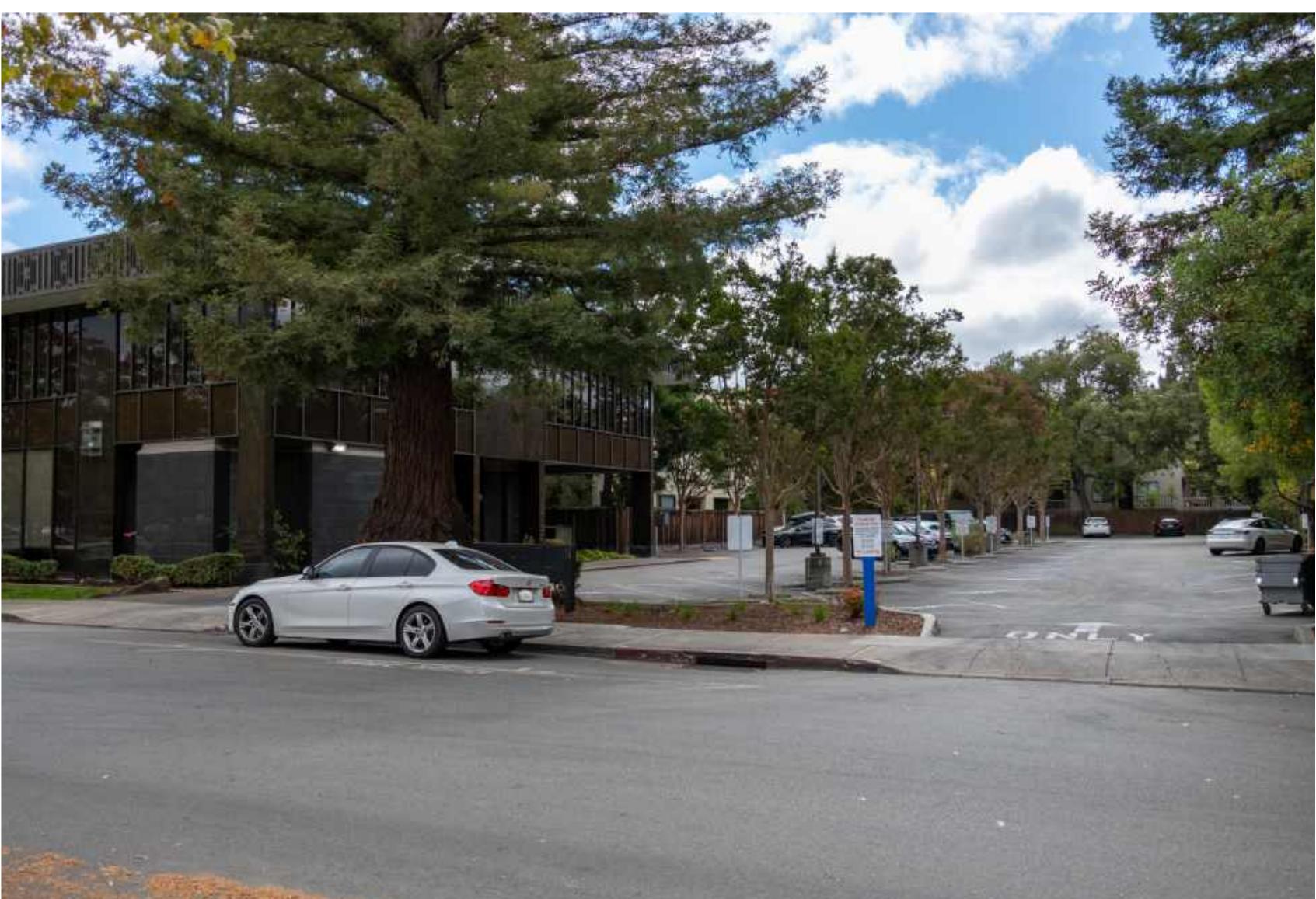
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REFERENCE AERIAL SITE PLAN - ZONING



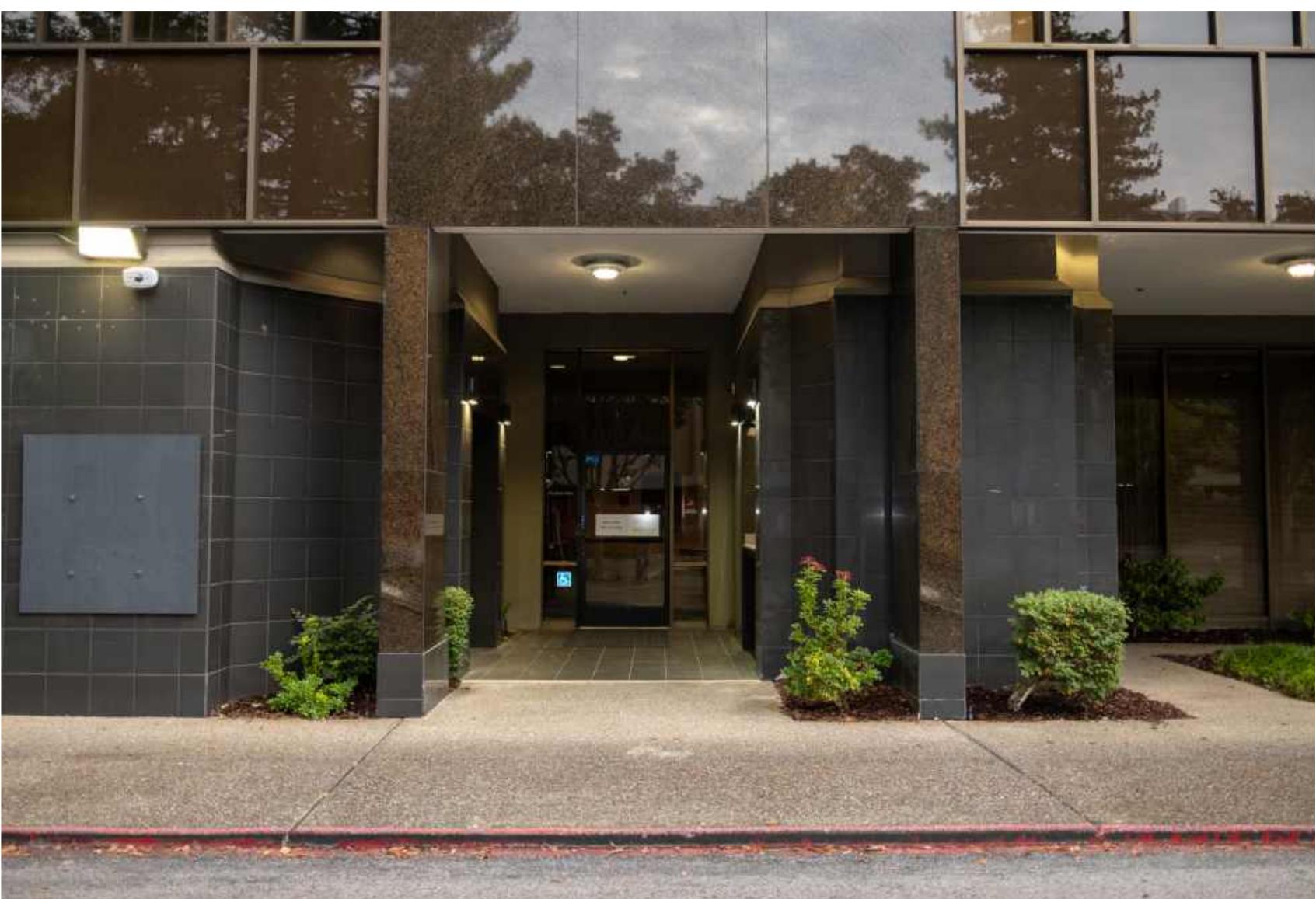
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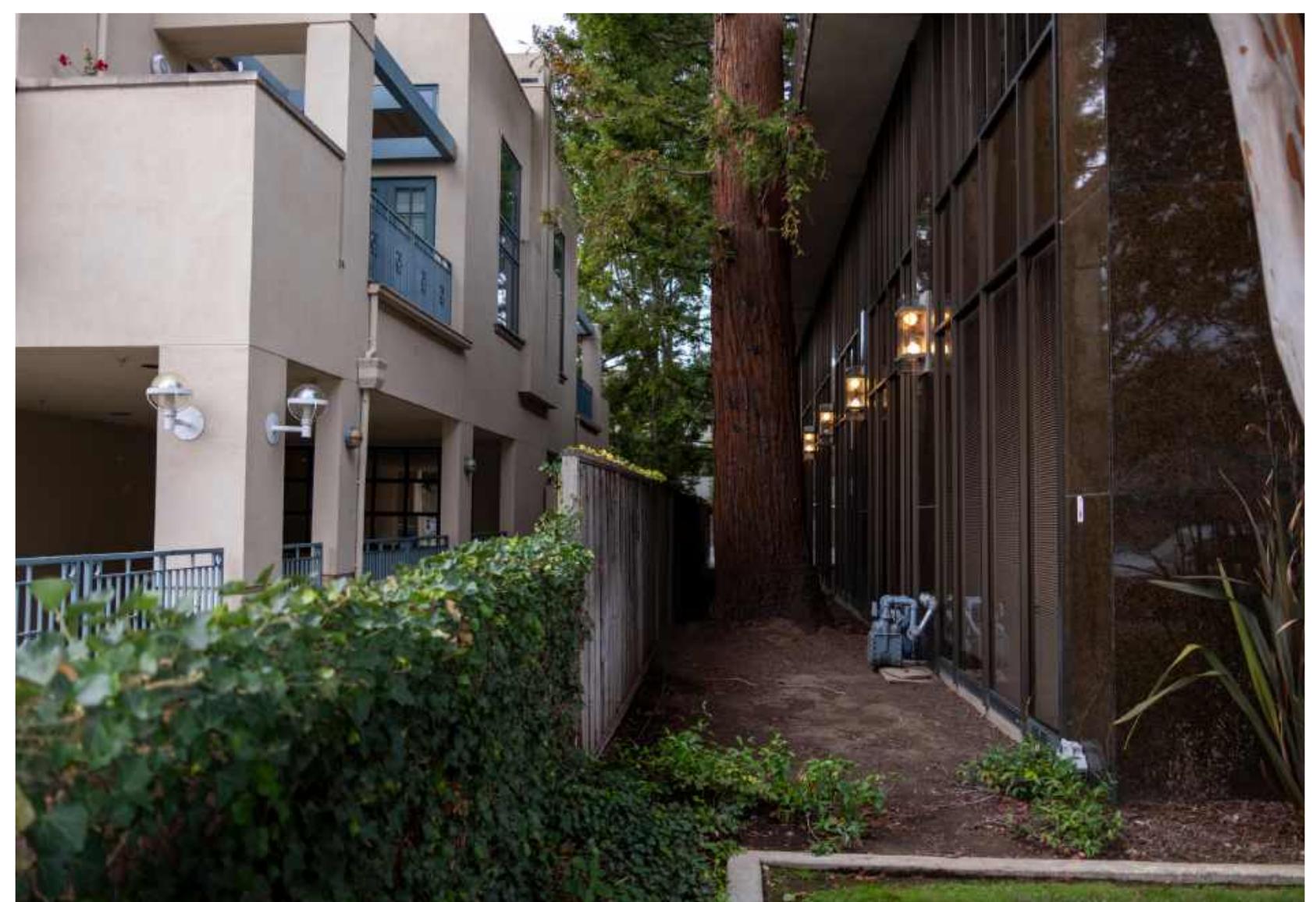
3



5



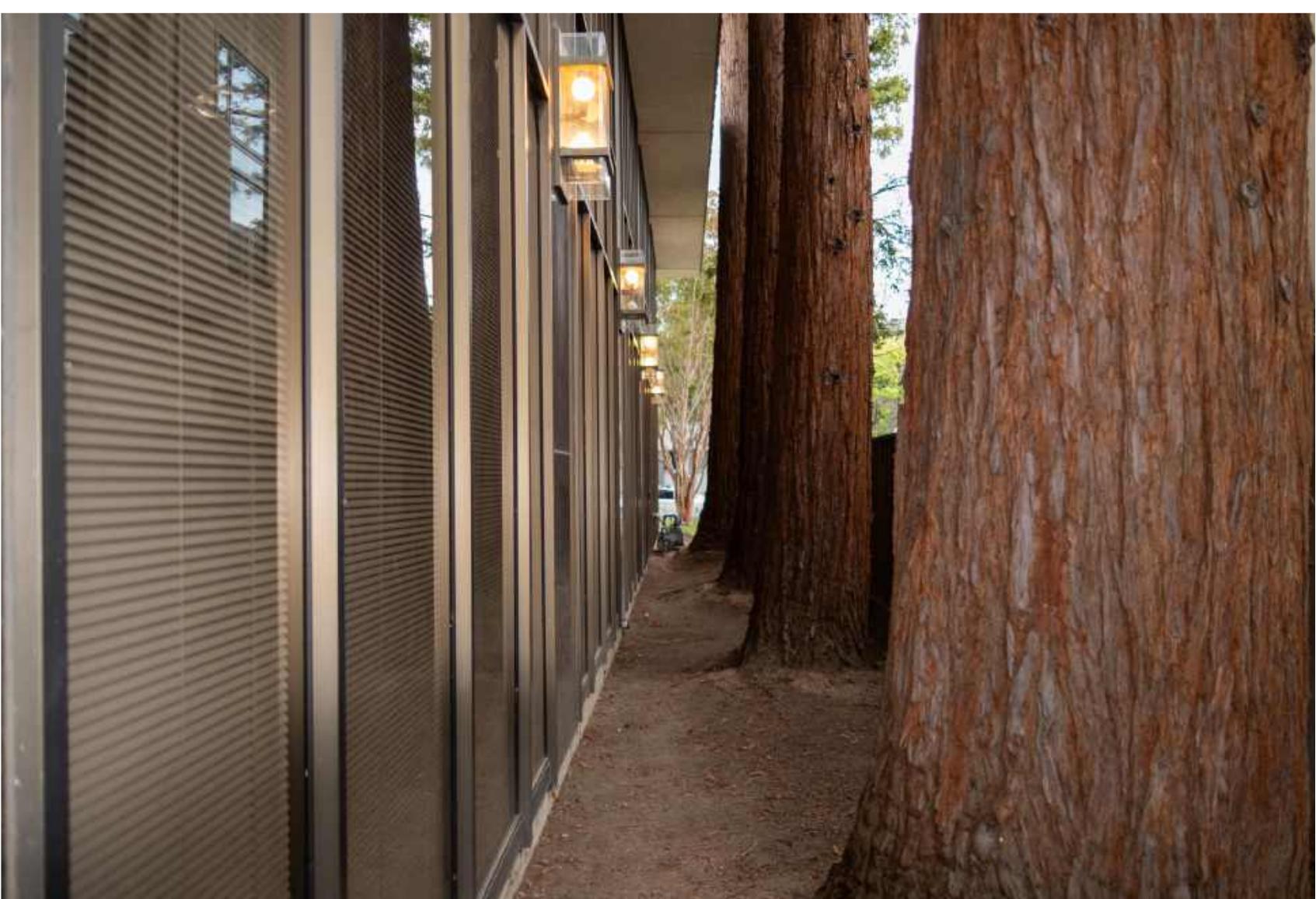
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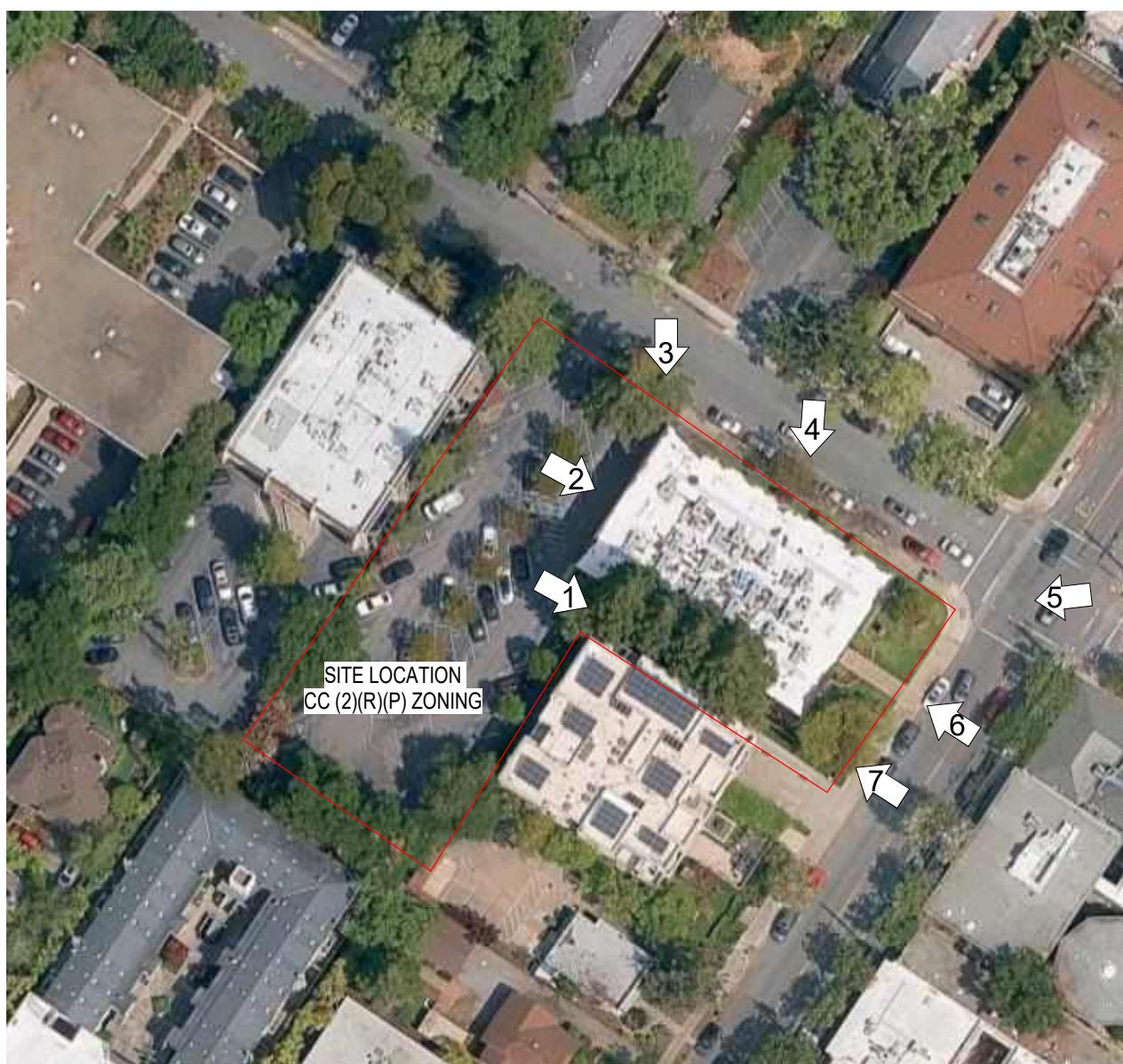
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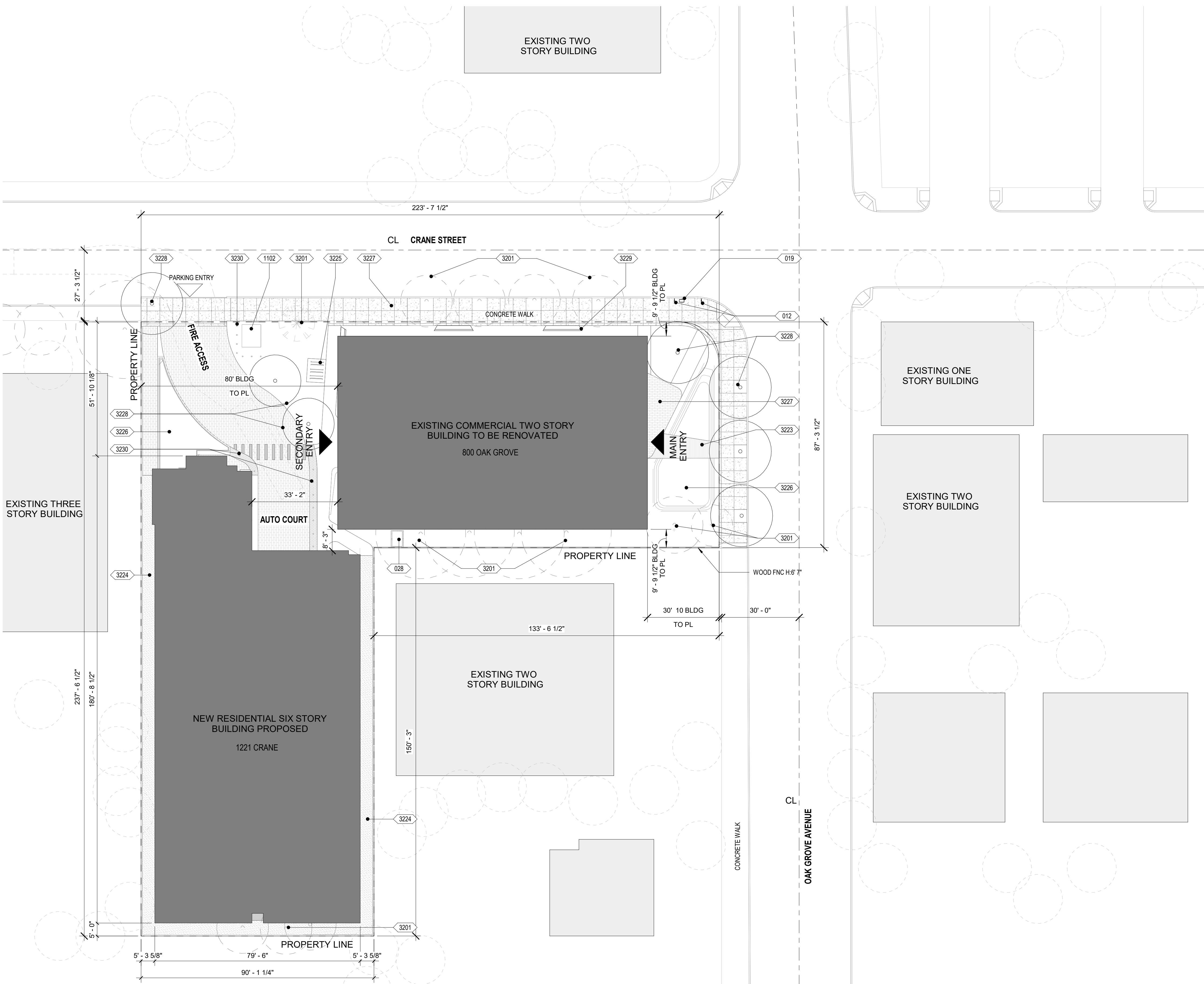
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1



REFERENCE AERIAL SITE PLAN - ZONING



1 SITE PLAN

1" = 20'-0"

SITE PLAN ANALYSIS

Zoning R-1-S

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

OFFICE BUILDING

EXISTING

LVL1 - FIRST FLOOR EXISTING
LVL2 - SECOND FLOOR EXISTING
TOTAL

6809 SF
7930 SF
14739 SF

PROPOSED

LVL1 - FIRST FLOOR PROPOSED
LVL2 - SECOND FLOOR PROPOSED
LVL3 - ROOF DECK PROPOSED
TOTAL

7096 SF
7930 SF
749 SF
15775 SF

RESIDENTIAL BUILDING

EXISTING

LVL1 - FIRST FLOOR EXISTING
LVL2 - SECOND FLOOR EXISTING
TOTAL

6809 SF
7930 SF
14739 SF

KEYNOTE TAG

EXISTING BUILDING

PARKING ENTRY

PROPERTY LINE

SCOPE OF WORK

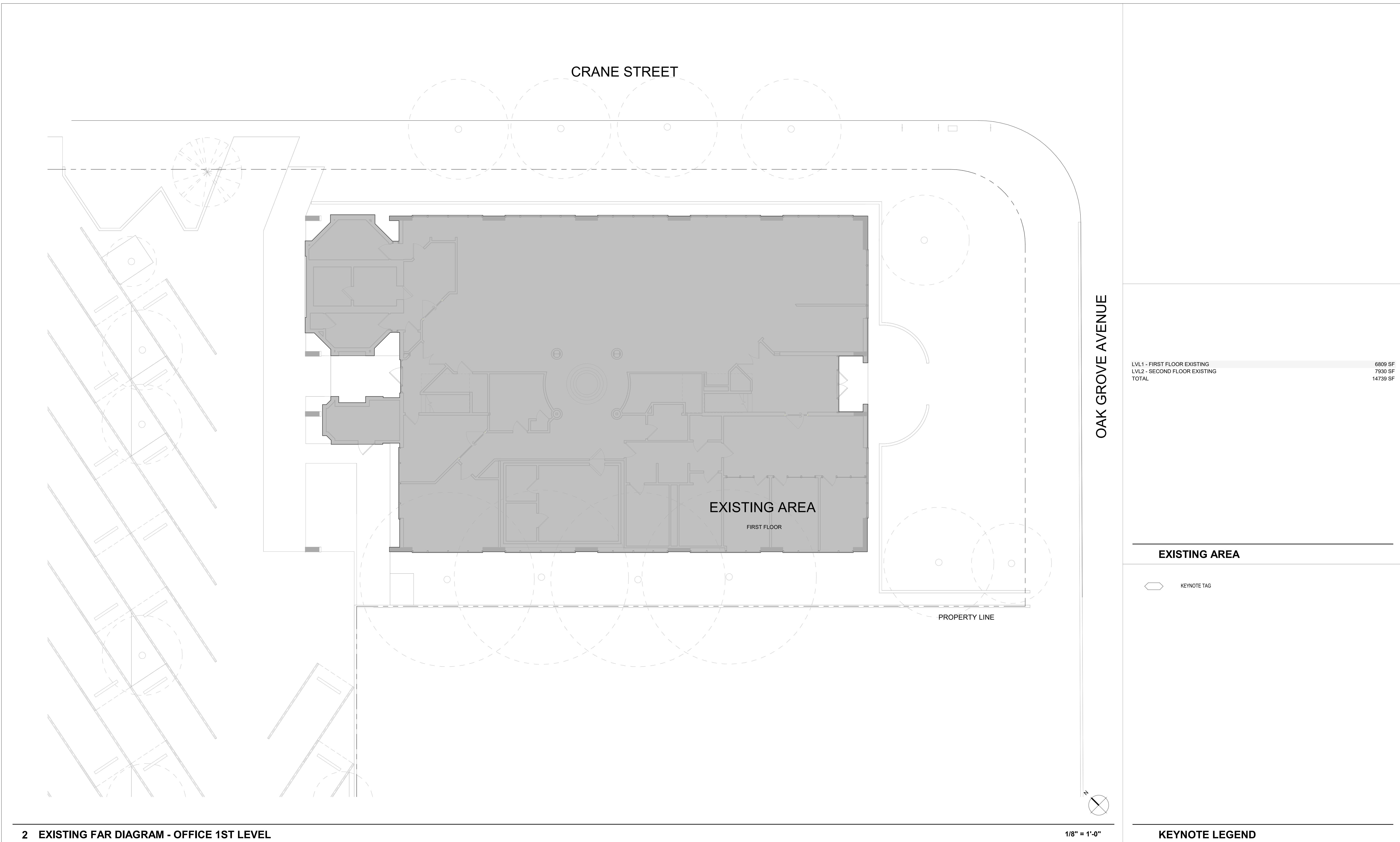
KEYNOTE TAG

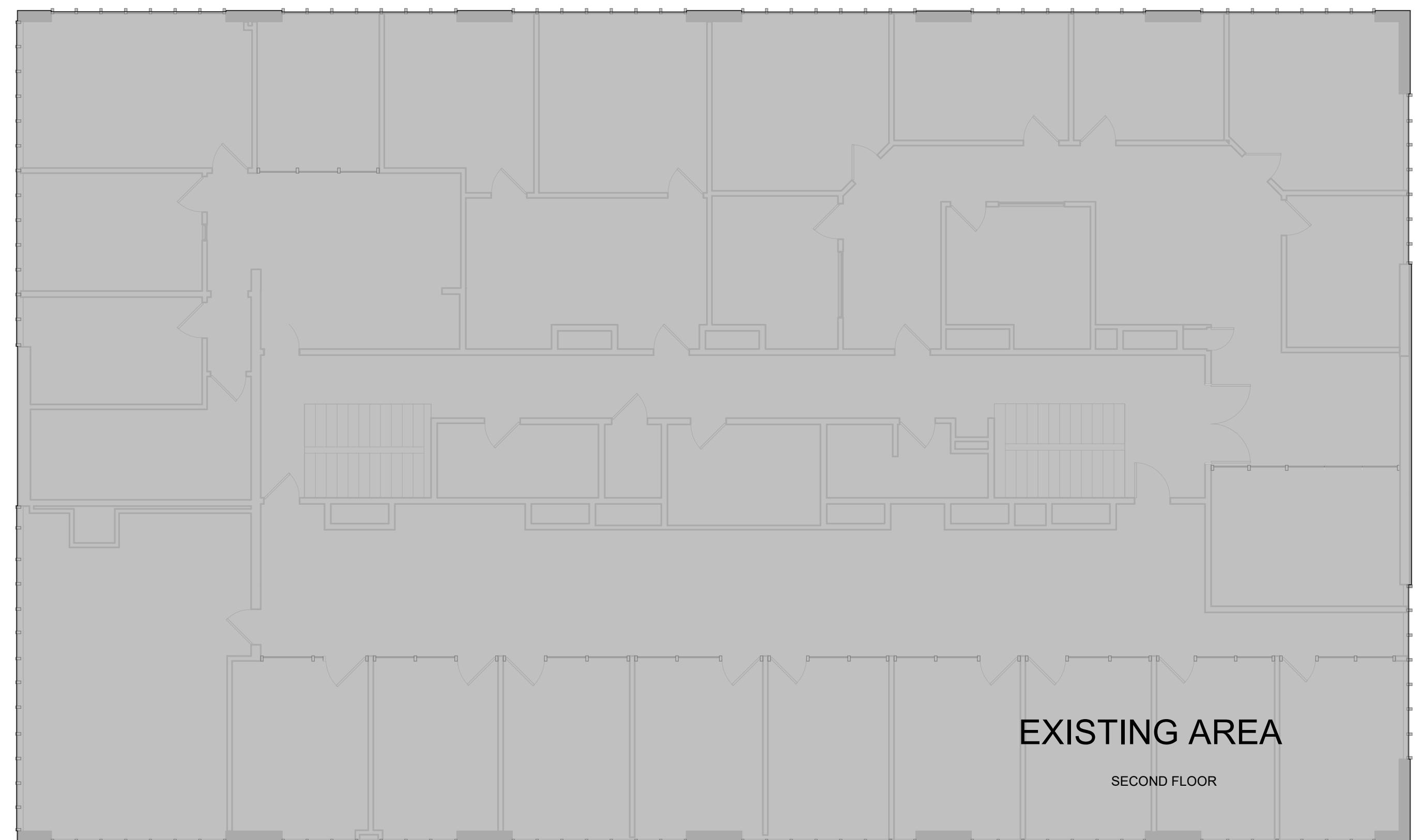
012 (E) SIGN STALL
019 (E) MAIL BOX
028 (E) ELECTRICAL TRANSFORMER
1102 (N) ELECTRICAL TRANSFORMER
3201 (E) TREE
3223 BRIDGE OVER STORMWATER PLANTER
3224 DECOMPOSED GRANITE PATHWAY
3225 BIKE PARKING
3226 STORMWATER PLANTING
3227 NEW SHRUBS AND GROUND COVER
3228 NEW SHADE TREES
3229 BENCH
3230 PRECAST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

KEYNOTE LEGEND

0' 5' 10' 20'

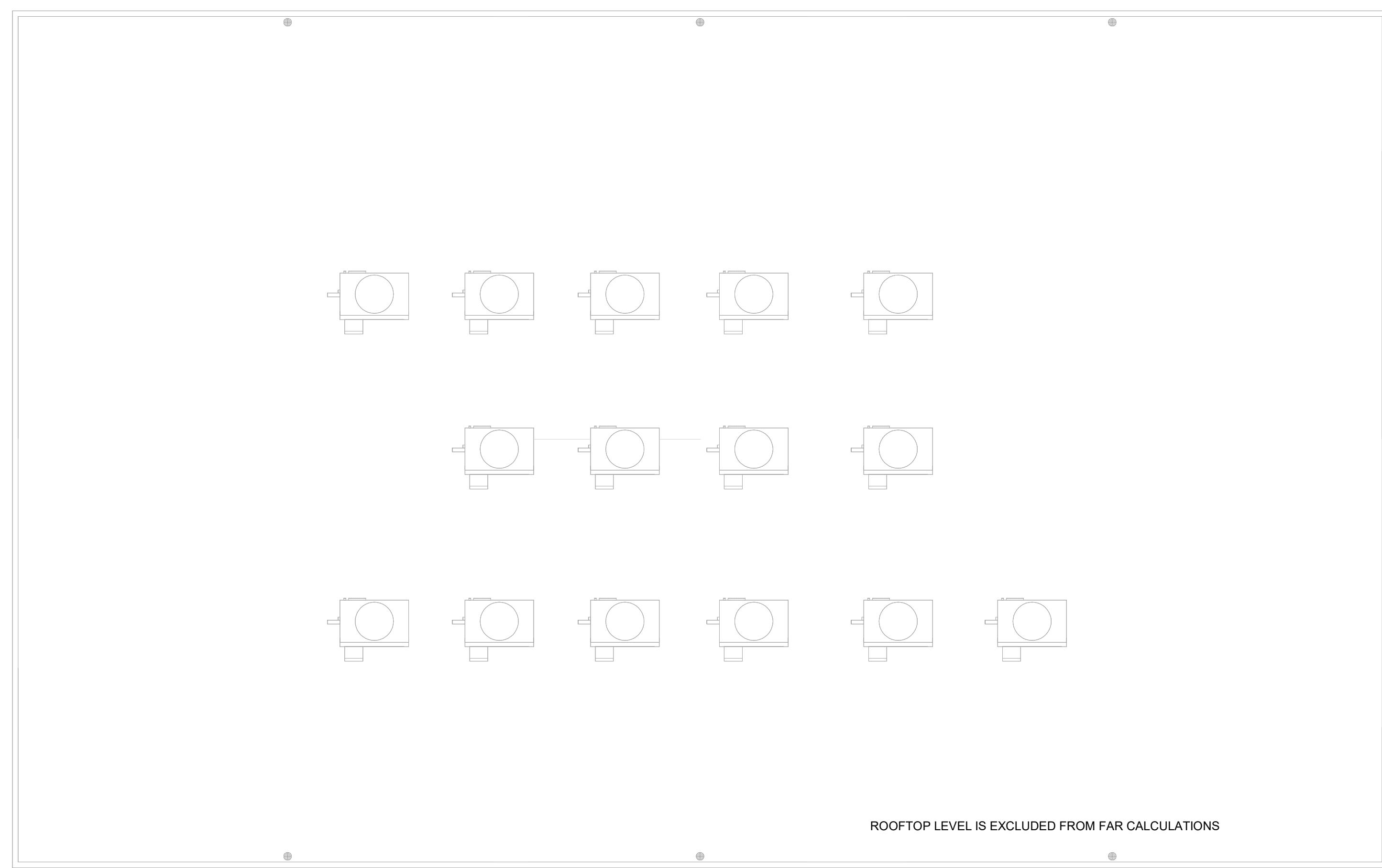
SITE PLAN
G2.01





3 EXISTING FAR DIAGRAM - OFFICE 2ND LEVEL

1/8" = 1'-0"



2 EXISTING FAR DIAGRAM - OFFICE 3RD LEVEL

1/8" = 1'-0"

KEYNOTE LEGEND

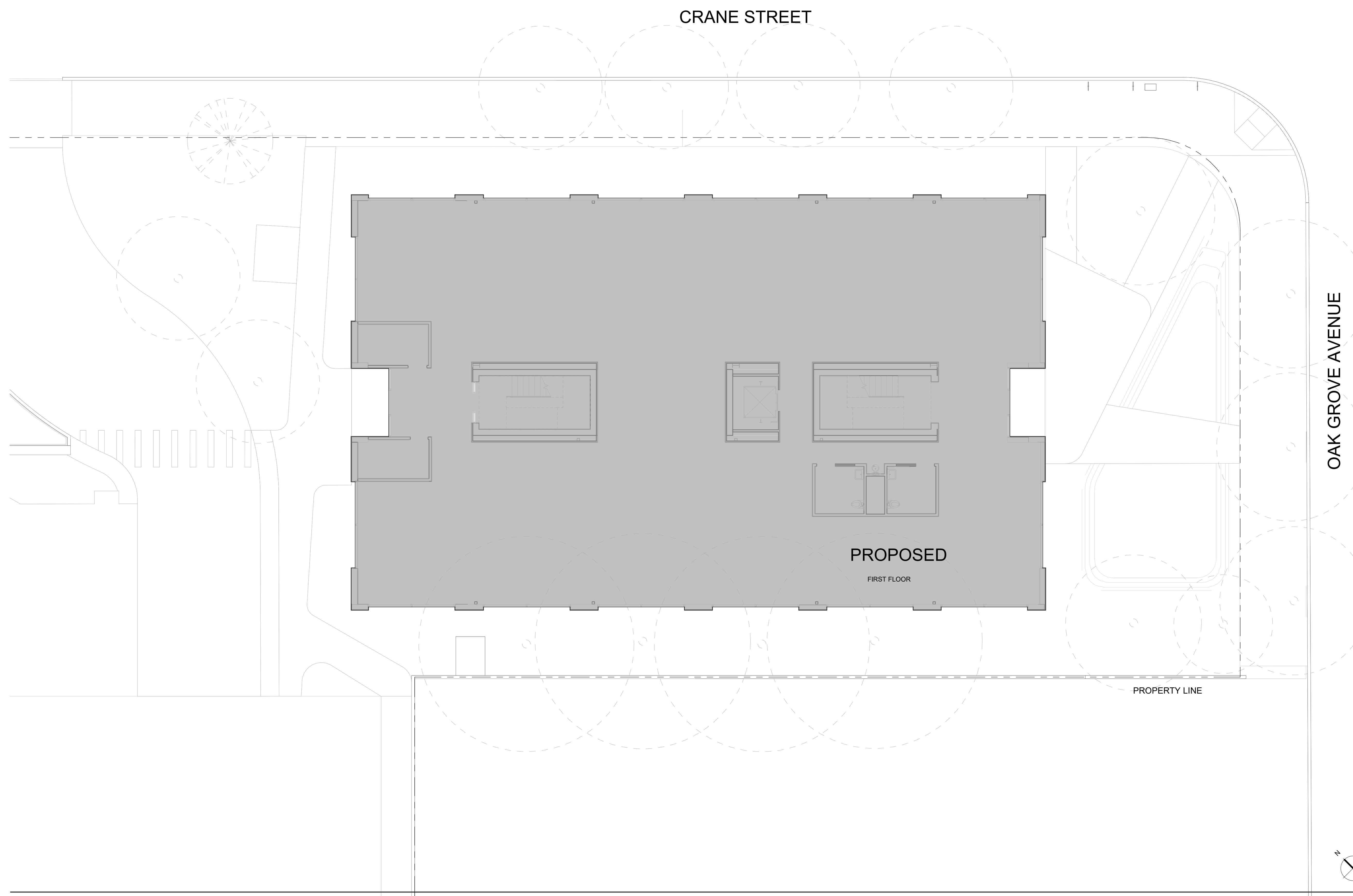
0' 4' 8' 16'

LVL1 - FIRST FLOOR EXISTING
LVL2 - SECOND FLOOR EXISTING
TOTAL

6809 SF
7930 SF
14739 SF

EXISTING AREA

KEYNOTE TAG



LVL1 - FIRST FLOOR PROPOSED
LVL2 - SECOND FLOOR PROPOSED
LVL3 - ROOF DECK PROPOSED
TOTAL

7096 SF
7930 SF
749 SF
15775 SF

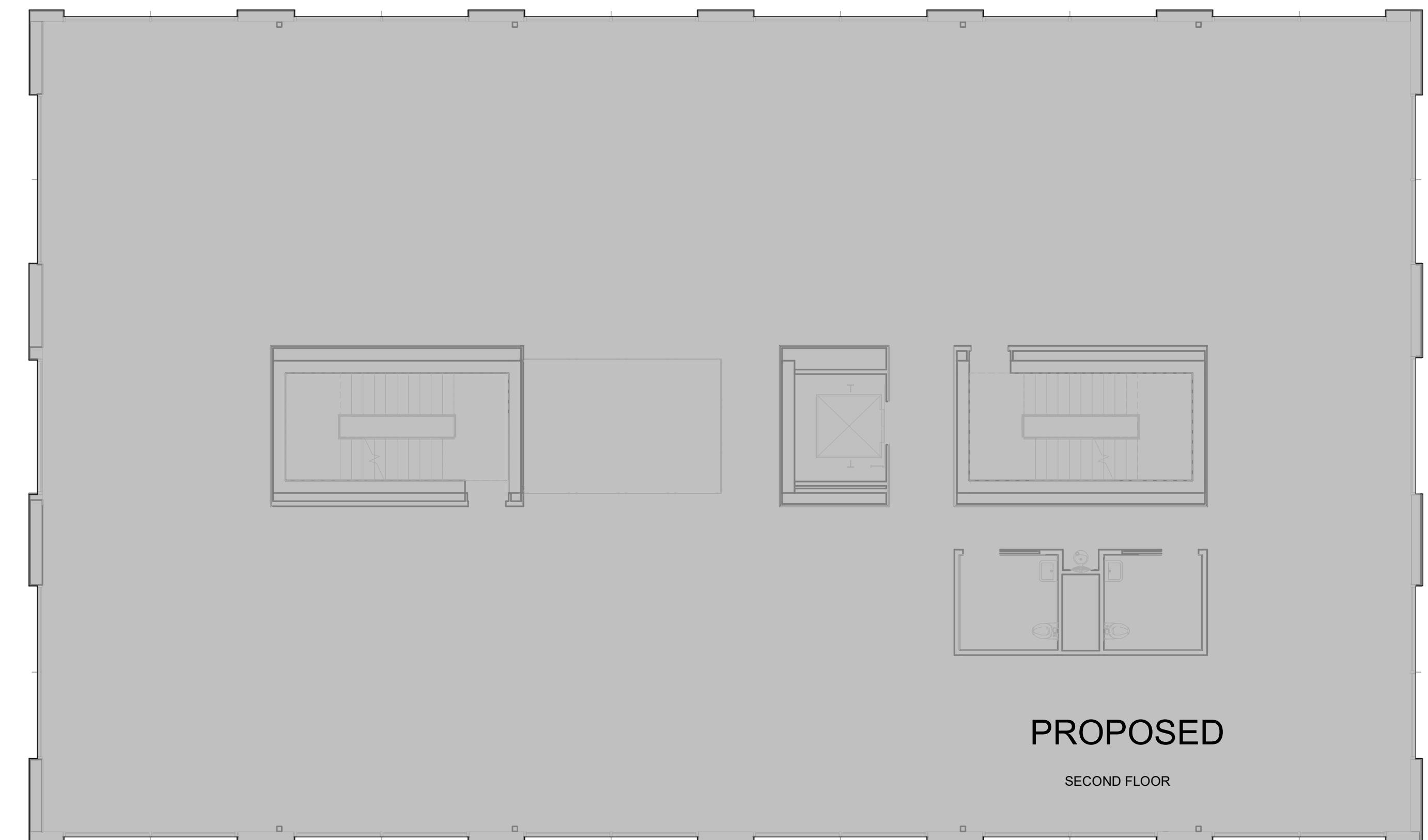
PROPOSED AREA

KEYNOTE TAG

0' 4' 8' 16'

FAR DIAGRAMS (N) - OFFICE - LVL 1

G2.04

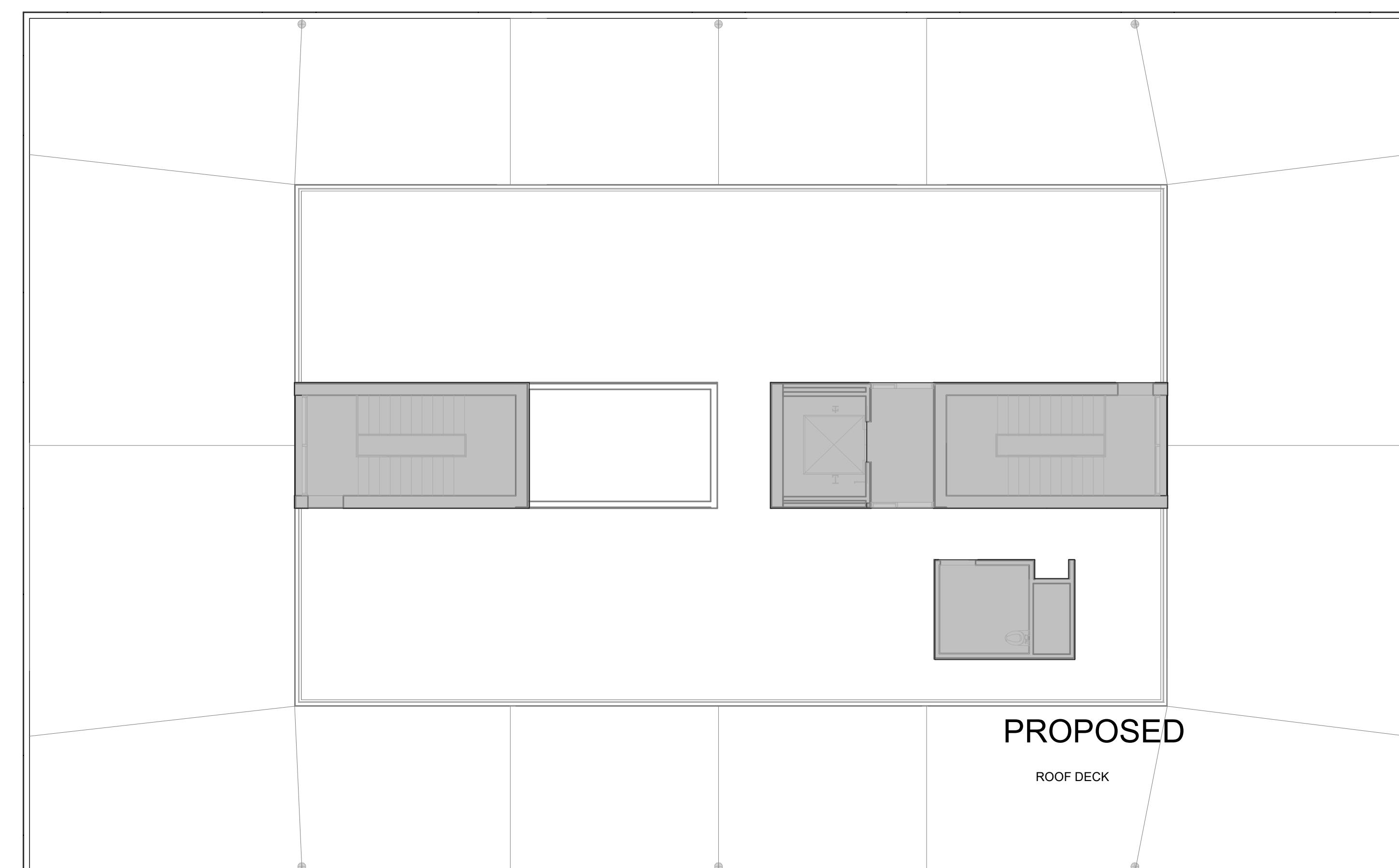


1 PROPOSED FAR DIAGRAM - OFFICE 2ND LEVEL

LVL1 - FIRST FLOOR PROPOSED
LVL2 - SECOND FLOOR PROPOSED
LVL3 - ROOF DECK PROPOSED
TOTAL

7096 SF
7930 SF
749 SF
15775 SF

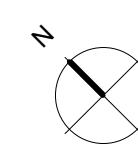
1/8" = 1'-0"



2 PROPOSED FAR DIAGRAM - OFFICE 3RD LEVEL

PROPOSED AREA

KEYNOTE TAG



KEYNOTE LEGEND

0' 4' 8' 16'

