

PLANNING SUBMITTAL 9
111 INDEPENDENCE

MULTI-FAMILY DEVELOPMENT
105 DWELLING UNIT

APRIL 16 2021

BDE ARCHITECTURE

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FLOOD PLANE NOTES

The project is built in compliance with the City's Flood Damage Prevention Ordinance, Chapter 12, Section 42.

All materials below DFE (12.0') shall be resistant to flood damage." (i.e., concrete).

The bottom elevation of all appliances and utilities (meters, transformers, etc) shall be at or above DFE.

Storm runoff resulting from the project's grading and drainage activities shall not encroach onto any neighboring lot. Runoff must be contained on-site.

Site Information	
Lot Size (Sq Ft)	40,235
ROW Dedication (Sq Ft)	87.8
Lot Post ROW Dedication (Sq Ft)	40,147.20
Lot Post ROW Dedication (Acre)	0.9217
Units & FAR Calculations Before Application of BMR Section 4.1.3	
Dwelling Units Allowed & Proposed	92
Density (DU/Acre)	99.8207
Allowable FAR Percentage (225% * 99.8207)	224.5965
Allowable FAR	90,169
Units & FAR Calculations After Application of BMR Section 4.1.3	
Number of above 92 units which are proposed as BMR (15.22%)	14
# of additional market rate units allowed by Section 4.1.3	14
# of additional market rate units proposed via Section 4.1.3	13
Total number of units allowed (92+14)	106
Total number of units proposed	105
Avg Sq Ft of all DUs across entire building	698
Additional FAR Sq Ft for Section 4.1.3 units (13 * 698)	9,074
Total Allowable FAR Sq Ft (90,169 + 9,074)	99,243
Total FAR Sq Ft Provided in Project	96,055

BMR Guidelines Section 4.1.3 Provision:

Section 4.1.3 of the BMR Guidelines provides that, "for each BMR unit provided, a developer shall be permitted to build one additional market rate (bonus) unit. However, in no event shall the total number of units in a development be more than fifteen percent (15%) over the number otherwise allowed by zoning."

Total FAR Sq Ft Provided in Project	
Net Rentable Residential	71,788
Gross (Including Corridors, Excluding Decks)	18,607
Amenity (Including Leasing)	5,660
Total FAR Sq Ft	96,055

OFF STREET PARKING - RESIDENTIAL

CITY REQUIRED MINIMUM RESIDENTIAL PARKING

UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D
STUDIO	1	15	15
1 BDRM	1	79	79
2 BDRM	1	11	11
TOTAL		105	**105**

REQUIRED RESIDENTIAL MINIMUM	105
MINIMUM PARKING RATIO	1.00

CITY REQUIRED MAXIMUM RESIDENTIAL PARKING

UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D
STUDIO	1.5	15	22.5
1 BDRM	1.5	79	118.5
2 BDRM	1.5	11	16.5
TOTAL		105	**158**

REQUIRED RESIDENTIAL MAXIMUM	158
MAXIMUM PARKING RATIO	1.50

CITY REQUIRED RETAIL PARKING

MIN	2.5/ 1000SF RETAIL=	713/1000 * 2.5 =	2 STALLS
MAX	3.3/ 1000SF RETAIL=	713/1000 * 3.3 =	3 STALLS

TOTAL REQUIRED MINIMUM	107
TOTAL REQUIRED MAXIMUM	161

PROPOSED PARKING SPACES

	SIZE	FLOOR 1	FLOOR 2	FLOOR 3	TOTAL
RESIDENTIAL PARKING					
EVSE INSTALLED - STANDARD	9'x18'	8	7	6	**21**
EVSE INSTALLED - ADA VAN	9'x18' W/ 8' aisle	1	0	0	**1**
EV READY - STANDARD	9'x18'	4	9	7	**20**
EV READY - STANDARD W/ COLUMN ENCROACHMENT	9'x18' w/ 6" encroachment	14	14	13	**41**
EV READY - COMPACT	8'-6" x 18'	6	7	6	**19**
EV READY - STANDARD ADA	9'x18' w/ 5' aisle	0	1	1	**2**
RESIDENTIAL TOTAL		**33**	**38**	**33**	**104**
VISITOR'S PARKING					
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1	0	0	**1**
STANDARD VISITOR	9'x18'	4	0	0	**4**
VISITOR'S TOTAL		**5**	**0**	**0**	**5**
GRAND TOTAL		**38**	**38**	**33**	**109**

EXTRAS (NOT INCLUDED IN GRAND TOTAL)
TANDEM PARKING = 1 SPACE
MOTORCYCLE = 3 SPACES

TOTAL PROVIDED	109
PARKING RATIO PROVIDED	1.04

BICYCLE PARKING

REQUIRED LONG TERM: 1.5 STALLS/DU = 1.5 * 105DU = 158 STALLS

REQUIRED SHORT TERM: 10% OF CLASS I = 158STALLS * 10% = 16 STALLS
1 STALL CLASS II/ 5000SF COMMERCIAL = 1 STALL
17 STALL

PROVIDED CLASS I: 2-HIGH BIKE STACKERS = 160 STALLS

PROVIDED CLASS II: 17 CLASS II STALLS

FAR, FLOOD NOTES & VICINITY MAP

1A

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UNIT AND AREA SUMMARY **JOB 1715**

10/9/2020

CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA

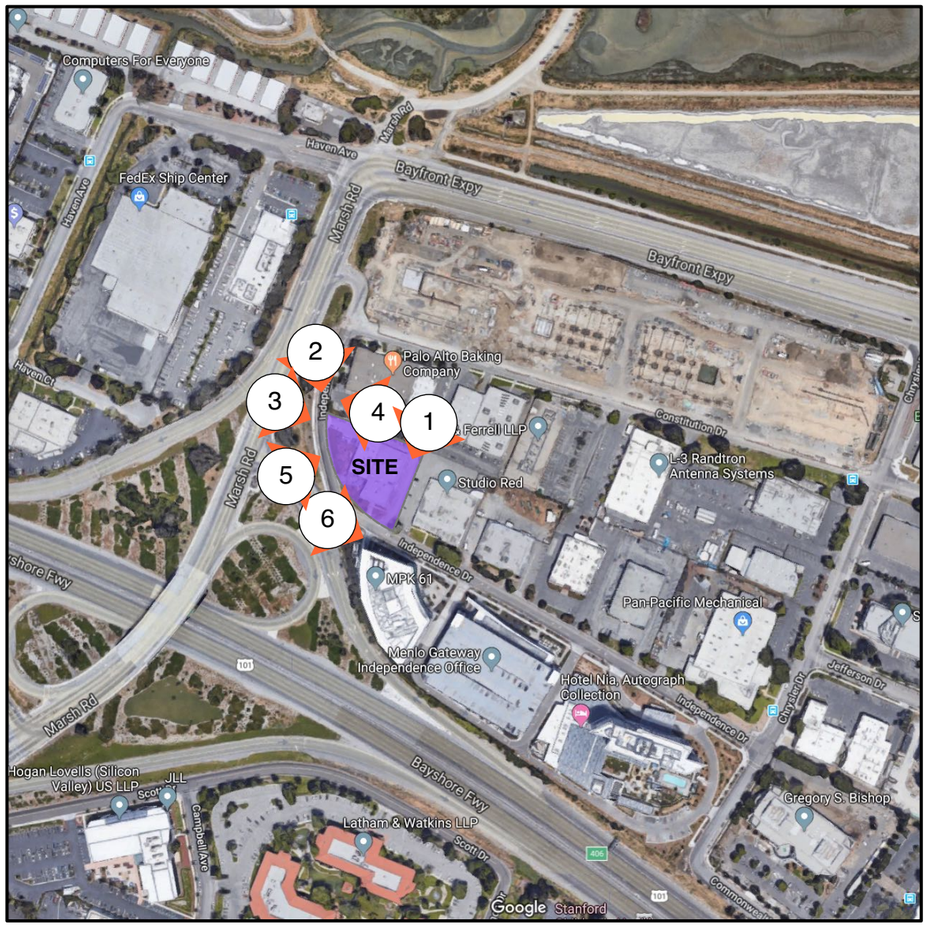
FLOORS: 5 WOOD OVER 3 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	ROOF	Unit Total	Percent of Total Units	Rentable Area by Type
STUDIO	S1	STUDIO	452	0	0	2	0	0	0	0	0		2	2%	904
	S2	STUDIO	523	0	0	0	1	1	1	1	1		5	5%	2,615
	S2.1	STUDIO	566	0	0	1	0	0	0	0	0		1	1%	566
	S3	STUDIO	532	0	0	0	1	1	1	1	1		5	5%	2,660
	S4	STUDIO	558	0	0	1	0	0	0	0	0		1	1%	558
	S5	STUDIO	564	0	0	1	0	0	0	0	0		1	1%	564
STUDIO SUB-TOTAL				0	0	2592	1055	1055	1055	1055	1055	0	**15**	**14%**	7,867
1 BEDROOM	A1	1 BDRM/ 1 BATH	554	0	0	1	0	0	0	0	0		1	1%	554
	A2	1 BDRM/ 1 BATH	569	0	0	0	1	1	1	1	1		5	5%	2,845
	A2.1	1 BDRM/ 1 BATH	569	0	0	0	1	1	1	1	1		5	5%	2,845
	A3	1 BDRM/ 1 BATH	573	0	1	1	0	0	0	0	0		2	2%	1,146
	A4	1 BDRM/ 1 BATH	597	0	0	1	0	0	0	0	0		1	1%	597
	A5	1 BDRM/ 1 BATH	603	0	0	0	1	1	1	1	1		5	5%	3,015
	A5.1	1 BDRM/ 1 BATH	625	0	0	0	2	2	2	2	2		10	10%	6,250
	A5.2	1 BDRM/ 1 BATH	621	0	0	0	1	1	1	1	1		5	5%	3,105
	A6	1 BDRM/ 1 BATH	612	0	0	1	0	0	0	0	0		1	1%	612
	A7	1 BDRM/ 1 BATH	610	0	0	0	1	1	1	1	1		5	5%	3,050
	A8	1 BDRM/ 1 BATH	664	0	0	1	0	0	0	0	0		1	1%	664
	A9	1 BDRM/ 1 BATH	651	0	0	1	0	0	0	0	0		1	1%	651
	A10	1 BDRM/ 1 BATH	640	0	0	0	1	1	1	1	1		5	5%	3,200
	A11	1 BDRM/ 1 BATH	700	0	0	1	0	0	0	0	0		1	1%	700
	A12	1 BDRM/ 1 BATH	727	0	0	0	1	1	1	1	1		5	5%	3,635
	A12.1	1 BDRM/ 1 BATH	740	0	0	0	2	2	2	2	2		10	10%	7,400
	A13	1 BDRM/ 1 BATH	704	0	0	1	0	0	0	0	0		1	1%	704
	A14	1 BDRM/ 1 BATH	744	0	0	1	0	0	0	0	0		1	1%	744
	A14.1	1 BDRM/ 1 BATH	763	0	0	0	1	1	1	1	1		5	5%	3,815
	A15	1 BDRM/ 1 BATH	785	0	0	0	1	1	1	1	1		5	5%	3,925
	A16	1 BDRM/ 1 BATH	854	0	0	0	0	1	1	1	1		4	4%	3,416
1 BDRM SUB-TOTAL				0	573	5799	8617	9471	9471	9471	9471	0	**79**	**75%**	52,873
2 BEDROOM	B1	2 BDRM/ 2 BATH	861	0	0	0	1	1	1	1	1		5	5%	4,305
	B2	2 BDRM/ 2 BATH	924	0	0	1	0	0	0	0	0		1	1%	924
	B2.1	2 BDRM/ 2 BATH	1091	0	1	0	0	0	0	0	0		1	1%	1,091
	B3	2 BDRM/ 2 BATH	1182	0	0	0	1	1	1	1	0		4	4%	4,728
2 BDRM SUB-TOTAL				0	1091	924	2043	2043	2043	2043	861	0	**11**	**10%**	11,048
TOTAL UNITS		**Avg SqFt**	**684**	0	1664	9315	11715	12569	12569	12569	11387	0	**105**	**100%**	71,788

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

													PROVIDED FAR
Net rentable Residential by floor (excl decks)	0	1,664	9,315	11,715	12,569	12,569	12,569	11,387	0			**71,788**	71,788
Gross (Including Corridors, Excluding Decks)	1,764	1,307	2,950	2,414	2,238	2,238	2,238	2,222	490			17,861	17,861
Amenity (Including Leasing)	3,922			1,053				685				5,660	5,660
Commercial (Café)	746											746	746
Garage (Inlcuding Bikes, MEP, Trash Termination)	19,146	16,565	13,913									49,624	
Total Gross	25,578	19,536	26,178	15,182	14,807	14,807	14,807	14,294	490			**145,679**	**96,055**

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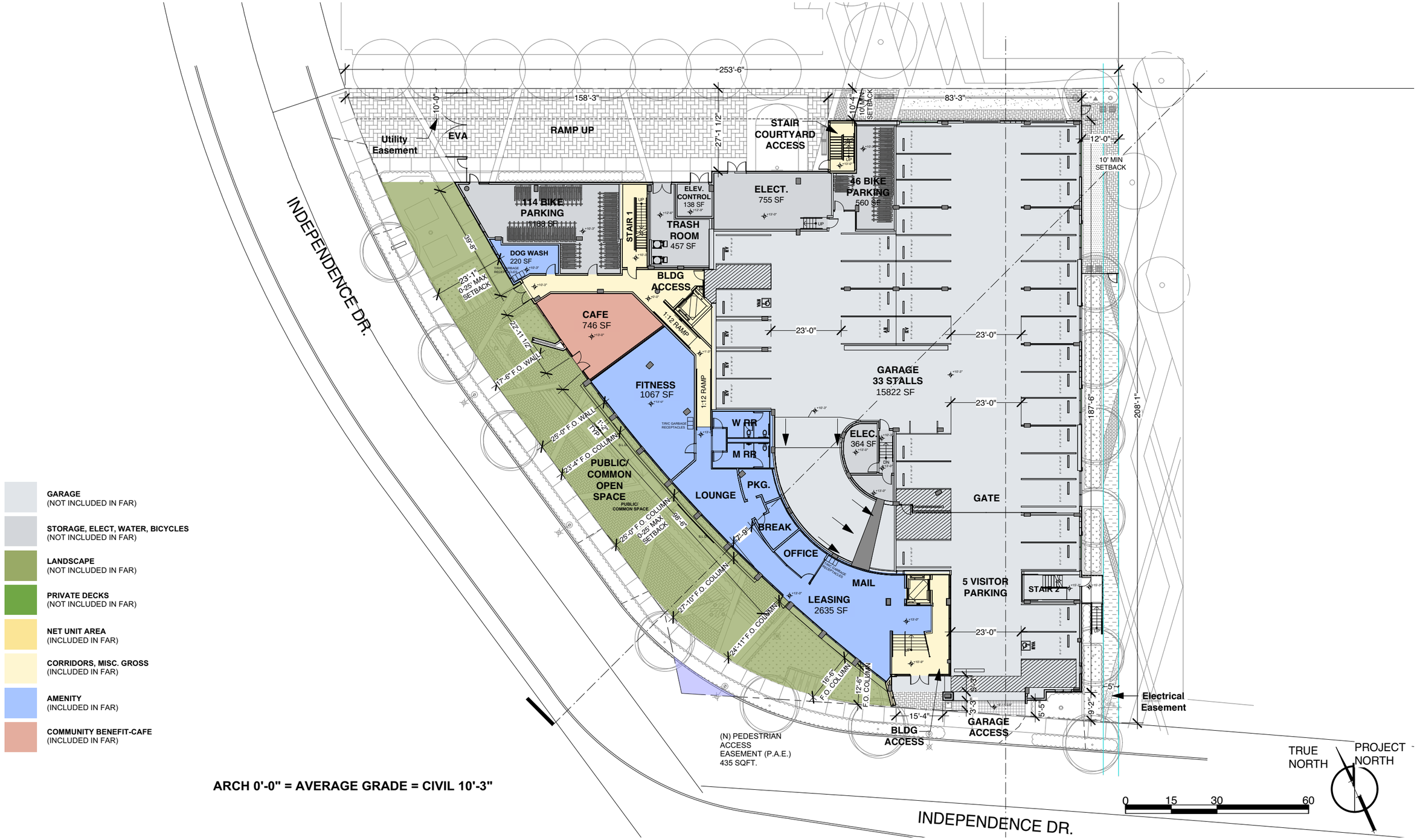




EXISTING SITE

1C

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GARAGE
(NOT INCLUDED IN FAR)

STORAGE, ELECT, WATER, BICYCLES
(NOT INCLUDED IN FAR)

LANDSCAPE
(NOT INCLUDED IN FAR)

PRIVATE DECKS
(NOT INCLUDED IN FAR)

NET UNIT AREA
(INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

ARCH 0'-0" = AVERAGE GRADE = CIVIL 10'-3"

FLOOR 1 - PLAN

1" = 30'-0"

2

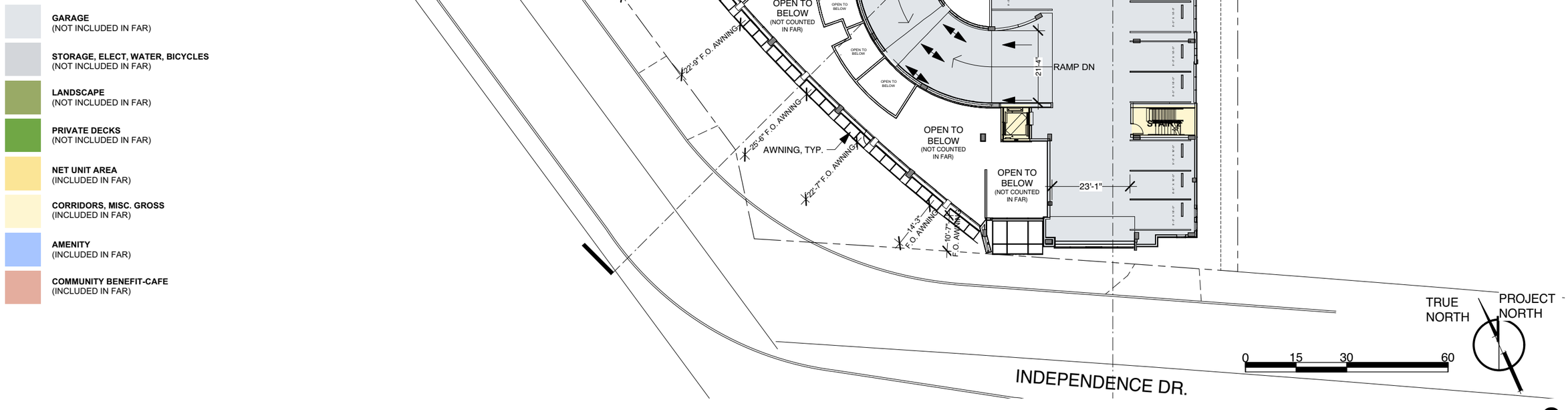
BDE ARCHITECTURE

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111 INDEPENDENCE DR, MENLO PARK, CALIFORNIA

OCT 09 2020

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PRIVATE DECKS
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NET UNIT AREA
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CORRIDORS, MISC. GROSS
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AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

FLOOR 2 - PLAN

1" = 30'-0"

3

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PRIVATE DECKS
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NET UNIT AREA
(INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

FLOOR 3 - PLAN

1" = 30'-0"

4

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PRIVATE DECKS
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NET UNIT AREA
(INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

FLOOR 4 - PLAN

1" = 30'-0"

5

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LANDSCAPE
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PRIVATE DECKS
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NET UNIT AREA
(INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

FLOOR 5-7 - PLAN

1" = 30'-0"

6

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NET UNIT AREA
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CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

FLOOR 8 - PLAN

1" = 30'-0"

7

BDE ARCHITECTURE

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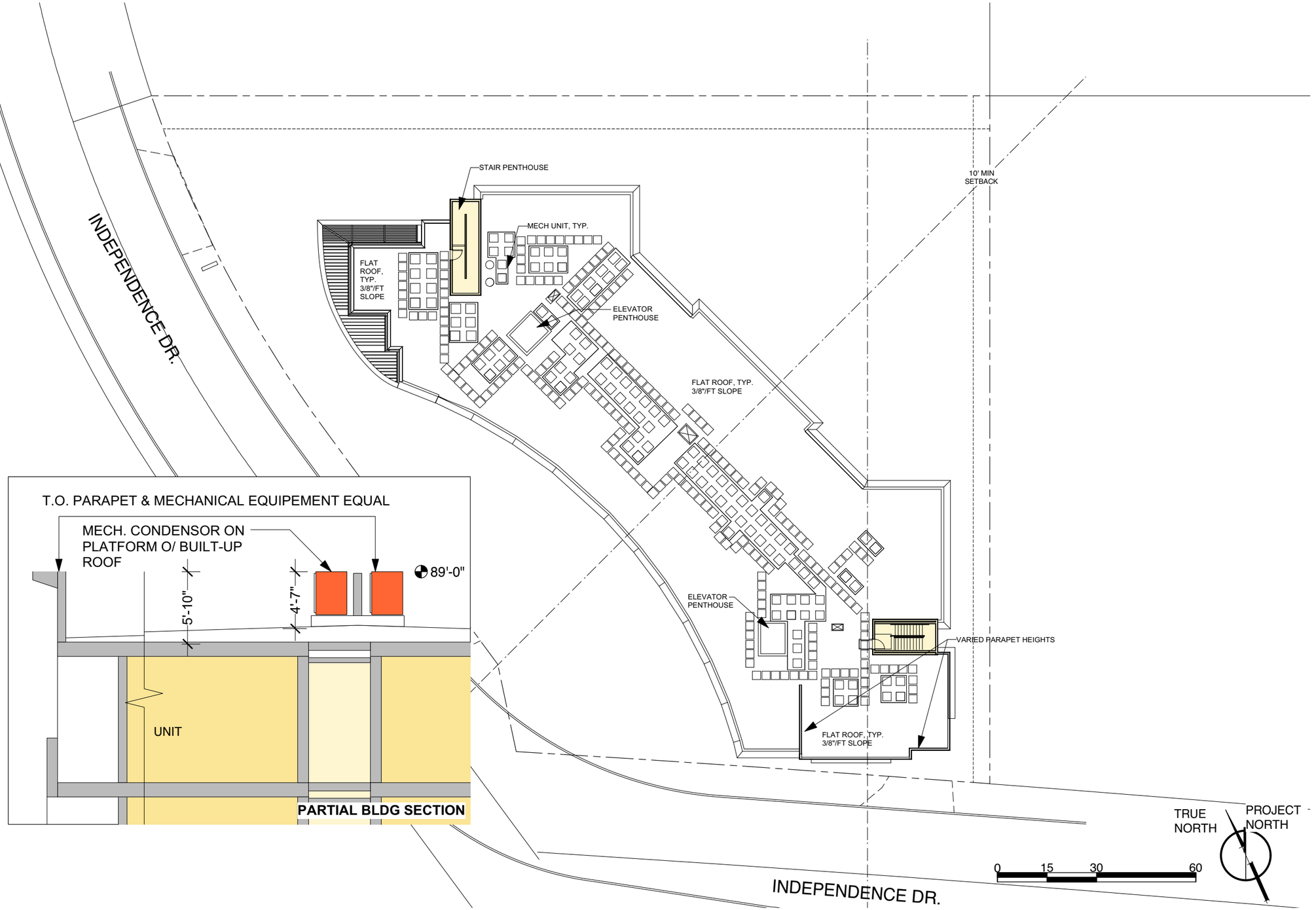
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NOTE: ALL ROOF EQUIPMENT TO BE SCREENED PER 16.08.095. ENTIRE ROOF IS FRAMED AT SAME LEVEL, PARAPET HEIGHTS EXCEEDING MIN. SAFETY AND SCREENING REQUIREMENTS ARE FOR ARCHITECUTRAL NON-HABITABLE ELEMENTS

- **GARAGE** (NOT INCLUDED IN FAR)
- **STORAGE, ELECT, WATER, BICYCLES** (NOT INCLUDED IN FAR)
- **LANDSCAPE** (NOT INCLUDED IN FAR)
- **PRIVATE DECKS** (NOT INCLUDED IN FAR)
- **NET UNIT AREA** (INCLUDED IN FAR)
- **CORRIDORS, MISC. GROSS** (INCLUDED IN FAR)
- **AMENITY** (INCLUDED IN FAR)
- **COMMUNITY BENEFIT-CAFE** (INCLUDED IN FAR)



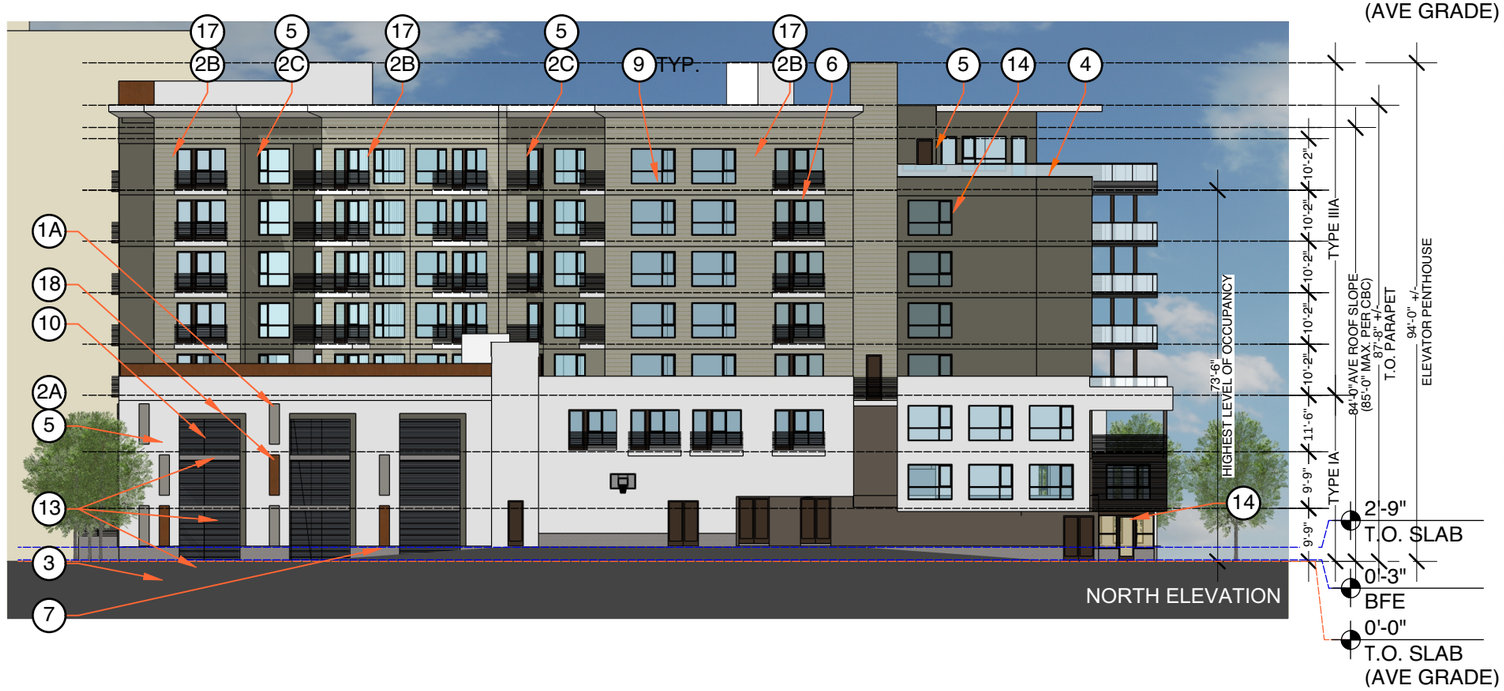
ROOF PLAN

1" = 30'-0"

8

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1A GREY OMBRE - PAINT ACCENT
SEE PAGE 12/ITEM 1 FOR OMBRE ACCENT COLORS

2A PAINT- SNOW WHITE

2B PAINT- SHORELINE

2C PAINT - CAPE MAY COBBLESTONE

2D PAINT - BEAR CREEK

3 BOARD FORMED OR CIP CONCRETE

4 43" FROSTED GLASS RAIL

5 SMOOTH PLASTER PER CITY STANDARD

6 43" METAL RAIL - AMETCO "GROTTO" METAL INFILL PANELS, PTD ARCH BRONZE

7 PHENOLIC WOOD PANEL

8 METAL AWNING W/ AMETCO "GROTTO" PANELS, PTD ARCH BRONZE

9 VPI VINYL WINDOWS - 'ARCHITECTURAL BRONZE'

10 PAINT TO MATCH METALWORK

11 STOREFRONT TO MATCH VINYL

12 PUBLIC ART: METAL AMERICAN FLAG WALL ART

13 GARAGE OPENING W/ AMETCO "GROTTO" METAL INFILL PANEL

14 AMETCO "GROTTO" METAL PANEL

15 BUILDING ADDRESS SIGNAGE: 36" TALL, 3" DEPTH, HELVETICA OR SIM; CAST METAL

16 BUILDING SIGNAGE: 14" TALL, 2" DEPTH, HELVETICA OR SIM; CAST METAL

17 FIBER CEMENT SIDING

18 2" PROTRUSION FROM SURACE: -FOAM @ SMOOTH COAT PLASTER -MNFCTR FURRING AT PRODEMA

ARCH 0'-0" = AVERAGE GRADE = CIVIL 10'-3"

0 15 30 60

ELEVATIONS

1" = 30'-0"

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ELEVATIONS

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10

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OVERALL ELEVATION - INDEPENDENCE DRIVE

1" = 20'-0"

11

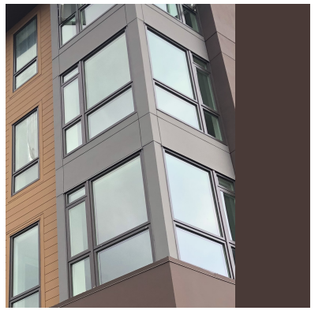
ARCHITECTURE

111 INDEPENDENCE DR.

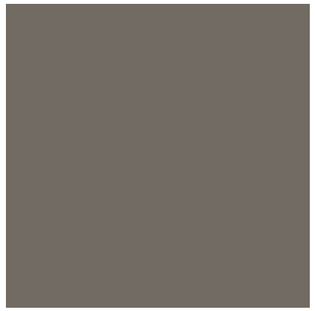
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VPI VINYL WINDOWS - 'ARCHITECTURAL BRONZE' STOREFRONT & METALWORK TO MACTH (9)

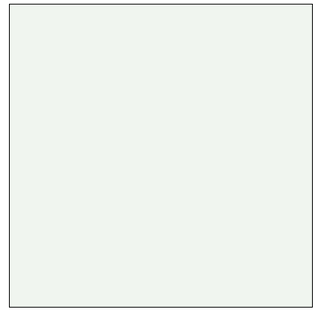


PAINT - 'BEAR CREEK' (2D)



PAINT - 'CAPE MAY COBBLESTONE' (2C)

PAINT - 'SHORELINE' (2B)



PAINT - 'SNOW WHITE' (2A)



METAL AWNING W/ AMETCO "GROTTO" PANELS, PTD. ARCHITECTURAL BRONZE (8)



STEEL RAILING WITH AMETCO "GROTTO" METAL PANELS PTD ARCHITECTURAL BRONZE (6)



FROSTED GLASS RAILING, METAL PTD ARCHITECTURAL BRONZE (4)



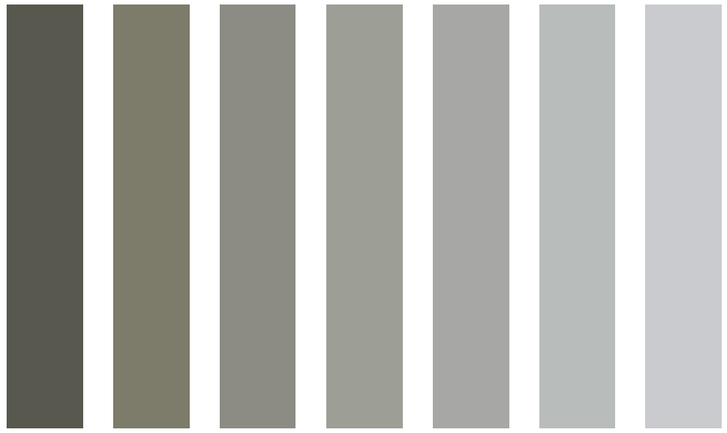
PHENOLIC WOOD PANEL PRODEMA : DARK BROWN (7)



SMOOTH COAT CEMENT PLASTER: TEXTURE PER CITY STANDARD (REFER TO PHYSICAL SAMPLE) (5)



BOARD FORMED CONCRETE (3)



(1A) PAINT - 'DEEP CREEK' BM 1477

(1B) PAINT - 'SQUIRREL TAIL' BM 1476

(1C) PAINT - 'GRAYSTONE' BM 1475

(1D) PAINT - 'CAPE MAY COBBLESTONE' BM 1474

(1E) PAINT - 'GRAY HUSKIE' BM 1473

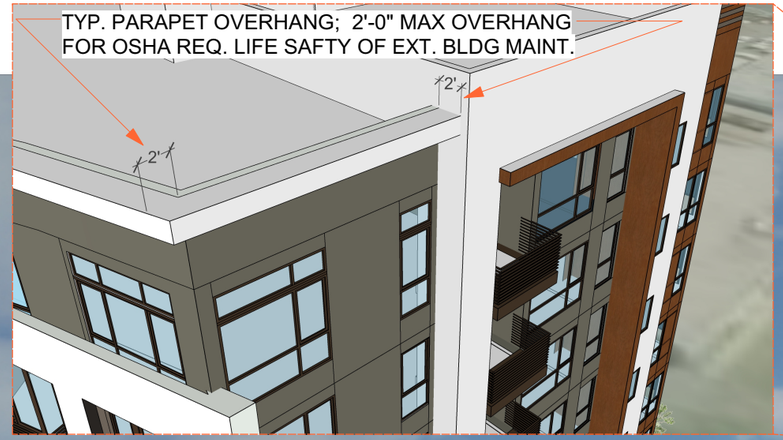
(1F) PAINT - 'SILVER CHAIN' BM 1472

(1G) PAINT - 'SHORELINE' BM 1471

ACCENT PAINT: GRAY OMBRE (1)

COLOR AND MATERIAL BOARD

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MENLO GATEWAY BUILDING

PERSPECTIVE

13

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ARCHITECTURE

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PERSPECTIVE

ARCHITECTURE

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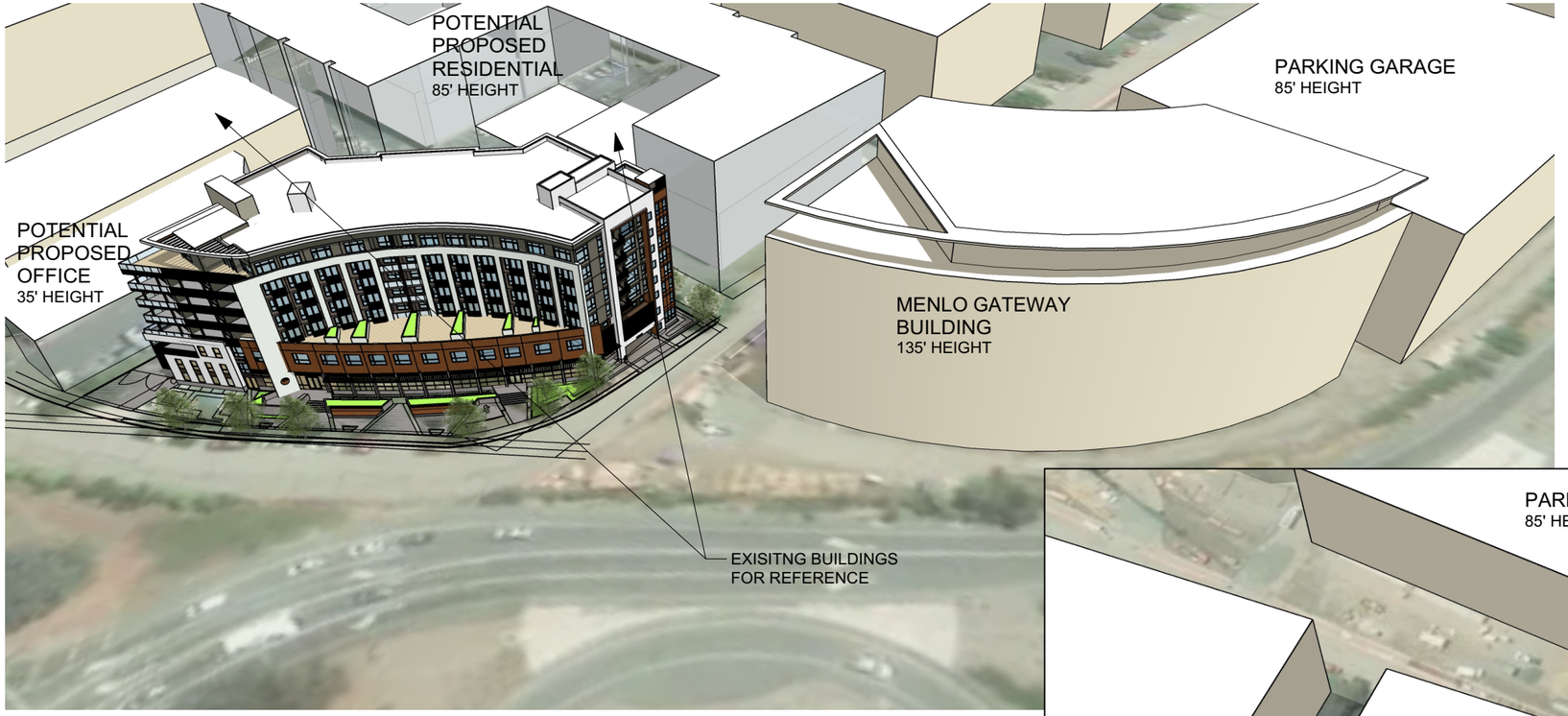
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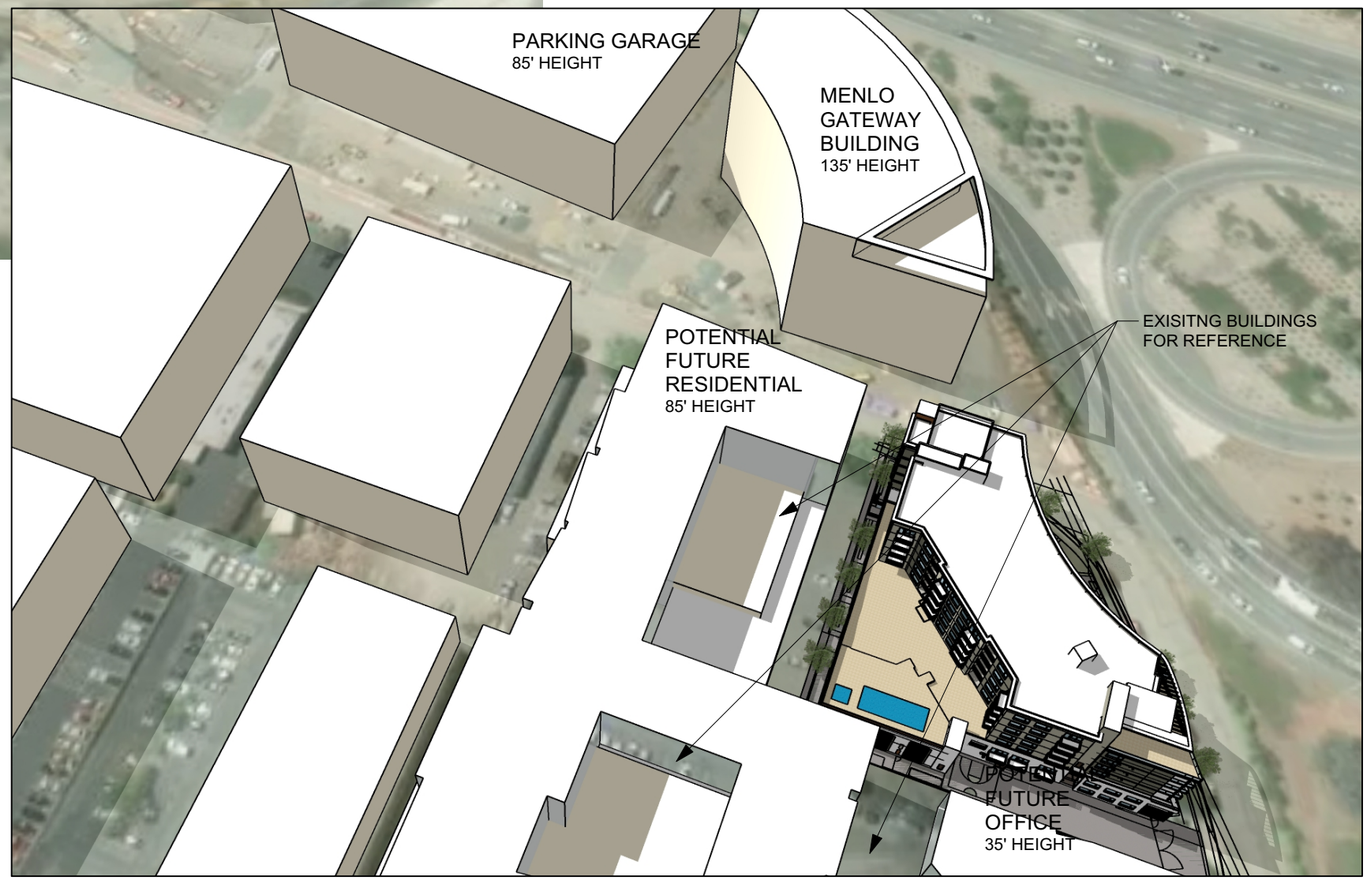




PERSPECTIVES

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PERSPECTIVE

17

BDE ARCHITECTURE

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POTENTIAL 85' HEIGHT RESIDENTIAL BUILDING

EXISITNG BUILDING
FOR REFERENCE

PERSPECTIVE

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PERSPECTIVE

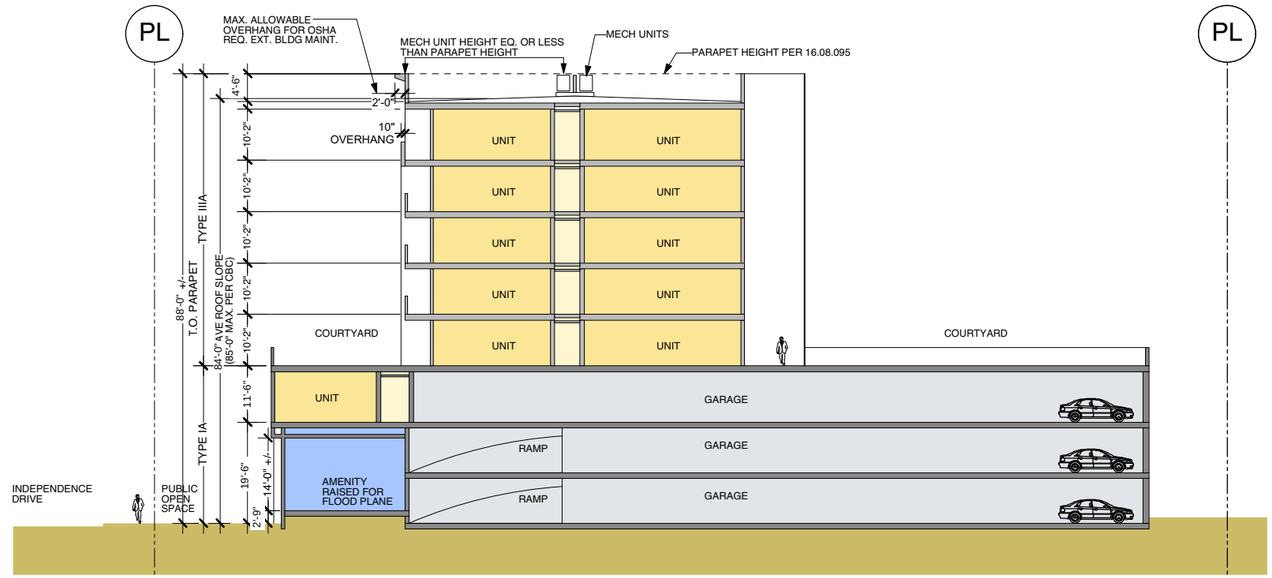
ARCHITECTURE

111 INDEPENDENCE DR.

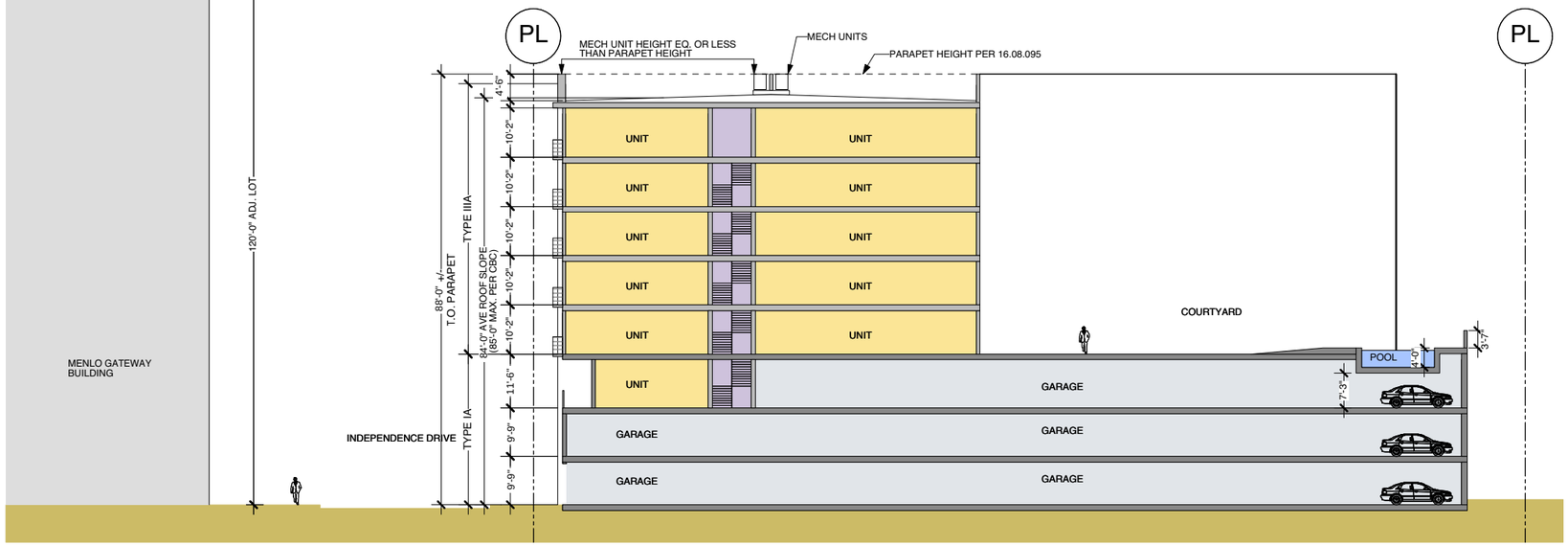
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BUIDLING SECTION 2



BUIDLING SECTION 1

BUILDING SECTIONS

1" = 30'

20

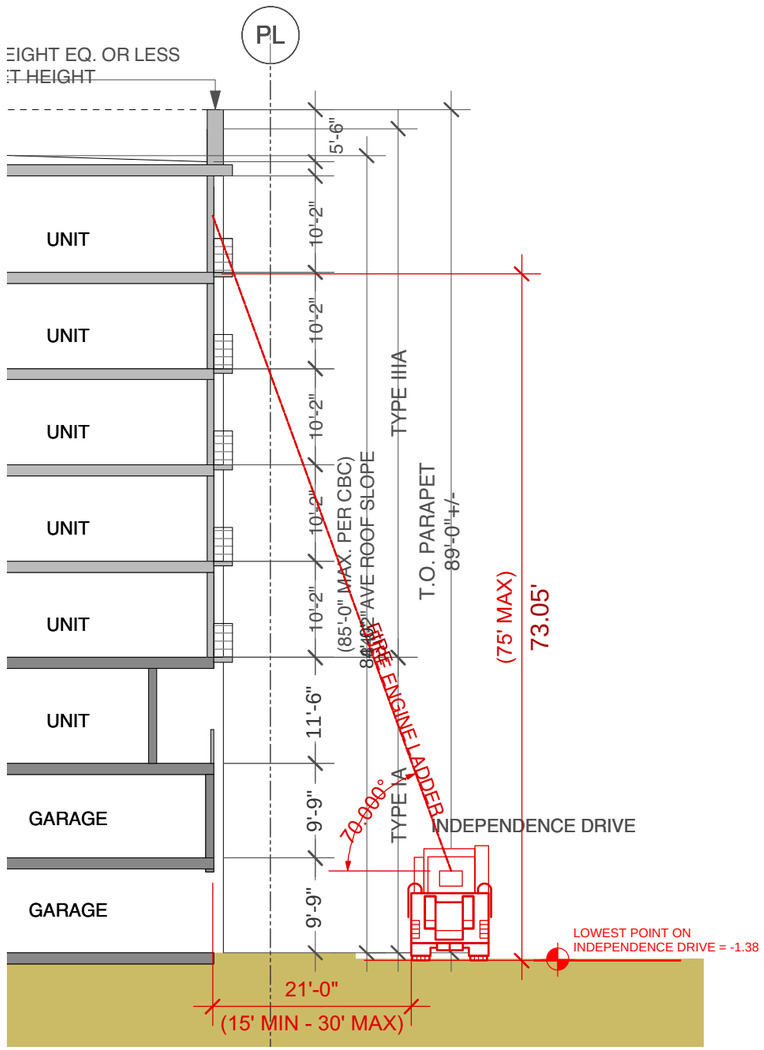
ARCHITECTURE

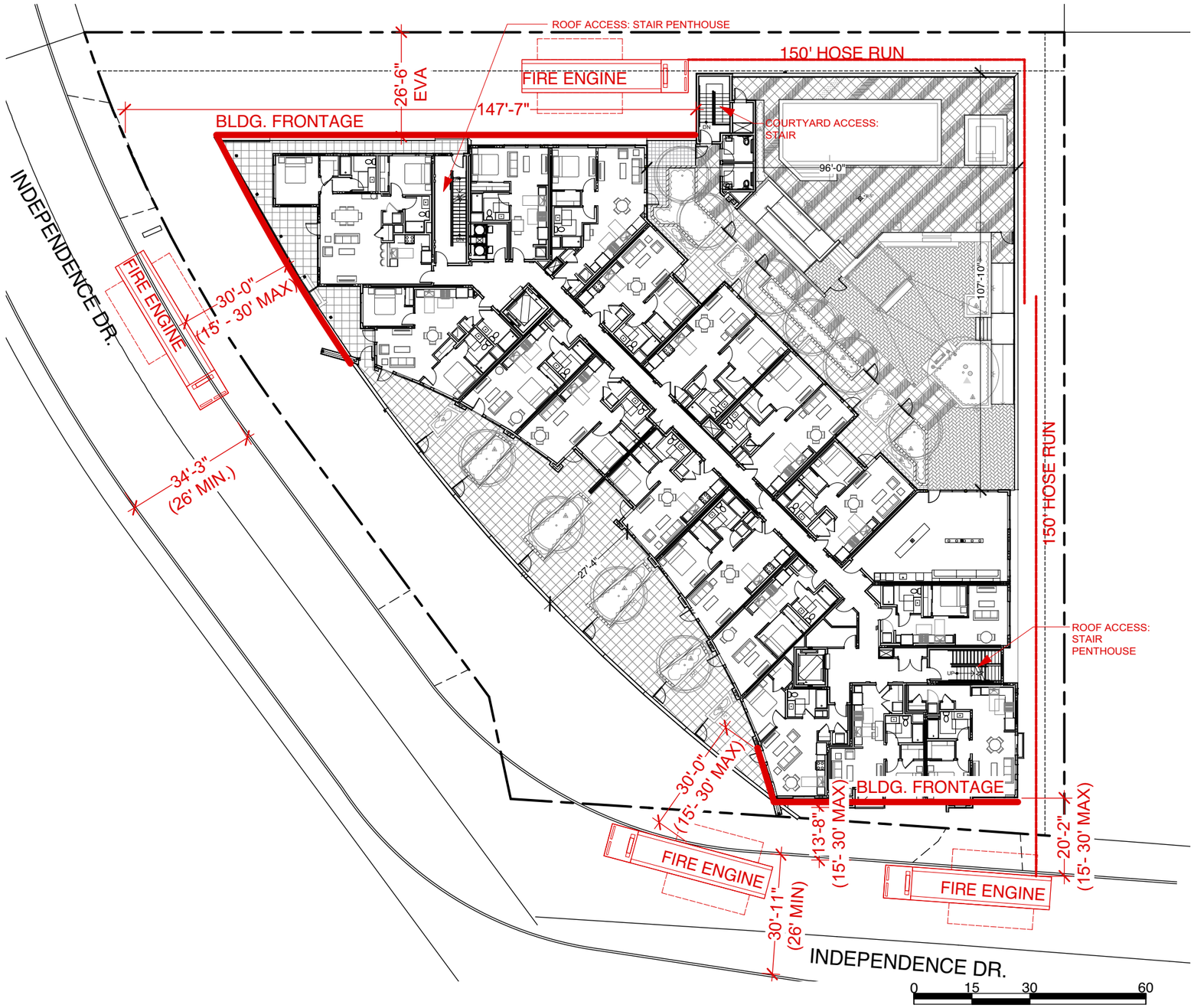
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FIRE EXHIBIT

1" = 30'-0"

21

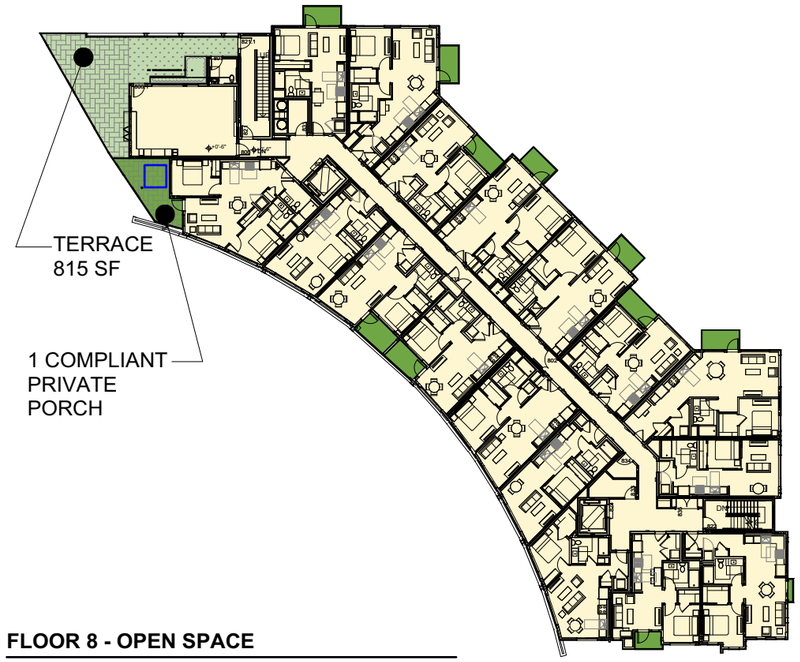
BDE ARCHITECTURE

111 INDEPENDENCE DR.

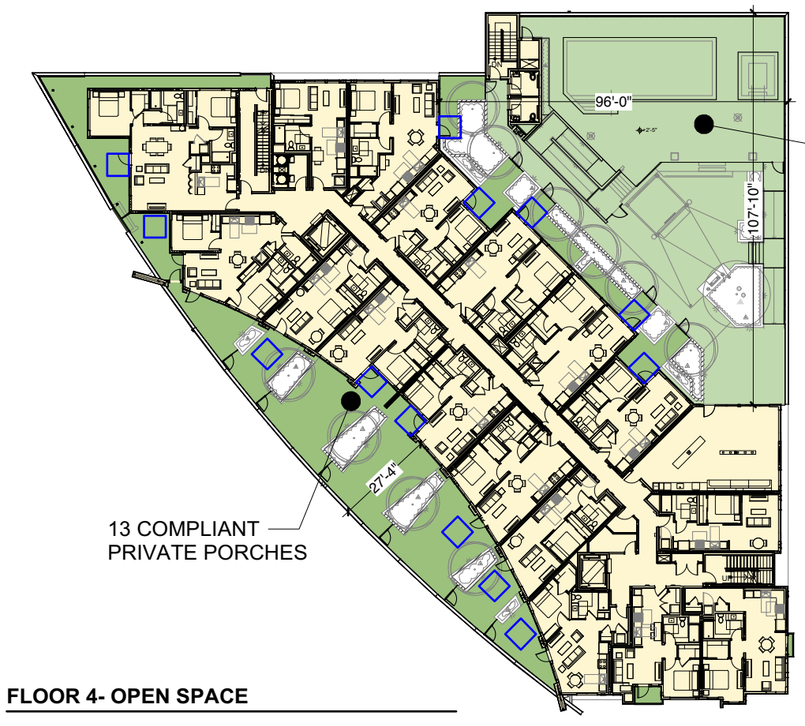
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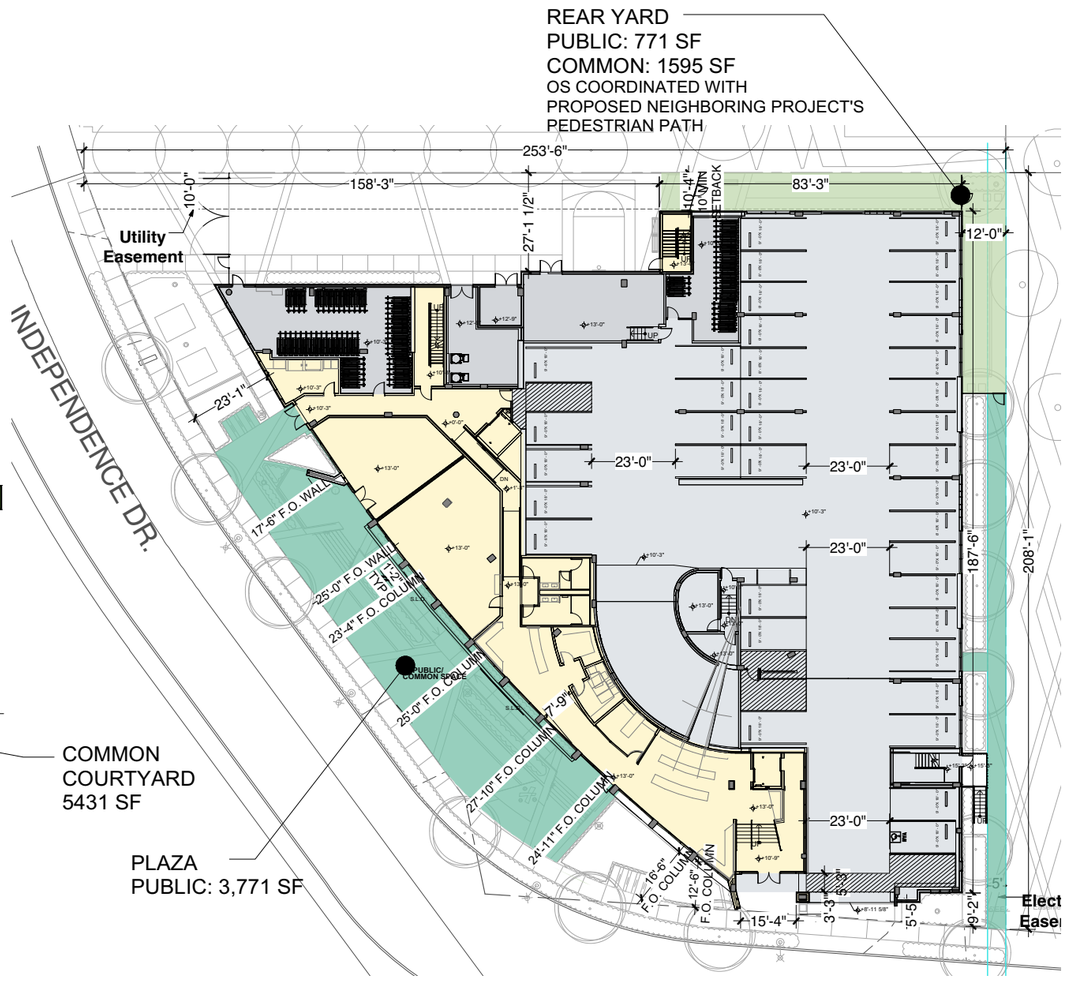
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FLOOR 8 - OPEN SPACE



FLOOR 4- OPEN SPACE



FLOOR 1 - OPEN SPACE

REQUIRED OPEN SPACE

25% OF LOT AREA

25% X 41,184SF = 10,296SF OS

25% OS = PUBLIC OS= 2,574SF

21 DECKS X 80 SF = PRIVATE = 1,680 SF

(10,296 - 2,574 - 1,680SF)1.25 =
COMMON = 7,553SF

TOTAL REQ. OPEN SPACE = 11,807SF

PROVIDED OPEN SPACE

PUBLIC
3,771+771= 4,542 SF

PRIVATE
22 DECKS X 80SF = 1,760 SF

COMMON
1,595+5,431+815= 7,841 SF

PROVIDED TOTAL=
14,143 SF

PRIVATE OS COUNTED AS
80SF/QUALIFYING DU
SEE PAGE 22B FOR ADDITIONAL
PRIVATE OPEN SPACE LOCATIONS

KEY:

- COMMON USABLE OPEN SPACE
- PRIVATE USABLE OPEN SPACE
- PUBLIC USABLE OPEN SPACE
- BUILDING FLOOR AREA
- 6' x 6' MIN; 80 SF MIN; PRIVATE OPEN SPACE SEE SHEET 22B

OPEN SPACE EXHIBIT

N.T.S **22A**

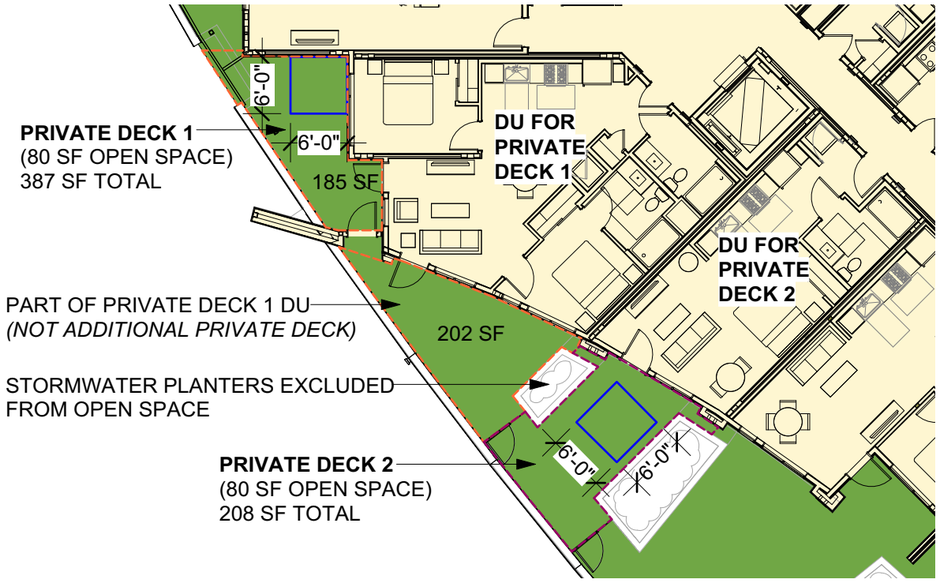
BDE ARCHITECTURE

111 INDEPENDENCE DR.

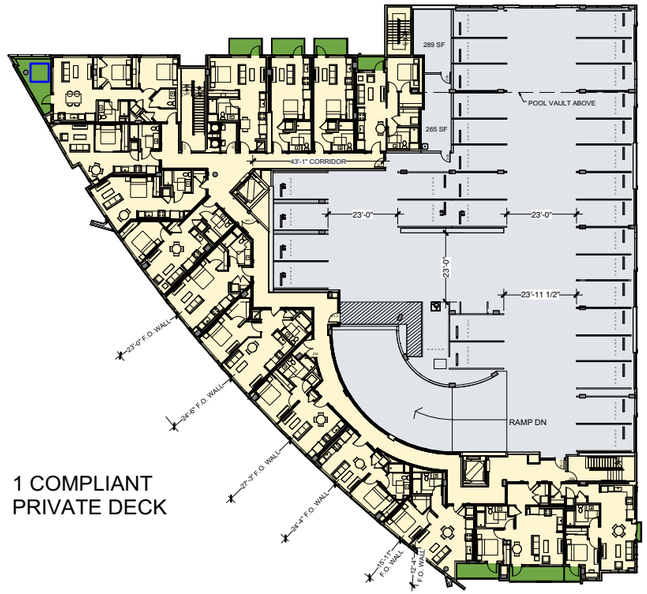
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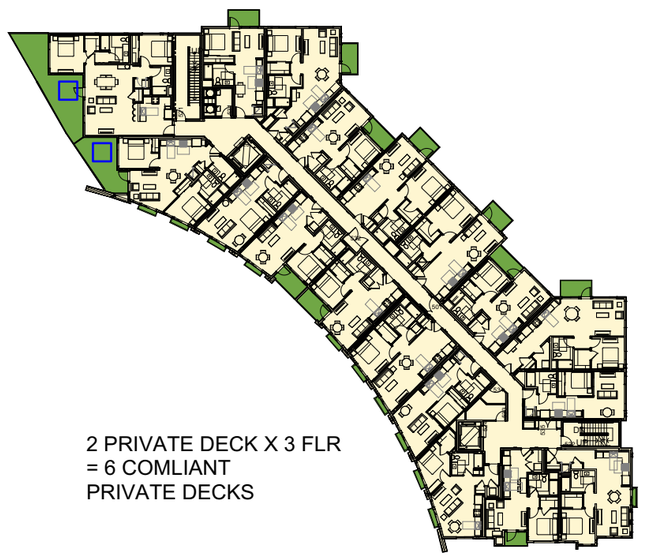


TYP. PRIVATE DECK OS COMPLIANCE
1/16" = 1'-0"



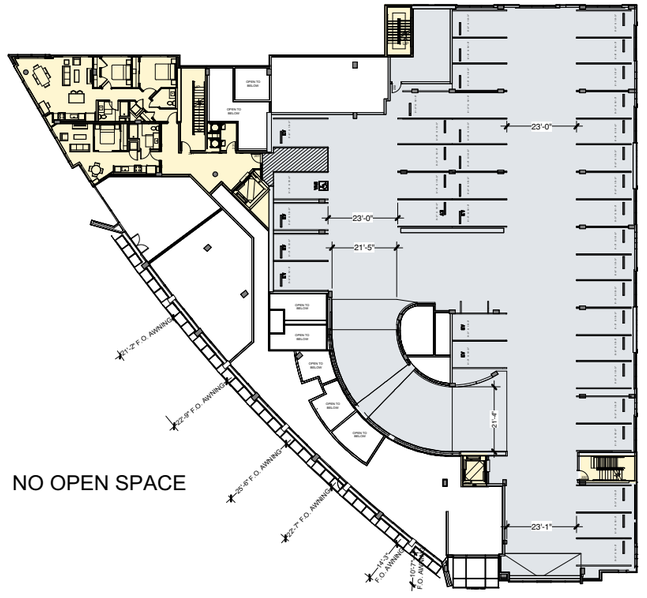
1 COMPLIANT
PRIVATE DECK

FLOOR 3 - OPEN SPACE



2 PRIVATE DECK X 3 FLR
= 6 COMLIANT
PRIVATE DECKS

FLOOR 5-7 - OPEN SPACE



NO OPEN SPACE

FLOOR 2 - OPEN SPACE

REQUIRED OPEN SPACE

25% OF LOT AREA

25% X 41,184SF = 10,296SF OS

25% OS = PUBLIC OS= 2,574SF

21 DECKS X 80 SF = PRIVATE = 1,680 SF

(10,296 - 2,574 - 1,680SF)1.25 =
COMMON = 7,553SF

TOTAL REQ. OPEN SPACE = 11,807SF

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PUBLIC
3,771+771= 4,542 SF

PRIVATE
22 DECKS X 80SF = 1,760 SF

COMMON
1,595+5,431+815= 7,841 SF

PROVIDED TOTAL=
14,143 SF

PRIVATE OS COUNTED AS
80SF/QUALIFYING DU
SEE PAGE 22B FOR ADDITIONAL
PRIVATE OPEN SPACE LOCATIONS

KEY:

