Appendix B
Project Plans



123 INDEPENDENCE

MENLO PARK, CA

PLANNING RESUBMITTAL

09/07/2022

The SOBRATO Organization

STUDIO T SQUARE : Architecture : Planning : Urban Design

TGP The Guzzardo Partnership Inc.

KIER+WRIGHT

RADIUS DESIGN

PAE

AMERICAN TRASH MANAGEMENT

WATRY DESIGN, INC. Architects + Engineers + Parking Planners

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PROJECT NARRATIVE

The Sobrato Organization (TSO) is pleased to propose a revised version of 123 Independence. Originally, the project included 67 townhomes, 316 residential apartments, and 88,750 SF of office space. After feedback from Planning Commissioners and community members, TSO decided to remove the office and add 49 additional townhomes. 123 Independence will now deliver 116 townhomes and 316 residential apartment units to the R-MU (Residential Mixed-use) Zoning District within the ConnectMenlo General Plan.

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

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

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

In compliance with Municipal Code Ordinance No 1026, Bonus-level development is being proposed. Maximum height of the apartments is no more than 85-ft above existing grade, and the average height of all buildings is well below 62.5-ft. Seventeen percent (17%) of the total units onsite will be affordable housing units for Low income households.

ZONING COMPLIANCE

MINIMUM LOT AREA	MINIMUM LOT DIMENSION	MINIMUM SETBACK AT STREET	MAXIMUM SETBACK AT STREET	MIN INTERIOR SIDE & REAR SETBACKS	MAX RESIDENTIAL FLOOR AREA RATIO	DENSITY	MAXIMUM NON-RESIDENTIAL FAR	HEIGHT	MIN OPEN SPACE REQUIREMENT
25,000 SF	100 FEET	0 FEET	25 FEET	10 FEET	> 90% TO 225%	> 30 DU/ACRE TO 100 DU/ACRE	25% OF LOT AREA	AVERAGE HEIGHT 62.5 FT MAXIMUM HEIGHT 85 FT	25% OF LOT AREA
COMPLIANT	**COMPLIANT**	**COMPLIANT. SEE SHEET A101**	**COMPLIANT. SEE SHEET A101**	**COMPLIANT. SEE SHEET A101**	**COMPLIANT. SEE TABLE R-MU FAR GRADIENT ON SHEET A002**		**NO NON-RESIDENTIAL PROPOSED**	**COMPLIANT. SEE SHEET A206.**	**COMPLIANT. SEE SHEET A103**

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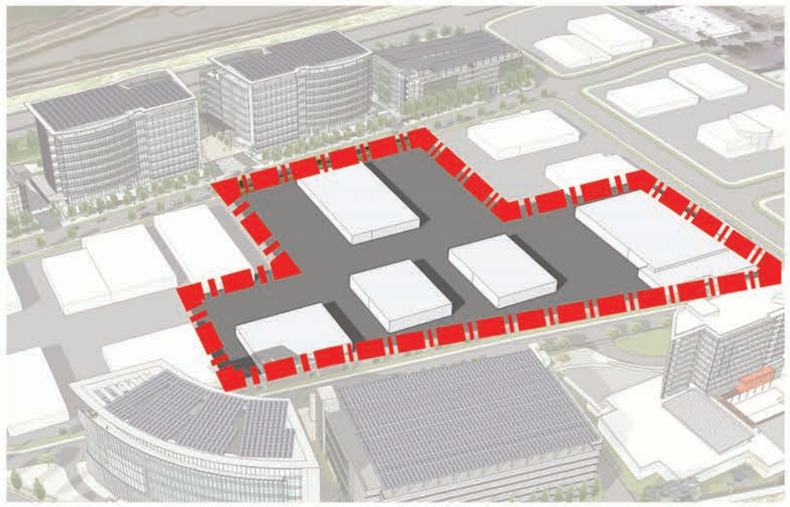
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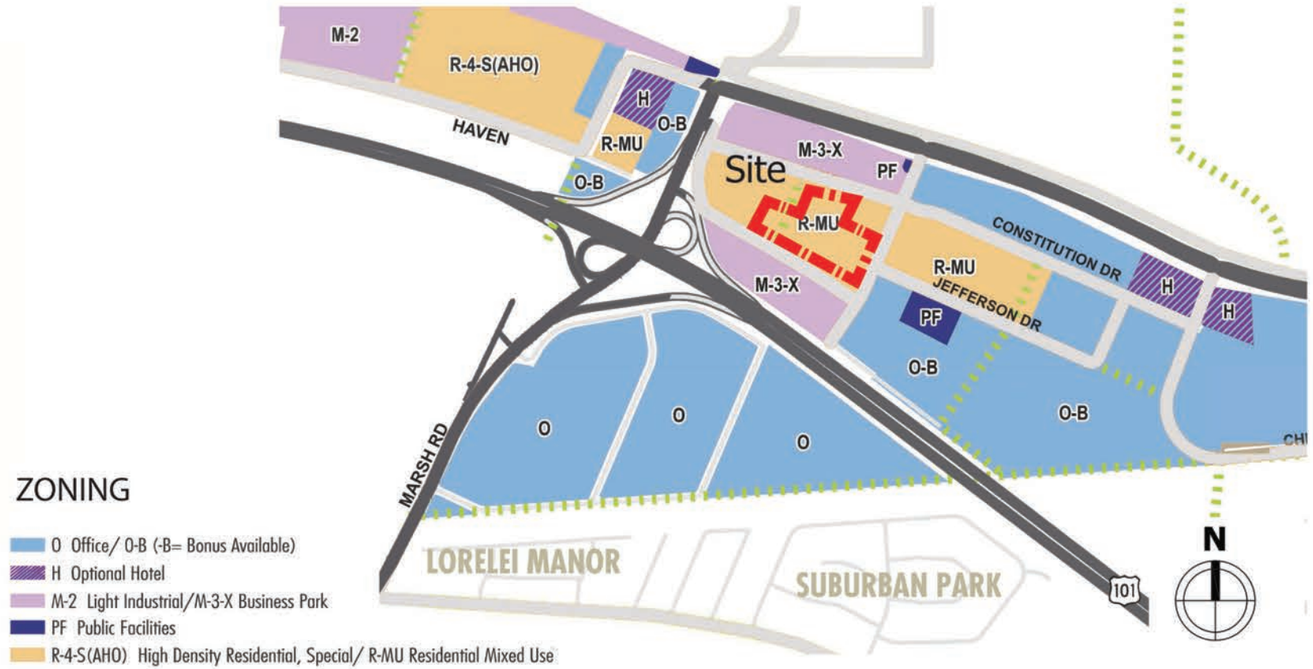
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SITE CONTEXT





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123 Independence
Menlo Park, CA

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

Sheet Title:
PROJECT NARRATIVE AND SITE CONTEXT

Job No.	20004
Date:	09/07/22
Scale:	1" = 1'-0"
Drawn By:	Author

Sheet No:
A001

BELOW MARKET RATE HOUSING SUMMARY - APARTMENT

APARTMENT UNITS PROVIDED = 316 UNITS

BMR UNITS REQUIRED (15%) = 48 UNITS**

ADDITIONAL BMR UNITS PROVIDED = 8 UNITS***

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

*UNIT MIX IS PROPORTIONAL TO PROVIDED MARKET RATE UNIT MIX
** BMR UNITS TO BE DISTRIBUTED EQUALLY ACROSS THE APARTMENT BUILDING ON ALL FLOORS
*** WITH THE ADDITIONAL BMR UNITS, 56 UNITS WILL BE PROVIDED

BELOW MARKET RATE HOUSING SUMMARY - TOWNHOMES

TOWNHOME UNITS PROVIDED = 116 UNITS

BMR UNITS REQUIRED (15%) = 18 UNITS*

UNIT MIX PROVIDED:
3 TWO-BEDROOMS (17%)
3 FOUR-BEDROOMS MOBILITY COMPLIANT (17%)
12 FOUR-BEDROOMS (66%)

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

LOT A - APARTMENTS FOR PURPOSE OF FAR CALCULATIONS BASED ON MP 16.04.325

UNIT TYPE	BDRM	BATH	AVG SF / UNIT	UNIT GSF	BUILDING GSF	UNIT COUNT	% TOTAL
STUDIO	1	1	539 SF	47,411 SF		88	27.9 %
1 BDRM	1	1	725 SF	134,206 SF		185	58.5 %
2 BDRM	2	2	1,006 SF	43,246 SF		43	13.6 %
TOTAL/AVG	359	359	712 SF	224,863 SF	289,223 SF	316	100.0 %

PARKING PROVIDED		BUILDING INFORMATION	
RESIDENT PARKING	330	CONSTRUCTION TYPE	V-A
GUEST PARKING	6	SITE AREA (ACRES)	2.55
TOTAL PARKING	336	FAR	261%
PARKING / DU	1.06	DU / ACRE	123.8
PARKING / BDRM	.94		

LOT B - TOWNHOMES (MARKET RATE CONDOMINIUMS)

UNIT TYPE	BDRM	BATH	AVG SF / UNIT	UNIT TOTAL GSF	BUILDING GSF	UNIT COUNT	% TOTAL
TH 1	3	3.5	1,749 SF	13,990 SF		8	30.8 %
TH 2	2	2.5	1,199 SF	9,591 SF		8	30.8 %
TH 3	3	3.5	2,052 SF	10,262 SF		5	19.2 %
TH 3.1	3	3.5	2,052 SF	10,262 SF		5	19.2 %
TOTAL/AVG	70	83	1,696 SF	44,102 SF	44,249 SF	26	100.0 %

PARKING PROVIDED		BUILDING INFORMATION	
RESIDENT PARKING *1	44	CONSTRUCTION TYPE	V-A
GUEST PARKING	21	SITE AREA (ACRES)	1.27
TOTAL PARKING	65	FAR	80%
PARKING / DU	2.50	DU / ACRE	20.4
PARKING / BDRM	.93		

LOT C - TOWNHOMES (AFFORDABLE CONDOMINIUMS)

UNIT TYPE	BDRM	BATH	AVG SF / UNIT	UNIT TOTAL GSF	BUILDING GSF	UNIT COUNT	% TOTAL
TH 4	4	2.5	1,480 SF	8,878 SF		6	33.3 %
TH 4.1	4	2.5	1,514 SF	4,542 SF		3	16.7 %
TH 4.2	4	2.5	1,416 SF	4,247 SF		3	16.7 %
TH 4.3	2	1.5	958 SF	2,873 SF		3	16.7 %
TH 5	4	2	1,581 SF	4,742 SF		3	16.7 %
TOTAL/AVG	66	40.5	1,405 SF	25,281 SF	25,369 SF	18	100.0 %

PARKING PROVIDED		BUILDING INFORMATION	
RESIDENT PARKING	18	CONSTRUCTION TYPE	V-A
GUEST PARKING	6	SITE AREA (ACRES)	.62
TOTAL PARKING	24	FAR	93.5%
PARKING / DU	1.33	DU / ACRE	28.9
PARKING / BDRM	.40		

LOT D - TOWNHOMES (MARKET RATE CONDOMINIUMS)

UNIT TYPE	BDRM	BATH	AVG SF / UNIT	UNIT TOTAL GSF	BUILDING GSF	UNIT COUNT	% TOTAL
TH 1	3	3.5	1,749 SF	45,466 SF		26	36.1 %
TH 2	2	2.5	1,199 SF	31,171 SF		26	36.1 %
TH 3	3	3.5	2,052 SF	10,262 SF		5	6.9 %
TH 3.1	3	3.5	2,052 SF	30,785 SF		15	20.9 %
TOTAL/AVG	190	226	1,635 SF	117,685 SF	118,121 SF	72	100.0 %

PARKING PROVIDED		BUILDING INFORMATION	
RESIDENT PARKING *2	118	CONSTRUCTION TYPE	V-A
GUEST PARKING	9	SITE AREA (ACRES)	3.12
TOTAL PARKING	127	FAR	87%
PARKING / DU	1.76	DU / ACRE	23.1
PARKING / BDRM	.67		

* NOTE: TANDEM PARKING SPACES ARE COUNTED AS ONLY ONE (1) SPACE PER MP ZONING CODE.
[1] LOT B: OUT OF THE 44 RESIDENT PARKING SPACES: 8 OF THOSE SPACES ARE TANDEM. ACTUAL SPACES TOTAL 52.
[2] LOT D: OUT OF THE 118 RESIDENT PARKING SPACES: 26 OF THOSE SPACES ARE TANDEM. ACTUAL SPACES TOTAL 144.

TOTAL SUMMARY FOR PURPOSE OF FAR CALCULATIONS BASED ON MP 16.04.325

UNIT TYPE	BDRM	BATH	AVG SF / UNIT	UNIT GSF	BUILDING GSF	UNIT COUNT	% TOTAL
LOT A	359	359	712 SF	224,863 SF	289,223 SF	316	36.1 %
LOT B	70	83	1,696 SF	44,102 SF	44,249 SF	26	36.1 %
LOT C	66	40.5	1,405 SF	25,281 SF	25,369 SF	18	6.9 %
LOT D	190	226	1,635 SF	117,685 SF	118,121 SF	72	20.9 %
TOTAL/AVG	685	708.5	954 SF	411,931 SF	476,962 SF	432	100.0 %

PARKING PROVIDED		PROJECT INFORMATION	
RESIDENT PARKING *3	510	TOTAL SITE AREA (ACRES)	8.15 AC
GUEST PARKING	42	DENSITY (DU / AC)	53
TOTAL PARKING	552	TOTAL UNITS	432
PARKING / DU	1.28	FAR	134%
PARKING / BDRM	.81	TOTAL BUILDING GSF	476,962 SF
		BUILDING GSF / UNIT	1,104 SF

[3] OUT OF THE 510 RESIDENT PARKING SPACES, 34 OF THOSE SPACES ARE TANDEM. ACTUAL SPACES TOTAL 544.

BICYCLE PARKING (APARTMENT)		BICYCLE PARKING (TOWNHOME)	
LONG-TERM PROVIDED	474	LONG-TERM PROVIDED	174
SHORT-TERM PROVIDED	48	SHORT-TERM PROVIDED	18
TOTAL PROVIDED	522	**TOTAL PROVIDED**	192
PARKING / DU	1.65	PARKING / DU	1.66

R-MU ZONING FAR GRADIENT LINKED TO DENSITY			
DENSITY (DU / AC)	30	40	50	53
TOTAL UNITS ALLOWED (DU * SITE AREA (ACRES))	245	326	408	432
FAR ALLOWED AT GIVEN DENSITY	90%	109%	129%	134%
TOTAL BUILDING GSF ALLOWED (AC * FAR)	319,513 SF	387,980 SF	456,447 SF	476,987 SF
BUILDING GSF / UNIT	1,307 SF	1,190 SF	1,120 SF	1,104 SF

APARTMENT AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)

	BUILDING TYPE	LEVEL B1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	ROOF	TOTAL
INCLUDED IN FAR	RESIDENTIAL UNITS		14,608 SF	49,004 SF	53,500 SF	55,517 SF	52,234 SF		224,863 SF
	COMMON AREA	378 SF	3,142 SF						3,520 SF
	AMENITIES		3,139 SF	4,197 SF	648 SF		588 SF		8,572 SF
	CIRCULATION		5,912 SF	8,828 SF	8,969 SF	8,998 SF	9,121 SF	459 SF	42,285 SF
	SUPPORT	4,043 SF	3,211 SF	1,093 SF	545 SF	545 SF	546 SF		9,983 SF
	TOTAL	4,421 SF	30,012 SF	63,121 SF	63,663 SF	65,059 SF	62,489 SF	459 SF	289,223 SF
NOT INCLUDED IN FAR	PARKING (VEHICULAR)	75,362 SF	53,517 SF						128,880 SF
	PARKING (BICYCLES)	4,276 SF	681 SF						4,958 SF
	TRASH/FAN/SHAFTS	4,483 SF	2,425 SF	1,522 SF	1,650 SF	1,649 SF	1,637 SF		13,367 SF

TOWNHOMES AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)

TOWNHOME TYPE	COUNT	LEVEL 1	LEVEL 2	LEVEL 3	UTILITY	PER BLDG	TOTAL (FAR)	DECK PER TYPE	DECK TOTAL	GARAGE (NON FAR)	GARAGE TOTAL
3-PLEX	1	755 SF	2,118 SF	2,125 SF	29 SF	5,027 SF	5,027 SF	267 SF	267 SF	1,408 SF	1,408 SF
4-PLEX	5	1,140 SF	2,947 SF	2,955 SF	29 SF	7,072 SF	35,358 SF	371 SF	1,854 SF	1,850 SF	9,252 SF
5-PLEX	9	1,131 SF	3,403 SF	3,419 SF	29 SF	7,982 SF	71,842 SF	431 SF	3,876 SF	2,359 SF	21,227 SF
6-PLEX	5	1,520 SF	4,231 SF	4,248 SF	29 SF	10,029 SF	50,143 SF	534 SF	2,670 SF	2,799 SF	13,993 SF
6-PLEX AFF	1	2,338 SF	3,904 SF	2,188 SF	29 SF	8,460 SF	8,460 SF	159 SF	159 SF	1,667 SF	1,667 SF
12-PLEX AFF	1	4,664 SF	7,809 SF	4,376 SF	59 SF	16,909 SF	16,909 SF	317 SF	317 SF	3,346 SF	3,346 SF
TOTAL	22	31,240 SF	80,347 SF	75,482 SF	671 SF		187,739 SF		9,143 SF		50,893 SF

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

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Menlo Park, CA

The Sobrato Organization
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Mountain View, CA

Sheet Title:
PROJECT DATA SUMMARY

Job No. 20004
Date: 09/07/22
Scale: 1" = 1'-0"
Drawn By: Author

Sheet No:
A002



























STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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Mountain View, CA

Sheet Title:
SITE PHOTOS

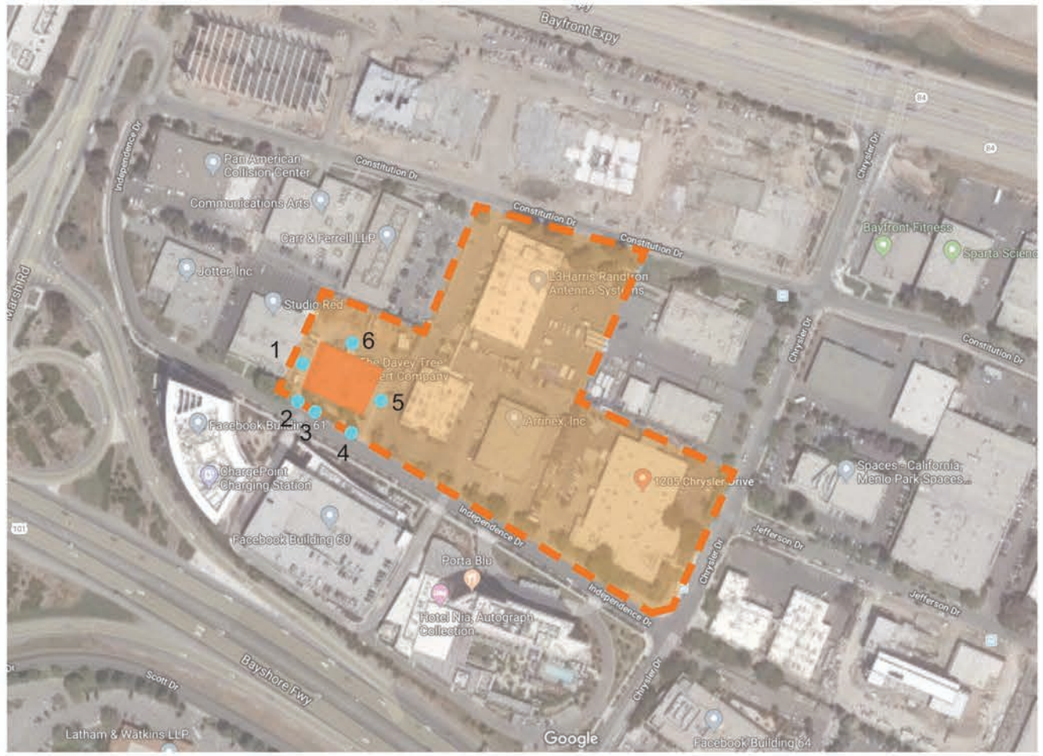
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STUDIO T SQUARE

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: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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Menlo Park, CA

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Mountain View, CA

Sheet Title:
EXISTING BUILDING PHOTOS 119 INDEPENDENCE

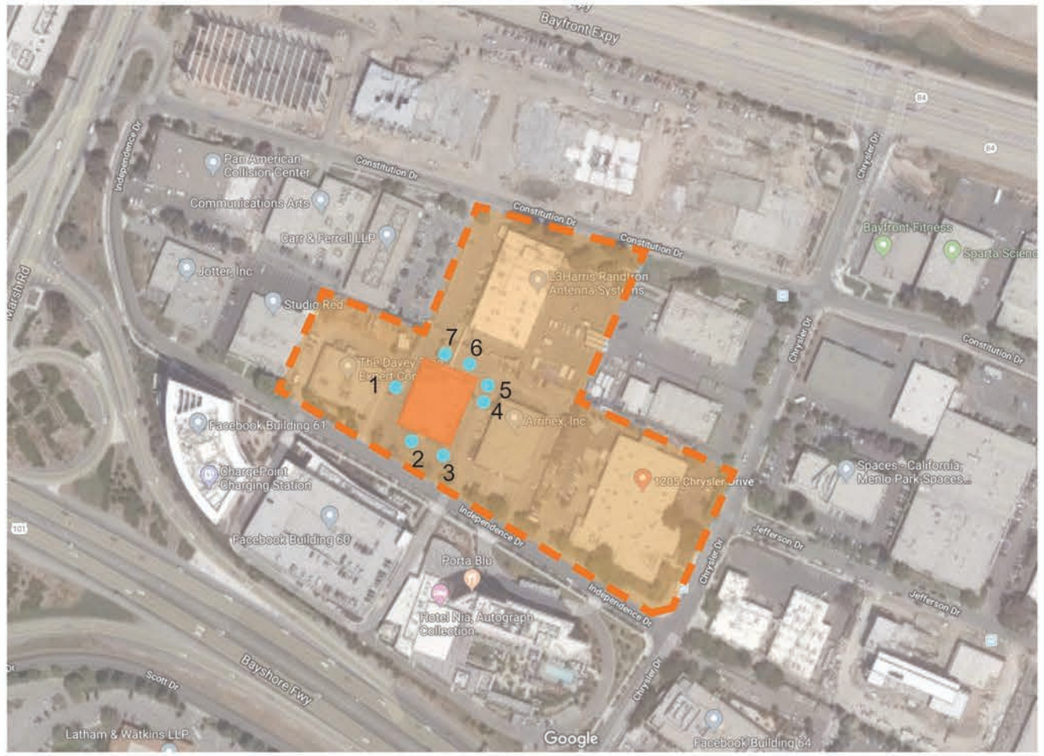
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Sheet Title:
EXISTING BUILDING PHOTOS 123-125 INDEPENDENCE

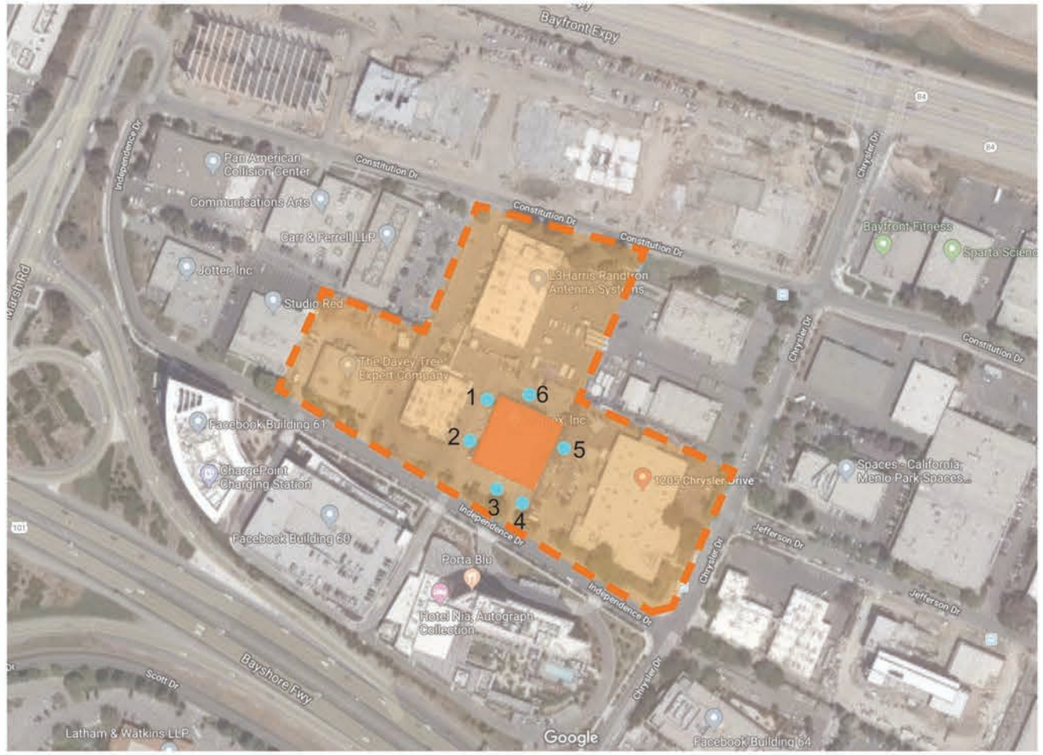
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EXISTING BUILDING PHOTOS 127 INDEPENDENCE

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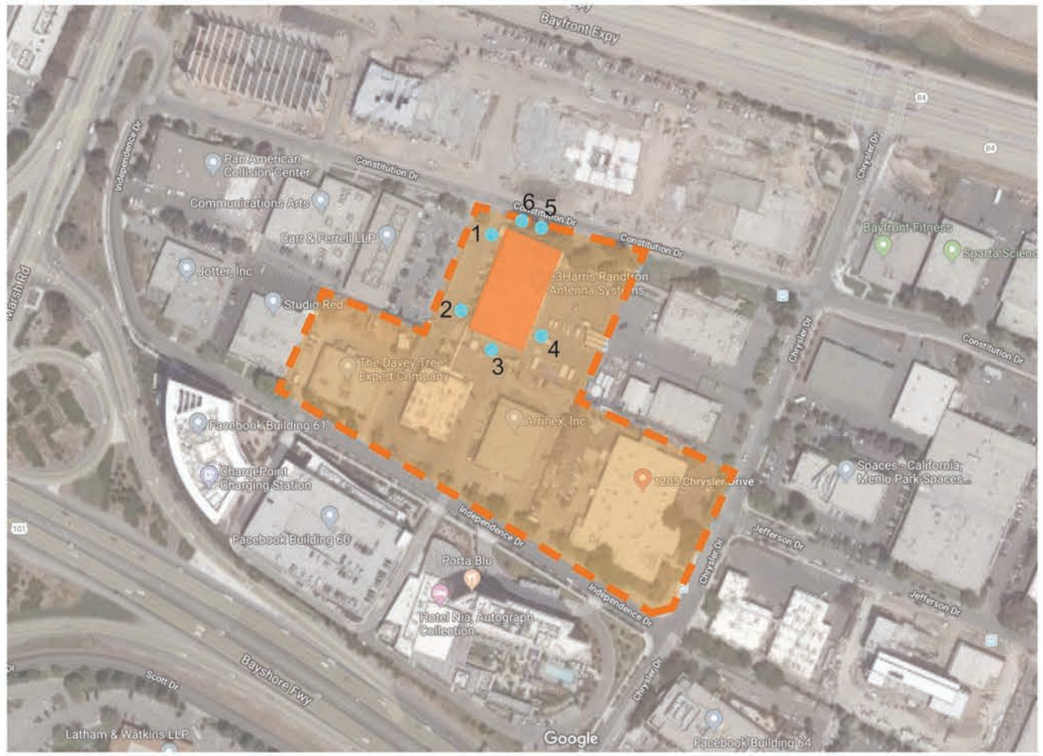
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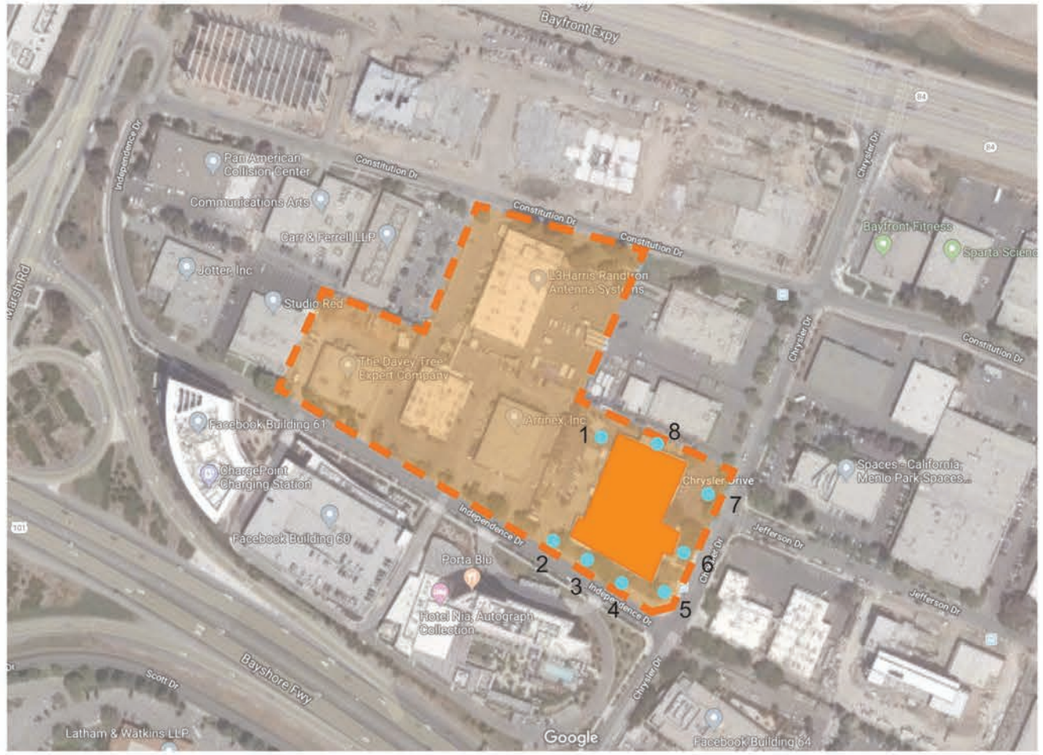
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EXISTING BUILDING PHOTOS 130 CONSTITUTION

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Sheet Title:
EXISTING BUILDING PHOTOS 1205 CHRYSLER

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Drawn By:	Author

Sheet No:
A025



CONSTITUTION DRIVE COMPOSITE ELEVATION



CHRYSLER DRIVE COMPOSITE ELEVATION



INDEPENDENCE DRIVE COMPOSITE ELEVATION
(EAST OF PASEO)



INDEPENDENCE DRIVE COMPOSITE ELEVATION
(WEST OF PASEO)

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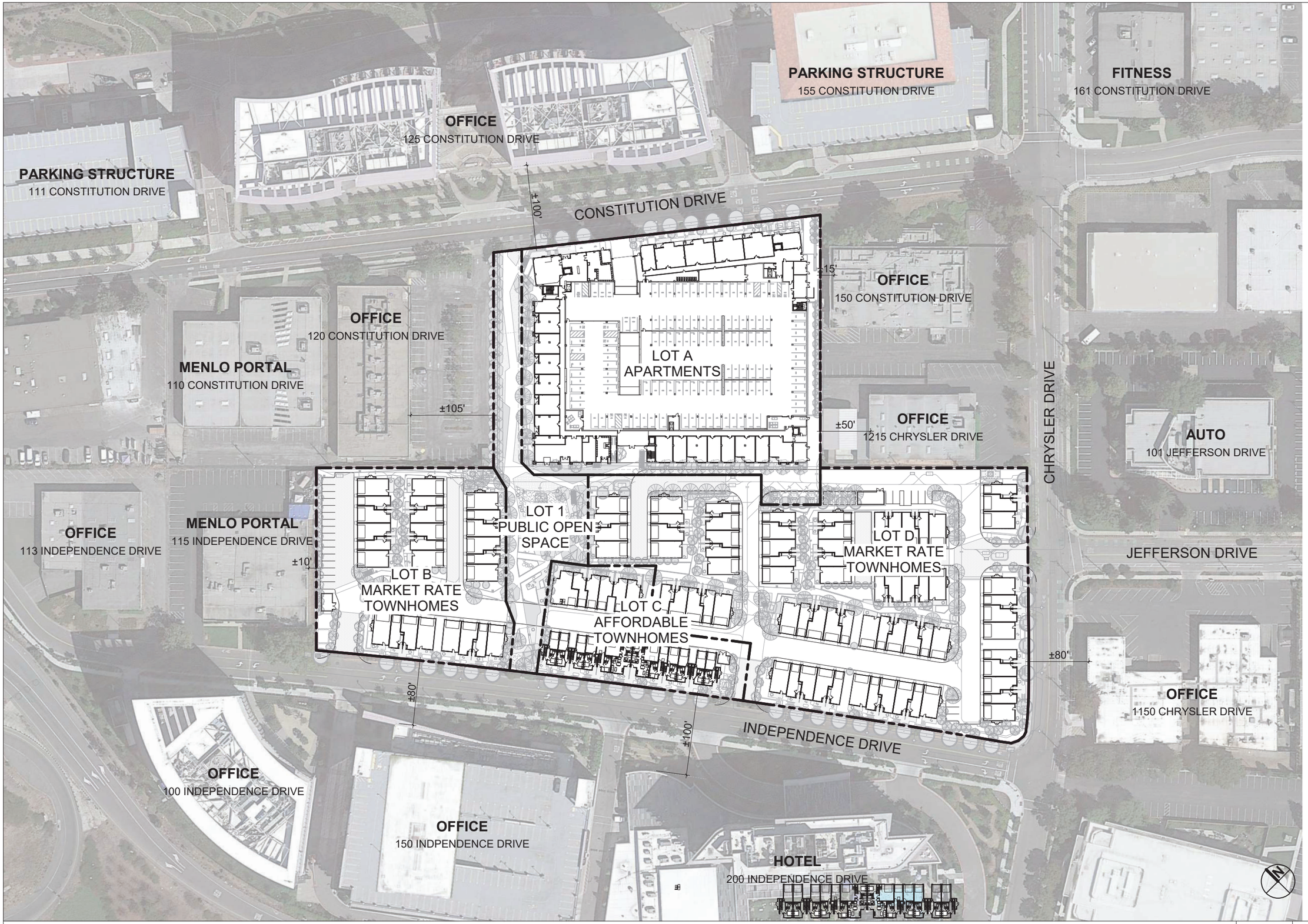
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Sheet Title:
STREETSCAPE

Job No.	20004
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A031



SITE PLAN - CONTEXT MAP | 1" = 50'-0" | 1

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Sheet Title:
SITE CONTEXT MAP

Job No. 20004
Date: 09/07/22
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A100



ILLUSTRATIVE SITE PLAN | 1" = 30'-0" | 1

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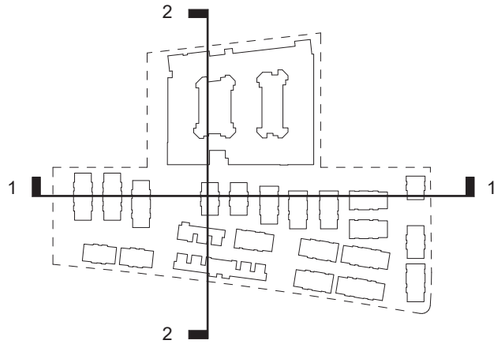
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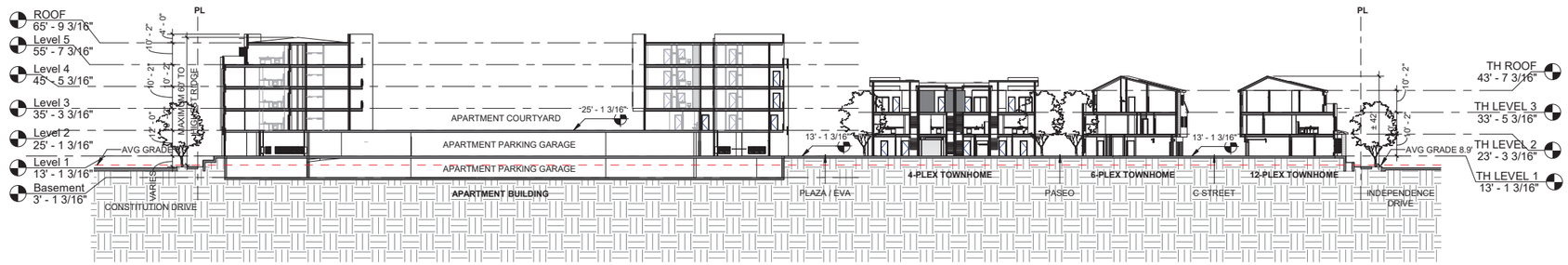
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PROPOSED ILLUSTRATIVE SITE PLAN

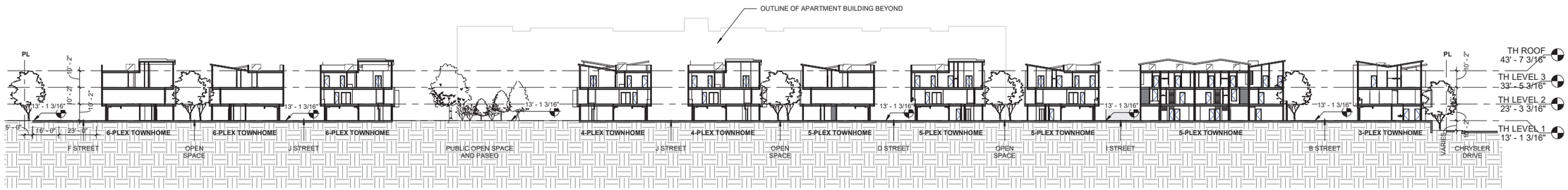
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A101





OVERALL SITE SECTION NORTH TO SOUTH | 1" = 30'-0" | 2



OVERALL SITE SECTION WEST TO EAST | 1" = 30'-0" | 1

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Sheet Title:
SITE SECTIONS

Job No. 20004
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A102



OPEN SPACE - LEVEL 5 | 1" = 80'-0" | 4



OPEN SPACE - LEVEL 2 | 1" = 80'-0" | 2



OPEN SPACE - LEVEL 4 (LEVEL 3 SIM) | 1" = 80'-0" | 3



OPEN SPACE - LEVEL 1 | 1" = 80'-0" | 1

PUBLIC OPEN SPACE	
LOT 1 - PASEO & PARK	LOT SIZE: 26,154 SF
PARK	11,945 SF
PASEO	14,209 SF
PROVIDED PUBLIC OPEN SPACE	26,154 SF
REQUIRED PUBLIC OPEN SPACE	10,300 SF

PUBLICLY ACCESSIBLE OPEN SPACE	
LOT A - APARTMENT	LOT SIZE: 111,186 SF
LANDSCAPE ZONES	9,586 SF
STREET FRONTAGE	3,965 SF
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE	13,551 SF
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE*	6,949 SF
LOT B - TOWHOMES	LOT SIZE: 54,974 SF
LANDSCAPE ZONES	8,423 SF
STREET FRONTAGE	3,932 SF
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE	12,355 SF
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE*	3,436 SF
LOT C - TOWHOMES	LOT SIZE: 27,109 SF
LANDSCAPE ZONES	636 SF
STREET FRONTAGE	2,433 SF
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE	3,070 SF
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE*	1,694 SF
LOT D - TOWHOMES	LOT SIZE: 135,752 SF
LANDSCAPE ZONES	6,935 SF
STREET FRONTAGE	13,247 SF
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE	20,182 SF
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE*	8,485 SF

COMMON & PRIVATE OPEN SPACE	
LOT A - APARTMENT	LOT SIZE: 111,186 SF
COMMON: LANDSCAPE PODIUM COUTYARD	23,360 SF
PRIVATE BALCONIES, DECKS, PATIOS (6' X 6' MIN.)	8,486 SF
PROVIDED COMMON & PRIVATE OPEN SPACE	31,847 SF
REQUIRED COMMON & PRIVATE OPEN SPACE (100 SF * 316)	31,600 SF
LOT B - TOWHOMES	LOT SIZE: 54,974 SF
COMMON: GREEN SPACES BETWEEN TOWNHOMES	2,148 SF
PRIVATE BALCONIES, DECKS, PATIOS (6' X 6' MIN.)	2,955 SF
PROVIDED COMMON & PRIVATE OPEN SPACE	5,102 SF
REQUIRED COMMON & PRIVATE OPEN SPACE (100 SF * 26)	2,600 SF
LOT C - TOWHOMES	LOT SIZE: 27,109 SF
COMMON: GREEN SPACES BETWEEN TOWNHOMES	1,277 SF
PRIVATE BALCONIES, DECKS, PATIOS (6' X 6' MIN.)	691 SF
PROVIDED COMMON & PRIVATE OPEN SPACE	1,969 SF
REQUIRED COMMON & PRIVATE OPEN SPACE (100 SF * 18)	1,800 SF
LOT D - TOWHOMES	LOT SIZE: 135,752 SF
COMMON: GREEN SPACES BETWEEN TOWNHOMES	12,093 SF
PRIVATE BALCONIES, DECKS, PATIOS (6' X 6' MIN.)	9,064 SF
PROVIDED COMMON & PRIVATE OPEN SPACE	21,157 SF
REQUIRED COMMON & PRIVATE OPEN SPACE (100 SF * 72)	7,200 SF

OVERALL SITE SUMMARY	
PROVIDED TOTAL PUBLICALLY ACCESSIBLE OPEN SPACE	49,158 SF
REQUIRED TOTAL PUBLICALLY ACCESSIBLE OPEN SPACE*	22,198 SF
PROVIDED TOTAL OPEN SPACE	135,387 SF
REQUIRED TOTAL OPEN SPACE**	88,794 SF

* 25% OF MINIMUM OPEN SPACE
** 25% OF TOTAL LOT AREA

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Sheet Title:
OPEN SPACE DIAGRAM

Job No. 20004
Date: 09/07/22
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OPEN SPACE - ENLARGED LOT C LEVEL 2 | 1" = 20'-0" | 2



OPEN SPACE - ENLARGED LOT C LEVEL 1 | 1" = 20'-0" | 1

COMMON & PRIVATE OPEN SPACE	
LOT C - TOWHOMES	LOT SIZE: 27,109 SF
COMMON: GREEN SPACES BETWEEN TOWNHOMES	1,277 SF
PRIVATE BALCONIES, DECKS, PATIOS (6' X 6' MIN.)	691 SF
PROVIDED COMMON & PRIVATE OPEN SPACE	1,969 SF
REQUIRED COMMON & PRIVATE OPEN SPACE (100 SF * 18)	1,800 SF

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Sheet Title:
ENLARGED LOT C OPEN SPACE DIAGRAM

Job No. 20004
Date: 09/07/22
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A103B

LOT A - COMMON OPEN SPACE	
AREA LOCATION	AREA
Level 1	
LOBBY, PET SPA, & CO-WORKING ADJACENT	2,647 SF
Level 2	
COURTYARD 1	12,535 SF
COURTYARD 2	7,799 SF
Level 5	
ROOF DECK	380 SF
	23,360 SF

LOT A - PRIVATE OPEN SPACE	
AREA LOCATION	AREA
Level 1	
UNIT 1A2	135 SF
UNIT 1B	138 SF
UNIT 1B	138 SF
UNIT 2A	90 SF
UNIT 2A	90 SF
UNIT 2A	90 SF
UNIT 2A	90 SF
Level 2	
UNIT 1B	42 SF
UNIT 1B	46 SF
UNIT 1B	45 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 2B	49 SF
UNIT 2B	51 SF
UNIT 2B	55 SF
Level 3	
UNIT 1B	45 SF
UNIT 1B	46 SF
UNIT 1B	45 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 1B	66 SF
UNIT 1C	68 SF
UNIT 1C	73 SF
UNIT 1C	77 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	69 SF
UNIT 1C	73 SF
UNIT 1C	74 SF
UNIT 1C	74 SF
UNIT 1C	73 SF
UNIT 1C	74 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 2A	49 SF
UNIT 2B	55 SF
UNIT 2B	51 SF
UNIT 2B	51 SF

LOT A - PRIVATE OPEN SPACE	
AREA LOCATION	AREA
Level 4	
UNIT 1B	45 SF
UNIT 1B	46 SF
UNIT 1B	45 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	77 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	69 SF
UNIT 1C	73 SF
UNIT 1C	74 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	74 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 2A	49 SF
UNIT 2A	66 SF
UNIT 2B	51 SF
UNIT 2B	51 SF
UNIT 2B	55 SF
Level 5	
UNIT 1B	45 SF
UNIT 1B	46 SF
UNIT 1B	45 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 1B	65 SF
UNIT 1B	66 SF
UNIT 1B	158 SF
UNIT 1C	73 SF
UNIT 1C	74 SF
UNIT 1C	75 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	70 SF
UNIT 1C	73 SF
UNIT 1C	74 SF
UNIT 1C	74 SF
UNIT 1C	73 SF
UNIT 1C	74 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1C	73 SF
UNIT 1F	277 SF
UNIT 1F	274 SF
UNIT 1F	274 SF
UNIT 1F	273 SF
UNIT 2A	49 SF
UNIT 2A	66 SF
UNIT 2A	66 SF
UNIT 2B	51 SF
UNIT 2B	51 SF
UNIT S4	254 SF
UNIT S4	254 SF
	8,486 SF

LOT B - COMMON OPEN SPACE	
AREA LOCATION	AREA
Level 1	
BETWEEN BLDG 1 & 2	2,148 SF
	2,148 SF

LOT B - PRIVATE OPEN SPACE	
AREA LOCATION	AREA
Level 1	
TH1	78 SF
TH1	80 SF
TH1	78 SF
TH1	80 SF
TH2	80 SF
TH2	78 SF
TH2	80 SF
TH2	78 SF
TH3	82 SF
TH3	81 SF
TH3.1	81 SF
TH3.1	82 SF
Level 2	
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH2	75 SF
TH2	75 SF
TH2	75 SF
TH2	75 SF
TH2	75 SF
TH2	75 SF
TH2	75 SF
TH2	75 SF
TH3	93 SF
TH3	93 SF
TH3	93 SF
TH3	93 SF
TH3	93 SF
TH3	93 SF
TH3	93 SF
TH3	93 SF
TH3	93 SF
TH3	93 SF
	3,048 SF

LOT C - COMMON OPEN SPACE	
AREA LOCATION	AREA
Level 1	
BLDG 6 ADJACENT	1,279 SF
	1,279 SF

LOT C - PRIVATE OPEN SPACE	
AREA LOCATION	AREA
Level 1	
TH4	35 SF
TH4	43 SF
TH4	35 SF
TH4.1	35 SF
TH4.2	36 SF
TH5	44 SF
Level 2	
TH4	154 SF
TH4	154 SF
TH4	154 SF
	690 SF

LOT D - COMMON OPEN SPACE	
AREA LOCATION	AREA
Level 1	
BETWEEN BLDG 8, 9, 10 & 11	4,881 SF
60	7,212 SF
	12,093 SF

LOT D - PRIVATE OPEN SPACE	
AREA LOCATION	AREA
Level 1	
TH1	79 SF
TH1	80 SF
TH1	78 SF
TH1	36 SF
TH1	86 SF
TH1	80 SF
TH1	80 SF
TH1	80 SF
TH1	79 SF
TH1	81 SF
TH1	80 SF
TH1	36 SF
TH1	84 SF
TH1	80 SF
TH1	80 SF
TH1	78 SF
TH2	78 SF
TH2	36 SF
TH2	84 SF
TH2	79 SF
TH2	80 SF
TH2	79 SF
TH2	80 SF
TH2	80 SF
TH2	79 SF
TH2	84 SF
TH2	80 SF
TH2	80 SF
TH2	80 SF
TH2	78 SF
TH3	100 SF
TH3	99 SF
TH3	101 SF
TH3	99 SF
TH3	84 SF
TH3	102 SF
TH3	94 SF
TH3	94 SF
TH3	112 SF
TH3	102 SF
TH3	83 SF
TH3	82 SF
Level 2	
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF

LOT D - PRIVATE OPEN SPACE	
AREA LOCATION	AREA
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
TH1	70 SF
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	9,064 SF

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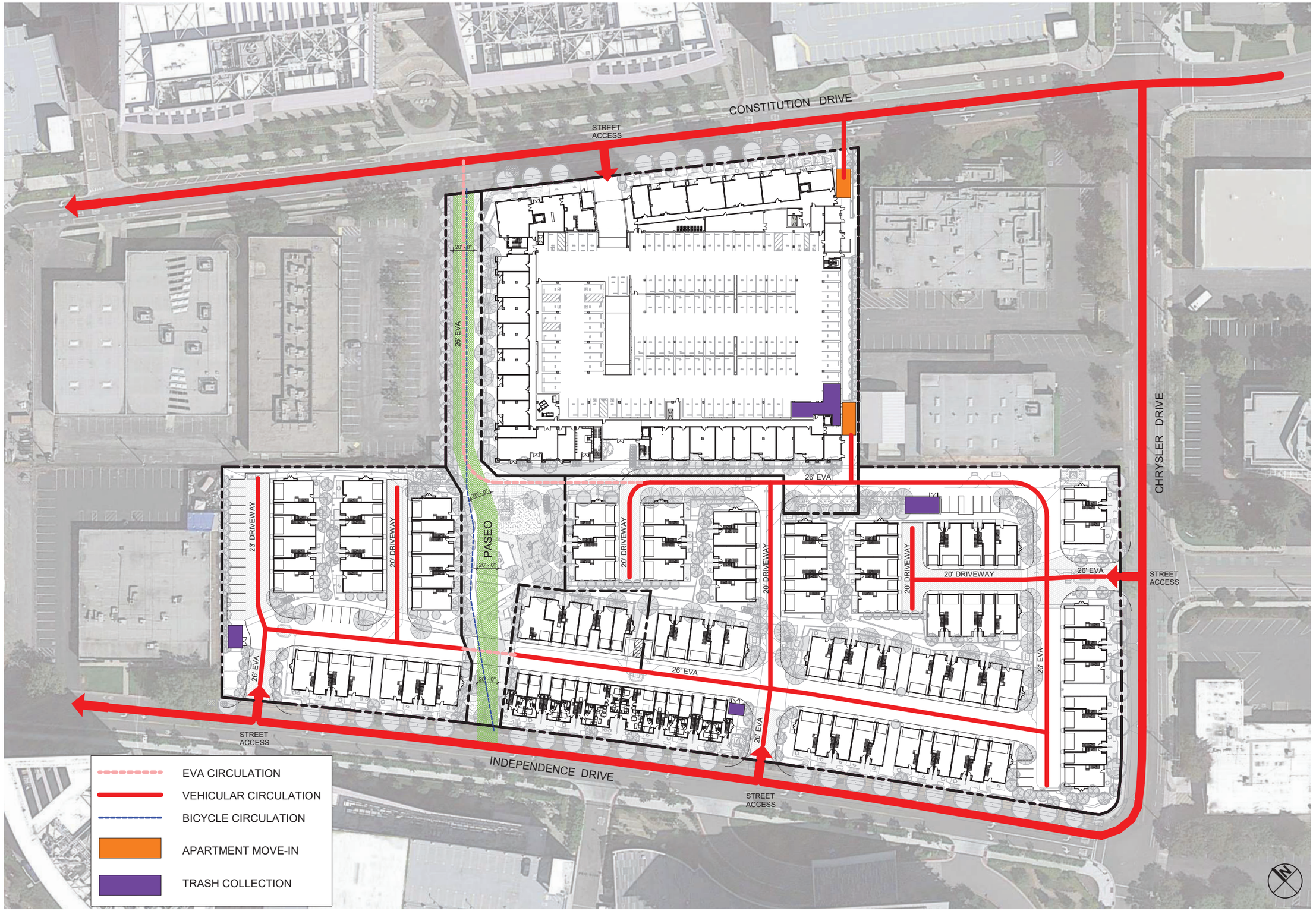
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Sheet Title:
OPEN SPACE AREA SCHEDULE

Job No. 20004
Date: 09/07/22
Scale:
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Sheet No:
A104



SITE PLAN - CIRCULATION | 1" = 40'-0" | 1

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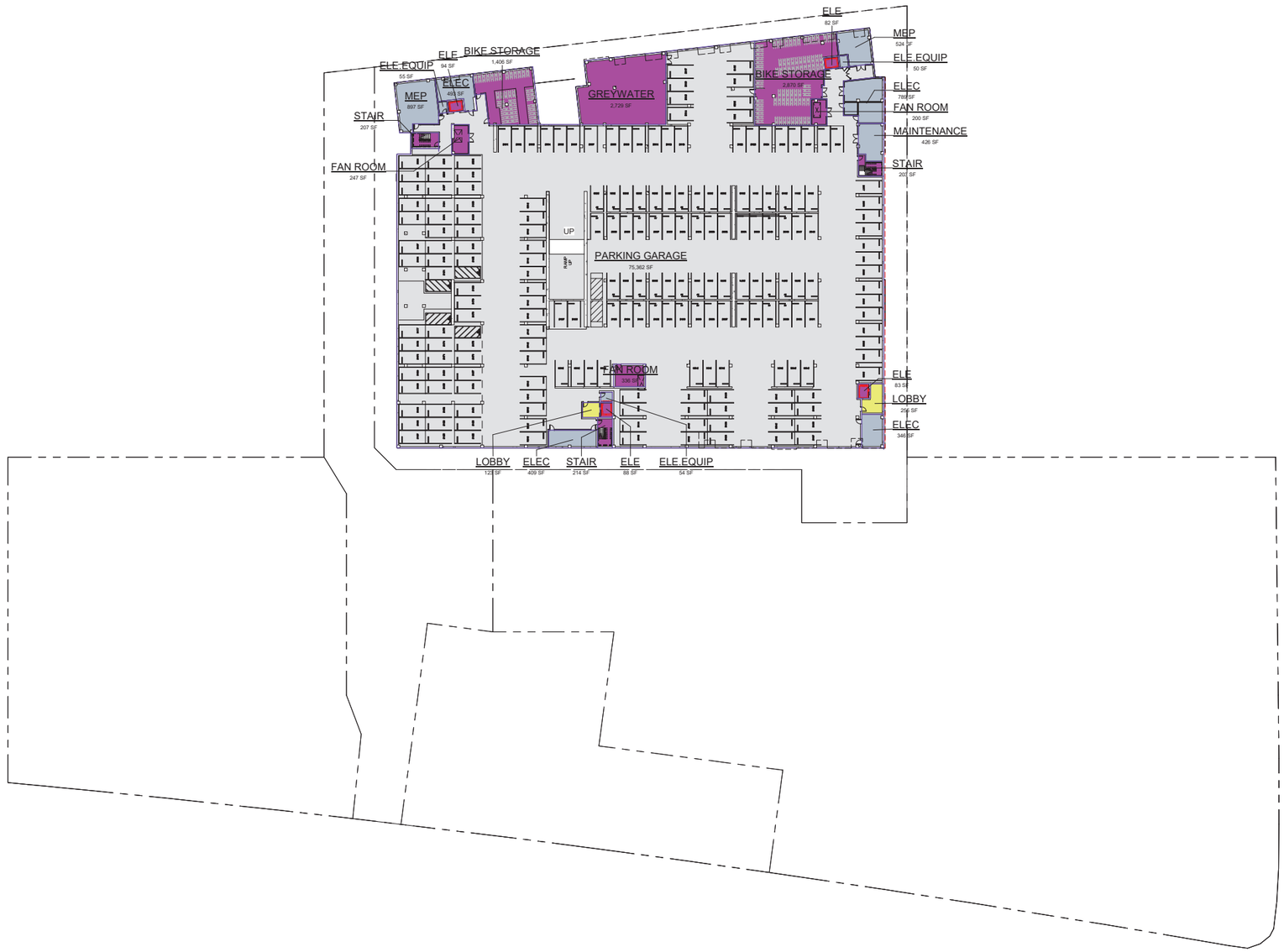
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Sheet Title:
CIRCULATION DIAGRAM

Job No. 20004
Date: 09/07/22
Scale: 1" = 40'-0"
Drawn By: Author

Sheet No:
A105



LEVEL B1 FAR | 1" = 40'-0" | 1

AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)

	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SF)	TOTAL (SF)
INCLUDED IN FAR	RESIDENTIAL UNITS			
	COMMON AREA	378 SF		378 SF
	AMENITIES			
	CIRCULATION			
	SUPPORT	4,043 SF		4,043 SF
	TOTAL	4,421 SF		4,421 SF
NOT INCLUDED IN FAR	PARKING (VEHICULAR)	75,362 SF		75,362 SF
	PARKING (BICYCLES)	4,276 SF		4,276 SF
	TRASH/FAN/SHAFTS	4,483 SF		4,483 SF

AREA SUMMARY

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

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: (510) 451 - 2850

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Sheet Title:
FAR TABULATIONS
LEVEL B1

Job No. 20004
Date: 09/07/22
Scale: As indicated
Drawn By: Author

Sheet No:
A110



AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)				
	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SF)	TOTAL (SF)
INCLUDED IN FAR	RESIDENTIAL UNITS	14,608 SF	31,240 SF	45,848 SF
	COMMON AREA	3,142 SF		3,142 SF
	AMENITIES	3,139 SF		3,139 SF
	CIRCULATION	5,912 SF		5,912 SF
	SUPPORT	3,211 SF	671 SF	3,882 SF
	TOTAL	30,012 SF	31,910 SF	61,922 SF
NOT INCLUDED IN FAR	PARKING (VEHICULAR)	53,517 SF	50,893 SF	104,410 SF
	PARKING (BICYCLES)	681 SF		681 SF
	TRASH/FAN/SHAFTS	2,425 SF	1,001 SF	3,426 SF

LEVEL 1 FAR | 1" = 40'-0" | 1 | AREA SUMMARY

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Sheet Title:
FAR TABULATIONS
LEVEL 1

Job No. 20004
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Sheet No:
A111



LEVEL 2 FAR | 1" = 40'-0" | 1

AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)

	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SF)	TOTAL (SF)
INCLUDED IN FAR	RESIDENTIAL UNITS	49,004 SF	80,347 SF	129,350 SF
	COMMON AREA			
	AMENITIES	4,197 SF		4,197 SF
	CIRCULATION	8,828 SF		8,828 SF
	SUPPORT	1,093 SF		1,093 SF
	TOTAL	63,121 SF	80,347 SF	143,468 SF
NOT INCLUDED IN FAR	PARKING (VEHICULAR)			
	PARKING (BICYCLES)			
	TRASH/FAN/SHAFTS	1,522 SF		1,522 SF

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Sheet Title:
FAR TABULATIONS
LEVEL 2

Job No. 20004
Date: 09/07/22
Scale: As indicated
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Sheet No:
A112



AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)

	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SF)	TOTAL (SF)
INCLUDED IN FAR	RESIDENTIAL UNITS	53,500 SF	75,482 SF	128,982 SF
	COMMON AREA			
	AMENITIES	648 SF		
	CIRCULATION	8,969 SF		
	SUPPORT	545 SF		
	TOTAL	63,663 SF	75,482 SF	139,144 SF
NOT INCLUDED IN FAR	PARKING (VEHICULAR)			
	PARKING (BICYCLES)			
	TRASH/FAN/SHAFTS	1,650 SF		1,650 SF

LEVEL 3 FAR | 1" = 40'-0" | 1 | AREA SUMMARY

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Sheet Title:
FAR TABULATIONS
LEVEL 3

Job No. 20004
Date: 09/07/22
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Sheet No:
A113



LEVEL 4 FAR | 1" = 40'-0" | 1

AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)

	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SF)	TOTAL (SF)
INCLUDED IN FAR	RESIDENTIAL UNITS	55,517 SF		55,517 SF
	COMMON AREA			
	AMENITIES			
	CIRCULATION	8,998 SF		8,998 SF
	SUPPORT	545 SF		545 SF
	TOTAL	65,059 SF		65,059 SF
NOT INCLUDED IN FAR	PARKING (VEHICULAR)			
	PARKING (BICYCLES)			
	TRASH/FAN/SHAFTS	1,649 SF		1,649 SF

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Sheet Title:
FAR TABULATIONS
LEVEL 4

Job No. 20004
Date: 09/07/22
Scale: As indicated
Drawn By: Author

Sheet No:
A114



AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)

	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SF)	TOTAL (SF)
INCLUDED IN FAR	RESIDENTIAL UNITS	52,234 SF		52,234 SF
	COMMON AREA			
	AMENITIES	588 SF		588 SF
	CIRCULATION	9,121 SF		9,121 SF
	SUPPORT	546 SF		546 SF
	TOTAL	62,489 SF		62,489 SF
NOT INCLUDED IN FAR	PARKING (VEHICULAR)			
	PARKING (BICYCLES)			
	TRASH/FAN/SHAFTS	1,637 SF		1,637 SF