GROSS BUILDING AREA

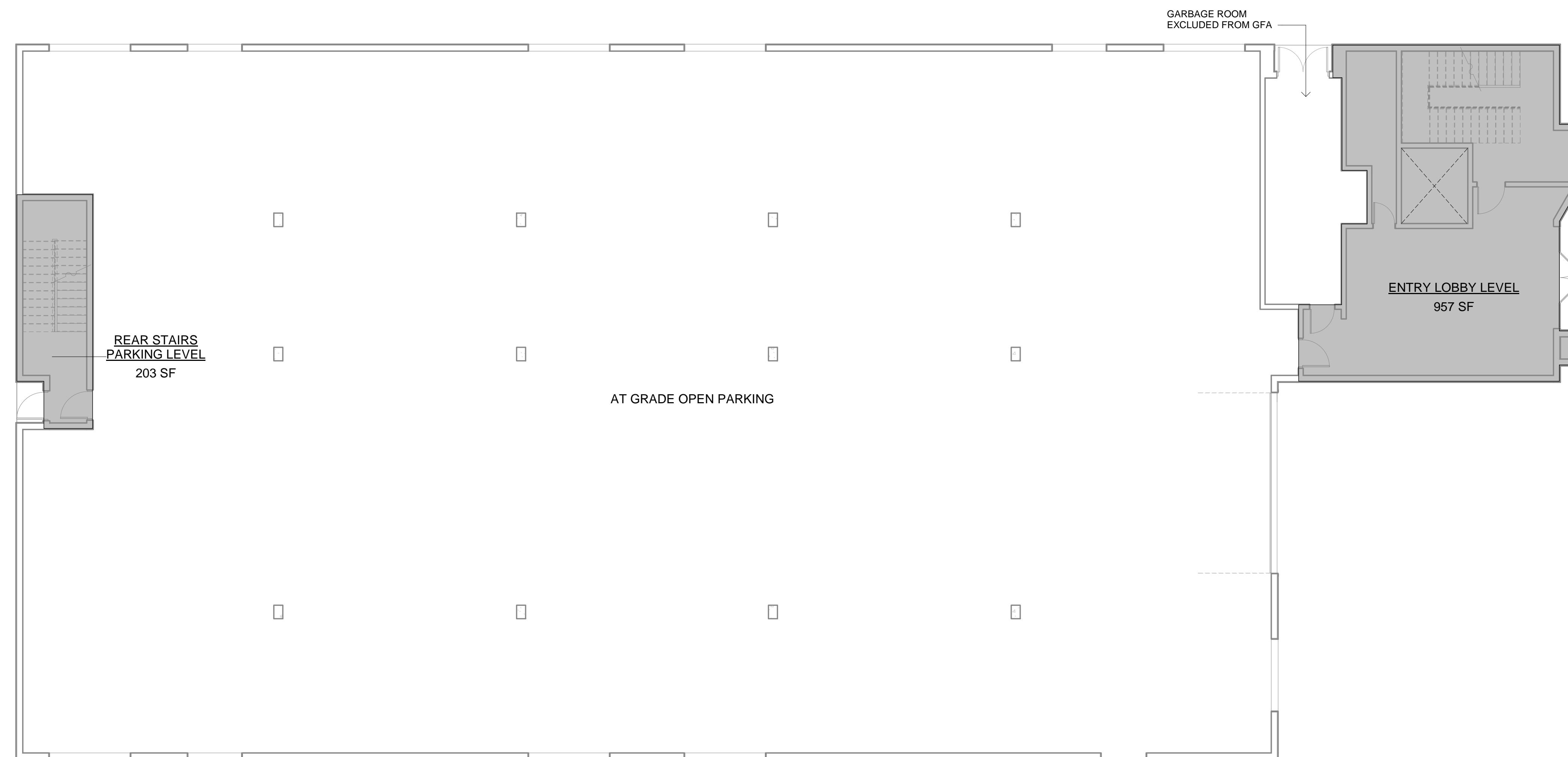
Name	Area
------	------

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

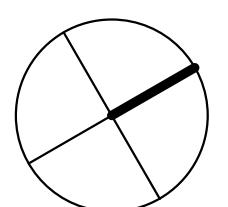
PRIVATE EXTERIOR AREA

Name	Area
------	------

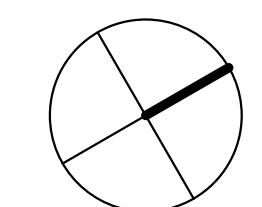
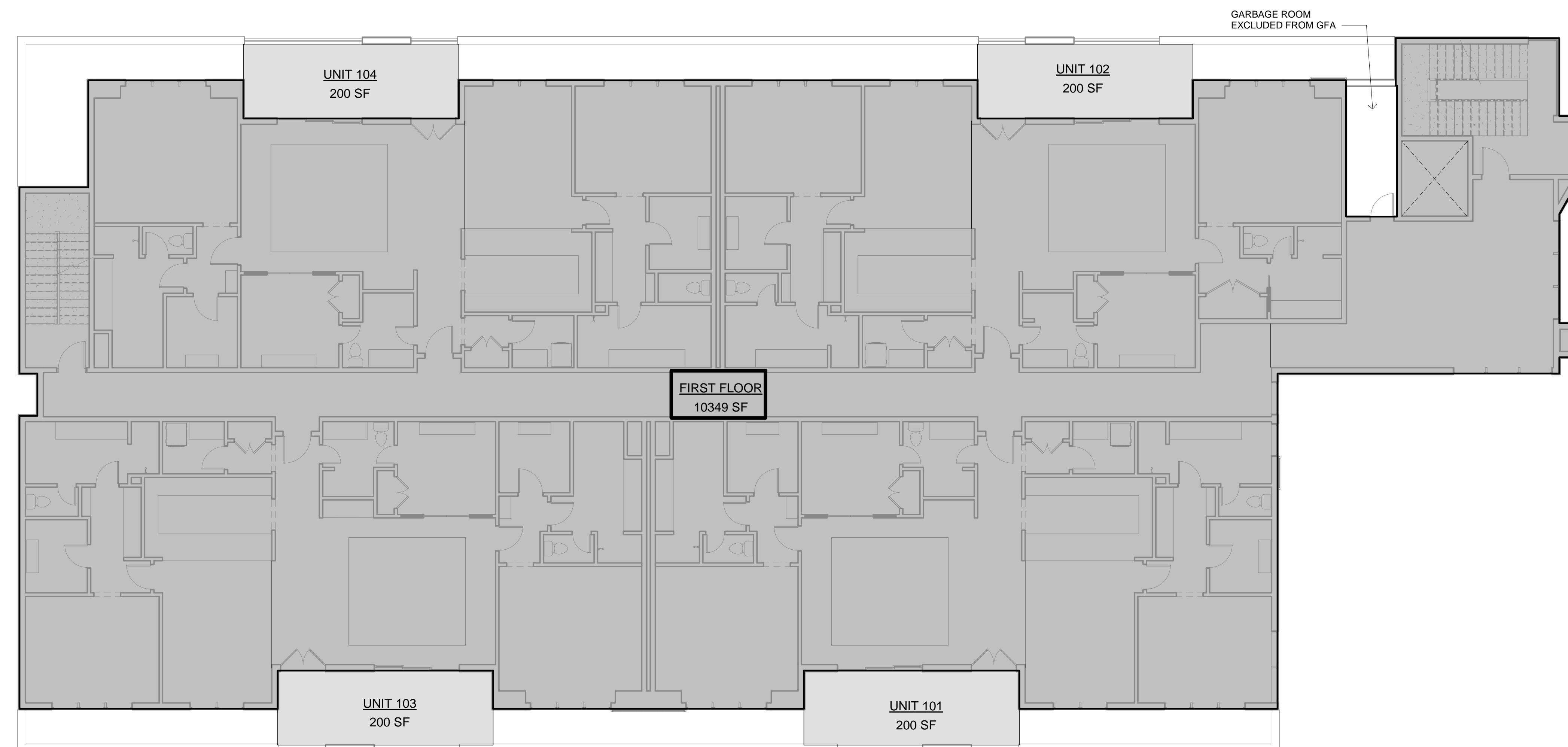
UNIT 101	200 SF
UNIT 102	200 SF
UNIT 103	200 SF
UNIT 104	200 SF
UNIT 201	200 SF
UNIT 202	200 SF
UNIT 203	200 SF
UNIT 204	200 SF
UNIT 301	200 SF
UNIT 302	200 SF
UNIT 303	200 SF
UNIT 304	200 SF
PH 401-1	273 SF
PH 401-2	564 SF
PH 402-2	580 SF
PH 402-1	143 SF
PH 501	3606 SF
PRIVATE EXTERIOR AREA TOTAL	7,566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



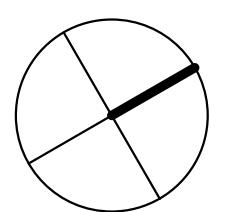
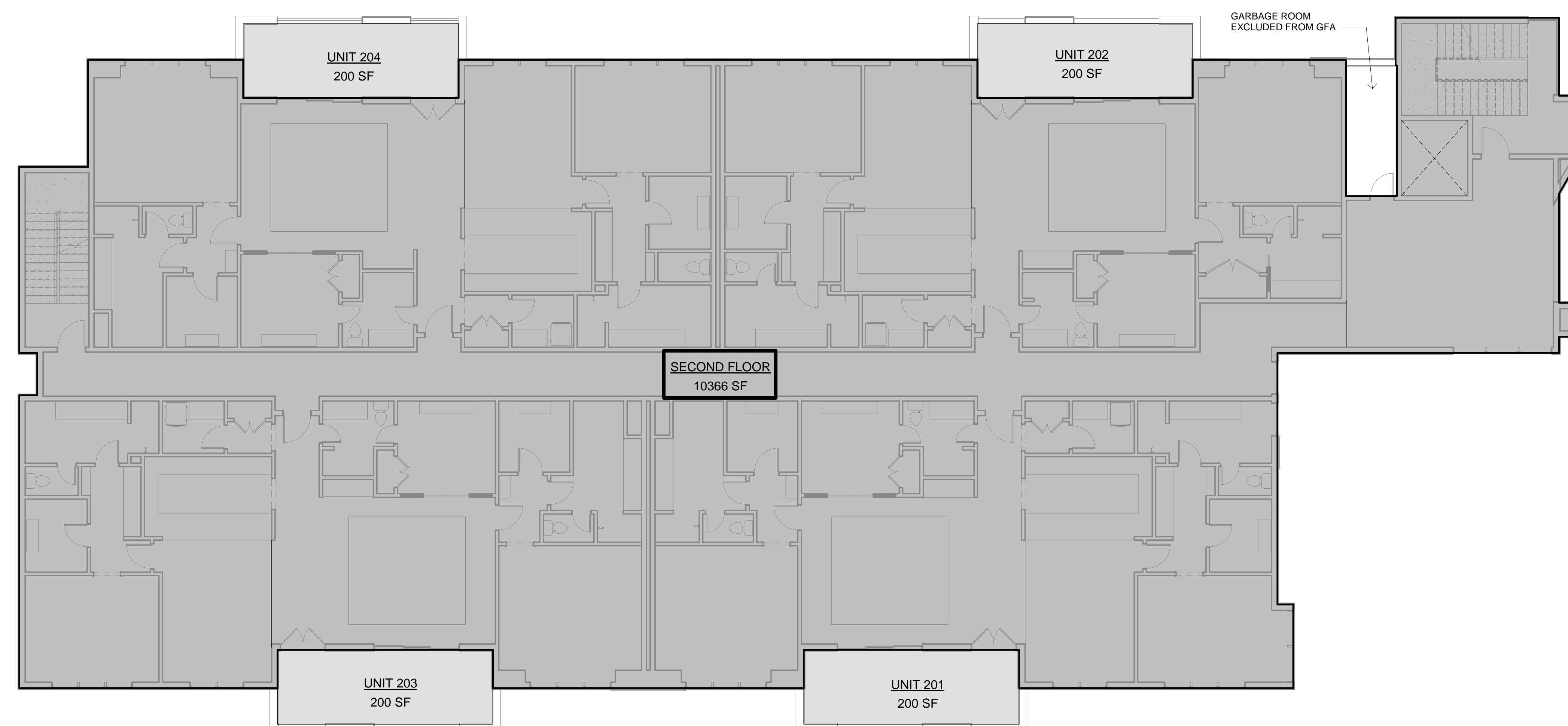
0' 4' 8' 16'



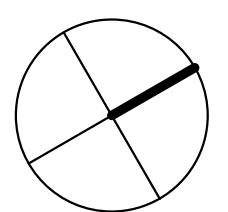
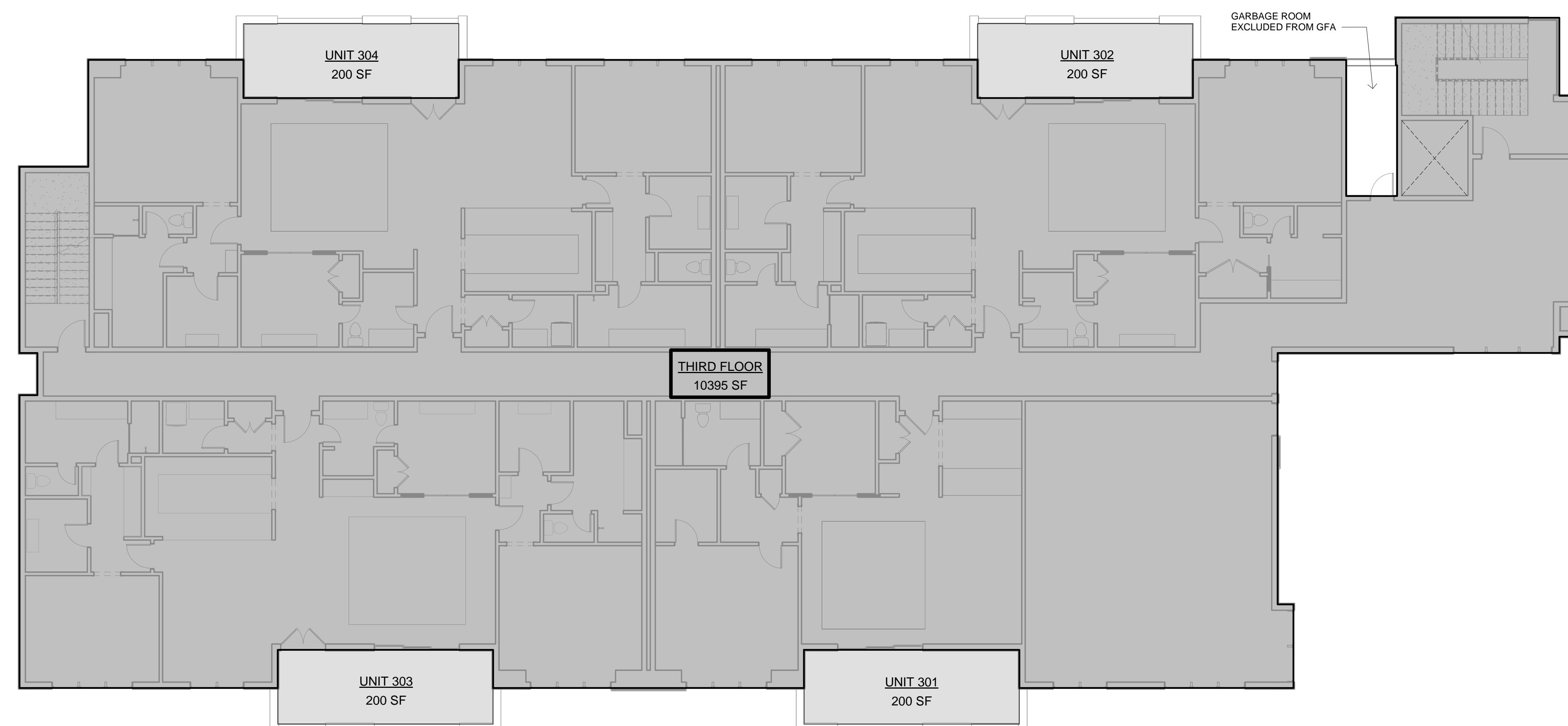
FAR DIAGRAMS - RESIDENTIAL LVL 1
G2.06



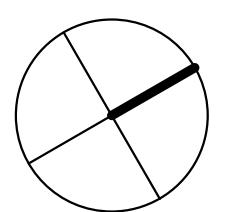
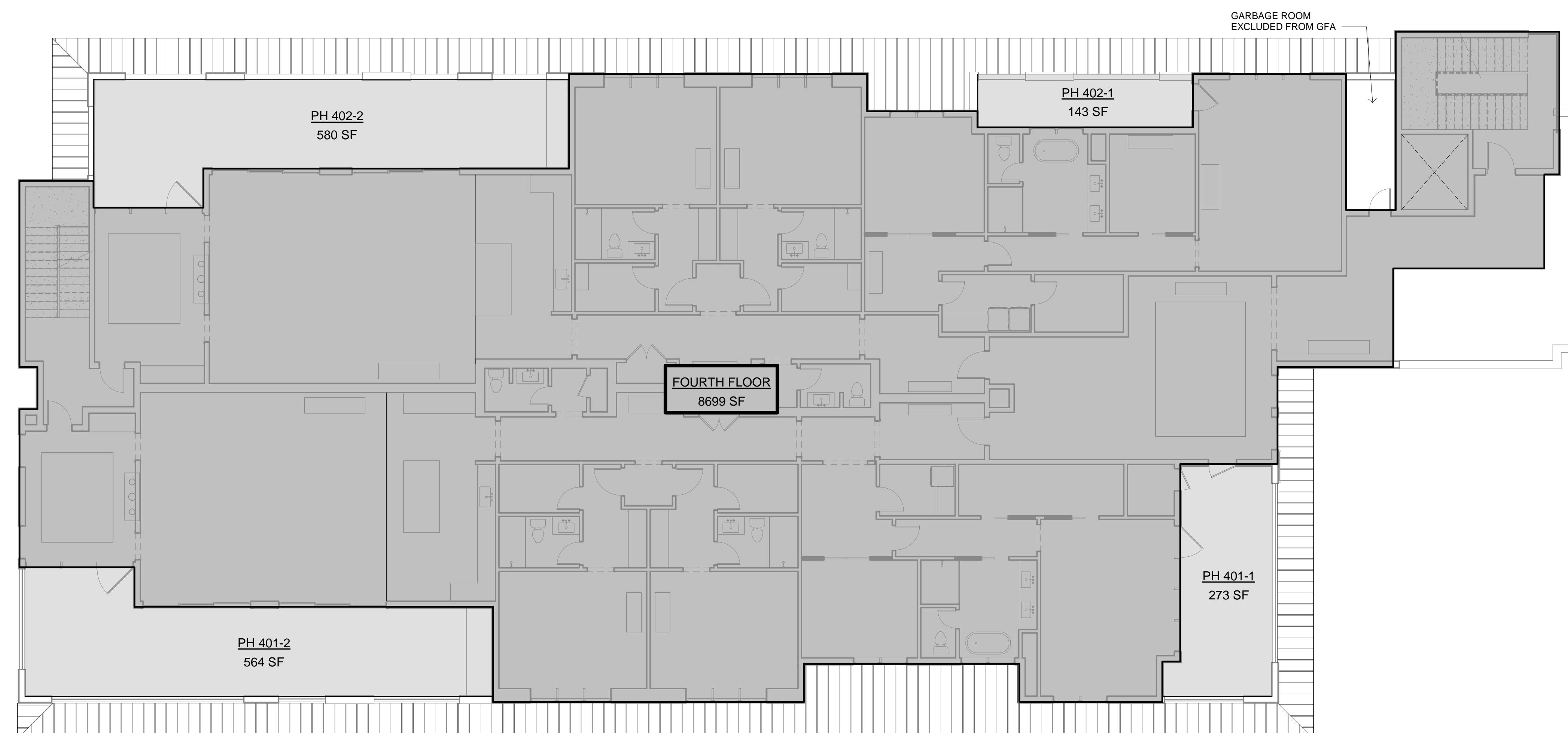
0' 4' 8' 16'



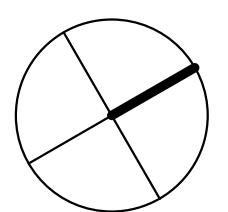
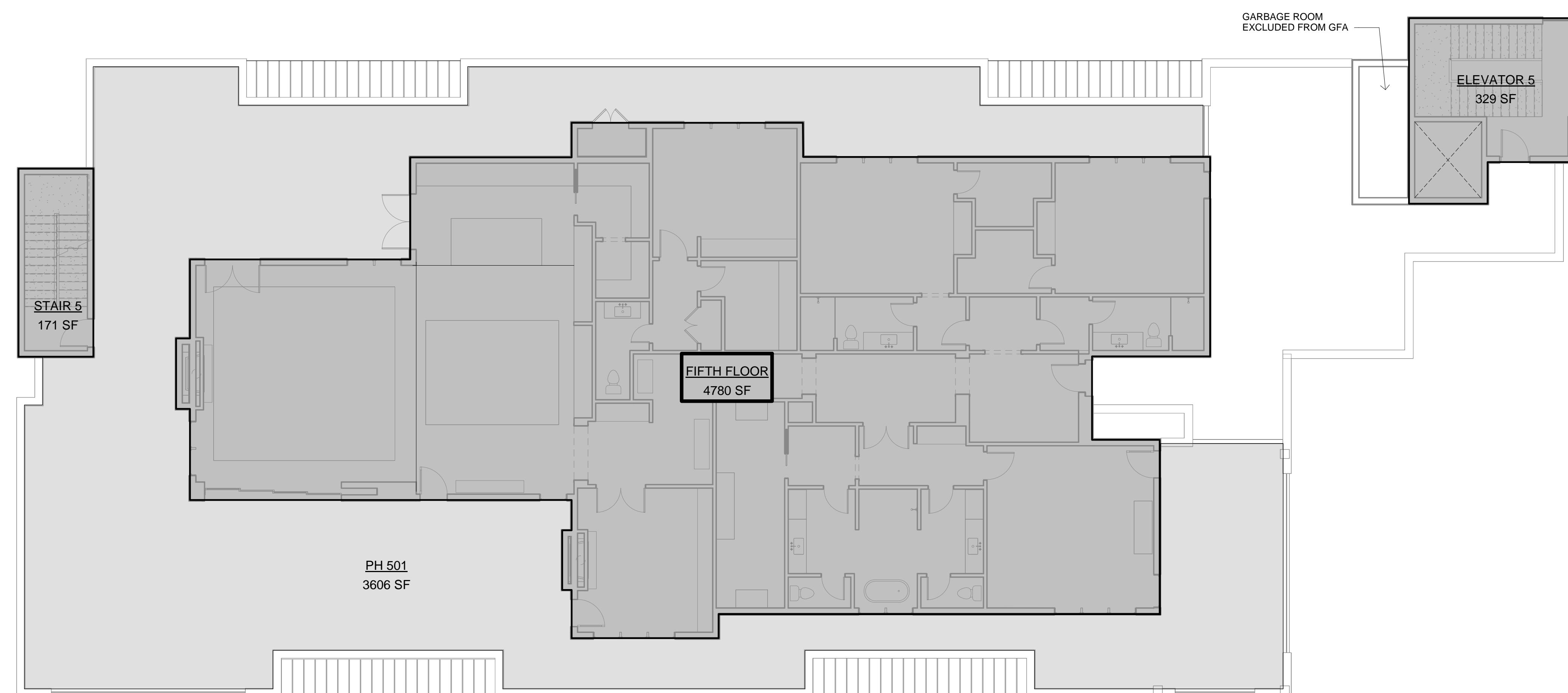
0' 4' 8' 16'



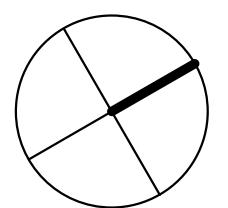
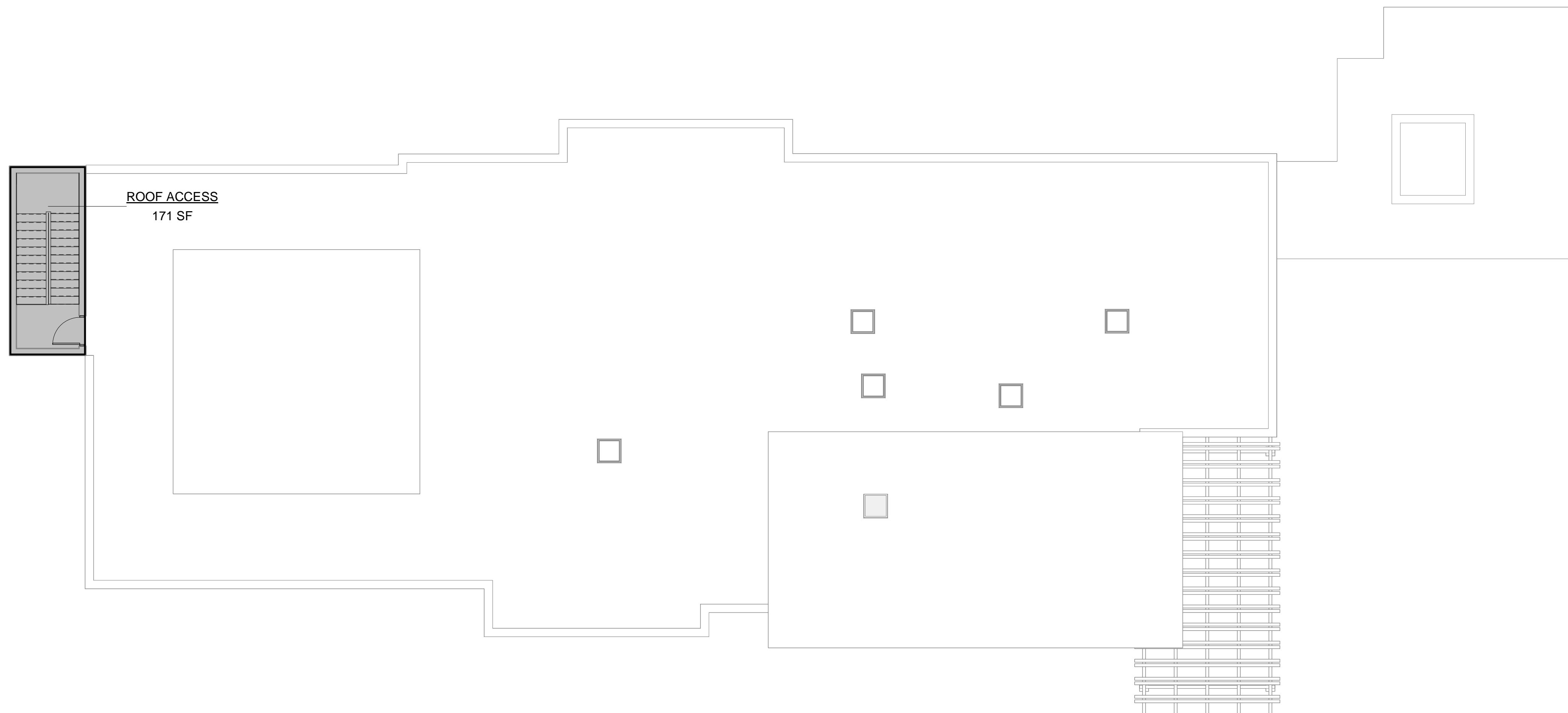
0' 4' 8' 16'



0' 4' 8' 16'



0' 4' 8' 16'



0' 4' 8' 16'

800 OAK GROVE / 1221 CRANE
Menlo Park, CA
December 23, 2025

FAR DIAGRAMS - RESIDENTIAL ROOF
G2.12

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 tabs.

Total	Certification Level:	Not Certified	Verified	17.5
Integrative Process				
IPc	Integrative Process	Preliminary	Y	1 of 2
1 of 2				
Location and Transportation				
LTp	Floodplain Avoidance	Preliminary	Y	Required
LTc	LEED for Neighborhood Development	Preliminary	Y	0 of 15
LTc	Sensitive Land Protection	Preliminary	Y	2 of 8
LTc	High Priority Site and Equitable Development	Preliminary	Y	1 of 3
LTc	Surrounding Density and Diverse Uses	Preliminary	Y	1 of 2
LTc	Access to Quality Transit	Preliminary	Y	2 of 2
Sustainable Sites				
SSp	Construction Activity Pollution Prevention	Preliminary	Y	Required
SSp	No Invasive Plants	Preliminary	Y	Required
SSc	Heat Island Reduction	Preliminary	Y	0 of 2
SSc	Rainwater Management	Preliminary	Y	3 of 3
SSc	Nontoxic Pest Control	Preliminary	Y	0.5 of 2
Water Efficiency				
WEp	Water Metering	Preliminary	Y	Required
WEc	Total Water Use	Preliminary	Y	0 of 12
WEc	Indoor Water Use	Preliminary	Y	4 of 6
WEc	Outdoor Water Use	Preliminary	Y	4 of 4
Energy and Atmosphere				
EAp	Minimum Energy Performance	Preliminary	Y	Required
EAp	Energy Metering	Preliminary	Y	Required
EAp	Education of the Homeowner, Tenant or Building Manager	Preliminary	Y	Required
EAc	Annual Energy Use	Preliminary	Y	17.5 of 30
EAc	Efficient Hot Water Distribution System	Preliminary	Y	0 of 5
EAc	Advanced Utility Tracking	Preliminary	Y	0 of 2



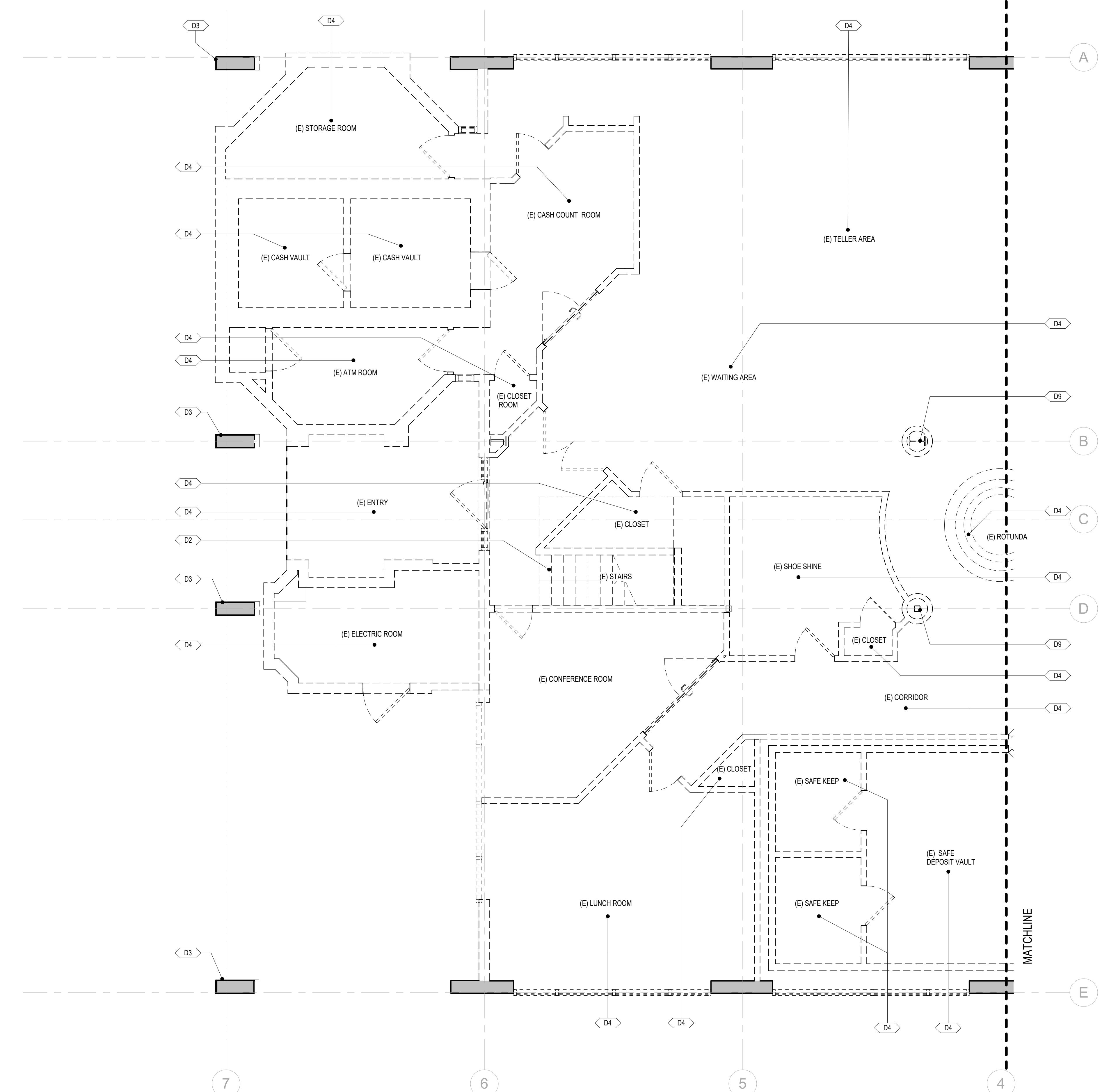
Materials and Resources		Preliminary	Y	3.5 of 9	M	2	Verified	0
MRp	Certified Tropical Wood	Required						
MRp	Durability Management	Required						
MRc	Durability Management Verification	Required		1 of 1		0		
MRc	Environmentally Preferable Products	Required		1.5 of 5		0		
MRc	Construction Waste Management	Required		1 of 3		2		
Indoor Environmental Quality		Preliminary	Y	4.5 of 18	M	2	Verified	0
EQp	Ventilation	Required						
EQp	Combustion Venting	Required						
EQp	Garage Pollutant Protection	Required						
EQp	Radon-Resistant Construction	Required						
EQp	Air Filtering	Required						
EQp	Environmental Tobacco Smoke	Required						
EQp	Compartmentalization	Required						
EQc	Enhanced Ventilation	Required		1 of 3		0		
EQc	Contaminant Control	Required		0.5 of 2		0		
EQc	Balancing of Heating and Cooling Distribution Systems	Required		0 of 3		0		
EQc	Enhanced Compartmentalization	Required		0 of 3		0		
EQc	Combustion Venting	Required		0 of 2		1		
EQc	Enhanced Garage Pollutant Protection	Required		1 of 1		0		
EQc	Low-Emitting Products	Required		2 of 3		0		
EQc	No Environmental Tobacco Smoke	Required		0 of 1		1		
Innovation		Preliminary	Y	1 of 6	M	0	Verified	0
INp	Preliminary Rating	Required						
INc	Innovation	Required		0 of 5		0		
INc	LEED Accredited Professional	Required		1 of 1		0		
Regional Priority		Preliminary	Y	2 of 4	M	1	Verified	0
RPc	Regional Priority	Required		2 of 4		1		
Point Floors		Preliminary	Y	52 of 110	M	5	Verified	17.5
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere								
Yes								
The project earned at least 3 points in Water Efficiency								
No								
The project earned at least 3 points in Indoor Environmental Quality								
No								
Total		Preliminary	Y	52 of 110	M	5	Verified	17.5

Certification Thresholds Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

800 OAK GROVE - EXISTING OFFICE BUILDING RENOVATION

LEED v4.1 BD+C: Core and Shell																																											
Project Checklist																																											
Project Name: 800 OAK GROVE																																											
Date: 12/8/25																																											
<table border="1"> <thead> <tr> <th>Y</th> <th>?</th> <th>N</th> <th>Credits</th> <th>Score</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>?</td> <td>N</td> <td>Integrative Process</td> <td>1</td> <td></td> </tr> <tr> <td>14</td> <td>5</td> <td>21</td> <td>Location and Transportation</td> <td>20</td> <td></td> </tr> <tr> <td>9</td> <td>2</td> <td>0</td> <td>Sustainable Sites</td> <td>11</td> <td></td> </tr> <tr> <td>5</td> <td>3</td> <td>3</td> <td>Water Efficiency</td> <td>11</td> <td></td> </tr> <tr> <td>8</td> <td>11</td> <td>14</td> <td>Energy and Atmosphere</td> <td>33</td> <td></td> </tr> </tbody> </table>		Y	?	N	Credits	Score	Category	1	?	N	Integrative Process	1		14	5	21	Location and Transportation	20		9	2	0	Sustainable Sites	11		5	3	3	Water Efficiency	11		8	11	14	Energy and Atmosphere	33							
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LEED



1 DEMOLITION 1ST LEVEL PLAN - WEST

1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'

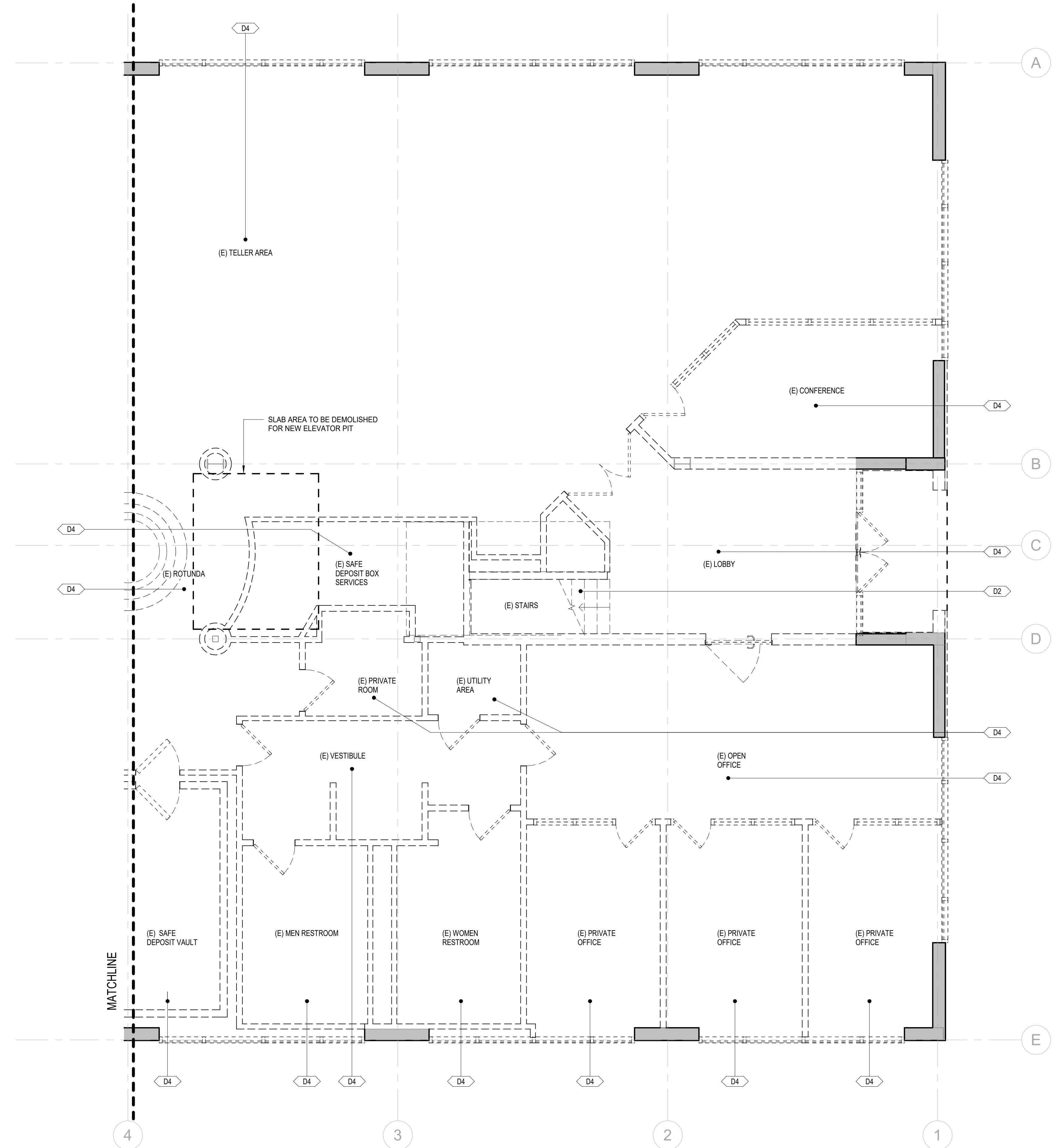
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
- IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- "ALIGN" 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.
- "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.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 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.
- SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO ARCHITECT & OWNER (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- 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.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE 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.
- 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



1 DEMOLITION 1ST LEVEL PLAN - EAST

1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'

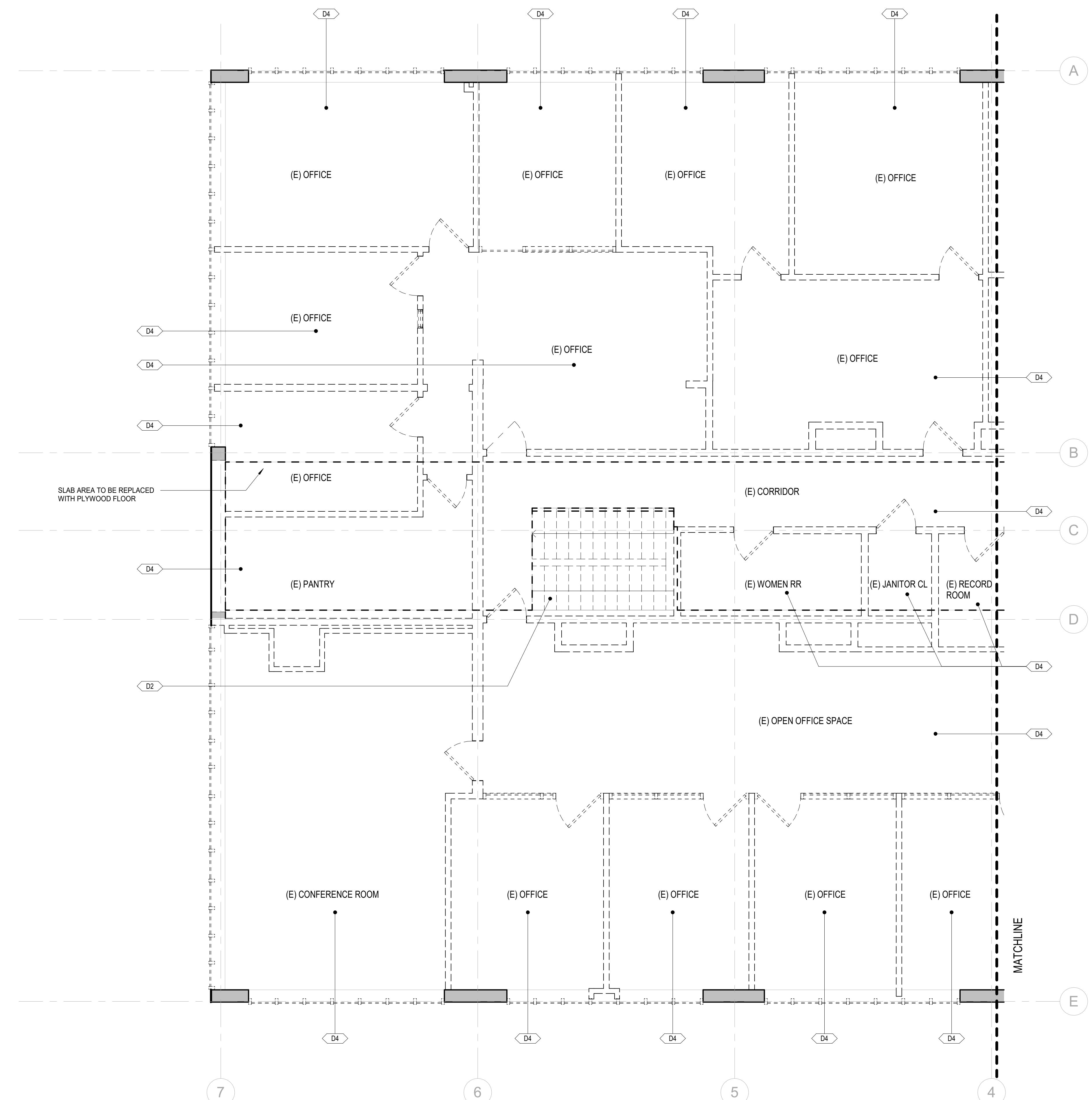
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- "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. NEW DRYWALL CONSTRUCTION ADJOINING (E) CONSTRUCTION (WHERE OCCURS) IN THE SAME PLANE SHALL BE FLUSH, W/ NO VISIBLE JOINTS, U.N.O.
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- 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 REMOVE (E) FINISHES / FIXTURES / PARTITIONS AND WALLS ACCORDING TO PLAN.



1 DEMOLITION 2ND LEVEL PLAN - WEST

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
- IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- "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.
- "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.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 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.
- SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO ARCHITECT & OWNER (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- 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.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE 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.
- REMOVE ALL WALL DEVICES SUCH AS BUT LIMITED TO AED DEVICE, FIRST AID KITS, BULLETIN BOARD ETC. AND RETURN TO OWNER.

DEMO PLAN NOTES

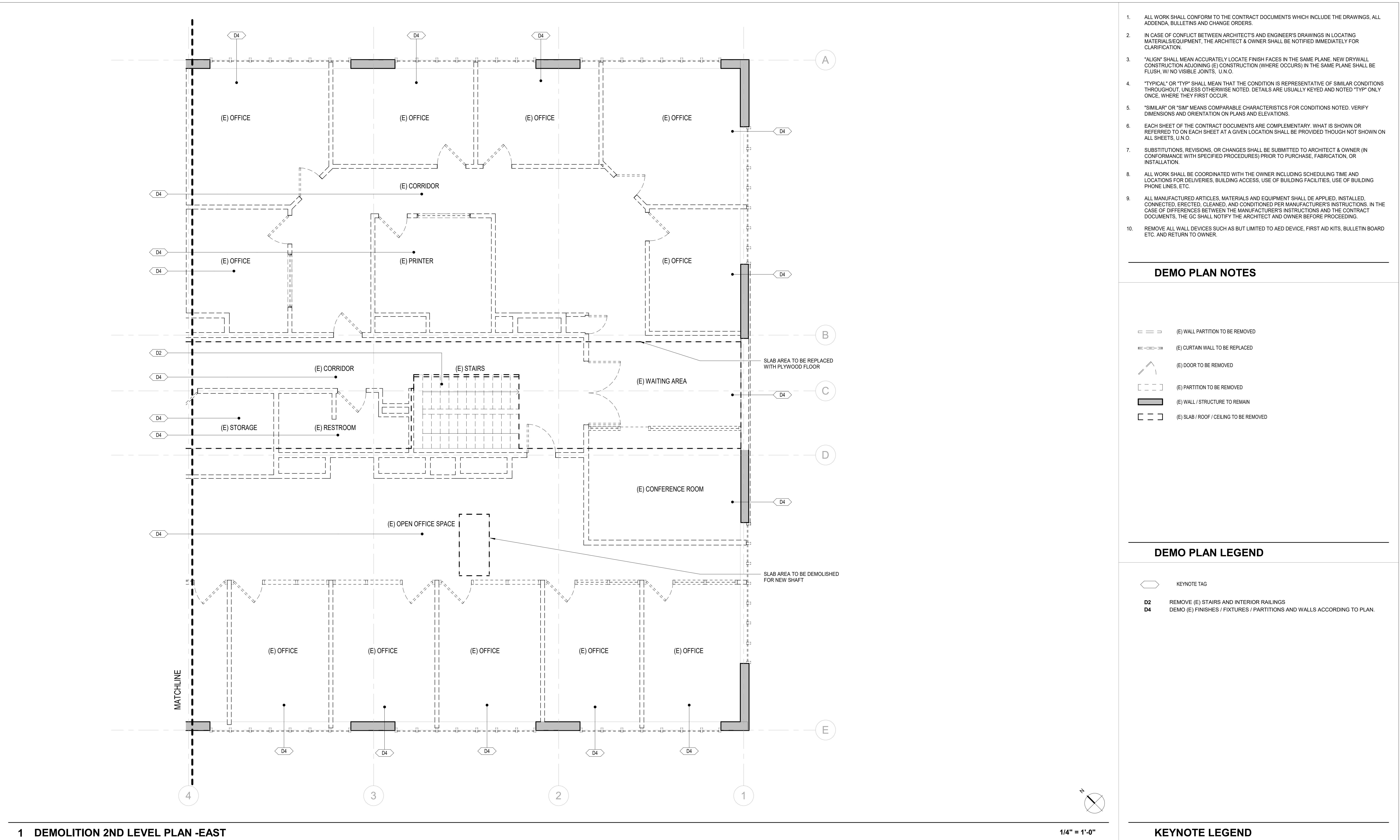
- (E) WALL PARTITION TO BE REMOVED
- (E) CURTAIN WALL TO BE REPLACED
- (E) DOOR TO BE REMOVED
- (E) PARTITION TO BE REMOVED
- (E) WALL / STRUCTURE TO REMAIN
- (E) SLAB / ROOF / CEILING TO BE REMOVED

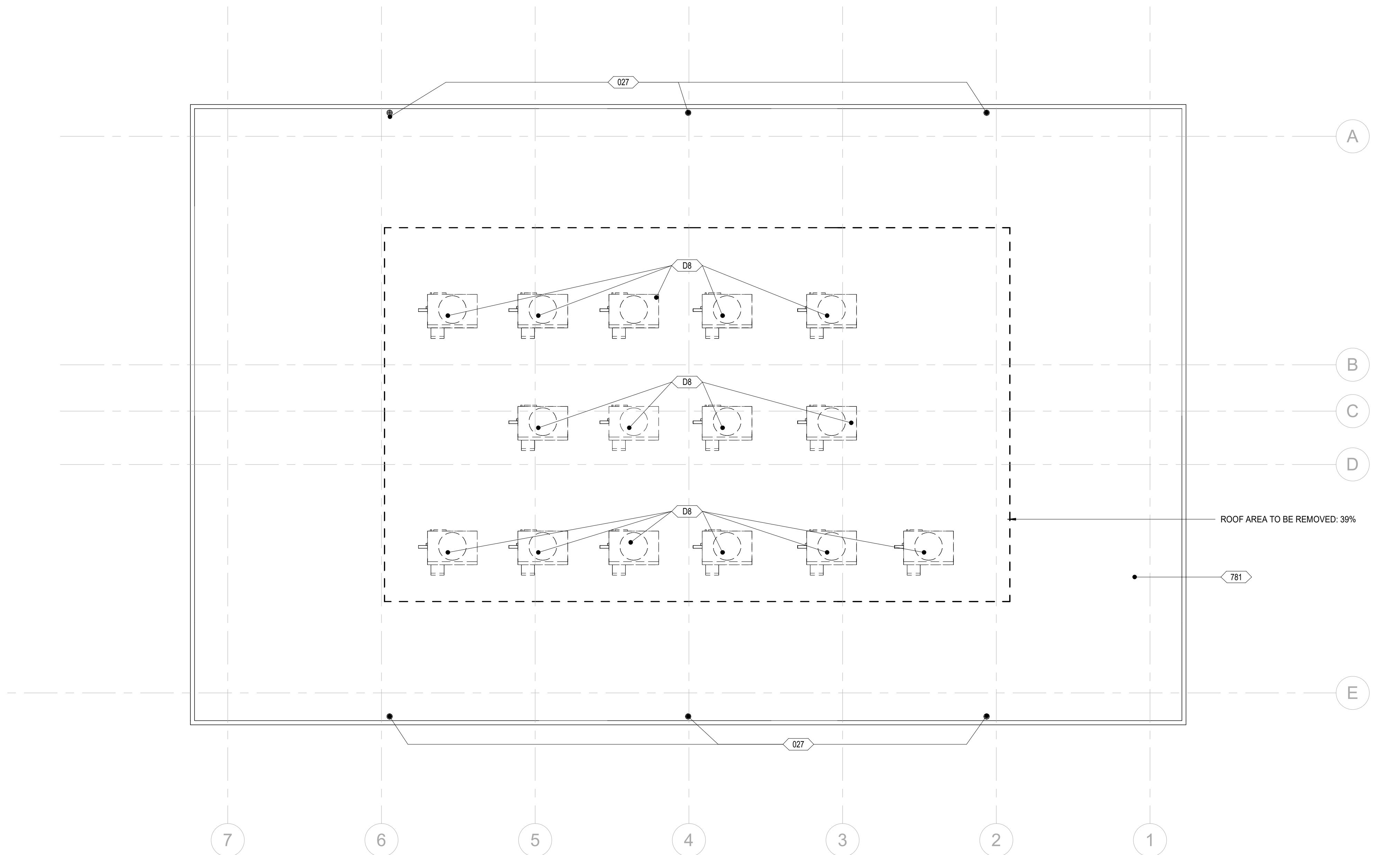
DEMO PLAN LEGEND

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

KEYNOTE LEGEND

0 2' 4' 8'





1 DEMOLITION ROOF PLAN

1/8" = 1'-0"

0' 4' 8' 16'

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
- IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- "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.
- "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.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 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.
- SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO ARCHITECT & OWNER (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- 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.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE 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.
- REMOVE ALL WALL DEVICES SUCH AS BUT LIMITED TO AED DEVICE, FIRST AID KITS, BULLETIN BOARD ETC. AND RETURN TO OWNER.