COMMON USABLE OPEN SPACE

PRIVATE USABLE OPEN SPACE

PUBLIC USABLE OPEN SPACE

BUILDING FLOOR AREA

6' x 6' MIN; 80 SF MIN; PRIVATE OPEN SPACE
SEE SHEET 22B

OPEN SPACE EXHIBIT

N.T.S **22B**

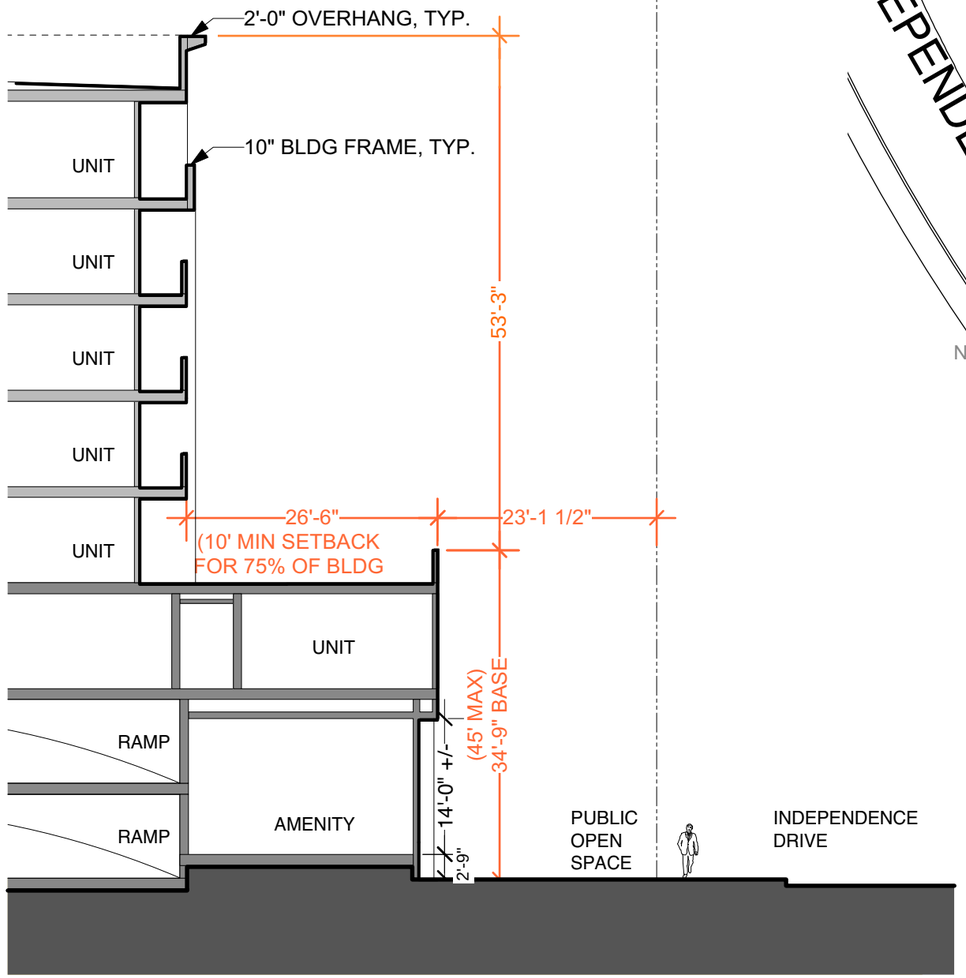
BDE ARCHITECTURE

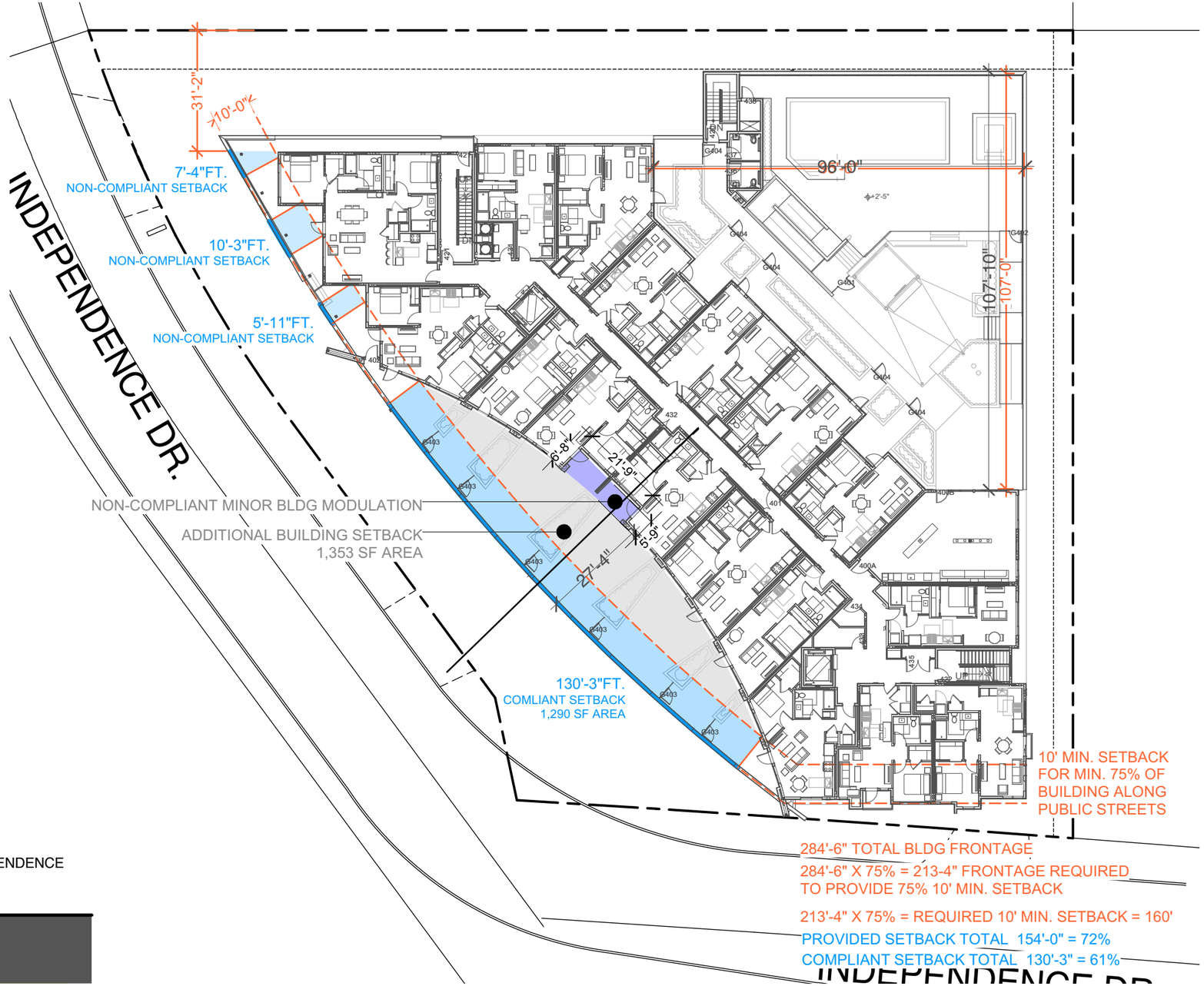
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MASS & SCALE EXHIBIT

1" = 30'-0"

23

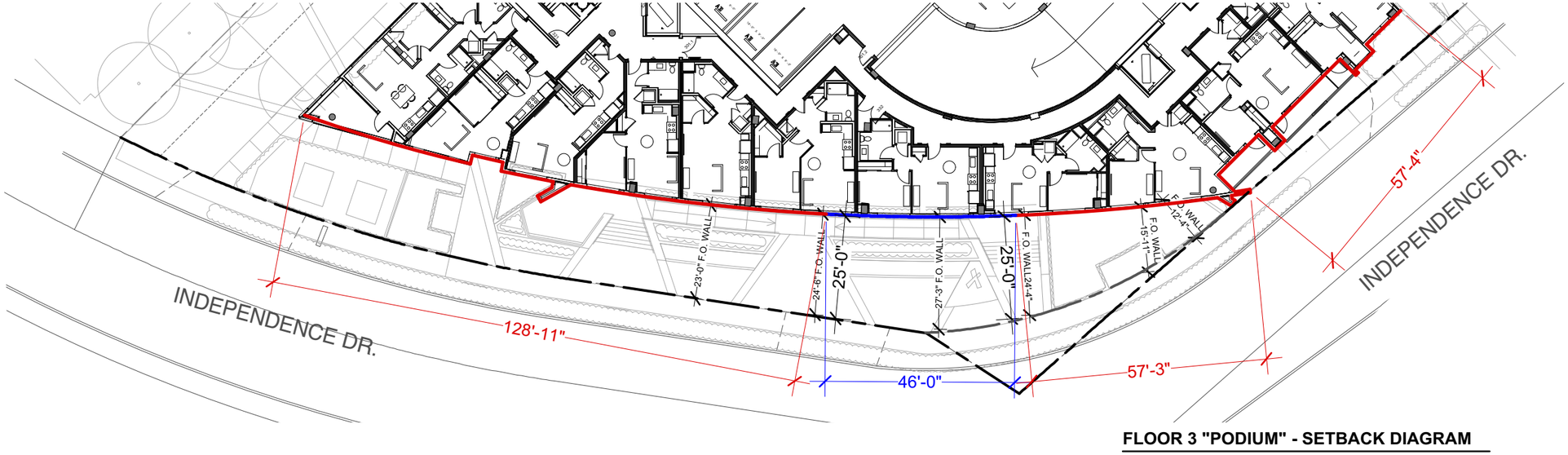
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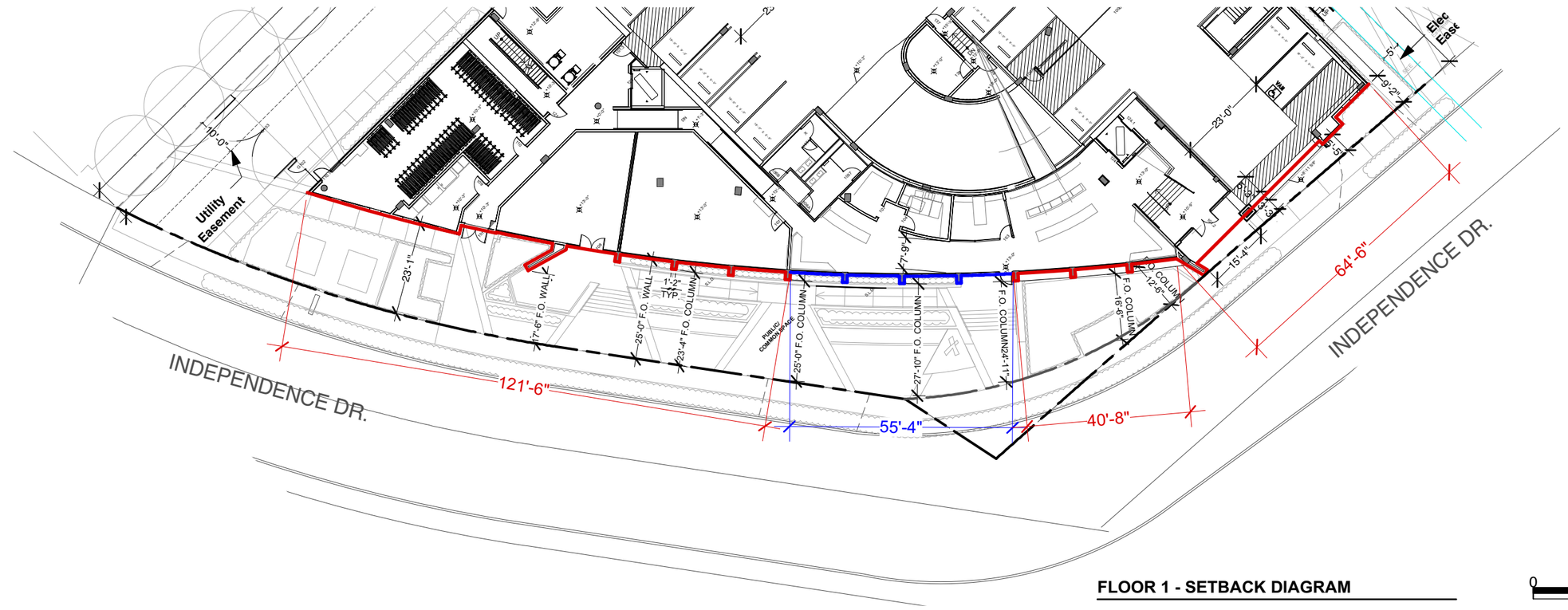
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BDE ARCHITECTURE

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FLOOR 3 "PODIUM" - SETBACK DIAGRAM



FLOOR 1 - SETBACK DIAGRAM

Build to Requirement
Definition:
The minimum building frontage at the ground floor **or** podium level, as a percentage of the street frontage length, that must be located within the area of the lot between the minimum and maximum setback lines parallel to the street.

60% Min. Required Compliant

25' Max Setback

Floor 3 "Podium":
Provided Build to Requirement

Compliant
128'-11" + 57'-3" + 57'-4" = 243'-4"

Non-Compliant
46'-0"

Total Building Frontage
243'-4" + 46'-0" = 289'-4"

Provided 84% Compliant

Floor 1:
Provided Build to Requirement

Compliant
121'-6" + 40'-8" + 64'-6" = 226'-8"

Non-Compliant
55'-4"

Total Building Frontage
226'-8" + 55'-6" = 282'-0"

Provided 80% Compliant

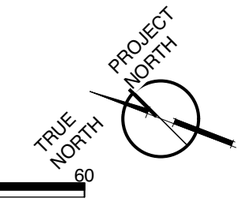


EXHIBIT: BUILD TO REQUIREMENT

1" = 30'-0" **23A**

BDE ARCHITECTURE

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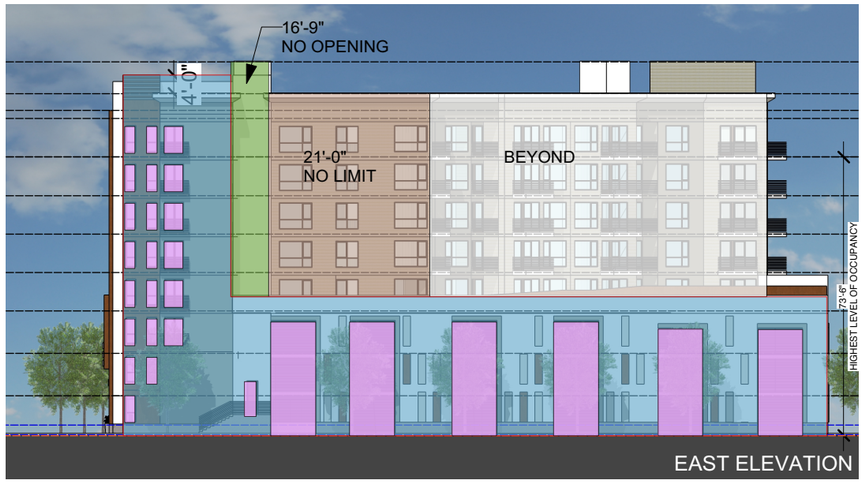


= 11'-1" FROM PL = 2,856 SF FACADE

= UNPROTECTED OPENING = 1,021 SF FACADE

1,021SF / 2,856SF = 35.7% UNPROTECTED OPENING

ALLOWED = 45% = COMPLIANT

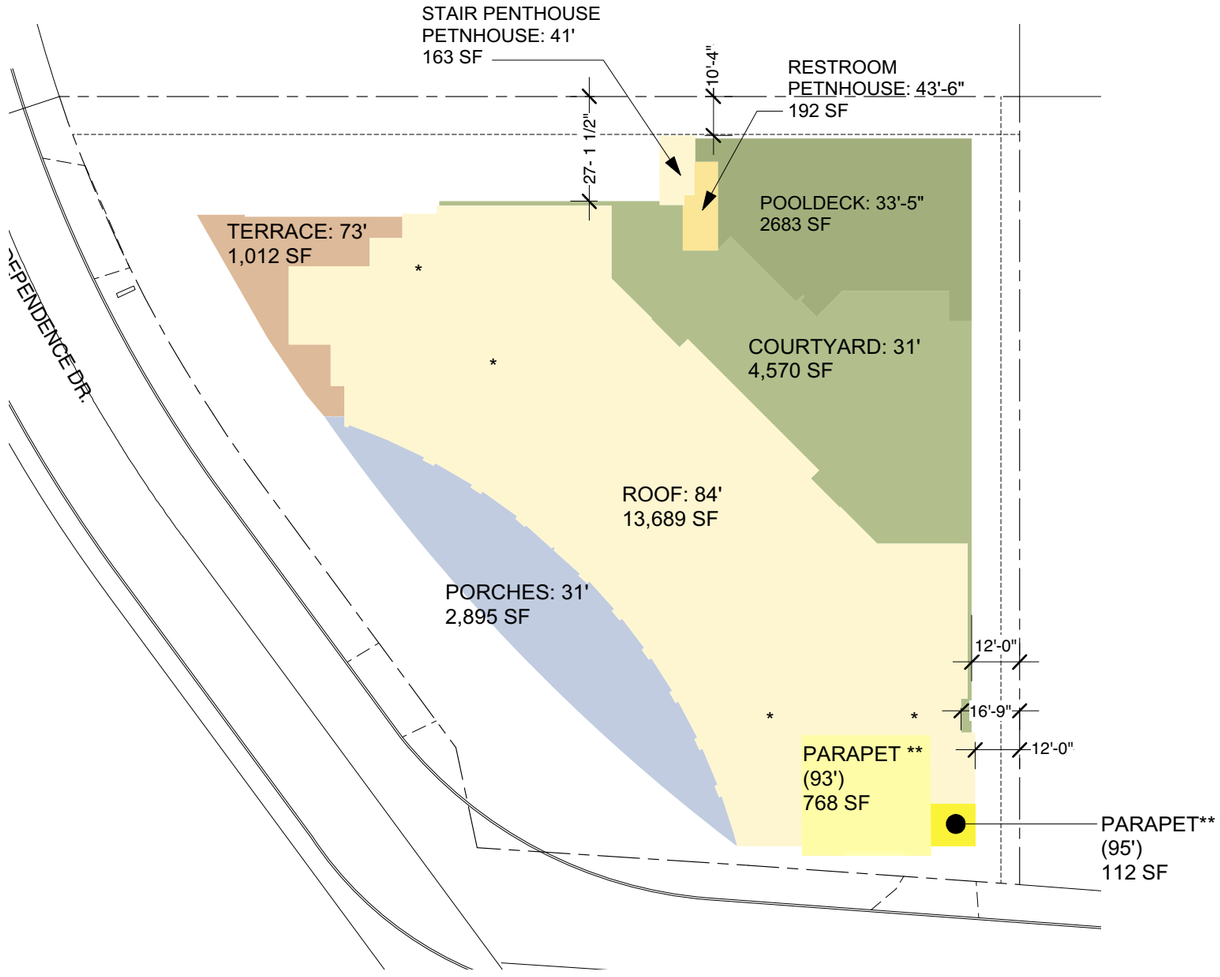


= 12'-0" FROM PL = 8,475 SF FACADE

= UNPROTECTED OPENING = 2,609 SF FACADE

2,609SF / 8,475SF = 30.8% UNPROTECTED OPENING

ALLOWED = 45% = COMPLIANT



* ROOF PENTHOUSE HEIGHTS ARE EXCLUDED
** HIGH PARAPETS DO NOT HAVE RAISED ROOFS

[(1,012SF * 73') + (2,895SF * 31') + [(13,689SF+768SF+112SF) * 84'] + [(4,570SF * 31')+ (2683*33.4')+(192*43.5')+*(163*41')] / 25,833SF

(73,876 + 89,745 + 1,223,796 + 246,317) / 25,833

1,633,734 / 25833

AVERAGE BUILDING HEIGHT = 63.2'

ALLOWED AVERAGE BUILDING HEIGHT = 62.5' (R-MU-B ZONING)

AVERAGE BUILDING HEIGHT & ALLOWABLE OPENING

1" = 30'-0"

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GROUND FLOOR TOTAL TRANSPARENT AREA: 2,370 SF

GROUND FLOOR TOTAL SURFACE AREA: 3,747 SF

= % TRANSPARENT = 63**% TRANSPARENT**



GROUND FLOOR TOTAL TRANSPARENT AREA: 234 SF

GROUND FLOOR TOTAL SURFACE AREA: 311 SF

= % TRANSPARENT = **75% TRANSPARENT**

GROUND FLOOR TRANSPARENCY

1" = 30'-0"

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2,278 SF PLASTER SURFACE
5,449 SF TOTAL SURFACE

= 43% PLASTER FINISH = COMPLIANT



6,110 SF PLASTER SURFACE
12,650 SF TOTAL SURFACE

= 48% PLASTER FINISH = COMPLIANT

PLASTER FINISH PER CITY STANDARD

NON-PLASTER FINISH PER CITY STANDARD

PLASTER EXHIBIT

1" = 30'-0"

26A

BDE ARCHITECTURE

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2,599 SF PLASTER SURFACE
6,016 SF TOTAL SURFACE

= 43% PLASTER FINISH = COMPLIANT



5,214 SF PLASTER SURFACE
11,624 SF TOTAL SURFACE

= 45% PLASTER FINISH = COMPLIANT

PLASTER FINISH PER CITY STANDARD

NON-PLASTER FINISH PER CITY STANDARD

PLASTER EXHIBIT

1" = 30'-0"

26B

BDE ARCHITECTURE

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5,329 SF PLASTER SURFACE
14,644 SF TOTAL SURFACE

= 36% PLASTER FINISH = COMPLIANT



1,569 SF PLASTER SURFACE
6,759 SF TOTAL SURFACE

= 23% PLASTER FINISH = COMPLIANT

PLASTER FINISH PER CITY STANDARD

NON-PLASTER FINISH PER CITY STANDARD

PLASTER EXHIBIT

1" = 30'-0"

26C

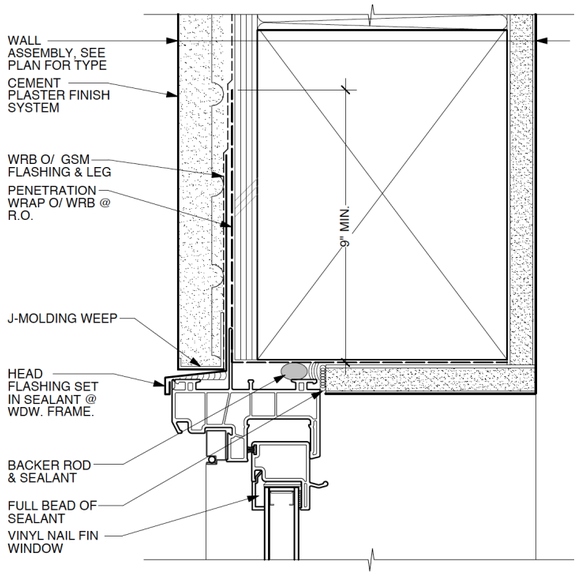
BDE ARCHITECTURE

111 INDEPENDENCE DR.

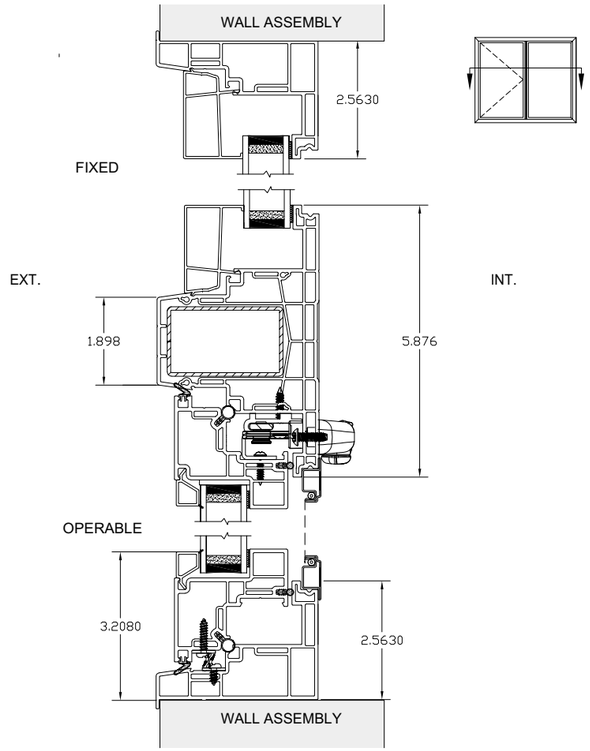
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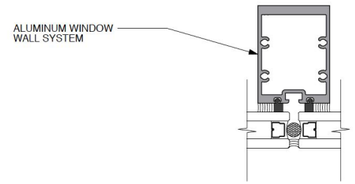
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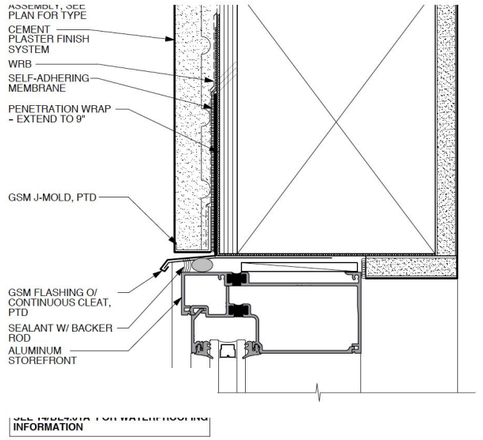
WINDOW HEAD @ CEMENT PLASTER, TYP.



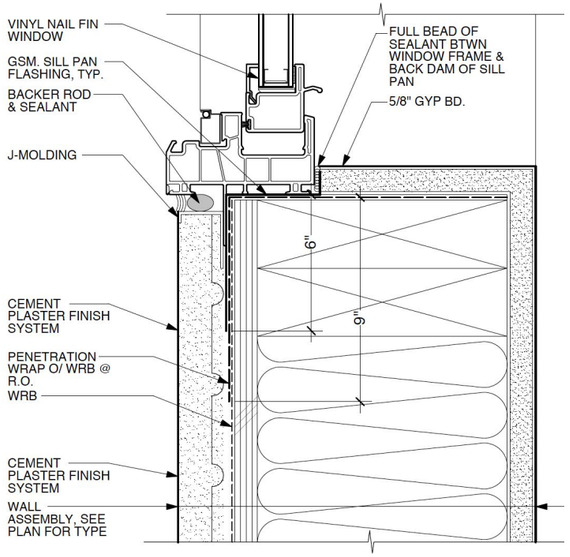
TYPICAL VINYL WINDOW JAMB PROFILE - OPERABLE & FIXED



THERMALY BROKEN ALLUMINUM WINDOW WALL - MULLION - VERTICAL

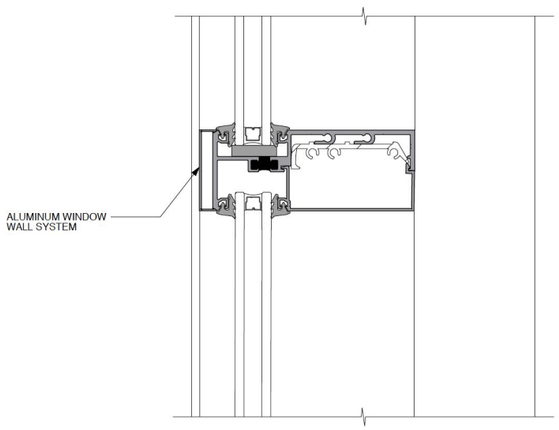


THERMALY BROKEN STOREFRONT - HEAD

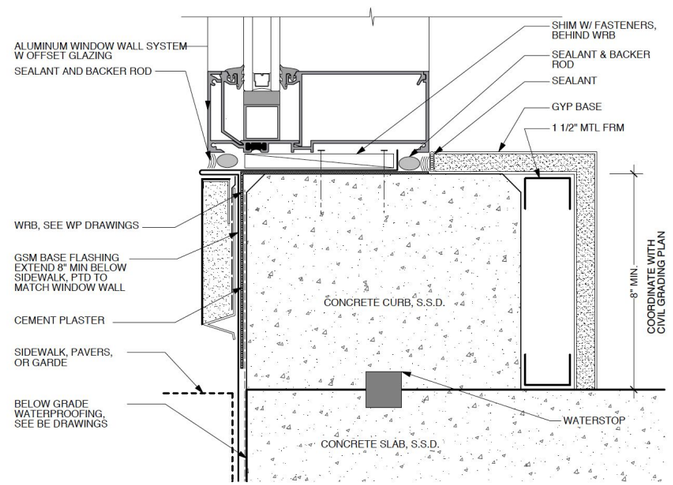


WINDOW SILL @ CEMENT PLASTER, TYP.

NOTE: REFER TO A10.00 FOR WALL ASSEMBLIES AND LOCATIONS OF RIGID I



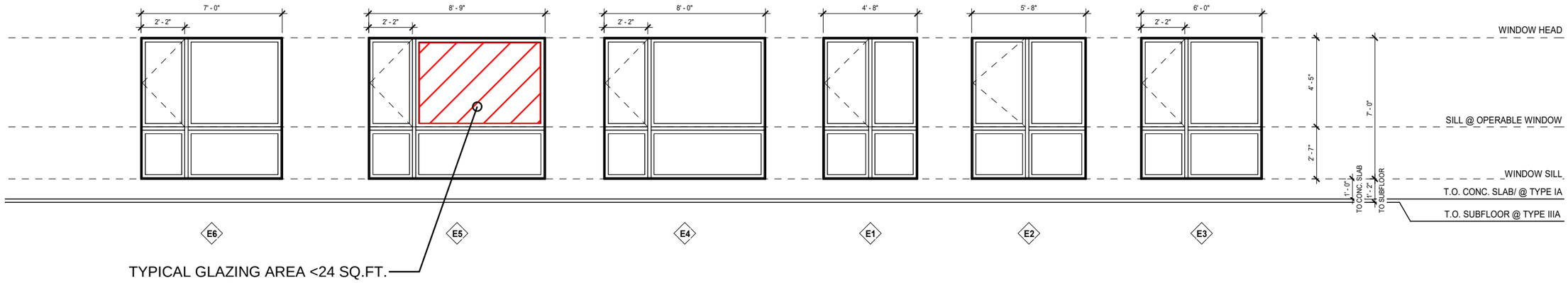
THERMALY BROKEN ALLUMINUM WINDOW WALL - MULLION - HORIZONTAL

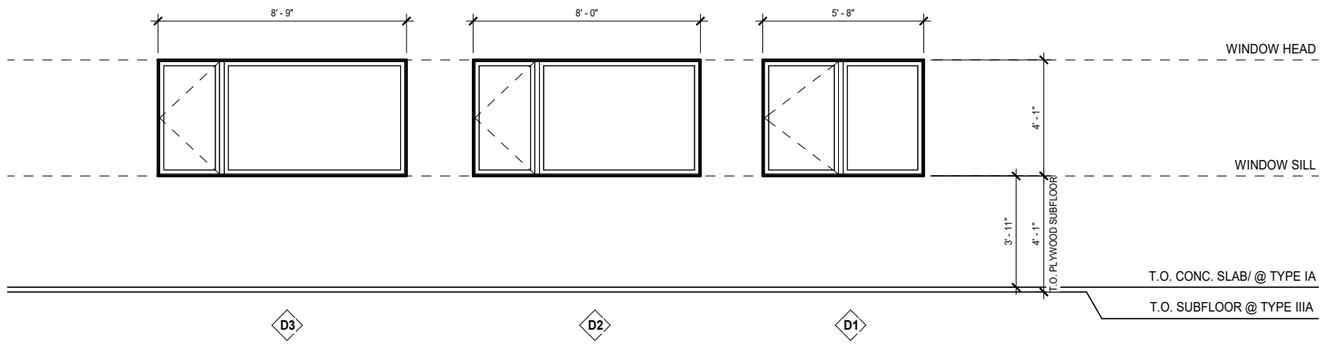


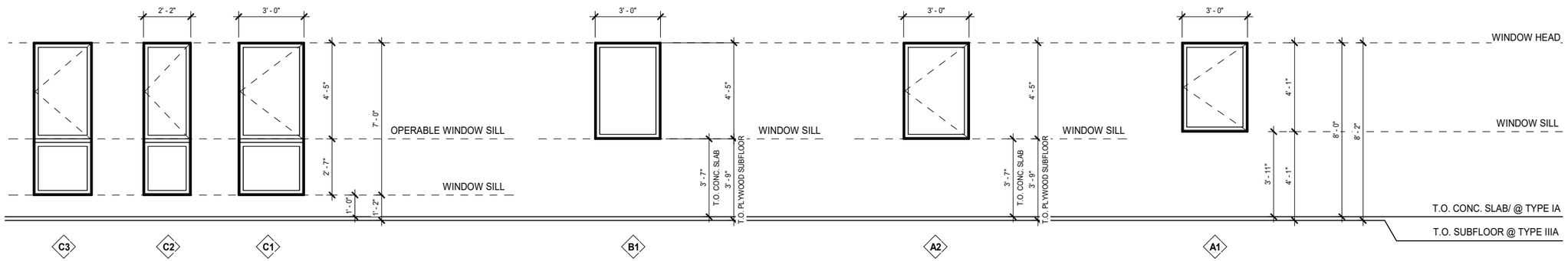
THERMALY BROKEN ALLUMINUM WINDOW WALL - SILL

WINDOW DETAILS

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TYPICAL WINDOW - SCHEDULE

27A

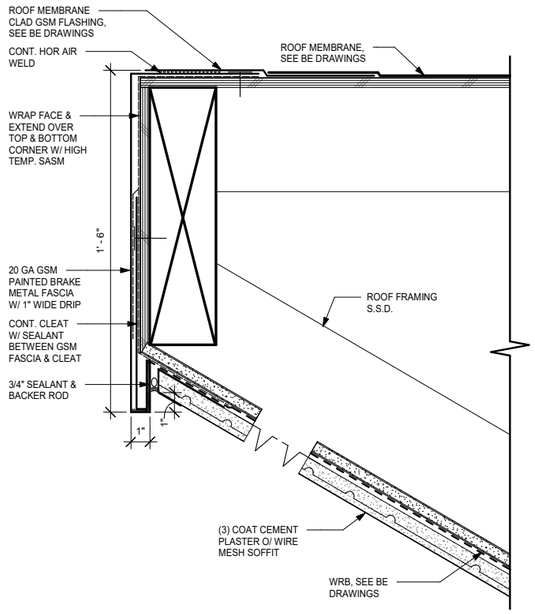
ARCHITECTURE

111 INDEPENDENCE DR.

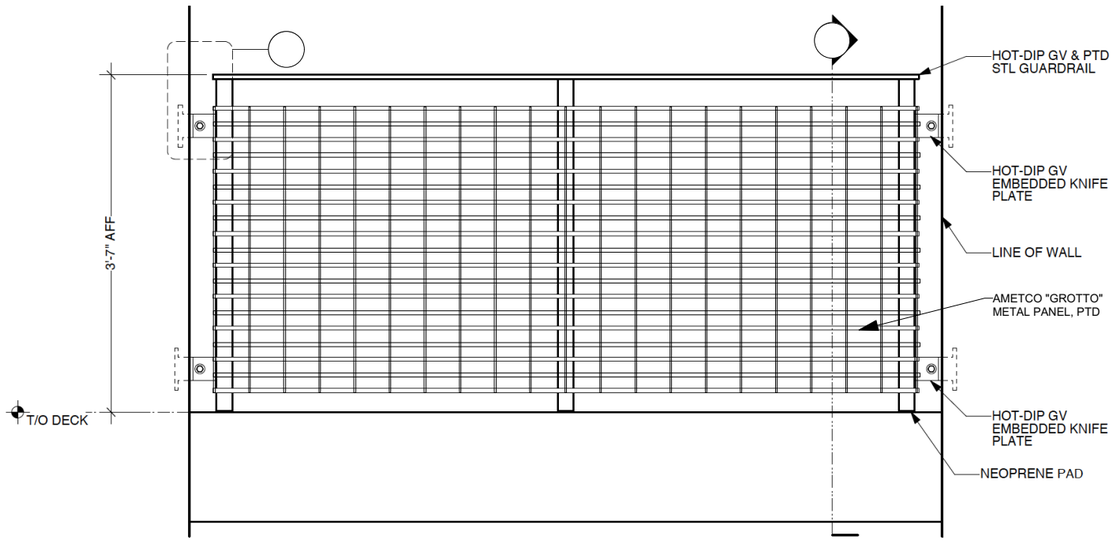
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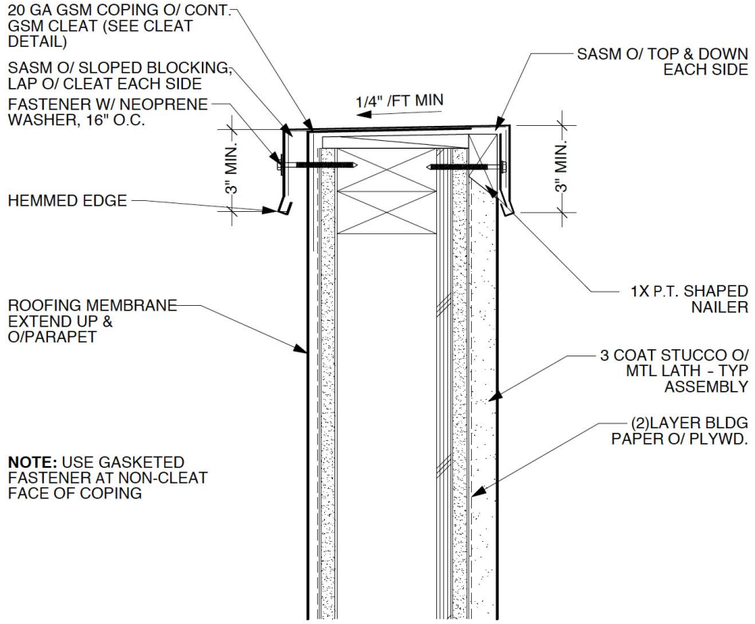


PARAPET CORNICE DETAIL 1

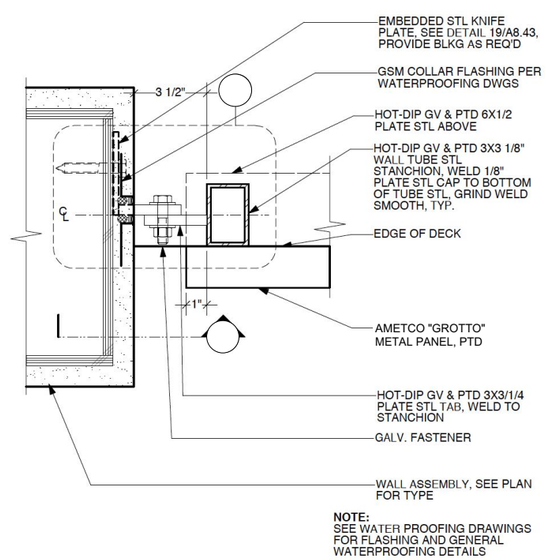


NOTE:
1. SEE PLANS FOR WALL TYPES
2. PROVIDE BLKG AS REQUIRED AT KNIFE PLATE
3. SEE WATER PROOFING DRAWINGS FOR FLASHING AND GENERAL WATERPROOFING DETAILS

GUARDRAIL TYPE_A - ELEVATION

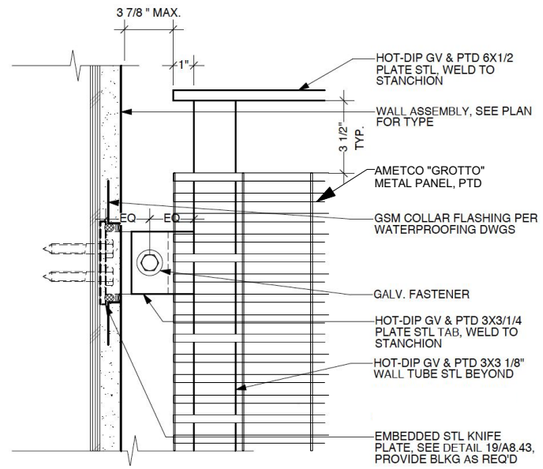


PARAPET WALL CAPS



NOTE:
SEE WATER PROOFING DRAWINGS FOR FLASHING AND GENERAL WATERPROOFING DETAILS

GUARDRAIL TYPE_A KNIFE PLATE - PLAN

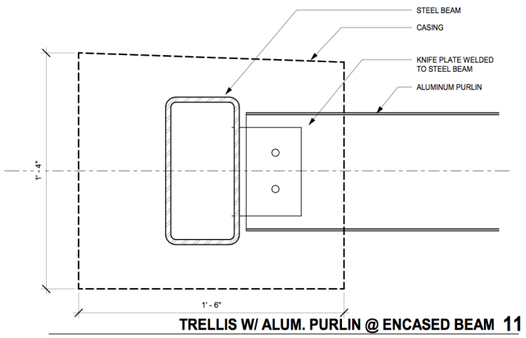


NOTE:
1. SEE WATER PROOFING DRAWINGS FOR FLASHING AND GENERAL WATERPROOFING DETAILS

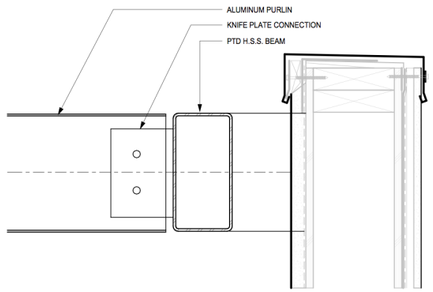
GUARDRAIL TYPE_A KNIFE PLATE - ELEVATION

DETAILS 28

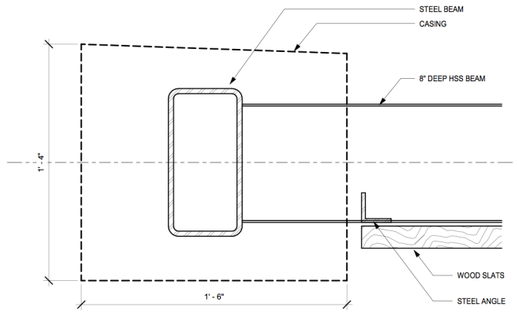
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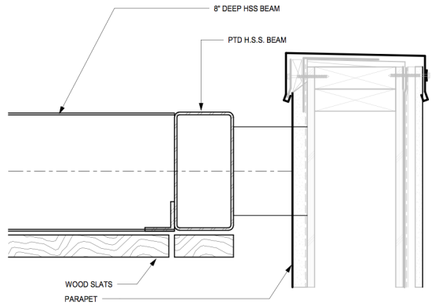
TRELLIS W/ ALUM. PURLIN @ ENCASED BEAM 11



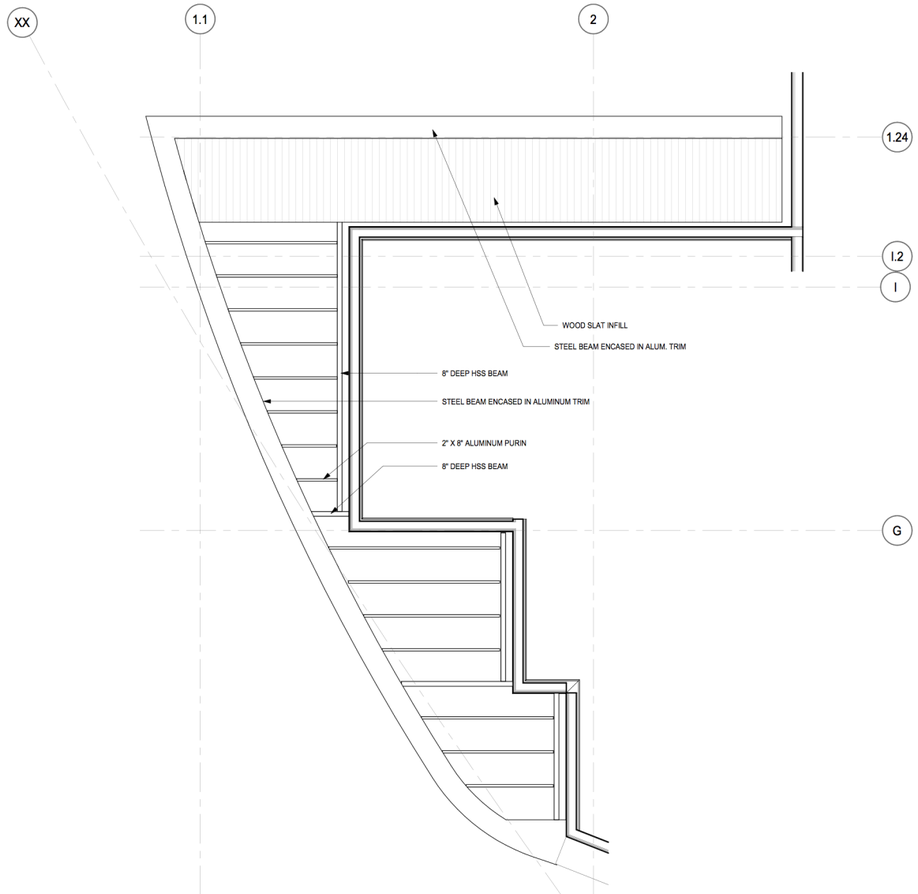
TRELLIS @ HSS BEAM 8



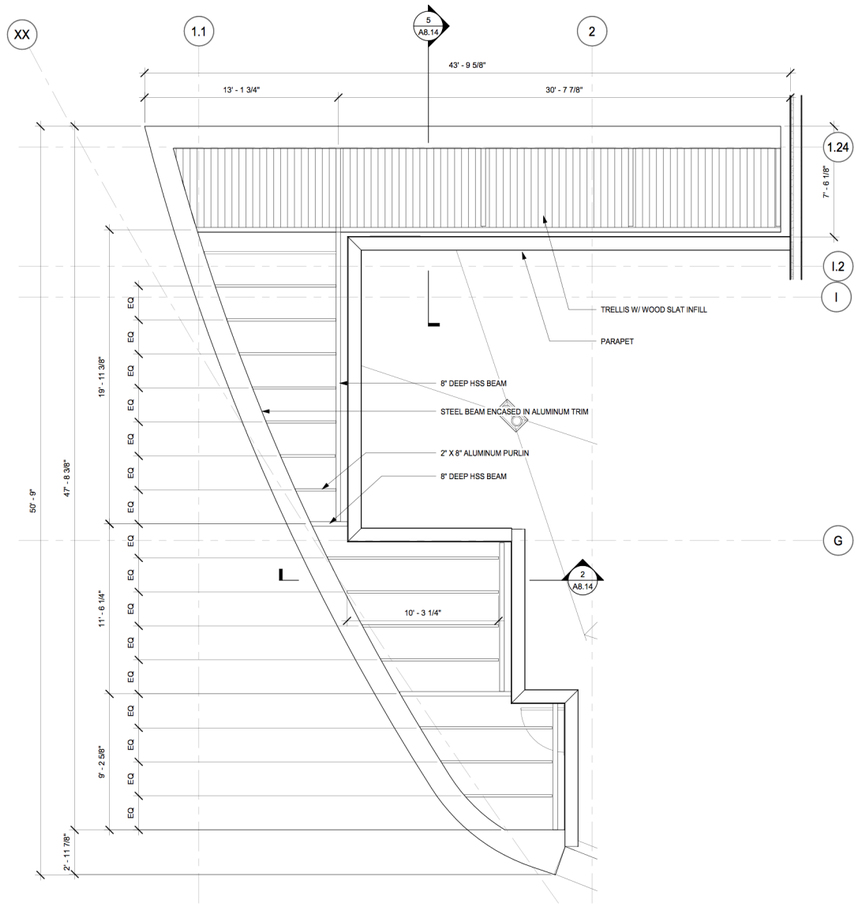
TRELLIS W/ WOOD SLAT INFILL @ ENCASED BEAM 12



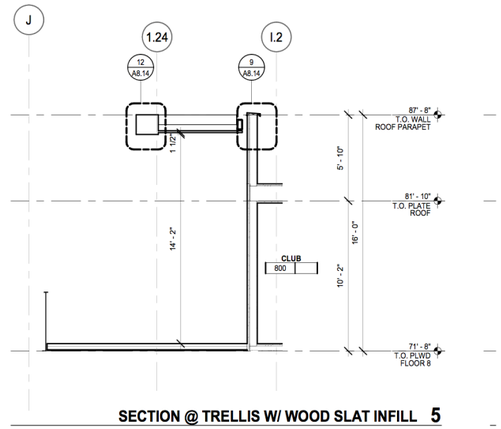
TRELLIS W/ WOOD SLAT INFILL @ HSS BEAM 9



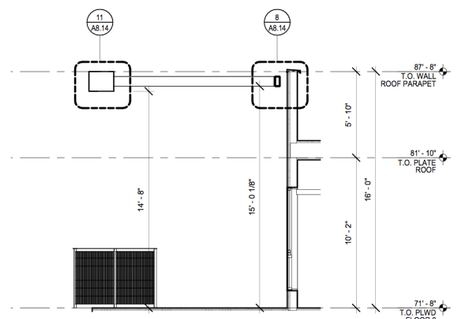
RPC @ ROOF TRELLIS 7



PLAN @ ROOF TRELLIS 01



SECTION @ TRELLIS W/ WOOD SLAT INFILL 5



SECTION @ TRELLIS W/ ALUM. PURLIN 2

AWNING DETAIL 28A

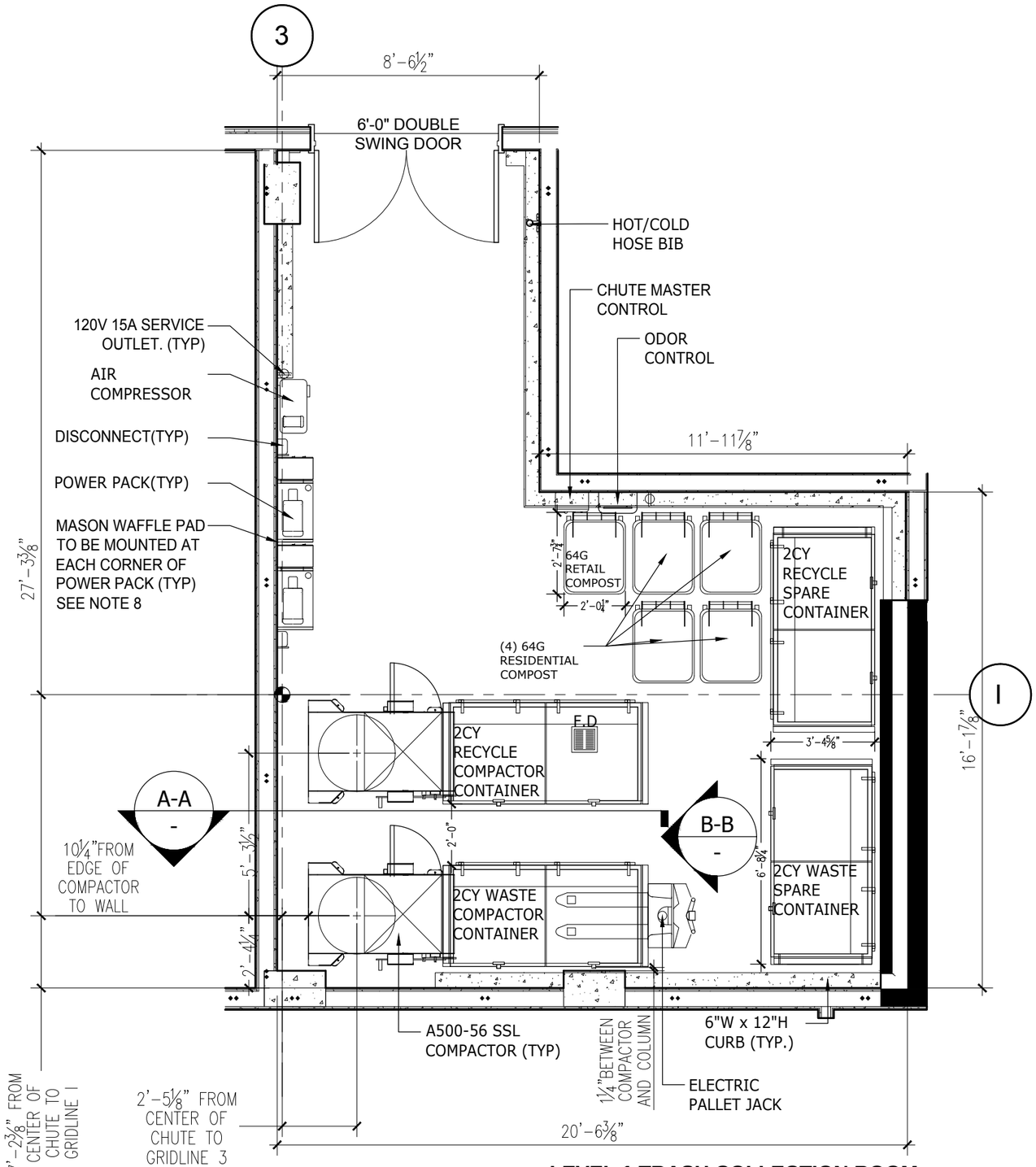
ARCHITECTURE

111 INDEPENDENCE DR.

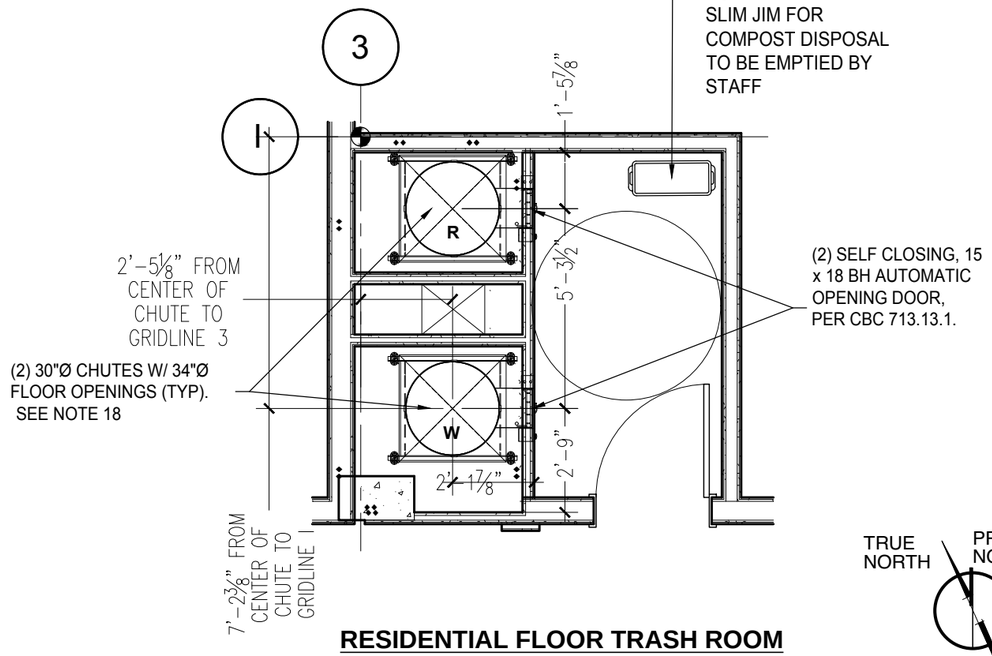
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LEVEL 1 TRASH COLLECTION ROOM



RESIDENTIAL FLOOR TRASH ROOM

TRUE NORTH
PROJECT NORTH

PRELIMINARY TRASH PLAN

1/4" = 1'-0"

29

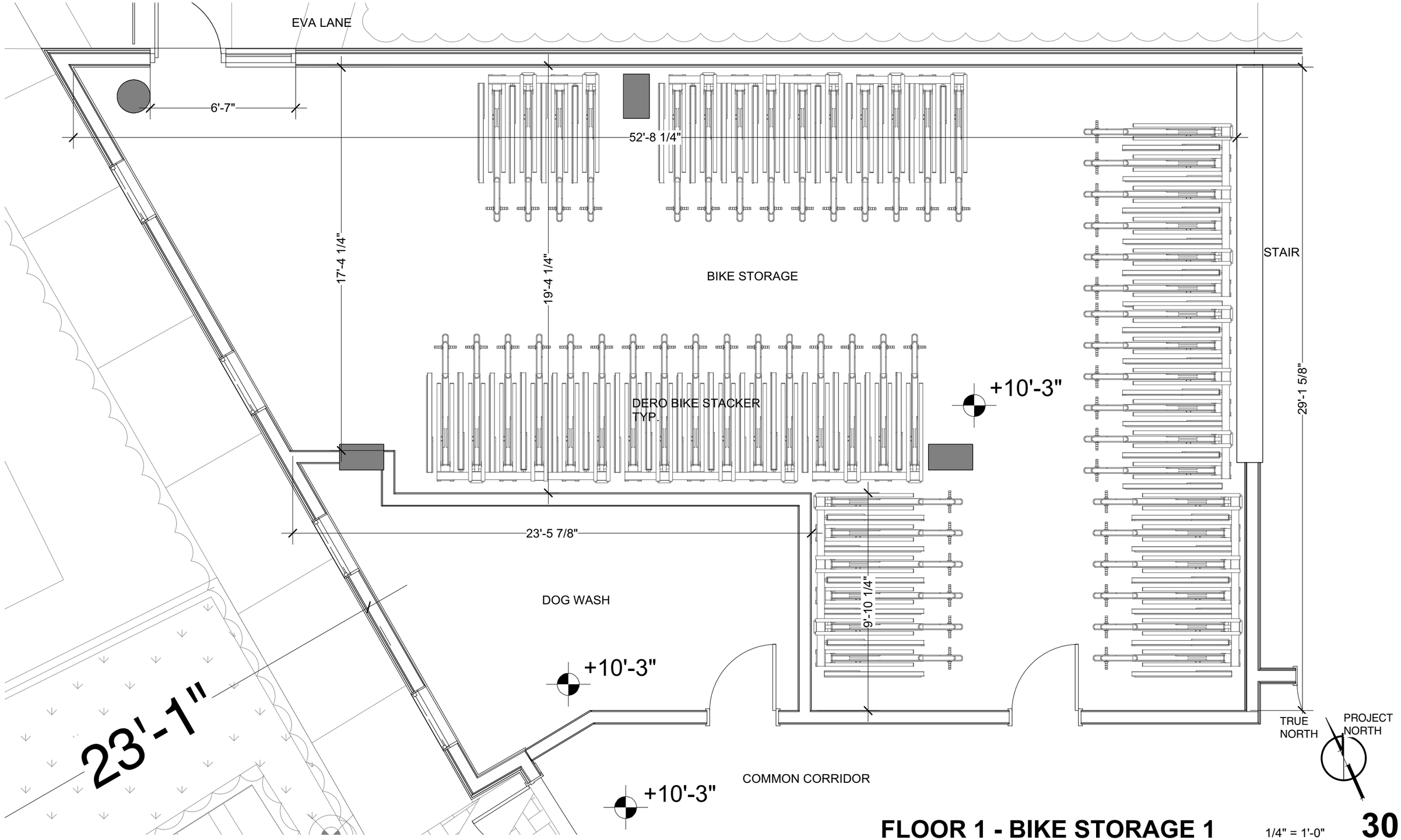
BDE ARCHITECTURE

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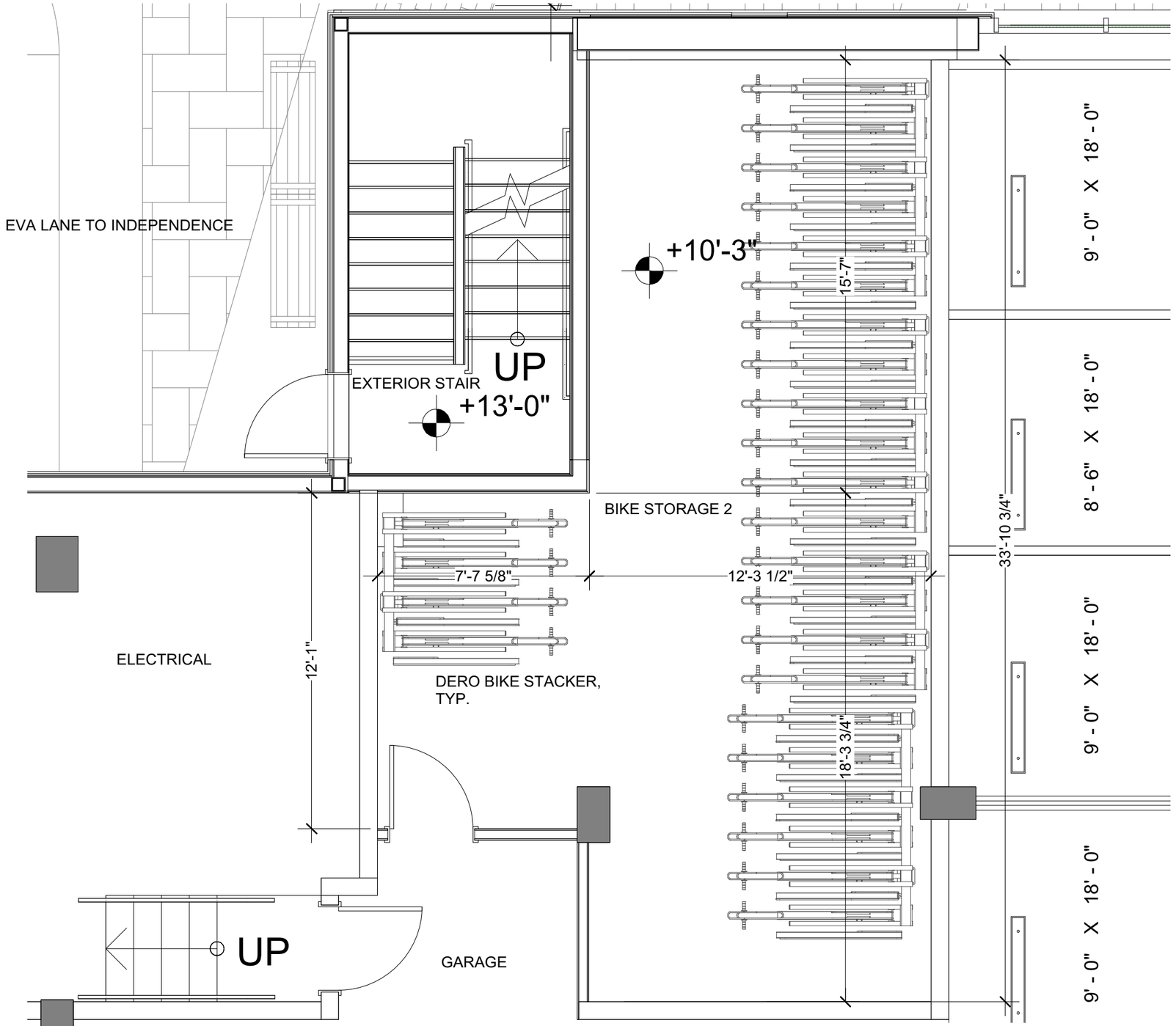


FLOOR 1 - BIKE STORAGE 1

1/4" = 1'-0"

30

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FLOOR 1 - BIKE STORAGE 2

1/4" = 1'-0"

TRUE NORTH

PROJECT NORTH

31

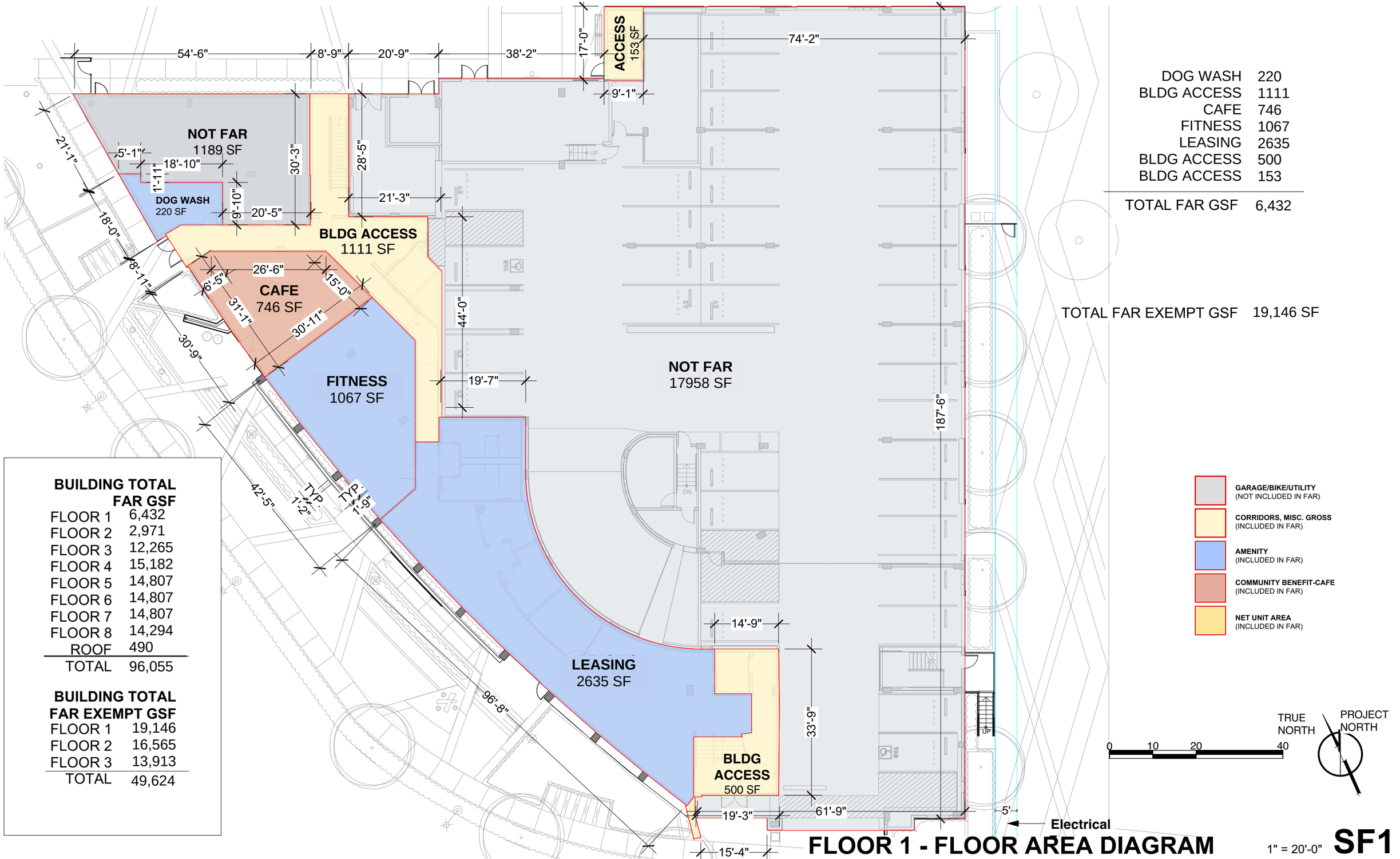
BDE ARCHITECTURE

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DOG WASH	220
BLDG ACCESS	1111
CAFE	746
FITNESS	1067
LEASING	2635
BLDG ACCESS	500
BLDG ACCESS	153
TOTAL FAR GSF	6,432

TOTAL FAR EXEMPT GSF 19,146 SF

BUILDING TOTAL FAR GSF

FLOOR 1	6,432
FLOOR 2	2,971
FLOOR 3	12,265
FLOOR 4	15,182
FLOOR 5	14,807
FLOOR 6	14,807
FLOOR 7	14,807
FLOOR 8	14,294
ROOF	490
TOTAL	96,055

BUILDING TOTAL FAR EXEMPT GSF

FLOOR 1	19,146
FLOOR 2	16,565
FLOOR 3	13,913
TOTAL	49,624

GARAGE/BIKE/UTILITY
(NOT INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

NET UNIT AREA
(INCLUDED IN FAR)

TRUE NORTH
PROJECT NORTH

0 10 20 40

FLOOR 1 - FLOOR AREA DIAGRAM

1" = 20'-0"

SF1

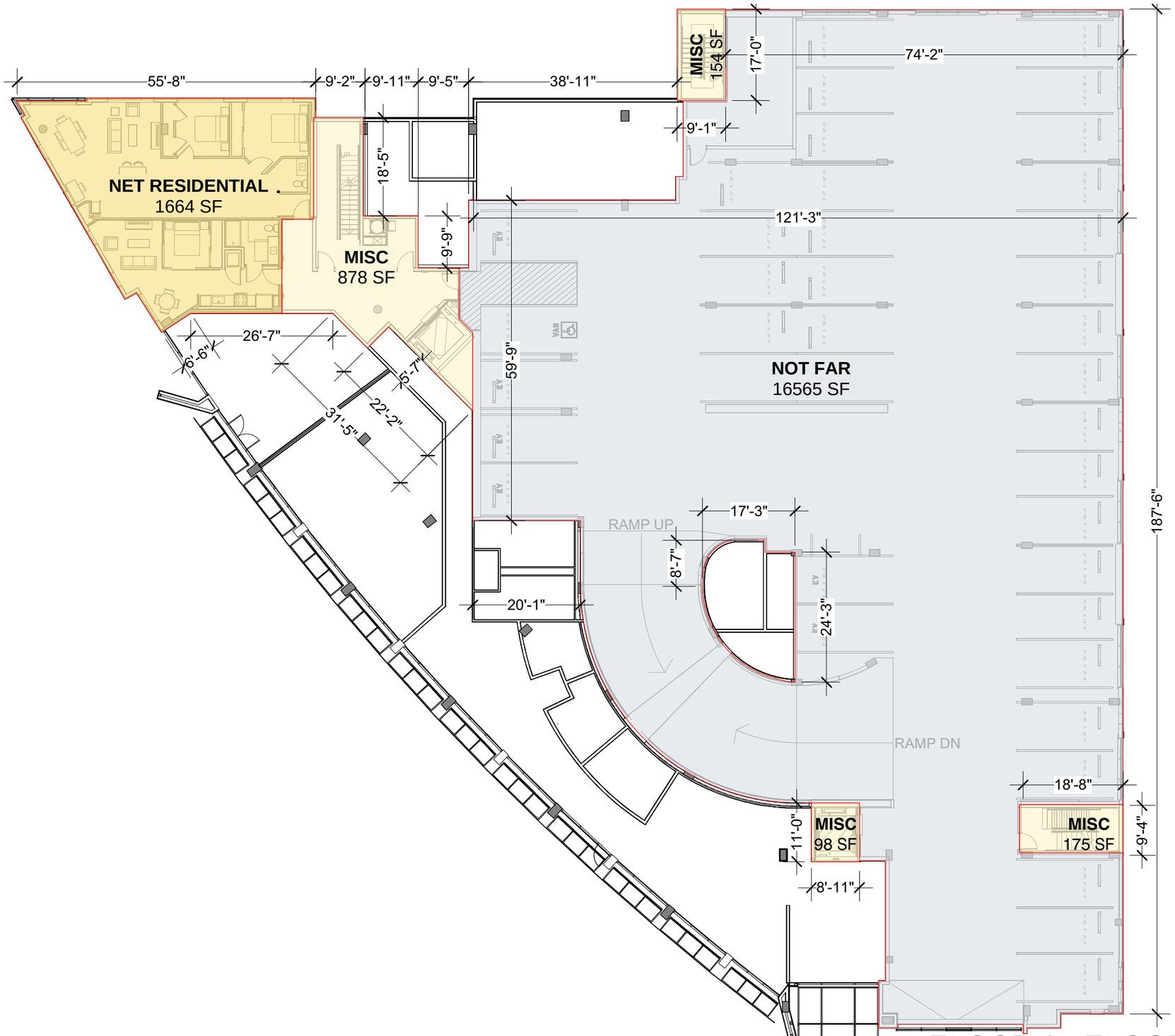
BDE ARCHITECTURE

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OCT 9, 2020

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NET RESIDENTIAL	1664
MISC	878
MISC	98
MISC	175
MISC	154
TOTAL FAR GSF	2971 SF