LEVEL 5 FAR | 1" = 40'-0" | 1

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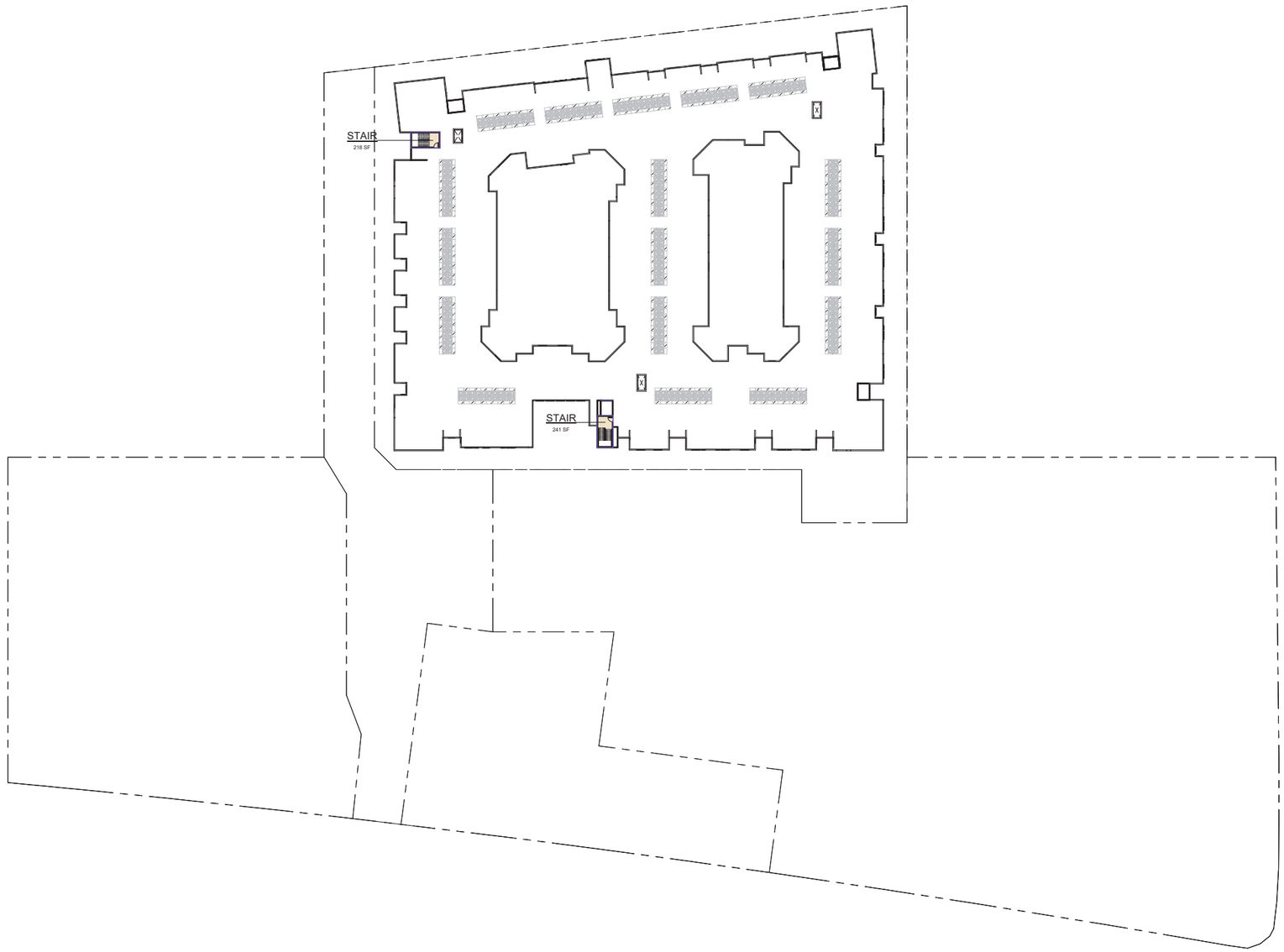
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Sheet Title:
FAR TABULATIONS
LEVEL 5

Job No. 20004
Date: 09/07/22
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Drawn By: Author

Sheet No:
A115



ROOF LEVEL FAR | 1" = 40'-0" | 1

AREA SUMMARY (FOR FLOOR AREA CALCULATION PER MENLO PARK'S ZONING ORDINANCE 16.04.325)

	BUILDING TYPE	APARTMENT (SF)	TOWNHOMES (SF)	TOTAL (SF)
INCLUDED IN FAR	RESIDENTIAL UNITS			
	COMMON AREA			
	AMENITIES			
	CIRCULATION	459 SF		459 SF
	SUPPORT			
	TOTAL			459 SF
NOT INCLUDED IN FAR	PARKING (VEHICULAR)			
	PARKING (BICYCLES)			
	TRASH/FAN/SHAFTS			

AREA SUMMARY

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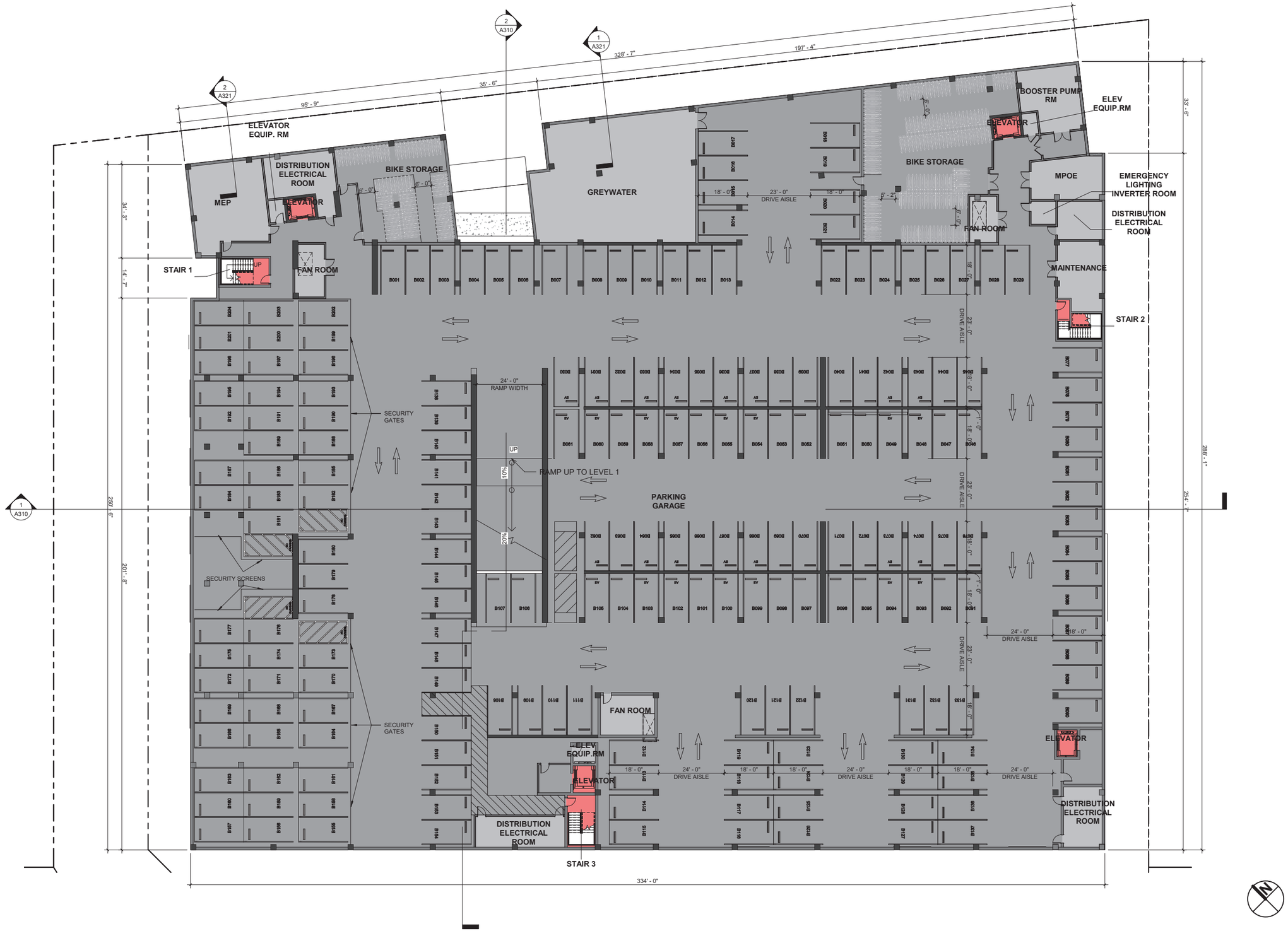
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FAR TABULATIONS
ROOF LEVEL

Job No. 20004
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Scale: As indicated
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A116



LEVEL B1 | 1/16" = 1'-0" | 1

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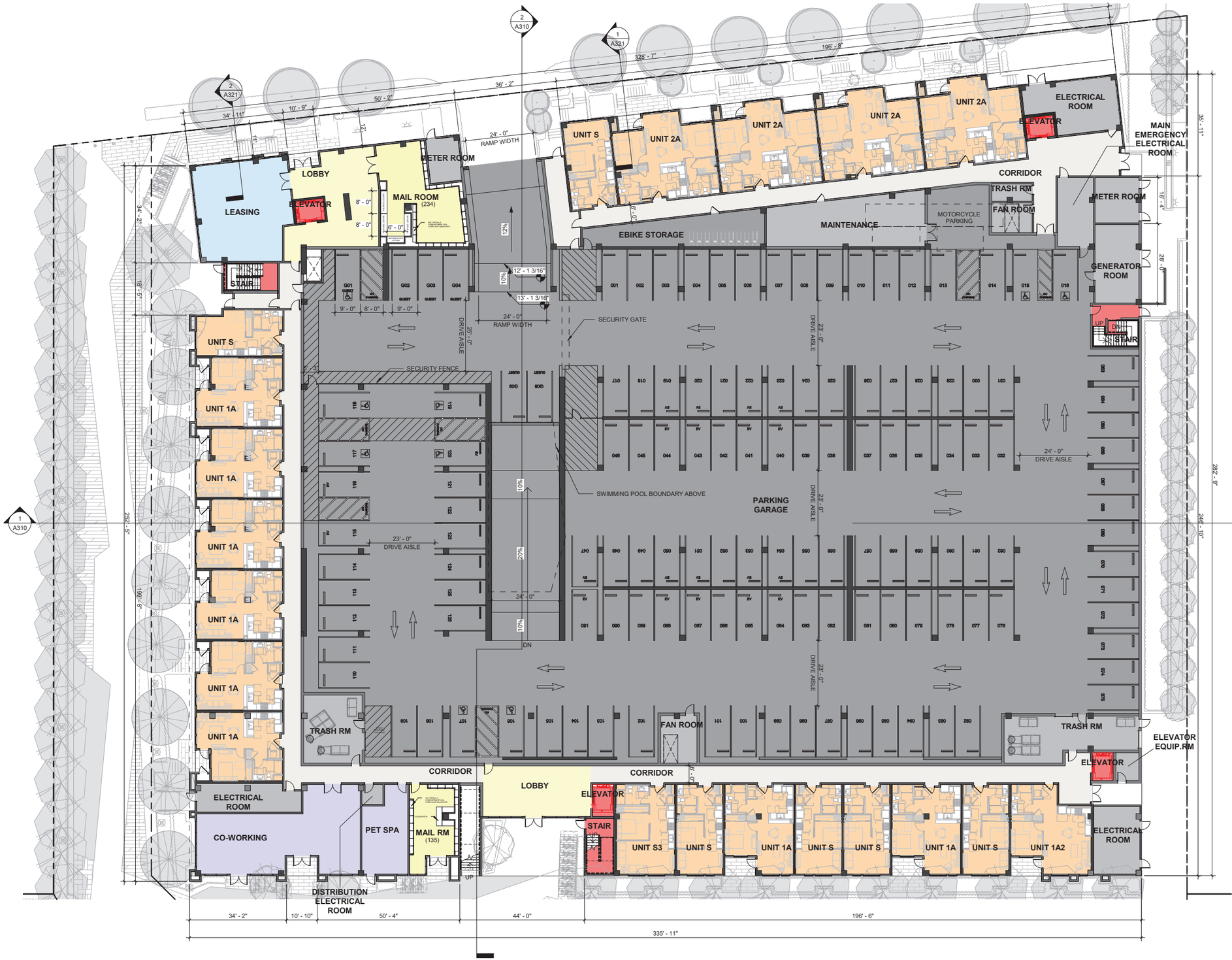
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Sheet Title:
APARTMENT BUILDING PLAN LEVEL B1

Job No.	20004
Date:	09/07/22
Scale:	1/16" = 1'-0"
Drawn By:	STS

Sheet No:
A200



LEVEL 1 | 1/16" = 1'-0" | 1

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Sheet Title:
APARTMENT BUILDING PLAN LEVEL 1

Job No. 20004
Date: 09/07/22
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Sheet Title:
APARTMENT BUILDING PLAN LEVEL 2

Job No.	20004
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Drawn By:	Author

Sheet No:

A202

LEVEL 2 (PODIUM) | 1/16" = 1'-0" | 1



LEVEL 3 | 1/16" = 1'-0" | 1

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Sheet Title:
APARTMENT BUILDING PLAN LEVEL 3

Job No. 20004
Date: 09/07/22
Scale: 1/16" = 1'-0"
Drawn By: STS

Sheet No:
A203



LEVEL 4 | 1/16" = 1'-0" | 1

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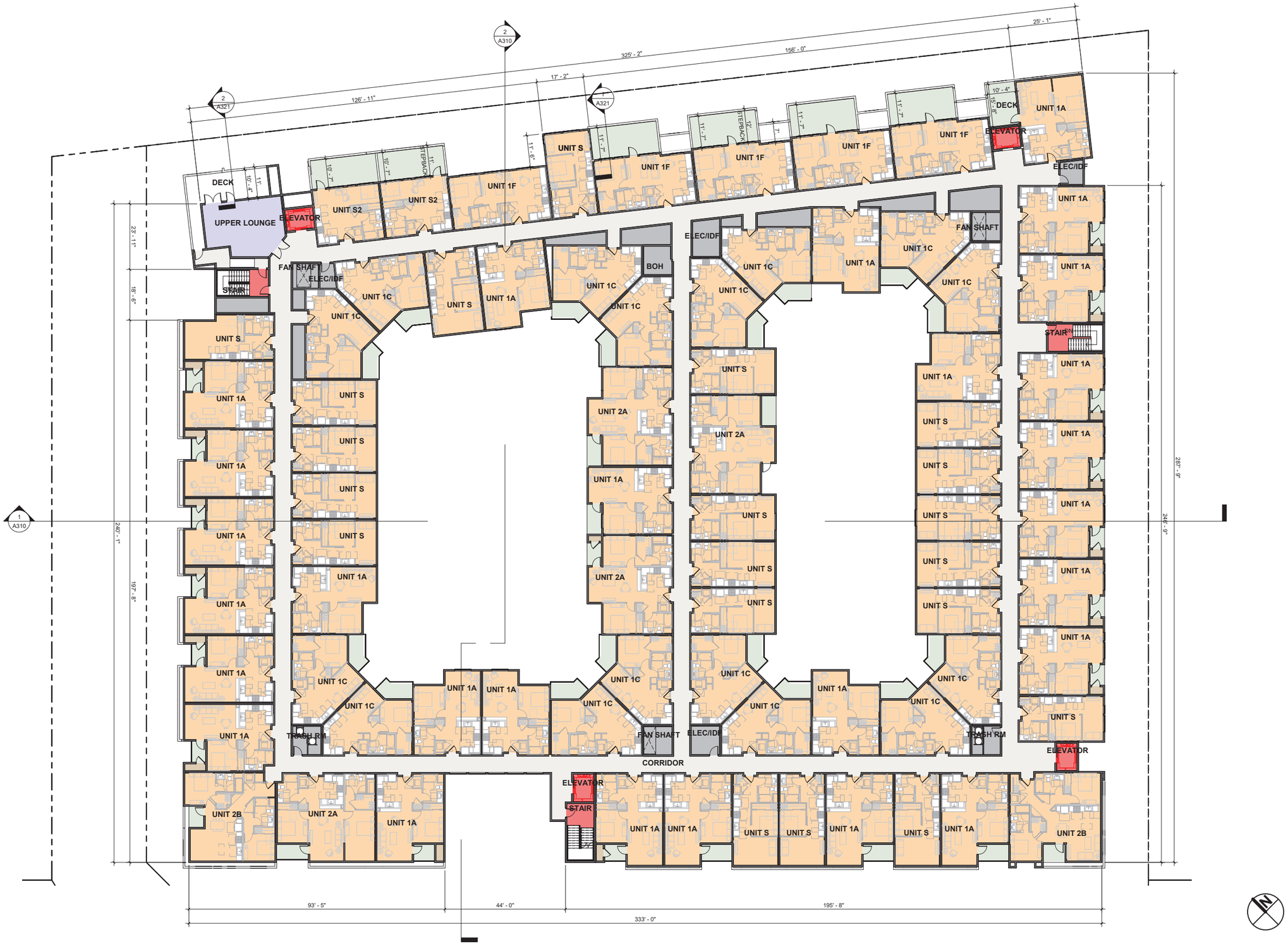
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Sheet Title:
APARTMENT BUILDING PLAN LEVEL 4

Job No. 20004
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A204



LEVEL 5 | 1/16" = 1'-0" | 1

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APARTMENT BUILDING PLAN LEVEL 5

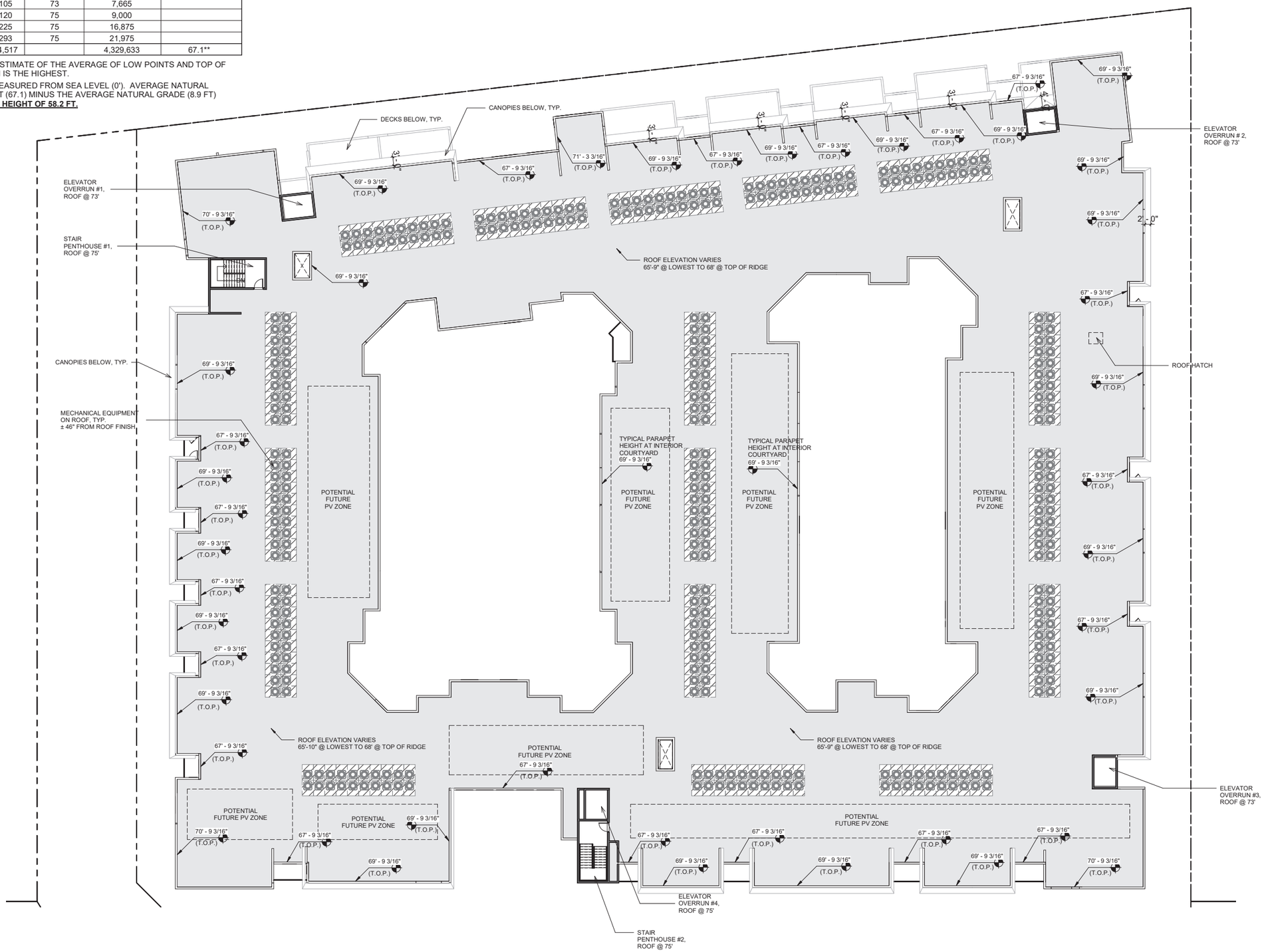
Job No.	20004
Date:	09/07/22
Scale:	1/16" = 1'-0"
Drawn By:	STS

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A205

ROOF HEIGHT CALCULATION				
	AREA	HEIGHT (FT)	AREA x HEIGHT	AVG. HEIGHT (FT)
TYPICAL ROOF	63,564	67*	4,258,788	
ELEVATOR OVERRUN #1	105	73	7,665	
ELEVATOR OVERRUN #2	105	73	7,665	
ELEVATOR OVERRUN #3	105	73	7,665	
ELEVATOR OVERRUN #4	120	75	9,000	
STAIR PENTHOUSE #1	225	75	16,875	
STAIR PENTHOUSE #2	293	75	21,975	
TOTAL	64,517		4,329,633	67.1**

* TYPICAL ROOF HEIGHT IS AN ESTIMATE OF THE AVERAGE OF LOW POINTS AND TOP OF RIDGES WHERE THE ELEVATION IS THE HIGHEST.

** HEIGHTS CALCULATED ARE MEASURED FROM SEA LEVEL (0'). AVERAGE NATURAL GRADE IS 8.9'. AVERAGE HEIGHT (67.1) MINUS THE AVERAGE NATURAL GRADE (8.9 FT) EQUALS AN **AVERAGE BUILDING HEIGHT OF 58.2 FT.**



ROOF | 1/16" = 1'-0" | 1

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Sheet Title:
APARTMENT BUILDING ROOF PLAN

Job No.	20004
Date:	09/07/22
Scale:	As indicated
Drawn By:	Author

Sheet No:
A206



PARKING PLAN - LEVEL 1 | 1" = 40'-0" | 2



PARKING PLAN - LEVEL B1 | 1" = 40'-0" | 1



TWO TIERED BICYCLE RACKS
6 BICYCLES PER RACK

LONG TERM BICYCLE STORAGE INFORMATION

ACCESSIBLE PARKING REQUIRED	RESIDENTIAL 2% OF UNIT	
	VAN ACCESSIBLE (1 IN 8)	1
	STANDARD ACCESSIBLE	6
	VISITOR/UNASSIGNED 5% OF PARKING	
	VAN ACCESSIBLE (1 IN 8)	1
	STANDARD ACCESSIBLE	0
	TOTAL	8
EV CHARING SPACES *	MANDATORY 15%	48
	EV WITH 8' LOADING (1 IN 25 EV) ***	3
	TOTAL **	51

* ALL REQUIRED RESIDENTIAL EV (100%) TO BE 9' X 18'
** AT LEAST 1 EV SPACE IN COMMON USE AREA
*** NOT REQUIRED UNTIL CHARGERS ARE INSTALLED

APARTMENT REQUIRED PARKING SUMMARY

		LEVEL B1	LEVEL 1	TOTAL
RESIDENTIAL/ ASSIGNED	ACCESSIBLE (9'-0" X 18'-0") [1]	0	6	6
	VAN ACCESSIBLE (9'-0" X 18'-0") [2]	0	1	1
	UNINSTALL (9'-0" X 18'-0")	127	98	225
	STALL IN MECH PALLET (9'-0" X 18'-0")	47	0	47
	STANDARD EVCS (9'-0" X 18'-0")	30	18	48
	EVCS WITH 8' LOADING (9'-0" X 18'-0")	0	3	3
VISITORS/ UNASSIGNED	VAN ACCESSIBLE (9'-0" X 18'-0")	0	1	1
	UNINSTALL (9'-0" X 18'-0")	0	5	5
	TOTAL	204	132	336

NOTES:
15% OF EV STALLS ON DAY 1. 1 IN EVERY 25 EV SPACES IS PROVIDED WITH 8' WIDE AISLE.

1 PER UNIT SPACES WILL BE EV READY SPACES. ALL STALLS ARE 9' X 18' TO ALLOW FOR 1 PER UNIT FUTURE CRITERIA. SOME STALL LOSS FROM THIS SUBMITTAL IS EXPECTED DURING FUTURE INSTALLATION AND INCREASE IN EV PERCENTAGE FOR ADDING 8' ACCESS AISLES.

1 STANDARD ACCESSIBLE STALLS TO HAVE AN ADJACENT ACCESS AISLE OF 5' MINIMUM.
2 VAN ACCESSIBLE STALLS TO HAVE AN ADJACENT ACCESS AISLE OF 8' MINIMUM.

APARTMENT PROVIDED PARKING SUMMARY

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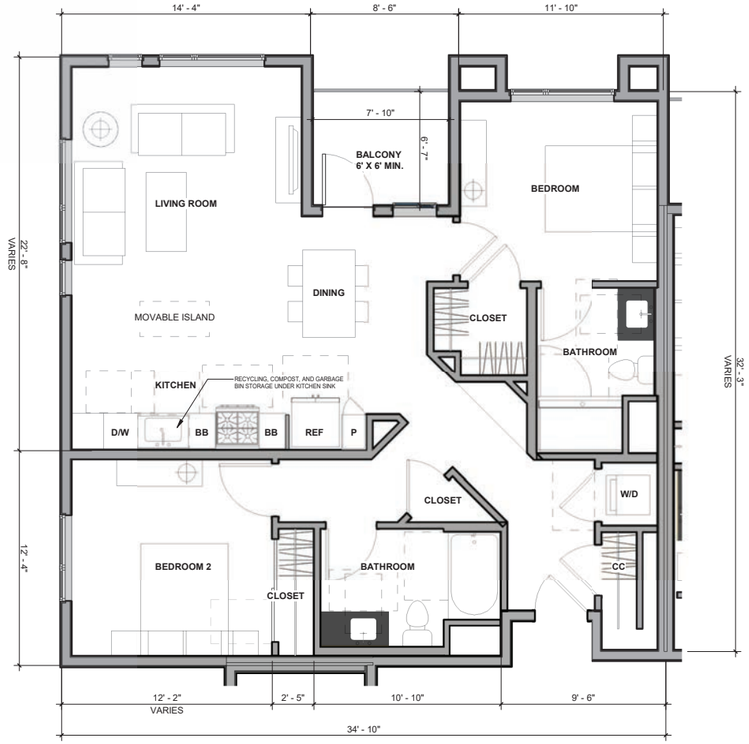
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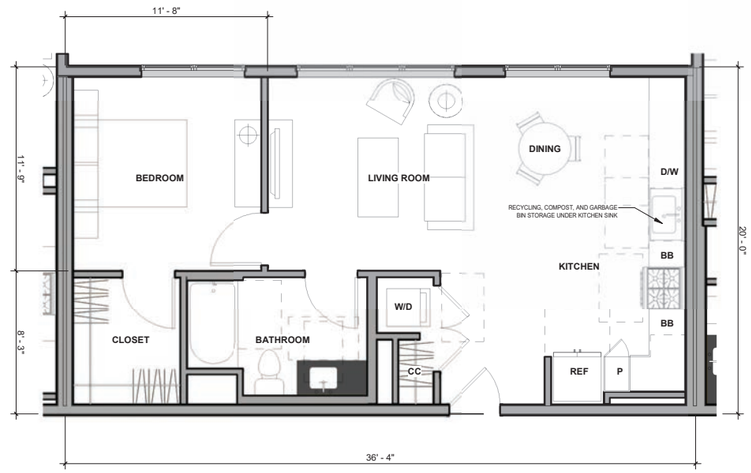
Sheet Title:
APARTMENT PARKING PLANS

Job No. 20004
Date: 09/07/22
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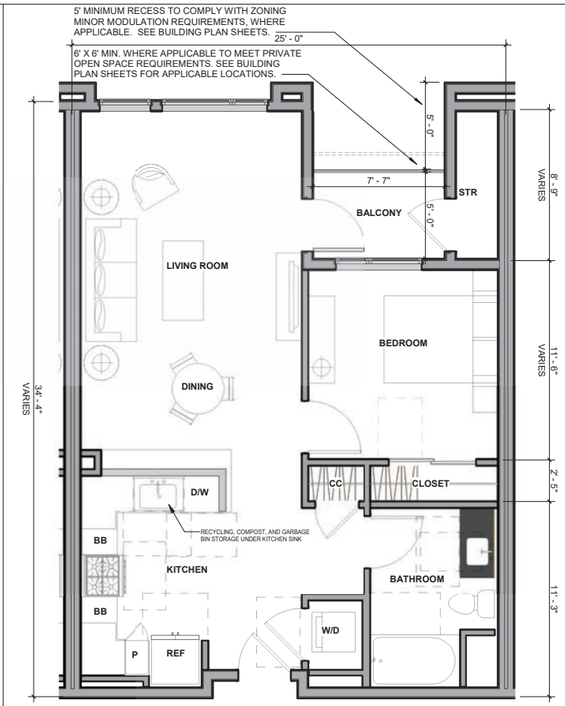
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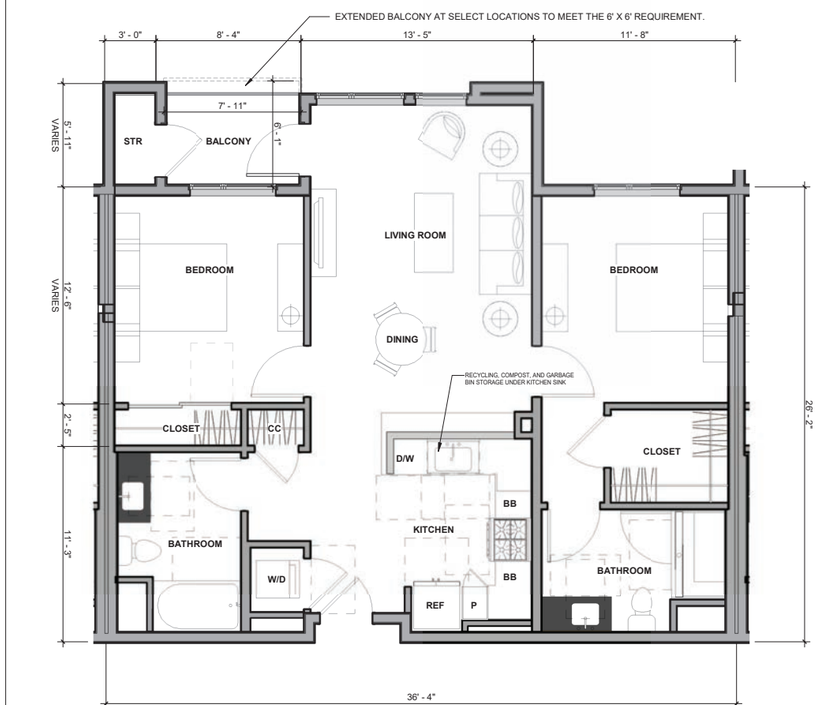
UNIT 2B | 1/4" = 1'-0" | 6



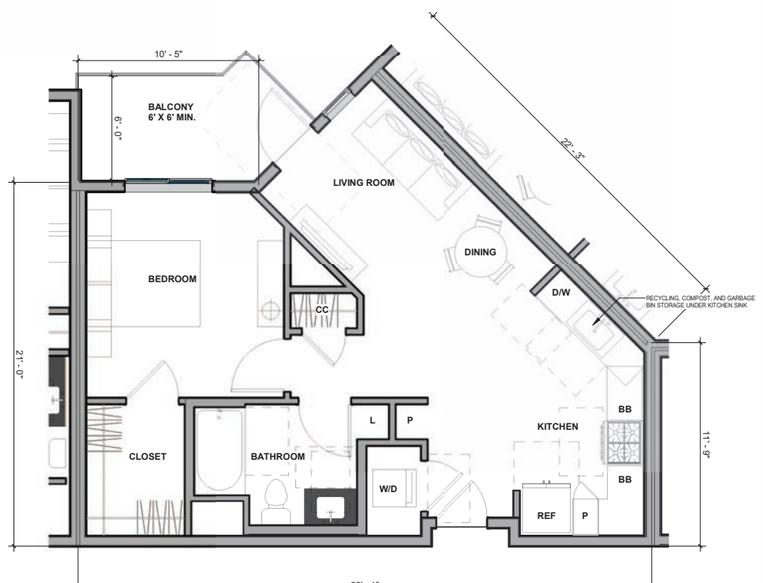
UNIT 1F | 1/4" = 1'-0" | 4



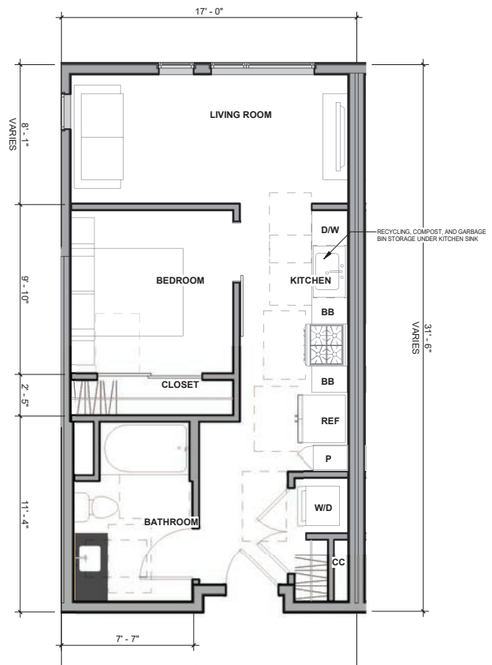
UNIT 1A | 1/4" = 1'-0" | 2



UNIT 2A | 1/4" = 1'-0" | 5



UNIT 1C | 1/4" = 1'-0" | 3



UNIT S | 1/4" = 1'-0" | 1

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Sheet Title:
APARTMENT TYPICAL UNIT FLOOR PLANS

Job No. 20004
Date: 09/07/22
Scale: 1/4" = 1'-0"
Drawn By: Author

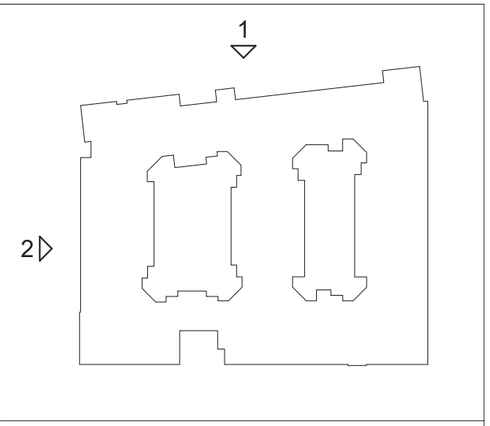
Sheet No:
A220



CONSTITUTION PERSPECTIVE



PASEO PERSPECTIVE



KEY MAP



PASEO | 1/16" = 1'-0" | 2



CONSTITUTION DRIVE | 1/16" = 1'-0" | 1

LEGEND

A1	CEMENT PLASTER - SMOKE
A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
A4	CEMENT PLASTER - DARK GRAY
A5	CEMENT PLASTER - YELLOW
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - YELLOW
B3	FIBER CEMENT PANEL - GRAY
D1	PORCELAIN TILE
E1	FIBER CEMENT SIDING
W1	VINYL WINDOW, TYP.
W2	STOREFRONT, TYP.
R1	GLASS RAILING
R2	VERTICAL METAL RAILING
F1	GREENSCREEN

COLOR AND MATERIAL

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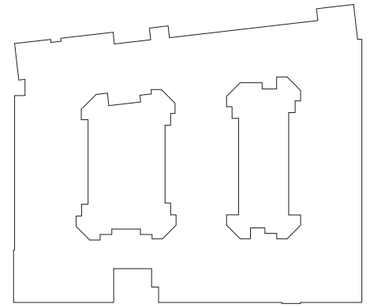
Sheet Title:
APARTMENT BUILDING ELEVATIONS

Job No.	20004
Date:	09/07/22
Scale:	As indicated
Drawn By:	Author

Sheet No:
A301



PUBLIC OPEN SPACE PERSPECTIVE



KEY MAP



EAST | 1/16" = 1'-0" | 2



PUBLIC OPEN SPACE / SOUTH | 1/16" = 1'-0" | 1

LEGEND

A1	CEMENT PLASTER - SMOKE
A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
A4	CEMENT PLASTER - DARK GRAY
A5	CEMENT PLASTER - YELLOW
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - YELLOW
B3	FIBER CEMENT PANEL - GRAY
D1	PORCELAIN TILE
E1	FIBER CEMENT SIDING
W1	VINYL WINDOW, TYP.
W2	STOREFRONT, TYP.
R1	GLASS RAILING
R2	VERTICAL METAL RAILING
F1	GREENSCREEN

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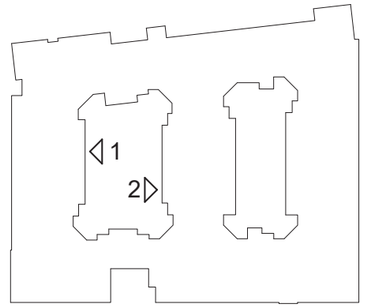
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A302



KEY MAP



WEST COURTYARD - EAST | 1/16" = 1'-0" | 2



WEST COURTYARD - WEST | 1/16" = 1'-0" | 1

COLOR AND MATERIAL

LEGEND

A1	CEMENT PLASTER - SMOKE
A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
A4	CEMENT PLASTER - DARK GRAY
A5	CEMENT PLASTER - YELLOW
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - YELLOW
B3	FIBER CEMENT PANEL - GRAY
D1	PORCELAIN TILE
E1	FIBER CEMENT SIDING
W1	VINYL WINDOW, TYP.
W2	STOREFRONT, TYP.
R1	GLASS RAILING
R2	VERTICAL METAL RAILING
F1	GREENSCREEN

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Sheet Title:
APARTMENT BUILDING ELEVATIONS (COURTYARDS)

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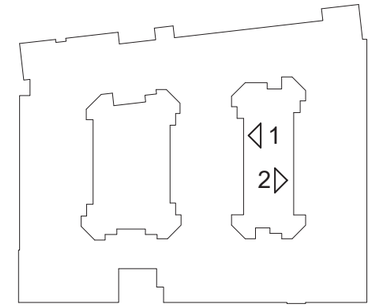
Sheet No:
A303



EAST COURTYARD - EAST | 1/16" = 1'-0" | 2



EAST COURTYARD - WEST | 1/16" = 1'-0" | 1



KEY MAP

LEGEND

A1	CEMENT PLASTER - SMOKE
A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
A4	CEMENT PLASTER - DARK GRAY
A5	CEMENT PLASTER - YELLOW
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - YELLOW
B3	FIBER CEMENT PANEL - GRAY
D1	PORCELAIN TILE
E1	FIBER CEMENT SIDING
W1	VINYL WINDOW, TYP.
W2	STOREFRONT, TYP.
R1	GLASS RAILING
R2	VERTICAL METAL RAILING
F1	GREENSCREEN

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APARTMENT BUILDING ELEVATIONS (COURTYARDS)

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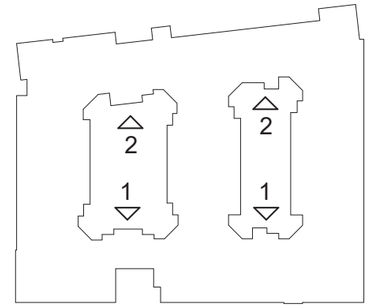
Sheet No:
A304



COURTYARD - NORTH | 1/16" = 1'-0" | 2



COURTYARD - SOUTH | 1/16" = 1'-0" | 1



KEY MAP

LEGEND

A1	CEMENT PLASTER - SMOKE
A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
A4	CEMENT PLASTER - DARK GRAY
A5	CEMENT PLASTER - YELLOW
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - YELLOW
B3	FIBER CEMENT PANEL - GRAY
D1	PORCELAIN TILE
E1	FIBER CEMENT SIDING
W1	VINYL WINDOW, TYP.
W2	STOREFRONT, TYP.
R1	GLASS RAILING
R2	VERTICAL METAL RAILING
F1	GREENSCREEN

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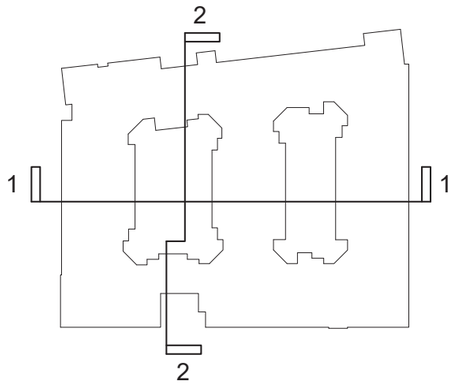
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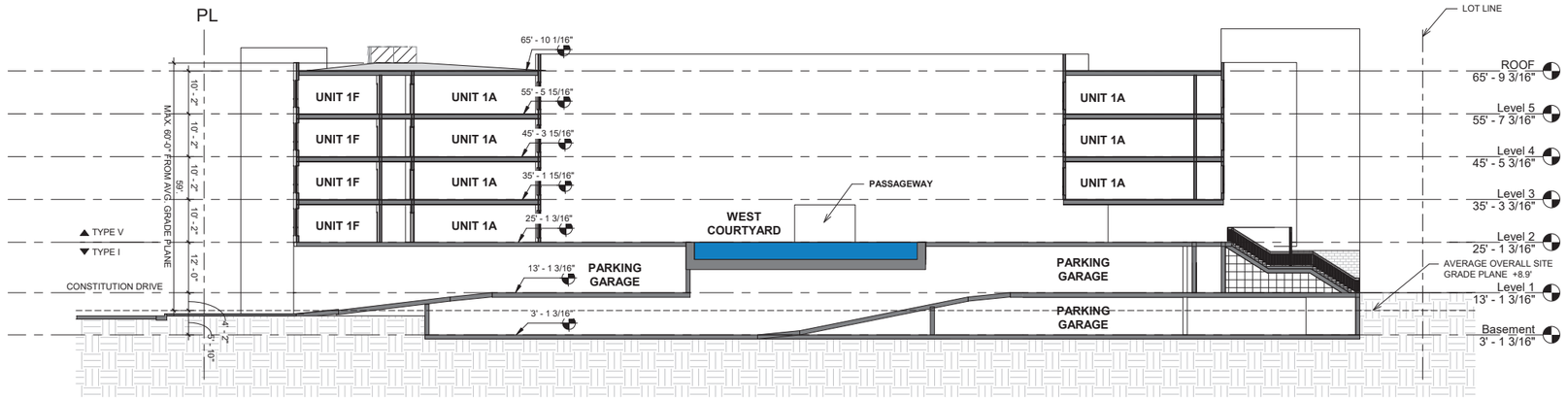
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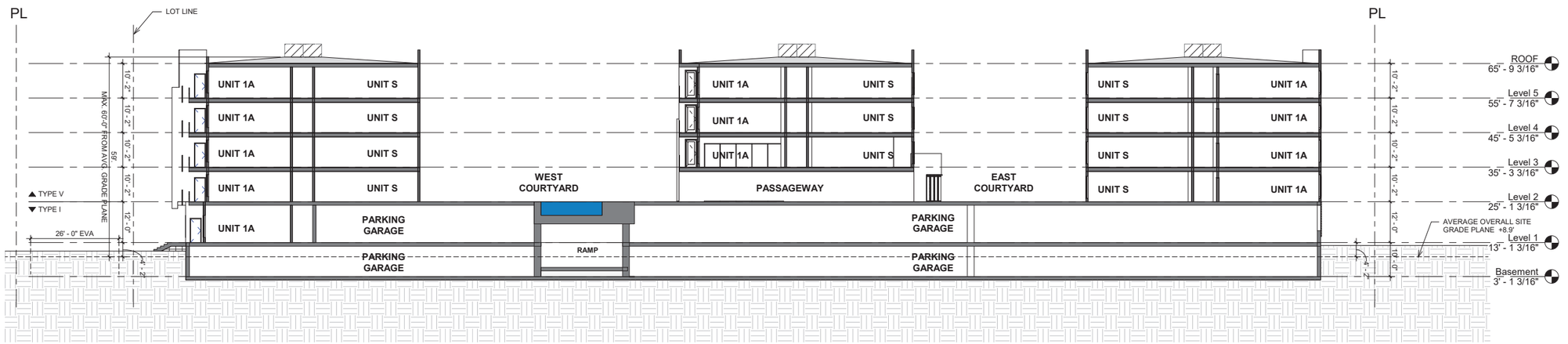
Job No. 20004
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Sheet No:
A305





NORTH TO SOUTH SECTION | 1/16" = 1'-0" | 2



WEST TO EAST SECTION | 1/16" = 1'-0" | 1

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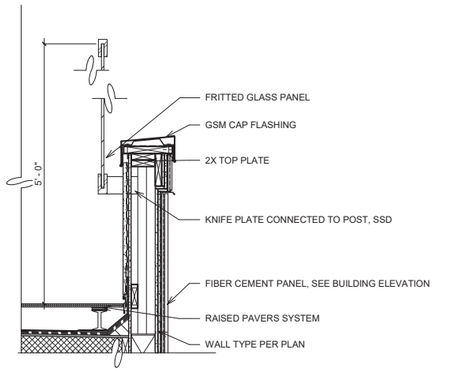
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Sheet Title:
APARTMENT BUILDING SECTIONS

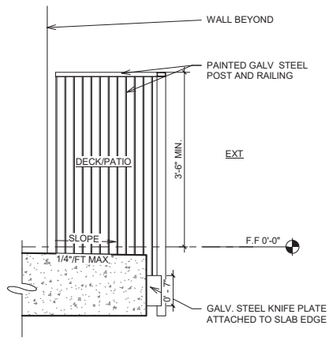
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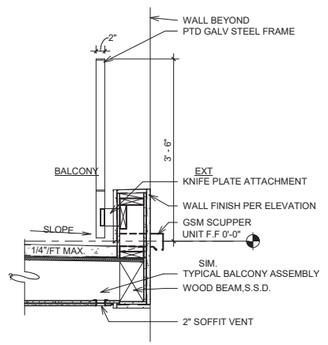
NOTE: DETAILS AND SECTIONS ARE FOR SCHEMATIC REPRESENTATION ONLY.

ROOF DECK GLASS RAILING SECTION | 3/4" = 1'-0" | 5



NOTE: DETAILS AND SECTIONS ARE FOR SCHEMATIC REPRESENTATION ONLY.

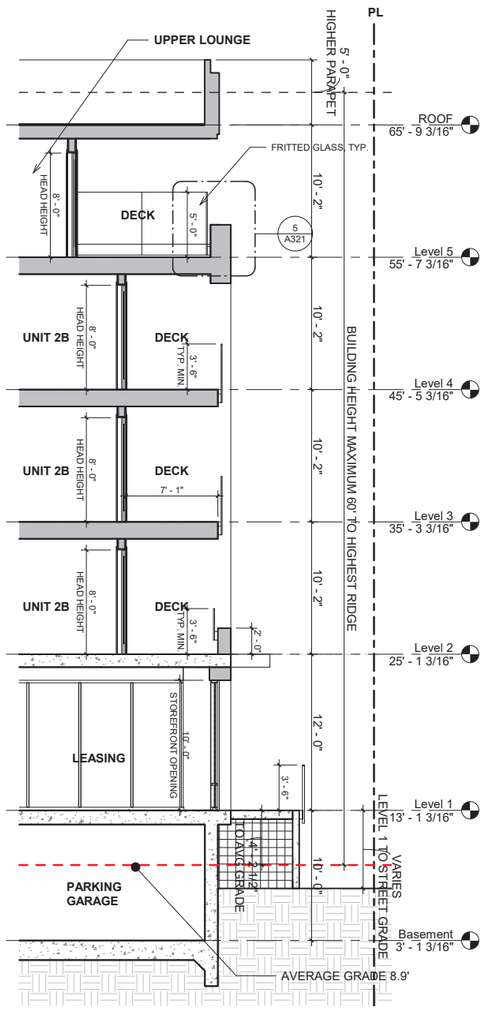
VERTICAL RAILING @ CONCRETE SECTION | 3/4" = 1'-0" | 4



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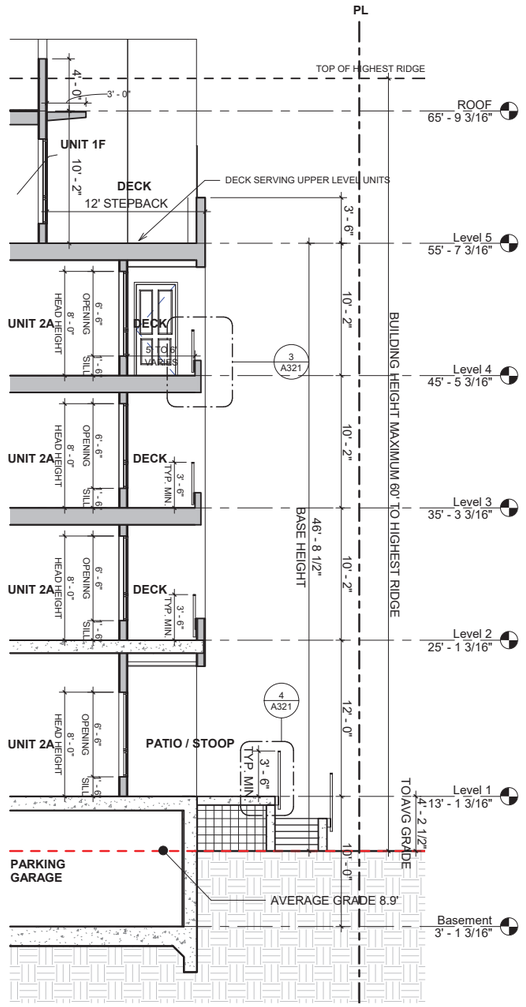
VERTICAL RAILING BALCONY LOW WALL SECTION | 3/4" = 1'-0" | 3





CONSTITUTION LEASING WALL SECTION | 3/16" = 1'-0" | 2





CONSTITUTION STEPBACK WALL SECTION | 3/16" = 1'-0" | 1

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Sheet Title:
APARTMENT SCHEMATIC WALL SECTIONS

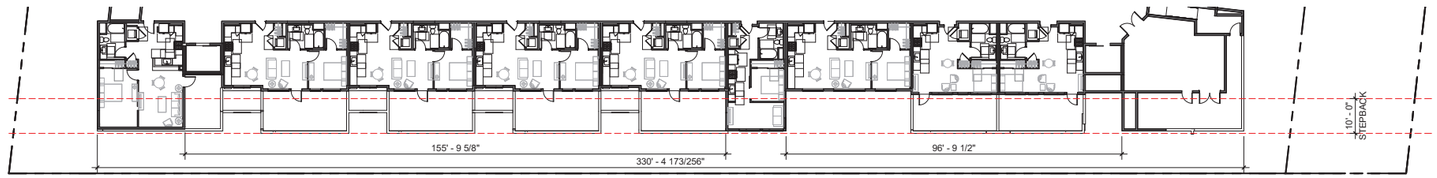
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LENGTH OF BUILDING FRONTAGE: **330' - 5"**
MIN. FRONTAGE ABOVE 55' - 0"
STEPBACKS MORE THAN 10' - 0" : **330' - 5" X 75% = 247' - 10"**

PROPOSED STEPBACK ON UPPER STORY: **155' - 10" + 96' - 9" = 252' - 7"**
252' - 7" > 247' - 10"

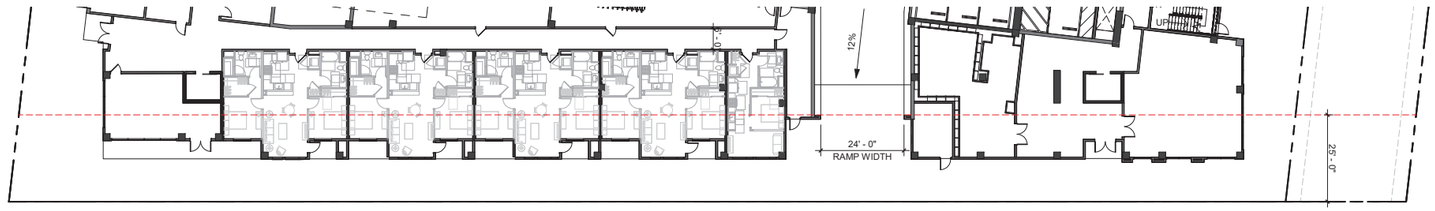


CONSTITUTION DRIVE | 1" = 20'-0" | 2



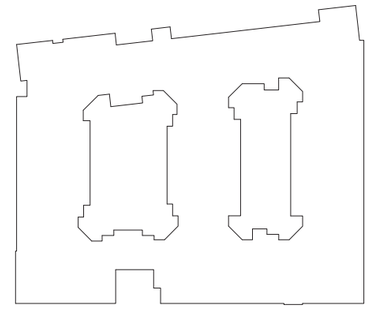
LENGTH OF BUILDING FRONTAGE: **328' - 8"**
MIN. FRONTAGE WITHIN SETBACKS: **328' - 8" X 60% = 197' - 3"**

PROPOSED FRONTAGE WITHIN SETBACKS: **196' - 9" + 96' - 0" = 292' - 9"**
292' - 0" > 197' - 3"



CONSTITUTION DRIVE | 1" = 20'-0" | 1

1 & 2



KEY MAP

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

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

Portion of building frontage located between minimum and maximum setback lines

-- Ground level height

Municipal Code 16.45.120 (2) - Minimum Stepback:
10' for a minimum of 75% of the building face along public streets for the building's upper stories. A maximum of 25% of the building face along public streets may be expected from this standard in order to provide architectural variation.

Project compliance:
✓ Building steps back at least 10' for 75% of the building face on the upper stories.

Stepped back portion of the building

-- 5th Level

Municipal Code 16.45.120 (2) - Building Projections:
Maximum 6' from the required stepback for portions of the building above the ground floor.

Project compliance:
✓ All building projections above ground floor are within 6' from required stepback.

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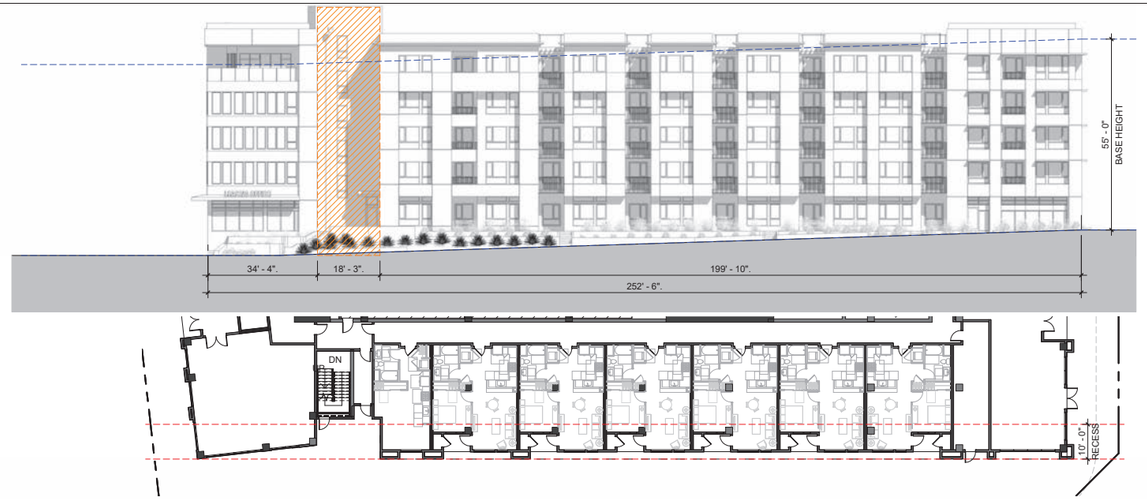
Sheet Title:
APT ZONING DIAGRAM
BASE HEIGHT
75% STEPBACK

Job No. 20004
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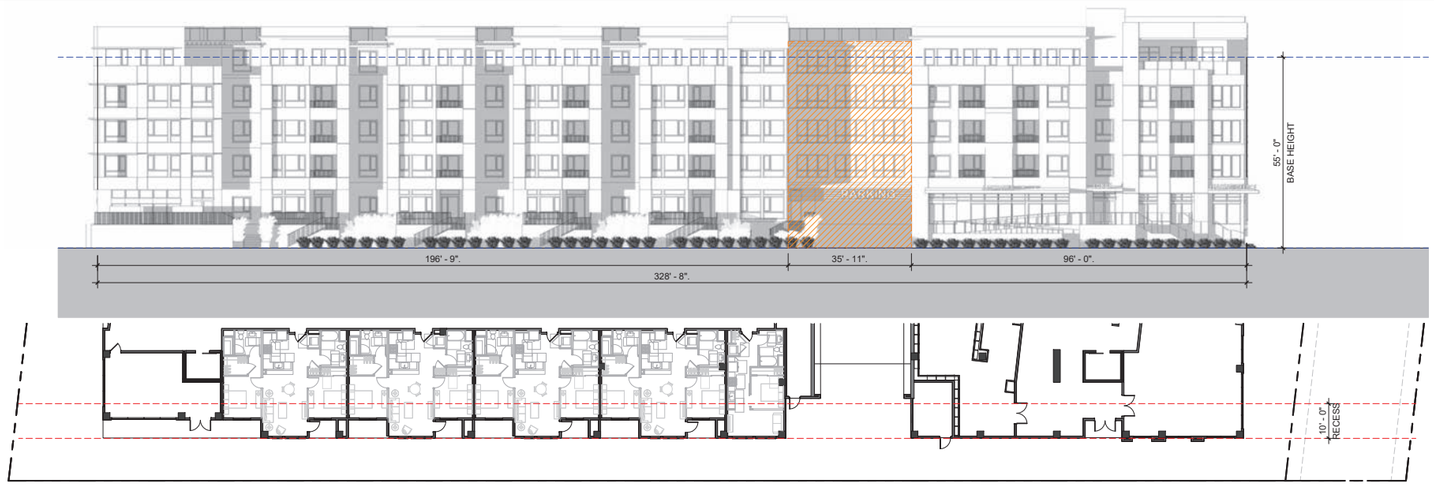
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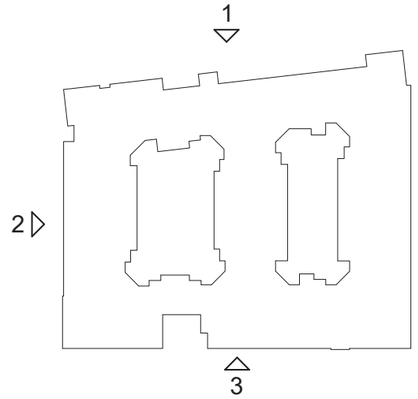
SOUTH SIDE | 1" = 20'-0" | 3



PASEO | 1" = 20'-0" | 2



CONSTITUTION DRIVE | 1" = 20'-0" | 1



KEY MAP

Municipal Code 16.45.120 (2) - Major Building Modulations:
Minimum one recess of 15' wide by 10' deep per 200' of facade length facing publicly accessible spaces (streets, open space, and paseo) applicable from the ground level to the top of the building's base height.

✓ **Project compliance:**
At least one major building recess provided every 200' of facade on Constitution elevation, west elevation, and south elevation.