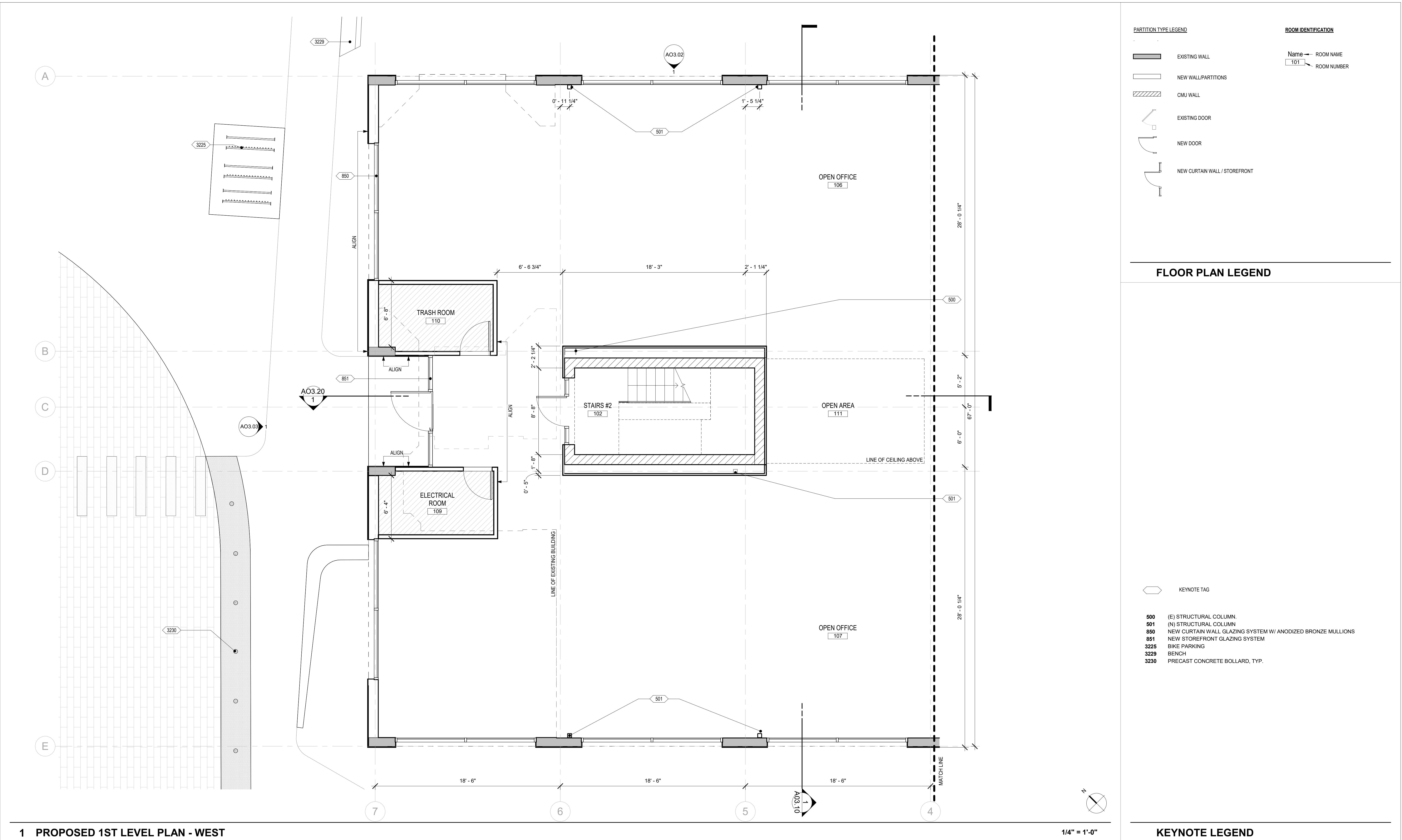
DEMO PLAN NOTES

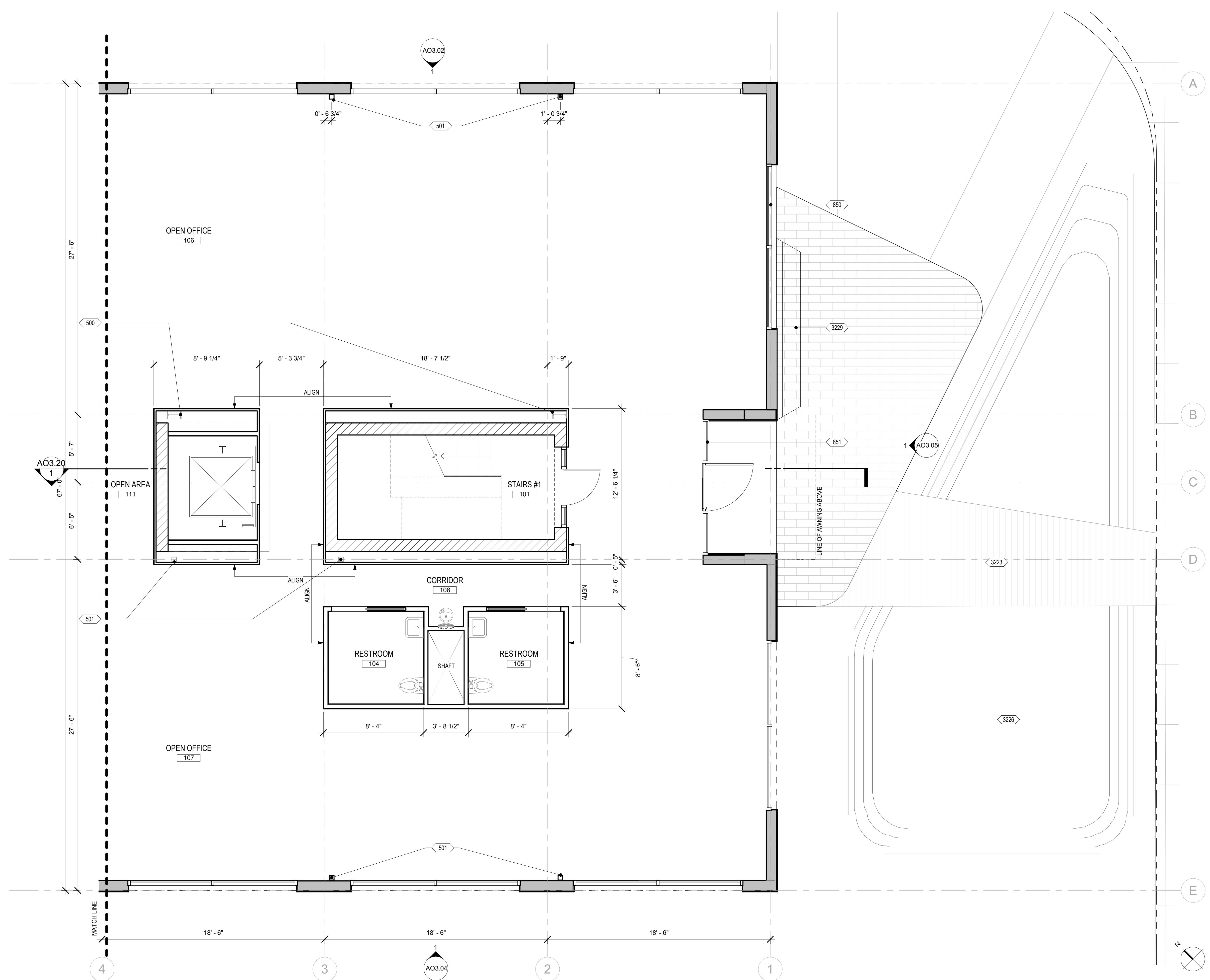
- (E) WALL PARTITION TO BE REMOVED
- (E) CURTAIN WALL TO BE REPLACED
- (E) DOOR TO BE REMOVED
- (E) PARTITION TO BE REMOVED
- (E) WALL / STRUCTURE TO REMAIN
- (E) SLAB / ROOF / CEILING TO BE REMOVED

DEMO PLAN LEGEND

- KEYNOTE TAG
- 027 (E) DRAIN
- 781 (E) PLYWOOD ROOF W/ RIGID INSULATION
- D8 (E) MECHANICAL EQUIPMENT TO REMOVE

KEYNOTE LEGEND



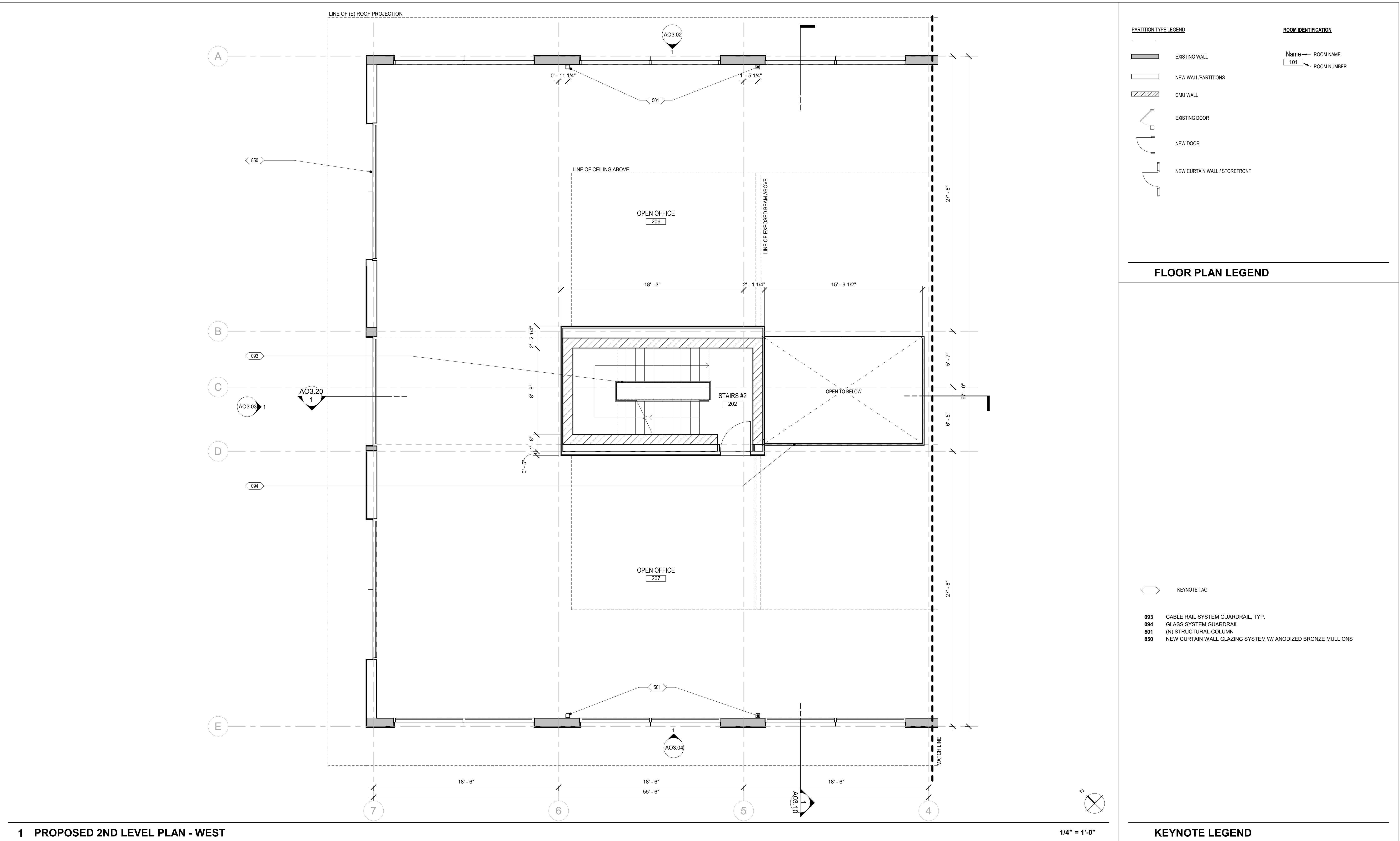


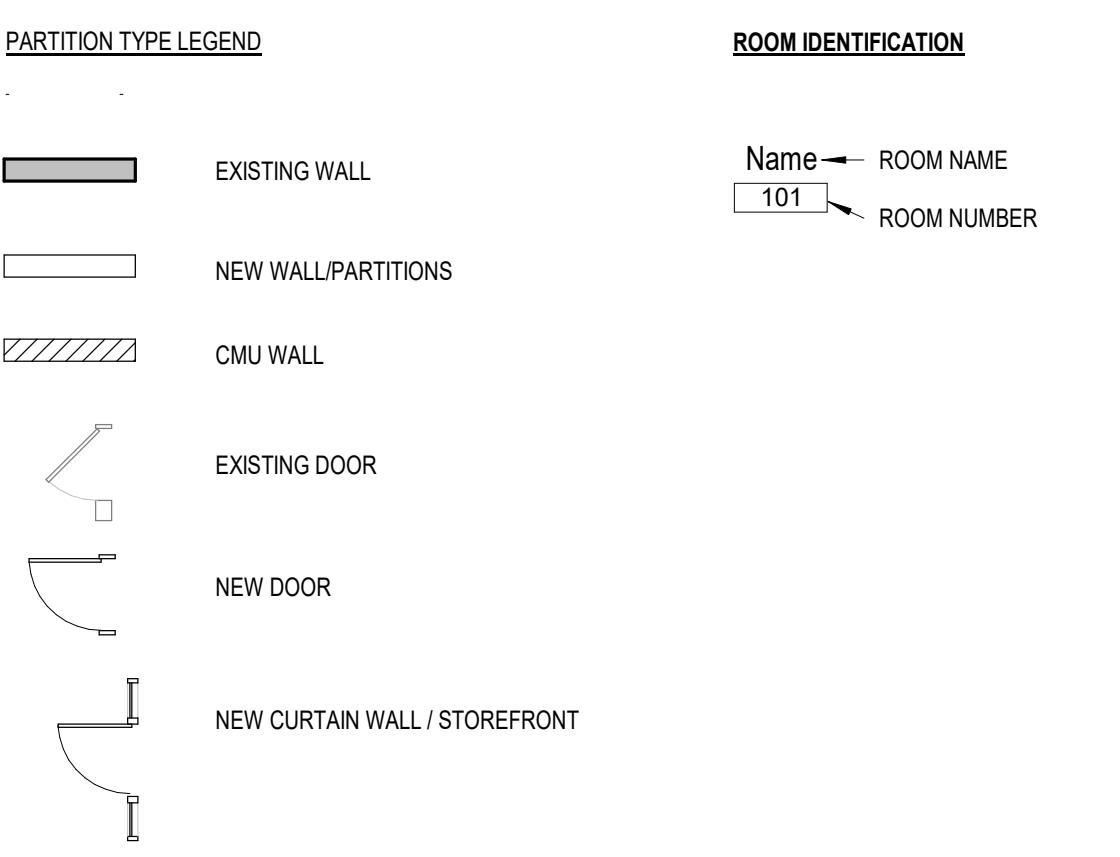
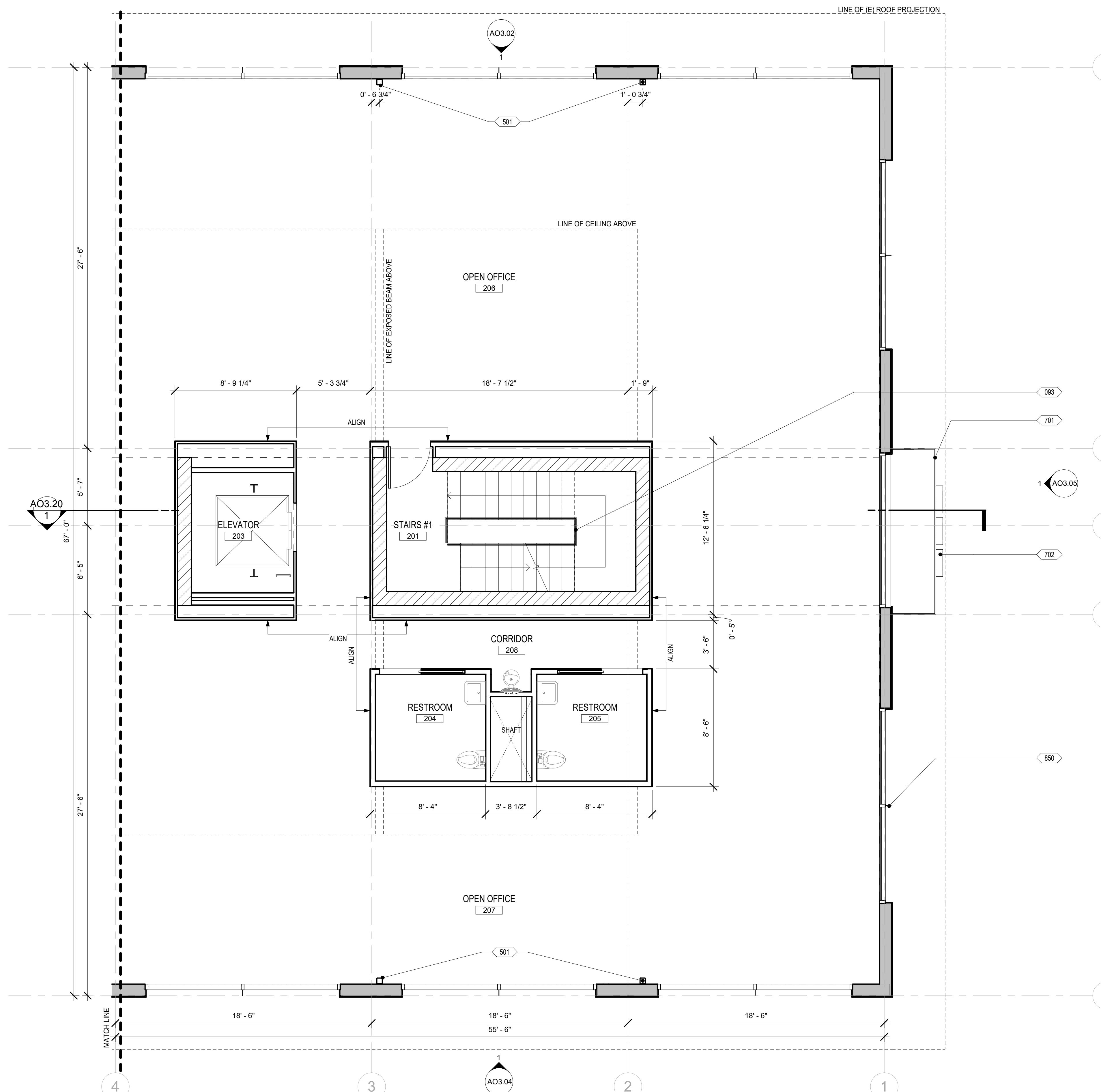
1 PROPOSED 1ST LEVEL PLAN - EAST

1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'





FLOOR PLAN LEGEND

KEYNOTE TAG

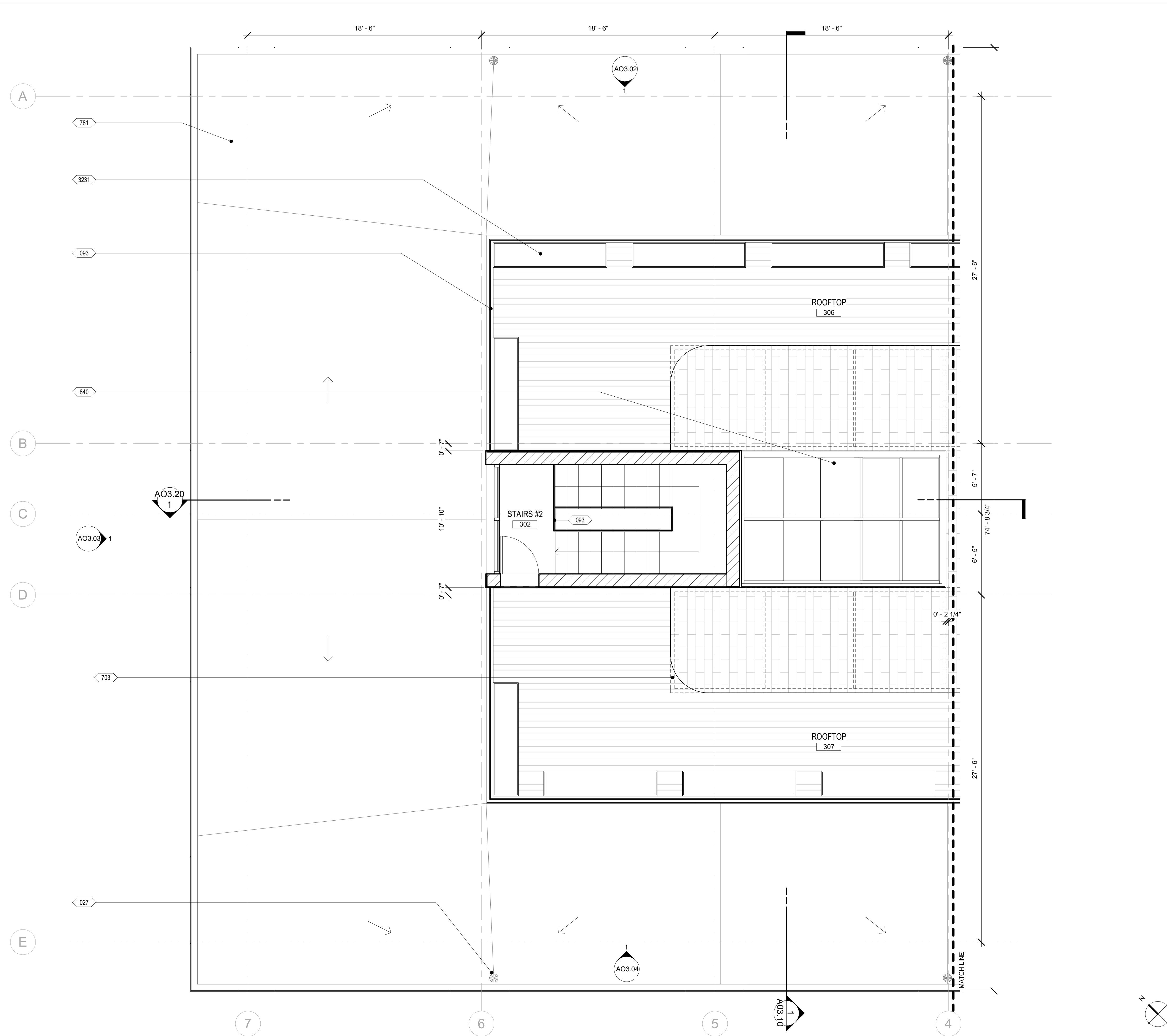
033 CABLE RAIL SYSTEM GUARDRAIL, TYP.

501 (N) STRUCTURAL COLUMN

701 METAL PANEL AWNING

702 AWNING-MOUNTED SIGNAGE

850 NEW CURTAIN WALL GLAZING SYSTEM W/ ANODIZED BRONZE MULLIONS

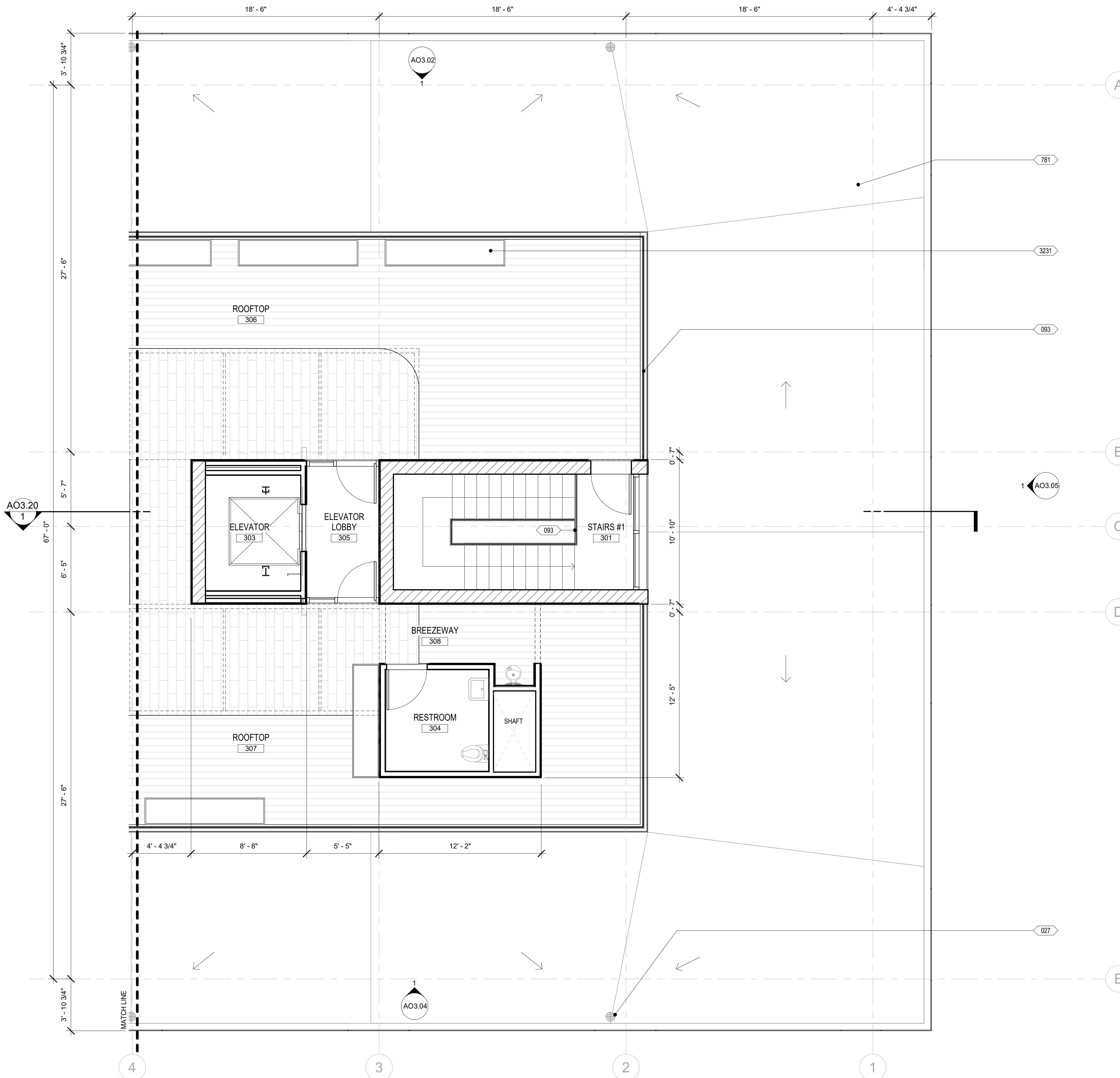


1 PROPOSED DECK ROOF LEVEL PLAN - WEST

1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'



1 PROPOSED DECK ROOF LEVEL PLAN - EAST

1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'

PARTITION TYPE LEGEND

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

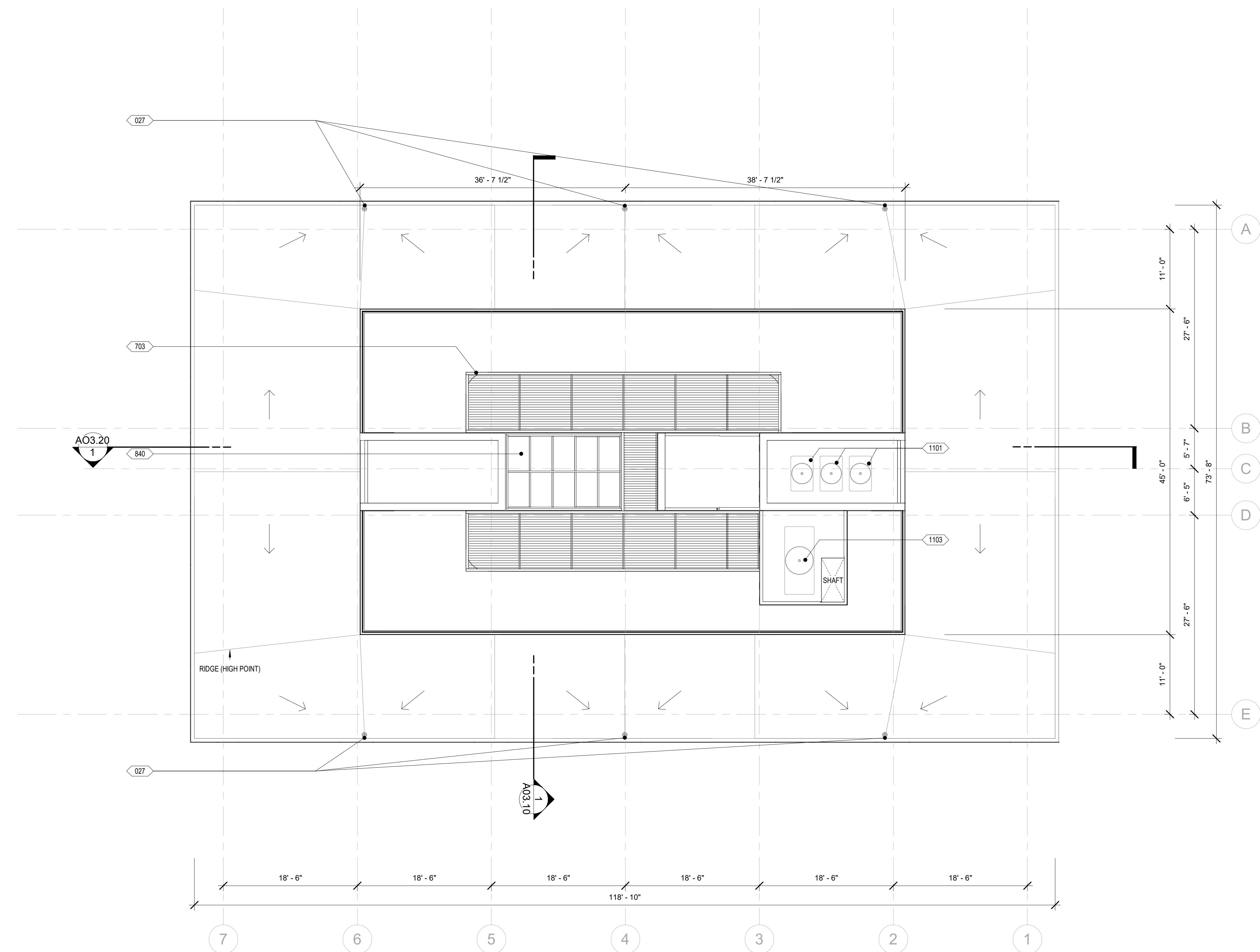
ROOM IDENTIFICATION

- Name → ROOM NAME
- 101 → ROOM NUMBER

FLOOR PLAN LEGEND

KEYNOTE TAG

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



1/8" = 1'-0"

KEYNOTE LEGEND

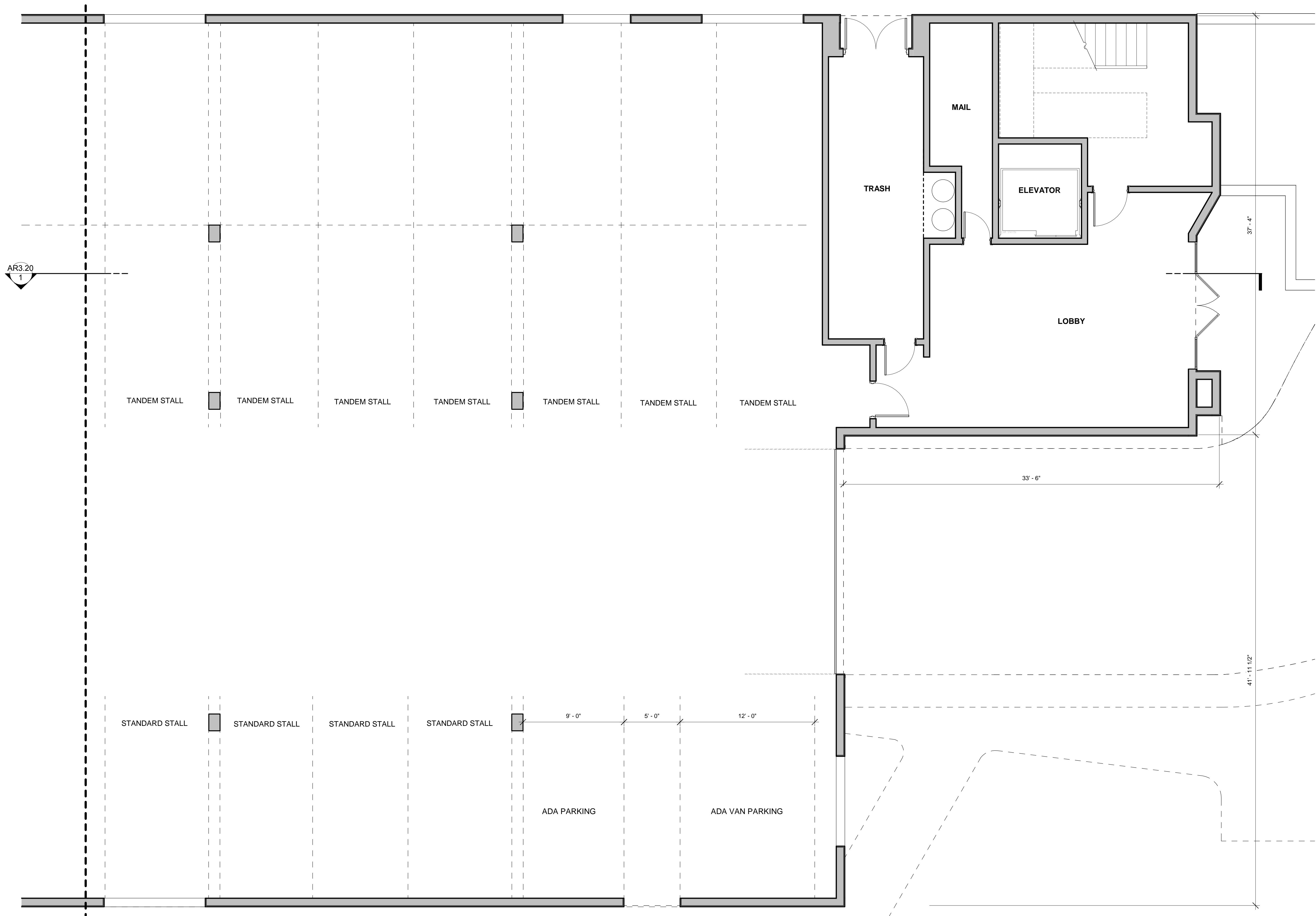
0' 4' 8' 16'

FLOOR PLAN - ROOF
AO2.04

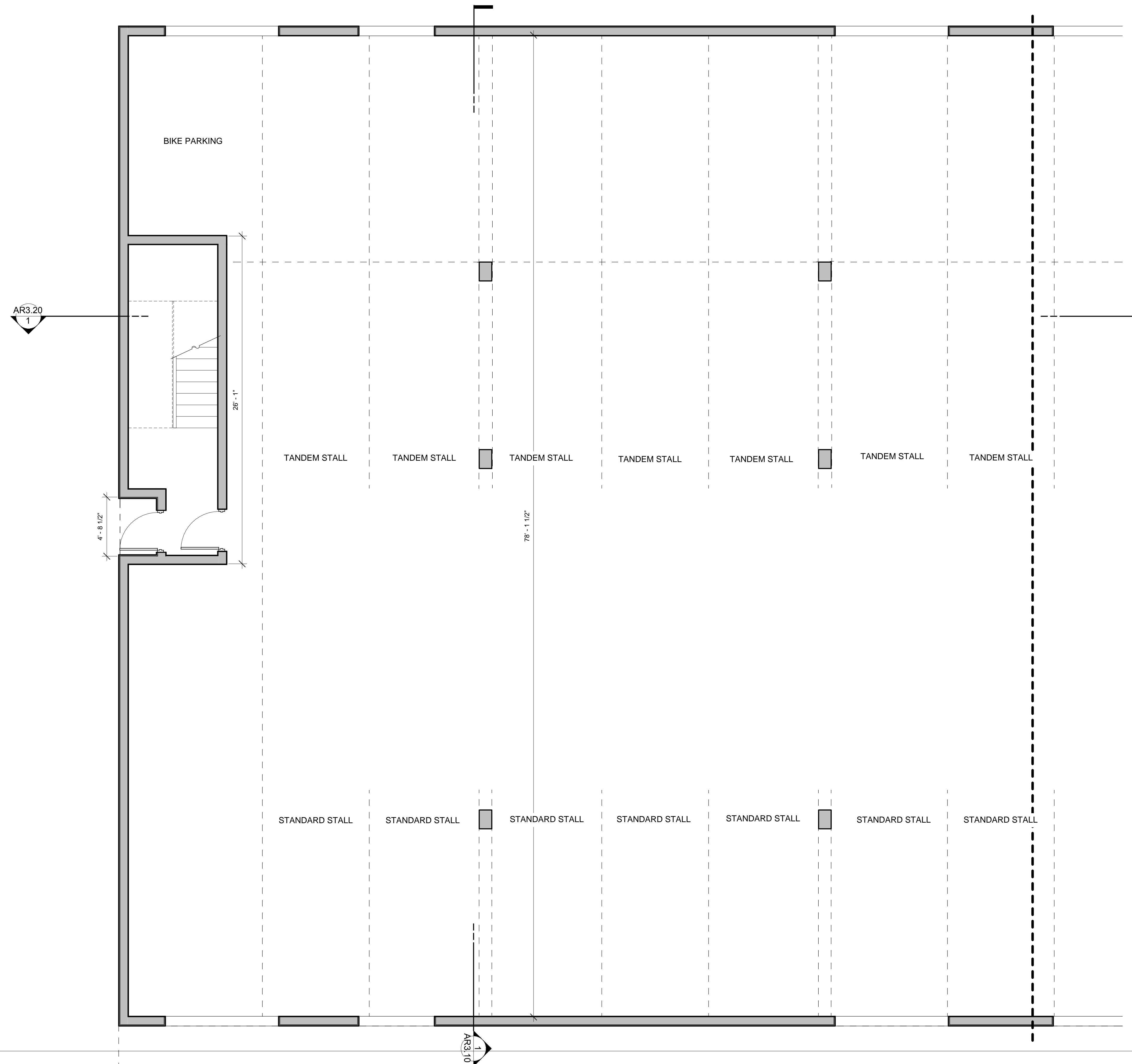
PARTITION TYPE LEGEND		ROOM IDENTIFICATION	
	EXISTING WALL		ROOM NAME
	NEW WALL/PARTITIONS		101 ROOM NUMBER
	CMU WALL		
	EXISTING DOOR		
	NEW DOOR		
	NEW CURTAIN WALL / STOREFRONT		
FLOOR PLAN LEGEND			
	KEYNOTE TAG		
027	(E) DRAIN		
703	NEW PERGOLA- 2"X2" ALUMINUM SHADE FINS SPACED AT 4.5"O.C. (>50% OPEN)		
840	GLASS SKYLIGHT		
1101	VRF UNITS		
1103	DOAS UNIT		

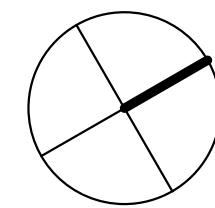


0' 4' 8' 16'

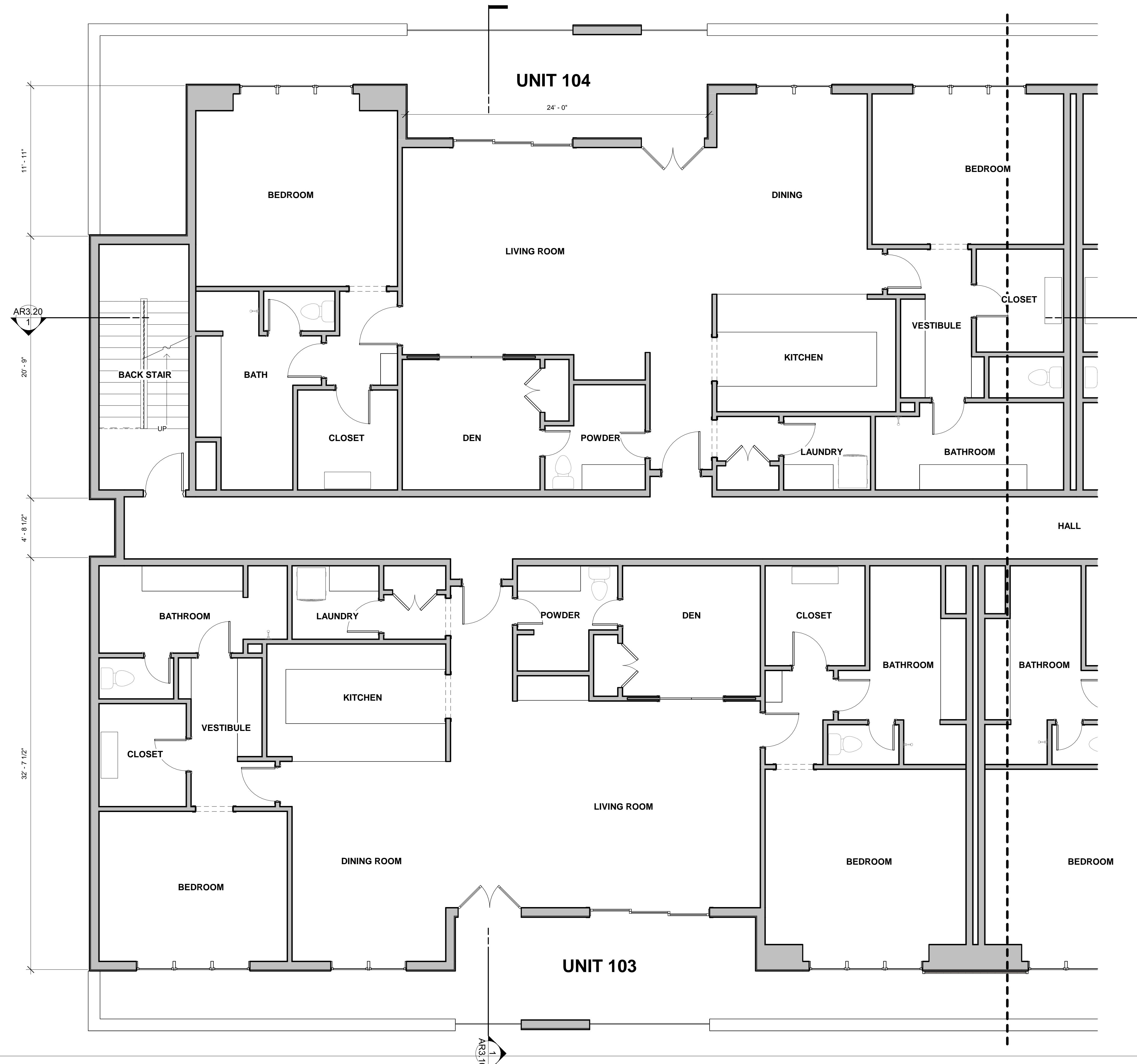


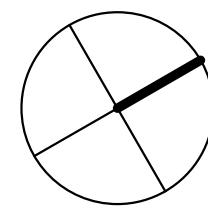
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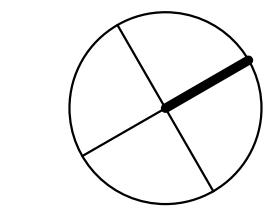
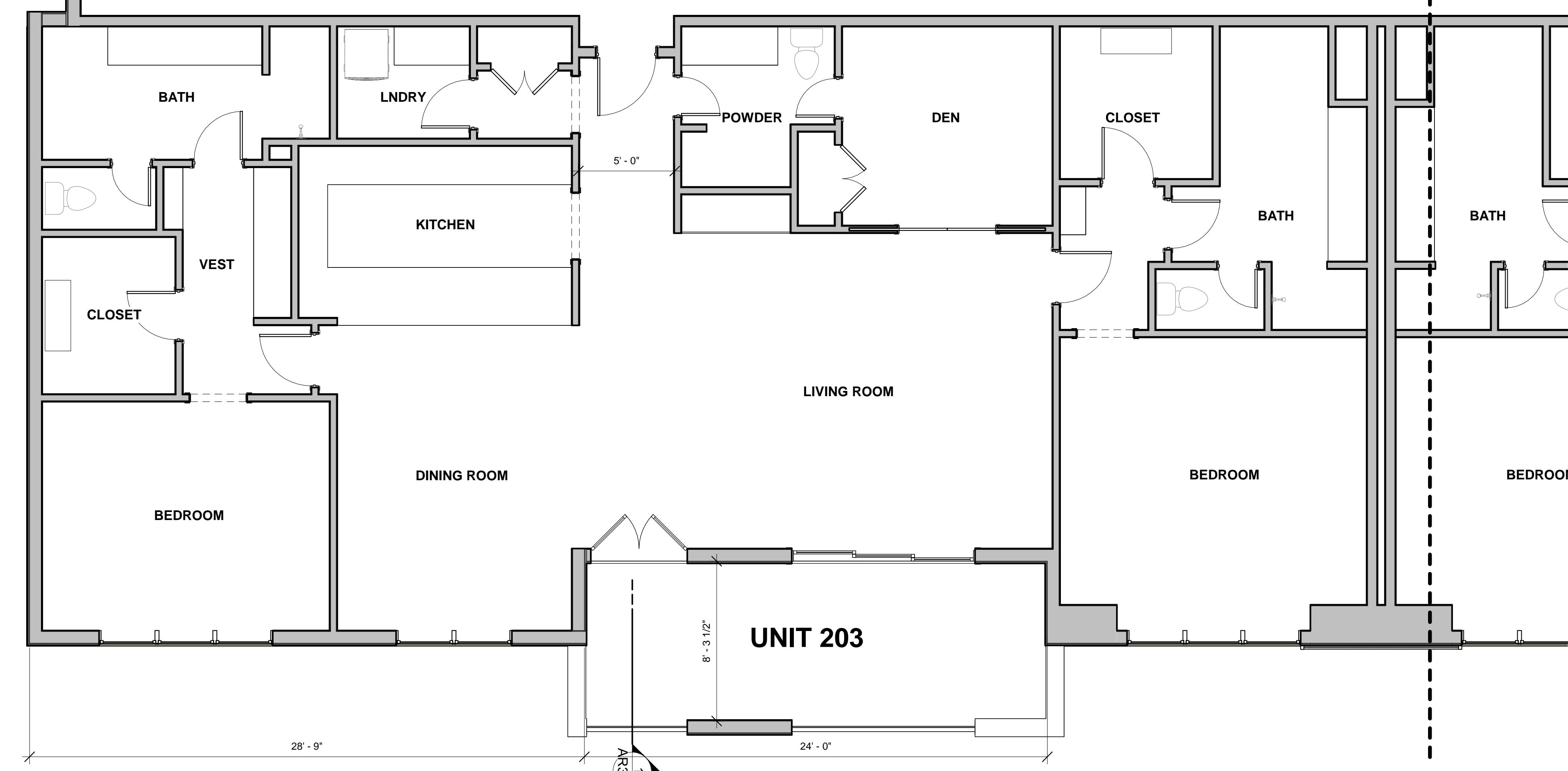
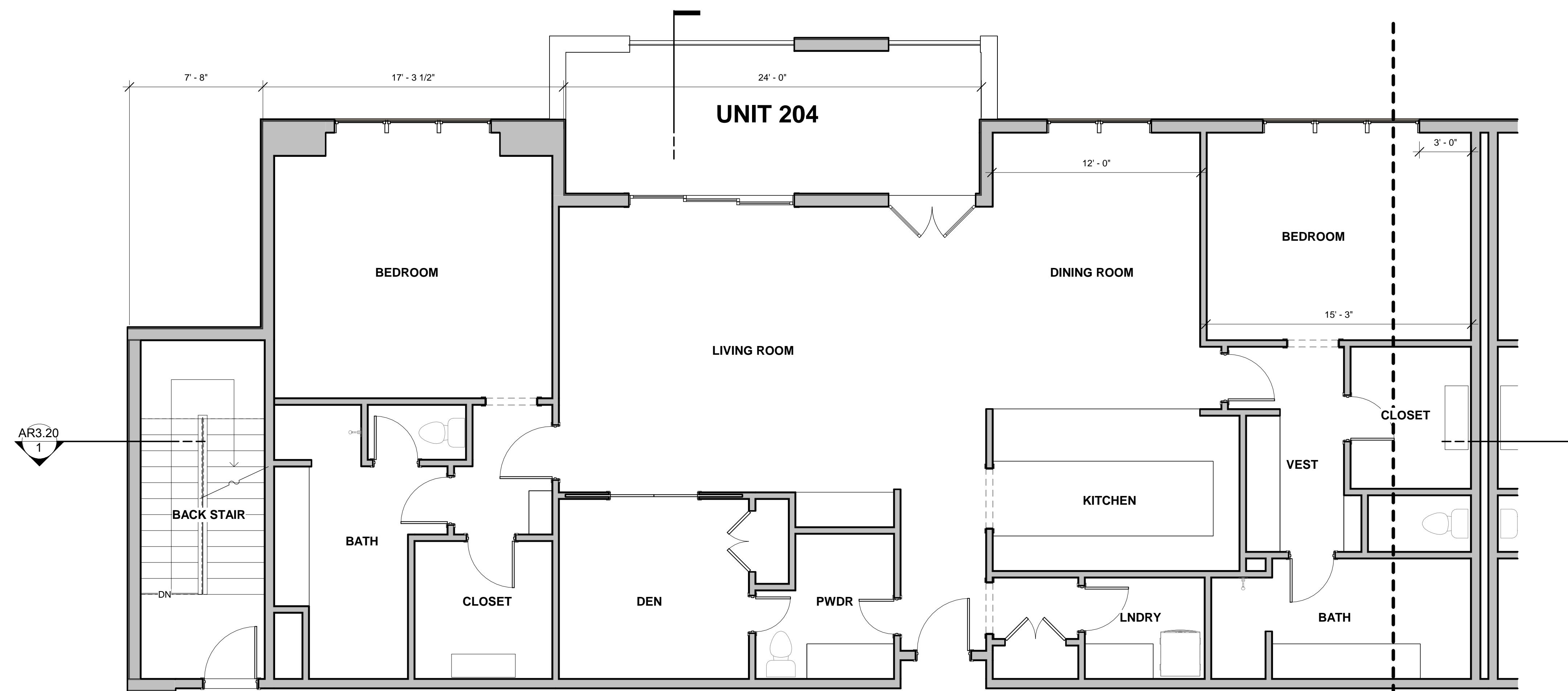