TOTAL FAR EXEMPT GSF 16565 SF

GARAGE/BIKE/UTILITY
(NOT INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

NET UNIT AREA
(INCLUDED IN FAR)

TRUE NORTH
PROJECT NORTH

0 10 20 40

FLOOR 2 - FLOOR AREA DIAGRAM

1" = 20'-0" **SF2**

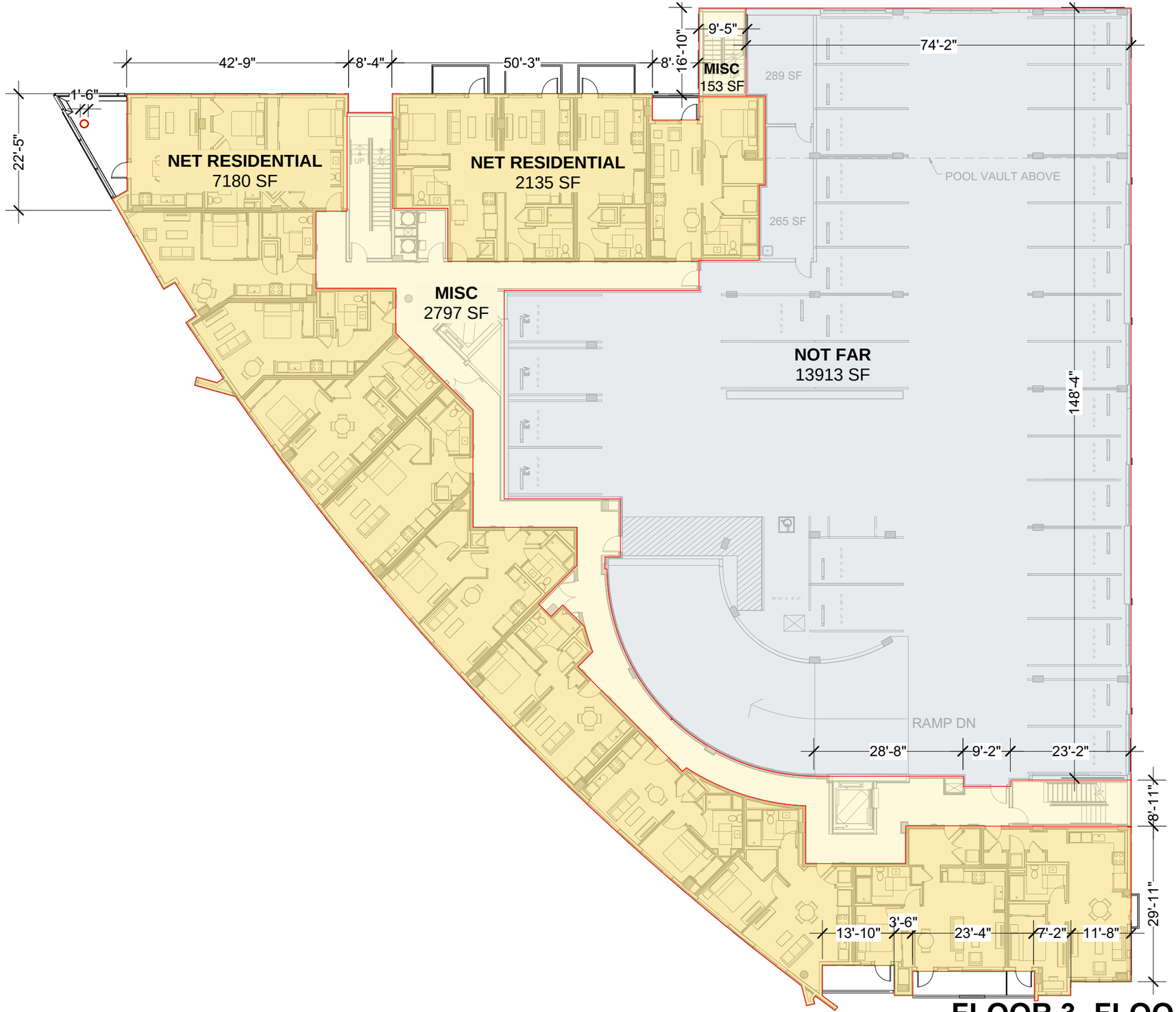
BDE ARCHITECTURE

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NET RESIDENTIAL	7180
MISC	2797
NET RESIDENTIAL	2135
MISC	153
TOTAL FAR GSF	12,265

TOTAL FAR EXEMPT GSF 13,913

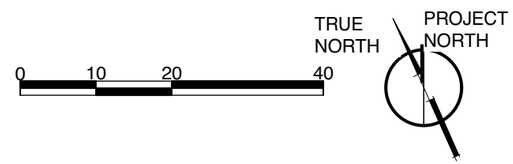
GARAGE/BIKE/UTILITY
(NOT INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

NET UNIT AREA
(INCLUDED IN FAR)



FLOOR 3 -FLOOR AREA DIAGRAM

1" = 30'-0"

SF3

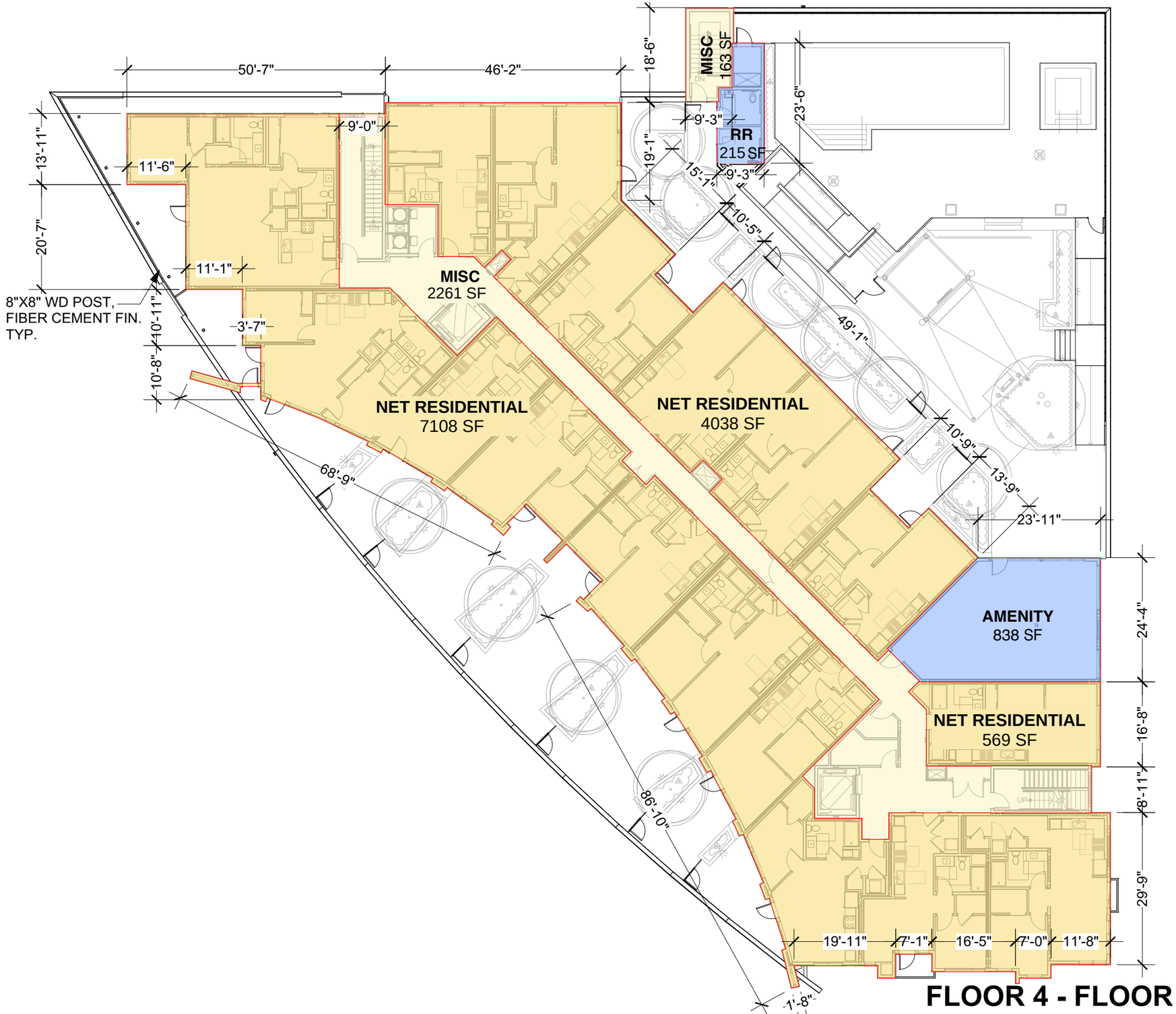
ARCHITECTURE

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NET RESIDENTIAL	7108
NET RESIDENTIAL	569
AMENITY	838
NET RESIDENTIAL	4028
MISC.	2261
MISC.	163
R.R.	215
TOTAL FAR GSF	15,182

TOTAL FAR EXEMPT GSF 0

GARAGE/BIKE/UTILITY
(NOT INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

NET UNIT AREA
(INCLUDED IN FAR)

TRUE NORTH
PROJECT NORTH

0 10 20 40

FLOOR 4 - FLOOR AREA DIAGRAM

1" = 30'-0"

SF4

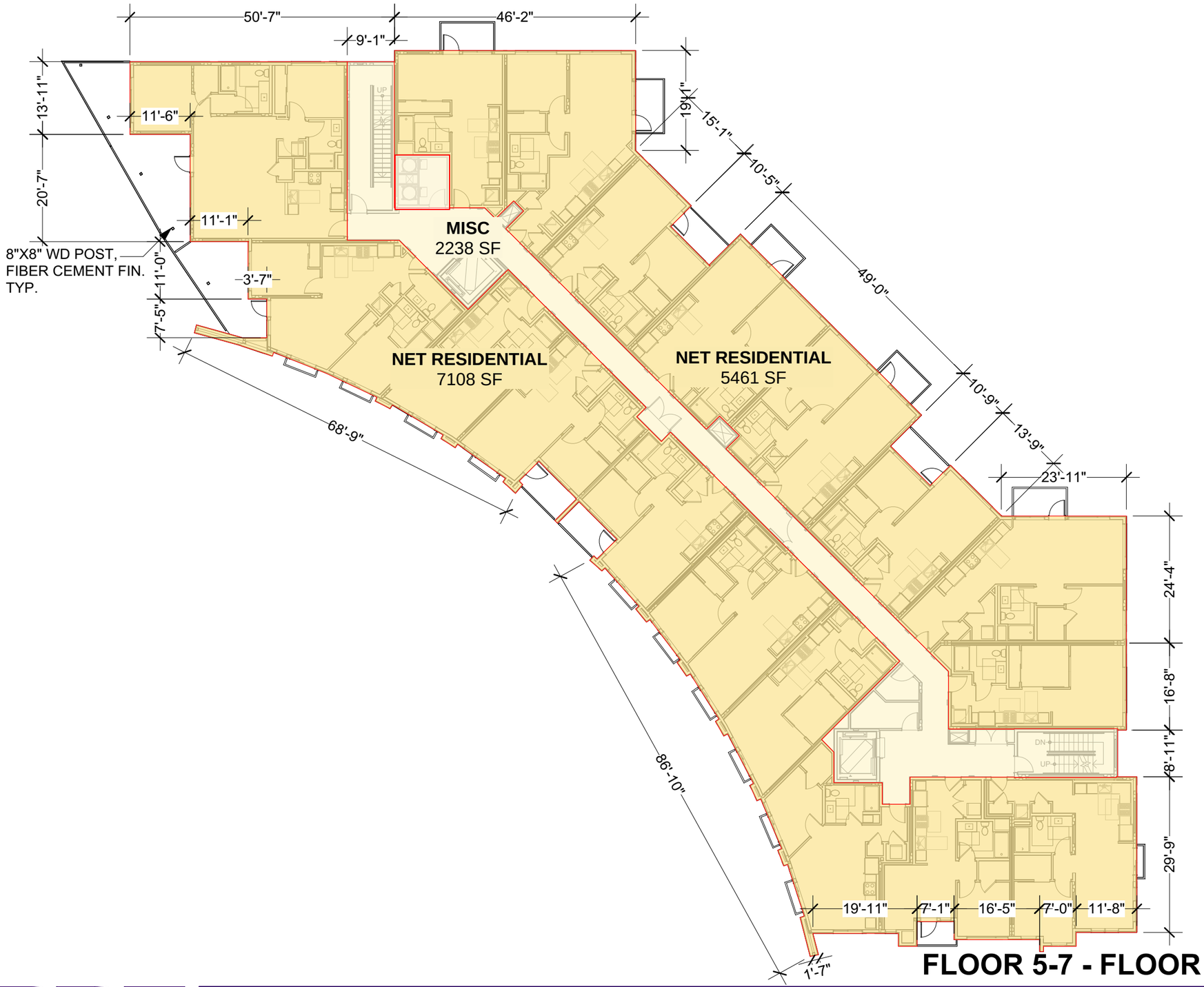
BDE ARCHITECTURE

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NET RESIDENTIAL	7108
MISC	2238
NET RESIDENTIAL	5461
TOTAL FAR GSF	14,807

TOTAL FAR EXEMPT GSF	0

GARAGE/BIKE/UTILITY
(NOT INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

NET UNIT AREA
(INCLUDED IN FAR)

TRUE NORTH

PROJECT NORTH

0 10 20 40

FLOOR 5-7 - FLOOR AREA DIAGRAM

1" = 30'-0"

SF5

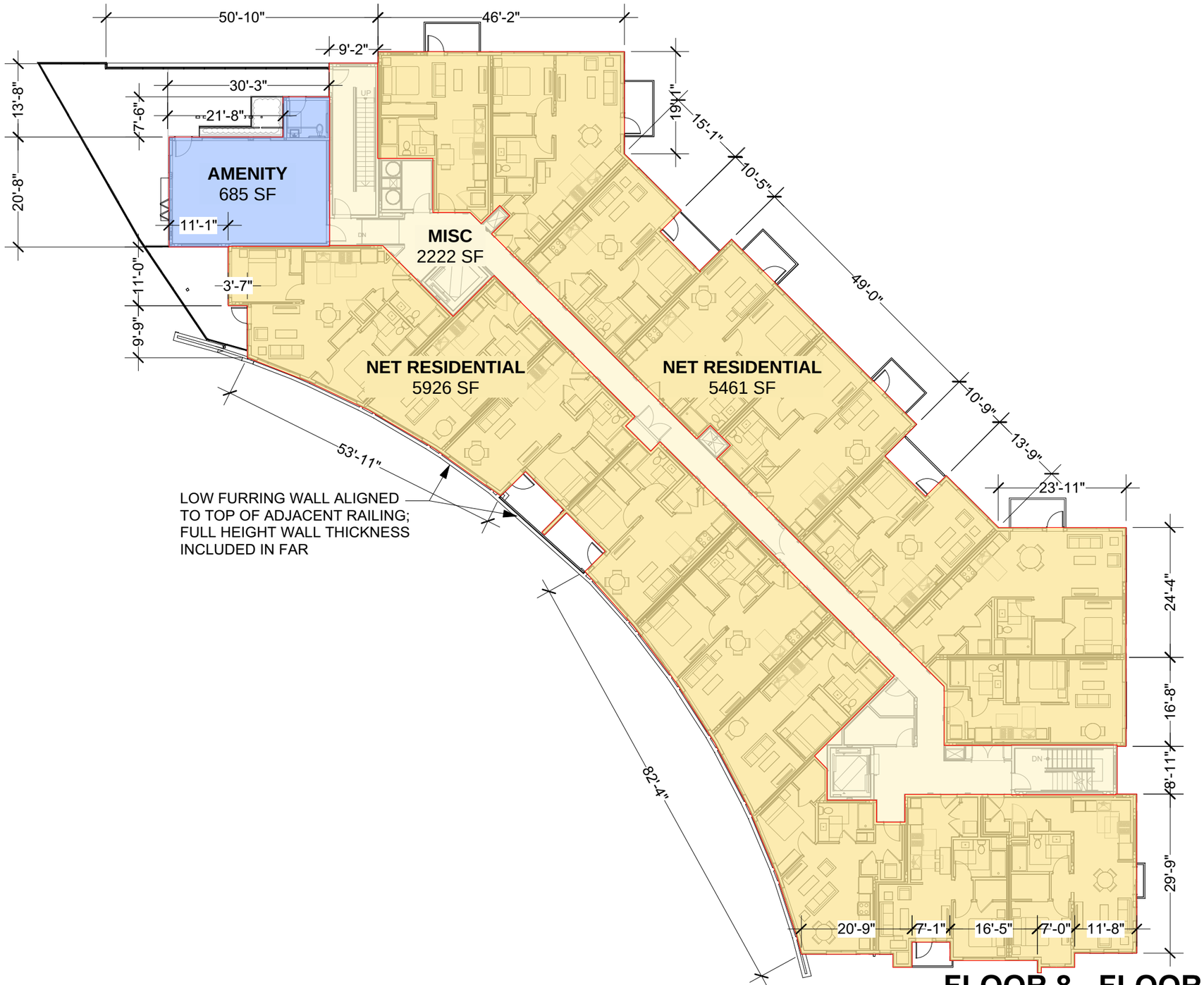
BDE ARCHITECTURE

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AMENITY	685
NET RESIDENTIAL	5926
MISC	2222
NET RESIDENTIAL	5461
TOTAL FAR GSF	14,294

TOTAL FAR EXEMPT GSF 0

- **GARAGE/BIKE/UTILITY** (NOT INCLUDED IN FAR)
- **CORRIDORS, MISC. GROSS** (INCLUDED IN FAR)
- **AMENITY** (INCLUDED IN FAR)
- **COMMUNITY BENEFIT-CAFE** (INCLUDED IN FAR)
- **NET UNIT AREA** (INCLUDED IN FAR)

TRUE NORTH / PROJECT NORTH

0 10 20 40

FLOOR 8 - FLOOR AREA DIAGRAM

1" = 30'-0" **SF6**

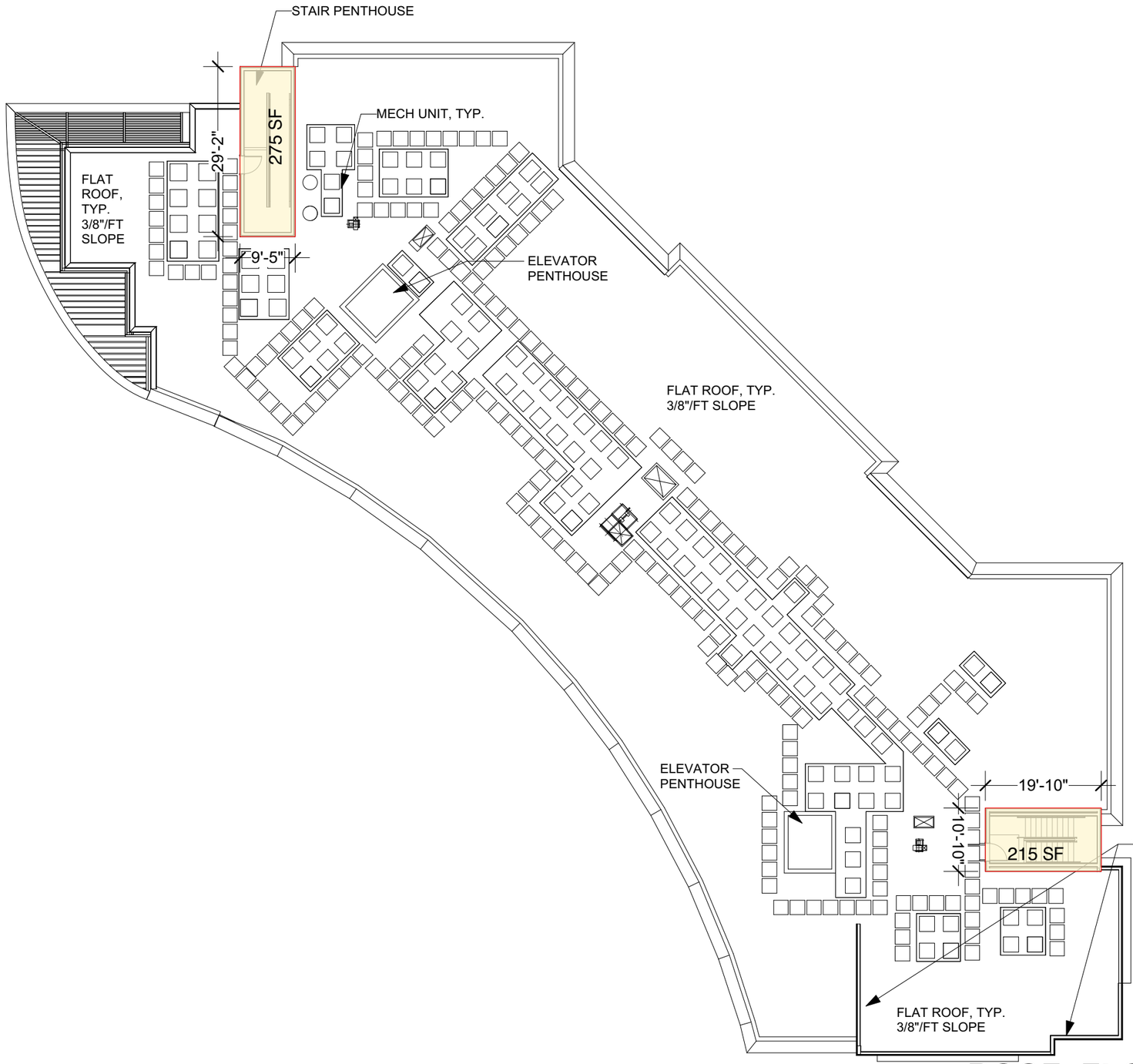
BDE ARCHITECTURE

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STAIR	275
STAIR	215
TOTAL FAR GSF	490

TOTAL FAR EXEMPT GSF 0

GARAGE/BIKE/UTILITY
(NOT INCLUDED IN FAR)

CORRIDORS, MISC. GROSS
(INCLUDED IN FAR)

AMENITY
(INCLUDED IN FAR)

COMMUNITY BENEFIT-CAFE
(INCLUDED IN FAR)

NET UNIT AREA
(INCLUDED IN FAR)

TRUE NORTH
PROJECT NORTH

ROOF- FLOOR AREA DIAGRAM

1" = 30'-0"

SF7

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Scale: 1/16" = 1'

0 8 16 32

North

ARCHITECTURE

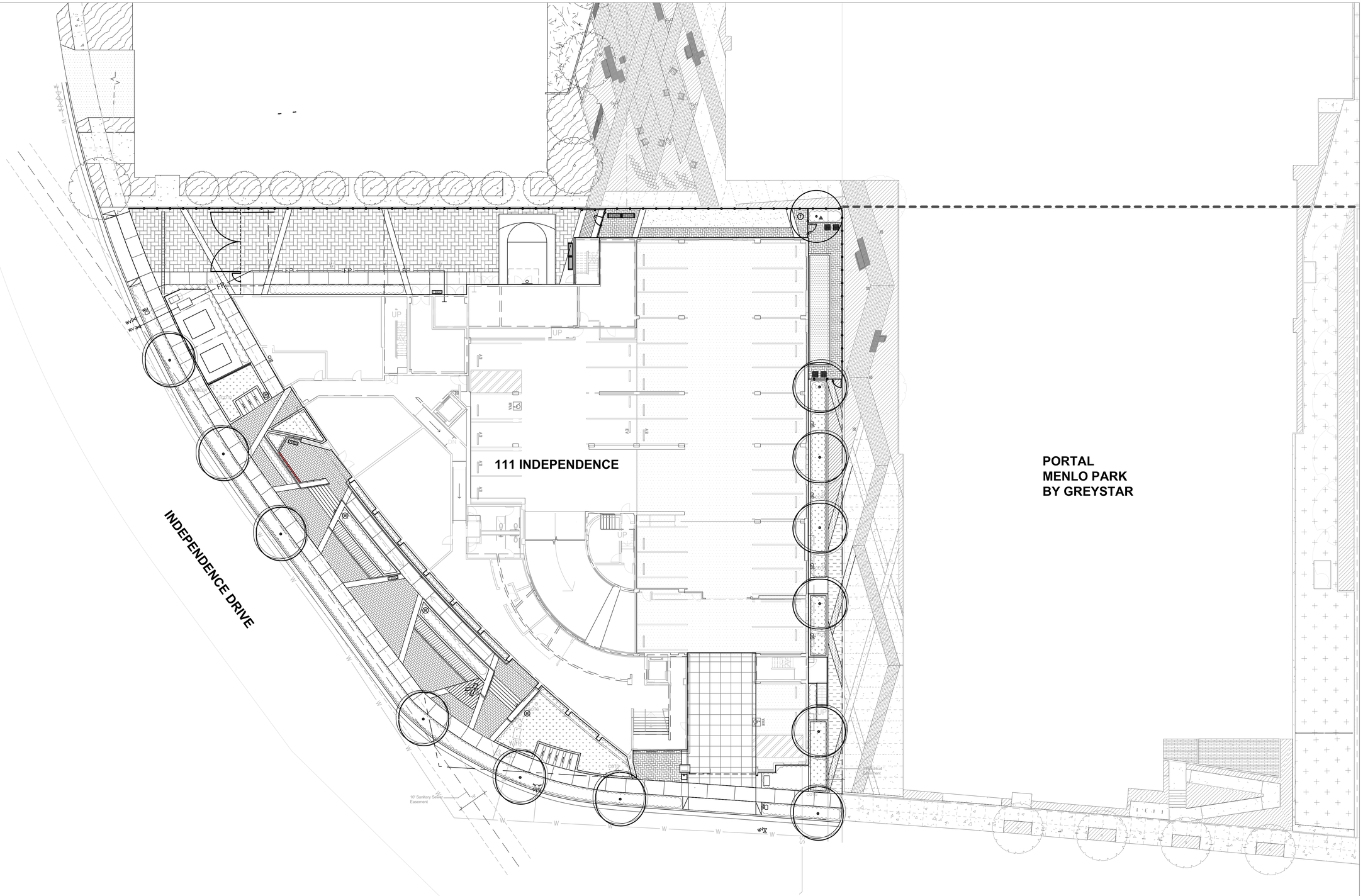
THE GUZZARDO PARTNERSHIP INC.
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LANDSCAPE PLAN - OVERALL L-1

111 INDEPENDENCE DR

MENLO PARK, CALIFORNIA FEBRUARY 12, 2021

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LANDSCAPE PLAN - OVERALL L-1a

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MENLO PARK, CALIFORNIA FEBRUARY 12, 2021

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TRANSFORMER SCREENING ELEVATION AND FINISHES



LEGEND:

1. EVA DRIVEWAY: ACCENT VEHICULAR AND PEDESTRIAN PAVING, VEHICULAR AND PEDESTRIAN GATES.
2. BASKETBALL HALF COURT.
3. DOG RUN.
4. PERIMETER FENCE (by others).
5. BOCCE BALL COURT AND SITTING AREA.
6. STORMWATER TREATMENT.
7. 5' WIDE SIDEWALK (CONTINUATION OF EVA FROM ADJACENT PROPERTY).
8. 5' WIDE CITY STANDARD SIDEWALK
9. CITY PLANTING STRIP W/ STREET TREES
10. RAMP ACCESS TO CAFE AND LEASING.
11. CAFE PLAZA: STAIR ACCESS, ELEVATED CAFE SEATING W/ ACCENT PLANTER POCKET.
12. MAIN PLAZA: PEDESTRIAN PAVING WITH ACCENT 2' WIDE BANDS, RAISED WOOD SEATING (18" HIGH) AND RAISED DECK/STAGE (18" HIGH) WITH SCULPTURE, PLAZA LIGHTING.
13. TERRACED PLANTING (42" TALL PLANTER WALLS).
14. LEASING PLAZA: STAIR ACCESS.
15. BIKE PARKING: 8 RACKS TOTAL (16 PARKING SPACES).
16. ENTRANCE / DRIVEWAY: ACCENT PEDESTRIAN AND VEHICULAR PAVING.
17. TRANSFORMERS AND BACKFLOWS AREA W/ 6' TALL (OR HEIGHT OF TRANSFORMER, WHICHEVER IS GREATER) REMOVABLE PERFORATED METAL SCREEN PANELS.
18. TRASH / RECYCLE / COMPOST RECEPTACLE

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LEGEND:

① PRIVATE PATIO

② 48" TALL RAISED PLANER WALL W/ ACCENT PLANTING.

③ 3'-7" TALL FENCE W/ GATE.

④ DINING PLAZA: BBQ COUNTER, COMMUNAL AND FREESTANDING DINING TABLES. STAIR AND RAMP ACCESS TO POOL DECK.

⑤ LOUNGE PLAZA: FIREPLACE WALL, LOUNGE SEATING, ACCENT RAISED PLANTERS. TV WALL WITH LOUNGE SEATING AND BAR COUNTER UNDER SHADE STRUCTURE.

⑥ RAISED POOL DECK: POOL AND SPA AT BLDG EDGE W/ GLASS GUARDRAIL AND GLASS FENCE W/ ACCESS GATES; CHAISE LOUNGERS AND LOUNGE ARMCHAIRS AT FIREPLACE WALL. STAIR AND RAMP ACCESS TO LOUNGE PLAZA.

⑦ TAPERED, RAISED PLANTER WALL (PATIO DIVIDER, 48"TALL) WITH SCREEN PLANTING.

⑧ BATHROOMS AND SHOWERS, S.A.D.

⑨ OUTDOOR GAMES SPACE (BY INTERIOR DESIGNER)

⑩ TRASH / RECYCLE / COMPOST RECEPTACLE

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LEGEND:

1 WOOD DECK W/ TABLES AND CHAIRS.

2 LOUNGE AREA W/ LOUNGE FURNITURE, GLASS ARCH. RAILING FOR OPEN VIEWS.

3 LOW PLANTING BEDS.

4 OUTDOOR BAR SEATING, S.A.D.

5 PRIVATE PATIO.

6 ARCHITECTURAL TRELLIS FEATURE, S.A.D.

North

Scale: 1" = 10'

0 5 10 20

BDE ARCHITECTURE

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LANDSCAPE PLAN - 8TH FLOOR **L-4**

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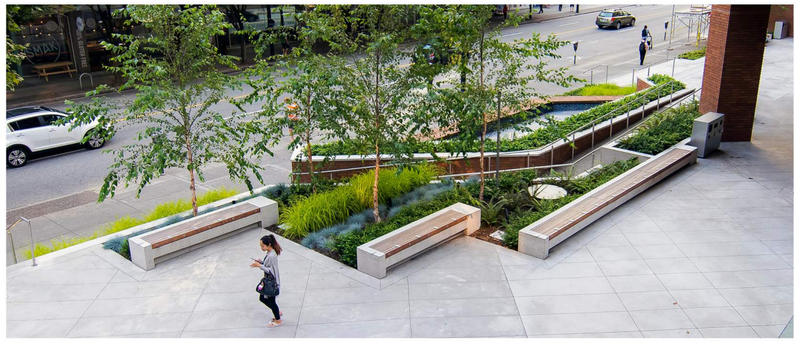
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PLAZA







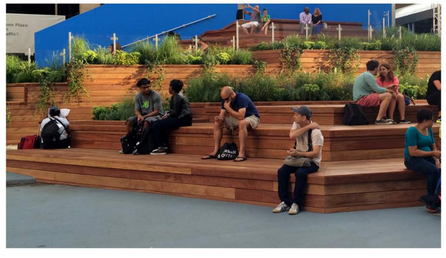


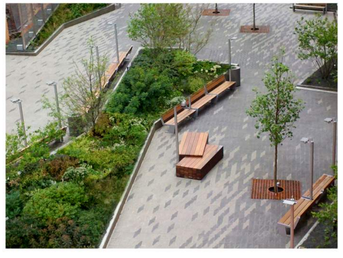




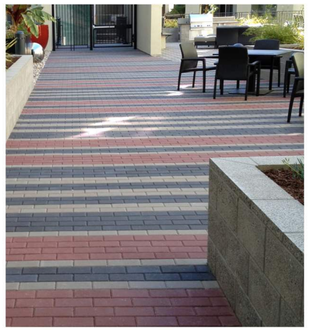




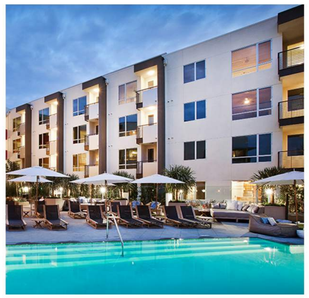




COURTYARD

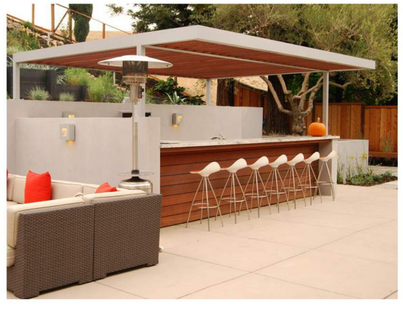










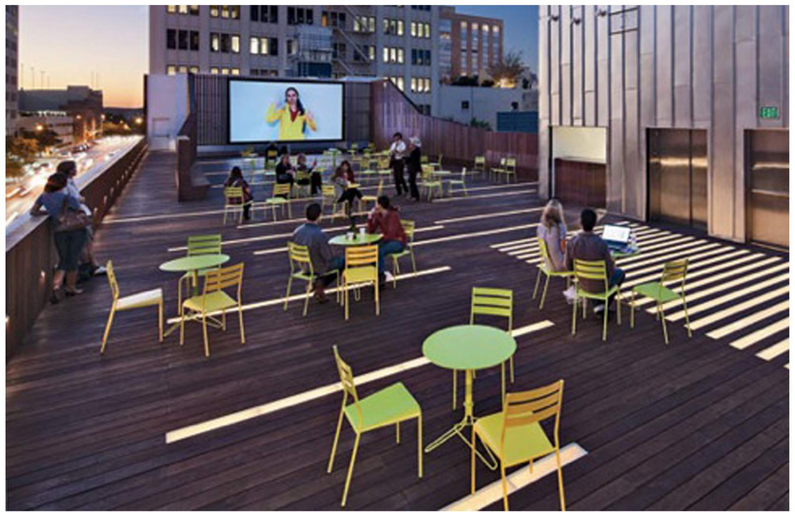




8TH FLOOR









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LEGEND	sq ft	%
TOTAL LANDSCAPE AREA (hardscape and landscape within property line)	5,405.0	100%
LANDSCAPE PLANTING AREA (within total landsc. area)	1,744.0	32% (min. 25% req.)
STORMWATER TREATMENT AREA (within planting area)	890.0	51% (min. 50% req.)

PROPERTY LINE

BUILDING FRONTAGE (from PL to face of bldg, excluding areas adjacent to Lobby Bldg Entrances and transformer pads)

Scale: 1/16" = 1'
0 8 16 32

North

LANDSCAPE PLAN - PLANTING EXHIBIT L-6

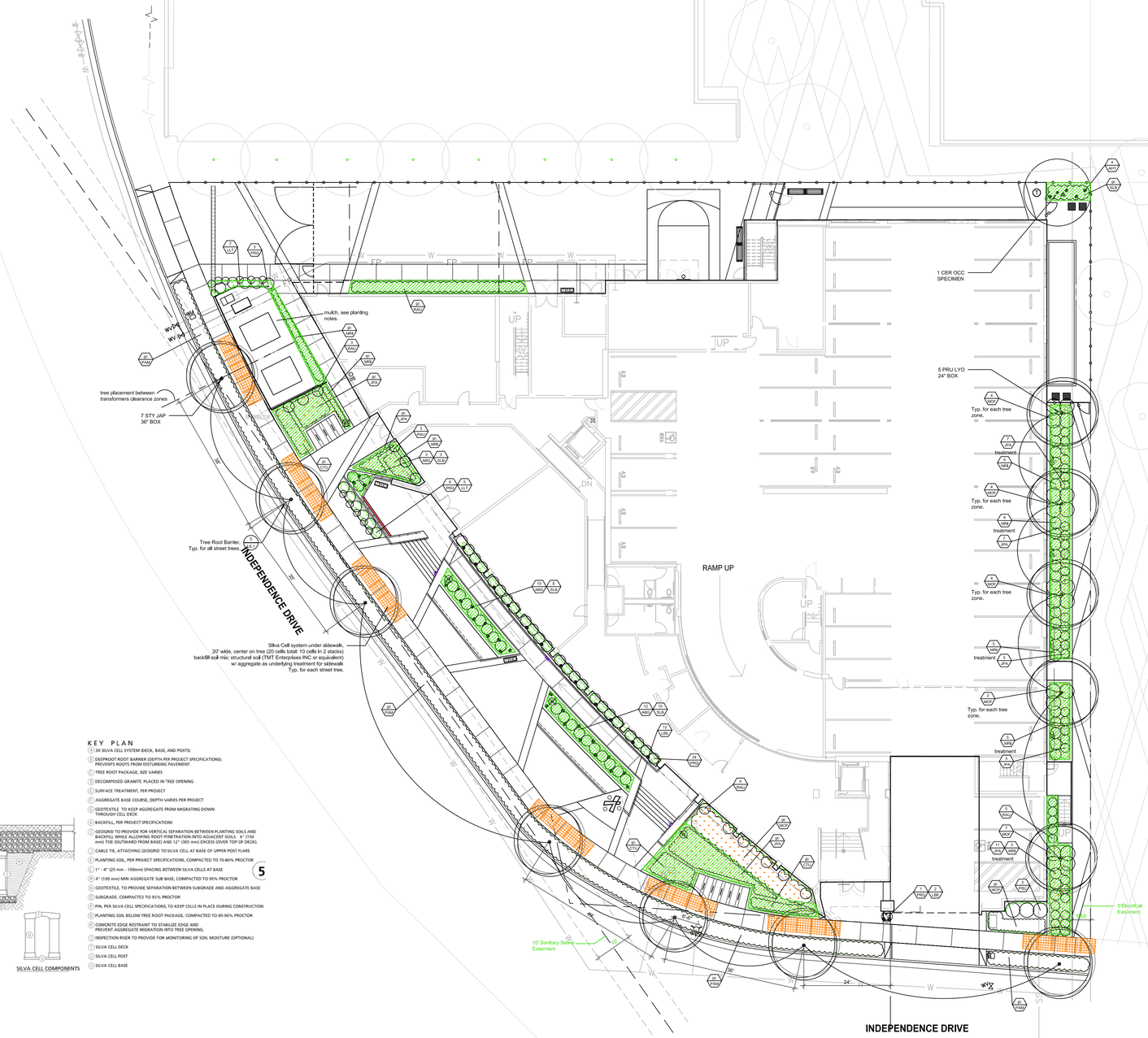
111 INDEPENDENCE DR

MENLO PARK, CALIFORNIA FEBRUARY 12, 2021

BDE ARCHITECTURE

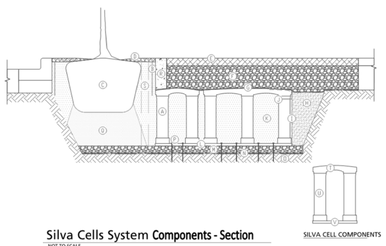
THE GUZZARDO PARTNERSHIP INC.
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KEY PLAN

A. 3X SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B. DEEPROOT ROOT BARRIER (DEPTH PER PROJECT SPECIFICATIONS). PREVENTS ROOTS FROM DISTURBING PAVEMENT.
C. TREE ROOT PACKAGE, SIZE VARIES
D. DECOMPOSED GRANITE, PLACED IN TREE OPENING
E. SURFACE TREATMENT, PER PROJECT
F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
H. BACKFILL, PER PROJECT SPECIFICATIONS
I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 4" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
L. 1" - 4" (25 mm - 100mm) SPACING BETWEEN SILVA CELLS AT BASE
M. 4" (100 mm) MIN. AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
O. SUBGRADE, COMPACTED TO 95% PROCTOR
P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.
S. INSPECTION RISER TO PROVIDE FOR MONITORING OF SOIL MOISTURE (OPTIONAL)
T. SILVA CELL DECK
U. SILVA CELL POST
V. SILVA CELL BASE



Silva Cells System Components - Section
NOT TO SCALE

5

NOTE: SAMPLE SILVA CELL SYSTEM DETAIL, FINAL TBD PER SITE CONDITIONS.

Scale: 1/16" = 1'
0 8 16 32

North

PLANT PALETTE

TREES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
*CER OCC	SPEC.	*Cercis occidentalis	Western Redbud		M
*ARB MAR	24"box	Arbutus marina	Strawberry Tree		L
STY JAP	24"box	Styphnolobium jap. 'Regent'	'Regent' Japanese Pagoda	standard	L
*PRU LYO	24"box	Prunus illicifolia 'Lyonii'	Catalina Cherry Laurel	-	L

SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
(t) DBI	5 gal	Dietes bicolor 'Lemon Drop'	Fortnight Lily	30" O.C.	L
LEJ	5 gal	Leucadendron 'Jester'	Jester Conebush	36" O.C.	L
(t) *MOF	5 gal	*Mahonia a. 'Orange Flame'	Oregon Grape	36" O.C.	L
PJE	5 gal	Phormium 'Jester'	Jester New Zealand Flax	24" O.C.	L
PRQ	5 gal	Phormium 'Rainbow Queen'	Rainbow Queen New Zealand Flax	30" O.C.	L
PSU	5 gal	Phormium 'Sundowner'	Sundowner New Zealand Flax	48" O.C.	L
*RAU	5 gal	*Ribes aureum	Golden Currant	36" O.C.	L

SUB SHRUBS, GRASSES, FERNS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
AHY	2 gal	Anigozanthos 'Harmony Yellow'	Yellow Kangaroo Paw	24" O.C.	L
ABG	5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw	18" O.C.	L
(t) *CTU	2 gal	*Carex tumulicola	Foothill Sage	24" O.C.	L
(t) CEL	5 gal	Chondropetalum elephantium	Large Cape Rush	36" O.C.	L
(t) *JPA	5 gal	*Juncus patens	California Gray Rush	30" O.C.	L
(t) MCP	5 gal	Muhlenbergia capillaris 'Plumetastic'	Pink Muhly Grass	30" O.C.	L
(t) *MRI	5 gal	*Muhlenbergia rigens	Deer Grass	36" O.C.	L
*SLB	2 gal	*Salvia leucantha 'Bee's Bliss'	Mexican Bush Sage	24" O.C.	L
LLT	2 gal	Lomandra Lime Tuff	Dwarf Mat Rush	24" O.C.	L
PAM	2 gal	Pennisetum alopecuroides 'Moudry'	Black Flowering Fountain Grass	30" O.C.	L

GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
LBE	2 gal	Lotus berthelotii	'Amazon Sunset' Parrot's Beak	12" O.C.	L
LYS	1 gal	Lysimachia nummularia	Creeping Jenny	8" O.C.	M
(t) *SBE	1 gal	*Sisyrinchium bellum	Blue-Eyed Grass	18" O.C.	L

VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
BCG	5 gal	Bougainvillea 'California Gold'	California Gold Bougainvillea		L

* - California Native Plants
(t) - Water treatment plants (bioretention and flow-through planters, per WPPP)

3DE ARCHITECTURE
THE GUZZARDO PARTNERSHIP INC.
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LANDSCAPE PLAN - SITE PLANTING L-7

MENLO PARK, CALIFORNIA FEBRUARY 12, 2021

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PLANT PALETTE

TREES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
*CER OCC	SPEC.	*Cercis occidentalis	Western Redbud		M
*ARB MAR	24"box	Arbutus marina	Strawberry Tree		L
STY JAP	24"box	Styphnolobium jap. 'Regent'	'Regent' Japanese Pagoda	standard	L
*PRU LYO	24"box	Prunus illicifolia 'Lyonii'	Catalina Cherry Laurel	-	L

SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
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(t) *MOF	5 gal	*Mahonia a. 'Orange Flame'	Oregon Grape	36" O.C.	L
PJE	5 gal	Phormium 'Jester'	Jester New Zealand Flax	24" O.C.	L
PRQ	5 gal	Phormium 'Rainbow Queen'	Rainbow Queen New Zealand Flax	30" O.C.	L
PSU	5 gal	Phormium 'Sundowner'	Sundowner New Zealand Flax	48" O.C.	L
*RAU	5 gal	*Ribes aureum	Golden Currant	36" O.C.	L

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KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
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(t) *MRI	5 gal	*Muhlenbergia rigens	Deer Grass	36" O.C.	L
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VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
BCG	5 gal	Bougainvillea 'California Gold'	California Gold Bougainvillea		L

* - California Native Plants
(t) - Water treatment plants (bioretention and flow-through planters, per WPPP)



LANDSCAPE PLAN - COURTYARD PLANTING L-8

THE GUZZARDO PARTNERSHIP INC.
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3DE ARCHITECTURE

111 INDEPENDENCE DR

MENLO PARK, CALIFORNIA FEBRUARY 12, 2021

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PLANT PALETTE

TREES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
*CER OCC	SPEC.	*Cercis occidentalis	Western Redbud		M
*ARB MAR	24"box	Arbutus marina	Strawberry Tree		L
STY JAP	24"box	Styphnolobium jap. 'Regent'	'Regent' Japanese Pagoda	standard	L
*PRU LYO	24"box	Prunus illicifolia 'Lyonii'	Catalina Cherry Laurel	-	L

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PJE	5 gal	Phormium 'Jester'	Jester New Zealand Flax	24" O.C.	L
PRQ	5 gal	Phormium 'Rainbow Queen'	Rainbow Queen New Zealand Flax	30" O.C.	L
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(t) CEL	5 gal	Chondropetalum elephantium	Large Cape Rush	36" O.C.	L
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KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
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LYS	1 gal	Lysimachia nummularia	Creeping Jenny	8" O.C.	M
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VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
BCG	5 gal	Bougainvillea 'California Gold'	California Gold Bougainvillea		L

* - California Native Plants
(t) - Water treatment plants (bioretention and flow-through planters, per WPPP)

North

Scale: 1" = 10'
0 5 10 20

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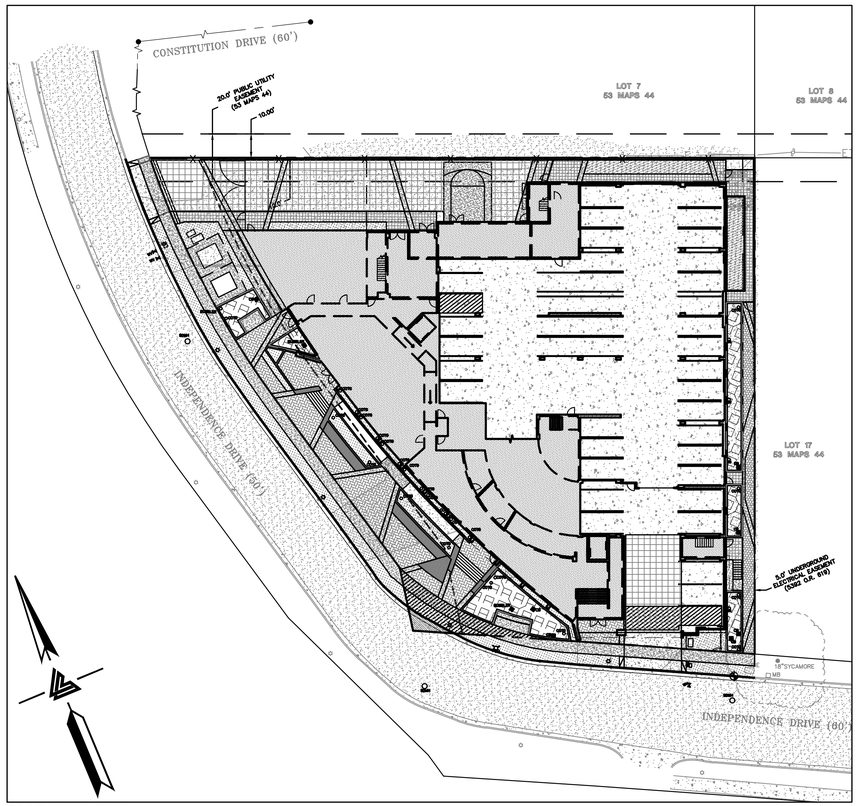
SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW — RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE		TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
		PIV	POST INDICATOR VALVE
CO	CLEANOUT	PSS	PUBLIC SERVICES EASEMENT
COTG	CLEANOUT TO GRADE	P	PROPERTY LINE
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCT or –TION	PUE	PUBLIC UTILITY EASEMENT
CONC COR	CONCRETE CORNER	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
D	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL	ELEVATIONS	SAN	SANITARY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQ	EQUIPMENT	SDMH	STORM DRAIN MANHOLE
EW	EACH WAY	SHT	SHEET
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
FC	FACE OF CURB	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST.	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
		TOW	TOP OF WALL
HORIZ	HORIZONTAL	TEMP	TEMPORARY
HI PT	HIGH POINT	TP	TOP OF PAVEMENT
H&T	HUB & TACK	TW/FG	TOP OF WALL/FINISH GRADE
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT ELEVATION	VC	VERTICAL CURVE
JB	JUNCTION BOX	VCP	VITRIFIED CLAY PIPE
JT	JOINT TRENCH	VERT	VERTICAL
JP	JOINT UTILITY POLE	W/	WITH
L	LENGTH	W, WL	WATER LINE
LNDG	LANDING	WM	WATER METER
		WWF	WELDED WIRE FABRIC



KEY MAP
1" = 20'

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS ON CONCRETE CURB
ELEVATION = 9.37'
(NAVD 88 DATUM)

BASIS OF BEARINGS

THE BEARING NORTH 74°00'00" WEST ALONG THE MONUMENTED CENTERLINE OF CONSTITUTION DRIVE AS SHOWN ON THAT CERTAIN TRACT MAP FILED IN BOOK 53 OF MAPS AT PAGE 44, SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWTO–4071600157–JM, DATED AS OF AUGUST 10, 2016

FLOOD ZONE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE – AREAS WITHIN 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06081C0306F, EFFECTIVE DATE APRIL 5, 2019. BASE FLOOD ELEVATION = 10.5 FEET (NAVD 88) AS DETERMINED BY CITY OF MENLO PARK FIS, REVISED APRIL 2019.

BENCHMARK

CITY OF MENLO PARK BM W150
BRASS DISC SET IN CONCRETE POST, STAMPED W150" 575' ± SOUTHWEST OF THE INTERSECTION OF WILLOW ROAD AND HIGHWAY 84 – 90' ± WEST OF THE CENTERLINE OF WILLOW ROAD 19' ± NORTH OF THE NORTHERLY RAIL OF THE RAILROAD TRACKS
ELEVATION = 9.67'
(NAVD 88 DATUM)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

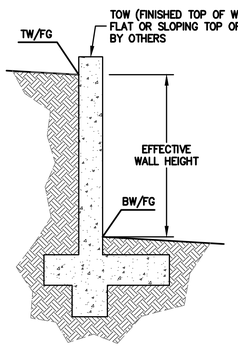
ESTIMATED EARTHWORK QUANTITIES

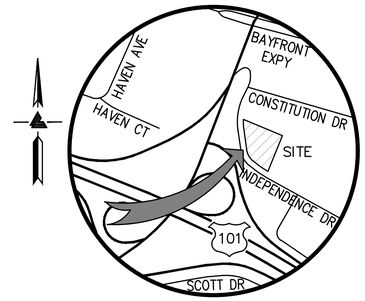
CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	1900	25	1925
FILL	0	350	350
EXPORT			1575

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN–SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER–EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK–OF–WALL SUB–SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.





VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
SPC MENLO, LLC
ATTN: SATEEZ KADIVAR
111 INDEPENDENCE DRIVE,
MENLO PARK, CA 94025

APN: 055–236–120

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENG., ENTITLED; "TOPOGRAPHIC SURVEY"
   111 INDEPENDENCE DRIVE
   MENLO PARK, CA
   DATED: 8–29–18
   JOB# 2180432
2. SITE PLAN BY BDE ARCHITECTURE, ENTITLED: "111 INDEPENDENCE DR."
   111 INDEPENDENCE DR.
   MENLO PARK, CA
   DATED: 06–11–18
3. LANDSCAPE PLAN BY GUZZARDO PARTNERSHIP, INC., ENTITLED "111 INDEPENDENCE DR."
   MENLO PARK, CA
   DATED: 05–23–18

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1–800–227–2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

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C–2.0	DEMOLITION PLAN
C–3.0	GRADING AND DRAINAGE PLAN
C–3.1	LEVEL 4 PLAN
C–3.2	DRIVEWAY SAFETY TRIANGLE
C–4.0	UTILITY PLAN
C–4.1	LEVEL 4 PLAN
C–4.2	STORM DRAIN EXTENSION PLAN/PROFILE
C–5.0	HORIZONTAL CONTROL PLAN
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SW–1	BEST MANAGEMENT PRACTICES

REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — No. C79555 — CIVIL — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887–4086
(F) (510) 887–3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966–1338
(F) (916)797–7363
WWW.LEABRAZE.COM

SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
APN: 055–236–120
SAN MATEO COUNTY

TITLE SHEET

DD2 4–9–2020	RB
DD3 4–24–2020	RB
PLAN CHECK RESUB. 10–09–2020	RB
PLAN CHECK RESUB. 02–01–2021	RB
–	–
REVISIONS	BY
JOB NO:	2180495
DATE:	05–29–18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA

SHEET NO:
C–1.0
01 OF 19 SHEETS

DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION

DEMOLITION LEGEND

ALL ITEMS WITHIN LIMITS OF DEMOLITION TO BE REMOVED UNLESS OTHERWISE NOTED TO REMAIN ON PLANS. CONTRACTOR IS TO REMOVE ALL LAWN IRRIGATION SYSTEMS, PAVEMENT CONCRETE AND STRUCTURES UNLESS CALLED OUT TO REMAIN.

(E) DRIVEWAY, CURB, GUTTER & SIDEWALKS ALONG INDEPENDENCE FRONTAGE TO BE REMOVED AND REPLACED WITH NEW IMPROVEMENTS PER CITY STANDARDS

(E) STOP SIGN AHEAD (TO REMAIN AND BE PROTECTED)

(E) SEWER MAIN (TO REMAIN AND BE PROTECTED)

THE (E) STOP AHEAD SIGN AND POST SHALL BE PROTECTED DURING CONSTRUCTION AND REPLACED PER CITY STANDARDS

PORTION OF THE ROAD WITHIN THE PROPERTY (TO THE BACK OF CURB) 87.8± SQ.FT.

(E) WATER LINE, FDC, PIV & WATER METER (TO BE ABANDONED PER CITY STANDARDS)

PROTECT CITY WATER METER AND SERVICE DURING CONSTRUCTION: CITY WATER METER AND SERVICE TO BE DISCONNECTED AT WATER MAIN PER CITY STANDARDS DURING UTILITY CONNECTION

(E) FIRE HYDRANT (TO REMAIN)

GAS METER AND SERVICE TO BE REMOVED AND DISCONNECTED BY CITY STANDARDS BEFORE BUILDING DECONSTRUCTION.

(E) SEWER CLEANOUT (SSCO) & LATERAL TO MAIN (TO REMAIN AND BE PROTECTED)

(E) 18" SYCAMORE TO BE PROTECTED DURING DEMOLITION AND THROUGHOUT CONSTRUCTION.

REMOVE (E) CITY TRANSFORMER AND UTILITY BOX. CAP (E) SERVICE JUNCTIONS AND REMOVE (E) SERVICES AS NECESSARY.

(E) UTILITY RISER (TO REMAIN)

(E) UTILITY RISER (TO REMAIN)

CONSTITUTION DRIVE (60')

INDEPENDENCE DRIVE (50')

INDEPENDENCE DRIVE (60')

LOT 7
53 MAPS 44

LOT 8
53 MAPS 44

LOT 17
53 MAPS 44

LOT 18
53 MAPS 44
40,235± SQ.FT.
0.92± ACRES

ONE-STORY CONCRETE BUILDING

FLAT ROOF= 26'±

NO ADJACENT BUILDING WITHIN 10' OF PROPERTY LINE

NO ADJACENT BUILDING WITHIN 10' OF PROPERTY

EDGE OF PAVEMENT

CONCRETE CURB & GUTTER

CONCRETE SIDEWALK

6' CHAIN LINK FENCE

PAINT STRIPING, TYP.

SSMH RIM=9.76 INV=(-)2.76

SSMH RIM=9.98 INV=(-)2.32

SSMH RIM=9.30 INV=3.10

SSMH RIM=9.74 INV=3.44

8"PVC

NEIGHBORING DRIVEWAY ACCESS

COM

PIV

MB

PG

SCALE: 1" = 16'

0 8 16 32

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REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — No. C79555 — CIVIL — ORIGINAL SIGNATURES IN BLUE INK

SPC MENLO, LLC
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APN: 055-236-120
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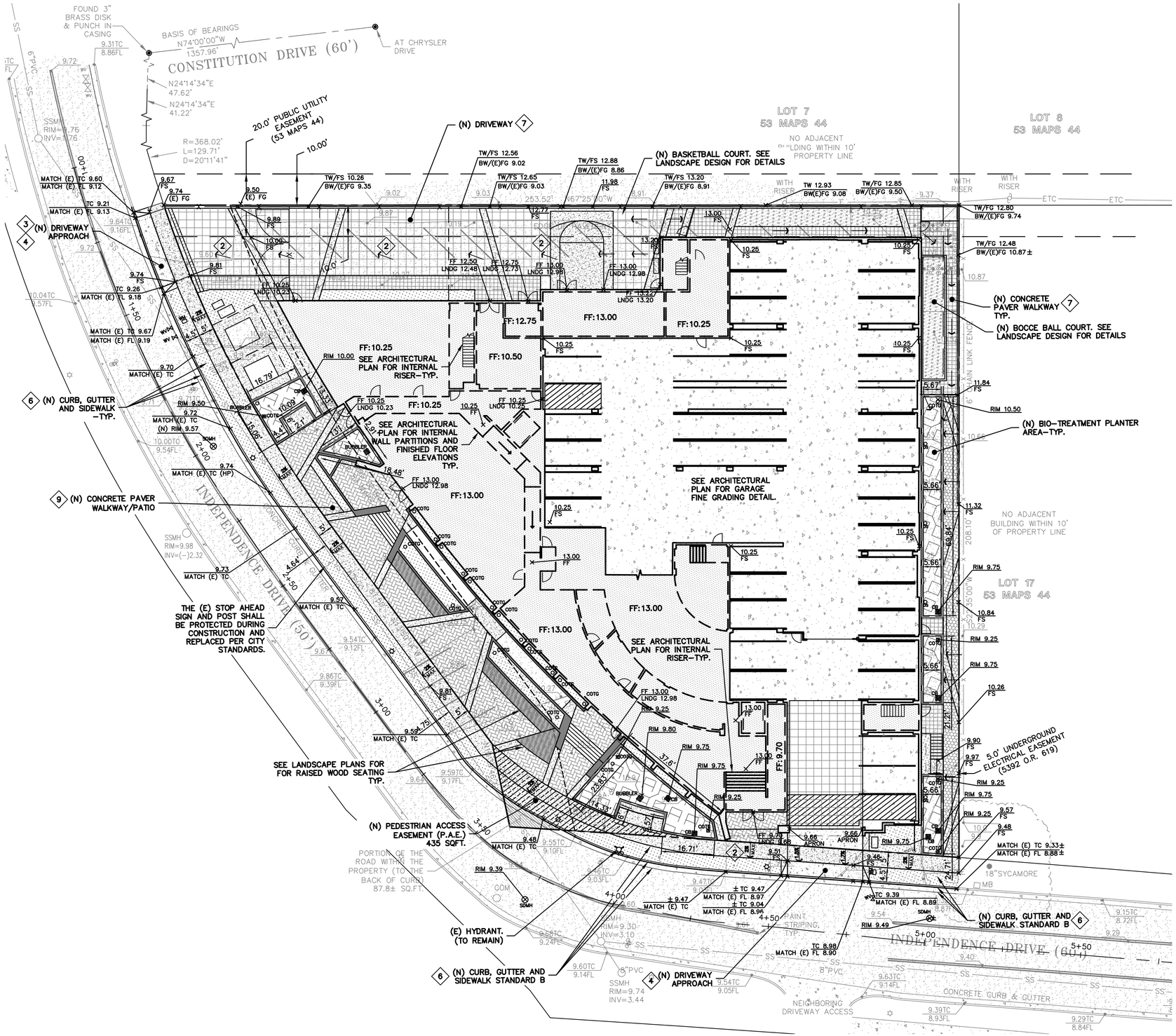
DEMOLITION PLAN

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
–	–
REVISIONS	BY

JOB NO:	2180495
DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	C-2.0

02 OF 19 SHEETS

DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION



FLATWORK KEYNOTES 1 TO X

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. (N) DRIVEWAY APPROACH PER CITY OF MENLO PARK STANDARD DETAIL CG-13.
4. (N) DRIVEWAY APPROACH PER CITY OF MENLO PARK STANDARD DETAIL CG-14.
5. GRIND AC TO TIE (N) AC INTO (E) AC PAVING PER CITY OF MENLO PARK STANDARD DETAIL ST-1.
6. (N) CURB, GUTTER AND SIDEWALK PER CITY OF MENLO PARK STANDARD DETAIL 1/CG-2 AND CG-1.
7. INSTALL (N) CONCRETE PAVER DRIVEWAY. SEE DETAIL 3 ON SHEET C-6.0.
8. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-6.0.
9. (N) PERVIOUS PAVER PATIOS/WALKWAYS. SEE DETAIL 4 ON SHEET C-6.0.

HATCH LEGEND

- (N) CONCRETE
- (N) WOOD DECKING
- (N) PERVIOUS CONCRETE PAVER WALKWAY/ PATIO
- (N) TREATMENT PLANTERS
- (N) CONCRETE PAVER DRIVEWAY/WALKWAY
- (N) ROOF AREA
- (N) LANDSCAPE
- (N) PEDESTRIAN ACCESS EASEMENT
- RIGHT-OF-WAY DEDICATION

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. C79555 CIVIL ORIGINAL SIGNATURES IN BLUE INK

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CIVIL ENGINEERS • LAND SURVEYORS
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SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA

SAN MATEO COUNTY

APN: 055-236-120

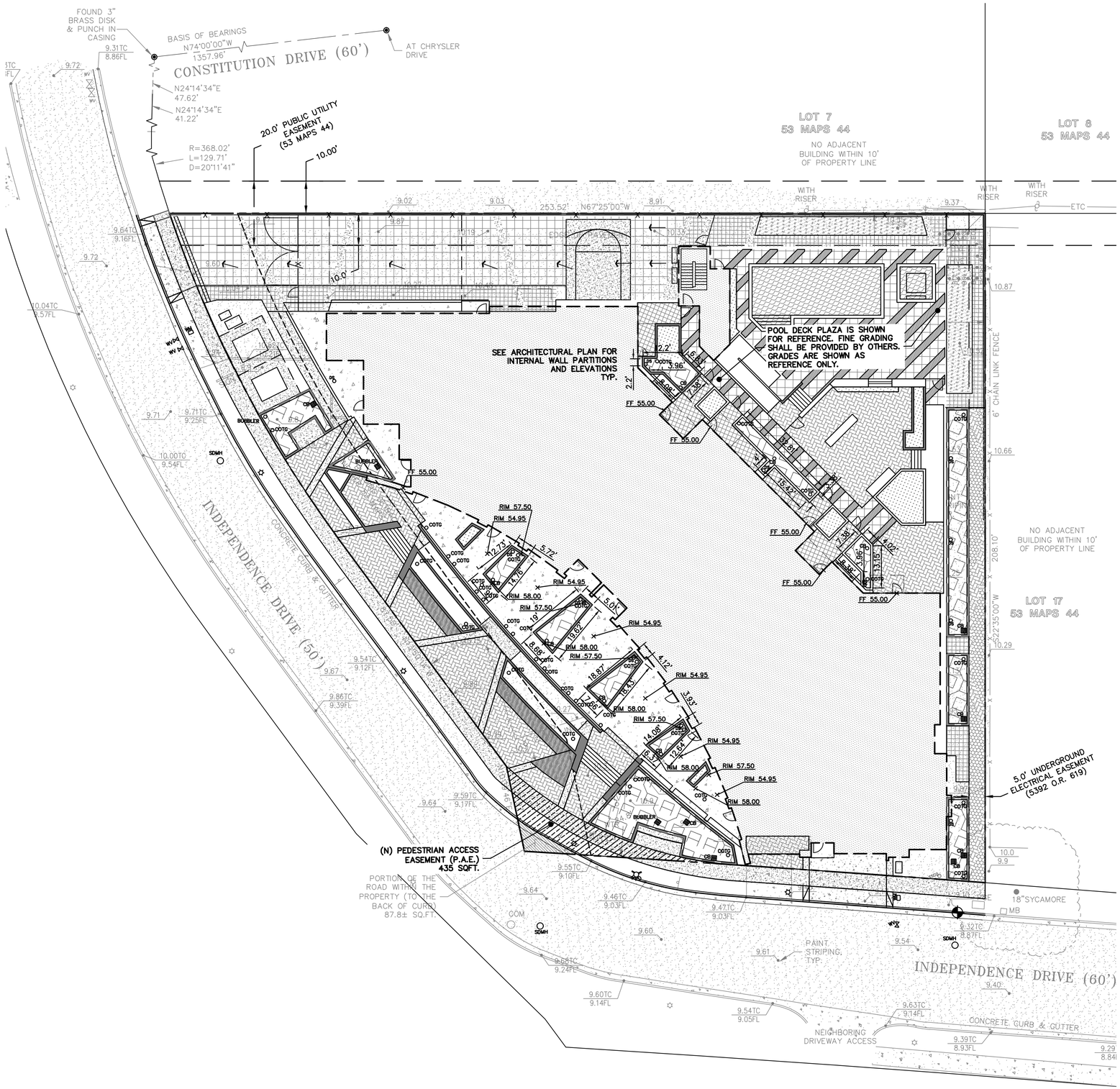
1ST FLOOR - GRADING & DRAINAGE PLAN

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
–	–
REVISIONS	BY

JOB NO:	2180495
DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	C-3.0

03 OF 19 SHEETS

DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION



HATCH LEGEND

- (N) CONCRETE
- (N) WOOD DECKING
- (N) PERVIOUS CONCRETE PAVER WALKWAY/ PATIO
- (N) TREATMENT PLANTERS
- (N) CONCRETE PAVER DRIVEWAY/WALKWAY
- (N) ROOF AREA
- (N) LANDSCAPE
- (N) PEDESTRIAN ACCESS EASEMENT
- RIGHT-OF-WAY DEDICATION

0 8 16 32

SCALE: 1" = 16'

NOTE:
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MENLO PARK, CALIFORNIA

SAN MATEO COUNTY APN: 055-236-120

4TH FLOOR – GRADING & DRAINAGE PLAN

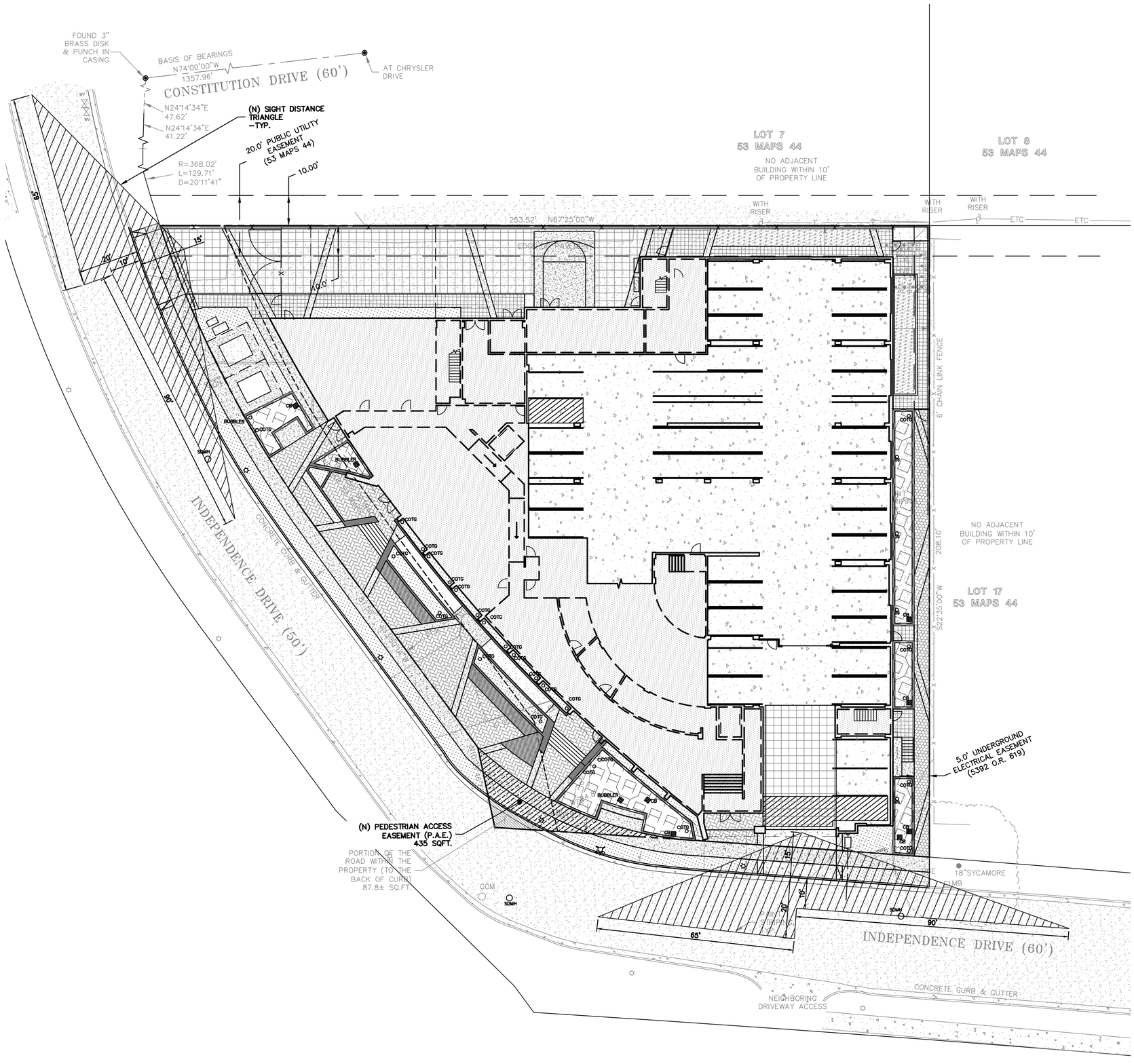
DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
–	–
REVISIONS	BY

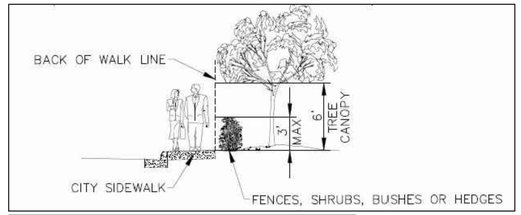
JOB NO:	2180495
DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA

SHEET NO: **C-3.1**

04 OF 19 SHEETS

DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION





SPEED (MPH)	STOPPING DISTANCE (FT)	Y (FT)	Z (FT)
25	150	90	65
30	200	120	85
35	250	150	110
40	300	180	130

HATCH LEGEND

- (N) CONCRETE
- (N) WOOD DECKING
- (N) PERVIOUS CONCRETE PAVER WALKWAY/ PATIO
- (N) TREATMENT PLANTERS
- (N) CONCRETE PAVER DRIVEWAY/WALKWAY
- (N) ROOF AREA
- (N) LANDSCAPE
- (N) PEDESTRIAN ACCESS EASEMENT
- RIGHT-OF-WAY DEDICATION

0 8 16 32

SCALE: 1" = 16'

NOTE:
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PRELIMINARY

DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER CALIFORNIA No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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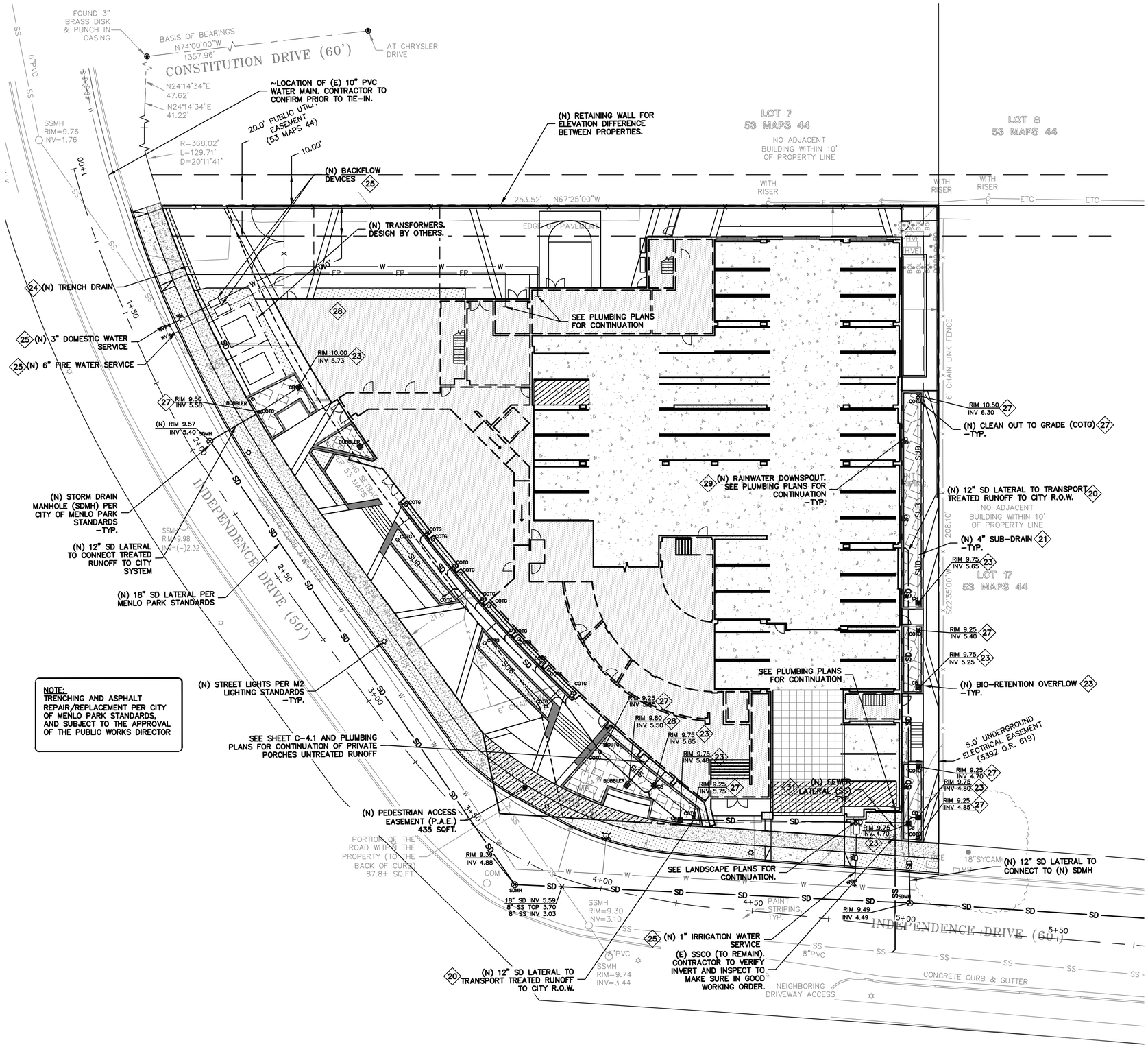
SACRAMENTO REGION
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111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 055-236-120

DRIVEWAY SAFETY TRIANGLE

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
–	–
REVISIONS	BY
JOB NO: 2180495	
DATE: 05-29-18	
SCALE: AS NOTED	
DESIGN BY: RB	
DRAWN BY: WA	
SHEET NO: C-3.2	
05 OF 19 SHEETS	

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT



STORM DRAIN KEYNOTES 20 TO 29

20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 8" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

21 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

22 INSTALL (N) 4" DIAMETER BRASS ATRIUM GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78B OR 90B FOR 6" DIAMETER BRASS ATRIUM GRATE). DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON SHEET C-6.1.