Major building recess

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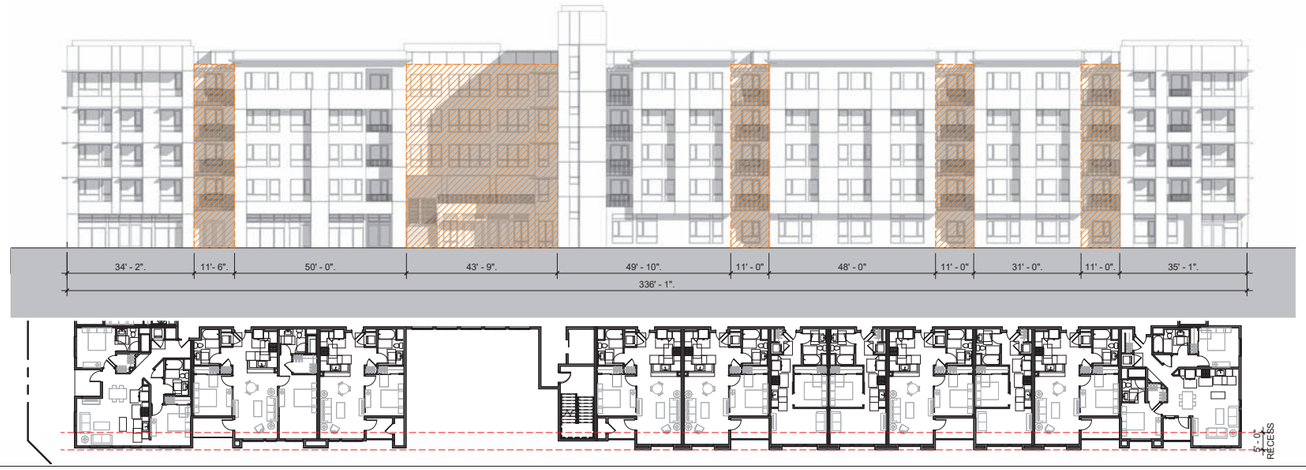
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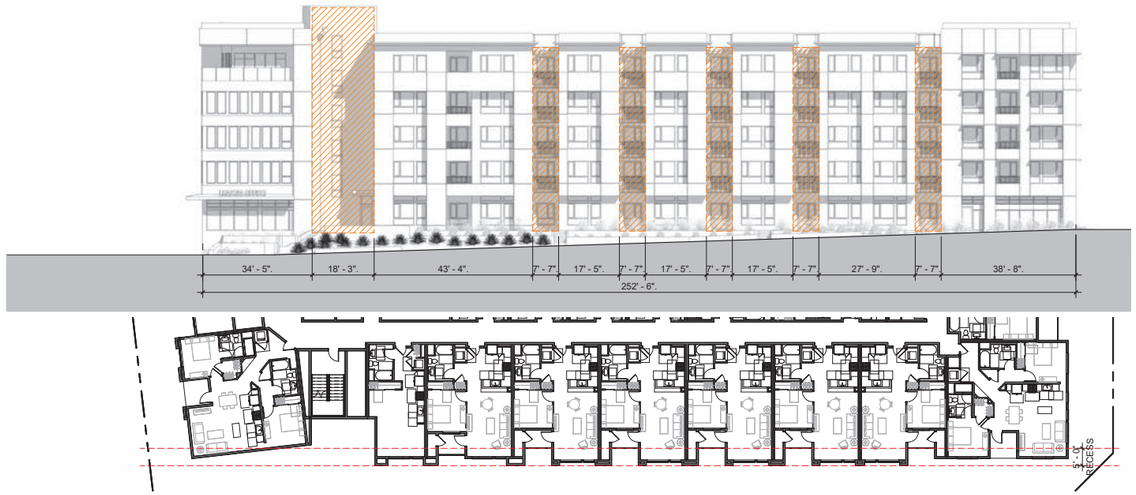
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APT ZONING DIAGRAM MAJOR BUILDING MODULATIONS

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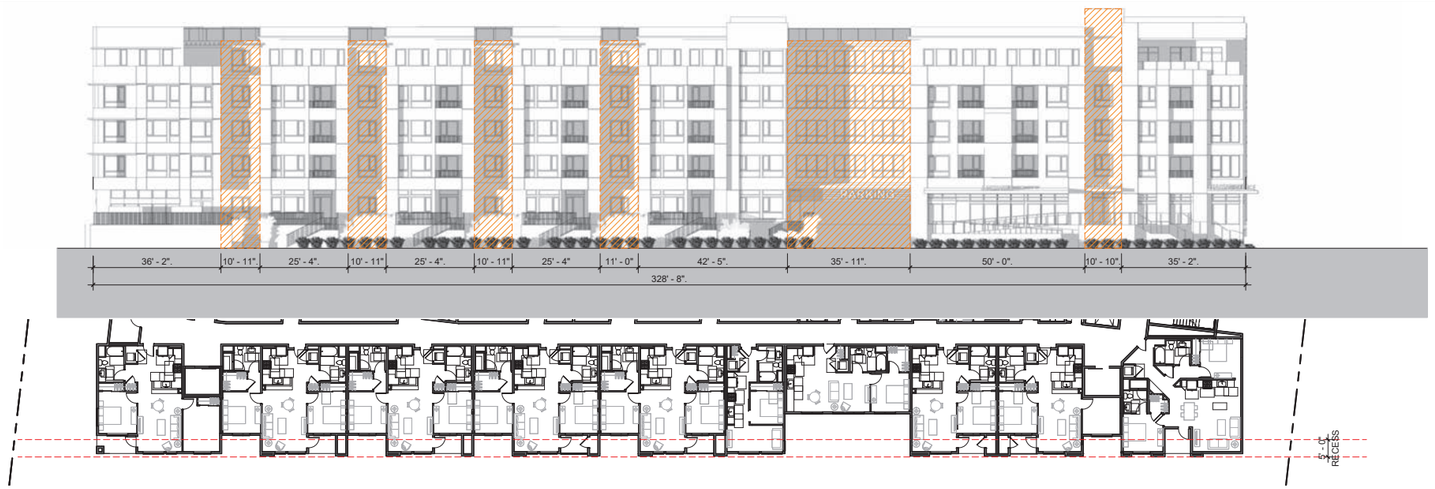
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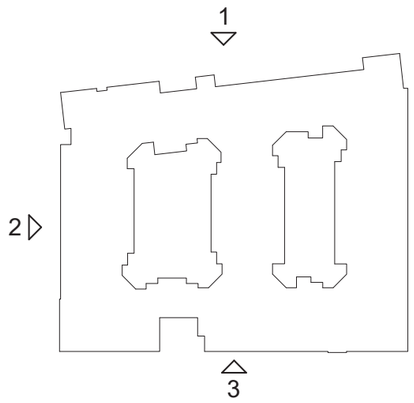
SOUTH SIDE | 1" = 20'-0" | 3



PASEO | 1" = 20'-0" | 2



CONSTITUTION DRIVE | 1" = 20'-0" | 1



KEY MAP

Municipal Code 16.45.120 (2) - Minor Building Modulations:
Minimum one recess of 5' wide by 5' deep per 50' of facade length facing publicly accessible spaces (streets, open space, and paseo).

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

✓ **Project compliance:**
At least one major building recess provided every 50' of facade.

Minor building recess

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599 Castro Street, Suite 400
Mountain View, CA

Sheet Title:
APT ZONING DIAGRAM MINOR BUILDING MODULATIONS

Job No. 20004
Date: 09/07/22
Scale: As indicated
Drawn By: Author

Sheet No:
A403



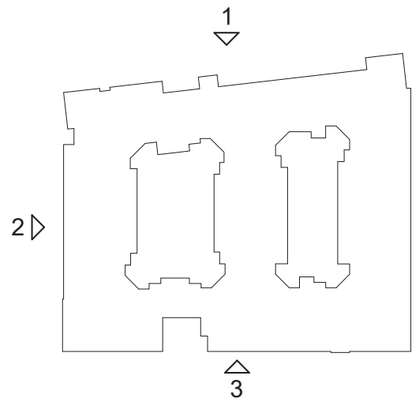
SOUTH SIDE | 1" = 20'-0" | 3



PASEO | 1" = 20'-0" | 2



CONSTITUTION DRIVE | 1" = 20'-0" | 1



KEY MAP

Municipal Code 16.45.120 (3) - Building Entrances:
One entrance every 100' of building length along a public street or paseo

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

Building Entrance

Garage Opening

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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MINIMUM REQUIRED GLAZING AREA: 4,080 SF X 30% = 1,224 SF
TRANSPARENT GLAZING PROVIDED: 1,657 SF > 1,224 SF

SOUTH SIDE | 1" = 20'-0" | 3



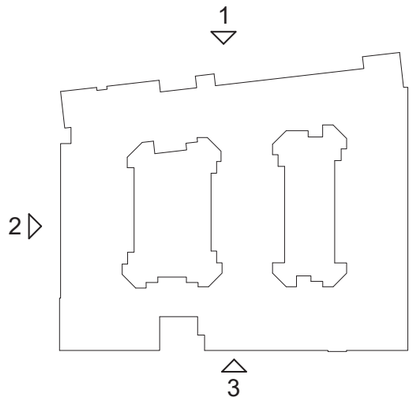
MINIMUM REQUIRED GLAZING AREA: 3,018 SF X 30% = 905 SF
TRANSPARENT GLAZING PROVIDED: 1,245 SF > 905 SF

PASEO | 1" = 20'-0" | 2



MINIMUM REQUIRED GLAZING AREA: 3,966 SF X 30% = 1,190 SF
TRANSPARENT GLAZING PROVIDED: 1,278 SF > 1,190 SF

CONSTITUTION DRIVE | 1" = 20'-0" | 1



KEY MAP

Municipal Code 16.45.120 (3) - Ground floor transparency:
Minimum 30% for residential uses and 50% of commercial uses of the ground floor facade that must provide visual transparency

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

Ground level transparent glazing surface

Ground level opaque surface

Ground level height

Municipal Code 16.45.120 (3) - Minimum ground floor height along street frontage:
10' for residential uses

✓ **Project compliance:**
The ground level is 10'-0".

Ground level height

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APT ZONING
DIAGRAM GLAZING

Job No.	20004
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MAXIMUM WALL AREA OF STUCCO = 19,337 SF **19,337 SF X 50% = 9,669 SF**
WALL AREA OF STUCCO PROVIDED = 5,012 SF **5,012 SF < 9,669 SF**

SOUTH SIDE | 1" = 20'-0" | 4



MAXIMUM WALL AREA OF STUCCO = 14,649 SF **14,649 SF X 50% = 7,325 SF**
WALL AREA OF STUCCO PROVIDED = 4,376 SF **4,376 SF < 7,325 SF**

PASEO | 1" = 20'-0" | 3



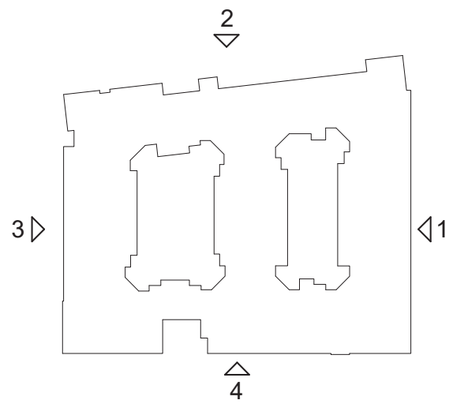
MAXIMUM WALL AREA OF STUCCO = 20,907 SF **20,907 SF X 50% = 10,454 SF**
WALL AREA OF STUCCO PROVIDED = 6,141 SF **6,141 SF < 10,454 SF**

CONSTITUTION DRIVE | 1" = 20'-0" | 2



MAXIMUM WALL AREA OF STUCCO = 16,485 SF **16,485 SF X 50% = 8,243 SF**
WALL AREA OF STUCCO PROVIDED = 5,605 SF **5,605 SF < 8,243 SF**

EAST SIDE | 1" = 20'-0" | 1



KEY MAP

Municipal Code 16.45.120 (6) - Building Materials:
Stucco shall not be used on more than 50% of the building facade.

✓ **Project compliance:**
Use of stucco is less than 50% of the building facade.

Stucco

Edge of building

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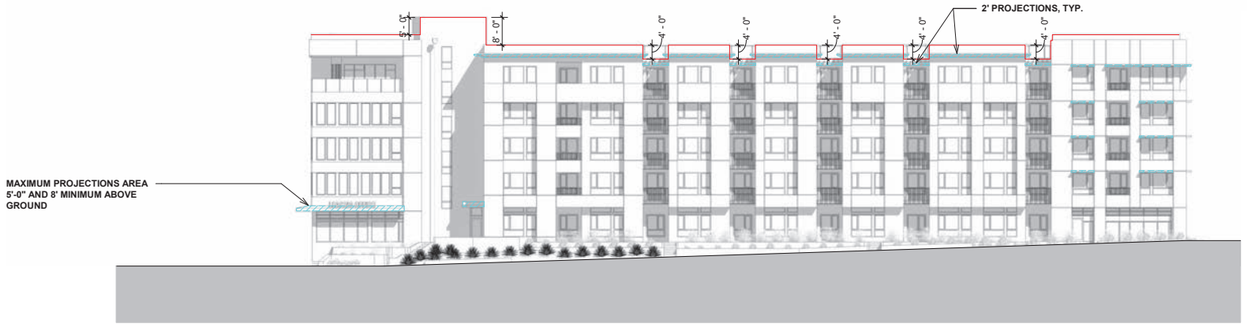
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APT ZONING DIAGRAM PERCENTAGE STUCCO

Job No. 20004
Date: 09/07/22
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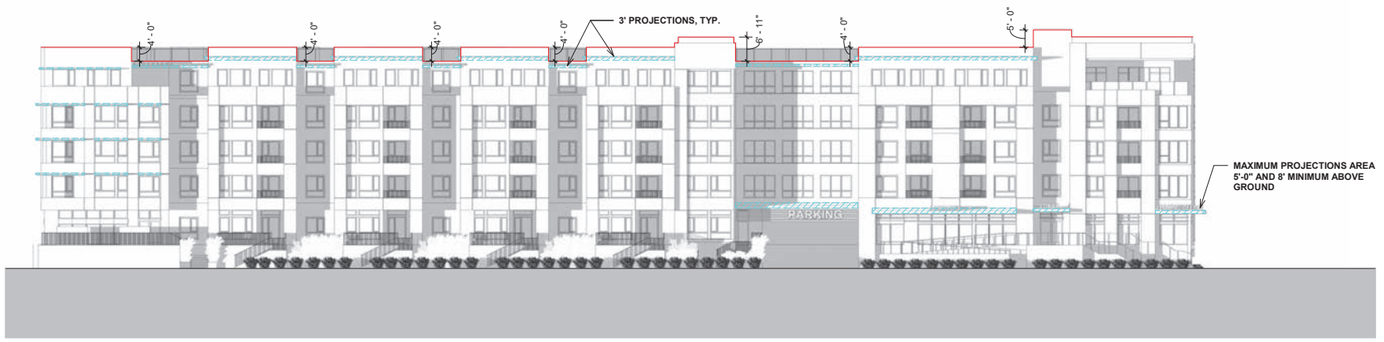
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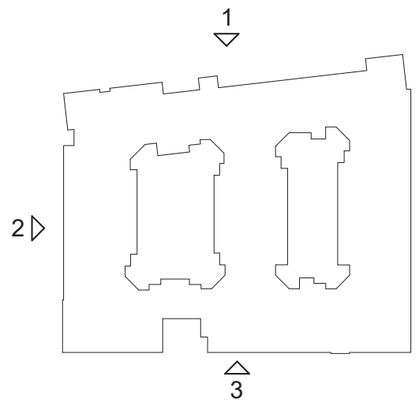
SOUTH SIDE | 1" = 20'-0" | 3



PASEO | 1" = 20'-0" | 2



CONSTITUTION DRIVE | 1" = 20'-0" | 1



KEY MAP

Municipal Code 16.45.120 (3) - Awnings, Signs and Canopies:
Maximum 7' horizontal projection

✓ **Project compliance:**
All awnings and canopies project less than 7' horizontally from face of building. A minimum vertical clearance of 8' from finished grade to the bottom of the projection is required.

▨ Projecting awnings and canopies

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

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

— Roof Line

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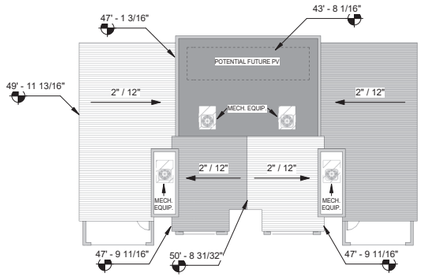
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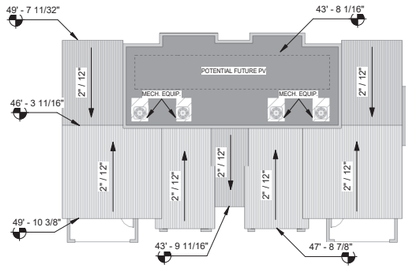
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APT ZONING
DIAGRAM ROOF LINE

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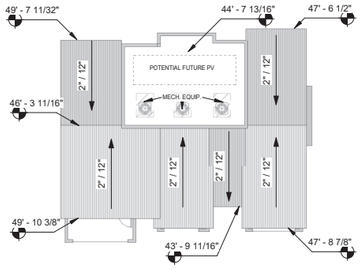
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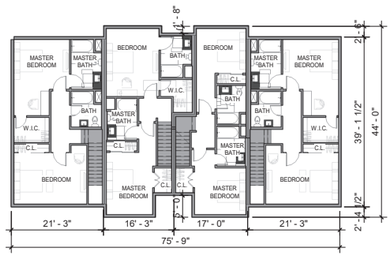
4-PLEX MARKET-RATE TOWNHOME ROOF B | 1/16" = 1'-0" | 10



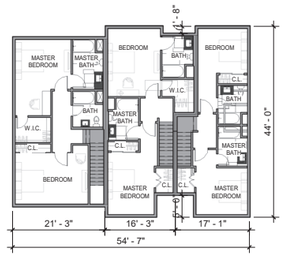
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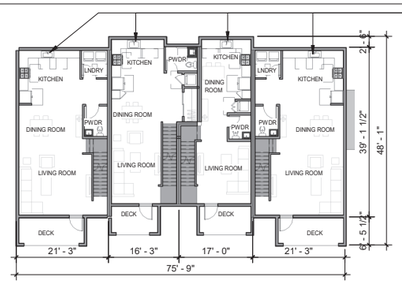
3-PLEX MARKET-RATE TOWNHOME ROOF A | 1/16" = 1'-0" | 4



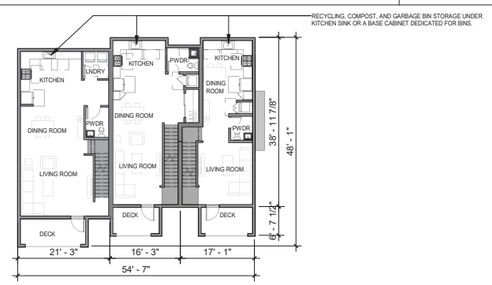
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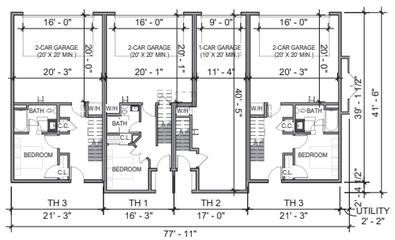
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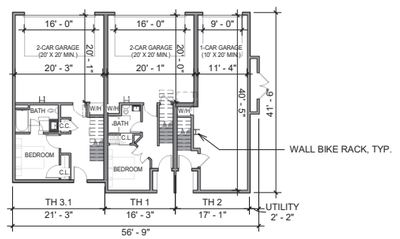
4-PLEX MARKET-RATE TOWNHOME L2 | 1/16" = 1'-0" | 7



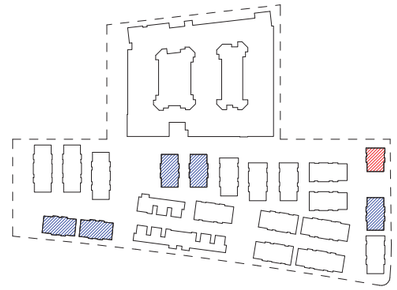
3-PLEX MARKET-RATE TOWNHOME L2 | 1/16" = 1'-0" | 2



4-PLEX MARKET-RATE TOWNHOME L1 | 1/16" = 1'-0" | 6



3-PLEX MARKET-RATE TOWNHOME L1 | 1/16" = 1'-0" | 1



3-PLEX TOWNHOME

4-PLEX TOWNHOME

KEY MAP

*SPOT ELEVATIONS ARE MEASURED TO 0' SEA LEVEL. AVERAGE NATURAL GRADE PLANE IS 8.9'. ACTUAL BUILDING HEIGHT IS 8.9' LESS THAN THE SPOT ELEVATIONS.



TOWNHOMES BIKE STORAGE:

DERO WALL RACK OR SIMILAR
STORES UP TO (2) TWO BIKES AND IS FULLY U-LOCK COMPATIBLE.

TOWNHOME AREA SUMMARY (GROSS FLOOR AREA CALCULATIONS)

TOWNHOME TYPE	3-PLEX	4-PLEX
COUNT	1	5
LEVEL 1	755 SF	1,140 SF
LEVEL 2	2,118 SF	2,947 SF
LEVEL 3	2,125 SF	2,955 SF
UTILITY BOX	29 SF	29 SF
PER BUILDING	5,027 SF	7,072 SF
TOTAL (INCLUDED IN FAR)	5,027 SF	35,358 SF
DECK PER TYPE	267 SF	371 SF
DECK TOTAL	267 SF	1,854 SF
GARAGE (NOT IN FAR)	1,408 SF	1,850 SF
GARAGE TOTAL	1,408 SF	9,252 SF

AREA SUMMARY

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
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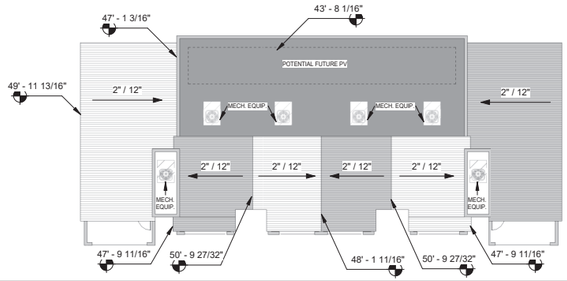
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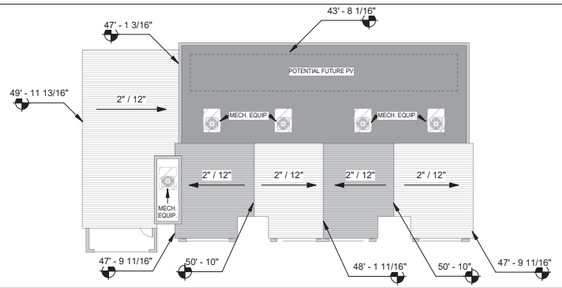
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TOWNHOMES BUILDING PLANS 3-PLEX AND 4-PLEX

Job No. 20004
Date: 09/07/22
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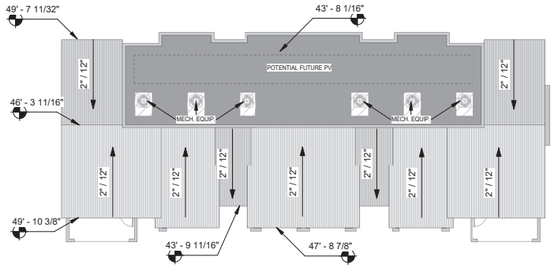
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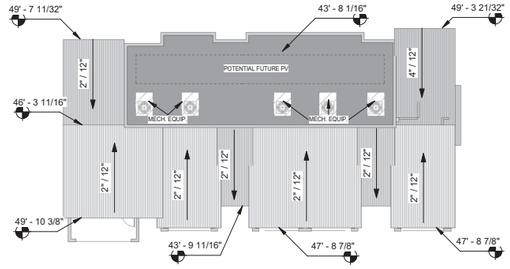
6-PLEX MARKET-RATE TOWNHOME ROOF B | 1/16" = 1'-0" | 10



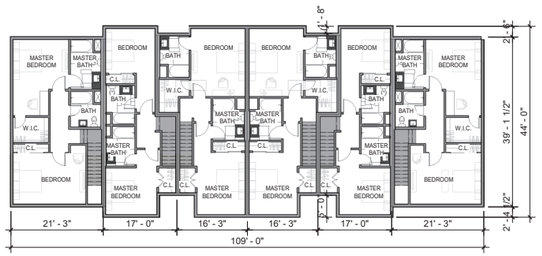
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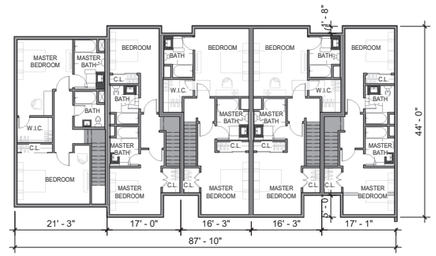
6-PLEX MARKET-RATE TOWNHOME ROOF A | 1/16" = 1'-0" | 9



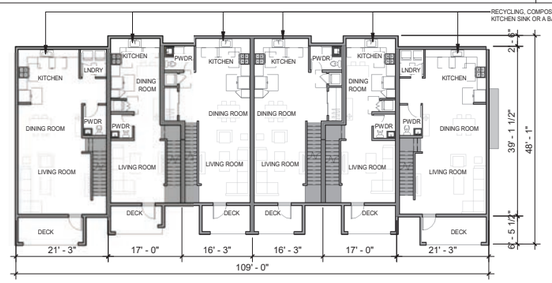
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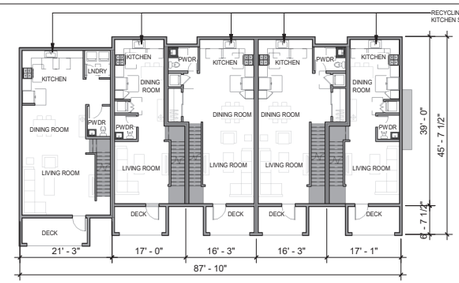
6-PLEX MARKET-RATE TOWNHOME L3 | 1/16" = 1'-0" | 8



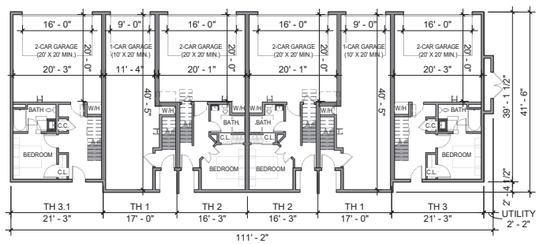
5-PLEX MARKET-RATE TOWNHOME L3 | 1/16" = 1'-0" | 3



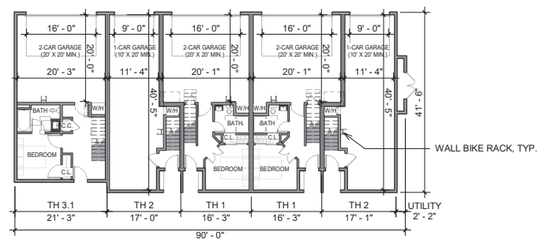
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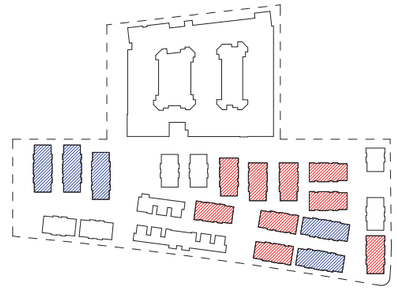
5-PLEX MARKET-RATE TOWNHOME L2 | 1/16" = 1'-0" | 2



6-PLEX MARKET-RATE TOWNHOME L1 | 1/16" = 1'-0" | 6



5-PLEX MARKET-RATE TOWNHOME L1 | 1/16" = 1'-0" | 1



5-PLEX TOWNHOME

6-PLEX TOWNHOME

KEY MAP

*SPOT ELEVATIONS ARE MEASURED TO 0' SEA LEVEL. AVERAGE NATURAL GRADE PLANE IS 8.9'. ACTUAL BUILDING HEIGHT IS 8.9' LESS THAN THE SPOT ELEVATIONS.



TOWNHOMES BIKE STORAGE:

DERO WALL RACK OR SIMILAR
STORES UP TO (2) TWO BIKES AND IS FULLY U-LOCK COMPATIBLE.

TOWNHOME AREA SUMMARY
(GROSS FLOOR AREA CALCULATIONS)

TOWNHOME TYPE	5-PLEX	6-PLEX
COUNT	9	5
LEVEL 1	1,131 SF	1,520 SF
LEVEL 2	3,403 SF	4,231 SF
LEVEL 3	3,419 SF	4,248 SF
UTILITY BOX	29 SF	29 SF
PER BUILDING	7,982 SF	10,029 SF
TOTAL (INCLUDED IN FAR)	71,842 SF	50,143 SF
DECK PER TYPE	431 SF	534 SF
DECK TOTAL	3,876 SF	2,670 SF
GARAGE (NOT IN FAR)	2,359 SF	2,799 SF
GARAGE TOTAL	21,227 SF	13,993 SF

AREA SUMMARY

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: Architecture
: Planning
: Urban Design

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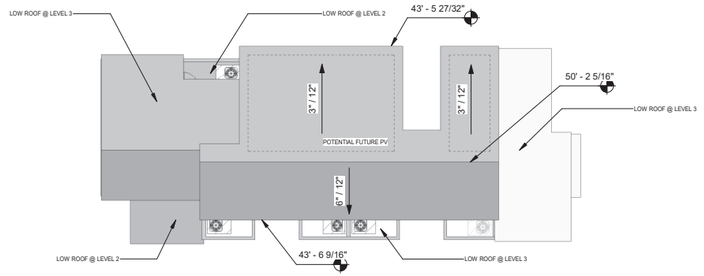
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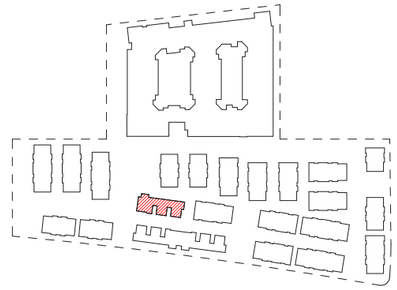
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TOWNHOMES
BUILDING PLANS
5-PLEX AND 6-PLEX

Job No. 20004
Date: 09/07/22
Scale: As indicated
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Sheet No:
A502

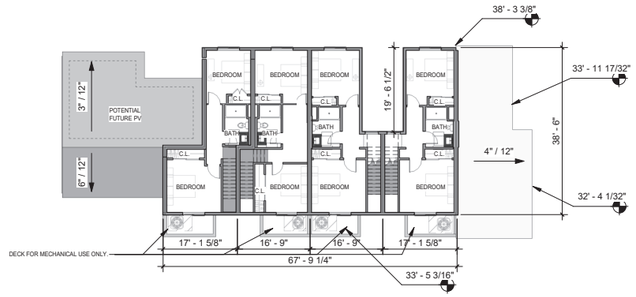


6-PLEX AFFORDABLE TOWNHOME ROOF A | 1/16" = 1'-0" | 4



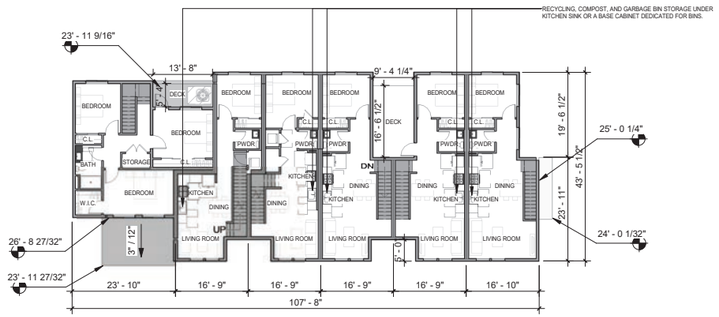
6-PLEX TOWNHOME

KEY MAP



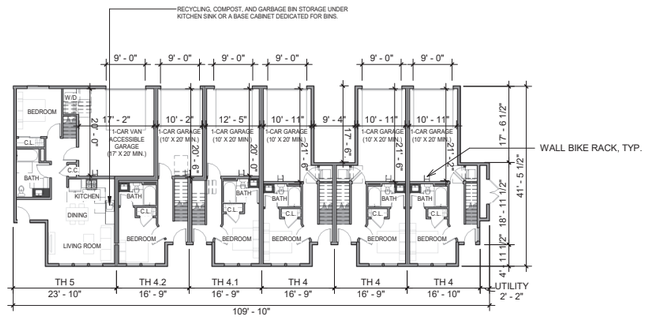
6-PLEX AFFORDABLE TOWNHOME L3 | 1/16" = 1'-0" | 3

*SPOT ELEVATIONS ARE MEASURED TO 0' SEA LEVEL. AVERAGE NATURAL GRADE PLANE IS 8.9'. ACTUAL BUILDING HEIGHT IS 8.9' LESS THAN THE SPOT ELEVATIONS.



6-PLEX AFFORDABLE TOWNHOME L2 | 1/16" = 1'-0" | 2





6-PLEX AFFORDABLE TOWNHOME L1 | 1/16" = 1'-0" | 1

AREA SUMMARY

TOWNHOMES BIKE STORAGE:

DERO WALL RACK OR SIMILAR
STORES UP TO (2) TWO BIKES AND IS FULLY U-LOCK COMPATIBLE.

TOWNHOME AREA SUMMARY (GROSS FLOOR AREA CALCULATIONS)

TOWNHOME TYPE	6-PLEX AFFORDABLE
COUNT	1
LEVEL 1	2,338 SF
LEVEL 2	3,904 SF
LEVEL 3	2,188 SF
UTILITY BOX	29 SF
PER BUILDING	8,460 SF
TOTAL (INCLUDED IN FAR)	8,460 SF
DECK PER TYPE	159 SF
DECK TOTAL	159 SF
GARAGE (NOT IN FAR)	1,667 SF
GARAGE TOTAL	1,667 SF

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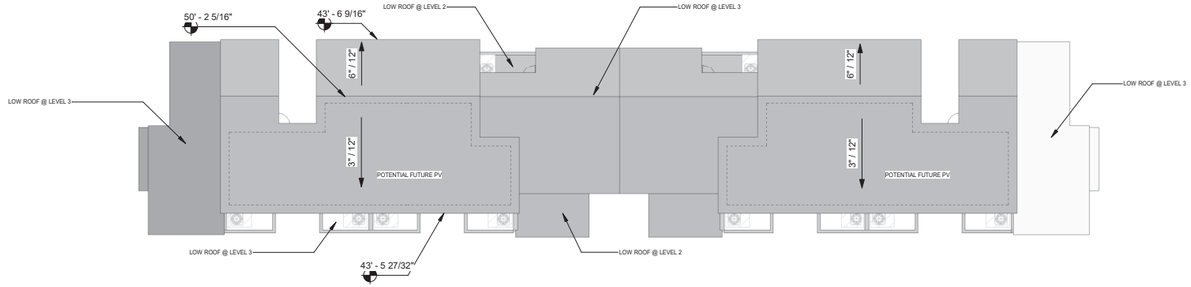
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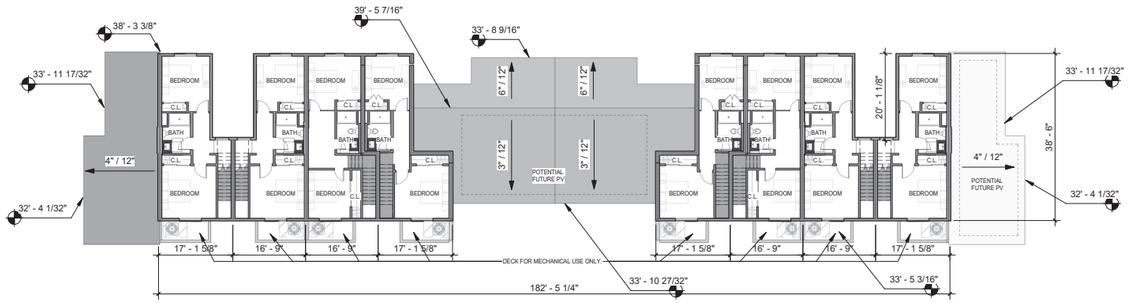
Sheet Title:
TOWNHOMES BUILDING PLANS AFF 6-PLEX

Job No. 20004
Date: 09/07/22
Scale: As indicated
Drawn By: Author

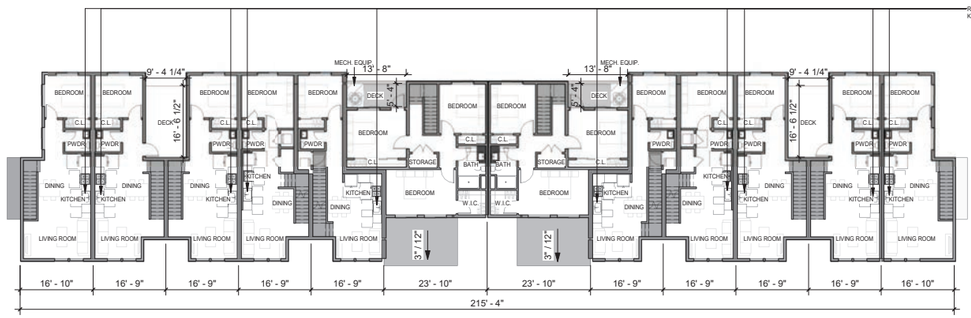
Sheet No:
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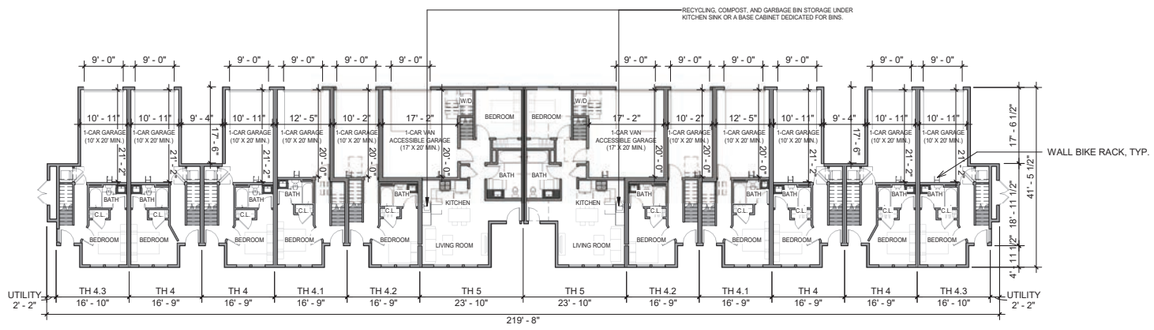
12-PLEX AFFORDABLE TOWNHOME ROOF | 1/16" = 1'-0" | 4



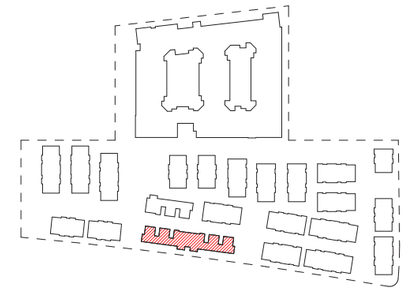
12-PLEX AFFORDABLE TOWNHOME L3 | 1/16" = 1'-0" | 3



12-PLEX AFFORDABLE TOWNHOME L2 | 1/16" = 1'-0" | 2



12-PLEX AFFORDABLE TOWNHOME L1 | 1/16" = 1'-0" | 1



KEY MAP

*SPOT ELEVATIONS ARE MEASURED TO 0' SEA LEVEL. AVERAGE NATURAL GRADE PLANE IS 8.9'. ACTUAL BUILDING HEIGHT IS 8.9' LESS THAN THE SPOT ELEVATIONS.



TOWNHOMES BIKE STORAGE:

DERO WALL RACK OR SIMILAR
STORES UP TO (2) TWO BIKES AND IS FULLY U-LOCK COMPATIBLE.

TOWNHOME AREA SUMMARY (GROSS FLOOR AREA CALCULATIONS)

TOWNHOME TYPE	12-PLEX AFFORDABLE
COUNT	1
LEVEL 1	4,664 SF
LEVEL 2	7,809 SF
LEVEL 3	4,376 SF
UTILITY BOX	59 SF
PER BUILDING	16,909 SF
TOTAL (INCLUDED IN FAR)	16,909 SF
DECK PER TYPE	317 SF
DECK TOTAL	317 SF
GARAGE (NOT IN FAR)	3,346 SF
GARAGE TOTAL	3,346 SF

AREA SUMMARY

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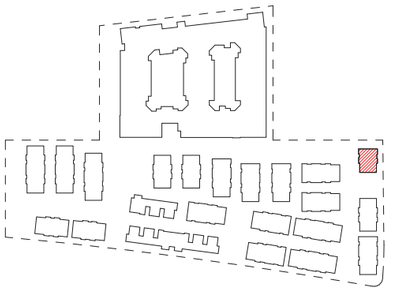
Sheet Title:
TOWNHOMES BUILDING PLANS AFF 12-PLEX

Job No. 20004
Date: 09/07/22
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Sheet No:
A504



TOWNHOME A 3-PLEX - FRONT | 1/16" = 1'-0" | 4

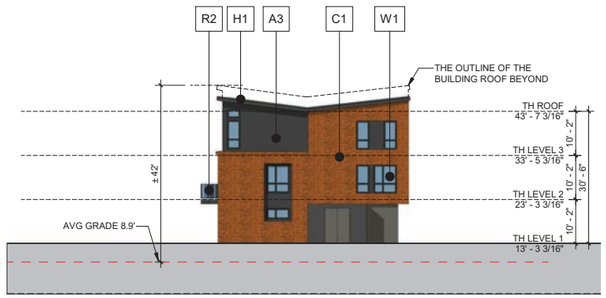


TOWNHOME A

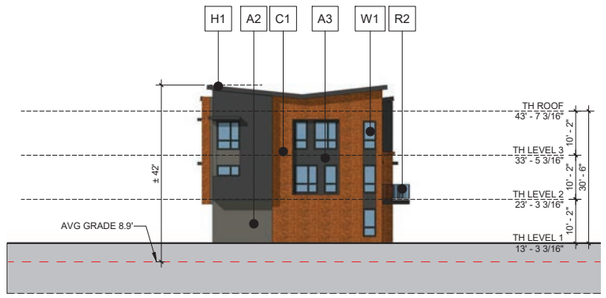
KEY MAP



TOWNHOME A 3-PLEX - REAR | 1/16" = 1'-0" | 3



TOWNHOME A 3-PLEX - SIDE 1 | 1/16" = 1'-0" | 2



TOWNHOME A 3-PLEX - SIDE 2 | 1/16" = 1'-0" | 1

COLOR AND MATERIAL

LEGEND

A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - GRAY
E1	FIBER CEMENT SIDING - BROWN
E2	FIBER CEMENT SIDING - YELLOW
E3	FIBER CEMENT SIDING - LIGHT GRAY
E4	FIBER CEMENT SIDING - DARK GRAY
C1	BRICK VENEER
H1	METAL SEAMED ROOF
H2	ASPHALT SHINGLES ROOF
W1	VINYL WINDOW, TYP.
W3	PANELIZED GARAGE DOOR
R2	VERTICAL METAL RAILING

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Sheet Title:
TOWNHOMES ELEVATIONS A 3-PLEX

Job No.	20004
Date:	09/07/22
Scale:	As indicated
Drawn By:	Author

Sheet No:

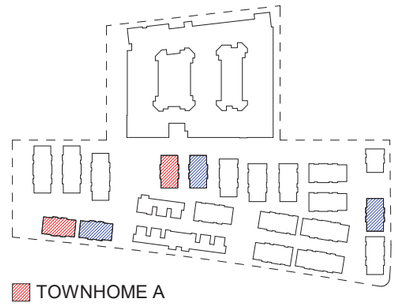
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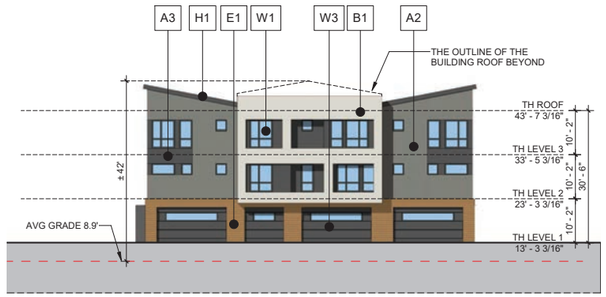
TOWNHOME B 4-PLEX - FRONT | 1/16" = 1'-0" | 8



TOWNHOME A 4-PLEX - FRONT | 1/16" = 1'-0" | 4



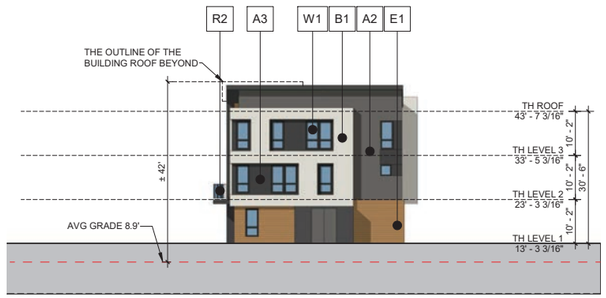
KEY MAP



TOWNHOME B 4-PLEX - REAR | 1/16" = 1'-0" | 7



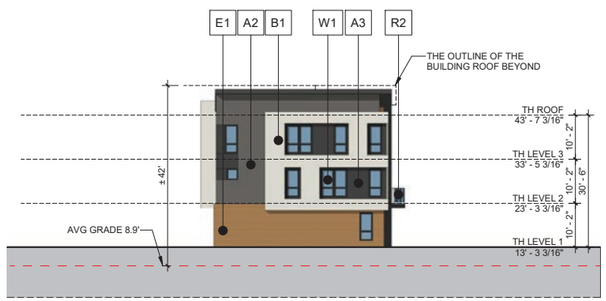
TOWNHOME A 4-PLEX - REAR | 1/16" = 1'-0" | 3



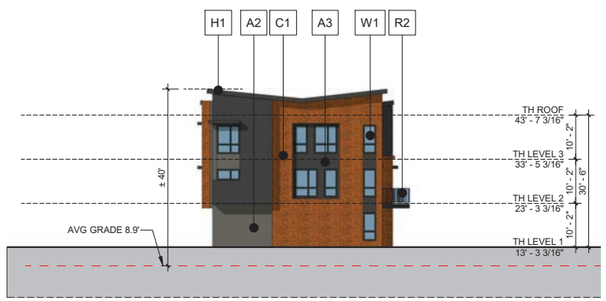
TOWNHOME B 4-PLEX - SIDE 1 | 1/16" = 1'-0" | 6



TOWNHOME A 4-PLEX - SIDE 1 | 1/16" = 1'-0" | 2



TOWNHOME B 4-PLEX - SIDE 2 | 1/16" = 1'-0" | 5



TOWNHOME A 4-PLEX - SIDE 2 | 1/16" = 1'-0" | 1

LEGEND

A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - GRAY
E1	FIBER CEMENT SIDING - BROWN
E2	FIBER CEMENT SIDING - YELLOW
E3	FIBER CEMENT SIDING - LIGHT GRAY
E4	FIBER CEMENT SIDING - DARK GRAY
C1	BRICK VENEER
H1	METAL SEAMED ROOF
H2	ASPHALT SHINGLES ROOF
W1	VINYL WINDOW, TYP.
W3	PANELIZED GARAGE DOOR
R2	VERTICAL METAL RAILING

COLOR AND MATERIAL

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Sheet Title:
TOWNHOMES ELEVATIONS A AND B 4-PLEX

Job No. 20004
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Drawn By: Author

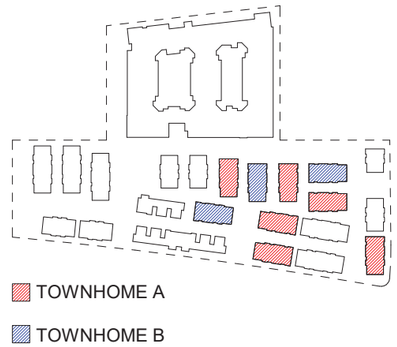
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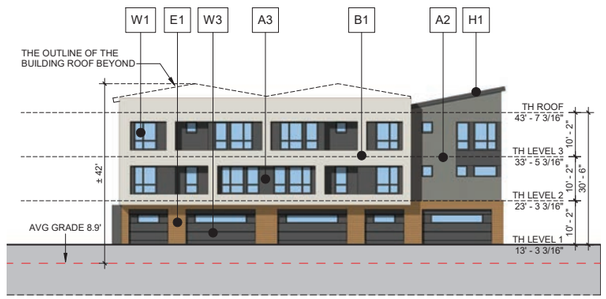
TOWNHOME B 5-PLEX - FRONT | 1/16" = 1'-0" | 8



TOWNHOME A 5-PLEX - FRONT | 1/16" = 1'-0" | 4



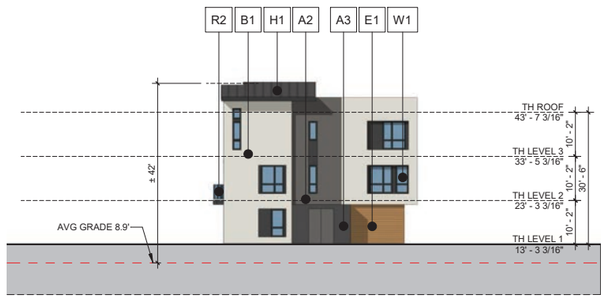
KEY MAP



TOWNHOME B 5-PLEX - REAR | 1/16" = 1'-0" | 7



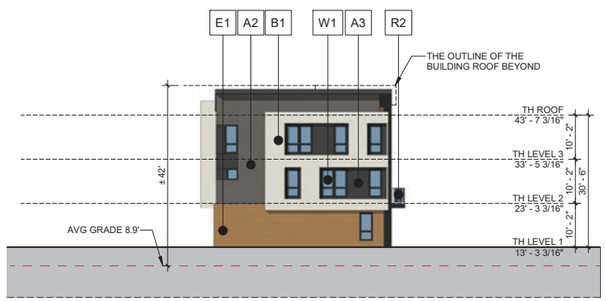
TOWNHOME A 5-PLEX - REAR | 1/16" = 1'-0" | 3



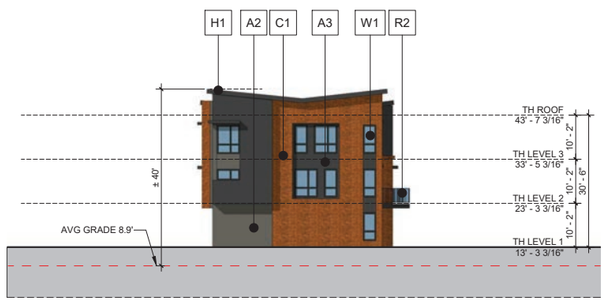
TOWNHOME B 5-PLEX - SIDE 1 | 1/16" = 1'-0" | 6



TOWNHOME A 5-PLEX - SIDE 1 | 1/16" = 1'-0" | 2



TOWNHOME B 5-PLEX - SIDE 2 | 1/16" = 1'-0" | 5



TOWNHOME A 5-PLEX - SIDE 2 | 1/16" = 1'-0" | 1

LEGEND	
A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - GRAY
E1	FIBER CEMENT SIDING - BROWN
E2	FIBER CEMENT SIDING - YELLOW
E3	FIBER CEMENT SIDING - LIGHT GRAY
E4	FIBER CEMENT SIDING - DARK GRAY
C1	BRICK VENEER
H1	METAL SEAMED ROOF
H2	ASPHALT SHINGLES ROOF
W1	VINYL WINDOW, TYP.
W3	PANELIZED GARAGE DOOR
R2	VERTICAL METAL RAILING

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Job No.	20004
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Drawn By:	Author

Sheet No:

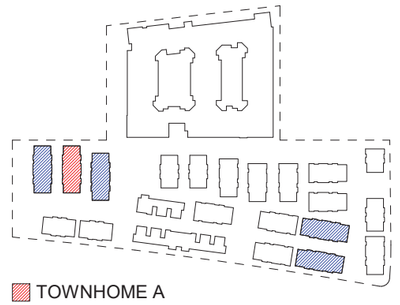
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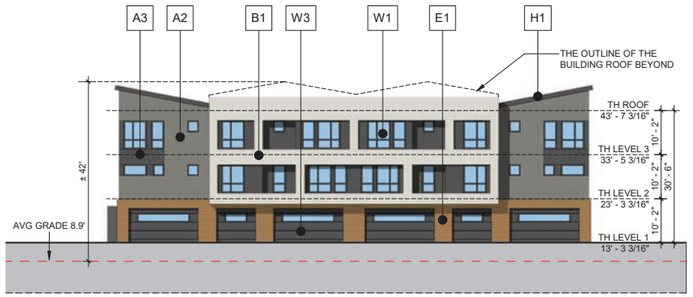
TOWNHOME B 6-PLEX - FRONT | 1/16" = 1'-0" | 8



TOWNHOME A 6-PLEX - FRONT | 1/16" = 1'-0" | 4



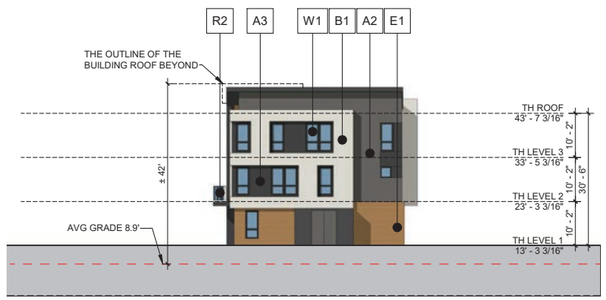
KEY MAP



TOWNHOME B 6-PLEX - REAR | 1/16" = 1'-0" | 7



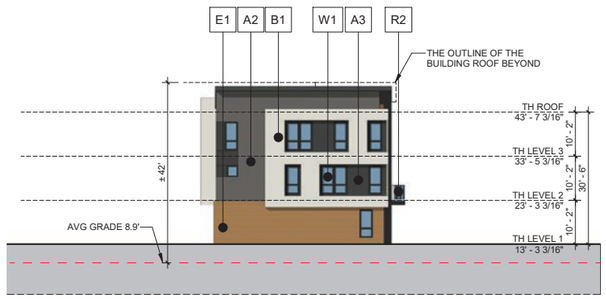
TOWNHOME A 6-PLEX - REAR | 1/16" = 1'-0" | 3



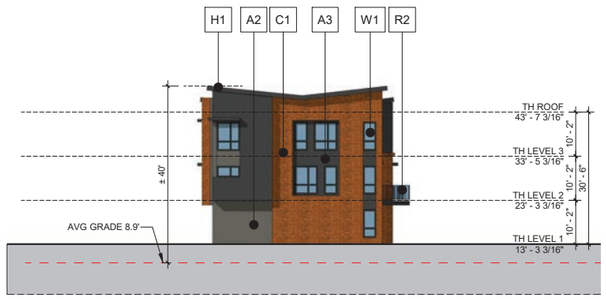
TOWNHOME B 6-PLEX - SIDE 1 | 1/16" = 1'-0" | 6



TOWNHOME A 6-PLEX - SIDE 1 | 1/16" = 1'-0" | 2



TOWNHOME B 6-PLEX - SIDE 2 | 1/16" = 1'-0" | 5



TOWNHOME A 6-PLEX - SIDE 2 | 1/16" = 1'-0" | 1

LEGEND

A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - GRAY
E1	FIBER CEMENT SIDING - BROWN
E2	FIBER CEMENT SIDING - YELLOW
E3	FIBER CEMENT SIDING - LIGHT GRAY
E4	FIBER CEMENT SIDING - DARK GRAY
C1	BRICK VENEER
H1	METAL SEAMED ROOF
H2	ASPHALT SHINGLES ROOF
W1	VINYL WINDOW, TYP.
W3	PANELIZED GARAGE DOOR
R2	VERTICAL METAL RAILING

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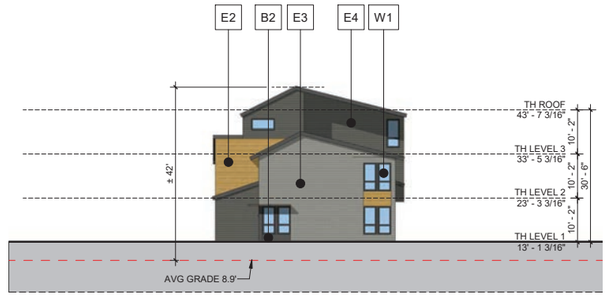
Sheet Title:
TOWNHOMES ELEVATIONS A AND B 6-PLEX

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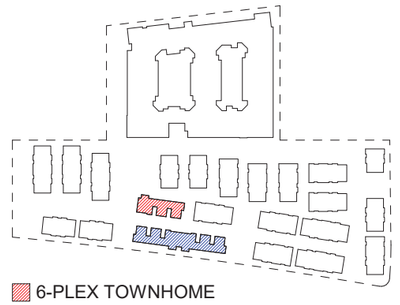
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A604



AFFORDABLE TOWNHOME C 6-PLEX - FRONT | 1/16" = 1'-0" | 8



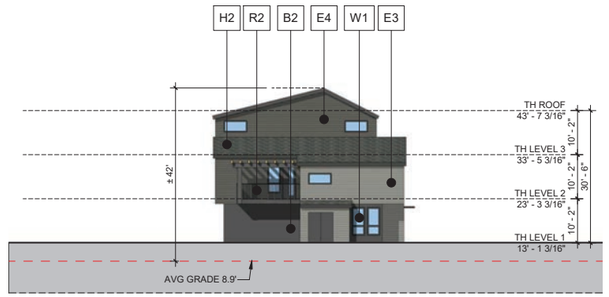
AFFORDABLE TOWNHOME C 6-PLEX - SIDE 1 | 1/16" = 1'-0" | 4



KEY MAP



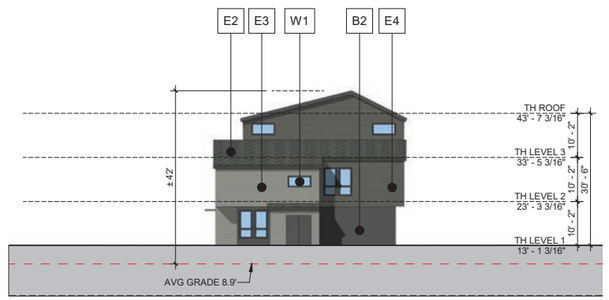
AFFORDABLE TOWNHOME C 6-PLEX - REAR | 1/16" = 1'-0" | 7



AFFORDABLE TOWNHOME C 6-PLEX - SIDE 2 | 1/16" = 1'-0" | 3



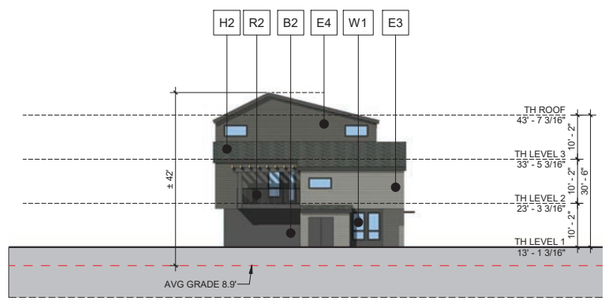
AFFORDABLE TOWNHOME C 12-PLEX - FRONT | 1/16" = 1'-0" | 6



AFFORDABLE TOWNHOME C 12-PLEX - SIDE 1 | 1/16" = 1'-0" | 2



AFFORDABLE TOWNHOME C 12-PLEX - REAR | 1/16" = 1'-0" | 5



AFFORDABLE TOWNHOME C 12-PLEX - SIDE 2 | 1/16" = 1'-0" | 1

LEGEND	
A2	CEMENT PLASTER - LIGHT GRAY
A3	CEMENT PLASTER - GRAY
B1	FIBER CEMENT PANEL - WHITE
B2	FIBER CEMENT PANEL - GRAY
E1	FIBER CEMENT SIDING - BROWN
E2	FIBER CEMENT SIDING - YELLOW
E3	FIBER CEMENT SIDING - LIGHT GRAY
E4	FIBER CEMENT SIDING - DARK GRAY
C1	BRICK VENEER
H1	METAL SEAMED ROOF
H2	ASPHALT SHINGLES ROOF
W1	VINYL WINDOW, TYP.
W3	PANELIZED GARAGE DOOR
R2	VERTICAL METAL RAILING

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Sheet Title:
TOWNHOMES ELEVATIONS C 6-PLEX AND 12-PLEX

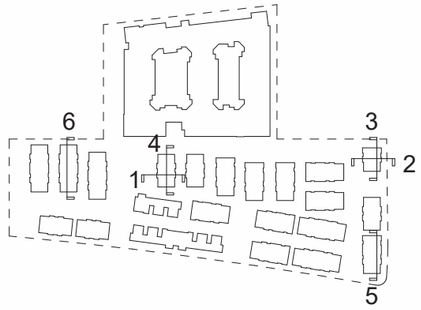
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A605



6-PLEX TOWNHOME A SECTION | 1/16" = 1'-0" | 6



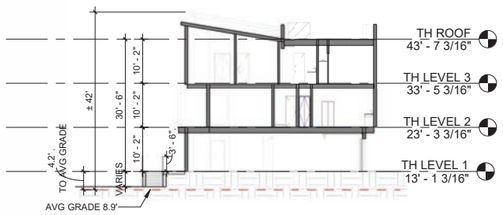
KEY MAP



5-PLEX TOWNHOME A SECTION | 1/16" = 1'-0" | 5



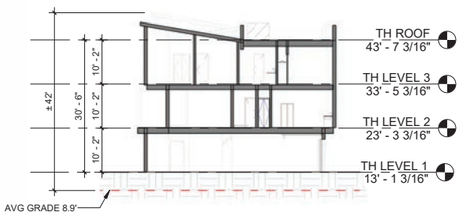
4-PLEX TOWNHOME A SECTION | 1/16" = 1'-0" | 4



TOWNHOME A SECTION WITH STOOP | 1/16" = 1'-0" | 2



3-PLEX TOWNHOME A SECTION | 1/16" = 1'-0" | 3



TOWNHOME A SECTION | 1/16" = 1'-0" | 1

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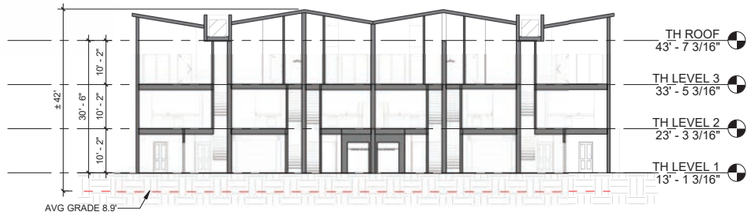
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Sheet Title:
TOWNHOME BUILDING A SECTIONS

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Date:	09/07/22
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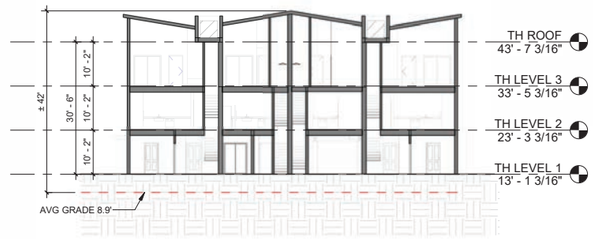
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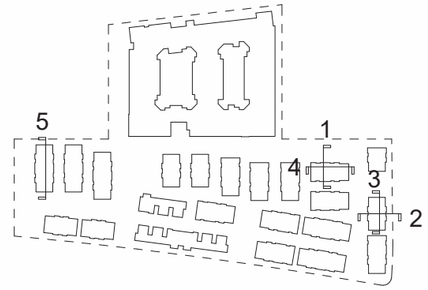
6-PLEX TOWNHOME B SECTION | 1/16" = 1'-0" | 5



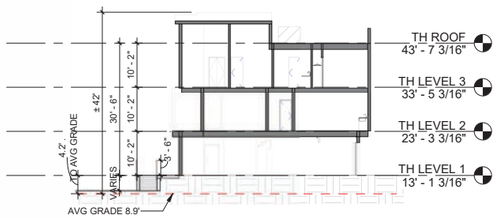
5-PLEX TOWNHOME B SECTION | 1/16" = 1'-0" | 4



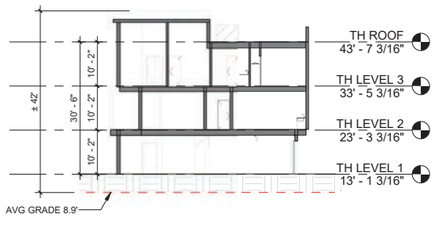
4-PLEX TOWNHOME B SECTION | 1/16" = 1'-0" | 3