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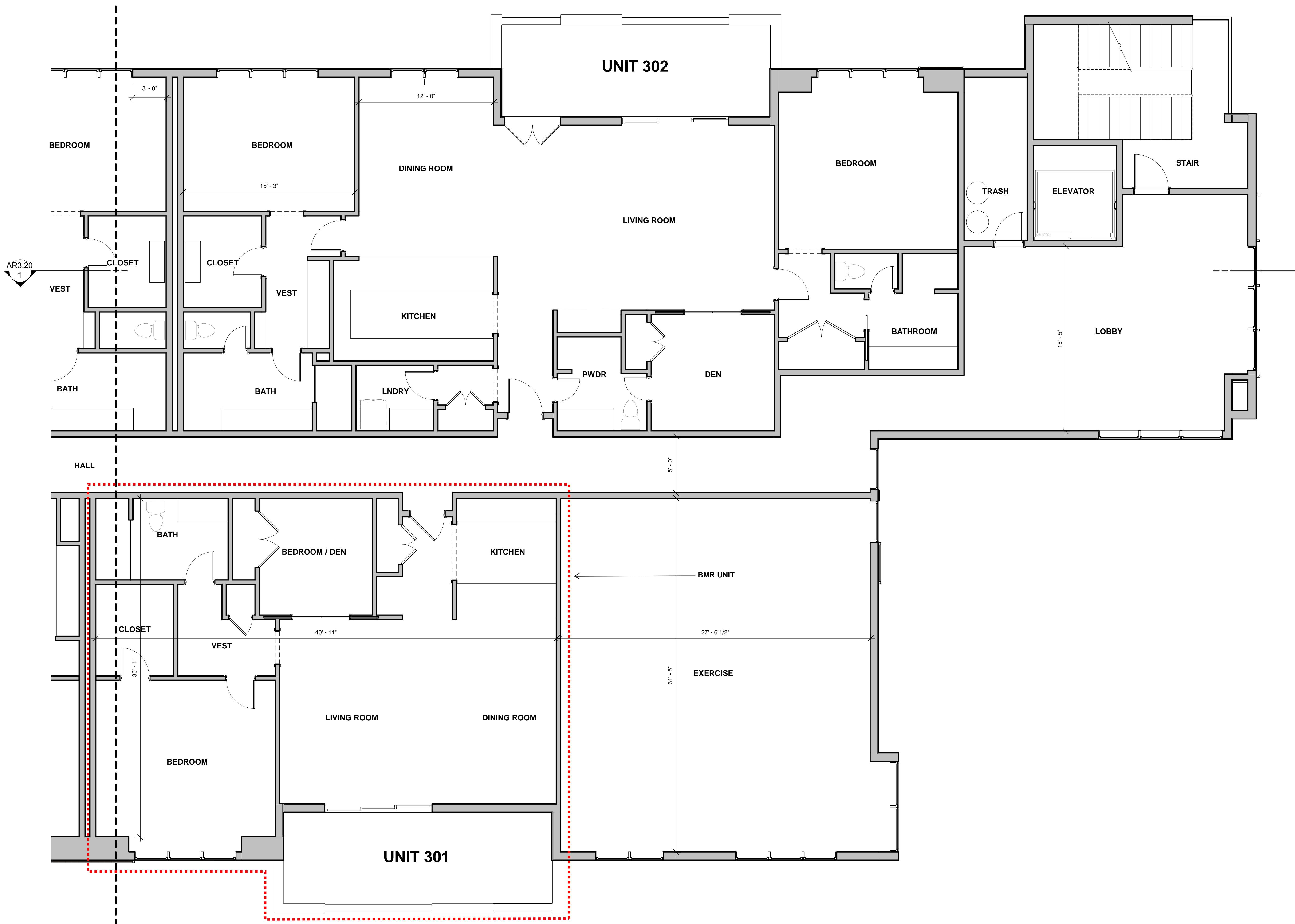


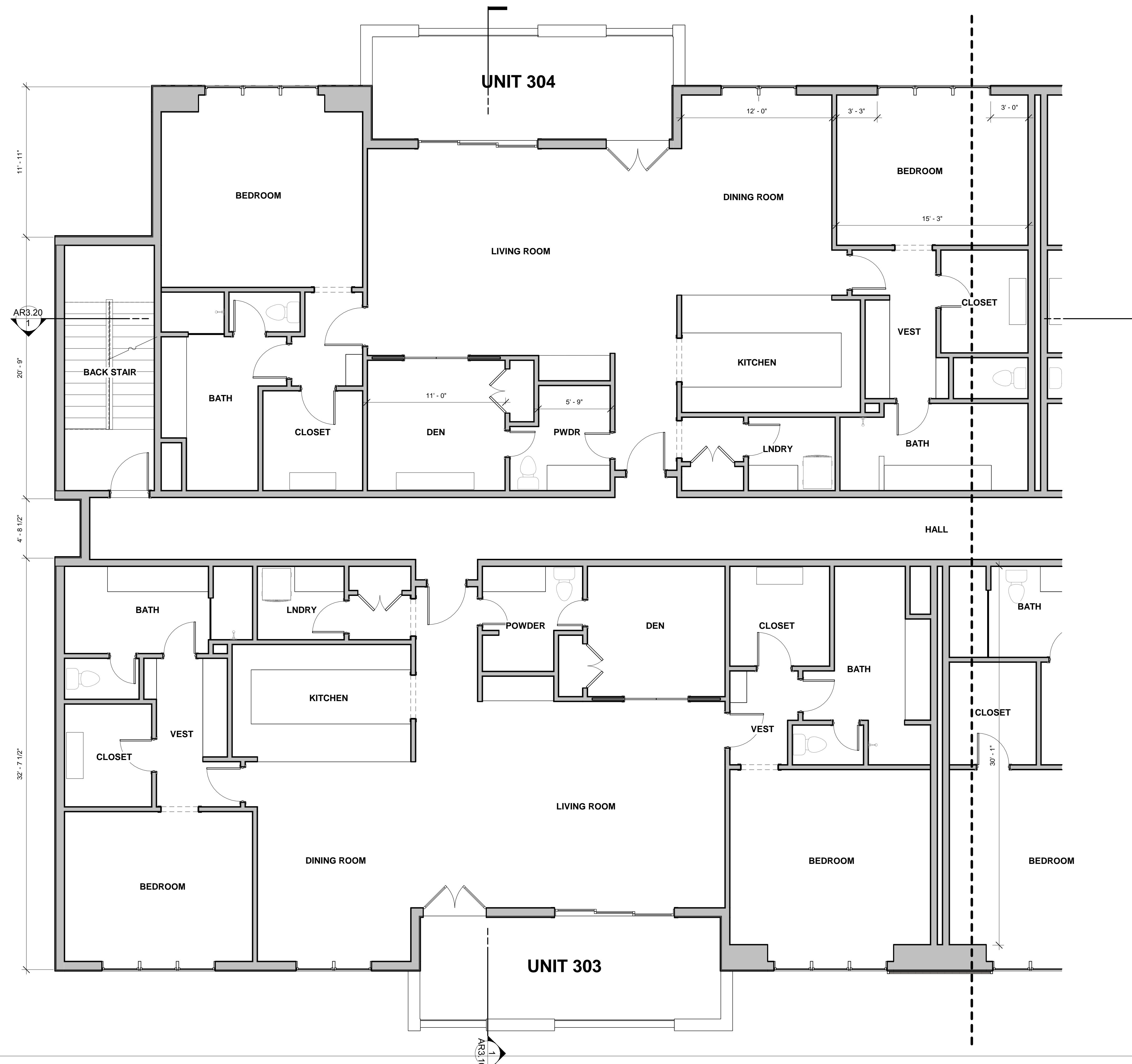


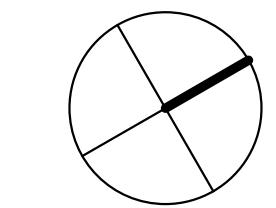
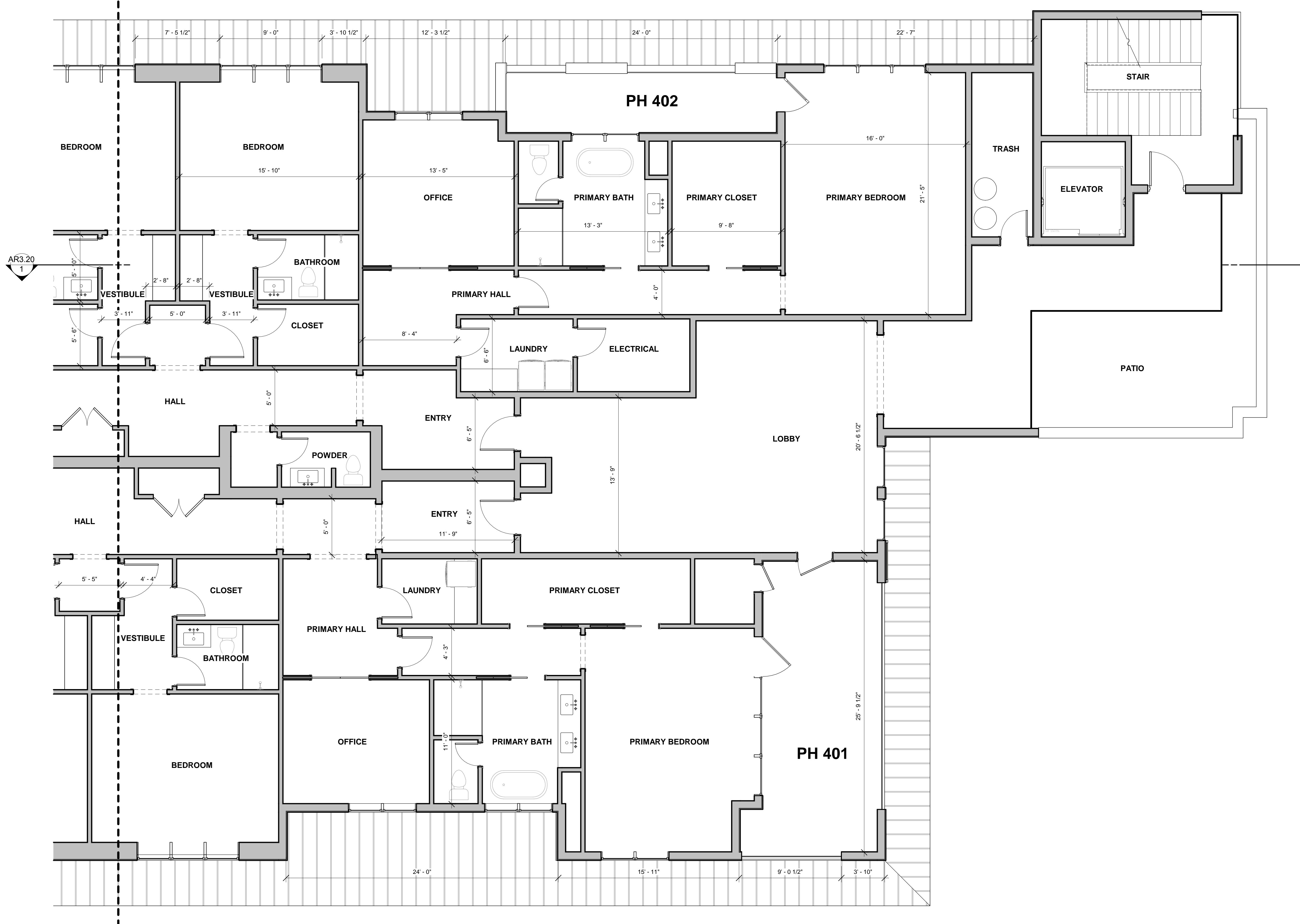
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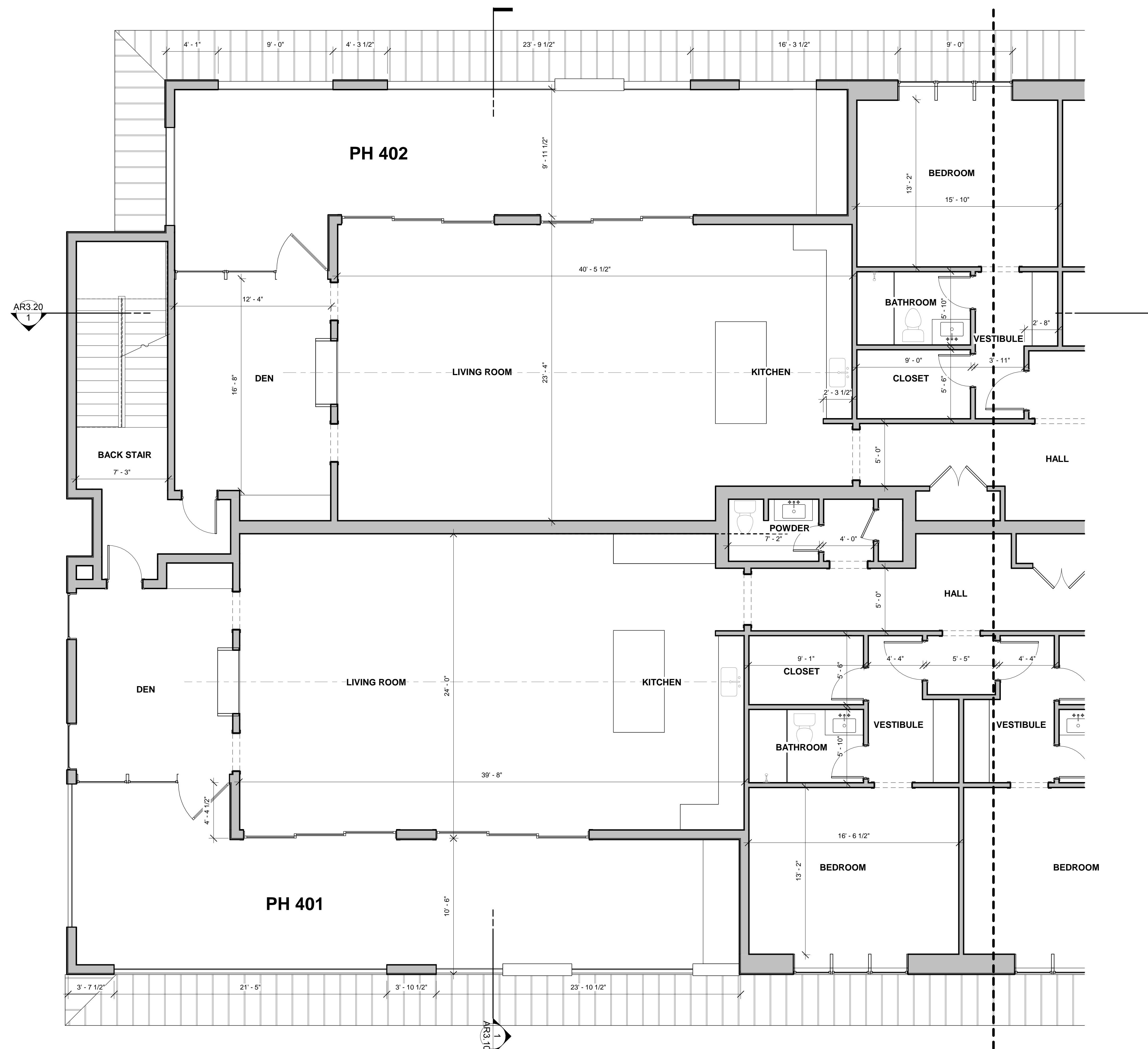
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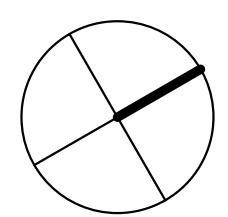
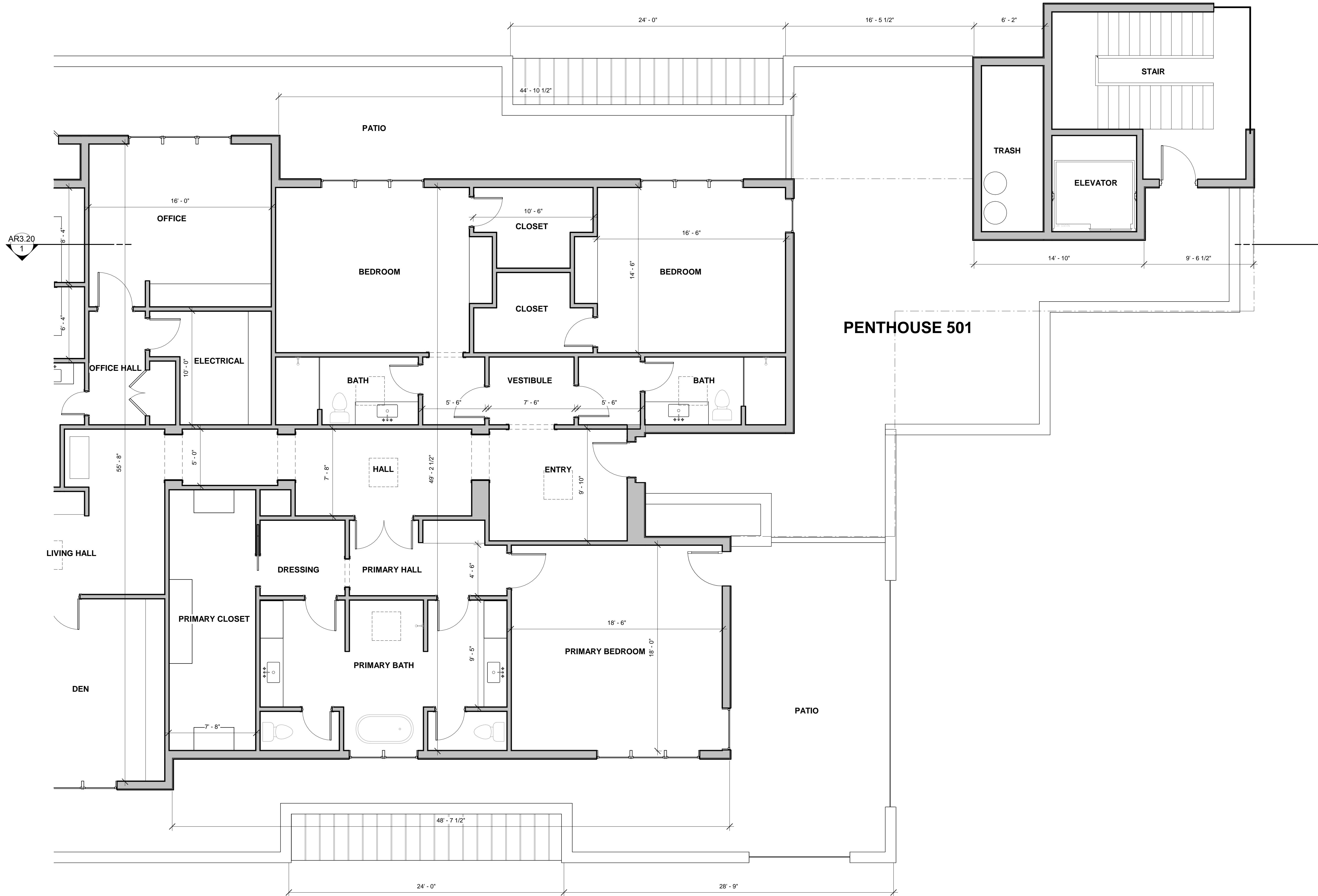




0 2' 4' 8'



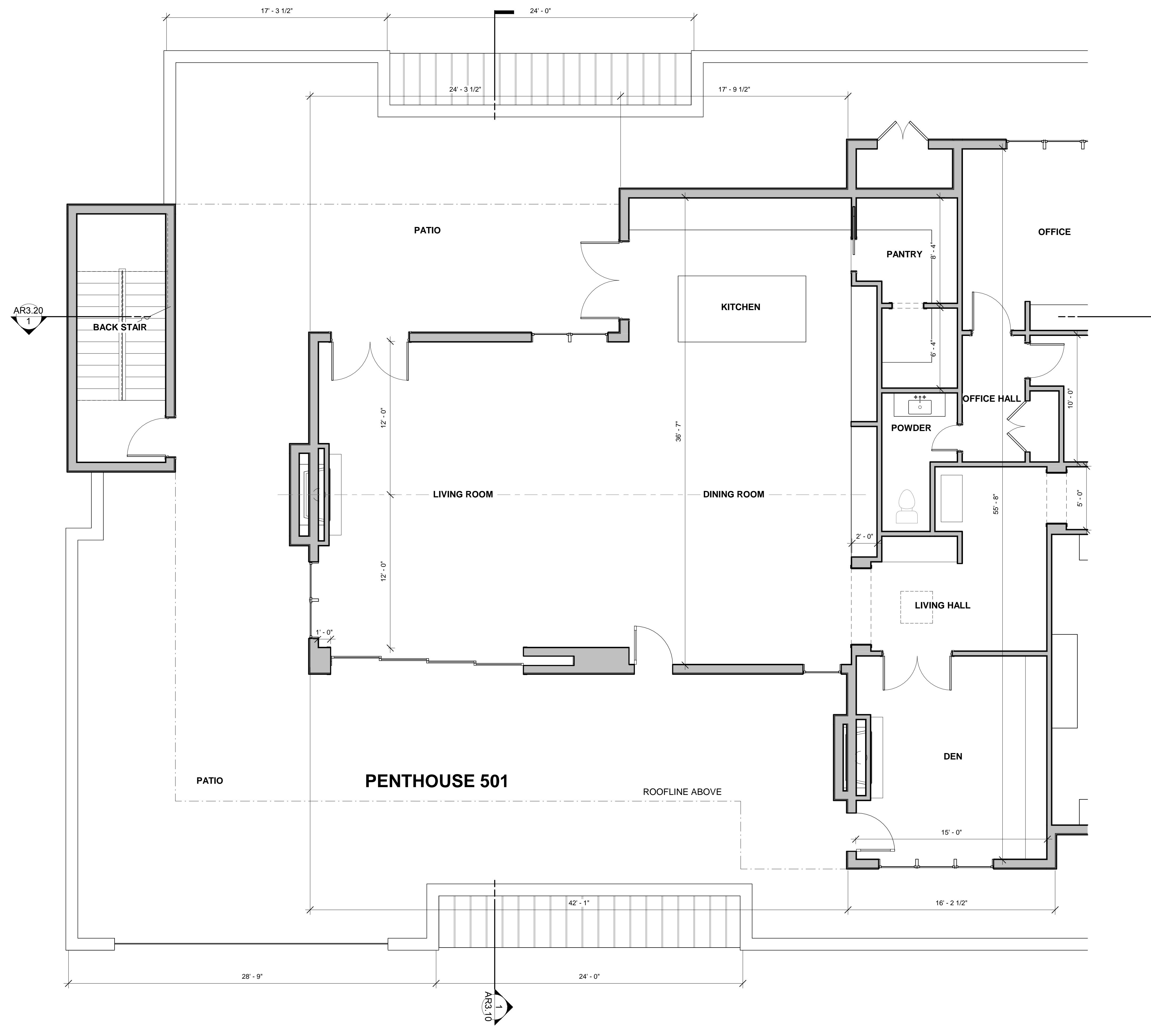
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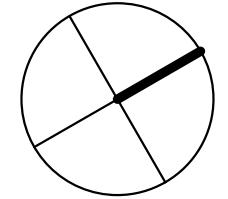
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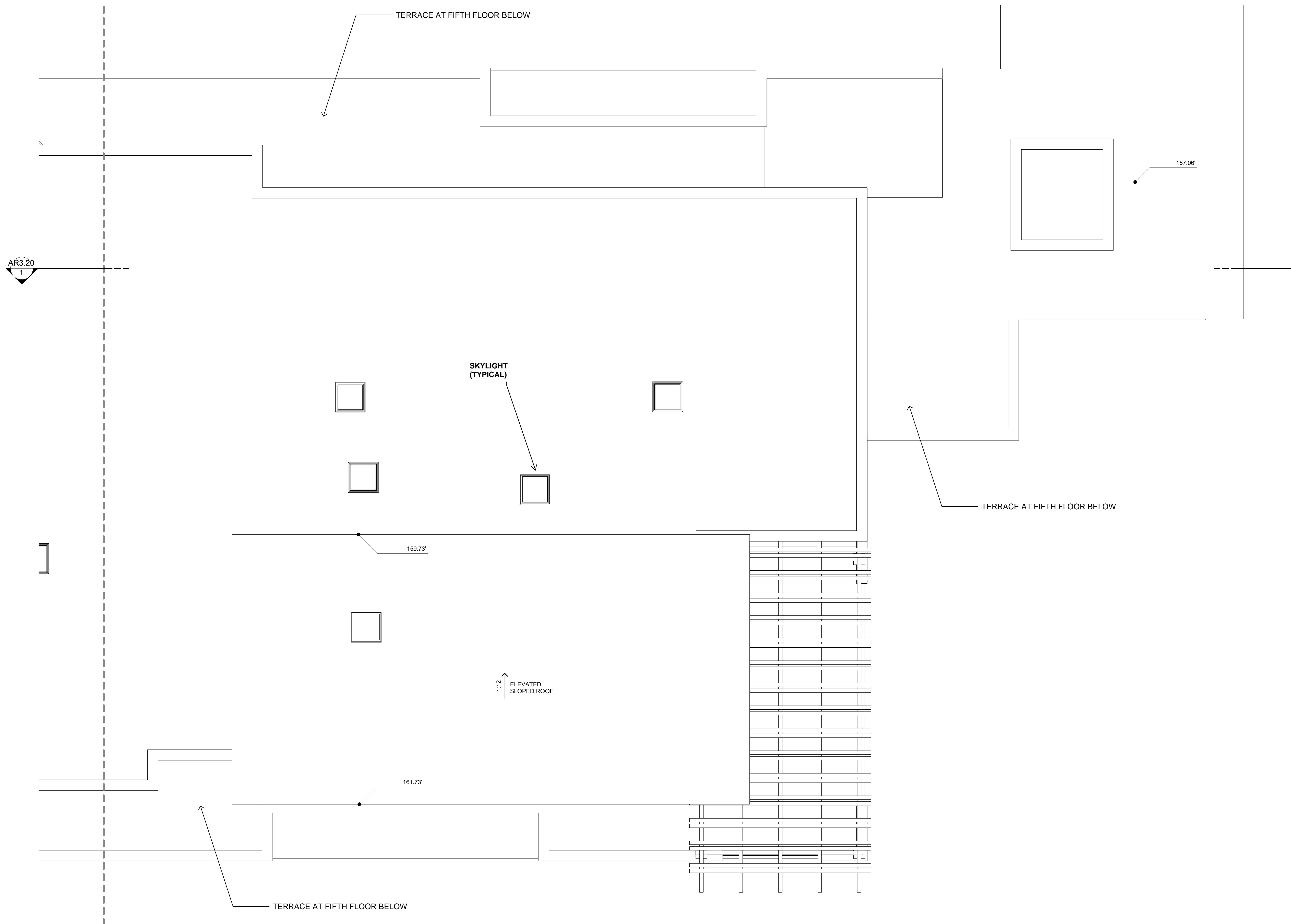
FLOOR RESIDENTIAL PLAN - LVL 6

AR2.06a



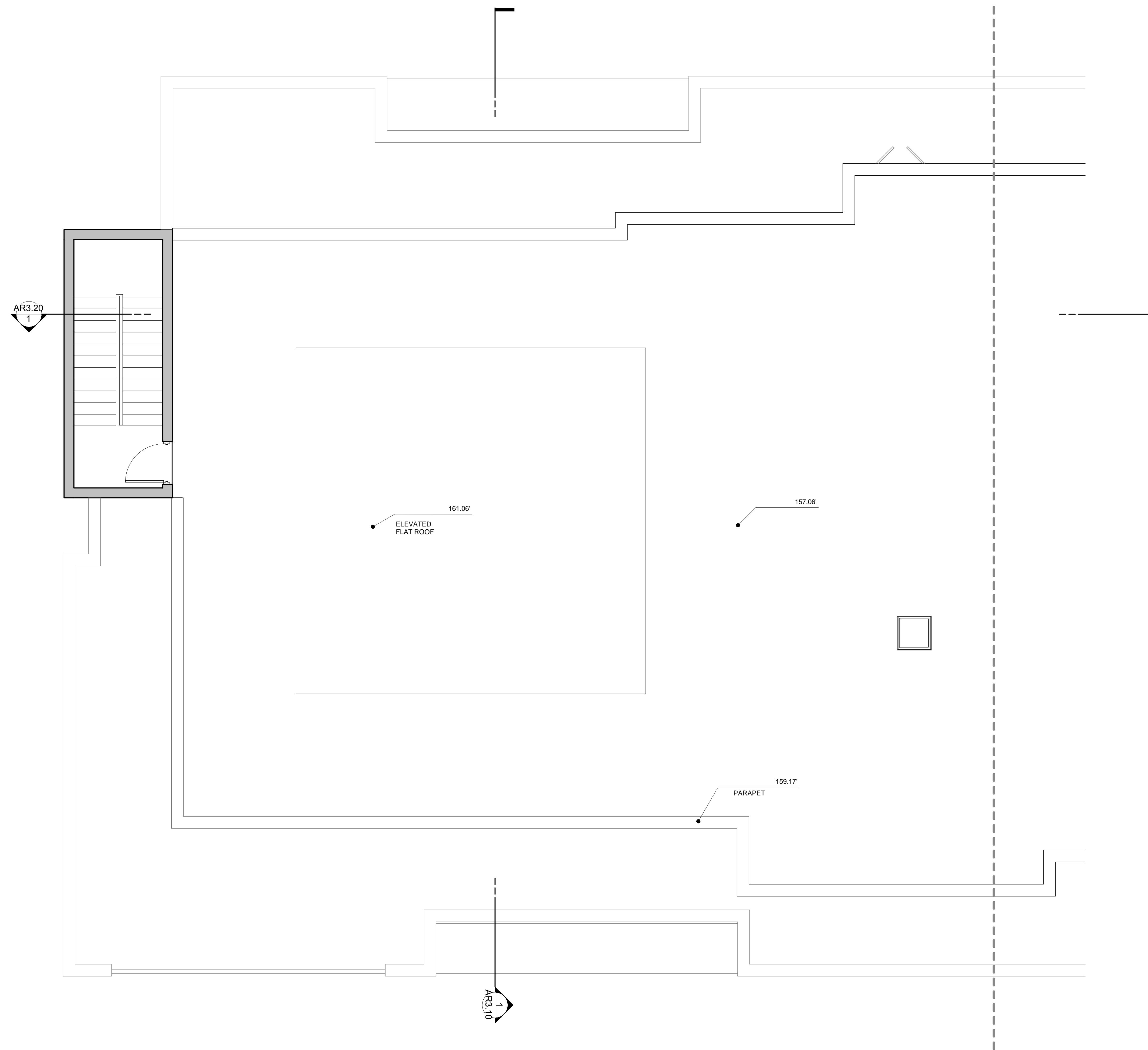
0 2' 4' 8'





0 2' 4' 8'

FLOOR RESIDENTIAL ROOF PLAN
AR2.07a

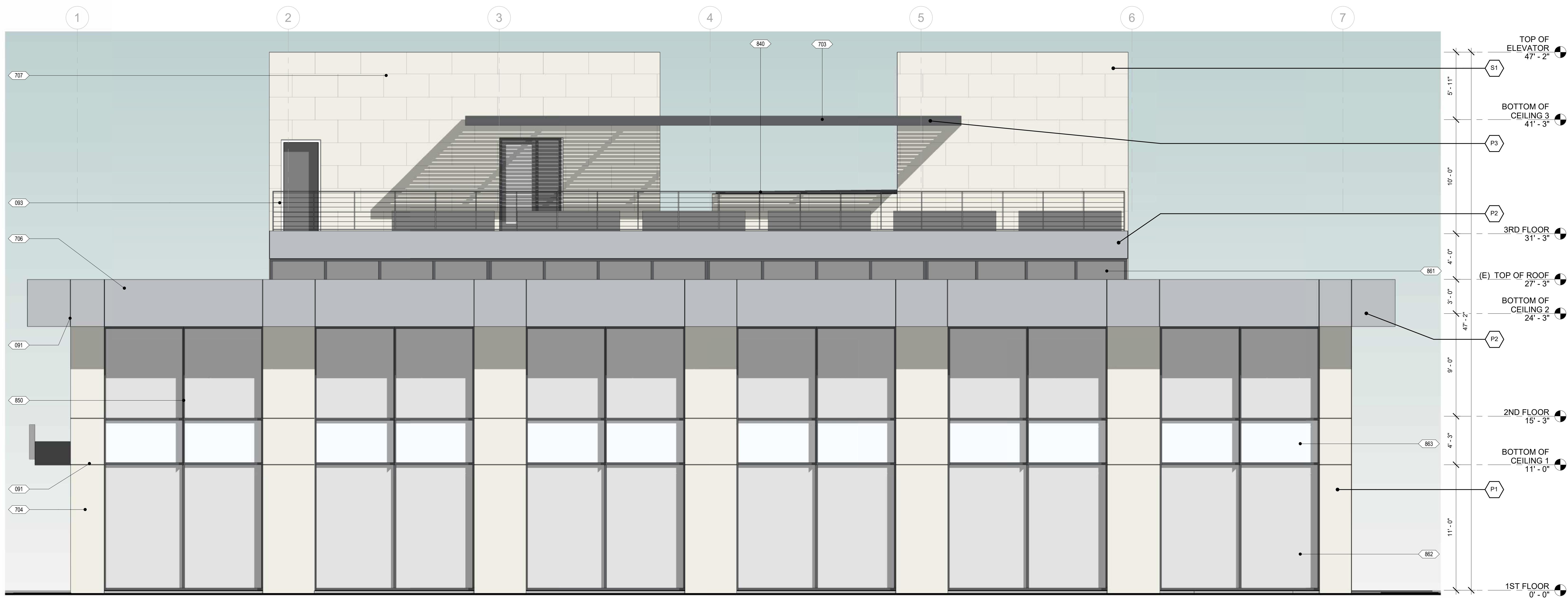


0 2' 4' 8'

FLOOR RESIDENTIAL ROOF PLAN
AR2.07b







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.

P1

PAINT: EXTERIOR CEMENT PLASTER (PRIMARY),
MANUFACTURER: DUNN EDWARDS
COLOR: DEHW07 'SUGAR SWIZZLE'

P4

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

S1

LIMESTONE TILES
TEXAS WHITE

P2

PAINT: EXTERIOR CEMENT PLASTER (PRIMARY),
MANUFACTURER: DUNN EDWARDS
COLOR: DE6353

P5

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

S2

LIMESTONE TILES
SANDBLASTED TEXAS LEUDERS

P3

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

P6

PAINT: CLAD WINDOW
MANUFACTURER: LOEWEN
COLOR: TUSCANY BROWN

W1

2"x2" WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN)

MANUFACTURER: KNOTWOOD

COLOR: WESTERN RED CEDAR

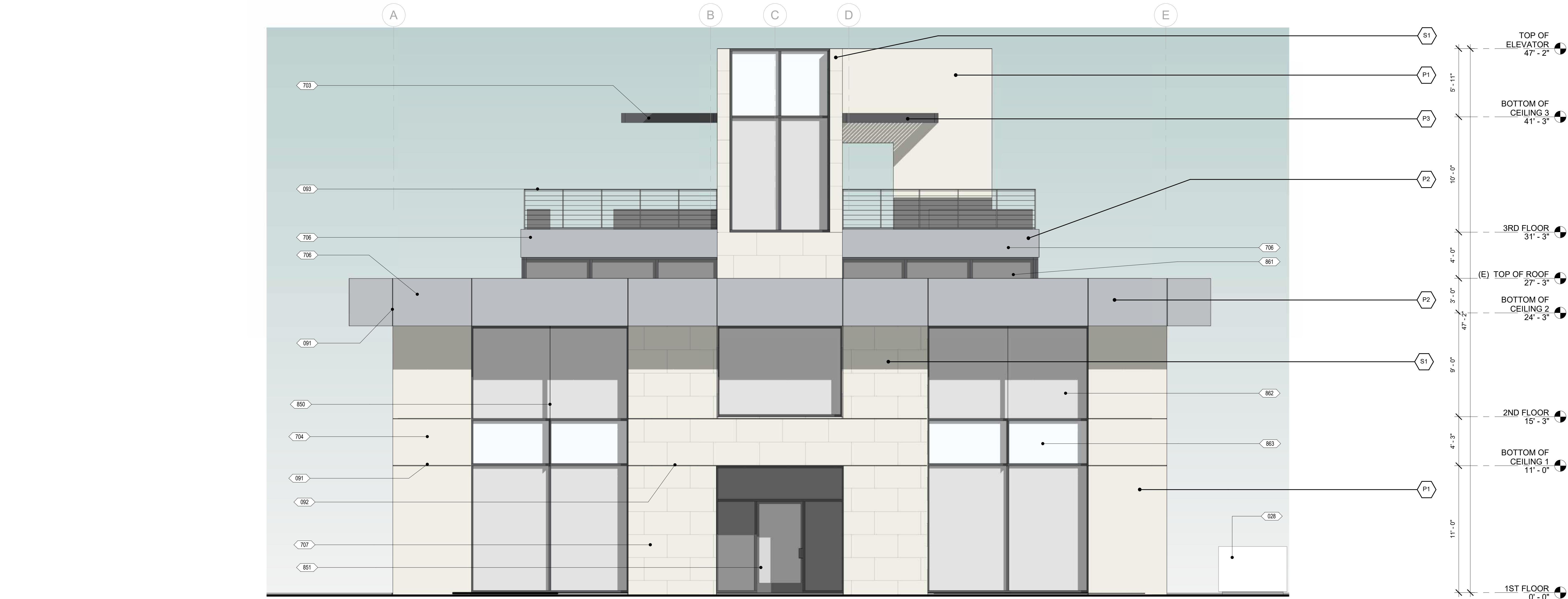
W2

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

KEYNOTE LEGEND

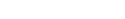
MATERIAL PALETTE LEGEND

0 2' 4' 8'



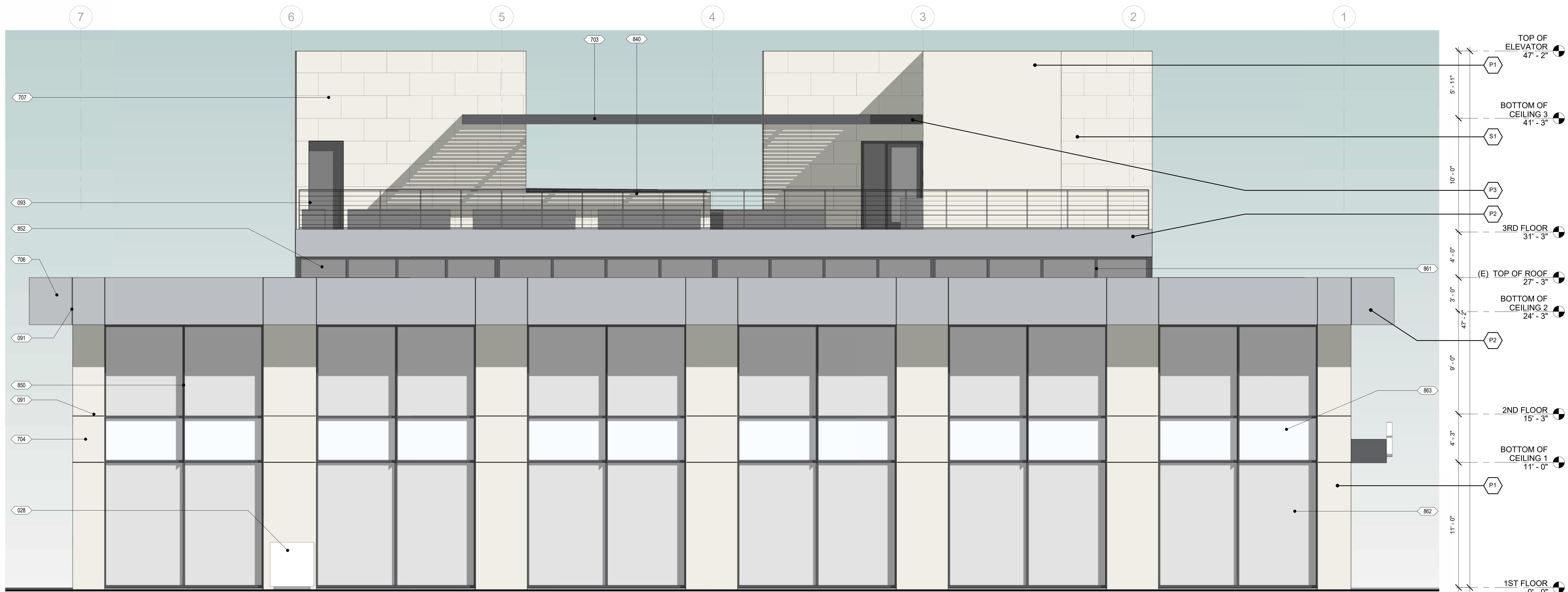
1 WEST ELEVATION (PROPOSED)

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.			
	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		
		SAND BASED TEXAS LIMESTONES		
	V1	'2"X2" WOOD SHADE LOUVERS- (SPACED AT 3" CLEAR)>50% OPEN)		
		MANUFACTURER:	KNOT WOOD	
		COLOR:	WESTERN RED CEDAR	
	V2	FINISH:	ALUMINUM 'WOOD'	
		MANUFACTURER:	DETA MILWORKS	
		COLOR:	GLADE WATER	

KEYNOTE LEGEN

MATERIAL PALETTE LEGEND



1 SOUTH ELEVATION (PROPOSED)

1/4" = 1'-0"

KEYNOTE LEGEND		
	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.	

MATERIAL PALETTE LEGEND					
	PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH OVER EXISTING STONE.		PAINT: EXTERIOR STUCCO.		LIMESTONE TILES
P1	MANUFACTURER: DUNN EDWARDS	COLOR: DEHW07 'SUGAR SWIZZLE'	MANUFACTURER: OMEGA PRODUCTS	COLOR: 1C140 'TRUE GREY'	TEXAS WHITE
	PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH.		PAINT: EXTERIOR STUCCO		LIMESTONE TILES
P2	MANUFACTURER: DUNN EDWARDS	COLOR: DE6353	MANUFACTURER: OMEGA PRODUCTS	COLOR: 1C145 'STONE AGE'	SANDBLASTED TEXAS LEUDERS
	PAINT: RAILING, METAL PANELS, MULLIONS		PAINT: CLAD WINDOW		2"x2" WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN)
P3	MANUFACTURER: DUNN EDWARDS	COLOR: DE6357 'BLACK TIE'	MANUFACTURER: LOEWEN	COLOR: TUSCANY BROWN	MANUFACTURER: KNOTWOOD
					COLOR: WESTERN RED CEDAR
					FINISH: ALUMINUM 'WOOD'
					MANUFACTURER: DELTA MILLWORKS
					COLOR: GLADEWATER

0 2' 4' 8'



1 EAST ELEVATION (PROPOSED)

1/4" = 1'-0"

KEYNOTE LEGEND

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.