23 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 3 ON SHEET C-6.1.

24 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE. SEE DETAIL 2 ON SHEET C-6.1.

25 (N) WATER SERVICE PER MENLO PARK MUNICIPAL WATER DISTRICT STANDARDS.

26 (N) RAINWATER BUBBLER (RWB). SEE DETAIL 3 ON SHEET HYD-3.

27 (N) CLEANOUT TO GRADE (COTG). SEE DETAIL 4 ON SHEET C-6.1.

28 (N) BUBBLER. SEE DETAIL 3 ON SHEET HYD-3.

29 (N) RAINWATER DOWNSPOUTS. SEE DETAIL 5 ON SHEET C-6.1.

UTILITIES KEYNOTES 31 TO 33

31 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER WEST BAY SEWER DISTRICT STANDARDS.

32 CONNECT (N) WATER SERVICE PER MENLO PARK MUNICIPAL WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) BUILDING OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION KEYNOTES 41 TO 43

41 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

42 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

43 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

HATCH LEGEND

- (N) CONCRETE
- (N) WOOD DECKING
- (N) PERVIOUS CONCRETE PAVER WALKWAY/ PATIO
- (N) TREATMENT PLANTERS
- (N) CONCRETE PAVER DRIVEWAY/WALKWAY
- (N) ROOF AREA
- (N) LANDSCAPE
- (N) PEDESTRIAN ACCESS EASEMENT
- RIGHT-OF-WAY DEDICATION

NOTE:
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*** BUILDING PAD NOTE:**
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PRELIMINARY

DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. C79555 CIVIL ORIGINAL SIGNATURES IN BLUE INK

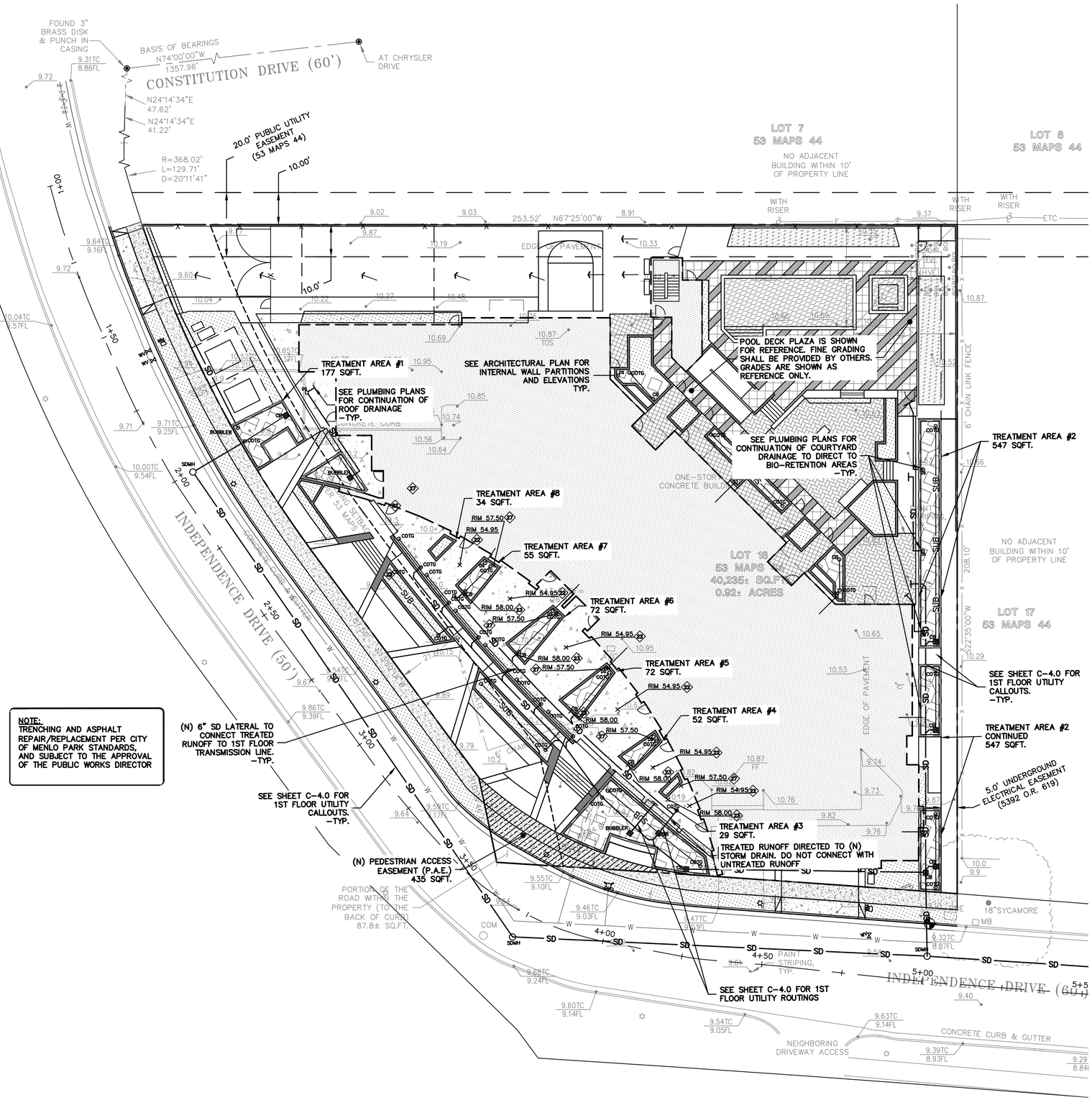
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SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
APN: 055-236-120
SAN MATEO COUNTY

1ST FLOOR – UTILITY PLAN

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
–	–
REVISIONS	BY
JOB NO:	2180495
DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	C-4.0

06 OF 19 SHEETS



NOTE:
TRENCHING AND ASPHALT REPAIR/REPLACEMENT PER CITY OF MENLO PARK STANDARDS, AND SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR

STORM DRAIN KEYNOTES 20 TO 29

20. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 8" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
21. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
22. INSTALL (N) 4" DIAMETER BRASS ATRIUM GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78B OR 90B FOR 6" DIAMETER BRASS ATRIUM GRATE). DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON SHEET C-6.1.
23. INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 3 ON SHEET C-6.1.
24. TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE. SEE DETAIL 2 ON SHEET C-6.1.
25. (N) WATER SERVICE PER MENLO PARK MUNICIPAL WATER DISTRICT STANDARDS.
26. (N) RAINWATER BUBBLER (RWB). SEE DETAIL 3 ON SHEET HYD-3.
27. (N) CLEANOUT TO GRADE (COTG). SEE DETAIL 4 ON SHEET C-6.1.
28. (N) BUBBLER. SEE DETAIL 3 ON SHEET HYD-3.
29. (N) RAINWATER DOWNSPOUTS. SEE DETAIL 5 ON SHEET C-6.1.

HATCH LEGEND

- (N) CONCRETE
- (N) WOOD DECKING
- (N) PERVIOUS CONCRETE PAVER WALKWAY/ PATIO
- (N) TREATMENT PLANTERS
- (N) CONCRETE PAVER DRIVEWAY/WALKWAY
- (N) ROOF AREA
- (N) LANDSCAPE
- (N) PEDESTRIAN ACCESS EASEMENT
- RIGHT-OF-WAY DEDICATION

0 8 16 32

SCALE: 1" = 16'

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT USA

REGISTERED PROFESSIONAL ENGINEER ROBERT BRAZE No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

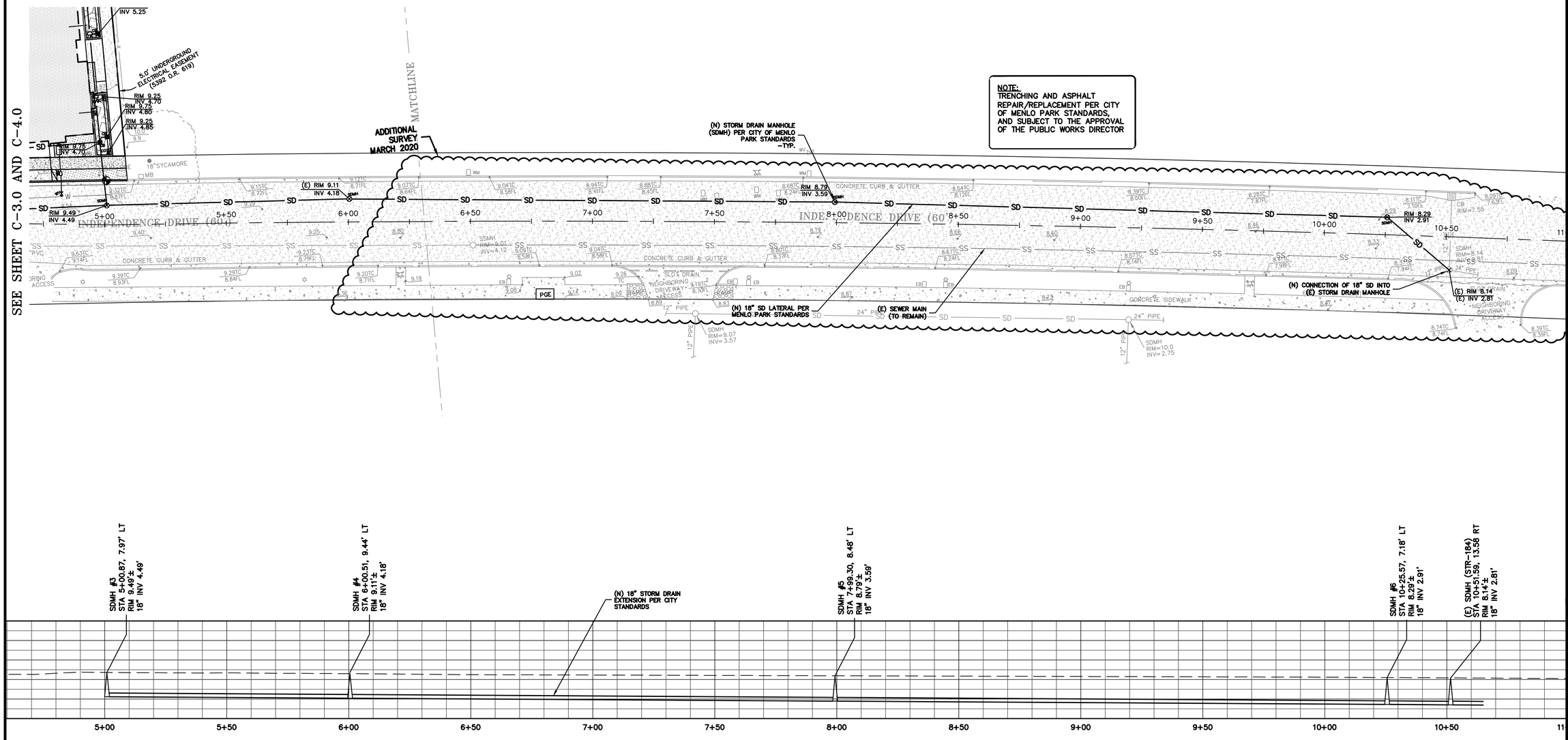
SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 055-236-120

4TH FLOOR - UTILITY PLAN

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
-	-
REVISIONS	BY

JOB NO:	2180495
DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	C-4.1
07 OF 19 SHEETS	

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



INDEPENDENCE ROADWAY PROFILE PROFILE

SCALE: 1" = 20' HORIZ
1" = 10' VERT

0 10 20 40

SCALE: 1" = 20'

NOTE:
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REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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MENLO PARK, CALIFORNIA
SAN MATEO COUNTY APN: 055-236-120

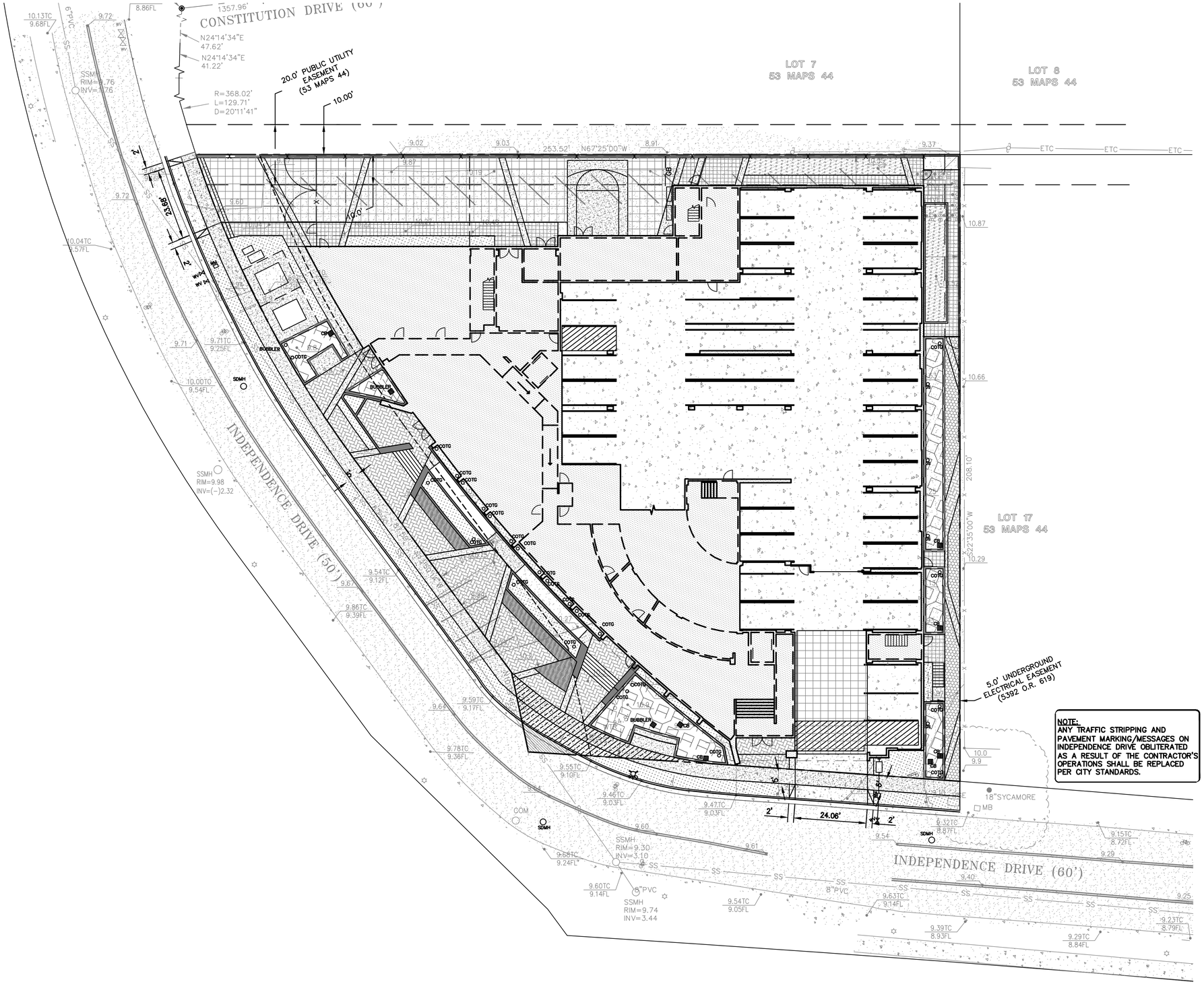
1 OFF-SITE STORM DRAIN EXTENSION PLAN

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
-	-
REVISIONS	BY

JOB NO:	2180495
DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	C-4.2

08 OF 19 SHEETS

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



0 8 16 32

SCALE: 1" = 16'

REGISTERED PROFESSIONAL ENGINEER CALIFORNIA No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
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SAN MATEO COUNTY

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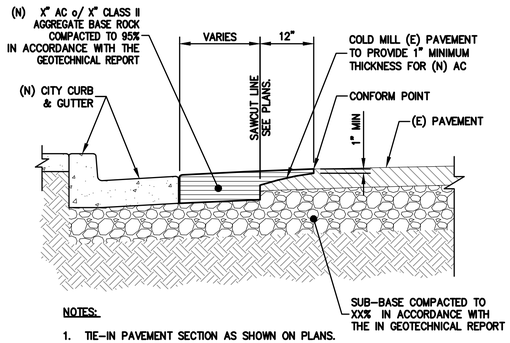
HORIZONTAL CONTROL PLAN

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
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REVISIONS	BY

JOB NO:	2180495
DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	C-5.0

09 OF 19 SHEETS

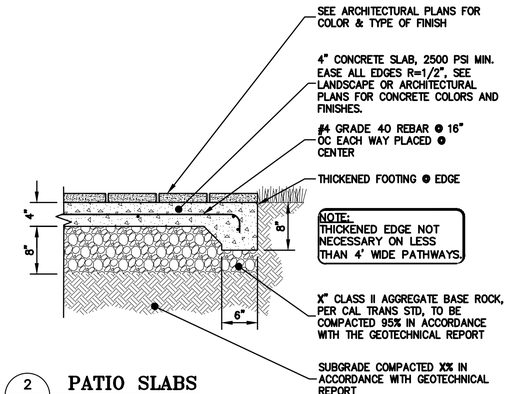
DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION



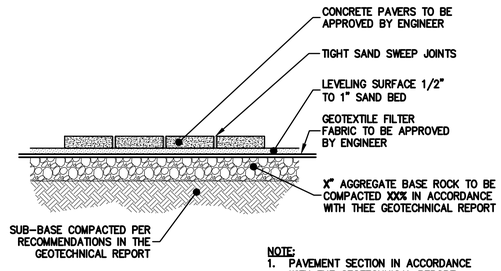
NOTES:

1. TIE-IN PAVEMENT SECTION AS SHOWN ON PLANS.
2. TIE-IN OF ASPHALT CONCRETE SHALL EXTEND TO AT LEAST THE BOTTOM OF EXISTING ASPHALT CONCRETE.

1 / C-6.0 **PAVEMENT TIE-IN AT CURB**
NTS

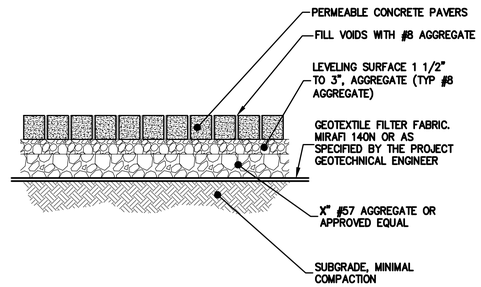


2 / C-6.0 **PATIO SLABS**
NTS



NOTE:
1. PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. SUBGRADE TO BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

3 / C-6.0 **PAVER DETAIL**
NTS



4 / C-6.0 **PERMEABLE PAVERS**
NTS

REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. C79555 CIVIL ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545
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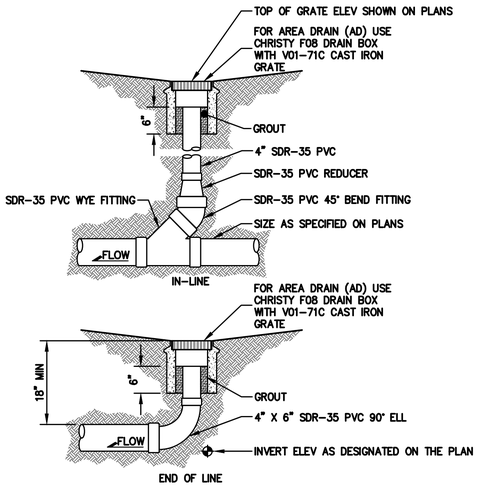
SACRAMENTO REGION
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111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 055-236-120

DETAILS

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REVISIONS	BY

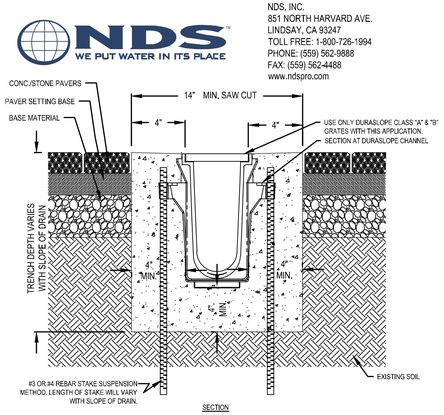
JOB NO: 2180495
DATE: 05-29-18
SCALE:
DESIGN BY: RB
DRAWN BY: WA
SHEET NO:
C-6.0
10 OF 19 SHEETS



NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

1 C-6.1 **AREA DRAIN**
NTS

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

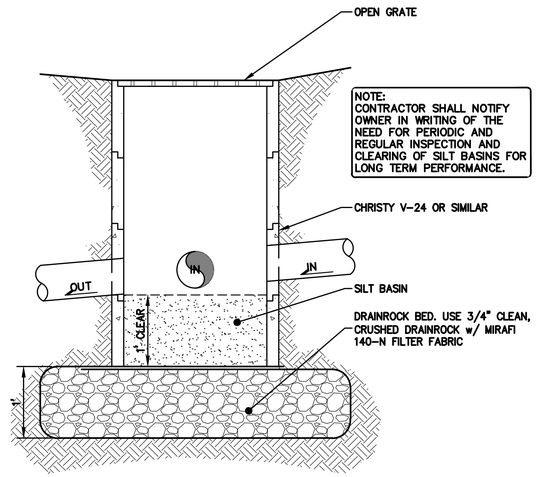


SECTION

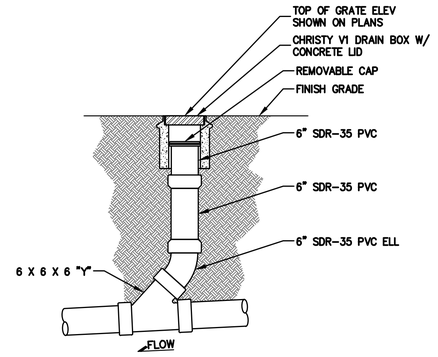
NOTES:
1. CHANNELS TO BE INSTALLED WITH BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE).
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

2 C-6.1 **DURA SLOPE TRENCH DRAIN SYSTEM**
NTS DURA SLOPE INSTALLATION DETAIL - CLASS 'A' & 'B' 4" ENCASEMENT, REBAR SUSPENSION METHOD W/ PAVERS

REVISION DATE 3-5-2015



3 C-6.1 **DRAIN INLET/SILT BASIN**
NTS



4 C-6.1 **ON-SITE CLEANOUT**
NTS

REGISTERED PROFESSIONAL ENGINEER
RENEE M. BRAZE
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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DETAILS

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JOB NO: 2180495
DATE: 05-29-18
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DESIGN BY: RB
DRAWN BY: WA
SHEET NO:
C-6.1
11 OF 19 SHEETS

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION– PHONE (800) 642–2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

2. THE LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.

2. ALL WORK IN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.

3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.

4. ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

5. THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

6. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

7. COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

8. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBLE OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.

9. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC.., WITH VEHICULAR–RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.

10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

11. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.

12. EXISTING PEDESTRIAN WALKWAYS. BIKE PATHS AND ACCESSIBLE ACCESS PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.

13. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

14. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

15. THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

16. NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

17. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY XXXXX, DATED XXXX, JOB # XXXX

SITE FENCING NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.

2. FENCE LOCATION MAY BE ADJUSTED FROM TIME TO TIME AS CONSTRUCTION PROCEEDS TO EXCLUDE SOME AREAS WHERE CONSTRUCTION WORK IS NOT BEING ONE AND THE AREA IS NOT OBJECTIONABLE IN VISUAL APPEARANCE, AT THE DISCRETION AND APPROVAL OF THE DISTRICT STAFF.

3. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK FENCE WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.

4. CONTRACTOR SHALL REPLACE THE GREEN FABRIC AT LEAST ONCE A YEAR OR AT SUCH A TIME AS IT BECOMES TATTERED AND UNSIGHTLY DUE TO WIND OR CONSTRUCTION ACTIVITIES.

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).

2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.

3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS.

6. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH DISPOSAL OF MATERIALS.

7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECIFICATIONS.

9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION PLAN & DETAILS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.

12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.

14. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT–DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE DEVELOPER / OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF–SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO FOOTINGS, VALVES, ROOTS, BACKFILL, ETC. AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.

16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF–SITE.

17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

18. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

19. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

20. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

A. EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

B. EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

C. CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE CITY ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY XXXX SURVEYING ON XXXX (JOB #XXXX) GRADES ENCOUNTERED ON–SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

2. CLIENT SHALL HOLD HARMLESS LEA & BRAZE ENGINEERING FROM ANY AND ALL OCCURRENCES RESULTING FROM THE ACCURACY/INACCURACY OF THE CLIENT SUPPLIED TOPOGRAPHIC AND BOUNDARY SURVEY (AS PREPARED BY OTHERS).

SURVEYOR'S NOTES:

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF IT'S DELINEATE OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

GRADING AND EARTHWORK NOTES:

1. ALL PAVED AREAS ARE TO SLOPE AT A MINIMUM OF 1 %. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ANY DIRECTION AND ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 8.33% WITH A MAXIMUM CROSS SLOPE OF 2 %. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED T OTHER ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH FORMWORK FOR CURBS AND/OR FLATWORK.

2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE SOILS INVESTIGATION AND THE PROPOSED SURFACE GRADES AND BASE THE BID ACCORDINGLY. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.

3. ALL FILL SHALL BE COMPACTED PER THE CONSTRUCTION SPECIFICATIONS AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNERS TESTING AGENCY TO TAKE THE APPROPRIATE TEST TO VERIFY COMPACTION VALUES.

4. IMPORT SOILS MUST MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.

5. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND STREET LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK, OR CONCRETE SURFACING. SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.

6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER

7. SPOT ELEVATIONS ARE TO FINISHED SURFACE.

8. TOP OF CONCRETE CURBS ARE 0.50" ABOVE TOP OF PAVING ELEVATIONS, U.N.O.

9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITH IN 0.05'.

10. AFTER STAKING FOR HORIZONTAL CONTROL CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THEN 0.05' TO ARCH/ENGR.

11. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES, CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND THOROUGH FIELD INVESTIGATION.

12. GEOTECHNICAL CONSULTANT TO BE NOTIFIED OF DELIVERY OF ALL IMPORTED SOILS TO SITE FOR HIS/HER INSPECTION AND APPROVAL PRIOR TO PLACING BY CONTRACTOR.

13. THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

14. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

STORM DRAIN NOTES:

1. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.

2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION– STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.

3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.

4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.

5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TEST BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.

7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

8. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12– INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35.

9. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN 3 FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED 150 PSI CLASS PIPE.

10 ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

STORM WATER POLLUTIONS PREVENTION REQUIREMENTS:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON–STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10. AVOID TRACKING DIRT OR MATERIALS OFF–SITE; CLEAN OFF–SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

11. ALL CONSTRUCTION ON OFF–SITE IMPROVEMENTS SHALL ADHERE TO BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEM.

12. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.

SUPPLEMENTAL MEASURES:

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON–SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.

2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON–SITE PAVED AREAS ON A DAILY BASIS. SCRAPE C CAKED–ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.

3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.

4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.

5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND–BLOWN OR IN THE EVENT OF A MATERIAL SPILL.

6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.

7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

8. THE ON–SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE CITY ENGINEER/INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.

9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.

10. PREVENT SEDIMENT LADEN STORM RUN–OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.

11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON–SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887–4086
(F) (510) 887–3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966–1338
(F) (510)797–7363
WWW.LEABRAZE.COM

SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALI

DUST CONTROL NOTES:

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
3. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE OWNER'S ENGINEER/INSPECTOR, TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
4. WATERING ON PUBLIC STREETS OR POWER WASHING SEDIMENTATION ON STREETS SHALL NOT OCCUR, UNLESS CONTRACTOR COLLECTS AND FILTERS THE WASH WATER PRIOR TO ITS ENTERING THE CITY'S STORM DRAIN SYSTEM.
5. ON-SITE PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS SHALL BE SWEPT DAILY WITH A WATER SWEEPER.
6. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
7. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
8. THE PERMITEE IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.
9. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.

EARTHWORK QUANTITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT ADDITIONAL PROCESSES – INCLUDING ENGINEERING – AND QUANTITIES ARE ALSO TO BE INCLUDED IN THE BID PER THE FOLLOWING NOTES.
2. THE CONTRACTOR SHALL MAKE AN INITIAL DETERMINATION OF THE QUANTITIES, BASED ON A DETAILED SITE VISIT. THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL REPORT, THE FINISH GRADES SHOWN ON THESE DRAWINGS, THE SIZE AND EXTENT OF FOOTINGS, THE PREPARATION AND MATERIALS USED FOR BUILDING SLABS, PAVEMENT SECTIONS, AND THE SIZE AND DEPTH OF UTILITY TRENCHES, INCLUDING THE UTILITY CONTRACTORS ANTICIPATED RE-USE OF EXISTING MATERIAL FOR BACKFILL IF ANY.
3. THE CONTRACTOR SHALL MEET THE GRADES SHOWN ON THE DRAWINGS, ADJUSTING THE AMOUNT OF IMPORT OR EXPORT AS REQUIRED TO DO SO. NO ASSUMPTIONS SHOULD BE MADE ABOUT THE SITE BALANCING. NO ADJUSTMENTS TO THE GRADE SHALL BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCH/ENGR IN WRITING AFTER THE IMPACT OF ANY GRADE CHANGES (IMPACT TO RAMPS, STAIRS, WORK BY OTHERS, ETC.) HAS BEEN THOROUGHLY REVIEWED BY THE ARCH/ENGR. WHEN PREPARING THE EARTHWORK BIDS, DO NOT ASSUME ANY CHANGES TO THE FINISHED GRADES SHOWN ON THESE DRAWINGS WILL BE PERMITTED.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPERS CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER.

SIGNING & STRIPING NOTES:

1. ALL SIGNING AND STRIPING TO BE PER CALTRANS STANDARDS UNLESS NOTED TO BE PER CITY STANDARDS.
2. ALL SIGNS FOR MOTORIST DIRECTIONS SHALL BE METAL WITH BEADED REFLECTIVE PAINT. SUPPORTING POSTS SHALL BE 2-1/2" DIAMETER GALVANIZED PIPE CAST INTO A 10" DIAMETER BY 24" DEEP CONCRETE FOOTING BOTTOM OF SIGN SHALL BE 72" ABOVE FINISH GRADE, UNLESS NOTED OTHERWISE.
3. WHERE THE FOLLOWING SYMBOLS OCCUR ON THE DRAWINGS PROVIDE THE SPECIFIED SIGNING AND/OR STRIPING.

A. PROVIDE A VAN ACCESSIBLE STALL WITH BOTH PAVEMENT MARKINGS AND FREE-STANDING SIGN AS IDENTIFIED IN DETAIL:

B. PROVIDE CALTRANS TYPE IV(L) (RSP A24A)

C. PROVIDE CALTRANS TYPE IV(R) (RSP A24A)

D. PROVIDE 1' WIDE x 10' LONG WHITE LINE W/ CALTRANS A24D STOP MARKER

E. FIRE LANE – MUST BE PAINTED RED WITH "FIRE LANE NO PARKING". 3" HEIGHT WHITE LETTER EVERY 25'.

F. LOADING AND UNLOADING ZONE – MUST BE PAINTED YELLOW WITH "LOADING / UNLOADING NO PARKING". 3" HEIGHT LETTER EVERY 25'.

4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED WITH ADEQUATE BARRICADES, LIGHTS, SIGNS AND WARNING DEVICES AS PER THE CURRENT STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, MANUAL OF TRAFFIC CONTROLS AND TO THE DIRECTION OF THE CITY'S INSPECTOR.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED PER THE GEOTECHNICAL ENGINEER RECCOMMENDATIONS.
2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK. THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE OWNER'S PROJECT MANAGER.
6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS FOR THE INFORMATION SHOWN. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD THE UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF FINAL PAVEMENT SECTIONS.
9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
10. EXISTING UTILITY CROSSINGS OF THE NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER, SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
11. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ENSURE THAT THERE IS SUFFICIENT CLEARANCE.

    VERTICAL SEPARATION REQUIREMENTS:
    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS WHERE FEASIBLE.

    HORIZONTAL SEPARATION REQUIREMENTS:
12. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

    THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

GENERAL UTILITY SYSTEM NOTES:

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THE UTILITY DRAWING IN THIS SET OF DOCUMENTS SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE CIVIL ENGINEER.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHALL, INCLUDING LOCATION, TYPE AND NUMBER OF ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV'S, FDC'S, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, AND FLOW CALCULATIONS TO FIRE HYDRANTS, AND SPRINKLER RISERS PER THE FIRE FLOW REQUIRED BY LOCAL FIRE DEPARTMENT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHALL, THE RATING AGENCY, AND THE CIVIL ENGINEER, ALLOWING TIME TO REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. BOTTOM OF BACKFLOW PREVENTOR OR ASSEMBLY TO BE INSTALLED NO GREATER OR LESS THEN 12" FROM FINISH GRADE UNLESS APPROVED BY CIVIL ENGINEER.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH THE ACTUAL FIELD CONDITIONS.
7. INSTALL MONITORED TAMPER SWITCHES AT ALL PIV'S AND VALVES ON DECTOR CHECK ASSEMBLIES.
8. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" –12" BELOW THE SURFACE, BLUE, IMPRINTED WITH "CAUTION– FIRE SERVICE LINE BELOW", CALPICO TYPE 2 OR EQUAL.
9. MIN. 5 FEET CLEARANCE FROM BACK OF CURB TO FH'S, PIV'S, AND FDC'S.
10. UNDERGROUND FIRE PROTECTION SYSTEM INCLUDING HYDRANT ASSEMBLY, P.I.V., F.D.C., FITTING PIPE AND THRUSTBLOCKES TO BE IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT SPECIFICATIONS, REQUIREMENTS AND NOTES.

WATER NOTES:

1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/ OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION–WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS. .
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4–INCH THROUGH 12–INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BEL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED PER CITY/TOWN STANDARDS
6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE DEVELOPER SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. THE CITY WILL PROVIDE THE DEVELOPER WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
9. ALL WATER VALVES SHALL BE PER CITY\WATER DISTRICT STANDARD.
10. ALL TEMPORARY AND/OR PERMANENT AIR–RELEASE AND BLOW–OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR WATER DISTRICT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
15. ALL ON AND OFF–SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
16. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING REFERENCE PLUMBING PLANS FOR MORE DETAIL.

SANITARY SEWER NOTES:

1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"–12" BELOW THE SERVICE IN NON–PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION– SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY/TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 SEWER PIPE.
4. WHERE CONNECTION IS TO BE MADE TO AN EXISTING SEWER OR STRUCTURE, SAID EXISTING SEWER OR STRUCTURE SHALL BE UNCOVERED AND CHECKED FOR LOCATION AND ELEVATION PRIOR TO STAKING NEW SEWER DEPTH AND LOCATION. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
5. MINIMUM SLOPE FOR SITE SANITARY SEWER PIPES SHALL BE CURRENT UPC REQUIREMENTS:
   4" 0 2%
   6" 0 1%
   8" & LARGER 0 0.5%
6. ALL LATERALS SHALL HAVE A CLEANOUT AT THE FACE OF THE BUILDING AND AT THE PROPERTY LINE, AS SHOWN ON THE PLANS AND PER THE CITY/TOWN STANDARDS OR APPROPRIATE SANITARY SEWER DISTRICT.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNED AS TO REMAIN.
2. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID USE OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT IS TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT / CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE. WORK INCLUDING CLEARING.

HORIZONTAL CONTROL NOTES:

1. CONTRACTOR SHALL LAYOUT THE CONTROL FOR THE SITE AS SPECIFIED ON HORIZONTAL CONTROL SHEET. CONTRACTOR SHALL CLEARLY SET AND MARK EACH OF THE CONTROL POINTS. PROTECTING THE POINTS THROUGHOUT CONSTRUCTION.
2. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THERE OF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
3. ALL BUILDINGS, DRIVEWAYS AND PARKING LOTS ARE TO BE PARALLEL AND RIGHT ANGLES TO THE BASIS OF BEARINGS UNLESS IDENTIFIED OR CLEARLY SHOWN AS A DIFFERENT ANGLE.
4. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, UNLESS OTHERWISE SHOWN OR INDICATED.

PAVEMENT SECTION:

1. SEE SHEET C–3 FOR ALL PAVEMENT SECTIONS.
2. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
3. SEE GRADING AND DETAIL SHEETS FOR FLATWORK SECTIONS AND BASE REQUIREMENTS.
4. EXISTING PAVEMENT SHALL BE TACK COATED PRIOR TO CONSTRUCTING NEW PAVEMENT.
5. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON–SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CITY ENGINEER.
6. ALL PAVING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CALTRAN STANDARD SPECIFICATIONS.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON–SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER – STATE OF CALIFORNIA – No. C79555 – CIVIL – ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-1363
WWW.LEABRAZE.COM

SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
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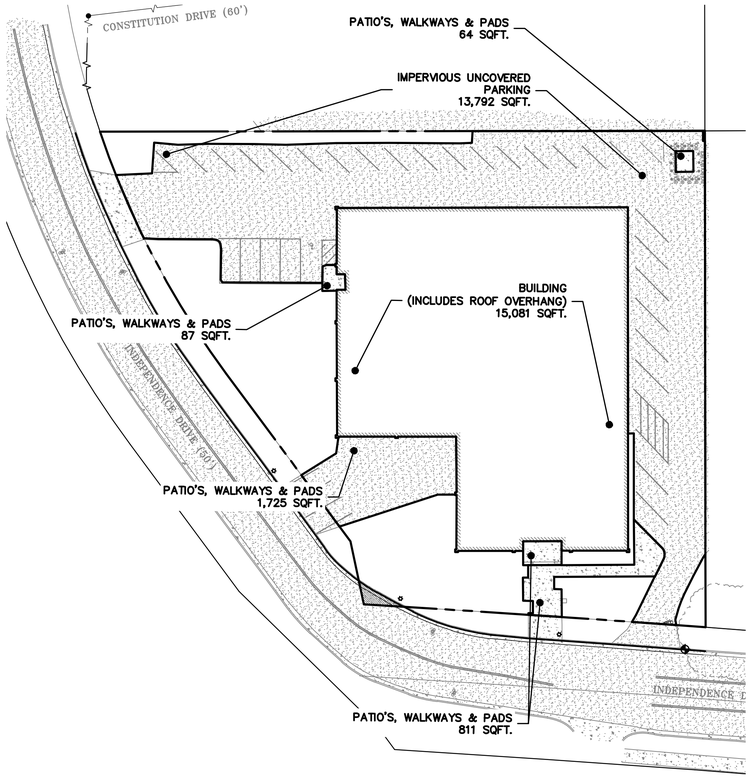
GRADING SPECIFICATIONS

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
–	–
REVISIONS	BY

JOB NO:	2180495
DATE:	05-29-18
SCALE:	
DESIGN BY:	RB
DRAWN BY:	WA

SHEET NO:
C-7.1
13 OF 19 SHEETS

DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION

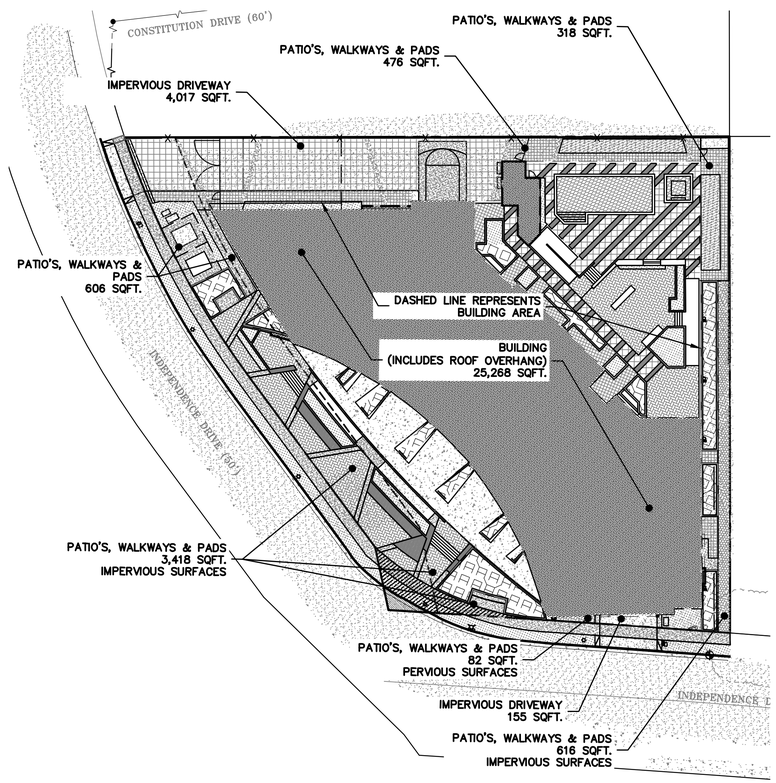


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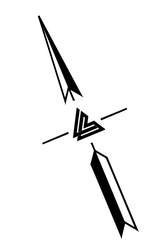
TABLES AND CALCULATIONS:

TABLE 1:
ON-SITE PERVIOUS AND IMPERVIOUS SURFACE COMPARISON

	EXISTING CONDITIONS (SQ FT)	%	PROPOSED CONDITIONS (SQ FT)	%	DIFFERENCE (SQ. FT)	%
SITE (ACRES) = 0.92	40,235	100.0	40,235	100.0	0	0.0
BUILDING ROOF:	15,081	37.5	25,268	62.8	+10,187	+25.3
IMPERVIOUS DRIVEWAY:	0	0.0	4,172	10.3	+4,172	+10.3
SIDEWALKS, PATIOS, PATHS, ETC.:	2,623	6.5	5,516	13.7	+2,893	+7.2
IMPERVIOUS UN-COVERD PARKING:	13,792	34.3	0	0.0	-13,792	-34.3
PERVIOUS PAVERS:	0	0.0	0	0.0	+2,863	7.1
GREEN ROOF:	0	0.0	0	0.0	0	0.0
LANDSCAPE:	8,739	21.7	5,279	13.2	-3,460	-8.5
TOTAL	40,235	100.0	40,235	100.0	0	0.0
IMPERVIOUS SURFACES:	31,496	78.3	34,956	86.8	+3,460	+8.5
PERVIOUS SURFACES:	8,739	21.7	5,279	13.2	-3,460	-8.5
TOTAL	40,235	100.0	40,235	100.0	0	0.0



PROPOSED



0 15 30 60

SCALE: 1" = 30'

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CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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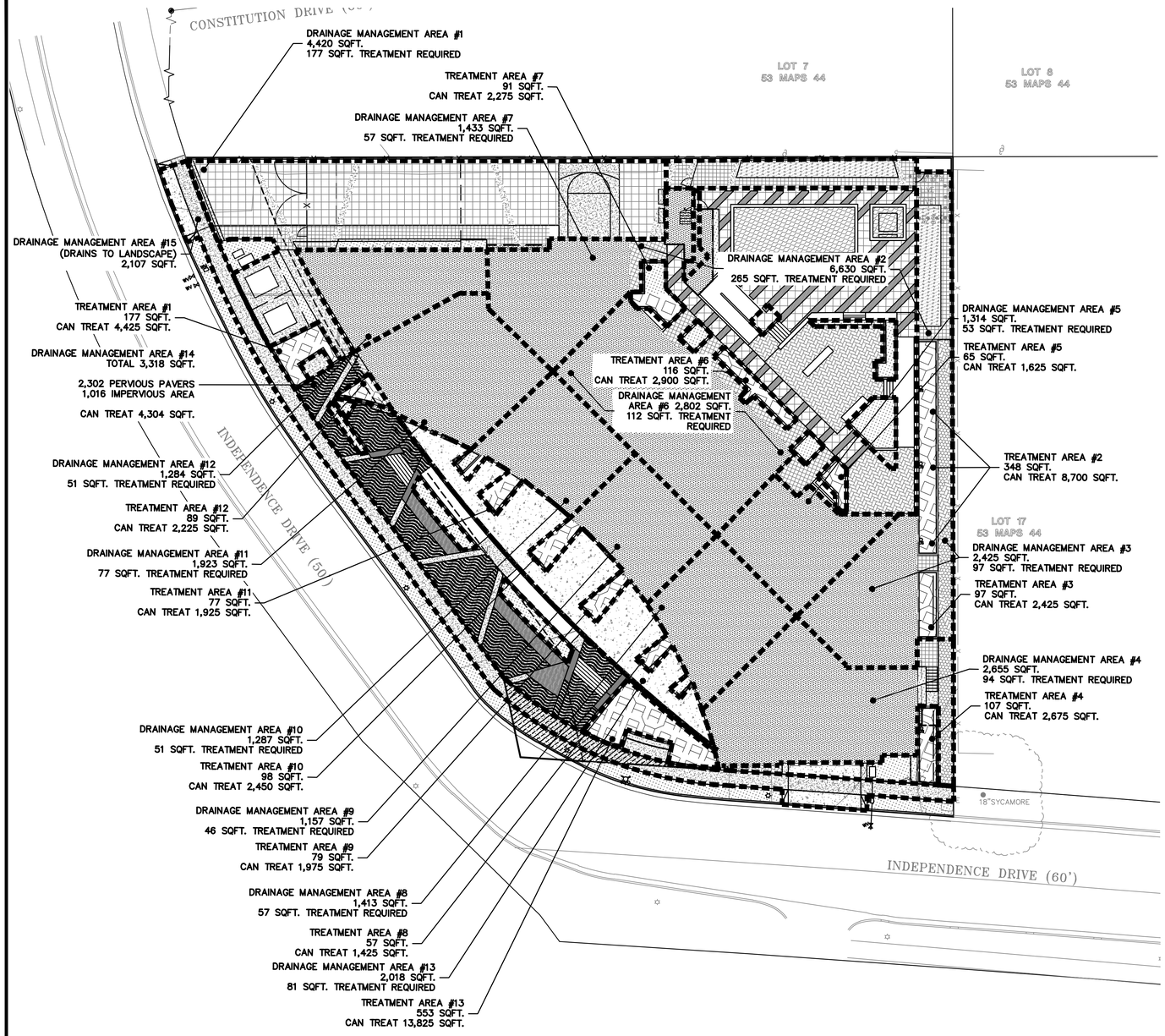
IMPERVIOUS AREA EXHIBIT

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
-	-
REVISIONS	BY

JOB NO:	2180495
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DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	HYD-1

14 OF 19 SHEETS

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



HATCH LEGEND

- (N) CONCRETE
- (N) WOOD DECKING
- (N) PERVIOUS CONCRETE PAVER WALKWAY/ PATIO
- (N) TREATMENT PLANTERS
- (N) CONCRETE PAVER DRIVEWAY/WALKWAY
- (N) ROOF AREA
- (N) LANDSCAPE
- (N) PEDESTRIAN ACCESS EASEMENT

TABLES AND CALCULATIONS:

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TABLE 2:
TREATMENT AREA SIZING SUMMARY

DRAINAGE ZONE DESIGNATION	IMPERVIOUS AREA (SQ FT)	TREATMENT AREA REQUIRED (4% OF IMPERVIOUS AREA) (SQ FT)	TREATMENT AREA PROVIDED BIO-RETENTION AREA (SQ FT)	EXCESS TREATMENT AREA (SQ FT)
1	4,420	177	177	00
2	6,630	265	348	83
3	2,425	97	97	0
4	2,655	106	107	0
5	1,314	53	65	12
6	1,780	72	73	01
7	1,433	57	161	104
8	1,413	57	57	00
9	1,157	46	553	326
10	1,287	51	98	47
11	1,923	77	77	0
12	1,284	51	62	11
13	2,018	81	553	472
14	3,318	1,016 PERVIOUS PAVERS	2,302 PERVIOUS PAVERS	1,286
SUB TOTAL	34,956	2,282	3,913	1,631
15	2,107	DRAINS TO LANDSCAPE AREA		
TOTAL	38,889			

TREATMENT HATCH TABLE

- BIO-RETENTION TREATMENT AREA. MINIMUM AREA OF 0.04:1 (TREATMENT : IMPERVIOUS) SURFACE AREA RATIO
- PERMEABLE PAVERS SELF RETAINING AREA. MINIMUM AREA OF 2:1 (IMPERVIOUS : PERVIOUS) SURFACE AREA RATIO

0 8 16 32

SCALE: 1" = 16'

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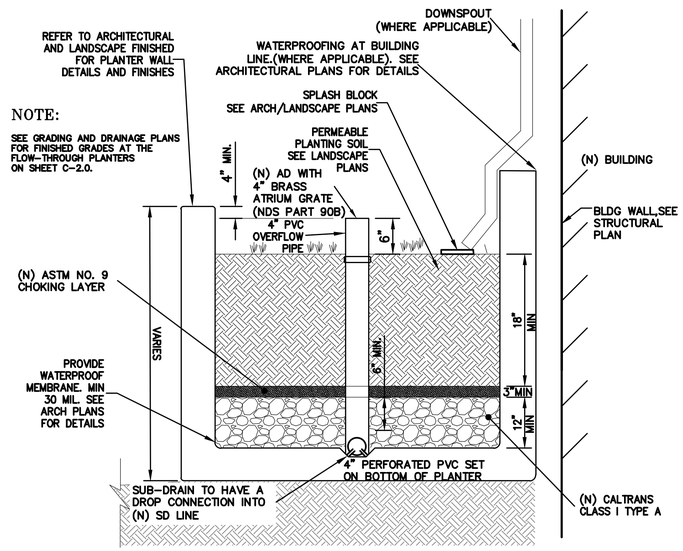
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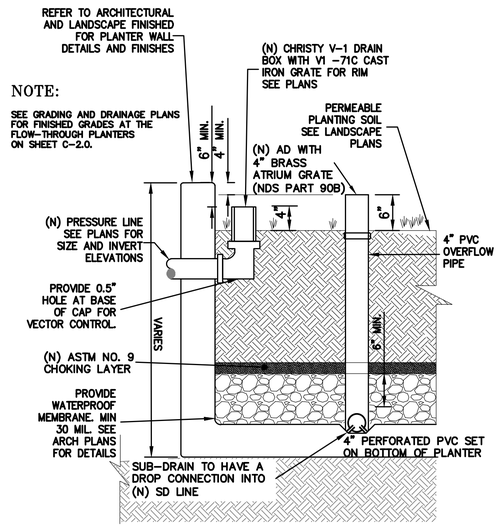
STORMWATER CONTROL PLAN

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
-	-
REVISIONS	BY
JOB NO: 2180495	
DATE: 05-29-18	
SCALE: AS NOTED	
DESIGN BY: RB	
DRAWN BY: WA	
SHEET NO: HYD-2	
15 OF 19 SHEETS	

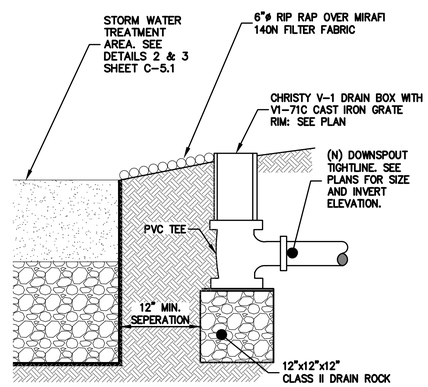
DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



1 HYD-3 **TYPICAL FLOW THROUGH PLANTER DETAIL**
NTS



2 HYD-3 **FLOW THROUGH PLANTER AREA BUBBLER OUTFALL**
NTS



3 HYD-3 **BIO-RETENTION AREA BUBBLER OUTFALL**
NTS

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REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER CAMPOS No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
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STORMWATER CONTROL DETAILS

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
–	–
REVISIONS	BY

JOB NO:	2180495
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SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	HYD-3

16 OF 19 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

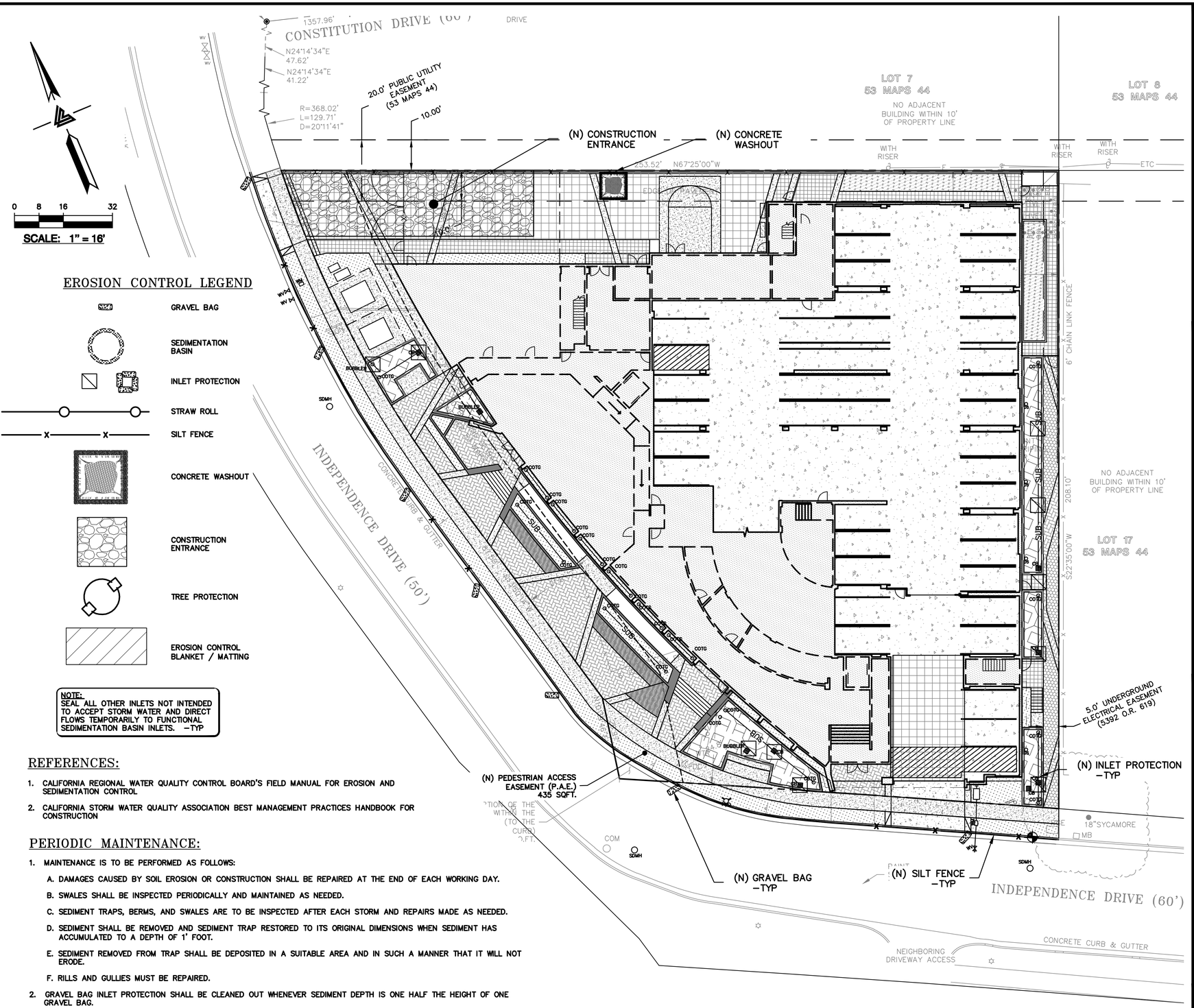
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SCALE: 1" = 16'

EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. C79555 CIVIL ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 055-236-120

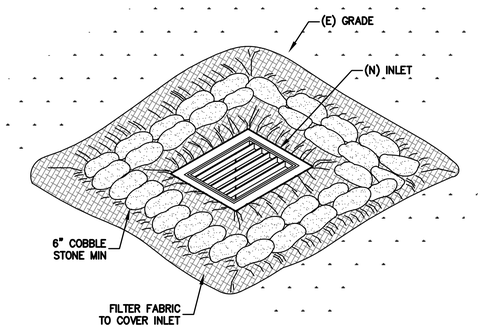
EROSION CONTROL PLAN

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
-	-
REVISIONS	BY

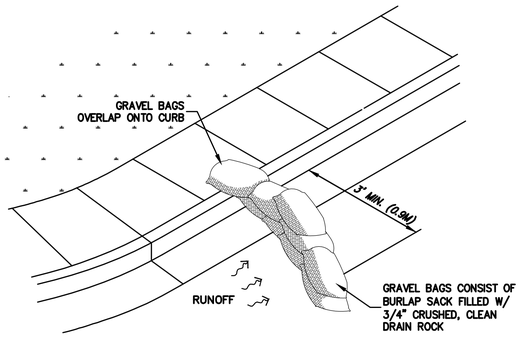
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DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	ER-1

17 OF 19 SHEETS

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

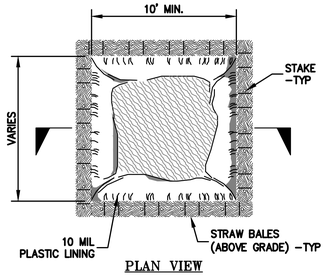


1 ER-2 **INLET PROTECTION**
NTS

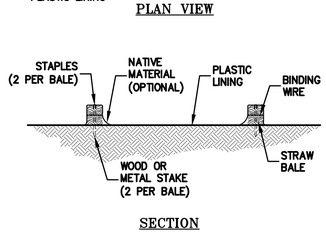


NOTE:
THREE LAYERS OF GRAVEL BAGS WITH ENDS OVERLAPPED

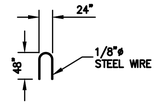
2 ER-2 **GRAVEL BAG AT STREET FLOW LINE**
NTS



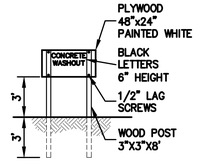
PLAN VIEW



SECTION



STAPLE DETAIL

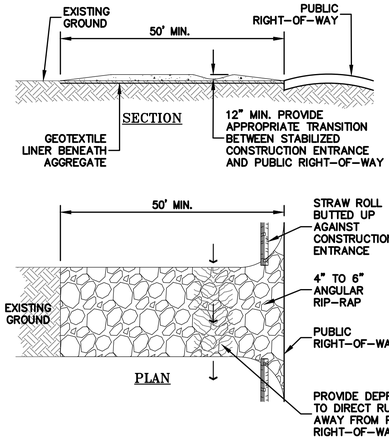


CONCRETE WASHOUT SIGN DETAIL

NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS



4 ER-2 **CONSTRUCTION ENTRANCE**
NTS

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

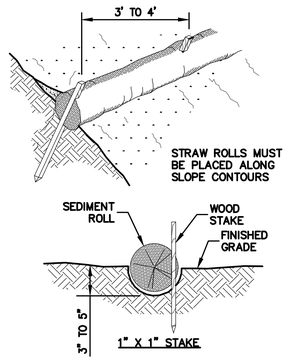
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

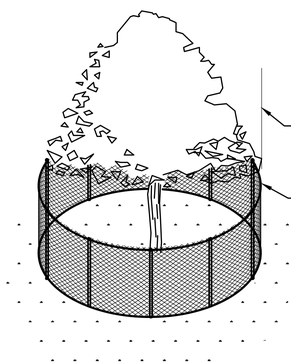
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL. WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 **STRAW ROLLS FLAT LOT**
NTS

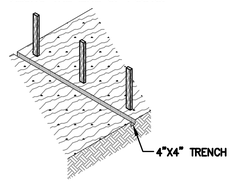


NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

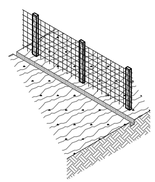
NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS

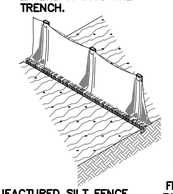
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.



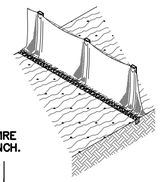
2. STAPLE WIRE FENCE TO THE POSTS.



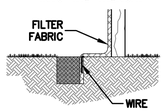
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



NOTE;
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.



NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

7 ER-2 **SILT FENCE**
NTS

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL 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 IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — No. C79555 — CIVIL — ORIGINAL SIGNATURES IN BLUE INK

SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 055-236-120

EROSION CONTROL DETAILS

DD2 4-9-2020	RB
DD3 4-24-2020	RB
PLAN CHECK RESUB. 10-09-2020	RB
PLAN CHECK RESUB. 02-01-2021	RB
-	-
REVISIONS	BY

JOB NO:	2180495
DATE:	05-29-18
SCALE:	AS NOTED
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	ER-2

18 OF 19 SHEETS

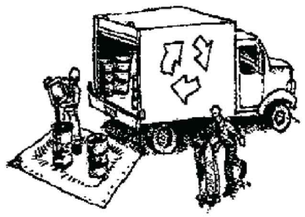
DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



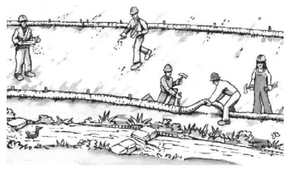
Maintenance and Parking

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

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

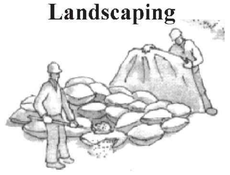
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



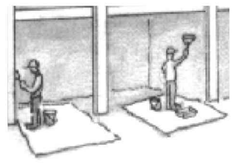
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



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

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — No. C79555 — CIVIL — ORIGINAL SIGNATURES IN BLUE INK

SPC MENLO, LLC
111 INDEPENDENCE DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 055-236-120

BEST MANAGEMENT PRACTICES

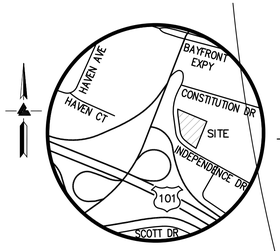
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REVISIONS	BY
JOB NO:	2180495
DATE:	05-29-18
SCALE:	NO SCALE
DESIGN BY:	RB
DRAWN BY:	WA
SHEET NO:	

SW-1

19 OF 19 SHEETS

DESIGN DEVELOPMENT – NOT FOR CONSTRUCTION

VICINITY MAP
NO SCALE



EASEMENT NOTE
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWTO–4071600157–JM, DATED AS OF AUGUST 10, 2016

FLOOD ZONE
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE – AREAS WITHIN 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06081C0306E, EFFECTIVE DATE APRIL 5, 2019. BASE FLOOD ELEVATION = 10.2 FEET (NAVD 88) AS DETERMINED BY CITY OF MENLO PARK FIS, REVISED APRIL 21, 1999.