KEY MAP



TOWNHOME B SECTION WITH STOOP | 1/16" = 1'-0" | 2



TOWNHOME B SECTION | 1/16" = 1'-0" | 1

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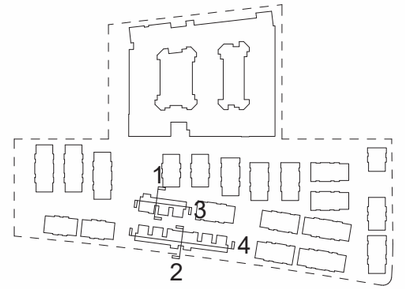
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Sheet Title:
TOWNHOME BUILDING B SECTIONS

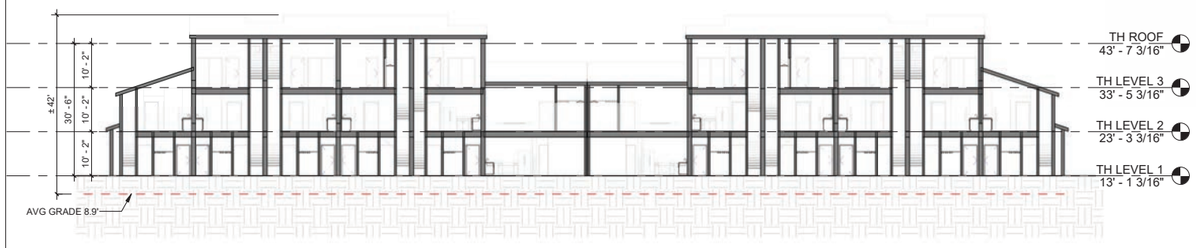
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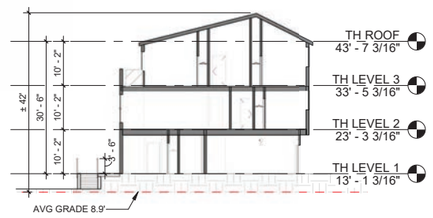
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KEY MAP



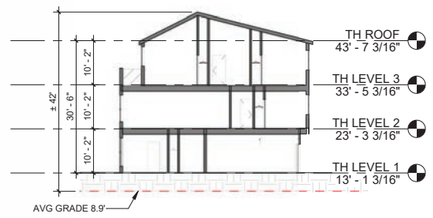
12-PLEX TOWNHOME C SECTION | 1/16" = 1'-0" | 4



12-PLEX TOWNHOME C SIDE SECTION WITH STOOP | 1/16" = 1'-0" | 2



6-PLEX TOWNHOME C SECTION | 1/16" = 1'-0" | 3



6-PLEX TOWNHOME C SIDE SECTION | 1/16" = 1'-0" | 1

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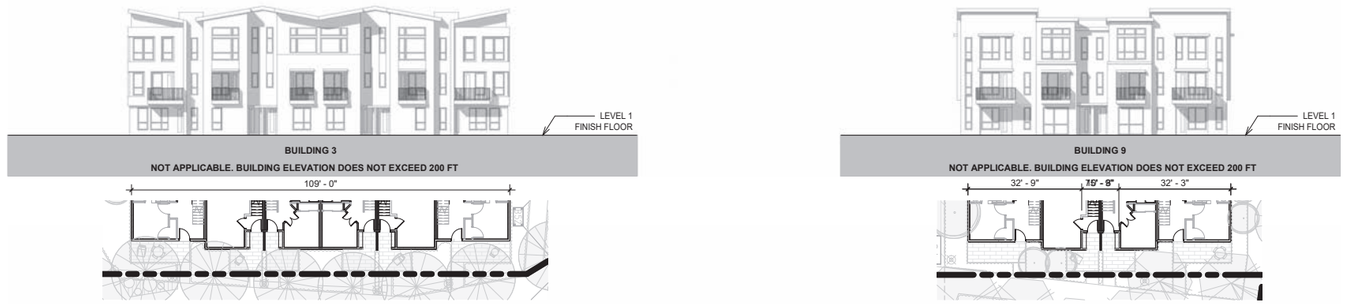
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Sheet Title:
TOWNHOME BUILDING C SECTIONS

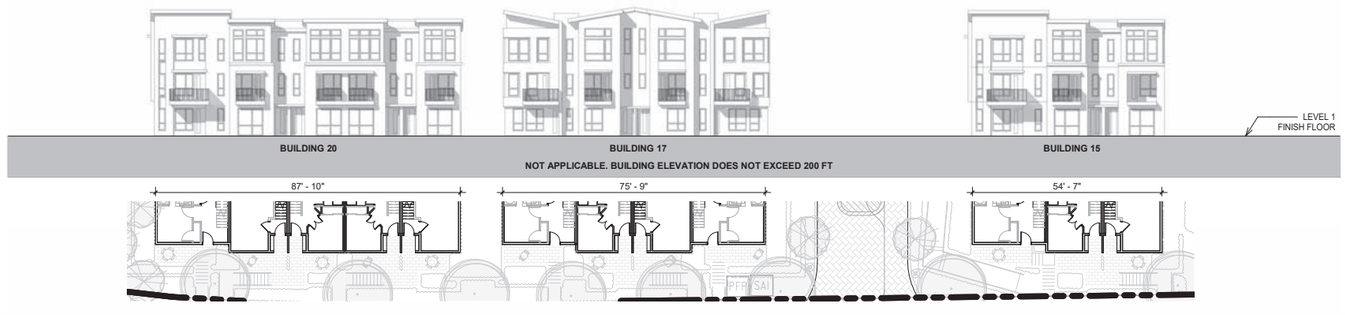
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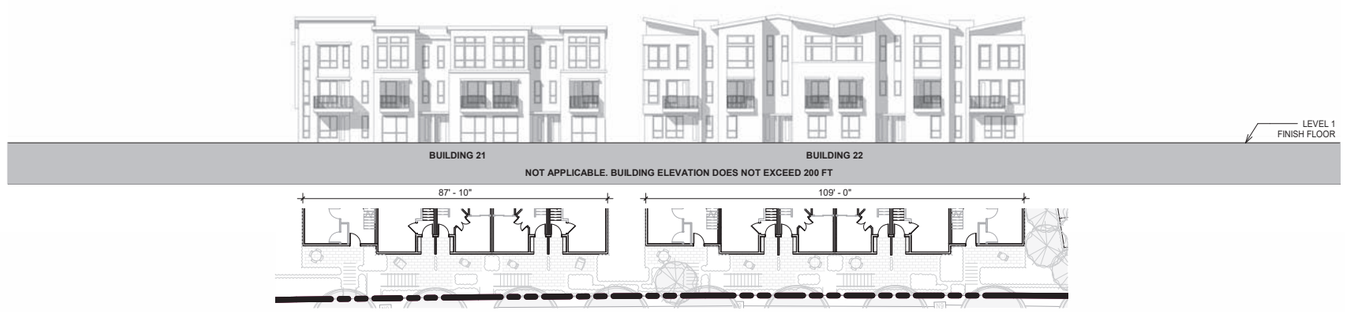
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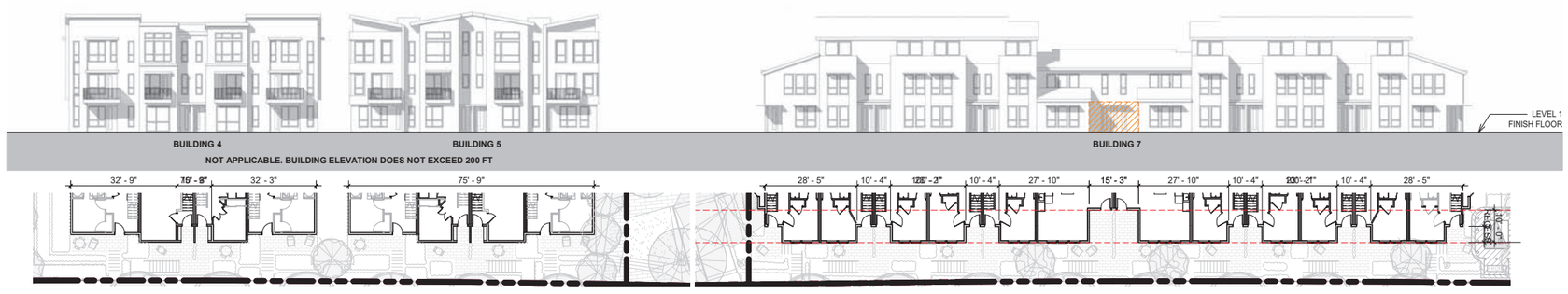
PASEO | 1" = 20'-0" | 4



CHRYSLER DRIVE | 1" = 20'-0" | 3

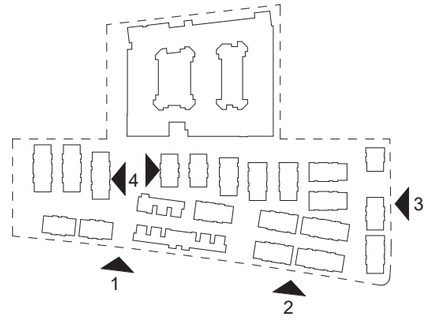


E INDEPENDENCE DRIVE | 1" = 20'-0" | 2



W INDEPENDENCE DRIVE | 1" = 20'-0" | 1

KEY MAP



Municipal Code 16.45.120 (2) - Major Building Modulations:
Minimum one recess of 15' wide by 10' deep per 200' of facade length facing publicly accessible spaces (streets, open space, and paseo) applicable from the ground level to the top of the building's base height.

✓ **Project compliance:**
At least one major building recess provided every 200' of facade on Constitution elevation, west elevation, and south elevation.

▨ Major building recess

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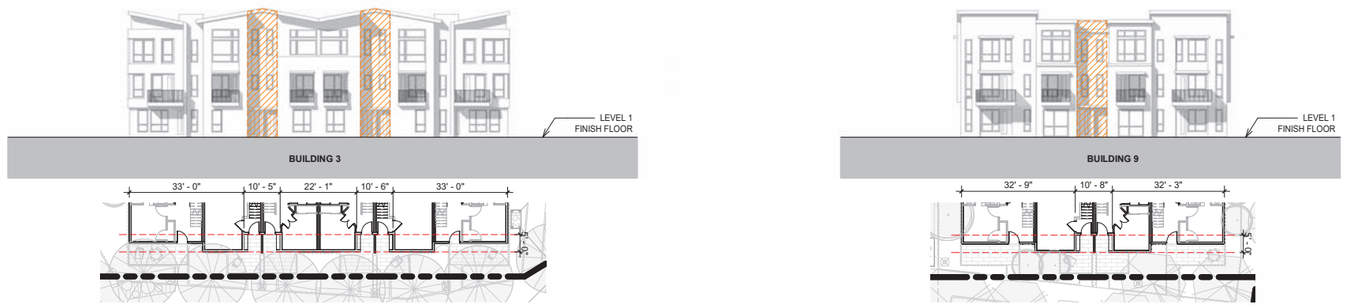
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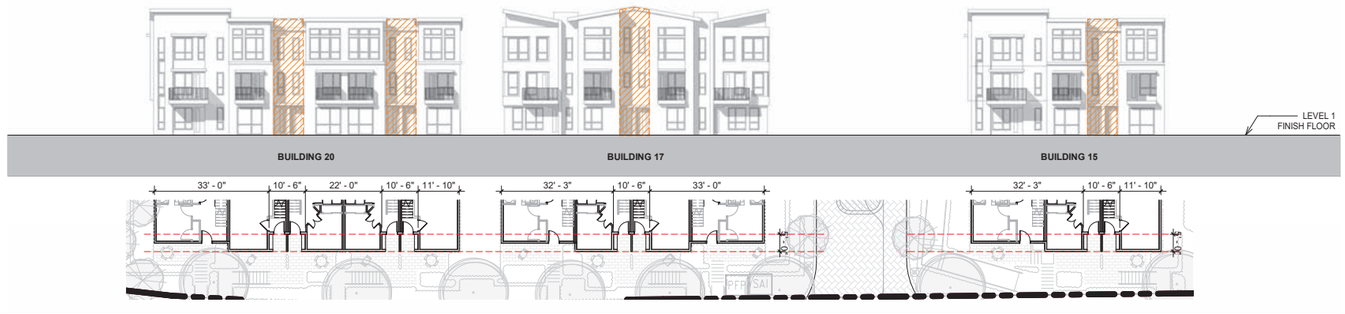
Sheet Title:
TH ZONING DIAGRAM
MAJOR BUILDING
MODULATIONS

Job No. 20004
Date: 09/07/22
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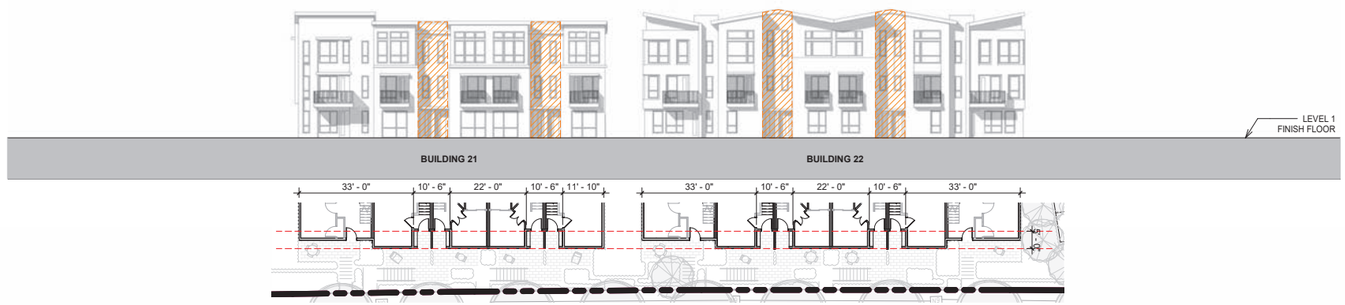
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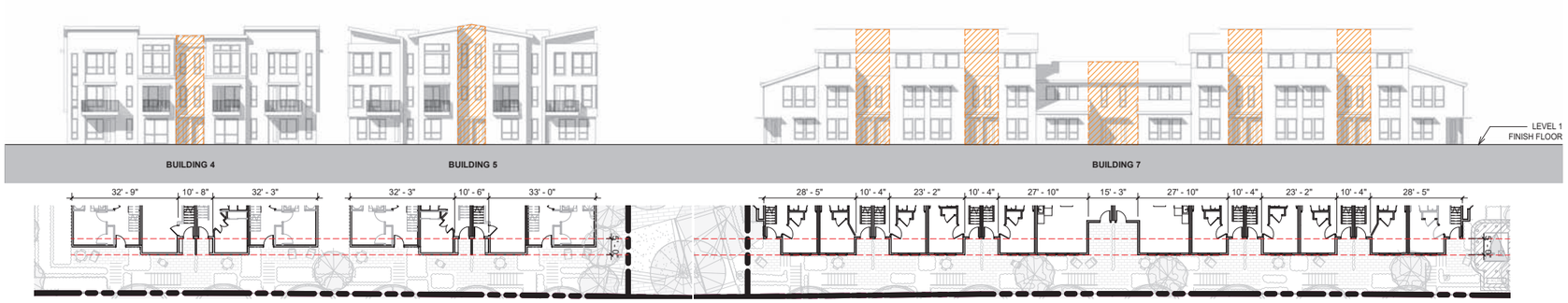
PASEO | 1" = 20'-0" | 4



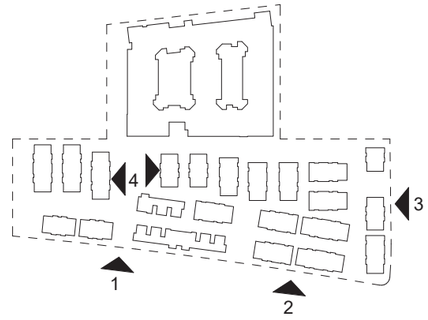
CHRYSLER DRIVE | 1" = 20'-0" | 3



E INDEPENDENCE DRIVE | 1" = 20'-0" | 2



W INDEPENDENCE DRIVE | 1" = 20'-0" | 1



KEY MAP

Municipal Code 16.45.120 (2) - Minor Building Modulations:
Minimum one recess of 5' wide by 5' deep per 50' of facade length facing publicly accessible spaces (streets, open space, and paseo).

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

✓ **Project compliance:**
At least one major building recess provided every 50' of facade.

Minor building recess

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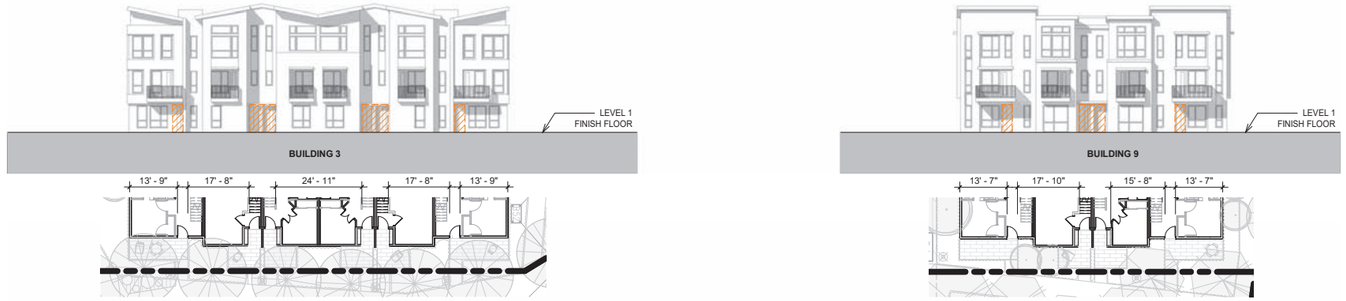
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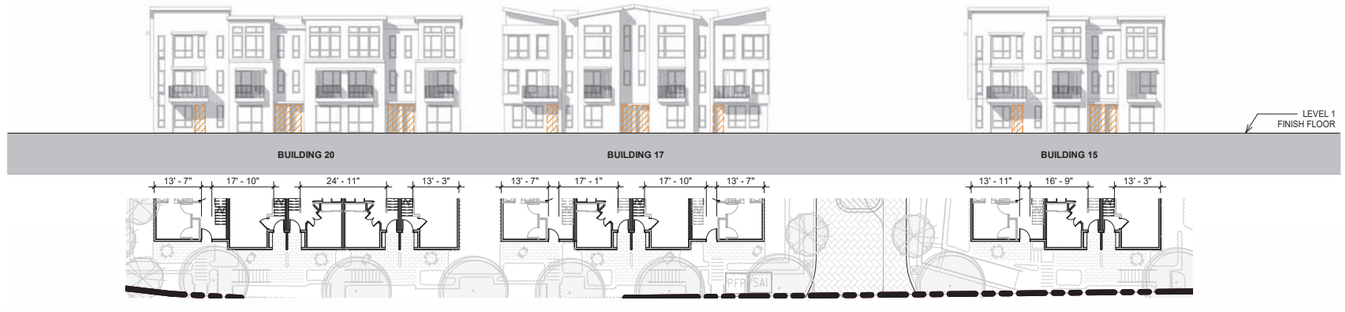
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TH ZONING DIAGRAM
MINOR BUILDING
MODULATIONS

Job No. 20004
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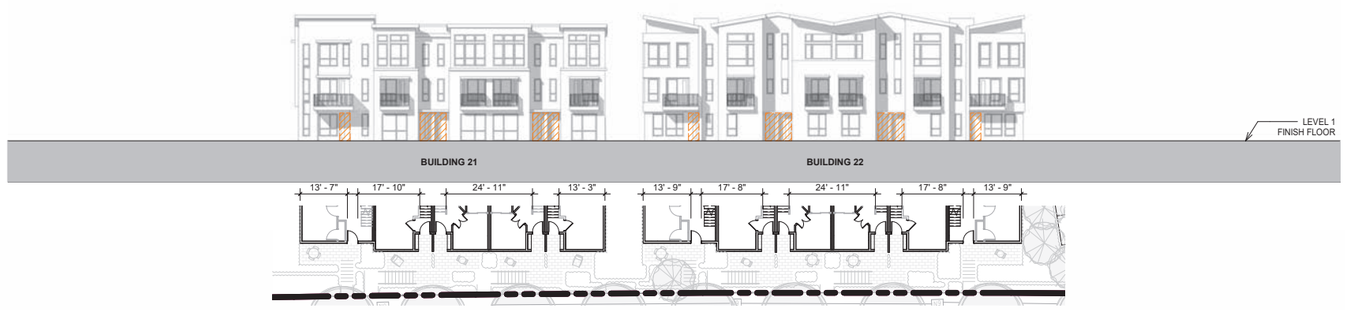
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PASEO | 1" = 20'-0" | 4



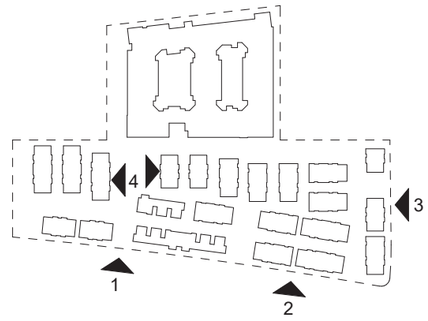
CHRYSLER DRIVE | 1" = 20'-0" | 3



E INDEPENDENCE DRIVE | 1" = 20'-0" | 2



W INDEPENDENCE DRIVE | 1" = 20'-0" | 1



KEY MAP

Municipal Code 16.45.120 (3) - Building Entrances:
One entrance every 100' of building length along a public street or paseo

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

Building Entrance

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TH ZONING DIAGRAM
BUILDING ENTRANCE
MODULATIONS

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A703



TOTAL AREA OF GROUND FLOOR BUILDING FACADE = 1,088 SF
TRANSPARENT GLAZING PROVIDED:

1,088 SF X 30% = 327 SF
382 SF > 327 SF



TOTAL AREA OF GROUND FLOOR BUILDING FACADE = 765 SF
TRANSPARENT GLAZING PROVIDED:

765 SF X 30% = 230 SF
332 SF > 230 SF

PASEO | 1" = 20'-0" | 4



TOTAL AREA OF GROUND FLOOR BUILDING FACADE = 2,190 SF
TRANSPARENT GLAZING PROVIDED:

2,190 SF X 30% = 657 SF
958 SF > 657 SF

CHRYSLER DRIVE | 1" = 20'-0" | 3



TOTAL AREA OF GROUND FLOOR BUILDING FACADE = 1,970 SF
TRANSPARENT GLAZING PROVIDED:

1,970 SF X 30% = 591 SF
795 SF > 591 SF

E INDEPENDENCE DRIVE | 1" = 20'-0" | 2

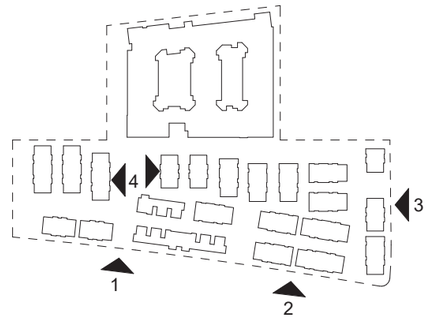


TOTAL AREA OF GROUND FLOOR BUILDING FACADE = 3,675 SF
TRANSPARENT GLAZING PROVIDED:

3,675 SF X 30% = 1,103 SF
1,405 SF > 1,103 SF

W INDEPENDENCE DRIVE | 1" = 20'-0" | 1

KEY MAP



Municipal Code 16.45.120 (3) - Ground floor transparency:
Minimum 30% for residential uses and 50% of commercial uses of the ground floor facade that must provide visual transparency

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

Ground level transparent glazing surface

Ground level opaque surface

Ground level height

Municipal Code 16.45.120 (3) - Minimum ground floor height along street frontage:
10' for residential uses

✓ **Project compliance:**
The ground level is 10'-0".

Ground level height

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Sheet Title:
TH ZONING DIAGRAM GLAZING

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TOTAL AREA OF BUILDING FACADE = 12,060 SF
WALL AREA OF STUCCO = 1,667 SF

12,060 SF X 50% = 6,030 SF
1,667 SF < 6,030 SF



TOTAL AREA OF BUILDING FACADE = 2,676 SF
WALL AREA OF STUCCO = 520 SF

2,676 SF X 50% = 1,338 SF
520 SF < 1,338 SF

PASEO | 1" = 20'-0" | 4



TOTAL AREA OF BUILDING FACADE = 7,573 SF
WALL AREA OF STUCCO = 1,507 SF

7,573 SF X 50% = 3,787 SF
1,507 SF < 3,787 SF

CHRYSLER DRIVE | 1" = 20'-0" | 3



TOTAL AREA OF BUILDING FACADE = 6,843 SF
WALL AREA OF STUCCO = 1,344 SF

6,843 SF X 50% = 3,422 SF
1,344 SF < 3,422 SF

E INDEPENDENCE DRIVE | 1" = 20'-0" | 2

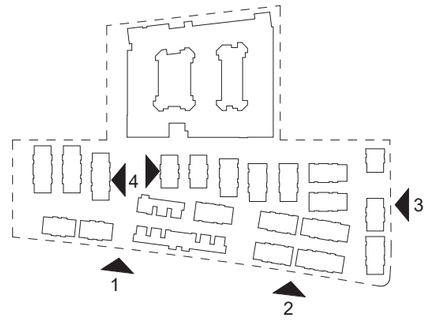


TOTAL AREA OF BUILDING FACADE = 12,060 SF
WALL AREA OF STUCCO = 1,667 SF

12,060 SF X 50% = 6,030 SF
1,667 SF < 6,030 SF

W INDEPENDENCE DRIVE | 1" = 20'-0" | 1

KEY MAP



Municipal Code 16.45.120 (6) - Building Materials:
Stucco shall not be used on more than 50% of the building facade.

✓ **Project compliance:**
Use of stucco is less than 50% of the building facade.

Stucco

Edge of building

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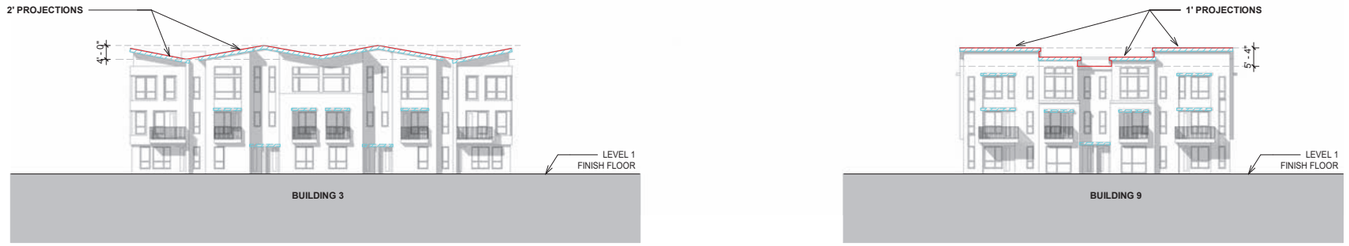
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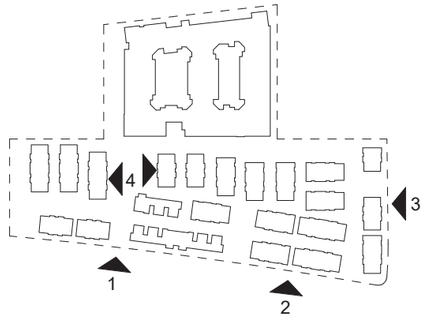
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TH ZONING DIAGRAM PRECENTAGE STUCCO

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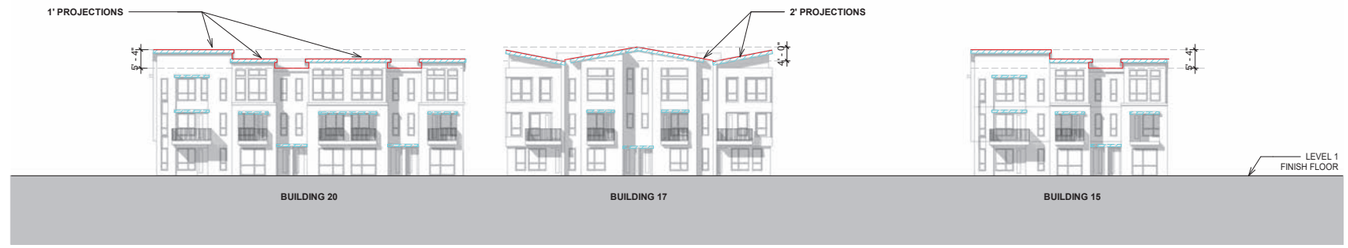
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A705



PASEO | 1" = 20'-0" | 4



KEY MAP



CHRYSLER DRIVE | 1" = 20'-0" | 3



E INDEPENDENCE DRIVE | 1" = 20'-0" | 2



W INDEPENDENCE DRIVE | 1" = 20'-0" | 1

Municipal Code 16.45.120 (3) - Awnings, signs, and canopies:
Maximum 7' horizontal projection

✓ **Project compliance:**
All awnings and canopies project less than 7' horizontally from face of building. A minimum vertical clearance of 8' from finished grade to the bottom of the projection is required.

Projecting awning and canopy

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

✓ **Project compliances:**
Roof lines varies across the building, including a four-feet minimum height modulation.

Roof line

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Sheet Title:
TH ZONING DIAGRAM
ROOF LINE

Job No. 20004
Date: 09/07/22
Scale: As indicated
Drawn By: Author

Sheet No:
A706

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



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



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



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

A5 **CEMENT PLASTER**
KELLY MOORE
KM5224 BANANA PEEL
OR SIMILAR BY ALTERNATIVE
MANUFACTURER
SMOOTH TROWELED FINISH



B1 **FIBER CEMENT PANEL**
JAMES HARDIE
REVEAL PANEL SYSTEM
KMW57-1 CLOUD WHITE
OR SIMILAR BY ALTERNATIVE
MANUFACTURER



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



B3 **FIBER CEMENT PANEL**
NICHIHA INDUSTRIALBLOCK
OR SIMILAR BY ALTERNATIVE
MANUFACTURER

D1 **PORCELAIN TILE**
COLOR 1



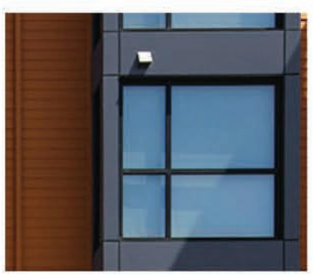
E1 **FIBER CEMENT SIDING**
JAMES HARDIE
ARTISAN V-GROOVE
HLS4232 CROWN GOLD
OR SIMILAR BY ALTERNATIVE
MANUFACTURER



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



G1 **GLASS PANEL FOR GLASS RAILINGS**
BIRD SAFE FRIT WITH HORIZONTAL
LINES - 1/8" SILK-SCREENED
CERAMIC FRIT LINES SPACED 2"
APART HORIZONTALLY



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



W2 **STOREFRONT**
ALUMINIUM STOREFRONT
BLACK FRAME FINISH



R1 **GLASS RAILING**
FRITTED COLORED GLASS
SEE G1 FOR GLASS PANEL



R2 **VERTICAL METAL RAILING**
GALVANIZED PAINTED BLACK FINISH

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Sheet Title:
COLOR AND MATERIAL BOARD APARTMENT

Job No. 20004
Date: 09/07/22
Scale:
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Sheet No:
A801



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



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



B1 FIBER CEMENT PANEL
JAMES HARDIE
REVEAL PANEL SYSTEM
KMW57-1 CLOUD WHITE
OR SIMILAR BY ALTERNATIVE
MANUFACTURER



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



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



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



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



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



H1 METAL SEAMED ROOF



H2 ASPHALT SHINGLES ROOF



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



W3 PANELIZED GARAGE DOOR



R2 VERTICAL METAL RAILING
GALVANIZED PAINTED BLACK FINISH

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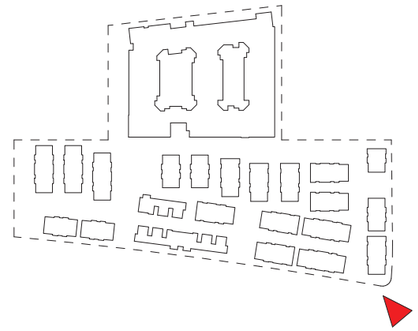
Sheet Title:
COLOR AND MATERIAL BOARD TOWNHOMES

Job No. 20004
Date: 09/07/22
Scale:
Drawn By: Author

Sheet No:
A802



PERSPECTIVE RENDERING



KEY PLAN

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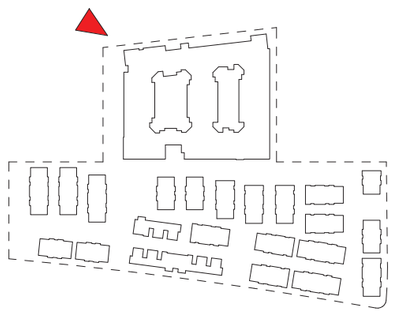
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PERSPECTIVE TOWNHOMES ON INDEPENDENCE DRIVE

Job No. 20004
Date: 09/07/22
Scale: 1" = 160'-0"
Drawn By: Author

Sheet No:
A901



PERSPECTIVE RENDERING



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Sheet Title:
PERSPECTIVE APARTMENT ON CONSTITUTION DRIVE

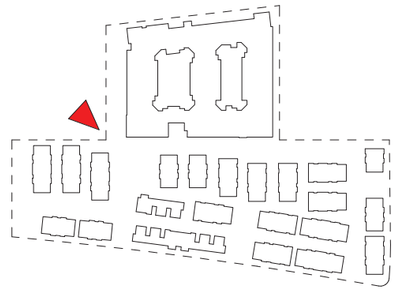
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Date:	09/07/22
Scale:	1" = 160'-0"
Drawn By:	Author

Sheet No:

A902



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Sheet Title:
PERSPECTIVE
PASEO / CENTRAL
OPEN SPACE

Job No.	20004
Date:	09/07/22
Scale:	1" = 160'-0"
Drawn By:	Author

Sheet No:

A903



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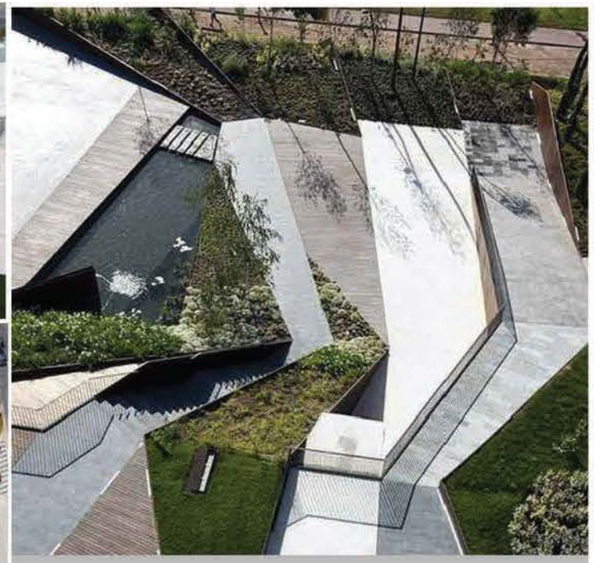
SCHEMATIC LANDSCAPE PLAN

Job No. 20004
Date: 09/07/2022
Scale: 1" = 40'

Sheet No:

L2.01











PAVING PATTERN IDEAS





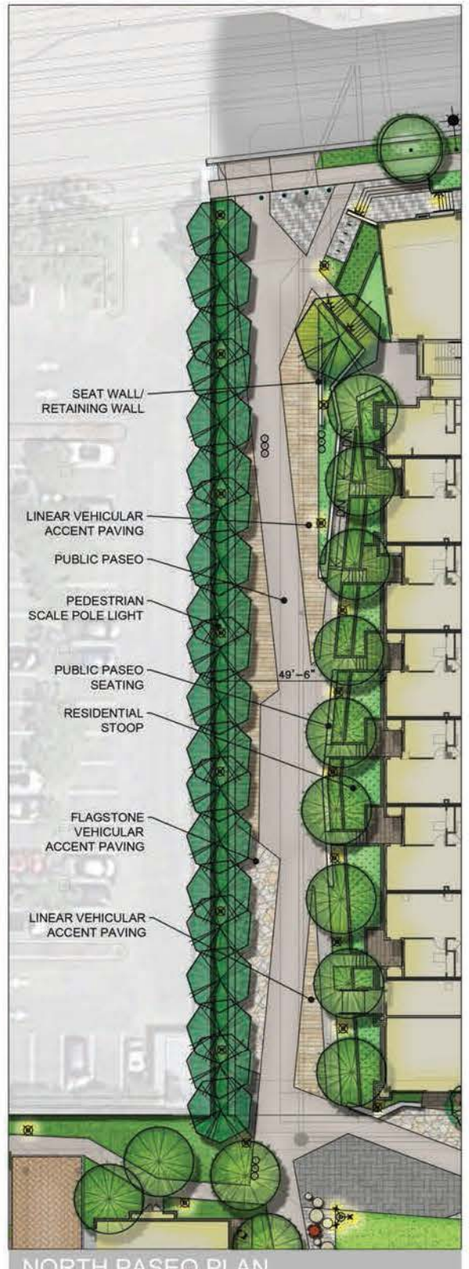




PAVING MATERIALS



TOWNHOME PASEO



NORTH PASEO PLAN

0 10 20 40 80

N

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Sheet Title:

ENLARGED SCHEMATIC PASEO PLANS

Job No. 20004
Date: 09/07/2022
Scale: 1" = 20'

Sheet No:

L2.11



NATIVE PLANTING



LAWN AREA



RAIN GARDEN/ STORM WATER TREATMENT



SCHEMATIC PARK PLAN



PICNIC AREA





PLAY AREA



BIKE RACKS



BIKE REPAIR STATION

0 10 20 40 80

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Sheet Title:

ENLARGED SCHEMATIC PARK PLAN

Job No. 20004
Date: 09/07/2022
Scale: 1" = 20'

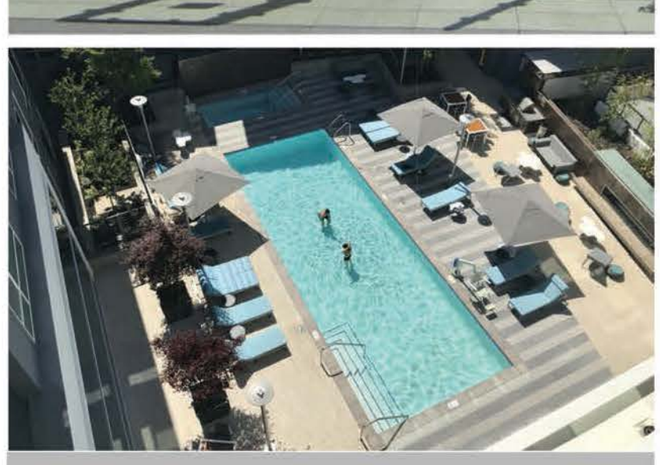
Sheet No:

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DINING AREA





POOL AREA





PLANTER











BBQ AREA



SUN LOUNGE



FIRE PLACE







GAME AREA

0 10 20 40 80

N

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Sheet Title:

ENLARGED SCHEMATIC COURTYARD PLAN

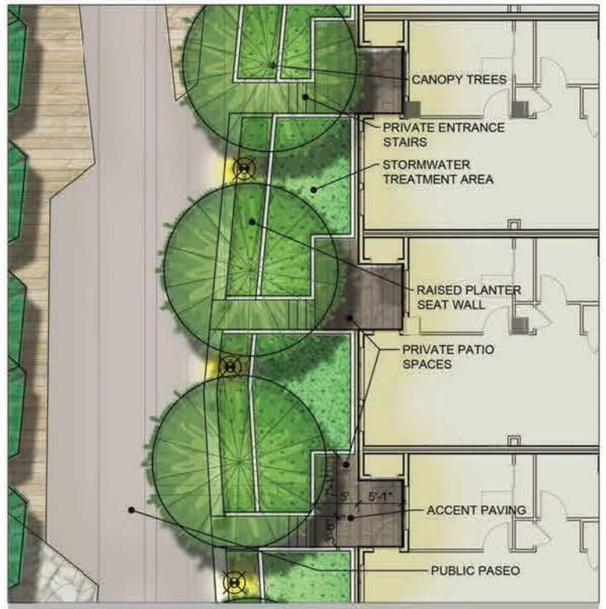
Job No: 20004
Date: 09/07/2022
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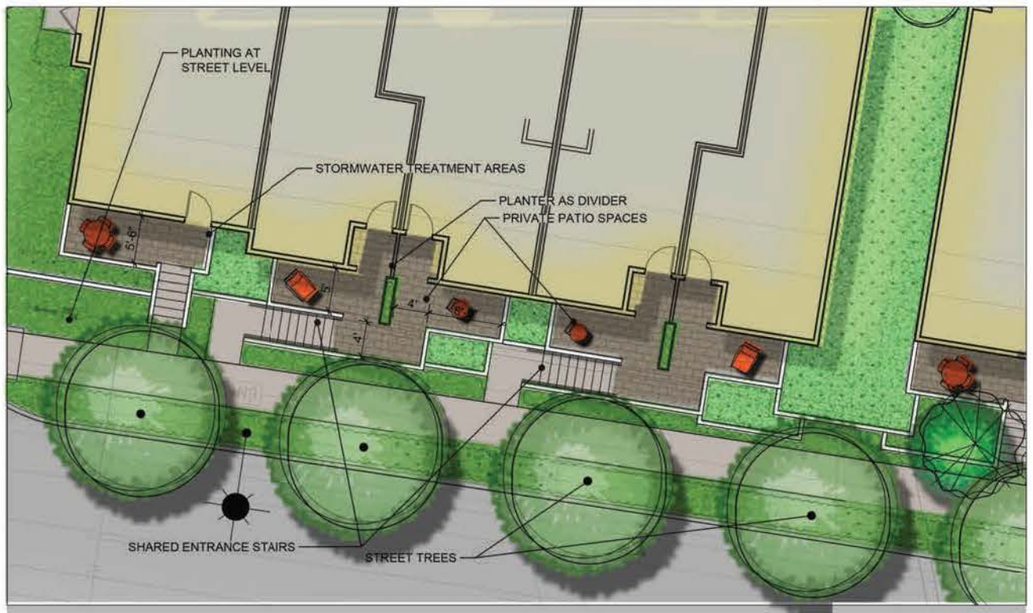
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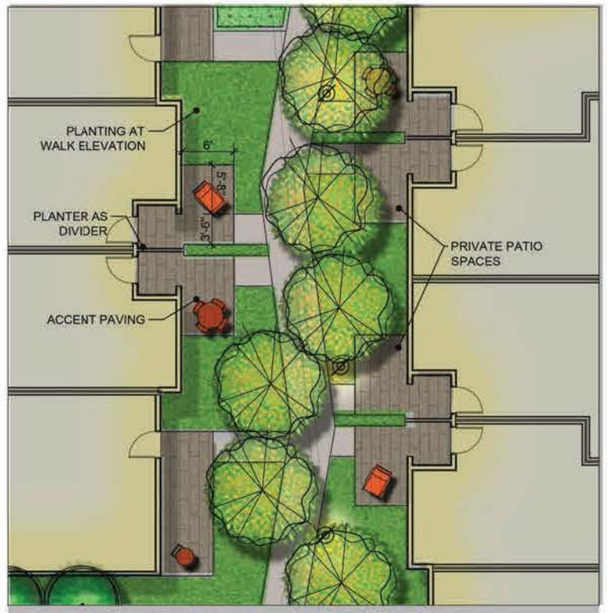
1 - APARTMENTS - CONSTITUTION DRIVE STOOPS



2 - APARTMENTS - NORTH PASEO STOOPS



3 - TOWNHOMES - INDEPENDENCE DRIVE STOOPS



4 - TOWNHOMES - INDEPENDENCE DRIVE STOOPS



0 4 8 16 32

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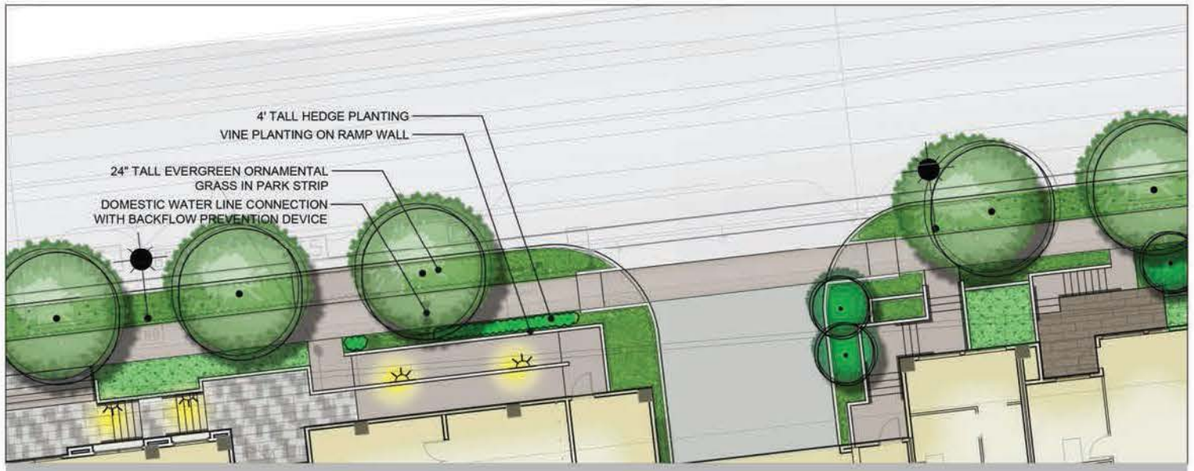
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ENLARGED SCHEMATIC STOOP PLANS

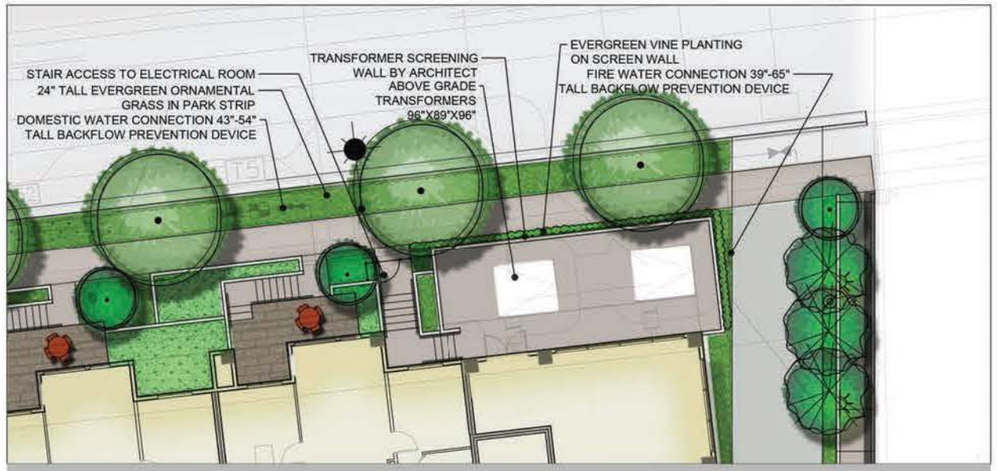
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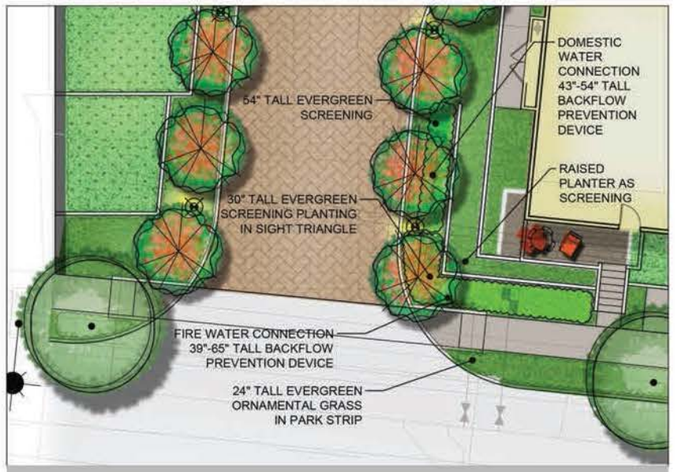
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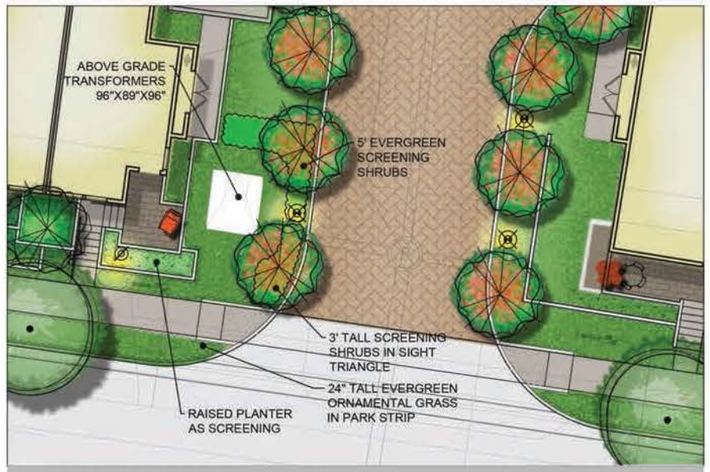
1 - CONSTITUTION DRIVE UTILITIES



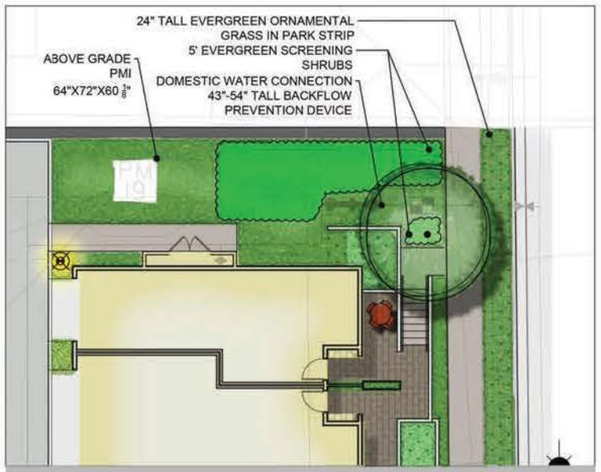
2 - CONSTITUTION DRIVE UTILITIES



3 - INDEPENDENCE DRIVE UTILITIES



4 - INDEPENDENCE DRIVE UTILITIES



5 - CHRYSLER DRIVE UTILITIES



0 5 10 20 40 N

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Sheet Title:

UTILITY SCREENING PLANS

Job No. 20004
Date: 09/07/2022
Scale: 1" = 10'

Sheet No:

L2.51



Bike Rack Layout

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

TRASH, RECYCLING, AND COMPOST BINS

CENTRAL PARK CONSERVANCY FROM LANDSCAPE FORMS 24.5"X35"

PROPOSED SITE ELEMENTS



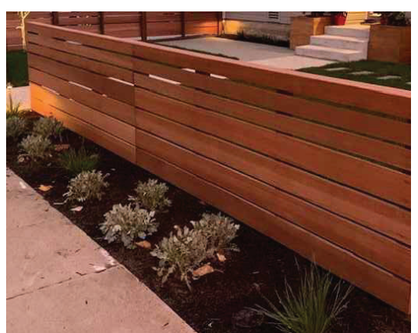
BIKE RACKS

BOLA RACK FROM LANDSCAPE FORMS
30"X72" CLEARANCE ZONE PER RACK



PERIMETER FENCE

72" TALL HORIZONTAL WOOD PLANKS



PATIO FENCE

42" TALL HORIZONTAL WOOD PLANKS

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Sheet Title:

SITE ELEMENTS

Job No. 20004
Date: 09/07/2022
Scale: 1" = 40'

Sheet No:

L3.01



PLANT PALETTE

TREES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	NATIVE (Y/N)
ACE PAL	See Plan	Acer Palmatum 'Bloodgood'	Bloodgood Japanese Maple		Medium	N
AES CAL	See Plan	Aesculus californica	California Buckeye		Very Low	Y
ALO HER	See Plan	Aloe 'Hercules'	Hercules Aloe		Low	N
CER OCC	See Plan	Cercis occidentalis	Western Redbud		Very Low	Y
GIN BIL	See Plan	Ginkgo biloba 'Princeton Sentry'	Columnar Ginkgo		Medium	N
GLE TRI	See Plan	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust		Low	N
JAC MIM	See Plan	Jacaranda Mimosifolia	Jacaranda Tree		Medium	N
KOE BIP	See Plan	Koelreuteria bipinnata	Chinese Flame Tree		Medium	N
LAG TUS	See Plan	Lagerstroemia 'Tuskegee'	Crape Myrtle		Low	N
LAG MUS	See Plan	Lagerstroemia 'Muscogee'	Crape Myrtle		Low	N
LYO FLO	See Plan	Lyonothamnus floribundus	Catalina Ironwood		Low	Y
MEL NES	See Plan	Melaleuca nesophila	Pink Melaleuca		Low	N
PLA ACE	See Plan	Platanus acerifolia	London Plane		Medium	Y
POD GRA	See Plan	Podocarpus gracilior	Fern Podocarpus		Medium	N
QUE AGR	See Plan	Quercus agrifolia	Coast Live Oak		Very Low	Y
TIL COR	See Plan	Tilia cordata 'June Bride'	Little Leaf Linden		Medium	N
ULM DAV	See Plan	Ulmus davidiana var. japonica 'Morton'	Morton/ Accolade Elm		Medium	N
ULM PAR	See Plan	Ulmus parvifolia 'Dynasty'	Evergreen Elm		Low	N
WAS ROB	See Plan	Washingtonia robusta	Mexican Fan Palm		Low	N

SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
ACC	5 Gal	Acacia c. 'Cousin Itt'	Little River Wattle	36" o.c.	Low	Y
ARU	5 Gal	Arbutus unedo compacta	Strawberry Bush	36" o.c.	Low	N
BAA	15 Gal	Bambusa m. 'Alphonse Karr'	Bamboo 'Alphonse Karr'	48" o.c.	Low	N
BUF	5 Gal	Bulbine frutescens	Yellow Stalked Bulbine	30" o.c.	Low	N
CAS	1 Gal	Calandrinia spectabilis	Rock Purslane	36" o.c.	Low	N
CAL	5 Gal	Callistemon 'Little John'	Dwarf Callistemon	42" o.c.	Low	N
CIS	5 gal	Cistus x skanbergii	Pink Rockrose	36" oc	Low	Y
DIV**	5 Gal	Dietes vegeta	Fortnight Lily	30" o.c.	Low	N
EPI	3 gal	Epilobium canum 'Catalina'	California Fuchsia	24" oc	Low	Y
ILV	5 Gal	Ilex vomitoria 'Nana'	Dwarf Yaupon	30" o.c.	Low	N
IRD**	1 Gal	Iris douglasiana	Pacific Coast Iris	24" o.c.	Low	Y
LAG**	1 Gal	Lavandula x intermedia 'Grosso'	Hedge Lavender	24" o.c.	Low	N
LIM	1 Gal	Liriope muscari 'Majestic'	Lily Turf	18" o.c.	Medium	N
LOR	5 Gal	Loropetalum chinense 'Rubrum'	Ruby Chinese Fringe	30" o.c.	Low	N
PEH	3 gal	Penstemon heterophyllus	Foothill Penstemon	36" o.c.	Low	Y
PIT	5 Gal	Pittosporum tobira 'Wheeler's Dwarf'	Pittosporum 'Wheeler's Dwarf'	36" o.c.	Medium	N
PHA	5 Gal	Phormium 'Amazing Red'	New Zealand Flax cvs	24" o.c.	Low	N
POM	1 Gal	Polystichum munitum	Western Sword Fern	24" o.c.	Medium	Y
PRC	5 Gal	Prunus caroliniana 'Bright & Tight'	Carolina Laurel Cherry	60" o.c.	Low	N
RHM	5 Gal	Rhamnus c. 'Mound San Bruno'	Coffeeberry	42" o.c.	Low	Y
RHI	5 Gal	Rhaphiolepis indica 'Pink Lady'	Indian Hawthorn	36" o.c.	Low	N
ROC	5 Gal	Rosa Californica	California Rose	36" o.c.	Low	Y
SAC	1 gal	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	30" oc	Low	Y
SAL**	3 Gal	Salvia leucantha	Mexican Sage	36" o.c.	Low	Y
SAS	1 gal	Salvia leucantha 'Santa Barbara'	Compact Mexican Sage	36 oc	Low	Y
SAR	5 Gal	Sarcococca ruscifolia	Sweet Box	36" o.c.	Low	N

GRASSES						
CNU	1 gal	Calamagrostis nutkaensis	Reed Grass	24" oc	Low	Y
CAD**	1 Gal	Carex divulsa	Berkeley Sedge	24" o.c.	Low	N
CHT**	1 Gal	Chondropetalum tectorum	Cape Rush	30" o.c.	Low	N
DEC**	1 Gal	Deschampsia cespitosa	Tufted Hairgrass	24" o.c.	Low	Y
FES**	1 Gal	Festuca Californica 'Serpentine Blue'	California Fescue	18" o.c.	Low	Y
JUP**	1 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" o.c.	Low	Y
MUH**	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" o.c.	Low	Y
MUR	1 gal	Muhlenbergia rigens	Deer Grass	36" oc	Low	Y
NAP**	1 Gal	Nassella pulchra	Purple Needlegrass	24" o.c.	Very Low	Y

GROUNDCOVERS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
ACR	1 Gal	Acacia redolens	Acacia	48" o.c.	Very Low	N
ARP	1 Gal	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	30" o.c.	Low	Y
CEG	1 gal	Ceanothus g. h. 'Yankee Point'	Yanke Point Ceanothus	48" oc	Low	Y
COK	1 Gal	Coprosma kirkii 'Variegata'	Variegated Mirror Plant	36" o.c.	Low	Y
GEI	1 Gal	Geranium incanum	Geranium	24" o.c.	Low	N
MAA	5 gal	Mahonia aquifolium	Oregon Grape	30" o.c.	Low	Y
MAC	5 gal	Mahonia aquifolium 'Compacta'	Oregon Grape	30" o.c.	Low	Y
MYP**	1 Gal	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	36" o.c.	Low	N
SES	4" pot	Sedum spurium 'John Creech'	John Creech Stonecrop	9" o.c.	Low	N

VINES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
BOS	1 Gal	Bougainvillea 'San Diego Red'	Violet Trumpet Vine	See Plan	Low	N
CLA	5 Gal	Clematis armandii	Evergreen Clematis	See Plan	Medium	N
FIP	1 Gal	Ficus pumila	Creeping Fig	See Plan	Medium	N
MAU	1 Gal	Macfadyena unguis-cati	Cat's Claw	See Plan	Medium	N

Native plant designation based on WUCOLS and Western Garden Book

* WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) WATER USE RATING

** Stormwater Treatment Area Plant

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Sheet Title:

TREE PLANTING PLAN

Job No. 20004
Date: 09/07/2022
Scale: 1" = 40'

Sheet No:

L4.01



WATER USE LEGEND

KEY	WUCOLS CATEGORY
	Low: 75.2% (47,770 sf)
	Medium: 21.5% (13,640 sf)
	High: 3.3% (2,127 sf)

*Based upon total landscape area of 63,537 sf

All planted areas are to be watered with an approved automatic underground irrigation system. Potable irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with resolution 6261, as required by the State of California.

An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in compliance with the city's Water Efficient Landscape Ordinance.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

Note:
All irrigation within the public right of way shall comply with City Standard Details LS–1 through LS–19 and shall be connected to the on–site water system.