MATERIAL PALETTE LEGEND

	P1	PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH OVER EXISTING STONE.		P4	PAINT: EXTERIOR STUCCO.		S1	LIMESTONE TILES
	MANUFACTURER: DUNN EDWARDS	COLOR: DEHW07 'SUGAR SWIZZLE'		MANUFACTURER: OMEGA PRODUCTS	COLOR: 1C140 'TRUE GREY'		S2	TEXAS WHITE
	P2	PAINT: EXTERIOR CEMENT PLASTER (PRIMARY), SMOOTH TROWEL FINISH.		P5	PAINT: EXTERIOR STUCCO		W1	LIMESTONE TILES
	MANUFACTURER: DUNN EDWARDS	COLOR: DE6353		MANUFACTURER: OMEGA PRODUCTS	COLOR: 1C145 'STONE AGE'		W2	SANDBLASTED TEXAS LEUDERS
	P3	PAINT: RAILING, METAL PANELS, MULLIONS		P6	PAINT: CLAD WINDOW		W3	2"x2" WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN)
	MANUFACTURER: DUNN EDWARDS	COLOR: DE6357 'BLACK TIE'		MANUFACTURER: LOEWEN	COLOR: TUSCANY BROWN		W4	MANUFACTURER: KNOTWOOD
							W5	COLOR: WESTERN RED CEDAR

0 2' 4' 8'







0 2' 4' 8'



0 2' 4' 8'



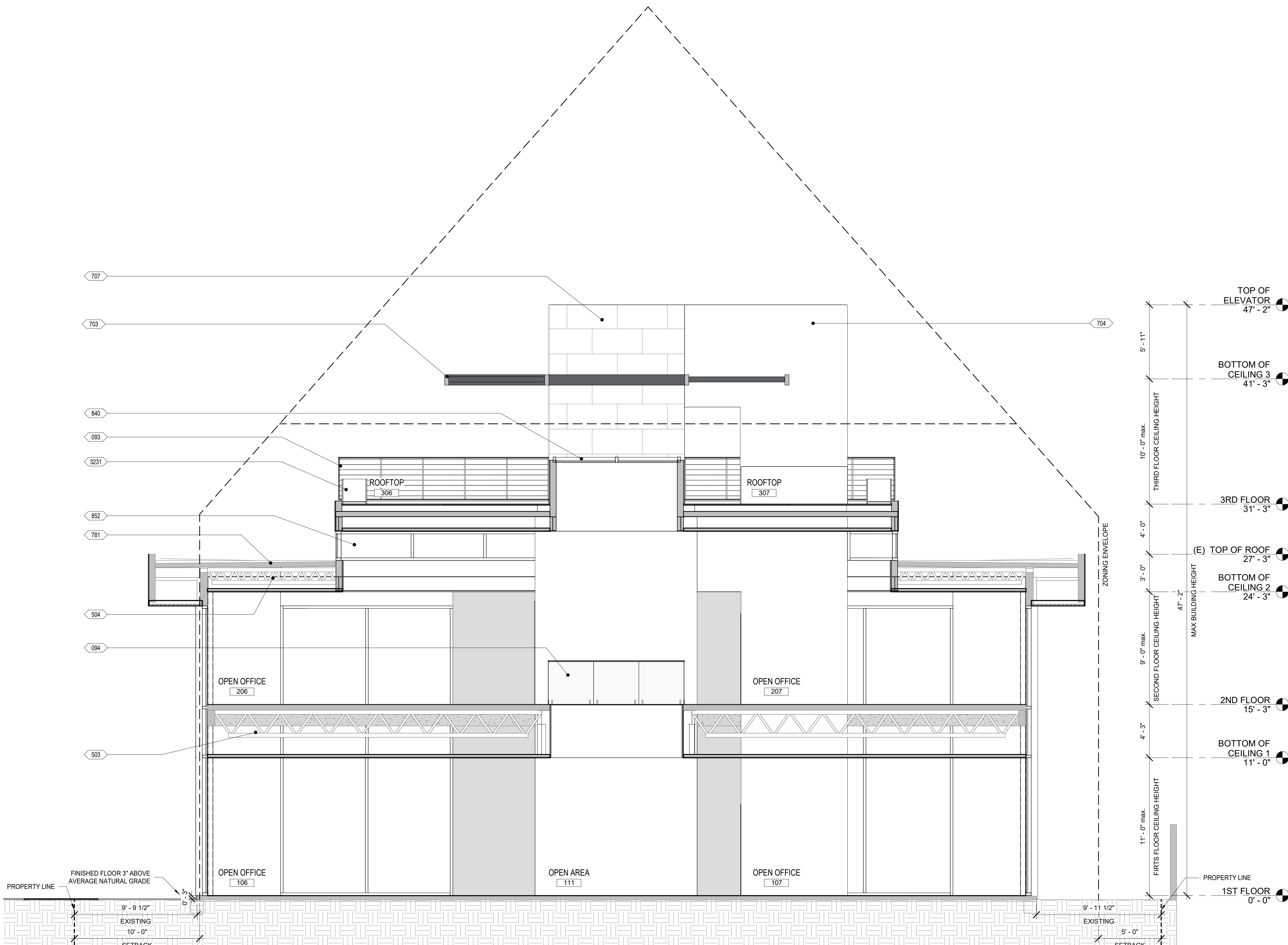
0 2' 4' 8'





0 2' 4' 8'



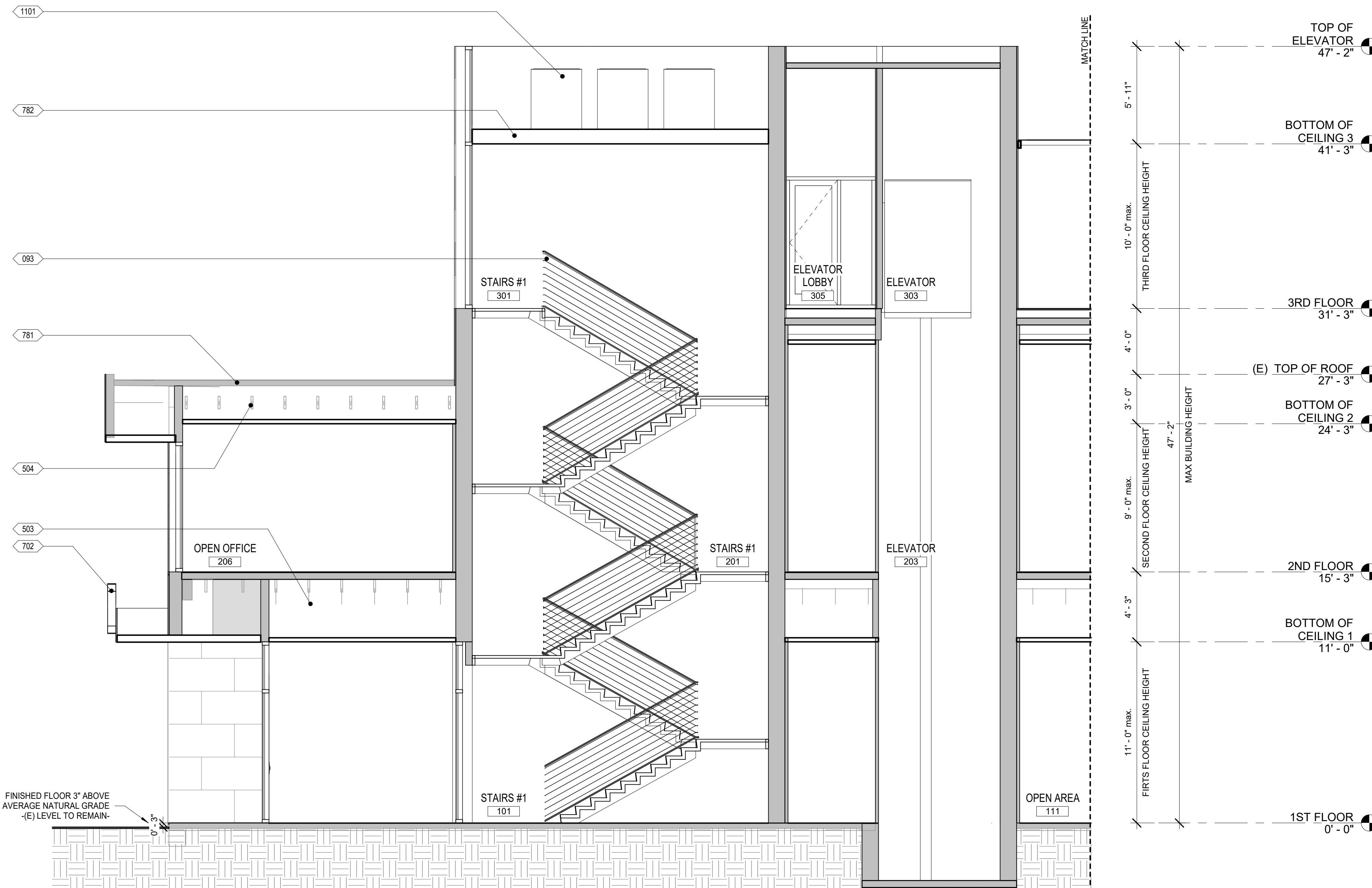


1 BUILDING SECTION

1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'

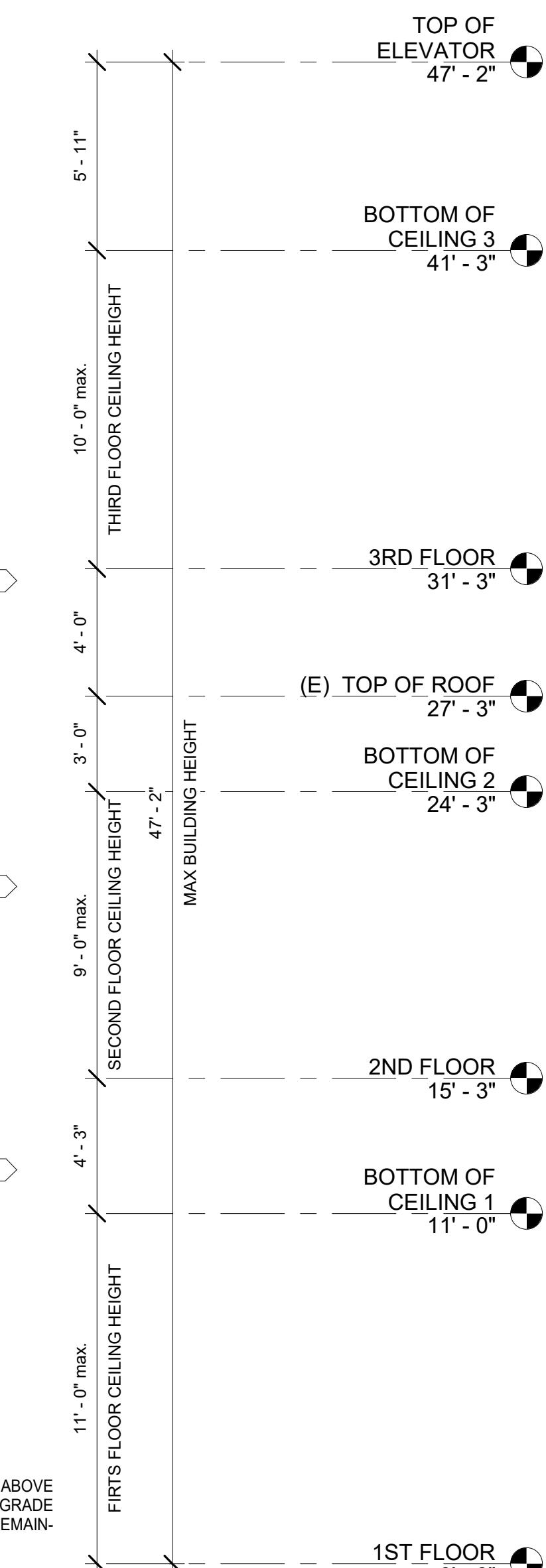
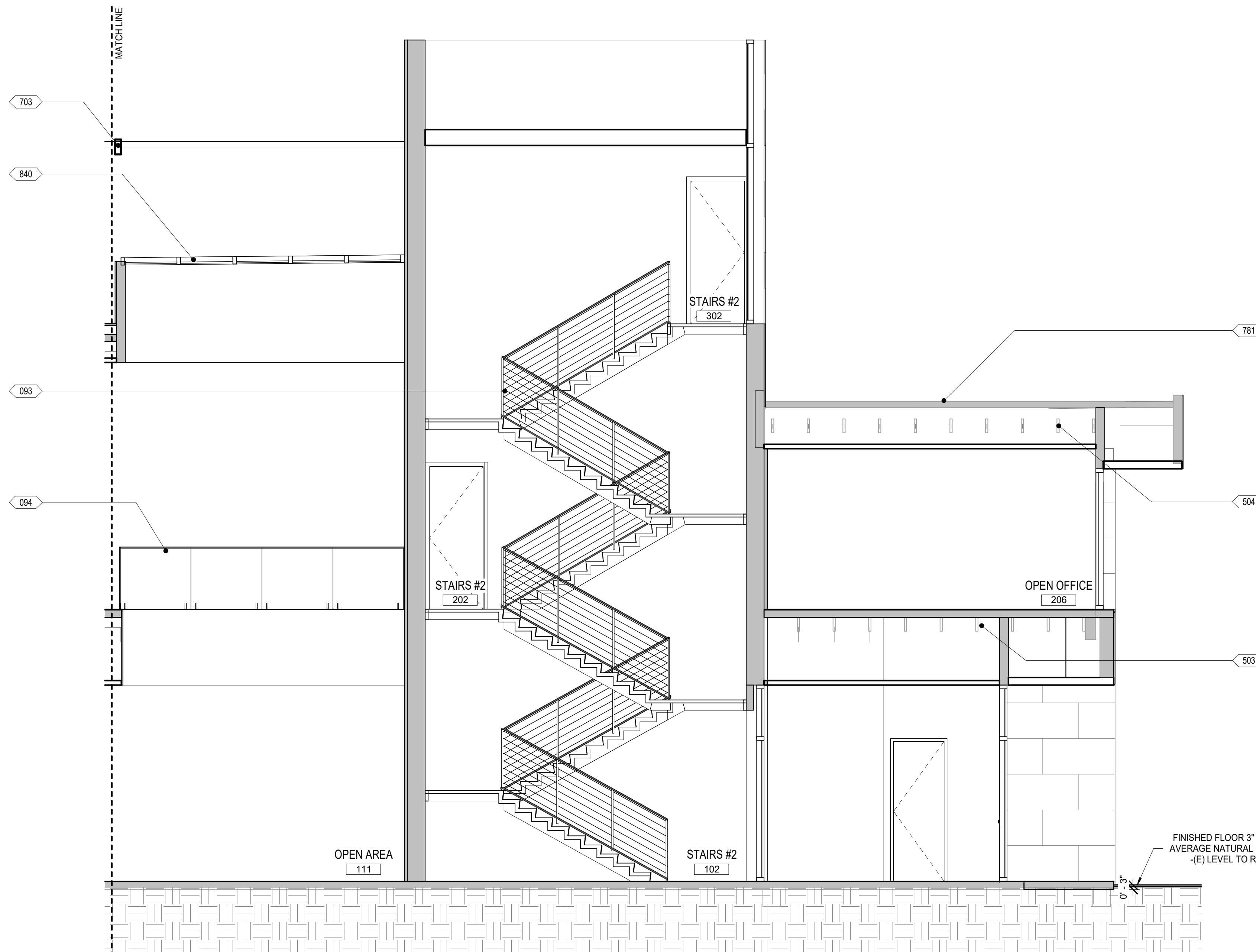


1 BUILDING SECTION

1/4" = 1'-0"

KEYNOTE LEGEND

0 2' 4' 8'



KEYNOTE TAG

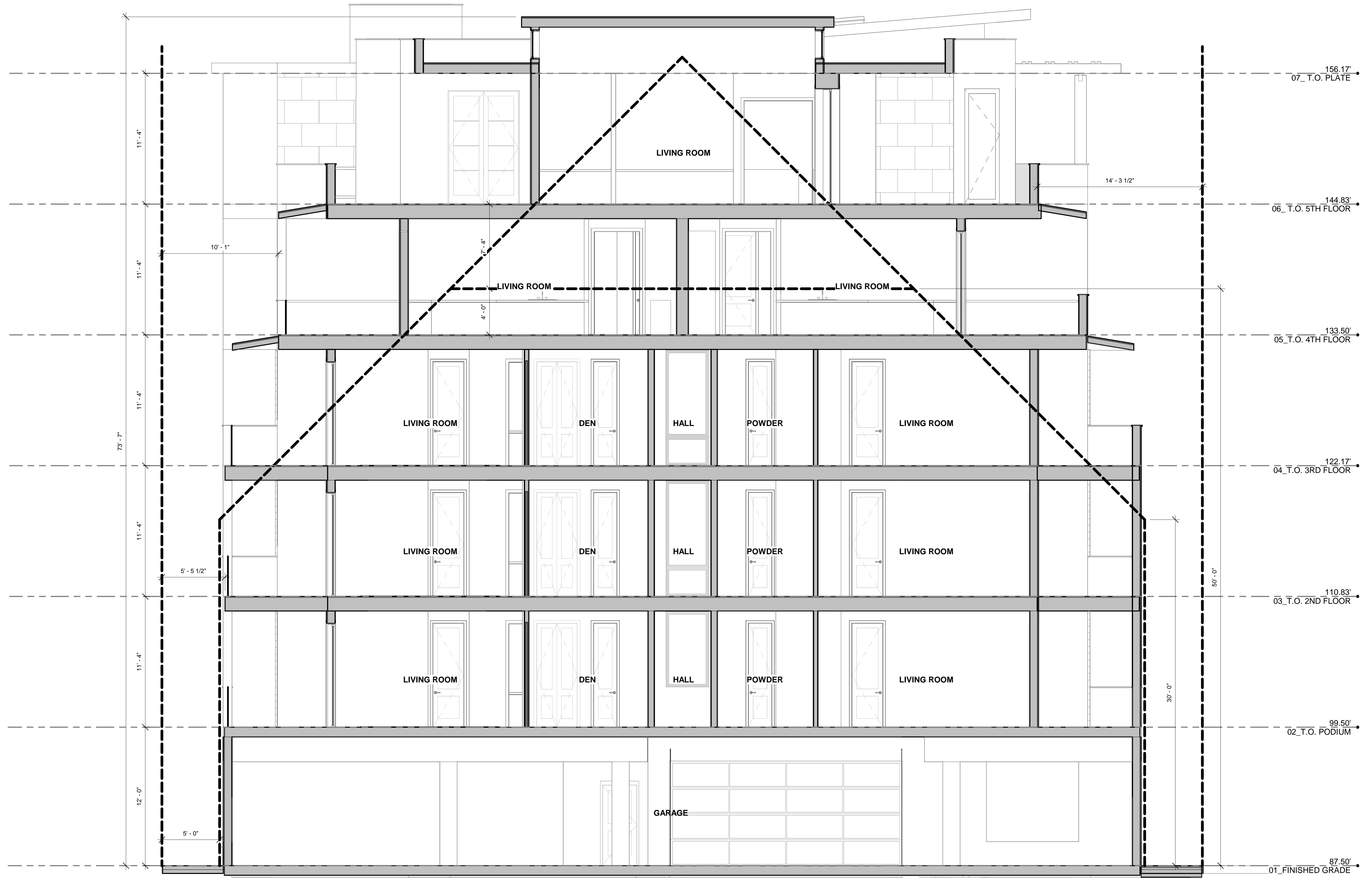
093 CABLE RAIL SYSTEM GUARDRAIL, TYP.
 094 GLASS SYSTEM GUARDRAIL
 503 (E) FLOOR STRUCTURE
 504 (E) ROOF STRUCTURE
 703 NEW PERGOLA- 2'X2" ALUMINUM SHADE FINS SPACED AT 4.5'O.C. (>50% OPEN)
 (E) PLYWOOD ROOF W/ RIGID INSULATION
 781 GLASS SKYLIGHT

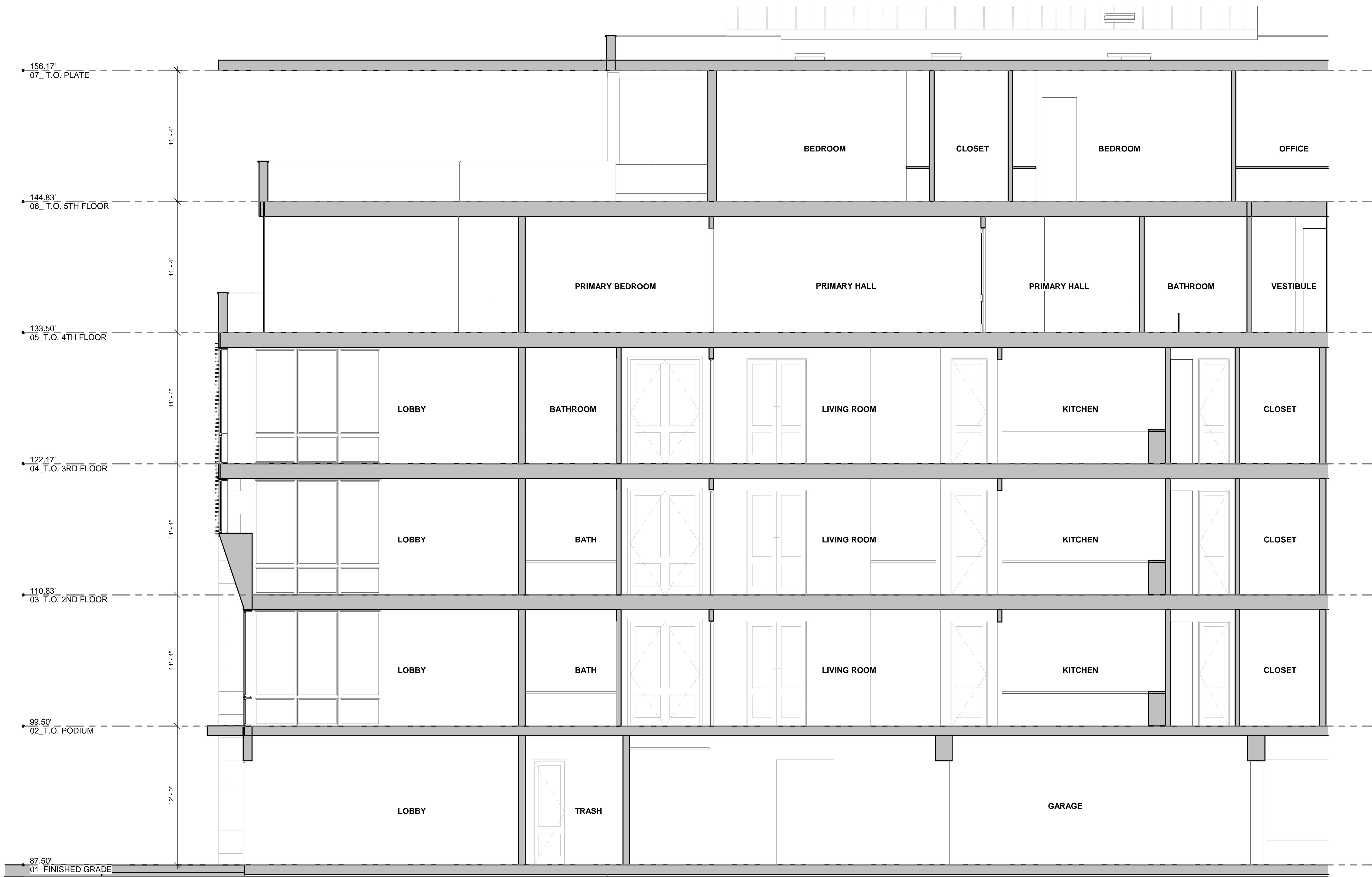
1 BUILDING SECTION

1/4" = 1'-0"

KEYNOTE LEGEND

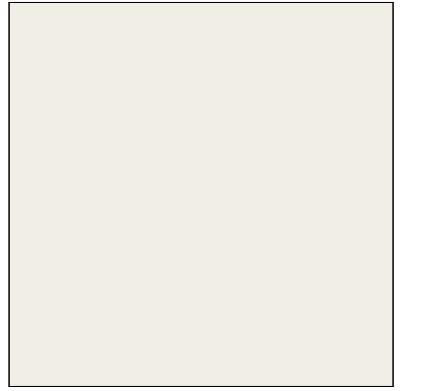
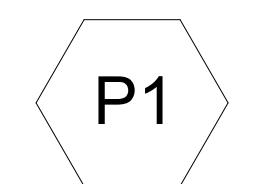
0 2' 4' 8'





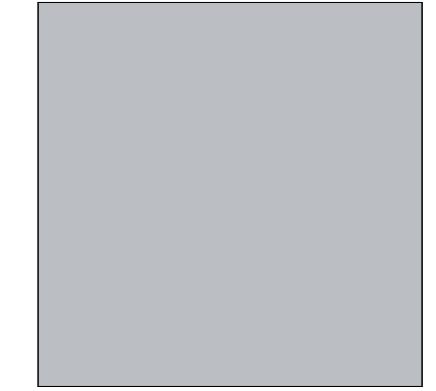
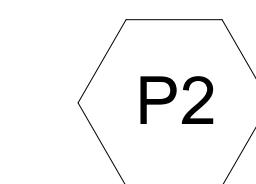
0 2' 4' 8'





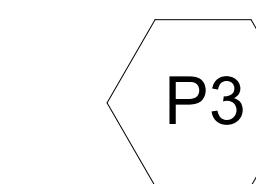
Exterior Cement
Plaster (primary)
Smooth trowel finish
over existing stone

Dunn Edwards
DEHW07
Sugar Swizzle



Exterior Cement
Plaster (primary)
Smooth trowel finish

Dunn Edwards
DE6353
Silver Lined

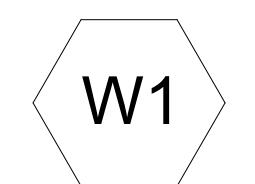


Railing, Metal Panels, Mullions

Dunn Edwards
DE6357
Black Tie

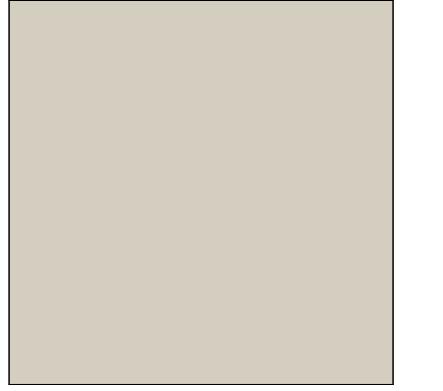
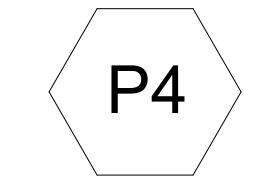


Limestone Tiles
Texas White

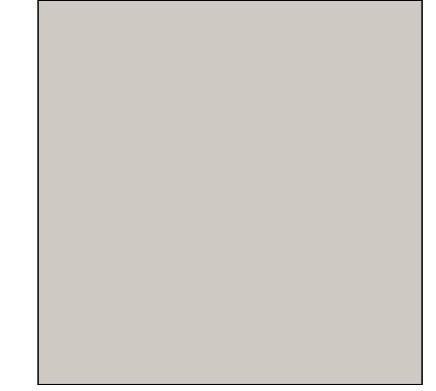
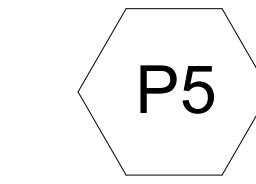


2x2 Shade Louvers
Spaced at 3" clear
(>50% open)

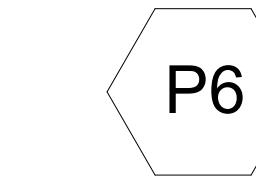
Knotwood
Western Red Cedar



Exterior Stucco
Omega Products
1C140
True Grey



Exterior Stucco
Omega Products
1C145
Stone Age



Clad Window
Loewen
Tuscany Brown



Limestone Tiles
Sandblasted Texas Leuders



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 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

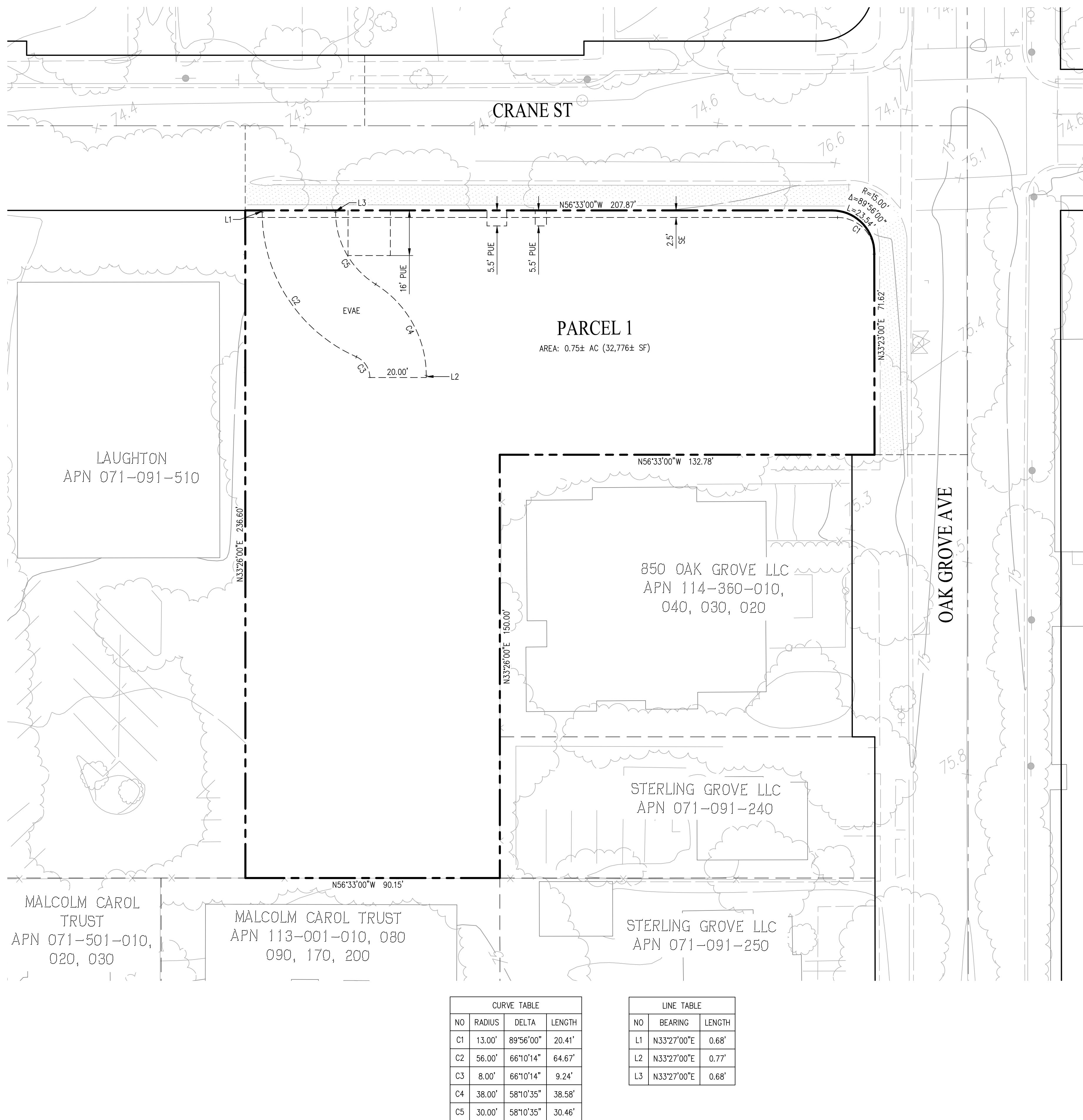
S1 LIMESTONE TILES
TEXAS WHITE

S2 LIMESTONE TILES
SANDBLASTED TEXAS LEUDERS

W1 2x2 WOOD SHADE LOUVERS - (SPACED AT 3" CLEAR >50% OPEN)
MANUFACTURER: KNOTWOOD
COLOR: WESTERN RED CEDAR

W2 FINISH: ALUMINUM 'WOOD'
MANUFACTURER: DELTA MILLWORKS
COLOR: GLADEWATER

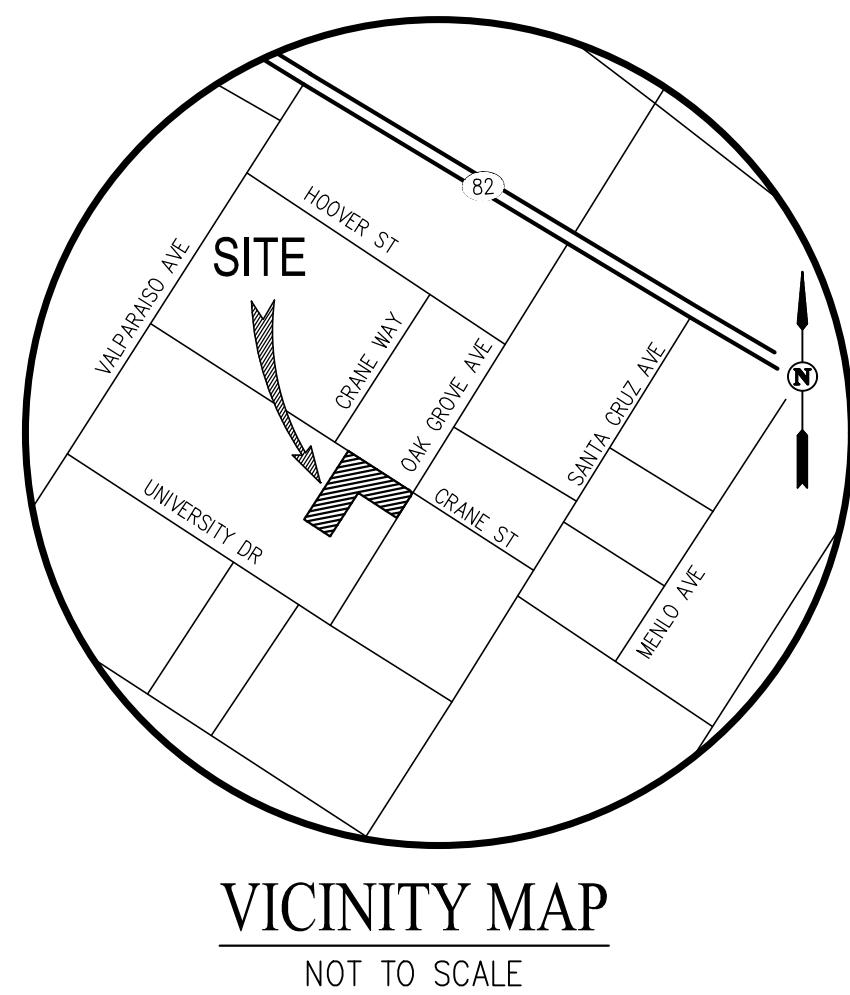
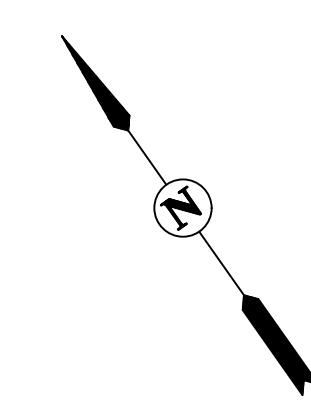
MATERIAL PALETTE LEGEND



GENERAL NOTES

- ASSESSOR'S PARCEL NO.: 071-091-520
- ADDRESS: 800 OAK GROVE AVENUE
- SITE AREA: TOTAL: 0.75 AC±
- CONTOUR INTERVAL: 1 FOOT (EXISTING)
- EXISTING PARCEL: 1
- PROPOSED PARCEL: 1
- DWELLING UNITS: 15 UNITS
- SITE DENSITY: TOTAL: 19.94 DU/AC (GROSS SITE AREA)
- EXISTING LAND USE: CO - COMMERCIAL OFFICE
PROPOSED LAND USE: SP-ECR-D (DA) - OFFICE/RESIDENTIAL
- ZONING: SP-ECR-D
- BUILDING COVERAGE: 0.75 AC / $.45$ AC = 60%
- PROPOSED SETBACKS: FRONT BUILDING: 10' MIN
SIDE: 5' MIN
REAR: 10' MIN
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS AND PAVEMENT WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY TO REMOVED AS NOTED.
- 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.
- PRIVATE UTILITIES: PROPOSED ONSITE STORM DRAIN, SEWER, AND WATER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING: ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
- FLOOD ZONE: ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP PANEL 06081C038E CREATED OCTOBER 16, 2012.
- WELLS ONSITE: NONE
- UTILITIES:

WATER	CALWATER
SEWER	WEST BAY SANITATION DISTRICT
STORM DRAIN	CITY OF MENLO PARK
GAS	PG&E
ELECTRIC	PG&E
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
- EROSION CONTROL: EROSION CONTROL WILL BE PREPARED FOR CITY STANDARDS AND ABAG RECOMMENDATIONS.
- 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).
- 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).
- 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.
- MAPPING: A FINAL MAP FOR CONDOMINIUM PURPOSES WILL BE FILED AND RECORDED.
- 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.



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

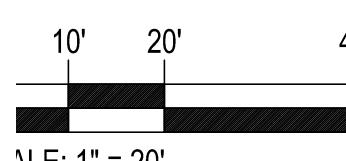
LANDSCAPE: CREO LANDSCAPE ARCHITECTURE
466 GEARY ST
SAN FRANCISCO, CA 94102
(415)-688-2506
TODD LANSING

LEGEND

— — — —	SUBDIVISION BOUNDARY
— — — —	RIGHT OF WAY
— — — —	TOP OF BANK
— — — —	EASEMENT LINE
— — — —	APN
— — — —	ASSESSOR'S PARCEL NUMBER
— — — —	EVAE
— — — —	EMERGENCY VEHICLE ACCESS EASEMENT
— — — —	EX
— — — —	EXISTING
— — — —	PR
— — — —	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

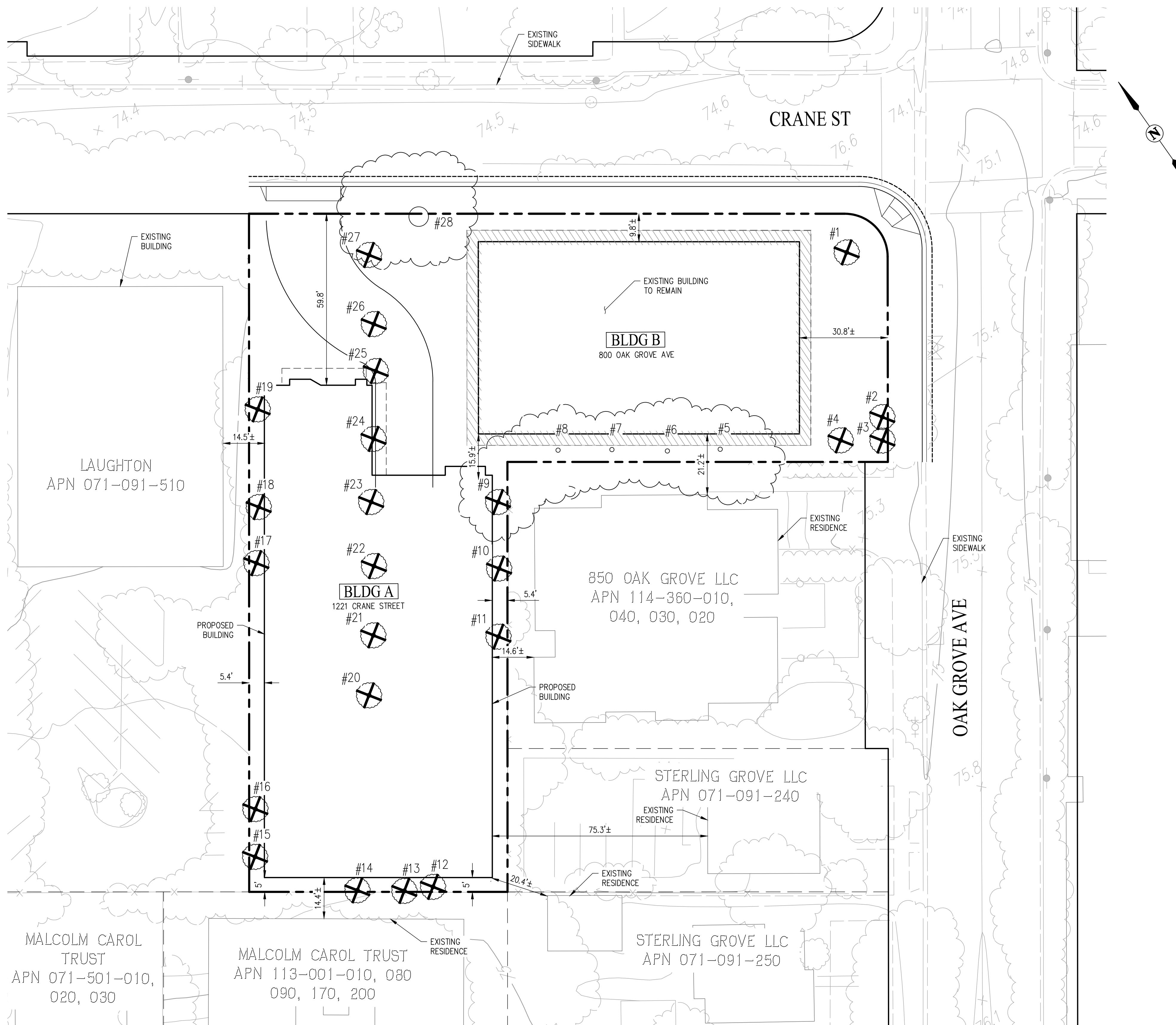
SHEET SET

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



VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

TM-1



LEGEND:

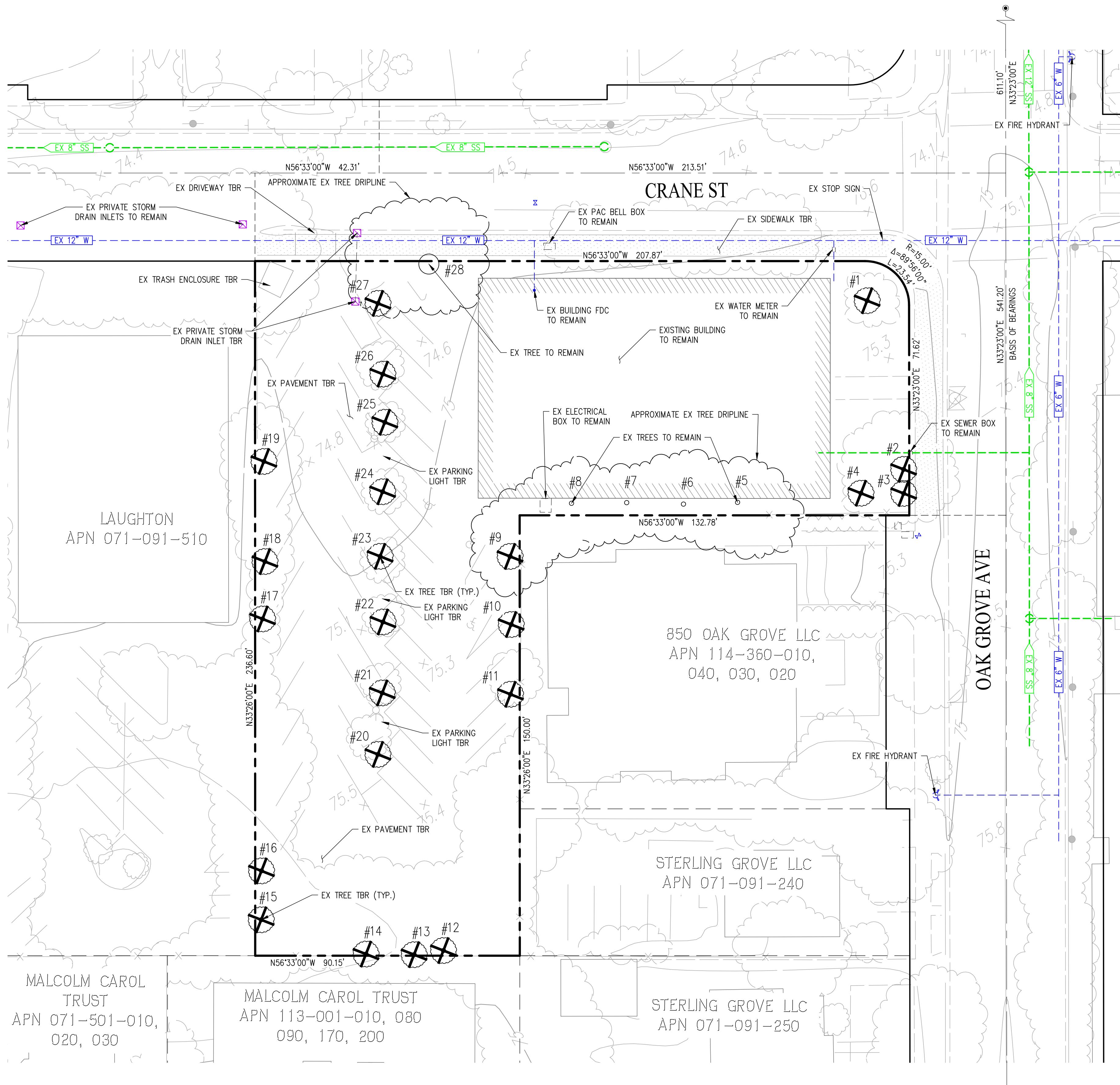
— — — — —	PROPERTY LINE
— — — — —	ADJACENT PROPERTY LINE
— — — — —	RIGHT OF WAY LINE
	EX TREE TO REMAIN
	EX TREE TO BE REMOVED
#5	TREE TAG

TREE TABLE

TREE NO.	SPECIES	DIAMETER (IN)	PROTECTED	PROPOSED ACTION
1	CRAPE MYRTLE	10	NO	REMOVE
2	CRAPE MYRTLE	13	NO	REMOVE
3	CRAPE MYRTLE	16	YES	REMOVE
4	CRAPE 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	CRAPE MYRTLE	6.5	NO	REMOVE
10	CRAPE MYRTLE	7	NO	REMOVE
11	CRAPE 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	CRAPE MYRTLE	9	NO	REMOVE
21	CRAPE MYRTLE	8	NO	REMOVE
22	CRAPE MYRTLE	9	NO	REMOVE
23	CRAPE MYRTLE	8	NO	REMOVE
24	CRAPE MYRTLE	8	NO	REMOVE
25	CRAPE MYRTLE	8	NO	REMOVE
26	CRAPE MYRTLE	8	NO	REMOVE
27	CRAPE MYRTLE	7	NO	REMOVE
28	COAST LIVE OAK	58	YES	TO REMAIN

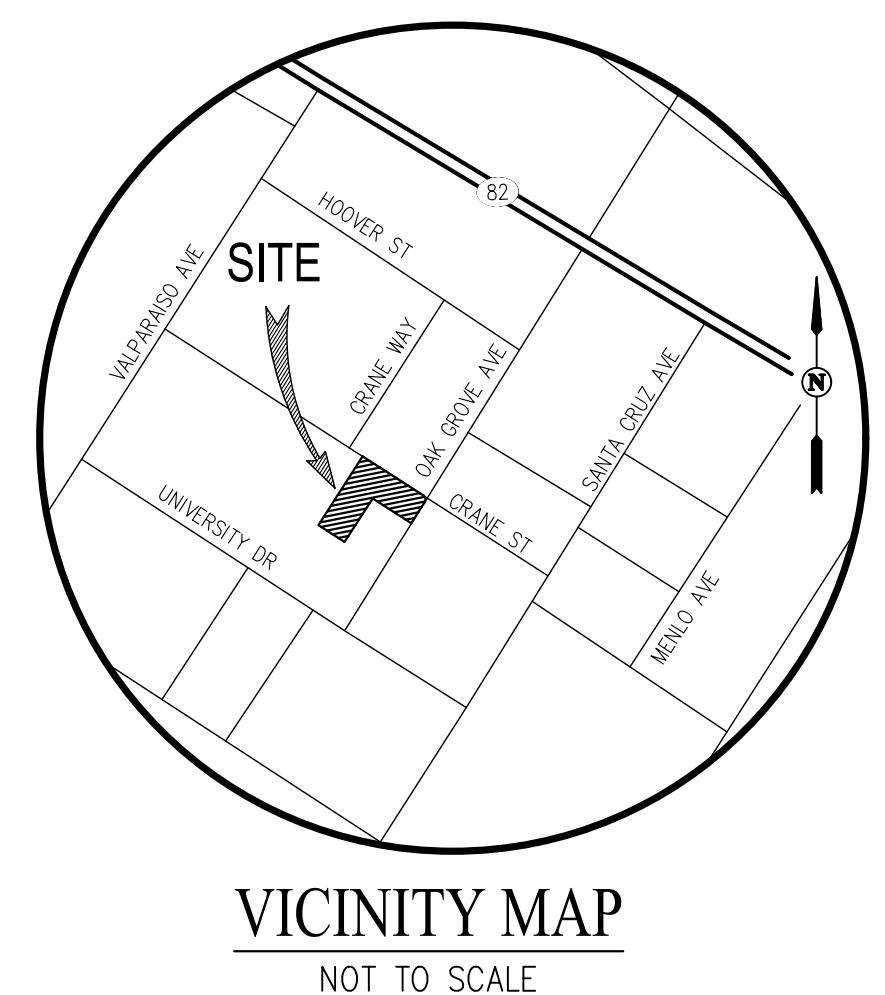
NOTE:

1. 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. 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).
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.



VICINITY MAP

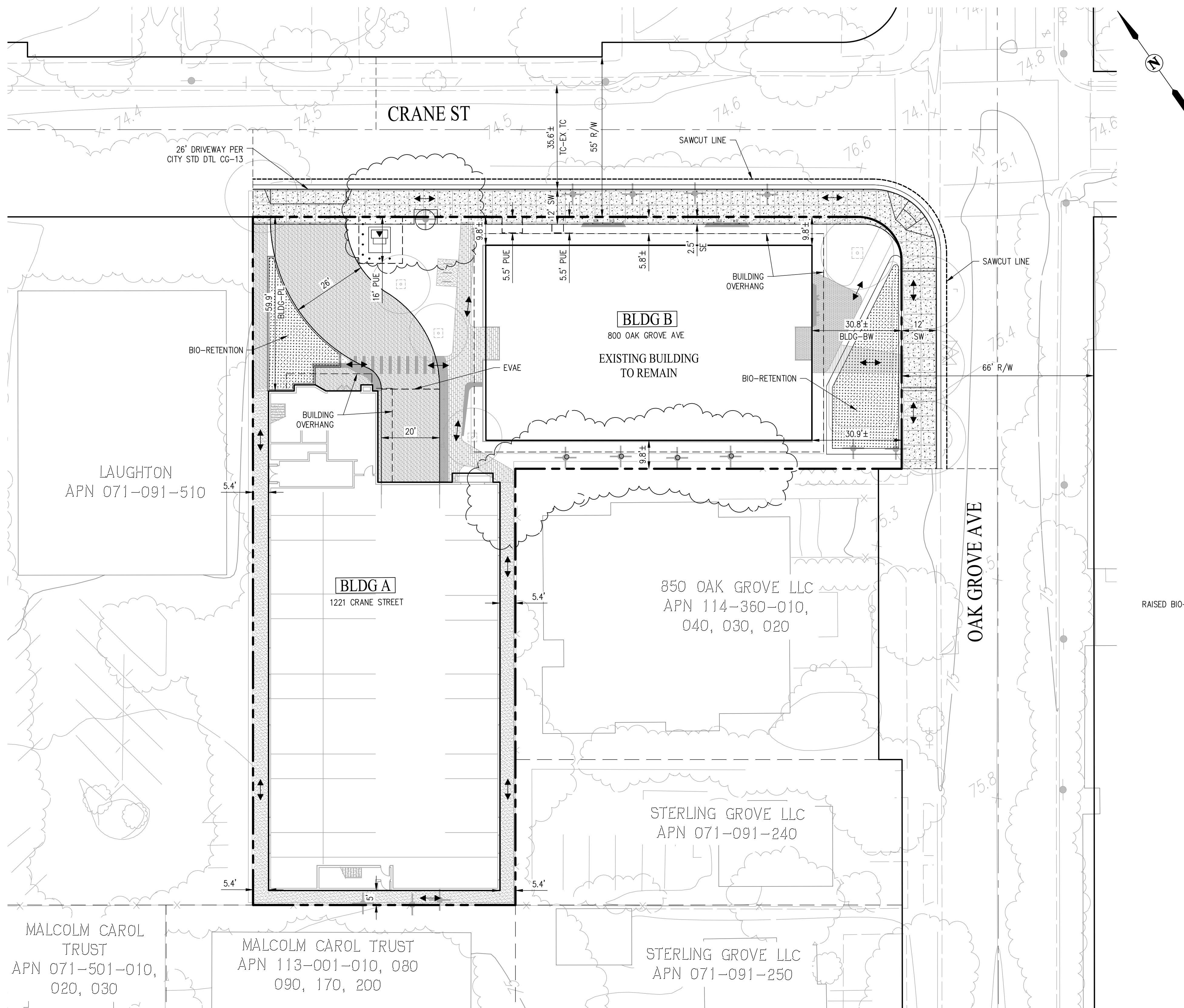
NOT TO SCALE

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

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



LEGEND

	BOUNDARY LINE
	RIGHT OF WAY
	EASEMENT LINE
	ADJACENT LINE
	MONUMENT LINE
	PEDESTRIAN PATH OF TRAVEL
	BIO-RETENTION
	EX TREE DRIPLINE

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:

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

TYPICAL 26' PRIVATE DRIVEWAY

NOT TO SCALE

A cross-section diagram of a road right-of-way. The top horizontal line is labeled "VARIABLES (55'-60') RIGHT OF WAY" and "R/W". Below it, a solid line represents the "36' TRAVEL WAY". A vertical line labeled "CL" indicates the centerline. On the left, a tree is shown with "TC" (Tree Control) markers. A "3.5' SC" (Shoulder) is indicated with an arrow. On the right, another "TC" marker is shown, along with a "9.5'" distance. The bottom of the diagram shows a hatched ground line with two "SLOPE VARIES" labels and arrows pointing to the ground line.

TYPICAL CRANE STREET (PUBLIC)

The diagram illustrates a cross-section of a drainage system. On the left, a vertical wall is labeled 'BUILDING FACE' with an arrow. A horizontal line labeled 'TC' extends from the wall. A '20' TRAVEL WAY' is shown as a horizontal space between two vertical lines labeled 'TC' and 'TBC'. A horizontal line labeled 'SW VARIES' extends from the 'TBC' line. A slope indicator shows a 2.0% grade. The bottom of the diagram shows a hatched base layer and a solid top layer.