BASIS OF BEARINGS
THE BEARING NORTH 74°00'00" WEST ALONG THE MONUMENTED CENTERLINE OF CONSTITUTION DRIVE AS SHOWN ON THAT CERTAIN TRACT MAP FILED IN BOOK 53 OF MAPS AT PAGE 44, SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

BENCHMARK
CITY OF MENLO PARK BM W150
BRASS DISC SET IN CONCRETE POST, STAMPED W150" 575' ± SOUTHWEST OF THE INTERSECTION OF WILLOW ROAD AND HIGHWAY 84 – 90' ± WEST OF THE CENTERLINE OF WILLOW ROAD 19' ± NORTH OF THE NORTHERLY RAIL OF THE RAILROAD TRACKS
ELEVATION = 9.67'
(NAVD 88 DATUM)

SITE BENCHMARK
SURVEY CONTROL POINT
CUT CROSS ON CONCRETE CURB
ELEVATION = 9.37'
(NAVD 88 DATUM)

NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

LEGEND AND NOTES
- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- E — ELECTRICAL OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- ACCESSIBILITY PARKING
- A/C — AIR CONDITIONING UNIT
- BENCHMARK
- BOL — BOLLARD
- COM — COMMUNICATIONS MANHOLE
- EUC — EUCALYPTUS
- FF — FINISH FLOOR
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FP — FLAG POLE
- FL — FLOW LINE
- GM — GAS METER
- GUY ANCHOR
- HVE — HIGH VOLTAGE ELECTRICAL VAULT
- INV — INVERT
- JOINT POLE
- MB — MAILBOX
- PGE — PG&E BOX
- PIV — POST INDICATOR VALVE
- RP — ROOF PEAK
- SDMH — STORM DRAIN MAINTENANCE HOLE
- SSCO — SANITARY SEWER CLEAN–OUT
- SSMH — SANITARY SEWER MANHOLE
- STREET LIGHT
- STREET SIGN
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- WTR — WATER VAULT
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- TRUNCATED DOMES

SURVEYOR'S STATEMENT
I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GREGORY F. BRAZE L.S. NO. 7623 — DATE

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

SCALE: 1" = 16'

MATCHLINE

ADDITIONAL SURVEY MARCH 2020

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

111 INDEPENDENCE DRIVE
MENLO PARK
CALIFORNIA

APN: 055–236–120

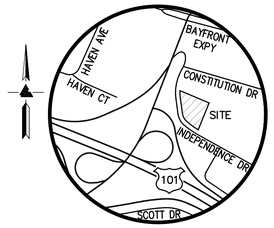
SAN MATEO COUNTY

TOPOGRAPHIC SURVEY

FLOOD ZONE NOTE 10–15–20	RM
ADDT'L SURVEY 3–4–20	DDR
REVISIONS	BY
JOB NO:	2180432
DATE:	10–01–18
SCALE:	1"=16'
FIELD BY:	DR
DRAWN BY:	DB
SHEET NO:	SU1

1 OF 2 SHEETS

WITH RISER



VICINITY MAP
NO SCALE

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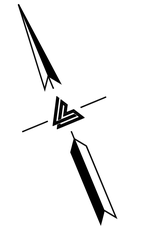
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GREGORY F. BRAZE DATE
L.S. NO. 7623

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA



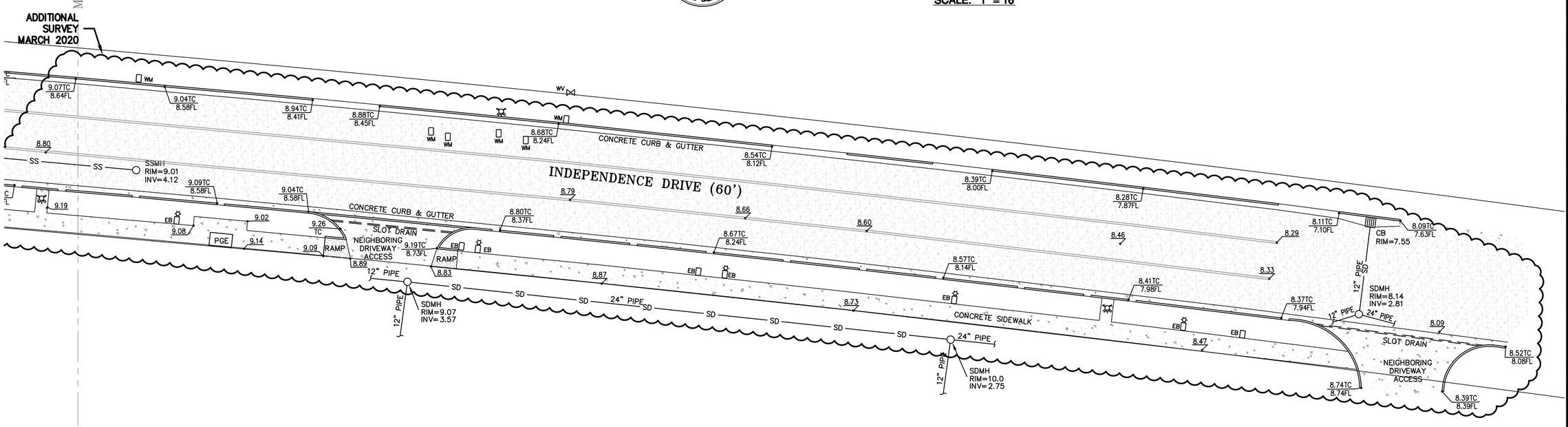
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SCALE: 1" = 16'

LEGEND AND NOTES

——— - - - ———	BOUNDARY LINE
——ETC——	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
——E——	ELECTRICAL OVERHEAD LINE
—— —— ——	EASEMENT
——x——	FENCE LINE
——SS——	SANITARY SEWER LINE
♿	ACCESSIBILITY PARKING
A/C	AIR CONDITIONING UNIT
	BENCHMARK
BOL	BOLLARD
COM	COMMUNICATIONS MANHOLE
EUC	EUCALYPTUS
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	STREET LIGHT
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TC	TOP OF CURB
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XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	TRUNCATED DOMES

MATCHLINE

ADDITIONAL SURVEY MARCH 2020



LEA & BRAZE ENGINEERING, INC.
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HAYWARD, CALIFORNIA 94545
(510) 887-4086
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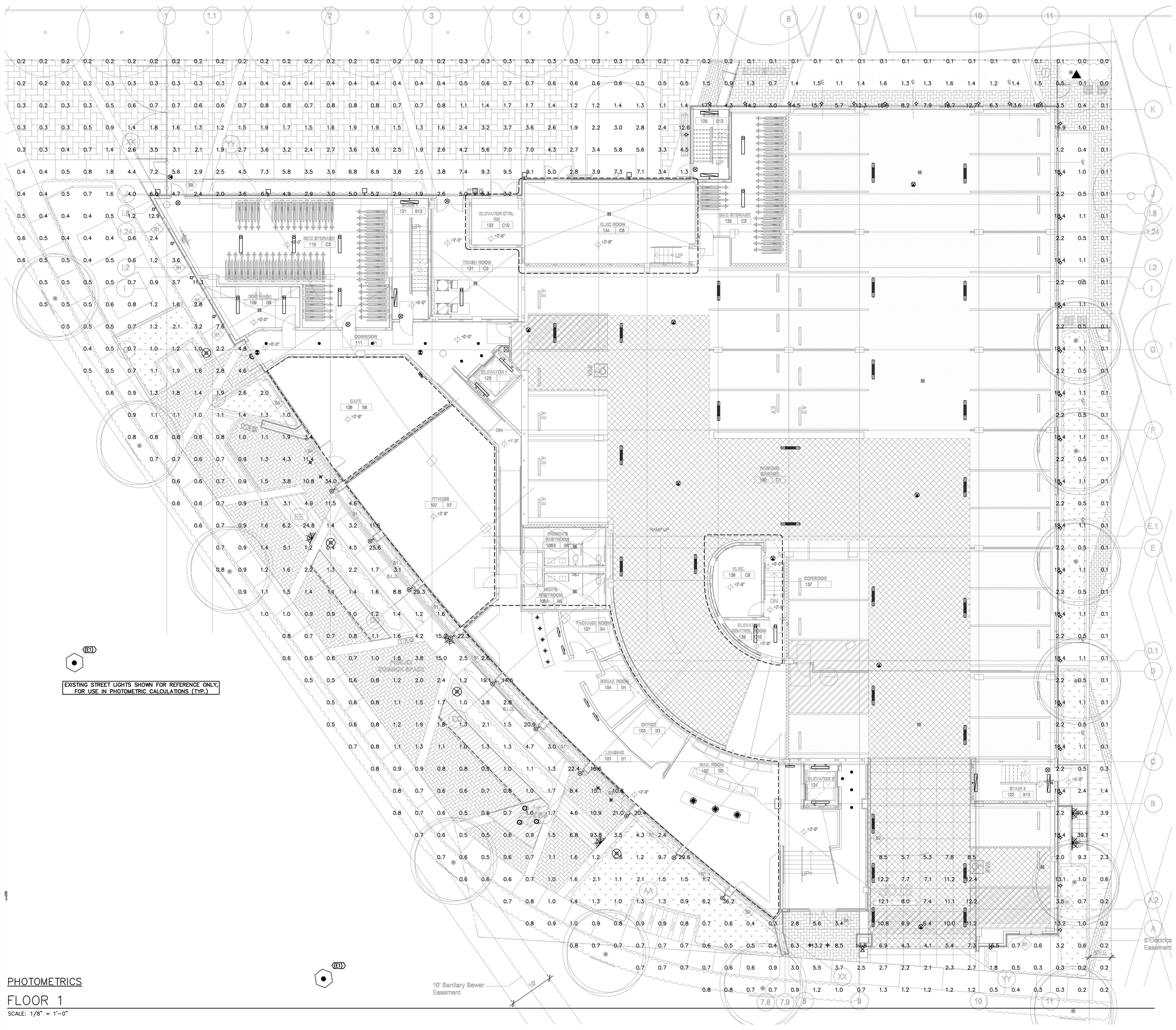
111 INDEPENDENCE DRIVE
MENLO PARK
CALIFORNIA

APN: 055-236-120
SAN MATEO COUNTY

TOPOGRAPHIC SURVEY

ADDT'L SURVEY 3-4-20	DDR
REVISIONS	BY
JOB NO:	2180432
DATE:	10-01-18
SCALE:	1"=16'
FIELD BY:	DR
DRAWN BY:	DB
SHEET NO:	SU2

2 OF 2 SHEETS



PHOTOMETRICS

FLOOR 1

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

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M:\MHS J:\2033-047 111 INDEPENDENCE, MENLO PARK, CA\DWG\E201P - FLOOR 1 PHOTOMETRICS.DWG 02-12-2021 17:42

9/2/2020 5:13:29 PM

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

Client

Consultant

EMERALD CITY ENGINEERS, INC

111 INDEPENDENCE

111 INDEPENDENCE DR,
MENLO PARK, CALIFORNIA

Rev.	Issue	Date
3	CD3 BID ADD. 3	09.25.20 02.12.21

Stamp

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BUILDING PLAN
FLOOR 1
PHOTOMETRICS

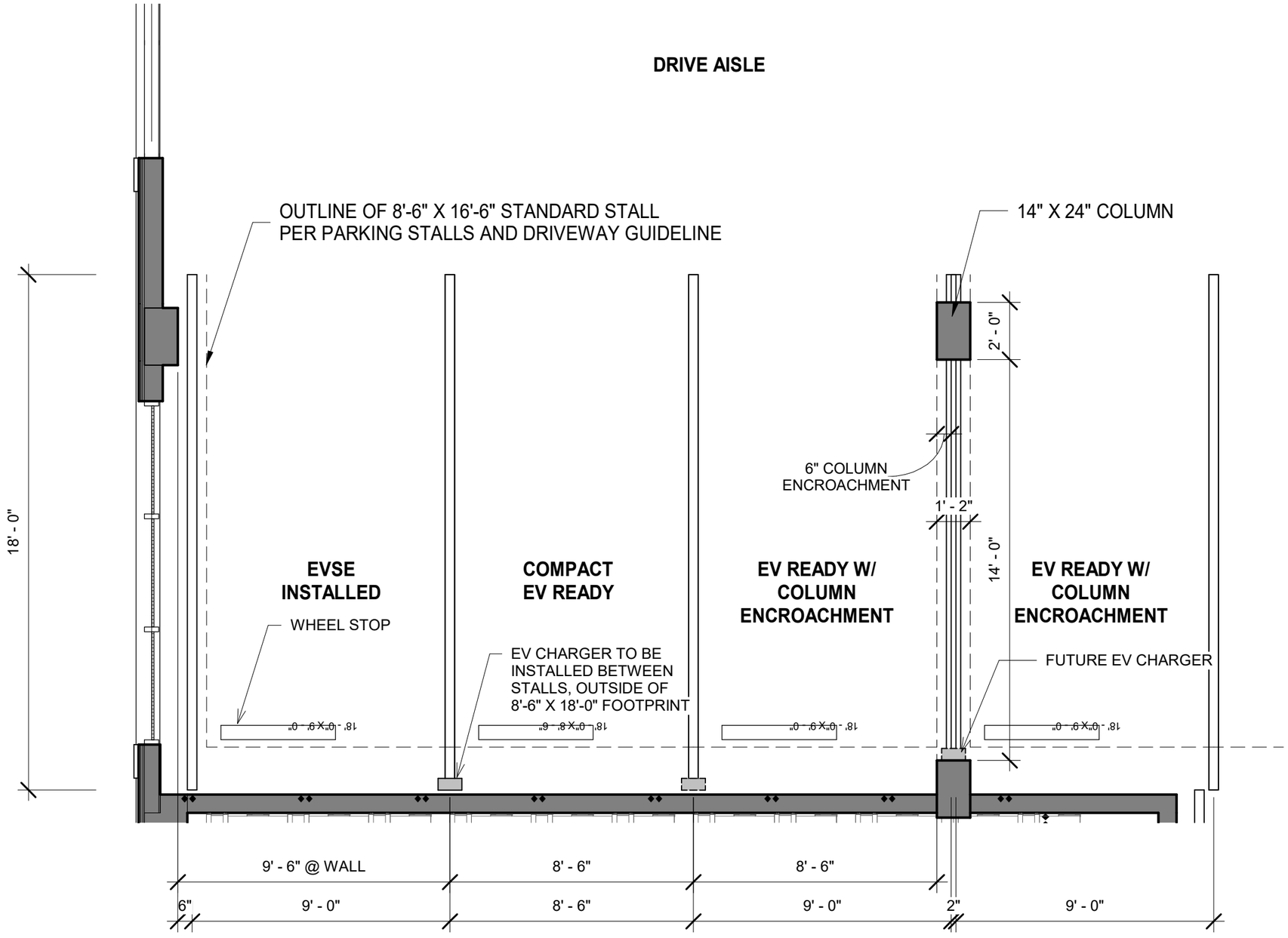
Sheet Title

Scale: As Indicated

Proj #. 1715 drawn by MB

Sheet Size: 32 x 40

E2.01P



SHEET NO: **EXHIBIT A**

SHEET TITLE: **TYPICAL PARKING SPACES**

DATE: 08/03/2020
SCALE:
BY: Author
PROJ. #: 1715

111 INDEPENDENCE
111 INDEPENDENCE DR,
MENLO PARK, CALIFORNIA

BDE ARCHITECTURE

NOTE:
FOR LOCATIONS,
SEE PLAN

PLAN

SHEET NO: **EXHIBIT A.2**

SHEET TITLE: **TYPICAL PARKING SPACES**

DATE: 01/18/2021
SCALE:
BY: Author
PROJ. #: 1715

111 INDEPENDENCE
111 INDEPENDENCE DR,
MENLO PARK, CALIFORNIA

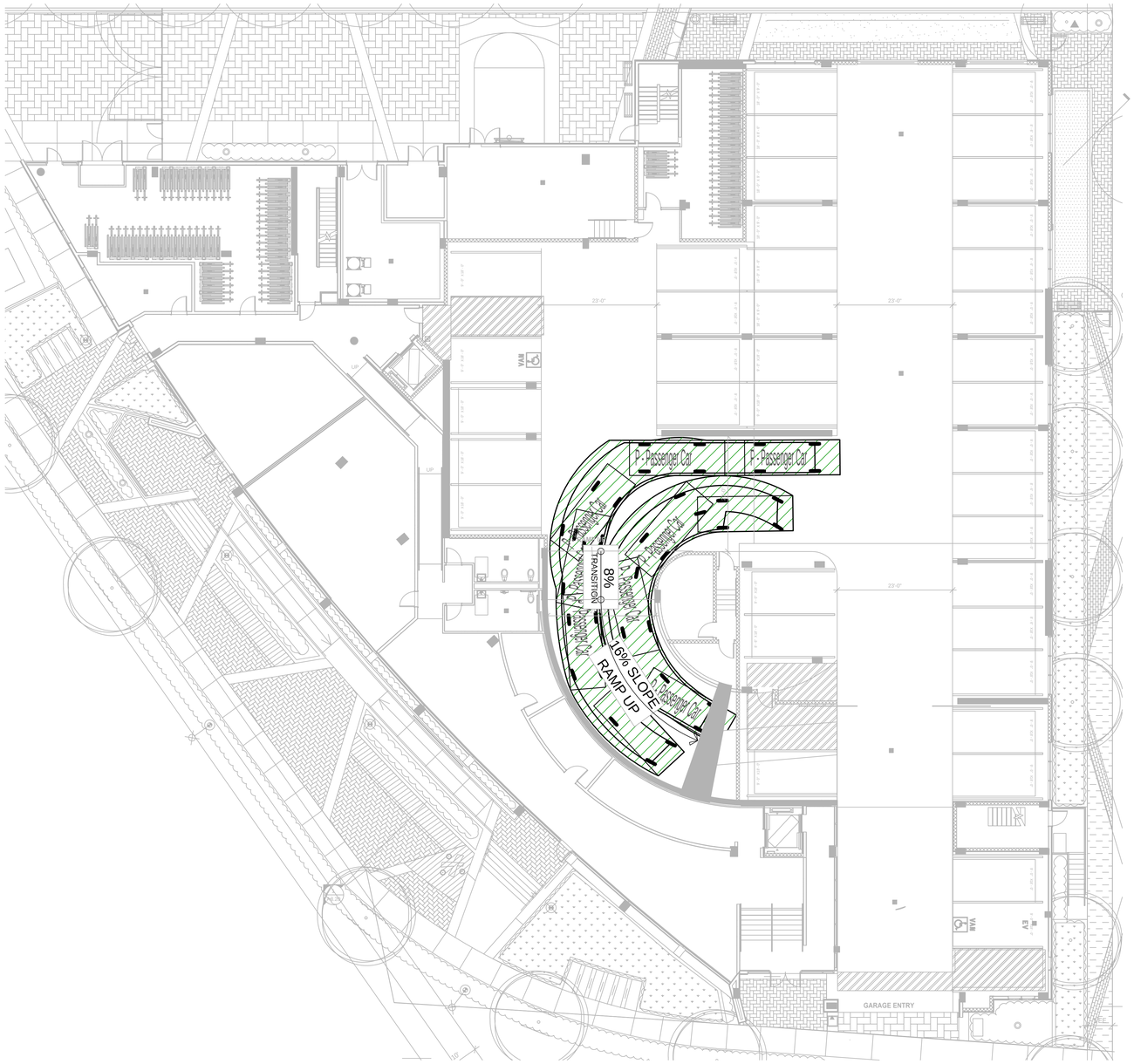
BDE ARCHITECTURE

P:
Date:

JC:
Date:

E:
Date:

A:
Date:



LEVEL 01 PARKING PLAN

1/6" = 1'-0"

16'-0" 0 32'-0" 64'-0"

SCALE: 1/16" = 1'-0"

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Architects • Engineers • Parking Planners

WATRY DESIGN, INC.

San Jose, California
Irvine, California
Dallas, Texas

watrydesign.com

LEVEL 01 - VEHICLE TURN STUDY

111 INDEPENDENCE
111 INDEPENDENCE DR.

MENLO PARK, CALIFORNIA

TURN
STUDY

JOB NO	:	19096
DATE	:	07/30/2020
DESIGN	:	M.D.
DRAWN	:	S.G.
CHK. BY	:	M.D.
FILE	:	19096A21

SHEET

EXHIBIT A.3

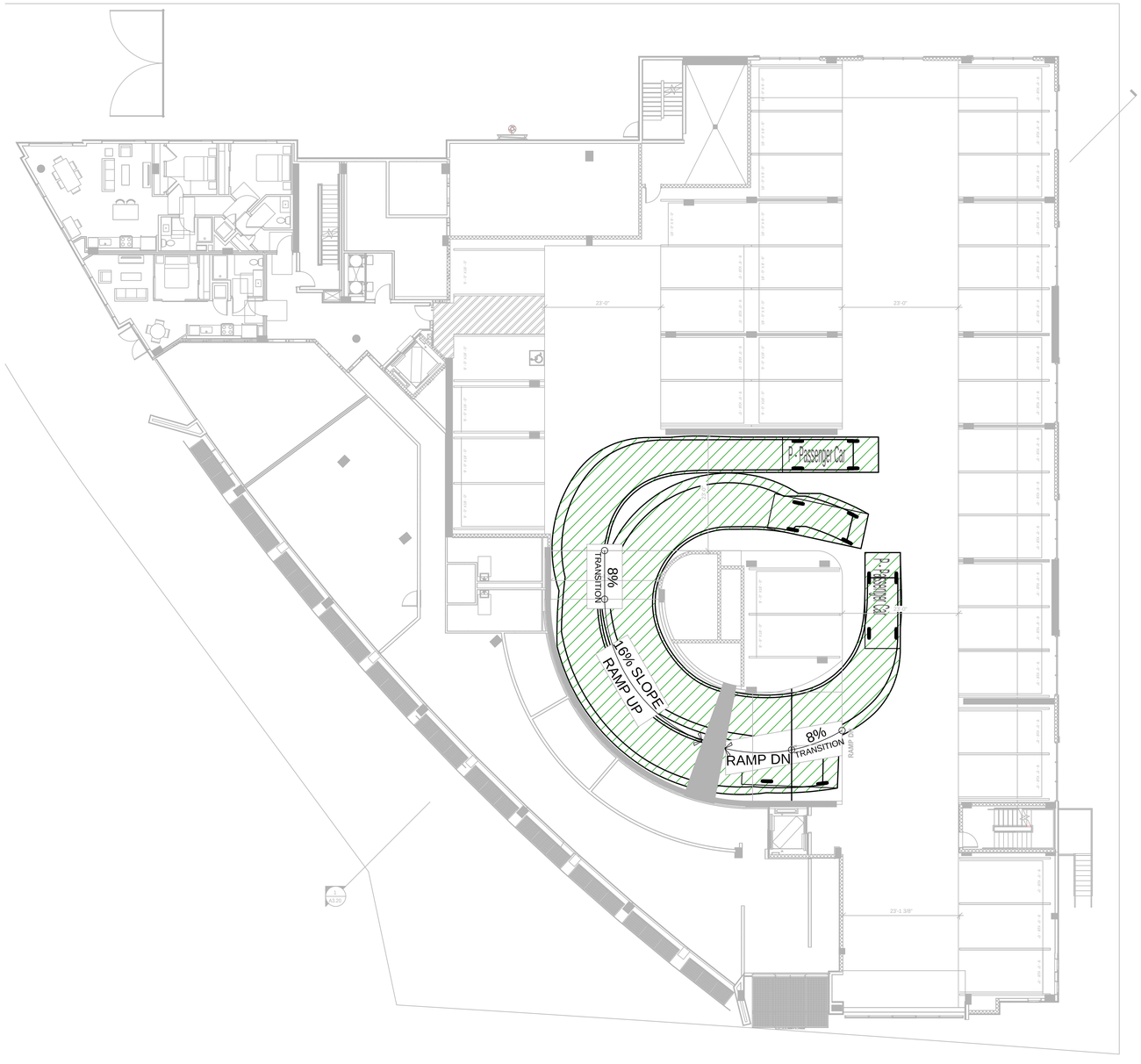
P:
Date:

JC:
Date:

E:
Date:

A:
Date:

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LEVEL 02 PARKING PLAN

1/6" = 1'-0"

16'-0" 0 32'-0" 64'-0"

SCALE: 1/16" = 1'-0"

Architects • Engineers • Parking Planners

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Irvine, California
Dallas, Texas

watrydesign.com

LEVEL 02 - VEHICLE TURN STUDY

111 INDEPENDENCE
111 INDEPENDENCE DR.

MENLO PARK, CALIFORNIA

TURN STUDY

JOB NO	:	19096
DATE	:	07/30/2020
DESIGN	:	M.D.
DRAWN	:	S.G.
CHK. BY	:	M.D.
FILE	:	19096A22

SHEET

EXHIBIT A.3

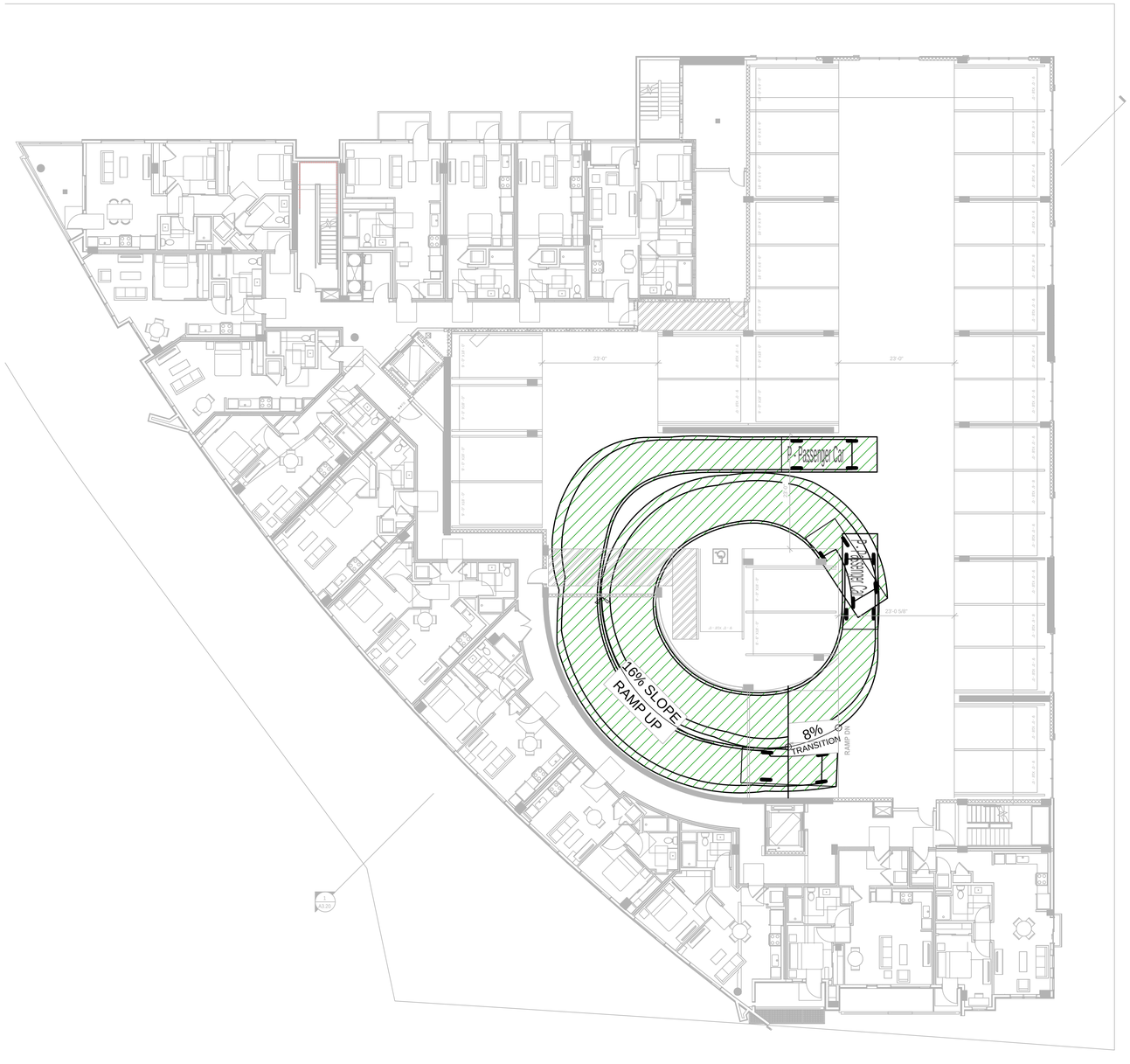
P:
Date:

JC:
Date:

E:
Date:

A:
Date:

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LEVEL 03 PARKING PLAN

1/6" = 1'-0"

16'-0" 0 32'-0" 64'-0"

SCALE: 1/16" = 1'-0"

Architects • Engineers • Parking Planners

WATRY DESIGN, INC.

San Jose, California
Irvine, California
Dallas, Texas

watrydesign.com

LEVEL 03 - VEHICLE TURN STUDY

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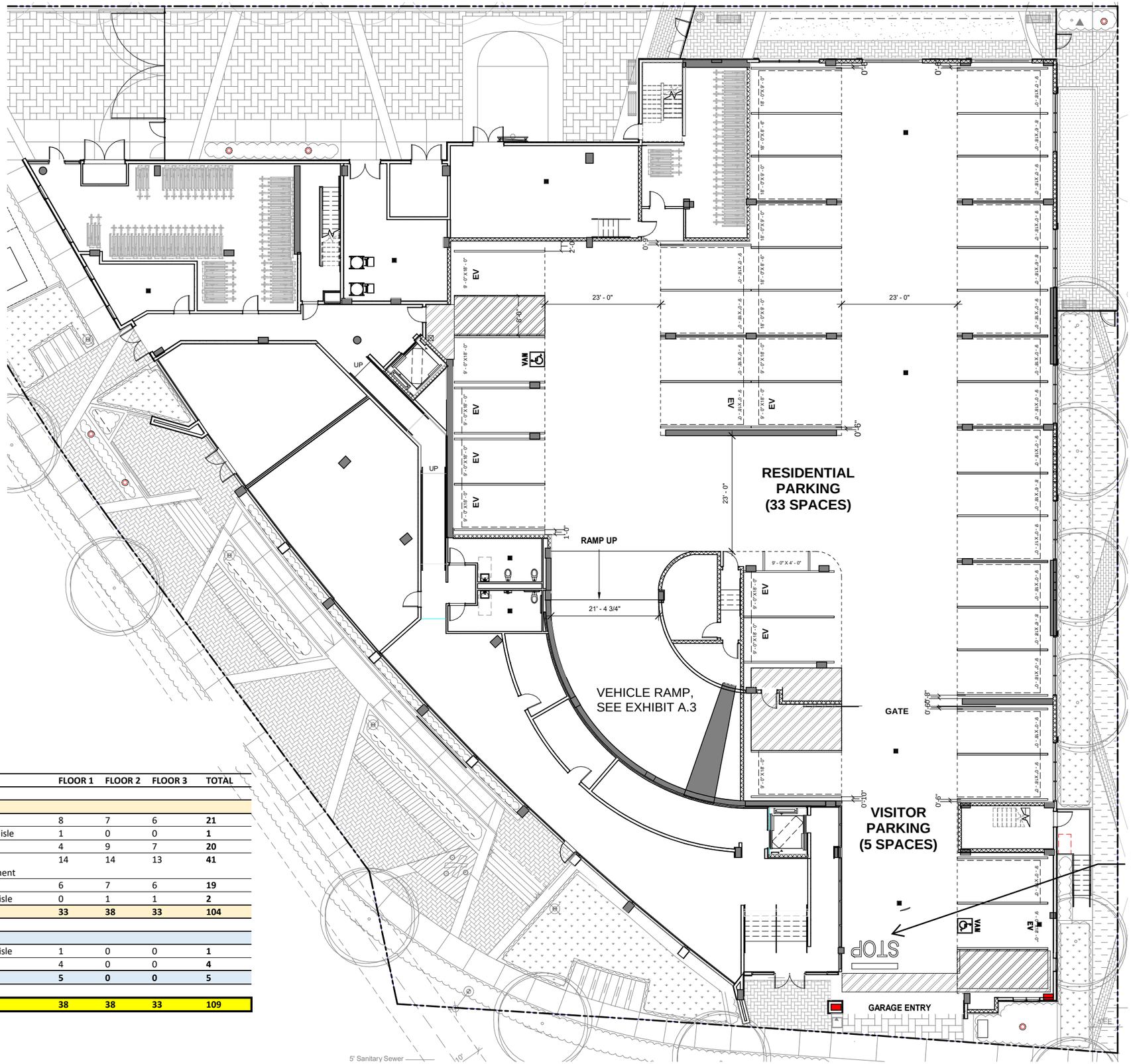
MENLO PARK, CALIFORNIA

TURN STUDY

JOB NO	:	19096
DATE	:	07/30/2020
DESIGN	:	M.D.
DRAWN	:	S.G.
CHK. BY	:	M.D.
FILE	:	19096A23

SHEET

EXHIBIT A.3



REQUIRED PARKING SPACES

RESIDENTIAL PARKING = 105 SPACES (1 PER UNIT)
CAFE PARKING = 2 SPACES

PROPOSED PARKING SPACES

	SIZE	FLOOR 1	FLOOR 2	FLOOR 3	TOTAL
RESIDENTIAL PARKING					
EVSE INSTALLED - STANDARD	9'x18'	8	7	6	**21**
EVSE INSTALLED - ADA VAN	9'x18' W/ 8' aisle	1	0	0	**1**
EV READY - STANDARD	9'x18'	4	9	7	**20**
EV READY - STANDARD W/ COLUMN ENCROACHMENT	9'x18' w/ 6" encroachment	14	14	13	**41**
EV READY - COMPACT	8'-6" x 18'	6	7	6	**19**
EV READY - STANDARD ADA	9'x18' w/ 5' aisle	0	1	1	**2**
RESIDENTIAL TOTAL		**33**	**38**	**33**	**104**
VISITOR'S PARKING					
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1	0	0	**1**
STANDARD VISITOR	9'x18'	4	0	0	**4**
VISITOR'S TOTAL		**5**	**0**	**0**	**5**
GRAND TOTAL		**38**	**38**	**33**	**109**

EXTRAS (NOT INCLUDED IN GRAND TOTAL)
TANDEM PARKING = 1 SPACE
MOTORCYCLE = 3 SPACES

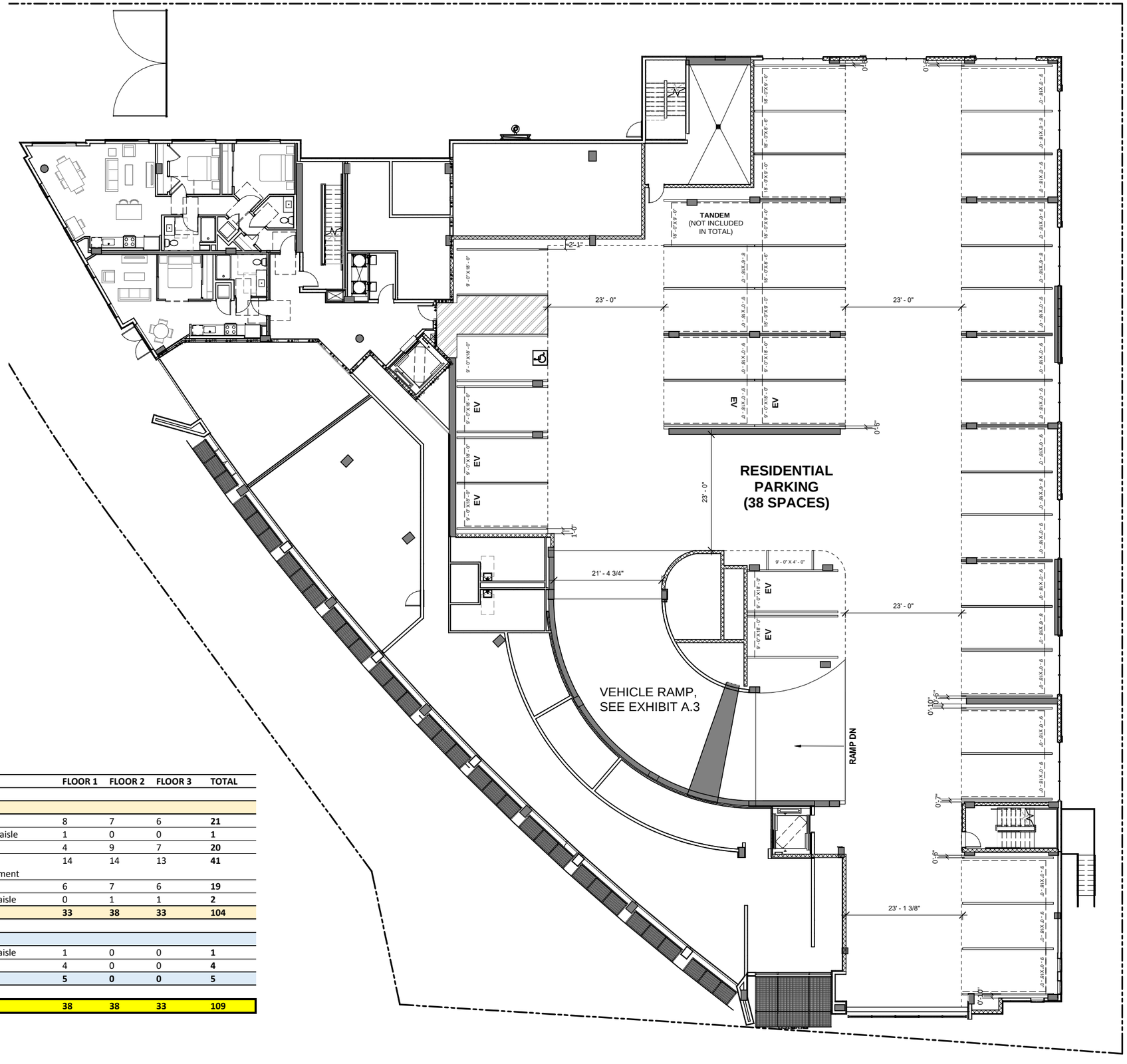
DATE: 01/18/2021
SCALE:
BY: Author
PROJ. #: 1715

SHEET TITLE: PARKING LAYOUT - FLOOR 1

SHEET NO: EXHIBIT B.1

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MENLO PARK, CALIFORNIA

BDE ARCHITECTURE



REQUIRED PARKING SPACES

RESIDENTIAL PARKING = 105 SPACES (1 PER UNIT)
CAFE PARKING = 2 SPACES

PROPOSED PARKING SPACES

	SIZE	FLOOR 1	FLOOR 2	FLOOR 3	TOTAL
RESIDENTIAL PARKING					
EVSE INSTALLED - STANDARD	9'x18'	8	7	6	**21**
EVSE INSTALLED - ADA VAN	9'x18' W/ 8' aisle	1	0	0	**1**
EV READY - STANDARD	9'x18'	4	9	7	**20**
EV READY - STANDARD W/ COLUMN ENCROACHMENT	9'x18' w/ 6" encroachment	14	14	13	**41**
EV READY - COMPACT	8'-6" x 18'	6	7	6	**19**
EV READY - STANDARD ADA	9'x18' w/ 5' aisle	0	1	1	**2**
RESIDENTIAL TOTAL		**33**	**38**	**33**	**104**
VISITOR'S PARKING					
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1	0	0	**1**
STANDARD VISITOR	9'x18'	4	0	0	**4**
VISITOR'S TOTAL		**5**	**0**	**0**	**5**
GRAND TOTAL		**38**	**38**	**33**	**109**

EXTRAS (NOT INCLUDED IN GRAND TOTAL)
TANDEM PARKING = 1 SPACE
MOTORCYCLE = 3 SPACES

SHEET NO:

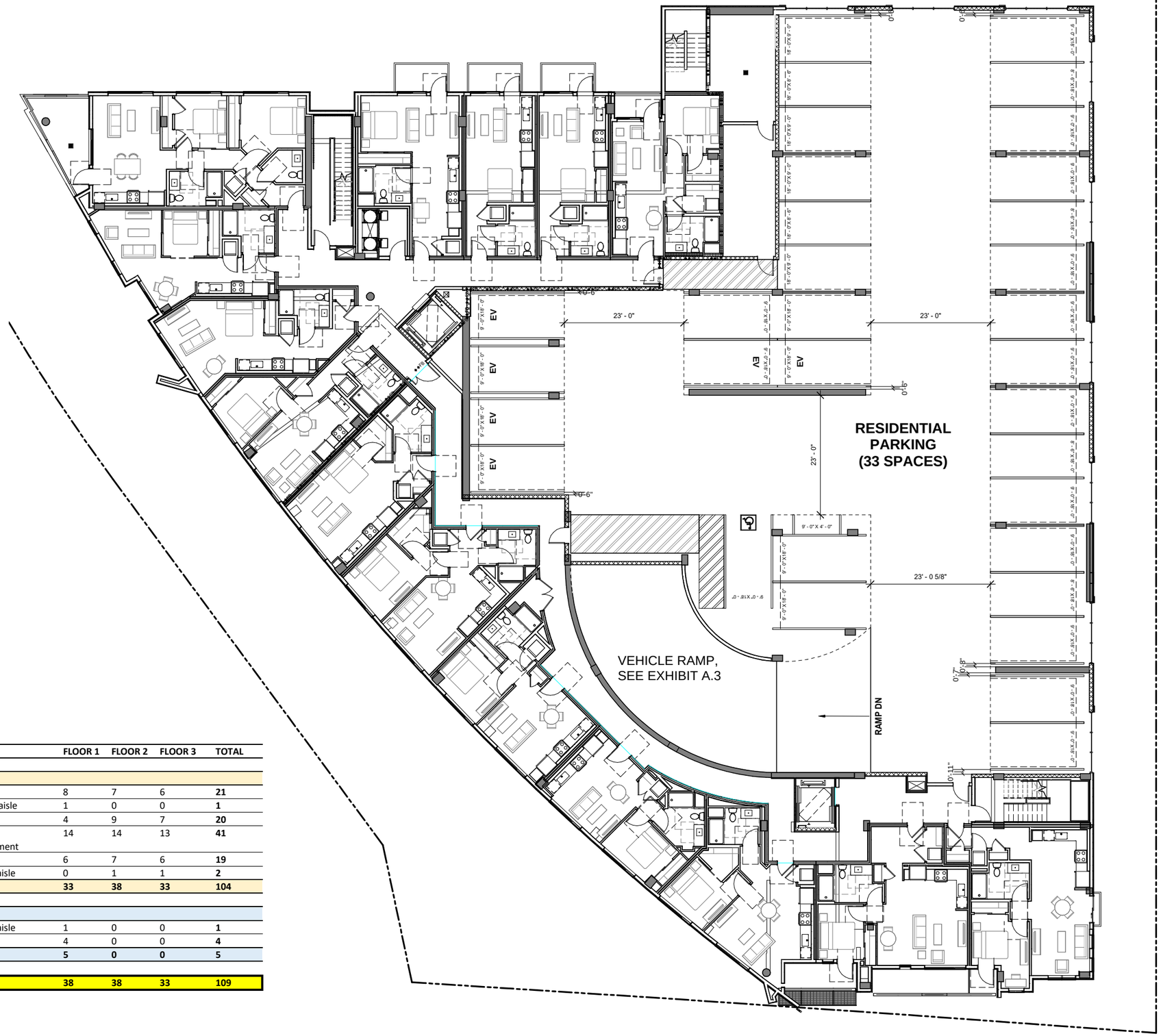
SHEET TITLE: **PARKING LAYOUT - FLOOR 2**

EXHIBIT B.2

DATE: 01/18/2021
SCALE:
BY: Author
PROJ. #: 1715

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BDE ARCHITECTURE



REQUIRED PARKING SPACES

RESIDENTIAL PARKING = 105 SPACES (1 PER UNIT)
CAFE PARKING = 2 SPACES

PROPOSED PARKING SPACES

	SIZE	FLOOR 1	FLOOR 2	FLOOR 3	TOTAL
RESIDENTIAL PARKING					
EVSE INSTALLED - STANDARD	9'x18'	8	7	6	**21**
EVSE INSTALLED - ADA VAN	9'x18' W/ 8' aisle	1	0	0	**1**
EV READY - STANDARD	9'x18'	4	9	7	**20**
EV READY - STANDARD W/ COLUMN ENCROACHMENT	9'x18' w/ 6" encroachment	14	14	13	**41**
EV READY - COMPACT	8'-6" x 18'	6	7	6	**19**
EV READY - STANDARD ADA	9'x18' w/ 5' aisle	0	1	1	**2**
RESIDENTIAL TOTAL		**33**	**38**	**33**	**104**
VISITOR'S PARKING					
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1	0	0	**1**
STANDARD VISITOR	9'x18'	4	0	0	**4**
VISITOR'S TOTAL		**5**	**0**	**0**	**5**
GRAND TOTAL		**38**	**38**	**33**	**109**

EXTRAS (NOT INCLUDED IN GRAND TOTAL)
TANDEM PARKING = 1 SPACE
MOTORCYCLE = 3 SPACES

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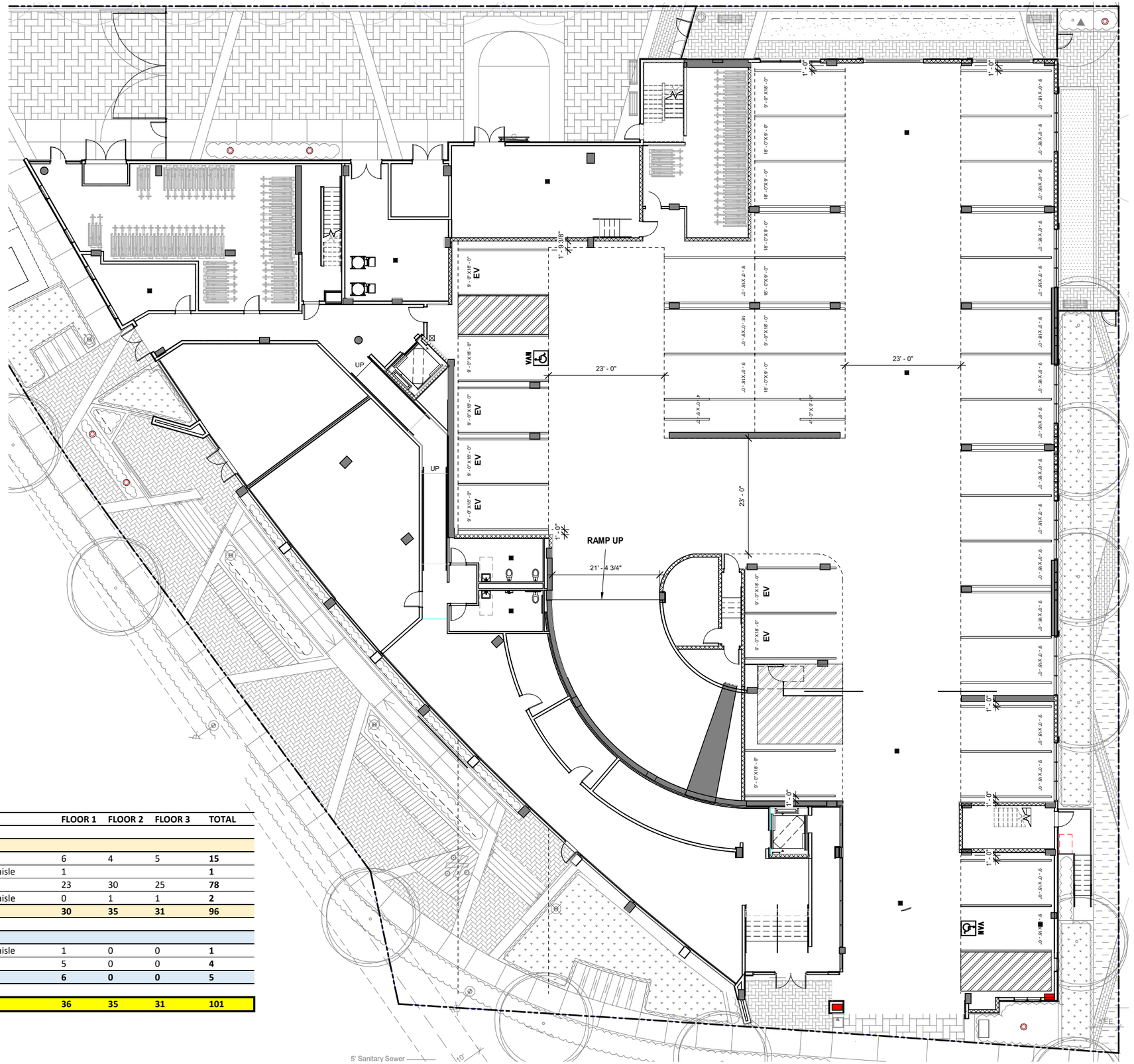
BDE ARCHITECTURE

DATE: 01/18/2021
SCALE:
BY: Author
PROJ. #: 1715

SHEET TITLE: PARKING LAYOUT - FLOOR 1

SHEET NO:

EXHIBIT B.3



REQUIRED PARKING SPACES

RESIDENTIAL PARKING = 105 SPACES (1 PER UNIT)
CAFE PARKING = 2 SPACES

ALTERNATE LAYOUT PARKING SPACES

	SIZE	FLOOR 1	FLOOR 2	FLOOR 3	TOTAL
RESIDENTIAL PARKING					
EVSE INSTALLED - STANDARD	9'x18'	6	4	5	**15**
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1			**1**
EV READY - STANDARD	9'x18'	23	30	25	**78**
EV READY - STANDARD ADA	9'x18' w/ 5' aisle	0	1	1	**2**
RESIDENTIAL TOTAL		**30**	**35**	**31**	**96**
VISITOR'S PARKING					
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1	0	0	**1**
STANDARD VISITOR	9'x18'	5	0	0	**4**
VISITOR'S TOTAL		**6**	**0**	**0**	**5**
GRAND TOTAL		**36**	**35**	**31**	**101**

EXTRAS (NOT INCLUDED IN GRAND TOTAL)
TANDEM PARKING = 1 SPACE
MOTORCYCLE = 10 SPACES

SHEET NO:

SHEET TITLE:

EXHIBIT C.1

PARKING LAYOUT - FLOOR 1

DATE: 08/03/2020
SCALE:
BY: Author
PROJ. #: 1715

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BDE ARCHITECTURE

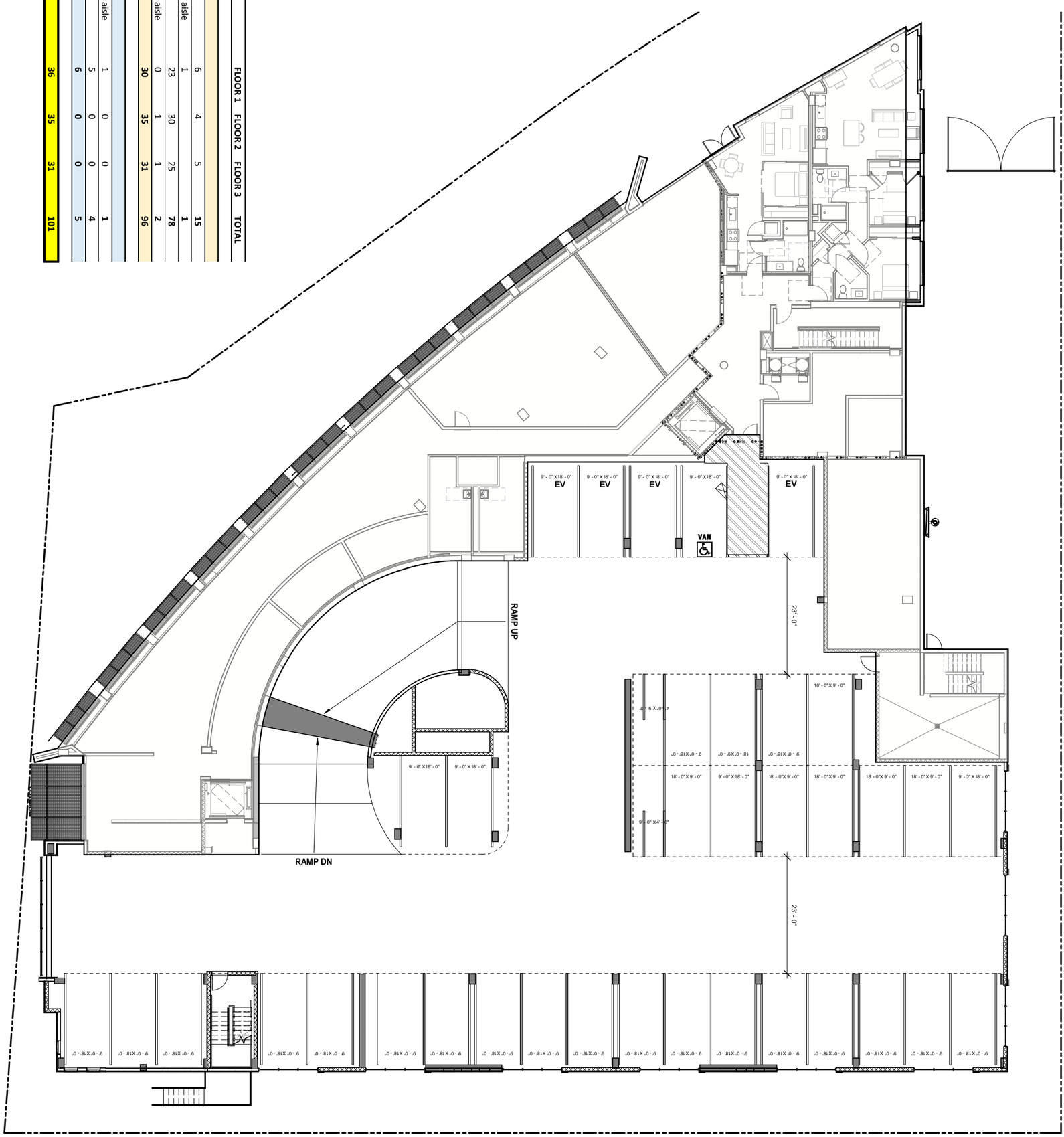
REQUIRED PARKING SPACES

RESIDENTIAL PARKING = 105 SPACES (1 PER UNIT)
CAFE PARKING = 2 SPACES

ALTERNATE LAYOUT PARKING SPACES

	SIZE	FLOOR 1	FLOOR 2	FLOOR 3	TOTAL
RESIDENTIAL PARKING					
EVSE INSTALLED - STANDARD	9'x18'	6	4	5	**15**
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1			**1**
EV READY - STANDARD	9'x18'	23	30	25	**78**
EV READY - STANDARD ADA	9'x18' w/ 5' aisle	0	1	1	**2**
RESIDENTIAL TOTAL		**30**	**35**	**31**	**96**
VISITOR'S PARKING					
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1	0	0	**1**
STANDARD VISITOR	9'x18'	5	0	0	**4**
VISITOR'S TOTAL		**6**	**0**	**0**	**5**
GRAND TOTAL		**36**	**35**	**31**	**101**

EXTRAS (NOT INCLUDED IN GRAND TOTAL)
TANDEM PARKING = 1 SPACE
MOTORCYCLE = 10 SPACES



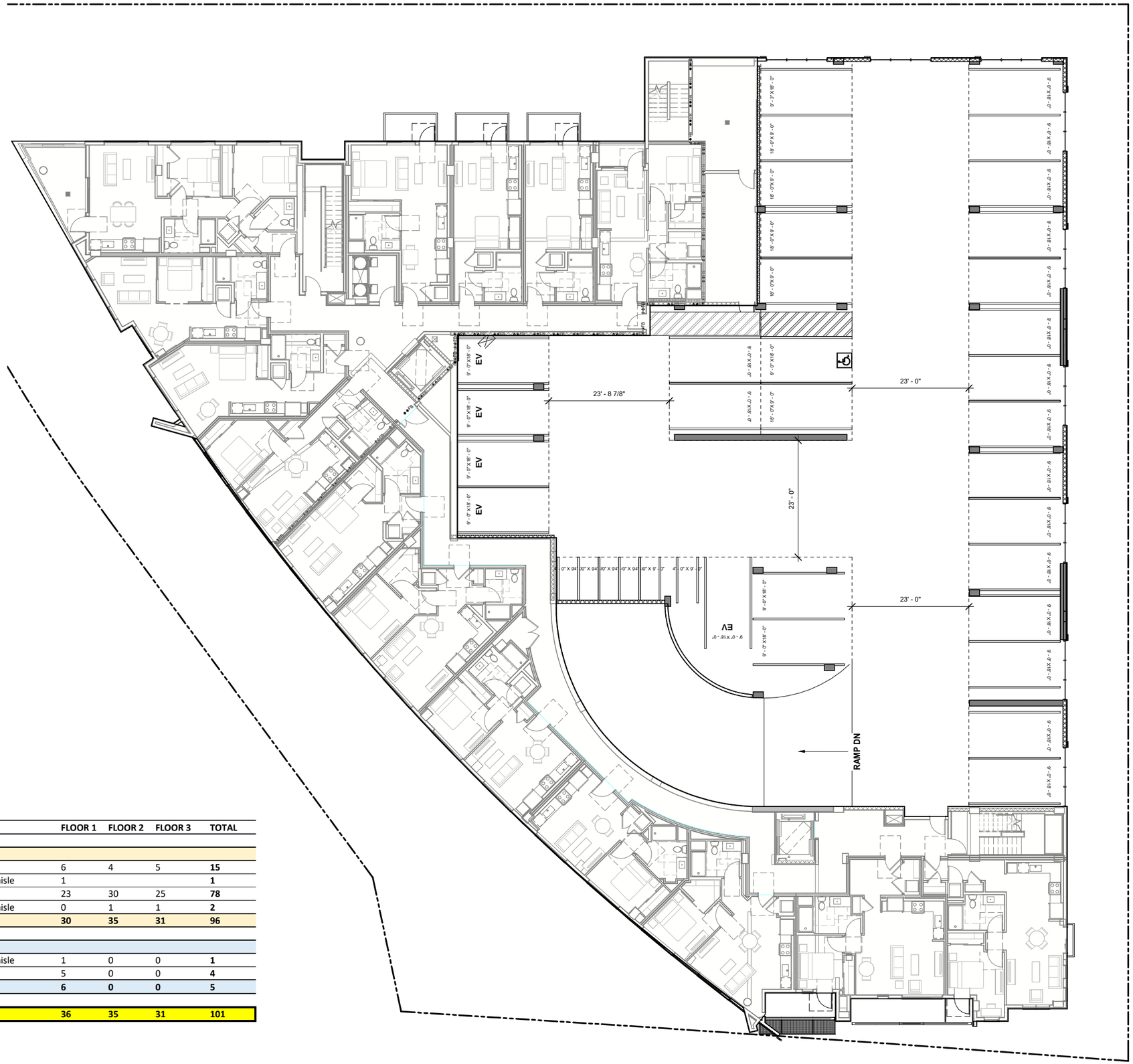
ARCHITECTURE

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MENLO PARK, CALIFORNIA

DATE:	08/03/2020
SCALE:	
BY:	Author
PROJ. #:	1715

SHEET TITLE: PARKING LAYOUT - FLOOR 2

SHEET NO: EXHIBIT C.2



REQUIRED PARKING SPACES

RESIDENTIAL PARKING = 105 SPACES (1 PER UNIT)
CAFE PARKING = 2 SPACES

ALTERNATE LAYOUT PARKING SPACES

	SIZE	FLOOR 1	FLOOR 2	FLOOR 3	TOTAL
RESIDENTIAL PARKING					
EVSE INSTALLED - STANDARD	9'x18'	6	4	5	**15**
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1			**1**
EV READY - STANDARD	9'x18'	23	30	25	**78**
EV READY - STANDARD ADA	9'x18' w/ 5' aisle	0	1	1	**2**
RESIDENTIAL TOTAL		**30**	**35**	**31**	**96**
VISITOR'S PARKING					
EVSE INSTALLED - ADA VAN	9'x18' w/ 8' aisle	1	0	0	**1**
STANDARD VISITOR	9'x18'	5	0	0	**4**
VISITOR'S TOTAL		**6**	**0**	**0**	**5**
GRAND TOTAL		**36**	**35**	**31**	**101**

EXTRAS (NOT INCLUDED IN GRAND TOTAL)
TANDEM PARKING = 1 SPACE
MOTORCYCLE = 10 SPACES

EXHIBIT C.1

PARKING LAYOUT - FLOOR 3

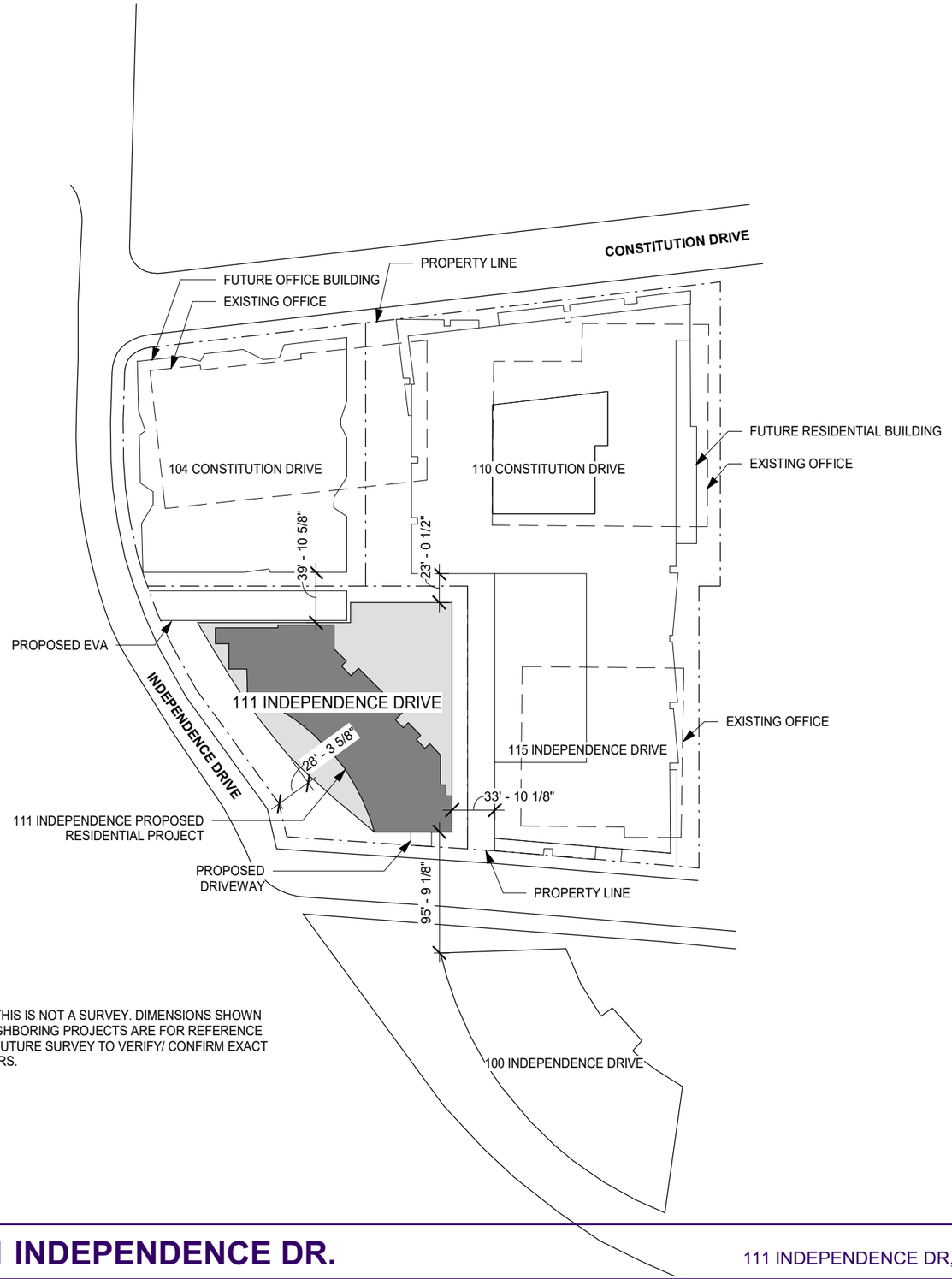
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SHEET NO:

DATE: 08/03/2020
SCALE:
BY: Author
PROJ. #: 1715

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MENLO PARK, CALIFORNIA

BDE ARCHITECTURE



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

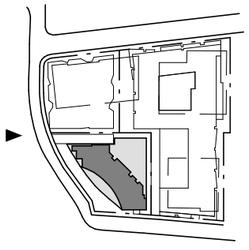
EXHIBIT D - AREA PLAN

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104 CONSTITUTION DRIVE

111 INDEPENDENCE DRIVE





111 INDEPENDENCE DRIVE

115 INDEPENDENCE DRIVE

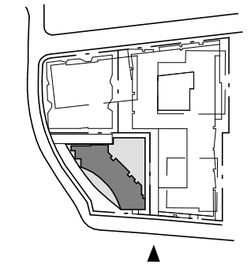


EXHIBIT E - STREETSCAPE DIAGRAM

EETSCAPE

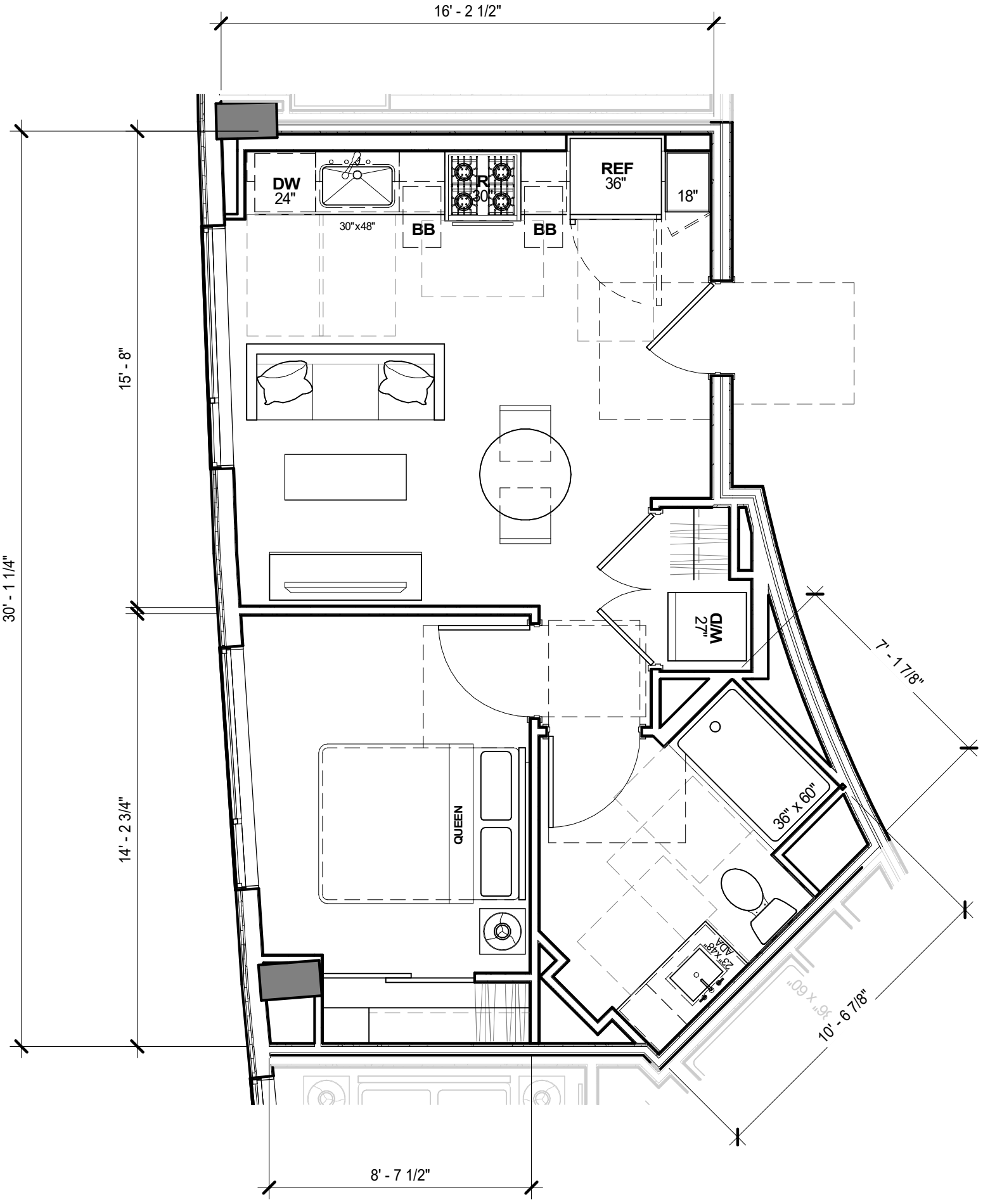
BDE ARCHITECTURE

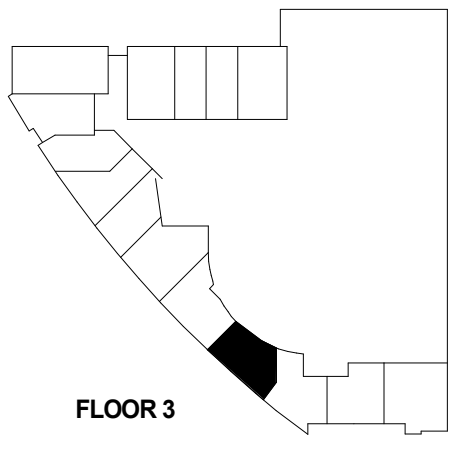
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111 INDEPENDENCE DR, MENLO PARK, CALIFORNIA