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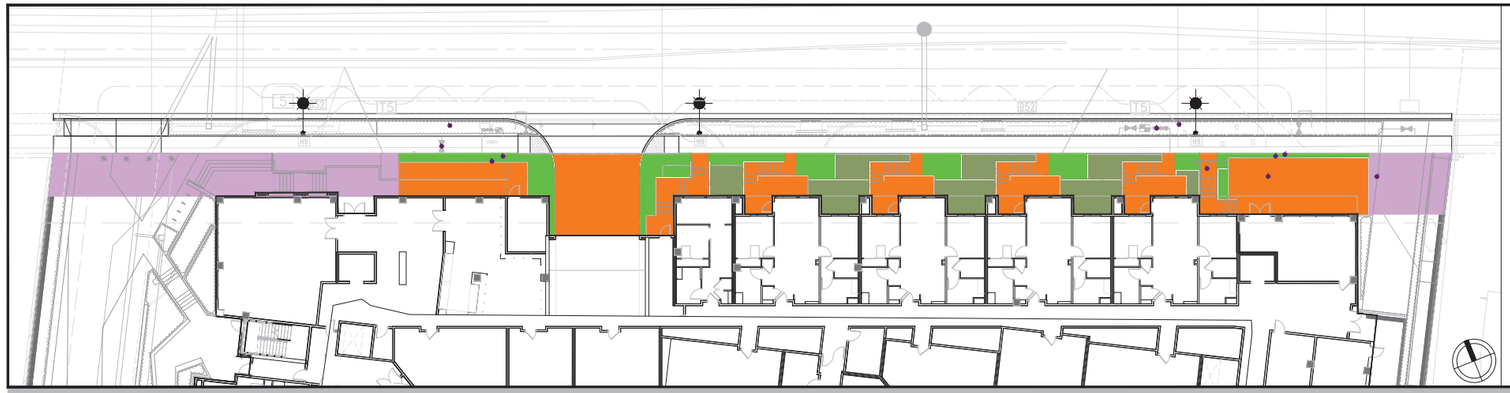
Sheet Title:

IRRIGATION HYDROZONE DIAGRAM

Job No. 20004
Date: 09/07/2022
Scale: 1" = 40'

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L5.01



CONSTITUTION
AREA REQUIREMENTS

TOTAL AREA	4,096 SF
REQ PLANTING (25% OF TOTAL AREA)	1,024 SF
REQ TREATMENT (50% OF PLANTING)	512 SF

PROPOSED PLAN

EXCLUDED AREA	
PAVED AREA	2,625 SF
PLANTED AREA	716 SF
TREATMENT AREA	**755 SF**
TOTAL PLANTED AREA	**1,471 SF**

SUMMARY

EXCEEDED PLANTING REQUIREMENT BY 447 SF (43.7%)

EXCEEDED TREATMENT AREA REQUIREMENT BY 243 SF (47.5%)

CONSTITUTION FRONTAGE



INDEPENDENCE WEST
AREA REQUIREMENTS

TOTAL AREA	3,667 SF
REQ PLANTING (25% OF TOTAL AREA)	917 SF
REQ TREATMENT (50% OF PLANTING)	458 SF

PROPOSED PLAN

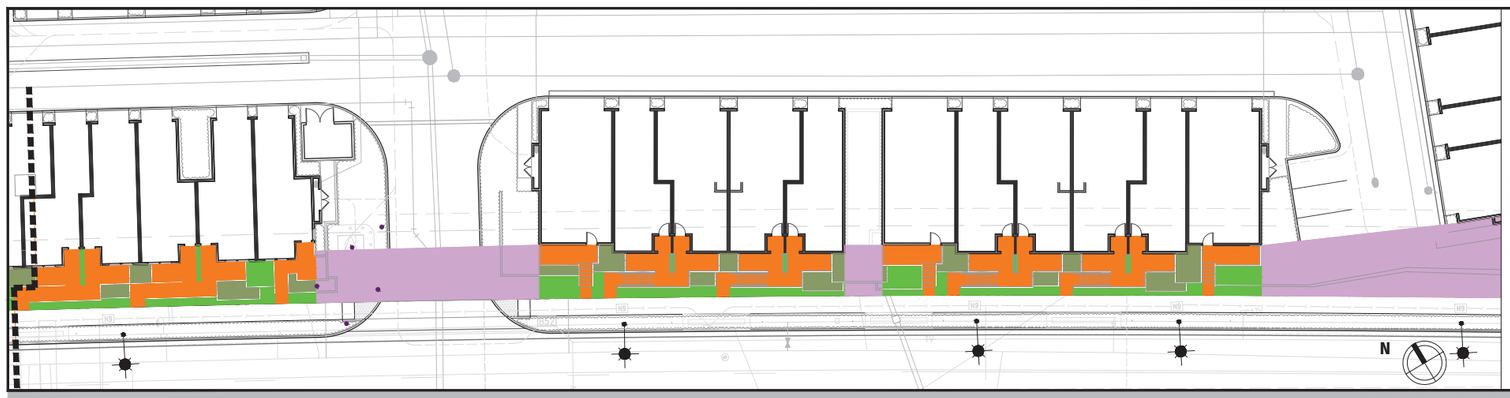
EXCLUDED AREA	
PAVED AREA	2,123 SF
PLANTED AREA	1,012 SF
TREATMENT AREA	**532 SF**
TOTAL PLANTED AREA	**1,544 SF**

SUMMARY

EXCEEDED PLANTING REQUIREMENT BY 627 SF (40.6%)

EXCEEDED TREATMENT AREA REQUIREMENT BY 74 SF (13.9%)

INDEPENDENCE FRONTAGE WEST END



INDEPENDENCE EAST
AREA REQUIREMENTS

TOTAL AREA	3,559 SF
REQ PLANTING (25% OF TOTAL AREA)	890 SF
REQ TREATMENT (50% OF PLANTING)	445 SF

PROPOSED PLAN

EXCLUDED AREA	
PAVED AREA	2,189 SF
PLANTED AREA	825 SF
TREATMENT AREA	**545 SF**
TOTAL PLANTED AREA	**1,370 SF**

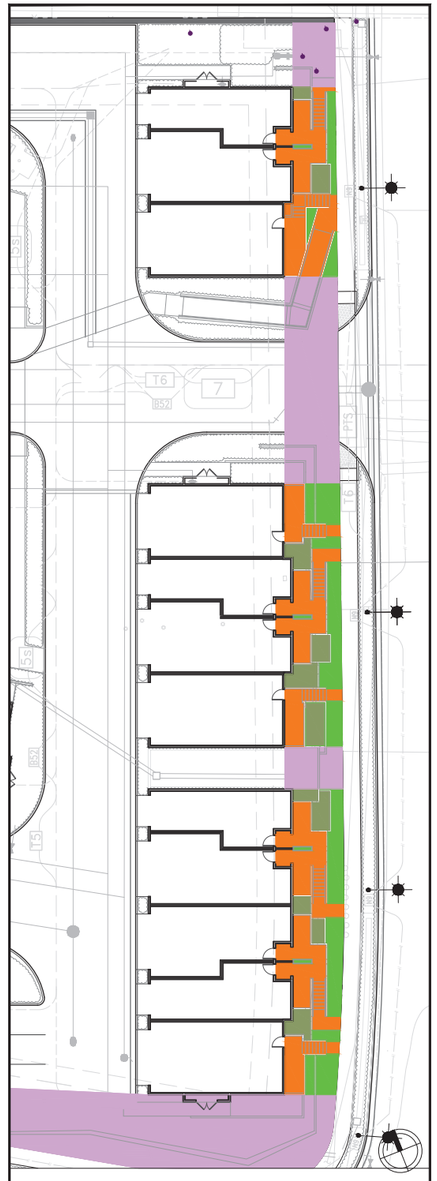
SUMMARY

EXCEEDED PLANTING REQUIREMENT BY 480 SF (35.0%)

EXCEEDED TREATMENT AREA REQUIREMENT BY 100 SF (18.3%)

INDEPENDENCE FRONTAGE EAST END

0 10 20 40



CHRYSLER
AREA REQUIREMENTS

TOTAL AREA	3,081 SF
REQ PLANTING (25% OF TOTAL AREA)	773 SF
REQ TREATMENT (50% OF PLANTING)	387 SF

PROPOSED PLAN

EXCLUDED AREA	
PAVED AREA	1,818 SF
PLANTED AREA	829 SF
TREATMENT AREA	**434 SF**
TOTAL PLANTED AREA	**1,263 SF**

SUMMARY

EXCEEDED PLANTING REQUIREMENT BY 490 SF (38.8%)

EXCEEDED TREATMENT AREA REQUIREMENT BY 47 SF (8.9%)

CHRYSLER FRONTAGE

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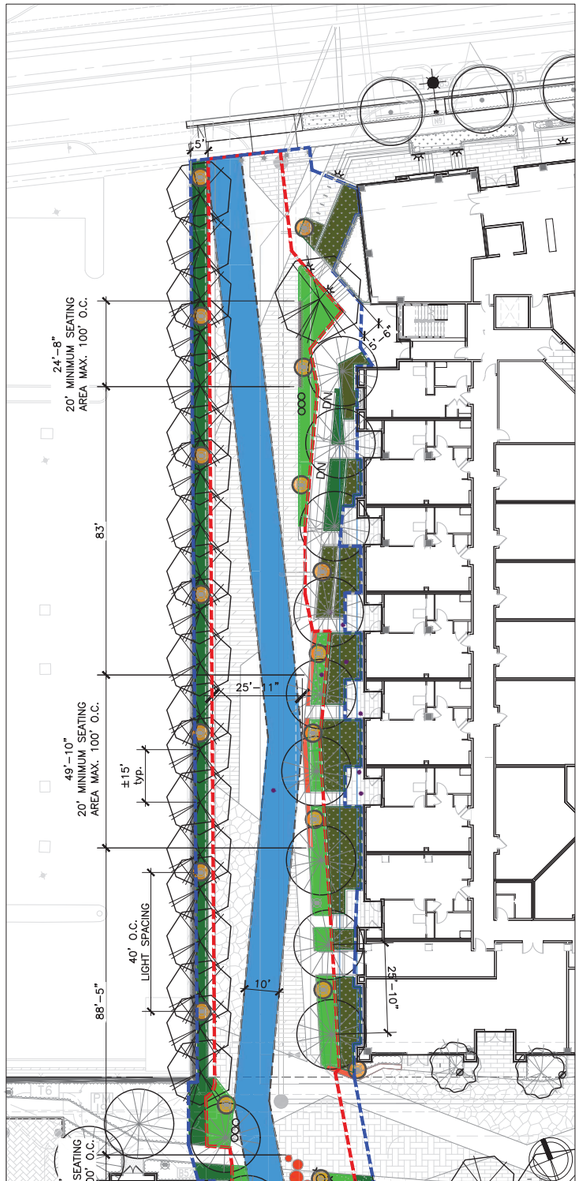
Sheet Title:

STREET FRONTAGE LANDSCAPE CALCULATIONS

Job No. 20004
Date: 09/07/2022
Scale: 1" = 20'

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L6.01



NORTH PASEO



SOUTH PASEO

PROJECT NOTES

	Standard	Definition	Base and Bonus levels	Notes/Additional Requirements
Paseo width varies and is integrated with open spaces	Paseo Width Figure 5, label A	The minimum dimension in overall width of the paseo, including landscaping and hardscape components.	20 feet	
Pathway width is 10' with additional adjacent paving per fire access requirements	Pathway Width Figure 5, label B	The minimum and maximum width of the hardscape portion of the paseo.	10 feet minimum; 14 feet maximum	The paseo pathway shall be connected to building entrances with hardscaped pathways. Pathways may be used for emergency vehicle access use and allowed a maximum paved width exemption to accommodate standards of the Menlo Park Fire Protection District with prior approval by Transportation Manager.
Seating has been provided as required with additional seating as part of the open spaces	Furnishing Zones Figure 5, label C	Requirements for pockets of hardscape areas dedicated to seating, adjacent to the main pedestrian pathway area.	Minimum dimension of 5 feet wide by 20 feet long, provided at a minimum interval of 100 feet.	Furnishing zones must include benches or other type of seating and pedestrian-scaled lighting.
Planting buffers have been provided. Treatment areas are integrated with adjacent open spaces	Paseo Frontage Setback Figure 5, label D	The minimum setback for adjacent buildings from the edge of the paseo property line.	5 feet	A minimum of 50% of the setback area between the building and paseo shall be landscaped (50% of which should provide on-site infiltration of stormwater runoff.) Plants should be climate-adapted species, up to 3 feet in height.
Trees have been provided in excess of the requirement	Trees Figure 5, label E	The size and spacing of trees that are required along the paseo.	Small canopy trees with a maximum mature height of 40 feet and canopy diameter of 25 feet, planted at maximum intervals of 40 feet.	Trees must be planted within the paseo width, with the tree canopy allowed to overhang into the setback.
20% of the paseo is planted	Landscaping	The minimum percentage of the paseo that is dedicated to vegetation.	20%	On-site infiltration of stormwater runoff is required.
Lighting has been provided at the spacing required with additional bollard lighting	Lighting	Pedestrian-oriented street lamps.	One light fixture every 40 feet.	Use energy efficient lighting per Title 24. Lights shall be located a minimum of 20 feet from trees.

CALCULATIONS

Total Area of Paseo Width:
15,367SF

Planted Area of Paseo Width:
3,084SF (20.0% of Total Width Area)

Total Area of Paseo Setback:
8,032SF

Planted Area of Paseo Setback:
4,193SF (52.2% of Total Setback Area)

Stormwater Treatment Planting Area of Paseo Setback: 2,164SF (51.6% of Planted Setback Area)

0 10 20 40 80

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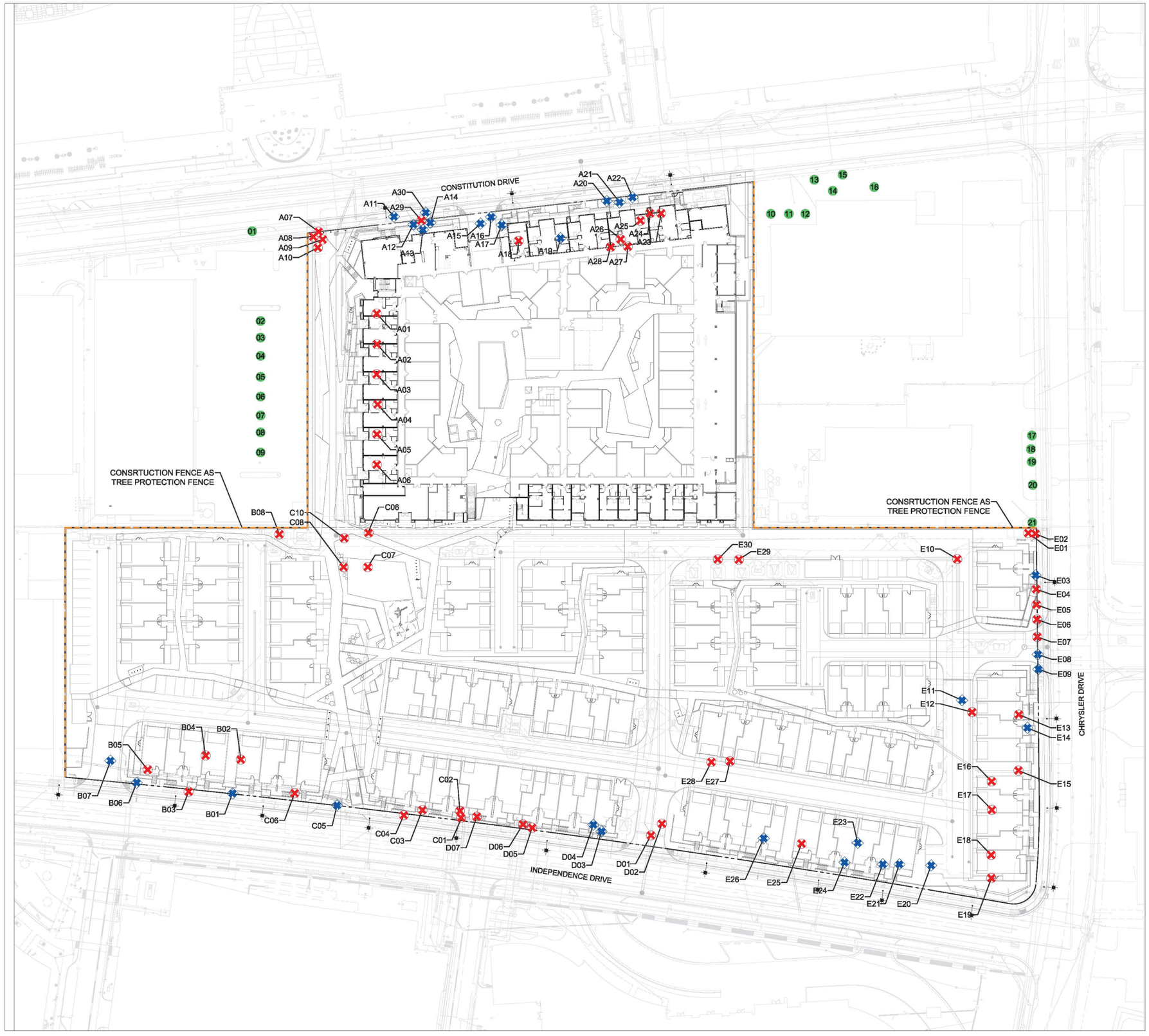
Sheet Title:

PASEO GUIDELINES CONFORMANCE

Job No. 20004
Date: 09/07/2022
Scale: 1" = 40'

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L7.01



TREE DISPOSITION LEGEND

KEY	DESCRIPTION	QUANTITY
A07	EXISTING TREE TO BE REMOVED	56
A07	EXISTING HERITAGE TREE TO BE REMOVED	29
	OFF-SITE TREES TO REMAIN	21

29 HERITAGE TREES AND 56 NON-HERITAGE TREE PROPOSED FOR REMOVAL

HERITAGE TREE MITIGATION RATIO 2:1
(15 GALLON BOX SIZE MINIMUM)
(58) HERITAGE TREE REPLACEMENTS REQUIRED

(358) NEW TREES PROPOSED AT MINIMUM 15 GALLON SIZE
- MITIGATION REQUIREMENT EXCEEDED BY (300)
SEE SHEET L4.01 TREE PLANTING PLAN

Tree Disposition Plan Notes:
1. See Arborist Report for full tree evaluation notes and data.

2. Tree Disposition Plan has been prepared based on topographic survey provided by civil engineers. See Arborist Report prepared by FMA Landscape Services dated on October 19, 2021 for tree evaluation details The Report has been updated as reflected in the Arborist Additional Comments Dated January 15, 2022 based on the site visit on December 30, 2021.
3. Tree inventory in arborist report is divided by parcel address. See Key below for tree number in correspondence to arborist report.

Tree # in Plan	Parcel Address
A01 - A28:	130 Constitution Dr. Menlo Park, CA 94025
B01 - B08:	119 Independence Dr. Menlo Park, CA 94025
C01 - C10:	123-125 Independence Dr. Menlo Park, CA 94025
D01 - D07:	127 Independence Dr. Menlo Park, CA 94025
E01 - E30:	1205 Chrysler Dr. Menlo Park, CA 94025

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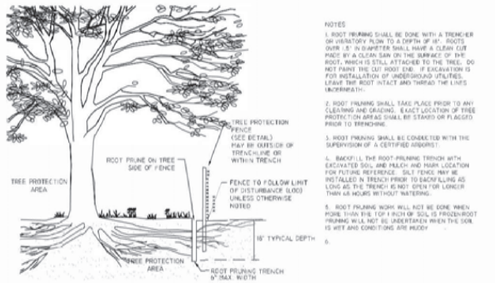
Sheet Title:

TREE DISPOSITION LANDSCAPE PLAN

Job No. 20004
Date: 09/07/2022
Scale: 1" = 40'

Sheet No:

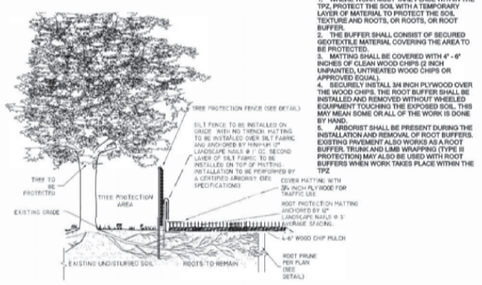
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NOTES

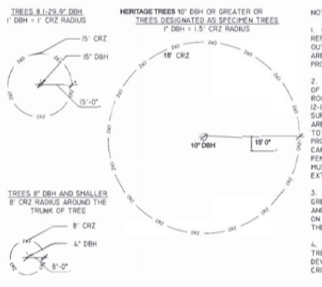
1. ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION (IF AS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF A CERTIFIED ARBORIST
4. BACKFILL THE ROOT-PRUNING TRENCH WITH EXCAVATED SOIL AND MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK WILL NOT BE DONE WHEN MORE THAN 5% TOP INCH OF SOIL IS FROZEN.ROOT PRUNING WILL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY
6.

ROOT PRUNING
SECTION
NOT TO SCALE



NOTES:
1. WHERE WORK MUST TAKE PLACE WITHIN THE TPZ, PROTECT THE SOIL WITH A TEMPORARY LAYER OF MATERIAL TO PROTECT THE SOIL TEXTURE AND ROOTS, OR ROOTS, OR ROOT BUFFER.
2. THE BUFFER SHALL CONSIST OF SECURED GEOTEXTILE MATERIAL COVERING THE AREA TO BE PROTECTED.
3. MATTING SHALL BE COVERED WITH 4" - 6" INCHES OF CLEAN WOOD CHIPS (2 INCH UNPAINTED, UNTREATED WOOD CHIPS OR APPROVED EQUAL).
4. SECURELY INSTALL 3/4 INCH PLYWOOD OVER THE WOOD CHIPS. THE ROOT BUFFER SHALL BE INSTALLED AND REMOVED WITHOUT WHEELED EQUIPMENT TOUCHING THE EXPOSED SOIL. THIS MAY MEAN SOME OR ALL OF THE WORK IS DONE BY HAND.
5. ARBORIST SHALL BE PRESENT DURING THE INSTALLATION AND REMOVAL OF ROOT BUFFERS. EXISTING PAVEMENT ALSO WORKS AS A ROOT BUFFER. TRUNK AND LIMB WRAPPING (TYPE III PROTECTION) MAY ALSO BE USED WITH ROOT BUFFERS WHEN WORK TAKES PLACE WITHIN THE TPZ

TEMPORARY ROOT PROTECTION MATTING
ELEVATION
NOT TO SCALE



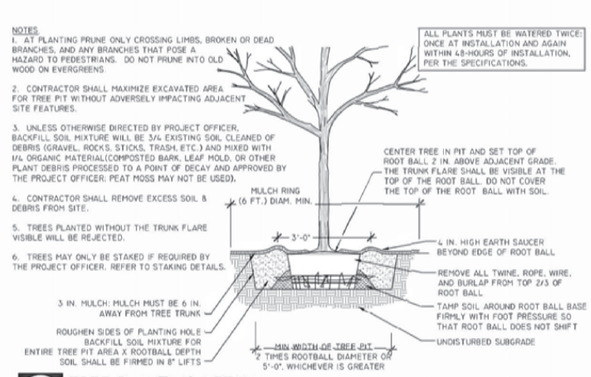
NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. THE CRZ OF A TREE IS THE ZONE IN WHICH MOST OF THE MAJORITY OF THE ROOTS LAY. 95% OF THE ROOTS OF MOST TREES WILL BE FOUND IN THE UPPER 12-18" OF THE SOIL. MOST OF THE ROOTS THAT SUPPLY THE NUTRIENTS AND WATER TO THE TREE ARE FOUND JUST BELOW THE SOIL SURFACE. THE TOTAL AMOUNT OF A TREE'S ROOTS ARE GENERALLY PROPORTIONAL TO THE VOLUME OF THE TREE'S CANOPY. THEREFORE, IF THE ROOTS ONLY PENETRATE A THIN LAYER OF SOIL, THEN THE ROOTS MUST SPREAD FAR FROM THE TREE, BEYOND THE EXTENSION OF THE CANOPY.
3. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 10"DIAMETER AT BREAST HEIGHT (DBH) AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
4. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

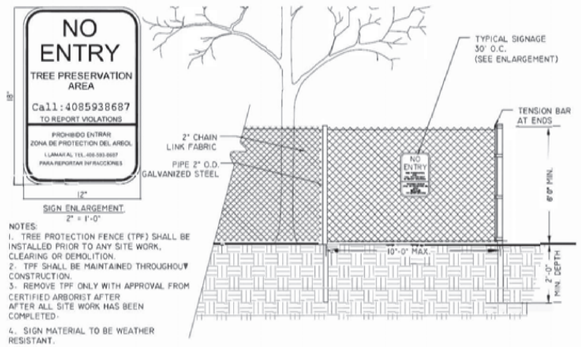
TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
ELEVATION
NOT TO SCALE

NOTES
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY PROJECT OFFICER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL(COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE PROJECT OFFICER; PEAT MOSS MAY NOT BE USED).
4. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. TREES MAY ONLY BE STAKED IF REQUIRED BY THE PROJECT OFFICER. REFER TO STAKING DETAILS.

ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.



TREE PLANTING DETAIL
FOR OPEN PLANTING AREAS FREE OF PAVING OR GRATES
NOT TO SCALE



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH APPROVAL FROM CERTIFIED ARBORIST AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. SIGN MATERIAL TO BE WEATHER RESISTANT.

6' CHAIN LINK TREE PROTECTION FENCE
ELEVATION
1/2" = 1'-0"

ADDITIONAL FENCING DETAIL NOTES:

1. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIPLINE OR AS SPECIFIED BY THE PROJECT ARBORIST.
2. FENCING SHALL CONSIST OF SIX (6') FOOT HIGH CHAIN LINK FENCES, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO FEET AT NO MORE THAN 10-FOOT SPACING.
3. TREE FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND WILL REMAIN IN PLACE UNTIL FINAL INSPECTION OF PROJECT. WORK OR SOIL DISTURBANCE IN THE FENCED AREA REQUIRES APPROVAL BY THE PROJECT ARBORIST OR CITY MANAGING ARBORIST. WHEN APPROVED BY THE CITY, CHAIN LINK PANELS 5-6 FEET TALL, SECURELY MOUNTED ONTO STABLE FOOTING AND LOCATED BY THE PROJECT ARBORIST, MAY BE USED.

THE 3 TYPES OF TREE PROTECTION FENCING ALLOWED ARE:
- TYPE I THE FENCH SHALL ENCLOSE THE ENTIRE TPZ OF THE TREE(S) TO BE PROTECTED THROUGHOUT THE LIFE OF THE CONSTRUCTION PROJECT. IN SOME PARKING AREAS, IF FENCING IS LOCATED ON PAVING OR CONCRETE THAT WILL NOT BE DEMOLISHED, THEN THE POSTS MAY BE SUPPORTED BY AN APPROPRIATE GRADE LEVEL CONCRETE BASE, IF APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- TYPE II (TRUNK WRAP): TO BE USED ONLY WITH APPROVAL FROM CITY MANAGING ARBORIST. WRAP THE TRUNK WITH 2 INCHES OF ORANGE PLASTIC FENCING FOR BUFFERING OVERLAID WITH 2-INCH THICK WOODEN SLATS BOUND SECURELY BY TWO LAYERS OF ADDITIONAL ORANGE FENCING (SLATS SHALL NOT BE ALLOWED TO DIG INTO THE BARK). STRAW WATTLES ARE ALSO AN ACCEPTABLE TRUNK WRAP MATERIAL. DURING INSTALLATION, CAUTION SHALL BE USED TO AVOID DAMAGING ANY BRANCHES. MAJOR LIMBS MAY ALSO REQUIRE WRAPPING AS DIRECTED BY THE CITY MANAGING ARBORIST.

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(408)593-8687

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ISA Certified Arborist #WE-11705A

Tree protection and Preservation Plan

The objective of this plan is to reduce or eliminate the negative impacts of construction on Heritage trees.

This plan is prepared to assess impact to trees, recommend mitigation to reduce impacts to a less than significant level, and identify construction guidelines to be followed through all phases of the construction project.

Section I – Pre-Construction

a) On the Tree Protection Plan for this project, plot accurate trunk locations and the dripline of Heritage trees. In addition, the plan shall accurately show the species, trunk diameter, dripline, and clearly indicate the tree protection zone (TPZ) to be enclosed with the specified tree fencing as a bold dashed line.
b) For verification of tree protection, the Project Arborist (Miguel Medina, phone # (408)593-8687) shall verify that all pre-construction requirements have been met. Prior to demolition, grading, or building permit issuance.
c) The demolition, grading, and general Contractor are required to meet with the Project Arborist (Miguel Medina, phone # (408)593-8687) at the site prior to beginning demolition, grading, or new construction to review tree protection measures and to establish haul routes, staging areas, etc.
d) Protective Tree fencing enclosures shall be erected around trees to be protected to establish the TPZ in which no soil disturbance is permitted, and activities are restricted. For size and style of fence see Fence Detail #1 and #2.
Duration: Tree fencing shall be erected before any demolition, grading, or construction begins and shall remain in place until the Project Arborist (Miguel Medina, phone # (408)593-8687) approved the removal.

Section II – Tree protection Zone (TPZ)

Heritage trees and street trees shall have a designated TPZ identifying the area sufficiently large enough to protect the trees and roots from disturbance. Any deviation in determining the TPZ will require approval by the Project Arborist (Miguel Medina, phone # (408)593-8687).

a) Activities PROHIBITED within the TPZ include:
1. Storage or parking of vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix, or dirty water.
2. The use of tree trunks as a winch support anchorage, as a temporary power pole, signpost, or other similar function.
3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs & trenches and other miscellaneous excavation.
4. Soil disturbance, soil compaction, or grade changes.
5. Drainage changes.

FMA Miguel Medina
ISA Certified Arborist #WE-11705A

Section IV – Inspection Schedule

The Project Arborist retained by the applicant shall conduct the following required inspections of construction site for Heritage trees:

a) Pre-Construction Meeting-
Prior to commencement of construction, the Contractor shall conduct a Pre-construction meeting to discuss Heritage Tree Protection with the Job Superintendent, Grading Equipment Operators, Project Arborist (Miguel Medina, phone # (408)593-8687).
b) Inspection of Protective Tree Fencing-
Project Arborist (Miguel Medina, phone # (408)593-8687) shall conduct an inspection of the trees and verify that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit.
c) Inspection of Rough Grading-
The Project Arborist (Miguel Medina, phone # (408)593-8687) shall perform an inspection during rough grading adjacent to the TPZ to ensure that trees will not be injured by compaction, cut or fill, drainage & trenching.
d) Special activities within the Tree Protection Zone-
Work in this area (TPZ) requires the direct onsite supervision of the Project Arborist (Miguel Medina, phone # (408)593-8687).

FMA Miguel Medina
ISA Certified Arborist #WE-11705A

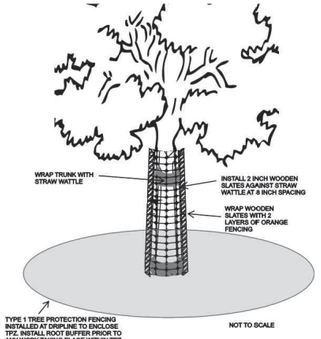
b) Activities permitted or required within the TPZ include:
1. Mulching. During construction, it is recommended that wood chips or similar materials be spread within the TPZ to a 4"-6" depth, leaving the trunk clear of mulch. Street trees existing irrigation system will not be disturbed.
2. Irrigation, aeration, fertilizing, or other beneficial practice that have been specifically approved for use by the Project Arborist (Miguel Medina, phone # (408)593-8687) within the TPZ.
c) Tunneling & Directional Drilling
If trenching or pipe installation has been approved by Project Arborist (Miguel Medina, phone # (408)593-8687), then the trench shall be cut by hand only.

Section III – Injury Mitigation

A Mitigation Program is required if the approved development will cause drought stress, dust accumulation, or soil compaction. To help reduce impact injury, one or more of the following mitigation measures shall be implemented and supervised by the Project Arborist (Miguel Medina, phone # (408)593-8687)

1. Irrigation Program:
Irrigate to wet the soil within the TPZ during the dry season as specified by the Project Arborist (Miguel Medina, phone # (408)593-8687)
2. Dust Control Program:
During periods of extended drought, spray trunk, limbs, and foliage to remove accumulated construction dust.
3. Mitigation:
a) Root Injury-
Hand trenching shall avoid cutting any roots, but if tree roots 2" (inches) or larger are encountered, they must be cleanly cut back to a sound wood lateral root under the supervision of the Project Arborist (Miguel Medina, phone # (408)593-8687). The end of the root shall be sealed and kept moist. All exposed root areas within the TPZ shall be backfilled or covered within one hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper 3' (feet) of trench walls.
b) Bark or trunk wounding-
Current bark tracing and treatment methods shall be performed or supervised by the Project Arborist (Miguel Medina, phone # (408)593-8687) within two days.
c) Scaffold branch or leaf canopy injury-
Remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five days. If leaves are heat scorched from equipment exhaust pipes, consult the Project Arborist (Miguel Medina, phone # (408)593-8687).
d) New plant material at the TPZ area-
Holes shall be dug by hand only to prevent the minimum root cut. The Project Arborist must be present to set up or relocate plant material.
e) NO SOIL RIPPING WITHIN TREE PROTECTION FENCING

FMA Prepared by Miguel Medina
ISA #WE-11705A



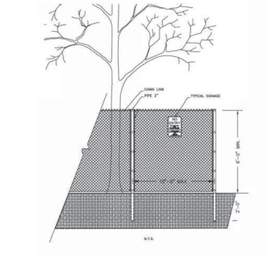
Trees at construction area

Type III (trunk wrap):

To be used only with approval from City Managing Arborist. Wrap the trunk with 2 inches of orange plastic fencing for buffering overlaid with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). Straw wattles are also an acceptable trunk wrap material. During installation, caution shall be used to avoid damaging any branches. Major limbs may also require wrapping as directed by the City Managing Arborist.

Root Buffer:

1. Where work must take place within the TPZ, protect the soil with a temporary layer of material to protect the soil texture and roots or root buffer.
2. The buffer shall consist of secured geotextile material covering the area to be protected.
3. Matting shall be covered with 4"-6" inches of clean wood chips (2 inch unpainted, untreated, wood chips or approved equal).
4. Securely install 3/4 inch plywood over the wood chips. The root buffer shall be installed and removed without wheeled equipment touching the exposed soil. This may mean all of the work is done by hand.
5. Arborist shall be present during the installation and removal of root buffers. Existing pavement also works as a root buffer.
6. Work within TPZ should be done with hand tools to expose roots that may interfere with construction. During hot weather, wrap all roots exposed by trenching with dampened burlap if there is a delay in deciding whether the roots should be preserved. If a footing or curb is being constructed, conflicting roots should be severed cleanly with a saw. Newly pruned roots over 3 inches in diameter should be protected from drying by covering the cut end of the roots with burlap.



Type I Tree Protection Fencing:

1.Tree Protection Fencing shall be installed at the dripline or as specified by the project arborist.

2. The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by the Public Works Department.

3. Tree fencing shall be erected before demolition, grading, or construction begins and will remain in place until final inspection of project. Work or soil disturbance in the fenced area requires approval by the Project Arborist or City Managing Arborist. When approved by the city, chain link panels 5-6 feet tall, securely mounted onto stable footing and located by the Project Arborist may be used.

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San Francisco, CA 94111
415.433.4672 | www.tgp-inc.com

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Mountain View, CA

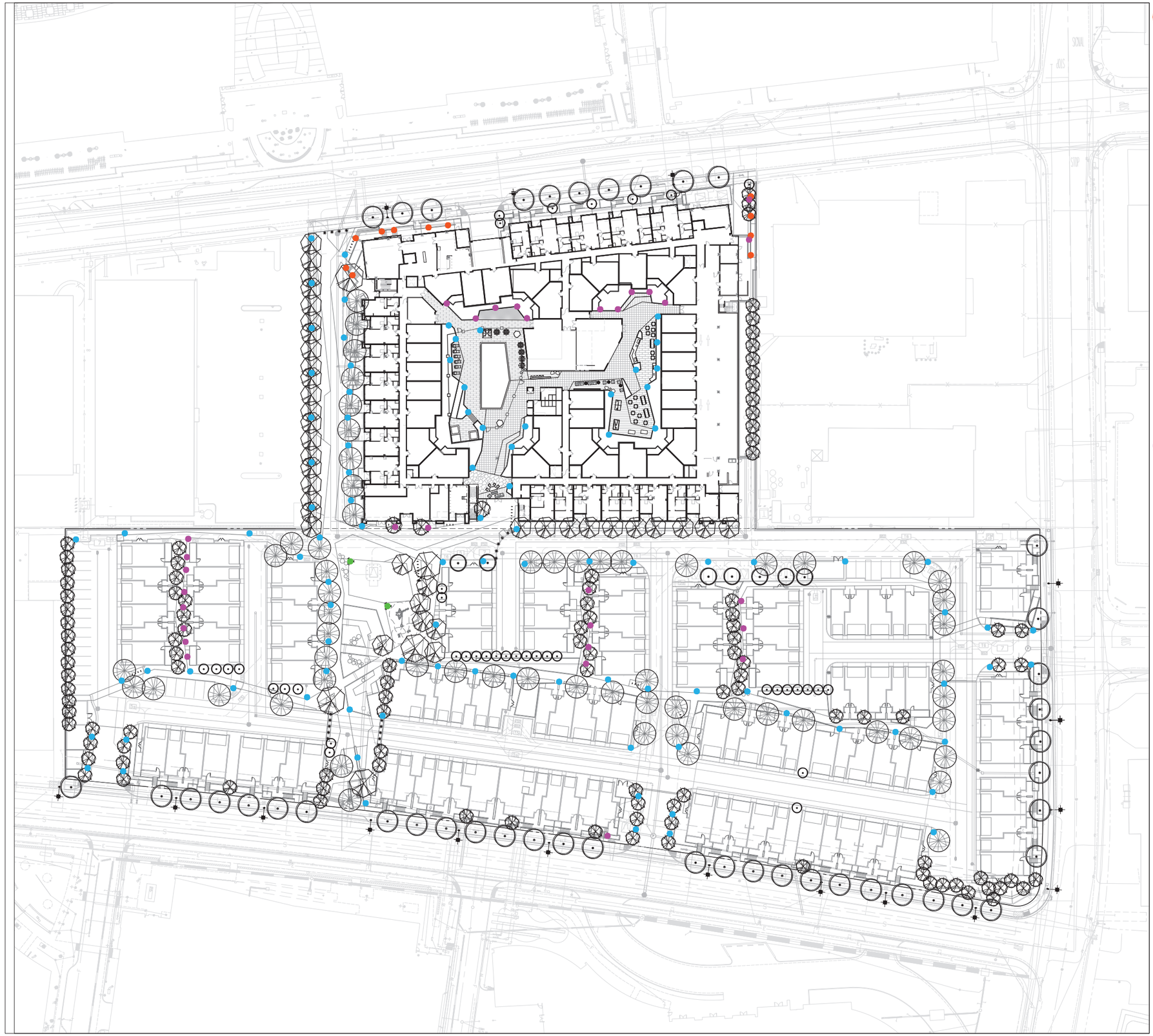
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TREE PROTECTION NOTES

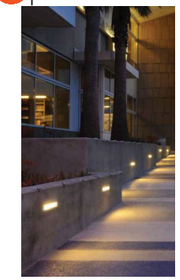
Job No. 20004
Date: 09/07/2022
Scale: NTS

Sheet No:

L8.10



WALL LIGHT
BEGA 33 058 LED RECESSED WALL LIGHT



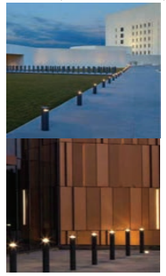


POLE LIGHT
BEGA 88 16 LED POLE TOP LUMINARIES





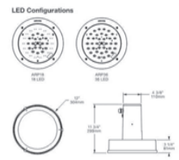
BOLLARD LIGHT
BEGA 77 752/753/787 LED BOLLARDS
(VARIOUS HEIGHTS)





PARK AREA LIGHT
ARNE ARC41 SINGLE COLUMN SPIRAL 24.9ft POLE





0 20 40 80 160

N

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Sheet Title:

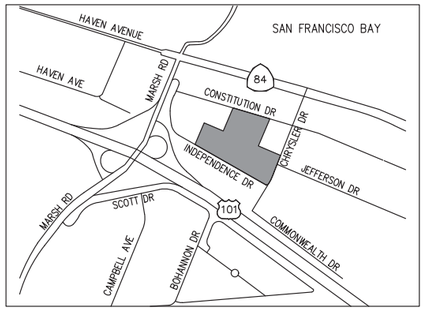
LANDSCAPE LIGHTING PLAN

Job No. 20004
Date: 09/07/2022
Scale: 1" = 40'

Sheet No:

L9.01

TENTATIVE MAP
A FIVE LOT SUBDIVISION
THREE LOTS FOR CONDOMINIUM PURPOSES



VICINITY MAP

NOT TO SCALE

PROJECT DATA

1.	RECORD OWNER:	SI 30, LLC, SI 60, LLC, & SOBRATO INTERESTS 3
2.	DEVELOPER:	THE SOBRATO ORGANIZATION 599 CASTRO STREET, SUITE 400 MOUNTAIN VIEW, CA 94041 PETER TSAI PHONE: (650) 876-7010
3.	MAP PREPARED BY:	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BOULEVARD, BUILDING # 22 SANTA CLARA, CA 95054 RYAN M. AMAYA, LS 8132 PHONE: (408) 727-6665
4.	A.P.N.:	055-236-140, 180, 240, 280, & 300
5.	EXISTING USE:	INDUSTRIAL
6.	PROPOSED USE:	RESIDENTIAL
7.	EXISTING ZONING:	R-MU-B, RESIDENTIAL MIXED USE DISTRICT
8.	PROPOSED ZONING:	NO CHANGE
9.	GENERAL PLAN:	MIXED-USE RESIDENTIAL
10.	EXISTING NUMBER OF LOTS:	6
11.	PROPOSED NUMBER OF LOTS:	5
12.	PROPOSED NUMBER OF CONDOMINIUMS:	26 (LOT B) 18 (LOT C) 72 (LOT D)
13.	TOTAL ACREAGE:	8.15± ACRES

14. ALL DISTANCES ARE APPROXIMATE.
15. NO NEW PUBLIC STREET NAMES PROPOSED.
16. BENCHMARK: CITY OF MENLO PARK BM-CITY 2; BRONZE DISK EPOXIED INTO THE TOP OF A CONCRETE CURB AT THE EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE, EASTERLY OF JEFFERSON DRIVE. ELEVATION: 7.527' (NAVD 88 DATUM; ADDED 2.73 TO CONVERT FROM NGVD 29)
17. BASIS OF BEARINGS: THE BEARING OF NORTH 21°56'50" EAST TAKEN ON THE CENTER LINE OF CHRYSLER DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO. 4" FILED FOR RECORD ON MARCH 2, 1962 IN BOOK 56 OF MAPS AT PAGE 5, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
18. FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0306F FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH A MAP REVISED DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "AE" (EL 11'). ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" (EL 11') IS: AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATIONS DETERMINED. (ELEVATION 11')

PROJECT DATA CONTINUED

19. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 27, 2020, ORDER NUMBER NCS-720714-N-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
20. ADDITIONAL EASEMENTS MAY BE NECESSARY. ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.
21. UTILITIES:

STORM DRAINAGE	CITY OF MENLO PARK
SANITARY SEWER	WEST BAY SANITARY DISTRICT
WATER	MENLO PARK MUNICIPAL WATER
GAS	PACIFIC GAS & ELECTRIC
ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	AT&T
CABLE	COMCAST
FIRE	MENLO PARK FIRE PROTECTION DISTRICT

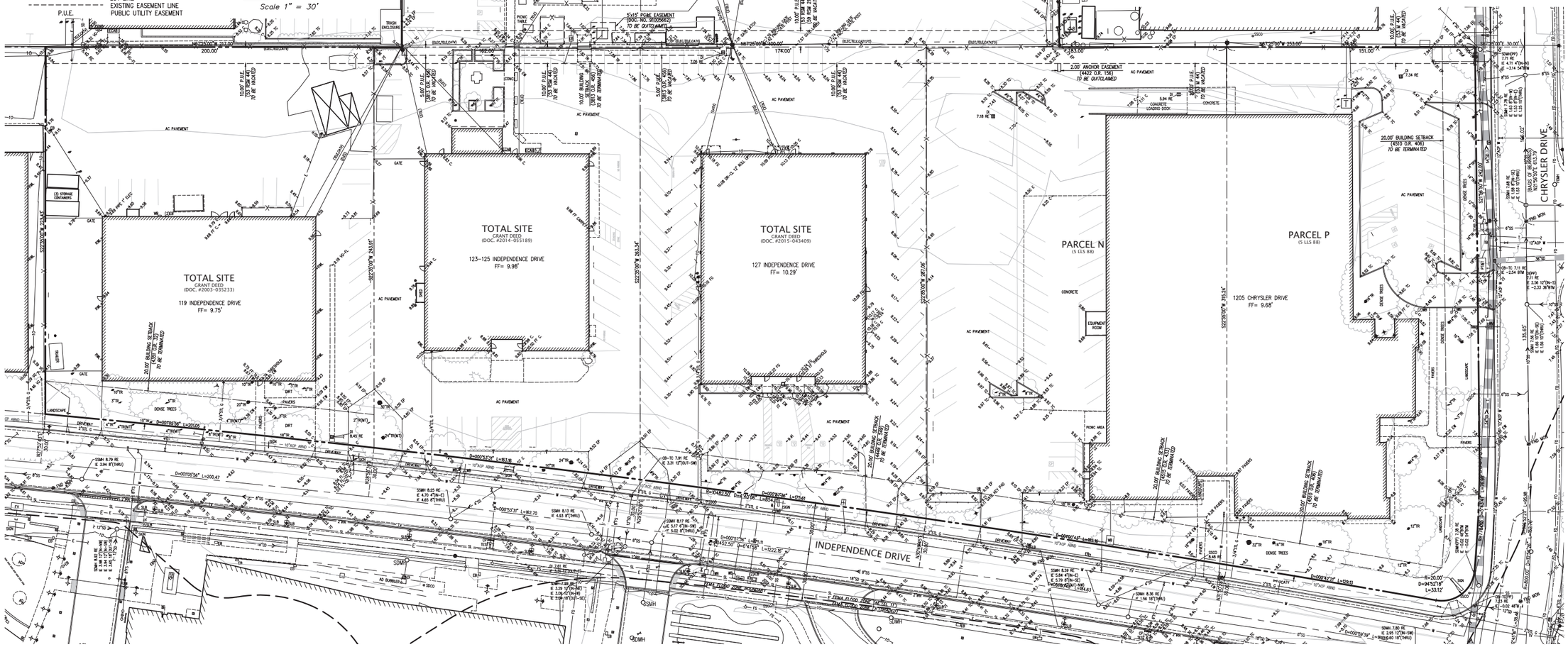
LEGEND & ABBREVIATIONS

PROPERTY LINE
ADJACENT PROPERTY LINE
LOT LINE
EXISTING EASEMENT LINE
PUBLIC UTILITY EASEMENT

NORTH

0 15 30 60 90

Scale 1" = 30'



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Sheet Title:

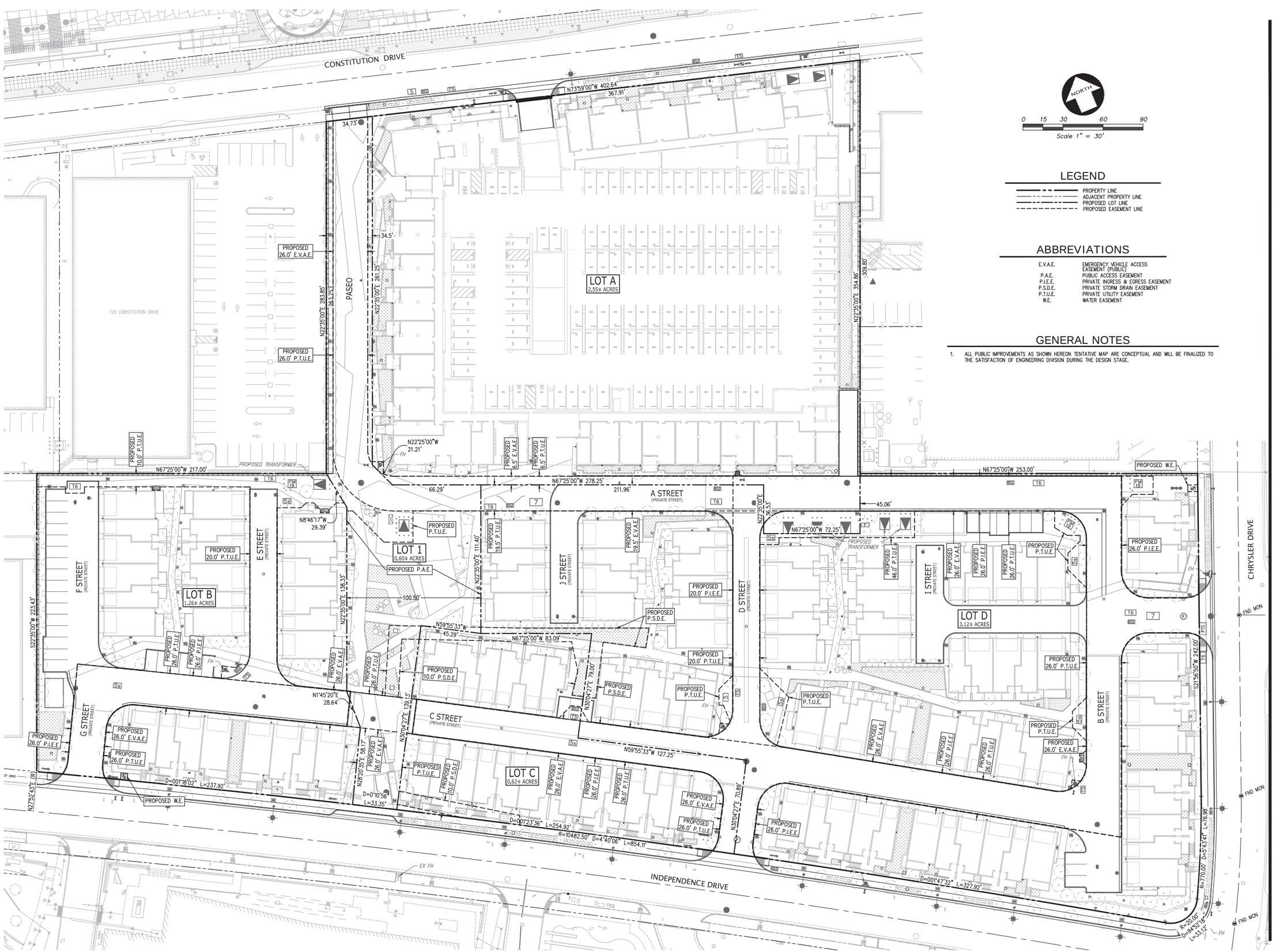
EXISTING CONDITIONS

Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	MC

Sheet No:

TM1

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT (PUBLIC)
P.A.E.	PUBLIC ACCESS EASEMENT
P.I.E.E.	PRIVATE INGRESS & EGRESS EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.T.U.E.	PRIVATE UTILITY EASEMENT
W.E.	WATER EASEMENT

GENERAL NOTES

1. ALL PUBLIC IMPROVEMENTS AS SHOWN HEREON TENTATIVE MAP ARE CONCEPTUAL AND WILL BE FINALIZED TO THE SATISFACTION OF ENGINEERING DIVISION DURING THE DESIGN STAGE.

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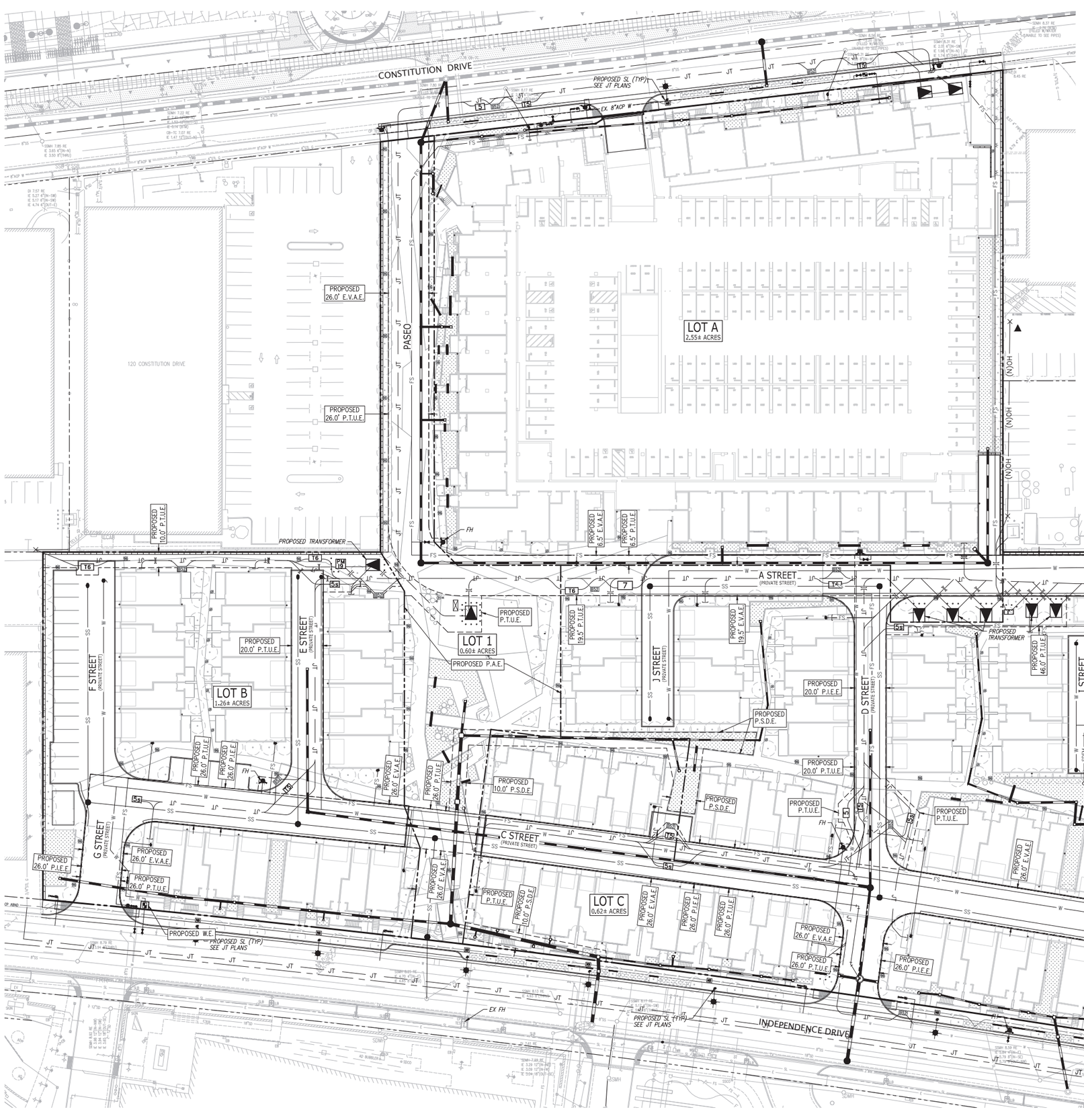
PROPOSED CONDITIONS

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

TM2

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT (PUBLIC)
P.A.E.	PUBLIC ACCESS EASEMENT
P.I.E.E.	PRIVATE INGRESS & EGRESS EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.T.U.E.	PRIVATE UTILITY EASEMENT
W.E.	WATER EASEMENT

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Sheet Title:

PROPOSED UTILITIES

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

TM3

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NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED OCTOBER 09, 2015, ORDER NUMBER NCS-763122-SC, A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED SEPTEMBER 24, 2015, ORDER NUMBER NCS-757552-1-SC, A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED APRIL 17, 2015, ORDER NUMBER NCS-732109-SC, A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED APRIL 17, 2015, ORDER NUMBER NCS-732093-SC, AND IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE, DATED FEBRUARY 18, 2015, ORDER NUMBER NCS-720714-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY 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). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. BENCHMARK: CITY OF MENLO PARK BM-CITY 2; BRONZE DISK EPOXIED INTO THE TOP OF A CONCRETE CURB AT THE EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE, EASTERLY OF JEFFERSON DRIVE.
ELEVATION: 7.527' (NAVD 88 DATUM; ADDED 2.73 TO CONVERT FROM NGVD 29)

5. FLOOD ZONE NOTE:
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THE BEARING OF NORTH 21°56'50" EAST TAKEN ON THE CENTERLINE OF CHRYSLER DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED "BOHANNAN INDUSTRIAL PARK UNIT NO.4" FILED FOR RECORD ON MARCH 2, 1962 IN BOOK 56 OF MAPS AT PAGE 5, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

NORTH

0 15 30 60 90

Scale 1" = 30'

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EW	EDGE OF WALK	RND	ROUND
ACP	ASBESTOS CONCRETE PIPE	FF	FINISH FLOOR	RSM	RECORDED SUBDIVISION MAP
AD	AREA DRAIN	FL	FLOW LINE	RWL	RAIN WATER LEADER
ASPH	ASPHALT	FND	FOUND	S	SOUTH
BR	BOTTOM OF RAMP	FOB	FIBER OPTIC BOX	SDCO	STORM DRAIN CLEAN OUT
BS	BOTTOM OF STEP	FOMH	FIBER OPTIC MANHOLE	SDMH	STORM DRAIN MANHOLE
BTM	BOTTOM	GV	GAS VALVE	SLB	STREET LIGHT BOX
BW	BACK OF WALK	IB	IRRIGATION BOX	SQRE	SQUARE
C/CONC	CONCRETE	ICB	IRRIGATION CONTROL BOX	SSB	SANITARY SEWER BOX
CATV	CABLE TELEVISION	IE	INVERT ELEVATION	SSCO	SANITARY SEWER CLEAN OUT
CB	CATCH BASIN	I.P.	IRON PIPE	SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT TO GRADE	L/S	LANDSCAPE	STL	STEEL
COND	CONDUIT	LIP	LIP OF GUTTER	TB	TELEPHONE BOX
CP	CATHODIC PROTECTION	M	MAPS	TC	TOP OF CURB
DOC.	DOCUMENT	MH	MANHOLE	TCAB	TELEPHONE CABINET
DI	DROP INLET	MON	MONUMENT	TE	TRASH ENCLOSURE
DIP	DUCTILE IRON PIPE	N	NORTH	TELE	TELEPHONE
DWY	DRIVEWAY	NO.	NUMBER	TMH	TELEPHONE MANHOLE
E	EAST	O.R.	OFFICIAL RECORD	TS	TOP OF STEP
EB	ELECTRIC BOX	PED	PEDESTAL	UB	UTILITY BOX
ECAB	ELECTRIC CABINET	PL	PLASTIC	UV	UTILITY VAULT
ELEC	ELECTRICAL	PP	PER PLAN	VG	VALLEY GUTTER
EM	ELECTRIC METER	PT&T	PACIFIC TELEPHONE & TELEGRAPH	W	WEST
EO	ELECTRIC OUTLET	P.U.E.	PUBLIC UTILITY EASEMENT	W/	WITH
EP	EDGE OF PAVEMENT	RCE	REGISTERED CIVIL ENGINEER	WB	WATER BOX
EV	ELECTRIC VAULT	RE	RIM ELEVATION	WM	WATER METER

LEGEND

ASPHALT BERM
BUILDING LINE
CENTERLINE
CONCRETE/BLOCK/RETAINING WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
CONTOUR LINE
DRIVEWAY
EDGE OF PAVEMENT
ELECTRIC LINE
FENCE LINE
FIBER OPTICS LINE
GAS LINE-VALVE & METER
JOINT TRENCH
LOT LINE
MONUMENT/MONUMENT LINE
OVERHEAD POWER LINE
PROPERTY LINE
SANITARY SEWER-MANHOLE & CLEANOUT
SIDEWALK
SPOT ELEVATION
STORM DRAIN-MANHOLE & CATCH BASIN
STREET LIGHT CONDUIT LINE

TELEPHONE LINE
TELEVISION LINE
WATER LINE & VALVE
AUTOMATIC SPRINKLER RISER
BACKFLOW PREVENTION DEVICE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FLAG POLE
GUY ANCHOR
GAS METER
HANDICAP SYMBOL
HOSEBIBB
MAIL BOX
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRANSFORMER
TRAFFIC SIGN
TREE
UTILITY BOX
WALK-BOLLARD LIGHT
WATER VALVE

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Sheet Title:
TOPOGRAPHIC SURVEY & FULL BOUNDARY

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:
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CONSTITUTION DRIVE

130 CONSTITUTION DRIVE
TWO STORY CONCRETE BUILDING
25.2' - BUILDING HEIGHT
25,528 SQ. FT.
(PER EXTERIOR DIMENSIONS)
APN: 055-236-280

119 INDEPENDENCE DRIVE
ONE-STORY CONCRETE BUILDING
16.3' - BUILDING HEIGHT
12,996 ± SQ. FT.
(PER EXTERIOR DIMENSIONS)
APN: 055-236-180

123 & 125 INDEPENDENCE DRIVE
ONE-STORY CONCRETE BUILDING
20.2' - BUILDING HEIGHT
12,335 ± SQ. FT.
(PER EXTERIOR DIMENSIONS)
APN: 055-236-140

123 INDEPENDENCE DRIVE

125 INDEPENDENCE DRIVE

127 INDEPENDENCE DRIVE
ONE STORY CONCRETE BUILDING
19.4' - BUILDING HEIGHT
13,822 SQ. FT.
(PER EXTERIOR DIMENSIONS)
APN: 055-236-240

1205 CHRYSLER DRIVE
ONE STORY BUILDING
17.0' - BUILDING HEIGHT
39,302 ± SQ. FT.
(PER EXTERIOR DIMENSIONS)
APN: 055-236-300

INDEPENDENCE DRIVE

CHRYSLER DRIVE

NORTH

0 15 30 60 90

Scale 1" = 30'

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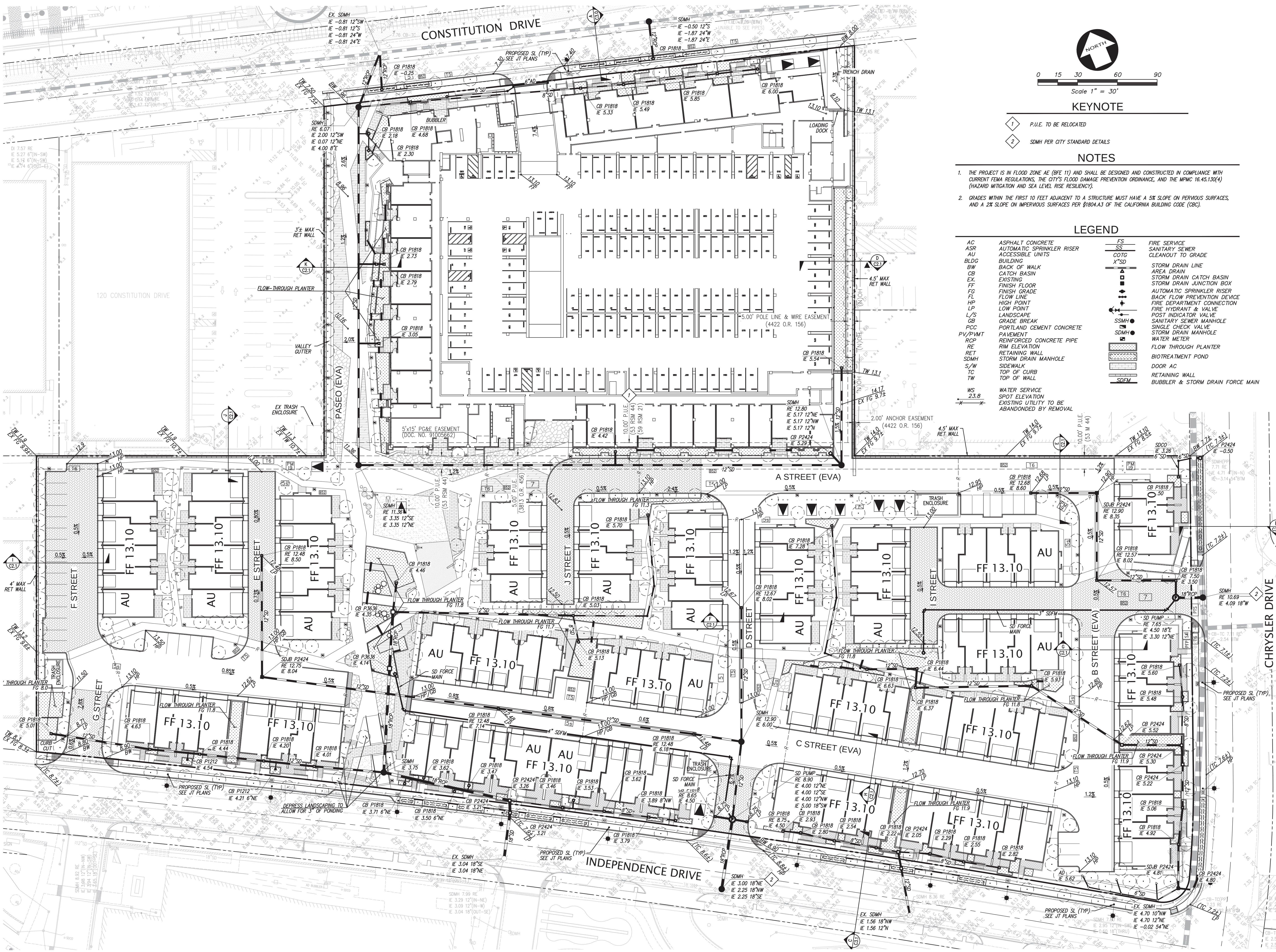
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EXISTING SITE PLAN

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

C1.1



NORTH

0 15 30 60 90

Scale 1" = 30'

KEYNOTE

1. P.U.E. TO BE RELOCATED
2. SDMH PER CITY STANDARD DETAILS

NOTES

1. THE PROJECT IS IN FLOOD ZONE AE (BFE 11) AND SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT FEMA REGULATIONS, THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, AND THE MPMC 16.45.130(4) (HAZARD MITIGATION AND SEA LEVEL RISE RESILIENCY).
2. GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.A3 OF THE CALIFORNIA BUILDING CODE (CBC).