TYPICAL 20' PRIVATE DRIVEWAY

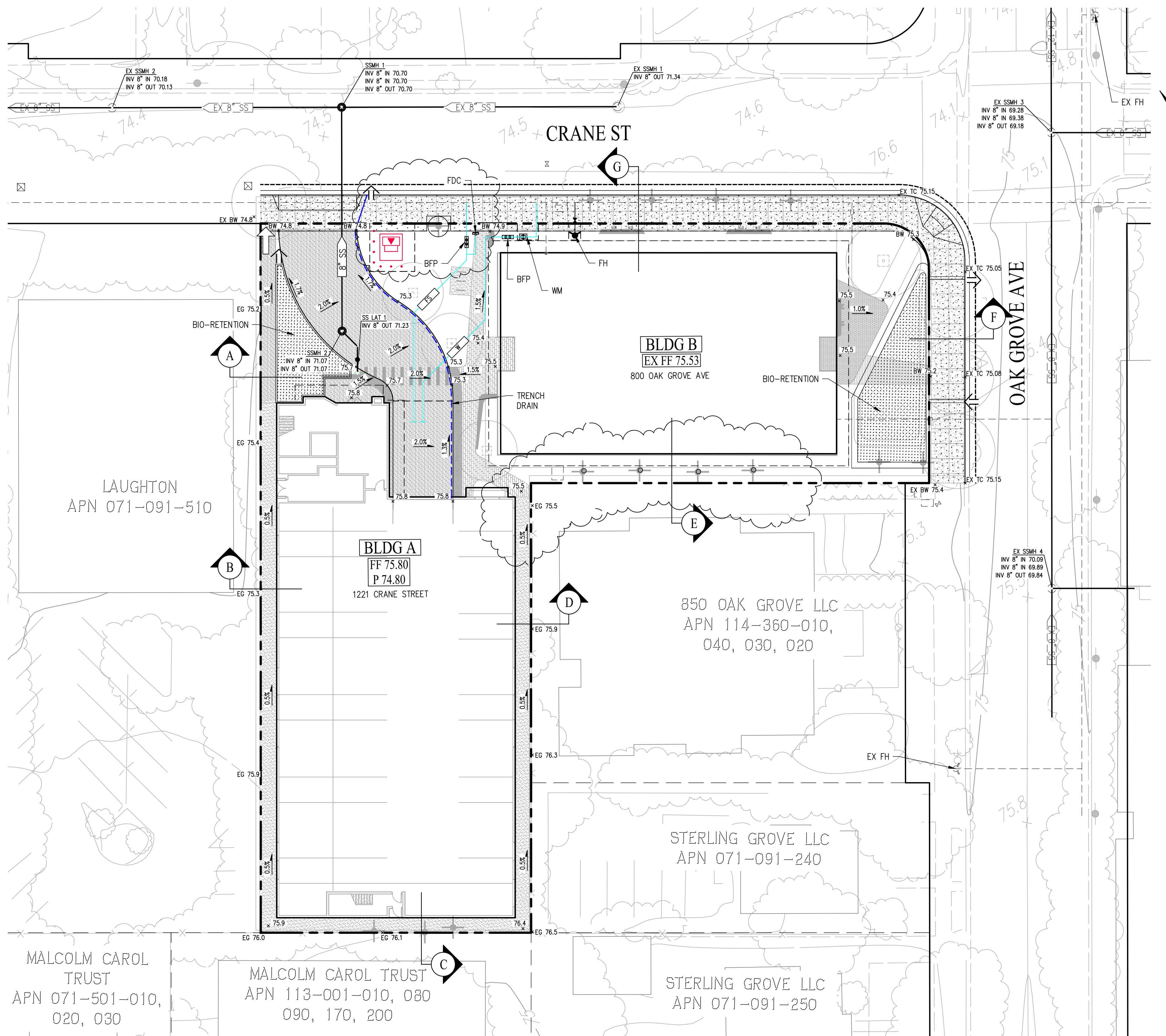
NOT TO SCALE

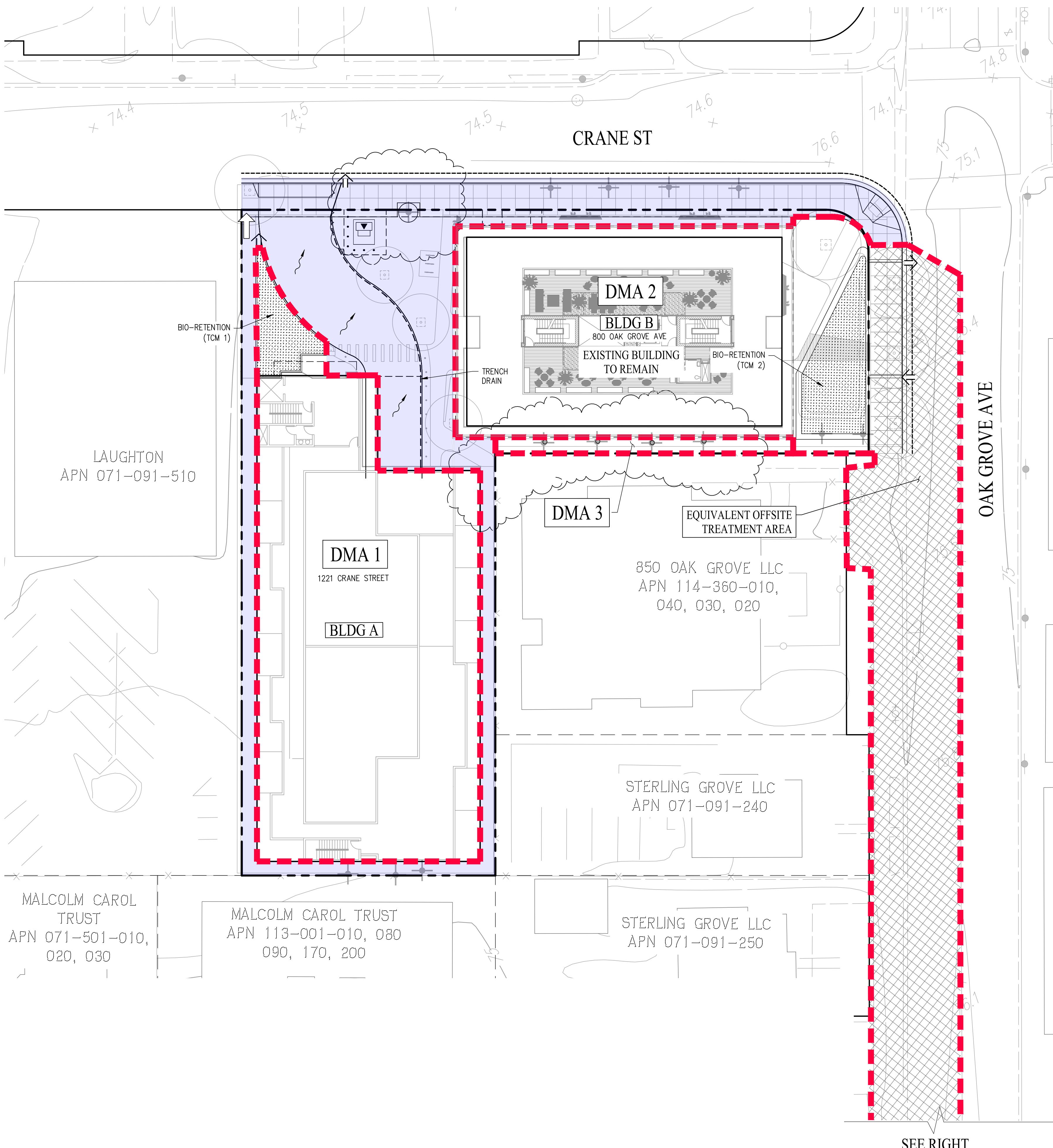
Diagram illustrating a 66' Right of Way (R/W) layout. The Travel Way is 42' wide, and there are 12' sidewalks (SW) on both sides. The property line (PL) is on the left, and the Right of Way (R/W) is on the right. The diagram shows a tree on the left sidewalk and a crosswalk (EX TC) on the right sidewalk. The ground surface is indicated by a dashed line, and the slope varies on both sides of the travel way.

GUTTER

TYPICAL OAK GROVE AVENUE (PUBLIC)

NOT TO SCALE





LEGEND

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

ABBREVIATIONS

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

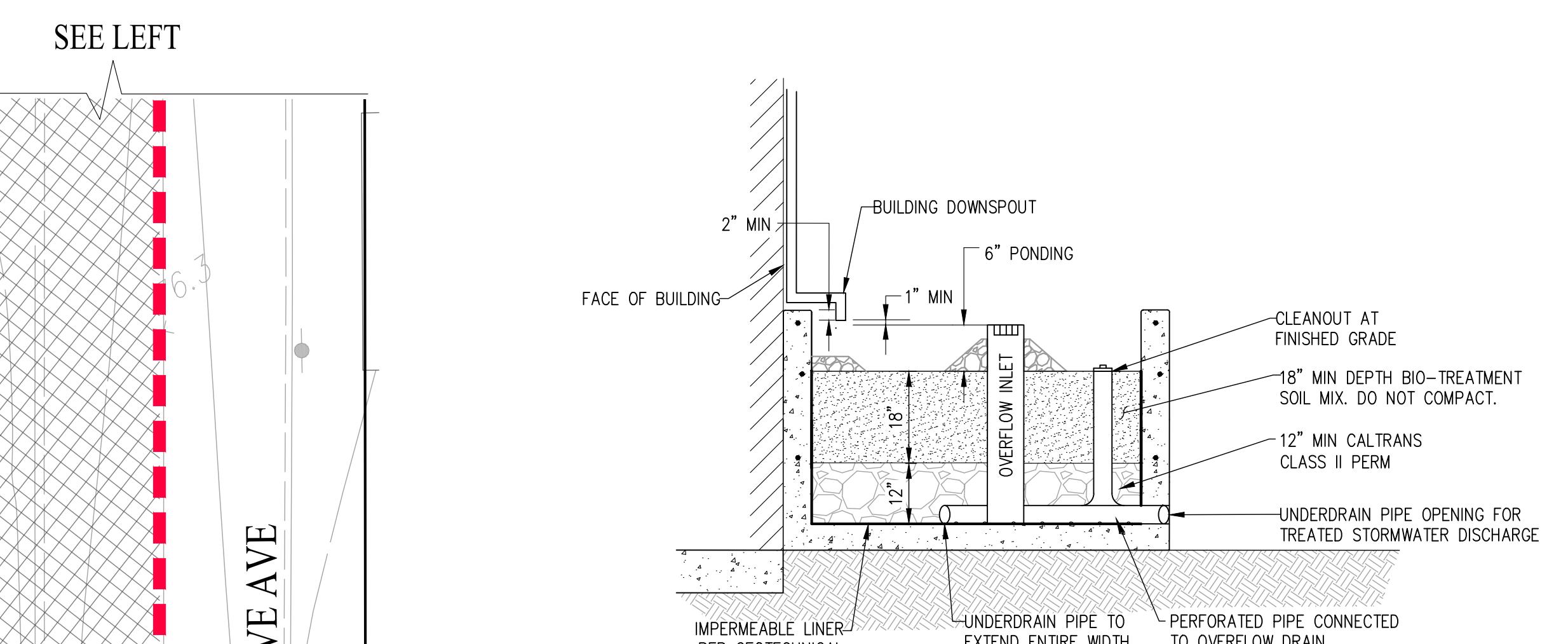
TREATMENT CONTROL MEASURE CALCULATION SUMMARY TABLE

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

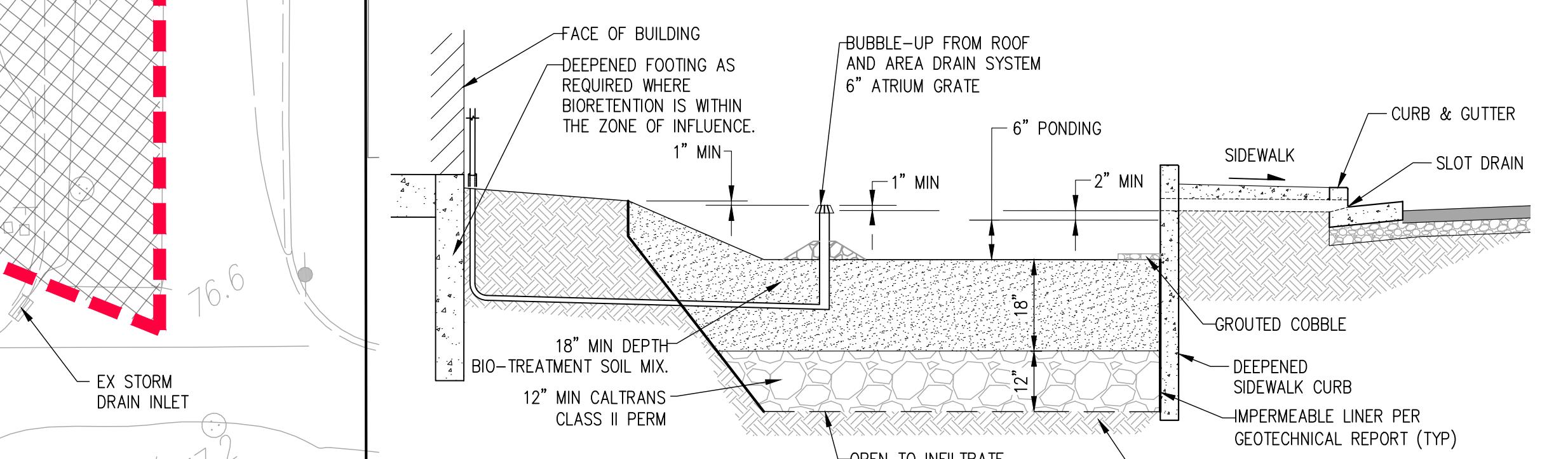
EQUIVALENT OFFSITE TREATMENT AREA SUMMARY

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

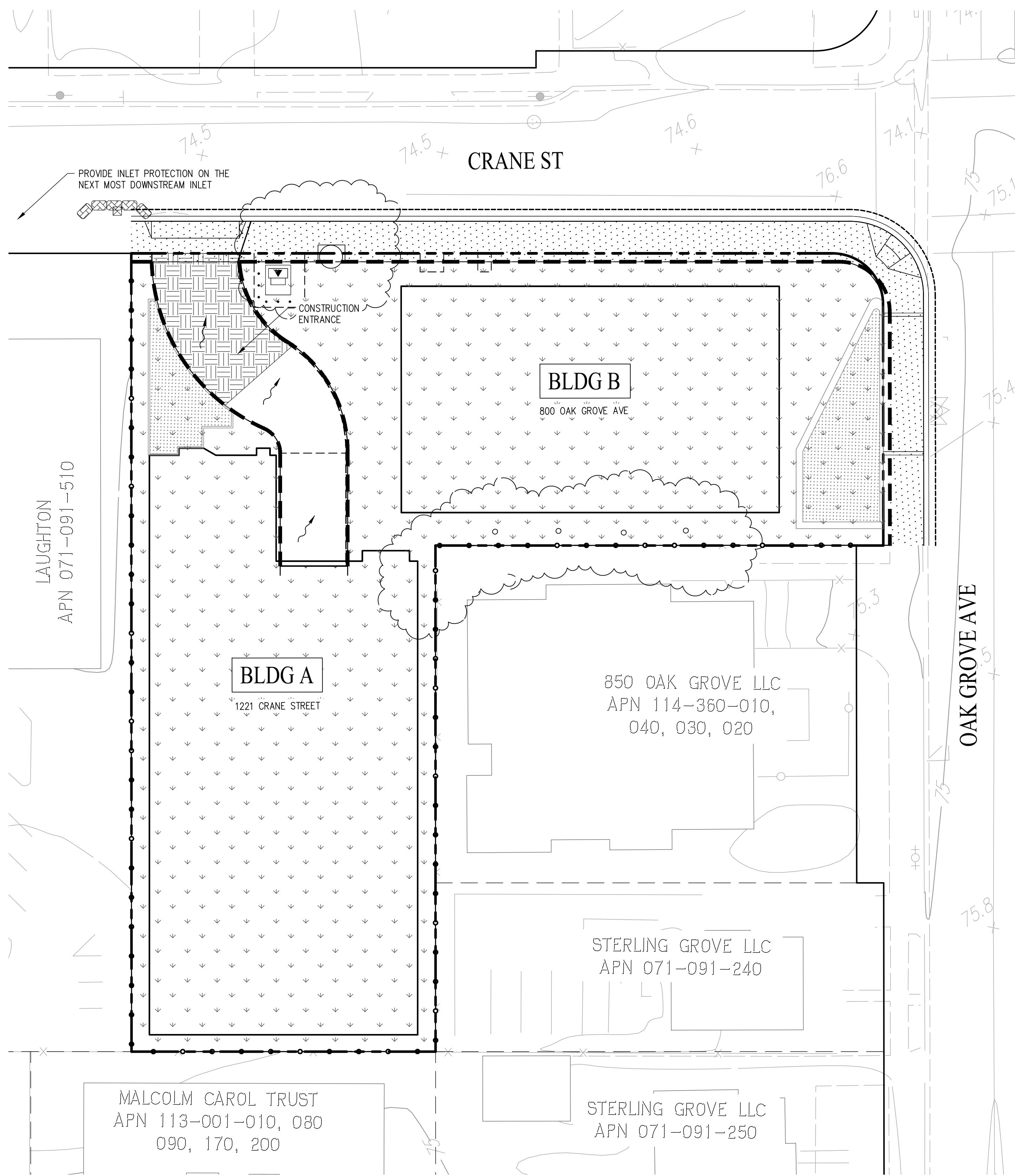


TYPICAL RAISED BIO-RETENTION DETAIL (TCM 1)



TYPICAL BIO-RETENTION DETAIL (TCM 2)

20' 0' 10' 20' 40'
SCALE: 1" = 20'



RISK LEVEL 2 SITES - BEST MANAGEMENT PRACTICE NOTES:

- RISK LEVEL 2 SITES ARE SUBJECT TO A pH NAL OF 6.5-8.5, AND A TURBIDITY NAL OF 250 NTU.
- RISK LEVEL 2 SITES REQUIRE A RAIN EVENT ACTION PLAN.
- 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:

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

- 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 DWQ, NFDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- 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.
- 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.
- ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- 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.
- 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).
- 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.
- 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.
- 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.
- DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
- DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
- CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.
- 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 INTO PUBLIC RIGHTS-OF-WAY.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
- PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- 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.
- 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.
- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
- 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.
- 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.
- ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
- ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
- 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.
- 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.
- 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.
- 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*

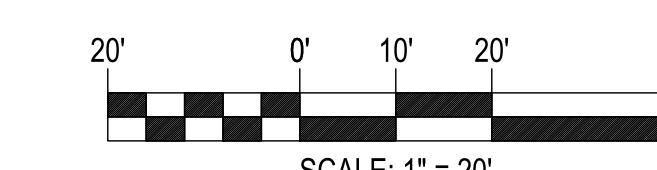
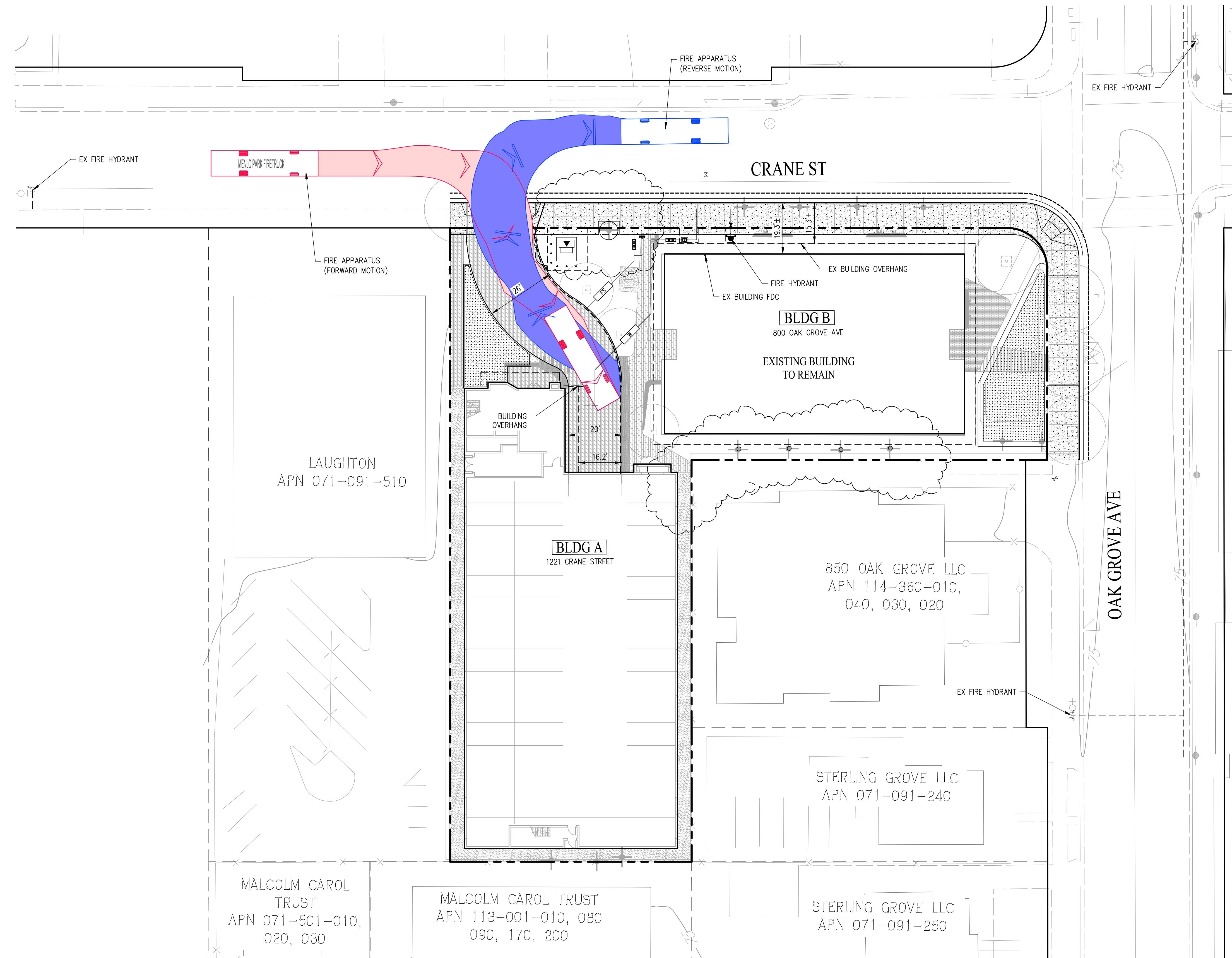
	MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
	VEHICLE CLEANING/MAINTENANCE/FUELING AREA - (NS-8, NS-9, NS-10)
	SANITARY FACILITY (WM-9)
	CONCRETE/WASTE WASHOUT (WM-8)

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





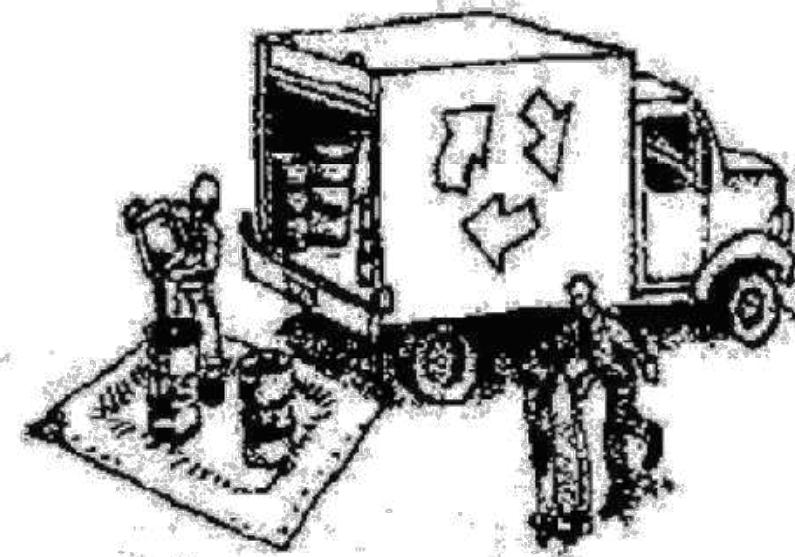
**SAN MATEO COUNTYWIDE
Water Pollution
Prevention Program**

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

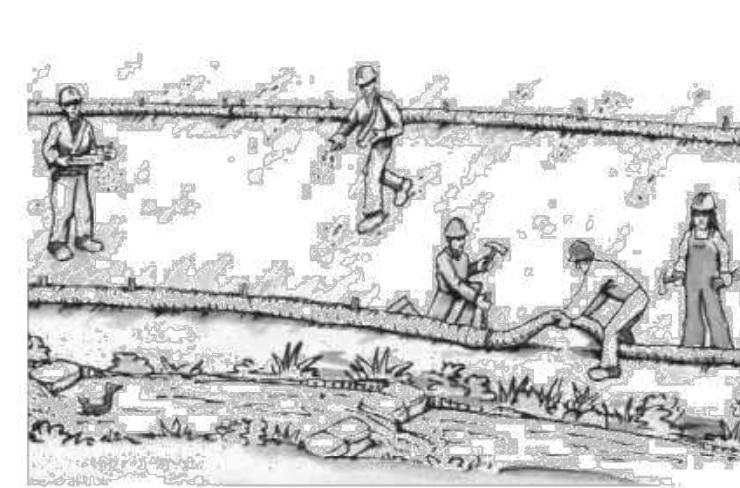
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



Paving/Asphalt Work



Concrete, Grout & Mortar Application



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- 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.
- 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. 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!).

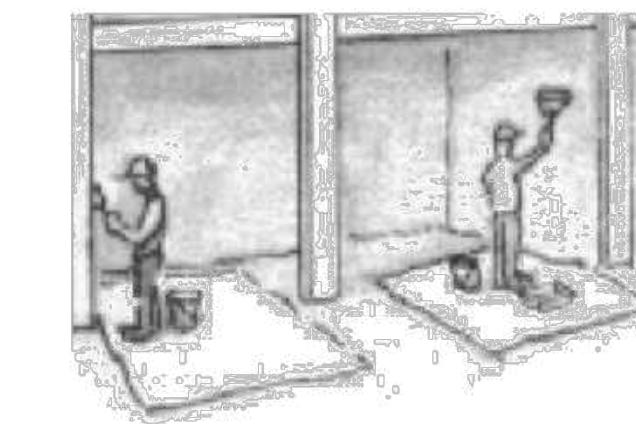
- If sawcut slurry enters a catch basin, clean it up immediately.

Landscaping



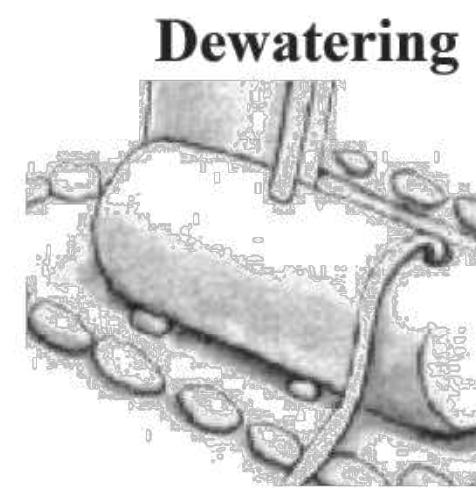
- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

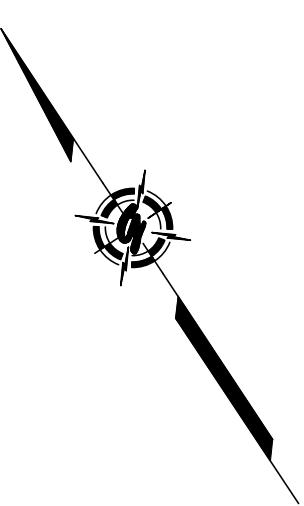
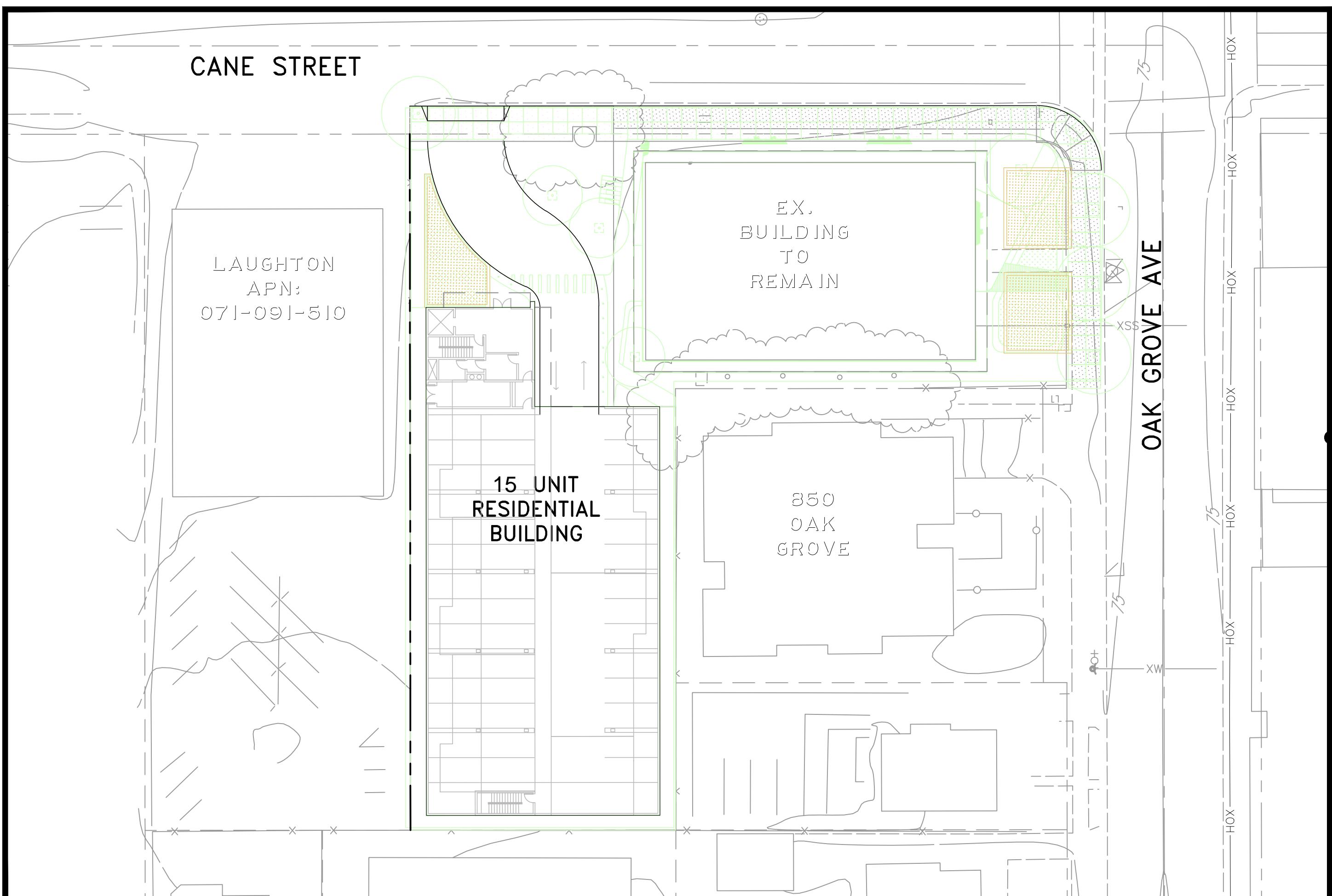
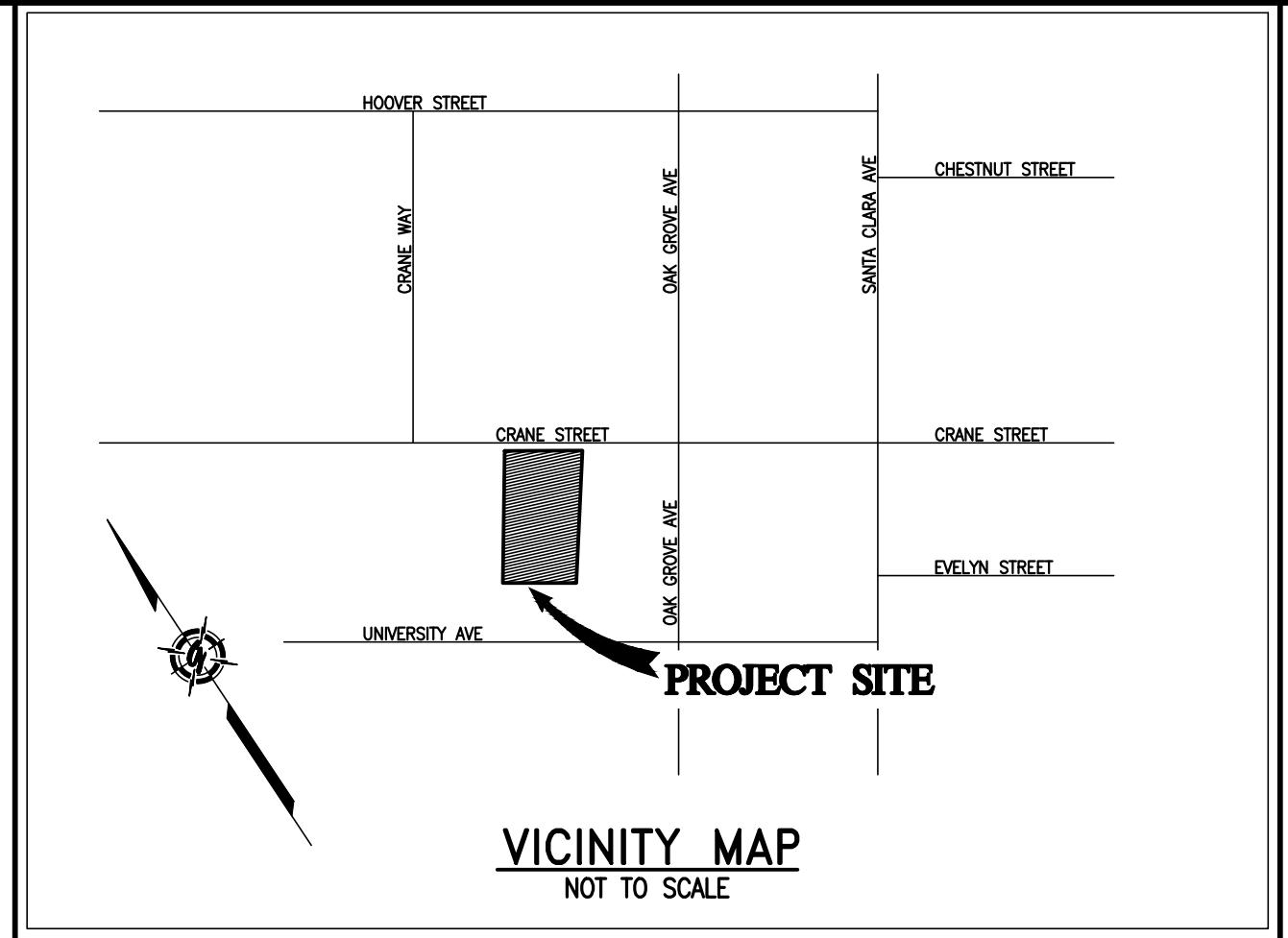
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to 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.



- 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)



INDEX MAP

NOTE

NOTE TO UTILITIES:

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@dryutilitydesign.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	

PROJECT DESCRIPTION & SCOPE

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

PROJECT MANAGER:
A. SAENZ

DRAWN BY:
A.S.

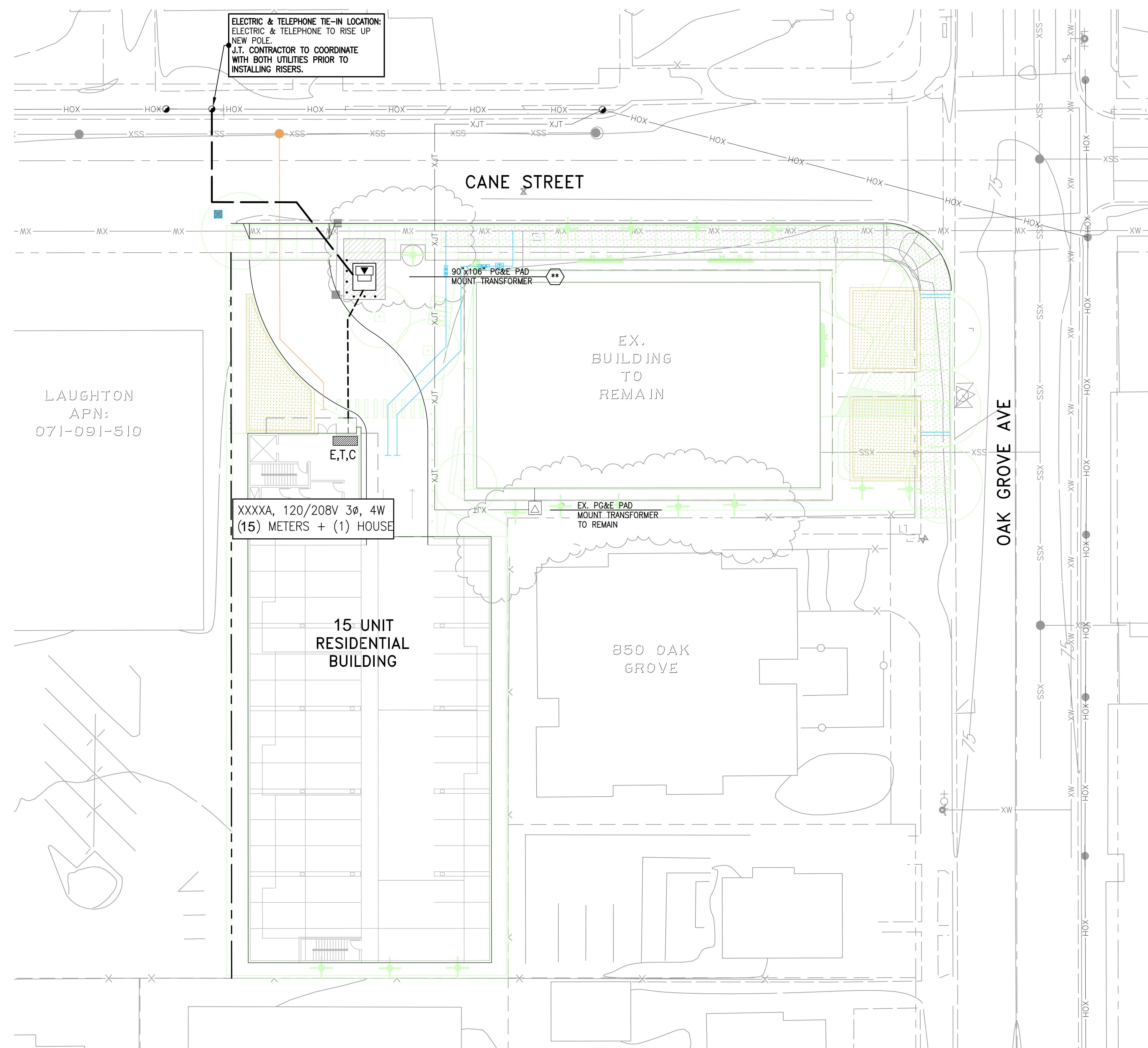
CHECKED BY:
M.B

SCALE:
1"=30'

JOB NUMBER:
25-335

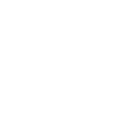
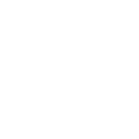
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12-22-25

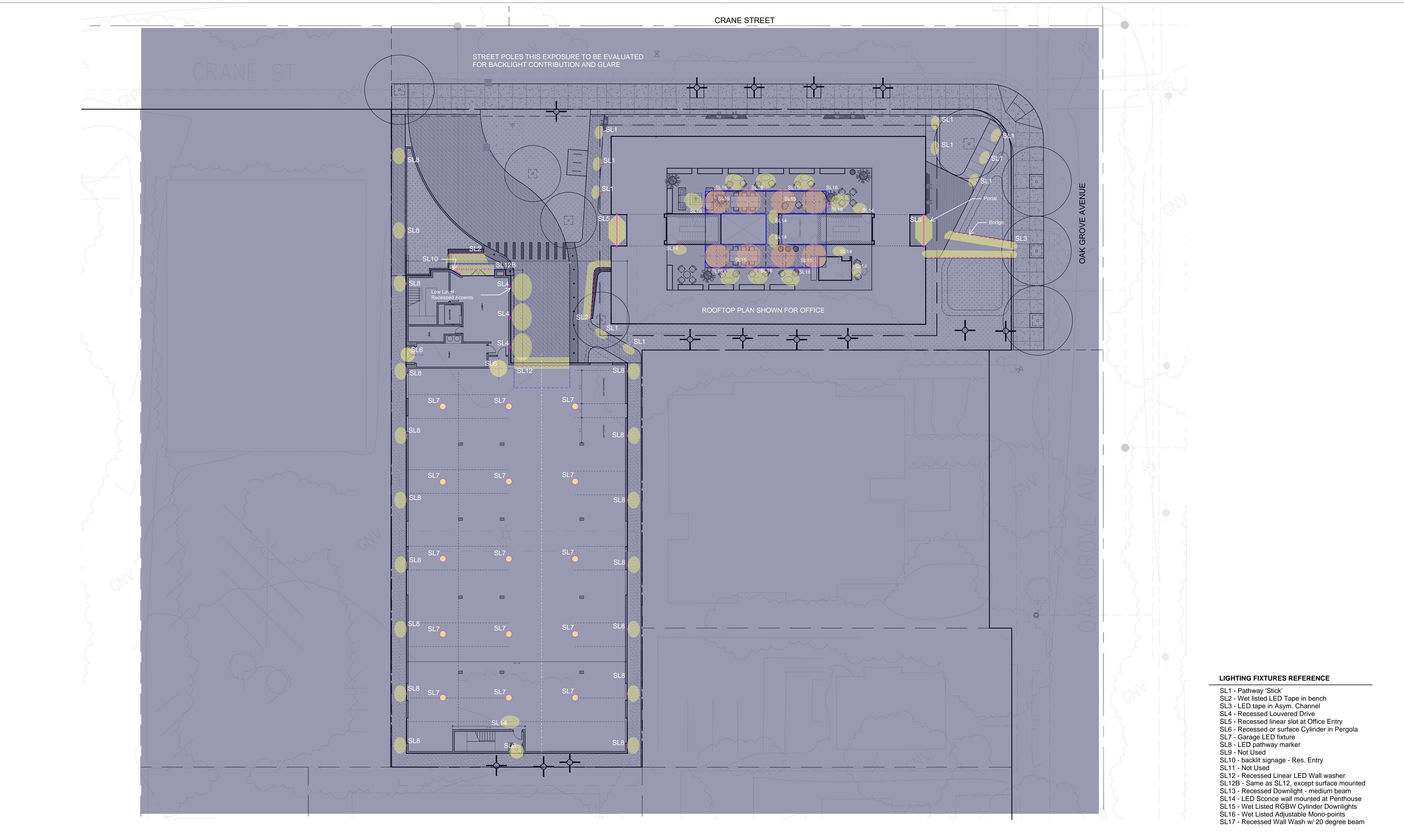
SHEET
INT1

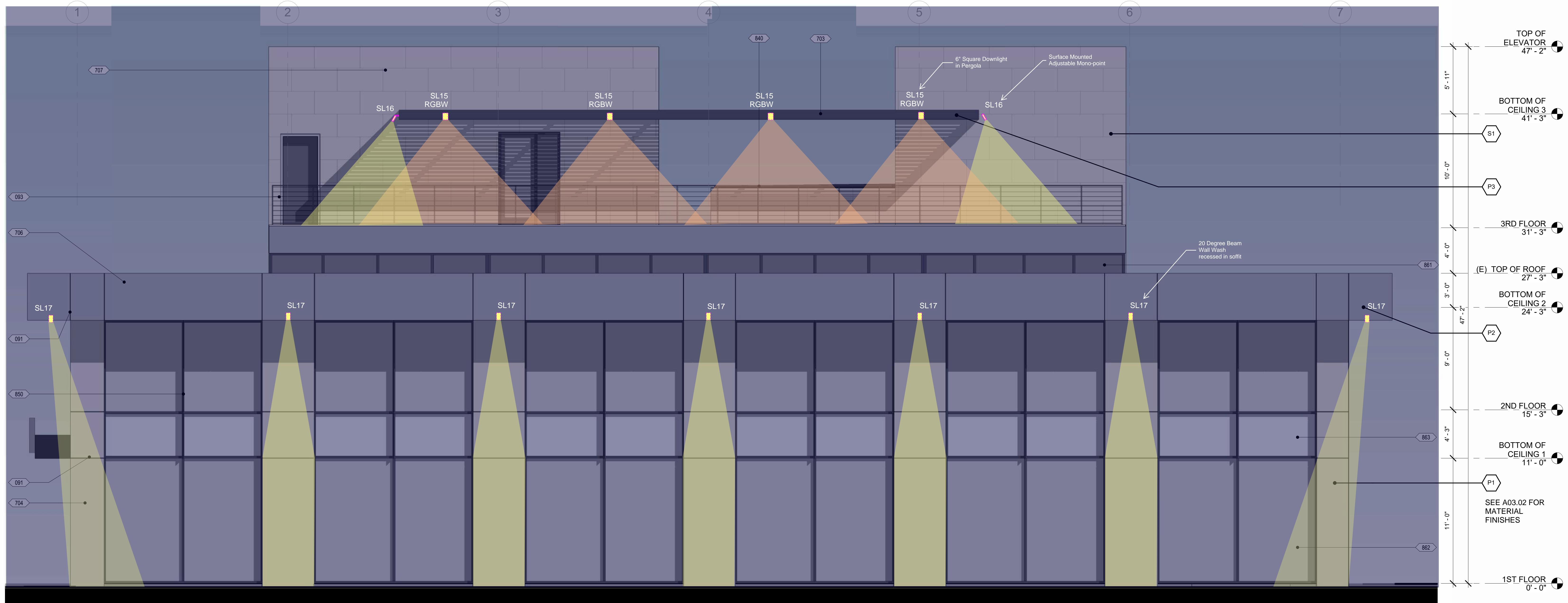


LEGEND	
	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	90"x106" PG&E PAD MOUNT TRANSFORMER
	PG&E SKETCH LOCATION NUMBER
	FULL VEHICULAR TRAFFIC LID
	PUBLIC SERVICE EASEMENT
	PUBLIC UTILITY EASEMENT
	NOT TO SCALE
	RIGHT OF WAY
	UNLESS OTHERWISE NOTED

APPROVED	REVISIONS	DESCRIPTION
SYMBOL	DATE	
	INT2	GIACALONE DESIGN SERVICES, INC.
		5620 STONEBRIDGE MALL RD., #345 PLEASANTON, CA 94588 925.467.1740 WWW.GIACALONEDESIGN.COM
JOINT TRENCH INTENT		
PRINCE STREET PARTNERS OAK GROVE 800 OAK GROVE AVE MENLO PARK CALIFORNIA		
<p>PROJECT MANAGER: A. SAENZ</p> <p>DRAWN BY: A.S.</p> <p>CHECKED BY: M.B.</p> <p>SCALE: 1"=20'</p> <p>JOB NUMBER: 25-335</p> <p>DATE LAST MODIFIED: 12-22-25</p> <p>INT2 OF 2 SHEETS</p>		