MAY 6, 2020

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BDE ARCHITECTURE

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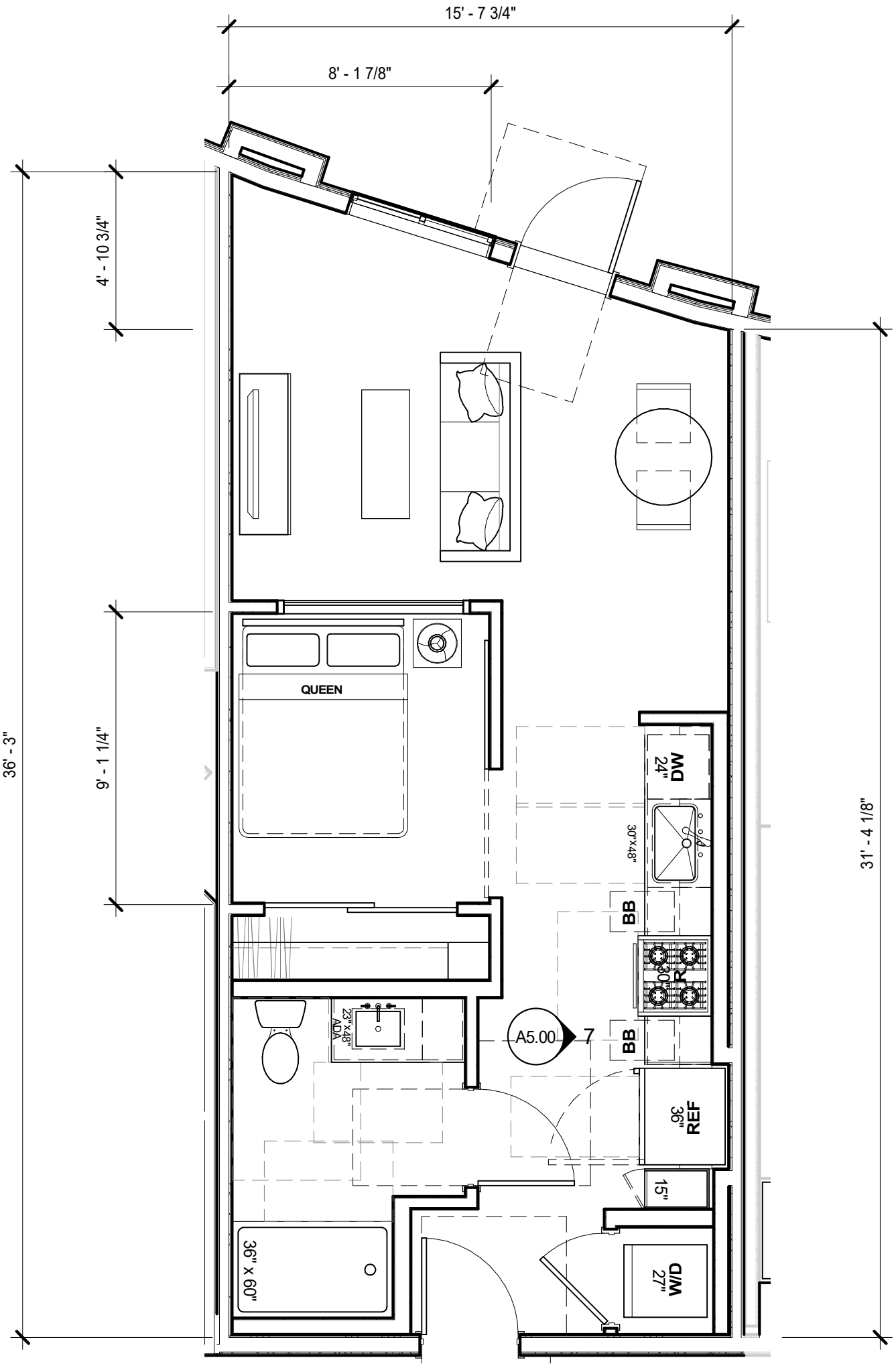
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MENLO PARK,
CALIFORNIA

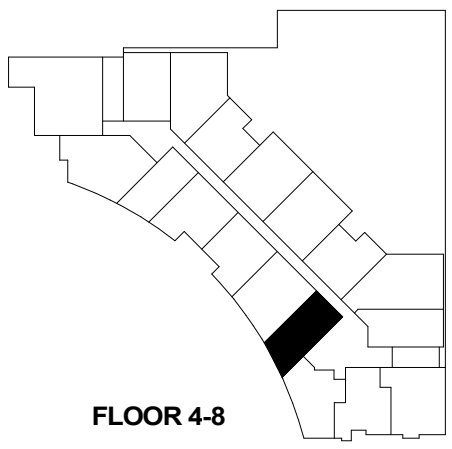
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SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL : 1 UNIT

SHEET NO:

A1





FLOOR 4-8

BDE ARCHITECTURE

111 INDEPENDENCE

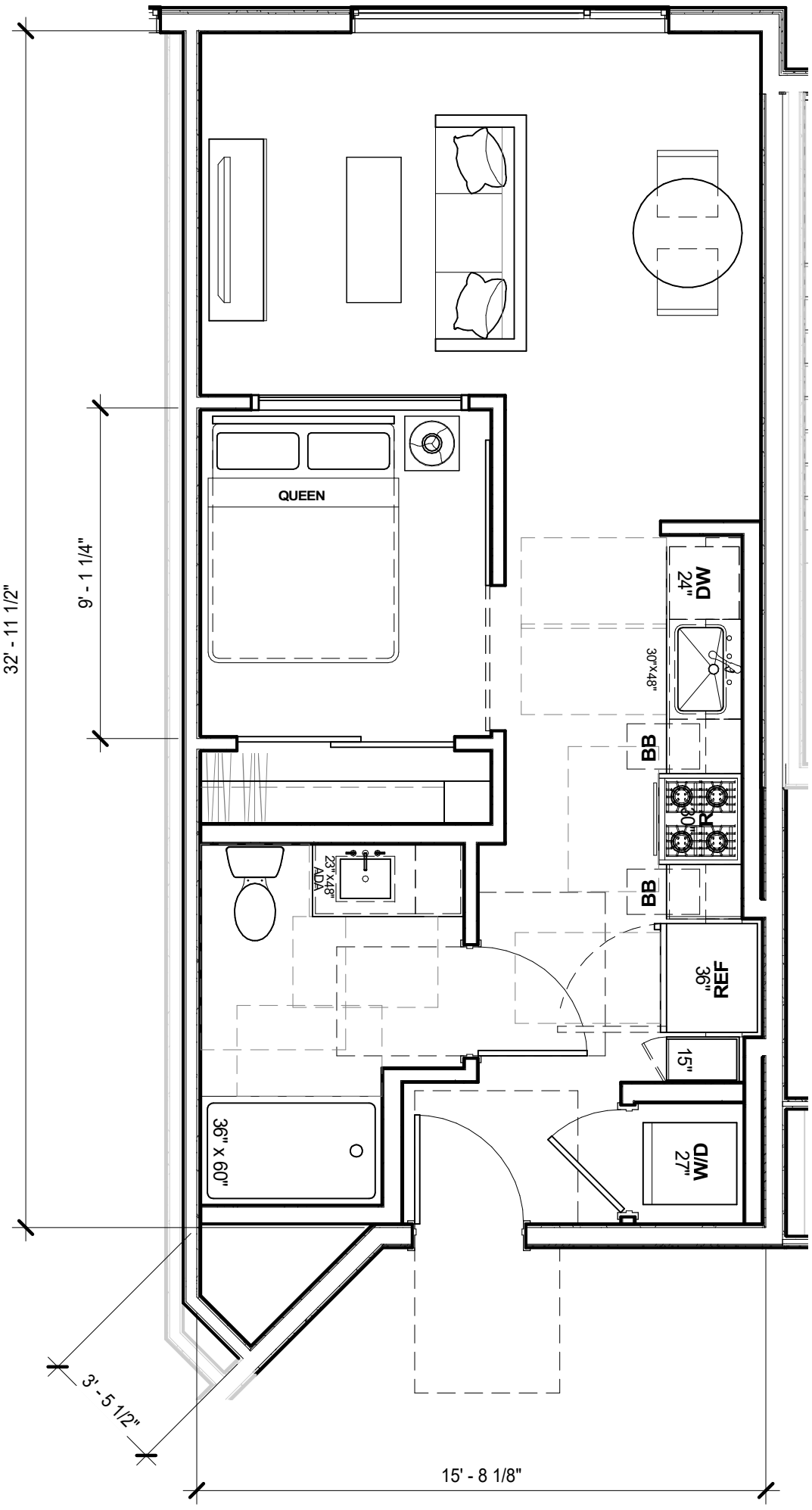
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MENLO PARK,
CALIFORNIA

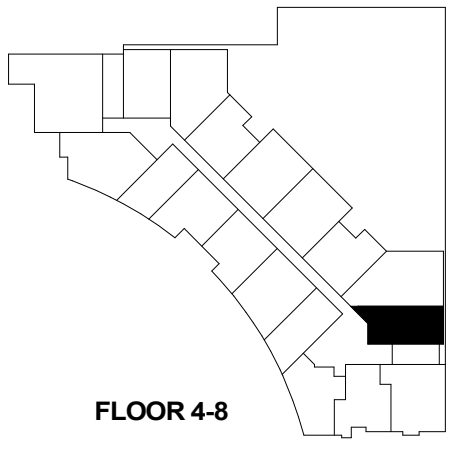
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BY:	YC
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

A2





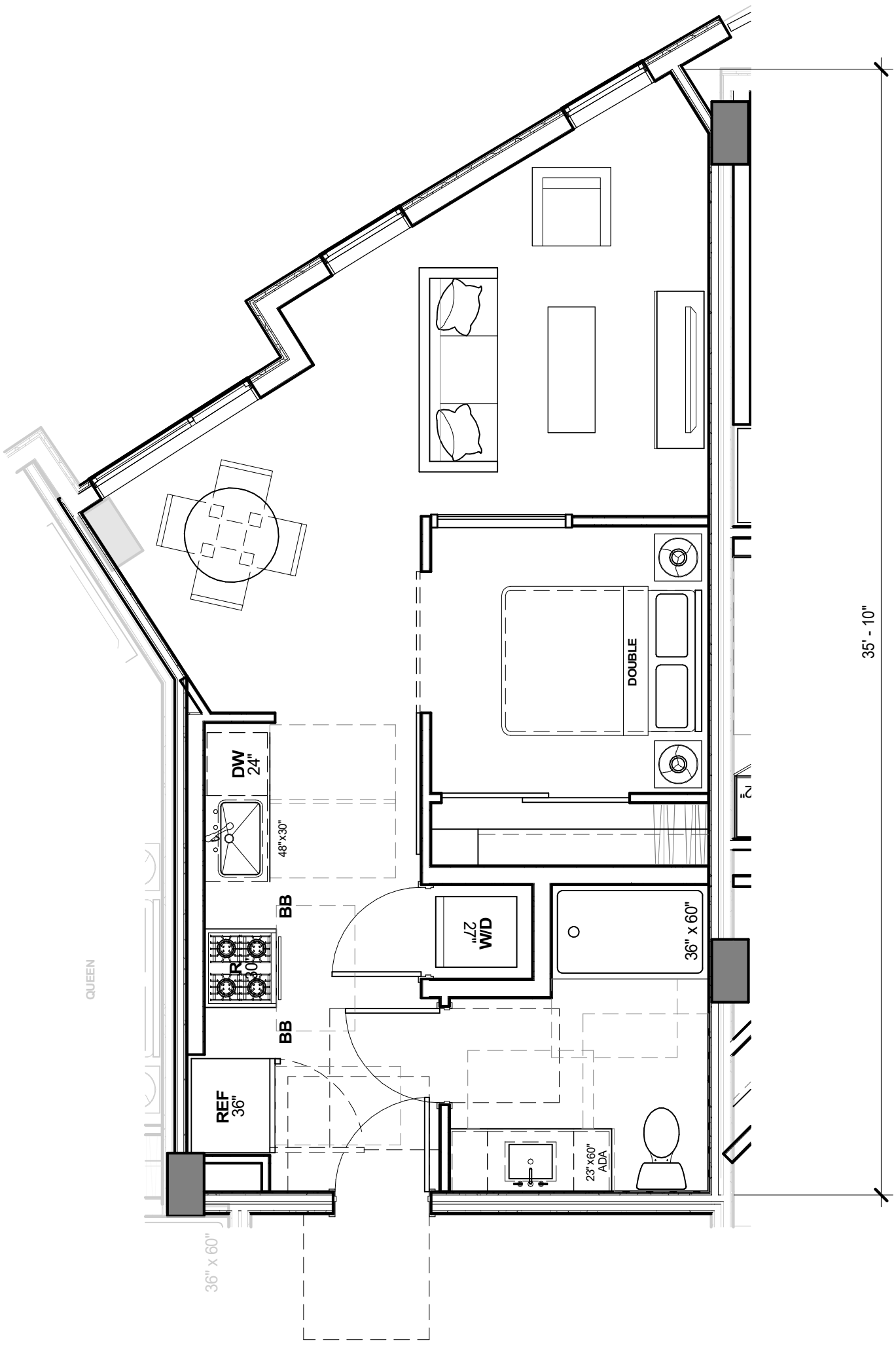
FLOOR 4-8

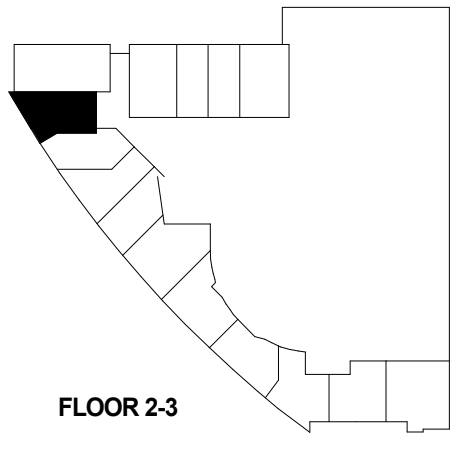
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111 INDEPENDENCE DR, MENLO PARK, CALIFORNIA	
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

A2.1





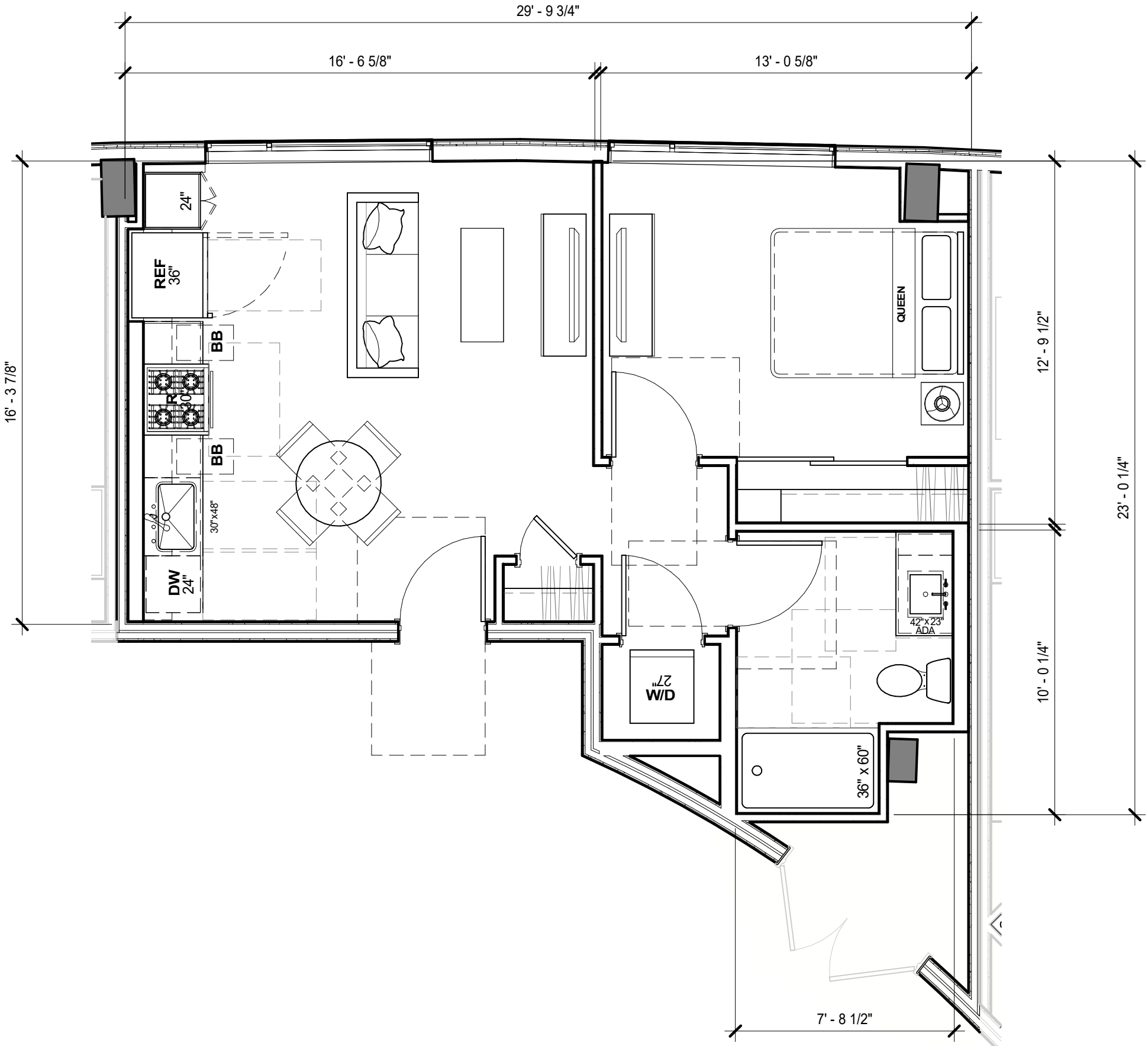
FLOOR 2-3

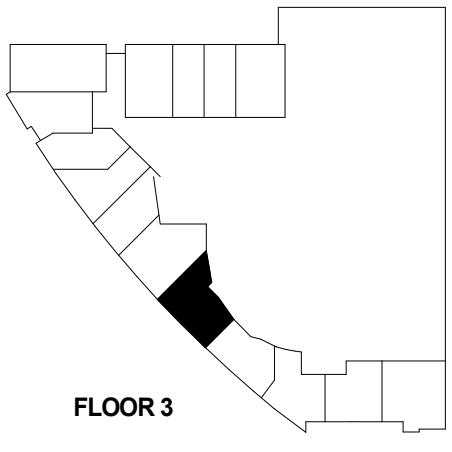
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	111 INDEPENDENCE DR, MENLO PARK, CALIFORNIA
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL : 2 UNIT

SHEET NO:

A3





ARCHITECTURE

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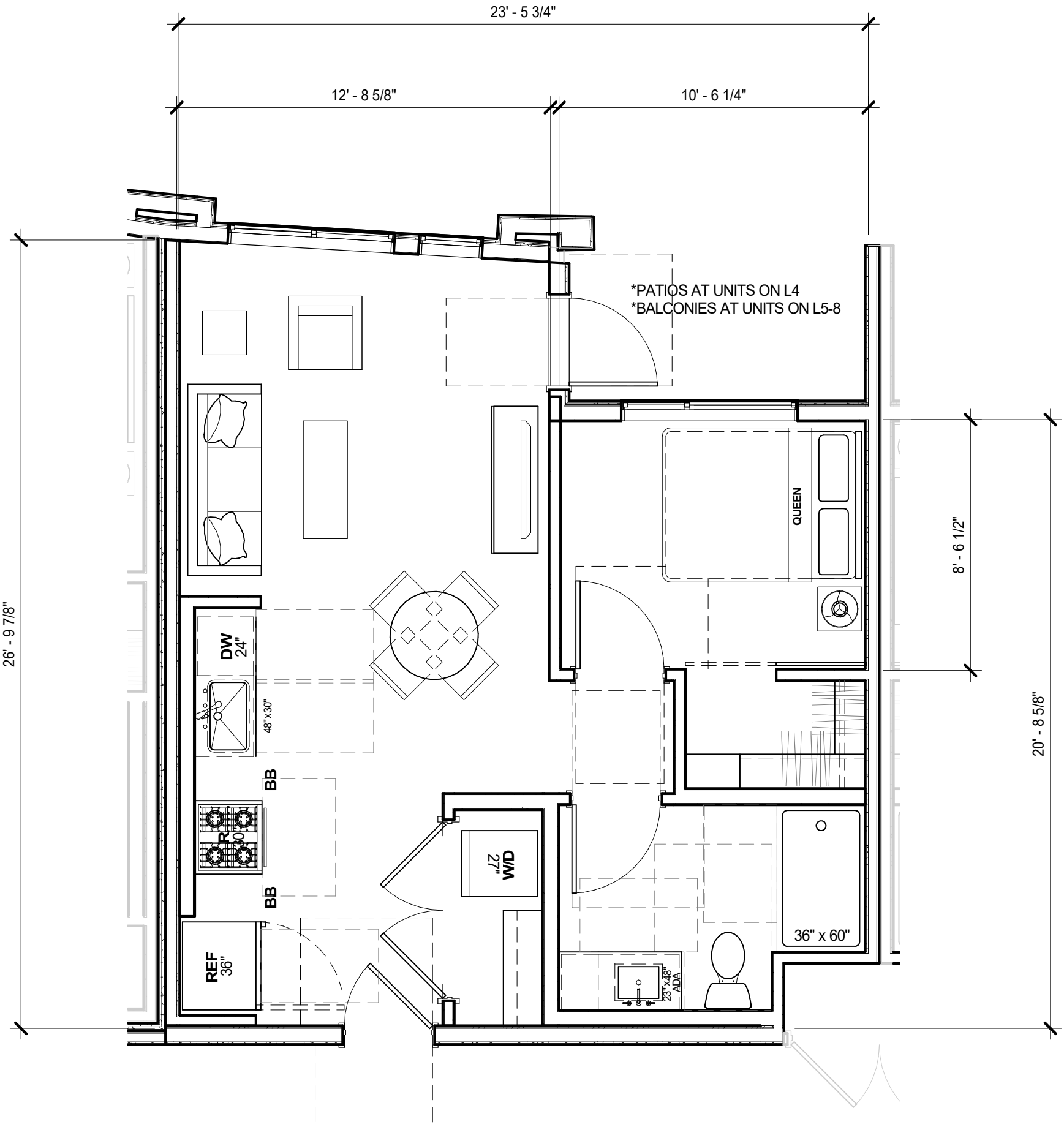
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MENLO PARK,
CALIFORNIA

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PROJ. #:	1715

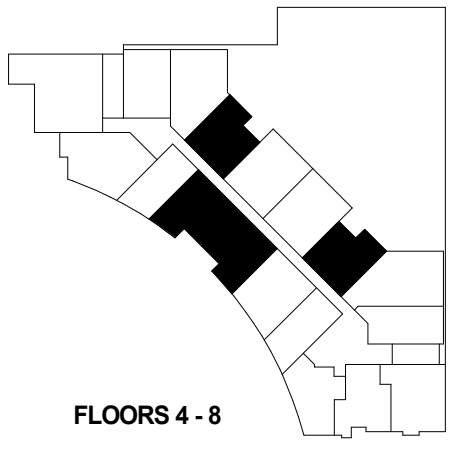
TOTAL : 1 UNIT

SHEET NO:

A4



VARIATIONS
A5 (SHOWN) :606 SF, 5 UNITS
A5.1 (SIM) :624 SF, 10 UNITS
A5.2 (SIM) :631 SF, 5 UNITS



FLOORS 4 - 8

BDE ARCHITECTURE

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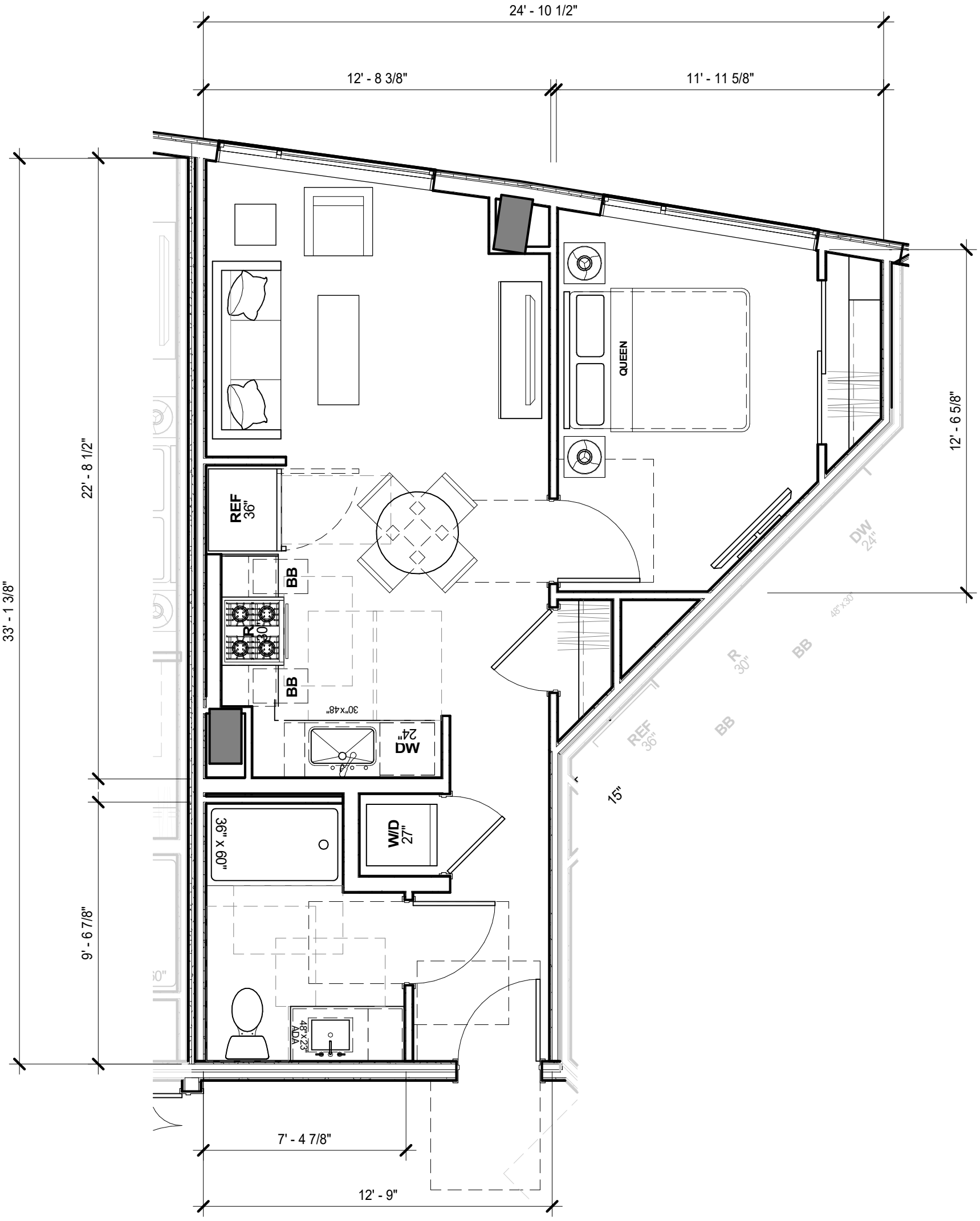
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CALIFORNIA

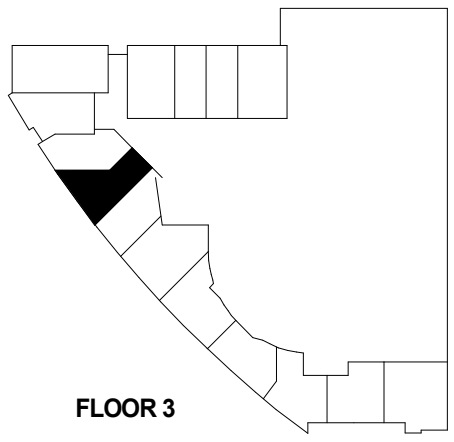
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PROJ. #:	1715

TOTAL :20 UNITS

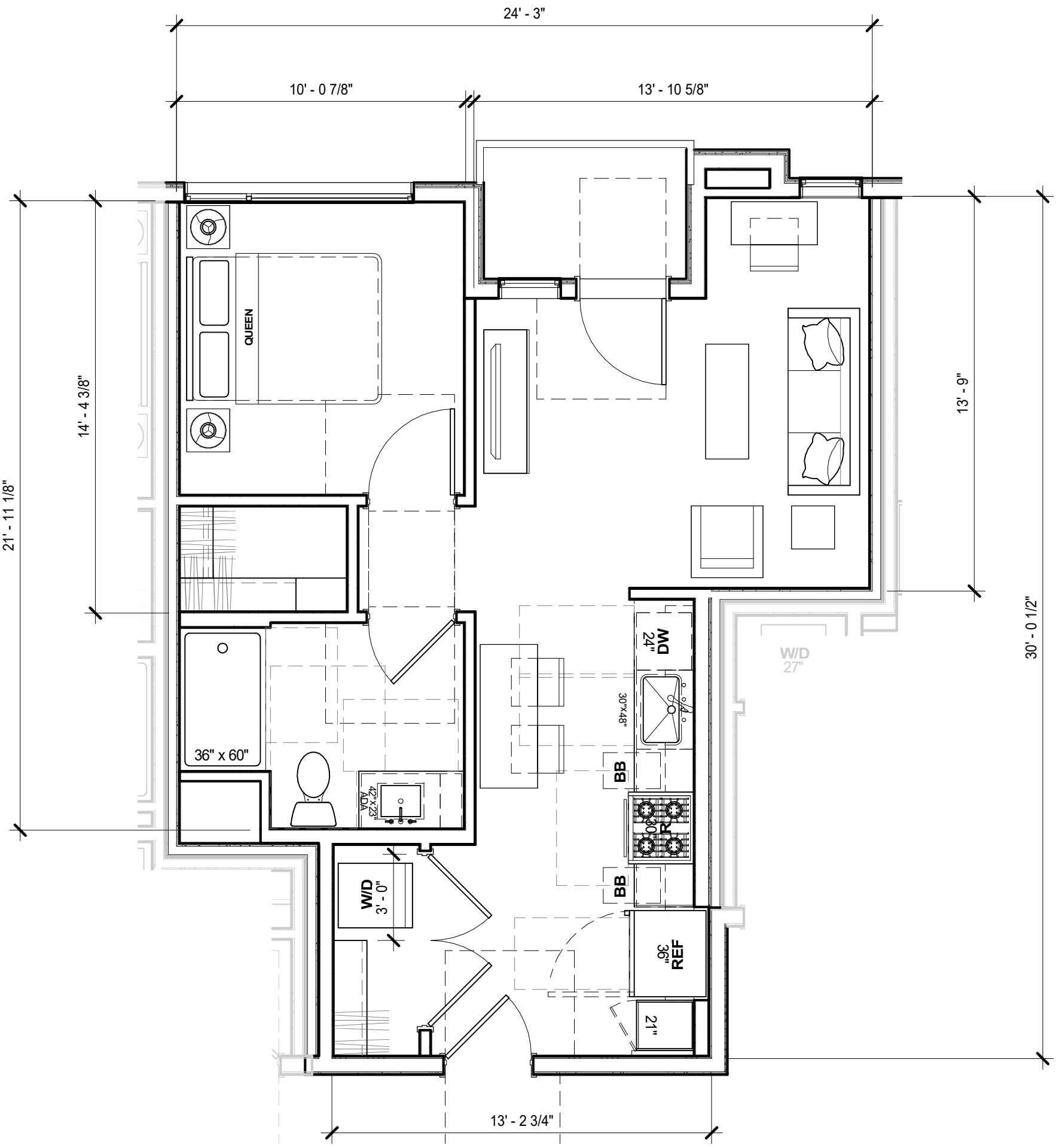
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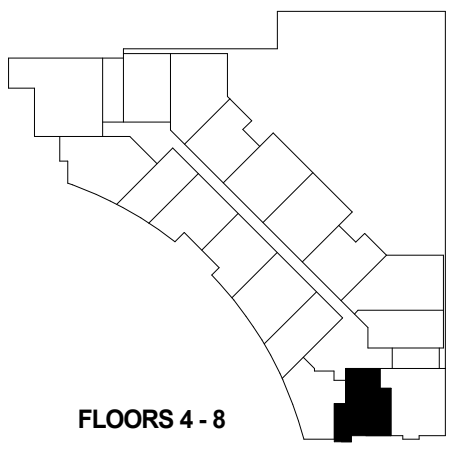
A5


24' - 10 1/2"
12' - 8 3/8"
11' - 11 5/8"
33' - 1 3/8"
22' - 8 1/2"
9' - 6 7/8"
12' - 6 5/8"
QUEEN
REF
36"
BB
R
30"
BB
30"x48"
DW
24"
36" x 60"
W/D
27"
48"x23"
ADA
DW
24"
48"x30"
R
30"
BB
REF
36"
BB
15"
7' - 4 7/8"
12' - 9"



FLOOR 3





ARCHITECTURE

111 INDEPENDENCE

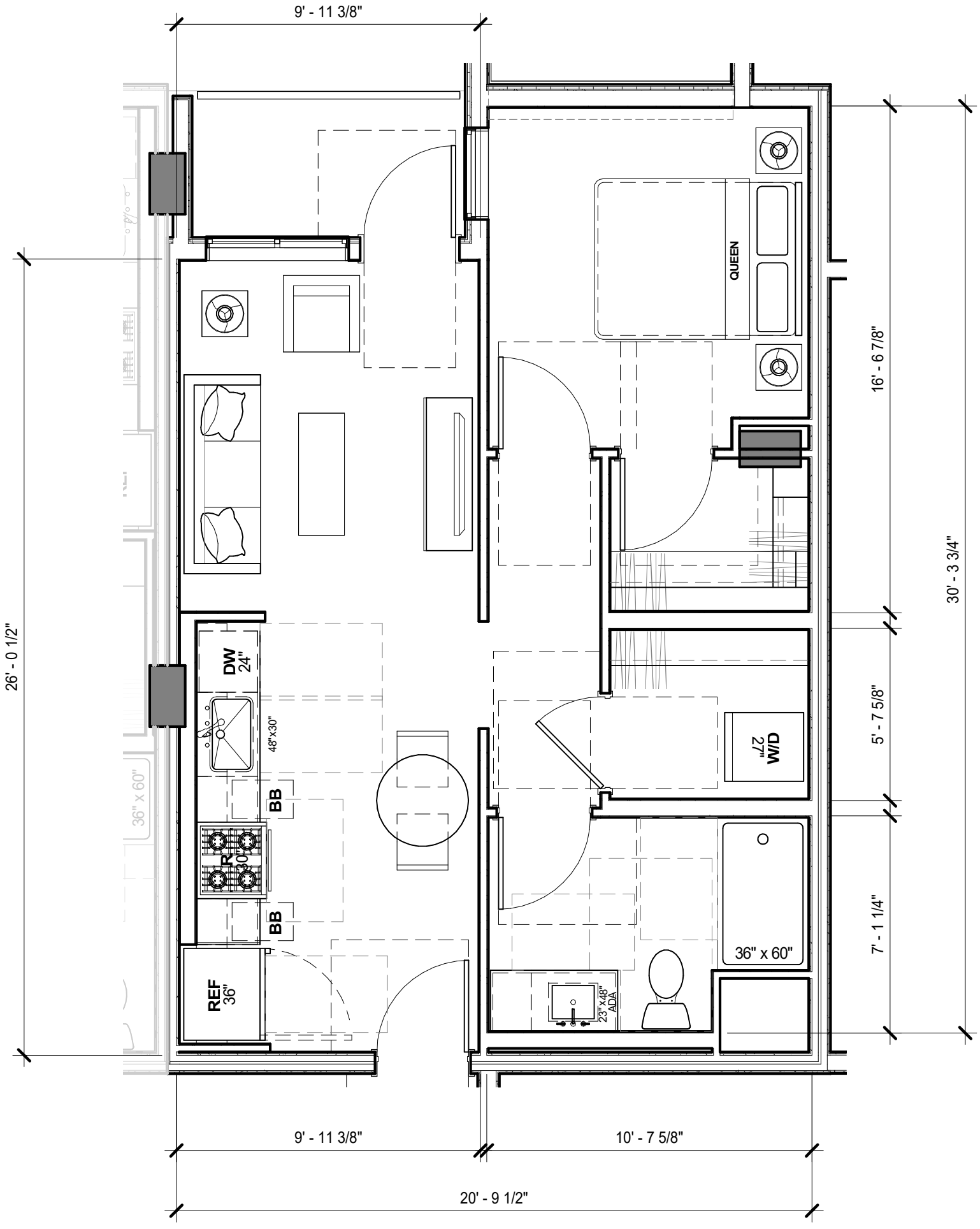
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MENLO PARK,
CALIFORNIA

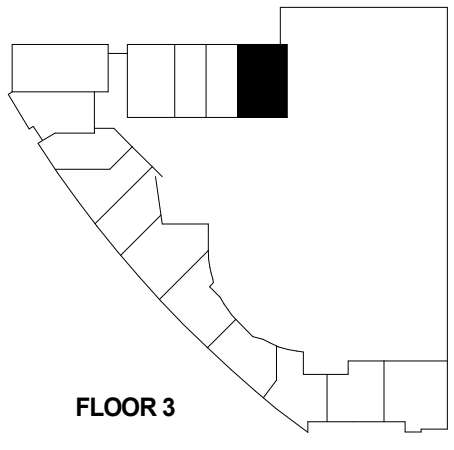
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

A7





FLOOR 3

ARCHITECTURE

111 INDEPENDENCE

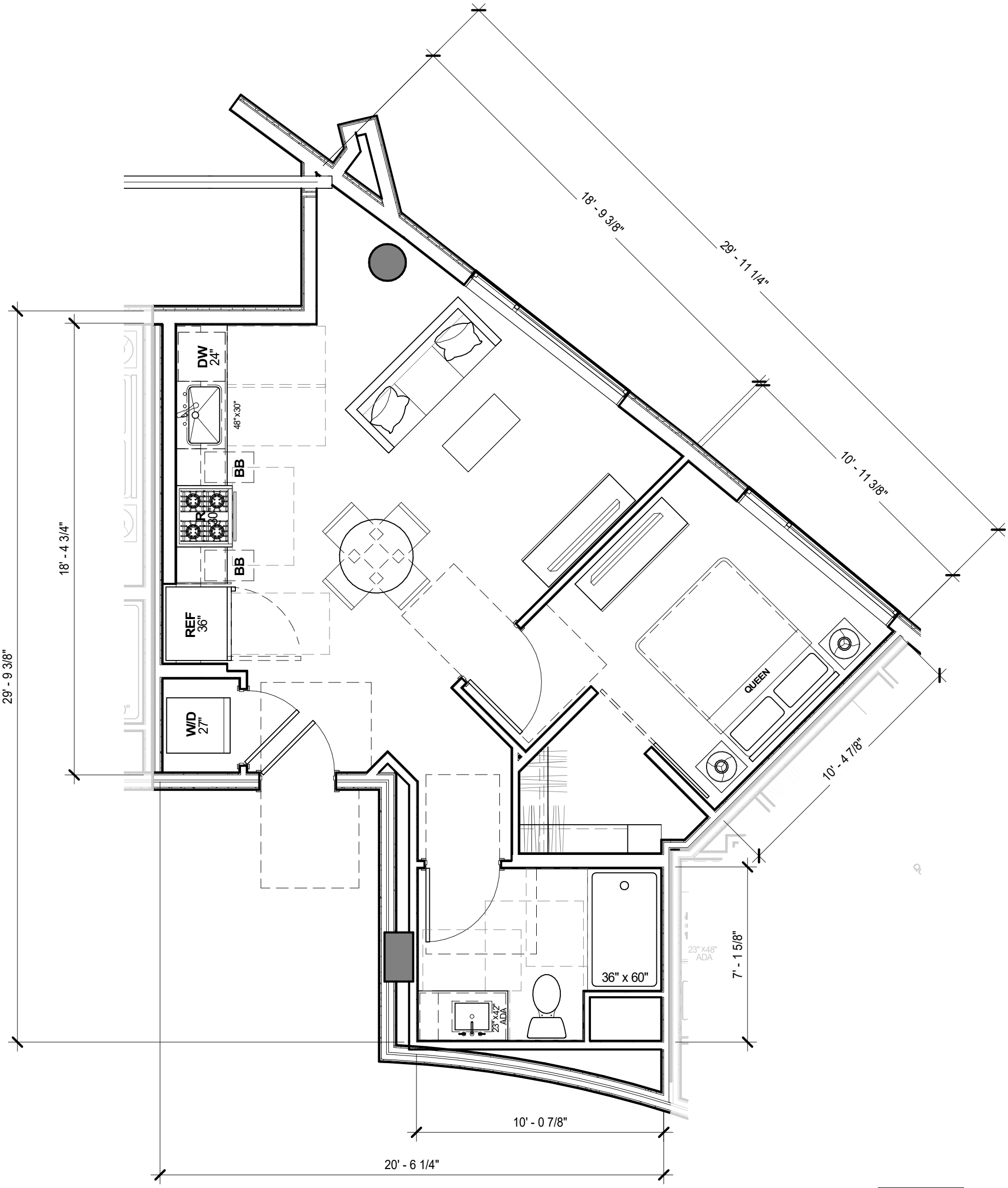
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

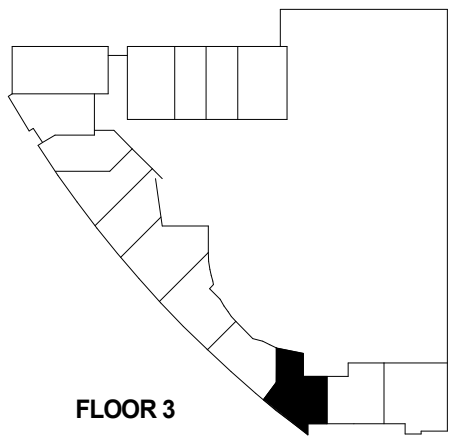
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	Author
PROJ. #:	1715

TOTAL : 1 UNIT

SHEET NO:

A8





BDE ARCHITECTURE

111 INDEPENDENCE

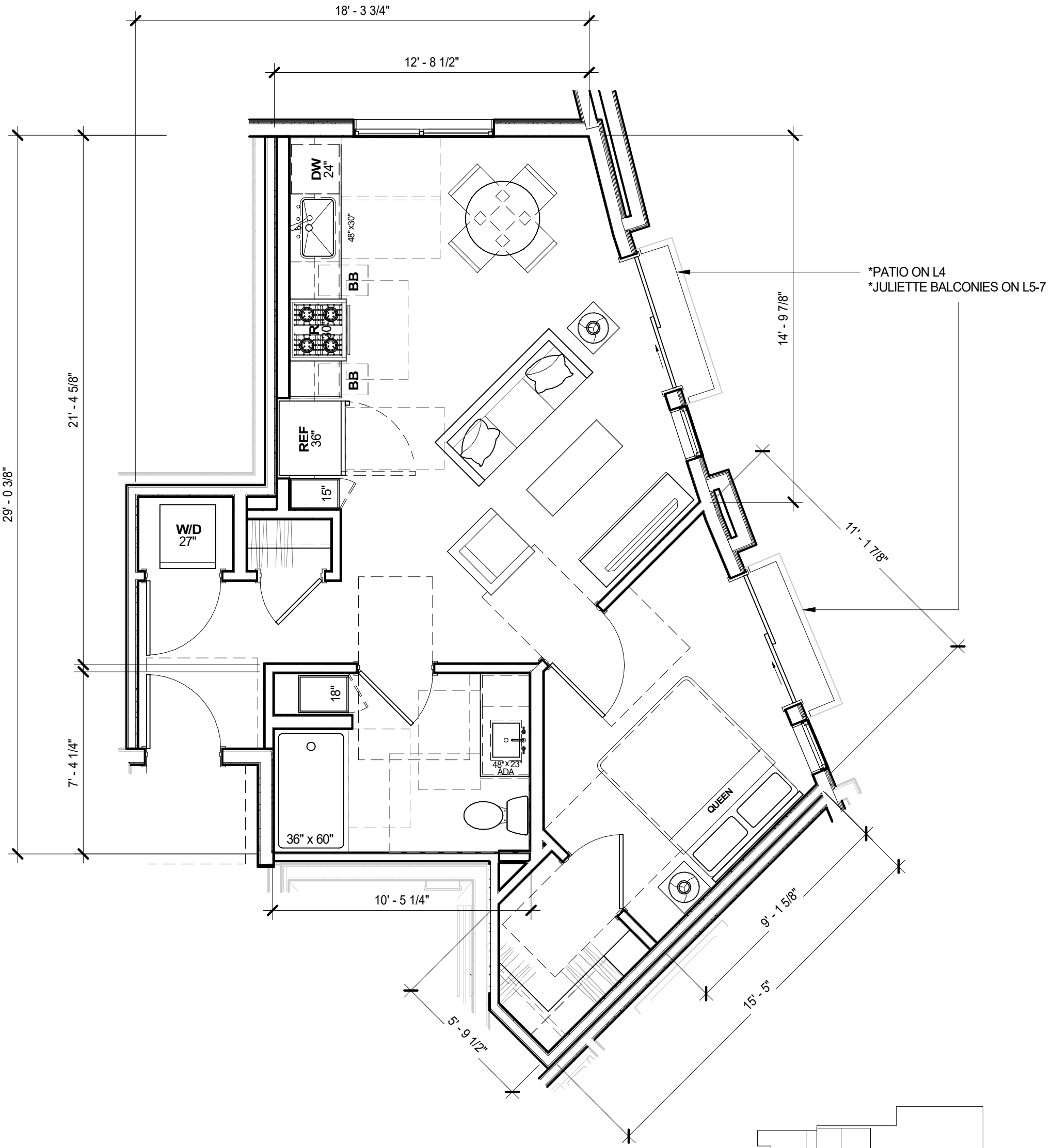
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

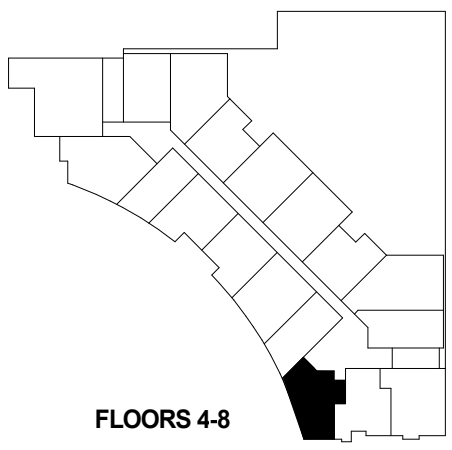
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :1 UNITS

SHEET NO:

A9





BDE ARCHITECTURE

111 INDEPENDENCE

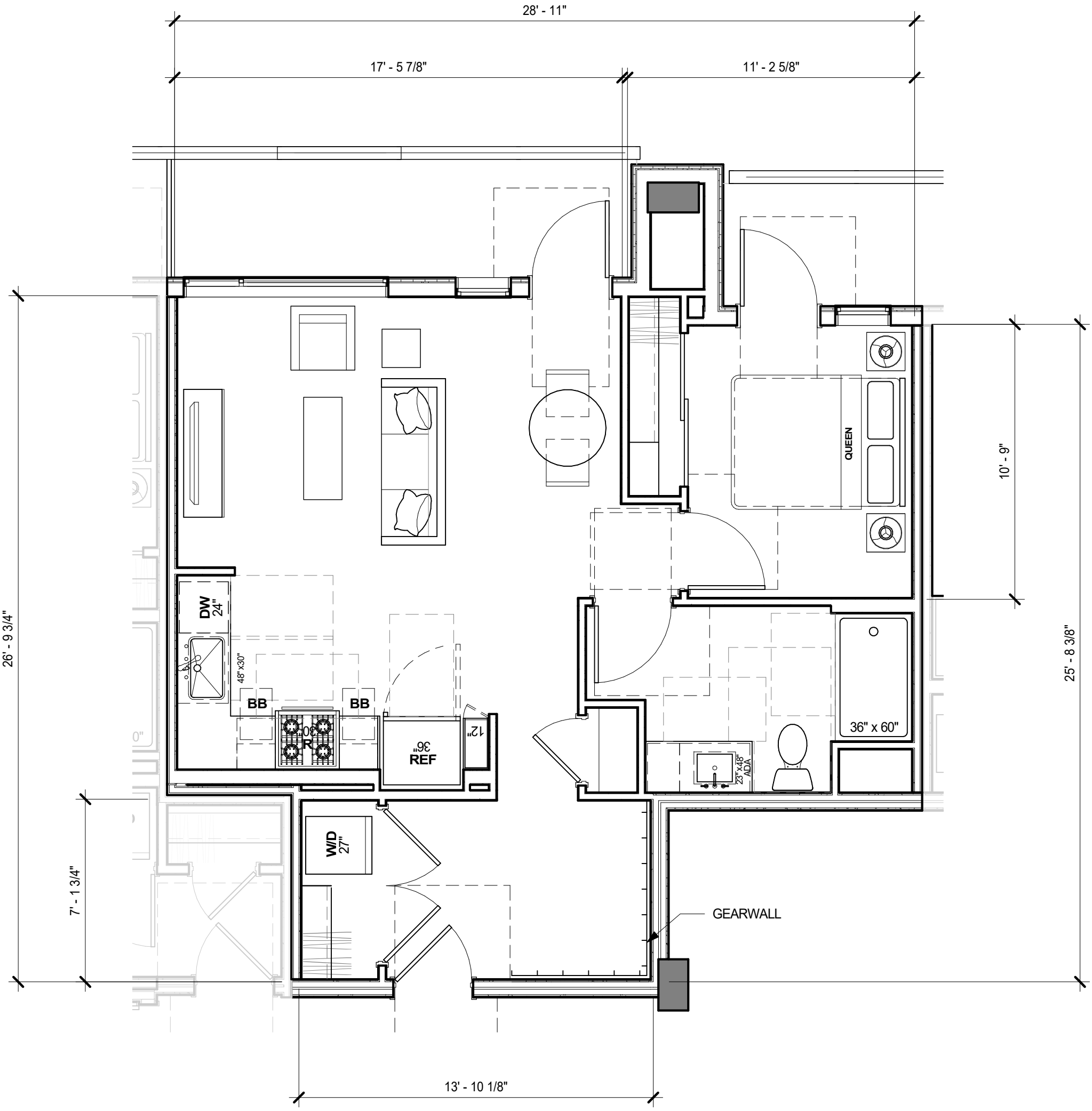
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

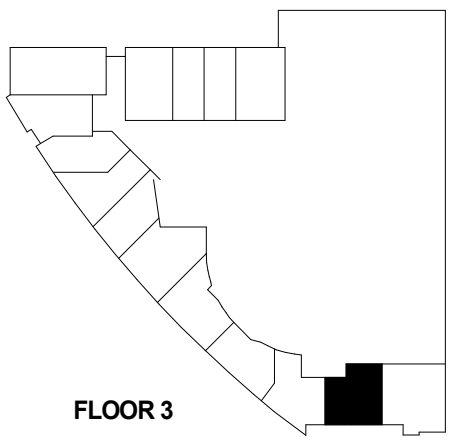
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	Author
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

A10





BDE ARCHITECTURE

111 INDEPENDENCE

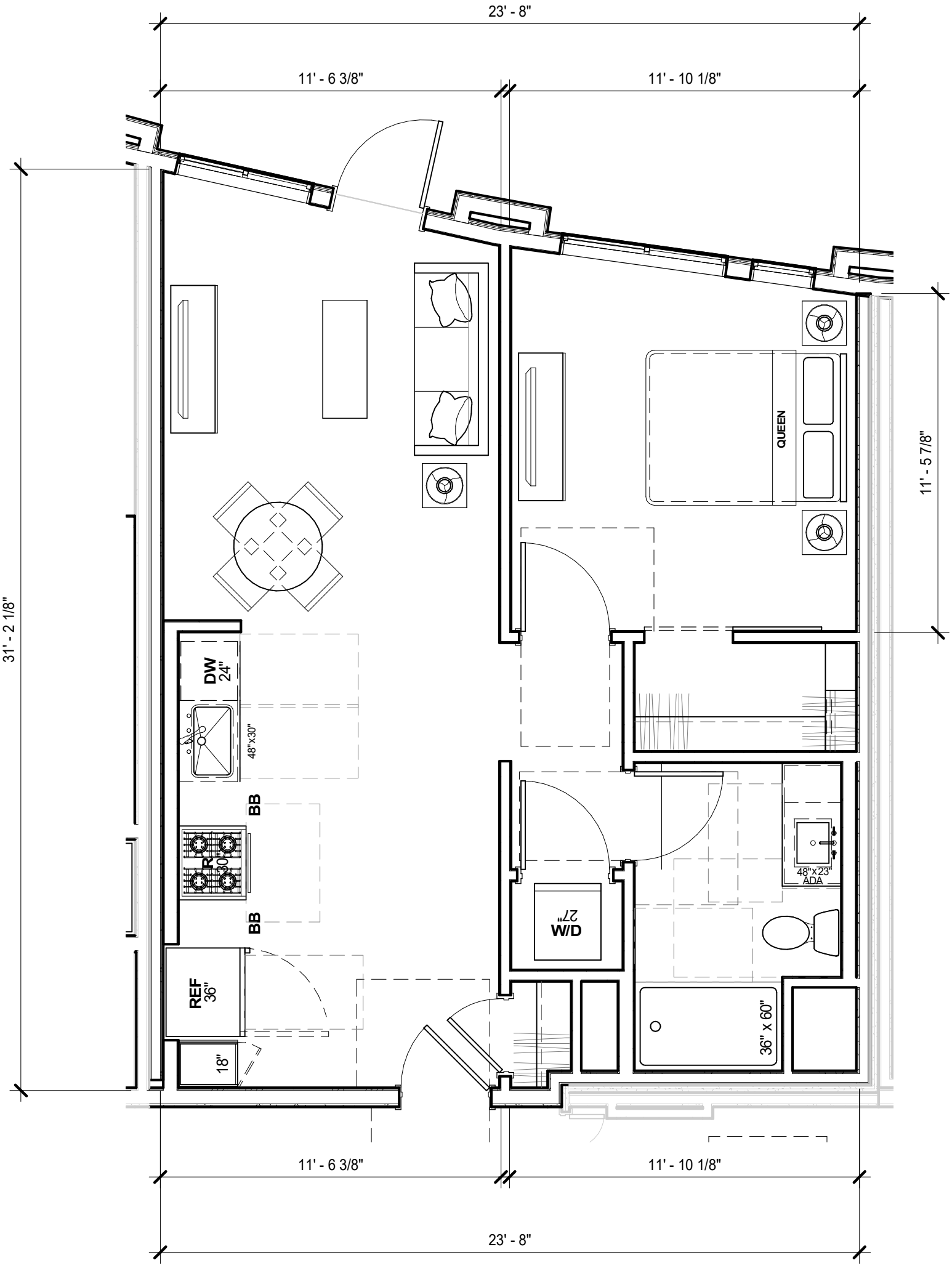
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

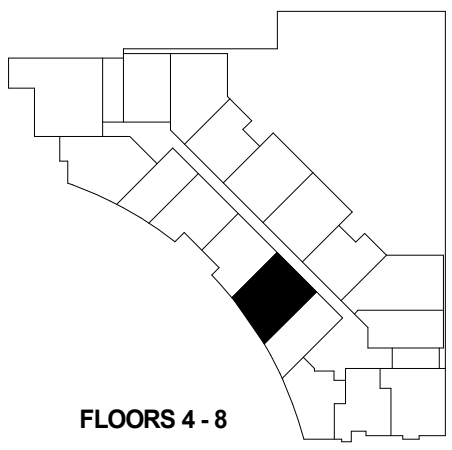
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	Author
PROJ. #:	1715

TOTAL :1 UNIT

SHEET NO:

A11





FLOORS 4 - 8

BDE ARCHITECTURE

111 INDEPENDENCE

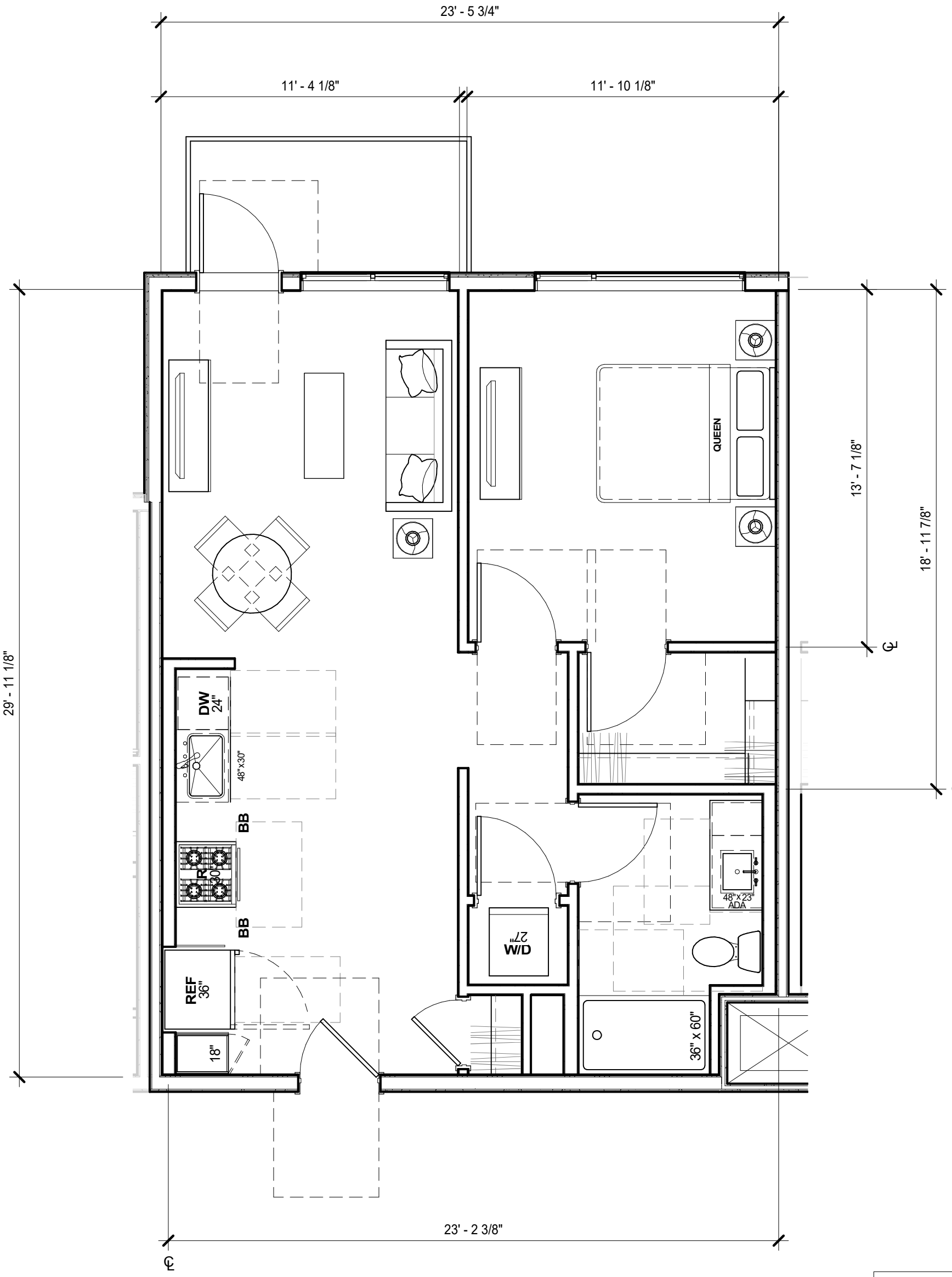
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

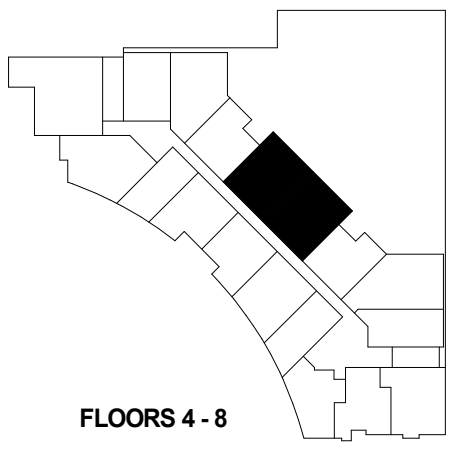
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	Author
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

A12





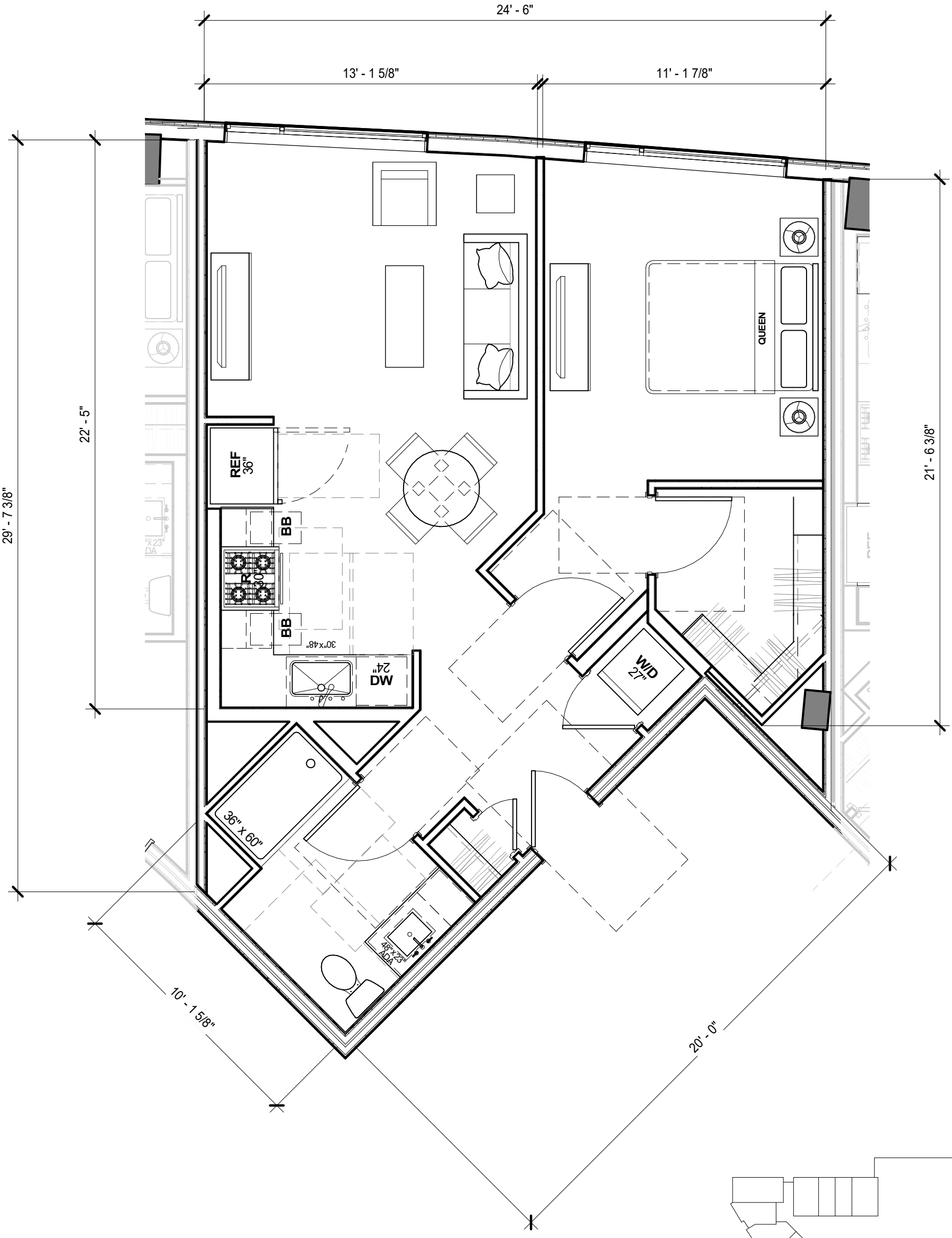
FLOORS 4 - 8

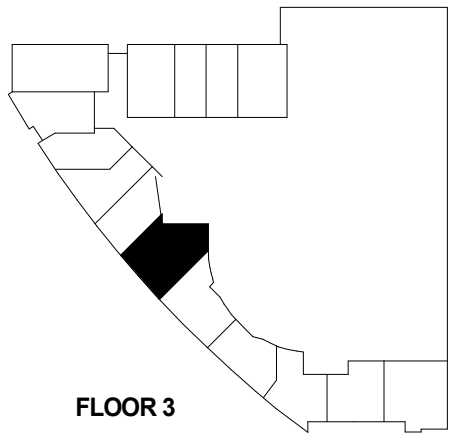
	111 INDEPENDENCE
	111 INDEPENDENCE DR, MENLO PARK, CALIFORNIA
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	Author
PROJ. #:	1715

TOTAL :10 UNITS

SHEET NO:

A12.1





FLOOR 3

111 INDEPENDENCE

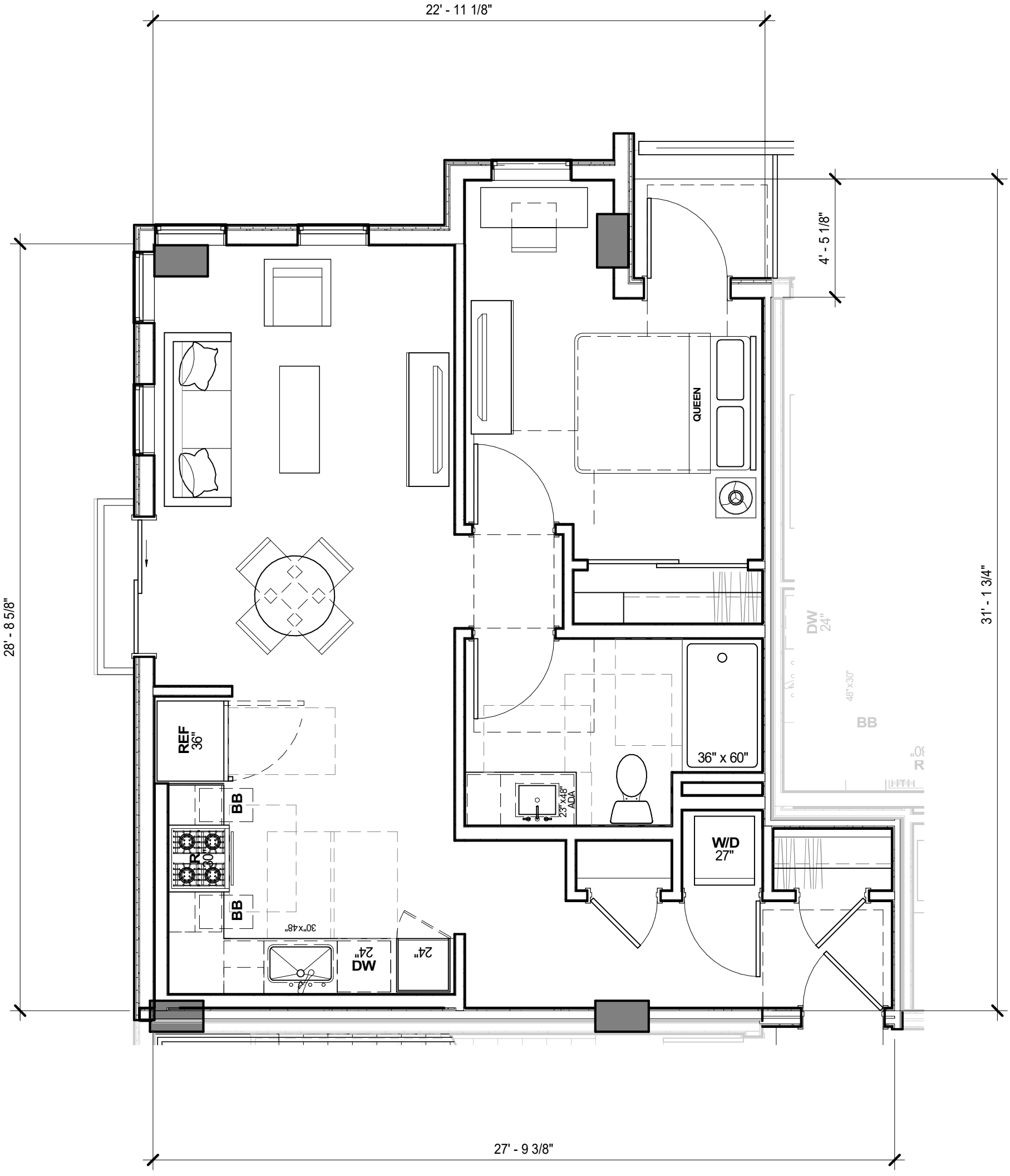
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

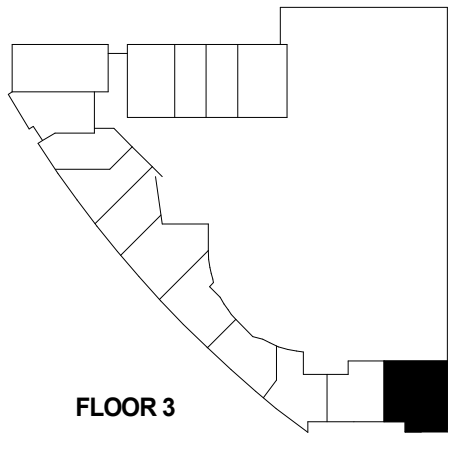
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :1 UNIT

SHEET NO:

A13





ARCHITECTURE

111 INDEPENDENCE

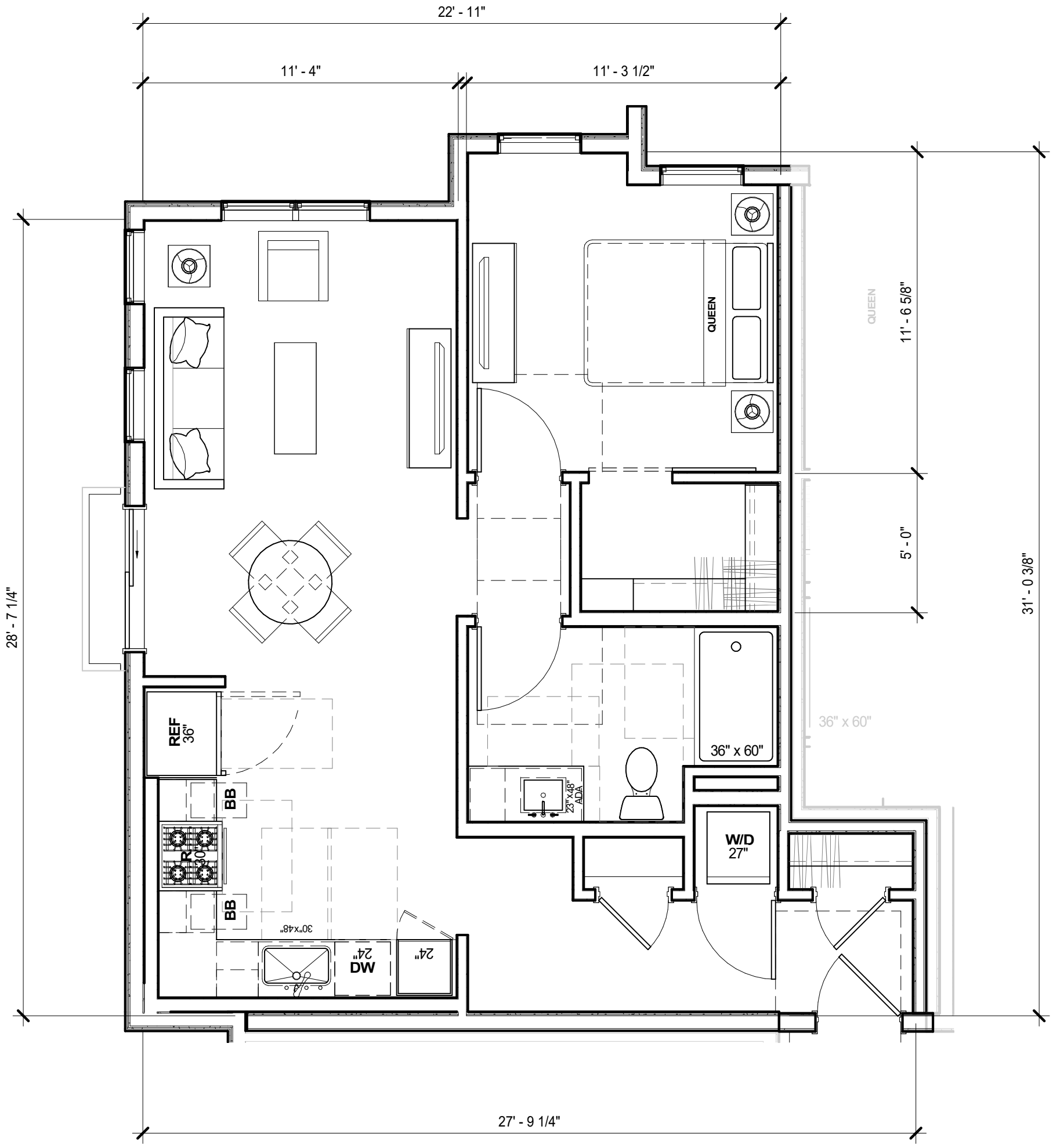
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

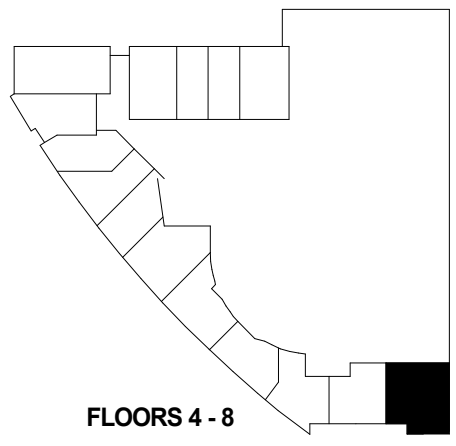
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :1 UNITS

SHEET NO:

A14





BDE ARCHITECTURE

111 INDEPENDENCE

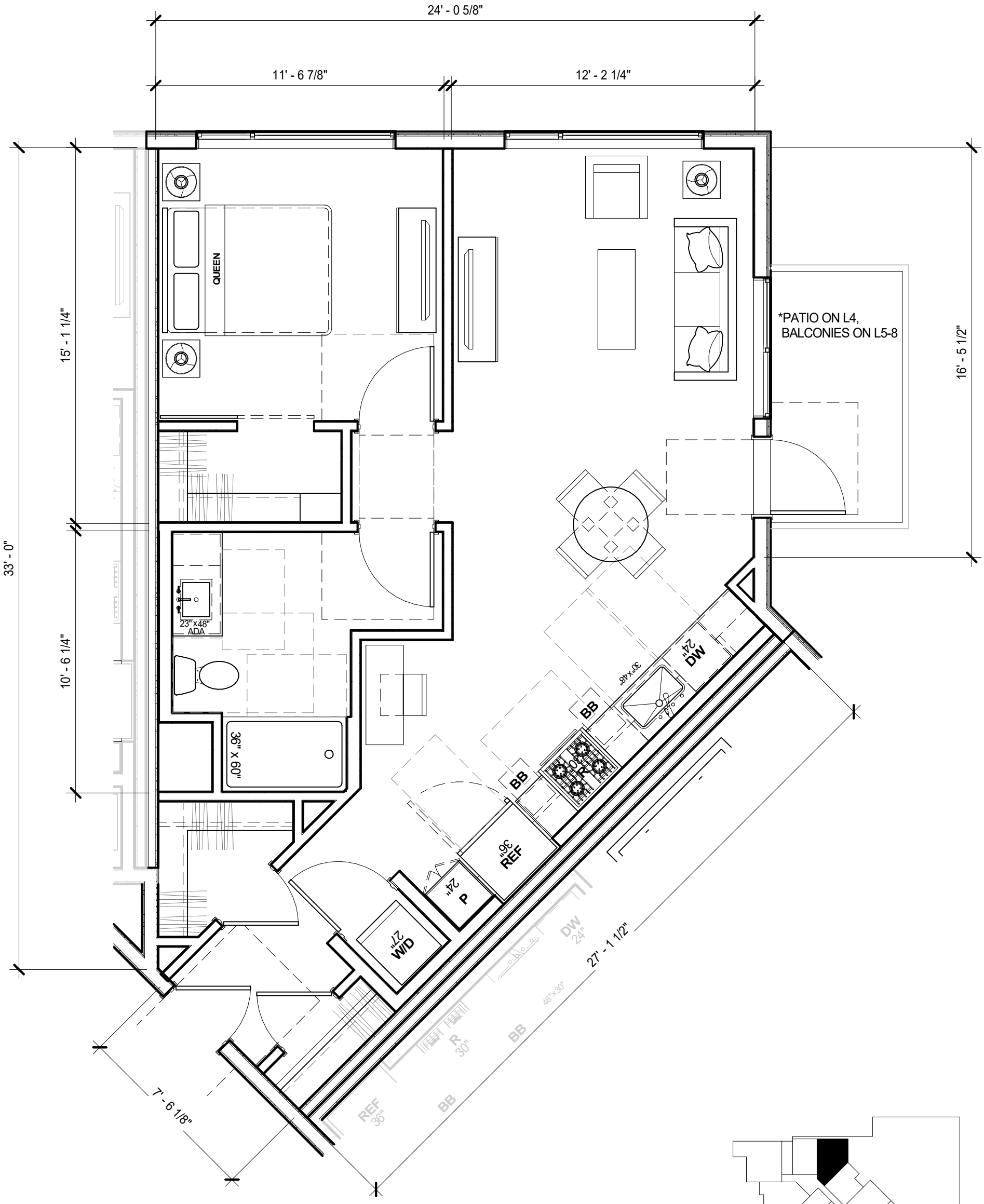
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

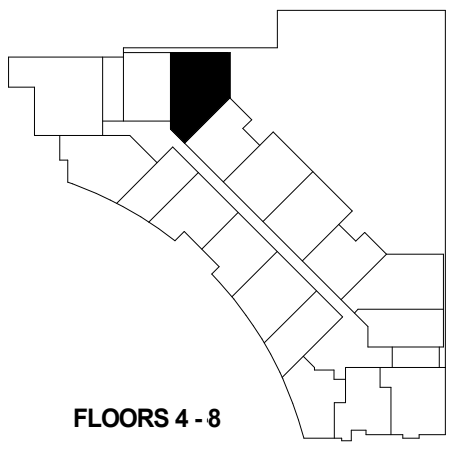
DATE:	01/10/20
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

A14.1





FLOORS 4 - 8

111 INDEPENDENCE

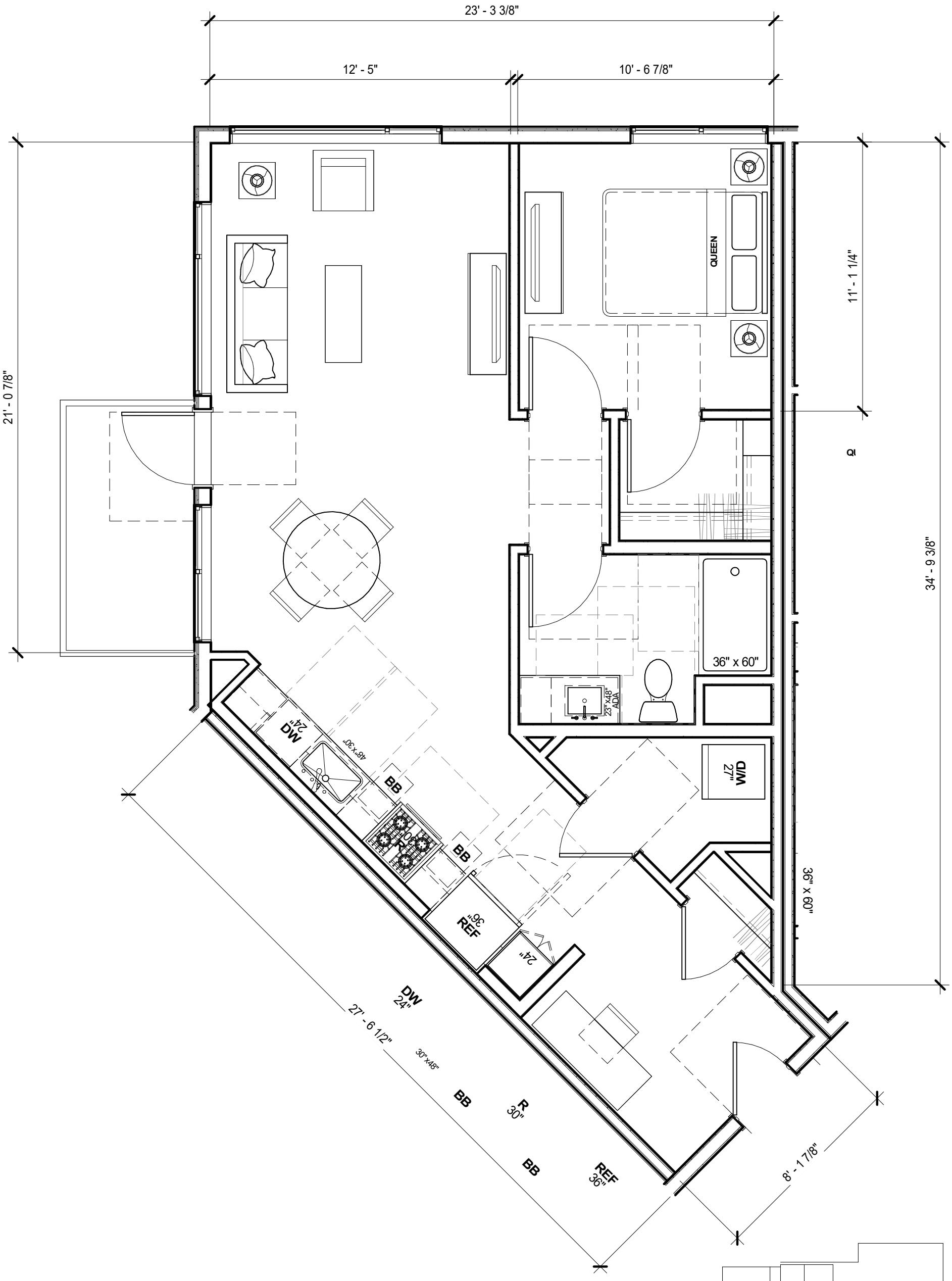
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

A15



FLOORS 5 - 8

BDE ARCHITECTURE

111 INDEPENDENCE

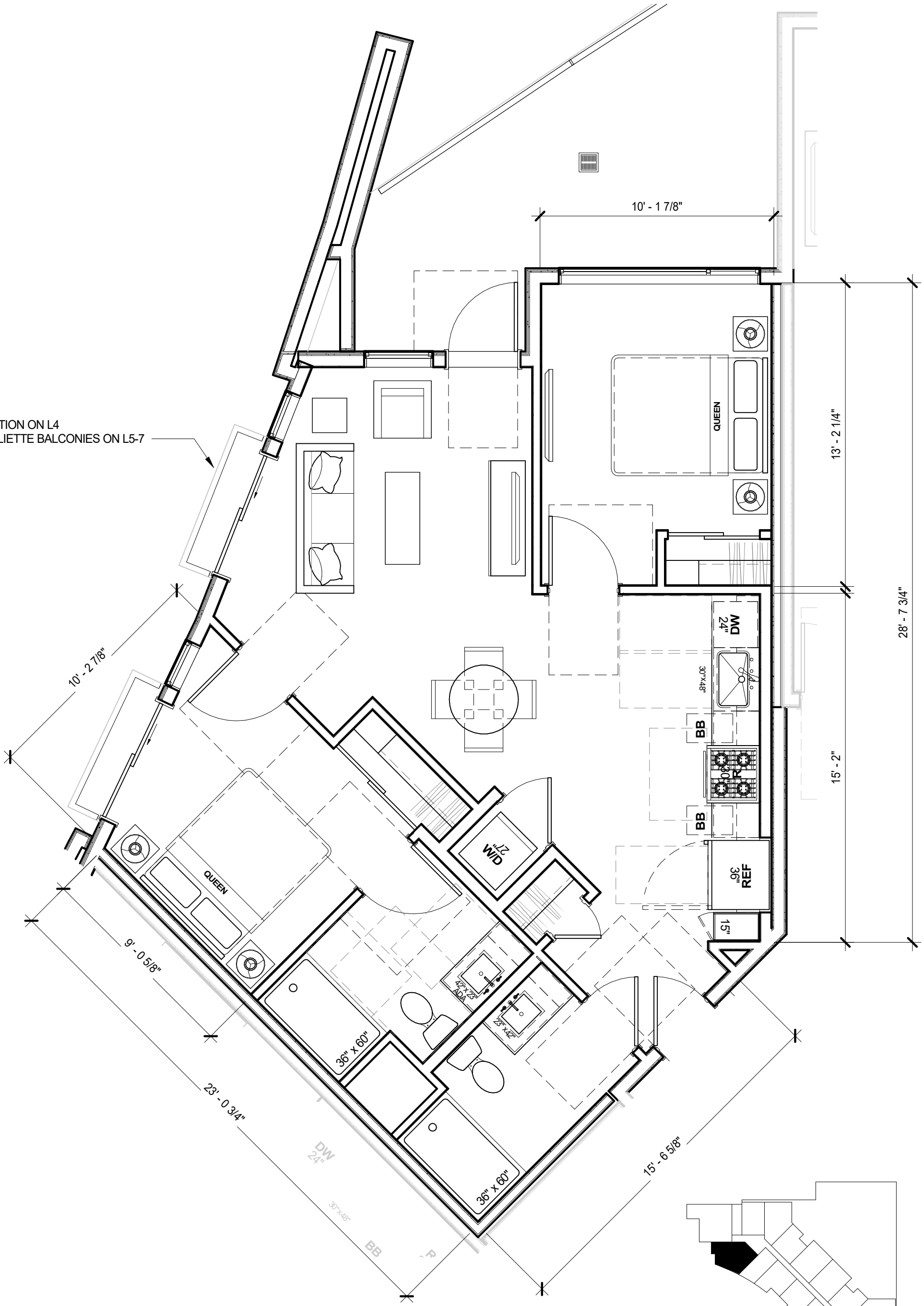
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

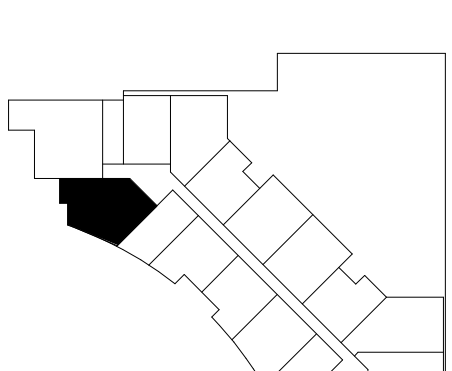
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :4 UNITS

SHEET NO:

A16





FLOORS 4 -l8 4

ARCHITECTURE

111 INDEPENDENCE

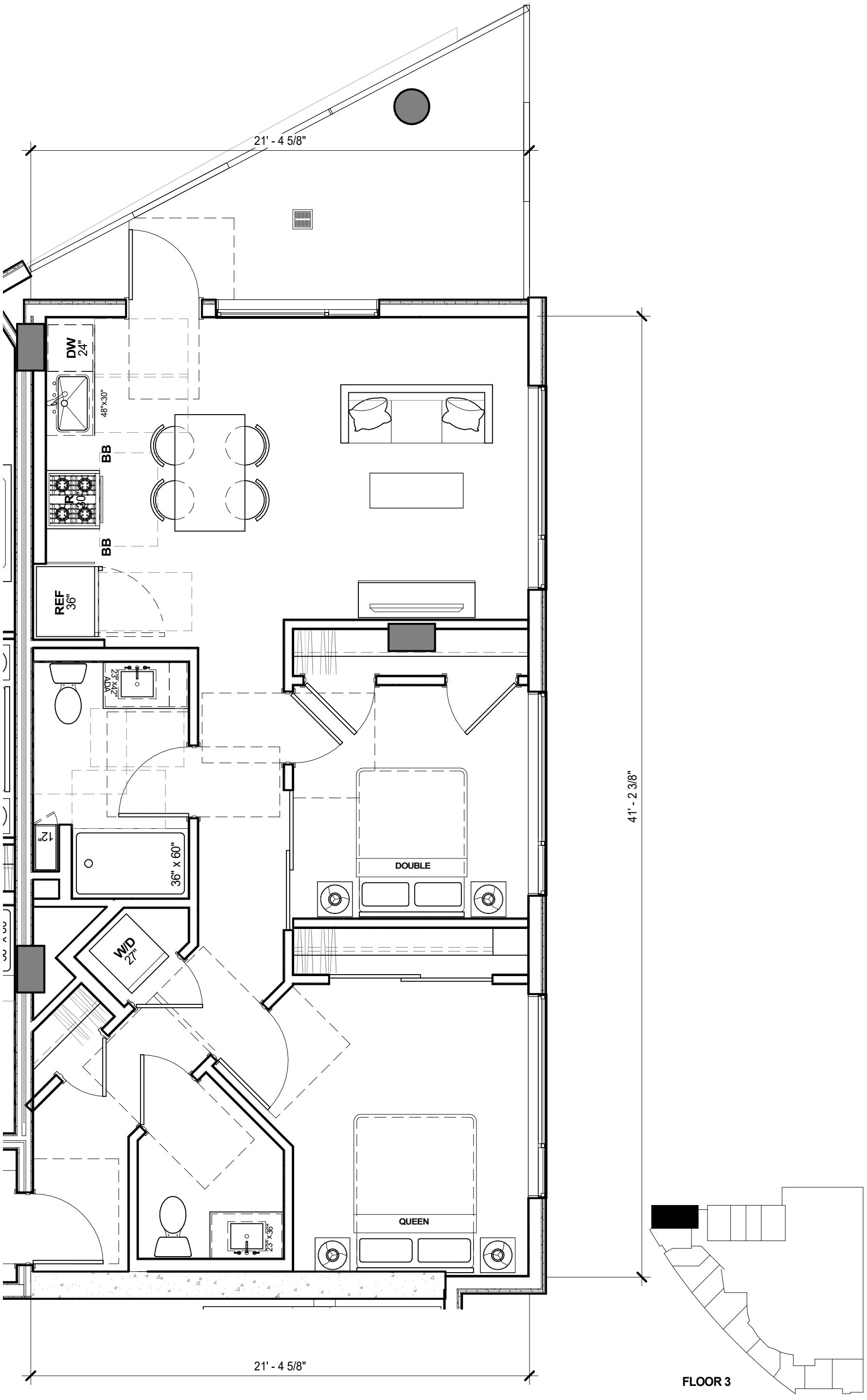
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL : 5 UNITS

SHEET NO:

B1



FLOOR 3

BDE ARCHITECTURE

111 INDEPENDENCE

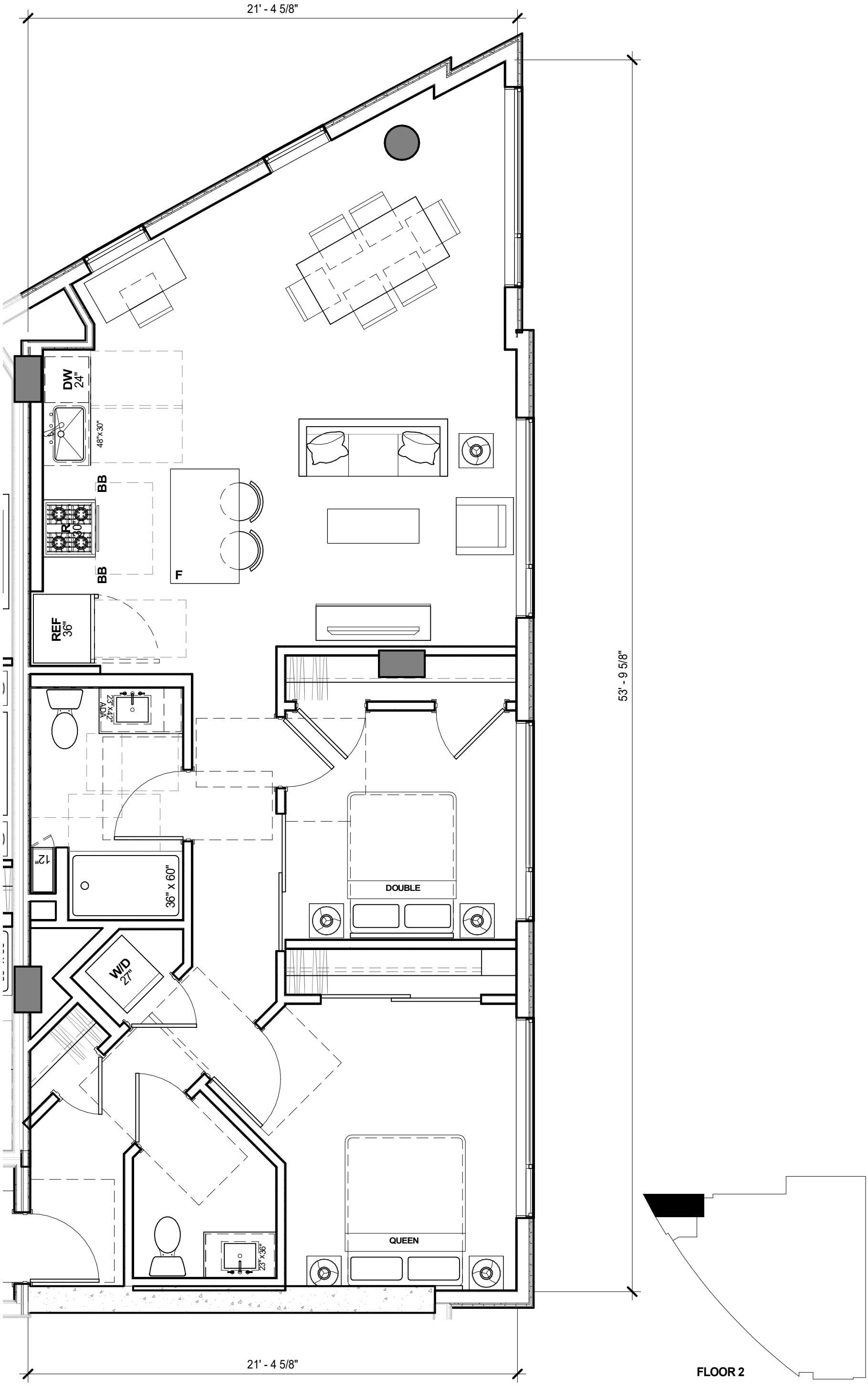
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :1 UNIT

SHEET NO:

B2



FLOOR 2

111 INDEPENDENCE

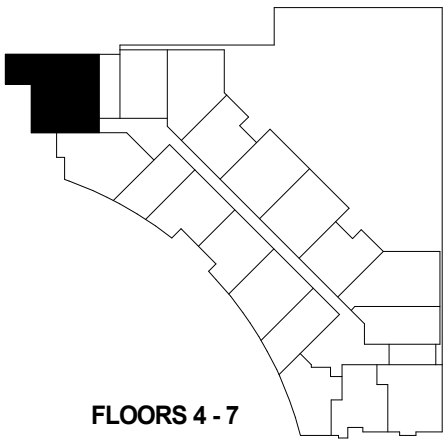
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL : 1 UNIT

SHEET NO:

B2.1



FLOORS 4 - 7

33' - 2 3/8"

13' - 4 3/4"

11' - 2 1/2"

40' - 5 3/4"

28' - 11 5/8"

13' - 5"

10' - 1 1/4"

33' - 3"

QUEEN

36" x 60"

23"x72" ADA

DW 24"

48"x30"

BB

COOK

BB

36" REF

12"

W/D 27"

36" x 60"

36"x23"

QUEEN

BDE ARCHITECTURE

111 INDEPENDENCE

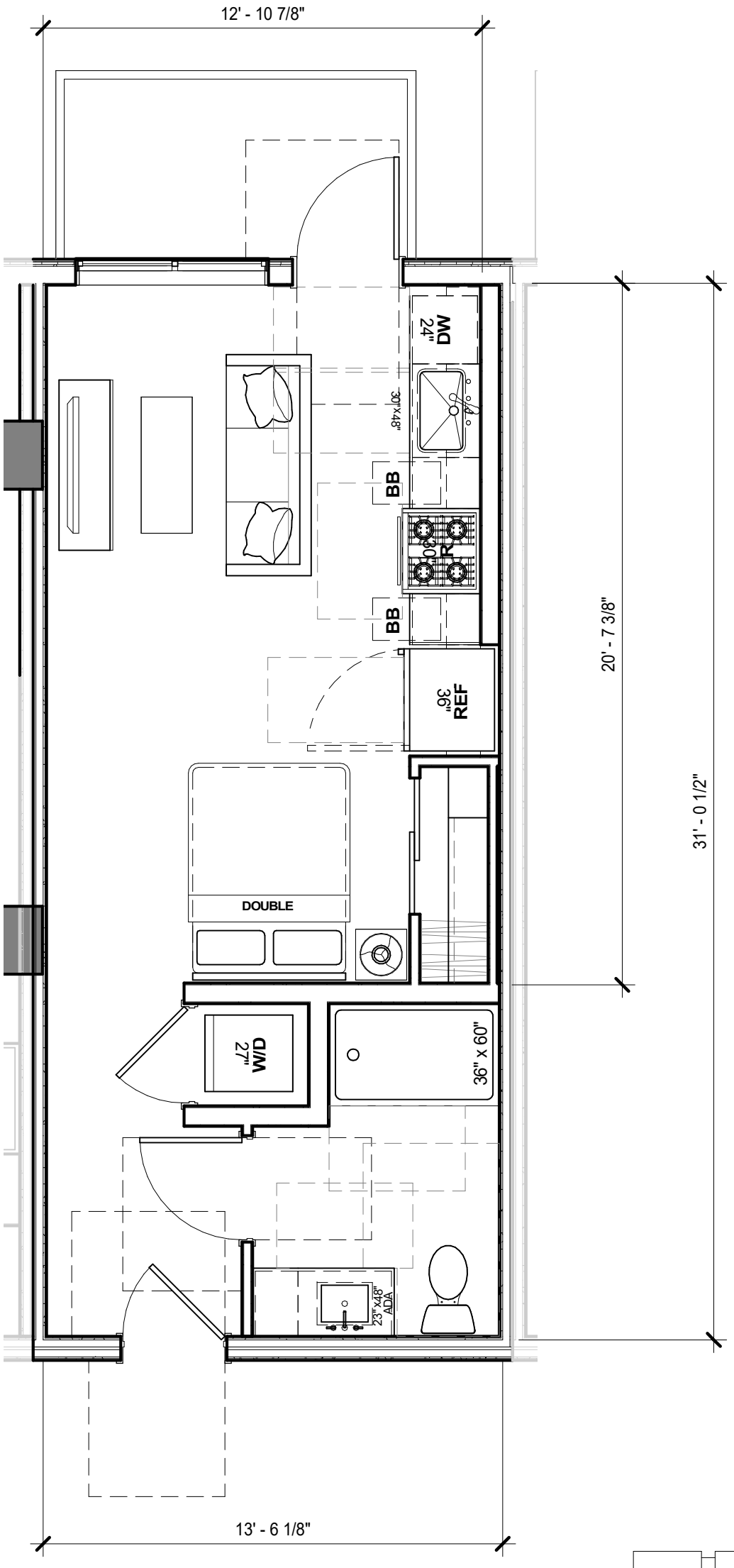
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

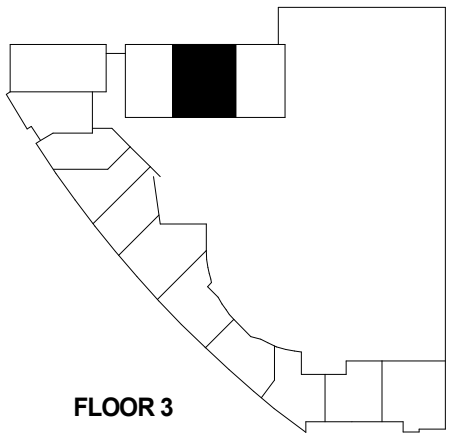
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	XX
PROJ. #:	1715

TOTAL : 4 UNITS

SHEET NO:

B3





FLOOR 3

BDE ARCHITECTURE

111 INDEPENDENCE

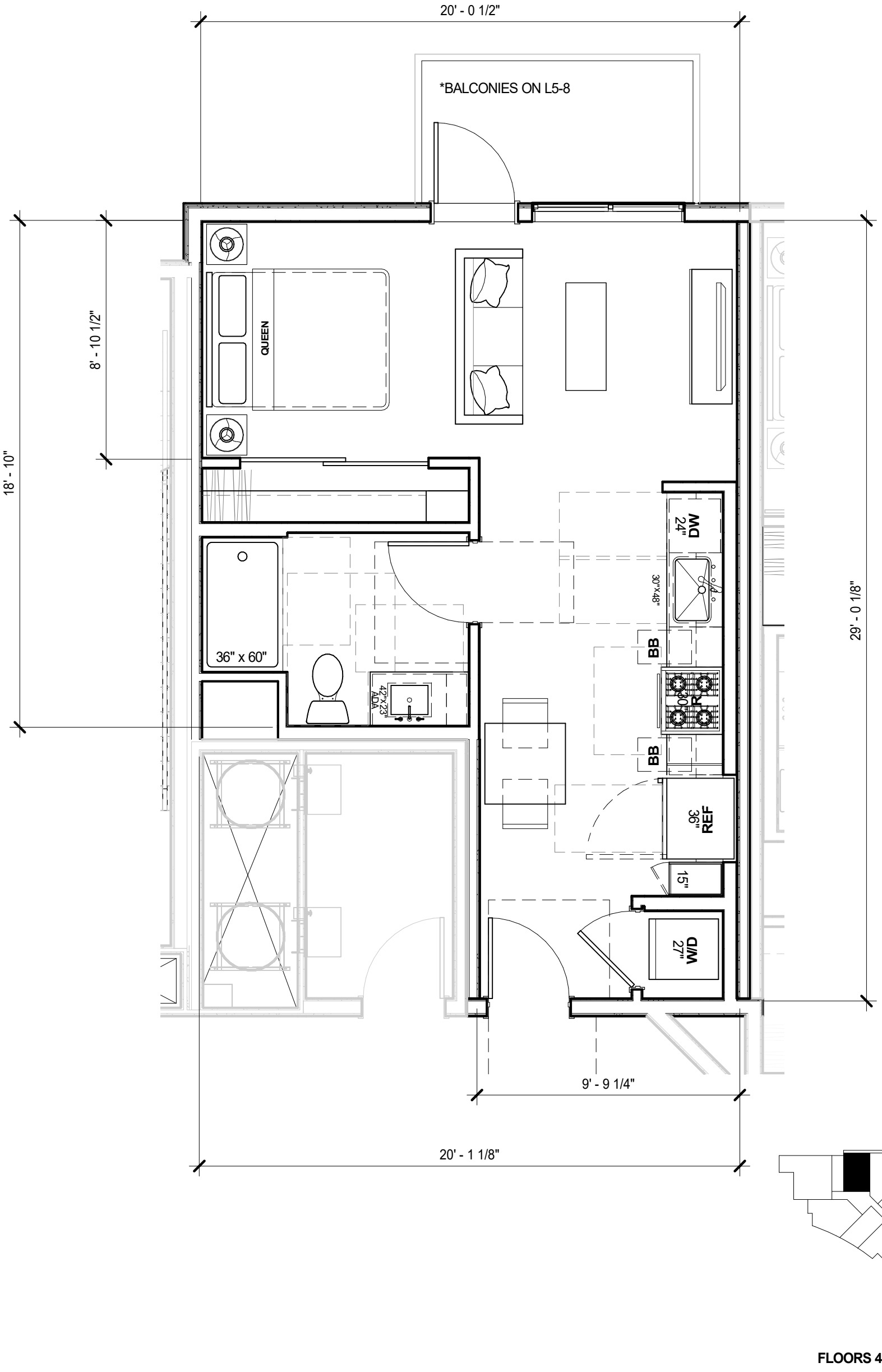
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

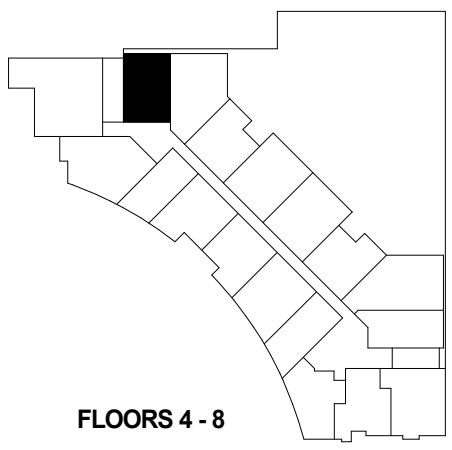
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL : 2 UNITS

SHEET NO:

S1





FLOORS 4 - 8

BDE ARCHITECTURE

111 INDEPENDENCE

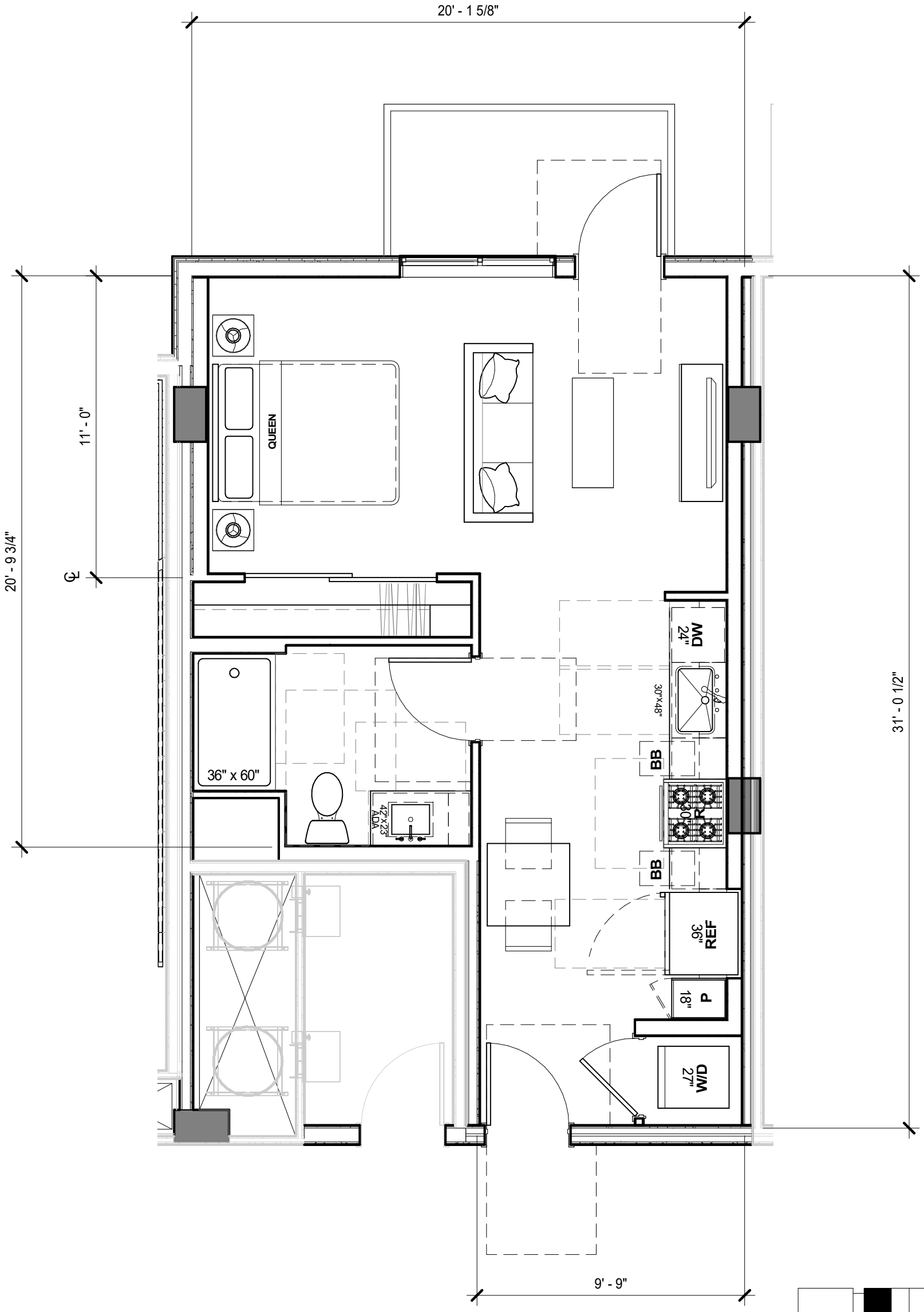
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

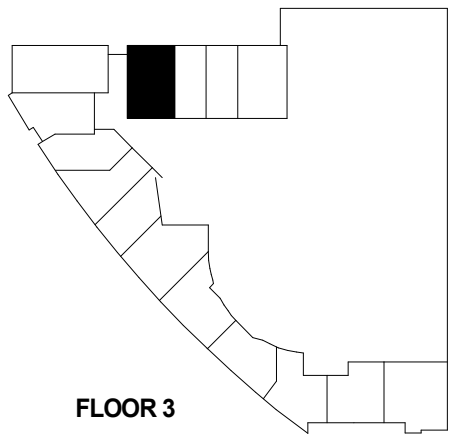
DATE:	01/06/20
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

S2





FLOOR 3

BDE ARCHITECTURE

111 INDEPENDENCE

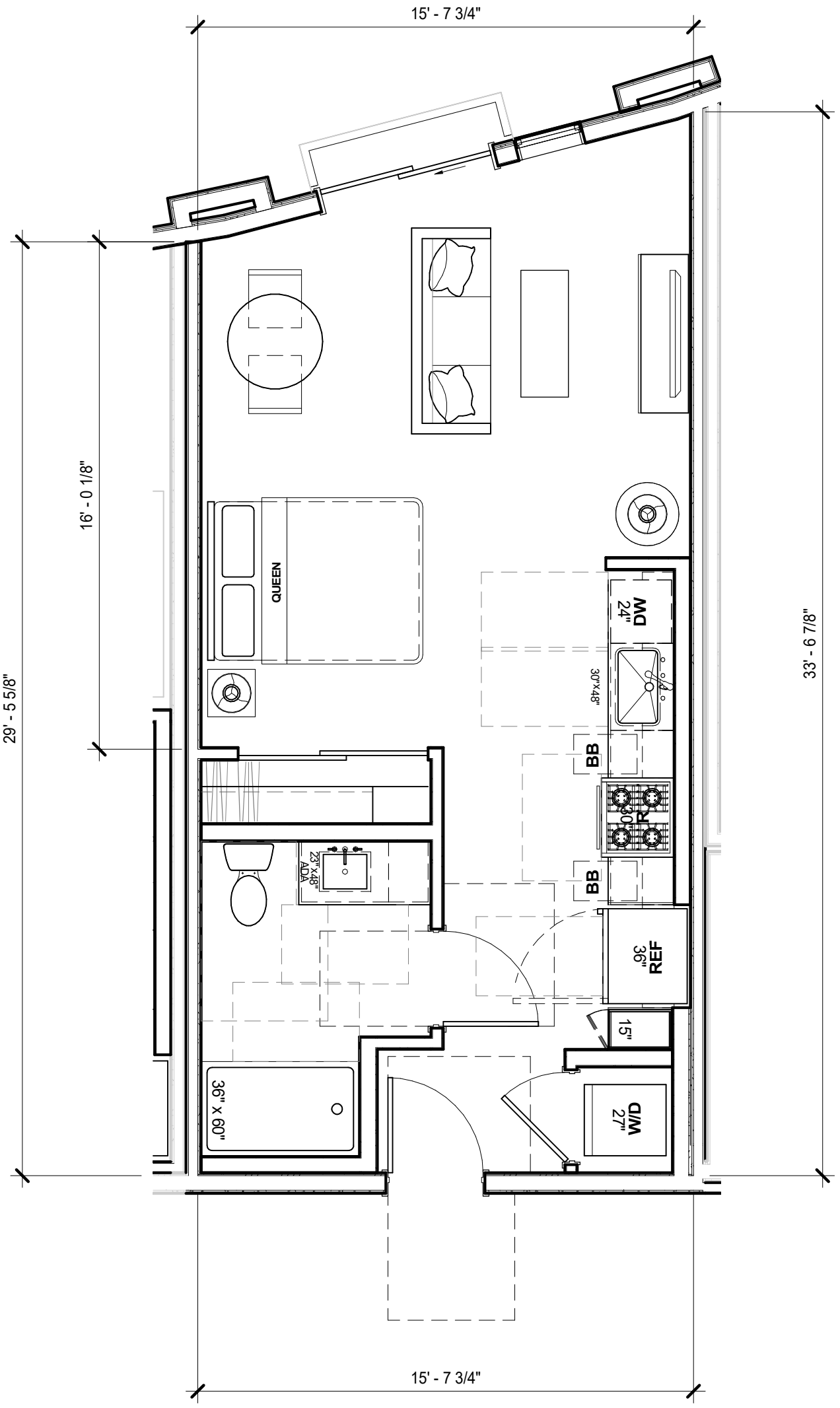
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

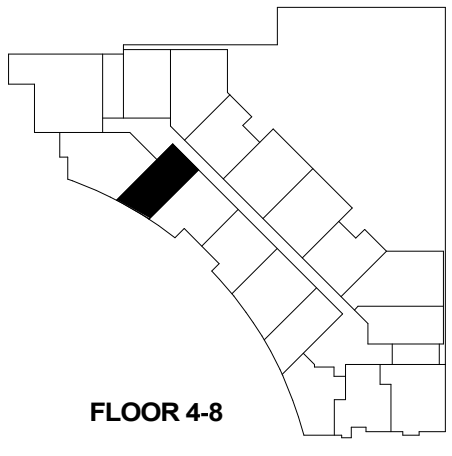
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :1 UNITS

SHEET NO:

S2.1





FLOOR 4-8

ARCHITECTURE

111 INDEPENDENCE

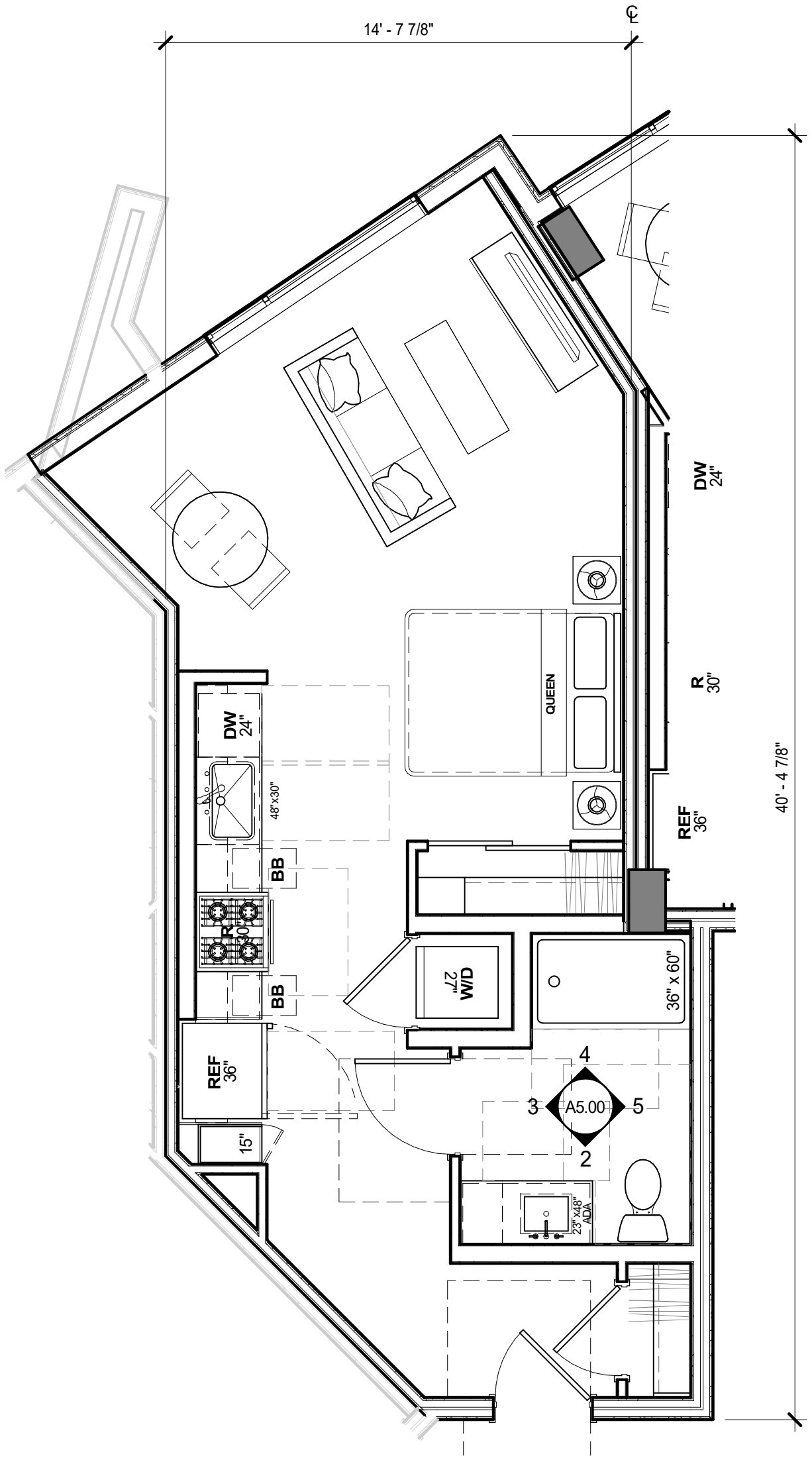
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

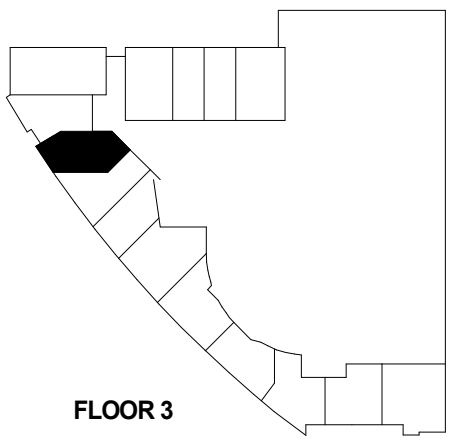
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL :5 UNITS

SHEET NO:

S3





BDE ARCHITECTURE

111 INDEPENDENCE

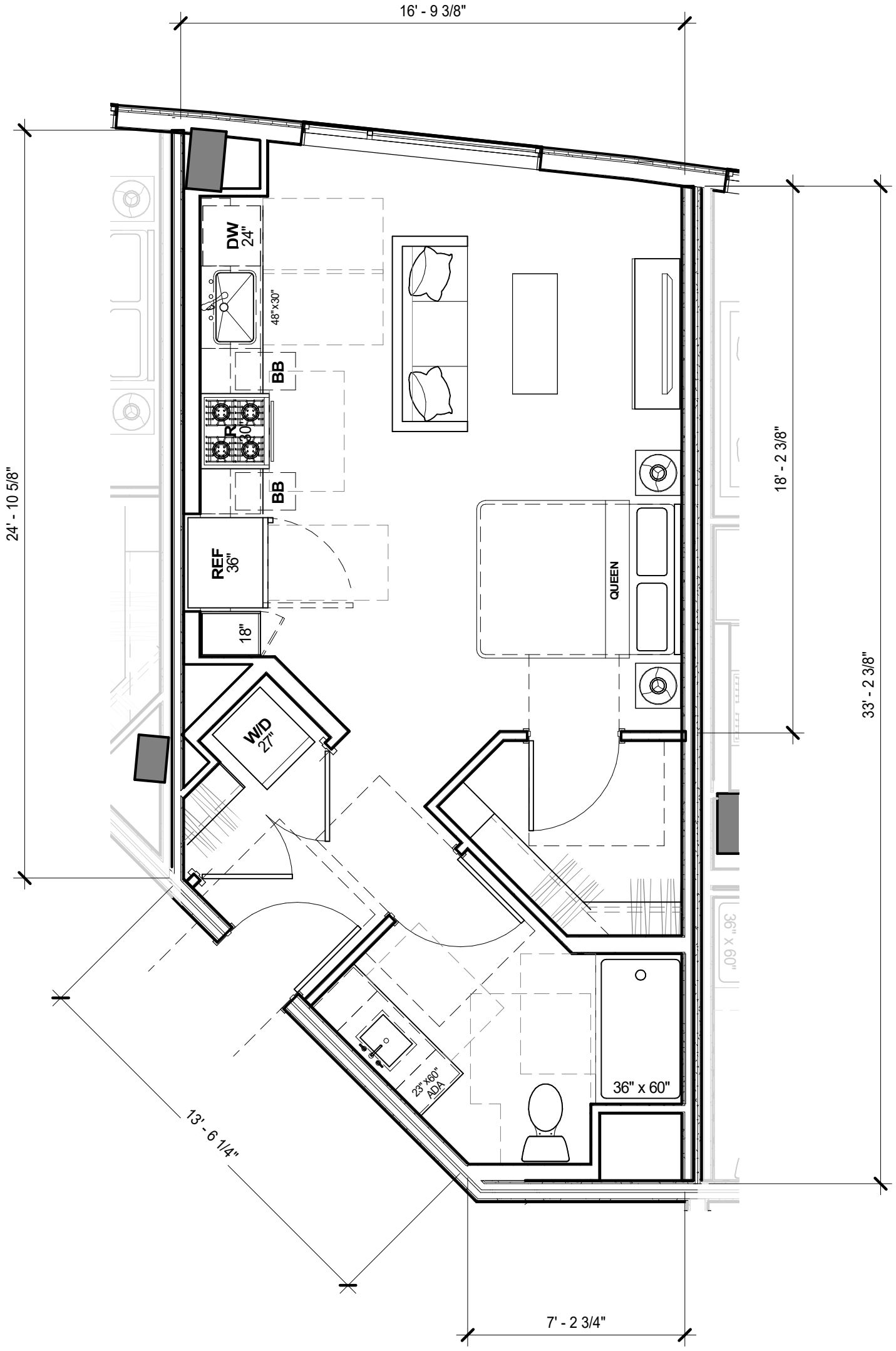
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

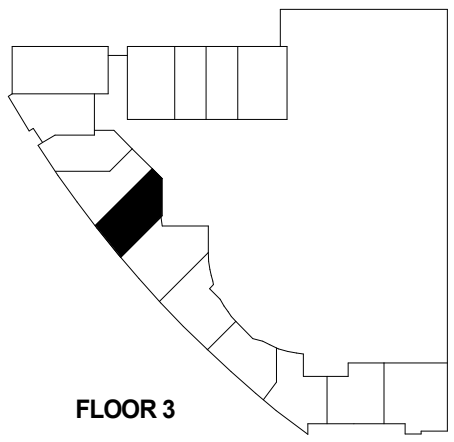
DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL : 1 UNIT

SHEET NO:

S4





FLOOR 3

ARCHITECTURE

111 INDEPENDENCE

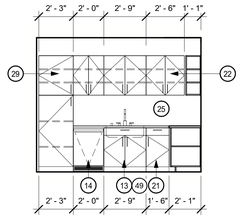
111 INDEPENDENCE DR,
MENLO PARK,
CALIFORNIA

DATE:	01/06/2020
SCALE:	1/4" = 1'-0"
BY:	YC
PROJ. #:	1715

TOTAL : 1 UNIT

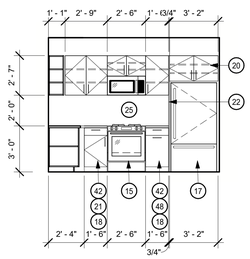
SHEET NO:

S5



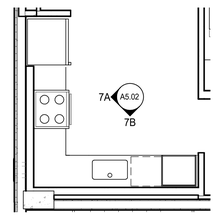
KITCHEN ELEVATION - 7B 7B

1/4" = 1'-0"



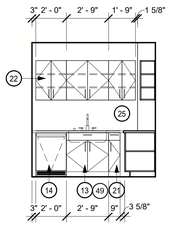
KITCHEN ELEVATION - 7A 7A

1/4" = 1'-0"



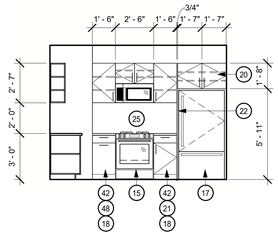
ENLARGED PLAN - KITCHEN 7

1/4" = 1'-0"



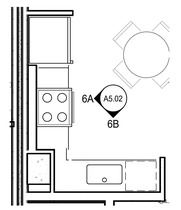
KITCHEN ELEVATION - 6B 6B

1/4" = 1'-0"



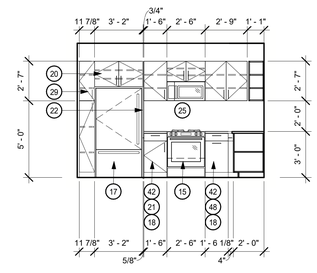
KITCHEN ELEVATION - 6A 6A

1/4" = 1'-0"



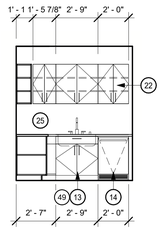
ENLARGED PLAN - KITCHEN 6

1/4" = 1'-0"



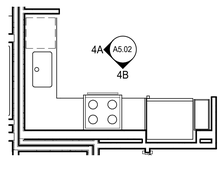
KITCHEN ELEVATION 4B 4B

1/4" = 1'-0"



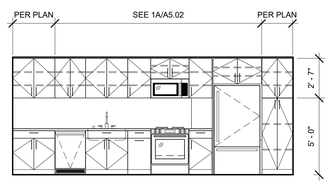
KITCHEN ELEVATION 4A 4A

1/4" = 1'-0"



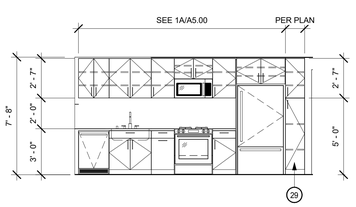
ENLARGED PLAN - KITCHEN 4

1/4" = 1'-0"



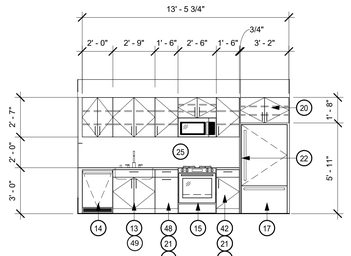
KITCHEN ELEVATION 3A 3

1/4" = 1'-0"



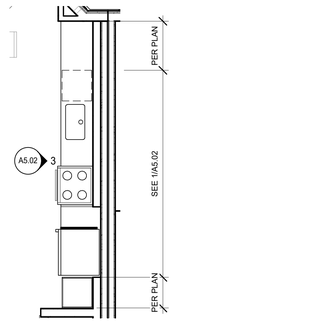
KITCHEN ELEVATION 2A 2A

1/4" = 1'-0"



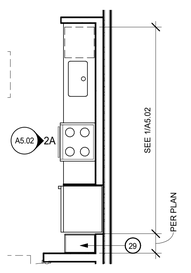
KITCHEN ELEVATION 1A 1A

1/4" = 1'-0"



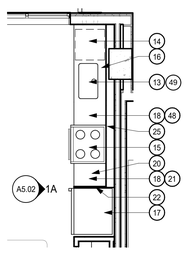
ENLARGED PLAN - KITCHEN 8

1/4" = 1'-0"



ENLARGED PLAN - KITCHEN 2

1/4" = 1'-0"



ENLARGED PLAN - KITCHEN 1

1/4" = 1'-0"

GENERAL NOTES

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

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

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

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

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

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

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

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

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

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

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

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

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

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

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

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

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

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

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

T. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS. SEE 13/A10.20.

U. SEE ENLARGED BATHROOM PLAN ON A5 FOR ADDITIONAL INFO.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE C1.6 AT TYPE IA BUILDING, F1.6 AT TYPE IIIA BUILDING U.O.N.(REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

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

C. TYPICAL CMU WALLS TO BE TYPE B1, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE D1 AT TYPE IA BUILDING, G3 AT TYPE IIIA BUILDING, U.O.N.

E. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 AT TYPE IA BUILDING, G1 AT TYPE IIIA BUILDING U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

F. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E1.2 AT TYPE IA BUILDING, H1.4 AT TYPE IIIA BUILDING U.O.N.

G. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E1.6 AT TYPE IA BUILDING, TYPE H1.6 AT TYPE IIIA BUILDING U.O.N.

H. TYPICAL FURRED PLUMBING WALLS TO BE TYPE E3.6 AT TYPE IA BUILDING, TYPE H4 AT TYPE IIIA BUILDING

I. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

J. TYPICAL 2-HR INTERIOR SEPARATION WALLS BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D3 AT TYPE IA BUILDING, G3 AT TYPE IIIA BUILDING

K. TYPICAL PARAPET WALLS TO BE TYPE C4.6 AT TYPE IA BUILDING, TYPE F4.6 AT TYPE IIIA BUILDING U.O.N.

H. TYPICAL 3-HR FIREWALL TO BE J1 U.O.N.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

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

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

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

Client

Consultant

111 INDEPENDENCE

111 INDEPENDENCE DR,
MENLO PARK, CALIFORNIA

Rev.	Issue	Date
	CD3 (GMP)	09.25.20

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KITCHEN ELEVATIONS

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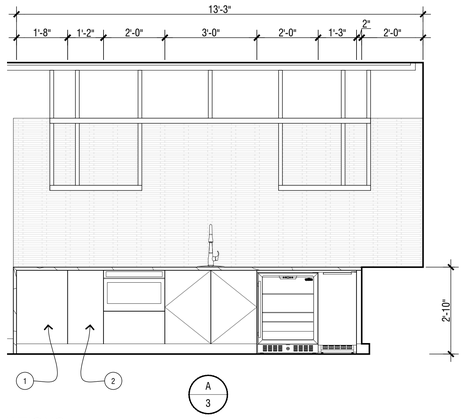
Scale AS INDICATED

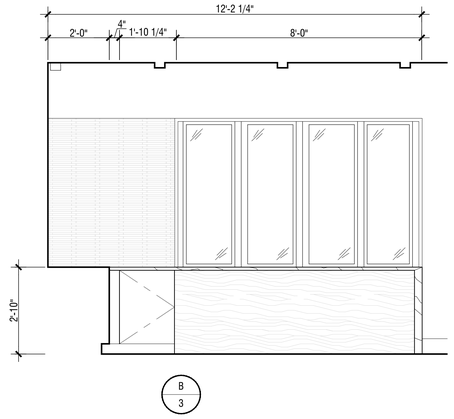
Proj #. 1715 Drawn Author

Sheet Size: 30 x 42

EXHIBIT G

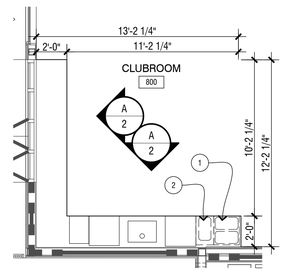
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ELEVATIONS

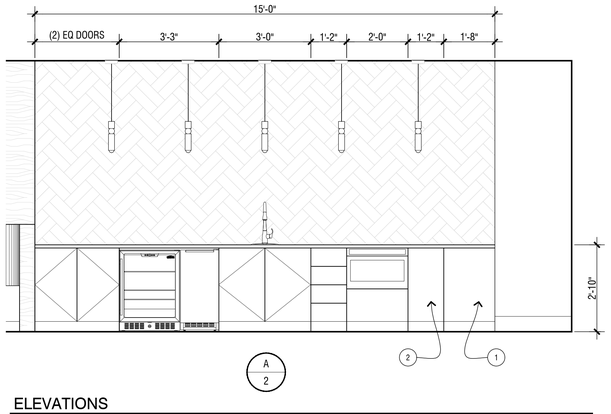
SCALE: 1/2" = 1'-0"



1 - CLUBROOM KITCHEN PLAN - FLOOR 8

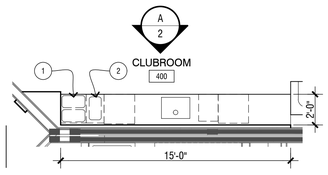
SCALE: 1/4" = 1'-0"

NORTH



ELEVATIONS

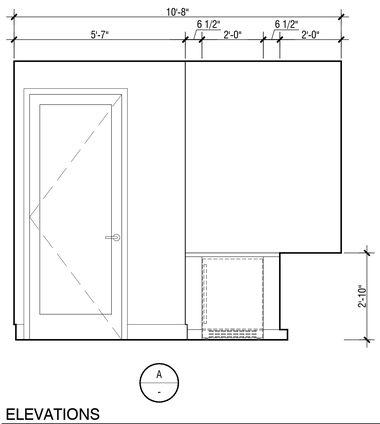
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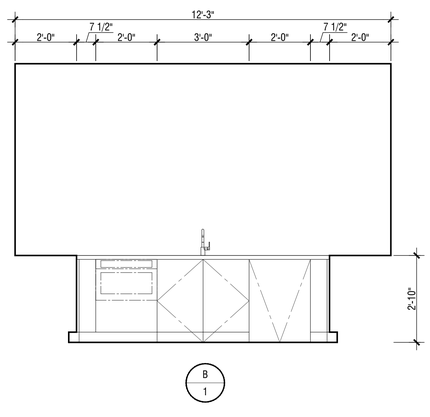


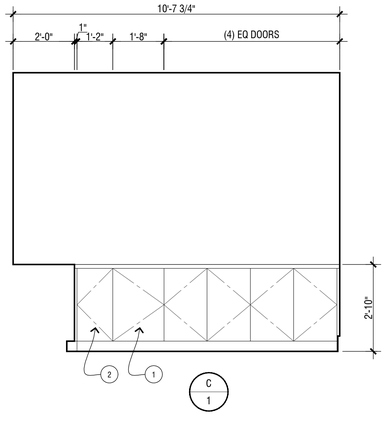
1 - CLUBROOM KITCHEN PLAN - FLOOR 4

SCALE: 1/4" = 1'-0"

NORTH

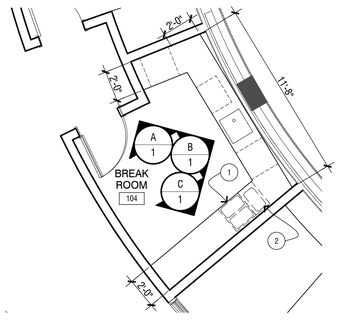






ELEVATIONS

SCALE: 1/2" = 1'-0"



1 - BREAK ROOM KITCHEN PLAN - FLOOR 1

SCALE: 1/4" = 1'-0"

NORTH

KEYNOTES:

1. PULL OUT TRASH AND RECYCLING LOCATION
2. ORGANICS TRASH PULLOUT LOCATION

SHEET NOTES:

A. RESERVED

0' 8' 16'

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

Consultant

111 INDEPENDENCE

111 INDEPENDENCE DR,
MENLO PARK, CALIFORNIA

REV	ISSUE	DATE
1	CD3 (GMP)	09.25.20

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TRASH AND RECYCLING RECEPTCLE LOCATION

SCALE AS INDICATED

PROJ #. 1715 DRAWN BY mo

SHEET SIZE: 30 x 42

EXHIBIT G



SECOND FLOOR R-2	TYPE 1A
FLOOR AREA ALLOWED	UNLIMITED
TOTAL FLOOR AREA PROVIDED	25,956 SF

ALLOWABLE AREA PLAN - LEVEL 2 **2**

1/16" = 1'-0"



LEVEL 1 MIXED USE	TYPE IA
FLOOR AREA ALLOWED	UNLIMITED
TOTAL FLOOR AREA PROVIDED	25,610 SF

ALLOWABLE AREA PLAN - LEVEL 1 **1**

1/16" = 1'-0"

GENERAL NOTES

ALLOWABLE AREA NOTES: (ALL CALCULATIONS PER CALIFORNIA BUILDING CODE)

A. **SECTION 506.1 AREA MODIFICATIONS.** THE AREAS LIMITED BY TABLE 503 SHALL BE PERMITTED TO BE INCREASED DUE TO FRONTAGE (If) AND AUTOMATIC SPRINKLER SYSTEM PROTECTION (Is) IN ACCORDANCE WITH THE FOLLOWING:
Aa = [At + [At x If] + [At x Is]), WHERE:
Aa= ALLOWABLE AREA
At = TABULAR AREA FROM TABLE 503
Is = SPRINKLER FACTOR

B. **SECTION 506.2 FRONTAGE INCREASE.** WHERE A BUILDING HAS MORE THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM WIDTH OF 20 FEET, THE FRONTAGE INCREASE SHALL BE DETERMINED BY THE FOLLOWING:
If = [F/P – 0.25](W/30), WHERE
If = FRONTAGE FACTOR
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20' OPEN MINIMUM WIDTH
P = PERIMETER OF ENTIRE BUILDING
W= WIDTH OF PUBLIC WAY OR OPEN SPACE. WHERE THE VALUE OF W EXCEEDS 30 FEET A VALUE OF 30 FEET SHALL BE USED IN CALCULATING THE WEIGHTED AVERAGE, REGARDLESS OF THE ACTUAL WIDTH OF THE OPEN SPACE. NOTE, W IS MEASURED TO THE CENTER OF THE PUBLIC WAY

C. **SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM.** WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE AREA LIMITATION TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT (Is = 2) FOR BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE.

D. **SECTION 506.4 AREA DETERMINATION.** FOR GROUP A, E, H, I, L AND R OCCUPANCIES, THE MAXIMUM AREA OF A BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE AREA OF THE FIRST FLOOR STORY (Aa) BY THE NUMBER OF STORIES ABOVE GRADE AS LISTED BELOW:
1. FOR BUILDINGS WITH TWO OR MORE STORIES ABOVE GRADE PLANE, MULTIPLY BY 2.

E. **SECTION 504.2 HEIGHT INCREASES.** AUTOMATIC SPRINKLER SYSTEM INCREASE. FOR GROUP R-2 BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE, BUT SHALL NOT EXCEED 60 FEET OR FOUR STORIES. THESE INCREASES ARE PERMITTED IN ADDITION TO THE AREA INCREASE IN ACCORDANCE WITH SECTION 506.3.

F. **SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE.** A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATIONS OF NUMBERS OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE BUILDINGS ARE SEPARATED WITH HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.
2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS NOT GREATER THAN ONE STORY ABOVE GRADE PLANE.
3. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.
4. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY HALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.5, EXCEPT:
A. THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION,
B. THE ENCLOSURE CONNECTS FEWER THAN FOUR STORIES; AND
C. THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR.
5. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS 300, OR GROUP B, M, R OR S OCCUPANCIES.
6. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND SHALL BE PERMITTED TO BE ANY OF THE FOLLOWING OCCUPANCIES:
6.1 GROUP S-2 PARKING GARAGE USED FOR THE PARKING AND STORAGE OF PRIVATE MOTOR VEHICLES;
6.2 MULTIPLE GROUP A, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300;
6.3 GROUP B;
6.4 GROUP M;
6.5 GROUP R; AND
6.6 USES INCIDENTAL TO THE OPERATION OF THE BUILDING (INCLUDING ENTRY LOBBIES, MECHANICAL ROOMS, STORAGE AREAS, AND SIMILAR USES).
7. THE MAXIMUM BUILDING HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 503 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHTS AS MEASURED FROM THE GRADE PLANE.

GENERAL NOTES (CONT.)

G. **SECTION 706.5 HORIZONTAL CONTINUITY.** FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18" BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTION:
3. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

H. **SECTION 706.5.1 EXTERIOR WALLS.** WHERE THE FIRE WALL INTERSECTS EXTERIOR WALLS, THE FIRE-RESISTANCE RATING AND OPENING PROTECTION OF THE EXTERIOR WALLS SHALL COMPLY WITH:

2. BUILDINGS OR SPACES ON BOTH SIDES OF THE INTERSECTING FIRE WALL SHALL ASSUME TO HAVE AN IMAGINARY LOT LINE AT THE FIRE WALL AND EXTENDING BEYOND THE EXTERIOR OF THE FIRE WALL. THE LOCATION OF THE ASSUMED LINE IN RELATION TO THE EXTERIOR WALLS AND THE FIRE WALL SHALL BE SUCH THAT THE EXTERIOR WALL AND OPENING PROTECTION MEET THE REQUIREMENTS SET FORTH IN SECTIONS 705.5 AND 705.8. SUCH PROTECTION IS NOT REQUIRED FOR EXTERIOR WALLS TERMINATING AT FIRE WALLS THE FROM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES.

I. **SECTION 706.5.2 HORIZONTAL PROJECTING ELEMENTS.** FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUEES AND SIMILAR PROJECTIONS THAT ARE WITHIN 4 FEET OF THE FIRE WALL.