LEGEND

AC	ASPHALT CONCRETE	FS	FIRE SERVICE
ASR	AUTOMATIC SPRINKLER RISER	SS	SANITARY SEWER
AU	ACCESSIBLE UNITS	COTG	CLEANOUT TO GRADE
BLDG	BUILDING	X"SD	STORM DRAIN LINE
BW	BACK OF WALK		AREA DRAIN
CB	CATCH BASIN		STORM DRAIN CATCH BASIN
EX.	EXISTING		STORM DRAIN JUNCTION BOX
FF	FINISH FLOOR		AUTOMATIC SPRINKLER RISER
FG	FINISH GRADE		BACK FLOW PREVENTION DEVICE
FL	FLOW LINE		FIRE DEPARTMENT CONNECTION
HP	HIGH POINT		FIRE HYDRANT & VALVE
LP	LOW POINT		POST INDICATOR VALVE
L/S	LANDSCAPE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		SINGLE CHECK VALVE
PCC	PORTLAND CEMENT CONCRETE	SDMH	STORM DRAIN MANHOLE
PV/PVMT	PAVEMENT		WATER METER
RCP	REINFORCED CONCRETE PIPE		FLOW THROUGH PLANTER
RE	RIM ELEVATION		BIOTREATMENT POND
RET	RETAINING WALL		DOOR AC
SDMH	STORM DRAIN MANHOLE		RETAINING WALL
S/W	SIDEWALK	SDFM	BUBBLER & STORM DRAIN FORCE MAIN
TC	TOP OF CURB		
TW	TOP OF WALL		
WS	WATER SERVICE		
23.8	SPOT ELEVATION		
—x—x—	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL		

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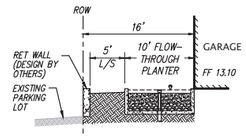
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Sheet Title:
GRADING PLAN

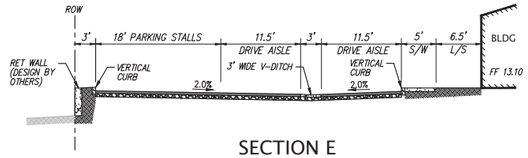
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Date: 09/07/2022
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C2.0



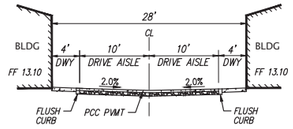
SECTION D

NOT TO SCALE
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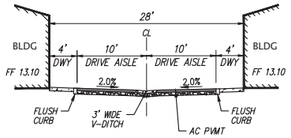
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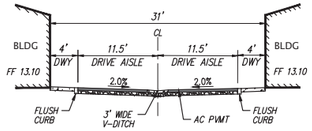
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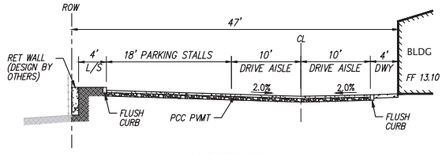
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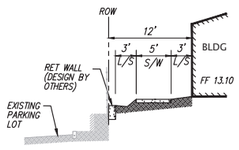
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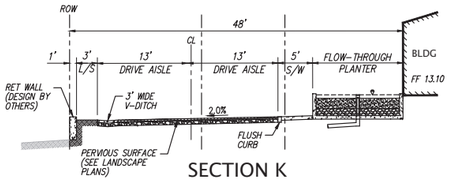
SECTION I

NOT TO SCALE
(SEE SHEET C2.0)



SECTION J

NOT TO SCALE
(SEE SHEET C2.0)



SECTION K

NOT TO SCALE
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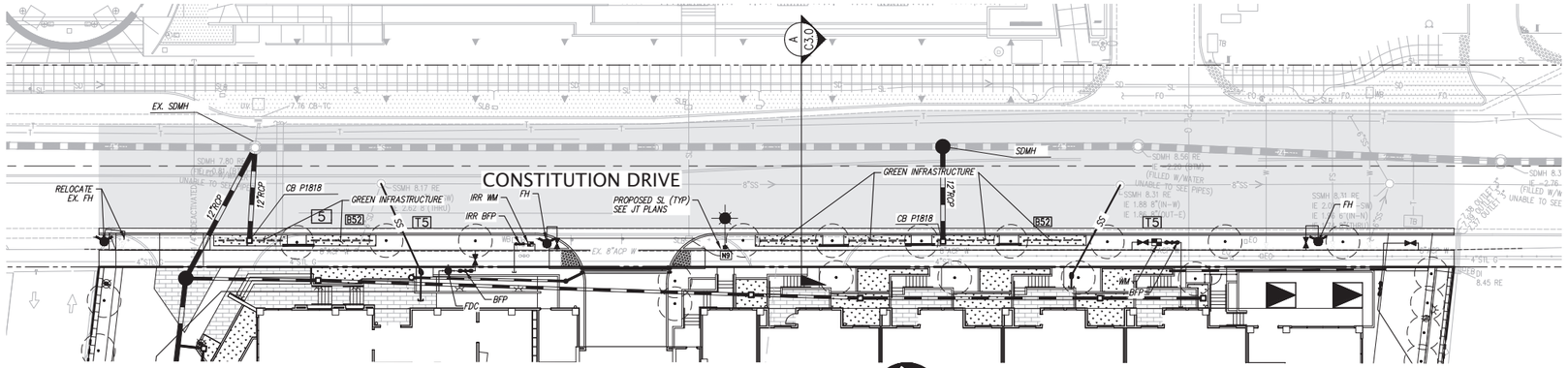
GRADING SECTIONS

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

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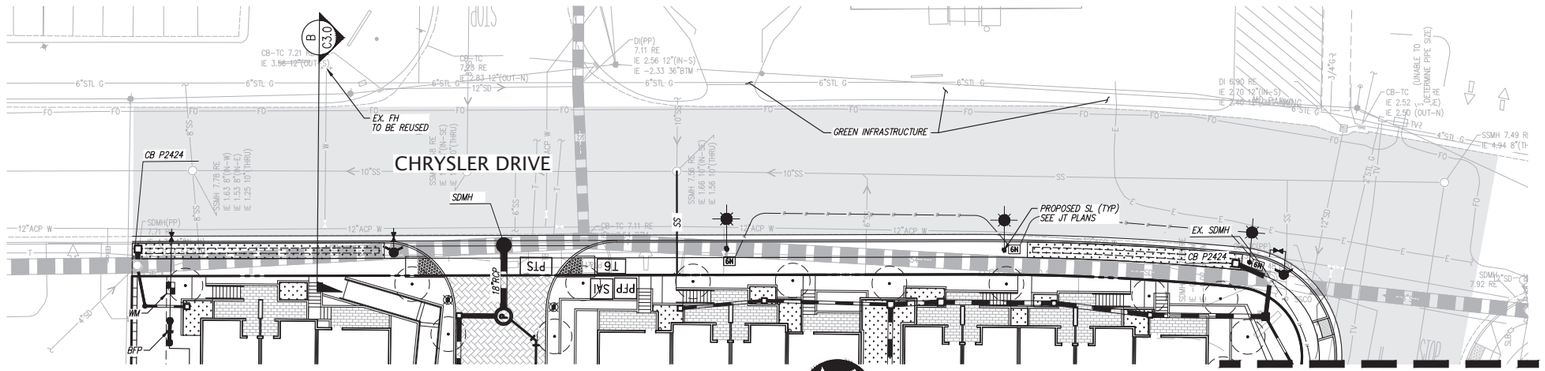


CONSTITUTION DRIVE

NORTH

0 10 20 40 60

Scale 1" = 20'



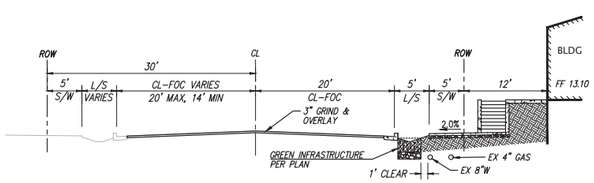
CHRYSLER DRIVE

NORTH

0 10 20 40 60

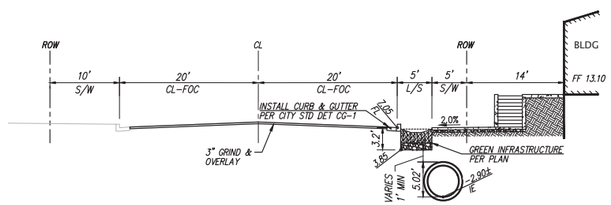
Scale 1" = 20'

MATCHLINE – SEE SHEET C3.1



SECTION A (CONSTITUTION DRIVE)

NOT TO SCALE



SECTION B (CHRYSLER DRIVE)

NOT TO SCALE

LEGEND

- BIOTREATMENT POND
- 3" GRIND & OVERLAY
- W — WATER SERVICE
- FS — FIRE SERVICE
- SS — SANITARY SEWER
- COTG — CLEANOUT TO GRADE
- X"SD — STORM DRAIN LINE
- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- AUTOMATIC SPRINKLER RISER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- POST INDICATOR VALVE
- SSMH — SANITARY SEWER MANHOLE
- SINGLE CHECK VALVE
- SDMH — STORM DRAIN MANHOLE
- WATER METER

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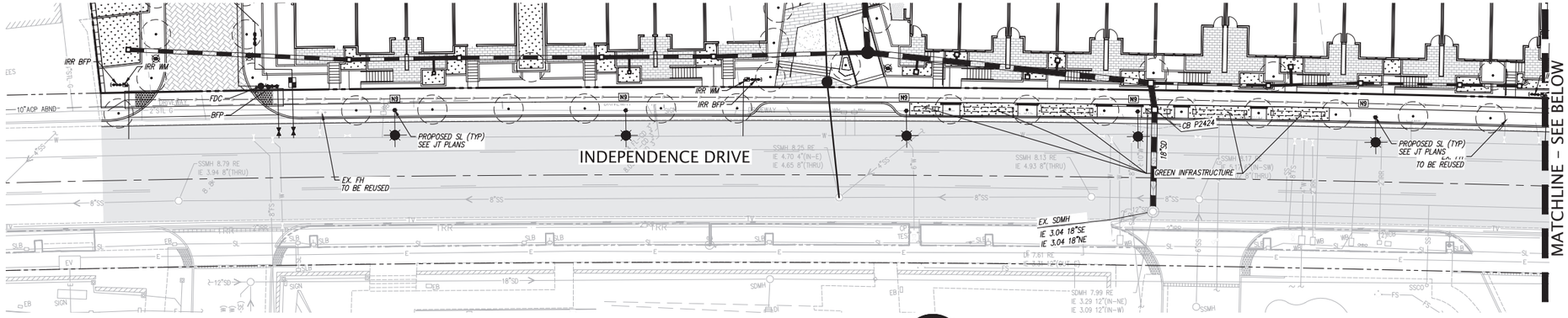
OFFSITE PLANS & SECTIONS

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

C3.0

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INDEPENDENCE DRIVE

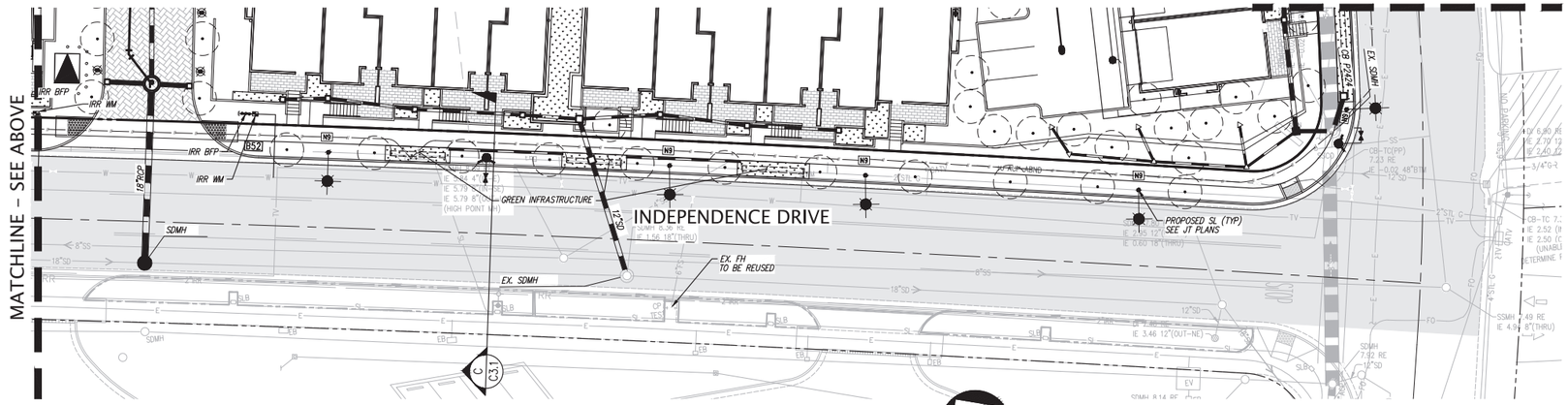
NORTH

0 10 20 40 60

Scale 1" = 20'

LEGEND

- BIOTREATMENT POND
- 3" GRIND & OVERLAY
- W — WATER SERVICE
- FS — FIRE SERVICE
- SS — SANITARY SEWER
- COTG — CLEANOUT TO GRADE
- X"SD — STORM DRAIN LINE
- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- AUTOMATIC SPRINKLER RISER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
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- SSMH — SANITARY SEWER MANHOLE
- SINGLE CHECK VALVE
- SDMH — STORM DRAIN MANHOLE
- WATER METER

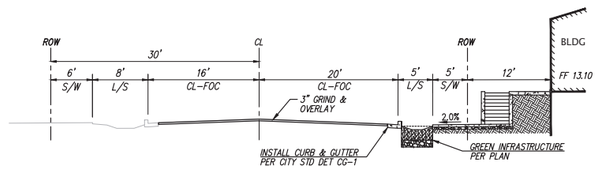


INDEPENDENCE DRIVE

NORTH

0 10 20 40 60

Scale 1" = 20'



SECTION C (INDEPENDENCE DRIVE)

NOT TO SCALE

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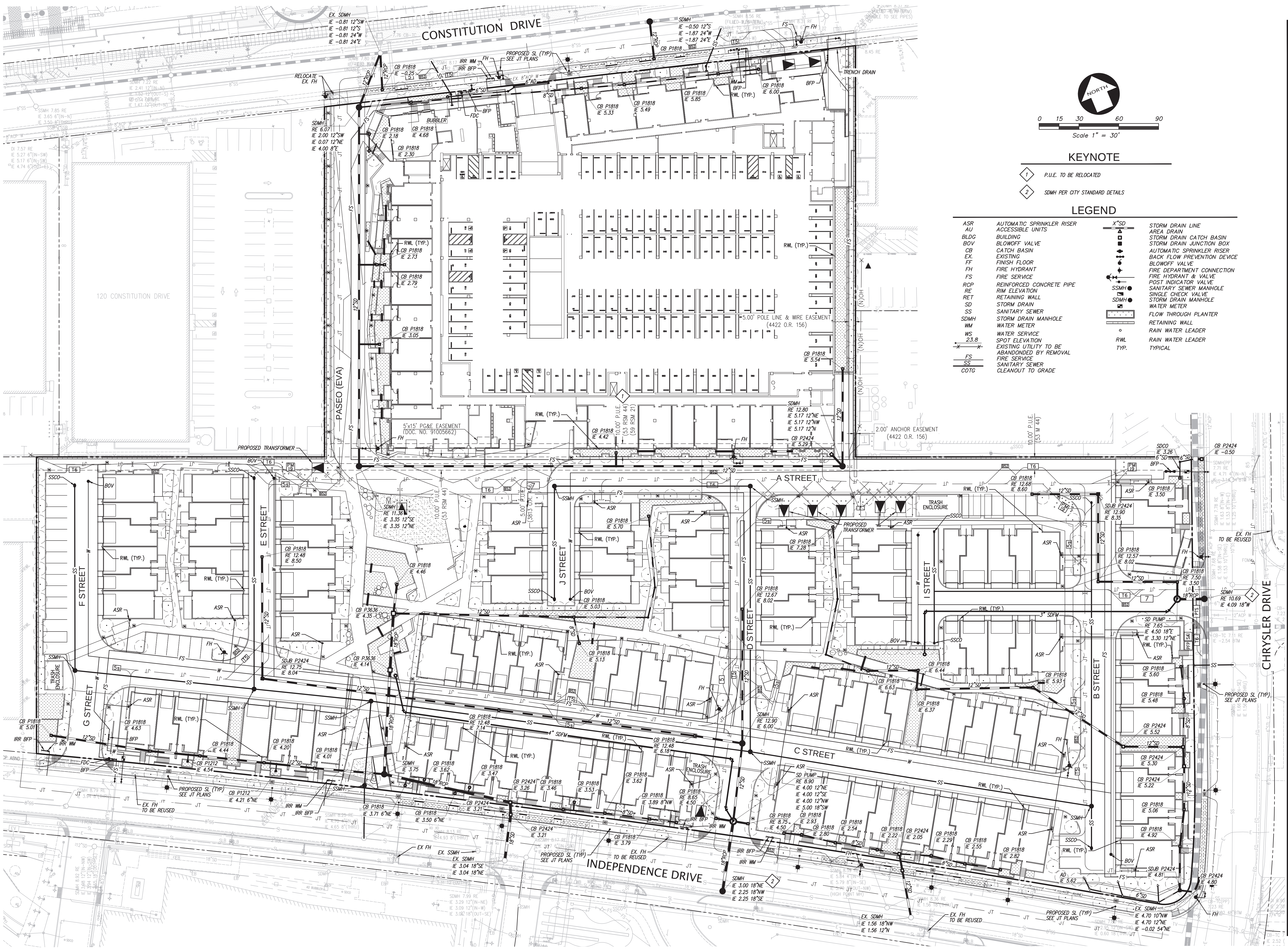
OFFSITE PLANS & SECTIONS

Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	MC

Sheet No:

C3.1

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KEYNOTE

1	P.U.E. TO BE RELOCATED
2	SDMH PER CITY STANDARD DETAILS

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
AU	ACCESSIBLE UNITS
BLDG	BUILDING
BOV	BLOWOFF VALVE
CB	CATCH BASIN
EX.	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FS	FIRE SERVICE
RCP	REINFORCED CONCRETE PIPE
RE	RIM ELEVATION
RET	RETAINING WALL
SD	STORM DRAIN
SS	SANITARY SEWER
SDMH	STORM DRAIN MANHOLE
WM	WATER METER
WS	WATER SERVICE
23.8	SPOT ELEVATION
	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE

X"SD	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	AUTOMATIC SPRINKLER RISER
	BACK FLOW PREVENTION DEVICE
	BLOWOFF VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER
	FLOW THROUGH PLANTER
	RETAINING WALL
	RAIN WATER LEADER
RWL	RAIN WATER LEADER
TYP.	TYPICAL

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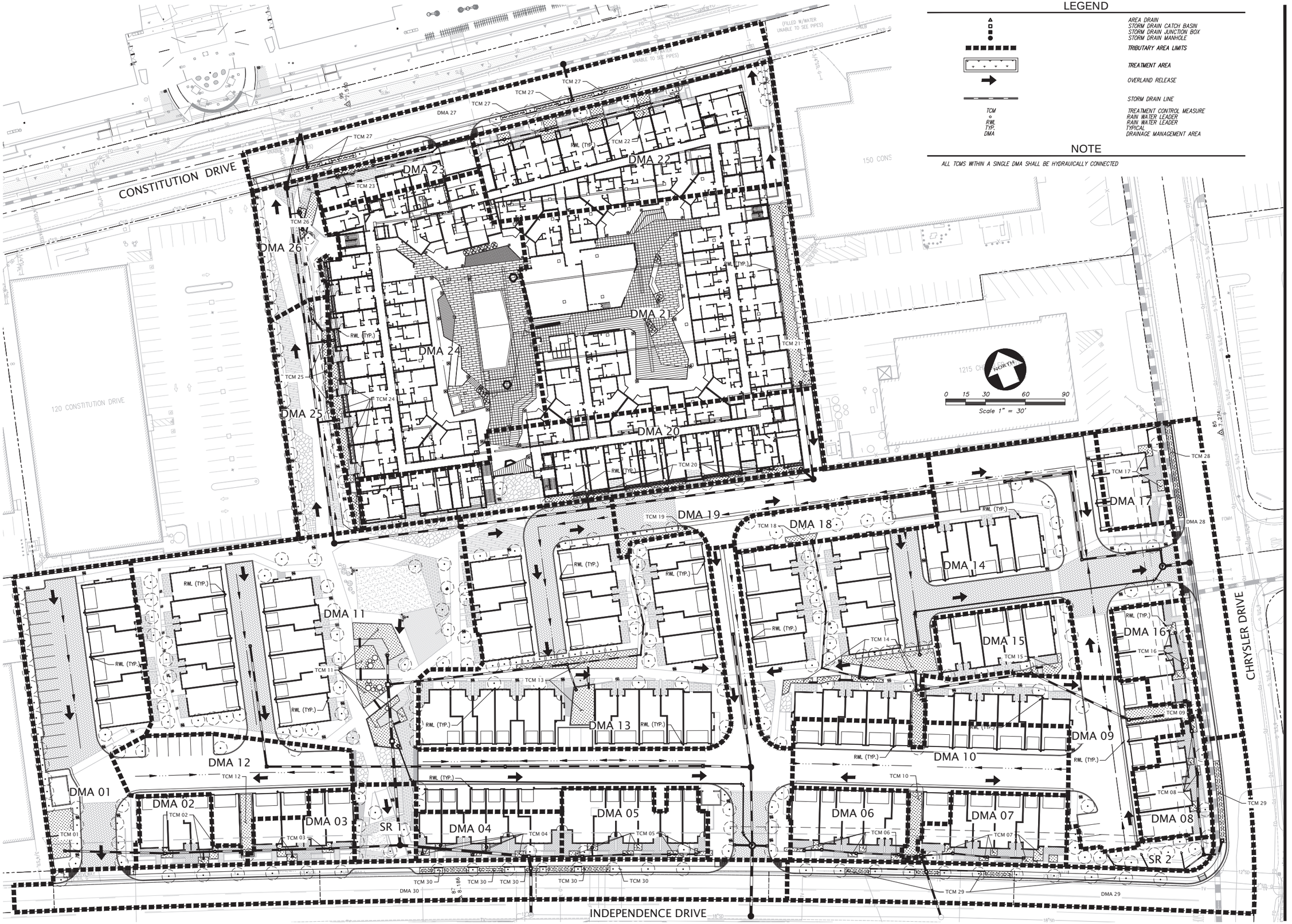
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UTILITY PLAN

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LEGEND

	AREA DRAIN STORM DRAIN CATCH BASIN STORM DRAIN JUNCTION BOX STORM DRAIN MANHOLE
	TRIBUTARY AREA LIMITS
	TREATMENT AREA
	OVERLAND RELEASE
	STORM DRAIN LINE
TCM RWL TYP. DMA	TREATMENT CONTROL MEASURE RAIN WATER LEADER RAIN WATER LEADER TYPICAL DRAINAGE MANAGEMENT AREA

NOTE

ALL TCMS WITHIN A SINGLE DMA SHALL BE HYDRAULICALLY CONNECTED

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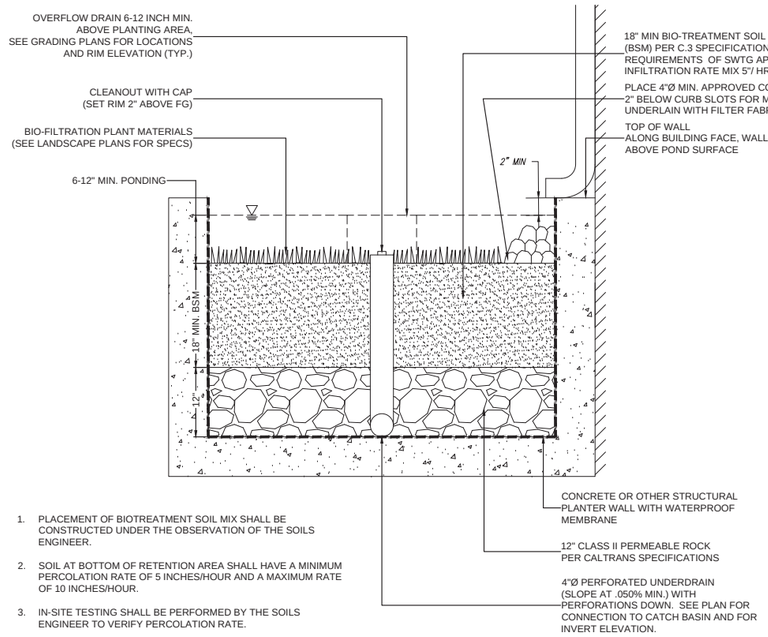
STORMWATER CONTROL PLAN

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

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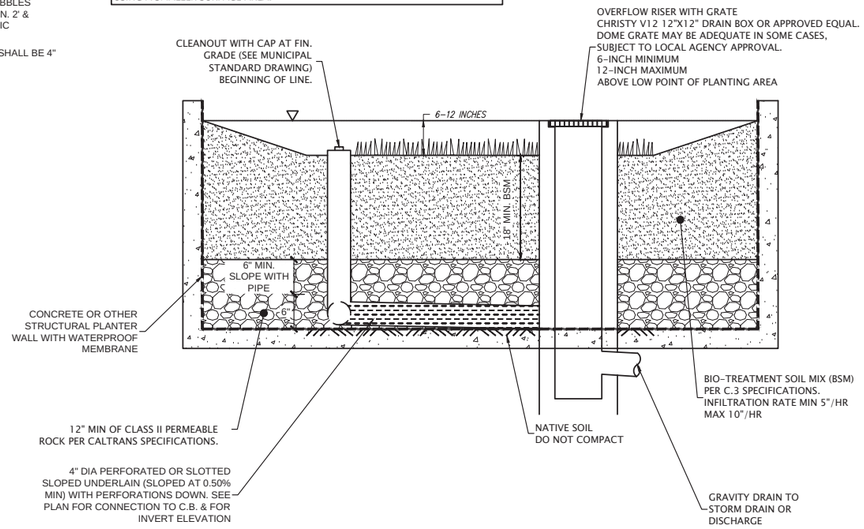


1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITE TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.

FLOW THROUGH PLANTER

NOT TO SCALE

NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.



FLOW THROUGH PLANTER PROFILE VIEW

NOT TO SCALE

BIOTREATMENT SUMMARY TABLE ONSITE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
*DMA 01	1	FLOW THROUGH PLANTER	17,865	13,197	528	580	6
*DMA 02	2	FLOW THROUGH PLANTER	3,334	2,638	106	140	6
*DMA 03	3	FLOW THROUGH PLANTER	3,331	3,048	122	140	6
*DMA 04	4	FLOW THROUGH PLANTER	3,991	3,690	148	174	6
*DMA 05	5	FLOW THROUGH PLANTER	5,613	5,196	208	238	6
*DMA 06	6	FLOW THROUGH PLANTER	4,764	4,164	167	182	6
*DMA 07	7	FLOW THROUGH PLANTER	5,390	4,980	199	240	6
*DMA 08	8	FLOW THROUGH PLANTER	3,995	3,328	133	145	6
*DMA 09	9	FLOW THROUGH PLANTER	11,909	11,198	448	539	6
*DMA 10	10	FLOW THROUGH PLANTER	11,662	9,240	370	448	6
*DMA 11	11	FLOW THROUGH PLANTER	54,603	39,899	1,596	1,914	6
*DMA 12	12	FLOW THROUGH PLANTER	9,117	8,441	338	379	6
*DMA 13	13	FLOW THROUGH PLANTER	34,674	30,032	1,201	1,547	6
*DMA 14	14	FLOW THROUGH PLANTER	40,840	33,994	1,360	1,417	6
*DMA 15	15	FLOW THROUGH PLANTER	5,248	4,573	183	211	6
*DMA 16	16	FLOW THROUGH PLANTER	3,902	3,142	126	140	6
*DMA 17	17	FLOW THROUGH PLANTER	3,583	2,429	97	108	6
*DMA 18	18	FLOW THROUGH PLANTER	3,885	2,593	104	127	6
*DMA 19	19	FLOW THROUGH PLANTER	7,859	7,131	285	313	6
*DMA 20	20	FLOW THROUGH PLANTER	19,055	18,344	734	764	6
*DMA 21	21	FLOW THROUGH PLANTER	31,273	30,105	1,204	1,271	6
*DMA 22	22	FLOW THROUGH PLANTER	18,202	17,120	685	741	6
*DMA 23	23	FLOW THROUGH PLANTER	3,302	3,045	122	139	6
*DMA 24	24	FLOW THROUGH PLANTER	30,668	28,286	1,131	1,232	6
*DMA 25	25	FLOW THROUGH PLANTER	7,078	5,615	225	243	6
*DMA 26	26	FLOW THROUGH PLANTER	4,642	3,564	143	156	6
TOTAL	-	-	350,279	298,990	12,334	13,508	-

*BIOTREATMENT SIZING BASED ON C3 SIZING UNIFORM INTENSITY METHOD.
**BIOTREATMENT SIZING BASED ON FLOW-VOLUME COMBO CALCULATIONS.

SELF RETAINING AREA

AREA	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)
SR 1	SELF-RETAINING AREA	2,689	1,478	-
SR 2	SELF-RETAINING AREA	2,217	119	-
TOTAL	-	4,907	1,597	-

GREEN INFRASTRUCTURE SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
**DMA 27	27	FLOW THROUGH PLANTER	12,079	10,572	315	399	6
**DMA 28	28	FLOW THROUGH PLANTER	7,252	6,366	189	326	6
**DMA 29	29	FLOW THROUGH PLANTER	13,749	11,882	355	548	6
**DMA 30	30	FLOW THROUGH PLANTER	17,189	15,308	455	477	6

*BIOTREATMENT SIZING BASED ON C3 SIZING UNIFORM INTENSITY METHOD.
**BIOTREATMENT SIZING BASED ON FLOW-VOLUME COMBO CALCULATIONS.

OVERALL TREATMENT AREA TOTALS ONSITE

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
	PROJECT PHASE NUMBER: (N/A, 1, 2, 3)		N/A
TOTAL SITE (ACRES):	8.15 [355,185 SF]	TOTAL AREA OF SITE DISTURBED (ACRES):	8.15
IMPERVIOUS SURFACES	EXISTING CONDITION OF DISTURBED AREA (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET):	
		REPLACED	NEW
BUILDING FOOTPRINT	103,983	103,983	47,571
STREETS & PARKING	193,784	61,454	0
S/W, PATIOS, PATHS ETC.	9,559	9,559	78,020
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	307,326	174,996	125,591
PERVIOUS SURFACES			
LANDSCAPED AREAS	47,859	47,859	4,614
PERVIOUS PAVING	0	0	2,125
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
TOTAL PERVIOUS SURFACES:	47,859	47,859	6,739
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			300,587
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			54,598

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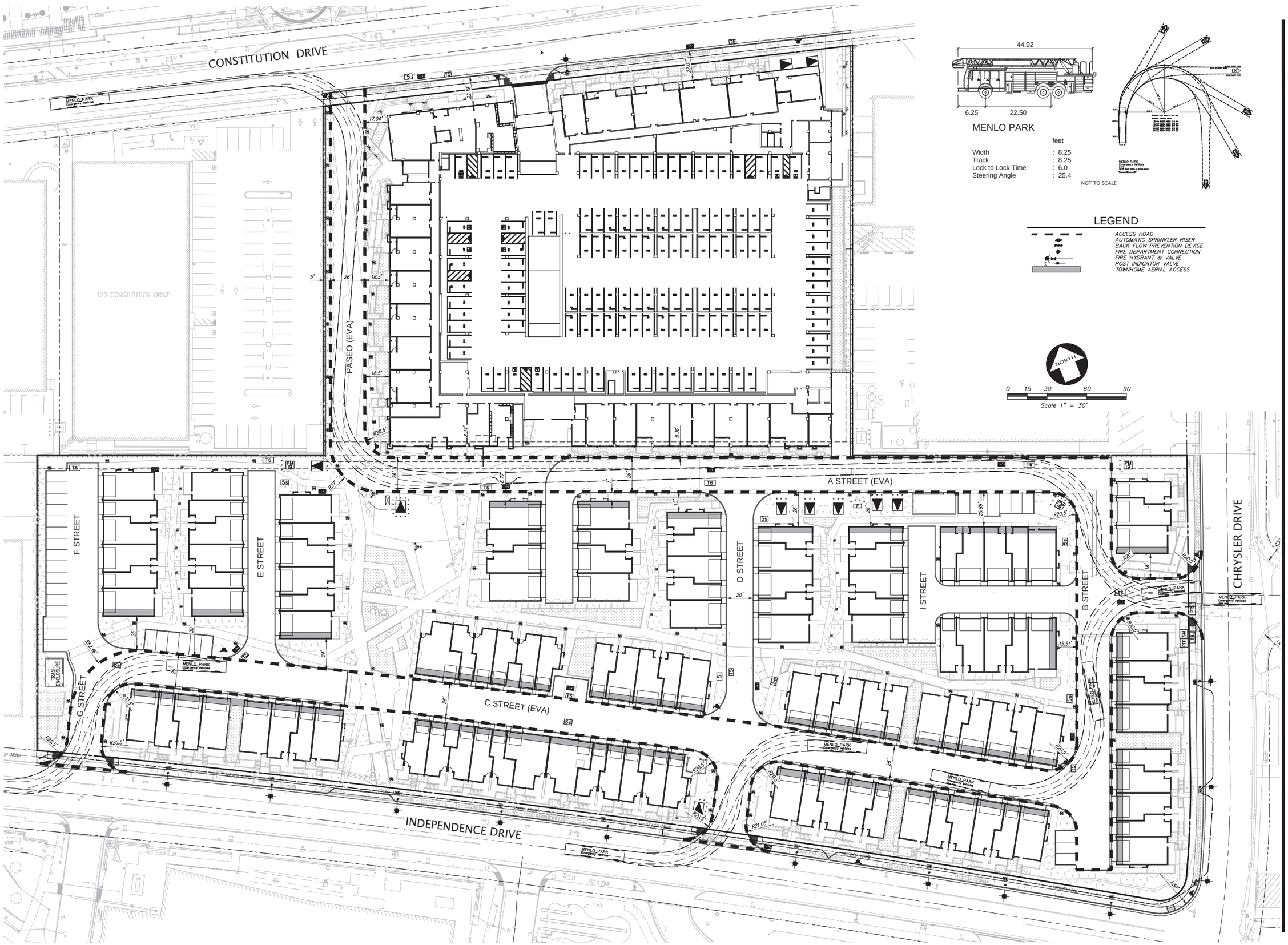
STORMWATER CONTROL DETAILS

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

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LEGEND

- ACCESS ROAD
- AUTOMATIC SPRINKLER RISER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- POST INDICATOR VALVE
- TOWNHOME AERIAL ACCESS

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www.kierwright.com

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Menlo Park, CA

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

Sheet Title:

FIRE ACCESS PLAN

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

C6.0

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CONSTITUTION DRIVE

120 CONSTITUTION DRIVE

PASEO (EVA)

PROPOSED TRANSFORMER

A STREET (EVA)

C STREET (EVA)

INDEPENDENCE DRIVE

CHRYSLER DRIVE

F STREET

E STREET

D STREET

I STREET

B STREET

G STREET

TRASH ENCLOSURE

MENLO PARK Emergency Vehicle Easement

LEGEND

- ACCESS ROAD
- AUTOMATIC SPRINKLER RISER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- POST INDICATOR VALVE
- TOWNHOME AERIAL ACCESS
- 150' HOSE PULL

NORTH

0 15 30 60 90

Scale 1" = 30'

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Sheet Title:

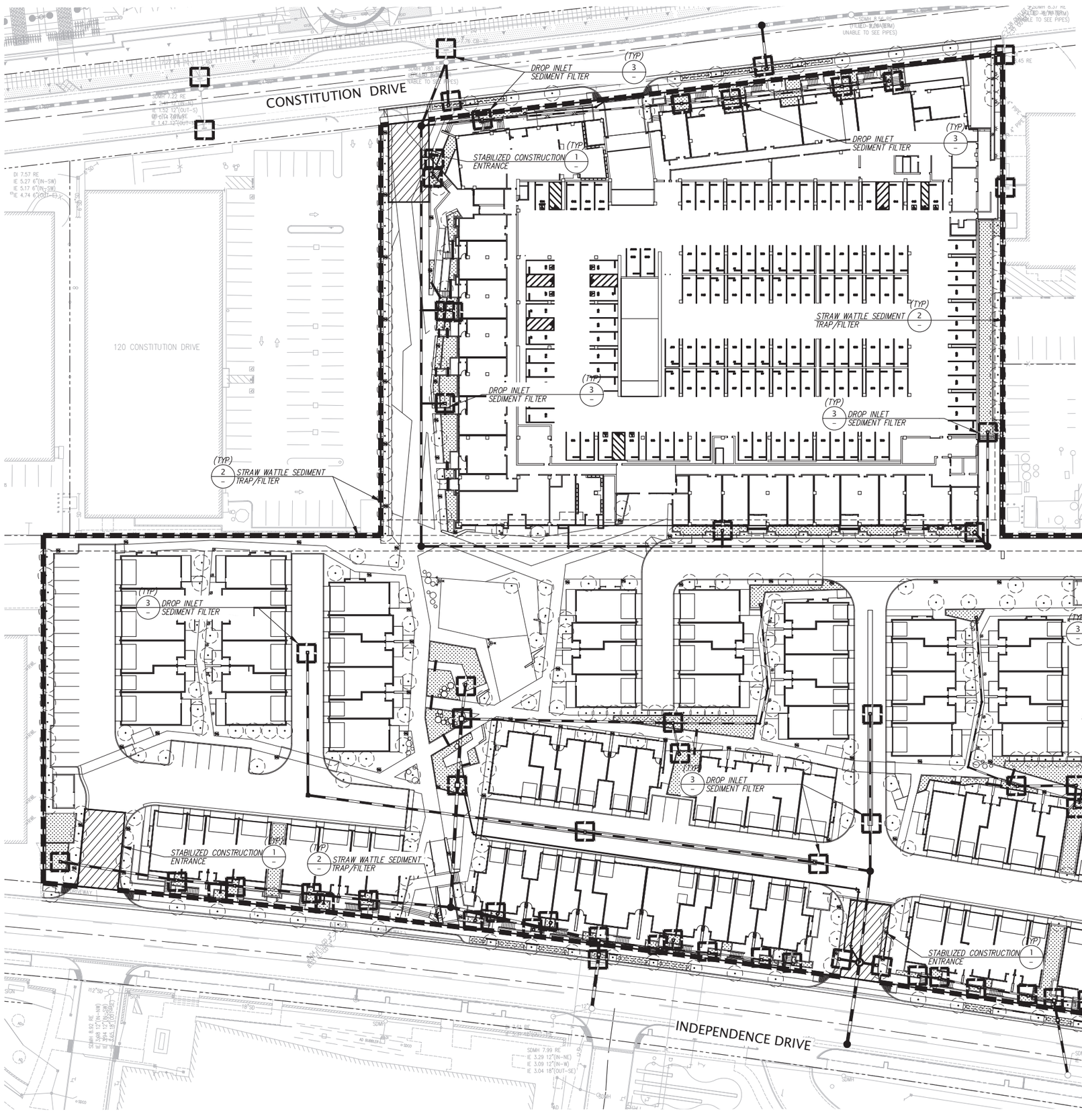
FIRE HYDRANT PLAN

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

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Sheet Title:

EROSION CONTROL PLAN

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: MC

Sheet No:

C7.0

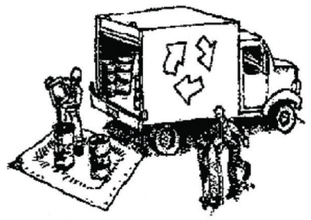
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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



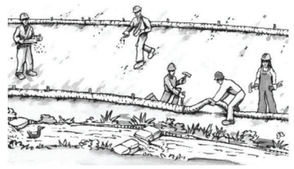
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

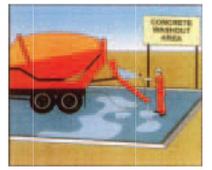


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



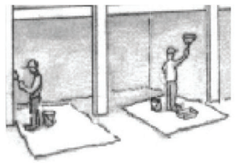
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

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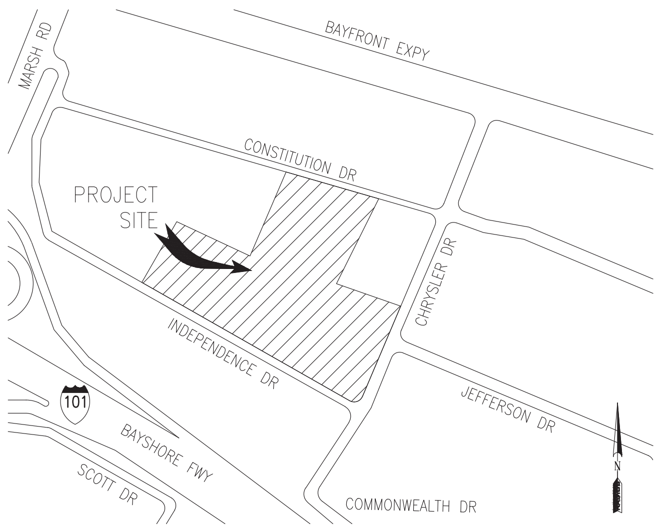
BEST MANAGEMENT PRACTICES

Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	MC

Sheet No:

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VICINITY MAP
N. T. S.

WORK RESPONSIBILITY JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	◍
***PG&E ELECTRIC CABLE**					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
ELECTRIC PADS					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
ELECTRIC TRANSFORMERS					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC INTERRUPTERS					
SUPPLY & INSTALL	○	○	○	○	◍
PG&E ELECTRIC SWITCHES					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
TELEPHONE S.A.I. PADS					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	◍
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍

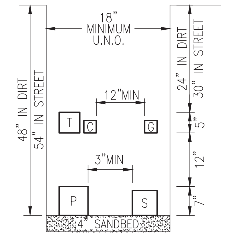
● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
◍ ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

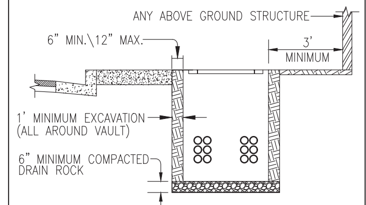
	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	03-22-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	03-18-2022	PRELIMINARY
APPLICANT DESIGN (ELECTRIC) APARTMENTS	01-18-2022	PRELIMINARY
APPLICANT DESIGN (ELECTRIC) TOWNHOMES	12-17-2021	PRELIMINARY
TELEPHONE	07-05-2022	PRELIMINARY
C.A.T.V.	07-06-2022	PRELIMINARY
C.L.E.C.	07-05-2022	PRELIMINARY
LANDSCAPE	03-17-2022	PRELIMINARY
LIGHT LOCATIONS	08-25-2022	PRELIMINARY

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

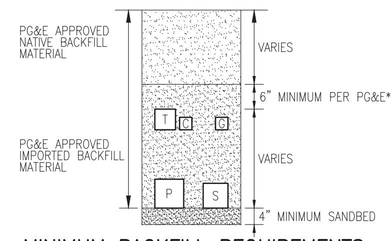
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.



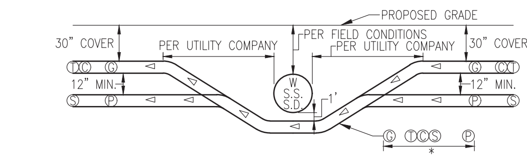
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453, EXHIBIT B



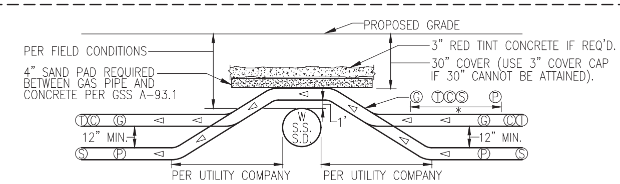
TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



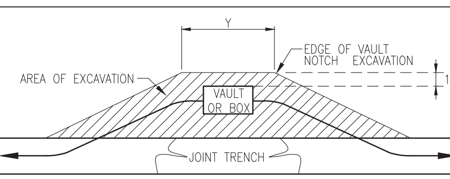
JOINT TRENCH UNDER WATER & S.S. & S.D.
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



JOINT TRENCH OVER WATER & S.S. & S.D
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

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

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



	BOX EXCAVATION	
PRIMARY BOX SIZE	"Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

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

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ***ELECTRIC & GAS SERVICE REQUIREMENTS*** GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT-1.

**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

X
GM

GENERAL NOTES:

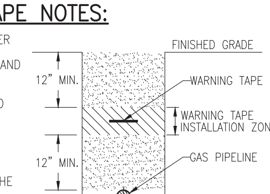
1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
   - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

TRANSFORMER CLEARANCE REQUIREMENTS:

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

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



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

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

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

PG&E ADE

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
   A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
   B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
   C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.
THANK YOU

SIGNED ____________
DATE ____________

UTILITY APPROVALS

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

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT	KTS	06-22-2021
COMPOSITE		
PRE-CON		
PRE-CON		

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

SHEET INDEX

JT-1	*JOINT TRENCH TITLE SHEET*
JT-2	*OVERALL*
JT-3,4,5	*JOINT TRENCH INTENT*

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269-4575

123 Independence
Menlo Park, CA

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

Sheet Title:
JOINT TRENCH TITLE SHEET

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: ME

Sheet No:
JT-1

–PRELIMINARY–
NOT FOR CONSTRUCTION

JT–4

JT–3

JT–5

CONSTITUTION DR

PASEO (EVA)

PASEO (EVA)

CHRYSLER DR

LOT A
123 INDEPENDENCE DRIVE
316 RESIDENTIAL UNITS

A STREET

F STREET

E STREET

J STREET

LOT B
123 INDEPENDENCE DRIVE
32 RESIDENTIAL UNITS

D STREET

I STREET

LOT D
123 INDEPENDENCE DRIVE
66 RESIDENTIAL UNITS

JEFFERSON DR

B STREET

CHRYSLER DR

G STREET

C STREET

LOT C
123 INDEPENDENCE DRIVE
18 RESIDENTIAL UNITS

H STREET

C STREET

INDEPENDENCE DR

INDEPENDENCE DR

0 20 40 80

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OVERALL

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JT-2

–PRELIMINARY–
NOT FOR CONSTRUCTION

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

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

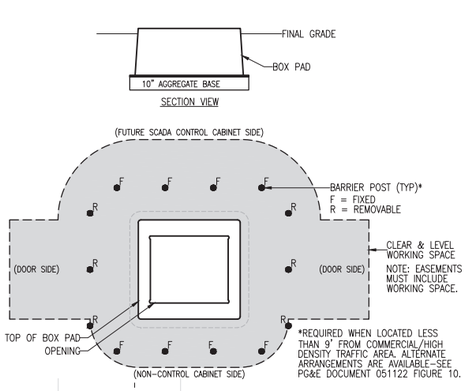
NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

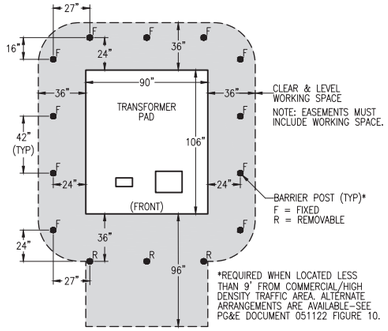
NEW	DESCRIPTION
	JOINT TRENCH
	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
	106" X 90" TRANSFORMER PADS (PG&E) WITH BUS DUCT. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD. ELEVATED 5'
PMI	74" X 76" PMI–9 BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
	4'–6" X 8'–6" X 6' SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
JT	3' x 5' x 3'–6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
JP	72" X 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
	6' X 8' BELL HOLE FOR GAS TIE–IN (PG&E). EXCAVATION TO BE 24" BELOW EXISTING GAS LINE. INCREASE SIZE IF DIRECTED BY PG&E.
(N)OH	OVERHEAD LINE
×	POLE
T5	36" x 60" x 48" SPLICE BOX (AT&T)
B52	30" x 60" x 24" B–52 (CATV)
P52	30" x 60" x 24" SPLICE BOX (C.L.E.C.)
	STREET LIGHT
N9	SPLICE BOX 3–1/2 PULL BOX 10" X 17" X 12" N9

EXISTING	DESCRIPTION
OH	OVERHEAD LINE
E	ELECTRIC LINE
G	GAS LINE
T	PHONE LINE
C	CATV LINE
FO	FIBER OPTIC LINE
	JOINT POLE
OH	OVERHEAD LINE TO BE REMOVED
	JOINT POLE TO BE REMOVED
OH	OVERHEAD LINE TO BE RELOCATED
	JOINT POLE TO BE RELOCATED

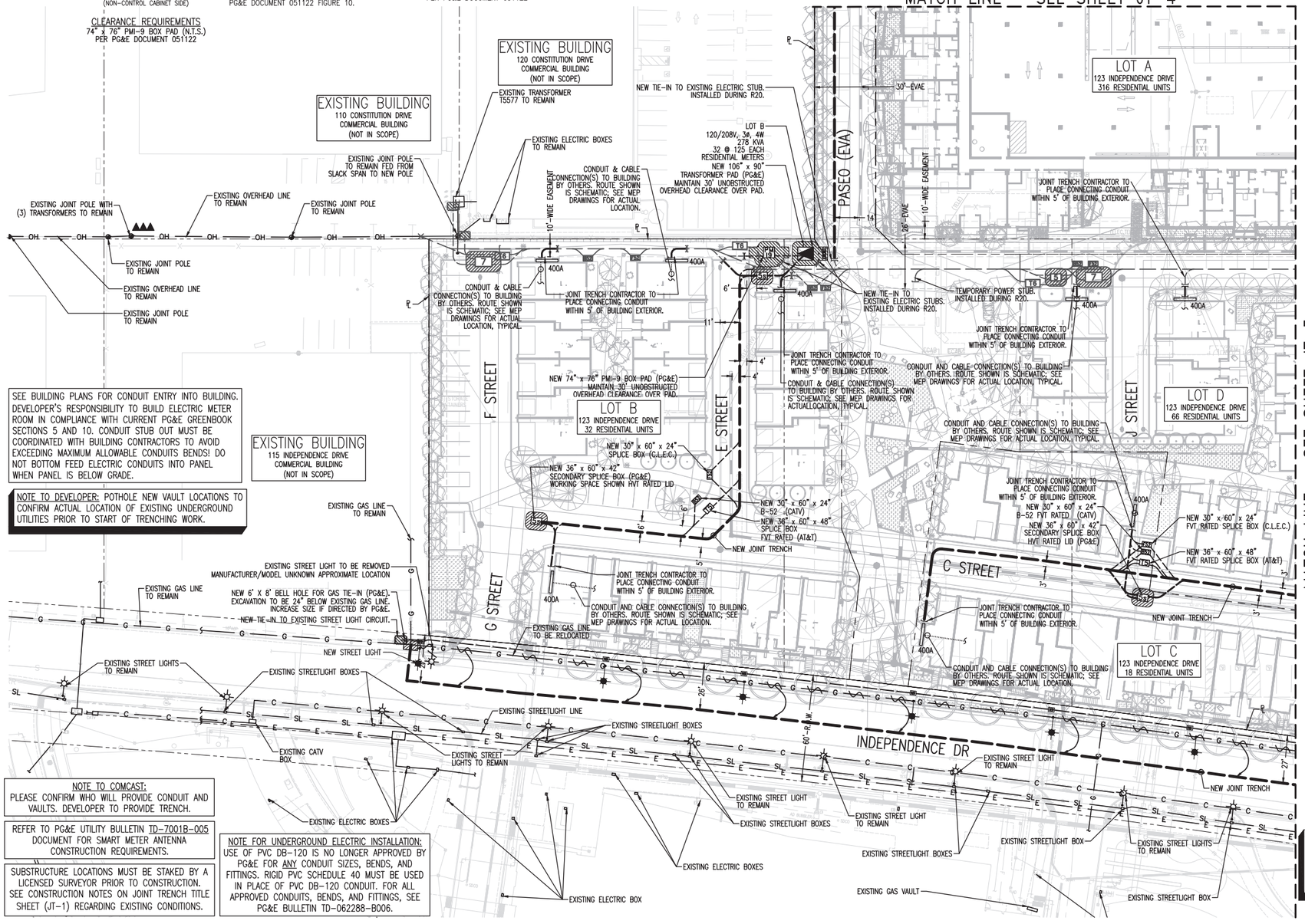
LEGEND NTS



CLEARANCE REQUIREMENTS
74" x 76" PMI–9 BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



SEE BUILDING PLANS FOR CONDUIT ENTRY INTO BUILDING. DEVELOPER'S RESPONSIBILITY TO BUILD ELECTRIC METER ROOM IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTIONS 5 AND 10. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS! DO NOT BOTTOM FEED ELECTRIC CONDUITS INTO PANEL WHEN PANEL IS BELOW GRADE.

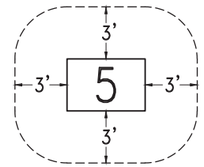
NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

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

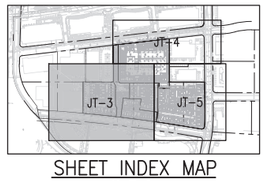
REFER TO PG&E UTILITY BULLETIN TD–7001B–005 DOCUMENT FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

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

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E BULLETIN TD–062288–B006.



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



SHEET INDEX MAP
N. T. S.



SHEET INDEX

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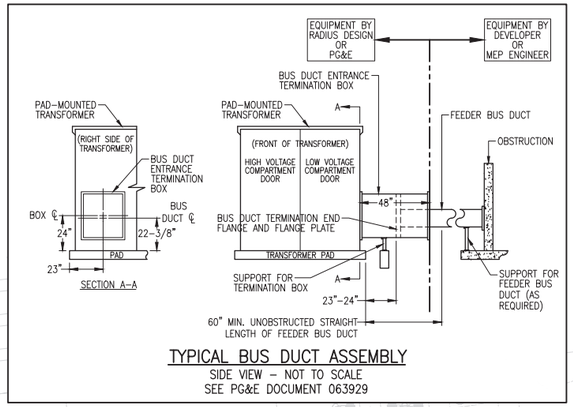
Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: ME

Sheet No:
JT-3

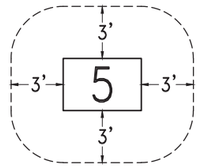
UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

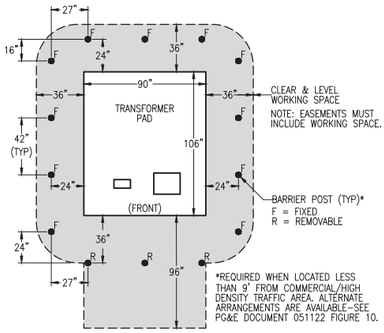
THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.



TYPICAL BUS DUCT ASSEMBLY
SIDE VIEW – NOT TO SCALE
SEE PG&E DOCUMENT 063929

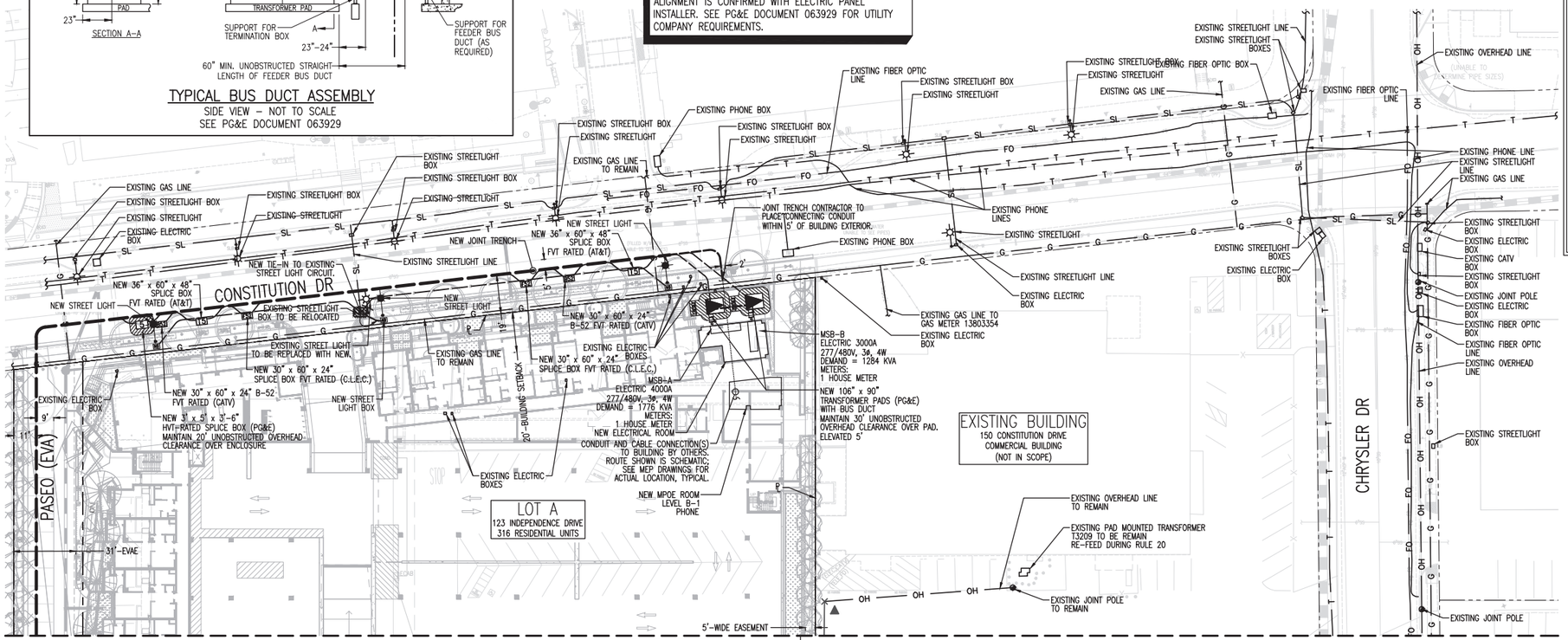


WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122

TRANSFORMER BUS DUCT TERMINATION: CAUTION! DO NOT INSTALL TRANSFORMER PAD UNTIL BUS DUCT ALIGNMENT IS CONFIRMED WITH ELECTRIC PANEL INSTALLER. SEE PG&E DOCUMENT 063929 FOR UTILITY COMPANY REQUIREMENTS.



MATCH LINE – SEE SHEET JT-3
MATCH LINE – SEE SHEET JT-5

SEE BUILDING PLANS FOR CONDUIT ENTRY INTO BUILDING. DEVELOPER'S RESPONSIBILITY TO BUILD ELECTRIC METER ROOM IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTIONS 5 AND 10. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS! DO NOT BOTTOM FEED ELECTRIC CONDUITS INTO PANEL WHEN PANEL IS BELOW GRADE.

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

REFER TO PG&E UTILITY BULLETIN TD-7001B-005 DOCUMENT FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

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

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB-120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB-120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E BULLETIN TD-062288-B006.