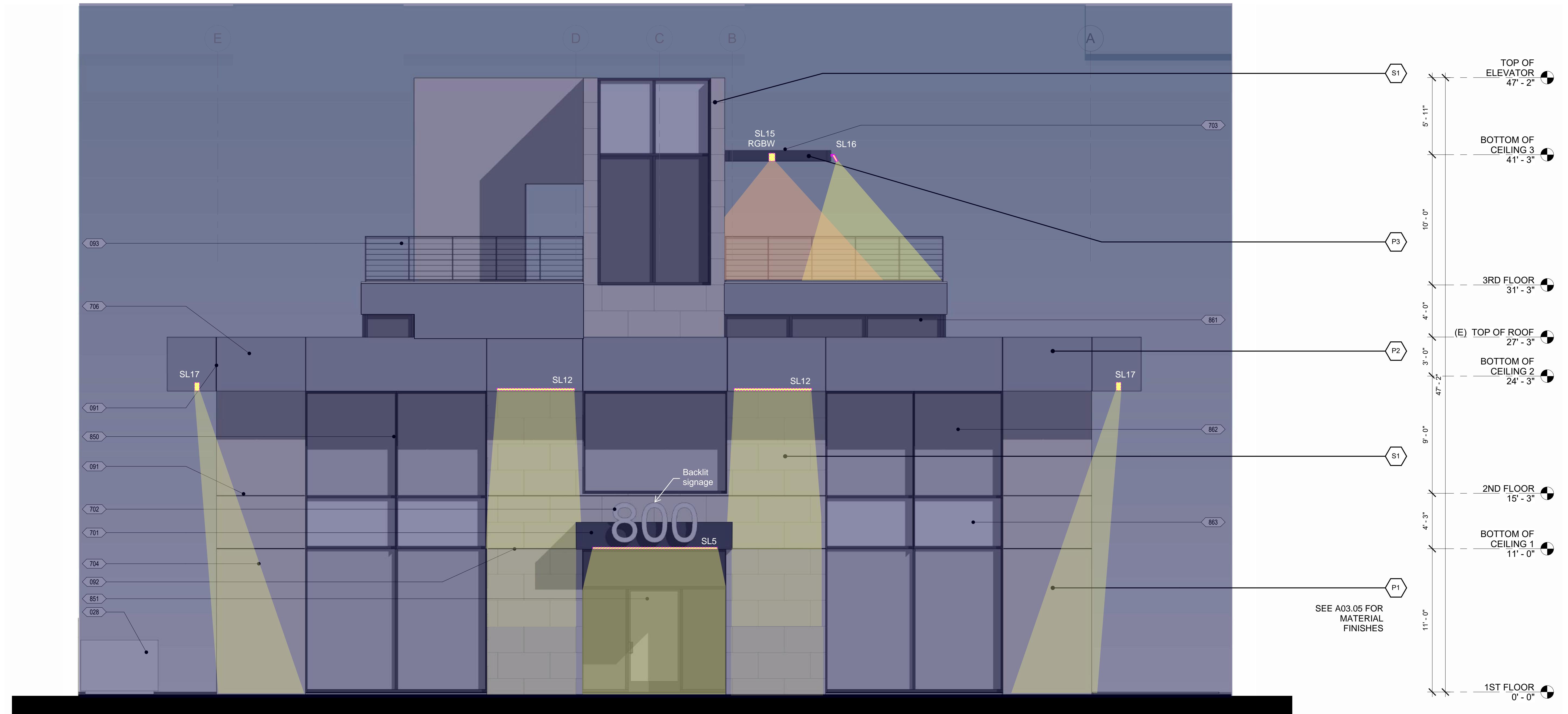
LUMINAIRE SCHEDULE											
Type	Image	Location	Description	Manufacturer and Series	Size (Nominal)	Source (Delivered Lumens, CCT, CRI)	CCT CRI	Input Watts	Finish	Mounting Notes	
SL1		PATHWAYS	LOW PROFILE LED 'L-STICK' SHAPED PATHWAY LIGHT	WAC LIGHTING BALANCED 6061	1" W x 6-1/2" D x 23" H	LED 275 LM 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-I	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 LUMENFACADE 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	SURFACE 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 MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION	
SL15		OFFICE ROOFTOP PERGOLA	SURFACE MOUNTED SQUARE OR CYLINDER RGBW LED DOWNLIGHT	ALPHABET 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 MONOPPOINT	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)

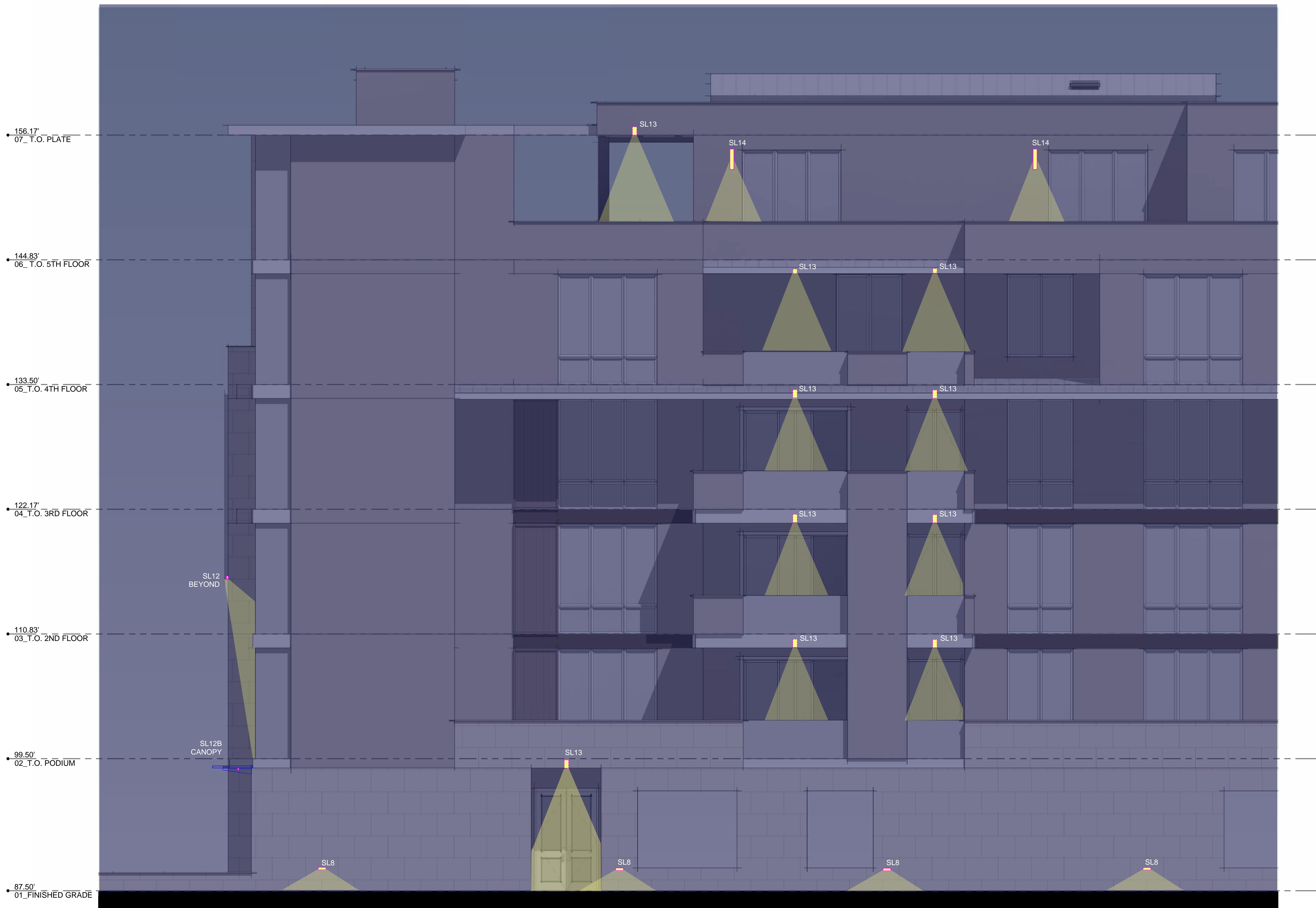
1/4" = 1'-0"

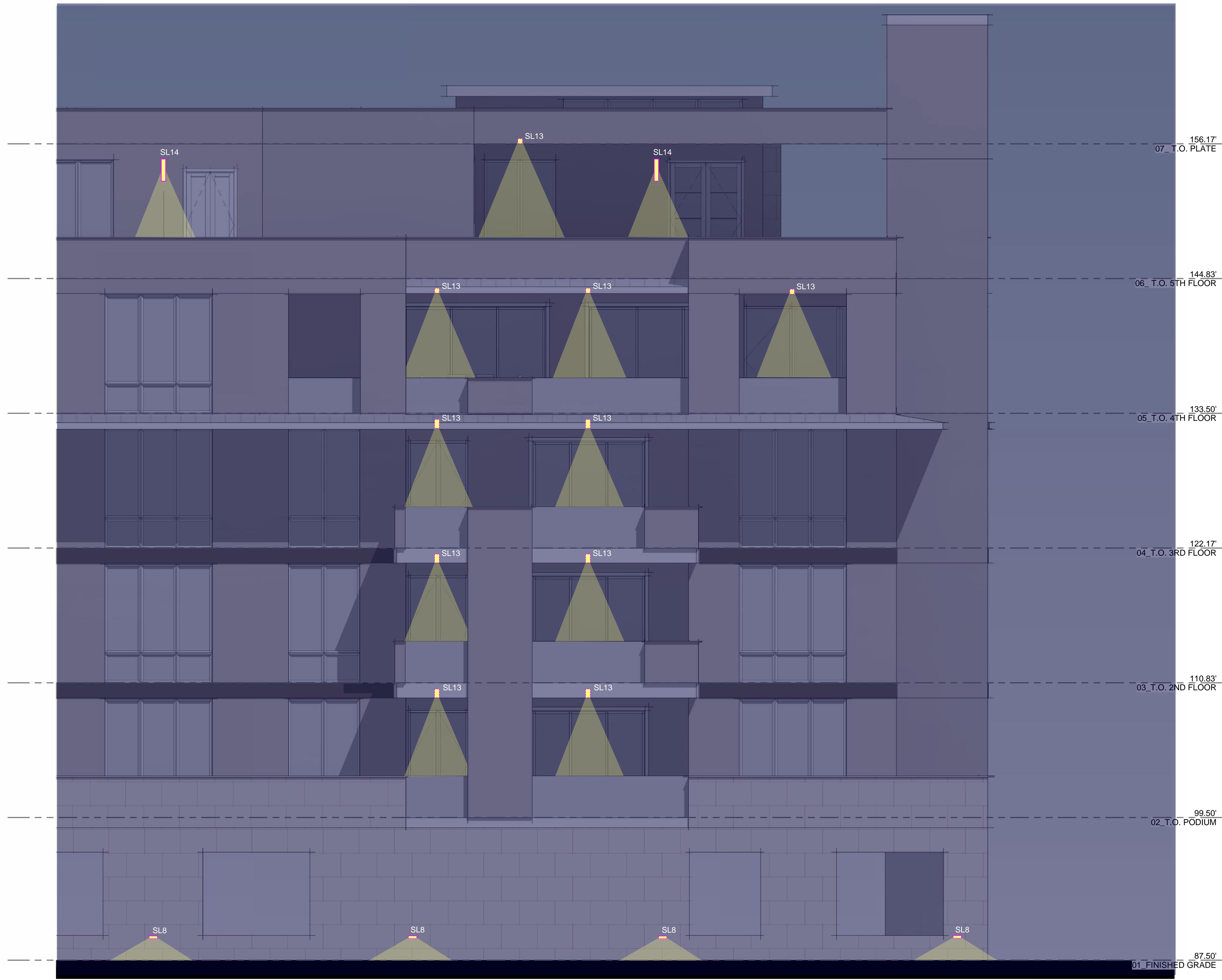


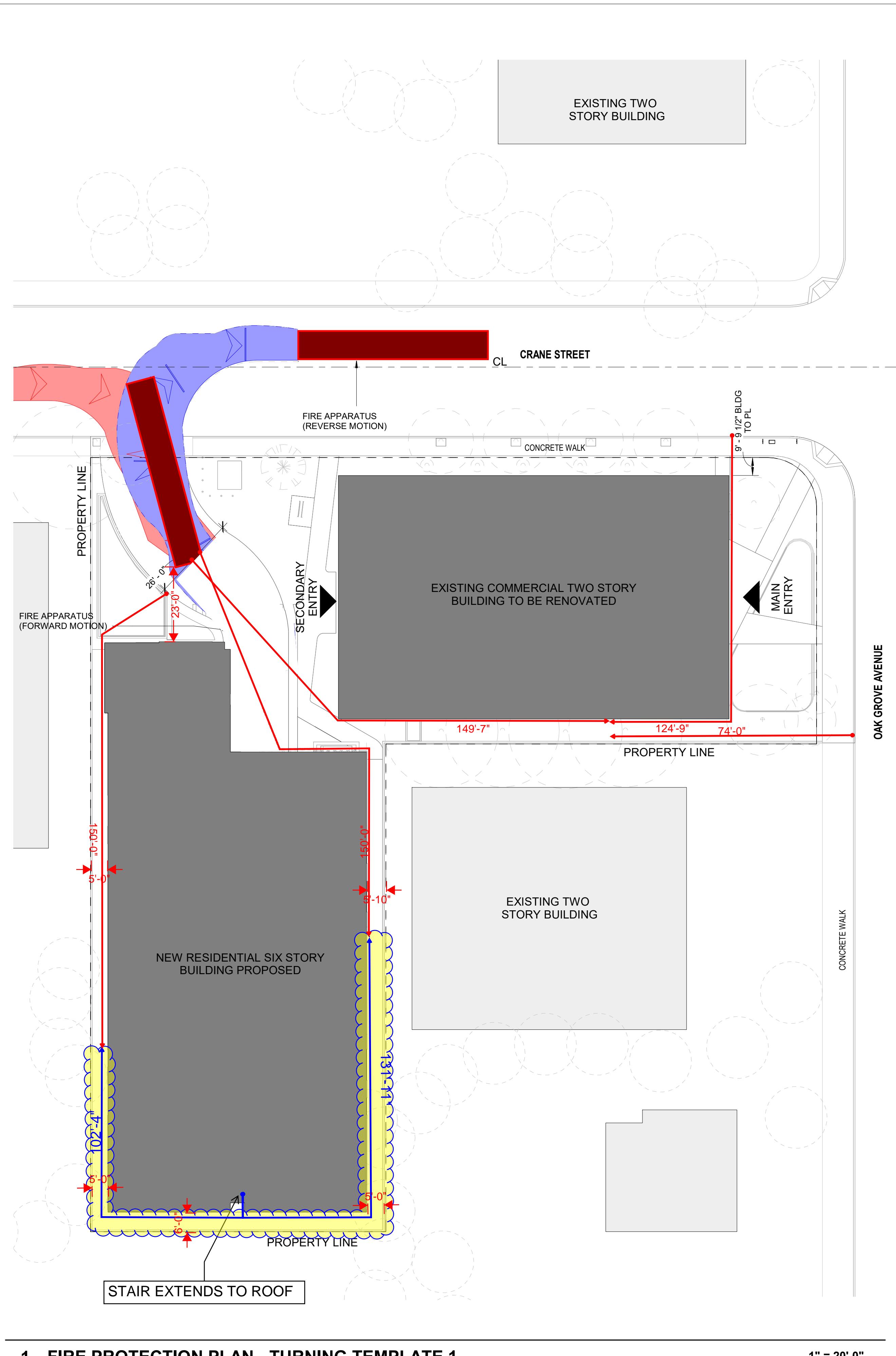
1 WEST ELEVATION (PROPOSED)

1/4" = 1'-0"



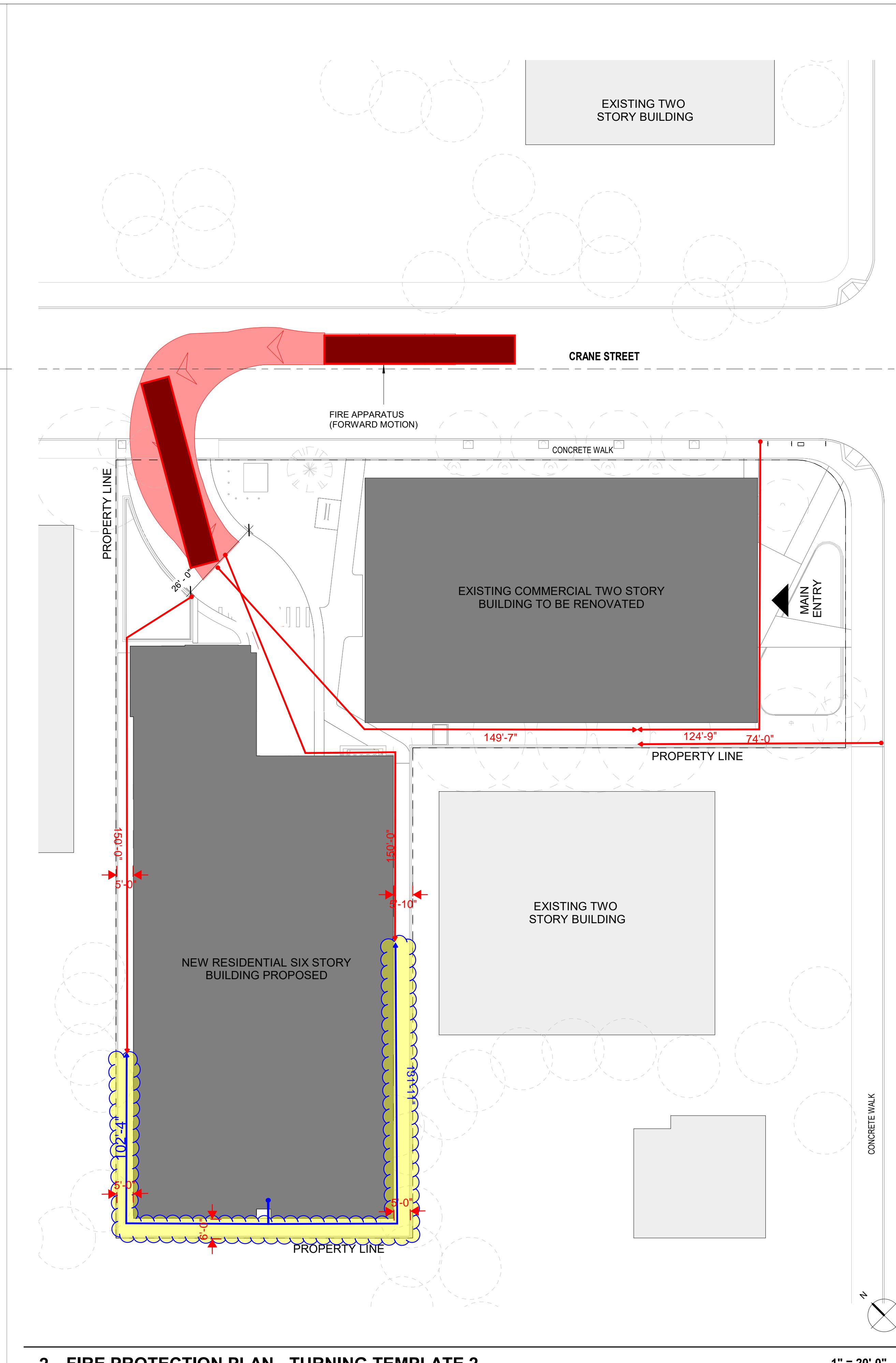






1 FIRE PROTECTION PLAN - TURNING TEMPLATE 1

1" = 20'-0"

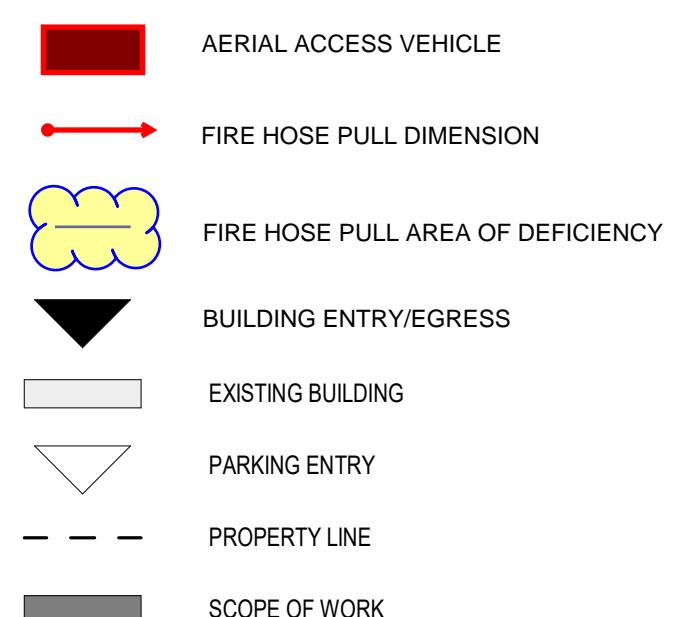


2 FIRE PROTECTION PLAN - TURNING TEMPLATE 2

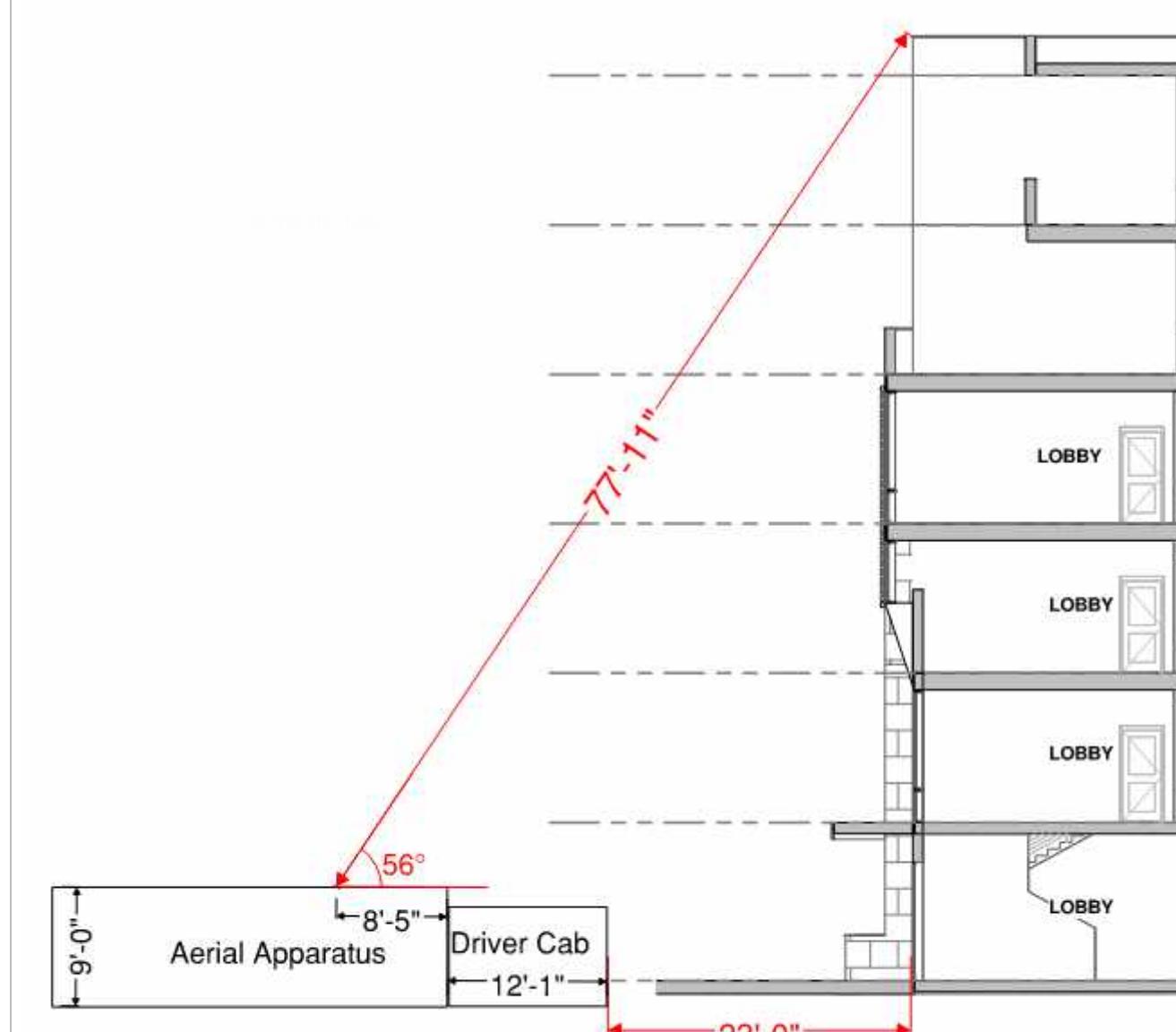
1" = 20'-0"

- 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



LEGEND



23'-0" Based on Menlo Park Aerial Ladder Truck Dimensions

AERIAL LADDER ACCESS ELEVATION

0 30' 60'

GENERAL LANDSCAPE PROJECT LEGEND		
KEY	DESCRIPTION	DETAIL
— — — — —	LIMIT OF WORK	
— — — — —	PROPERTY LINE	
— — — — —	BREAK LINE	
+	EXISTING TREE TO REMAIN, SEE ARBORIST REPORT	
X	EXISTING TREE TO BE REMOVED, SEE ARBORIST REPORT	
SS	(E) SANITARY LINE	
SD	(E) STORM DRAIN LINE	
W	(E) WATER LINE	
E	(E) WATER LINE	
G	(E) GAS LINE	
XX	DETAIL CALLOUT	
XX	ELEVATION INDICATOR	
XX	SECTION / ELEVATION DETAIL	
○	TREE, REFER TO PLANTING PLAN	

Sheet List Table	
Sheet Number	Sheet Title
L.0.00	LANDSCAPE NOTES AND LEGENDS
L.0.01	LANDSCAPE NOTES AND LEGENDS
L.0.03	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

- 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.
- 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.
- 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.
- 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.
- ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.
- 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
- ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
- PLANTING PALETTE HAS BEEN DEVELOPED BASED ON WATER USE REQUIREMENTS AS WELL AS APPLICABLE DESIGN GUIDELINES.
- *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

- ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AND AS A PART OF THIS CONTRACT.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA) AND THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
- 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.
- 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.
- 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.
- PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- 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.
- CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWN WITH CITY ENGINEER AND APPROPRIATE AGENCIES or OWNER'S REPRESENTATIVE.
- REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
- REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER.
- REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS.
- REFER TO CIVIL DRAWINGS FOR ALL UTILITY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS.
- 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.
- STORM INLET BOXES SHALL NOT BE LEFT UNCOVERED AT ANY TIME.
- 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.
- 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, ON SITE, 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ALL TIMES.
- ADJUST LIDS OF ALL (E) IN-GRADE UTILITY BOXES AND VAULTS TO MEET NEW GRADES.
- 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.
- KEEP ALL PLANTING AND PAVING AREAS FREE FROM WEEDS, DEBRIS AND TRASH THROUGHOUT THE DURATION OF THE CONTRACT.

LANDSCAPE MATERIAL & DIMENSION NOTES

- REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- 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.
- STAKE LOCATION OF LANDSCAPE ELEMENTS INCLUDING PAVING, BENCHES, POTS, ETC. FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- LIGHTING SHOWN FOR POSITION ONLY, REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPE, INSTALLATION AND LIGHTING REQUIREMENTS.
- 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.
- REFER TO LANDSCAPE LEGENDS & SPECIFICATIONS FOR ALL PAVEMENT TYPES & FINISHES
- REFER TO LANDSCAPE LEGENDS & SPECIFICATIONS FOR FURNISHINGS
- 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

- 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.
- THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEM ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
- 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.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
- 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.
- THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - LOCATION AND SIZE OF DEDICATED WATER METER FOR THE LANDSCAPE IRRIGATION SYSTEM.
 - 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.
 - STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
- QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR RECYCLED WATER. IRRIGATION PIPE SHALL BE PURPLE. ALL EQUIPMENT SHALL IN COMPLIANCE WITH RECYCLED WATER REQUIREMENTS.
- IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
- IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
 - SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
 - CONTROLLERS WITH MULTIPLE PROGRAMS.
 - WATERING SCHEDULES EMPLOYING SHORT CYCLES.
 - RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
 - 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.
 - 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	PEDESTRIAN
CB	CATCH BASIN OR CEMENT BASE	PDSN	PERFORATED
CH	CHANNEL OR CHILLER	PIP	POURED-IN-PLACE
CHD	CONCRETE HEADER	POC	POINT OF CONNECTION
CIP	CAST-IN-PLACE	PT	POINT OF TANGENCY
CJ	CONTROL JOINT	R	RADIUS
CL	CENTER LINE	RB	ROOT BARRIER
CLR	CLEARANCE	RGB	ROUNDED FRADE BREAK
CMU	CONCRETE MASONRY UNIT	RIM	RIM ELEVATION
CO	CLEAN OUT	ROW	RIGHT OF WAY
COJ	CONSTRUCTION JOINT	SAD	SEE ARCHITECTURAL DRAWINGS
CONC	CONCRETE	SB	SEE BUILDING STRUCTURAL DRAWINGS
CONT	CONTINUOUS	SBSD	SEE CIVIL DRAWINGS
CP	CENTER POINT	SD	SEE ELECTRICAL DRAWINGS
CTR	CENTER	SED	SEE STORM DRAIN
D/B	DESIGN/BUILD	SG	SEE SUBGRADE
DI	DRAIN INLET	SF	SEE SQUARE FEET
DIA	DIAMETER	SHP	SEE SWALE FLOWLINE HIGH POINT
DIM	DIMENSION	SIM	SEE SIMILAR
DN	DOWN	SJ	SEE SCORE JOINT
EA	EACH	SPECs	SEE SPECIFICATIONS
EF	EACH FACE	SSL	SEE STRAIGHT SLOPE
EJ	EXPANSION JOINT	SSD	SEE STRUCTURAL DRAWINGS
EJS	EXPANSION JOINT W/ SEALANT	SSGD	SEE SIGN DRAWINGS
EL	ELEVATION	SWPPP	SEE STORMWATER POLLUTION PREVENTION PLAN
ENGR	ENGINEER	TBD	TO BE DETERMINED
EP	EDGE OF PAVEMENT	TD	TOP OF DRAIN
EQ	EQUAL	TOC	TOP OF CURB
EW	EACH WAY	TOR	TOP OF RAMP
(E)	EXISTING	TPTL	TOP OF TREE PLANTING TRENCH
FDC	FIRE DEPARTMENT CONNECTION	TOBR	TOP OF BERM
FFE	FINISHED FLOOR	TOF	TOP OF FENCE
FG	FINISHED GRADE	TOFN	TOP OF FOUNDATION
FH	FIRE HYDRANT	T&B	TOP AND BOTTOM
FL	FLOW LINE	TOP	TOP OF POST
FOW	FACE OF WALL	TOS	TOP OF SLOPE
FS	FINISHED SURFACE	TSS	TOP OF STEP (STAIR)
GC	GENERAL CONTRACTOR	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TOPICAL
GJ	GROUT JOINT	UFC	UNIFORM FIRE CODE
H	HANDICAP PARKING STALL	VEH	VEHICULAR
HC	HANDICAP HEADER	WPM	WATER PROOF MEMBRANE
HDR	HANDLEHOLE	WWF	WELDED WIRE FABRIC
HH	HIGH POINT		
HP	HOSE VALVE		
HV	HOSE VALVE		
HVP	HANDICAP VAN PARKING STALL		
ID	INSIDE DIAMETER		
IE	INVERT ELEVATION		
INV	INVERTED		
LOW	LIMIT OF WORK		
LPT	LOW POINT		

LANDSCAPE NOTES AND LEGENDS

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 GROUNDCOVERS - 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 GROUNDCOVERS - 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	DEWARP 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	-

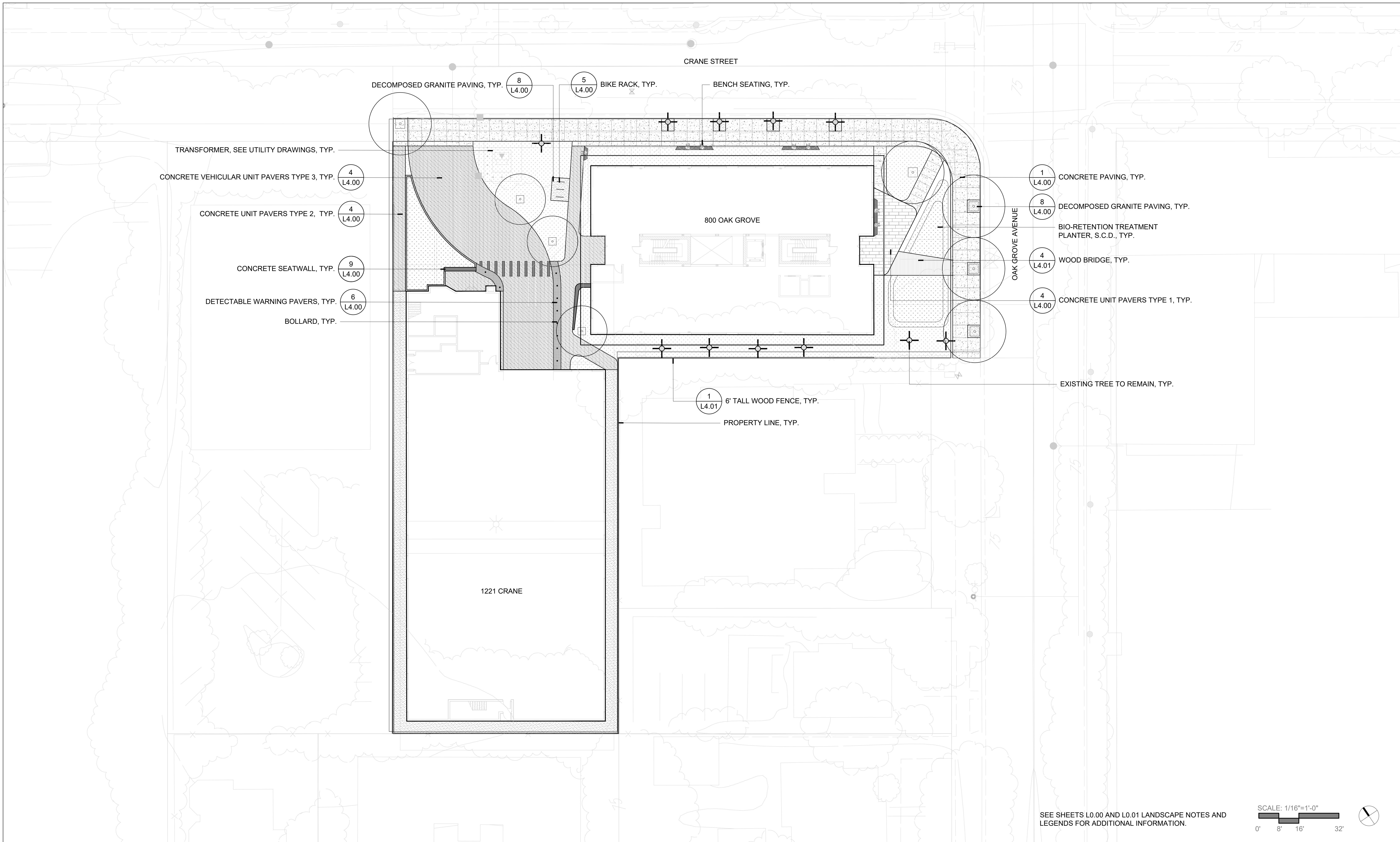
PROJECT TREE COUNT

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.

LANDSCAPE NOTES AND LEGENDS



ILLUSTRATIVE SITE PLAN



LANDSCAPE MATERIALS PLAN

800 OAK GROVE / 1221 CRANE

Menlo Park, CA

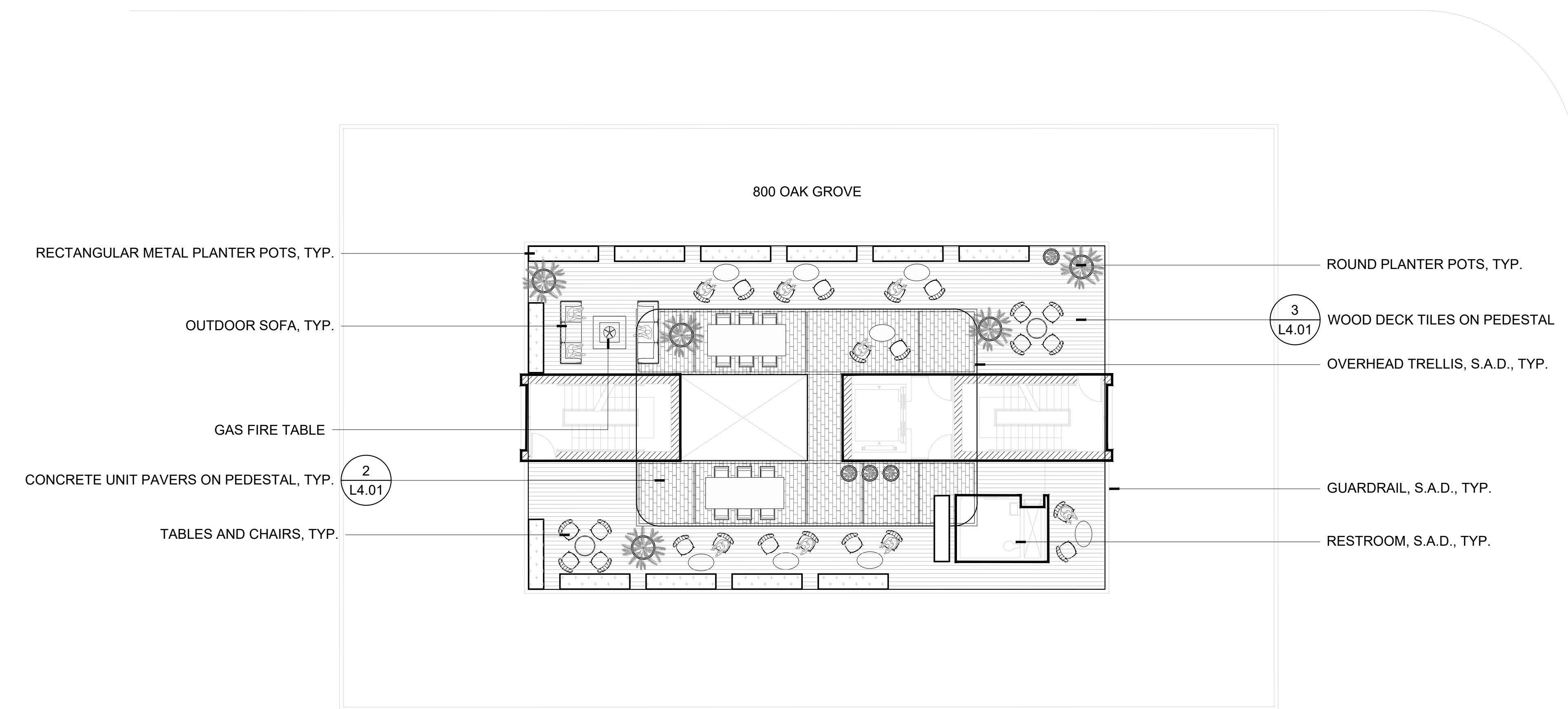
December 23, 2025

PRINCE STREET PARTNERS

Pacific Peninsula Group

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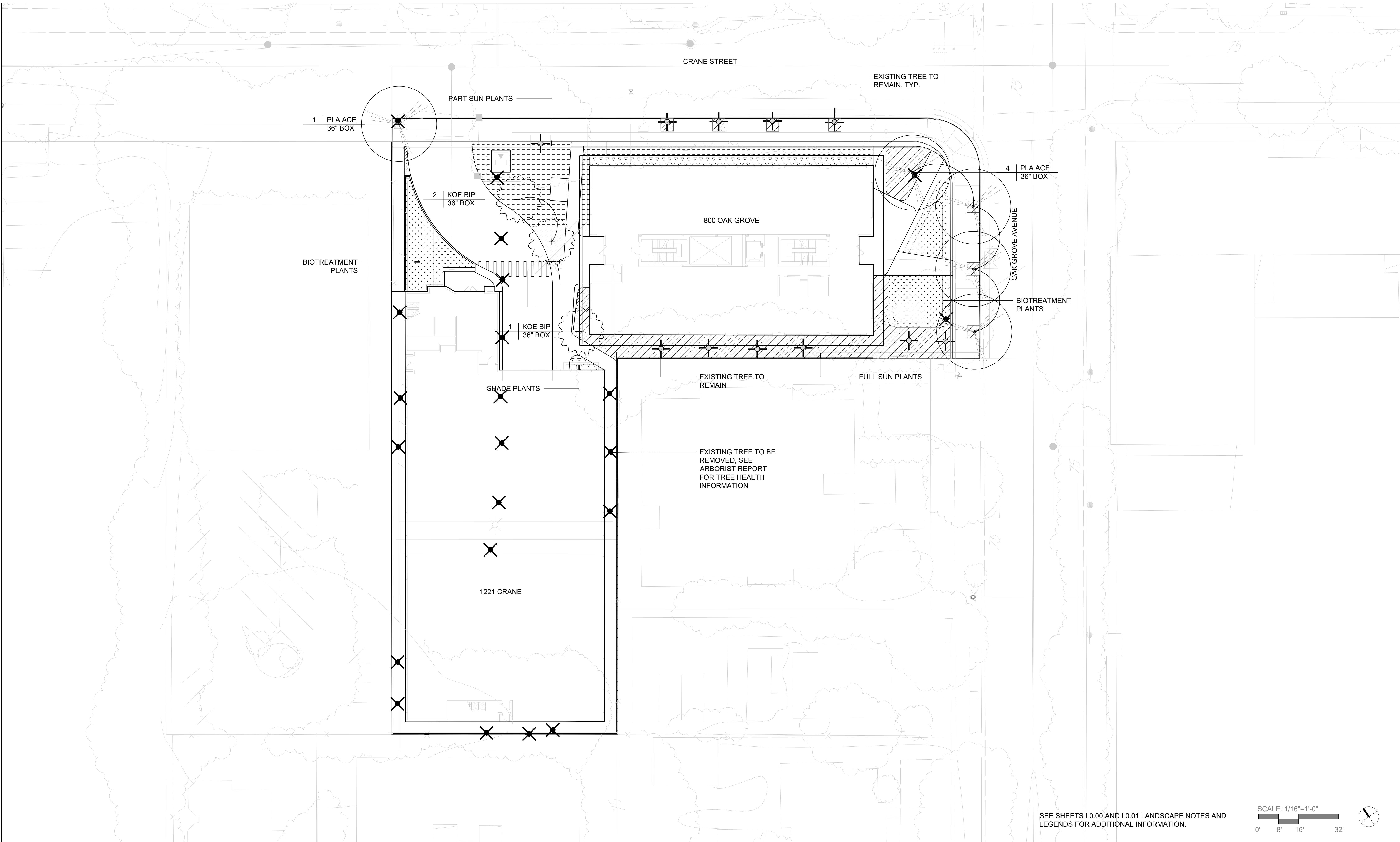
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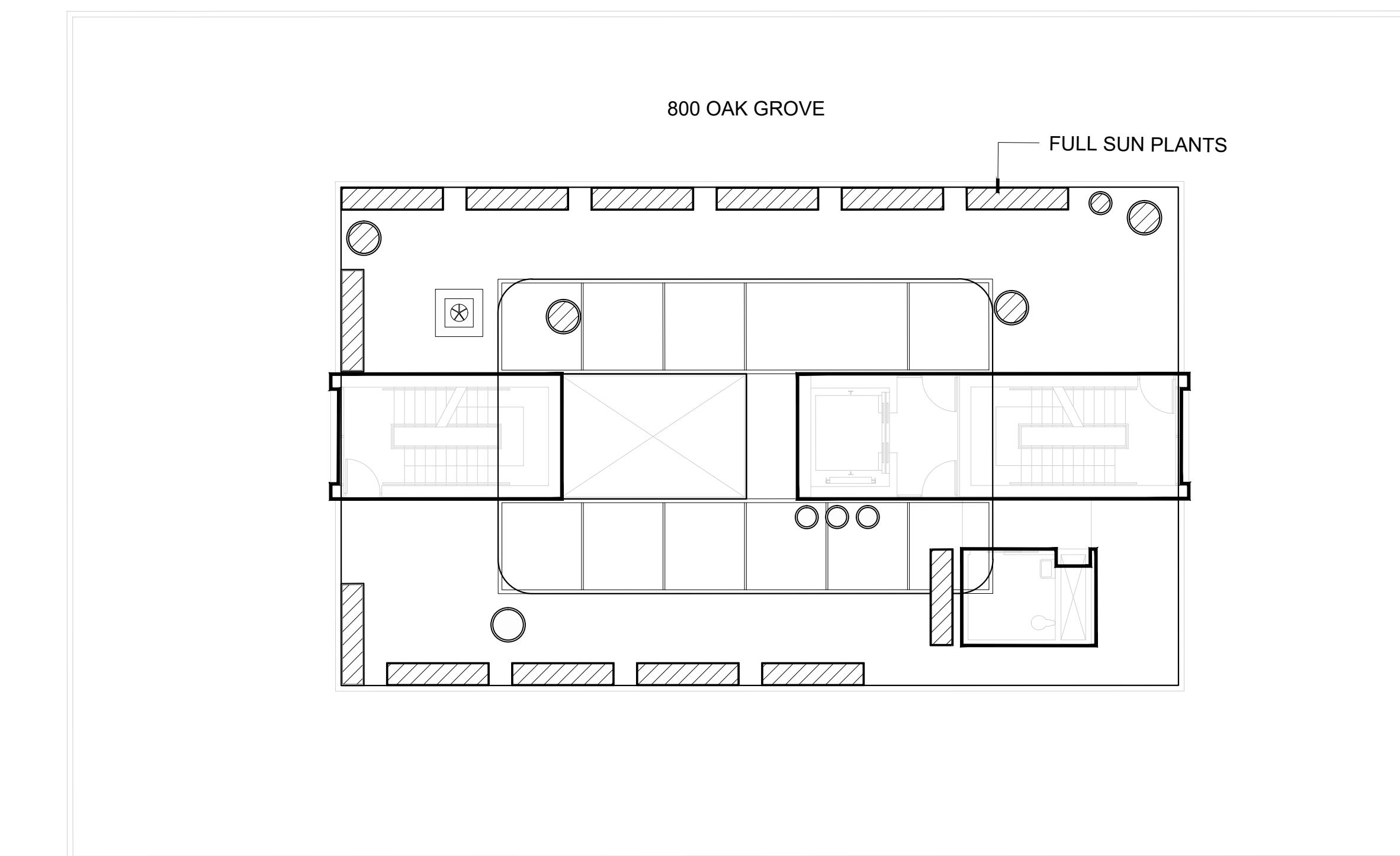
SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND
LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1"=10'-0"
0' 5' 10' 20'

ROOF DECK LANDSCAPE MATERIALS PLAN

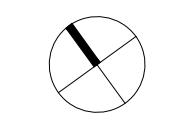


LANDSCAPE PLANTING PLAN

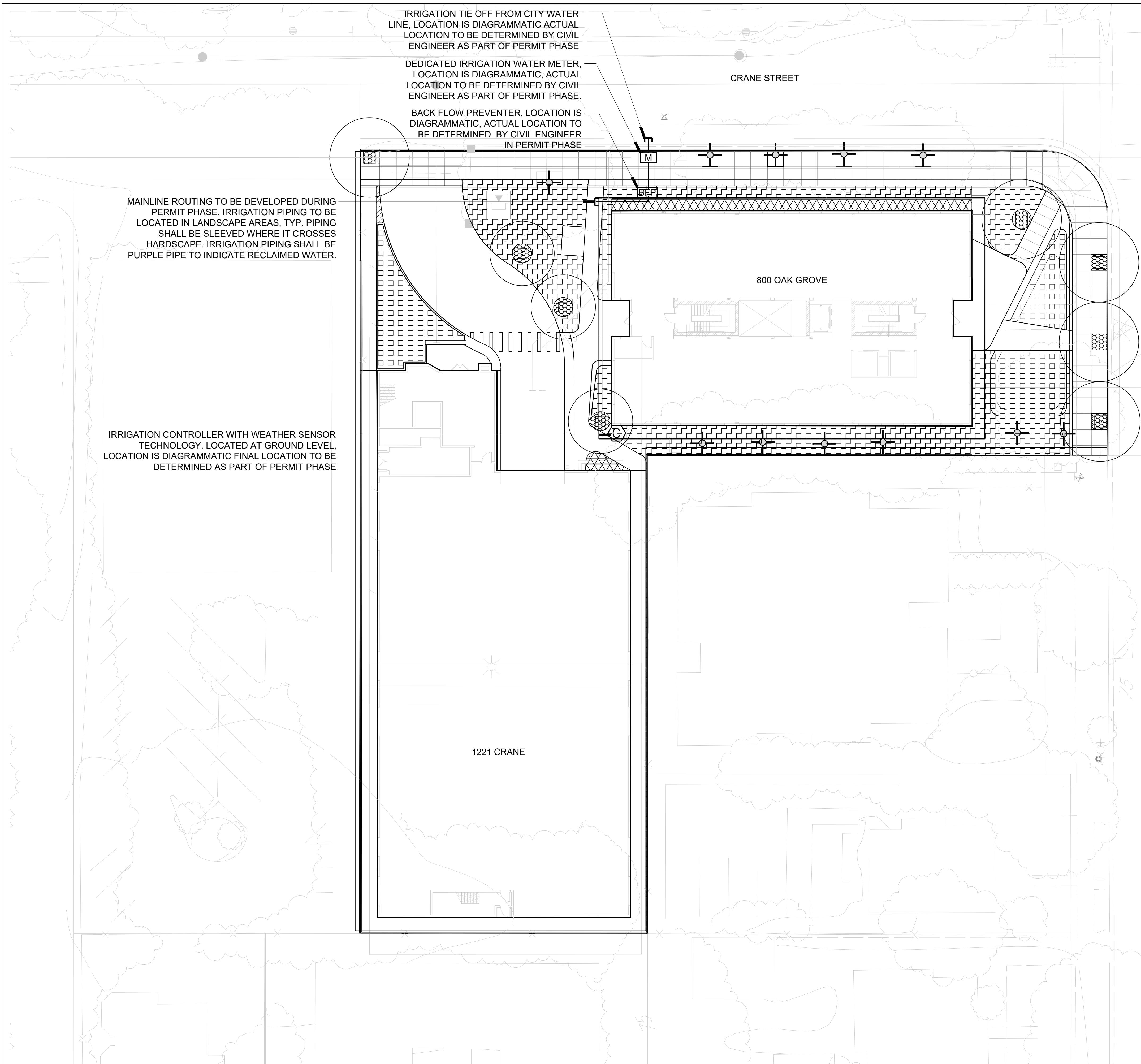


SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND
LEGENDS FOR ADDITIONAL INFORMATION.