J. **SECTION 706.6 VERTICAL CONTINUITY.** FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30" ABOVE BOTH ADJACENT ROOFS.
EXCEPTIONS:
1. STEPPED BUILDING IN ACCORDANCE WITH SECTION 706.6.1. FIRE WALL SHALL TERMINATE AT A POINT NOT LESS THAN 30" ABOVE THE LOWER ROOF LEVEL. THE EXTERIOR WALL ABOVE THE LOWER ROOF SHALL NOT HAVE LESS THAN A 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION FROM BOTH SIDES WITH OPENINGS PROTECTED BY FIRE ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HR FOR A MINIMUM HEIGHT OF 15 FEET.

2. 2 HOUR FIRE-RESISTANCE-RATED WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, PROVIDED:
2.1. THE LOWER ROOF ASSEMBLY WITHIN 4 FEET OF THE WALL HAS NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING AND THE ENTIRE LENGTH AND SPAN OF SUPPORTING ELEMENTS FOR THE RATED ROOF ASSEMBLY HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
2.2 OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.
2.3 EACH BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.

3. WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF NONCOMBUSTIBLE ROOF SHEATHING, DECK OR SLABS WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.

4. IN BUILDINGS OF TYPE III, IV AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:
4.1 THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL,
4.2 THE ROOF IS COVERED WITH A MINIMUM CLASS BE ROOF COVERING, AND
4.3 THE ROOF SHEATHING OR DECKS IS CONSTRUCTED OF FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2" LEDGERS ATTACHED TO THE SIDES OF THE FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

GENERAL NOTES (CONT.)

J. **SECTION 706.8 OPENINGS.** EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.5 AND SHALL NOT EXCEED 156 SQ FT. THE AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL SHALL NOT EXCEED 25% OF THE LENGTH OF THE WALL.

EXCEPTIONS:
2. OPENINGS SHALL NOT BE LIMITED TO 156 SQ FT WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

K. AN ALTENRATE MATERIALS AND METHODS OF CONSTRUCTION REQUEST HAS BEEN TO ALLOW TWO STORIES BELOW THE HORIZONTAL ASSEMBLY, TO ADDRESS THE LIMITATIONS IMPOSED BY SECTION 510.2 ITEM 2, WHICH LIMITS THE NUMBER OF STORIES BELOW THE 3-HOUR HORIZONTAL ASSEMBLY TO BE 1-STORY ABOVE GRADE PLANE. SEE SHEET A0.0B FOR MORE INFORMATION.

L. ALL OPENINGS IN THE 3-HOUR FIRE WALL ASSEMBLIES SHALL BE 3-HOUR RATED EXCEPT WHERE FIRE SEPARATION DISTANCE ALLOWS A LESSER RATING PER

M. TABLE 602.

UNLESS OTHERWISE NOTED ALLOWABLE EXTERIOR WALL OPENINGS HAVE NO LIMIT.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

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

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2, U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR READY AREA

CALIFORNIA BUILDING CODE: 2019
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.

	OCCUPANCY CHAPTER 3	USE TABLE 1004.1.2	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA TABLE 506.2 A_t for SM with HT increase	FRONTAGE ALLOWED % SEC. 506.3 I_f	ALLOWBLE AREA FACTOR SEC. 506.2.3 NS	FRONTAGE ALLOWED SF SEC. 506.2.3 (NS x I_f)	ALLOWABLE FLOOR AREA SEC. 506.2.3	MULTI-STORY ALLOWABLE SEC. 506.2.3 S_a	ALLOWABLE AREA SEC. 506.2.3 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPRINKLER INCREASE STORIES / HT. TABLE 506.2	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED	TOTAL SF PROPOSED
RESIDENTIAL STRUCTURE - TYPE III-A															
2 FIRE COMPARTMENTS (FC)															
EXITING AREA - COMPARTMENT A															
FC-A	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 4	9,302	45,443
	R-2 ACCESSORY	ROOF DECK			FRONTAGE NOT USED							5 STORIES	FLOOR 5	9,355	
												85 FEET	FLOOR 6	9,355	
													FLOOR 7	9,355	
													FLOOR 8	8,076	
EXITING AREA - NORTH															
FC-B	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 4	6,516	32,518
	R-2 ACCESSORY	CLUB ROOM			FRONTAGE NOT USED							5 STORIES	FLOOR 5	6,516	
												85 FEET	FLOOR 6	6,516	
													FLOOR 7	6,516	
													FLOOR 8	6,454	
GRAND TOTALS:								48,000 ALLOWED BY FLOOR		96,000 ALLOWED BY BUILDING		TOTAL	FLOOR 4	15,818	77,961 TOTAL
												TOTAL	FLOOR 5	15,871	PROPOSED
												TOTAL	FLOOR 6	15,871	
												TOTAL	FLOOR 7	15,871	
												TOTAL	FLOOR 8	14,530	
												GRAND TOTAL	ALL FLOORS	77,961	OK

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

Client

Consultant

111 INDEPENDENCE

111 INDEPENDENCE DR,
MENLO PARK, CALIFORNIA

Rev	Issue	Date

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

ALLOWABLE AREA CALCULATIONS

Sheet Title

Scale As Indicated

Proj #. 1715 drawn by XX

Sheet Size: 36 x 48

TRUE NORTH PROJECT NORTH

EXHIBIT H1

4/15/2020 12:14:51 PM

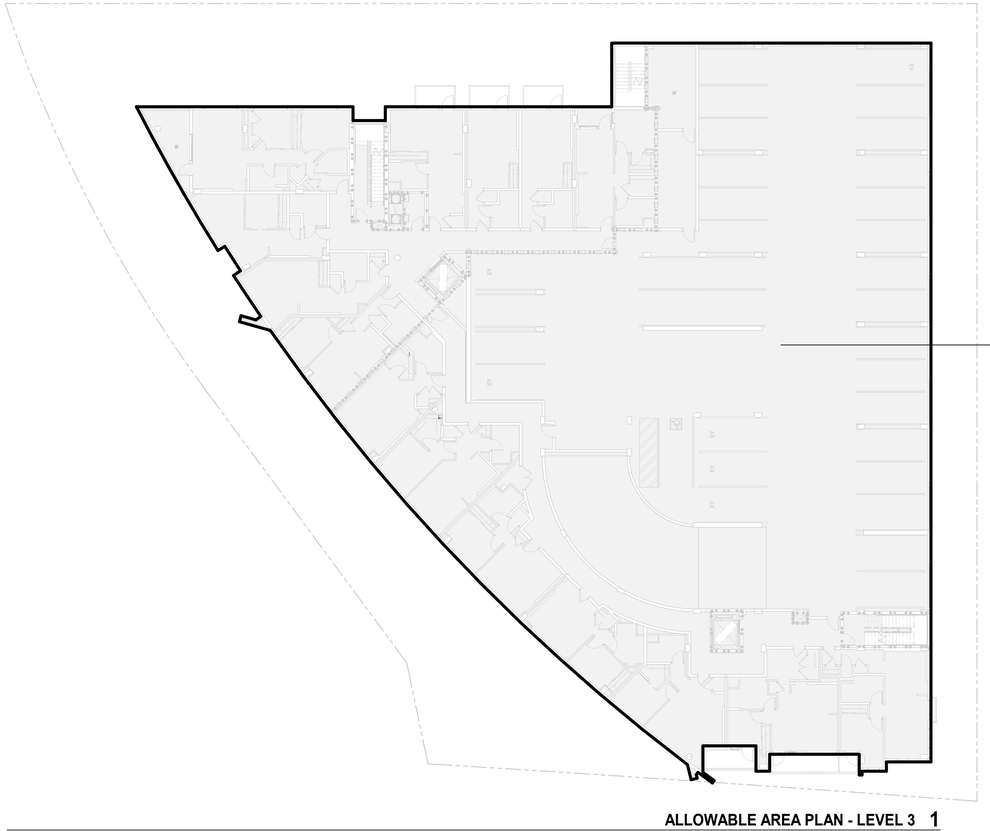


COMPARTMENT A	TYPE III-A
FLOOR AREA ALLOWED	48,000 SF
TOTAL FLOOR AREA PROVIDED	9,302 SF

COMPARTMENT B	TYPE III-A
FLOOR AREA ALLOWED	48,000
TOTAL FLOOR AREA PROVIDED	6,516 SF

ALLOWABLE AREA PLAN - LEVEL 4 2

1/16" = 1'-0"



THIRD FLOOR R2	TYPE 1A
FLOOR AREA ALLOWED	UNLIMITED
TOTAL FLOOR AREA PROVIDED	26,365 SF

ALLOWABLE AREA PLAN - LEVEL 3 1

1/16" = 1'-0"

GENERAL NOTES

ALLOWABLE AREA NOTES: (ALL CALCULATIONS PER CALIFORNIA BUILDING CODE)

A. **SECTION 506.1 AREA MODIFICATIONS.** THE AREAS LIMITED BY TABLE 503 SHALL BE PERMITTED TO BE INCREASED DUE TO FRONTAGE (If) AND AUTOMATIC SPRINKLER SYSTEM PROTECTION (Is) IN ACCORDANCE WITH THE FOLLOWING:
Aa = [At + [At x If] + [At x Is]], WHERE:
Aa= ALLOWABLE AREA
At = TABULAR AREA FROM TABLE 503
Is = SPRINKLER FACTOR

B. **SECTION 506.2 FRONTAGE INCREASE.** WHERE A BUILDING HAS MORE THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM WIDTH OF 20 FEET, THE FRONTAGE INCREASE SHALL BE DETERMINED BY THE FOLLOWING:
If = [F/P – 0.25](W/30), WHERE
If = FRONTAGE FACTOR
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20' OPEN MINIMUM WIDTH
P = PERIMETER OF ENTIRE BUILDING
W= WIDTH OF PUBLIC WAY OR OPEN SPACE. WHERE THE VALUE OF W EXCEEDS 30 FEET A VALUE OF 30 FEET SHALL BE USED IN CALCULATING THE WEIGHTED AVERAGE, REGARDLESS OF THE ACTUAL WIDTH OF THE OPEN SPACE. NOTE, W IS MEASURED TO THE CENTER OF THE PUBLIC WAY

C. **SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM.** WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE AREA LIMITATION TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT (Is = 2) FOR BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE.

D. **SECTION 506.4 AREA DETERMINATION.** FOR GROUP A, E, H, I, L AND R OCCUPANCIES, THE MAXIMUM AREA OF A BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE AREA OF THE FIRST FLOOR STORY (Aa) BY THE NUMBER OF STORIES ABOVE GRADE AS LISTED BELOW:
1. FOR BUILDINGS WITH TWO OR MORE STORIES ABOVE GRADE PLANE, MULTIPLY BY 2.

E. **SECTION 504.2 HEIGHT INCREASES.** AUTOMATIC SPRINKLER SYSTEM INCREASE. FOR GROUP R-2 BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE, BUT SHALL NOT EXCEED 60 FEET OR FOUR STORIES. THESE INCREASES ARE PERMITTED IN ADDITION TO THE AREA INCREASE IN ACCORDANCE WITH SECTION 506.3.

F. **SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE.** A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATIONS OF NUMBERS OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE BUILDINGS ARE SEPARATED WITH HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.
2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS NOT GREATER THAN ONE STORY ABOVE GRADE PLANE.
3. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.
4. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY HALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.5, EXCEPT:
A. THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION,
B. THE ENCLOSURE CONNECTS FEWER THAN FOUR STORIES; AND
C. THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR.
5. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS 300, OR GROUP B, M, R OR S OCCUPANCIES.
6. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND SHALL BE PERMITTED TO BE ANY OF THE FOLLOWING OCCUPANCIES:
6.1 GROUP S-2 PARKING GARAGE USED FOR THE PARKING AND STORAGE OF PRIVATE MOTOR VEHICLES;
6.2 MULTIPLE GROUP A, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300;
6.3 GROUP B;
6.4 GROUP M;
6.5 GROUP R; AND
6.6 USES INCIDENTAL TO THE OPERATION OF THE BUILDING (INCLUDING ENTRY LOBBIES, MECHANICAL ROOMS, STORAGE AREAS, AND SIMILAR USES).
7. THE MAXIMUM BUILDING HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 503 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHTS AS MEASURED FROM THE GRADE PLANE.

GENERAL NOTES (CONT.)

G. **SECTION 706.5 HORIZONTAL CONTINUITY.** FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18" BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTION:
3. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

H. **SECTION 706.5.1 EXTERIOR WALLS.** WHERE THE FIRE WALL INTERSECTS EXTERIOR WALLS, THE FIRE-RESISTANCE RATING AND OPENING PROTECTION OF THE EXTERIOR WALLS SHALL COMPLY WITH:

2. BUILDINGS OR SPACES ON BOTH SIDES OF THE INTERSECTING FIRE WALL SHALL ASSUME TO HAVE AN IMAGINARY LOT LINE AT THE FIRE WALL AND EXTENDING BEYOND THE EXTERIOR OF THE FIRE WALL. THE LOCATION OF THE ASSUMED LINE IN RELATION TO THE EXTERIOR WALLS AND THE FIRE WALL SHALL BE SUCH THAT THE EXTERIOR WALL AND OPENING PROTECTION MEET THE REQUIREMENTS SET FORTH IN SECTIONS 705.5 AND 705.8. SUCH PROTECTION IS NOT REQUIRED FOR EXTERIOR WALLS TERMINATING AT FIRE WALLS THE FROM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES.

I. **SECTION 706.5.2 HORIZONTAL PROJECTING ELEMENTS.** FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUEES AND SIMILAR PROJECTIONS THAT ARE WITHIN 4 FEET OF THE FIRE WALL.

J. **SECTION 706.6 VERTICAL CONTINUITY.** FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30" ABOVE BOTH ADJACENT ROOFS.
EXCEPTIONS:
1. STEPPED BUILDING IN ACCORDANCE WITH SECTION 706.6.1. FIRE WALL SHALL TERMINATE AT A POINT NOT LESS THAN 30" ABOVE THE LOWER ROOF LEVEL. THE EXTERIOR WALL ABOVE THE LOWER ROOF SHALL NOT HAVE LESS THAN A 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION FROM BOTH SIDES WITH OPENINGS PROTECTED BY FIRE ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HR FOR A MINIMUM HEIGHT OF 15 FEET.

2. 2 HOUR FIRE-RESISTANCE-RATED WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, PROVIDED:
2.1. THE LOWER ROOF ASSEMBLY WITHIN 4 FEET OF THE WALL HAS NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING AND THE ENTIRE LENGTH AND SPAN OF SUPPORTING ELEMENTS FOR THE RATED ROOF ASSEMBLY HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
2.2 OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.
2.3 EACH BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.

3. WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF NONCOMBUSTIBLE ROOF SHEATHING, DECK OR SLABS WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.

4. IN BUILDINGS OF TYPE III, IV AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:
4.1 THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL,
4.2 THE ROOF IS COVERED WITH A MINIMUM CLASS BE ROOF COVERING, AND
4.3 THE ROOF SHEATHING OR DECKS IS CONSTRUCTED OF FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2" LEDGERS ATTACHED TO THE SIDES OF THE FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

GENERAL NOTES (CONT.)

J. **SECTION 706.8 OPENINGS.** EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.5 AND SHALL NOT EXCEED 156 SQ FT. THE AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL SHALL NOT EXCEED 25% OF THE LENGTH OF THE WALL.

EXCEPTIONS:
2. OPENINGS SHALL NOT BE LIMITED TO 156 SQ FT WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

K. AN ALTENRATE MATERIALS AND METHODS OF CONSTRUCTION REQUEST HAS BEEN TO ALLOW TWO STORIES BELOW THE HORIZONTAL ASSEMBLY, TO ADDRESS THE LIMITATIONS IMPOSED BY SECTION 510.2 ITEM 2, WHICH LIMITS THE NUMBER OF STORIES BELOW THE 3-HOUR HORIZONTAL ASSEMBLY TO BE 1-STORY ABOVE GRADE PLANE. SEE SHEET A0.0B FOR MORE INFORMATION.

L. ALL OPENINGS IN THE 3-HOUR FIRE WALL ASSEMBLIES SHALL BE 3-HOUR RATED EXCEPT WHERE FIRE SEPARATION DISTANCE ALLOWS A LESSER RATING PER

M. TABLE 602.

UNLESS OTHERWISE NOTED ALLOWABLE EXTERIOR WALL OPENINGS HAVE NO LIMIT.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

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

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2, U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR READY AREA

CALIFORNIA BUILDNG CODE: 2019																
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13																
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.																
	OCCUPANCY CHAPTER 3	USE TABLE 1004.1.2	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA TABLE 506.2 A_t for SM with HT increase	FRONTAGE ALLOWED % SEC. 506.3 I_f	ALLOWBLE AREA FACTOR SEC. 506.2.3 NS	FRONTAGE ALLOWED SF SEC. 506.2.3 (NS x I_f)	ALLOWABLE FLOOR AREA SEC. 506.2.3	MULTI-STORY ALLOWABLE SEC. 506.2.3 S_a	ALLOWABLE AREA SEC. 506.2.3 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPRINKLER INCREASE STORIES / HT. TABLE 506.2	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED	TOTAL SF PROPOSED
RESIDENTIAL STRUCTURE - TYPE III-A																
2 FIRE COMPARTMENTS (FC)																
EXITING AREA - COMPARTMENT A																
FC-A	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 4	9,302	45,443
	R-2 ACCESSORY	ROOF DECK			FRONTAGE NOT USED							5 STORIES	FLOOR 5	9,355	
												85 FEET	FLOOR 6	9,355	
													FLOOR 7	9,355	
													FLOOR 8	8,076	
EXITING AREA - NORTH																
FC-B	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 4	6,516	32,518
	R-2 ACCESSORY	CLUB ROOM			FRONTAGE NOT USED							5 STORIES	FLOOR 5	6,516	
												85 FEET	FLOOR 6	6,516	
													FLOOR 7	6,516	
													FLOOR 8	6,454	
GRAND TOTALS:								48,000 ALLOWED BY FLOOR		96,000 ALLOWED BY BUILDING		TOTAL	FLOOR 4	15,818	77,961
												TOTAL	FLOOR 5	15,871	TOTAL
												TOTAL	FLOOR 6	15,871	PROPOSED
												TOTAL	FLOOR 7	15,871	
												TOTAL	FLOOR 8	14,530	
												GRAND TOTAL	ALL FLOORS	77,961	OK

TRUE NORTH / PROJECT NORTH

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

Client

Consultant

111 INDEPENDENCE

111 INDEPENDENCE DR,
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ALLOWABLE AREA CALCULATIONS

Sheet Title

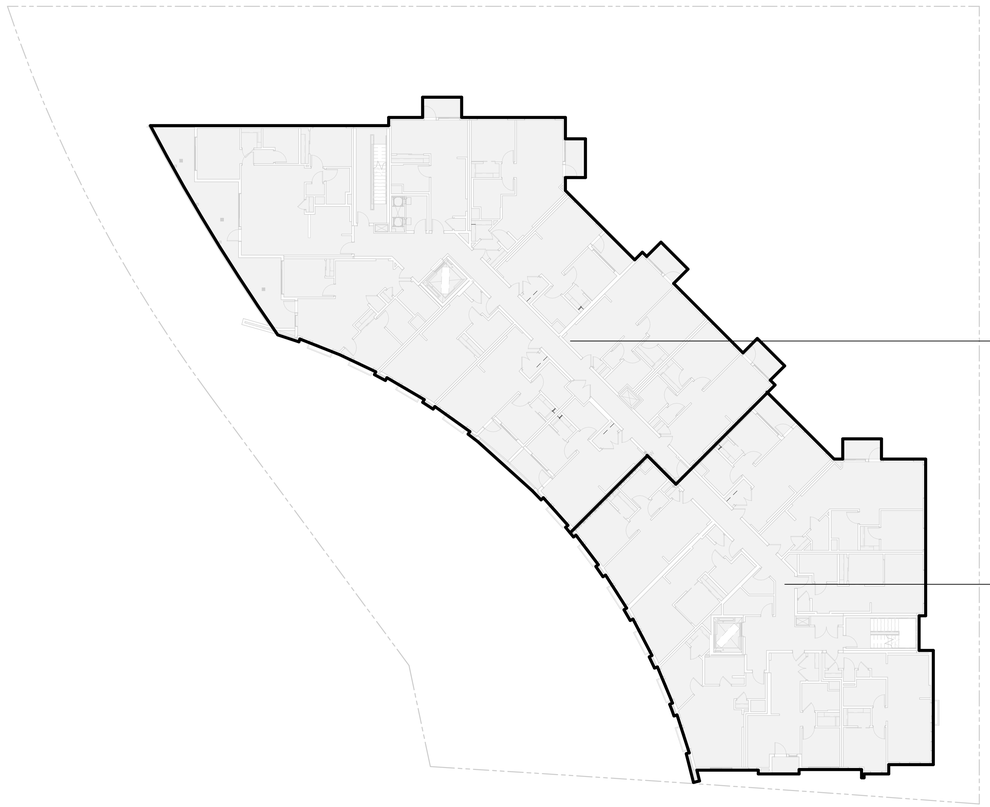
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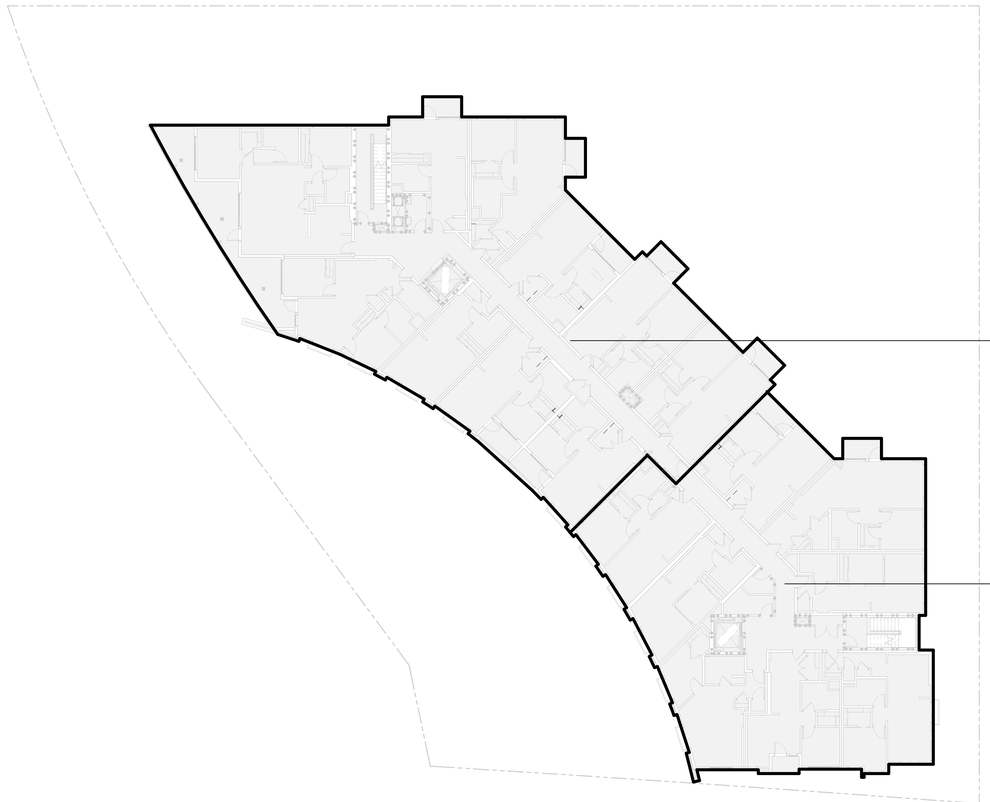


COMPARTMENT A	TYPE III-A
FLOOR AREA ALLOWED	48,000 SF
TOTAL FLOOR AREA PROVIDED	9,355 SF

COMPARTMENT B	TYPE III-A
FLOOR AREA ALLOWED	48,000 SF
TOTAL FLOOR AREA PROVIDED	6,516 SF

ALLOWABLE AREA PLAN - LEVEL 6 **2**

1/16" = 1'-0"



COMPARTMENT A	TYPE III-A
FLOOR AREA ALLOWED	48,000 SF
TOTAL FLOOR AREA PROVIDED	9,355 SF

COMPARTMENT B	TYPE III-A
FLOOR AREA ALLOWED	48,000 SF
TOTAL FLOOR AREA PROVIDED	6,516 SF

FLOOR 5 **1**

1/16" = 1'-0"

GENERAL NOTES

ALLOWABLE AREA NOTES: (ALL CALCULATIONS PER CALIFORNIA BUILDING CODE)

A. **SECTION 506.1 AREA MODIFICATIONS.** THE AREAS LIMITED BY TABLE 503 SHALL BE PERMITTED TO BE INCREASED DUE TO FRONTAGE (If) AND AUTOMATIC SPRINKLER SYSTEM PROTECTION (Is) IN ACCORDANCE WITH THE FOLLOWING:
Aa = [At x (F] + [At x Is]), WHERE:
Aa= ALLOWABLE AREA
At = TABULAR AREA FROM TABLE 503
Is = SPRINKLER FACTOR

B. **SECTION 506.2 FRONTAGE INCREASE.** WHERE A BUILDING HAS MORE THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM WIDTH OF 20 FEET, THE FRONTAGE INCREASE SHALL BE DETERMINED BY THE FOLLOWING:
If = [F/P – 0.25](W/30), WHERE
If = FRONTAGE FACTOR
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20' OPEN MINIMUM WIDTH
P = PERIMETER OF ENTIRE BUILDING
W= WIDTH OF PUBLIC WAY OR OPEN SPACE. WHERE THE VALUE OF W EXCEEDS 30 FEET A VALUE OF 30 FEET SHALL BE USED IN CALCULATING THE WEIGHTED AVERAGE, REGARDLESS OF THE ACTUAL WIDTH OF THE OPEN SPACE. NOTE, W IS MEASURED TO THE CENTER OF THE PUBLIC WAY

C. **SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM.** WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE AREA LIMITATION TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT (Is = 2) FOR BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE.

D. **SECTION 506.4 AREA DETERMINATION.** FOR GROUP A, E, H, I, L AND R OCCUPANCIES, THE MAXIMUM AREA OF A BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE AREA OF THE FIRST FLOOR STORY (Aa) BY THE NUMBER OF STORIES ABOVE GRADE AS LISTED BELOW:
1. FOR BUILDINGS WITH TWO OR MORE STORIES ABOVE GRADE PLANE, MULTIPLY BY 2.

E. **SECTION 504.2 HEIGHT INCREASES.** AUTOMATIC SPRINKLER SYSTEM INCREASE. FOR GROUP R-2 BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE, BUT SHALL NOT EXCEED 60 FEET OR FOUR STORIES. THESE INCREASES ARE PERMITTED IN ADDITION TO THE AREA INCREASE IN ACCORDANCE WITH SECTION 506.3.

F. **SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE.** A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATIONS OF NUMBERS OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE BUILDINGS ARE SEPARATED WITH HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.
2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS NOT GREATER THAN ONE STORY ABOVE GRADE PLANE.
3. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.
4. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY HALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.5, EXCEPT:
A. THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION,
B. THE ENCLOSURE CONNECTS FEWER THAN FOUR STORIES; AND
C. THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR.
5. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS 300, OR GROUP B, M, R OR S OCCUPANCIES.
6. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND SHALL BE PERMITTED TO BE ANY OF THE FOLLOWING OCCUPANCIES:
6.1 GROUP S-2 PARKING GARAGE USED FOR THE PARKING AND STORAGE OF PRIVATE MOTOR VEHICLES;
6.2 MULTIPLE GROUP A, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300;
6.3 GROUP B;
6.4 GROUP M;
6.5 GROUP R; AND
6.6 USES INCIDENTAL TO THE OPERATION OF THE BUILDING (INCLUDING ENTRY LOBBIES, MECHANICAL ROOMS, STORAGE AREAS, AND SIMILAR USES).
7. THE MAXIMUM BUILDING HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 503 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHTS AS MEASURED FROM THE GRADE PLANE.

GENERAL NOTES (CONT.)

G. **SECTION 706.5 HORIZONTAL CONTINUITY.** FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18" BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTION:
3. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

H. **SECTION 706.5.1 EXTERIOR WALLS.** WHERE THE FIRE WALL INTERSECTS EXTERIOR WALLS, THE FIRE-RESISTANCE RATING AND OPENING PROTECTION OF THE EXTERIOR WALLS SHALL COMPLY WITH:

2. BUILDINGS OR SPACES ON BOTH SIDES OF THE INTERSECTING FIRE WALL SHALL ASSUME TO HAVE AN IMAGINARY LOT LINE AT THE FIRE WALL AND EXTENDING BEYOND THE EXTERIOR OF THE FIRE WALL. THE LOCATION OF THE ASSUMED LINE IN RELATION TO THE EXTERIOR WALLS AND THE FIRE WALL SHALL BE SUCH THAT THE EXTERIOR WALL AND OPENING PROTECTION MEET THE REQUIREMENTS SET FORTH IN SECTIONS 705.5 AND 705.8. SUCH PROTECTION IS NOT REQUIRED FOR EXTERIOR WALLS TERMINATING AT FIRE WALLS THE FROM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES.

I. **SECTION 706.5.2 HORIZONTAL PROJECTING ELEMENTS.** FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUEES AND SIMILAR PROJECTIONS THAT ARE WITHIN 4 FEET OF THE FIRE WALL.

J. **SECTION 706.6 VERTICAL CONTINUITY.** FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30" ABOVE BOTH ADJACENT ROOFS.
EXCEPTIONS:
1. STEPPED BUILDING IN ACCORDANCE WITH SECTION 706.6.1. FIRE WALL SHALL TERMINATE AT A POINT NOT LESS THAN 30" ABOVE THE LOWER ROOF LEVEL. THE EXTERIOR WALL ABOVE THE LOWER ROOF SHALL NOT HAVE LESS THAN A 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION FROM BOTH SIDES WITH OPENINGS PROTECTED BY FIRE ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HR FOR A MINIMUM HEIGHT OF 15 FEET.

2. 2 HOUR FIRE-RESISTANCE-RATED WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, PROVIDED:
2.1. THE LOWER ROOF ASSEMBLY WITHIN 4 FEET OF THE WALL HAS NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING AND THE ENTIRE LENGTH AND SPAN OF SUPPORTING ELEMENTS FOR THE RATED ROOF ASSEMBLY HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
2.2 OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.
2.3. EACH BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.

3. WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF NONCOMBUSTIBLE ROOF SHEATHING, DECK OR SLABS WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.

4. IN BUILDINGS OF TYPE III, IV AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:
4.1 THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL,
4.2 THE ROOF IS COVERED WITH A MINIMUM CLASS BE ROOF COVERING, AND
4.3 THE ROOF SHEATHING OR DECKS IS CONSTRUCTED OF FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2" LEDGERS ATTACHED TO THE SIDES OF THE FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

GENERAL NOTES (CONT.)

J. **SECTION 706.8 OPENINGS.** EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.5 AND SHALL NOT EXCEED 156 SQ FT. THE AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL SHALL NOT EXCEED 25% OF THE LENGTH OF THE WALL..

EXCEPTIONS:
2. OPENINGS SHALL NOT BE LIMITED TO 156 SQ FT WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

K. AN ALTENRATE MATERIALS AND METHODS OF CONSTRUCTION REQUEST HAS BEEN TO ALLOW TWO STORIES BELOW THE HORIZONTAL ASSEMBLY, TO ADDRESS THE LIMITATIONS IMPOSED BY SECTION 510.2 ITEM 2, WHICH LIMITS THE NUMBER OF STORIES BELOW THE 3-HOUR HORIZONTAL ASSEMBLY TO BE 1-STORY ABOVE GRADE PLANE. SEE SHEET A0.0B FOR MORE INFORMATION.

L. ALL OPENINGS IN THE 3-HOUR FIRE WALL ASSEMBLIES SHALL BE 3-HOUR RATED EXCEPT WHERE FIRE SEPARATION DISTANCE ALLOWS A LESSER RATING PER

M. TABLE 602.

UNLESS OTHERWISE NOTED ALLOWABLE EXTERIOR WALL OPENINGS HAVE NO LIMIT.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

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

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2, U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR READY AREA

CALIFORNIA BUILDING CODE: 2019
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.

	OCCUPANCY CHAPTER 3	USE TABLE 1004.1.2	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA TABLE 506.2 A_t for SM with HT increase	FRONTAGE ALLOWED % SEC. 506.3 I_f	ALLOWBLE AREA FACTOR SEC. 506.2.3 NS	FRONTAGE ALLOWED SF SEC. 506.2.3 (NS x I_f)	ALLOWABLE FLOOR AREA SEC. 506.2.3	MULTI-STORY ALLOWABLE SEC. 506.2.3 S_a	ALLOWABLE AREA SEC. 506.2.3 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPRINKLER INCREASE STORIES / HT; TABLE 506.2	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED	TOTAL SF PROPOSED
RESIDENTIAL STRUCTURE - TYPE III-A															
2 FIRE COMPARTMENTS (FC)															
EXITING AREA - COMPARTMENT A															
FC-A	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 4	9,302	45,443
	R-2 ACCESSORY	ROOF DECK			FRONTAGE NOT USED							5 STORIES	FLOOR 5	9,355	
												85 FEET	FLOOR 6	9,355	
													FLOOR 7	9,355	
													FLOOR 8	8,076	
EXITING AREA - NORTH															
FC-B	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 4	6,516	32,518
	R-2 ACCESSORY	CLUB ROOM			FRONTAGE NOT USED							5 STORIES	FLOOR 5	6,516	
												85 FEET	FLOOR 6	6,516	
													FLOOR 7	6,516	
													FLOOR 8	6,454	
GRAND TOTALS:								48,000 ALLOWED BY FLOOR		96,000 ALLOWED BY BUILDING		TOTAL	FLOOR 4	15,818	77,961
												TOTAL	FLOOR 5	15,871	TOTAL
												TOTAL	FLOOR 6	15,871	PROPOSED
												TOTAL	FLOOR 7	15,871	
												TOTAL	FLOOR 8	14,530	
												GRAND TOTAL	ALL FLOORS	77,961	OK

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ALLOWABLE AREA CALCULATIONS

Sheet Title

Scale As Indicated

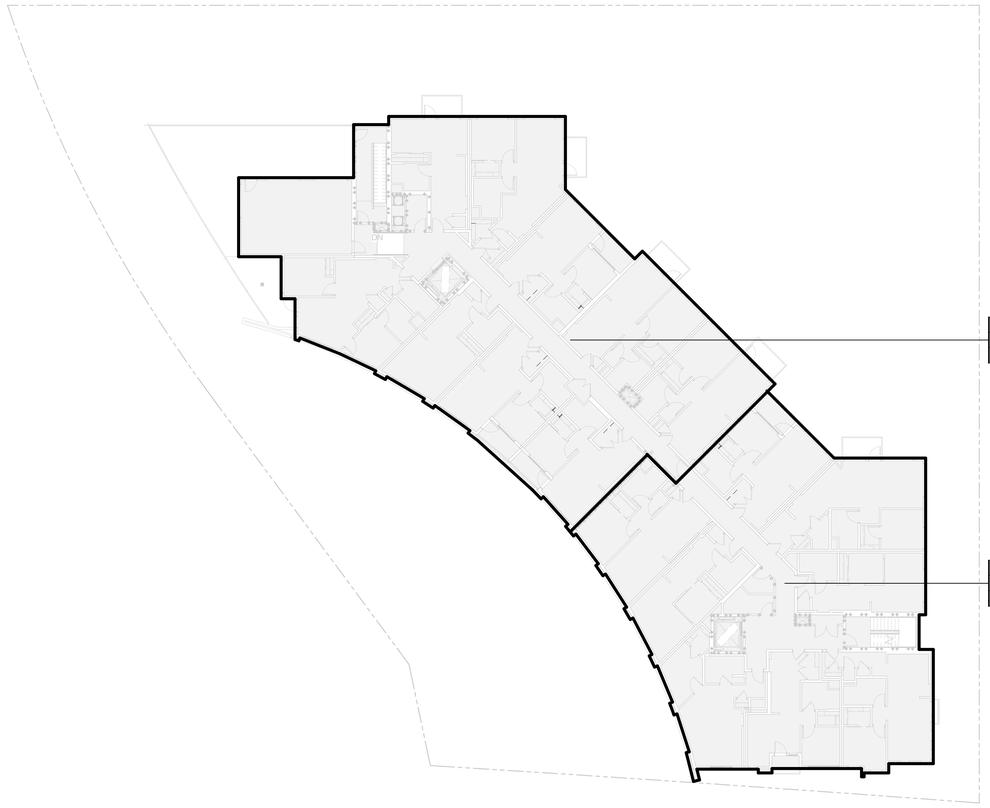
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TRUE NORTH / PROJECT NORTH

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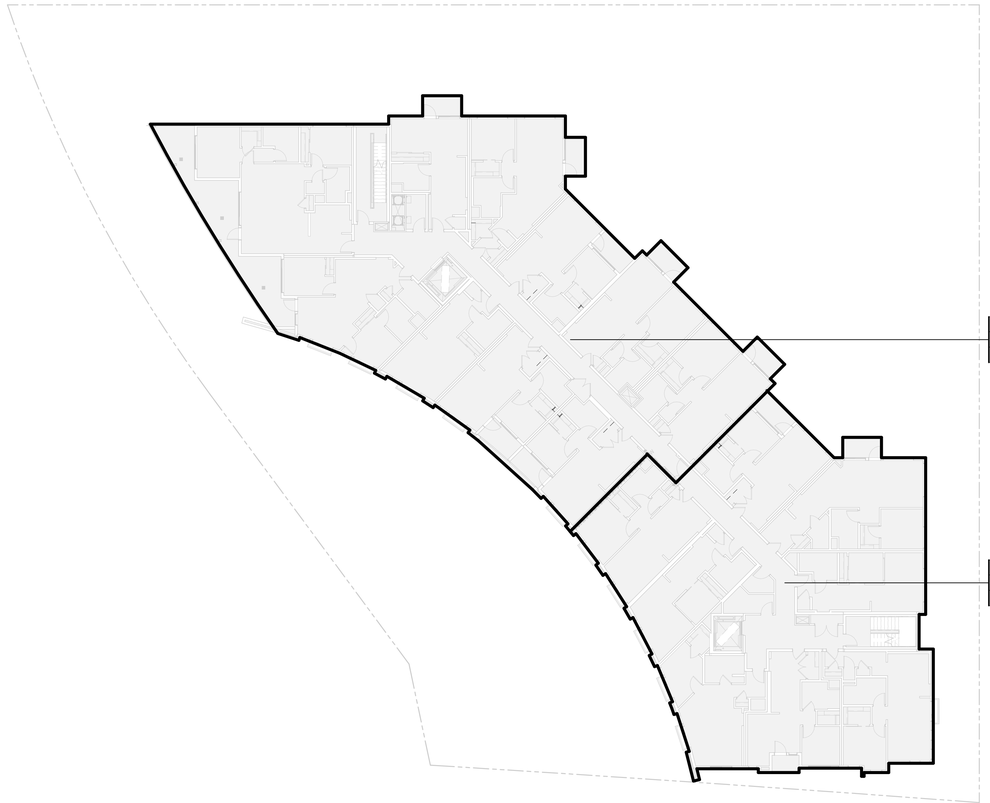


COMPARTMENT A	TYPE III-A
FLOOR AREA ALLOWED	24,000 SF
TOTAL FLOOR AREA PROVIDED	8,076 SF

COMPARTMENT B	TYPE III-A
FLOOR AREA ALLOWED	48,000 SF
TOTAL FLOOR AREA PROVIDED	6,454 SF

ALLOWABLE AREA PLAN - LEVEL 8 2

1/16" = 1'-0"



COMPARTMENT A	TYPE III-A
FLOOR AREA ALLOWED	48,000 SF
TOTAL FLOOR AREA PROVIDED	9,355 SF

COMPARTMENT B	TYPE III-A
FLOOR AREA ALLOWED	48,000 SF
TOTAL FLOOR AREA PROVIDED	6,516 SF

ALLOWABLE AREA PLAN - LEVEL 7 1

1/16" = 1'-0"

GENERAL NOTES

ALLOWABLE AREA NOTES: (ALL CALCULATIONS PER CALIFORNIA BUILDING CODE)

A. **SECTION 506.1 AREA MODIFICATIONS.** THE AREAS LIMITED BY TABLE 503 SHALL BE PERMITTED TO BE INCREASED DUE TO FRONTAGE (If) AND AUTOMATIC SPRINKLER SYSTEM PROTECTION (Is) IN ACCORDANCE WITH THE FOLLOWING:
Aa = [At + [At x If] + [At x Is]), WHERE:
Aa= ALLOWABLE AREA
At = TABULAR AREA FROM TABLE 503
Is = SPRINKLER FACTOR

B. **SECTION 506.2 FRONTAGE INCREASE.** WHERE A BUILDING HAS MORE THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM WIDTH OF 20 FEET, THE FRONTAGE INCREASE SHALL BE DETERMINED BY THE FOLLOWING:
If = [F/P – 0.25](W/30), WHERE
If = FRONTAGE FACTOR
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20' OPEN MINIMUM WIDTH
P = PERIMETER OF ENTIRE BUILDING
W= WIDTH OF PUBLIC WAY OR OPEN SPACE. WHERE THE VALUE OF W EXCEEDS 30 FEET A VALUE OF 30 FEET SHALL BE USED IN CALCULATING THE WEIGHTED AVERAGE, REGARDLESS OF THE ACTUAL WIDTH OF THE OPEN SPACE. NOTE, W IS MEASURED TO THE CENTER OF THE PUBLIC WAY

C. **SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM.** WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE AREA LIMITATION TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT (Is = 2) FOR BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE.

D. **SECTION 506.4 AREA DETERMINATION.** FOR GROUP A, E, H, I, L AND R OCCUPANCIES, THE MAXIMUM AREA OF A BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE AREA OF THE FIRST FLOOR STORY (Aa) BY THE NUMBER OF STORIES ABOVE GRADE AS LISTED BELOW:
1. FOR BUILDINGS WITH TWO OR MORE STORIES ABOVE GRADE PLANE, MULTIPLY BY 2.

E. **SECTION 504.2 HEIGHT INCREASES.** AUTOMATIC SPRINKLER SYSTEM INCREASE. FOR GROUP R-2 BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE, BUT SHALL NOT EXCEED 60 FEET OR FOUR STORIES. THESE INCREASES ARE PERMITTED IN ADDITION TO THE AREA INCREASE IN ACCORDANCE WITH SECTION 506.3.

F. **SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE.** A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATIONS OF NUMBERS OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE BUILDINGS ARE SEPARATED WITH HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.
2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS NOT GREATER THAN ONE STORY ABOVE GRADE PLANE.
3. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.
4. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY HALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.5, EXCEPT:
A. THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION,
B. THE ENCLOSURE CONNECTS FEWER THAN FOUR STORIES; AND
C. THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR.
5. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS 300, OR GROUP B, M, R OR S OCCUPANCIES.
6. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND SHALL BE PERMITTED TO BE ANY OF THE FOLLOWING OCCUPANCIES:
6.1 GROUP S-2 PARKING GARAGE USED FOR THE PARKING AND STORAGE OF PRIVATE MOTOR VEHICLES;
6.2 MULTIPLE GROUP A, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300;
6.3 GROUP B;
6.4 GROUP M;
6.5 GROUP R; AND
6.6 USES INCIDENTAL TO THE OPERATION OF THE BUILDING (INCLUDING ENTRY LOBBIES, MECHANICAL ROOMS, STORAGE AREAS, AND SIMILAR USES).
7. THE MAXIMUM BUILDING HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 503 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHTS AS MEASURED FROM THE GRADE PLANE.

GENERAL NOTES (CONT.)

G. **SECTION 706.5 HORIZONTAL CONTINUITY.** FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18" BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTION:
3. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

H. **SECTION 706.5.1 EXTERIOR WALLS.** WHERE THE FIRE WALL INTERSECTS EXTERIOR WALLS, THE FIRE-RESISTANCE RATING AND OPENING PROTECTION OF THE EXTERIOR WALLS SHALL COMPLY WITH:

2. BUILDINGS OR SPACES ON BOTH SIDES OF THE INTERSECTING FIRE WALL SHALL ASSUME TO HAVE AN IMAGINARY LOT LINE AT THE FIRE WALL AND EXTENDING BEYOND THE EXTERIOR OF THE FIRE WALL. THE LOCATION OF THE ASSUMED LINE IN RELATION TO THE EXTERIOR WALLS AND THE FIRE WALL SHALL BE SUCH THAT THE EXTERIOR WALL AND OPENING PROTECTION MEET THE REQUIREMENTS SET FORTH IN SECTIONS 705.5 AND 705.8. SUCH PROTECTION IS NOT REQUIRED FOR EXTERIOR WALLS TERMINATING AT FIRE WALLS THE FROM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES.

I. **SECTION 706.5.2 HORIZONTAL PROJECTING ELEMENTS.** FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUEES AND SIMILAR PROJECTIONS THAT ARE WITHIN 4 FEET OF THE FIRE WALL.

J. **SECTION 706.6 VERTICAL CONTINUITY.** FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30" ABOVE BOTH ADJACENT ROOFS.
EXCEPTIONS:
1. STEPPED BUILDING IN ACCORDANCE WITH SECTION 706.6.1. FIRE WALL SHALL TERMINATE AT A POINT NOT LESS THAN 30" ABOVE THE LOWER ROOF LEVEL. THE EXTERIOR WALL ABOVE THE LOWER ROOF SHALL NOT HAVE LESS THAN A 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION FROM BOTH SIDES WITH OPENINGS PROTECTED BY FIRE ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HR FOR A MINIMUM HEIGHT OF 15 FEET.

2. 2 HOUR FIRE-RESISTANCE-RATED WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, PROVIDED:
2.1. THE LOWER ROOF ASSEMBLY WITHIN 4 FEET OF THE WALL HAS NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING AND THE ENTIRE LENGTH AND SPAN OF SUPPORTING ELEMENTS FOR THE RATED ROOF ASSEMBLY HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
2.2 OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.
2.3. EACH BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.

3. WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF NONCOMBUSTIBLE ROOF SHEATHING, DECK OR SLABS WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.

4. IN BUILDINGS OF TYPE III, IV AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:
4.1 THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL,
4.2 THE ROOF IS COVERED WITH A MINIMUM CLASS BE ROOF COVERING, AND
4.3 THE ROOF SHEATHING OR DECKS IS CONSTRUCTED OF FIRE-RETARDENT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2" LEDGERS ATTACHED TO THE SIDES OF THE FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

GENERAL NOTES (CONT.)

J. **SECTION 706.8 OPENINGS.** EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.5 AND SHALL NOT EXCEED 156 SQ FT. THE AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL SHALL NOT EXCEED 25% OF THE LENGTH OF THE WALL..

EXCEPTIONS:
2. OPENINGS SHALL NOT BE LIMITED TO 156 SQ FT WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

K. AN ALTENRATE MATERIALS AND METHODS OF CONSTRUCTION REQUEST HAS BEEN TO ALLOW TWO STORIES BELOW THE HORIZONTAL ASSEMBLY, TO ADDRESS THE LIMITATIONS IMPOSED BY SECTION 510.2 ITEM 2, WHICH LIMITS THE NUMBER OF STORIES BELOW THE 3-HOUR HORIZONTAL ASSEMBLY TO BE 1-STORY ABOVE GRADE PLANE. SEE SHEET A0.0B FOR MORE INFORMATION.

L. ALL OPENINGS IN THE 3-HOUR FIRE WALL ASSEMBLIES SHALL BE 3-HOUR RATED EXCEPT WHERE FIRE SEPARATION DISTANCE ALLOWS A LESSER RATING PER

M. TABLE 602.

UNLESS OTHERWISE NOTED ALLOWABLE EXTERIOR WALL OPENINGS HAVE NO LIMIT.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

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

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2, U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR READY AREA

CALIFORNIA BUILDING CODE: 2019
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.

	OCCUPANCY CHAPTER 3	USE TABLE 1004.1.2	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA TABLE 506.2 A_t for SM with HT increase	FRONTAGE ALLOWED % SEC. 506.3 I_f	ALLOWBLE AREA FACTOR SEC. 506.2.3 NS	FRONTAGE ALLOWED SF SEC. 506.2.3 (NS x I_f)	ALLOWABLE FLOOR AREA SEC. 506.2.3	MULTI-STORY ALLOWABLE SEC. 506.2.3 S_a	ALLOWABLE AREA SEC. 506.2.3 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPRINKLER INCREASE STORIES / HT. TABLE 506.2	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED	TOTAL SF PROPOSED
RESIDENTIAL STRUCTURE - TYPE III-A															
2 FIRE COMPARTMENTS (FC)															
EXITING AREA - COMPARTMENT A															
FC-A	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 4	9,302	45,443
	R-2 ACCESSORY	ROOF DECK			FRONTAGE NOT USED							5 STORIES 85 FEET	FLOOR 5	9,355	
													FLOOR 6	9,355	
													FLOOR 7	9,355	
													FLOOR 8	8,076	
EXITING AREA - NORTH															
FC-B	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 4	6,516	32,518
	R-2 ACCESSORY	CLUB ROOM			FRONTAGE NOT USED							5 STORIES 85 FEET	FLOOR 5	6,516	
													FLOOR 6	6,516	
													FLOOR 7	6,516	
													FLOOR 8	6,454	
GRAND TOTALS:								48,000 ALLOWED BY FLOOR		96,000 ALLOWED BY BUILDING		TOTAL	FLOOR 4	15,818	77,961
												TOTAL	FLOOR 5	15,871	TOTAL
												TOTAL	FLOOR 6	15,871	PROPOSED
												TOTAL	FLOOR 7	15,871	
												TOTAL	FLOOR 8	14,530	
												GRAND TOTAL	ALL FLOORS	77,961	OK

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

Client

Consultant

111 INDEPENDENCE

111 INDEPENDENCE DR,
MENLO PARK, CALIFORNIA

Rev	Issue	Date
1		

Stamp
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ALLOWABLE AREA CALCULATIONS

Sheet Title

Scale As Indicated

Proj #. 1715 drawn by XX

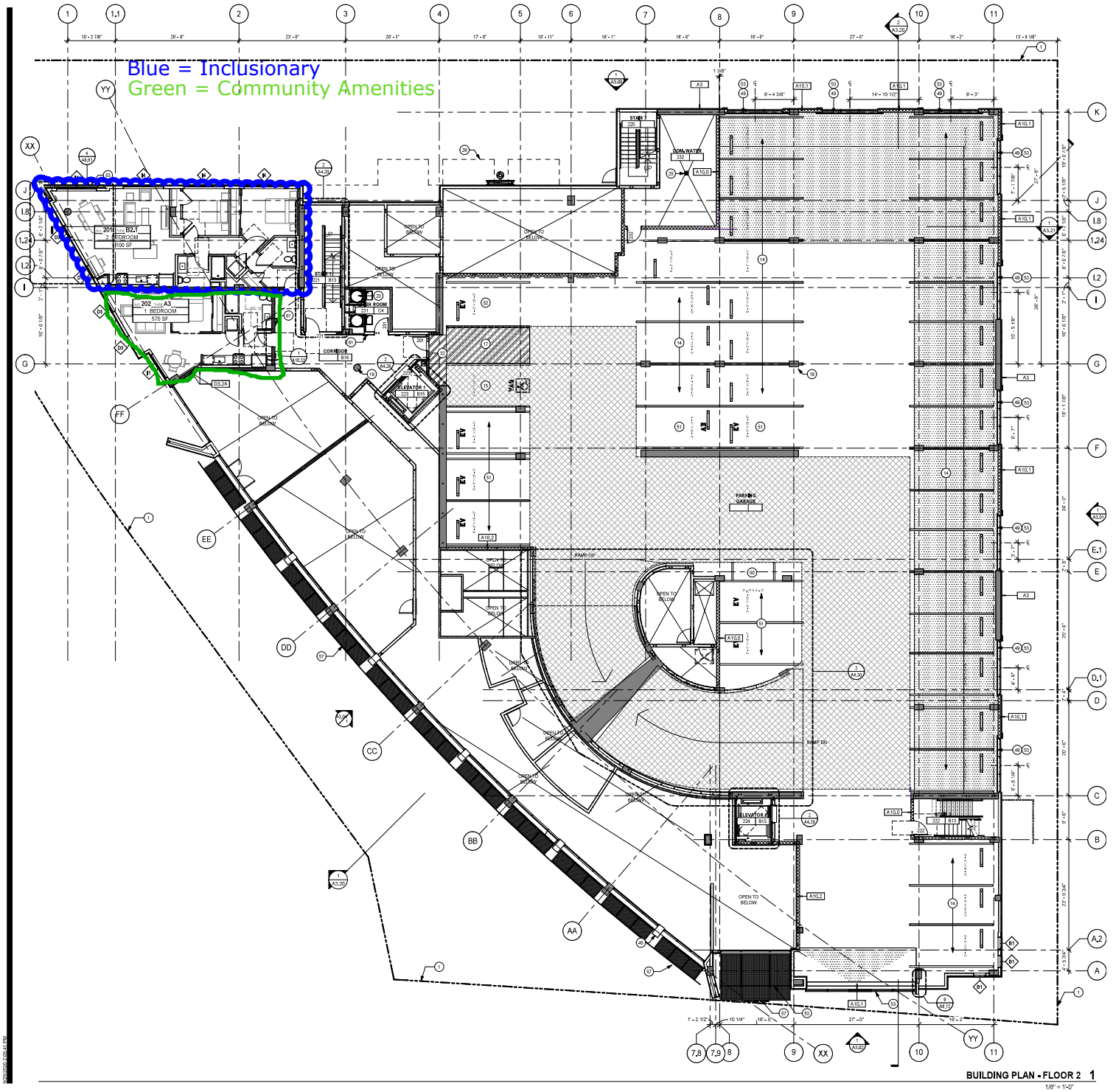
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TRUE NORTH / PROJECT NORTH

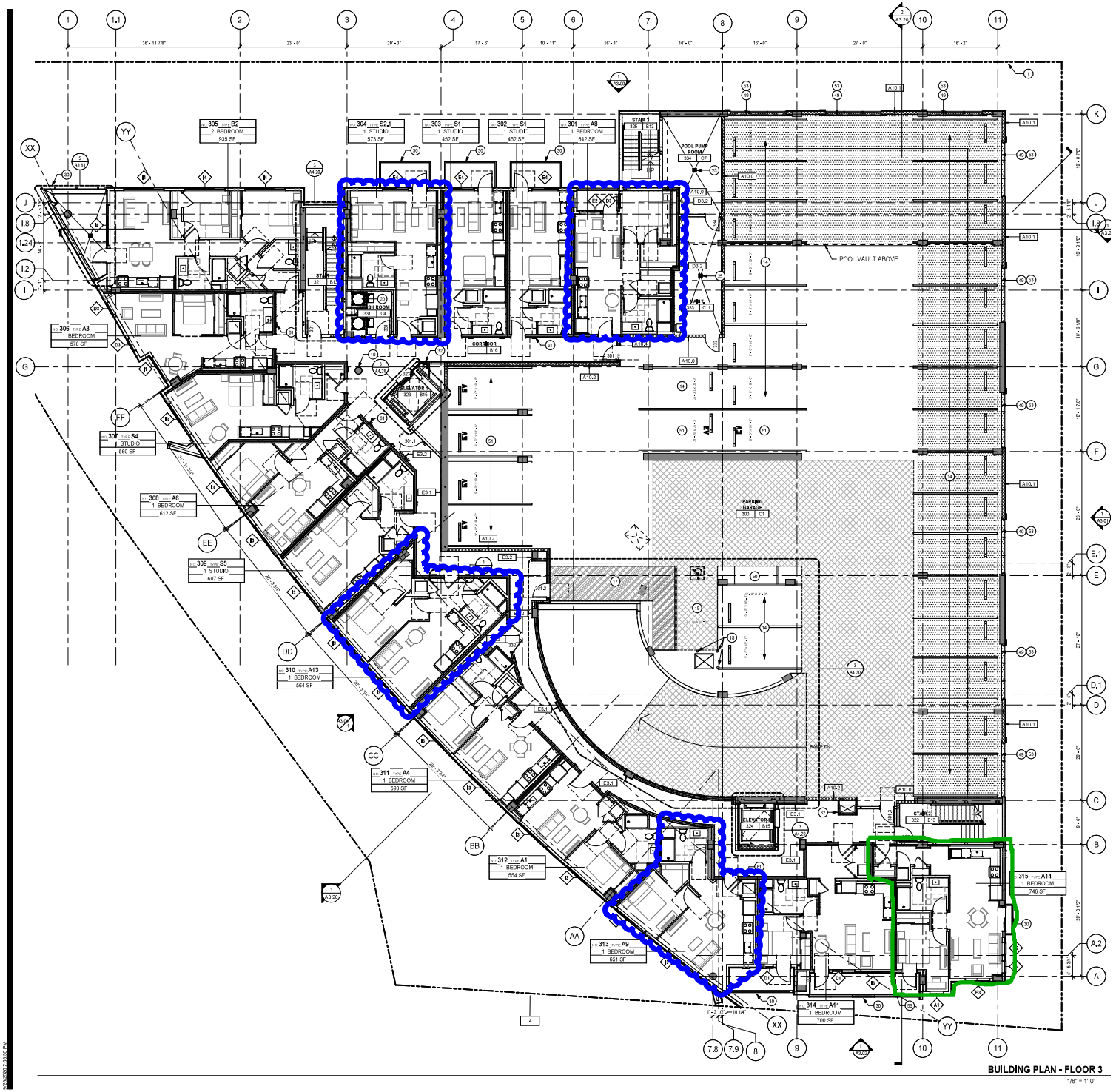
EXHIBIT H4

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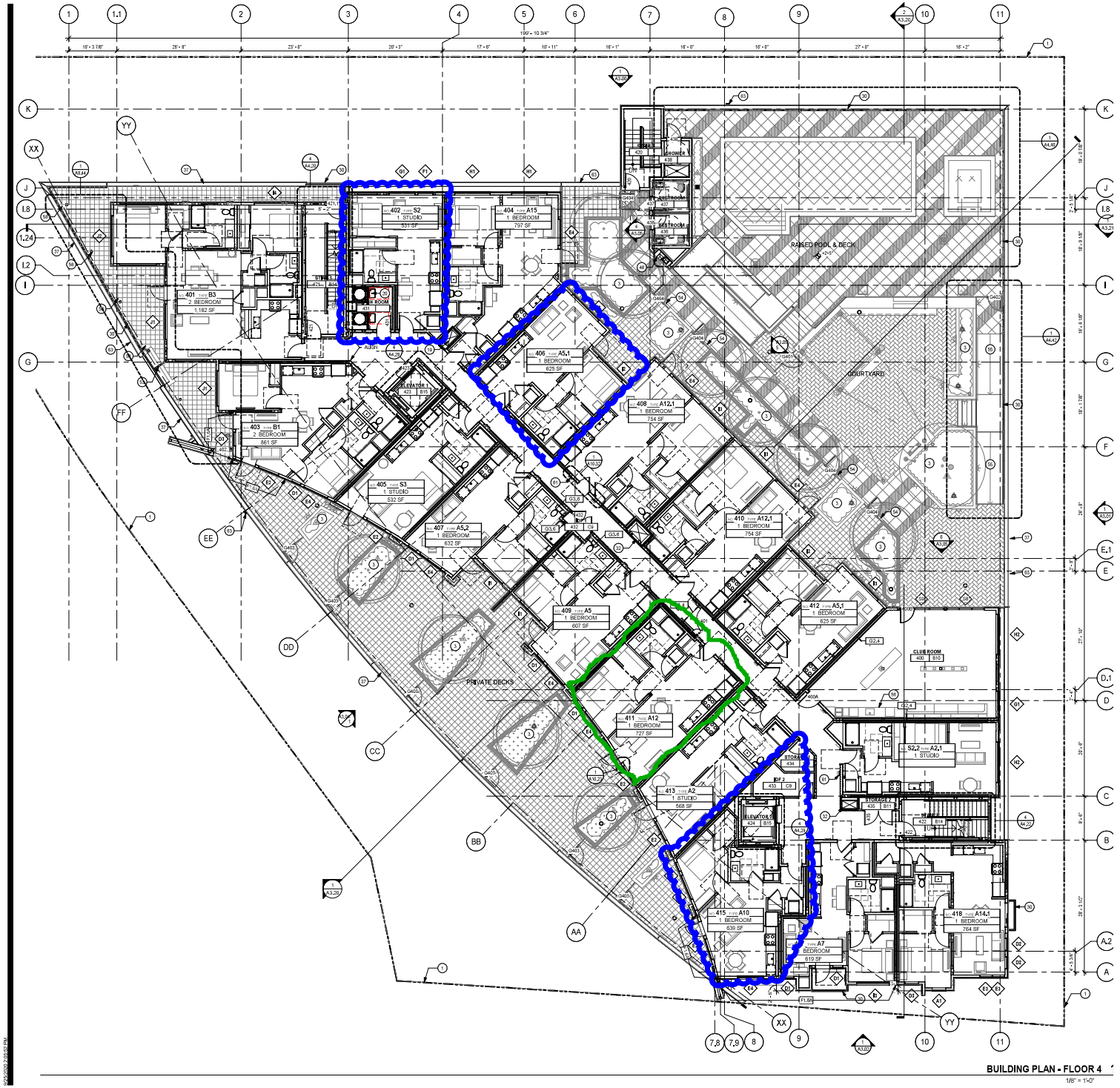
111 Independence
BMR Exhibit A
Floor 2



111 Independence
BMR Exhibit A
Floor 3



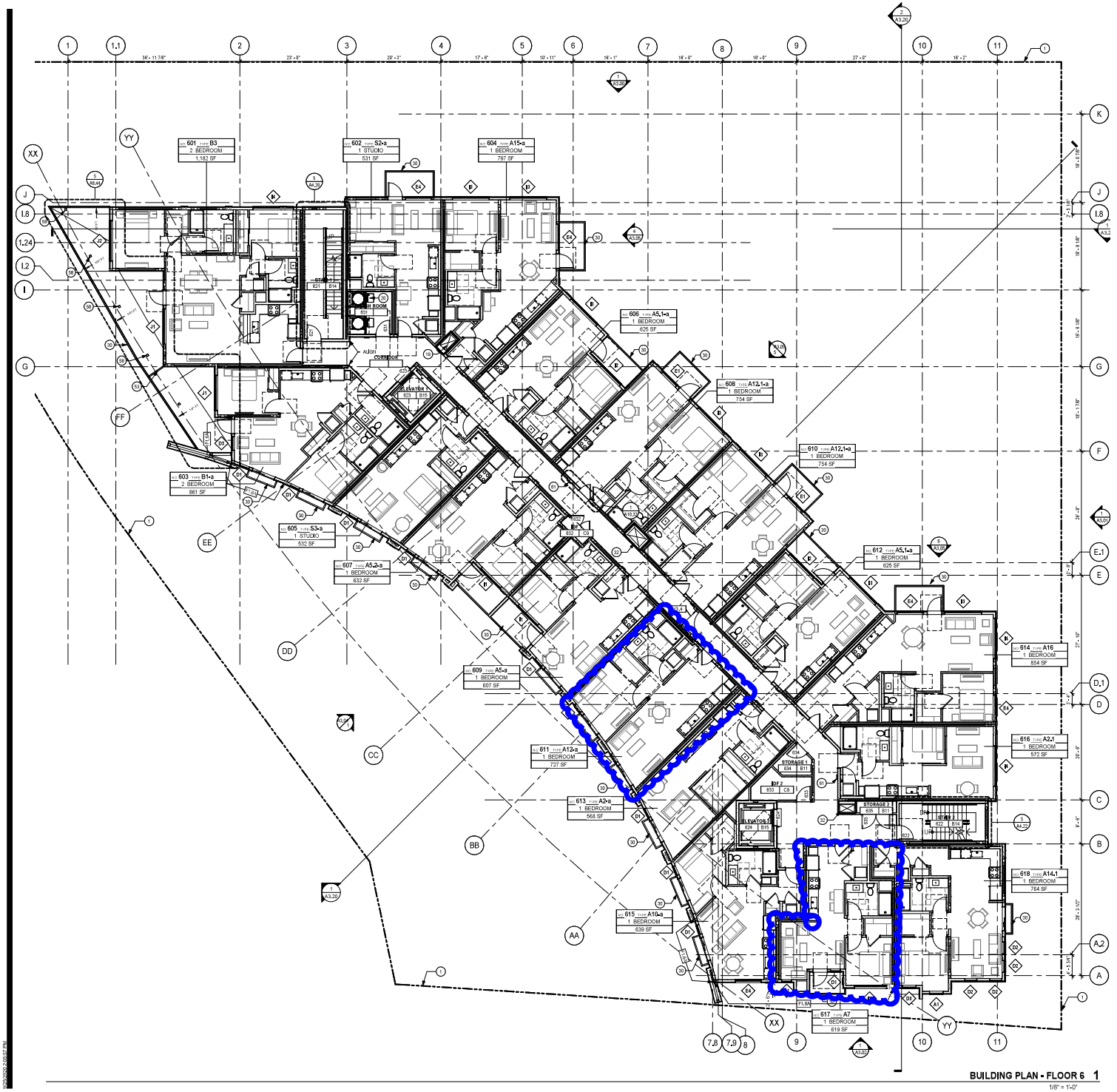
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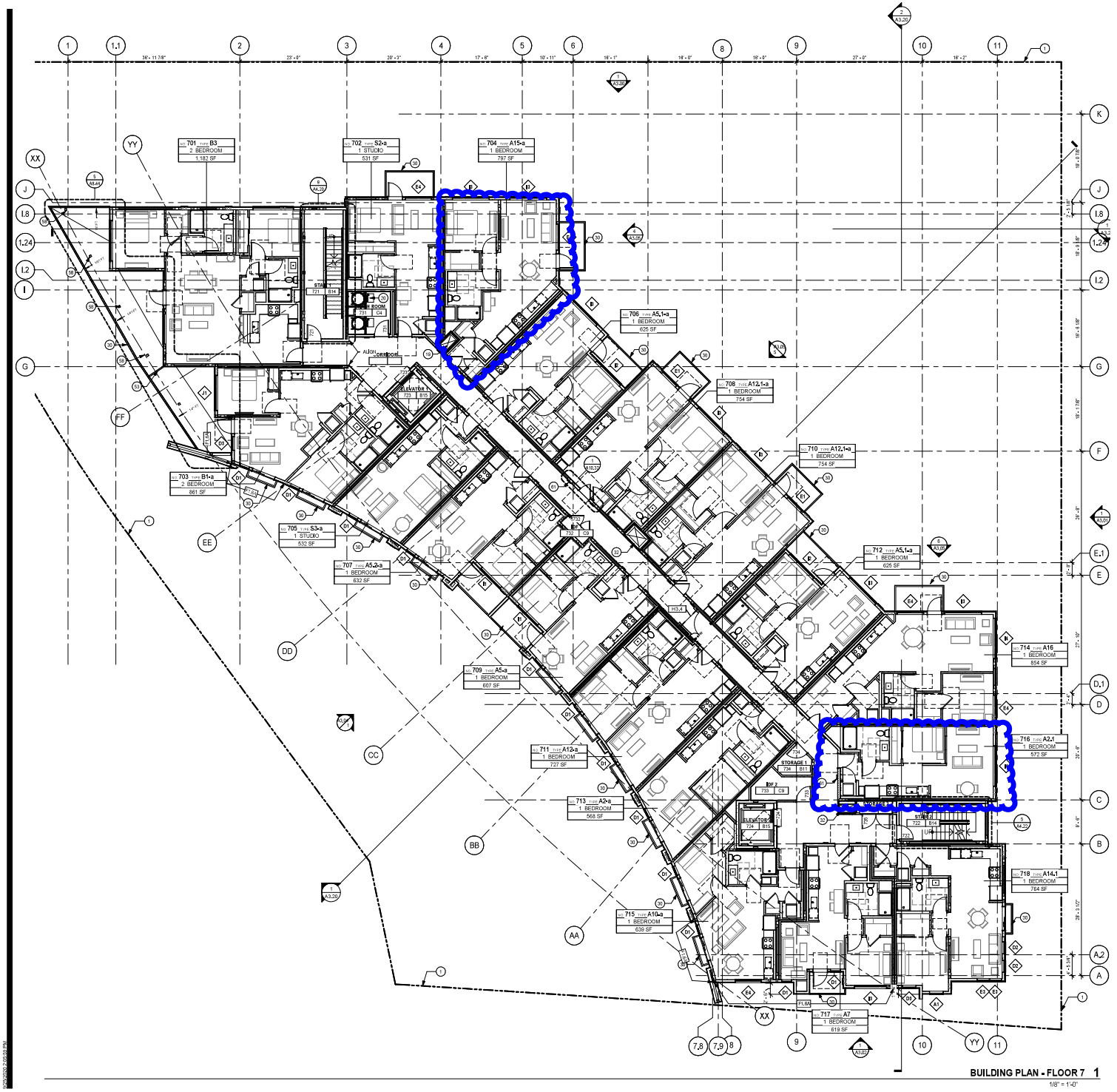
111 Independence
BMR Exhibit A
Floor 5



111 Independence
BMR Exhibit A
Floor 6



111 Independence
BMR Exhibit A
Floor 7



Perspective



Other Project Information

- 109 Parking Stalls (Near Minimum Allowed)
- 160 Interior Resident Bike Parking Spaces (Maximum Allowed)
- 17 Exterior Short-Term Bike Parking Spaces
- 3,126 Sq Ft of Public Open Space
- 746 Sq Ft of Commercial/Retail Space (Café)
- 22 EVSE Stalls (35% More Than required)
- All-Electric Building
- Zero Office Space (Demolishing 15,000 Sq Ft of Office)

SITE PLAN



See elevations beginning on following page.

ELEVATIONS








GARAGE