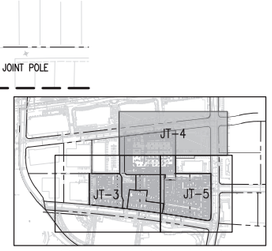
NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT-1)

LEGEND:

NEW	DESCRIPTION
	JOINT TRENCH
PM	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
PM	106" X 90" TRANSFORMER PADS (PG&E) WITH BUS DUCT. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD. ELEVATED 5'
PM	74" X 76" PMI-9 BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
	4'-6" X 8'-6" X 6' SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
	3' x 5' x 3'-6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
PM	72" X 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
	6' X 8' BELL HOLE FOR GAS TIE-IN (PG&E). EXCAVATION TO BE 24" BELOW EXISTING GAS LINE. INCREASE SIZE IF DIRECTED BY PG&E.
(N)OH	OVERHEAD LINE
×	POLE
T5	36" x 60" x 48" SPLICE BOX (AT&T)
B52	30" x 60" x 24" B-52 (CATV)
C52	30" x 60" x 24" SPLICE BOX (C.L.E.C.)
	STREET LIGHT
	SPLICE BOX 3-1/2 PULL BOX 10" X 17" X 12" N9

EXISTING	DESCRIPTION
OH	OVERHEAD LINE
E	ELECTRIC LINE
G	GAS LINE
T	PHONE LINE
C	CATV LINE
FO	FIBER OPTIC LINE
	JOINT POLE
OH	OVERHEAD LINE TO BE REMOVED
	JOINT POLE TO BE REMOVED
OH	OVERHEAD LINE TO BE RELOCATED
	JOINT POLE TO BE RELOCATED

LEGEND NTS



SHEET INDEX MAP
N. T. S.



SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	OVERALL
JT-3,4,5	JOINT TRENCH INTENT



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Mountain View, CA

Sheet Title:
JOINT TRENCH INTENT

Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	ME

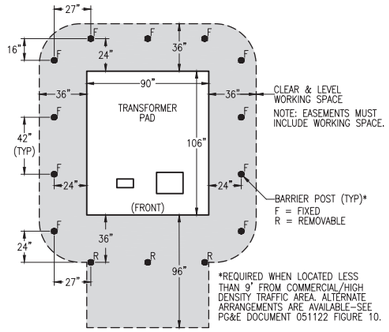
Sheet No:
JT-4

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

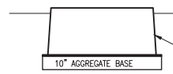
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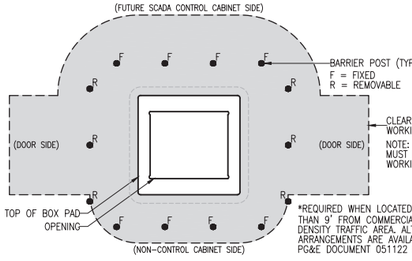
SEE BUILDING PLANS FOR CONDUIT ENTRY INTO BUILDING. DEVELOPER'S RESPONSIBILITY TO BUILD ELECTRIC METER ROOM IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTIONS 5 AND 10. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS! DO NOT BOTTOM FEED ELECTRIC CONDUITS INTO PANEL WHEN PANEL IS BELOW GRADE.



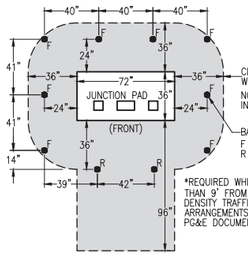
CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



SECTION VIEW



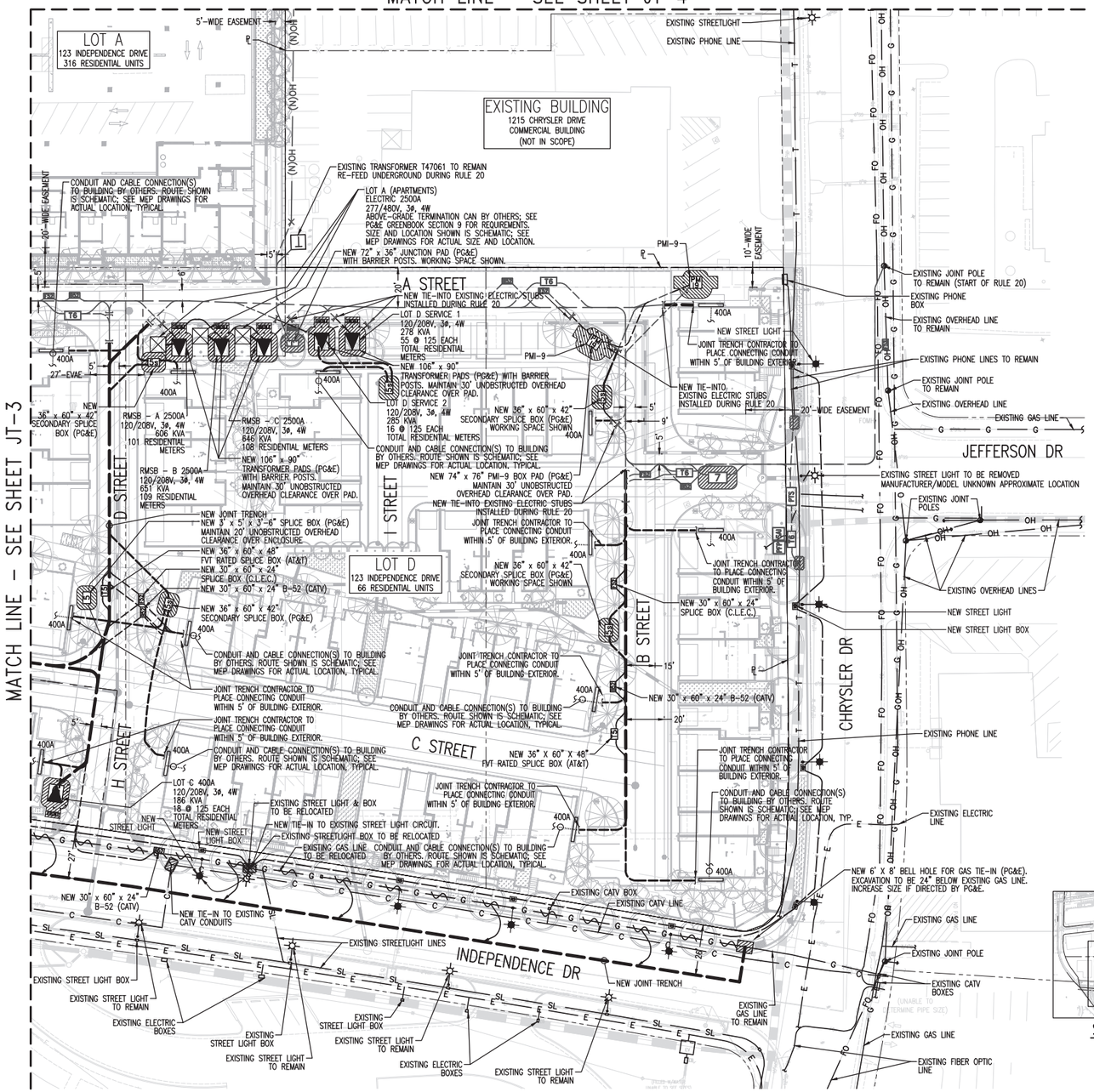
CLEARANCE REQUIREMENTS
74" x 76" PMI-9 BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



CLEARANCE REQUIREMENTS
72" x 36" JUNCTION PAD (N.T.S.)
PER PG&E DOCUMENT 051122

MATCH LINE – SEE SHEET JT–4

MATCH LINE – SEE SHEET JT–3



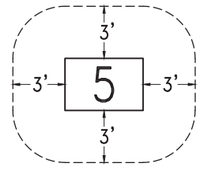
NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

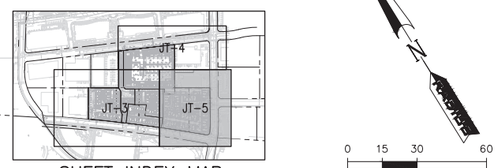
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LEGEND NTS



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



SHEET INDEX MAP
N. T. S.

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

REFER TO PG&E UTILITY BULLETIN TD–7001B–005 DOCUMENT FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

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

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E BULLETIN TD–062288–B006.

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3,4,5	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–24
CIVIL
STATE OF CALIFORNIA

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269-4575

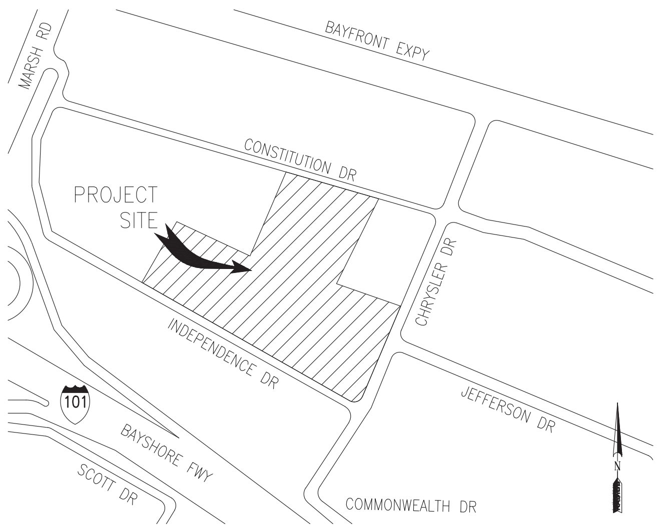
123 Independence
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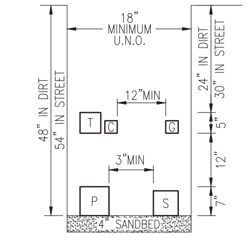
Sheet Title:
JOINT TRENCH INTENT

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: ME

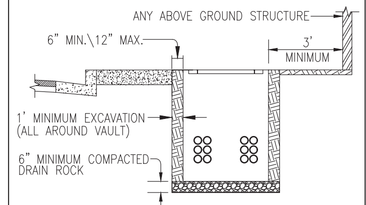
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JT–5



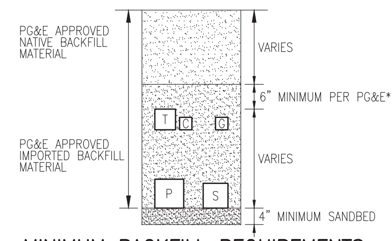
VICINITY MAP
N. T. S.



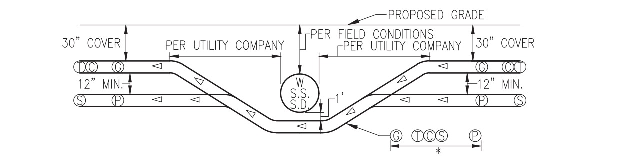
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453, EXHIBIT B



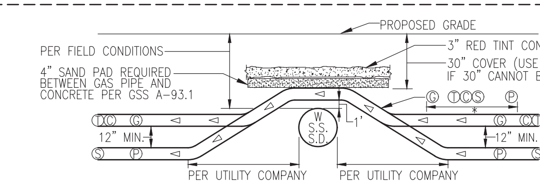
TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



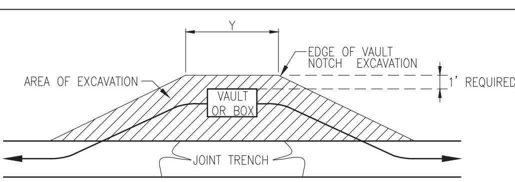
JOINT TRENCH UNDER WATER & S.S. & S.D.
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



JOINT TRENCH OVER WATER & S.S. & S.D
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

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

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



PRIMARY BOX SIZE	BOX EXCAVATION "Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

WORK RESPONSIBILITY JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
***PG&E ELECTRIC CABLE**					
SUPPLY & INSTALL	●	○	○	○	○
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMERS					
SUPPLY & INSTALL	○	○	○	○	◍
ELECTRIC INTERRUPTERS					
SUPPLY & INSTALL	○	○	○	○	◍
PG&E ELECTRIC SWITCHES					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	◍
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
TELEPHONE S.A.I. PADS					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	◍
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	◍
EXCAVATION	○	○	○	○	◍
C.L.E.C. FIBER CONDUIT _X_ ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
C.L.E.C. FIBER SPLICE BOXES _X_ ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●

● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
◍ ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	01-11-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	03-22-2022	PRELIMINARY
APPLICANT DESIGN (GAS)	N/A	N/A
APPLICANT DESIGN (ELECTRIC)	07-01-2022	PRELIMINARY
TELEPHONE	07-06-2022	PRELIMINARY
C.A.T.V.	07-06-2022	PRELIMINARY
C.L.E.C.	07-05-2022	PRELIMINARY
LANDSCAPE	03-17-2022	PRELIMINARY
LIGHT LOCATIONS	08-25-2022	PRELIMINARY

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

OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

TYPICAL GAS METER REQUIREMENTS*

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

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ***ELECTRIC & GAS SERVICE REQUIREMENTS*** GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT-1.

**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

X
GM

GENERAL NOTES:

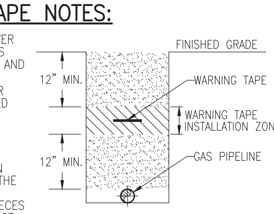
1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
   - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

TRANSFORMER CLEARANCE REQUIREMENTS:

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

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



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

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

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY
PG&E ADE

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
   A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
   B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
   C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.
THANK YOU

SIGNED ______________________
DATE ______________________

UTILITY APPROVALS

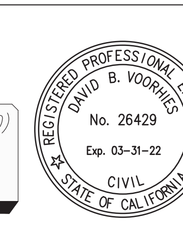
UTILITY	APPROVED BY	DATE
PG&E ELECTRIC		
PG&E GAS		
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT	KTS	06-22-2021
COMPOSITE		
PRE-CON		
PRE-CON		

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

SHEET INDEX
JTR-1 JOINT TRENCH TITLE SHEET (R20)
JTR-2 OVERALL
JTR-3,4,5 JOINT TRENCH COMPOSITE (R20)
JTR-6 JOINT TRENCH SECTIONS (R20)



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UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269-4575

123 Independence
Menlo Park, CA

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

Sheet Title:
JOINT TRENCH TITLE SHEET (R20)

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: ME

Sheet No:
JTR-1

–PRELIMINARY–
NOT FOR CONSTRUCTION

JT–4

JT–3

JT–5

CONSTITUTION DR

PASEO (EVA)

PASEO (EVA)

CHRYSLER DR

A STREET

F STREET

E STREET

J STREET

D STREET

I STREET

B STREET

G STREET

C STREET

H STREET

C STREET

JEFFERSON DR

CHRYSLER DR

INDEPENDENCE DR

INDEPENDENCE DR

0 20 40 80

SHEET INDEX

JTR–1	JOINT TRENCH TITLE SHEET (R20)
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Sheet Title:
OVERALL (R20)

Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	ME

Sheet No:
JTR-2

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

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

TP_2

MATCH LINE – SEE SHEET JTR-4

MATCH LINE – SEE SHEET JTR-5

EXISTING BUILDING
120 CONSTITUTION DRIVE
COMMERCIAL BUILDING
(NOT IN SCOPE)

EXISTING BUILDING
110 CONSTITUTION DRIVE
COMMERCIAL BUILDING
(NOT IN SCOPE)

EXISTING BUILDING
115 INDEPENDENCE DRIVE
COMMERCIAL BUILDING
(NOT IN SCOPE)

LOT A
123 INDEPENDENCE DRIVE
316 RESIDENTIAL UNITS

LOT B
123 INDEPENDENCE DRIVE
32 RESIDENTIAL UNITS

LOT C
123 INDEPENDENCE DRIVE
18 RESIDENTIAL UNITS

LOT D
123 INDEPENDENCE DRIVE
66 RESIDENTIAL UNITS

PASEO (EVA)

F STREET

E STREET

J STREET

G STREET

C STREET

INDEPENDENCE DR

EXISTING TRANSFORMER T5577 TO REMAIN

NEW TIE-IN TO EXISTING ELECTRIC CONDUITS. EXCAVATION DIMENSIONS ARE AT DISCRETION OF PG&E FIELD INSPECTOR.

EXISTING ELECTRIC BOXES TO REMAIN

NEW 48" x 96" x 48" SPLICE BOX FVT RATED (AT&T)

EXISTING OVERHEAD LINE TO BE RELOCATED UNDERGROUND DURING RULE 20

EXISTING JOINT POLE WITH (3) POLE MOUNTED TRANSFORMERS TO BE REMOVED PENDING CONFIRMATION OF DART REPORT 1367-6268

NEW STUB FOR NEW BUSINESS FOR LOT-A APARTMENTS

EXISTING JOINT POLE TO BE REMOVED

EXISTING JOINT POLE TO REMAIN FED FROM SLACK SPAN TO NEW POLE NEW OVERHEAD LINE (R20)

EXISTING JOINT POLE WITH (3) TRANSFORMERS TO REMAIN

EXISTING OVERHEAD LINE TO REMAIN

EXISTING JOINT POLE TO REMAIN

EXISTING OVERHEAD LINE TO REMAIN

EXISTING JOINT POLE TO REMAIN

HOLD TRENCH 5' AWAY FROM POLE LOCATION UNTIL POLE HAS BEEN SET

NEW POLE AND LINE TO TERMINATE R20 FEED 130 CONSTITUTION & 111 INDEPENDENCE EXISTING SERVICE

NEW 4'-6" x 8'-6" x 6' FVT-RATED SPLICE BOX (PG&E) MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE (R20)

NEW JOINT TRENCH

NEW 30" x 60" x 24" SPLICE BOX (C.L.E.C.)

NEW STUBS FOR NEW BUSINESS FOR FUTURE LOT-B SECONDARY CONDUIT

NEW STUB FOR PHONE LOT B SERVICE

NEW STUB FOR NEW BUSINESS FOR FUTURE LOT-B PM#-9 LOCATION

NEW STUBS FOR NEW BUSINESS FOR FUTURE LOT-B TRANSFORMER

NEW STUB FOR TEMPORARY POWER

NEW 30" x 60" x 24" SPLICE BOX (C.L.E.C.)

NEW 48" x 96" x 48" SPLICE BOX (AT&T)

NEW 30" x 60" x 24"SPLICE BOX (C.L.E.C.)

NEW 4'-6" x 8'-6" x 6', HVT-RATED SPLICE BOX (PG&E) MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE (R20)

NEW STUBS FOR NEW BUSINESS FOR FUTURE LOT-D

EXISTING JOINT POLE TO BE REMOVED

EXISTING JOINT POLE TO BE REMOVED

EXISTING OVERHEAD LINE TO BE RELOCATED UNDERGROUND DURING RULE 20

EXISTING GAS LINE TO REMAIN

EXISTING STREET LIGHT TO BE REMOVED MANUFACTURER/MODEL UNKNOWN APPROXIMATE LOCATION

EXISTING GAS LINE TO REMAIN

EXISTING STREET LIGHTS TO REMAIN

EXISTING STREETLIGHT BOXES

EXISTING STREETLIGHT LINE

EXISTING CATV BOX

EXISTING STREET LIGHTS TO REMAIN

EXISTING ELECTRIC BOXES

EXISTING STREETLIGHT BOXES

EXISTING STREET LIGHT TO REMAIN

EXISTING ELECTRIC BOXES

EXISTING ELECTRIC BOX

EXISTING CATV BOX

EXISTING STREET LIGHT TO REMAIN

EXISTING STREETLIGHT BOXES

EXISTING STREET LIGHT TO REMAIN

EXISTING STREETLIGHT BOX

EXISTING STREET LIGHTS TO REMAIN

EXISTING GAS VAULT

EXISTING STREETLIGHT BOX

EXISTING ELECTRIC BOXES

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

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

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

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

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.

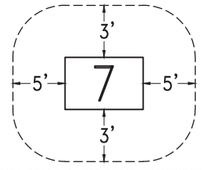
NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JTR–1)

LEGEND:

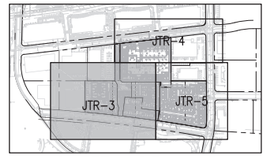
NEW	DESCRIPTION
	JOINT TRENCH
A	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30" UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
7	4'–6" X 8'–6" X 6' SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
PM	74" X 76" PMI–9 BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30" UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
J	72" X 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30" UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
V	3' x 5' x 3'–6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE (SEE PM# 35299689)
(N)OH	OVERHEAD LINE
×	POLE
T6	48" x 96" x 48" SPLICE BOX (AT&T)
PTS	4'–6" x 8'–6" x 6'–6" MANHOLE (AT&T)
SM	6'–6" x 6' x 4" S.A.I. PAD (AT&T)
PFP	72" x 78" x 6"D P.F.P FIBER PAD (AT&T)
B52	30" X 60" X 24" B–52 (CATV)
P52	30" x 60" x 24" SPLICE BOX (C.L.E.C.)
	STREET LIGHT
N9	SPLICE BOX 3–1/2 PULL BOX 10" X 17" X 12" N9

EXISTING	DESCRIPTION
OH	OVERHEAD LINE
E	ELECTRIC LINE

LEGEND NTS



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



SHEET INDEX MAP
N. T. S.



SHEET INDEX

JTR–1	JOINT TRENCH TITLE SHEET (R20)
JTR–2	OVERALL
JTR–3,4,5	JOINT TRENCH COMPOSITE (R20)
JTR–6	JOINT TRENCH SECTIONS (R20)

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
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Exp. 03–31–22
CIVIL
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Menlo Park, CA

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599 Castro Street, Suite 400
Mountain View, CA

Sheet Title:
JOINT TRENCH COMPOSITE (R20)

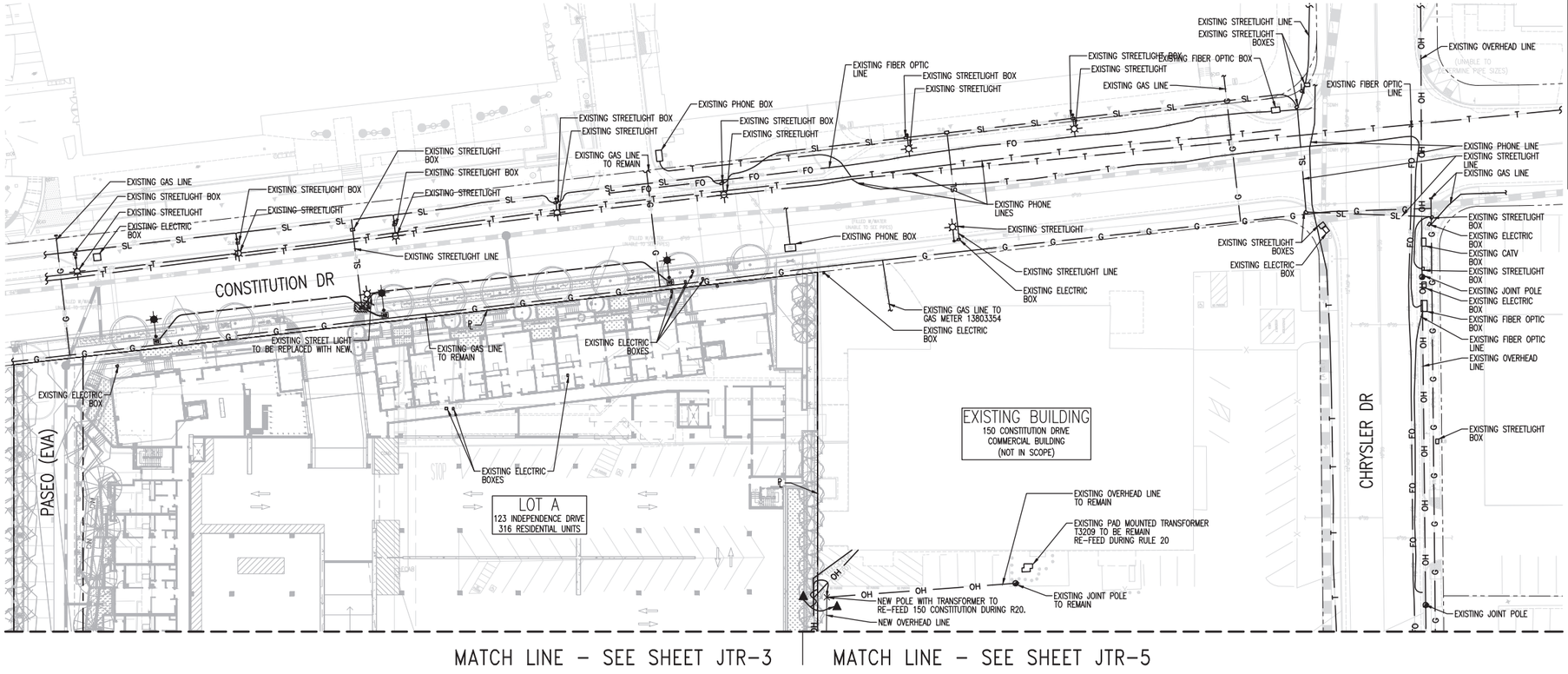
Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	ME

Sheet No:
JTR-3

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

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



NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JTR–1)

LEGEND:

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	JOINT TRENCH
A	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30" UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
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(N)OH	OVERHEAD LINE
×	POLE
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PTP	72" x 78" x 6"D P.F.P FIBER PAD (AT&T)
B52	30" X 60" X 24" B–52 (CATV)
PS2	30" X 60" X 24" SPLICE BOX (C.L.E.C.)
	STREET LIGHT
N9	SPLICE BOX 3–1/2 PULL BOX 10" X 17" X 12" N9

EXISTING	DESCRIPTION
OH	OVERHEAD LINE
E	ELECTRIC LINE

LEGEND NTS

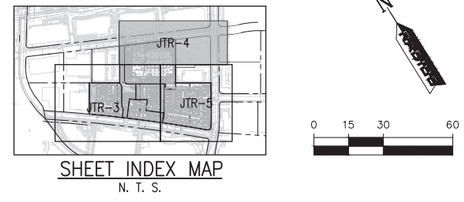
NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

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

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

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.



SHEET INDEX MAP
N. T. S.

SHEET INDEX

JTR–1	JOINT TRENCH TITLE SHEET (R20)
JTR–2	OVERALL
JTR–3,4,5	JOINT TRENCH COMPOSITE (R20)
JTR–6	JOINT TRENCH SECTIONS (R20)

REGISTERED PROFESSIONAL ENGINEER
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Sheet Title:
JOINT TRENCH COMPOSITE (R20)

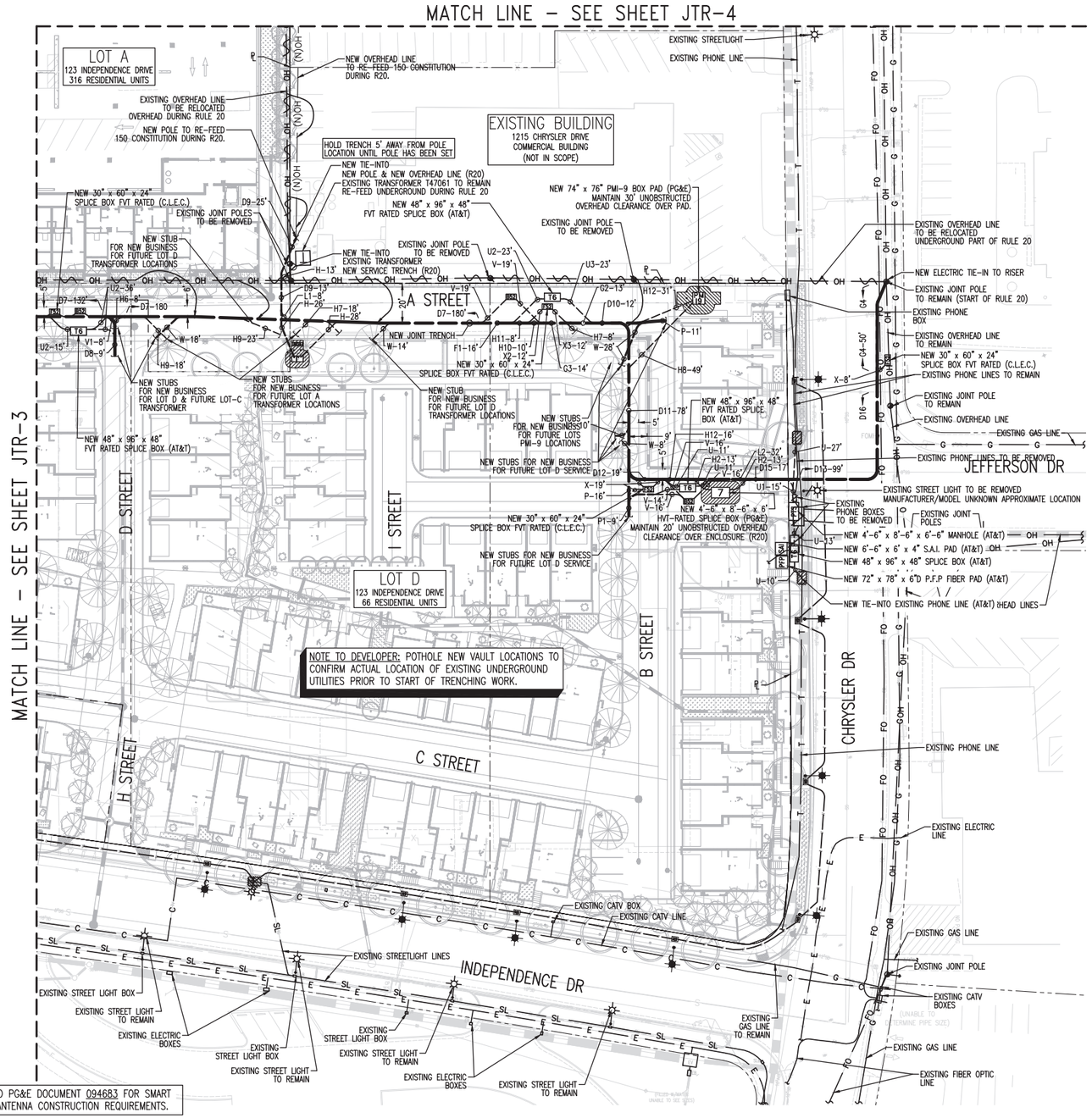
Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	ME

Sheet No:
JTR-4

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

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

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

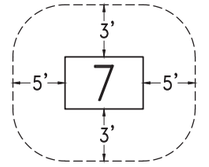
NOTE FOR UNDERGROUND ELECTRIC INSTALLATION: USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JTR–1)

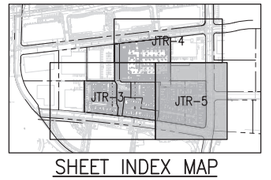
LEGEND:

NEW	DESCRIPTION
	JOINT TRENCH
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×	POLE
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BS2	30" x 60" X 24" B–52 (CATV)
PS2	30" x 60" x 24" SPLICE BOX (C.L.E.C.)
	STREET LIGHT
N9	SPLICE BOX 3–1/2 PULL BOX 10" X 17" X 12" N9

EXISTING	DESCRIPTION
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E	ELECTRIC LINE



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



SHEET INDEX MAP
N. T. S.



SHEET INDEX

JTR–1	JOINT TRENCH TITLE SHEET (R20)
JTR–2	OVERALL
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JTR–6	JOINT TRENCH SECTIONS (R20)

REGISTERED PROFESSIONAL ENGINEER
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RADIUS DESIGN LLC
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1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
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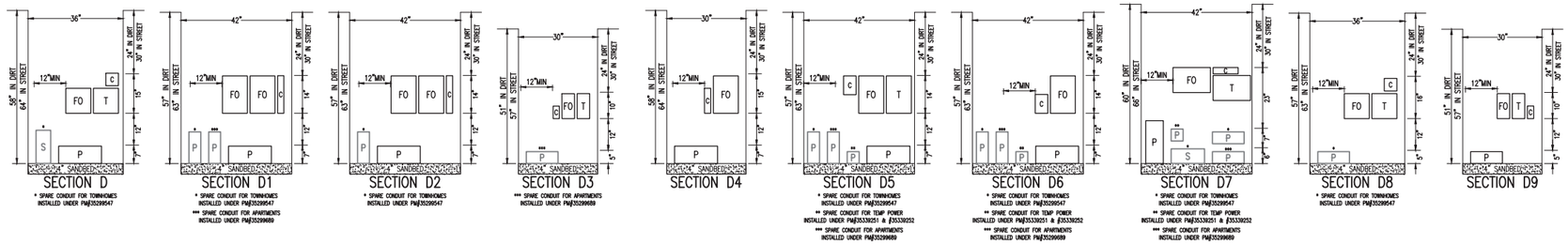
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Menlo Park, CA

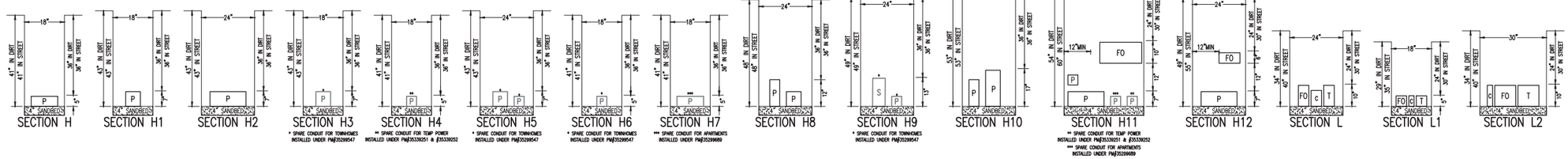
The Sobrato Organization
599 Castro Street, Suite 400
Mountain View, CA

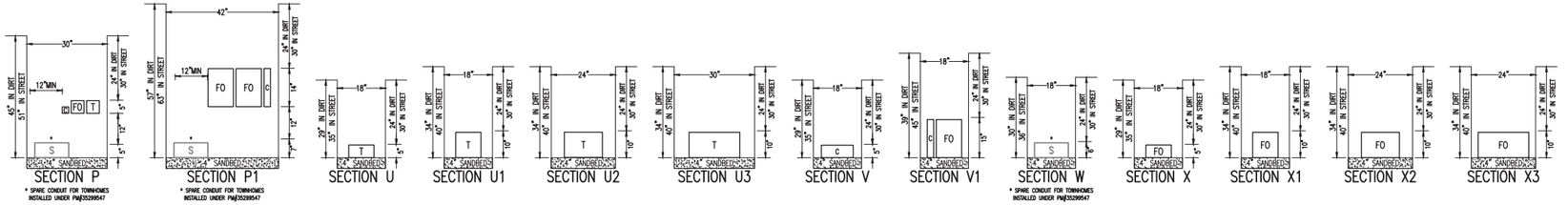
Sheet Title:
JOINT TRENCH
COMPOSITE (R20)

Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	ME

Sheet No:
JTR-5







TRENCH OCCUPANCY GUIDE						
SECTION	G	T	C	S	P	OTHER
A*†	X	X	X	X	X	
B*†	X	X		X	X	
C*	X		X	X	X	
D*†		X	X	X	X	
E*	X			X	X	
F*†		X		X	X	
G*			X	X	X	
H*				X	X	
I †	X	X	X			
J †	X	X				
K	X		X			
L †		X	X			
M†	X	X	X	X		
N†	X	X		X		
O	X		X	X		
P†		X	X	X		
Q	X			X		
R†		X		X		
S			X	X		
T	X					
U†		X				
V			X			
W				X		
X†						X

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

CONTRACTOR NOTES:

1. THE SYMBOLS [P] [S] [T] [C] [FO] INDICATE OCCUPANCY ONLY. SEE ELECTRIC, CATV, TELEPHONE, AND FIBER OPTIC PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS.
2. THIS PLAN IS TO BE USED AS A GUIDE FOR TRENCHING WIDTH AND DEPTH AND NOT CONDUIT INSTALLATION.
3. CONTRACTOR TO PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
4. CONTRACTOR TO INCLUDE INCIDENTAL TRENCHING IN SPLICE BOX, VAULT, OR TRANSFORMER EXCAVATION IN AREAS WHERE NO ENTRANCE OR EXIT OF TRENCH IS SHOWN.
5. UTILITY COMPANIES RESERVE THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY.

SOILS NOTES:

1. RADIUS IS NOT RESPONSIBLE FOR ANY SOILS ENGINEERING TO DETERMINE THE ABILITY TO CONSTRUCT OR THE PROJECT CONDITIONS.
2. RADIUS ASSUMES NO RESPONSIBILITY FOR ADDITIONAL WORK DUE TO ADVERSE JOB SITE CONDITIONS.
3. PG&E WILL REQUIRE SOILS ANALYSIS FOR SUBSURFACE TRANSFORMER (IF APPLICABLE).

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS FOR JOINT TRENCHES

		G	DUCT T	DUCT DP	C	S	P	FO	MIN. COVER
G	GAS	0"	12"	12"	12"	6"	12"	12"	24": 30" IN STREET
T	TELEPHONE (DUCT)	12"	0"	1"	1"	12"	12"	1"	24": 30" IN STREET
T	TELEPHONE (DIRECT BURY)	12"	1"	0"	1"	12"	12"	1"	24": 30" IN STREET
C	C.A.T.V.	12"	1"	1"	0"	12"	12"	1"	24": 30" IN STREET
S	ELECTRIC SECONDARY	6"	12"	12"	12"	1.5"	3"	12"	24": 30" IN STREET
P	ELECTRIC PRIMARY	12"	12"	12"	12"	3"	3"	12"	36": 36" IN STREET
FO	FIBER OPTIC	12"	1"	1"	1"	12"	12"	0"	24": 30" IN STREET

ABBREVIATIONS:

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

SHEET INDEX

JTR-1	JOINT TRENCH TITLE SHEET (R20)
JTR-2	OVERALL
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JTR-6	JOINT TRENCH SECTIONS (R20)

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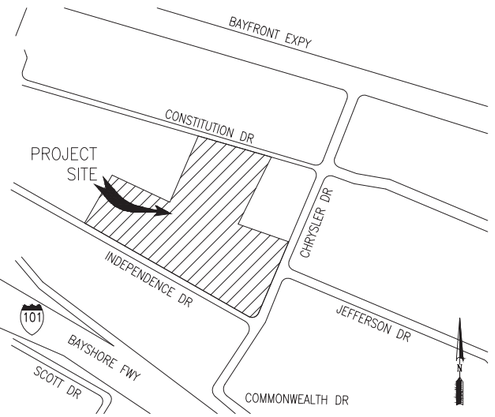
123 Independence
Menlo Park, CA

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

Sheet Title:
JOINT TRENCH SECTIONS (R20)

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: ME

Sheet No:
JTR-6



VICINITY MAP
N. T. S.

GROUNDING DETAIL
TYPICAL

WORK RESPONSIBILITY
STREET LIGHTING SYSTEM

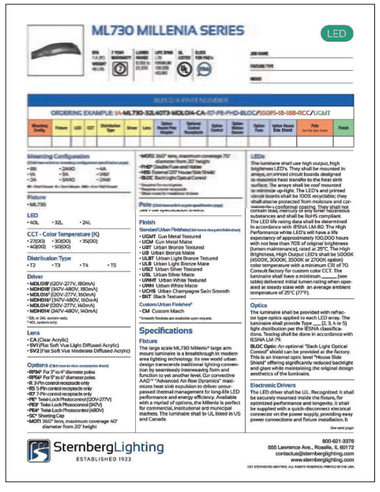
	PG&E	ELECTRIC CONTRACTOR
WIRE:		
SUPPLY & INSTALL	○	●
CONDUIT		
SUPPLY & INSTALL	○	●
BASES:		
SUPPLY & INSTALL	○	●
LUMINAIRES:		
SUPPLY & INSTALL	○	●
SPLICE BOX:		
SUPPLY & INSTALL	○	●

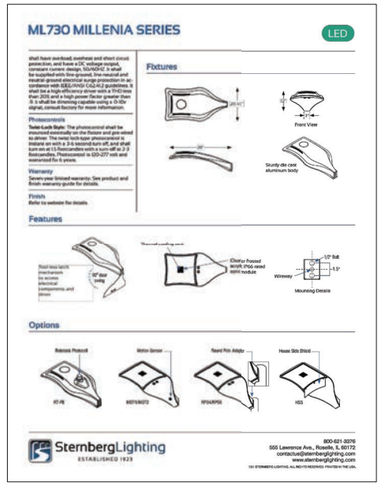
PG&E RATE SCHEDULE_____
INSTALL IN JOINT TRENCH_____
INSTALL IN SEPARATE TRENCH ✓

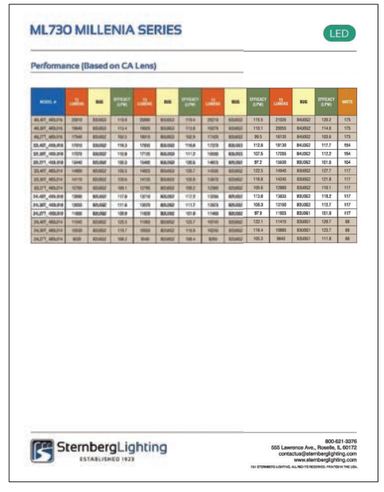
THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

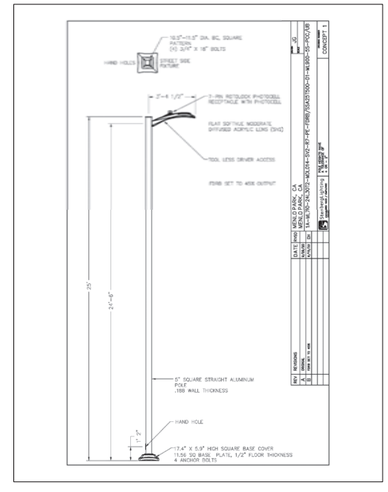
	DATE RECEIVED	DATE APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS.	03-22-2022	PRELIM.
LANDSCAPE ARCHITECTURAL PLANS	03-18-2022	PRELIM.
SERVICE POINTS	PRELIM.	PRELIM.
STREET LIGHT LOCATIONS BY: RADIUS DESIGN	08-25-2022	PRELIM.

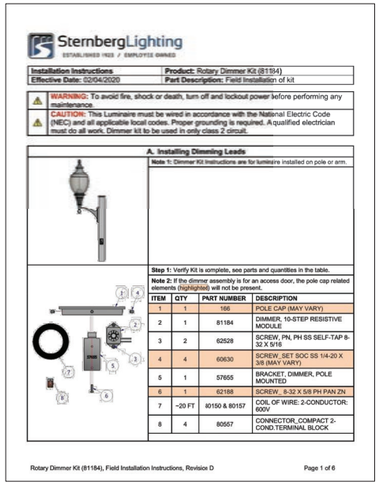
RADIUS Design is not responsible for any subsequent changes or revisions.

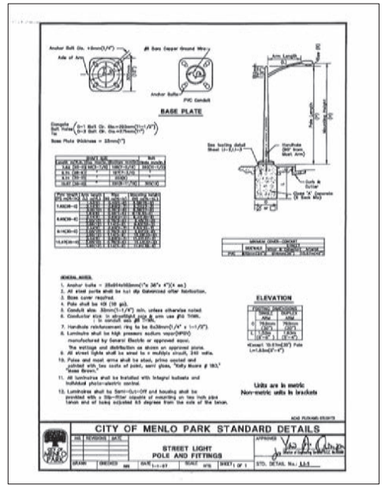


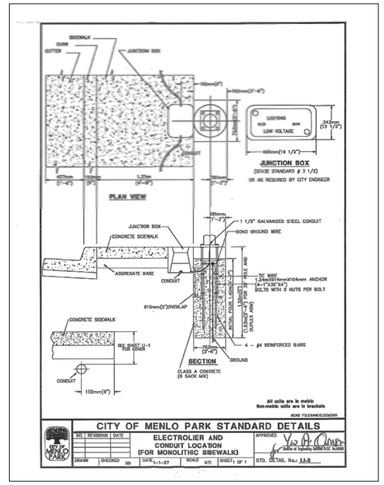


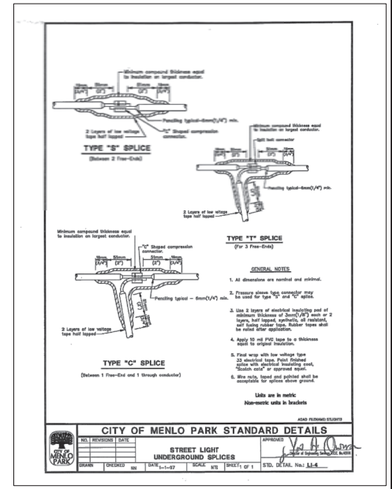




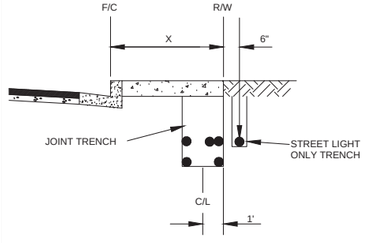




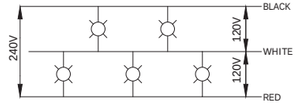




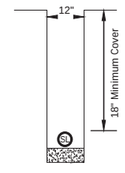
NOTE CITY IS NOW REQUESTING ALL PROJECTS:
1.) TO ENSURE NEW STERNBERG LIGHTS HAVE DIMMING DRIVERS (SEE SL-6).
2.) UPGRADE EXISTING STERNBERG LIGHTS ACROSS THE PROJECT FRONTAGE WITH A DIMMER KIT TO ADD ROTARY DIMMER OPTION. FOR SPECIFICATIONS AND INSTALLATION/USAGE INSTRUCTION (SEE SL-6).
3.) LIGHTING OUTPUT ON BOTH SIDES OF CONSTITUTION DRIVE AND INDEPENDENCE DRIVE TO CHANGE TO 45% OF CAPACITY.



TYPICAL STREET LIGHT CONDUIT LOCATION



WIRING DIAGRAMS



TRENCH FOR STREET LIGHT ONLY

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SL-2	ELECTROLIER OVERALL
SL-3-5	ELECTROLIER PLAN
SL-6	ELECTROLIER SPECIFICATIONS

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Sheet Title:
ELECTROLIER TITLE SHEET

Job No.	20004
Date:	09/07/2022
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Drawn By:	ME

Sheet No:
SL-1

–PRELIMINARY–
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SL–4

SL–3

SL–5

CONSTITUTION DR

PASEO (EVA)

CHRYSLER DR

LOT A
123 INDEPENDENCE DRIVE
316 RESIDENTIAL UNITS

A STREET

F STREET

E STREET

J STREET

D STREET

I STREET

B STREET

JEFFERSON DR

LOT B
123 INDEPENDENCE DRIVE
32 RESIDENTIAL UNITS

LOT D
123 INDEPENDENCE DRIVE
66 RESIDENTIAL UNITS

G STREET

C STREET

H STREET

LOT C
123 INDEPENDENCE DRIVE
18 RESIDENTIAL UNITS

INDEPENDENCE DR

0 15 30 60

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Sheet Title:
ELECTROLIER OVERALL

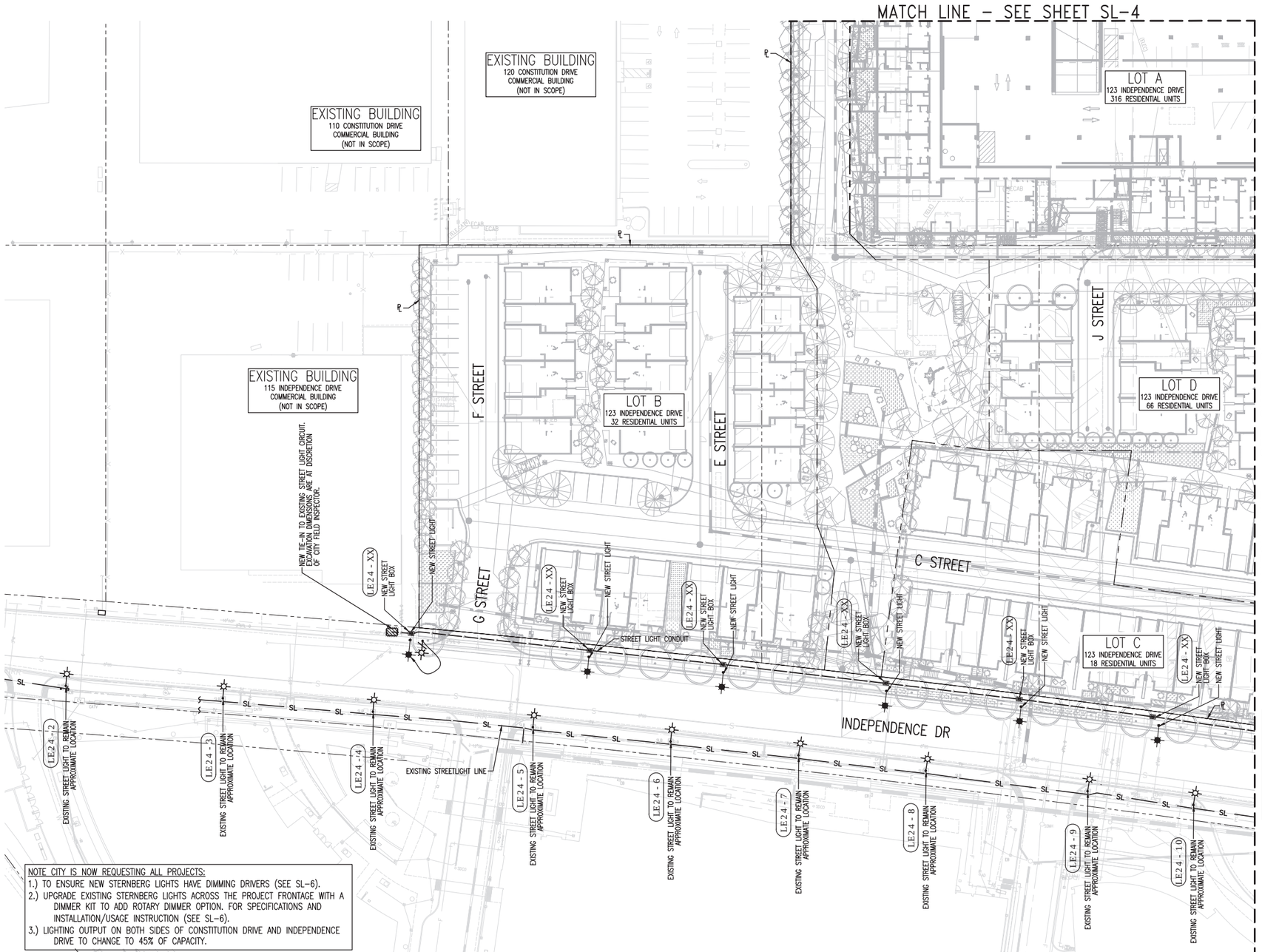
Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: ME

Sheet No:
SL-2

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

–PRELIMINARY–
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LEGEND:

NEW	DESCRIPTION
	STREET LIGHT CONDUIT
1234	POLE NUMBER
	STREET LIGHT

EXISTING	DESCRIPTION
SL	STREET LIGHT CONDUIT
1234	STREET LIGHT POLE NUMBER
	STREET LIGHT TO REMAIN
	STREET LIGHT TO BE RELOCATED

LEGEND NTS



SHEET INDEX MAP
N. T. S.



SHEET INDEX

SL–1	ELECTROLIER TITLE SHEET
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Sheet Title:
ELECTROLIER PLAN

Job No. 20004
Date: 09/07/2022
Scale: AS SHOWN
Drawn By: ME

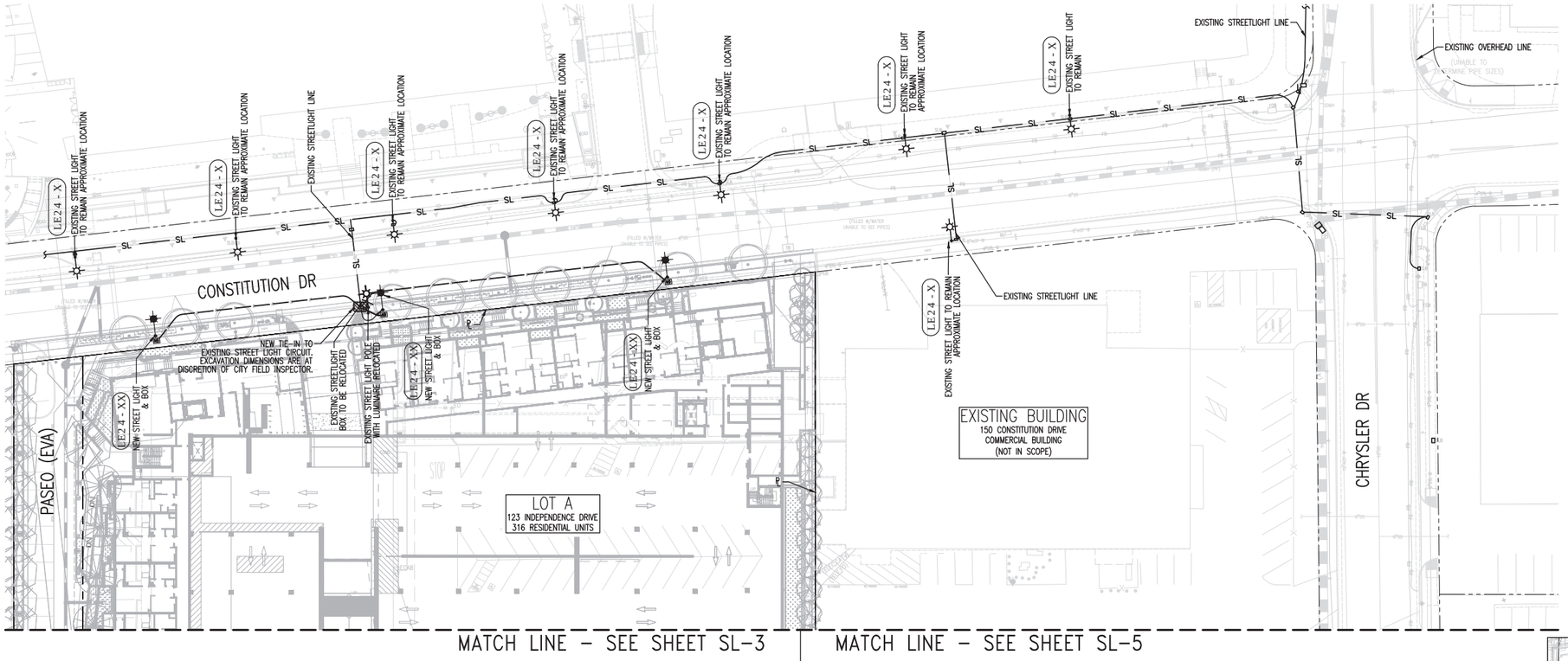
Sheet No:
SL-3

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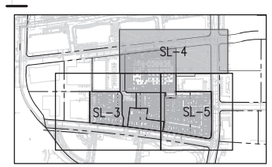


LEGEND:

NEW	DESCRIPTION
	STREET LIGHT CONDUIT
1234	POLE NUMBER
	STREET LIGHT

EXISTING	DESCRIPTION
SL	STREET LIGHT CONDUIT
1234	STREET LIGHT POLE NUMBER
	STREET LIGHT TO REMAIN
	STREET LIGHT TO BE RELOCATED

LEGEND NTS



SHEET INDEX MAP
N. T. S.



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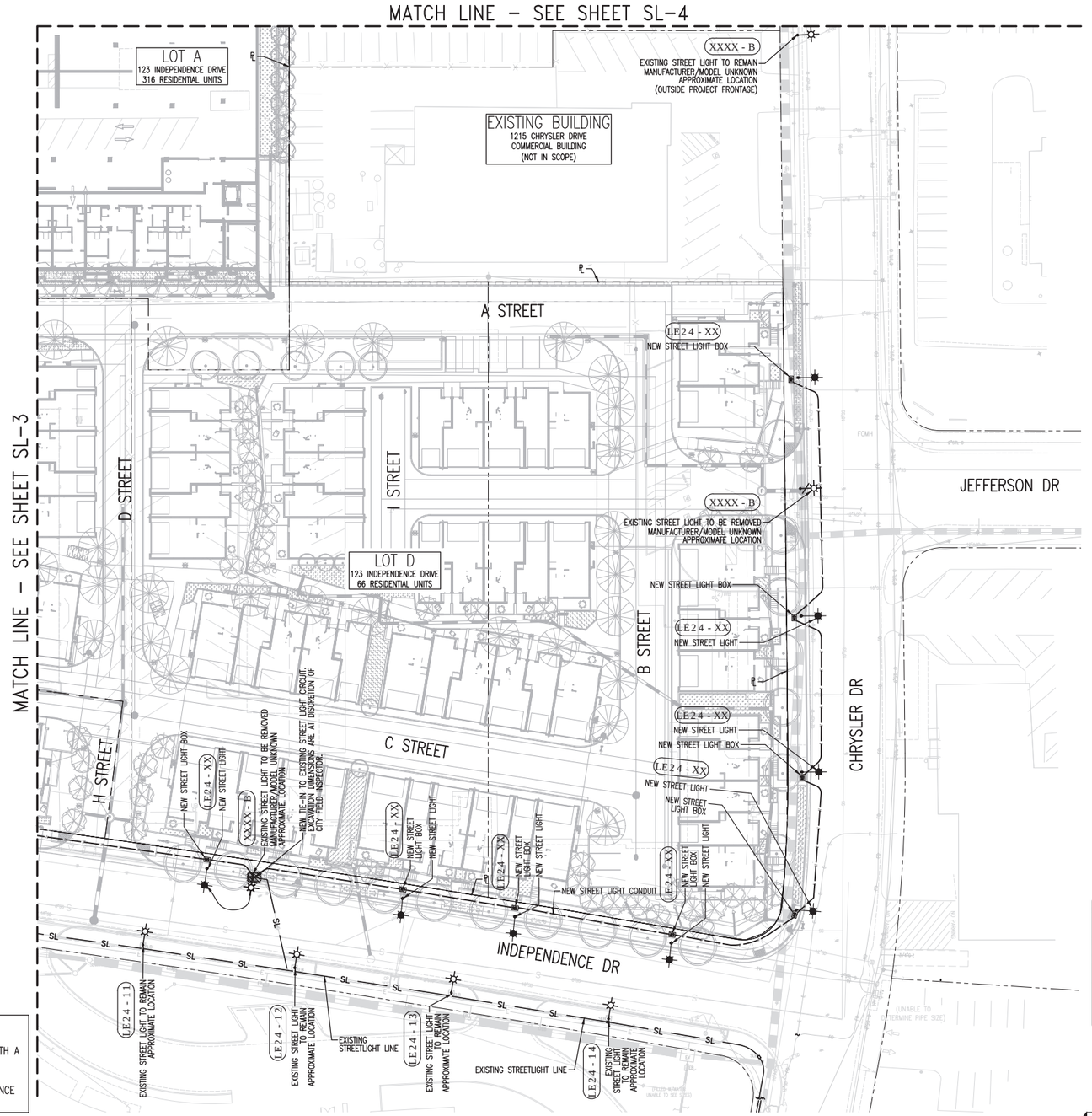
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Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	ME

Sheet No:
SL–4

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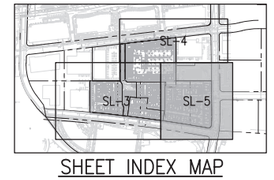
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1234	POLE NUMBER
	STREET LIGHT

EXISTING	DESCRIPTION
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LEGEND NTS



SHEET INDEX MAP
N. T. S.



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Sheet Title:
ELECTROLIER PLAN

Job No.	20004
Date:	09/07/2022
Scale:	AS SHOWN
Drawn By:	ME

Sheet No:
SL-5

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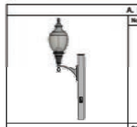
SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

Installation Instructions	**Product:** Rotary Dimmer Kit (81184)
Effective Date: 02/04/2020	**Part Description:** Field Installation of kit

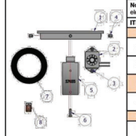
WARNING: To avoid fire, shock or death, turn off and lockout power before performing any maintenance.

CAUTION: This Luminaire must be wired in accordance with the National Electric Code (NEC) and all applicable local codes. Proper grounding is required. A qualified electrician must do all work. Dimmer kit to be used in only class 2 circuit.

A. Installing Dimming Leads



Note 1: Dimmer Kit instructions are for luminaire installed on pole or arm.



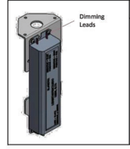
Note 2: If the dimmer assembly is for an access door, the pole cap related elements (highlighted) will not be present.

Step 1: Verify Kit is complete, see parts and quantities in the table.

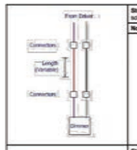
ITEM	QTY	PART NUMBER	DESCRIPTION
1	1	166	POLE CAP (MAY VARY)
2	1	81184	DIMMER, 10-STEP RESISTIVE MODULE
3	2	62528	SCREW, PN, PH SS SELF-TAP 8-32 X 5/16
4	4	60630	SCREW, SET SOC SS 1/4-20 X 3/8 (MAY VARY)
5	1	57655	BRACKET, DIMMER, POLE MOUNTED
6	1	62188	SCREW, 8-32 X 5/8 PH PAN ZN
7	~20 FT	I0150 & I0157	COIL OF WIRE: 2-CONDUCTOR: 600V
8	4	80557	CONNECTOR_COMPACT 2-COND.TERMINAL BLOCK



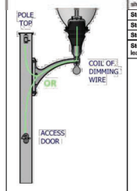
Step 2: De-energize luminaire.
Step 3: Remove fitter set screws to access driver compartment of luminaire.
Step 4: Carefully lift acorn assembly from fitter.
Step 5: To fully separate acorn assembly from fitter, open power quick connector.



Step 6: Access driver dimming leads: purple (+) and gray (-). (Only driver assembly shown for clarity.)



Step 7: Connect driver dimming leads to 2-conductor coil of wire per schematic (left).
Note 3: Use only 600V wire supplied.



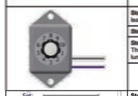
Step 8: Route 2-conductor wire to dimmer location. (Driver assembly not shown for clarity.)
Step 9: Reconnect power quick connect if opened.
Step 10: Reinstall acorn assembly into fitter.
Step 11: Install set screws into fitter to secure luminaire.
Step 12: Once dimmer is mounted, attach coil of dimming wire to dimmer leads, per diagram schematic in Step 7.

B. Installing and Adjusting Dimmer

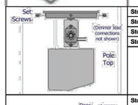
Note 1: For pole cap mounted dimmers, proceed to Step B1. For access door mounted dimmer, go to Step B10.
Note 2: Dimmers are supplied pre-mounted to brackets. For pole cap mounted units, dimmer assemblies are pre-mounted to pole caps.



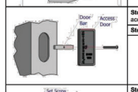
Step 1: Remove set screws from pole cap.
Step 2: Remove cap from pole top.