SCALE: 1"=10'-0"
0' 5' 10' 20'



ROOF DECK LANDSCAPE PLANTING PLAN



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
	HYDROZONE 1 - LOW SHRUBS	DRIP	3,524 SQFT
	HYDROZONE 2 - MEDIUM SHRUBS	DRIP	452 SQFT
	HYDROZONE 3 - MEDIUM TREES	DRIP	202 SQFT
	HYDROZONE 4 - MEDIUM STORMWATER	DRIP	1,348 SQFT

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

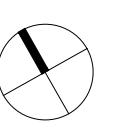
IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	WATER METER
	BACKFLOW PREVENTER
	AUTOMATIC IRRIGATION CONTROLLER
—	MAINLINE, SLEEVE UNDER HARDCAPE, MAINLINE ROUTING IS DIAGRAMMATIC, ALL PIPING TO BE PURPLE PIPE

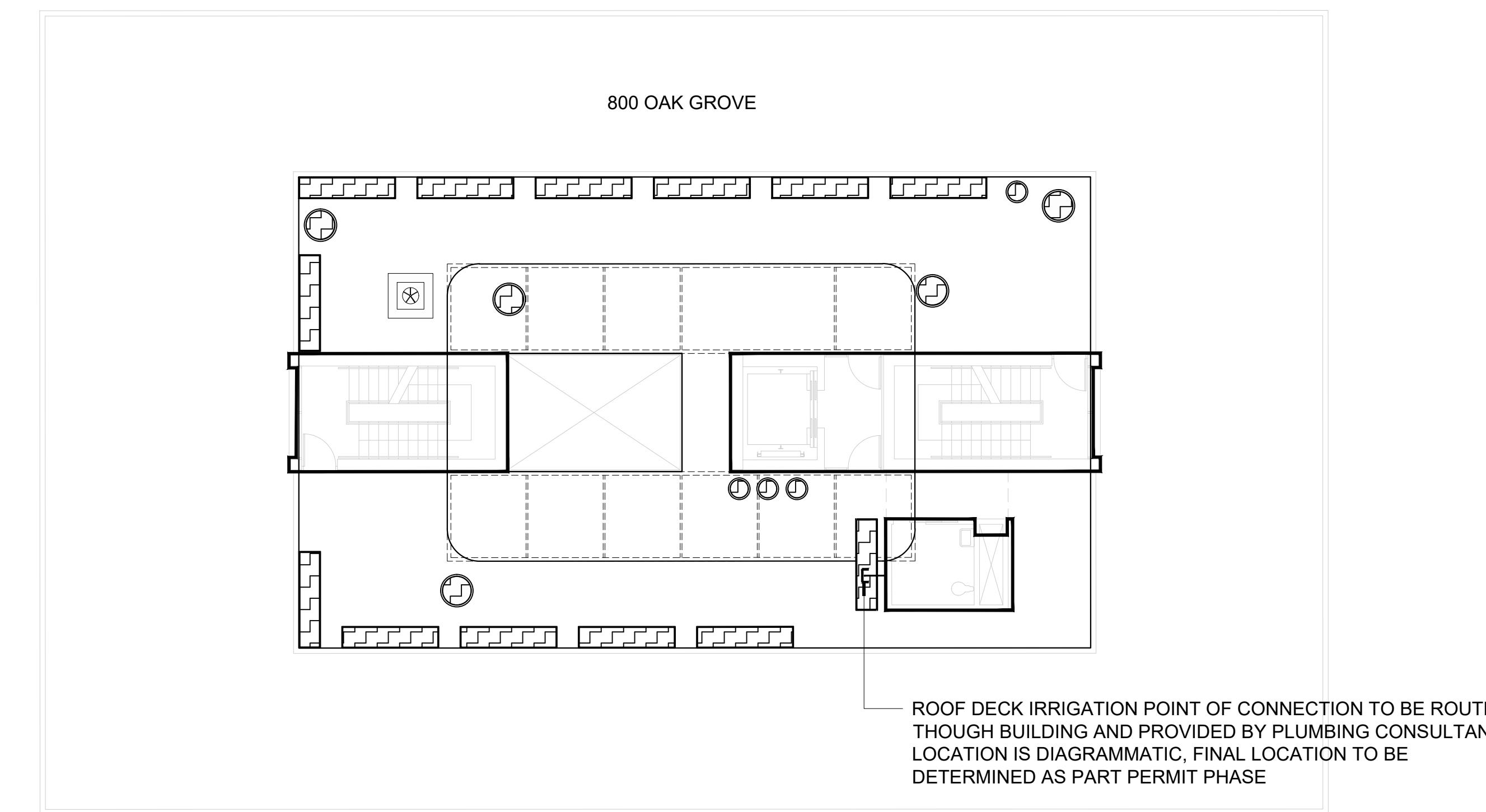
CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE WATER USE CALCULATION

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET ₀)	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)	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas						
1 - Low Shrubs	0.1	Drip	0.81	0.12	3770	465
2 - Medium Shrubs	0.5	Drip	0.81	0.62	452	279
4 - Medium Trees	0.6	Drip	0.81	0.74	202	150
5- Low Stormwater	0.1	Drip	0.81	0.12	1,348	166
				Totals	5772	1060
						28141
Special Landscape Areas						
				1	0	0
				1	0	0
				1	0	0
				1	0	0
				Totals	0	0
						ETWU Total
						28141
						Maximum Allowed Water Allowance (MAWA)
						68925

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

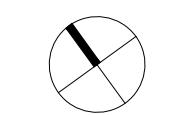
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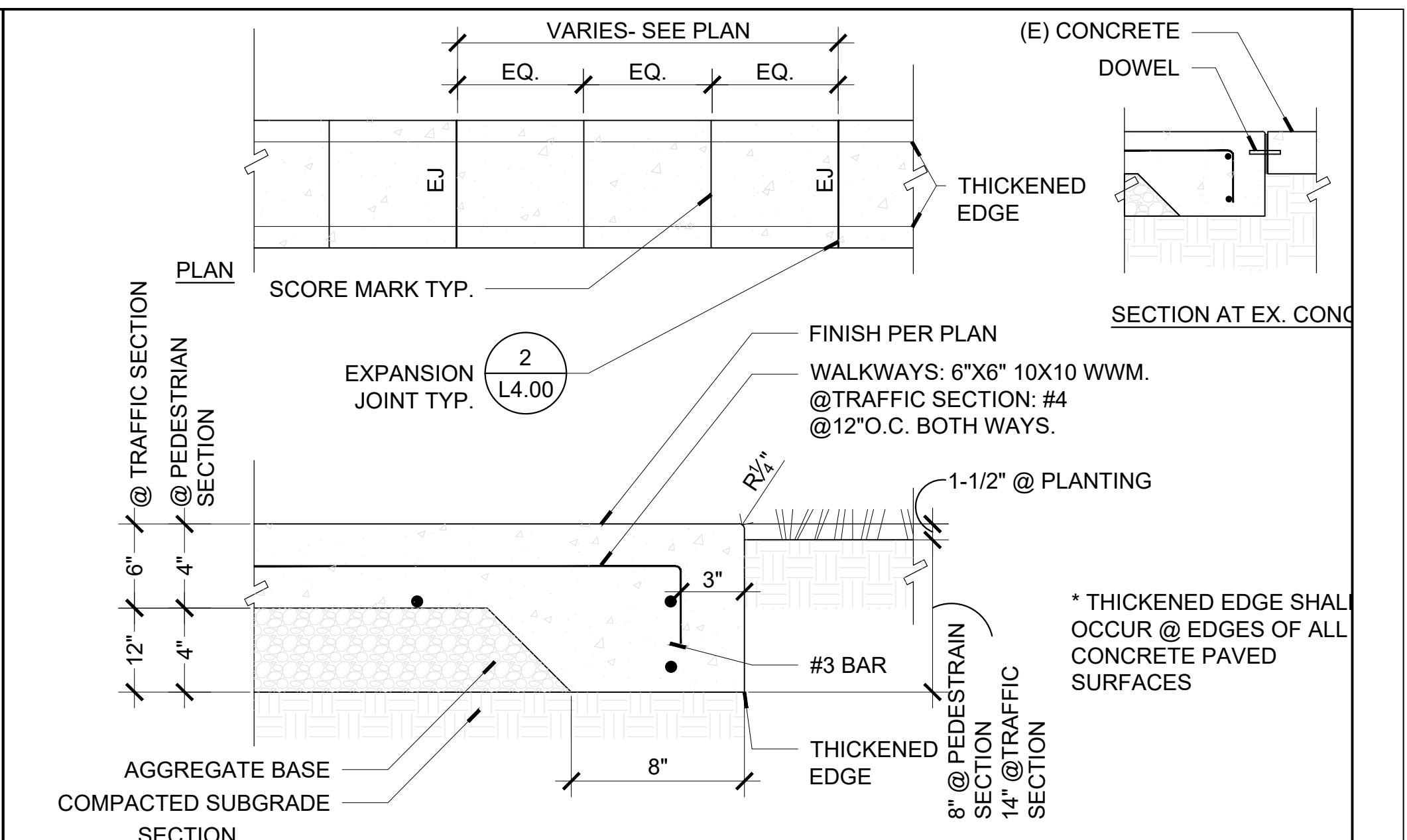
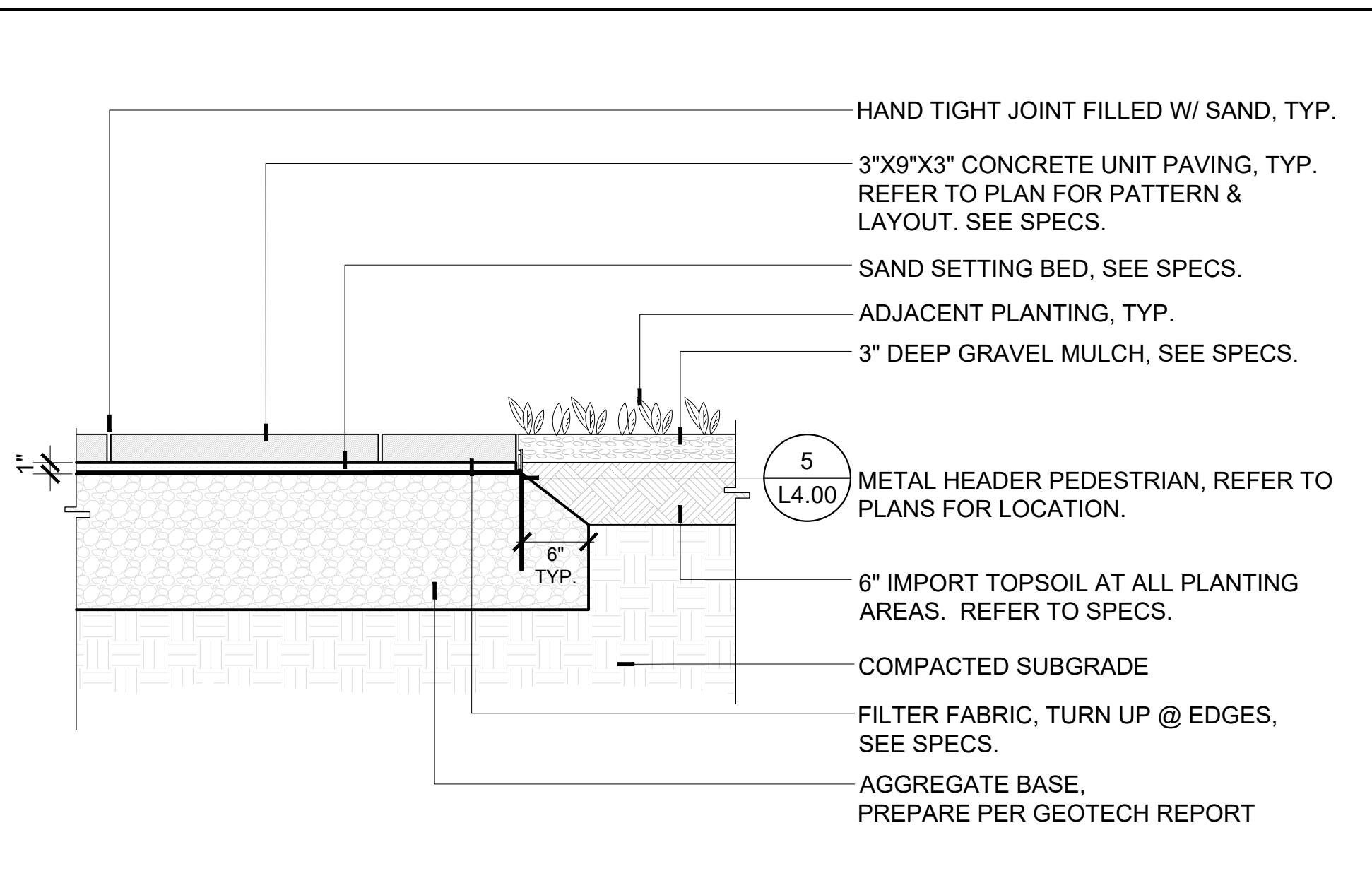
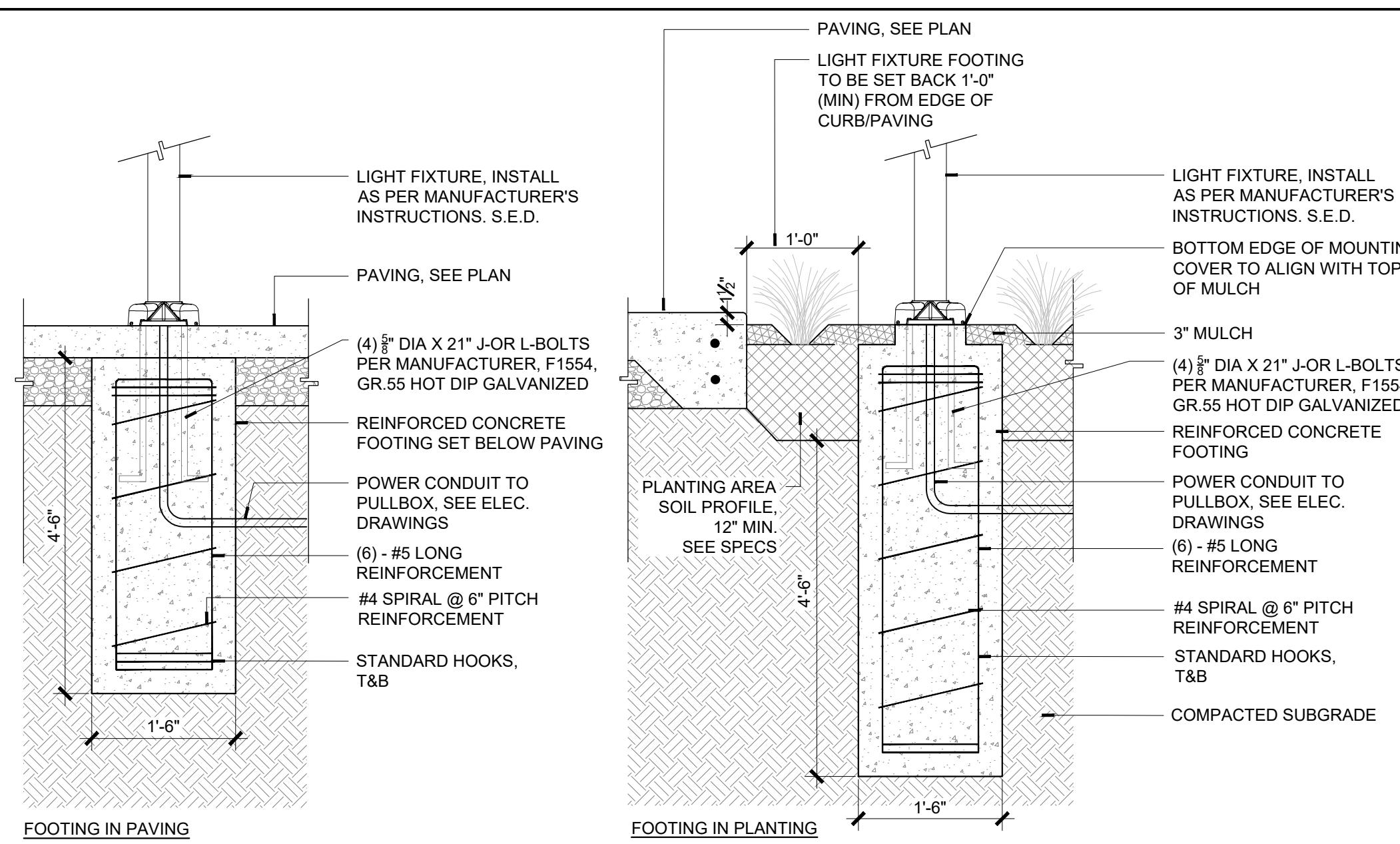


SEE SHEETS L0.00 AND L0.01 LANDSCAPE NOTES AND LEGENDS FOR ADDITIONAL INFORMATION.

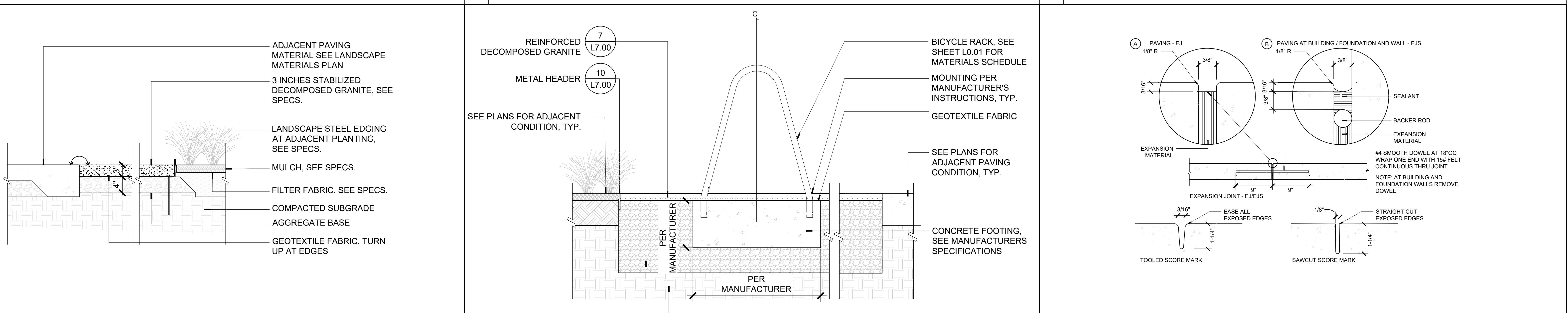
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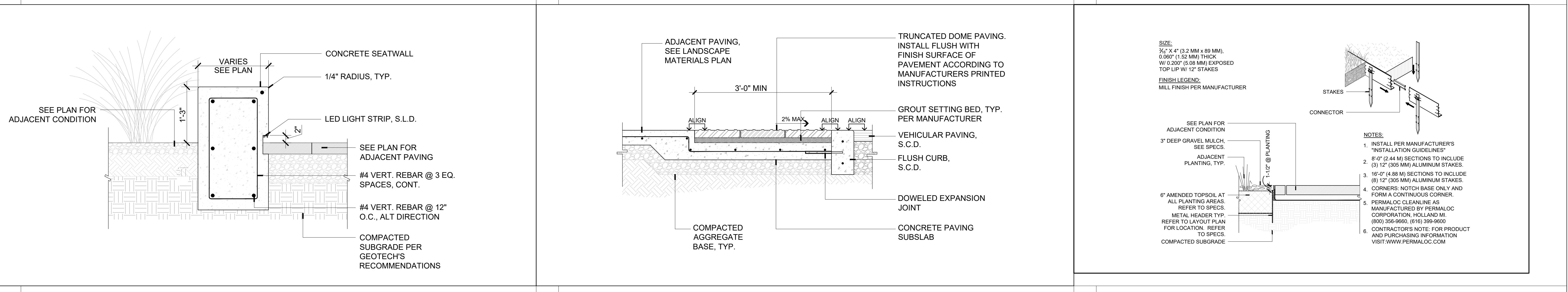
ROOF DECK LANDSCAPE IRRIGATION PLAN



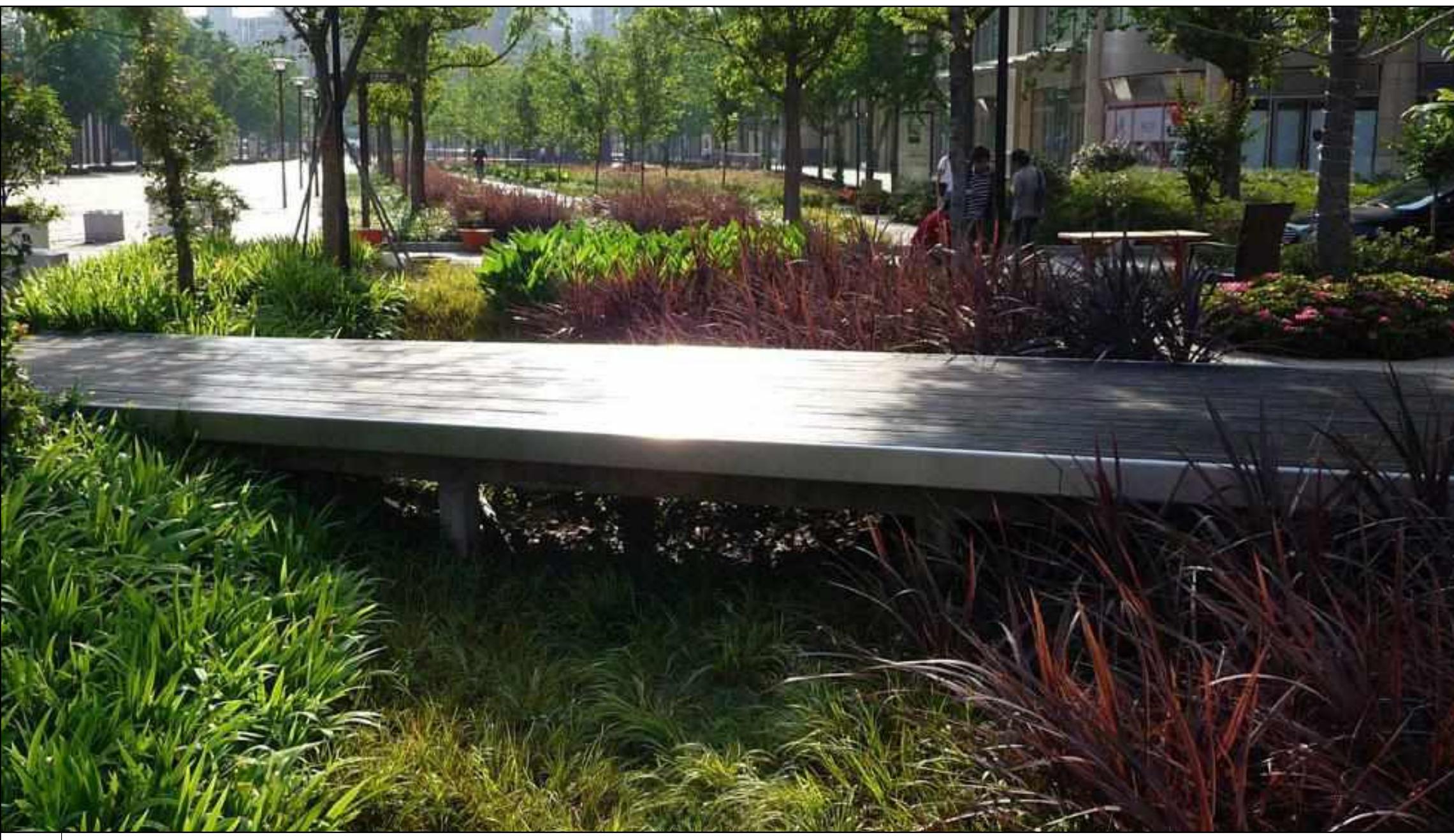
7 LIGH POLE FOOTING NTS 4 CONCRETE UNIT PAVER NTS



8 STABILIZED DECOMPOSED GRANITE PAVING NTS 2 CONCRETE PAVING JOINT NTS 5 BIKE RACK



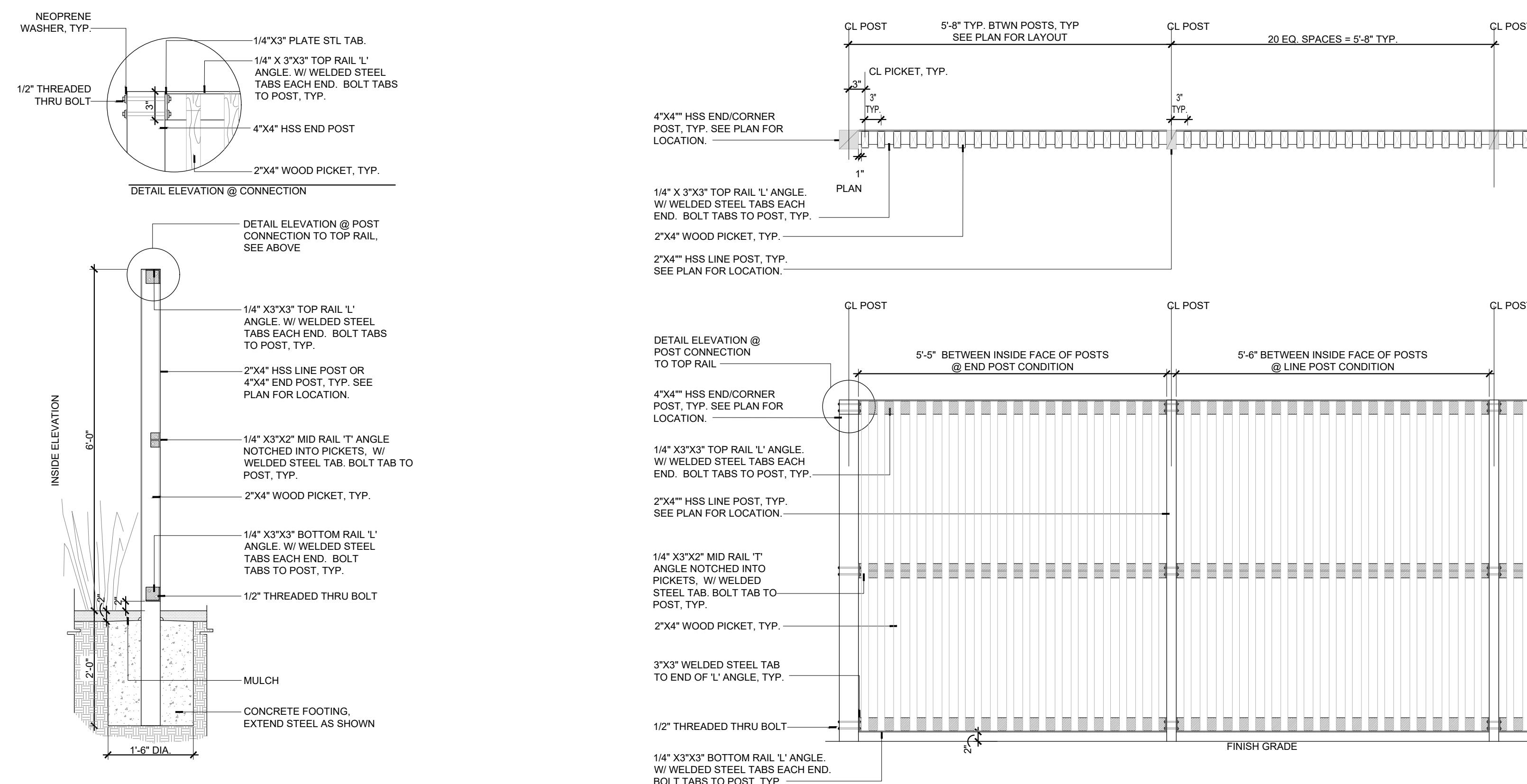
9 CONCRETE SEATWALL NTS 6 TRUNCATED DOME PAVERS NTS 3 METAL HEADER NTS



4

WOOD BRIDGE

NTS



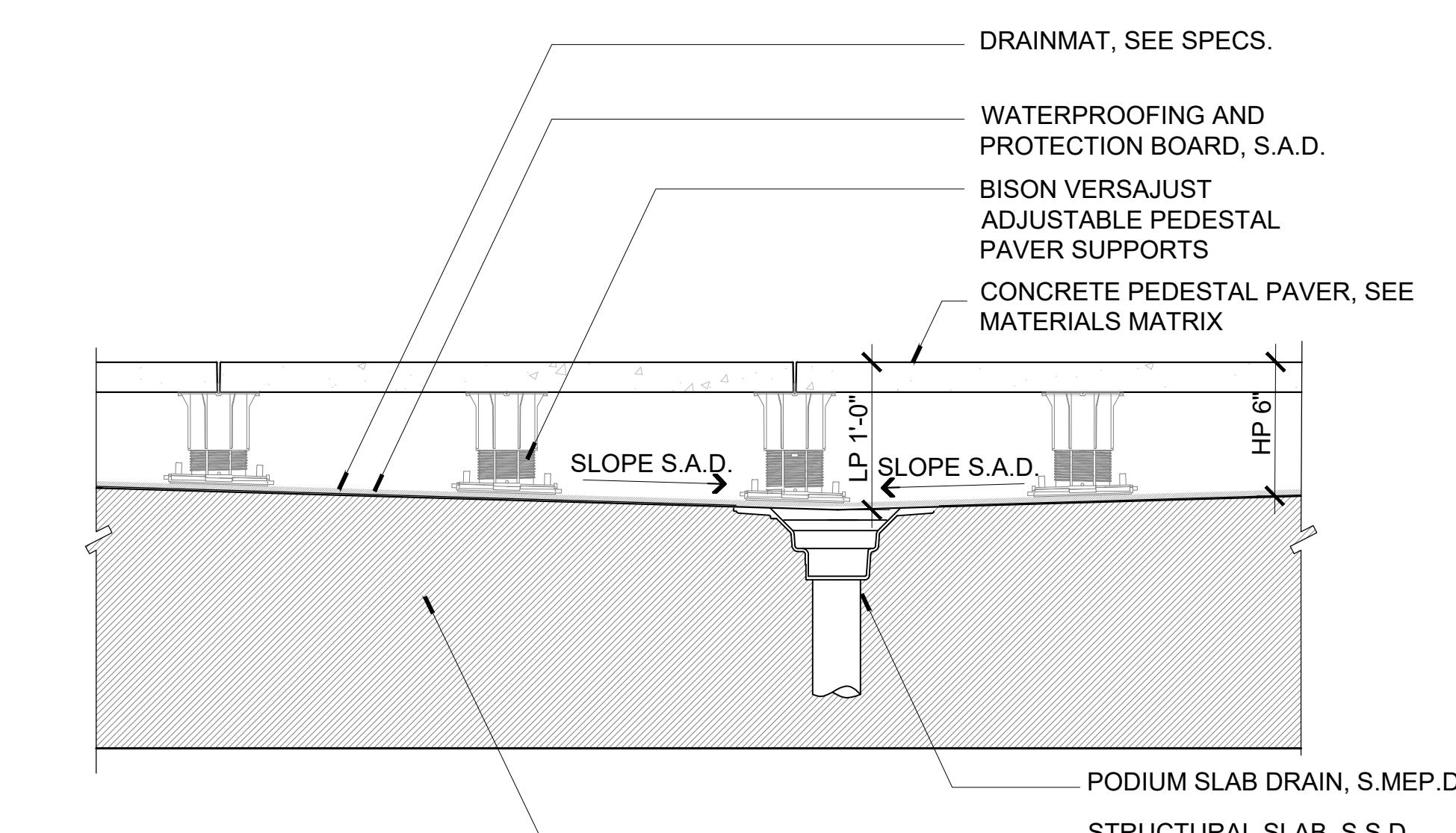
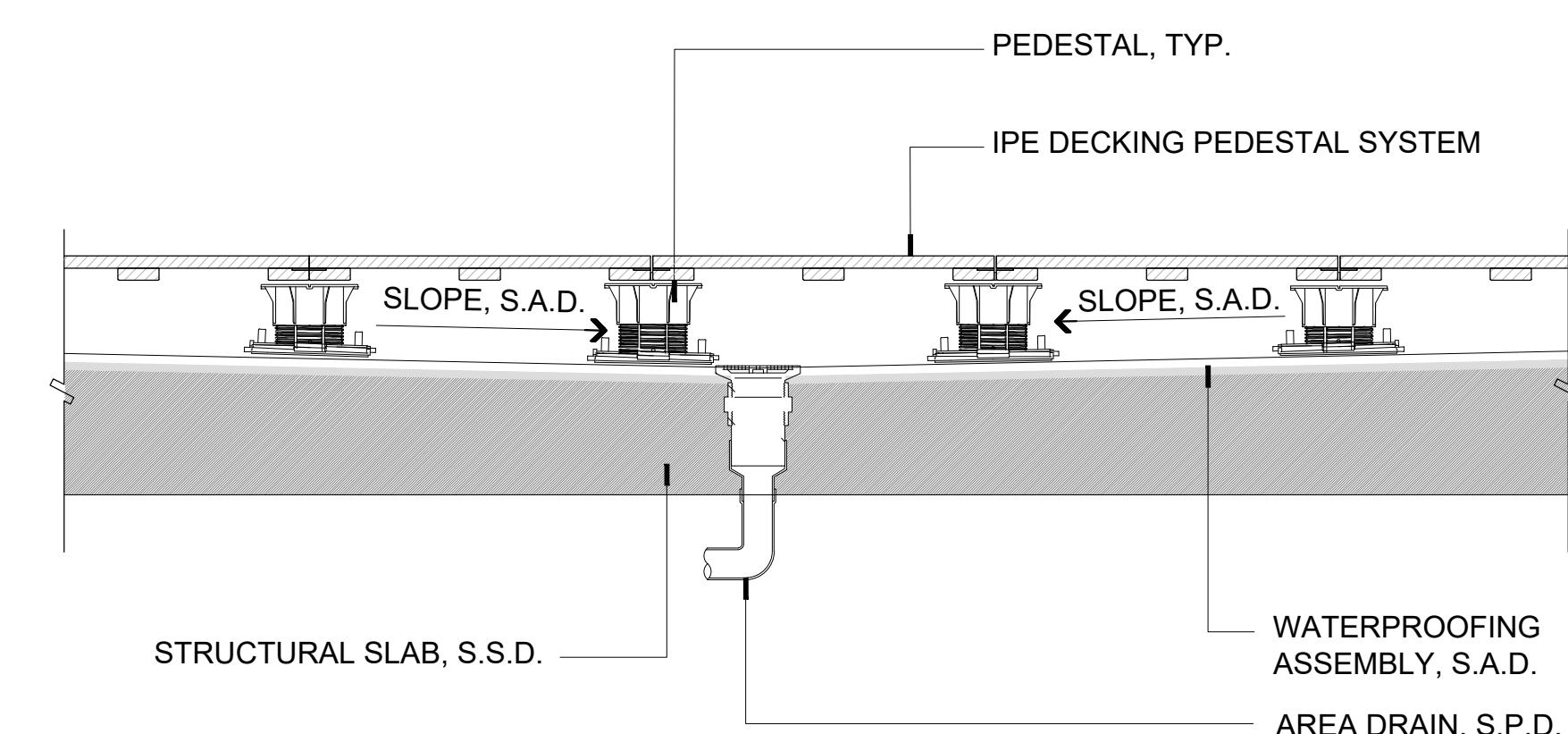
GENERAL NOTES:

1. ALL STEEL SHALL BE GALVANIZED AND PAINTED IN COLOR AS SPECIFIED PER SPEC. COORDINATE WITH OWNER'S REPRESENTATIVE. SUBMIT PAINT COLOR SAMPLES FOR OWNER APPROVAL. REFER TO SPEC.
2. WOOD SPECIES SHALL BE ALL HEART GRADE CLEAR CEDAR. REFER TO SPEC.
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



3

WOOD TILE ON PEDESTAL

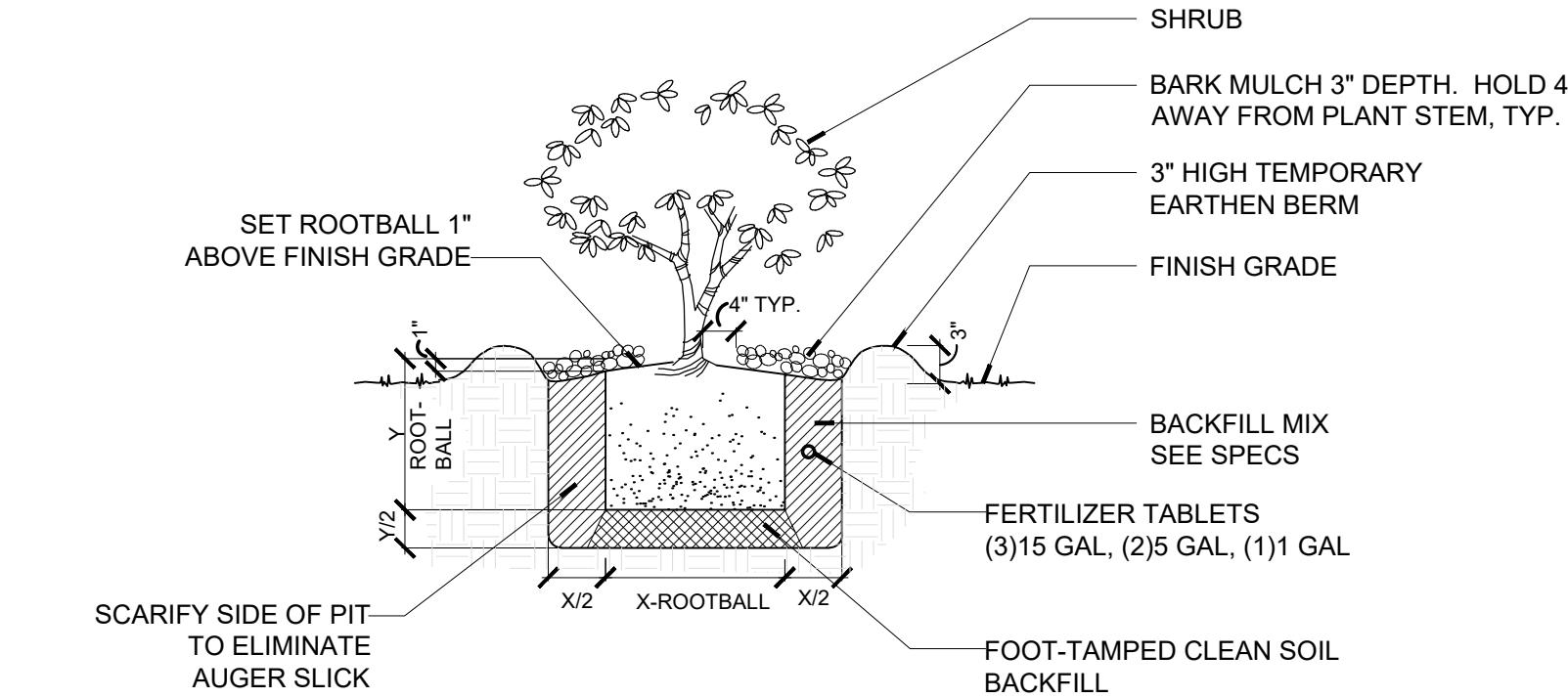
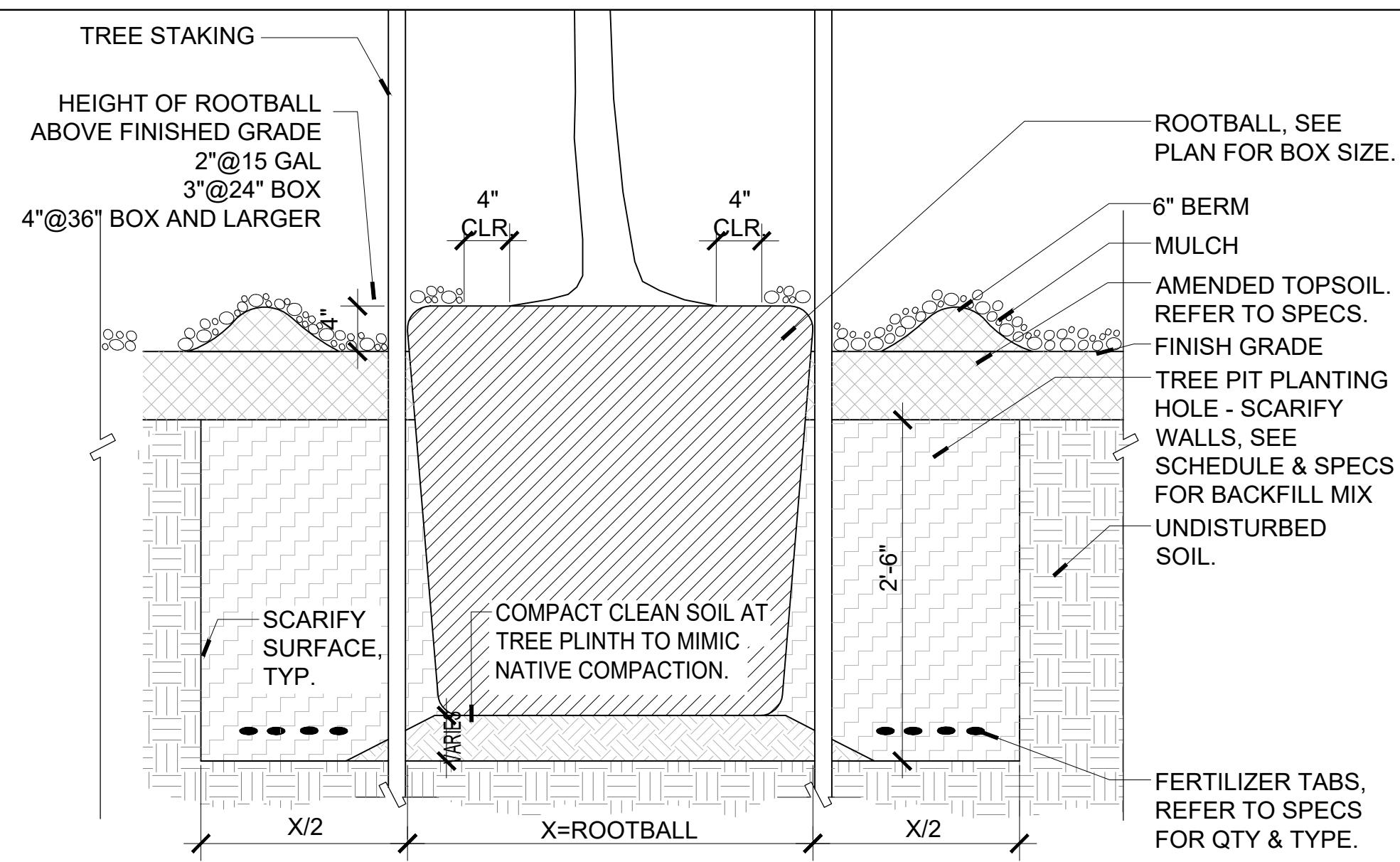
NTS

2

CONCRETE UNIT PAVER ON PEDESTAL

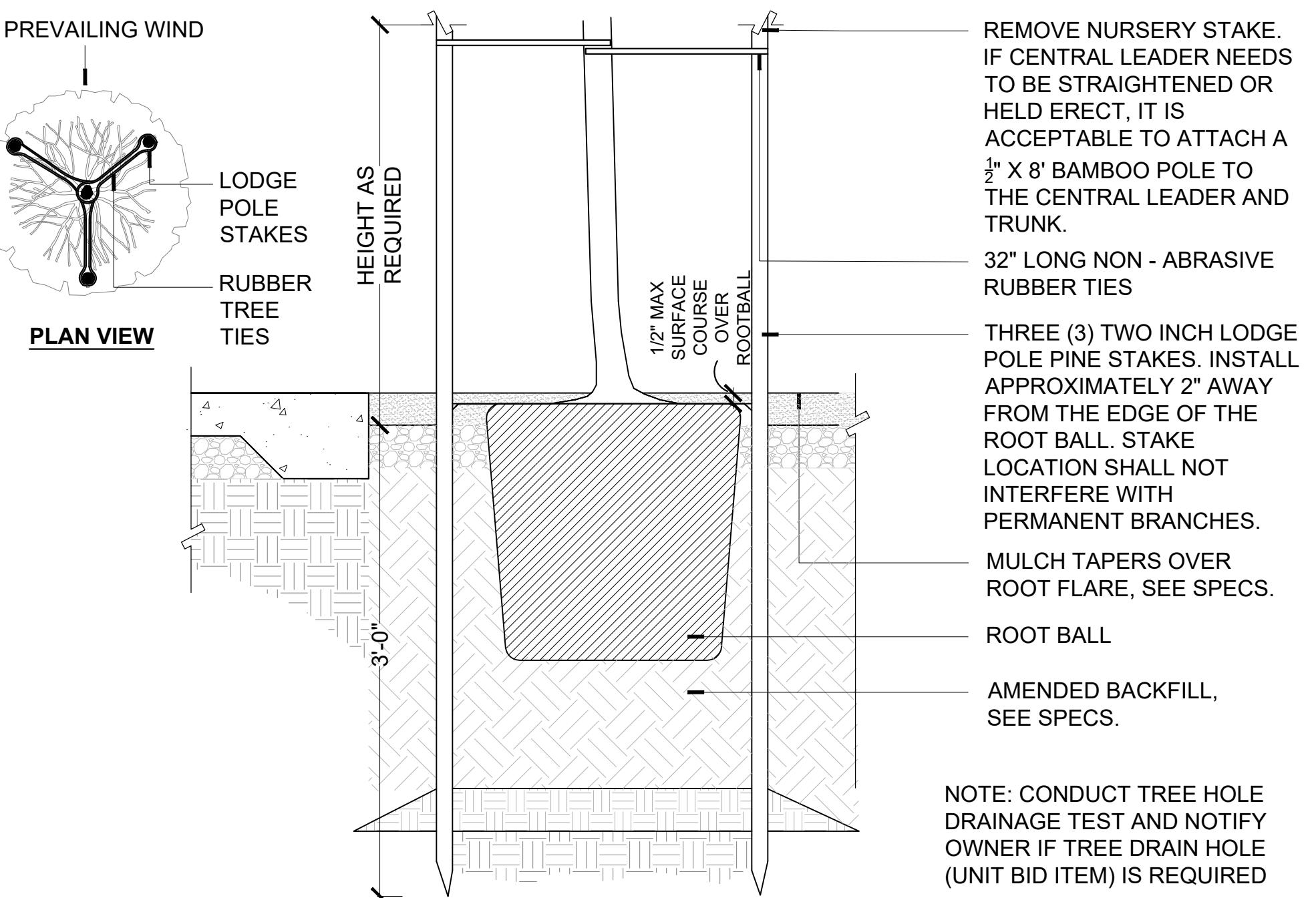
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LANDSCAPE CONSTRUCTION DETAILS



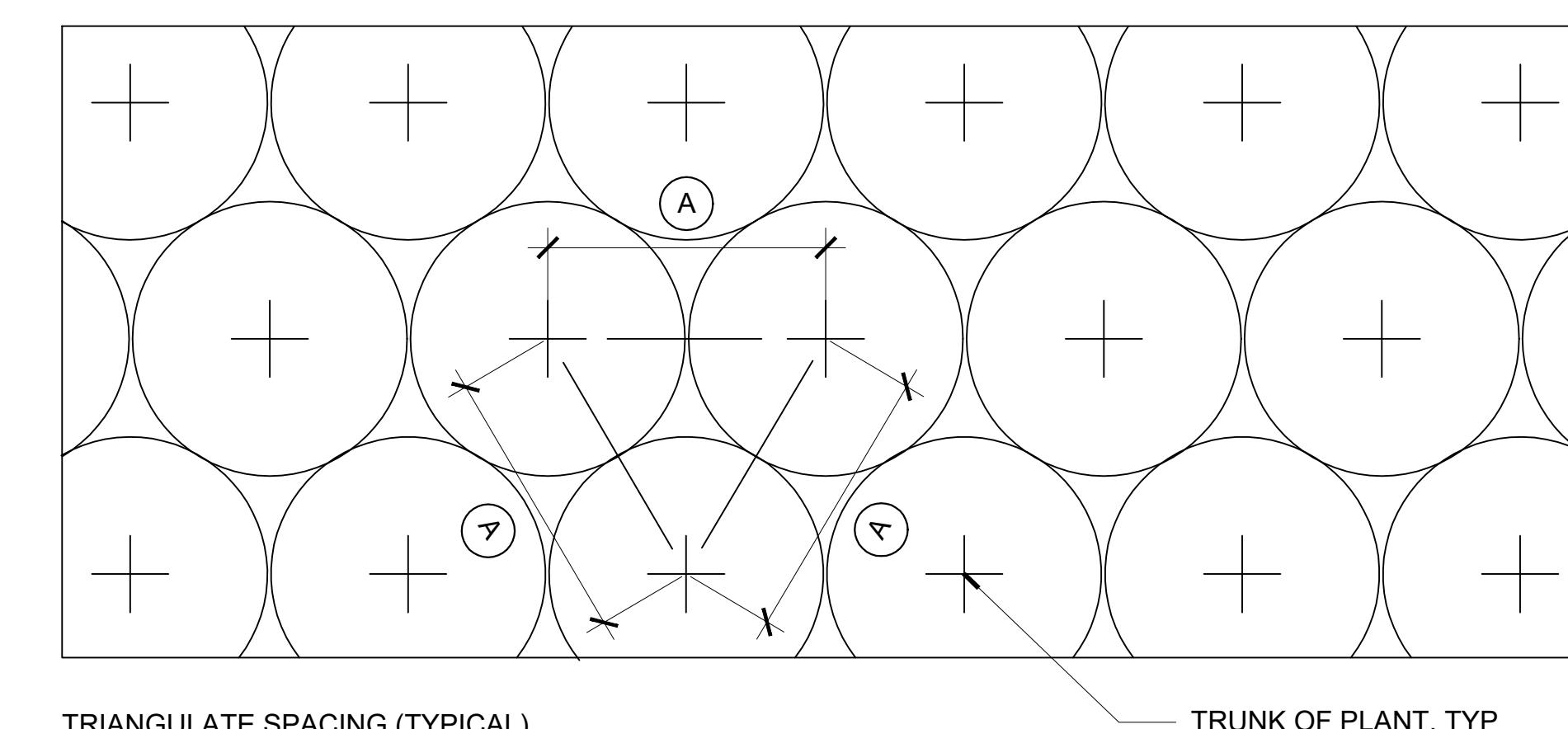
4 TREE PIT

NTS 1 SHRUB PLANTING



6 TREE STAKING

NTS 2 LINEAR PLANTING SPACING



3 TRIANGULAR PLANT SPACING

NTS

NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, TRIANGULAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

LANDSCAPE PLANTING DETAILS