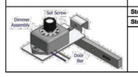
Step 3: If dimmer leads are not attached to coil of dimming wire, connect leads per Step A12.
Step 4: Energize luminaire.
Step 5: Rotate knob on dimmer to adjust the light intensity as desired. The higher dimmer settings correspond to brighter light levels for the luminaire.



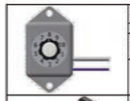
Step 6: Place dimmer assembly onto pole top.
Step 7: Secure set screws.
Step 8: De-energize luminaire as desired.
Step 9: For pole top-mounted dimmers, installation is complete.



Step 10: For access door mounted dimmers, remove screw holding access door.
Step 11: Remove access door and door bar.



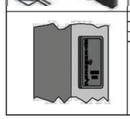
Step 12: Slip dimmer assembly over door bar.
Step 13: Secure assembly to bar with set screw.



Step 14: If dimmer leads are not attached to coil of dimming wire, connect leads per Step A11.
Step 15: Energize luminaire.
Step 16: Rotate knob on dimmer to adjust the light intensity as desired. The higher dimmer setting corresponds to brighter light levels for the luminaire.



Step 17: Insert screw into door. Thread screw into bar to minimal depth.
Step 18: Insert dimmer assembly and bar into access opening in pole.



Step 19: Tighten door screw until door is secure to pole.
Step 20: De-energize luminaire as desired.
Step 21: Access door mounted dimmers installation is complete.

Appendix: Further UL Instructions

1.	Intended for Luminaire Sternberg Lighting LED pole or Post-mounted luminaire.
2.	**Warning.** Risk of fire or electrical shock. LED Retrofit Kit installation requires knowledge of luminaires electrical systems. If not qualified, do not attempt installation. Contact a qualified electrician.
3.	Install this kit only in luminaires hat have the construction features and dimensions shown in the photographs and/or drawings and where the input rating of the retrofit kit does not exceed the input rating of the dimming circuit.
4.	Use in Class 2 circuits or circuits of lower wattage.
5.	The retrofit kit is accepted as a component of the luminaire where the suitability of the combination shall be determined by authorities having jurisdiction. Product must be installed by a qualified electrician in accordance with the applicable and appropriate electrical codes. The installation guide does not supersede local or national regulations for electrical installations.

Revision History

Rev	Description of Revision	Release Date	Design Engineer Author	UL Compliance Approval
A	Initial Release	12/30/2019	D. Osowski	J. Seidel
B	Revised per UL comments	01/08/2020	D. Osowski	J. Seidel
C	Adding Appendix per UL requirement	1/15/2020	D. Osowski	J. Seidel
D	REV C used old version. Re-adding REV B items.	02/04/2020	D. Osowski	NA

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

Dimmer Usage Instructions	**Product:** Dimmer (81184)
Effective Date: 01-24-2020	**Part Description:** How to use dimmer

WARNING: To avoid fire, shock or death, turn off and lockout power before performing any maintenance.

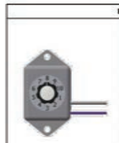
CAUTION: This Fixture must be wired in accordance with the National Electric Code (NEC) and all applicable local codes. Proper grounding is required. A qualified electrician must do all work.

A. Access Dimmer



Note 1: For the purposes of this instruction, the dimmer and driver are properly and electrically connected.
Step 1: Locate dimmer, it can be located: under pole cap, behind access door in base of pole, under mid-pole covered box, or in driver compartment area of fixture.
Step 2: If opening the fixture to access the dimmer, de-energize prior to opening.
Step 3: Loosen access door screw, fixture or pole cap set screws, or open cover (as needed) to access dimmer.

B. Setting the Fixture Light Level



Step 1: Rotate knob on dimmer to adjust the light intensity as desired. The higher dimmer settings correspond to brighter light levels for the fixture.
Note 1: If a desired reduction in current/power is needed please use the table as a guide to set the proper rotary position. The levels listed are approximate values, since results can vary between drivers of different wattage and manufacturer.
Note 2: Small changes in light level are not easily discernable to the human eye.

Setting	Light Level % (Reduction)	Setting	Light Level % (Reduction)
10	100% (none)	5	75% (25%)
9	95% (5%)	4	70% (30%)
8	90% (10%)	3	50% (50%)
7	85% (15%)	2	45% (55%)
6	80% (20%)	1	25% (75%)



Step 2: Energize fixture.
Step 3: Review light level to determine suitability.
Step 4: If needed, de-energize fixture and readjust dimmer setting.
Note 3: De-energizing/re-energizing the luminaire between dimmer settings is only recommended for the case when the dimmer is in the fixture driver area. It may be dangerous to lift and lower luminaire while energized. User should follow all appropriate safety and work codes in such cases.
Step 5: Repeat steps 3-4 as needed.
Step 6: Once the light level is suitable, re-install dimmer into its original location.
Step 7: Secure pole cap, box cover, access door and/or fixture as needed.
Step 8: Procedure is complete.

Revision History

Rev	Description of Revision	Release Date	Design Engineer Author	Manufacturing Engineer Approval
A	Initial Release	1/24/2020	D. Osowski	G. Burton

SHEET INDEX

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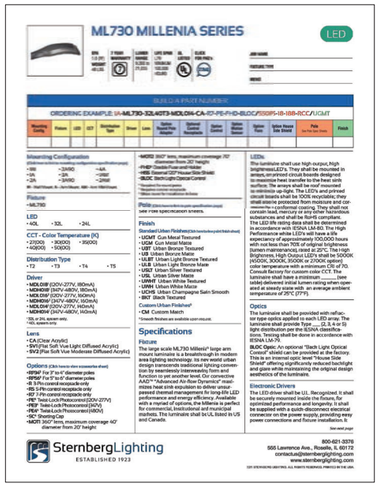
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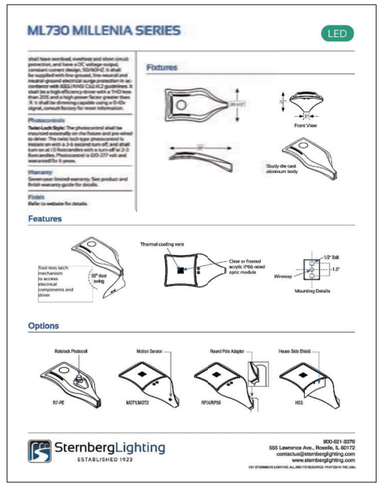
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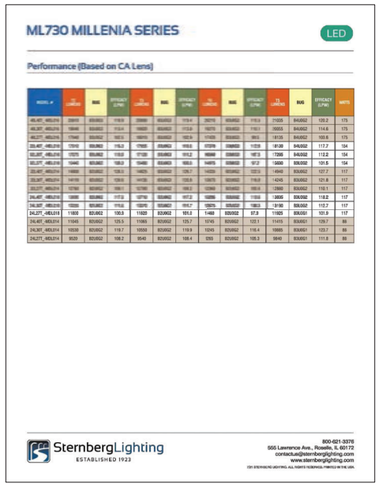
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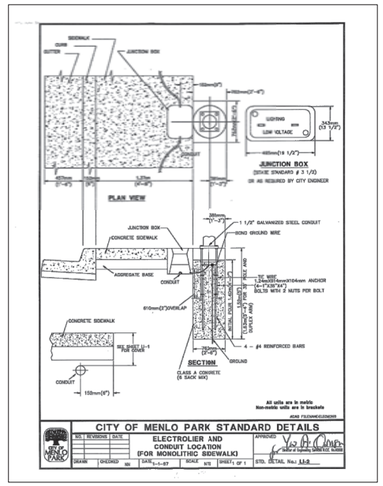
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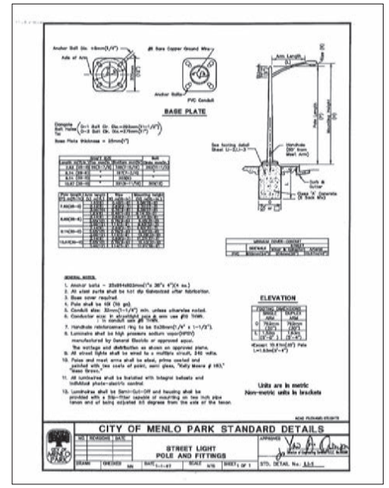
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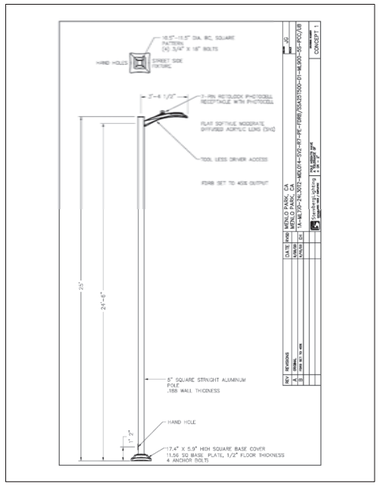












NOTE CITY IS NOW REQUESTING ALL PROJECTS:
1.) TO ENSURE NEW STERNBERG LIGHTS HAVE DIMMING DRIVERS (SEE SL–6).
2.) UPGRADE EXISTING STERNBERG LIGHTS ACROSS THE PROJECT FRONTAGE WITH A DIMMER KIT TO ADD ROTARY DIMMER OPTION. FOR SPECIFICATIONS AND INSTALLATION/USAGE INSTRUCTION (SEE SL–6).
3.) LIGHTING OUTPUT ON BOTH SIDES OF CONSTITUTION DRIVE AND INDEPENDENCE DRIVE TO CHANGE TO 45% OF CAPACITY.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY	ARM LENGTH
A		Luxeon 50–50, 40K LED's (4x per boar)	ML730 Large Millenia Fixture, Arm Mount, T2, Soft Vue 2 Flat	ELECTRONIC	POLE	Sternberg Lighting ML730–24L40T2–MDL014–SV2	120V 1P 2W	17	4
B		Luxeon 50–50, 40K, LEDs	ML730 LARGE MILLENIA FIXTURE, ARM MOUNT, T2, SOFT VUE 2 FLAT (Outside of Project Frontage)	ELECTRONIC	POLE	Sternberg Lighting ML730–40L40T5–MDL016–SV2	120V 1P 2W	21	4

Table 11C-1.01: Illuminance Method - Recommended Values

Street and Pedestrian Conflict Area		Pavement Classification (Minimum Maintained Average Values)			Uniformity Ratio E_{ave}/E_{min}	Veiling Luminance Ratio L_{max}/L_{avg}
Street	*Pedestrian Conflict Area*	*R1 fc*	*R2 and R3 fc*	*R4 fc*		
Freeway Class A	N/A	0.6	0.9	0.8	3.0	0.3
Freeway Class B	N/A	0.4	0.6	0.5	3.0	0.3
Expressway	High	1.0	1.4	1.3	3.0	0.3
	Medium	0.8	1.2	1.0	3.0	0.3
	Low	0.6	0.9	0.8	3.0	0.3
Major (Arterial)	High	1.2	1.7	1.5	3.0	0.3
	Medium	0.9	1.3	1.1	3.0	0.3
	Low	0.6	0.9	0.8	3.0	0.3
Collector	High	0.8	1.2	1.0	4.0	0.4
	Medium	0.6	0.9	0.8	4.0	0.4
	Low	0.4	0.6	0.5	4.0	0.4
Local	High	0.6	0.9	0.8	6.0	0.4
	Medium	0.5	0.7	0.6	6.0	0.4
	Low	0.3	0.4	0.4	6.0	0.4

Pedestrian Conflict Area Classifications:
- High - Areas with significant numbers of pedestrians expected to be on the sidewalks or crossing the streets during darkness. Examples are down-town retail areas, near theaters, concert halls, stadiums, and transit terminals.
- Medium - Areas where lesser numbers of pedestrians utilize the streets at night. Typical are down-town office areas, blocks with libraries, apartments, neighborhood shopping, industrial, older city areas, and streets with transit lines.
- Low - Areas with very low volumes of night pedestrian usage. These can occur in any of the cited street classifications but may be typified by sub-urban single family streets, very low density residential developments, and rural or semi-rural areas.

Source: Adapted from *ANSI / IES RP-8-00* (R2005)

Table 11C-1.02: Street Surface Classifications

Class	Q_o*	Description	Mode of Reflectance
R1	0.10	PCC street surface. Asphalt street surface with a minimum of 12% of the aggregates composed of artificial brightener (e.g., Synopal) aggregates (e.g., labradorite, quartzite).	Mostly diffuse
R2	0.07	Asphalt street surface with an aggregate composed of minimum 60 percent gravel [size greater than 1 cm (0.4 in.)]. Asphalt street surface with 10% to 15% artificial brightener in aggregate mix. (Not normally used in North America).	Mixed (diffuse and specular)
R3	0.07	Asphalt street surface (regular and carpet seal) with dark aggregates (e.g., trap rock, blast furnace slag); rough texture after some months of use (typical highways).	Slightly specular
R4	0.08	Asphalt street surface with very smooth texture.	Mostly specular

* Q_o = representative mean luminance coefficient

Source: *ANSI / IES RP-8-00* (R2005)

INDEPENDENCE DRIVE

AVERAGE FOOT–CANDLES	1.28
MAXIMUM FOOT–CANDLES	2.9
MINIMUM FOOT–CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.04
MAXIMUM TO MINIMUM FC RATIO	28.15
AVERAGE TO MINIMUM FC RATIO	12.26

S. CHRYSLER DRIVE

AVERAGE FOOT–CANDLES	0.60
MAXIMUM FOOT–CANDLES	2.6
MINIMUM FOOT–CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.03
MAXIMUM TO MINIMUM FC RATIO	34.83
AVERAGE TO MINIMUM FC RATIO	8.00

CONSTITUTION DRIVE

AVERAGE FOOT–CANDLES	1.25
MAXIMUM FOOT–CANDLES	7.1
MINIMUM FOOT–CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	90.94
AVERAGE TO MINIMUM FC RATIO	16.05

N. CHRYSLER DRIVE

AVERAGE FOOT–CANDLES	1.65
MAXIMUM FOOT–CANDLES	6.7
MINIMUM FOOT–CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	73.04
AVERAGE TO MINIMUM FC RATIO	17.83

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PM–2 PHOTOMETRIC OVERALL
PM–3–5 PHOTOMETRICS PLAN

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Drawn By: ME

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PM–4

PM–3

PM–5

CONSTITUTION DR

PASEO (EVA)

CHRYSLER DR

LOT A
123 INDEPENDENCE DRIVE
316 RESIDENTIAL UNITS

A STREET

F STREET

E STREET

J STREET

D STREET

I STREET

B STREET

LOT B
123 INDEPENDENCE DRIVE
32 RESIDENTIAL UNITS

LOT D
123 INDEPENDENCE DRIVE
66 RESIDENTIAL UNITS

G STREET

C STREET

H STREET

LOT C
123 INDEPENDENCE DRIVE
18 RESIDENTIAL UNITS

JEFFERSON DR

INDEPENDENCE DR

0 15 30 60

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PM-2

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

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INDEPENDENCE DRIVE

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MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.04
MAXIMUM TO MINIMUM FC RATIO	28.15
AVERAGE TO MINIMUM FC RATIO	12.26

LEGEND:

NEW	DESCRIPTION
	STREET LIGHT CONDUIT
1234	POLE NUMBER
	STREET LIGHT

EXISTING	DESCRIPTION
SL	STREET LIGHT CONDUIT
1234	STREET LIGHT POLE NUMBER
	STREET LIGHT TO REMAIN
	STREET LIGHT TO BE RELOCATED

LEGEND NTS

MATCH LINE – SEE SHEET PM-4

MATCH LINE – SEE SHEET PM-5

EXISTING BUILDING
120 CONSTITUTION DRIVE
COMMERCIAL BUILDING
(NOT IN SCOPE)

EXISTING BUILDING
110 CONSTITUTION DRIVE
COMMERCIAL BUILDING
(NOT IN SCOPE)

EXISTING BUILDING
115 INDEPENDENCE DRIVE
COMMERCIAL BUILDING
(NOT IN SCOPE)

LOT A
123 INDEPENDENCE DRIVE
316 RESIDENTIAL UNITS

LOT B
123 INDEPENDENCE DRIVE
32 RESIDENTIAL UNITS

LOT C
123 INDEPENDENCE DRIVE
18 RESIDENTIAL UNITS

LOT D
123 INDEPENDENCE DRIVE
66 RESIDENTIAL UNITS

F STREET
G STREET
E STREET
J STREET
C STREET
INDEPENDENCE DR

NEW TIE-IN TO EXISTING STREET LIGHT CIRCUIT. EXCAVATION DIMENSIONS ARE AT DISCRETION OF CITY FIELD INSPECTOR.

LE24 - XX NEW STREET LIGHT BOX

NEW STREET LIGHT

STREET LIGHT CONDUIT

EXISTING STREETLIGHT LINE

LE24 - 2 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION

LE24 - 3 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION

LE24 - 4 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION

LE24 - 5 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION

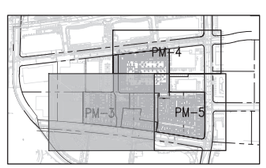
LE24 - 6 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION

LE24 - 7 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION

LE24 - 8 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION

LE24 - 9 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION

LE24 - 10 EXISTING STREET LIGHT TO REMAIN APPROXIMATE LOCATION



SHEET INDEX MAP
N. T. S.



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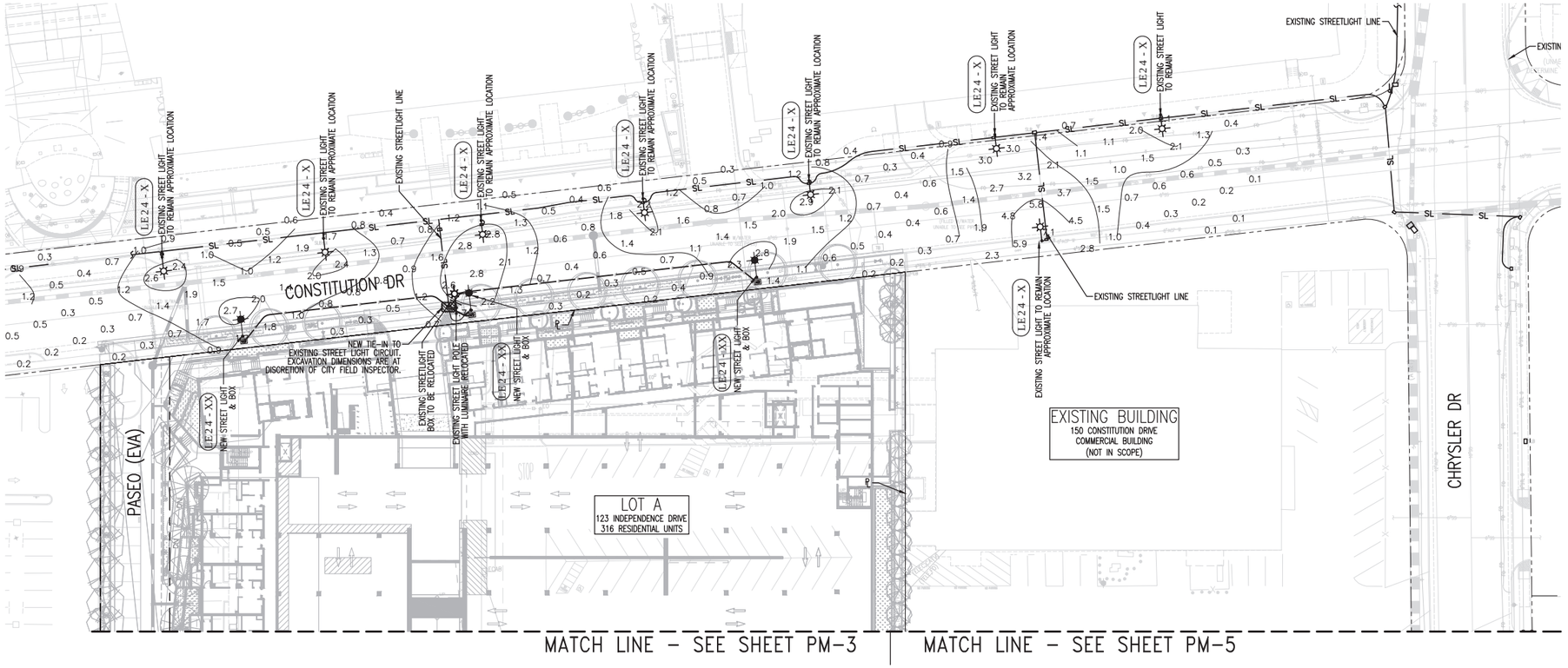
CONSTITUTION DRIVE	
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MINIMUM FOOT-CANDLES	0.1
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MAXIMUM TO MINIMUM FC RATIO	90.94
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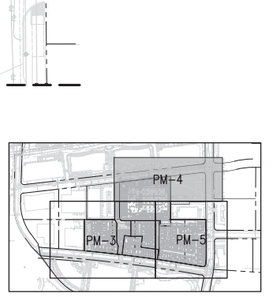
LEGEND:

NEW	DESCRIPTION
	STREET LIGHT CONDUIT
1234	POLE NUMBER
	STREET LIGHT

EXISTING	DESCRIPTION
SL	STREET LIGHT CONDUIT
1234	STREET LIGHT POLE NUMBER
	STREET LIGHT TO REMAIN
	STREET LIGHT TO BE RELOCATED

LEGEND NTS





SHEET INDEX MAP
N. T. S.



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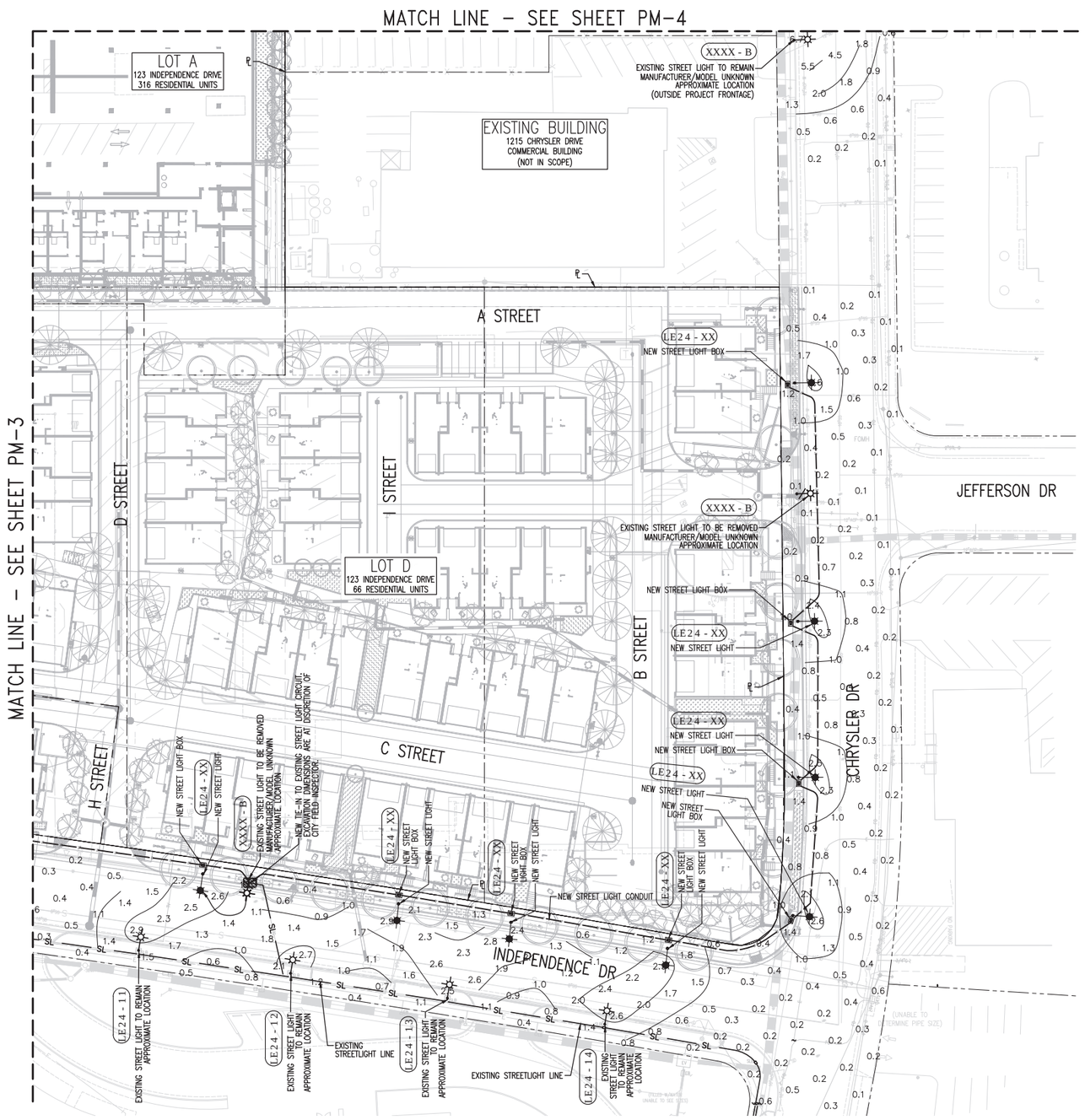
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PM-4

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INDEPENDENCE DRIVE	
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MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.04
MAXIMUM TO MINIMUM FC RATIO	28.15
AVERAGE TO MINIMUM FC RATIO	12.26

S. CHRYSLER DRIVE	
AVERAGE FOOT-CANDLES	0.60
MAXIMUM FOOT-CANDLES	2.6
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.03
MAXIMUM TO MINIMUM FC RATIO	34.83
AVERAGE TO MINIMUM FC RATIO	8.00

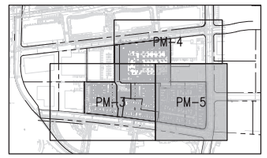
N. CHRYSLER DRIVE	
AVERAGE FOOT-CANDLES	1.65
MAXIMUM FOOT-CANDLES	6.7
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	73.04
AVERAGE TO MINIMUM FC RATIO	17.83

LEGEND:

NEW	DESCRIPTION
	STREET LIGHT CONDUIT
1234	POLE NUMBER
	STREET LIGHT

EXISTING	DESCRIPTION
SL	STREET LIGHT CONDUIT
1234	STREET LIGHT POLE NUMBER
	STREET LIGHT TO REMAIN
	STREET LIGHT TO BE RELOCATED

LEGEND NTS



SHEET INDEX MAP
N. T. S.



SHEET INDEX

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Sheet Title:
PHOTOMETRICS PLAN

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PM-5

PROJECTED COLLECTION SCHEDULE: WEST APARTMENT TRASH		
SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	(1) 3CY FL COMPACTED CONTAINER	2x/wk
RECYCLING	(1) 4CY FL COMPACTED CONTAINER	3x/wk
COMPOST	(5) 96-GALLON TOTER CARTS	3x/wk

PROJECTED COLLECTION SCHEDULE: EAST APARTMENT TRASH		
SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	(1) 3CY FL COMPACTED CONTAINER	2x/wk
RECYCLING	(1) 4CY FL COMPACTED CONTAINER	3x/wk
COMPOST	(5) 96-GALLON TOTER CARTS	3x/wk



TRASH ROUTE / STAGING PLAN

LEVEL 1

SCALE: 1/32" = 1'-0"

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PLAN CHECK NOTES.

1. MANAGEMENT STAFF SHALL PROVIDE DESIGNATED RECYCLING RECEPTACLE IN MAIL ROOM FOR RESIDENTIAL DISPOSAL OF UNWANTED MAIL, AS WELL AS A DESIGNATED WASTE RECEPTACLE FOR BATTERIES, PAINT, FLUORESCENT BULBS, OR ANY OTHER HAZARDOUS MATERIAL BANNED FROM LANDFILL THAT REQUIRES SPECIAL HANDLING.
2. MANAGEMENT STAFF SHALL PROVIDE SIGNAGE IN ALL TRASH VESTIBULES THAT EXPLICITLY DETAILS PROPER DISPOSAL OF WASTE, RECYCLING, AND COMPOST.

LEGEND.

STAFF PATH OF TRAVEL FROM TRASH ROOMS TO TRASH STAGING AREA.

PROJECTED COLLECTION SCHEDULE: PARCEL B TRASH ENCLOSURE		
SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	(2) 3CY FL LOOSE CONTAINERS	1x/wk
RECYCLING	(2) 3CY FL LOOSE CONTAINERS	2x/wk
COMPOST	(2) 64-GALLON TOTER CARTS	2x/wk

PROJECTED COLLECTION SCHEDULE: PARCEL C TRASH ENCLOSURE		
SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	(1) 3CY FL LOOSE CONTAINER	1x/wk
RECYCLING	(1) 3CY FL LOOSE CONTAINER	3x/wk
COMPOST	(1) 64-GALLON TOTER CART	3x/wk

PROJECTED COLLECTION SCHEDULE: PARCEL D TRASH ENCLOSURE		
SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	(4) 3CY FL LOOSE CONTAINERS	1x/wk
RECYCLING	(5) 3CY FL LOOSE CONTAINERS	2x/wk
COMPOST	(5) 64-GALLON TOTER CARTS	2x/wk

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

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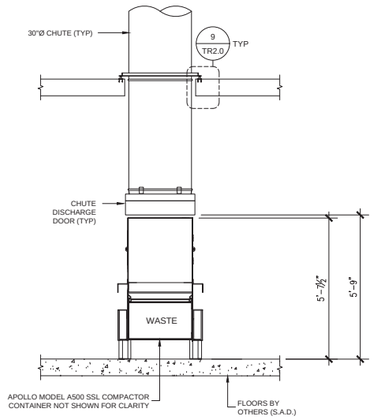
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TRASH ROUTE STAGING PLAN

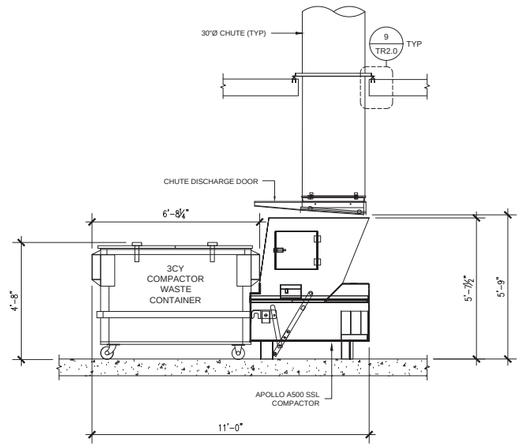
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TR0.1



SECTION A-A
SIM AT REC COMP



SECTION B-B
SIM AT REC COMP

PROJECTED COLLECTION SCHEDULE: WEST APARTMENT TRASH		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 3CY FL COMPACTED CONTAINER	2x/wk
RECYCLING	(1) 4CY FL COMPACTED CONTAINER	3x/wk
COMPOST	(5) 96-GALLON TOTER CARTS	3x/wk

SHEET NOTES:

WEST APARTMENT TRASH ROOM - LEVEL 1:

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTOR OR POWER PACKS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH (2) COMPACTOR FOR WASTE AND RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE AND RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACK SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED. REQUIRES 120V 15A SERVICE OUTLETS.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
12. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY; TURNING RADIUS: 45.5". REQUIRES 120V 15A SERVICE OUTLETS.
14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
15. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES - LEVELS 2 - 5:

16. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 45-MINUTE FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 2/TR2.0.
17. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

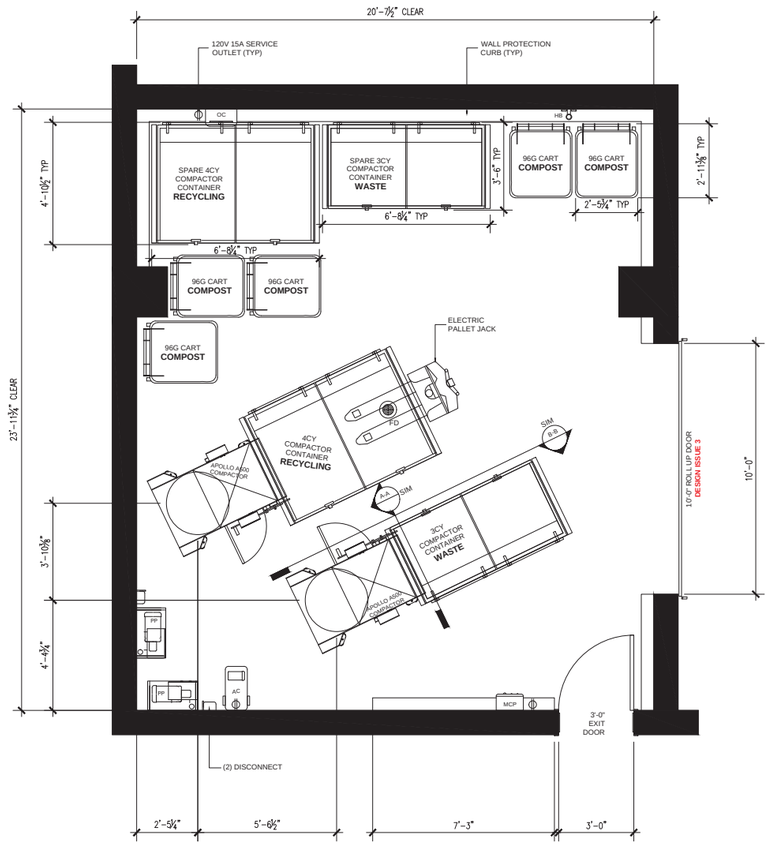
DESIGN ISSUES:

1. **RELOCATE CHUTES PER PLAN TO STACK VERTICALLY THROUGHOUT BUILDING.**
2. **AT UPPER LEVELS: REVISE VESTIBULE PER PLAN TO MATCH RELOCATED CHUTES.**
3. **INSTALL 10'-0" WIDE ROLL-UP DOOR AND OMIT SECOND 3'-0" ACCESS DOOR.**

SECTIONS

AT WEST APARTMENT TRASH ROOM

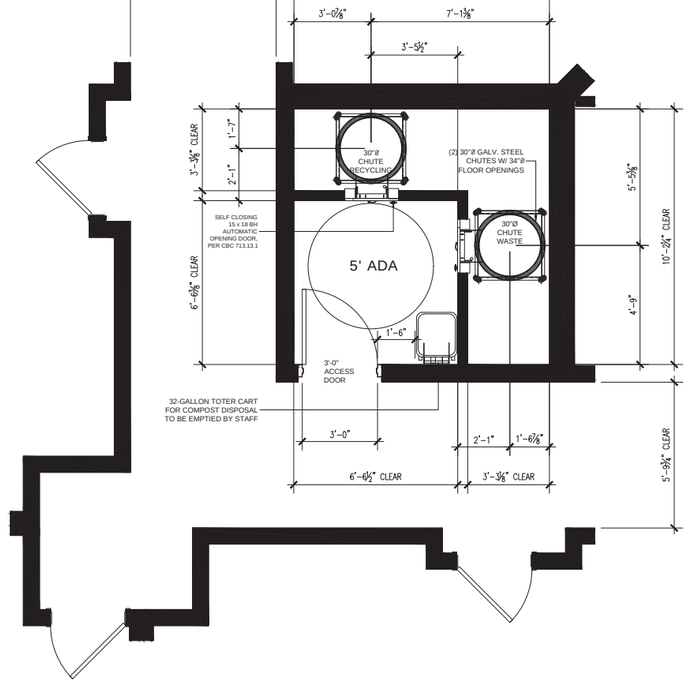
SCALE: ⅜" = 1'-0"



WEST APARTMENT TRASH ROOM PLAN

LEVEL 1

SCALE: ⅜" = 1'-0"



WEST CHUTE INTAKE VESTIBULE

TYPICAL AT LEVELS 2-5

SCALE: ⅜" = 1'-0"

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

123 Independence
Menlo Park, CA

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

Sheet Title:

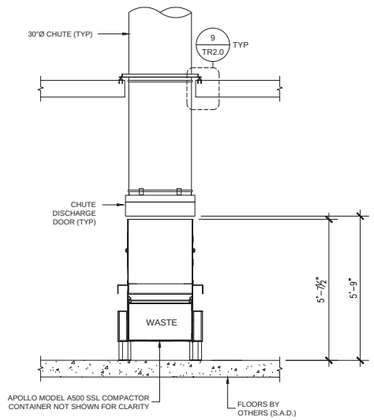
WEST APARTMENT TRASH ROOM PLAN

Job No. 20004
Date: 03/18/22
Scale: As Indicated
BM

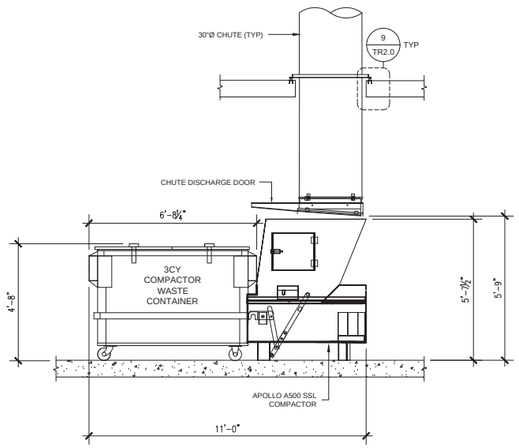
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TR1.0

PROJECTED COLLECTION SCHEDULE: EAST APARTMENT TRASH		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 3CY FL COMPACTED CONTAINER	2x/wk
RECYCLING	(1) 4CY FL COMPACTED CONTAINER	3x/wk
COMPOST	(5) 96-GALLON TOTER CARTS	3x/wk



SECTION A-A
SIM AT REC COMP

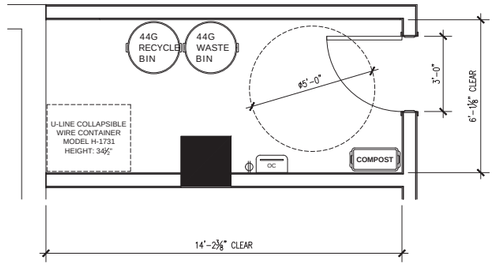


SECTION B-B
SIM AT REC COMP

SECTIONS

AT EAST APARTMENT TRASH ROOM

SCALE: ⅜" = 1'-0"



TRASH CLOSET PLAN

LEVEL 1

SCALE: ⅜" = 1'-0"

SHEET NOTES:

EAST APARTMENT TRASH ROOM - LEVEL 1:

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTOR OR POWER PACKS.
5. (2) 8'-0" ROLL UP DOORS AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH (2) COMPACTOR FOR WASTE AND RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE AND RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACK SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED. REQUIRES 120V 15A SERVICE OUTLETS.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
12. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY; TURNING RADIUS: 45.5". REQUIRES 120V 15A SERVICE OUTLETS.
14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
15. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES - LEVELS 2 - 5:

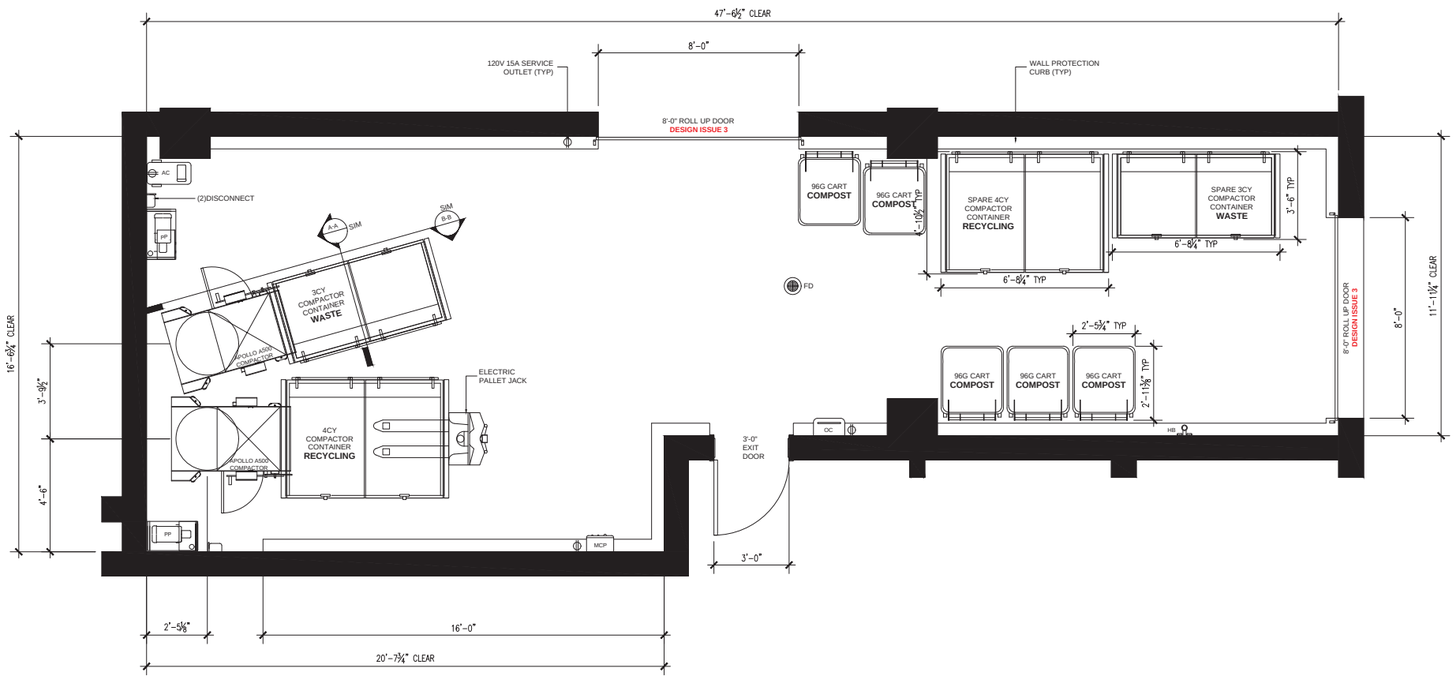
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DESIGN ISSUES:

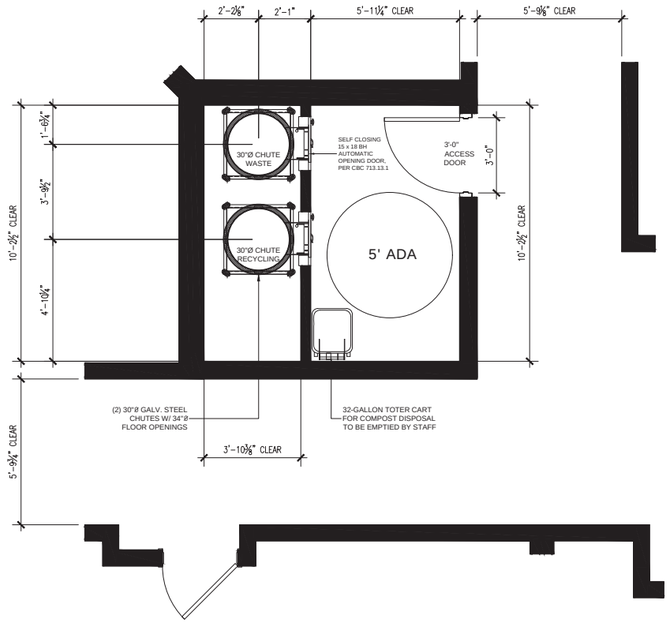
1. **RELOCATE CHUTES PER PLAN TO STACK VERTICALLY THROUGHOUT BUILDING.**
2. **AT UPPER LEVELS: REVISE VESTIBULE PER PLAN TO MATCH RELOCATED CHUTES.**
3. **INSTALL (2) 8'-0" WIDE ROLL-UP DOORS AND OMIT SECOND 3'-0" ACCESS DOOR.**



EAST APARTMENT TRASH ROOM PLAN

LEVEL 1

SCALE: ⅜" = 1'-0"



EAST CHUTE INTAKE VESTIBULE

TYPICAL AT LEVELS 2-5

SCALE: ⅜" = 1'-0"

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: Urban Design

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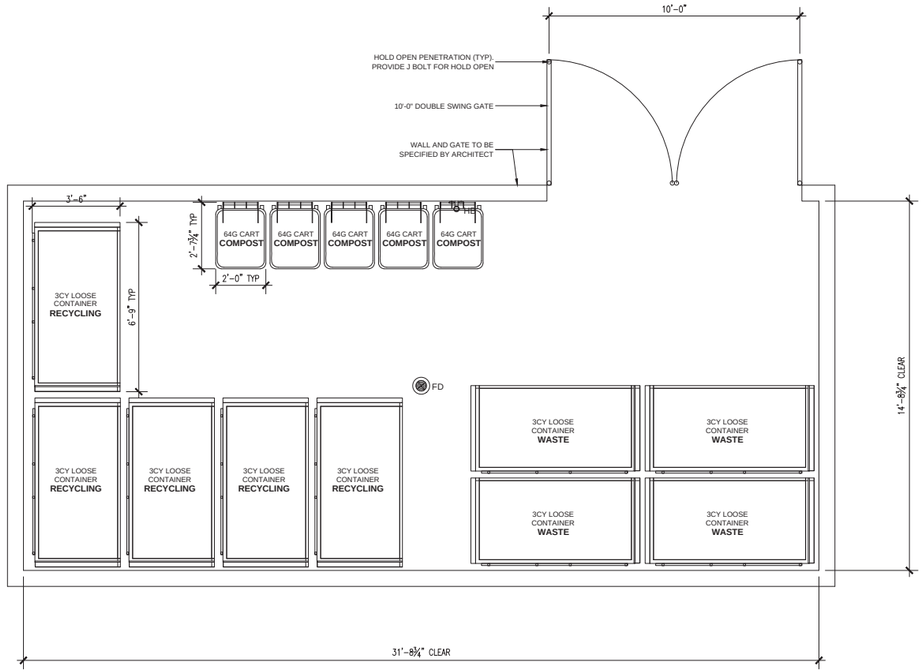
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EAST APARTMENT TRASH ROOM PLAN

Job No. 20004
Date: 03/18/22
Scale: As Indicated
BM

Sheet No:

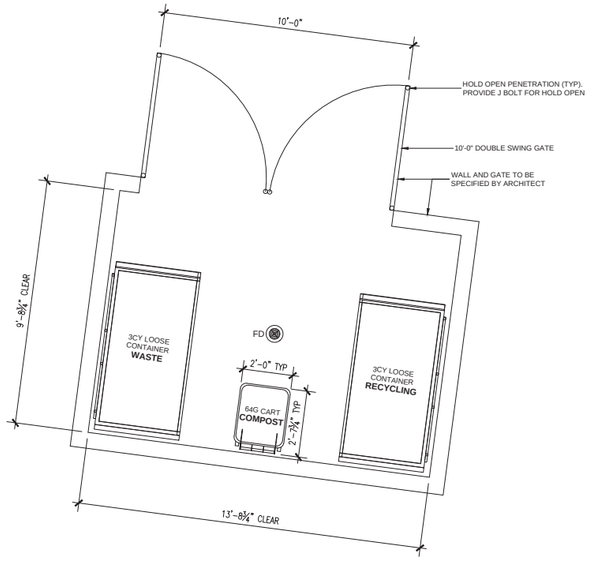
TR1.1



PARCEL D TRASH ENCLOSURE PLAN

LEVEL 1

SCALE: ⅜" = 1'-0"



PARCEL C TRASH ENCLOSURE PLAN

LEVEL 1

SCALE: ⅜" = 1'-0"

PROJECTED COLLECTION SCHEDULE: PARCEL B TRASH ENCLOSURE		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(2) 3CY FL LOOSE CONTAINERS	1x/wk
RECYCLING	(2) 3CY FL LOOSE CONTAINERS	2x/wk
COMPOST	(2) 64-GALLON TOTER CARTS	2x/wk

PROJECTED COLLECTION SCHEDULE: PARCEL C TRASH ENCLOSURE		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 3CY FL LOOSE CONTAINER	1x/wk
RECYCLING	(1) 3CY FL LOOSE CONTAINER	3x/wk
COMPOST	(1) 64-GALLON TOTER CART	3x/wk

PROJECTED COLLECTION SCHEDULE: PARCEL D TRASH ENCLOSURE		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(4) 3CY FL LOOSE CONTAINERS	1x/wk
RECYCLING	(5) 3CY FL LOOSE CONTAINERS	2x/wk
COMPOST	(5) 64-GALLON TOTER CARTS	2x/wk

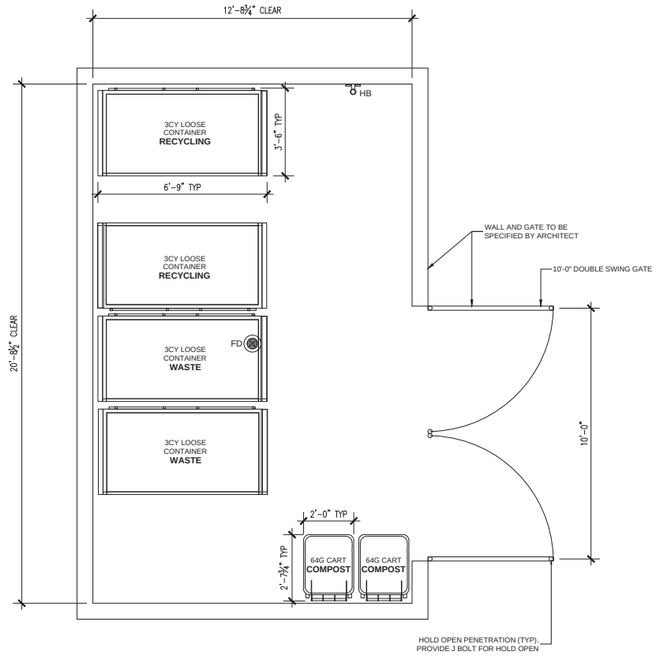
SHEET NOTES:

TOWNHOME TRASH ENCLOSURES

1. (3) 10'-0" WIDE SWING GATES.
2. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.

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PARCEL B TRASH ENCLOSURE PLAN

LEVEL 1

SCALE: ⅜" = 1'-0"

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: Planning
: Urban Design

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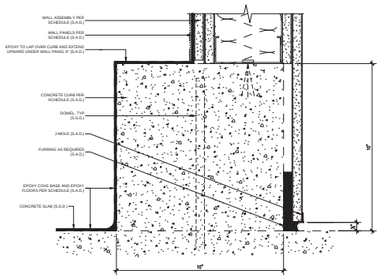
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TOWNHOME TRASH ENCLOSURES

Job No. 20004
Date: 03/18/22
Scale: As Indicated
BM

Sheet No:

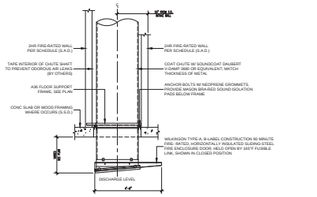
TR1.2



1 WALL PROTECTION CONCRETE CURB

SCALE: NTS

NOTES:
1. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR WALLS SHALL BE SEALED AT FLOOR, CEILING AND ADJOINING AIR LEAKING INTO OCCUPIED SPACES.
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. DOOR SHALL BE EQUIPPED WITH A SATIN CHROME PULL HANDLE.
4. 2019 CBC - 11B-309.3 LATCH CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2019 CBC - 11B-309.4 OPERATION. LATCH CONTROLS AND OPERATING MECHANISMS SHALL BE USABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY VENDOR - INSTALLED BY PLUMBER. DESIGN FOR CHUTE INTAKE.
7. ATM WILL NEVER DESIGN A 24x24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.



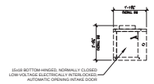
SECTION VIEW



FRONT VIEW
(WITHOUT TRIM)



PLAN VIEW



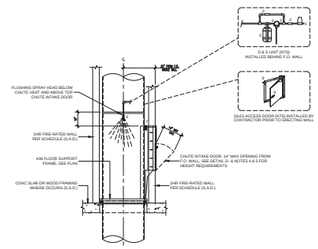
FRONT VIEW
(WITH TRIM: 16 GA. 430 S.S.)

2 CHUTE INTAKE DOOR

UPPER LEVELS

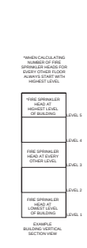
SCALE: ½" = 1'-0"

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE TANK. THE SYPHON HOSE SHALL BE ADJUSTED TO DRAW THE CORRECT SOLUTION FROM FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 55 GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT SHALL BE INSTALLED INSIDE THE CHUTE SHAFT. SEE PLAN VIEW ON SHEET TR2.0 FOR DETAILS.
4. 2019 CBC - 11B-309.3 LATCH CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
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6. SUPPLIED BY VENDOR - INSTALLED BY PLUMBER.

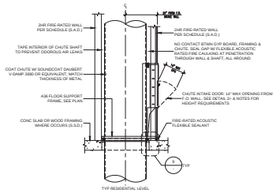


PLUMBING SCHEMATIC LEGEND:

1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER.
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS.
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION.
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION.
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT.
7. FIRE SPRINKLER HEAD AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN - CONNECTION BY OTHERS.
8. SIDE-HINGED, UL RATED 90 MINUTE 8-LABEL ACCESS DOOR.
9. SATIN CHROME PULL-HANDLE.



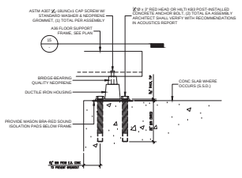
NOTES:
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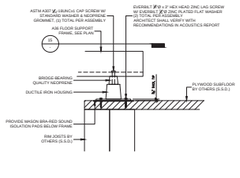
5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 1'-0"

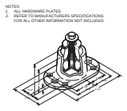
NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.
2. (4) MASON BRA-RED SOUND ISOLATION PAD ASSEMBLIES PER FLOOR SUPPORT FRAME.



TYPE I FLOOR
CONNECTION



TYPE III FLOOR
CONNECTION



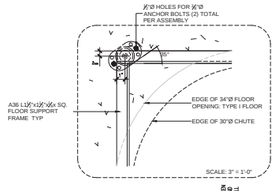
MASON BRA-RED MOUNT
ISOMETRIC VIEW

6 DISINFECTING AND SANITATION UNIT W/ FIRE SPRINKLER NOZZLE

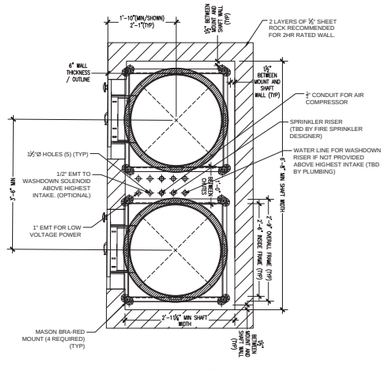
AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

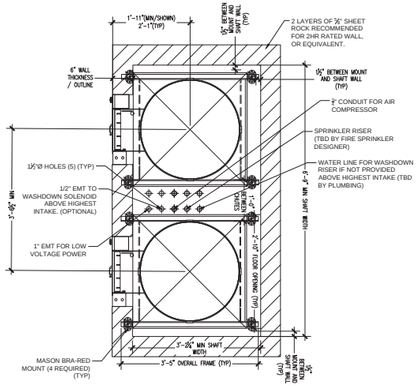
NOTES:
1. TYPE I FLOOR: TO PREVENT CONCRETE BREAK-OFF, VERIFY MINIMUM DISTANCE WITH STRUCTURAL ENGINEER.
2. ARCHITECT SHALL VERIFY ALL FLOOR SUPPORT FRAME ANCHORING CONNECTIONS WITH RECOMMENDATIONS IN ACOUSTICS REPORT.



SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY



TYPE I SHAFT



TYPE III SHAFT

8 CHUTE SHAFT AT INTAKE

UPPER LEVELS

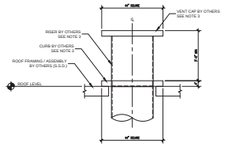
SCALE: ½" = 1'-0"

9 FLOOR SUPPORT FRAME ANCHORING

TYPE I AND TYPE III CONSTRUCTION

SCALE: 3" = 1'-0"

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.
3. SUPPLIED BY VENDOR - INSTALLED BY ROOFER.

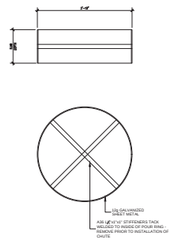


13 CHUTE VENT

AT ROOF LEVEL

SCALE: ½" = 1'-0"

NOTES:
1. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB.
2. SUPPLIED BY CHUTE MANUFACTURER - INSTALLED BY CONCRETE CONTRACTOR.



14 POUR RING DETAIL

SCALE: ½" = 1'-0"

15 MINIMUM CHUTE SHAFT DETAILS

PLAN VIEWS

SCALE: NTS

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 500
: Oakland, California 94612
: (510) 451 - 2850

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Menlo Park, CA

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

Sheet Title:

CHUTE DETAILS
30" DIAM

Job No. 20004
Date: 03/18/22
Scale: As Indicated
BM

Sheet No:

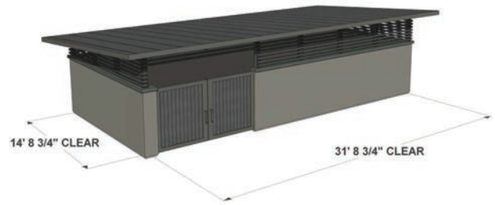
TR2.0

SHEET NOTES. 30"Ø CHUTE DETAILS.

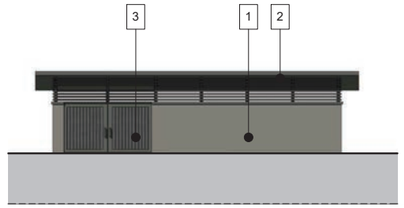
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16-GAUGE STEEL.
2. 2HR FIRE-RATED WALL ASSEMBLIES ENCASING CHUTE SHAFT. FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

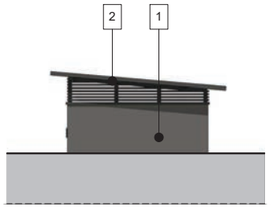
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.



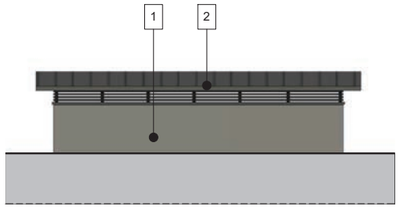
LOT D - PERSPECTIVE VIEW



LOT D - FRONT ELEVATION

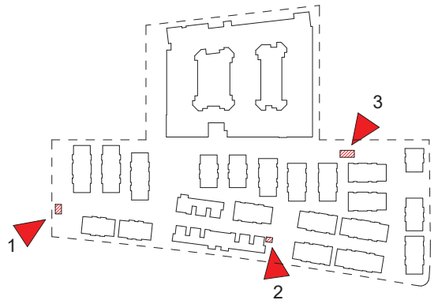


LOT D - SIDE ELEVATION

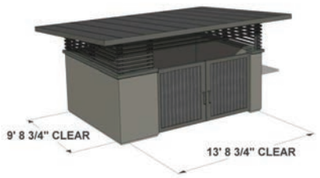


LOT D - REAR ELEVATION

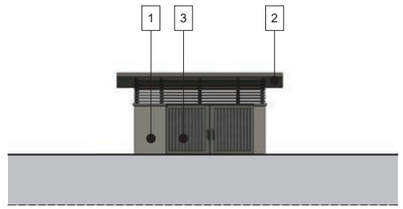
TRASH LOT D | 1/16" = 1'-0" | 3



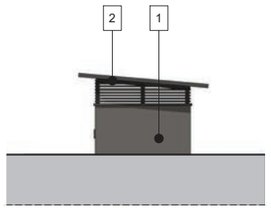
KEY MAP



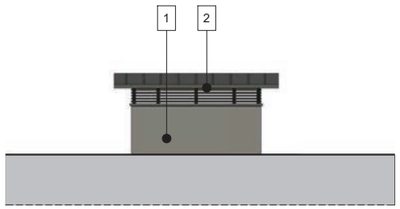
LOT C - PERSPECTIVE VIEW



LOT C - FRONT ELEVATION

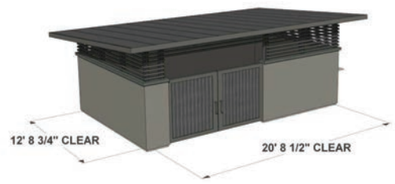


LOT C - SIDE ELEVATION

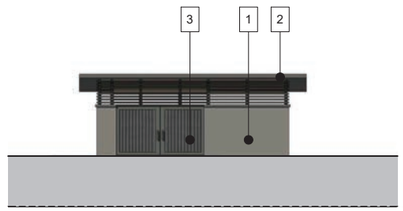


LOT C - REAR ELEVATION

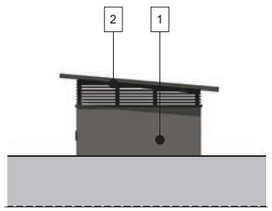
TRASH LOT C | 1/16" = 1'-0" | 2



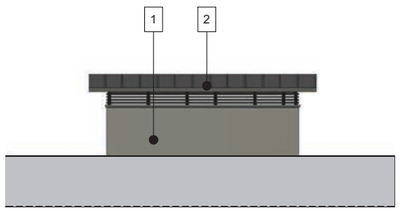
LOT B - PERSPECTIVE VIEW



LOT B - FRONT ELEVATION



LOT B - SIDE ELEVATION



LOT B - REAR ELEVATION

TRASH LOT B | 1/16" = 1'-0" | 1



CEMENT PLASTER
KELLY MOORE
KM5789-3 SHADOW CLIFF
SMOOTH TROWELED FINISH



METAL SEAMED ROOF



TRASH ENCLOSURE GATE

MATERIAL BOARD - TRASH ENCLOSURE

LEGEND

1. CEMENT PLASTER COLOR 1
2. METAL SEAMED ROOF
3. TRASH ENCLOSURE GATE

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

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Sheet Title:
TOWNHOME TRASH ENCLOSURES ELEVATIONS

Job No. 20004
Date: 03/23/22
Scale: As indicated
Drawn By: Author

Sheet No:
TR4.0